

Tree Conservation Report 335 Roosevelt Avenue, Ottawa, Ontario



July 2020 Prepared for Uniform Urban Developments

MCKINLEY ENVIRONMENTAL SOLUTIONS

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Uniform Urban Developments 117 Centrepointe Drive, Suite 300 Ottawa, Ontario, K2G 5X3 July 14th, 2020

Attn: Dan Tomka, Vice President, High Rise

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

1.0 SITE OVERVIEW AND DESCRIPTION OF REDEVELOPMENT

McKinley Environmental Solutions (MES) was retained by Uniform Urban Developments to complete a Tree Conservation Report (TCR) to support the proposed redevelopment of the properties located at the municipal addresses 375, 377, 379, and 389 Wilmont Avenue, as well as the properties located at the municipal addresses 335 and 339 Roosevelt Avenue, and 344 Winston Avenue (referred to collectively as 335 Roosevelt Avenue) (the Site) (Figure 1). The Site is approximately 0.78 ha in size. The Site consists of previously developed properties which include several industrial buildings and existing residential homes. 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. The majority of the surface area of the Site consists of existing hard surfaces including driveways and parking areas, in addition to the existing buildings. There are no natural vegetation communities located within the Site and/or in the immediately surrounding area. Vegetation within the Site is limited to isolated trees and shrubs.

A Site Plan for the proposed redevelopment is included below. The redevelopment will include the demolition of the existing industrial and residential buildings within the Site. The Site is proposed to be redeveloped from its current usage to accommodate two (2) high density residential buildings and their associated surface parking, underground parking, and amenity areas. The high density residential buildings will be twenty one (21) and eighteen (18) floors in height. The redevelopment will also include the construction of four (4) low rise residential buildings.



FIGURE 1: SITE OVERVIEW

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





HOBIN

SCALE 1:400 JUNE 23rd, 2020

2.0 TREE INVENTORY METHODS

Trees that occur within the Site were inventoried on May 13th, 2020. Weather conditions included sunny skies and temperatures of 13 °C. Late spring conditions were observed within the Site, with early leaf growth visible on the majority of healthy trees.

Individual tree stems were identified and measured throughout the Site. 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. This included trees within the Site, as well as those occurring in close proximity within adjacent properties. Due to the lack of natural vegetation communities within the Site, trees were not classified according to the Ecological Land Classification system. Instead, individual trees were identified and are described below.

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



3.0 TREE INVENTORY

3.1 Site History

Air photos available on Geo-Ottawa show that the majority of the industrial and residential buildings found within the Site were constructed prior to 1976 (City of Ottawa 2020). As such, the Site has been fully developed for at least 45 years.

3.2 Trees and Tree Stands

The majority of the surface area of the Site consists of existing hard surfaces including driveways and parking areas, in addition to the existing buildings. There are no natural vegetation communities located within the Site and/or in the immediately surrounding area. Vegetation within the Site is limited to isolated trees and shrubs. Trees found within the Site are summarized below in Table A. Tree locations are shown in Figure 2. Refer to Appendix A for Site photographs.

Table A includes all stems \geq 10 cm diameter at breast height (dbh) in size. Trees and shrubs with stems <10 cm dbh in size were not recorded as part of the tree inventory. It should be noted that many recent regrowth shrub sized Manitoba Maple stems are present growing along the fence lines at the margins of the Site.

A total of nine (9) 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 dbh in size. Only three (3) trees \geq 50 cm dbh in size are present within the Site. Trees \geq 50 cm dbh in size are considered 'large trees' which may qualify as distinctive trees. All three (3) trees \geq 50 cm dbh in size are Manitoba Maples. Due to the fact that Manitoba Maple is an invasive species, the three (3) trees \geq 50 cm dbh in size should not qualify as distinctive trees.

3.3 Butternut Trees

Butternut Trees (*Juglans cinerea*) are listed as an endangered species in Ontario (SARO 2020). As described above, all trees within the Site, as well as those occurring within close proximity to the Site, were identified to species. No evidence of Butternut Trees was found. As such, Butternut Trees are not anticipated to be a significant concern for the proposed redevelopment.





FIGURE 2: TREE LOCATIONS

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

- Site Outline

Table A: Tree Inventory Results								
Tree #	Species	Diameter at Breast Height (dbh)	Condition	Location	Recommendation			
1	Manitoba Maple (Acer negundo)	10 cm	Good	Development Area	Remove			
2	White Cedar (Thuja occidentalis)	Hedge	Good	Development Area	Remove			
3	Manitoba Maple (Acer negundo)	14 cm	Good	Development Area	Remove			
3	White Cedar (Thuja occidentalis)	12 cm, 14 cm	Good	Development Area	Remove			
4	White Cedar (Thuja occidentalis)	17 cm, 12 cm	Good	Development Area	Remove			
5	Manitoba Maple (Acer negundo)	76 cm	Good	Development Area	Remove			
6	White Cedar (Thuja occidentalis)	24 cm	Good	Development Area	Remove			
7	White Cedar (Thuja occidentalis)	11 cm, 16 cm	Good / Dead	Development Area	Remove			
8	White Cedar (Thuja occidentalis)	12 cm	Good	Development Area	Remove			
9	White Spruce (Picea glauca)	24 cm	Poor	Development Area	Remove			
10	Honey Locust (Gleditsia triacanthos)	49 cm, 36 cm, 24 cm	Good	Development Area	Remove			
11	Manitoba Maple (Acer negundo)	50 cm	Good	Development Area	Remove			
12	Manitoba Maple (Acer negundo)	12 cm, 10 cm	Good	Development Area	Remove			
13	Ornamental Apple (Malus sp.)	18 cm	Good	Development Area	Remove			
14	Manitoba Maple (Acer negundo)	10 cm, 13 cm, 10 cm	Good	Development Area	Remove			
15	Manitoba Maple (Acer negundo)	10 cm, 11 cm, 12 cm, 10 cm	Good	Development Area	Remove			
16	American Elm (Ulmus americana)	17 cm, 18 cm	Good	Development Area	Remove			
16	Manitoba Maple (Acer negundo)	14 cm, 13 cm, 10 cm, 12 cm	Good	Development Area	Remove			
17	Honey Locust (Gleditsia triacanthos)	14 cm, 10 cm	Good	Development Area	Remove			
18	Honey Locust (Gleditsia triacanthos)	11 cm	Good	Development Area	Remove			
19	Honey Locust (Gleditsia triacanthos)	34 cm	Good	Development Area	Remove			
20	Manitoba Maple (Acer negundo)	54 cm	Poor	Fence Line	Remove			
21	American Elm (Ulmus americana)	13 cm	Dead	Development Area	Remove			
22	Manitoba Maple (Acer negundo)	11 cm	Poor	Development Area	Remove			
22	Staghorn Sumac (Rhus typhina)	11 cm, 12 cm	Poor	Development Area	Remove			
23	Manitoba Maple (Acer negundo)	21 cm	Good	Development Area	Remove			
24	Sugar Maple (Acer saccharum)	31 cm, 22 cm	Good	Development Area	Remove			
25	Manitoba Maple (Acer negundo)	43 cm	Good	Development Area	Remove			
26	Honey Locust (Gleditsia triacanthos)	28 cm	Poor	Development Area	Remove			
27	Manitoba Maple (Acer negundo)	19 cm, 25 cm	Good	Development Area	Remove			
28	Manitoba Maple (Acer negundo)	42 cm	Good	Development Area	Remove			
29	Red Pine (Pinus resinosa)	21 cm	Good	Adjacent Property	Retain			



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Table A: Tree Inventory Results									
Tree #	Species	Diameter at Breast Height (dbh)	Condition	Location	Recommendation				
30	Red Pine (Pinus resinosa)	17 cm	Dead	Adjacent Property	Remove				
31	Red Pine (Pinus resinosa)	15 cm	Poor	Adjacent Property	Remove				
32	White Spruce (Picea glauca)	12 cm	Good	Adjacent Property	Retain				
33	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				
34	Manitoba Maple (Acer negundo)	11 cm, 29 cm	Good	Adjacent Property	Retain				
35	White Spruce (Picea glauca)	21 cm	Good	Adjacent Property	Retain				
36	Manitoba Maple (Acer negundo)	36 cm	Good	Adjacent Property	Retain				
37	White Spruce (Picea glauca)	15 cm, 33 cm	Good	Adjacent Property	Retain				
38	Sugar Maple (Acer saccharum)	28 cm	Good	Pathway Edge	Retain				
39	Sugar Maple (Acer saccharum)	30 cm	Good	Pathway Edge	Retain				
40	Sugar Maple (Acer saccharum)	34 cm	Good	Pathway Edge	Retain				
41	Sugar Maple (Acer saccharum)	22 cm	Good	Pathway Edge	Retain				
42	Sugar Maple (Acer saccharum)	40 cm	Good	Pathway Edge	Retain				
43	Ornamental Apple (Malus sp.)	20 cm, 19 cm, 17 cm, 19 cm	Good	Pathway Edge	Retain				
44	Ornamental Apple (Malus sp.)	20 cm, 29 cm	Good	Pathway Edge	Retain				
45	Ornamental Apple (Malus sp.)	22 cm	Good	Pathway Edge	Retain				
46	Manitoba Maple (Acer negundo)	17 cm, 18 cm, 16 cm, 15 cm, 17 cm	Good	Pathway Edge	Retain				



4.0 TREE RETENTION AND MITIGATION MEASURES

4.1 Tree Retention Recommendations

Recommendations for tree retention and tree removal are summarized above in Table A. As described above, the majority of 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 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 are considered ecologically significant.

As summarized above in Table A, it is anticipated that all trees that occur within the Site will be removed in order to accommodate the proposed redevelopment. Due to the proposed depth of excavation, grading requirements, and anticipated construction stage impacts, it is unlikely that trees can be retained within the redevelopment work area.

Healthy trees occurring adjacent to the Site should be retained, wherever feasible and compatible with the redevelopment grading and excavation requirements. Healthy trees occurring adjacent to the Site which have been identified for retention include the following:

- Trees #29 and #32 Present adjacent to the Site within the 369 Wilmont Avenue property;
- Trees #34, #35, #36, and #37 Present adjacent to the Site within the 2100 Scott Street property; and
- Trees #38, #39, #40, #41, #42, #43, #44, #45, and #46 Present adjacent to the Site within the 2120 Scott Street property (adjacent to the recreational pathway and the OC Transpo Transitway).

As noted above, all tree retention is subject to the redevelopment's grading, excavation, and construction requirements, and should only be undertaken where feasible and compatible with the redevelopment plans. During construction, if it is determined that healthy trees on adjacent properties cannot be retained, Uniform Urban Developments will be required to make arrangements with the adjacent landowners to facilitate the removal of the trees on the adjacent properties. This may include replacing removed trees with new plantings. Mitigation measures to protect retained trees are discussed below.



4.2 Tree Protection Mitigation Measures

In order to protect retained trees during the redevelopment, the following tree protection measures should be implemented:

- Restrict grading and other site alteration activities to the designated construction area. Soil compaction, vegetation damage, intrusion of construction equipment, and other potential impacts on the core of the root systems of retained trees found adjacent to the Site should be avoided;
- During each phase of tree clearing and construction, this can be achieved by providing construction fencing or suitable boundary definition to clearly mark the boundaries between the edge of the construction area and areas of tree retention/adjacent properties (where required); and
- If damage to trees that are identified for retention occurs, an arborist should review any damage to determine the best course of action to restore the original vegetation functions. Alternatively, damaged landscaping features can be replaced with new plantings.

Tree mitigation measures have been proposed to help protect and preserve retained trees. Trees to be retained should be protected by the following tree preservation measures:

- Mark the edge of the tree clearing area to ensure only designated trees are removed. Protect the critical root zone (CRZ) of retained trees, where the CRZ is established as being 10 cm from the trunk of a tree for every centimeter of trunk 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;
- If roots must be cut, roots 20 mm or larger should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling;
- Do not place any material or equipment within the CRZ of any tree;
- Do not attach any signs, notices, or posters to any tree;
- Do not damage the root system, trunk, or branches of any tree; and
- Ensure that exhaust fumes from all equipment are directed away from any tree canopy.

Obtainment of a permit under the City of Ottawa's Urban Tree Conservation Bylaw will be required prior to tree removal.



4.3 Wildlife Protection During Tree Clearing

The following mitigation measures for wildlife protection must be implemented during any future tree clearing. These include provisions from the City of Ottawa (2015) *Protocol for Wildlife Protection During Construction*:

- **Pre-Stressing:** Prior to tree and vegetation removal, the area will be pre-stressed by traversing the Site with a loud noise such as an excavator horn. This will encourage wildlife to leave the area;
- Wildlife Fencing: Due to the absence of natural heritage features adjacent to the Site, temporary wildlife fencing should not be required;
- **Inspections:** The work area will be inspected by a designated staff member prior to the commencement of work. Any wildlife or significant wildlife habitat features that are encountered will be identified and marked;
- Sweeps: Prior to vegetation clearing, preconstruction sweeps of vegetated areas will be undertaken to ensure wildlife are not present. Construction staff will be required to review the mitigation measures included in this report. A designated staff member will be required to conduct daily sweeps each morning prior to the commencement of work to ensure wildlife have not entered the work area;
- **SAR Encounters:** If Species at Risk (SAR) are encountered in the work area, construction in the vicinity must be stopped immediately and measures must be taken to ensure the SAR is not harmed. The project biologist and the Ministry of Environment, Conservation, and Parks (MECP) must be contacted to discuss how to proceed prior to the recommencement of work;
- General Provisions: General provisions for Site management include the following:
 - o Do not harm, feed, or unnecessarily harass wildlife;
 - Drive slowly and avoid hitting wildlife;
 - Keep the Site tidy and free of garbage and food wastes. Secure all garbage in appropriate sealed containers;
 - Ensure proper Site drainage so that standing water does not accumulate on Site. This will reduce the likelihood that wildlife may enter the Site;
 - Any stockpiles should be properly secured with silt fencing to prevent wildlife from accessing areas of loose fill; and
- **Timing Windows:** In order to avoid impacting the nests of migratory birds, vegetation clearing and site preparation will be undertaken outside of the core migratory bird breeding season of April 15th to August 15th each year.



5.0 REPLANTING

In order to mitigate the loss of trees due to the clearing and redevelopment of the Site, consideration should be given to replanting trees and shrubs within the redevelopment area. Plantings should emphasize the use of native trees and shrubs, which may include those that are currently found in the area, as identified above. Planting of Ash trees should be avoided due to the high likelihood that any planted Ash trees will become infested with Emerald Ash Borer.



6.0 CLOSURE

As described above, no distinctive trees and/or endangered Butternut Trees were found within the Site. Pending that the regulatory, mitigation, and avoidance measures outlined in this report are implemented appropriately, the redevelopment of the Site is not anticipated to have a significant negative effect on the natural features and functions.

We trust that the above information is sufficient; should you have any questions or require further information, please do not hesitate to contact the undersigned, at your convenience.

Sincerely,

anoteur Mchinley

Dr. Andrew McKinley, EP, RP Bio. Senior Biologist, McKinley Environmental Solutions



7.0 REFERENCES

City of Ottawa (2015) Protocol for Wildlife Protection During Construction.

City of Ottawa (2020) Geo-Ottawa Municipal Mapping Site. http://maps.ottawa.ca/geoottawa/ (Accessed May 14th, 2020).

Species at Risk Ontario (SARO) (2020) Species at Risk Ontario. < http://www.ontario.ca/environmentand-energy/species-risk-ontario-list> (Accessed May 14th, 2020).



APPENDIX A

Site Photographs





Photograph 1: Tree #1 – Manitoba Maple (10 cm dbh) (May 13th, 2020).



Photograph 2: Tree #2 – White Cedar hedge (May 13th, 2020).



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Photograph 3: Tree #3 – Manitoba Maple (14 cm dbh) and White Cedar (12 cm and 14 cm dbh) (May 13th, 2020).



Photograph 4: Tree #4 –White Cedar (17 cm and 12 cm dbh) (May 13th, 2020).



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Photograph 5: Tree #5 – Manitoba Maple (76 cm dbh) (May 13th, 2020).



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Photograph 6: Tree #6 – White Cedar (24 cm dbh) and Tree #7 - White Cedar (11 cm and 16 cm dbh) (May 13th, 2020).



Photograph 7: Tree #8 – White Cedar (12 cm dbh) (May 13th, 2020).



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Photograph 8: Tree #9 – White Spruce in poor condition (24 cm dbh) (May 13th, 2020).



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Photograph 9: Tree #10 – Honey Locust (49 cm, 36 cm, and 24 cm dbh) (May 13th, 2020).



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Photograph 10: Tree #11 – Manitoba Maple (50 cm dbh) (May 13th, 2020).



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Photograph 11: Tree #12 – Manitoba Maple (12 cm and 10 cm dbh) (May 13th, 2020).





Photograph 12: Tree #13 – Ornamental Apple (18 cm dbh) (May 13th, 2020).



Photograph 13: Tree #14 – Manitoba Maple (10 cm, 13 cm, and 10 cm dbh) (May 13th, 2020).





Photograph 14: Tree #15 – Manitoba Maple (10 cm, 11 cm, 12 cm, and 10 cm dbh) (May 13th, 2020).



Photograph 15: Tree #16 – American Elm (17 cm and 18 cm dbh) and Manitoba Maple (14 cm, 13 cm, 10 cm, and 12 cm dbh) (May 13th, 2020).





Photograph 16: Tree #17 – Honey Locust (14 cm and 10 cm dbh) (May 13th, 2020).



Photograph 17: Tree #18 – Honey Locust (11 cm dbh) (May 13th, 2020).



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Photograph 18: Tree #19 – Honey Locust (34 cm dbh) (May 13th, 2020).



Photograph 19: Tree #20 – Manitoba Maple in poor condition (54 cm dbh) (May 13th, 2020).



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Photograph 20: Tree #21 – Dead American Elm (13 cm dbh) (May 13th, 2020).



Photograph 21: Tree #22 – Manitoba Maple in poor condition (11 cm dbh) and Staghorn Sumac in poor condition (11 cm and 12 cm dbh) (May 13th, 2020).





Photograph 22: Tree #23 – Manitoba Maple (21 cm dbh) (May 13th, 2020).



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Photograph 23: Tree #24 – Sugar Maple (31 cm and 21 cm dbh) (May 13th, 2020).



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Photograph 24: Tree #25 – Manitoba Maple (43 cm dbh) (May 13th, 2020).



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Photograph 25: Tree #26 – Honey Locust in poor condition (28 cm dbh) (May 13th, 2020).





Photograph 26: Tree #27 – Manitoba Maple (19 cm and 25 cm dbh) (May 13th, 2020).



Photograph 27: Tree #28 – Manitoba Maple (center) (42 cm dbh) (May 13th, 2020).





Photograph 28: Tree #29 – Red Pine (21 cm dbh) (May 13th, 2020).



Photograph 29: Tree #30 – Dead Red Pine (17 cm dbh) (May 13th, 2020).



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Photograph 30: Tree #31 – Red Pine in poor condition (15 cm dbh) (May 13th, 2020).



Photograph 31: Tree #32 – White Spruce (12 cm dbh) (May 13th, 2020).



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Photograph 32: Tree #33 – White Cedar (17 cm, 35 cm, 20 cm, 20 cm, 14 cm, 12 cm, 21 cm, 22 cm, and 14 cm dbh) (May 13th, 2020).



Photograph 33: Tree #34 – Manitoba Maple (left) (11 cm and 29 cm dbh) (May 13th, 2020).



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Photograph 34: Tree #35 – White Spruce (right) (21 cm dbh) (May 13th, 2020).



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Photograph 35: Tree #36 – Manitoba Maple (36 cm dbh) (May 13th, 2020).



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Photograph 36: Tree #37 – White Spruce (15 cm and 33 cm dbh) (May 13th, 2020).





Photograph 37: Tree #38 – Sugar Maple (left) (28 cm dbh) (May 13th, 2020).



Photograph 38: Tree #39 – Sugar Maple (center) (30 cm dbh) (May 13th, 2020).





Photograph 39: Tree #40 – Sugar Maple (34 cm dbh) (May 13th, 2020).



Photograph 41: Tree #41 – Sugar Maple (22 cm dbh) (May 13th, 2020).



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Photograph 41: Tree #42 – Sugar Maple (40 cm dbh) (May 13th, 2020).



Photograph 42: Tree #43 – Ornamental Apple (left) (20 cm, 19 cm, 17 cm, and 19 cm dbh) (May 13th, 2020).





Photograph 43: Tree #44 – Ornamental Apple (center) (20 cm and 29 cm dbh) (May 13th, 2020).



Photograph 44: Tree #45 – Ornamental Apple (22 cm dbh) (May 13th, 2020).



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Photograph 45: Tree #46 – Manitoba Maple (17 cm, 18 cm, 16 cm, 15 cm, and 17 cm dbh) (May 13th, 2020).

