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176 OAKRIDGE BOULEVARD  
TREE INFORMATION REPORT

Committee of Adjustment  
Received | Reçu le

2024-03-27

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



DATE: DECEMBER 2, 2023

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OTTAWA TREE REPORTS

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## Introduction

Ottawa Tree Reports was retained by Rishi Design and Drafting to complete a Tree Information Report in support of a consent to sever and minor variance application for the subject property located at 176 Oakridge Boulevard in Ottawa, Ontario; at the published date of this report, its Ottawa Tree Reports understanding that this application is only for the severance and variance. No further construction or development related activities are scheduled to be performed.

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

- Prepare inventory of the tree resources on the proposed parcel (Part 1) to be severed
- Document the findings in a Tree Information Report.

## Contact Information

### Owner Information:

Name: Mark Pasierb  
 Phone #: 343-998-2416  
 Email: markpasierb1@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 November 28, 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 this severance application as noted in the Tree Inventory Plan located in Appendix "A". It was determined that no protected trees will be impacted as part of this application.

**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	0	0	0	0	0

**Tree # 1** is a 40 cm Black Walnut (*Juglans nigra*) that is completely located on City of Ottawa (asset ID 8358656) property to the NW corner of the proposed Part 1 of the severed property. This tree is in an overall fair condition, there’s a noticeable wound present on the east side of the pedestal that has been attempting to seal and compartmentalize for many years. This tree is located directly beneath overhead utilities and thus the canopy structure has and will be greatly influence by utility clearance pruning; this tree is showing signs of past storm damage in the scaffold branches (broken stubs), and poor pruning practices by the owner, crown restoration pruning by City of Ottawa Forestry Services is recommended.

**Tree # 2** is a multi-stem 15, 20 cm Hemlock (*Tsuga canadensis*) that is completely located on City of Ottawa property (No asset ID on GeoOttawa) adjacent to the NE corner of Part 2 of the existing property.

### Impacted Trees

There will be no impacts to protected trees as part of the severance application.

## Tree Protection Details

At the publication date of this report no trees are required to have tree protection measures installed as outlined in the City of Ottawa's Tree Protection Specification in Appendix "B". However, should future development be decided, it is recommended that a more detailed Tree Information Report be prepared by this firm in accordance with the City of Ottawa's Tree Protection By-Law.

## Design Considerations

Should the owner decide to develop the proposed severed parcel (Part 1), Ottawa Tree Reports has provided the following items to be considered during the design phase of the potential future development.

- The future buildings footprint excavation limits should at minimum be at the limit of the CRZ for Tree 1
- The proposed developments service laterals (water, sanitary) and private approach (driveway) if feasible, should access the site in the same location from the Oakridge Boulevard side of the severed parcel.

## Tree Compensation and Replanting

No trees are proposed to be removed with the associated works; therefore, Tree Compensation and Replanting is not required.

## Summary

Ottawa Tree Reports was retained by Rishi Design and Drafting to complete a Tree Information Report in support of a consent to sever and minor variance application for the subject property located at 176 Oakridge Boulevard in Ottawa, Ontario.

A total of 2 trees were inventoried as part of this report and it noted that both trees are City of Ottawa owned, and are considered protected trees in accordance with the City's By-law. At the time of this publication, no construction or development related activities are scheduled to be performed, therefore Tree Protection measures at this time have not been prescribed.

As previously noted, should future construction or development related activities be decided by the owner, it is recommended that a more detailed Tree Information Report be prepared by Ottawa Tree Reports.

## **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 2 – Tree Information Table**

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition (Poor/Fair/Good)				Arborist Rec	Tree Planting Required	Planting #s	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specifications Recommendations	Notes
	Common	Botanical				Trunk Integrity	Canopy Structure	Canopy Vigour										
1	Black Walnut	<i>Juglans nigra</i>	40	City	Yes	F	F	F	F	Protect	No	0	4	No	NA	NA		Under hydro lines, broken/cut stubs present.
2	Hemlock	<i>Tsuga canadensis</i>	15	City	Yes	F	F	G	G	Protect	No	0	1.5	No	NA	NA		Mulli stem, 15, 20 NE corner of property.



# Tree Inventory Plan

## 176 Oakridge Blvd

### Tree Identification Plan

**LEGEND**

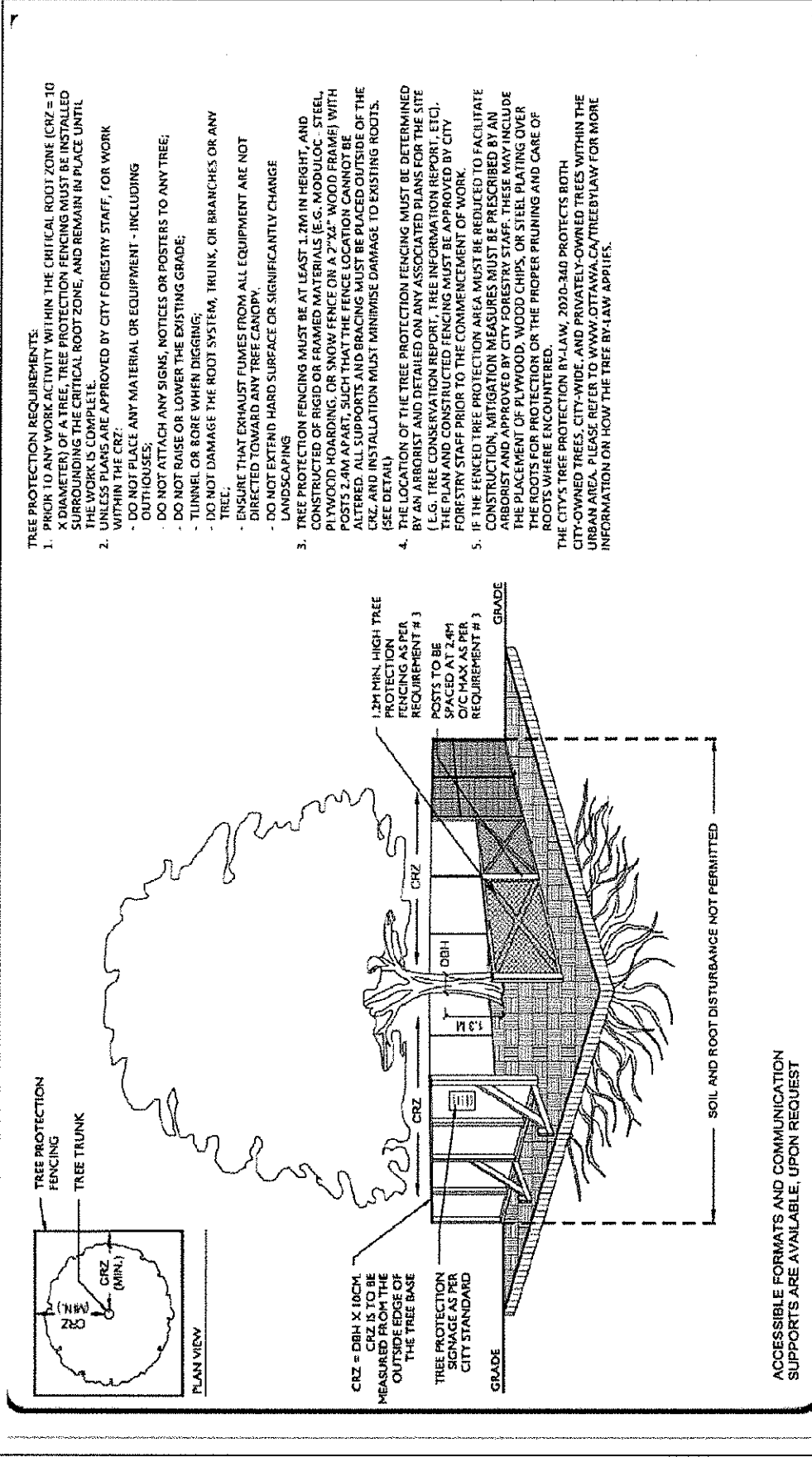
- Deciduous Tree
- Coniferous Tree
- Tree Removal

Tree #	Species		DBH (in)	Ownership	By-Law Protected	Condition				Adaptive Rec
	Common	Botanical				Trunk Integrity	Canopy Structure	Canopy Vigour	Leaf/Foliage	
1	Black Walnut	<i>Juglans nigra</i>	40	City	Yes	F	F	F	F	Protect
2	Hemlock	<i>Thuja canadensis</i>	13	City	Yes	F	F	F	G	Protect

**OTTAWA TREE REPORTS**  
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 613-204-8687

## APPENDIX B

# Tree Protection Specification



**TREE PROTECTION REQUIREMENTS:**

1. 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.
  2. 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
  3. 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 OR A 2"x2" 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)
  4. 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.
  5. 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/TREES/LAW 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

## 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

Shibinn Manivannan



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Print Name

Signature

## Arborist

Scott Petrie



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Print Name

Signature

## Contractor

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Print Name