



Manotick Tree

Movers Inc.

Serving Ottawa Since 1991

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(FULLY INSURED)

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

February 6, 2024

Ardington and Associates Design Inc.

43 Eccles Street, Ottawa

613-292-1227 • lucas@ardington.ca

Committee of Adjustment

Received | Reçu le

2024-02-12

City of Ottawa | Ville d'Ottawa

Comité de dérogation

ATT'N: Lucas Michel

RE: Tree Information Report for 533 Rowanwood Avenue, Ottawa

This report details pre-construction tree information for the above-noted property in Ottawa. The proposed work for this site consists of the demolition of the existing single-family home and the rebuilding of a larger single-family home and relocating the driveway.

This report includes assessments of all the trees on the property, including boundary and adjacent trees that are greater than 10cm diameter at breast height (DBH).

Under the Tree Protection By-law, the following protected trees cannot be injured or removed without a tree permit from the City:

- All City-owned trees throughout the urban and rural area
- All trees 10 cm or more in diameter at breast height on private properties within the urban area that are subject to a Planning Act application for Site Plan, Plan of Subdivision, or Plan of Condominium
- All trees 10 cm or more in diameter at breast height on private properties within the urban area that are over 1 hectare in size
- All distinctive trees on private properties 1 hectare or less in size, where distinctive trees are defined as:
 - Trees measuring 30 cm or more in diameter at breast height within the inner urban area (urban lands inside the Greenbelt)
 - Trees measuring 50 cm or more in diameter at breast height within the suburban area (urban lands outside the Greenbelt)

The properties of these trees are noted in the table on page two. Images of trees requiring removal and tree removal permits from the City can be found on page three.

The information for this report was gathered on January 23, 2024.

Tree	Species	Location	Ownership	CRZ (m)	DBH (cm)	DE (m)	Tree Condition	Reason for Removal	Arborist's opinion if removal
A	White Cedar	Front right	Neighbour	3.5	35	2.5	Fair	-	N/A: Install Tree Protection Zone
B	White Cedars x7	Back right	Client	2	10-20	1.5	Fair	-	N/A: Install Tree Protection Zone
C	Ash	Back centre	Client	1.5	12	0	Good	Tree is in close proximity to proposed construction	Recommend remove tree, is susceptible to Emerald Ash Borer, and to allow for the proposed construction plans
D	Crabapple	Back left	Client	1.5	12	0	Poor	Tree is in close proximity to proposed construction	Recommend remove tree, is in very poor health and condition, and to allow for the proposed construction plans and backyard plans (pool)
E	Crabapple	Back left	Client	2	15	0	Poor	Tree is in close proximity to proposed construction	Recommend remove tree, is in poor health and condition, and to allow for the proposed construction plans and backyard plans (pool)
F	Manitoba Maple	Back left	Client	2.5	25	4	Fair	-	N/A: Install Tree Protection Zone
G	White Cedar Hedge	Back left side	Client	1	5-10	1	Poor	Tree is in close proximity to proposed construction	Recommend remove hedge, mature and overgrown and to allow for the proposed construction plans
H	American Elm	Left side	Neighbour	6.5	65	2.5	Poor	Tree is in close proximity to proposed construction	Recommend remove tree, appears to be in poor health and condition, likely has Dutch Elm Disease, and to allow for the proposed construction plans Tree is likely to become unstable after nearby excavations increasing risk Requires removal permit from the City (see figure 1 on page three) and permission from neighbour
I	Siberian Elm	Left side	City	3.5	34	1.5	Poor	Tree is in close proximity to proposed construction	Recommend remove tree, is a poor urban species that is in poor health and condition Tree is likely to become unstable after nearby excavations increasing risk Requires removal permit from the City (see figure 2 on page three) and permission from City
J	Norway Maple	Front left	City	3.5	35	1	Fair	Tree is in close proximity to proposed construction	Recommend remove tree, is a poor urban species in poor health and condition, leans heavily, will allow the nearby Sugar Maple (L) space to develop Tree is likely to become unstable after nearby excavations increasing risk Requires removal permit from the City (see figure 3 on page three) and permission from City
K	White Cedar	Front yard	City	1.5	10-15	0	Poor	Tree is in close proximity to proposed construction	Recommend remove tree, mature and overgrown, and to allow for the proposed construction plans
L	Sugar Maple	Front left	City	1.5	11	1	Good	-	N/A: Install Tree Protection Zone

Key Definitions

CRZ (Critical Root Zone): is established as being 10cm from the trunk of a tree for every centimetre of trunk DBH.

The CRZ is calculated as DBH x 10cm. This provides direction for the location of the tree protection fencing.

DBH (Diameter at breast height): The measurement of a trunk of a tree at a height of 120cm.

DE (Distance to excavation): The measurement of the distance from the nearest edge of the tree's trunk to adjacent excavation limits.

Boundary Tree means a tree, of which any part of the trunk is growing across one or more property lines.

Adjacent Tree means a tree whose trunk is growing on a property sharing a boundary with the subject site.

Figure 1: American Elm 65cm diameter (H) currently located on the left side of the property (will require a permit from the City to remove this tree)



Figure 2: Siberian Elm 34cm diameter (I) currently located on the left side of the property (will require a permit from the City to remove this tree)



Figure 3: Norway Maple 35cm diameter (J) currently located on the front left side of the property (will require a permit from the City to remove this tree)



Provincial Regulations

As the arborist, we are responsible to abide by all Provincial Regulations such as the Endangered Species Act which mandates that tree species on the Species at Risk in Ontario list be identified. Butternut (*Juglans cinerea*) is found in Eastern Ontario and is listed as threatened. Due to it being on the list, it must be protected from harm.

No protected species were identified on this or adjacent properties.

Impact of Development:

Items C-E, G-K are recommended to be removed as they are located in close proximity to the proposed construction plans. If the client wishes to pursue the removal of item H, I, and J, the client will have to obtain tree removal permits from the City. The removal of item H will require the neighbour's written permission to proceed. The removal of items I and J will require the City's written permission to proceed.

Protection measures must be implemented to retain items A, B, F, and L if construction is within the critical root zone.

Tree Protection Measures:

The Tree Protection By-law requires that anyone working near protected trees must adhere to the following unless otherwise authorized by the City:

- Erect a 1.2m high fence around the outer edge of the critical root zone (CRZ) of trees prior to beginning other site work, and maintain the fence until the work is complete
- Not place any material or equipment within the CRZ of the tree
- Not raise or lower the existing grade within the CRZ of a tree
- Not extend any hard surface or significantly change landscaping within the CRZ of a tree
- Not attach any signs, notices or posters to any tree, except as required by this by-law for trees to be removed
- Not damage the root system, trunk or branches of any tree
- Ensure that exhaust fumes from equipment are not directed toward any tree's canopy

It is an offence under the Tree Protection By-law to fail to adequately protect a tree that has not been approved for removal.

Pre-Construction Measures:

To retain any tree where excavation falls within the critical root zone, the best practice would be to use hydra excavation to expose any roots along the area where the excavation will be dug and then cut any roots visible with a pair of sterilized snips or a sharp saw before continuing to excavate.

Where digging encounters roots, we suggest that cutting the roots is the preferred method to tearing roots by equipment. Limit construction equipment from the area as much as possible to prevent extra root compaction. If travel over the root zone is required a buffer of woodchips spread thick enough to stabilize a ¾-inch sheet of plywood should be applied. Fertilizing in the spring and applying mulch post-construction is advised.

Post-Construction Measures:

Aerate and fertilize the retained trees if impacted by construction. Applying mulch post-construction is advised. Deadwood and weakly attached branches can be pruned out post-construction, but other pruning should be minimized, if possible, for a couple of years to allow the trees to recover.

Replacement Tree Planting or Compensation:

When tree removals cannot be avoided, and compensation planting is required it must be done post-construction and at final grade. Otherwise, the City will request monetary compensation if planting a new tree is not feasible after the construction has commenced.

It is highly likely that tree planting compensation will be requested by the City. Suggest landscaper working on this project review the site once construction and the final grade are complete and Manotick Tree Movers can provide a list of suitable species for the property.

Respectfully submitted,

Fred Stevens

613-229-6653

Certified Arborist #ON-0320A and TRAQ Certified

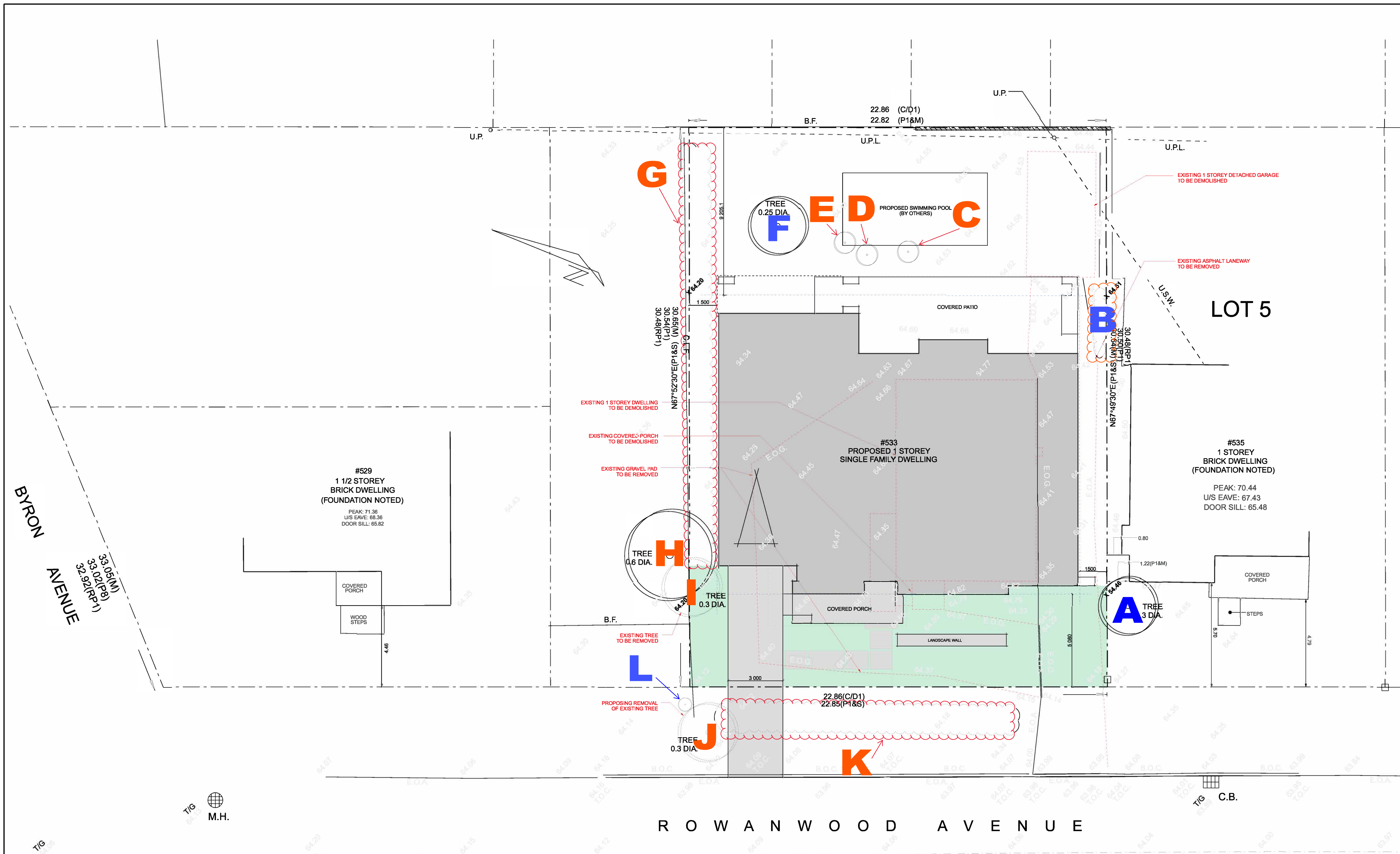
Self- Declaration (to be signed by property owner):

By signing the application, you are acknowledging and understanding that an inspector 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 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 TIR are followed, and where necessary are done so under the supervision of an arborist.

X _____

Client Name and Phone Number



GENERAL NOTES

THIS DRAWING IS EXCLUSIVE PROPERTY OF ARDINGTON AND ASSOCIATES DESIGN INC. COPYRIGHT RESERVED

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED

DRAWING NOTES

ELEVATION NOTES

- ELEVATIONS ARE IN METRES AND ARE GEODETIC, DERIVED FROM GSC BENCHMARK 00196AU/03, HAVING A PUBLISHED ELEVATION OF 78.90 m. (CGVD 2878)
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE
- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR
- A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

EXISTING AVERAGE GRADE = 64.34

REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUED FOR PRICING	12-JAN-2024

DEVELOPER / BUILDER

DESIGN FIRM

ARDINGTON AND ASSOCIATES DESIGN INC.
 43 ECCLES STREET UNIT C | OTTAWA, ONTARIO
 E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329

DESIGNER

The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35954

PROJECT INFORMATION

YORK HOUSE
 533 ROWANWOOD AVENUE
 OTTAWA ONTARIO CANADA

DRAWING INFORMATION

ARCHITECTURAL SITE PLAN
 SCALE = 1:100

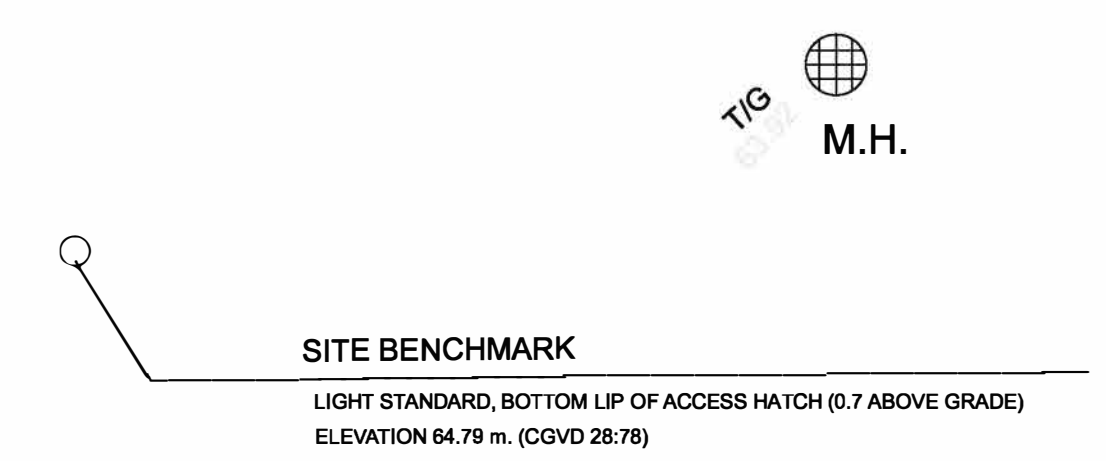
DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A1
PROJECT NO.		2023-16

BEARINGS ARE GRID, DERIVED FROM CAN-NET 2018 REAL TIME NETWORK AND ARE REFERENCED TO THE CENTRAL MERIDIAN OF MTM ZONE 8 (78°32' WEST LONGITUDE) NAD 83 (CSRS05/07).

FOR BEARING COMPARISONS, A ROTATION OF 0°22'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P4, P5, P6, P7 & P8.

FOR BEARING COMPARISONS, A ROTATION OF 0°12'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2 & P3.

S.I.B.	DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR	RP1	DENOTES REGISTERED PLAN 317	P5	DENOTES TOPOGRAPHIC PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD. ON PART OF LOT 1083 & ALL OF LOT 1084, REGISTERED PLAN M-29 DATED SEPTEMBER 20, 2019, (FILE NO. 410-19)	P.W.F.	DENOTES POST & WIRE FENCE
S.S.I.B.	DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR	RP2	DENOTES REGISTERED PLAN M-29	P6	DENOTES PLAN 4R-3152	B.F.	DENOTES BOARD FENCE
I.B.	DENOTES 0.016 SQ., 0.6 LONG, IRON BAR	P1	DENOTES BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, REDDELL & JASON SURVEYING LTD. ON PART OF LOT 3 & LOT 4, REGISTERED PLAN 317 DATED SEPTEMBER 8, 1987, (REF. NO. 484-87)	P7	DENOTES PLAN 4R-4188	U.P.	DENOTES UTILITIES POLE
R.I.B.	DENOTES ROUND IRON BAR	P2	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD. ON LOT 6, REGISTERED PLAN 317 DATED APRIL 12, 2002, (JOB NO. 88-02)	P8	DENOTES BUILDING LOCATION SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD. ON LOT 1, REGISTERED PLAN 317 DATED JUNE 20, 1988, (JOB NO. 283-88)	U.P.L.	DENOTES UTILITIES POLE LINE
□	DENOTES SURVEY MONUMENT FOUND	P3	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. ON LOT 7, REGISTERED PLAN 317 DATED OCTOBER 31, 1987, (JOB NO. 0-511-87)	D1	DENOTES INST. M40983	U.S.W.	DENOTES UTILITIES SERVICE WIRES
□	DENOTES SURVEY MONUMENT PLANTED	P4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD. ON PART OF LOT 1083 & ALL OF LOT 1084, REGISTERED PLAN M-29 DATED MAY 28, 2020, (FILE NO. 43319)	M	DENOTES MEASURED	B.O.C.	DENOTES BACK OF CURB
WT.	DENOTES WITNESS			S	DENOTES SET	E.O.A.	DENOTES EDGE OF ASPHALT
S.U.	DENOTES SOURCE UNKNOWN			CJ	DENOTES CALCULATED PER	E.O.G.	DENOTES EDGE OF GRAVEL
647	DENOTES H.R. FARLEY, O.L.S.			CL. F.	DENOTES CHAIN LINE RICE	T.O.C.	DENOTES TOP OF CURB
1692	DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.					M.H.	DENOTES MAN HOLE
400	DENOTES ANNIS, O'SULLIVAN, VOLLEBECK LTD.						



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