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**Sent:** June-30-15 3:24 PM  
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**Cc:** [Tobi.Nussbaum@ottawa.ca](mailto:Tobi.Nussbaum@ottawa.ca); Don Schultz ([DSchultz@clc.ca](mailto:DSchultz@clc.ca))  
**Subject:** Comments on Former CFB Rockcliffe CDP - Tree Conservation Report

June 30, 2015

Erin O'Connell  
City of Ottawa  
Planning & Growth Management Department  
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Ottawa, Ontario, K1P 1J1

Dear Erin O'Connell (by email)

**Subject: Comments on Tree Conservation Report for CFB Rockcliffe  
Recommendations and Mitigation Measures**

**Ref: Official Plan 4.7.8 – Environmental Impact Statement  
Policies affecting Urban Natural Features**

This letter addresses the policy of identifying monitoring needs and the recognition of parties to be responsible for assessing and reporting on these needs over the construction period as identified in the Official Plan at Ref. Based on my own experiences during recent Montfort Hospital construction, I found that monitoring, oversight and recognizing who was responsible concerning the protection of individual trees, specific tree groupings and the protection of Environmentally Sensitive Areas was lacking or missing altogether.

The proposed CFB Rockcliffe Draft Community Design Plan (CDP) appears to include 30 meter buffer areas that surround the two adjacent Environmentally Sensitive Areas (ESAs), namely the Montfort Woods and the NRC Woods North. These buffers areas seem to be in the form of natural wooded buffers or vegetative swales that surround land called Urban Natural Areas (UNA). CLC has clearly indicated that it intends to protect and conserve significant trees and Urban Natural Areas during construction by following specific protocols that are highly commended. I support all measures that will be employed by CLC to ensure the protection and survival of ecologically significant areas but I feel this is not enough.

In the case of the Montfort Hospital Environmental Assessment Report a lot of the information indicating what would happen did not happen. We noticed left over asphalt and cement as well as construction material that was dumped in areas such as the edge of the Montfort Woods or in isolated vegetative areas. When the Montfort Hospital Parking Garage was built, we noted that a natural stream bed to the north was used to wash out cement trucks that delivered this material. When we complained, it was simply covered up with earth. We even watched as one large, individual maple tree that was supposed to be “protected” in their landscape plan, slowly died over a period of 5 years when no other maple tree in the entire area died. The stated protocols were just not enforced. A case study and the responses from CLC are shown here:

[http://www.greenspace-alliance.ca/files/20131126%20Rockcliffe%20-%20Update%20and%20Feedback%20on%20Tree%20Protection\\_0.pdf](http://www.greenspace-alliance.ca/files/20131126%20Rockcliffe%20-%20Update%20and%20Feedback%20on%20Tree%20Protection_0.pdf)

What is lacking in the Rockcliffe CDP, Tree Conservation and Environmental Reports is the recognition of this reality. Often critical root zone (CRZ) fences are moved too close to a tree and it goes unnoticed. See video of another case study:

[https://vimeo.com/113501497?utm\\_source=email&utm\\_medium=clip-transcode\\_complete-finished-20120100&utm\\_campaign=7701&email\\_id=Y2xpcF90cmFuc2NvZGVkfDEyMmUzNWJiYjU1MWJlMWFkNzJjYzA0MjYxOTdjNDU2Mjg1fDM1MDU3MTA0fDE0MTc2MTkxMTI8NzZcwMQ%3D%3D](https://vimeo.com/113501497?utm_source=email&utm_medium=clip-transcode_complete-finished-20120100&utm_campaign=7701&email_id=Y2xpcF90cmFuc2NvZGVkfDEyMmUzNWJiYjU1MWJlMWFkNzJjYzA0MjYxOTdjNDU2Mjg1fDM1MDU3MTA0fDE0MTc2MTkxMTI8NzZcwMQ%3D%3D)

Much more has to be done to first educate workers and make them aware of the Environmentally Sensitive Areas (ESA) by posting signs to that effect. In the case of the Montfort Hospital, several signs were posted indicating \$1000 fines if caught dumping, but shortly after these signs were installed, they quickly disappeared. Our speculation is that these signs were removed by the construction workers who used the buffer area of the Montfort Woods to dump used or damaged construction material. Signs are often taken for scrap metal as well. Fortunately security monitoring, fences, cameras and signs are also needed to prevent illegal activity which generally takes place at night. The isolation of some natural areas makes them ideal locations to begin theft and vandalism. I believe CLC understand this reality when the Base was being de-commissioned and a lot of theft and vandalism took place, even setting fire to one large building.

Therefore I would like to propose a suggestion that combines resources to deal with the environment and security protection issues. To supplement the construction protocols to protect greenspace, I propose adding monitoring by trained security staff, adding security cameras, as well as adding no entry signs to the fences that protect the environmentally sensitive areas. Tall, sturdy fences, rather than being seen only as protecting an ESA will also serve as a security fence to protect CLC property. In the case of the Montfort Hospital, the theft of entire 50 foot street lights would have offset the cost of better security fences and monitoring devices. Such security fences will help to restrain vandals from entering the site and stealing construction property, while at the same time restrain construction workers from entering the Environmentally Sensitive Areas and damaging the tree groupings or dumping material in the vegetative swale buffers. This could be considered a win-win solution that should become a special condition for approval of this CDP.

The other aspect of monitoring is enforcement. Once violations are observed, then the proper enforcement authorities must be notified. A 24/7 Emergency Telephone number should be posted on the No Trespassing signs on one side of the security fence so it is clearly visible to the public. A No Entry, No Dumping, \$1000 Fine, Environmentally Sensitive Area sign should be posted on the other interior side of the fence to warn construction workers of their obligations. Security staff or security cameras should then monitor the fence for disturbances during the entire construction period.

I certainly do appreciate CLCs attempt to reduce the loss of significant trees, and I hope this suggestion helps everyone concerned. I also look forward to seeing the planting of hardier tree species along streets, boulevards and parks that will more than offset the loss of some mature trees during this project.

Yours truly,

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Cc: Don Shultz, CLC Project Manager (by email)  
Tobi Nussbaum, Councillor Rideau-Rockcliffe (by email)