

## Tree Conservation Report 335 Roosevelt Avenue, Ottawa, Ontario



May 2025
Prepared for Uniform Urban Developments

### McKINLEY ENVIRONMENTAL SOLUTIONS

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Uniform Urban Developments 117 Centrepointe Drive, Suite 300 Ottawa, Ontario, K2G 5X3 May 23<sup>rd</sup>, 2025

Attn: Annibale Ferro, Vice President of Operations

RE: Tree Conservation Report for 335 Roosevelt Avenue, Ottawa, Ontario

#### 1.0 SITE OVERVIEW & DESCRIPTION OF REDEVELOPMENT

McKinley Environmental Solutions (MES) was retained by Uniform Urban Developments to prepare a Tree Conservation Report (TCR) to support the proposed redevelopment of the parcels located at the municipal addresses 379 Wilmont Avenue, 389 Wilmont Avenue, 344 Winston Avenue, 335 Roosevelt Avenue, and 339 Roosevelt Avenue (referred to collectively as 335 Roosevelt Avenue) (the Site) (Refer to Figure 1). The Site is approximately 0.73 hectares in size. The majority of the Site consists of a vacant lot that is devoid of vegetation. Houses are present within the 339 Roosevelt Avenue and the 344 Winston Avenue parcels. Isolated tree stems and shrubs are present around the Site edges and within the 339 Roosevelt Avenue and the 344 Winston Avenue parcels. A recreational pathway and the OC Transpo Transitway are located north of the Site. The Site is surrounded to the east, west, and south by existing residential development and roads. There are no designated natural heritage features located in close proximity to the Site. There are also no natural vegetation communities located within the Site and/or in the immediately surrounding area.

The Site Plan for the proposed redevelopment is included below. The redevelopment will include the demolition of the houses within the 339 Roosevelt Avenue and the 344 Winston Avenue parcels. The Site will be redeveloped in two phases. The western phase will proceed first and will include a high density residential building with fourteen floors. The eastern phase will include a park and a high density residential building with thirteen floors.



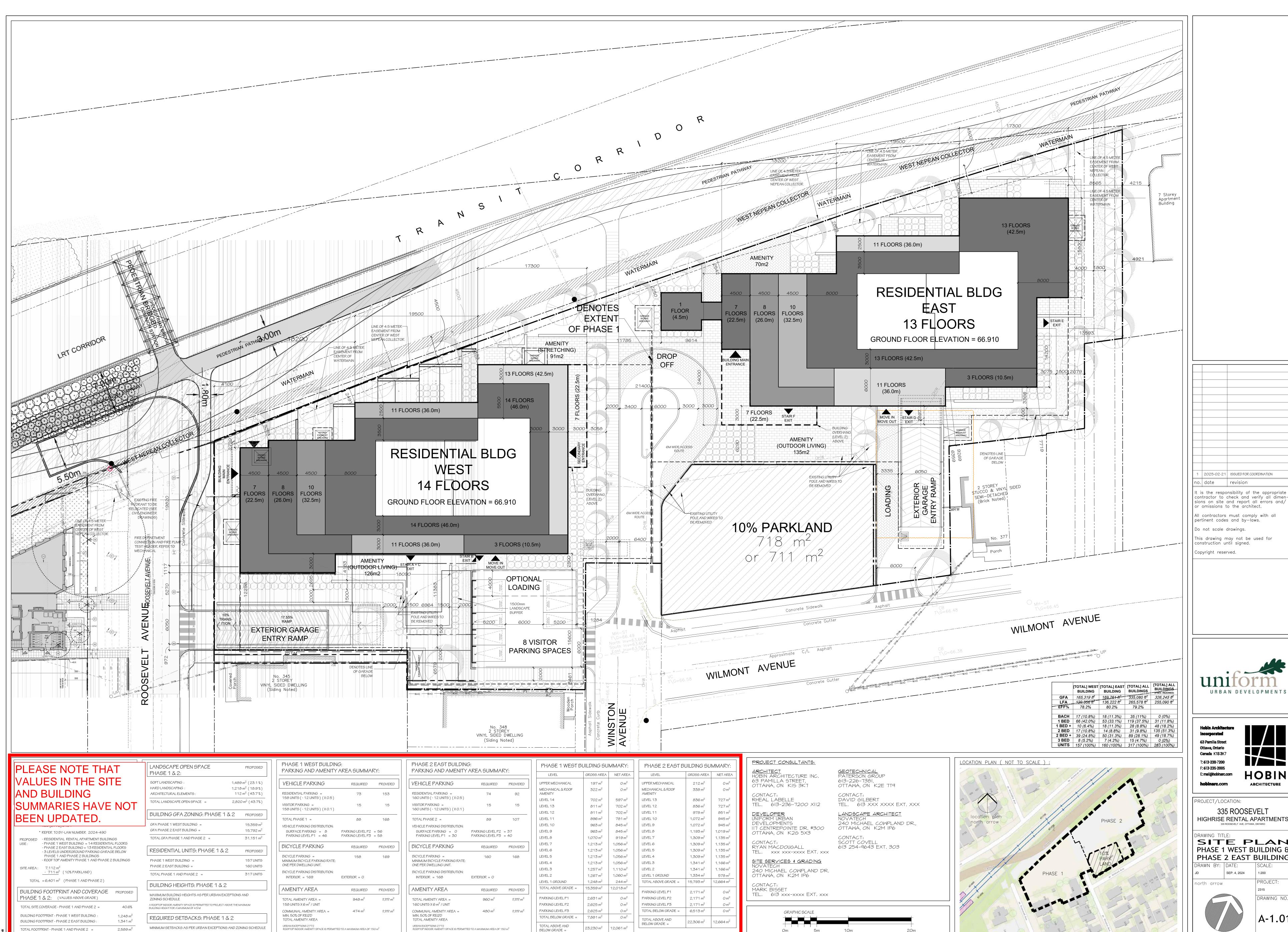
# FIGURE 1: SITE OVERVIEW

Tree Conservation Report 335 Roosevelt Avenue, Ottawa, ON



Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

- Site Limits

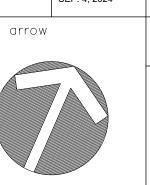




PROJECT/LOCATION: 335 ROOSEVELT

HIGHRISE RENTAL APARTMENTS 335 ROOSEVELT AVE, OTTAWA, ONTARIO SITE PLAN

PHASE 1 WEST BUILDING & PHASE 2 EAST BUILDING DRAWN BY: DATE: SEP. 4, 2024 1:200



PROJECT: DRAWING NO. REVISION NO .:

#### 2.0 TREE INVENTORY METHODOLOGY

A tree inventory was completed on May  $12^{th}$ , 2025. The weather conditions during the Site visit included sunny skies and a temperature of 13 °C. The tree size measurements were taken with a D-tape, which is a calibrated diameter at breast height (dbh) tape. All trees  $\geq 10$  cm dbh in size were measured. The tree inventory included trees within the Site and any trees within adjacent properties that occur in close proximity to the Site edges.

#### 2.1 Definitions

The following terms are used throughout this report:

- Diameter at Breast Height (dbh) means the measurement of the trunk of a tree at a height of 120 cm above grade for trees 15 cm diameter or greater, and at a height of 30 cm above grade for trees less than 15 cm diameter.
- The Critical Root Zone (CRZ) is 10 centimeters from the trunk of a tree for every centimeter of trunk dbh. The CRZ is calculated as dbh x 10 cm.



### 3.0 TREE INVENTORY RESULTS

The majority of the Site consists of a vacant lot that is devoid of vegetation. Houses are present within the 339 Roosevelt Avenue and the 344 Winston Avenue parcels. Isolated tree stems and shrubs are present around the Site edges and within the 339 Roosevelt Avenue and the 344 Winston Avenue parcels. There are no natural vegetation communities located within the Site and/or in the immediately surrounding area. The vegetation within the Site is limited to isolated trees and shrubs. The tree inventory results are summarized below in Table A. The tree locations are shown in Figure 2. Refer to Appendix A for photographs of the trees.

A total of nine tree species were documented within the Site. Manitoba Maples account for the majority of stems. Manitoba Maple is an invasive species that grows rapidly, particularly in unmaintained areas (e.g. along property lines and fences). The majority of the Manitoba Maples found within the Site represent regrowth and are unlikely to have been intentionally planted. The majority of the remaining trees consist of planted landscaping features. Throughout the Site, the majority of stems are between 10 cm and 40 cm diameter at breast heigh (dbh) in size. Only two trees  $\geq$ 50 cm dbh in size (large trees) are present within the Site. The large trees include a 57 cm dbh Honey Locust and a 54 cm dbh Manitoba Maple.

Table A includes all trees ≥10 cm dbh in size. Trees and shrubs with stems <10 cm dbh in size were not recorded as part of the tree inventory. In addition to the trees shown in Table A, recent regrowth Manitoba Maple stems occur in various locations, as do Common Buckthorn and Staghorn Sumac shrubs.

No Butternut Trees (*Juglans cinerea*) (endangered) and/or Black Ash Trees (*Fraxinus nigra*) (endangered) were found within the Site.



Table A: Tree Inventory Results					
Tree #	Species	Diameter at Breast Height (dbh)	Condition	Location	Recommendation
1	Small Leaved Linden (Tilia cordata)	17 cm	Good	Development Area	Remove
2	White Cedar (Thuja occidentalis)	Hedge	Good	Development Area	Remove
3	Manitoba Maple (Acer negundo)	12 cm, 22 cm	Good	Development Area	Remove
3	White Cedar (Thuja occidentalis)	12 cm, 14 cm	Good	Development Area	Remove
4	White Cedar (Thuja occidentalis)	18 cm, 24 cm	Good	Development Area	Remove
5	White Cedar (Thuja occidentalis)	14 cm	Good	Development Area	Remove
6	White Spruce (Picea glauca)	24 cm	Dead	Development Area	Remove
7	Honey Locust (Gleditsia triacanthos )	37 cm, 38 cm, 57 cm	Good	Development Area	Remove
8	American Elm (Ulmus americana)	32 cm	Good	Development Area	Remove
9	Ornamental Apple (Malus sp.)	21 cm	Good	Development Area	Remove
10	White Cedar (Thuja occidentalis)	17 cm, 35 cm, 20 cm, 20 cm, 14 cm, 12 cm, 21 cm, 22 cm, 14 cm	Good	Development Area	Remove
11	Sugar Maple (Acer saccharum)	25 cm, 33 cm	Good	Development Area	Remove
12	Manitoba Maple (Acer negundo)	48 cm	Good	Development Area	Remove
13	Honey Locust (Gleditsia triacanthos )	28 cm	Dead	Development Area	Remove
14	Manitoba Maple (Acer negundo)	54 cm	Poor	Fence Line	Remove
15	Manitoba Maple (Acer negundo)	19 cm, 25 cm	Good	Adjacent Property	Retain
16	Manitoba Maple (Acer negundo)	42 cm	Good	Adjacent Property	Retain
17	Red Pine (Pinus resinosa)	21 cm	Poor	Adjacent Property	Retain
18	White Spruce (Picea glauca)	12 cm	Good	Adjacent Property	Retain
19	Manitoba Maple (Acer negundo)	18 cm, 29 cm	Poor	Adjacent Property	Retain
20	White Spruce (Picea glauca)	22 cm	Good	Adjacent Property	Retain
21	Manitoba Maple (Acer negundo)	39 cm	Good	Adjacent Property	Retain
22	White Spruce (Picea glauca)	15 cm, 42 cm	Good	Adjacent Property	Retain



## FIGURE 2: PRE-DEVELOPMENT TREE LOCATIONS

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Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

- Site Limits 🖣 - Tree Locations



#### 4.0 TREE IMPACTS & MITIGATION MEASURES

#### 4.1 Tree Removal & Tree Retention Recommendations

The recommendations for tree removal and tree retention are summarized above in Table A. As summarized above, the majority of the trees that are found within the Site consist either of invasive species (Manitoba Maple) or planted landscaping features. No distinctive trees and/or endangered Butternut/Black Ash Trees are found within the Site and/or in the immediately surrounding area. The trees within the Site do not form part of any significant natural heritage features, and therefore the trees that occur within the Site have comparatively little ecological value. As such, none of the trees that occur within the Site and/or immediately adjacent to the Site should be considered ecologically significant.

The redevelopment project includes the construction of high density residential buildings with underground parking. It is not possible to retain trees within the redevelopment work area due to the anticipated depth of excavation and the density of the proposed redevelopment. As such, it is anticipated that all trees that occur within the Site will be removed in order to accommodate the proposed redevelopment.

As summarized above in Table A, healthy trees are present within the adjacent properties located east of the Site (within the 2100 Scott Street property and the 369 Wilmont Avenue property). As shown below in Figure 3, Trees #15 to #22 will be retained within the adjacent properties during the redevelopment of the Site. The proposed residential building in the eastern part of the Site will be offset from the adjacent properties by a minimum of 6.4 meters (Refer to the Site Plan). The minimum 6.4 meter offset is anticipated to be sufficient to protect the retained trees within the adjacent properties. Construction stage mitigation measures to protect the retained trees are discussed below.



## FIGURE 3: POST DEVELOPMENT TREE LOCATIONS

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- Site Limits 🖣 - Tree Locations



### 4.2 Tree Preservation Mitigation Measures

A Tree Removal Permit under the City of Ottawa's Urban Tree Conservation By-law No. 2020-340 will be required prior to the commencement of tree clearing. The following tree preservation mitigation measures will be implemented to help protect and preserve the retained trees:

- Install construction fencing to mark the boundaries between the construction area and the adjacent properties;
- Protect the Critical Root Zone (CRZ) of retained trees. The CRZ includes the area within 10 cm of the trunk of a tree for every centimeter of trunk diameter at breast height (dbh). The CRZ is calculated as dbh x 10 cm;
- When trees to be removed overlap with the CRZ of trees to be retained, cut roots at the edge of
  the CRZ and grind down stumps after tree removal. Do not pull out stumps. Ensure there is not
  root pulling or disturbance of the ground within the CRZ of retained trees;
- If roots must be cut, roots 20 mm or larger should be cut at right angles with clean and sharp horticultural tools without tearing, crushing, or pulling;
- Do not place any material or equipment within the CRZ of any retained tree;
- Do not attach any signs, notices, or posters to any retained tree;
- Do not damage the root system, trunk, or branches of any retained tree; and
- Ensure that exhaust fumes from all equipment are directed away from any retained trees and their canopies.



#### 5.0 REPLANTING

Landscaping features will be planted within the redevelopment area. The planting of trees and shrubs will mitigate the loss of woody vegetation from the tree clearing. The planting locations and specific planting requirements will be confirmed by a detailed Landscaping Plan. The Landscaping Plan should emphasize the use of locally appropriate native plant species. Non-native species and invasive species should not be utilized in the Landscaping Plan. The planting of ash trees should be avoided due to the high likelihood that any planted ash trees will become infested with Emerald Ash Borer. During the development of the Landscaping Plan, the use of features which may reduce the urban heat island effect should be considered (e.g. large canopy trees, green roofs, vegetated walls, etc.).



### 6.0 CLOSURE

We trust that the above information is sufficient. Please do not hesitate to contact the undersigned if you have any questions or require further information.

Sincerely,

Dr. Andrew McKinley, EP, RP Bio.

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Senior Biologist, McKinley Environmental Solutions



## **APPENDIX A**

Site Photographs





Photograph 1: Tree #1 – Small Leaved Linden (17 cm dbh) (May 12th, 2025).



Photograph 2: Tree #2 – White Cedar Hedge (May 12<sup>th</sup>, 2025).





**Photograph 3:** Tree #3 – Manitoba Maple (12 cm, 22 cm dbh) and White Cedar (12 cm, 14 cm dbh) (May 12<sup>th</sup>, 2025).



**Photograph 4**: Tree #4 – White Cedar (18 cm, 24 cm dbh) (May 12<sup>th</sup>, 2025).





Photograph 5: Tree #5 – White Cedar (14 cm dbh) (May 12<sup>th</sup>, 2025).



Photograph 6: Tree #6 – White Spruce (dead) (24 cm dbh) (May 12<sup>th</sup>, 2025).





**Photograph 7**: Tree #7 – Honey Locust (37 cm, 38 cm, 57 cm dbh) (May 12<sup>th</sup>, 2025).



Photograph 8: Tree #8 – American Elm (32 cm dbh) (May 12<sup>th</sup>, 2025).





Photograph 9: Tree #9 - Ornamental Apple (21 cm dbh) (May 12<sup>th</sup>, 2025).



**Photograph 10**: Tree #10 – White Cedar (17 cm, 35 cm, 20 cm, 20 cm, 14 cm, 12 cm, 21 cm, 22 cm, 14 cm dbh) (May 12<sup>th</sup>, 2025).





Photograph 11: Tree #11 - Sugar Maple (25 cm, 33 cm dbh) (May 12th, 2025).



Photograph 12: Tree #12 – Manitoba Maple (48 cm dbh) (May 12<sup>th</sup>, 2025).



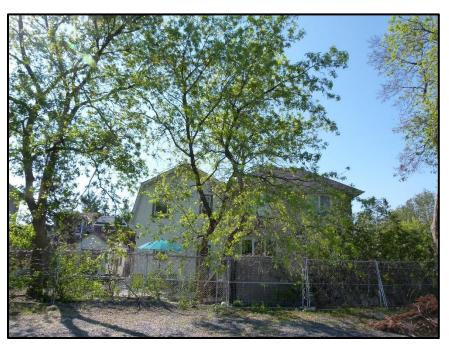


**Photograph 13**: Tree #13 – Honey Locust (dead) (28 cm dbh) (May 12<sup>th</sup>, 2025).



Photograph 14: Tree #14 – Manitoba Maple (54 cm dbh) (May 12<sup>th</sup>, 2025).



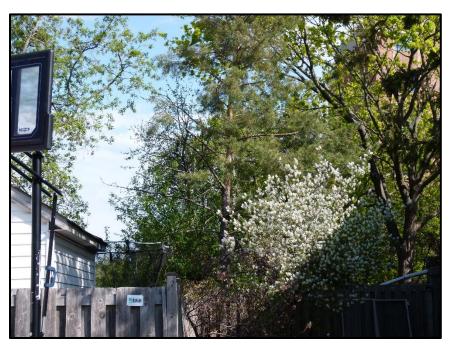


**Photograph 15**: Tree #15 – Manitoba Maple (19 cm, 25 cm dbh) (May 12<sup>th</sup>, 2025).



Photograph 16: Tree #16 – Manitoba Maple (42 cm dbh) (May 12<sup>th</sup>, 2025).





**Photograph 17**: Tree #17 – Red Pine (21 cm dbh) (May 12<sup>th</sup>, 2025).



**Photograph 18**: Tree #18 – White Spruce (12 cm dbh) (May 12<sup>th</sup>, 2025).





**Photograph 19**: Tree #19 – Manitoba Maple (18 cm, 29 cm dbh) (May 12<sup>th</sup>, 2025).



Photograph 20: Tree #20 – White Spruce (22 cm dbh) (May 12th, 2025).



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Photograph 21: Tree #21 – Manitoba Maple (39 cm dbh) (May 12<sup>th</sup>, 2025).



**Photograph 22**: Tree #22 – White Spruce (15 cm, 42 cm dbh) (May 12<sup>th</sup>, 2025).

