



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

P.O. Box 13593, STN. KANATA, OTTAWA, ON K2K 1X6  
TELEPHONE: (613) 838-5717  
WEBSITE: WWW.IFSASSOCIATES.CA

October 4 2021

Natalie Mariani  
2800 St. Stephen Street  
Ottawa, ON  
K2B 7S6

**RE: TREE INFORMATION REPORT (FULL) FOR 2800 ST. STEPHEN STREET**

Dear Natalie,

This report details pre-construction tree information for the above noted property in Ottawa. The need for this report is related to trees protected under the Tree Protection By-law (by-law no. 2020-340). The work proposed for this residential lot consists of the demolition of the existing single family house and in its place construction of a semi-detached dwelling.

Tree information reports are to include assessments of all impacted distinctive trees on the subject and adjacent private properties. Within the inner urban area of Ottawa distinctive trees are identified as having diameters of 30cm or greater. Two such trees were found - a red pine (*Pinus resinosa*) and a Norway maple (*Acer platanoides*) fully on the subject property. All city owned trees of any diameter are also to be included in tree information reports. A single Norway maple was found on city property.

The attributes of all three trees are noted in table 1 on page 2. Field work for this report was completed in September 2021.

Pictures 1, 2 and 3 on pages 6 and 7 of this report show the trees on and adjacent to the subject property.

**PROVINCIAL REGULATIONS**

Certain provincial regulations are applicable to trees on private property. In particular, the Endangered Species Act (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 identified on the subject property or nearby on adjacent properties.

Committee of Adjustment  
Received | Reçu le

2023-03-24

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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



## TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, ownership, size (diameter) and condition of the individual tree adjacent to the subject property. This tree is referenced by the number plotted on the plan included on page 3 of this report.

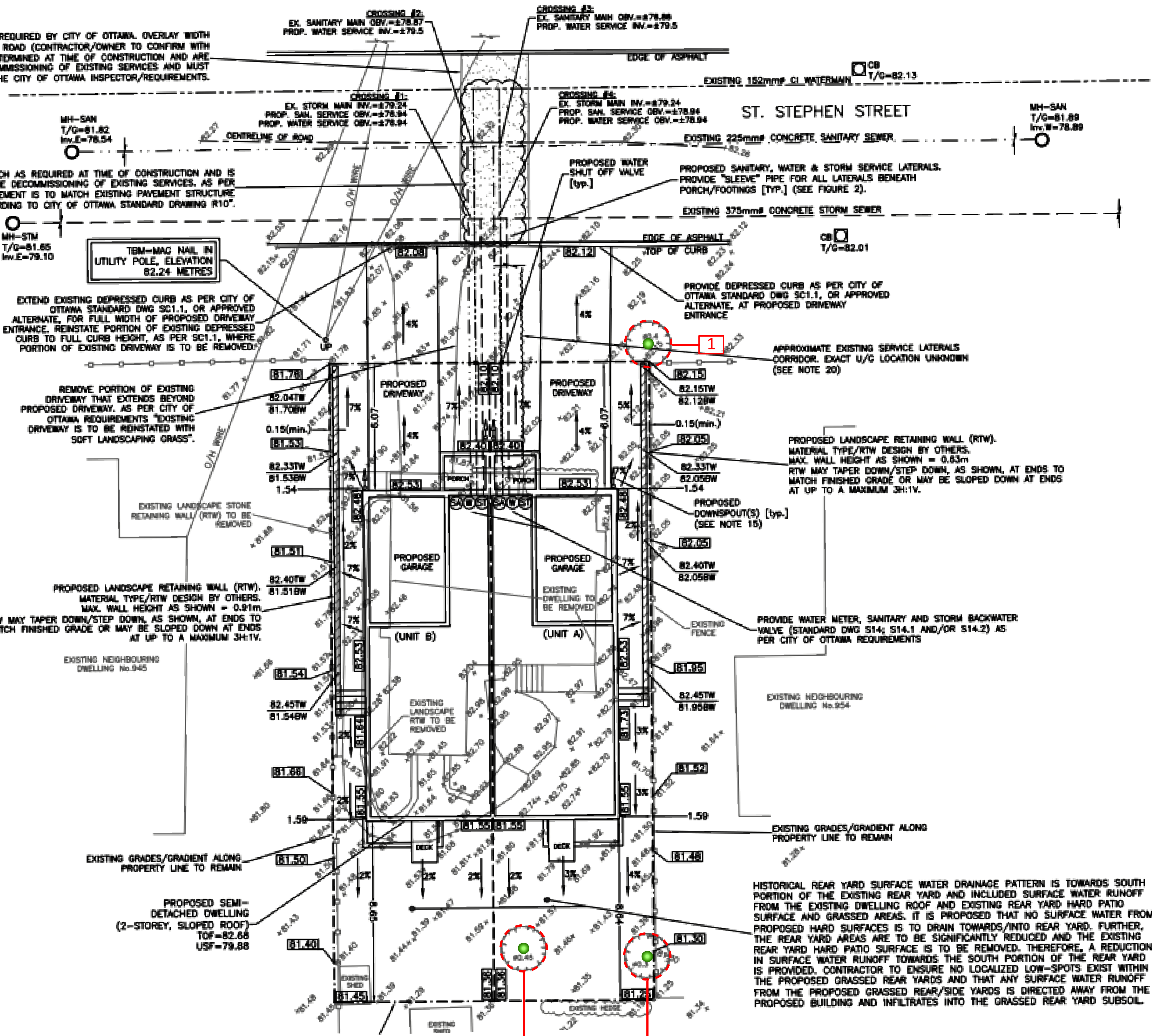
Table 1. Tree information for 2800 St. Stephen Street

Tree No.	Tree species	Ownership	DBH <sup>1</sup> (cm)	CRZ <sup>2</sup> (m)	Distance to excavation (m) <sup>3</sup>	Tree Condition, Age Class and Condition Notes	Reason for removal	Forester's Opinion re. Removal
1	Norway maple	City	26.5 & 31.8	3.2	+/-2	Fair; mature; double-stemmed from grade, moderately divergent; east stem dominant with suppressed laterals starting at 1.5m, west stem with competing laterals at 2m on south, 2.25m on west and co-dominant leaders at 7m; broad, crown; good crown density, leaf size and colour; multiple girdling roots; introduced invasive species	Not applicable – to be preserved	NA
2	Norway maple	Private	33.0 (at 1m)	3.3	+/-6	Fair; mature; tri-stemmed at 1.2-1.5m from grade; central stem with competing laterals at 1.2, 1.5, 2.0 and 2.5m; broad crown asymmetric towards north; good crown density, leaf size and colour; introduced invasive species	Not applicable – to be preserved	NA
3	Red pine	Private	44.5	4.5	+/-6	Good; mature; single dominant stem for most of height with competing leaders (crown apex rounded); good crown density, annual growth increment and needle colour; native species	Not applicable – to be preserved	NA

<sup>1</sup> Diameter at breast height, or 1.3m from grade (unless otherwise indicated); <sup>2</sup> Critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm. Where trees with more than one stem were observed the DBH of the largest stem was recorded, and multiplied by the number of stems for a cumulative DBH before calculating the CRZ; <sup>3</sup> approximate distances only

PROPOSED "LIMIT OF ASPHALT OVERLAY" AS REQUIRED BY CITY OF OTTAWA. OVERLAY WIDTH TO EXTEND FOR FULL WIDTH OF EXISTING ROAD (CONTRACTOR/OWNER TO CONFIRM WITH CITY OF OTTAWA). EXACT LIMITS TO BE DETERMINED AT TIME OF CONSTRUCTION AND ARE TO INCLUDE THE TRENCH FOR THE DECOMMISSIONING OF EXISTING SERVICES AND MUST SATISFY THE CITY OF OTTAWA INSPECTOR/REQUIREMENTS.

PROPOSED ROAD CUT, EXACT WIDTH OF TRENCH AS REQUIRED AT TIME OF CONSTRUCTION AND IS TO INCLUDE THE WIDTH REQUIRED FOR THE DECOMMISSIONING OF EXISTING SERVICES, AS PER CITY OF OTTAWA. THE ROAD CUT REINSTATEMENT IS TO MATCH EXISTING PAVEMENT STRUCTURE AND BE REINSTATED ACCORDING TO CITY OF OTTAWA STANDARD DRAWING R10.



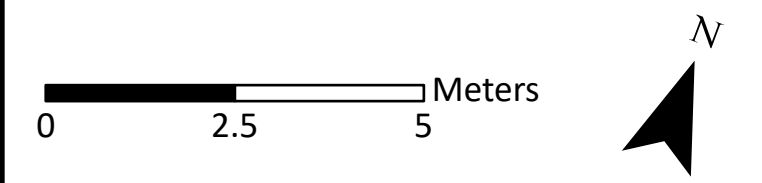
**GENERAL NOTES**

1. All dimensions and elevations are in metres, unless otherwise specified.
2. The Contractor shall be responsible for obtaining all necessary permits from the City of Ottawa, including but not limited to: a) Sanitary Connection Permit, b) Storm Connection Permit, c) Water Connection Permit, d) Sanitary Sewer Connection Permit, e) Storm Sewer Connection Permit, f) Water Meter Permit, g) Water Shut-Off Valve Permit, h) Water Meter Installation Permit, i) Water Meter Replacement Permit, j) Water Meter Repair Permit, k) Water Meter Test Permit, l) Water Meter Calibration Permit, m) Water Meter Inspection Permit, n) Water Meter Maintenance Permit, o) Water Meter Replacement Permit, p) Water Meter Repair Permit, q) Water Meter Test Permit, r) Water Meter Calibration Permit, s) Water Meter Inspection Permit, t) Water Meter Maintenance Permit.
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4. The Contractor shall be responsible for obtaining all necessary permits from the City of Ottawa, including but not limited to: a) Sanitary Connection Permit, b) Storm Connection Permit, c) Water Connection Permit, d) Sanitary Sewer Connection Permit, e) Storm Sewer Connection Permit, f) Water Meter Permit, g) Water Shut-Off Valve Permit, h) Water Meter Installation Permit, i) Water Meter Replacement Permit, j) Water Meter Repair Permit, k) Water Meter Test Permit, l) Water Meter Calibration Permit, m) Water Meter Inspection Permit, n) Water Meter Maintenance Permit.
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PLANS COMPLETED BY MOREY ASSOCIATES LTD. (03/09/21)

**LEGEND**

- 82.99 EXISTING ELEVATION
- 82.99 PROPOSED ELEVATION
- 82.99S SLOPE INVERT ELEVATION
- 82.99TW PROPOSED TOP OF RTW
- 82.99BW PROPOSED BOTTOM OF RTW
- EXISTING MAINTENANCE HOLE
- DECIDUOUS TREE
- SANITARY CONNECTION
- STORM CONNECTION
- WATER CONNECTION
- PROPOSED EASEMENT/DRAINAGE DOWNSPOUTS & DIRECTION
- PROPOSED DRAINAGE SLOPE



DRAWING: Tree Information Plan

PROJECT: 2800 ST. STEPHEN STREET, CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:100	DRAWING NO. 2800
DATE: 2021-09-29	
DRAWN BY: SS	
SHEET NO. 1	

HISTORICAL REAR YARD SURFACE WATER DRAINAGE PATTERN IS TOWARDS SOUTH PORTION OF THE EXISTING REAR YARD AND INCLUDED SURFACE WATER RUNOFF FROM THE EXISTING DWELLING ROOF AND EXISTING REAR HARD PATIO SURFACE AND GRASSED AREAS. IT IS PROPOSED THAT NO SURFACE WATER FROM PROPOSED HARD SURFACES IS TO DRAIN TOWARDS/INTO REAR YARD. FURTHER, THE REAR YARD AREAS ARE TO BE SIGNIFICANTLY REDUCED AND THE EXISTING REAR YARD HARD PATIO SURFACE IS TO BE REMOVED. THEREFORE, A REDUCTION IN SURFACE WATER RUNOFF TOWARDS THE SOUTH PORTION OF THE REAR YARD IS PROVIDED. CONTRACTOR TO ENSURE NO LOCALIZED LOW-SPOTS EXIST WITHIN THE PROPOSED GRASSED REAR YARDS AND THAT ANY SURFACE WATER RUNOFF FROM THE PROPOSED GRASSED REAR/SIDE YARDS IS DIRECTED AWAY FROM THE PROPOSED BUILDING AND INFILTRATES INTO THE GRASSED REAR YARD SUBSOIL.

### **TREE PROTECTION MEASURES**

Protection measures intended to mitigate damage during construction will be applied for the trees on and adjacent to the subject property. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. As per the City of Ottawa's tree protection barrier specification, erect a fence as close as possible to the CRZ of the tree(s);
2. Do not place any material or equipment within the CRZ of the tree(s);
3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing grade within the CRZ without approval;
5. Tunnel or bore instead of trenching within the CRZ of any tree;
6. Do not damage the root system, trunk or branches of any tree;
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

### **TREE PRESERVATION MEASURES**

The proposed driveway on the east side of the property will fall within the CRZ of Norway maple #1. This will lead to root loss as roots will be encountered wherever any depth of excavation occurs within the tree's CRZ. Because of this measures intended to preserve the tree will centre on minimizing root loss and conserving current soil layers deeper within the soil profile (and the tree roots they contain). To this end the following measures are recommended to ensure no long term harm comes to the tree:

- 1) Use of hydro excavation along the edge of the driveway closest to the tree so as to carefully expose roots.
- 2) Cut and seal exposed roots before excavation resumes using traditional mechanical means. Sealing the cleanly cut root ends with a beeswax product will help prevent the loss of moisture and facilitate healing.
- 3) Instead of the typical vertical excavation, the outside edge of the driveway should be sloped in order to maximum root preservation and help direct future root growth below. The use of root barriers can be explored for this reason as well.

### **REPLACEMENT TREE PLANTING OR COMPENSATION**

As no existing trees are to be removed no replacement trees or compensation is required in this instance.

I trust this report satisfies your requirements. Please do not hesitate to contact the undersigned with any questions or comments you may have.

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

Yours,



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

**SELF-DECLARATION STATEMENT (TO BE SIGNED BY PROPERTY OWNER/MANAGER):**

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Natalie Mariani: 613-282-0844

By signing the application you are acknowledging and understanding that a city forestry inspector or municipal law enforcement officer may enter the property at a reasonable time for the purpose of carrying out an inspection. You also acknowledge and understand that through failure to abide by the recommendations of the approved Tree Information Report, damaging or destructing trees identified for protection, you alone will be responsible to bear fully the cost of compensation, removal, and replacement. Further, you are acknowledging having read and agreed to the Limitations of Tree Assessments and Liability included at the end of this report.



Picture 1. Tree #1, city owned Norway maple located in front of 2800 St. Stephen Street





Picture 2. Trees #2 and 3, privately owned Norway maple (left) and red pine located in rear yard of 2800 St. Stephen Street

# 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.



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.

#### INDEMNIFICATION

An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for resulting from the issuance of a permit or approval based on this report or from the performance or non-performance of the applicant, whether with or without negligence on the part of the applicant, or the applicant's employees, directors, contractors and agents.

Further, under no circumstances may any claims be initiated or commenced by the applicant 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.