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URBAN FORESTRY & FOREST MANAGEMENT

May 8, 2024

Phil Damecour
2725 Rowatt Street
Ottawa, ON
K2B 6P1

Committee of Adjustment
Received | Reçu le
2024-08-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: TREE INFORMATION REPORT (FULL) FOR 2725 ROWATT STREET, OTTAWA

This Tree Information Report (TIR) was prepared by Integrated Forestree Services Inc. (IFS Inc.) in support of a building permit for 2725 Rowatt Street 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 at this presently open lot includes construction of two new dwellings.

Throughout Ottawa, a TIR is required for infill developments, additions and/or demolitions when a ‘distinctive’ tree is present (*i.e.* 30 cm in diameter at breast height (DBH) or greater). This includes distinctive trees on adjacent properties which have critical root zones (CRZ) extending onto a property slated for development or demolition. 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. The CRZ is calculated as DBH x 10 cm.

The approval of this TIR by the city 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 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. Further, the removal of any trees shared with or fully on neighbouring properties will require written permission of the adjacent landowner.**

The inventory in this report details assessments of all relevant trees on the subject and adjacent private property and City of Ottawa lands. Field work for this report was completed in April 2024.

TREE SPECIES, CONDITION, SIZE AND STATUS

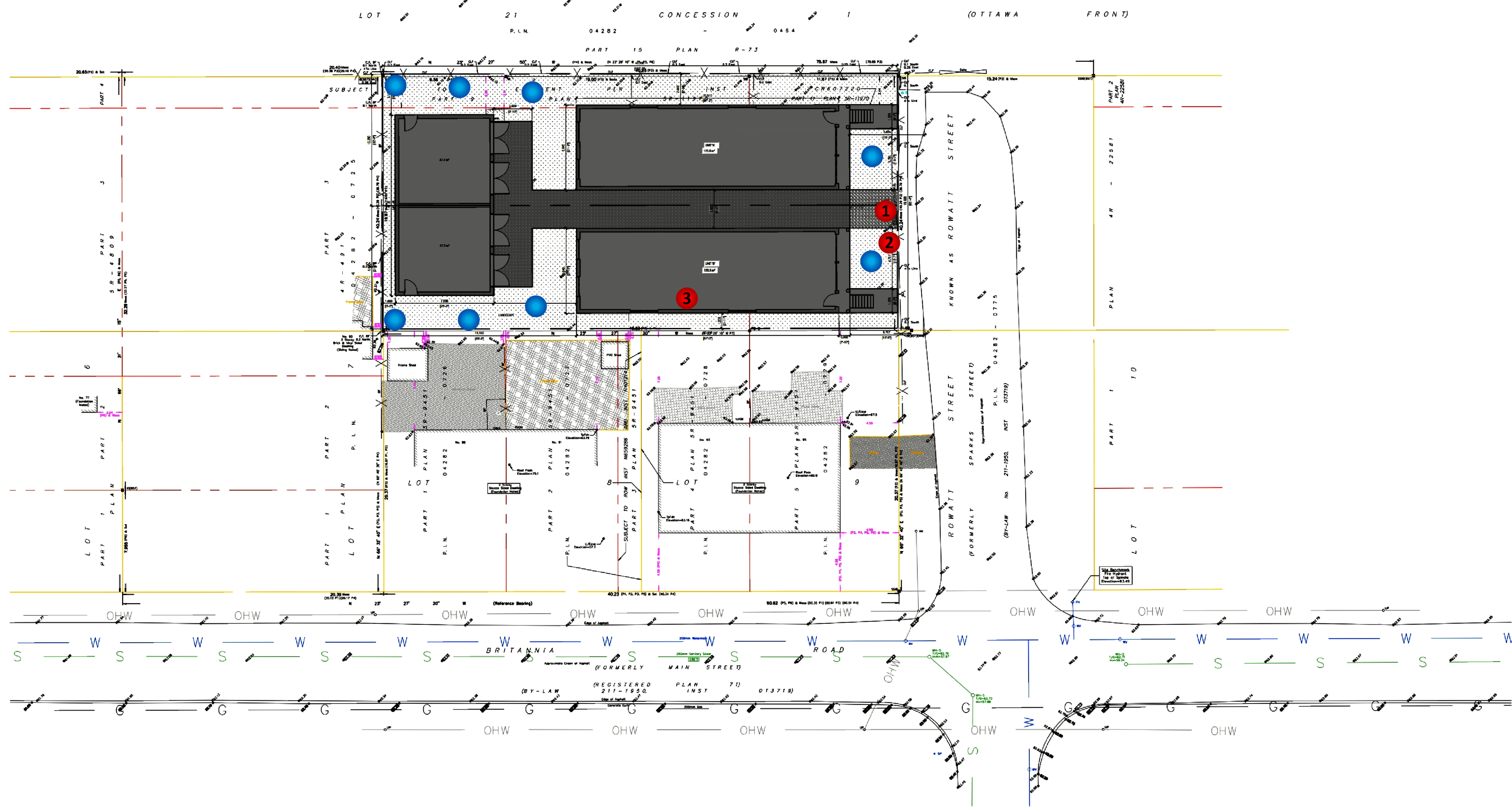
Table 1 on page 2 details the three private trees found on the subject property. No distinctive trees were found on adjacent private property. The location of each tree is referenced by the numbers plotted on the tree information plan included on page 3 of this report. Pictures 1 and 2 on pages 5 and 6 show the distinctive trees in their present condition.

Table 1. Tree information for 2725 Rowatt Street

| Tree No. | Tree species /Tolerance to Construction ¹ | Ownership | DBH ² (cm) | CRZ ³ (m) | Distance to excavation (m) ⁴ | Tree Condition, Age Class, Condition Notes, Species Origin and Status (to be removed or preserved and protected) | Reason for removal | Forester's Opinion re. Removal |
|----------|---|-----------|-----------------------|----------------------|---|--|-----------------------------|--------------------------------|
| 1 | Eastern cottonwood (<i>Populus deltoides</i>) / Moderate - Good | Private | 45.6 | - | - | Fair; mature; central dominant stem with competing leaders at 15m; suppressed laterals at 2.25m on south and 5m on north; competing laterals at 7 and 9m on north; growth form divergent and crown asymmetric towards north; 10% crown dieback; major lateral surface root towards northeast; native species; to be removed | Conflicts with construction | Tree and stump be removed |
| 2 | Eastern cottonwood (<i>Populus deltoides</i>) / Moderate - Good | Private | 59.3 | - | - | Poor; mature; central dominant stem bisects at 5.5m from grade - competing leaders at 15m; suppressed laterals at 1.75 and 2.5m on south; growth form divergent and crown asymmetric towards south/southwest due to influence of tree #1; 20% crown dieback; native species; to be removed | Conflicts with construction | Tree and stump be removed |
| 3 | Silver maple (<i>Acer saccharinum</i>) / Poor - Moderate | Private | 52.7 | - | - | Good; mature; tri-dominant stems at 4.25m from grade; all bisect at 6-9m; broad, generally symmetric crown; good root collar; moderate storm damage; minor crown dieback; native species; to be removed | Conflicts with construction | Tree and stump be removed |

¹As taken from Managing Trees during Construction; ²nd Ed., Fite and Smiley; ²Diameter at breast height, or 1.3m from grade (unless otherwise indicated); ³Critical root zone (CRZ) is considered as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm;

⁴Approximate distances only.



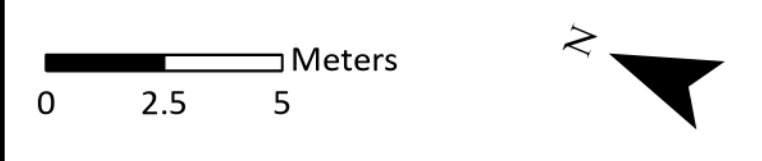
GENERAL NOTES

LEGEND

- TREE TO BE REMOVED
- PROPOSED NEW MEDIUM-SIZED TREE

REPLACEMENT TREE OPTIONS

- Medium-sized Deciduous Trees
- Kentucky coffee tree (*Gymnocladus dioica*)
 - Hackberry (*Celtis occidentalis*)
 - Red mulberry (*Morus rubra*)
 - Honey-locust (*Gleditsia triacanthos*)
 - Ginkgo (*Ginkgo biloba*)
 - Ohio buckeye (*Aesculus glabra*)
 - Pin cherry (*Prunus pensylvanica*)



DRAWING: Tree Information Plan

PROJECT: 2725 ROWATT STREET
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

| | |
|------------------|------------------|
| SCALE: 1:160 | DRAWING NO. 2725 |
| DATE: 2024-04-24 | |
| DRAWN BY: SS | |
| SHEET NO. 1 | |

PROVINCIAL REGULATIONS

Certain provincial regulations are applicable to trees on private property. In particular, the Endangered Species Act – ESA (2007) mandates that tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut (*Juglans cinerea*) and black ash (*Fraxinus nigra*) are present in Eastern Ontario and are both listed as threatened on the SARO. Because of this they are protected from harm. No trees of these species were found on or near the subject property.

TREE PROTECTION MEASURES

As no trees are to remain, protection measures intended to help mitigate damage during construction are not required in this instance.

REPLACEMENT TREE PLANTING OR COMPENSATION

As the property is within the inner urban area, the following ratios are used in terms of replacement tree planting: 2:1 for each removed distinctive tree measuring 30-49 cm in diameter and 3:1 for each distinctive tree measuring 50 cm or greater in diameter. Replacement trees must be at least 50mm in caliper if deciduous and 2m in height if coniferous. As noted on the plan on page 3, suggested locations of eight medium sized deciduous trees are proposed in compensation for the loss of the three distinctive trees on the subject property.

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 me 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



Picture 1. Trees #1 and 2 (left to right) at 2725 Rowatt Street – private cottonwoods to be removed



Picture 2. Tree #3 at 2725 Rowatt Street – private silver maple to be removed

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of IFS 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 prepared by IFS 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. Integrated Forestry Services 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.

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 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 Inc. be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to IFS Inc. regarding 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. Integrated Forestry Services Inc. must be provided with 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 Inc.

LIABILITY

Without limiting the foregoing, no liability is assumed by IFS 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 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

Integrated Forestry Services 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. If further examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.