



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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April 5, 2022

Wayne Fralic
Hobin Architecture Inc.
63 Pamilla Street
Ottawa, ON
K1S 3K7

Committee of Adjustment
Received | Reçu le
2023-03-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: TREE INFORMATION REPORT (FULL) FOR 131 WINDING WAY

This report details tree information for the above noted property in Ottawa. 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 work proposed for this presently open residential lot consists of the construction of a single-family dwelling, attached garage and associated driveway and surrounding amenity areas.

Tree information reports are to include assessments of all impacted distinctive trees on the subject and adjacent private properties. Within the suburban area of Ottawa distinctive trees are identified as having diameters of 50cm and greater at 1.3m from grade. Adjacent distinctive trees are to be taken into account if their critical root zones extend onto the property slated for development. A tree's critical root zone is calculated as diameter x 10cm. All trees of any diameter on City of Ottawa lands are to be included in tree information reports. 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".

Once complete the TIR must be submitted online and a hard copy submitted to the City's Building Code Services with your Building Permit Application. The approval of this TIR by the by the City's General Manager 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 City 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.**

In total, three such trees were found – two on nearby City land and one fully on the neighbouring private property to the north. The attributes of each of these trees are noted in Table 1 on page 2 of this report. Field work for this report was completed in March 2021.

Pictures 1 and 2 on pages 5 and 6 of this report show the trees adjacent to the subject property.



TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, condition, size (diameter) and status of the individual trees adjacent to the subject property. Each of these trees is referenced by the numbers plotted on the tree information plan included on page 5 of this report.

Table 1. Species, condition, size, ownership and status of trees at 131 Winding Way

Tree No.	Tree species	DBH ¹ (cm)	CRZ ² (m)	Distance to excavation ³	Owner -ship ⁴	Condition, age class, condition notes & preservation status (to be removed or preserved)
1	Manitoba maple (<i>Acer negundo</i>)	<10	1.0	+/-10	City	Poor; juvenile; coppice growth from stump of previously cut tree; naturalized species; to be preserved and protected
2	Red maple (<i>Acer rubrum</i>)	68.1 (at 1.5m)	6.8	+/-7	City	Poor; mature; tri-dominant stems at 2m from grade; dominant stem divergent towards northeast with epicormic growth on east and south; broad, dense crown; old wound on east at 0.5-1.2m, with decay; major deadwood present; native species; to be preserved and protected
3	Scots pine (<i>Pinus sylvestris</i>)	61.5	6.2	+5	Neighbour	Good; mature; co-dominant stems at 2.75m from grade; crown asymmetric towards south due to intercompetition with adjacent trees; very good crown density, growth increment and needle colour where exposed to sunlight; good root collar – consistent flaring; introduced invasive species; to be preserved and protected

¹ diameter at breast height, or 1.3m from grade (unless otherwise indicated); ² critical root zone 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;

³ based on provided site plan; ⁴ based on topographic survey

FEDERAL AND PROVINCIAL REGULATIONS

Federal and provincial regulations can be applicable to trees on private property. In particular, the following two regulations have been considered for this property:



- 1) Endangered Species Act (2007): No butternuts (*Juglans cinerea*) were identified on the subject or adjacent properties. This species of tree is listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so is protected from harm.
- 2) Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys are required to be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees to be retained 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. Erect a fence at the critical root zone (CRZ¹) of trees;
2. Do not place any material or equipment within the CRZ of the tree;
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 when digging within the CRZ of a 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 crown.

¹ The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm.

As the CRZ of trees #2 and 3 conflict with the excavation necessary for the proposed garage, measures intended to mitigate long-term damage to these trees will centre on minimizing root loss. To this end the following measure is recommended to promote their survival during and following construction:

1. Use of hydro excavation along the garage foundation in closest proximity to the trees so as to carefully expose any roots. This will allow any unearthed roots to be properly cut and sealed before being reburied. Excavation can then resume using traditional mechanical means. Sealing the cleanly cut root ends with a beeswax product will help prevent the loss of moisture and facilitate healing.

REPLACEMENT TREE PLANTING OR COMPENSATION

As no distinctive trees are projected to be lost as a result of the proposed construction no tree planting or other compensation is required in this instance. Of course, the property owner is encouraged to plant trees (preferably native) in order to help beautify the neighbourhood and enhance the City's urban forest canopy.

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

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

Wayne Fralic: 902-523-2464




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.

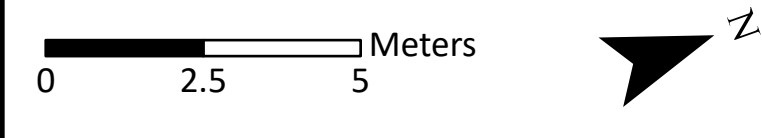


GENERAL NOTES

PLANS COMPLETED BY HOBIN ARCHITECTURE (02/20)

LEGEND

-  CONIFEROUS TREE
-  DECIDUOUS TREE
-  CRITICAL ROOT ZONE



DRAWING: Tree Information Plan

PROJECT: 131 WINDING WAY
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:120	1 3 1 W
DATE: 2022-02-21	
DRAWN BY: SS	
SHEET NO: 1	



Picture 1. Red maple (tree #2) on City property adjacent to 131 Winding Way (photograph taken March 2021)



Picture 2. Scots pine (tree #3) on neighbouring private property adjacent to 131 Winding Way (photograph taken March 2021)

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.

