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Committee of Adjustment
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 2023-12-20
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

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TREE INFORMATION REPORT

PROJECT NAME:	275 MacLaren Street
PROJECT NO.	23870-1
LOCATION	275 MacLaren Street, Ottawa ON, K2P 0L9
INSPECTION DATE:	26 September, 2023

Refer to attached drawing for further details (TP-01, TP-02)

1.0 SITE INFORMATION

SIZE OF DEVELOPMENT AREA (HECTARES)	NUMBER OF TREES ON SITE	NUMBER OF TREES TO BE REMOVED	NUMBER OF TREES TO BE RETAINED	NUMBER OF TREES TO BE RETAINED AND PROTECTED (OUTSIDE OF PROPERTY LINE)
0.09	11 Trees on site 1 Trees on City property 0 Trees on adjacent property	4 Trees on site 0 Trees on City property 0 Trees on adjacent property	7 Trees on site	1 Tree on City property

2.0 TREE INVENTORY WITHIN PROPERTY LINE

TREE NO.	TREE SPECIES	SIZE (DBH)	CONDITION AND HEALTH (GOOD, FAIR, POOR, OR DEAD)
E02	Burr Oak / <i>Quercus macrocarpa</i>	2cm	Good. Young sapling.
E03	Siberian Elm / <i>Ulmus pumila</i>	52cm	Fair. Imbalanced crown, heavy lean to east over driveway. Dead branches in upper canopy. Compression roots raising driveway and tension roots likely attached to building foundation.



E04	Siberian Elm / <i>Ulmus pumila</i>	30cm	Good. Dead branches in upper canopy. Well-developed buttress roots.
E05	Eastern White Cedar / <i>Thuja occidentalis</i>	15cm	Fair. Some trunk damage. Response wood evident around wounds.
E06	White Spruce / <i>Picea glauca</i>	16cm	Dead.
E07	Siberian Elm / <i>Ulmus pumila</i>	44cm	Fair. East leaning stem historically removed at 0.9m. Remaining stem leans southwest over existing building. Dead branches in upper canopy.
E08	Norway Maple / <i>Acer platanoides</i>	47cm	Good. North lean over adjacent property. Conflicts with overhead wires
E09	Norway Maple / <i>Acer platanoides</i>	37cm	Fair. Heavily conflicted with overhead wires
E10	Norway Maple / <i>Acer platanoides</i>	22cm	Fair. Imbalanced crown heavily leaning to south over building. Little buttress support. Stem/upper canopy resting on E11
E11	Manitoba Maple / <i>Acer negundo</i>	46cm	Fair. Heavy lean to southeast over existing building. Intertwined with and provides structural support to E10
E12	Manitoba Maple / <i>Acer negundo</i>	43cm	Poor. Leans to the northwest over the building. Internal rot at base. Large broken branch hanging from tree.

3.0 TREE INVENTORY OF CITY PROPERTY

TREE NO.	TREE SPECIES	SIZE (DBH)	CONDITION AND HEALTH (GOOD, FAIR, POOR, OR DEAD)
E01	Crimson King Norway Maple / <i>Acer platanoides</i>	35cm	Poor. Large vertical split in trunk. Significant splitting in branches above crotch. Some response wood around previous pruning wounds. Dead branches in canopy.

4.0 TREE INVENTORY OF ADJACENT PRIVATE PROPERTY



TREE NO.	TREE SPECIES	SIZE (DBH)	CONDITION AND HEALTH (GOOD, FAIR, POOR, OR DEAD)
	N/A		

5.0 TREE REMOVAL RATIONALE (ABORIST'S RECOMMENDATION)

TREE NO.	RATIONALE
E03	Tree location conflicts with proposed accessible access ramp
E04	This tree conflicts with the new entrance of proposed building addition.
E06	Tree is dead.
E07	Proposed building foundation is within 1.2m of the stem and excavation for the foundation will likely create structural instability. Construction access, laydown space and process likely to compact surrounding soils and further damage tree.

6.0 TREE RETENTION RATIONALE AND MITIGATION MEASURES

TREE NO.	RATIONALE AND MITIGATION DESCRIPTION
E05, E08, E09, E10, E11, E12	Trees exist adjacent to proposed construction activities. Trees to be protected per Standard City of Ottawa Tree Protection Measures as noted below.

7.0 TREE PROTECTION MEASURES

	RATIONALE AND MITIGATION DESCRIPTION
1	Erect a fence at the critical root zone*(CRZ) of all trees to be protected shown on the attached plans TP-01.



2	Do not place any material or equipment within the CRZ of the tree.
3	Do not attach any signs, notices, or posters to any tree.
4	Do not raise or lower the existing grade within the CRZ of a tree without direction and approval of the landscape architect. Landscape Architect to provide specification of grade changes.
5	Do not damage the root system, trunk or branches of any tree.
6	Ensure that exhaust fumes from all equipment are NOT directed towards the canopy of any tree.

* D = diameter of trunk in centimeters
 D x 10cm = Critical Root Zone

The critical root zone is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter. The trunk diameter is measured at a height of 1.2 metres for trees of 15 centimetres diameter and greater and at a height of 0.3 metres for trees of less than 15 centimetres diameter.

8.0 SUGGESTED TREES FOR LANDSCAPE PLAN

NO. OF PROPOSED TREES	SUGGESTED TREE SPECIES	PERCENT OF TREE OFFSET TO THE SITE (%)
3	<ul style="list-style-type: none"> Serviceberry – <i>Amelanchier canadensis</i> Serviceberry is culturally significant to the property owner and site users. It is appropriately scaled for the resulting site area. 	100%

9.0 ADDITIONAL INFORMATION

OWNER NAME	National Association of Friendship Centres
ADDRESS	275 MacLaren Street, Ottawa ON, K2P 0L9
TEL. NO.	(613) 563-4844



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PROFESSIONAL NAME	Lashley + Associates Corporation
ADDRESS	Suite 202, 950 Gladstone Avenue, Ottawa ON K1Y 3E6
TEL. NO.	613-233-8579
CONTRACTOR NAME	TBD
ADDRESS	TBD
TEL. NO.	TBD
MUNICIPAL ADDRESS	275 MacLaren Street, Ottawa ON, K2P 0L9
LEGAL DESCRIPTION (LOT, BLOCK, PLAN)	Part of Lots 46, 47, R-Plan 15558, City of Ottawa P.I.N. 04118-0030(LT)
PURPOSE OF REPORT	To describe the existing tree coverage on the property and to identify the trees to be removed or protected for the construction of a new building addition and associated site works.

Submitted by:



Ryan Paliga
MLA, OALA, ISA
Landscape Architect + Arborist (ON-1664A)



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Site Photographs

Photo 1: Tree E01 (retain) - No conflict with proposed construction.





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Photo 2: Tree E02 (retain) - No conflict with proposed construction.





Photo 3: Tree E03 (remove) – Heavy leaner to east over existing driveway and conflicts with proposed accessible ramp.





Photos 4 & 5: Tree E04 (remove) – Conflicts with proposed building entrance.





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Photo 6: Tree E05 (retain) – Does not conflict with construction.





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Photo 7: Tree E06 (remove) – Dead.





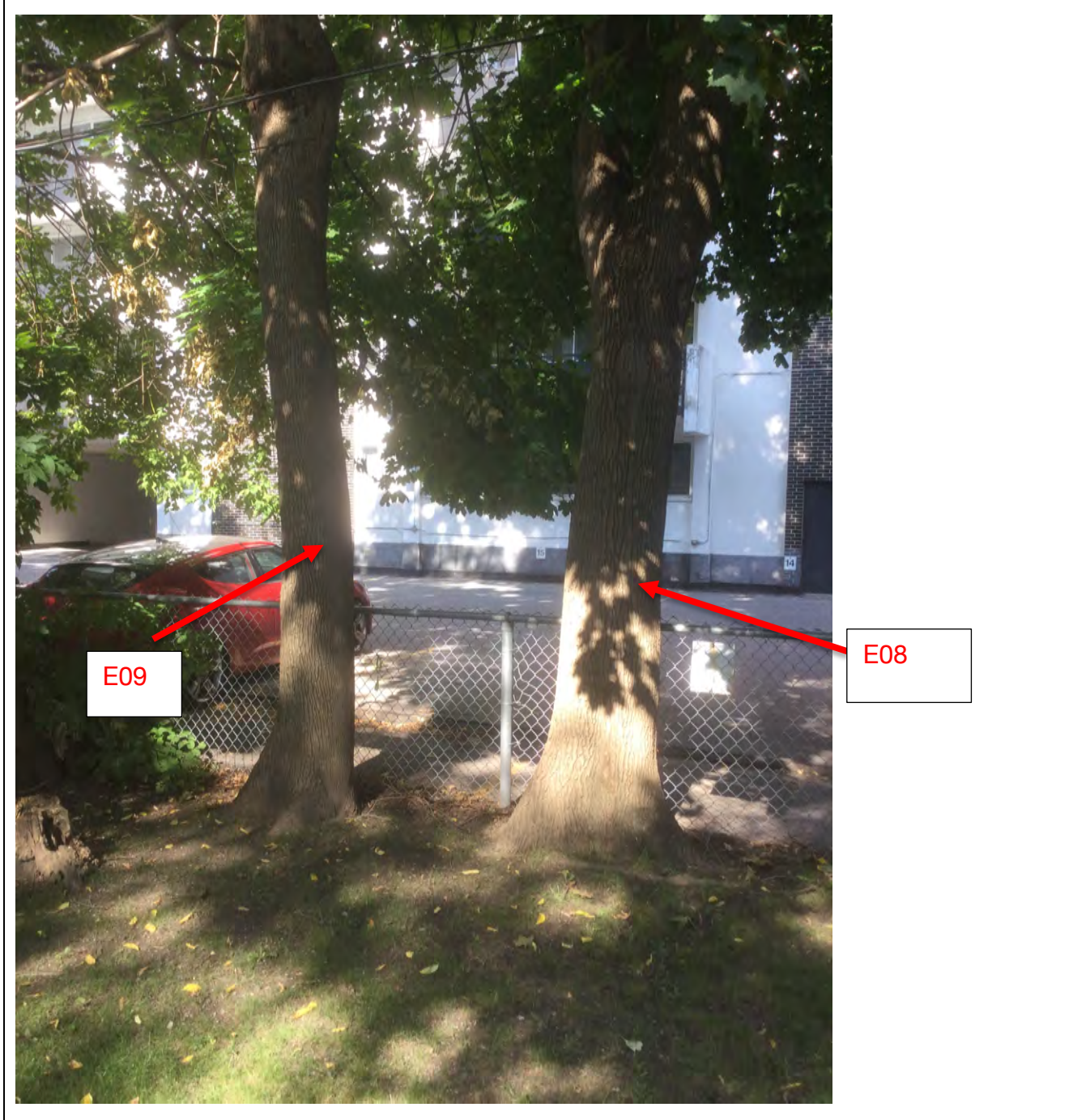
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Photo 8: Tree E07 (remove) – 1.2m from proposed building façade and foundation.





Photo 9: Trees E08 & E09 (retain) – No conflict with construction.





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Photo 10: Tree E10 (retain) – No conflict with construction.





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Photo 11: Tree E11 (retain) – No conflict with construction.





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Photo 12: Tree E12 (retain) – No conflict with construction.





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