

TREE CONSERVATION PLAN / REPORT

FOR PROPOSED 1660 MERIVALE ROAD RE-DEVELOPMENT

INTRODUCTION
 In support of Site Plan Approval, and in accordance with the City of Ottawa's Tree Protection By-Law (No. 2020-340), this Tree Conservation Report (TCR) identifies trees to be retained and protected under future development scenarios and, where feasible, recognizes opportunities to offset the loss of trees that cannot be retained or contribute to the City's forest cover targets.

EXISTING TREE INVENTORY
 An inventory of existing trees, having a caliper of 10cm or more as measured 1.4m from existing grade, subject to this application, was conducted on Dec. 18, 2023. Locates provided by VRSB, Arpenteurs Geometres, dated 2023-04-25. The schedule identifies existing trees evaluated on the subject property at date of inventory:

TREE SPECIES AT RISK
 No Tree Species at Risk, as identified under the Province of Ontario Endangered Species Act (ESA) were observed on subject property or within 25m of adjacent lands.

MITIGATIVE MEASURES
 The following measures are recommended to promote survival for trees to be retained:

Tree Protection Barrier:
 Barriers for tree protection shall be installed surrounding the Critical Root Zone (CRZ = 10 x diameter) of a tree to be protected. All of the supports and bracing for the barrier shall be placed outside of the protected area and installed to minimize root damage. Furthermore, while the desired effect of the barrier is to prevent construction traffic from entering the protected area, it shall be kept in place until all construction has been completed. The barrier shall also have signage attached to it indicating its purpose as a protection barrier. Repair, fuelling of machinery, storage and stockpiling of materials, shall not take place within this protected area. (See TREE PROTECTION SPECIFICATION)

Tree Protection Barrier material options:
 (See TREE PROTECTION SPECIFICATION)

- In addition:
- Do not place any material or equipment within the CRZ of the tree;
 - Do not attach any signs, notices or posters to any tree;
 - Do not raise or lower the existing grade within the CRZ without approval;
 - Tunnel or bore when digging within the CRZ of a tree;
 - Do not damage the root system, trunk or branches of any tree;
 - Ensure that exhaust fumes from all equipment are NOT directed towards any tree's Canopy.

Surface Treatment:
 A protective root buffer is required for a minimum distance of 2.0 metres outside of the tree protection barrier. This buffer will consist of woodchips spread to a thickness of 10 cm covered by a layer of granular 'A' (gravel) deep enough to stabilize 2 cm thick plywood. This will help prevent the compaction of soil surrounding the trees' fine feeding roots.

Excavation & Root Pruning:
 Excavation shall not take place within the CRZ. Instead, directional micro-tunneling and boring shall be employed. When excavation must take place outside of the CRZ, a trench shall be carefully dug either by hand or with hydraulic or pneumatic air excavation technology. After the trench is established, a backhoe or other equipment stationed outside of the CRZ may be used to complete the work. If roots are encountered while trenching outside the CRZ, they shall be cleanly cut with either pruning shears or a saw wiped with alcohol before each cut.

Treatment of Exposed Roots:
 If tree roots are exposed during construction, they shall be reburied immediately with soil or covered temporarily with burlap, filter cloth or woodchips and kept moist (i.e. watering with a soft-spray nozzle at least three times a week). A covering of plastic shall be used to facilitate moisture retention during an extended period when watering may not be possible (i.e. over weekends).

Fertilization:
 Fertilizing the trees with a liquid, deep root, slow release fertilizer is recommended only after the completion of all construction.

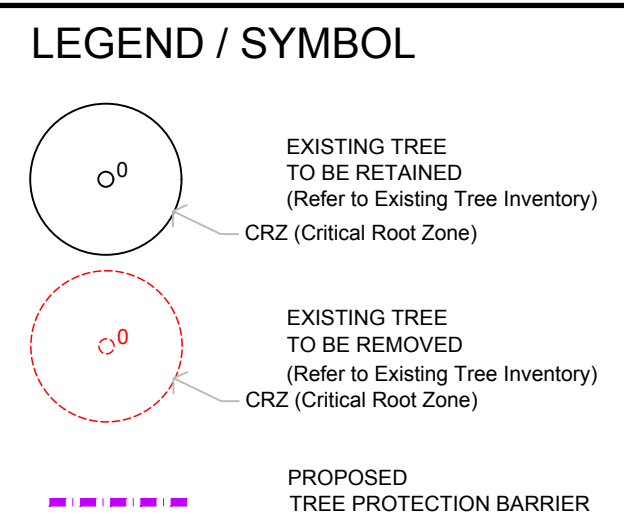
Retaining Walls/ Tree Wells:
 Avoid changes in grade close to trees to be retained. Where grade changes cannot be avoided, the installation of retaining walls or tree wells shall be considered for tree preservation.

WILDLIFE PROTOCOL
 No tree removal shall occur between April 15 and August 15, unless a qualified wildlife biologist has determined that no bird nesting is occurring within 5 days prior to removal.

SCHEDULE OF EXISTING TREES
 (Inventory conducted Dec. 18, 2023)

CODE	SPECIES	CONDITION	DBH ¹ (cm)	OWNERSHIP	ACTION NOTES
1	Honeylocust (<i>Gleditsia</i>)	Good	30	Subject Property	Protect / RETAIN
2	Honeylocust (<i>Gleditsia</i>)	Good	40	Subject Property	Protect / RETAIN
3	Crabapple (<i>Malus</i>)	Good, 5-stem	10-20	Subject Property	Development conflict / REMOVE
4	Apple (<i>Malus</i>)	Good	15	Subject Property	Development conflict / REMOVE
5	Manitoba Maple (<i>Acer negundo</i>)	Good	20	Subject Property	Development conflict / REMOVE
6	Crabapple (<i>Malus</i>)	Good, 5-stem	10-20	Subject Property	Development conflict / REMOVE
7	Manitoba Maple (<i>Acer negundo</i>)	Good, 2-stem	35-40	Subject Property	Development conflict / REMOVE
8	Oak (<i>Quercus</i>)	Good	30	Subject Property	Development conflict / REMOVE
9	Maple (<i>Acer</i>)	Good	30	City (R.O.W)	Protect / RETAIN
10	Hackberry (<i>Celtis occidentalis</i>)	Good	30	City (R.O.W)	Protect / RETAIN
11	Maple (<i>Acer</i>)	Good	30	City (R.O.W)	Protect / RETAIN
12	Hackberry (<i>Celtis occidentalis</i>)	Good	30	City (R.O.W)	Protect / RETAIN
13	Spruce (<i>Picea</i>)	Good	30	Subject Property	Development conflict / REMOVE
14	Hackberry (<i>Celtis occidentalis</i>)	Good	30	City (R.O.W)	Protect / RETAIN
15	Maple (<i>Acer</i>)	Good	30	City (R.O.W)	Protect / RETAIN
16	Hackberry (<i>Celtis occidentalis</i>)	Good	30	City (R.O.W)	Protect / RETAIN
17	Pine (<i>Pinus</i>)	Good	50	Subject Property	Development conflict / REMOVE
18	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	20	Subject Property	Development conflict / REMOVE
19	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	15	Subject Property	Development conflict / REMOVE
20	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	15	Subject Property	Development conflict / REMOVE
21	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	20	Subject Property	Development conflict / REMOVE
22	Manitoba Maple (<i>Acer negundo</i>)	Good	15	Subject Property	Development conflict / REMOVE
23	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	10	Subject Property	Development conflict / REMOVE
24	Pine (<i>Pinus</i>)	Good	40	Subject Property	Protect / RETAIN
25	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	15	Subject Property	Protect / RETAIN
26	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	15	Subject Property	Protect / RETAIN
27	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	10	Subject Property	Protect / RETAIN
28	Pine (<i>Pinus</i>)	Good	40	Subject Property	Protect / RETAIN
29	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	40	Subject Property	Protect / RETAIN
30	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	40	Subject Property	Protect / RETAIN
31	Pine (<i>Pinus</i>)	Good	40	Subject Property	Protect / RETAIN
32	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	30	Subject Property	Protect / RETAIN
33	Spruce (<i>Picea</i>)	Good	30	Subject Property	Protect / RETAIN
34	Pine (<i>Pinus</i>)	Good	40	Subject Property	Protect / RETAIN
35	Maple (<i>Acer</i>)	Good	40	Subject Property	Protect / RETAIN
36	Spruce (<i>Picea</i>)	Poor, significant crown loss	25	Subject Property	Protect / RETAIN
37	Manitoba Maple (<i>Acer negundo</i>)	Poor, significant crown loss	10	Subject Property	Hazardous condition / REMOVE
38	Manitoba Maple (<i>Acer negundo</i>)	Good	20	Subject Property	Protect / RETAIN
39	Spruce (<i>Picea</i>)	Good	20	Subject Property	Protect / RETAIN
40	Pine (<i>Pinus</i>)	Good	25	Subject Property	Protect / RETAIN
41	Pine (<i>Pinus</i>)	Good	30	Subject Property	Protect / RETAIN
42	Pine (<i>Pinus</i>)	Good	30	Subject Property	Protect / RETAIN
43	Pine (<i>Pinus</i>)	Good	40	Subject Property	Protect / RETAIN
44	Pine (<i>Pinus</i>)	Good	45	Subject Property	Protect / RETAIN
45	Honeylocust (<i>Gleditsia</i>)	Good	35	Subject Property	Development conflict / REMOVE
46	Honeylocust (<i>Gleditsia</i>)	Good	35	Subject Property	Protect / RETAIN

¹ DBH Diameter at breast height, or 1.4m from grade (unless otherwise noted).



LOCATION PLAN



OWNER:
 HARNOIS NEPEAN
 2489 Sheffield Rd., Ottawa, ON K1B 3V6

ARCHITECT:
 MRA ARCHITECTURE + DESIGN
 443 Saint-Claude, Montreal, QC H2Y 3B6

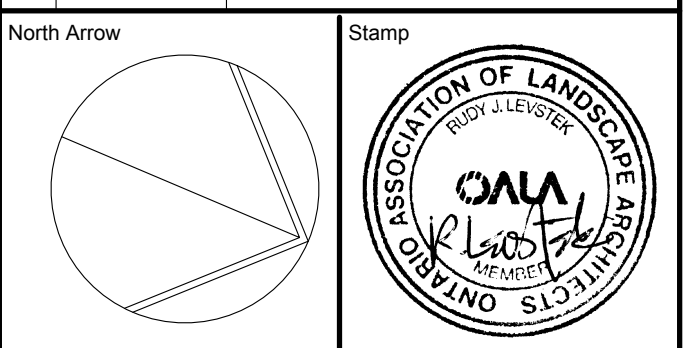
CIVIL ENGINEER:
 PARSONS
 100-1223 Michael St. N. Ottawa ON K1J 7T2

ONTARIO LAND SURVEYOR:
 Farley, Smith & Denis Surveying Ltd.
 30 Colonnade Rd., Ottawa, ON K2E 7J6

LEGAL DESCRIPTION:
 Part of Lot 15, Concession 3 (Rideau Front), Geographic Township of Nepean, City of Ottawa.

FOR APPROVAL ONLY

8.	MAR. 13/26	PER UPDATED SITE PLAN
7.	DEC. 18/25	PER UPDATED SITE PLAN
6.	AUG. 20/25	PER UPDATED SITE PLAN
5.	APR. 24/25	PER CITY COMMENTS
4.	APR. 14/25	PER CITY COMMENTS
3.	FEB. 14/25	RE- ISSUE FOR SITE PLAN APPROVAL
2.	OCT. 11/24	RE- ISSUE FOR SITE PLAN APPROVAL
1.	MAR. 11/24	ISSUE FOR SITE PLAN APPROVAL



Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant.
 Work to be done in accordance with all applicable codes and by-laws.

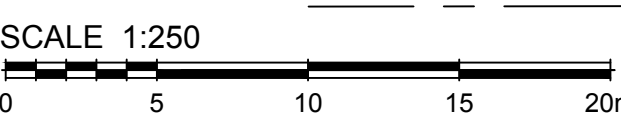
Do not scale Drawing.
 This Drawing shall not be used for construction until signed by the Consultant.

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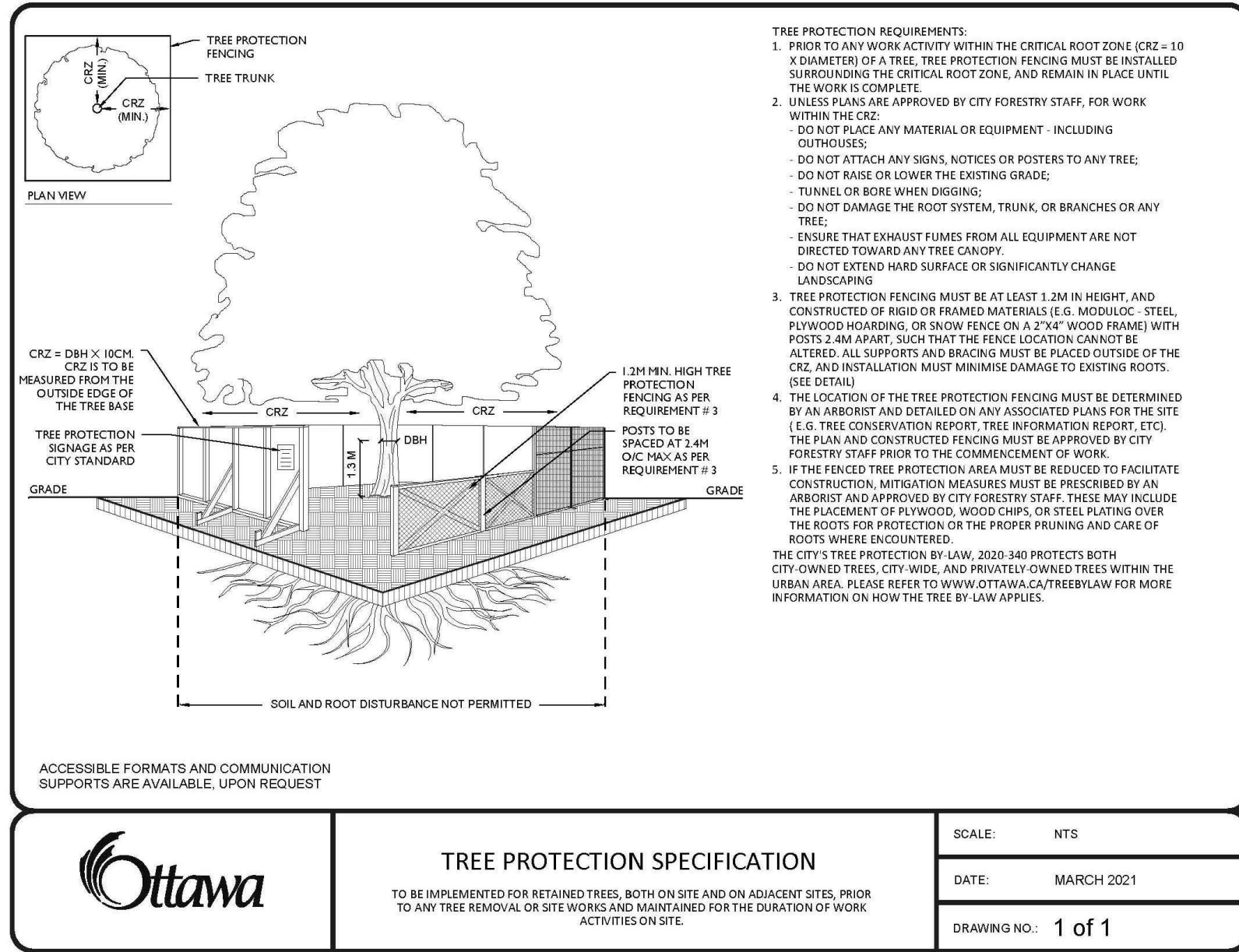
Consultant
LEVSTEK CONSULTANTS
 LANDSCAPE ARCHITECTS
 5871 Hugh Crescent, Ottawa, Ontario, K8A 2W9
 613-826-0518

Project
CONVENIENCE STORE / RESTO
 1660 MERIVALE ROAD
 NEPEAN, ONTARIO

Drawing Title
TREE CONSERVATION PLAN / REPORT
 Drawing No. L1.02
 Scale 1:250 Project No. 1226

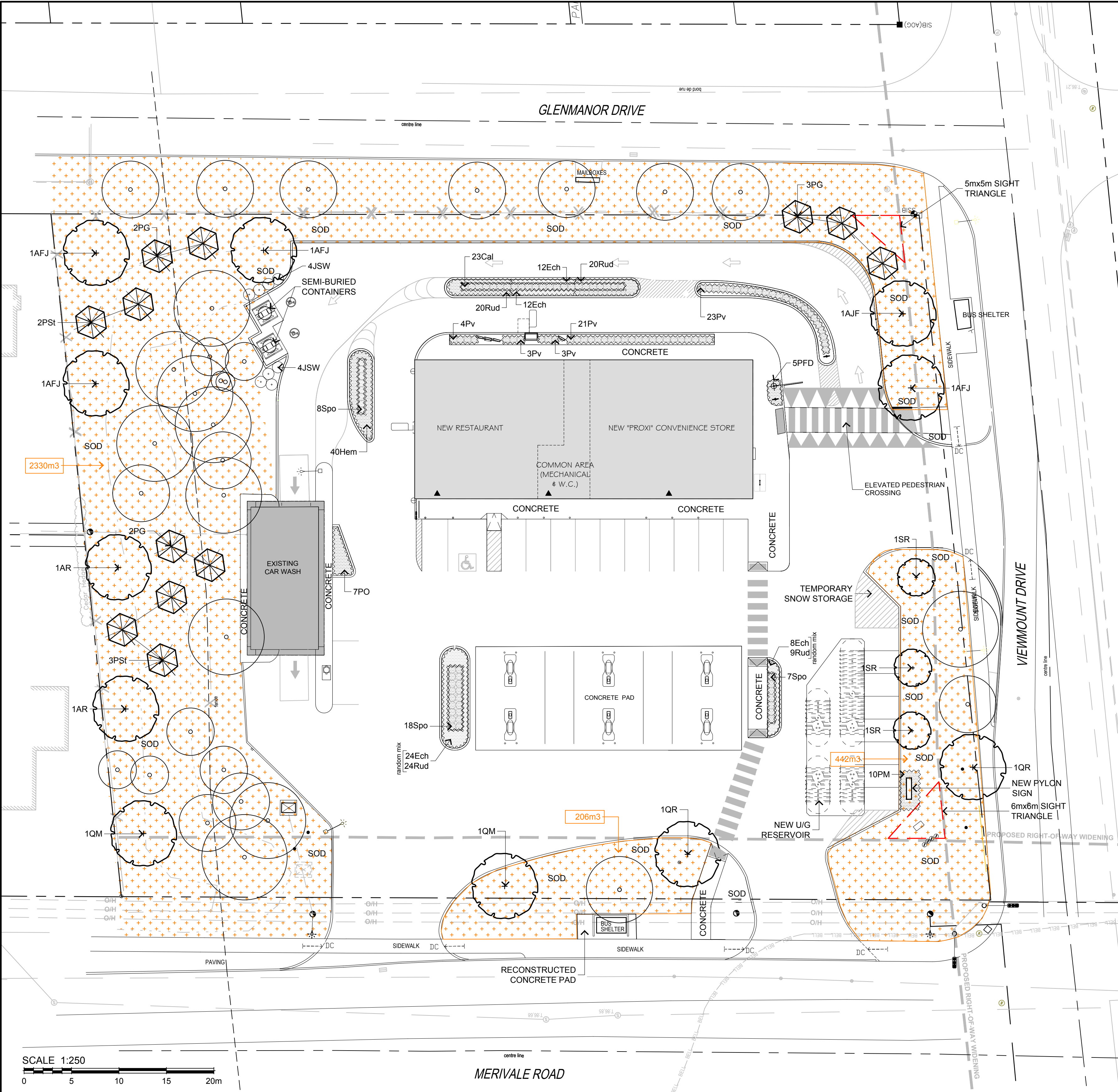


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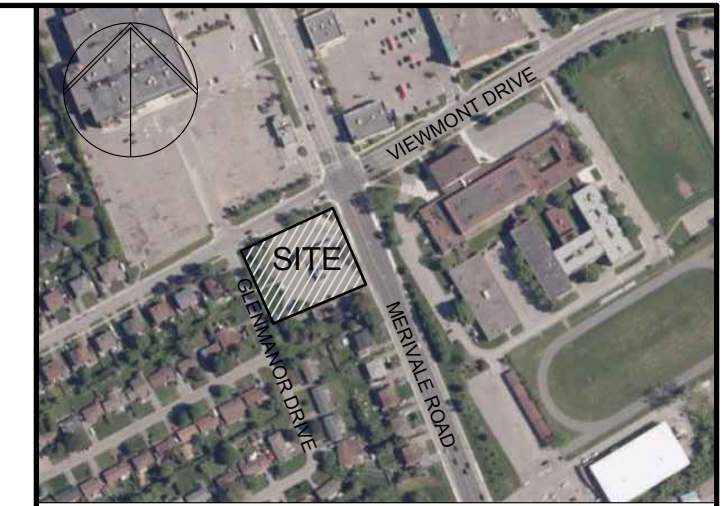
TREE PROTECTION SPECIFICATION
 TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORK AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS
 DATE: MARCH 2021
 DRAWING NO.: 1 of 1



LEGEND / SYMBOL

- EXISTING TREE TO BE RETAINED (Refer to TCR)
- CRZ (Critical Root Zone)
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS, PERENNIALS, ORNAMENTAL GRASSES
- SOIL VOLUME DATA



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CIVIL ENGINEER:
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ONTARIO LAND SURVEYOR:
Farley, Smith & Denis Surveying Ltd.
30 Colonnade Rd., Ottawa, ON K2E 7J6

LEGAL DESCRIPTION:
Part of Lot 30, Concession 1 (Rideau Front),
Geographic Township of Nepean,
City of Ottawa.

FOR APPROVAL ONLY

no.	date	revision
7.	MAR. 13/26	PER UPDATED SITE PLAN
6.	DEC. 18/25	PER UPDATED SITE PLAN
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1.	MAR. 11/24	ISSUE FOR SITE PLAN APPROVAL

North Arrow

Stamp

Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant.

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Consultant

LEVSTEK CONSULTANTS
LANDSCAPE ARCHITECTS

5871 Hugh Crescent, Ottawa, Ontario, K9A 2W9
613-826-0518

Project
CONVENIENCE STORE / RESTO

1660 MERIVALE ROAD
NEPEAN, ONTARIO

Drawing Title
TREE CANOPY COVER PLAN

Drawn	MGB	Date	MAR. 2024	Drawing No.	L1.03
Scale	1:250	Project No.	1226		

TREE CANOPY CALCULATION*

*Example taken from North Oakville Urban Forest Strategic Management Plan for Development Applications.

TREE (Code)	SPECIES	QTY	STATURE L (154.0m2) M (78.5m2) S (7.0m2)	SOIL VOLUME per tree (m3)	SOIL VOLUME COMPLIANCE Yes / No	CANOPY AREA (m2)	CANOPY AREA SUBTOTAL (m2)
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PROPOSED CANOPY ON SITE
(Projection assumed at 40 yr. maturity)

AC	AMELANCHIER CANADENSIS	3	S	73	Y	21.0	
AFJ	ACER x FREEMANII JEFFERSRED	3	M	48	Y	235.5	
AR	ACER RUBRUM	2	M	73	Y	157.0	
CO	CELTIS OCCIDENTALIS	3	M	73	Y	235.5	
PG	PICEA GLAUCA	7	M	48	Y	549.5	
PSt	PINUS STROBUS	5	M	48	Y	392.5	
QM	QUERCUS MACROCARPA	2	L	49	Y	308.0	
QR	QUERCUS RUBRA	2	L	73 / 68	Y	308.0	
SUBTOTAL							2207.0

EXISTING CANOPY ON SITE

1	Honeylocust (<i>Gleditsia</i>)					28.2		
2	Honeylocust (<i>Gleditsia</i>)					50.2		
20	Amur Maple (<i>Acer ginnala</i>)					4.6		
24	Pine (<i>Pinus</i>)					50.2		
25	Amur Maple (<i>Acer ginnala</i>)					12.5		
26	Amur Maple (<i>Acer ginnala</i>)					0.0		
27	Amur Maple (<i>Acer ginnala</i>)					5.4		
28	Pine (<i>Pinus</i>)					24.2		
29	Amur Maple (<i>Acer ginnala</i>)					28.8		
30	Amur Maple (<i>Acer ginnala</i>)					50.2		
31	Pine (<i>Pinus</i>)					39.0		
32	Amur Maple (<i>Acer ginnala</i>)					27.2		
33	Spruce (<i>Picea</i>)					28.7		
34	Pine (<i>Pinus</i>)					50.2		
35	Maple (<i>Acer</i>)					50.2		
36	Spruce (<i>Picea</i>)					19.6		
38	Manitoba Maple (<i>Acer negundo</i>)					12.5		
39	Spruce (<i>Picea</i>)					11.2		
40	Pine (<i>Pinus</i>)					15.6		
41	Pine (<i>Pinus</i>)					28.3		
42	Pine (<i>Pinus</i>)					18.8		
43	Pine (<i>Pinus</i>)					20.0		
44	Pine (<i>Pinus</i>)					51.6		
46	Honeylocust (<i>Gleditsia</i>)					38.5		
SUBTOTAL							665.7	
							X 1.5 FACTOR	998.6

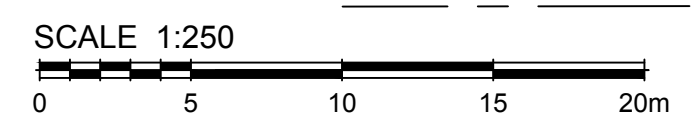
EXISTING CANOPY OVERHANG ON SITE

SUBTOTAL							00.0
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TOTAL CANOPY AREA (m2) 3205.6

CANOPY SUMMARY

TOTAL SITE AREA (m2)	(per Survey Plan)	6603.3
SITE CANOPY COVER (%)		48.5



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