

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-tunnelling 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).

Trunk Armouring:
If machinery operates near a tree, wrap the trunk with 2x4 wooden slats, spaced 5 - 7.5 cm apart, strapped with rubber or wire to prevent bark wounds. Alternative method or material may be acceptable if approved by Consultant.
Armouring shall be applied from base of tree, including root flare, to bottom of first branch or to a height of 2.4m.

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

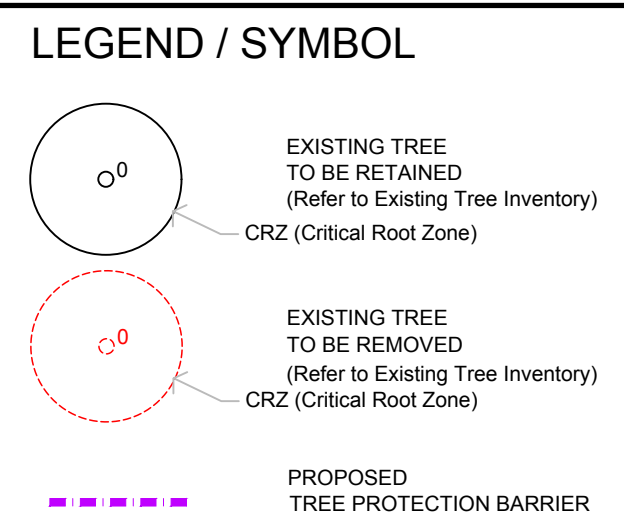
Retaining Walls/ Tree Wells:
Avoid changes in grade close to trees to be retained. Where grade changes cannot be avoided, the installation of retaining walls or tree wells shall be considered for tree preservation.

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).



Harnois Energies

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

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

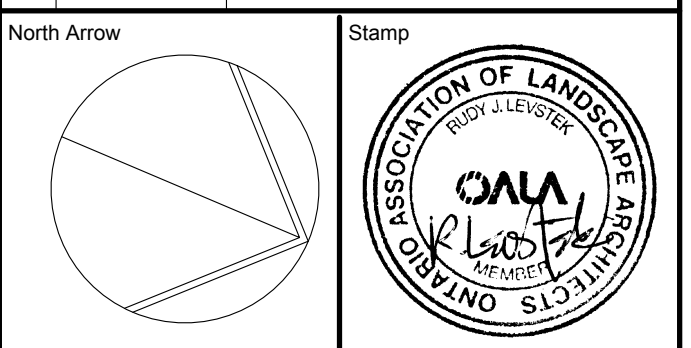
CIVIL ENGINEER:
PARSONS
100-1223 Michael St. N. Ottawa ON K1J 7T2

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

no.	date	revision
9.	APR. 20/26	PER CITY COMMENTS
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



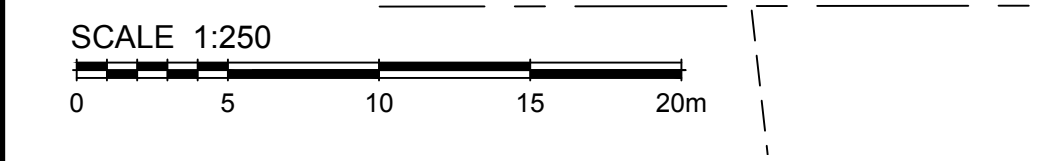
Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant.
Work to be done in accordance with all applicable codes and by-laws.
Do not scale Drawing.
This Drawing shall not be used for construction until signed by the Consultant.

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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
Date: MAR. 2024
Project No. 1226



APPROVED
By Sean Moore at 12:27 pm, Jun 29, 2026

SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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