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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

February 29, 2024

Harrison Da Costa
ML WESTBORO INC.
651 Churchill Avenue North
Ottawa, ON
K1Z 5G2

Committee of Adjustment
Received | Reçu le
2024-03-05
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: TREE INFORMATION REPORT FULL FOR 398 - 406 ROOSEVELT AVENUE, OTTAWA

This Tree Information Report (TIR) was prepared by IFS Associates Inc. (IFS) for ML Westboro Inc. in support of a variance application for 398-406 Roosevelt Avenue. The need for this report is related to trees protected under the City of Ottawa’s Tree Protection By-law (By-law No. 2020-340). The proposed redevelopment of 398, 402 and 406 Roosevelt Avenue includes the demolition of the existing single-family dwellings on each lot and construction of a six-storey apartment building across all three.

Within the inner urban area of Ottawa, a TIR is required for infill developments and/or demolitions when a ‘distinctive’ tree is present (*i.e.* 30 cm in diameter at breast height (DBH) or greater). This includes distinctive trees on adjacent properties which have critical root zones (CRZ) extending onto a property slated for development or demolition. A “tree” is defined in the By-law as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

The approval of this TIR by the city and the issuing of a permit authorizes the removal of approved trees. **Importantly, although this report may be used to support the application for a tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued authorizing the injury or destruction of a tree in accordance with the By-law.**

The inventory in this report details the assessment of all individual trees on the subject and adjacent private properties, including trees on nearby City of Ottawa property. Field work for this report was completed in December 2021 and February 2024. At the time of the second site visit it was observed that all trees had been removed.

TREE SPECIES, CONDITION, SIZE AND STATUS

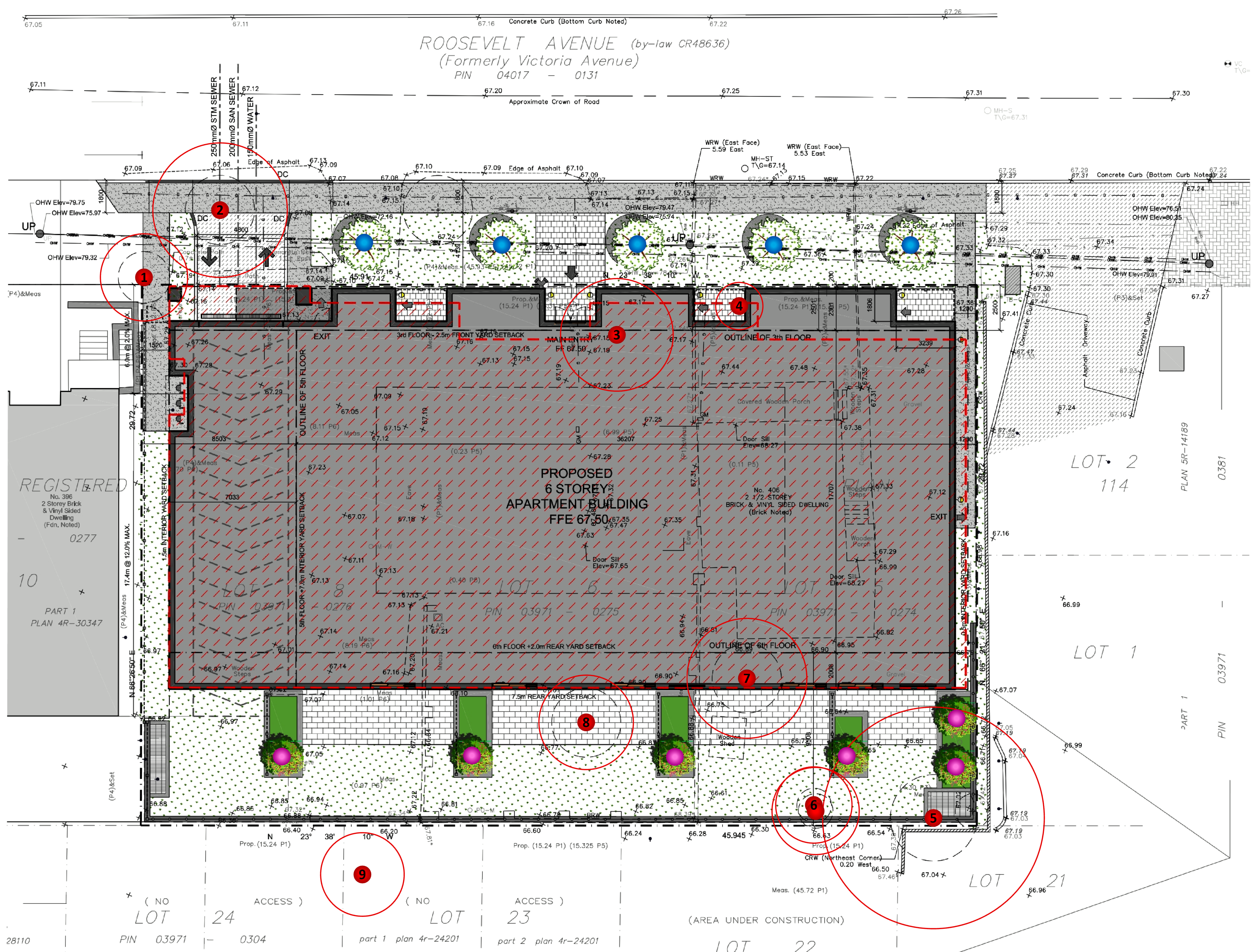
Table 1 on page 2 details the species, condition, size (diameter) and status of the individual trees on and adjacent to the three subject properties. Each of these trees is referenced by the numbers plotted on the tree conservation plan included on page 3 of this report.



Table 1. Species, condition, size, ownership and status of trees at 398 - 406 Roosevelt

Tree No.	Tree species	Ownership	DBH ¹ (cm)	Condition, age class, tree condition notes, species origin & preservation status (to be removed or preserved and protected)	Presumed reason for removal
1	Sugar maple (<i>Acer saccharum</i>)	City	24.2	Good; mature; strong central stem with competing lateral at 3m; mildly pruned from Hydro lines; native species; removed	Conflicts with construction
2	Norway maple (<i>Acer platanoides</i>)	City	36.6	Fair; mature; central stem with multiple competing laterals from 2m – broad crown; moderately pruned through middle of crown for Hydro line clearance; introduced invasive species; removed	Conflicts with site servicing and proposed entranceway
3	Cherry (<i>Prunus spp.</i>)	Private	31.2	Very poor; mature; extensive gummosis most likely due to bacterial cankers in main and two major lateral stems; mature basal sprout now dominant; cultivar; removed	Conflicts with construction
4	Juniper (<i>Juniperus spp.</i>)	Private	12.5	Standing dead; removed	Dead
5	Manitoba maple (<i>Acer negundo</i>)	Private	60.6 (at 1m)	Poor; mature; double stemmed at 1.5m from grade; both stems divergent towards west due to influence of previous elm; basal sprouting on west; broad dense crown; naturalized species; removed	Conflicts with construction
6	White cedar (<i>Thuja occidentalis</i>)	Private	21.8 & 23.8	Fair; mature; double stemmed from grade; fair crown density; growth increment and needle colour; native species; removed	Conflicts with construction
7	Crab apple (<i>Malus spp.</i>)	Private	32.8	Poor; mature; co-dominant stems at 1.5m; two lateral stems have previously died, and decay has now spread into main stem; moderately dense crown; deep basal cavity; extensive sprouting below 1m; tree is in decline; cultivar; removed	Conflicts with construction
8	Crab apple (<i>Malus spp.</i>)	Private	25.8	Fair; mature; located in small, raised planting bed – root collar obscured; poor vigour; generally upright main stem with broad, symmetrical crown; cultivar; removed	Conflicts with construction
9	Manitoba maple (<i>Acer negundo</i>)	Neighbour	+/-25	Fair; mature; co-dominant stems at 3m; generally upright form; naturalized species; removed	Unknown

¹ diameter at breast height, or 1.4m from grade (unless otherwise indicated)



GENERAL NOTES

PLANS COMPLETED BY RLA ARCHITECTURE INC. (08/08/23)

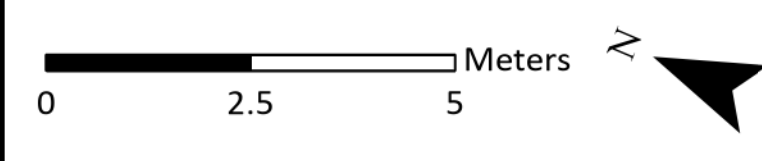
LEGEND

- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- PROPOSED NEW MEDIUM-SIZED DECIDUOUS TREE
- PROPOSED NEW SMALL-SIZED DECIDUOUS TREE

TREE LOCATIONS ARE APPROXIMATE ONLY

REPLACEMENT TREE OPTIONS

Medium-sized Deciduous Trees	
Kentucky coffee tree (<i>Gymnocladus dioica</i>)	
Hackberry (<i>Celtis occidentalis</i>)	
Red mulberry (<i>Morus rubra</i>)	
Honey-locust (<i>Gleditsia triacanthos</i>)	
Ginkgo (<i>Ginkgo biloba</i>)	
Ohio buckeye (<i>Aesculus glabra</i>)	
Pin cherry (<i>Prunus pensylvanica</i>)	
Small-sized Deciduous Trees	
Serviceberry (<i>Amelanchier</i> spp.)	
Japanese tree lilac (<i>Syringa reticulata</i>)	
Magnolia (<i>Magnolia</i> spp.)	
Thorn-less Hawthorn (<i>Crataegus</i> spp.)	
Pagoda dogwood (<i>Cornus alternifolia</i>)	
Redbud (<i>Cercis canadensis</i>)	



DRAWING: Tree Information Plan

PROJECT: 398-406 ROOSEVELT AVENUE
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:92	398R
DATE: 2024-03-01	
DRAWN BY: SS	
SHEET NO: 1	

Pictures 1, 2 and 3 on pages 5 and 6 of this report show selected trees previously on and adjacent to the subject property. All pictures taken in December 2021.

PROVINCIAL REGULATIONS

Certain provincial regulations are applicable to trees on private property. In particular, the Endangered Species Act – ESA (2007) mandates that tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut (*Juglans cinerea*) is present in Eastern Ontario and is listed as threatened on the SARO. Because of this it is protected from harm. No trees of this species were found on or near the subject property.

TREE PROTECTION MEASURES

Protection measures intended to mitigate damage during construction are not relevant as no trees remain.

REPLACEMENT TREE PLANTING/COMPENSATION

As the property is within the inner urban area, the following ratios are used in terms of replacement tree planting: 2:1 for each removed distinctive tree measuring 30-49 cm in diameter and 3:1 for each distinctive tree measuring 50 cm or greater in diameter. Replacement trees must be at least 50mm in caliper if deciduous and 2m in height if coniferous. As noted on the plan on page 5, five medium sized deciduous trees and six small deciduous trees are proposed for planting. Replacement tree planting an/or compensation for trees removed from city property will be negotiated with city staff.

This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Please do not hesitate to contact the undersigned with any questions concerning this report.

Yours,



Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester



Picture 1. Trees #1 and 2 (left to right), maples on City property adjacent to 398 - 406 Roosevelt Avenue



Picture 2. Trees #5, 6 and 7 (left to right), private Manitoba maple, white cedar and crab apple at 398 - 406 Roosevelt Avenue



Picture 3. Trees #8 (private crab apple on right) and #9 (neighbouring Manitoba maple on left background), at 398 - 406 Roosevelt Avenue

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was carried out by *IFS Associates Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported.

Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with



absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal (which is recommended in this case).

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that *IFS Associates Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report.

Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Associates Inc.* must be provided the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Associates Inc.*

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for:

- 1) Any legal description provided with respect to the property;
- 2) Issues of title and/or ownership with respect to the property;
- 3) The accuracy of the property line locations or boundaries with respect to the property;
- 4) The accuracy of any other information provided by the client or third parties;
- 5) Any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and,
- 6) The unauthorized distribution of the report.

Further, under no circumstances may any claims be initiated or commenced by the client against *IFS Associates Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

ONGOING SERVICES

IFS Associates Inc. accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activities recommended herein. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.

