

**Tree Information Report
for 574 Kirkwood Avenue, Ottawa, ON**

May 5, 2025

Final Report

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment

Received | Reçu le

2025-05-28

City of Ottawa | Ville d'Ottawa

Comité de dérogation

KILGOUR & ASSOCIATES LTD.

www.kilgourassociates.com

Project No.: ZDEV 1853.1



TABLE OF CONTENTS

1.0 INTRODUCTION	2
2.0 PROPERTY INFORMATION	2
2.1 PROPERTY OWNER AND APPLICANT CONTACT INFORMATION	2
2.2 ARBORIST CONTACT INFORMATION AND QUALIFICATIONS	4
3.0 EXISTING CONDITIONS	4
3.1 TREE INVENTORY	4
4.0 TREE REMOVAL, COMPENSATION, AND MITIGATION MEASURES	5
4.1 TREE COMPENSATION REQUIREMENTS	6
4.2 SITE PREPARATION AND CONSTRUCTION	6
5.0 CLOSURE	7
LITERATURE CITED.....	8

List of Figures

Figure 1 Site Context, Tree Locations	3
Figure 2 Tree #1, situated between garage on-site and fence/garage on adjacent property to the north	5

List of Tables

Table 1 Organization, role, contact person, phone number, and email address for property owner and applicant.....	2
Table 2 Organization, role, contact person, phone number, and email address for arborist	4

List of Appendices

Appendix A Tree inventory for the Site

List of Acronyms and Abbreviations

CRZ – critical root zone
DBH – diameter at breast height
ESA – *Endangered Species Act*
KAL – Kilgour & Associates Ltd.
SAR – species at risk
SARA – *Species at Risk Act*
TCR – Tree Conservation Report



1.0 INTRODUCTION

This Tree Information Report (TIR) has been prepared following guidelines set forth by the City of Ottawa (“the City”, 2020) on behalf of L. Abraham Holdings in support of proposed severance application and subsequent redevelopment at 574 Kirkwood Avenue in the City of Ottawa (the “Site”; Figure 1).

A TIR is required for the proposed removal of municipal trees city-wide, or of distinctive trees on properties one hectare or less within the City’s urban area. A “distinctive tree” is defined as any tree located on private property with a diameter at breast height (DBH) measurement of 30 cm or greater within the urban area (City of Ottawa, 2020). A TIR is also required for all Committee of Adjustment applications and Building Permit applications for infill development within the City’s urban area. A “tree” is defined 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 critical root zone (CRZ) is calculated as DBH x 10 cm.

The removal of ‘distinctive’ trees on the Site cannot occur until written approval has been granted through a tree permit as per the City’s Tree Protection By-law (2020), the application for which will be supported by this TIR, if required. The tree permit will come in the form of a letter from the General Manager¹ with conditions specific to the Site, tree retention (if applicable), and associated tree protection and tree removal. The approved TIR itself is a requirement for the approval of the proposed severance and future site development. A copy of the report must be available on the Site during tree removal, grading, construction, or any other site alteration activities, and for the duration of construction on the Site.

2.0 PROPERTY INFORMATION

The Site is located at 574 Kirkwood Avenue in the Westboro neighbourhood of Ottawa. It is approximately 0.076 ha in size and is currently zone as Residential Fourth Density (R4). The Site supports a residential apartment block with a garage to the rear of the property with access to Westhaven Crescent. Surrounding properties include a mix of single-family residences and low-rise apartment blocks. Tree cover in the vicinity of the Site is limited, with City-owned trees along Kirkwood Avenue, and occasional privately owned trees on residential properties. Based on aerial imagery from geoOttawa (City of Ottawa, 2025), land use in the area has remained relatively unchanged since at least 1958.

2.1 Property Owner and Applicant Contact Information

Table 1 Organization, role, contact person, phone number, and email address for property owner and applicant

Organization	Contact Person	Phone Number	Email Address
L. Abraham Holdings	Lukus Abraham	613-501-5122	lukusabraham@gmail.com

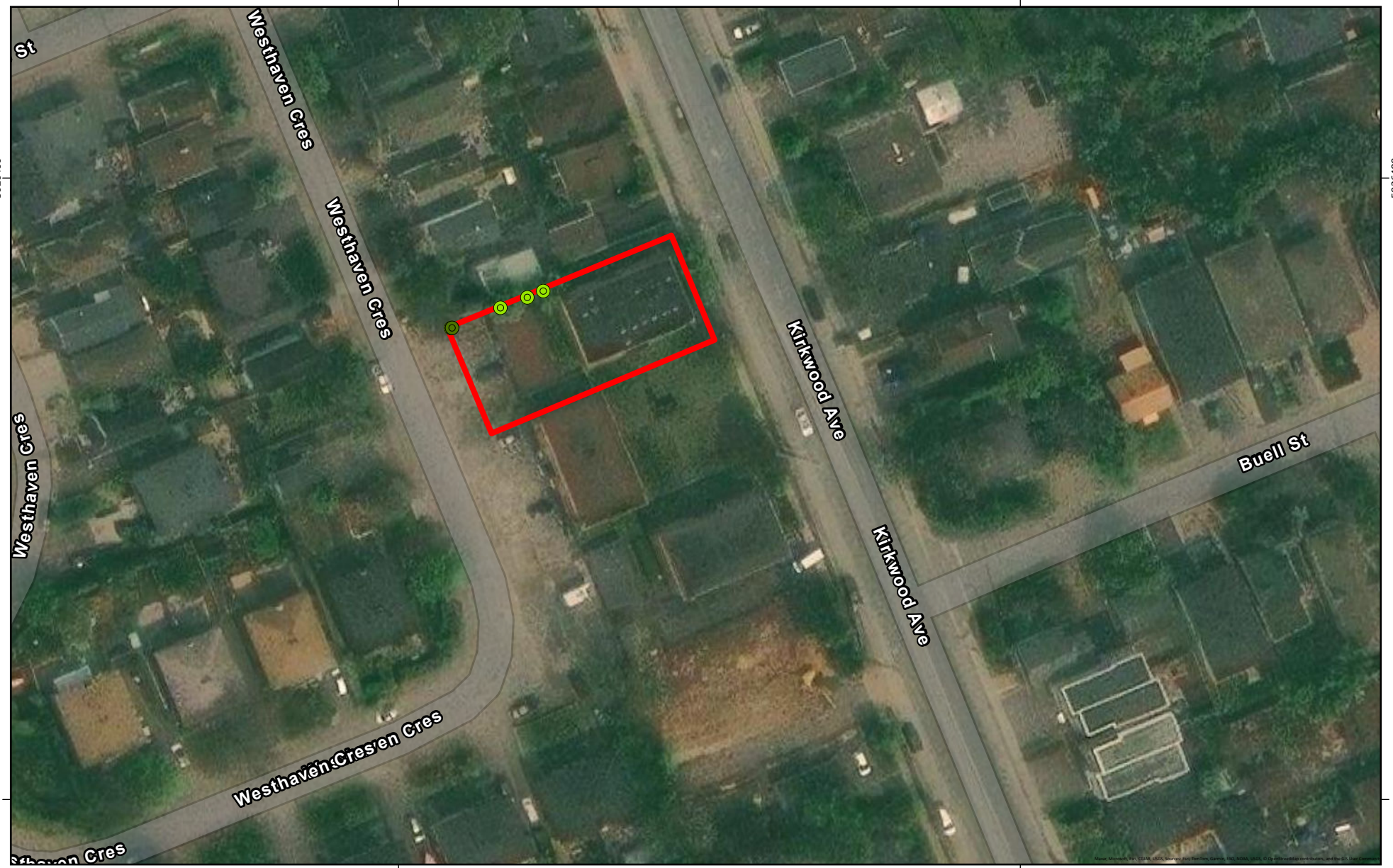
¹ General Manager of the Public Works & Environmental Services Department or the General Manager of the Planning, Infrastructure and Economic Development Department of the City of Ottawa, or their designate.



441800

5026400

5026400



441800

Legend

- Site Boundary
- Tree (private, onsite)
- Hedgerow (private, on adjacent site)



Figure 1. Site Context, Tree Locations

0 5 10 20 m

Spatial Reference:
PCS: WGS 1984 UTM Zone 18N
Map Units: Meter

Project: 574 Kirkwood Ave TIR
Map File Name: ZDEV 1853.1
Date Exported: 2025-05-02 3:00 PM

Page 2

2.2 Arborist Contact Information and Qualifications

Table 2 Organization, role, contact person, phone number, and email address for arborist

Organization	Role	Contact Person	Phone Number	Email Address
KAL	Biologist	Maren Nielsen	613-367-5562	mnielsen@kilgourassociates.com

Maren Nielsen (BES, EMA) is a Biologist and Project Manager with over eight years of comprehensive field, laboratory, and consulting experience. She has worked extensively in the environmental sector, assisting clients through complex land development, ecological restoration, species at risk, and fisheries permitting and approvals processes, ensuring compliance with key environmental regulations while achieving project goals. She carries out field programs for the collection, analysis, and monitoring of water, fish, benthos, sediment, and soils as well as a variety of vegetation, wetland, wildlife surveys, and construction monitoring. Maren plays a key role in delivering high-quality assessments, including the delivery of Environmental Impact Studies (EIS), Environmental Assessments (EA), Species at Risk (SAR) assessments, Headwater Drainage Feature Assessments (HDFA), Existing Conditions Reports, and Environmental Constraints Analyses. Since joining Kilgour & Associates Ltd. in 2023, Maren has contributed her expertise to a diverse portfolio of land development and environmental monitoring projects for government agencies and private industry. Maren is a certified wetland evaluator under the Ontario Wetland Evaluation System (OWES).

3.0 EXISTING CONDITIONS

3.1 Tree Inventory

An inventory of trees on the Site was performed on April 30, 2025. All trees with DBH ≥ 10 cm were mapped and further characterized (e.g., species, size distribution, general health conditions, ownership). In total, three trees are situated on the Site, all of which are Manitoba Maples (*Acer negundo*), ranging in size from 13 cm to 25 cm diameter at breast height (DBH) (Appendix A). As such, none of the trees meet the definition of “distinctive” under the Tree Protection Bylaw (City of Ottawa, 2020). All three trees occur in a relatively constrained space between garage and fenceline (Figure 2) and are fully on the Site (i.e., not shared ownership). A small section of Eastern White Cedar (*Thuja occidentalis*) hedge is also situated at the rear of the property in the northwest corner of the Site. The hedgerow is on the adjacent private property.





Figure 2 Tree #1, situated between garage on-site and fence/garage on adjacent property to the north

The Site and immediately adjacent lands do not contain any at-risk tree species under the federal *Species at Risk Act* (SARA) or the provincial *Endangered Species Act* (ESA). There are no trees considered significant (rare) in the Ottawa area per Muncaster Environmental Planning Inc. and Brunton Consulting Services (2005).

4.0 TREE REMOVAL, COMPENSATION, AND MITIGATION MEASURES

Once severance is approved, it is anticipated that the three Manitoba Maple trees mapped in the northwest corner of the Site will be removed to accommodate future Site redevelopment (i.e., infill). The city-owned tree on the east edge of the Site (i.e., along Kirkwood Avenue) was not included in this tree inventory, as it is not anticipated to be impacted by the proposed redevelopment. There are no trees on adjacent properties with CRZs extending onto the Site.

The project proponent must notify neighbouring property owners of planned tree removals and potential impacts on trees located on the boundary of municipal owned lands, if any, prior to construction commencing. The trees for this project are situated near the north property line, but fully on the Site.



4.1 Tree Compensation Requirements

It is anticipated that future redevelopment of the Site will result in the removal of or impact to three (3) trees, all with a DBH less than 30 cm. Per Schedule B of the City's *Tree Protection Bylaw* (City of Ottawa, 2020), there are no replacement requirements for privately-owned trees measuring less than 30 cm DBH.

If tree planting is considered as part of future redevelopment plans, native, non-invasive and locally appropriate native species should be used. The following tree and shrub species are recommended for planting and should be used to direct the development of the landscape plan for the Site: American Beech (*Fagus grandifolia*), Balsam Fir (*Abies balsamea*), Balsam Poplar (*Populus balsamifera*), Basswood (*Tilia americana*), Bitternut Hickory (*Carya cordiformis*), Black Cherry (*Prunus serotina*), Black Walnut (*Juglans nigra*), Bur Oak (*Quercus macrocarpa*), Eastern Cottonwood (*Populus deltoides*), Eastern Hemlock (*Tsuga canadensis*), Honey Locust (*Gleditsia triacanthos*), Horse-chestnut (*Aesculus hippocastanum*), Ironwood (*Ostrya virginiana*), Largetooth Aspen (*Populus grandidentata*), Red Maple (*Acer rubrum*), Red Oak (*Quercus rubra*), Red Pine (*Pinus resinosa*), Silver Maple (*Acer saccharinum*), Sugar Maple (*Acer saccharum*), Tamarack (*Larix laricina*), Trembling Aspen (*Populus tremuloides*), White Birch (*Betula papyrifera*), Yellow Birch (*Betula alleghaniensis*), White Oak (*Quercus alba*), White Pine (*Pinus strobus*), and White Spruce (*Picea glauca*).

4.2 Site Preparation and Construction

The following mitigation measures are recommended to be applied during site preparation and construction for future redevelopment: (City of Ottawa, 2015, 2020)

- Tree removal will be limited to that which is necessary to accommodate construction.
 - Trees that occur on the property boundary or on adjacent lands will be retained where possible.
- Tree and vegetation clearing should not take place during sensitive times of the year for wildlife (breeding season; early spring throughout summer) unless mitigation measures are implemented and/or the habitat has been inspected by a qualified biologist.
 - The *Migratory Birds Convention Act*, 1994 protects the nests and young of migratory breeding birds in Canada. No clearing of vegetation shall occur during the breeding bird window (April 15 and August 31) to prevent impacts to birds. Combining the breeding bird window with the bat roosting season (May to September; MNRF, 2017), no clearing of vegetation shall occur between April 15 and September 30 inclusive to prevent impacts to both birds and bats. If vegetation clearing is to occur between April 1 and 15, a pre-clearing survey for active stick nests and cavity nests must be conducted to identify and protect early-nesting owls and raptors. If vegetation is to be cleared within the sensitive timing window for birds and bats listed above (April 1 to August 31), a nest search should be conducted by a qualified biologist.
- To minimize impacts to remaining trees during development:
 - Erect a fence along the periphery of the project area and, to the fullest extent feasible, beyond the CRZ of retained trees that have roots that may extend into the project area. The



fence should be highly visible (orange construction fence). Pruning of branches is recommended in areas of potential conflict with construction equipment;

- Do not place any material or equipment within the CRZ of trees unless otherwise approved;
- Do not attach any signs, notices, or posters to any trees unless otherwise approved;
- Do not raise or lower the existing grade within the CRZ of trees unless otherwise approved;
- Do not extend any hard surface or significantly change landscaping within the CRZ of trees unless otherwise approved;
- Do not damage the root system, trunk, or branches of any remaining trees unless otherwise approved; and
- Ensure that exhaust fumes from equipment are not directed towards any tree's canopy.

5.0 CLOSURE

This is a draft report and has been prepared only for internal review by Kilgour & Associates Ltd. and the Client. Kilgour & Associates Ltd. assumes no liability for use of the contents of this report by the Client or by third parties.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.



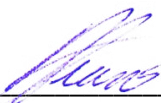
Kesia Miyashita, MSc
Senior Biologist

E-mail: kmiyashita@kilgourassociates.com
16-2285 St. Laurent Blvd, Ottawa, ON, K1G 4Z6
Office: 613-260-5555
Direct: 613-367-5546



Maren Nielsen, BES, EMA
Biologist, Project Manager

E-mail: mnielsen@kilgourassociates.com
16-2285 St. Laurent Blvd, Ottawa, ON, K1G 4Z6
Office: 613-260-5555
Direct: 613 367-5562



Anthony Francis, PhD
Director of Land Development

E-mail: afrancis@kilgourassociates.com
16-2285 St. Laurent Blvd, Ottawa, ON, K1G 4Z6
Office: 613-260-5555
Direct: 613-367-5556



LITERATURE CITED

City of Ottawa. (2015, October). *Environmental Impact Statement Guidelines*.

City of Ottawa. (2020). *Tree Protection (By-law No. 2020-340)*. <https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-z/tree-protection-law-no-2020-340>

City of Ottawa. (2025). *geoOttawa*. <https://maps.ottawa.ca/geoottawa/>

MNRF. (2017). *Survey Protocol for Species at Risk Bats within Treed Habitats: Little Brown Myotis, Northern Myotis, and Tri-Coloured Bat* (p. 13). Ministry of Natural Resources and Forestry.

Muncaster Environmental Planning Inc. & Brunton Consulting Services. (2005). *City of Ottawa Urban*

Natural Areas Environmental Evaluation Study (Final Report).

https://app06.ottawa.ca/calendar/ottawa/citycouncil/pdc/2005/05-24/Final%20Report_UNAEES.htm



Appendix A Tree inventory for the Site



Tree #	Location	Species	Size (DBH)	Ownership	Condition of Tree	Client Reason for Removal	Arborist Recommendation	Compensation Value
T1	18N 441823.086 m E, 5026382.478 m N	Manitoba Maple (<i>Acer negundo</i>)	25 cm	Privately-owned	Declining live tree, part of canopy lost	Tree within anticipated future redevelopment area	Remove, tree permit not required	No compensation required
T2	18N 441820.169 m E, 5026382.165 m N	Manitoba Maple (<i>Acer negundo</i>)	15 cm	Privately-owned	Declining live tree, part of canopy lost	Tree within anticipated future redevelopment area	Remove, tree permit not required	No compensation required
T3	18N 441815.953 m E, 5026380.347 m N	Manitoba Maple (<i>Acer negundo</i>)	13 cm	Privately-owned	Healthy, live tree	Tree within anticipated future redevelopment area	Remove, tree permit not required	No compensation required

