

248 & 250 BAYSWATER TREE INFORMATION REPORT

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

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DATE: MAY 10, 2023

OTTAWA TREE REPORTS

Introduction

Ottawa Tree Reports was retained by Edward Linde to complete a Tree Information Report in support of a committee of adjustment application (variance) for the property (semidetached) located at 248 & 250 Bayswater Avenue in Ottawa, Ontario.

The work plan for this Tree Information Report included the following:

- Prepare an inventory of the tree resources on the subject property and within vicinity of impact on adjacent neighbouring property;
- Evaluate potential tree protection and preservation opportunities based on proposed site plans; and
- Document the findings in a Tree Information Report.

Contact Information

Owner Information:

Name: Edward Linde
Phone #: 613-858-1690
Email: eddie1.linde@gmail.com

Arborist Information:

Name: Scott Petrie
Phone #: 613-204-8687
Email: info@ottawatreereports.com

Contractor Information:

Name:
Phone #:
Email:

Policy Framework

The subject property is subject to the provisions of the City of Ottawa's Tree Protection By-law 2020-340. The purpose of this by-law is for the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa.

City of Ottawa tree protection requirements were applied during the Tree Information Report planning process. These protection requirements indicate a minimum distance at which the critical root zone (CRZ) must be protected.

The CRZ distances allow for maximum development potential while providing sufficient space to ensure the tree(s) are not subject to any long term adverse due to the impacts of development. In instances where the CRZ will be encroached upon and impacted, an Adjusted Tree Protection Zone (Adj TPZ) has been calculated based upon impacts to the CRZ; further mitigation measure may be required to ensure there are no adverse long-term impacts to the tree(s).

Tree Information

Field assessments were conducted on May 9, 2023, the results of the assessment are provided in the Tree Information Table found in Appendix "A".

Tree Inventory and Assessment Methodology

All trees on the subject property and those that maybe impacted on adjacent properties were inventoried and assessed, with specific focus on trees that are protected and thus subject to the provisions of the City of Ottawa’s Tree Protection By-law 2020-340.

Tree inspections were limited to visual, on-ground examinations. No boring, probing, or sonic tomography was employed during the assessments. Any data and information collected is based on the conditions at the time of inspection.

Subject Trees

A total of 2 trees were inventoried and assessed for the project, it was determined that only 1 protected tree (Tree #1) will be impacted by the excavation for the proposed permeable private approach. Please refer to the table below for the number of trees, number of impacted trees, and the distribution of protection status and type of impact.

Table 1 – Tree Information Dashboard

# of Trees Inventoried	# of Protected Trees	# Protected Tree Impacts	Protected Tree Removals		Protected Tree Injuries	
			# of City Trees	# of Private Trees	# of City Trees	# of Private Trees
2	2	1	0	0	1	0

Impacted Trees

In total, 1 tree will be impacted by the proposed work, and it is protected under the City of Ottawa’s Tree Protection By-law 2020-340. No protected trees are to be removed; Tree # 1 is the protected tree that has been identified for CRZ injury, based on their location and proximity to proposed work, and the nature of impact to be incurred will be further discussed. Even though, Tree #2 will not be directly impacted by the proposed works, its presence within 4m of the property line will also be discussed.

Table 2 – Tree Impact Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Rec
	Common	Botanical				(Poor/Fair/Good)			
						Trunk	Canopy	Canopy	
						Integrity	Structure	Vigour	
1	Honey locust	<i>Gleditsia triacanthos</i>	46	City	Yes	G	F	F	Injure

Tree 1 is a 46 cm Honey locust *Gleditsia triacanthos* that is completely located on City of Ottawa property approximately 3.4m south of the private approach in front of 250 Bayswater Avenue (see Figure 1). This tree has a critical root zone (CRZ) of 4.6 m and the CRZ of this tree extends under the existing private approach by approximately 1.2 m. Due to the condition of the existing private approach, and the noticeable presence of ridges (bulges), more than likely roots have grown underneath the existing surface. Excavation will be required to remove the existing surface, and for the installation of the new surface; the roots (less than 10% overall) that have protruded under the private approach will be damaged, during this excavation. To limit the root damage (eg tearing) a preconstruction root grinding operation is recommended.

Considering Tree 1 is a City of Ottawa owned tree, it is recommended that the owner contact City of Ottawa Forestry Operations to perform a root pruning (grinding) operation on a line 3.3m from the base

of the tree, parallel to the private approach surface, from the back of sidewalk to the property line of 252 Bayswater. This will cleanly sever all roots according to arboricultural best practices, and at this distance from the trunk flare will not impact the static relevant zone or stability of Tree 1. In discussion with the owner, the proposed private approach works are scheduled to occur in the Fall of 2024, therefore a Spring 2024 root pruning operation is recommended; if the City's Forestry Operations cannot meet this timeline, it is recommended the owner receive written authorization to perform the root grinding as prescribed, under the supervision of Ottawa Tree Reports.



Figure 1 – Tree 1 south of 250 Bayswater Avenue



Figure 2 – Tree 2 north of 248 Bayswater Avenue

Tree 2 is a 37 cm White Birch *Betula papyrifera* that is completely located on City of Ottawa property at approximately 3.4m north of the property line of 248 Bayswater Avenue (no private approach). As seen in Figure 2 the property line is approximately located at the southern edge of the private approach of 246 Bayswater Ave, this is not a shared access. This tree has a critical root zone (CRZ) of 3.7 m. The CRZ of this tree potentially extends under the existing private approach by approximately 1.2 m. Considering there is a grade change down from the trunk flare of this tree to the private approach, the absence of any bulges or ridges (indicating settlement around roots), the likelihood of roots being present on the south side of the driveway (the owners' property) is extremely low. However, if roots are encountered during excavation for the new private approach (for 248 Bayswater Avenue), it is recommended that any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices.

Tree Protection Details

Only Tree # 1 is required to have tree protection measures installed as outlined in the City of Ottawa’s Tree Protection Specification in Appendix “B”. Tree protection measures are recommended to be installed prior to the commencement of the proposed works to ensure tree resources designated for retention and protection are not impacted by the development. The tree protection measures should be maintained throughout the duration of the proposed works until final grading and landscaping are complete, or as otherwise directed by City of Ottawa staff.

Unless otherwise indicated, tree protection shall be installed at the minimum extent of the CRZ.

Table 3 – Tree Protection Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Rec	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj. TPZ (m)	Specification Rec	Notes
	Common	Botanical										
1	Honey locust	<i>Gleditsia triacanthos</i>	46	City	Yes	Injure	4.6	Yes	3.3	3.3	Snowfence	Root severing is recommended to occur parallel to the private approach surface, perpendicular to the back of sidewalk to the property line.
2	White Birch	<i>Betula papyrifera</i>	37	City	Yes	Other	3.7	No	NA	NA	NA	any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices

Tree 1 is a 46 cm Honey locust *Gleditsia triacanthos*, located on City property in front of 252 Bayswater. It is recommended that snowfence (in accordance to the City’s specification) be installed perpendicular from the back (means towards home) of sidewalk along grass at the driveway edge, towards the property line for 6.7 m. The tree will protection will act as a barrier to ensure construction related material are not stored on CRZ, nor are the roots subject to compaction. The Contractor should also ensure that exhaust fumes from all equipment must NOT be directed towards this trees canopy.

Tree Compensation and Replanting

No trees are proposed to be removed with the associated works; therefore, Tree Compensation and Replanting is not required. However, once all proposed construction works are completed, it is strongly encouraged that the owner contact the City of Ottawa to participate in the Trees and Trust planting program for streetscape tree planting.

Summary

Ottawa Tree Reports was retained by Edward Linde to complete a Tree Information Report in support of a committee of adjustment application (variance) for the property located at 248 and 250 Bayswater Avenue in Ottawa, Ontario.

The findings of the tree inventory indicate a total of 2 trees on the adjacent properties are within vicinity of impact, both have been identified for retention, and only 1 for the installation of tree protection measures.

The following recommendations are suggested to minimize impacts to trees identified for protection. Refer to Tree Protection Drawing in Appendix "B" for additional tree preservation plan notes and the tree protection fence details.

- Tree protection barriers and fencing should be erected at locations prescribed on Tree Protection Drawing in accordance to the Tree Protection Specification in Appendix "B".
- Tree protection measures will have to be implemented prior to the project's construction (includes demolition) phase to ensure the trees identified for preservation and protection are not impacted by the development.
- Site visits, pre, during and post construction is recommended by Ottawa Tree Reports to ensure proper utilization of tree protection barriers.
- Preconstruction root pruning (severing) operation is recommended for Tree 1.

Trees should also be inspected for damage incurred during construction to ensure appropriate corrective pruning or other mitigation measures are implemented.

Application Fees

At this time no tree removals are required to facilitate the proposed works, therefore no additional tree removal or compensation fees should be required. Application fees outlined are not considered final until confirmed by the City of Ottawa.

Respectfully Submitted,

Scott Petrie

**Scott Petrie, Dip EMT, EDDM
Ottawa Tree Reports**

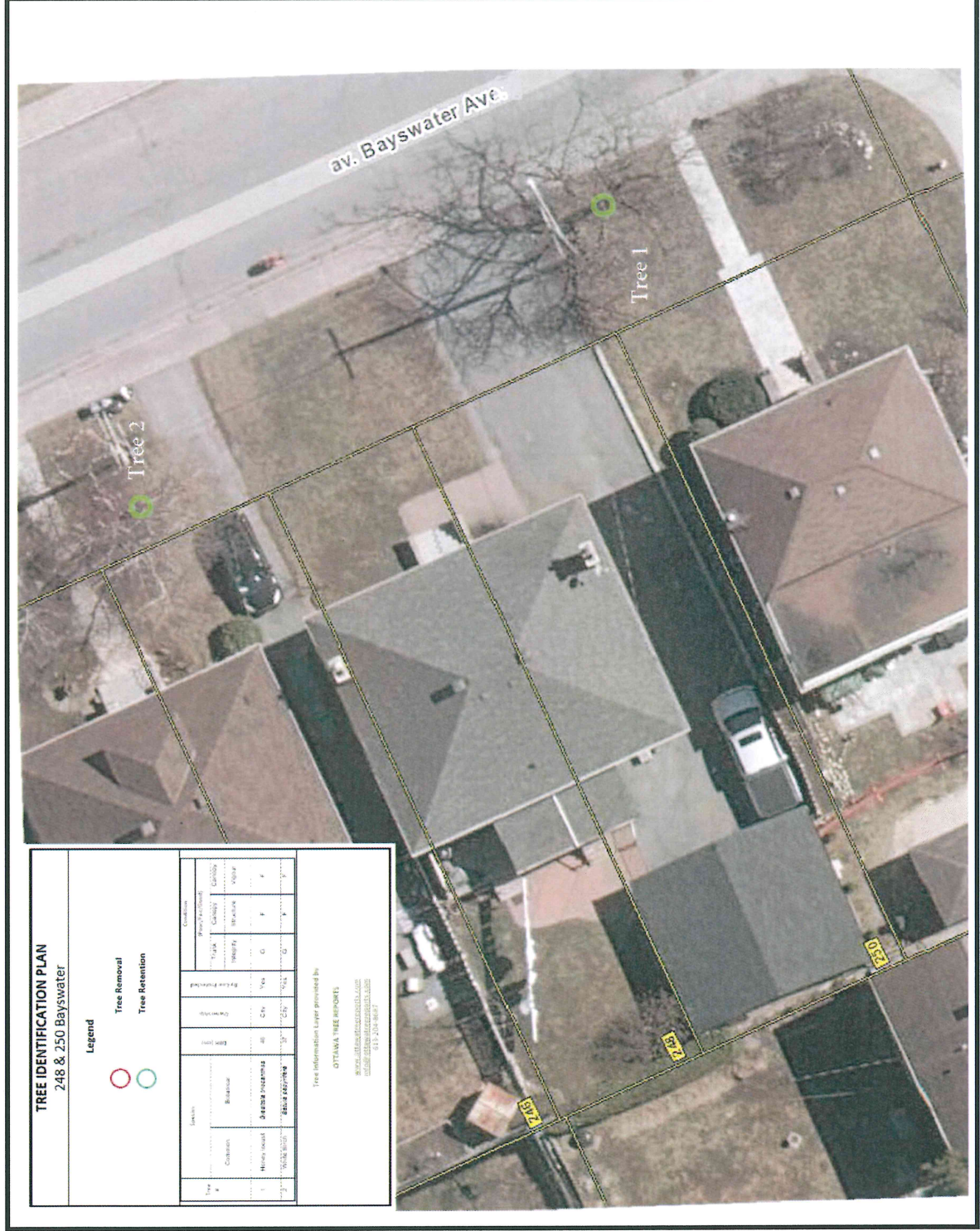
APPENDIX A

Tree Information Table

Table 6 – Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition (Poor/Fair/Good)				Arborist Rec	Tree Planting Required	Planting #	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specifications Recommendations	Notes
	Common	Botanical				Trunk Integrity	Canopy Structure	Canopy Vigour										
1	Honey locust	<i>Gleditsia triocanthos</i>	46	City	Yes	G	F	F	F	Injure	No	0	4.6	Yes	3.3	3.3	Snowfence	Root pruning is recommended to occur parallel to the private approach surface, perpendicular to the back of sidewalk to the property line.
2	White Birch	<i>Betula papyrifera</i>	37	City	Yes	G	F	F	F	Other	No	0	3.7	No	NA	NA	NA	Any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices

Tree Identification Plan

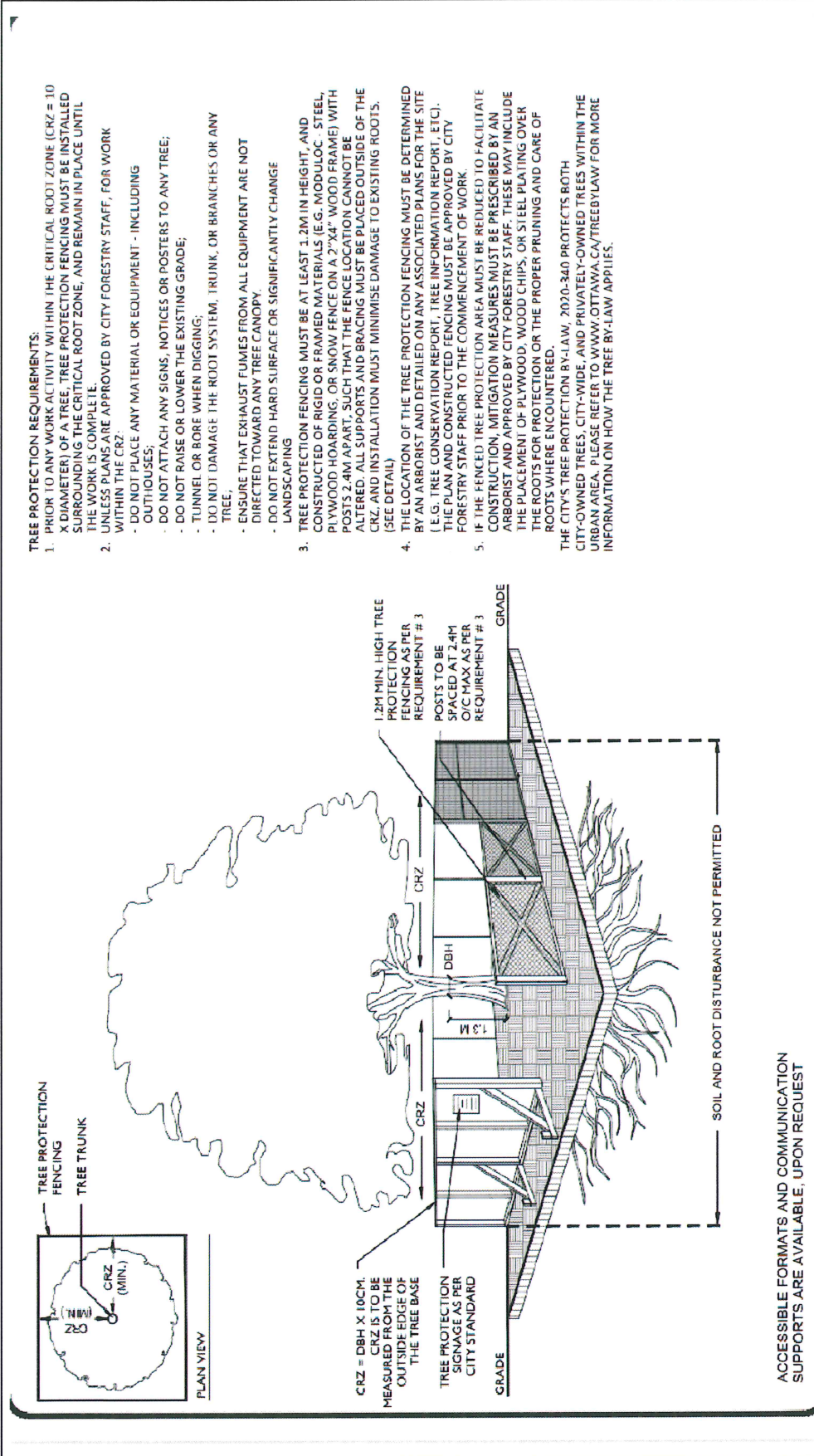


TREE IDENTIFICATION PLAN 248 & 250 Bayswater									
Legend									
		Tree Removal		Tree Retention					
		○		○					
Tree #	Species		Tree Condition	Tree Health	Tree Location	Tree Protection		Tree Removal	
	Common Name	Botanical Name				Yes	No	Yes	No
1	Maple	Acer sp.	Good	Healthy	Yes	No	Yes	No	
2	Oak	Quercus sp.	Good	Healthy	Yes	No	Yes	No	

Tree Information Layer provided by:
OTTAWA TREE REPORTS
www.ottawatree.com
 416-231-8887

APPENDIX B

Tree Protection Specification




- TREE PROTECTION REQUIREMENTS:**
- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.

UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:

 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY;
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
 - TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
 - THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC.). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
 - IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA, PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

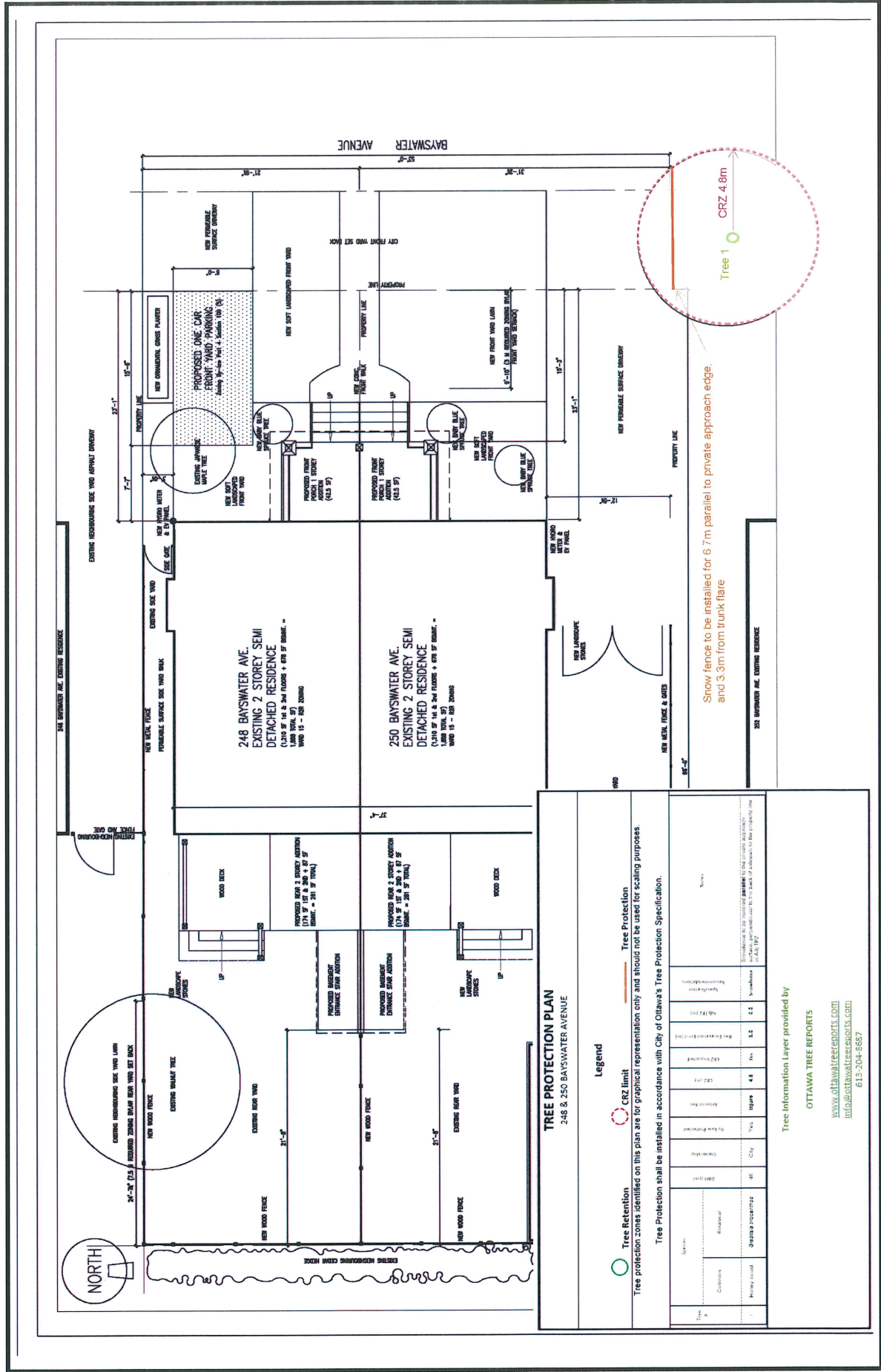


TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE:	NTS
DATE:	MARCH 2021
DRAWING NO.:	1 of 1

Tree Protection Plan



TREE PROTECTION PLAN
248 & 250 BAYSWATER AVENUE

Legend

- Tree Retention
- Tree Protection
- CRZ limit

Tree protection zones identified on this plan are for graphical representation only and should not be used for scaling purposes.

Tree Protection shall be installed in accordance with City of Ottawa's Tree Protection Specification.

Type	Species	Retention	CRZ (m)	Height (m)	DBH (cm)	Health	Location	Notes
1	Tree Retention	Retention	4.8	4.8	12	1.2	Southwest	Specimen to be retained parallel to the private approach, and 3.3m from trunk flare.

Tree information layer provided by:

OTTAWA TREE REPORTS
www.ottawatree.com
info@ottawatree.com
 613-204-8657

Self-Declaration Statement

By signing this application declaration, the owner, arborist and contractor (if known at time of application) which confirms that all parties agree with the information provided and will respect the proposed work and mitigation measures (if required). Furthermore, the signature of the owner is also acknowledging and understanding that a City of Ottawa Forestry Staff may enter your property at a reasonable time for the purpose of carrying out an inspection. You also acknowledge and understand that failure to abide by the recommendations of the approved Tree Information Report, damaging or destructing trees identified for protection, you will be responsible to bear fully the cost of compensation, removal and replacement.

It is the owner/applicant's responsibility to ensure that all protection and mitigation measures described in the Tree Information Report are followed, and where necessary are done so under the supervision of an arborist.

Owner/Applicant

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Print Name

Owner/Applicant

Arborist

Scott Petrie	<i>Scott Petrie</i>
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Print Name

Arborist

Contractor

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Print Name