

Committee of Adjustment
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2024-07-25

City of Ottawa | Ville d'Ottawa
Comité de dérogation

TREE CONSERVATION REPORT

APARTMENT BUILDING DEVELOPMENT

3776-3780 ALBION ROAD

CITY OF OTTAWA

Prepared for:

Concorde Properties
Ottawa, Ontario

Prepared by:

Ruhland & Associates Limited
1750 Courtwood Crescent, Suite 200
Ottawa, ON K2C 2B5
(613) 224-4744

October 08, 2020
Revised December 13, 2021

PROJECT INFORMATION

Project Name: Albion Apartments

Owner: Concorde Properties

Applicant: Fotenn Planning & Design
Attn: Brian Casagrande

Prepared By: Ruhland & Associates Limited,

1750 Courtwood Crescent, Suite 200, Ottawa, ON
K2C 2B5 613-224-4744
Att: Marietta Ruhland

Contractor: Unknown at this time.

Municipal Address: 3776-3780 Albion Road, Part 1 Plan of Lot 8,
Concession 3, Geographic Township of Gloucester,
City of Ottawa

Official Plan & Zoning Designations: Site Zoning as per Ottawa Zoning By-law
2008-250
Site Designation R1W

Purpose for Report: in support for an application for site plan control

Schedule of Proposed Works: 2022-2023.

Other Applications Affecting Subject Lands: none

TREE CONSERVATION REPORT

The subject lands are located on the west side of Albion Road located in Ottawa, ON.

The subject lands are approximately 2800m² 0.28 hectares (0.69 acres) in size. The area affected by the proposed site development is 98% of the site.

It is bounded on the north by parkland (Emerald Woods Park) and all other sides by existing residential developments.

The subject lands were visited by Ruhland & Associates Ltd. on June 16, 2020.

Included in this report: 2019 aerial, 2017 City of Ottawa aerial, Map #1 – Current Vegetation, MAP #1A – Existing Vegetation Chart, Map #2 – Proposed Development and Conserved Vegetation, Plan and City Detail for Tree Protection Notes and Details.

Note: locations of trees are from survey information and from field observations and aerial photographs. Status of existing vegetation was taken from field observations.

CRZ (critical root zone) as defined by the City of Ottawa Municipal Trees and Natural Area Protection By-law as: “critical root zone” means the area of land within a radius of ten (10) cm from the trunk of a tree for every one (1) cm of trunk diameter.

GENERAL

The subject lands consists of existing single unit residential housing, surrounded by existing residential and park lands.

SURFACE WATER FEATURES

No significant water features.

STEEP SLOPES

No significant slopes were found on site. The site slopes generally to the west.

WILDLIFE

No evidence of larger mammals was found on the site during any site reviews.

SIGNIFICANT VEGETATION / SPECIES

No significant species or species at risk have been found on site during site visits.

DISTINCTIVE TREES

Seven (7) distinctive trees was found on site (30cm DBH or greater), refer to Map #1 – Current Vegetation, MAP #1A – Existing Vegetation Chart and description under Existing Vegetation.

VEGETATION INVENTORY

EXISTING VEGETATION

The lands consist mainly of residential yards, residential housing and lanes. Majority of lot is grassed with vegetation in various conditions.

Refer to MAP #1, Existing Vegetation Chart and Map #2 – Proposed Development and Conserved Vegetation for species, size condition and action.

ALBION ROAD FRONTAGE (#17-19):

No trees are located within the city road allowance. Trees #17 is located in the front yard of 3776 Albion. #18 & 19 consists of cedar hedges and partial deciduous shrub hedge

Age: Semi-mature Norway maple and young cedar hedge.

Size: 40cm DBH maple, 2.5 m high cedar hedge and 1.5-2.0 metre height hedge

Condition: maple in good condition, hedge in fair (#18) to good condition (#19).

CENTRAL LOTS (#1-15):

Consists of semi mature to mature trees, overgrown cedar hedges, a few younger trees, refer to chart.

Age: Semi-Mature to Mature.

Size: younger to sem-mature trees range 17cm - 35cm DBH. The mature trees range from 40cm - 50cm DBH.

Condition: Majority are in fair to good condition, with a few exceptions. Trees #7, 10, cedar hedge #13 are in poor condition, and or overgrown, severely pruned.

SOUTH PROPERTY LINE (#19):

Majority of the south property line consists of perennials with a few saplings under 8cm DBH. A low cedar hedge is located just within the property close to Albion Road

Age: Young.

Size: Height ranges from 1.5 to 2 metres.

Condition: the cedar hedge is in good condition and habit.

WEST PROPERTY LINE (15):

Pine trees along the west property line (lot 3780) are dead. Vegetation along the west property of lot 3776 consists of an overgrown cedar hedge.

Age: Semi-mature.

Size: average range 6-7 metre height.

Condition: the majority of the cedars are in fair condition and habit but are overgrown and have not been pruned for form.

NORTH PROPERTY LINE (16):

Vegetation along the north property line (lot 3776) consists of an overgrown cedar hedge interspersed with deciduous shrubs and young trees - Manitoba Maple saplings.

Age: Semi-mature.

Size: average range 4-5 metre height.

Condition: the majority of the cedars are in fair condition and habit but are overgrown with vines and have not been pruned for form. Shrubs and Manitoba Maple have invaded the hedge and have not been removed or pruned back.

DISTINCTIVE TREES

Distinctive trees (as described in the City of Ottawa tree bylaw 2020-340: 'means any tree located on private property with a DBH of 30 cm or greater, within the inner urban area (urban lands within the greenbelt), and with a DBH of 50 cm or greater, within the suburban area (urban lands between the greenbelt and the urban boundary).')

Seven (7) distinctive trees were found on site, #2 (35cm White Pine), #4 (35cm Manitoba Maple), #6 (38cm Elm), #8 (45cm Bur Oak), #11 (30cm American Beech), #12 (50cm DBH Black Walnut), #17 (40cm Norway Maple).

VEGETATION CONSERVATION

VEGETATED AREAS TO BE RETAINED

Portion of cedar hedge #15 along back property line and portion of #19 is planned for retention.

VEGETATED AREAS TO BE REMOVED

Due to the extents of the proposed development, grade changes, retaining walls and servicing requirements, none of the existing trees within the property can be retained.

Refer to 2019 aerial, 2017 City of Ottawa aerial, Map #1 – Current Vegetation, Existing Vegetation Chart, Map #2 – Proposed Development and Conserved Vegetation, Plan and City Detail for Tree Protection Notes and Details.

All removals to be done in accordance with the City of Ottawa tree bylaw 2020-340 and this Tree Conservation Report.

POTENTIAL IMPACTS AND MITIGATION MEASURES

POTENTIAL IMPACTS

It is noted that excavation for the development of the building, parking lot, roadways and/or sidewalks, retaining walls and servicing does not allow for retention of trees and mitigation measures.

PROTECTION MEASURES

In accordance with the Municipal Trees and Natural Areas Protection By-law No. 2006 – 279, a protection fence is to be erected at vegetation that is to be preserved. Existing fencing will serve as protection fencing for vegetation on adjacent south and west properties lines. If the existing fence is to be dismantled during construction, a tree preservation fence or project hoarding is to be erected in its stead. The protection fence shall be erected as per City of Ottawa Tree Preservation Specifications. The protection fence shall be maintained throughout all phases of the development. No work is to be done within tree protection area.

No storage, vehicular traffic or other construction activities to take place within the tree areas.

SPECIFIC PROTECTION MEASURES

All protection measures shall follow Municipal Trees and Natural Areas Protection By-law No. 2006 – 279.

PLANTING RECOMMENDATIONS

Planting a mix of indigenous (or cultivars thereof) deciduous street trees along Albion Road. Where road conditions are not amenable to indigenous, non-invasive, non-indigenous species will be selected.

Plantings of new deciduous trees will consist of indigenous (or cultivars thereof) species, suitable to the proposed site conditions.

Prepared by

Marietta Ruhland, OALA
Senior Landscape Architect
Ruhland & Associates Limited

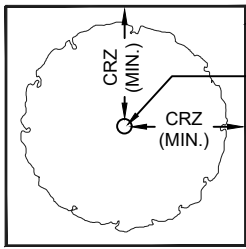
December 13, 2021

2019 AERIAL



2017 City Aerial





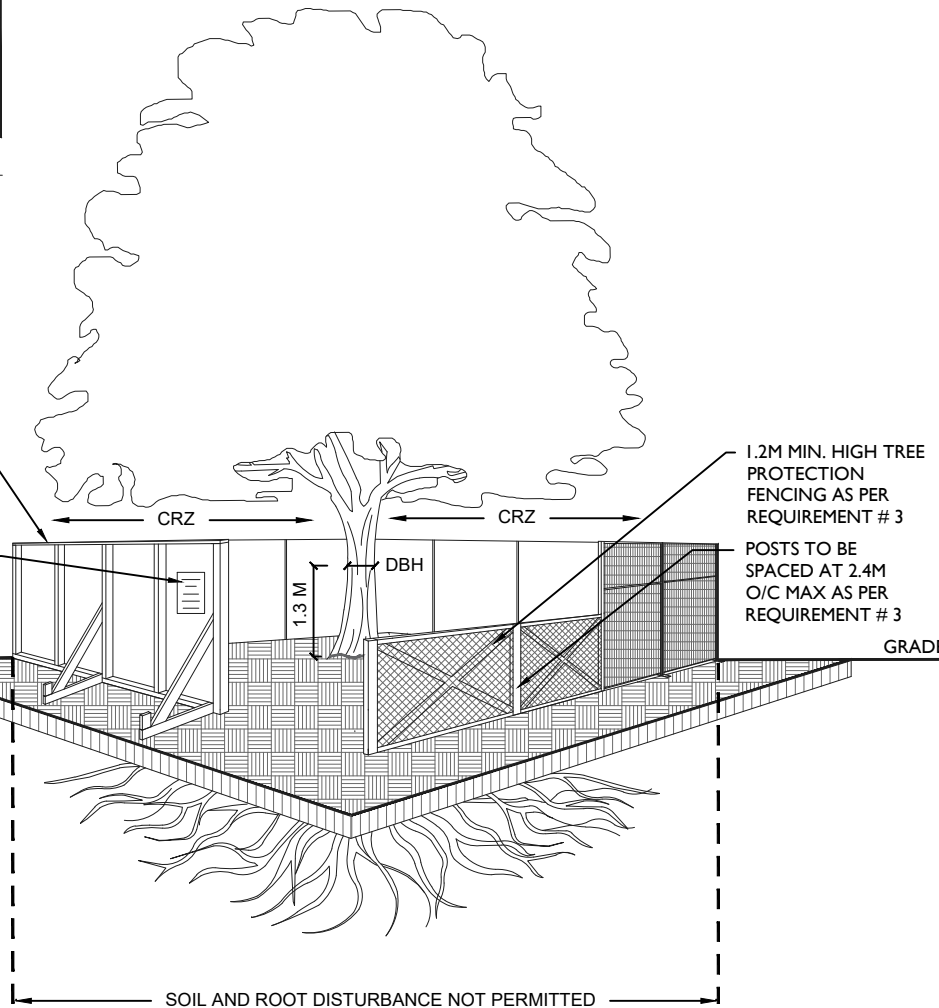
PLAN VIEW

TREE PROTECTION FENCING
TREE TRUNK

CRZ = DBH X 10CM.
CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

TREE PROTECTION SIGNAGE AS PER CITY STANDARD

GRADE



1.2M MIN. HIGH TREE PROTECTION FENCING AS PER REQUIREMENT # 3

POSTS TO BE SPACED AT 2.4M O/C MAX AS PER REQUIREMENT # 3

GRADE

SOIL AND ROOT DISTURBANCE NOT PERMITTED

TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

BY-LAWS

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ON LOTS 1HA IN SIZE OR LESS, AND TREES GREATER THAN 10CM DIAMETER ON LOTS >1HA, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MAY 2019

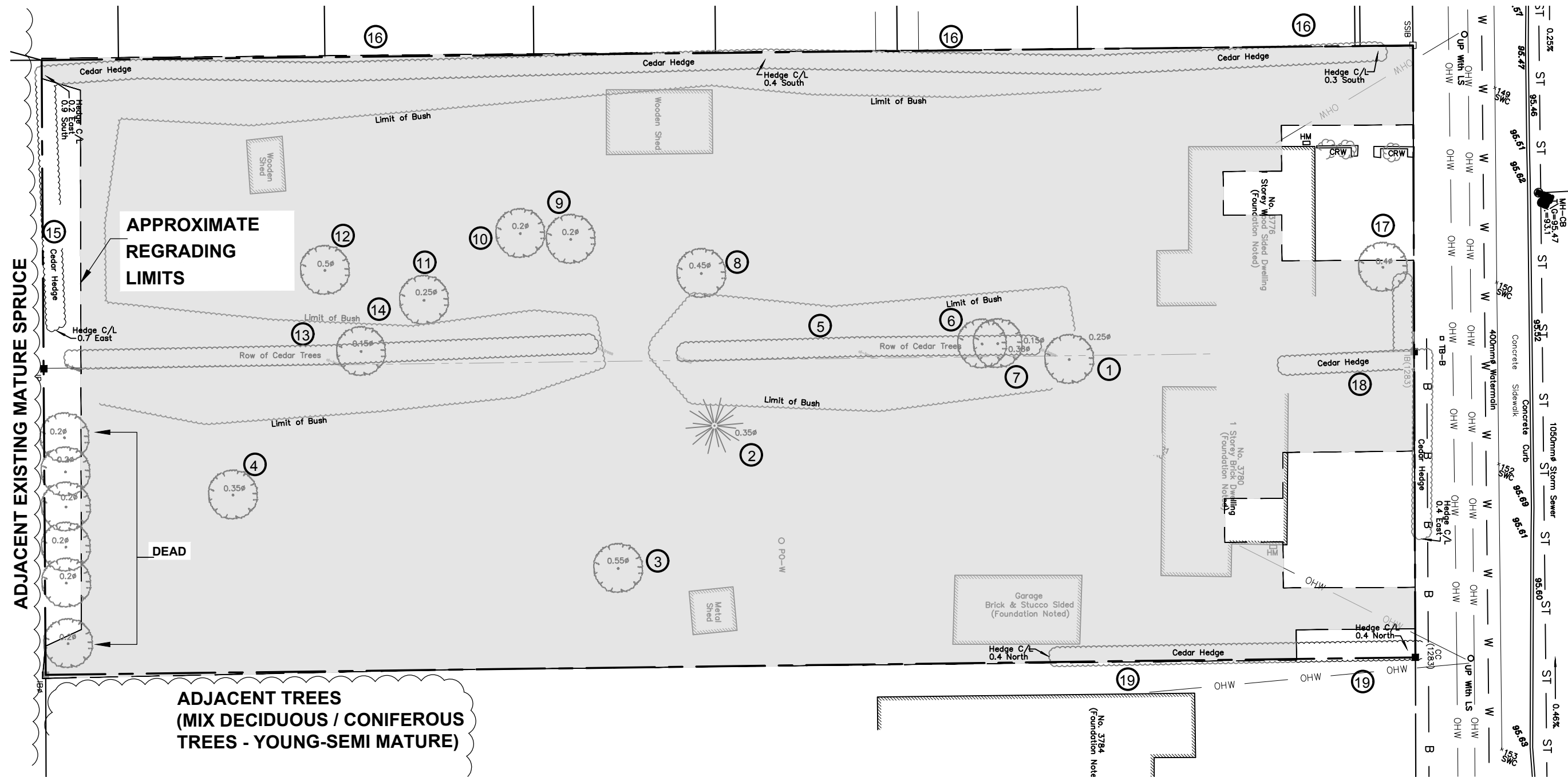
DRAWING NO.: 1 of 1

3776 / 3780 Albion Road

PLANT ID #	SIZE DBH* / ht. (cm)	COMMON NAME	BOTANICAL NAME	DISTINCTIVE TREE**	COMMENTS	NOTES	ACTION	RATIONALE
1	3 stems 25 cm ea.	Black Walnut	Juglans Nigra		GOOD	dead branches at base rot at base of trunk	Remove	Within Building footprint
2	35 cm	White Pine	Pinus strobus	√	GOOD		Remove	Within Building footprint
3	16 to 29 cm	Norway Maple	Acer platanoides		GOOD		Remove	Within Building footprint / parking lot
4	35 cm	Manitoba Maple	Acer negundo	√	GOOD	dead branches at bottom; suckering	Remove	Grade change / storm water requirements
5	6 mature cedars	Cedar Hedge	Thuja occidentalis		FAIR	20-30cm DBH; no recent pruning; many dead branches; main leaders cut back severely	Remove	Within Building footprint
6	38 cm d.b.h.	Elm	Ulmus species	√	GOOD	trunk grown through/into fence	Remove	Within Building footprint
7	15 cm dbh	Manitoba Maple	Acer negundo		POOR	trnk growing through fence	Remove	Within Building footprint
8	45 cm	Bur Oak	Quercus macrocarpus	√	GOOD	some dead branches	Remove	Within Building footprint
9	20 cm	Pear	Pyrus species		FAIR	major scar on trunk	Remove	Within parking lot
10	18 cm	Crabapple	Malus species		POOR	mainly dead	Remove	Within parking lot
11	30 cm	American Beech	Fagus grandifolia	√	FAIR	spots on leaves; dead branches; scar; crack in trunk	Remove	Within parking lot
12	50 cm	Black Walnut	Juglans Nigra	√	FAIRLY GOOD	crack in trunk; minor amt. of dead branches;(woodpecker damage?)	Remove	Grade change / storm water requirements
13	10-5 x 10-20 cm	Cedar Hedge	Thuja occidentalis		POOR		Remove	Within parking lot, Grade change / storm water requirements
14	15 cm	Black Walnut	Juglans Nigra		FAIR	overcrowded	Remove	Within parking lot, Grade change / storm water requirements
15	8-9 x 6-7 M	Cedar Hedge	Thuja occidentalis		FAIR	overgrown, see Map 1 hatch for extents	Partial preservation	Within grading limits, retaining wall
16	20 x 4-5 M	Cedar Hedge	Thuja occidentalis		FAIR	overgrown; vines, see Map 1 hatch for extents	Remove	Within grading limits, retaining wall
17	40 cm	Norway Maple	Acer platanoides	√	GOOD	dense branching; minor dead branches	Remove	Within driveway- bldg entrance / grade change
18	2.5 M	Cedar Hedge	Thuja occidentalis		FAIR	partially overgrown with volunteer shrubs, see Map 1 hatch for extents	Remove	Within driveway- bldg entrance / grade change
19	1.5-2.0 M	Cedar Hedge	Thuja occidentalis		GOOD		Partial preservation	Remainder at retaining wall

• Diametre at Breast Height

** Distinctive Tree (By-Law 2020-340)



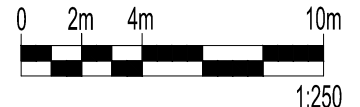
APPROXIMATE REGRADING LIMITS

DEAD

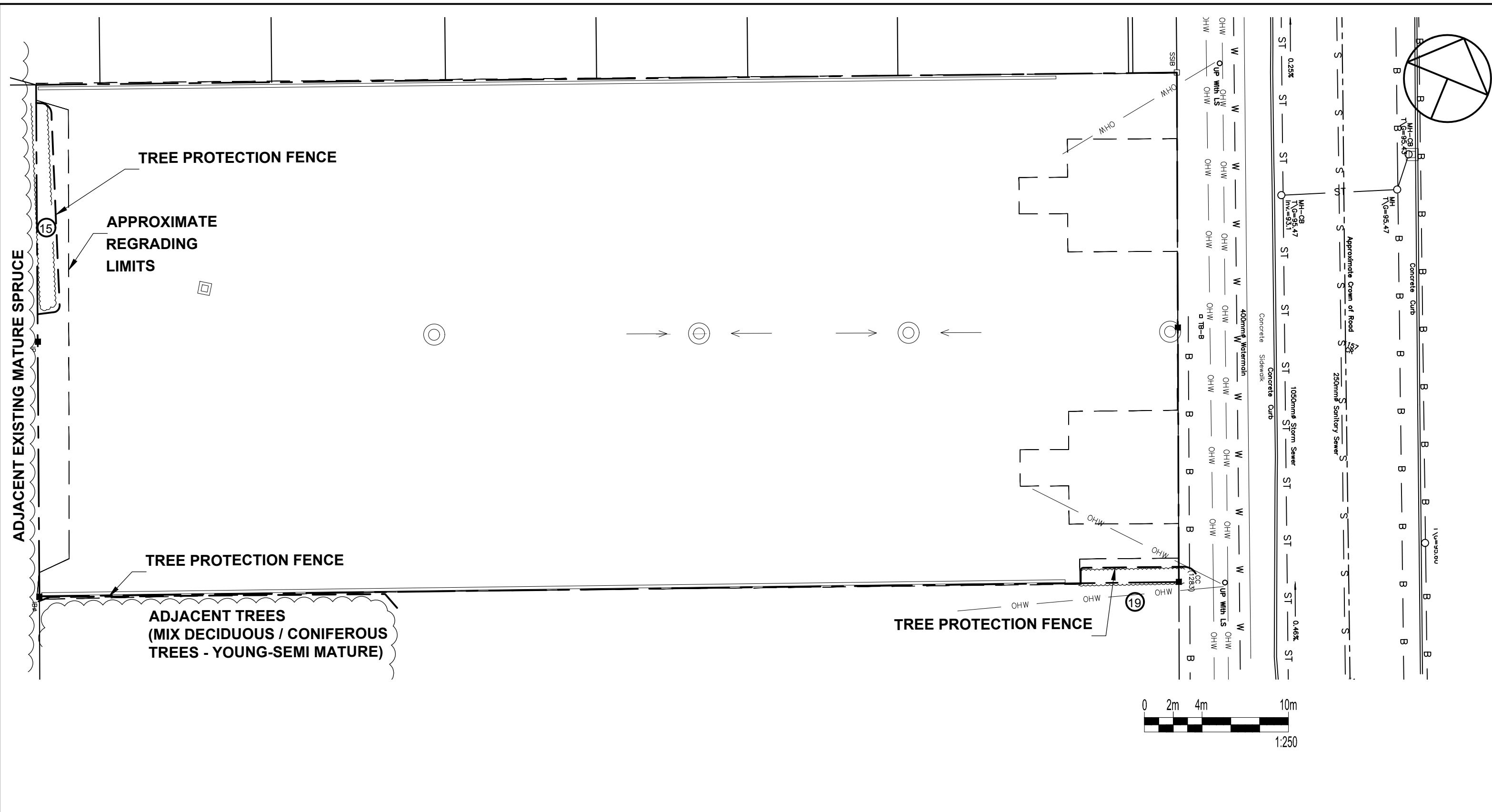
ADJACENT TREES (MIX DECIDUOUS / CONIFEROUS TREES - YOUNG-SEMI MATURE)

ADJACENT EXISTING MATURE SPRUCE

REFER TO CHART FOR TREE ID, CONDITION, ACTION



stamp	project	3776 ALBION APARTMENTS CITY OF OTTAWA		drawing MAP # 1 - CURRENT VEGETATION	
	<p>Ruhland & Associates Ltd 200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5 P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca</p>		scale 1:250	date June 23, 2020	project no. 20-1620
		drawn by M.Malkov	checked by M.Ruhland	revision no. 1 Dec. 13/21	dwg. no. MAP #1



stamp	project	3776 ALBION APARTMENTS CITY OF OTTAWA		drawing MAP # 2 - PROPOSED DEVELOPMENT AND CONSERVED VEGETATION	
	 <small>Ruhland & Associates Ltd 200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5 P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca</small>		scale 1:250	date June 23, 2020	project no. 20-1620
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