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169 POWELL AVENUE TREE INFORMATION REPORT

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



DATE: APRIL 23, 2024

OTTAWA TREE REPORTS
SCOTT PETRIE

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Introduction

Ottawa Tree Reports was retained by Patrick Szlanta to complete a Tree Information Report in support of a Variance Application for the property located at 169 Powell Avenue in Ottawa, Ontario.

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

- Prepare 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: Patrick Szlanta
Phone #: 343-364-0643
Email: patrickvachonszlanta@icloud.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 April 22, 2024, 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 has been determined that only 1 protected tree and will be directly impacted by the installation of the new 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 it will be also be discussed for potential injury.

Table 2 – Tree Impact Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Recommendations
	Common	Botanical				(Poor/Fair/Good)			
						Trunk	Canopy	Canopy	
						Integrity	Structure	Vigour	
1	Norway Maple	<i>Acer platanoides</i>	48	City	Yes	F	F	F	Injure
2	Norway Maple	<i>Acer platanoides</i>	45	City	Yes	F	F	G	Other

Tree 1 is a 48 cm Norway Maple *Acer plantanoides*, that is completely located on City property (asset ID 8194980), in front of the subject property, approximately 6.3 m east of the current private approach. This tree has a CRZ of 4.8m, the proposed private approach will be installed at 4m west of this tree, and approximately less than 10% of the trees CRZ will be impacted by the proposed works. The installation of the 200mm pipe and splash pad will also occur within the CRZ estimated at 4.3m north west of the base of this tree, it is recommended that the installation of the splash pad be moved 0.5m north and outside the CRZ.

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 perpendicular line, 4 m from the base (west) of the tree, from the back of sidewalk north to the property line of 169 Powell Avenue. This will cleanly sever all roots according to arboricultural best practices, and at this distance from the trunk flare the static relevant zone or stability of Tree 1 will not be impacted. If the City's Forestry Operations cannot meet the timelines associated with the proposed works, it is recommended the owner receive written authorization to perform the root grinding as prescribed, under the supervision of Ottawa Tree Reports.

Tree 2 is a 45 cm Norway Maple *Acer plantanoides*, completely located on City property (asset ID 8194983) in front of 171 Powell Avenue, approximately 2.1 m west of the existing private approach of 169 Powell Ave. The 4.5m CRZ of this tree potentially extends under the existing private approach by approximately 2.4m. Considering there is a positive grade change down from the trunk flare of this tree, the absence of any bulges or ridges (indicating settlement around roots) on the existing private approach surface, would suggest that structural surface roots may not present. In discussion with the property owner, only the surface of the existing private approach will be removed at this location, therefore the granular, or subsurface layer will not be removed.

However, if roots are encountered during excavation to remove the private approach (for 169 Powell 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 under the guidance of Ottawa Tree Reports.

Tree Protection Details

Both protected trees are required to have tree protection measures installed as outlined in the City of Ottawa's Tree Protection Specification and Tree Protection Plan found 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	Norway Maple	<i>Acer platanoides</i>	48	City	Yes	Injure	4.8	Yes	4.0	4.0	Snow fence	Root severing is recommended to occur parallel to the private approach surface, perpendicular to the back of sidewalk to the property line.
2	Norway Maple	<i>Acer platanoides</i>	45	City	Yes	Other	4.5	Yes*	NA	2.1	Snow fence	any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices

*See notes in the Impacted Trees section

Tree 1 is a 48 cm Norway Maple *Acer platanoides*, completely located on City property (asset ID 8194980), in front of 169 Powell Avenue. It is recommended that snow fence (in accordance to the City’s specification) be installed perpendicular at the adjusted tree protection zone limit of 4m, from the back (means towards home) of sidewalk, towards the property line for 4.8 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 2 is a 45 cm Norway Maple *Acer platanoides*, completely located on City property (asset ID 8194983) in front of 171 Powell Avenue. It is recommended that snow fence (in accordance to the City’s specification) be installed perpendicular at the adjusted tree protection zone limit of 2.1m from the back (means towards home) of sidewalk along the driveway edge, towards the property line for 4.5 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 Patrick Szlanta to complete a Tree Information Report in support of a Variance Application for the property located at 169 Powell Avenue in Ottawa, Ontario.

The findings of the tree inventory indicate a total of 1 protected tree on the subject property will be impacted, and 1 protected tree on neighbouring property potentially will be impacted by the proposed

works. Both protected trees have been identified for retention and 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 construction phase to ensure the trees identified for preservation and protection are not impacted by the development.
- Roots that extend past prescribed critical root zone and/or adjusted tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots must be in accordance with good arboricultural practices.
- Site visits, pre, during and post construction is recommended by Ottawa Tree Reports to ensure proper utilization of tree protection barriers.

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 4 – Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Rec	Tree Planting Required	Planting #s	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical				(Poor/Fair/Good)											
						Trunk	Canopy	Canopy									
						Integrity	Structure	Vigour									
1	Norway Maple	<i>Acer platanoides</i>	48	City	Yes	F	F	F	Injure	No	NA	4.8	Yes	4.0	4.0	Snow fence	Root severing is recommended to occur parallel to the private approach surface, perpendicular to the back of sidewalk to the property line.
2	Norway Maple	<i>Acer platanoides</i>	45	City	Yes	F	F	G	Other	No	NA	4.5	Yes	NA	2.1	Snow fence	any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices

Tree Identification Plan



169 Powell Avenue

Tree Identification Plan

Tree Information Table

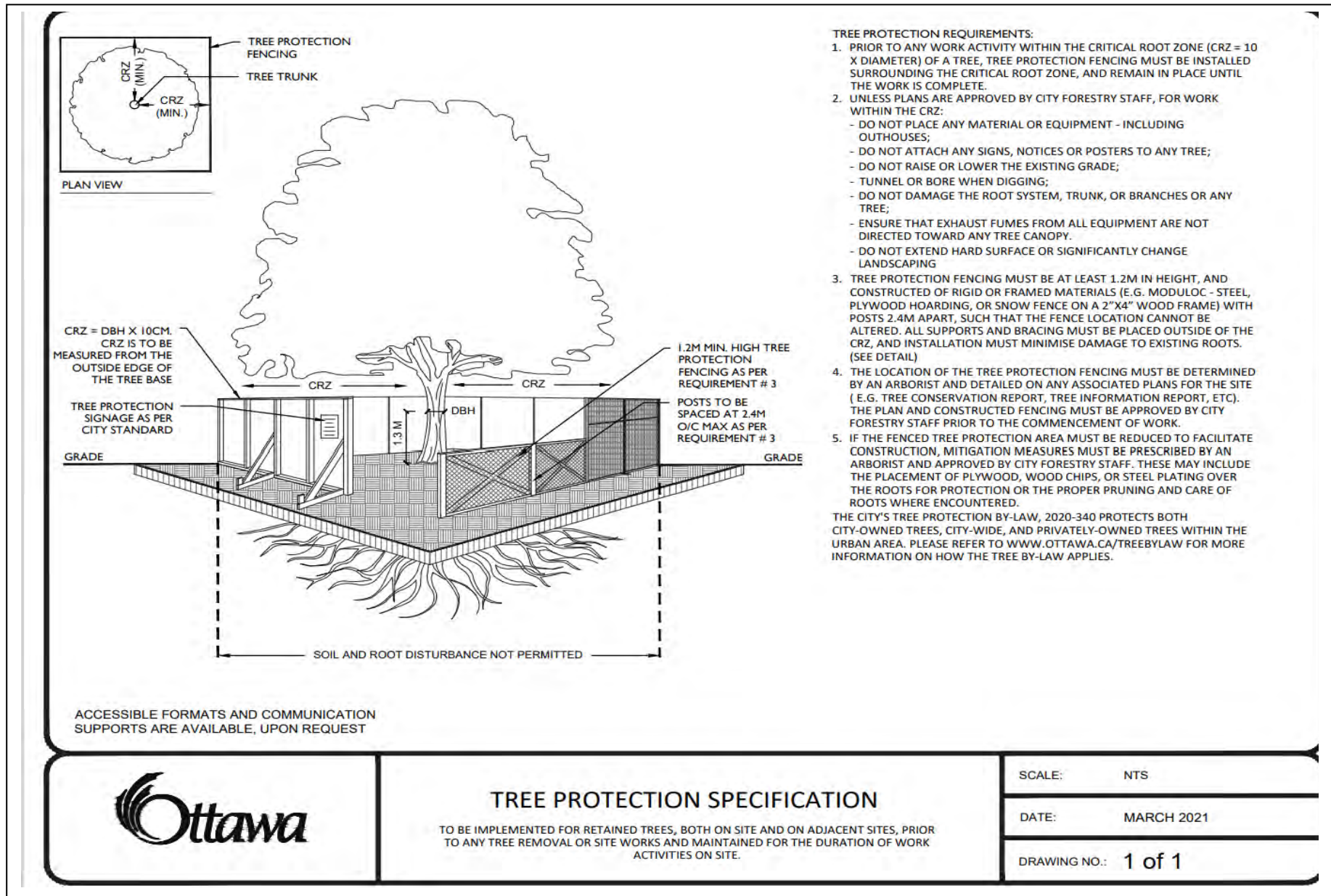
Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition (Poor/Fair/Good)			Arborist Rec.	Tree Planting Required	Planting #	CEB (m)	CEB Protected	Max Excavation Limit (m)	Adj. TFC (m)	Specification Recommendations	Notes
	Common	Botanical				Trunk	Canopy	Canopy									
	Integrity	Structure				Vigour											
1	Norway Maple	Acer platanoides	48	City	Yes	F	F	F	Injure	No	NA	4.6	Yes	4.0	4.0	Snow fence	Root severing is recommended to occur parallel to the private approach surface, perpendicular to the back of sidewalk to the property line.
2	Norway Maple	Acer platanoides	45	City	Yes	F	F	D	Other	No	NA	4.5	Yes	NA	2.1	Snow fence	Any, and all roots that are exposed or damaged during excavation, shall be stumped in accordance with good arboricultural practices.



OTTAWA TREE REPORTS
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 613-204-8687

APPENDIX B

Tree Protection Specification

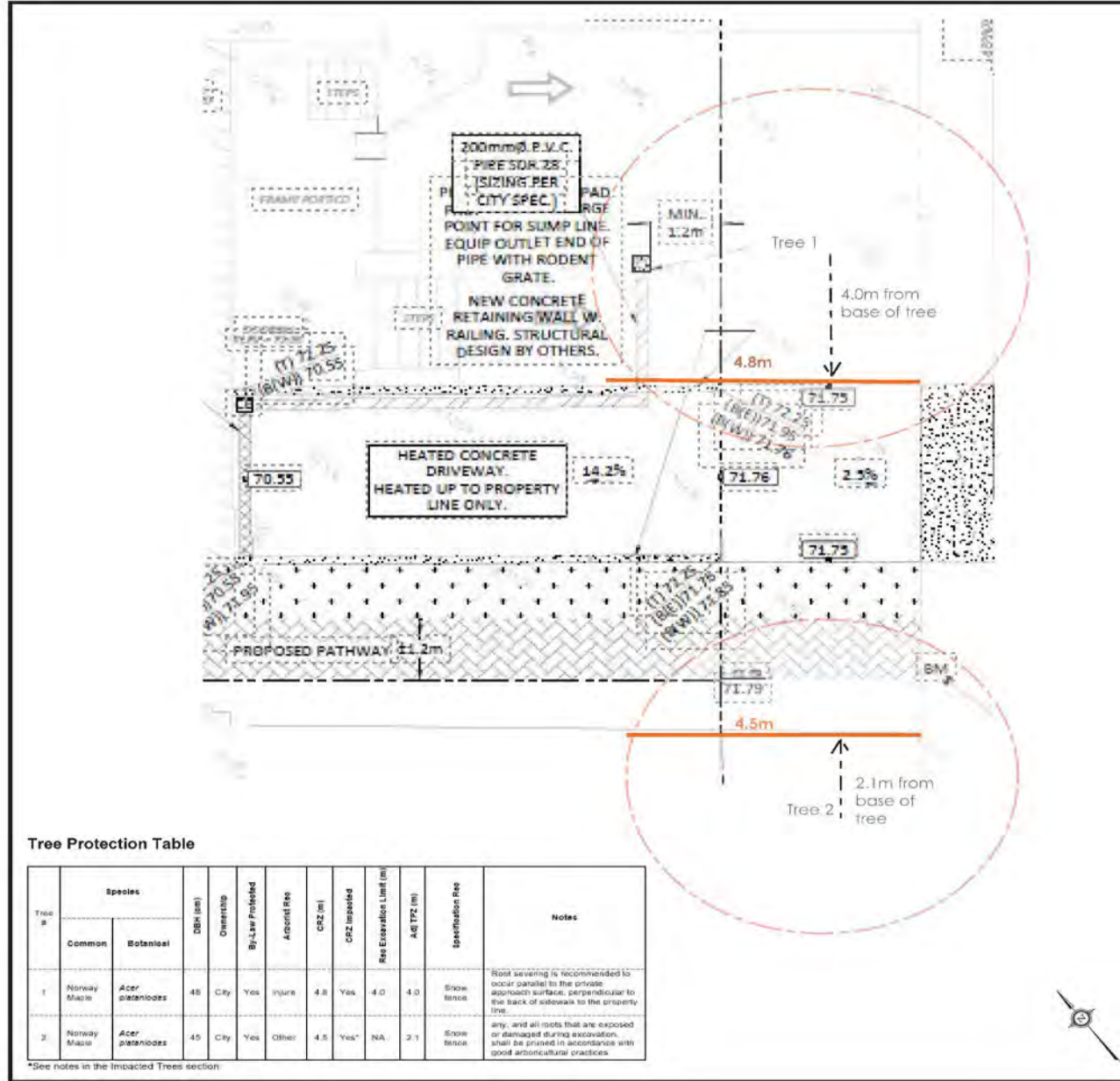


TREE PROTECTION REQUIREMENTS:

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 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)
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/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

Tree Protection Plan



169 Powell Avenue Tree Protection Plan

- LEGEND
- Critical Root Zone
 - Snow Fence

NOTES:

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

Tree Protection measures shall be installed according to City of Ottawa Specifications

OTTAWA TREE REPORTS
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 613-204-8687

Tree Protection Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Req	CRZ (m)	CRZ Imposed	Req Excavation Limit (m)	AG (TZ) (m)	Specification Req	Notes
	Common	Botanical										
1	Norway Maple	Acer platanoides	48	City	Yes	Injury	4.8	Yes	4.0	4.0	Snow fence	Root severing is recommended to occur parallel to the private approach surface, perpendicular to the back of sidewalk to the property line.
2	Norway Maple	Acer platanoides	45	City	Yes	Other	4.5	Yes*	NA	2.1	Snow fence	any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices.

*See notes in the Impacted Trees section

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

	
Patrick Szlanta	
Print Name	Signature

Arborist

	
Scott Petrie	
Print Name	Signature

Contractor

Print Name