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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

September 8, 2021

Mohsen Ebrahimipour, Project Manager  
Taventi Inc.  
1225 Ridgemont Avenue  
Ottawa, ON  
K1V 6E6

Committee of Adjustment  
Received | Reçu le

2024-10-23

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**RE: TREE INFORMATION REPORT (FULL) FOR 285 MONTFORD STREET**

Dear Mohsen,

This report details pre-construction tree information for the above noted property in Ottawa. The need for this report is related to trees protected under the Tree Protection By-law (by-law no. 2020-340). The work proposed for this residential lot consists of the demolition of the existing single family house and in its place construction of semi-detached dwellings.

Tree information reports are to include assessments of all impacted distinctive trees on the subject and adjacent private properties. Within the inner urban area of Ottawa distinctive trees are identified as having diameters of 30cm or greater. One such tree was found – a silver maple (*Acer saccharinum*) fully on the subject property. All city owned trees of any diameter are also to be included in tree information reports. One such tree was found – a red maple (*Acer rubrum*). The attributes of this tree are noted in table 1 on page 2 of this report. Field work for this report was completed in September 2021.

In August 2021 the proponent arranged a pre-consultation with Bruce Reaney, City Forestry Inspector. During their discussion it was agreed that conflicts with servicing and future driveways will necessitate the removal of both trees noted above. This report reflects the outcome of that meeting.

Picture 1 on page 5 of this report shows the trees on and adjacent to the subject property.

**PROVINCIAL REGULATIONS**

Certain provincial regulations are applicable to trees on private property. In particular, the Endangered Species Act (2007) mandates that tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut (*Juglans cinerea*) is present in Eastern Ontario and is listed as threatened on the SARO. Because of this it is protected from harm. No trees of this species were identified on the subject property or nearby on adjacent properties.



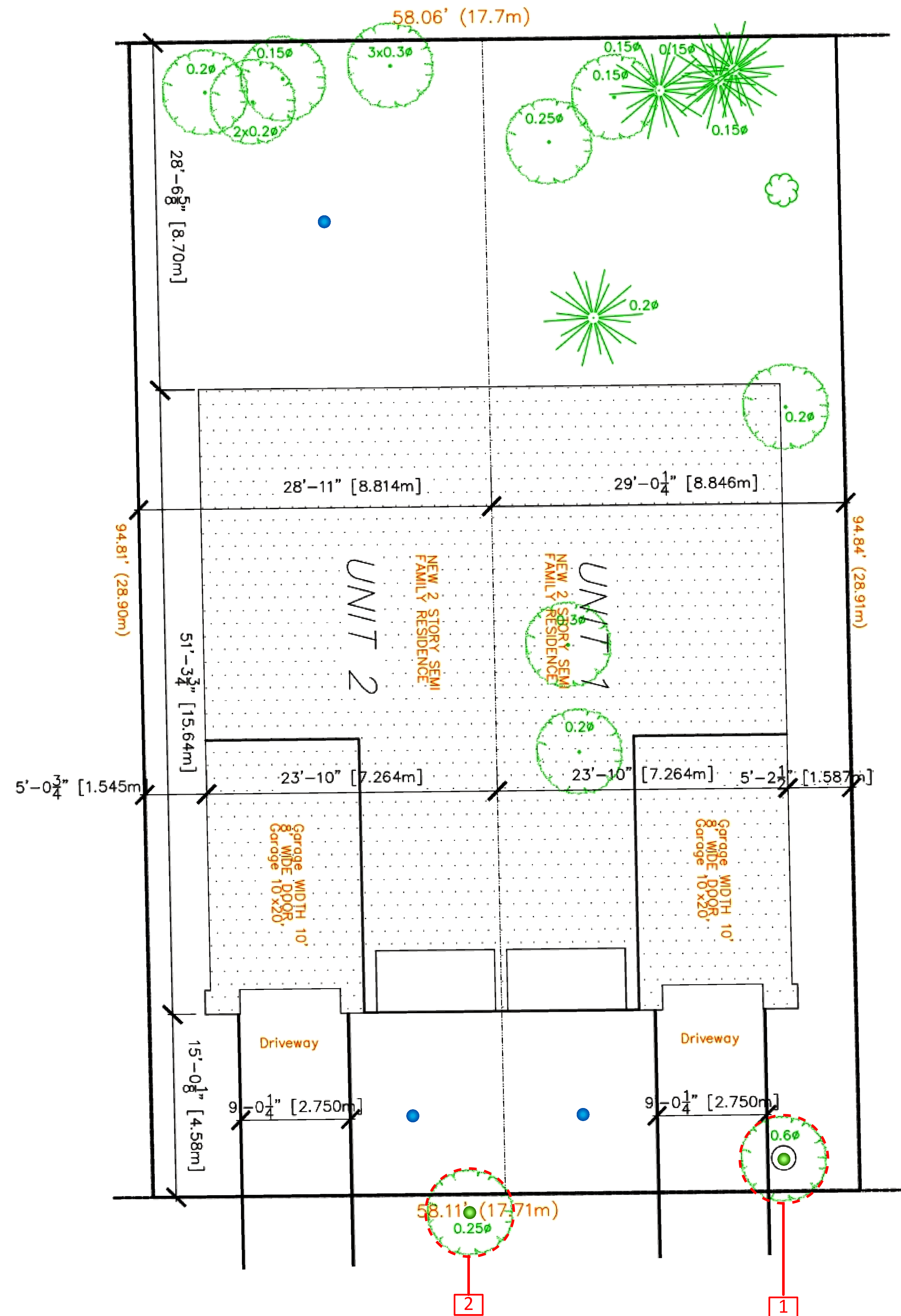
## TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, ownership, size (diameter) and condition of the trees on and adjacent to the subject property. Each tree is referenced by the number plotted on the plan included on page 3 of this report.

Table 1. Tree information for 285 Montford Street

Tree No.	Tree species	Ownership	DBH <sup>1</sup> (cm)	CRZ <sup>2</sup> (m)	Distance to excavation (m) <sup>3</sup>	Tree Condition, Age Class and Condition Notes	Reason for removal	Forester's Opinion re. Removal
1	Silver maple	Private	60.4 (at 0.6m)	-	-	Fair; mature; cluster of lateral stems at 1.5m - central stem heavily constricted and in decline; crown heavily asymmetric towards north/northwest due to continual clearance pruning from Hydro lines; very limited available rooting area between driveways; root collar distorted and root plate raised at base of tree in response to compacted subgrades; roots heaving driveway surfaces; native species	Conflicts with proposed driveway	Entire tree be removed
2	Red maple	City	26.8	-	-	Good; tri-dominant stems at 2m; moderately pruned from Hydro lines – upper crown mildly asymmetric; defoliation and necrotic leaves due to drought stress; native species	Conflicts with site servicing	Entire tree be removed

<sup>1</sup> Diameter at breast height, or 1.4m from grade (unless otherwise indicated); <sup>2</sup> Critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm. Where trees with more than one stem were observed the DBH of the largest stem was recorded, and multiplied by the number of stems for a cumulative DBH before calculating the CRZ; <sup>3</sup> approximate distances only



GENERAL NOTES

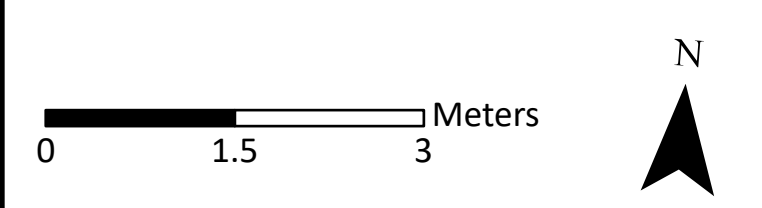
PLANS COMPLETED BY TRAVENTI

LEGEND

- DECIDUOUS TREE
- PROPOSED REPLANTING LOCATION

REPLACEMENT TREE OPTIONS

<b>Large-sized Coniferous Trees</b>
White pine ( <i>Pinus strobus</i> )
White spruce ( <i>Picea glauca</i> )
Larch species ( <i>Larix</i> spp.)
Norway spruce ( <i>Picea abies</i> )
<b>Small/medium-sized Coniferous Trees</b>
Serbian spruce ( <i>Picea omorika</i> )
Hemlock ( <i>Tsuga canadensis</i> )
<b>Large-sized Deciduous Trees</b>
Bur oak ( <i>Quercus macrocarpa</i> )
Red oak ( <i>Quercus rubra</i> )
Sugar maple ( <i>Acer saccharum</i> )
Red maple ( <i>Acer rubrum</i> )
Black walnut ( <i>Juglans nigra</i> )
<b>Medium-sized Deciduous Trees</b>
Kentucky coffee tree ( <i>Gymnocladus dioica</i> )
Hackberry ( <i>Celtis occidentalis</i> )
Red mulberry ( <i>Morus rubra</i> )
Chinese elm ( <i>Ulmus parvifolia</i> )
Ginkgo ( <i>Ginkgo biloba</i> )
<b>Small-sized Deciduous Trees</b>
Serviceberry ( <i>Amelanchier</i> spp.)
Japanese tree lilac ( <i>Syringa reticulata</i> )
Magnolia ( <i>Magnolia</i> spp.)
Thorn-less Hawthorn ( <i>Crataegus</i> spp.)
Pagoda dogwood ( <i>Cornus alternifolia</i> )
Redbud ( <i>Cercis canadensis</i> )



DRAWING: Tree Information Plan

PROJECT: 285 MONTFORD STREET  
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:60	DRAWING NO. 285M
DATE: 2021-08-29	
DRAWN BY: SS	
SHEET NO. 1	

## **TREE PROTECTION MEASURES**

Protection measures intended to mitigate damage during construction will be applied for private trees adjacent to the subject property. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. As per the City of Ottawa's tree protection barrier specification, erect a fence as close as possible to the CRZ of the tree(s);
2. Do not place any material or equipment within the CRZ of the tree(s);
3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing grade within the CRZ without approval;
5. Tunnel or bore instead of trenching within the CRZ of any tree;
6. Do not damage the root system, trunk or branches of any tree;
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

## **REPLACEMENT TREE PLANTING OR COMPENSATION**

As this property is within the inner urban area of Ottawa the following ratios are used in terms of replacement tree planting: 2:1 for each tree measuring 30-49 cm in diameter and 3:1 for each tree measuring 50 cm or greater in diameter. The city has set the replacement cost as \$400 per tree. As one tree over 50cm in diameter is to be removed compensation of \$1200 (3 x \$400) is due. However, as three new trees will be planted as part of the future landscape credit will be given for each of these trees as long as they are 50mm or greater in caliper.

Compensation for the removal of the city tree will be determined through an appraisal of its value prepared by city staff.

I trust this report satisfies your requirements. Please do not hesitate to contact the undersigned with any questions or comments you may have.

This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Yours,



Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)  
Certified Arborist #ON-0496A and TRAQualified  
Consulting Urban Forester





**SELF-DECLARATION STATEMENT (TO BE SIGNED BY PROPERTY OWNER/MANAGER):**

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Mohsen Ebrahimipour: 613-746-1000

By signing the application you are acknowledging and understanding that a city forestry inspector or municipal law enforcement officer 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 alone will be responsible to bear fully the cost of compensation, removal, and replacement. Further, you are acknowledging having read and agreed to the Limitations of Tree Assessments and Liability included at the end of this report.



Picture 1. Trees #1 and 2 (right to left), in front of 285 Montford Street

# LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

## GENERAL

It is the policy of *IFS Associates 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 carried out by *IFS Associates 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. *IFS Associates 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 Associates 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 Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

### ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to 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. *IFS Associates Inc.* must be provided 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 Associates Inc.*

### LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates 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.

### INDEMNIFICATION

An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for resulting from the issuance of a permit or approval based on this report or from the performance or non-performance of the applicant, whether with or without negligence on the part of the applicant, or the applicant's employees, directors, contractors and agents.

Further, under no circumstances may any claims be initiated or commenced by the applicant against *IFS Associates 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

*IFS Associates 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. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.