

November 25, 2025

Q9 Planning and Design
24 Kirkstall Avenue
Ottawa, Ontario
N2H 2V5

Committee of Adjustment
Received | Reçu le

2026-01-13

City of Ottawa | Ville d'Ottawa
Comité de dérogation

File: 104468.001

Attention: Dayna Edwards, MCIP, RPP, M.PI | Partner, Senior Planner + Urban Designer

Re: Environmental Constraints Summary
Proposed Residential Development – 1088 Boucher
Crescent Ottawa, Ontario

INTRODUCTION

Please accept this letter as the GEMTEC Engineers and Scientists Limited (GEMTEC) environmental constraints summary in support of the proposed residential development located adjacent to 1082 Boucher Crescent, in City of Ottawa, Ontario (hereafter referred to as “the subject property”).

PURPOSE

The purpose of this document is to provide a summary of the identified natural environment features that have the potential to be impacted as a result of the proposed residential development for consideration during the pre-consultation for the project. For the purposes of this report, the study area is the entire subject property and the area 120 m beyond the study area is the adjacent lands.

NATURAL ENVIRONMENT FEATURES

Significant and Local Wetlands

No provincially significant wetlands (PSW) or locally significant wetlands were identified within the subject property or the larger overall study area during site investigations.

Woodlands

The subject property contains mature deciduous and coniferous trees sparsely distributed on the open areas of the property and is surrounded by a hedgerow of mature trees. No woodlands or other forested communities are located within the subject property. Consideration has been given in the design of the proposed residential development site plan to retain as many of the mature trees as possible.

A Tree Information Report (TIR) was completed for the subject property to assess the extent of tree removals that would be required to support the proposed development (Manotick Tree Movers Inc., 2025). The TIR identified four (4) trees on the subject property that are recommended for removal due to the proximity to the development footprint and the potential impacts to the critical root zone (CRZ) of the trees. To compensate for the loss of these trees, six (6) replacement trees have been included on the site plan to be planted on the subject property. No additional impacts to trees are anticipated as a result of the proposed development.

Watercourses and Fish Habitat

The subject property abuts the Rideau River, located northwest on the property. An unnamed drainage swale is located along the eastern property boundary, shared by the adjacent property. Based on the complete site investigation, this feature does not provide fish habitat and is likely seasonally wetted. The Rideau River is the closest source of fish habitat, containing a diverse fish community. The proposed residential development is sufficiently setback from the watercourse that permitting from the Department of Fisheries and Oceans (DFO) and potential impacts are not anticipated.

The development footprint as it is currently situated is within 30 m of the high water mark for the Rideau River. However, it is our opinion that ecological and other natural environment impacts are not anticipated with the current layout of the residence. The current layout matches adjacent homes in setbacks from the Rideau River.

Significant Wildlife Habitat

The Significant Wildlife Habitat Ecoregion Criterion Schedules for Ecoregion 6-E defines 43 types of significant wildlife habitat, which are broadly categorized as: habitats of seasonal concentration of animals, rare vegetation communities, specialized habitats for wildlife, habitats of species of conservation concern, and animal movement corridors.

Based on the completed field investigations for the subject property and the review of available background information the following significant wildlife habitats have the potential to be present within the subject property, *candidate* bald eagle and osprey foraging, nesting, and perching habitat and *candidate* habitats of species of special concern.

Species at Risk

A desktop review of species at risk (SAR) occurrence records was completed to aid in the assessment of potential environmental constraints. Based on a review of element occurrences listed within the grid squares within 2 km of the site, the Natural Heritage Information Centre indicates a single SAR occurrence within 2 km of the subject property, bobolink (*Dolichonyx oryzivorus*). No floral or faunal SAR were identified within the study area during site investigations. The subject property does not provide suitable open grassland habitat for bobolink.

It is our opinion that the amount of treed habitat on the subject property is not suitable, nor is it present in sufficient quantity, to constitute being suitable for SAR bat species.

SUMMARY

Based on a synthesis of information obtained during the desktop analysis and field investigations, the following natural environment features of interest have been identified on-site.

- Potential (high) for fish and fish habitat (Rideau River); and
- Potential (low to moderate) for SWH for species of special concern and bald eagle and osprey foraging, nesting, and perching habitat

It is our professional opinion that given the conditions of the site, as observed during the completed field investigation and the review of available background information, the proposed single family residential development on the subject property is not likely to result in any direct impacts to significant natural heritage features. Any potential impacts, albeit minor, have been discussed in this letter and will be mitigated through applicable best management practices during construction and through compensation and replacement, where required.

CLOSURE

We trust that this constraints summary memo provides sufficient information to allow for discussions with regulatory and City staff. If there are any questions, comments or concerns, please do not hesitate to contact the undersigned.

Sincerely,



Zachary Anderson, B.Sc., CAN-CISEC
Biologist

RIDEAU RIVER

1:100 YEAR FLOOD ELEVATION = 86.44 METRES

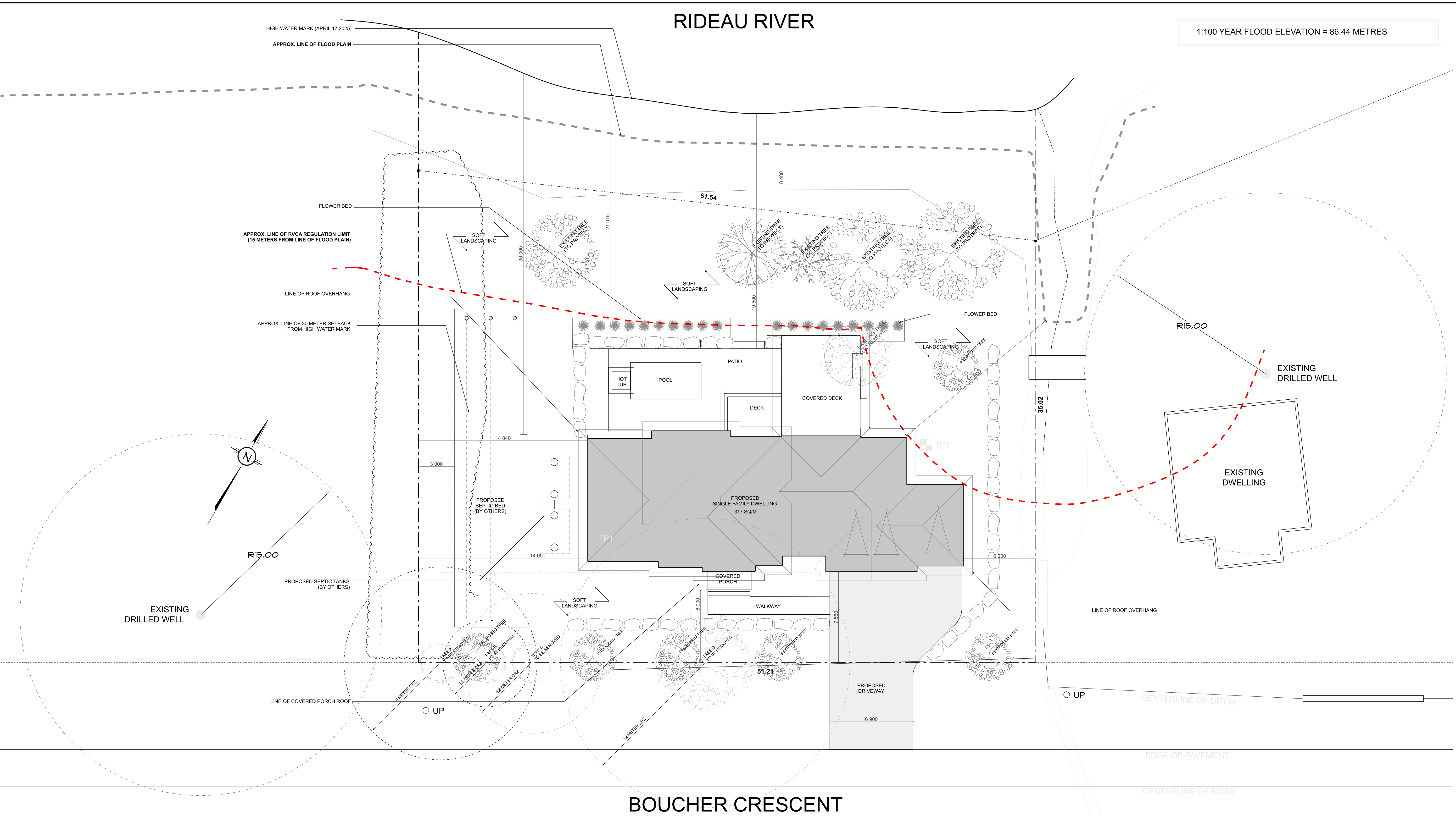
DESIGN FIRM

ARDINGTON

TON

+ ASSOCIATES DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECLES STREET UNIT C, OTTAWA, ONTARIO
E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329



BOUCHER CRESCENT

Tree	Species	Location	Ownership	CRZ (m)	DBH (cm)	DE (m)	Tree Condition	Retain/ Remove	Arborist's opinion if removal
A	Spruce	Front left corner of property	Shared with City	8	80	1.6	Good	Remove	The tree is too close to excavation, the tree's health and structure will be severely impacted.
B	Spruce	Front left corner of property	Shared with City	3.6	36	1.7	Fair	Remove	The tree is too close to excavation, the tree's health and structure will be severely impacted.
C	Spruce	Front left corner of property	Shared with City	5.8	58	1.7	Good	Remove	The tree is too close to excavation, the tree's health and structure will be severely impacted.
D	Red Oak	Front centre yard	Shared with City	12	122	4.6	Good	Remove	Multi stem structure, at minimum the large 45cm lower limb to be removed. Expect high stress from excavation, raise in grade and pruning.

Key Definitions
CRZ (Critical Root Zone): is established as being 10cm from the trunk of a tree for every centimetre of trunk DBH. The CRZ is calculated as DBH x 10cm. This provides direction for the location of the tree protection fencing.
DBH (Diameter at breast height): The measurement of a trunk of a tree at a height of 120cm.
DE (Distance to excavation): The measurement of the distance from the nearest edge of the tree's trunk to adjacent excavation limits.
Boundary Tree means a tree, of which any part of the trunk is growing across one or more property lines.
Adjacent Tree means a tree whose trunk is growing on a property sharing a boundary with the subject site.

Provincial Regulations
 As the arborist, we are responsible to abide by all Provincial Regulations such as the Endangered Species Act which mandates that tree species on the Species at Risk in Ontario list be identified. Butternut (*Juglans cinerea*) is found in Eastern Ontario and is listed as threatened. Due to it being on the list, it must be protected from harm.
 No protected species were identified on this or adjacent properties.

Impact of Development:
 Trees A-D are recommended to be removed as the development will have a major impact on them that could cause them to be unstable or die. Tree A excavation is proposed to be within the static root zone which could cause the tree to die and/or become unstable. Tree B excavation is proposed to be within the static root zone which could cause the tree to die and/or become unstable. The tree is currently being shaded out by neighbouring trees, so its health is already classified as fair. Tree C excavation is proposed to be within the static root zone which could cause the tree to die and/or become unstable. Tree D excavation will be within the critical root zone. The construction plan notes that the grade will be raised by 2 feet at a distance of 34 inches away from the tree. The tree also requires a large stem to be removed. These 3 things combined will severely impact the tree's health and stability.

Tree Protection Measures:
 The Tree Protection By-law requires that anyone working near protected trees must adhere to the following unless otherwise authorized by the City:
 • Erect a 1.2m high fence around the outer edge of the critical root zone (CRZ) of trees prior to beginning other site work, and maintain the fence until the work is complete
 • Not place any material or equipment within the CRZ of the tree
 • Not raise or lower the existing grade within the CRZ of a tree
 • Not extend any hard surface or significantly change landscaping within the CRZ of a tree
 • Not attach any signs, notices or posters to any tree, except as required by this by-law for trees to be removed
 • Not damage the root system, trunk or branches of any tree
 • Ensure that exhaust fumes from equipment are not directed toward any tree's canopy
 It is an offence under the Tree Protection By-law to fail to adequately protect a tree that has not been approved for removal.

Pre-Construction Measures:
 To retain any tree where excavation falls within the critical root zone, the best practice would be to use hydro excavation to expose any roots along the area where the excavation will be dug and then cut any roots visible with a pair of sterilized snips or a sharp saw before continuing to excavate. Where digging encounters roots, we suggest that cutting the roots is the preferred method to tearing roots by equipment. Limit construction equipment from the area as much as possible to prevent extra root compaction. If travel over the root zone is required a buffer of woodchips spread thick enough to stabilize a 15cm sheet of plywood should be applied.

EXISTING ZONING BY LAW RR10	Requirement	Provided	Section
Minimum Lot Width	30 m	51.21 m	Section 226, Table 226B
Minimum Lot Area	1,350 m ²	2,205.29 m ²	Section 226, Table 226B
Max Building Height	11 m	9.57 m	Section 226, Table 226B
Minimum Front Yard Setback	7.5 m	7.56 m	Section 226, Table 226B
Minimum Rear Yard Setback	7.5 m	26.37 m	Section 226, Table 226B
Minimum Interior Yard Setback	3 m	14.04 m & 6.02 m	Section 226, Table 226B
Maximum Lot Coverage	15%	14.4%	Section 226, Table 226B
Setback from a Watercourse	No, building or structure, including any part of a sewage system, which does not require plan of subdivision, or site plan control approval, shall be located closer than: (a) 30 m to the normal high-water mark of any watercourse or waterbody; or (b) 15 m to the top of the bank of any watercourse or waterbody, whichever is the greater.	To permit a building and structure and sewage system within 30 m to the normal high-water mark of any watercourse or waterbody	Section 69(2)

ZONING TABLE

DESIGNER
 The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code.

Stephen Ardington, BCIN # 35954

GENERAL NOTES
 THIS DRAWING IS EXCLUSIVE PROPERTY OF ARDINGTON AND ASSOCIATES DESIGN INC. COPYRIGHT RESERVED.
 THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED. REFER TO PAGE A3 FOR GENERAL NOTES.

DRAWING NOTES

REVISIONS

NO.	DESCRIPTION	DATE
06	ISSUED FOR MINOR VARIANCE	28 OCT 2025
05	ISSUED FOR SEPTIC DESIGN	30 SEPT 2025
04	ISSUED FOR PRECONSULTATION	25 AUG 2025
03	DESIGN 3	21 AUG 2025
02	DESIGN 2	12 AUG 2025
01	DESIGN 1	3 JULY 2025

CIVIL ENGINEER

BUILDER

PROJECT
MILNE RESIDENCE

1082 BOUCHER CRESCENT (PART 2)
 OTTAWA ONTARIO CANADA
 PROJECT NO. 2025-08

ARCHITECTURAL SITE PLAN
 SCALE = 1:150

A1

DRAWN BY: SA | CHECKED BY: SA