

Committee of Adjustment

AUG 04 2023

City of Ottawa

ARBORIST'S REPORT: 60 LEES AVENUE

Mason Hanrahan

TIM-O-TREE

SUMMARY

The owner of 60 Lees Ave. plan to develop the property, demolishing the house that is currently there and replacing it with two semi-detached residential units. One distinctive tree will be removed and it will be replaced with two new trees.

Tree	Diameter at Breast height (cm)	Ownership ¹	Condition ²	Recommendation
Cherry (<i>Prunus cerasus</i>)	45	Private	Good	Remove; conflicts with building
Manitoba maple (<i>Acer negundo</i>)	12	Private	Good	Remove; invasive
Manitoba maple (<i>Acer negundo</i>)	10.5	Private	Good	Remove; invasive
Elm (<i>Ulmus americana</i>)	4	Private	Good	Remove
Manitoba maple (<i>Acer negundo</i>)	7	Private	Good	Remove; invasive
Manitoba maple (<i>Acer negundo</i>)	10	Private	Good	Remove; invasive
Manitoba maple (<i>Acer negundo</i>)	14	Private	Good	Remove; invasive
Common lilac (<i>Syringa vulgaris</i>)	1	Private	Good	Retain
Apple Tree (<i>Malus domestica</i>)	20	Private	Poor	Remove; conflicts with footprint of building

¹ All claims to ownership made in this report are based on the most recent draft of the survey and site plan.

² Tree condition is rated on a three-point scale, with each scale rated as follows: Poor—the tree is dead, dying, or poses a hazard; Fair—the tree is vigorous, but exhibits signs of significant stressors or risk factors; Good—the tree is vigorous and does not have significant stressors or risk factors.



TREES ON PROPERTY

Cherry tree

The only distinctive tree that will be impacted by construction is a mature cherry tree next to the western fence. The tree is in good condition, with a full canopy and no signs of illness or major structural defects. The tree forks into two codominant stems at about 7ft from grade, but there is no included bark, so the union appears to be structurally sound. No major hollows, cracks or signs of fungal infection were present. Due to snow cover, it was not possible to observe the root crown, but given the tree's health and vigour, it is unlikely that any girdling roots or other issues are present. Based on the DBH and species, the tree is estimated to be between 50-60 years old.

The tree conflicts with planned construction as it falls partially within the footprint of the proposed building. It is located near the southwest corner of the proposed building, which will be approximately 60cm from the property line³. On-site measurements indicate that this will place the outer edge of the building about halfway through the trunk of the tree.

Retention of the tree is not viable without unreasonable modifications to proposed construction. If retained, the tree's critical root zone (CRZ) would have to be blocked off with protective fencing at a minimum of 1.5m⁴. As a result, the western edge of the proposed building would have to be pushed 2.1m to the east of where it is currently planned to be. This would result in a 40% reduction of the building's width.

Given that protecting the tree during construction is not viable, it is recommended that the tree be removed and replaced at a 2:1 ratio as per the Tree Protection Bylaw.

³ The property line overlaps exactly with the fence.

⁴ Industry guidelines recommend protecting at least 1/3 of a tree's critical root zone during construction.

Image 1. Cherry Tree – Crown and surroundings.



Image 2. Cherry Tree – Trunk and fence.



Various Trees

Several other trees on the property fall below 30cm DBH and therefore do not require any protections or compensation.

Several small trees were present on adjacent properties, but none were large enough to require protection during construction.

It is recommended that the Manitoba maples be removed as they are invasive and could suppress the replacement trees.

Image 3. Manitoba Maples and Elm Tree.





Tim Tree

613-327-7989

Image 4. Common Lilac.



Image 5. Apple Tree.



Tree Replacement Plan

The client intends to replace the cherry tree with two burr oaks. These trees will be planted behind the buildings, with one tree for each semi-detached unit. Burr oaks are well-suited to the planting location as they thrive in full sun; the location provides ample sunlight as there are no



major obstructions to the south. They also have a narrower growth habit than many deciduous trees (e.g., locust, sugar maple), so they will require less clearance pruning from the new buildings as they grow.



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