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259 BRADLEY AVENUE TREE INFORMATION REPORT

Committee of Adjustment
Received | Reçu le

2024-09-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation



DATE: JUNE 3, 2024

OTTAWA TREE REPORTS
SCOTT PETRIE

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Introduction

Ottawa Tree Reports was retained by Armin Khamsehzadeh of Veinard Investments to complete a Tree Information Report in support of a Minor Variance Application and two multi-residential dwelling construction for the property located at 259 Bradley 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: Veinard Investments
C/O Armin Khamsehzadeh
Phone #: 613-709-5311
Email: info@veinard.ca

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 May 12, 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 was determined that 2 protected trees will be impacted by the proposed works. 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
5	4	4		3	0	1

Impacted Trees

The proposed work, will impact 4 trees which are protected under the City of Ottawa’s Tree Protection By-law 2020-340. 3 protected trees are recommended to be removed, while 1 protected tree has been identified for CRZ injury. The impacted trees will be further discussed below (See Table 2), based on their location and proximity to proposed work, and the nature of impact to be incurred, please see the Site Plan in Appendix “B” for visual representations of tree locations and CRZ impacts.

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	Royalty Crabapple	<i>Malus 'Royalty'</i>	20	Private	No	G	G	G	Removal
2	Norway Maple	<i>Acer platanoides</i>	35	Private	Yes	G	F	G	Removal
3	Siberian Elm	<i>Ulmus pumila</i>	68	Adjacent	Yes	P	F	F	Injure
4	Carolina Poplar	<i>Populus x canadensis 'Eugenei'</i>	128	Joint/Boundary	Yes	F	F	F	Removal
5	Carolina Poplar	<i>Populus x canadensis 'Eugenei'</i>	135	Joint/Boundary	Yes	F	F	F	Removal

Tree 1 is a 20 cm Flowering Crabapple *Malus spp.* Field Measurements (based off of GeoOttawa) conducted on May 29, 2024 in the presence of City of Ottawa Forestry staff, note that this tree is not on City of Ottawa property, but on the subject property, and therefore this tree should not be considered a protected tree, and can be removed without a permit.

Tree 2 is a 35 cm Norway Maple *Acer plantanoides*, completely located on the subject property, and is entirely located within the future westerly building’s footprint, this tree is recommended for removal

Tree 3 is a 68 cm Siberian Elm *Ulmus pumilla*, primarily located on the neighbouring property at 255 Bradley Avenue. This tree has a CRZ of 6.8m, and is located 5.8 m from the NE corner of the future westerly building’s footprint, approximately less than 10% of the tree’s roots system will be injured due excavation for the proposed works. This tree shall be retained and protected.

Tree 4 is a 128cm Carolina Poplar *Populus x canadensis eugeni*, located on the property line of 259 and 261 Bradley Avenue. This tree has a CRZ of 12.8m, with the new buildings foot print proposed to be excavated 1.5m from the property line (and this tree), the CRZ, and more prudently the static relevant zone (e.g. the stability zone) of this tree will be impacted beyond mitigation. This tree is recommended for removal.

Tree 5 is a 135cm Carolina Poplar *Populus x canadensis eugeni*, located on the property line of 259 and 261 Bradley Avenue. This tree has a CRZ of 13.5m, with the new buildings foot print proposed to be located approximately 3m from the base of this tree; the excavation limit for the foundation will occur directly within the static relevant zone (e.g. the stability zone) of this tree and will be impacted beyond mitigation. This tree is recommended for removal.

Boundary Trees

Trees 4 and 5 are considered boundary, or straddle trees: whose trunks straddle the common boundary (property line) between the subject property owners and the property owners of 261 Bradley Avenue. Before these trees can be removed (and Tree Removal Permit issued), written authorization from the property owners of 261 Bradley Avenue is required in accordance with municipal and provincial legislation.

Tree Protection Details

Tree 3 is required to have tree protection measures installed as outlined in the City of Ottawa’s Tree Protection Specification 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 or 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 Recommendations	CRZ (m)	CRZ Impacted	Recommended Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical										
3	Siberian Elm	<i>Ulmus pumila</i>	68	Adjacent	Yes	Injure	6.8	Yes	4	4	Plywood	

Tree 3 is a 68 cm Siberian Elm *Ulmus pumilla*, primarily located on the neighbouring property at 255 Bradley Avenue. Tree protection measures shall be installed starting 4m from the base of the tree and perpendicular to the property line for 4m into the subject property (south), then for 7m east to the eastern property limit. 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.

It is recommended that plywood be installed as per the City’s specification, please see the Tree Protection Plan in Appendix “B”.

Tree Compensation and Replanting

As per the by-law compensatory plantings are required when protected trees are permitted to be removed. The by-law notes that trees are to be replaced via ratio according to their DBH classification. Therefore, Tree 2 requires 2 trees to be replanted, while the removal of Trees 4 and 5 require 6 trees (3 each); a total of 8 trees are to be planted to compensate for the losses associated with the proposed works. All tree planting must be in accordance to good arboricultural practices.

Table 4 – Tree Planting and Compensation

Trees being removed	3
Trees Exempt	0
Trees Being Replanted	4
Trees Cash in Lieu of Planting	4

As per the by-law a replacement tree when planted, *must be a minimum of 50 mm measured no less than 15 cm above ground level for deciduous trees, and no less than 200 cm in height as measured from ground level to midway between the tip of the leader and the uppermost whorl, or as otherwise approved by the General Manager.*

Please see the proposed Tree Planting Plan in Appendix “B”. Pending the final grading and landscaping details will predicate if all 4 proposed trees can be planted. It is recommended that 4 small sized trees at maturity should be planted considering the available growing space. Recommended species include but is not limited to: Serviceberry *Amelanchier canadensis*, Amur Maple *Acer ginnala*, Japanese tree lilac *Syringa reticulata*

Summary

Ottawa Tree Reports was retained by Armin Khamseh-zadeh of Veinard Investments to produce a Tree Information Report in support of a Minor Variance Application and the construction of two multi-residential dwellings for the property located at 259 Bradley Avenue in Ottawa, Ontario.

The findings of the tree inventory indicate a total of 4 protected trees on the subject property or within vicinity of impact on neighbouring property. Removal of 3 of these protected trees will be required to accommodate the proposed works. The remaining protected tree resources may be preserved and retained provided appropriate tree protection measures are implemented.

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.

- Branches and 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 and branches 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

Application fees are required to be paid at the time of Tree Removal Permit application, if a City of Ottawa Tree requires removal further fees will be administered by the City. Application fees outlined in the following table are not considered final until confirmed by the City of Ottawa.

Table 5 - Tree Removal Fees

	Fees	(\$)
Removal Fee	\$870/tree	2610
Planting in lieu Fee	\$400/tree	1600
Public Tree Evaluation	NA	NA
	TOTAL	\$4210

Respectfully Submitted,

Scott Petrie

**Scott Petrie, Dip EMT, EDDM
Ottawa Tree Reports**

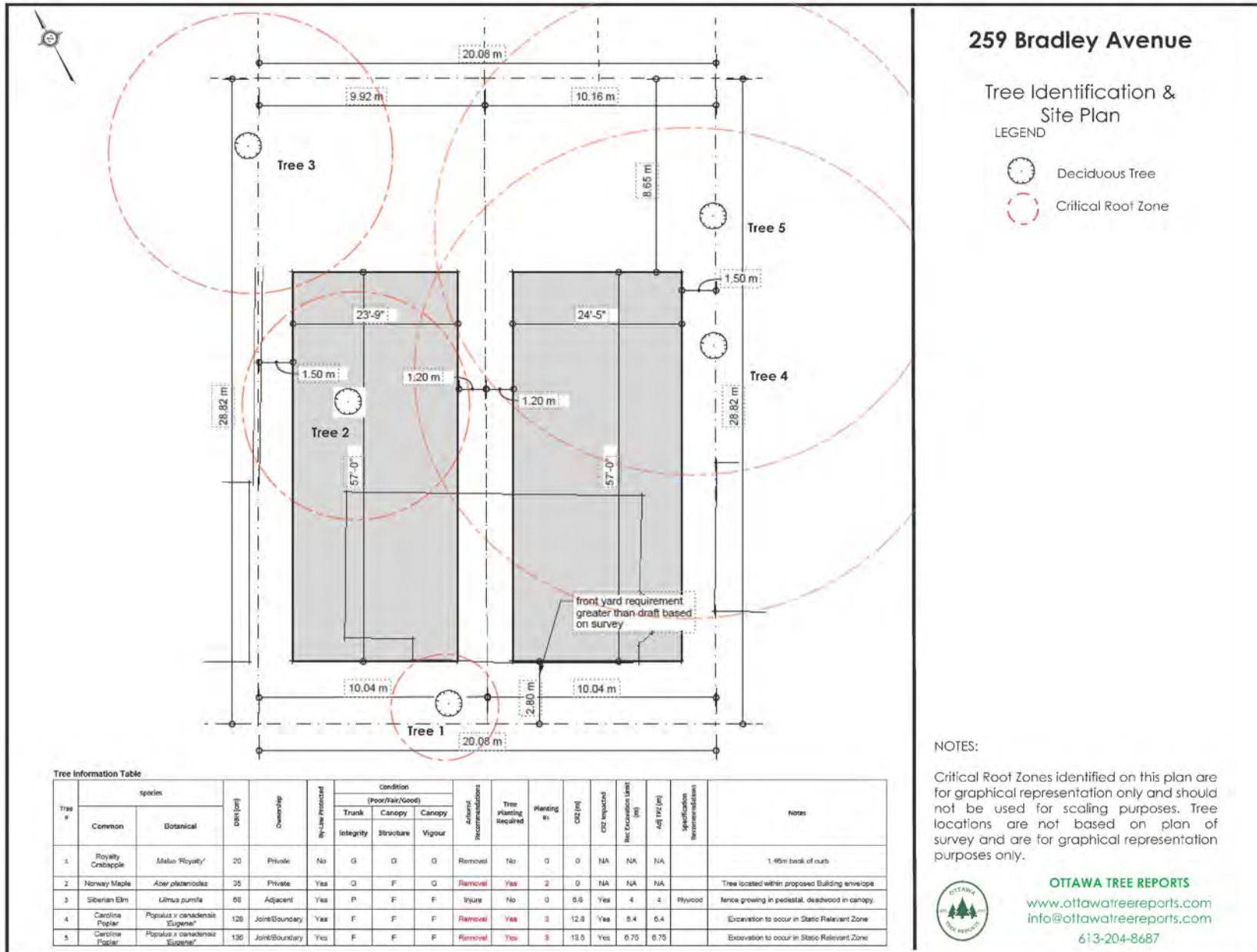
APPENDIX A

Tree Information Table

Table 6 – Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Recommendations	Tree Planting Required	Planting #s	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj. TPZ (m)	Specification Recommendations	Notes
						(Poor/Fair/Good)											
	Common	Botanical				Trunk	Canopy	Canopy									
						Integrity	Structure	Vigour									
1	Royalty Crabapple	<i>Malus 'Royalty'</i>	20	Private	No	G	G	G	Removal	No	0	0	NA	NA	NA		
2	Norway Maple	<i>Acer platanoides</i>	35	Private	Yes	G	F	G	Removal	Yes	2	0	NA	NA	NA		Tree located within proposed Building envelope
3	Siberian Elm	<i>Ulmus pumila</i>	68	Adjacent	Yes	P	F	F	Injure	No	0	6.8	Yes	4	4	Plywood	fence growing in pedestal, deadwood in canopy.
4	Carolina Poplar	<i>Populus x canadensis 'Eugenei'</i>	128	Joint/Boundary	Yes	F	F	F	Removal	Yes	3	12.8	Yes	6.4	6.4		Excavation to occur in Static Relevant Zone
5	Carolina Poplar	<i>Populus x canadensis 'Eugenei'</i>	135	Joint/Boundary	Yes	F	F	F	Removal	Yes	3	13.5	Yes	6.75	6.75		Excavation to occur in Static Relevant Zone

Tree Identification Plan



NOTES:

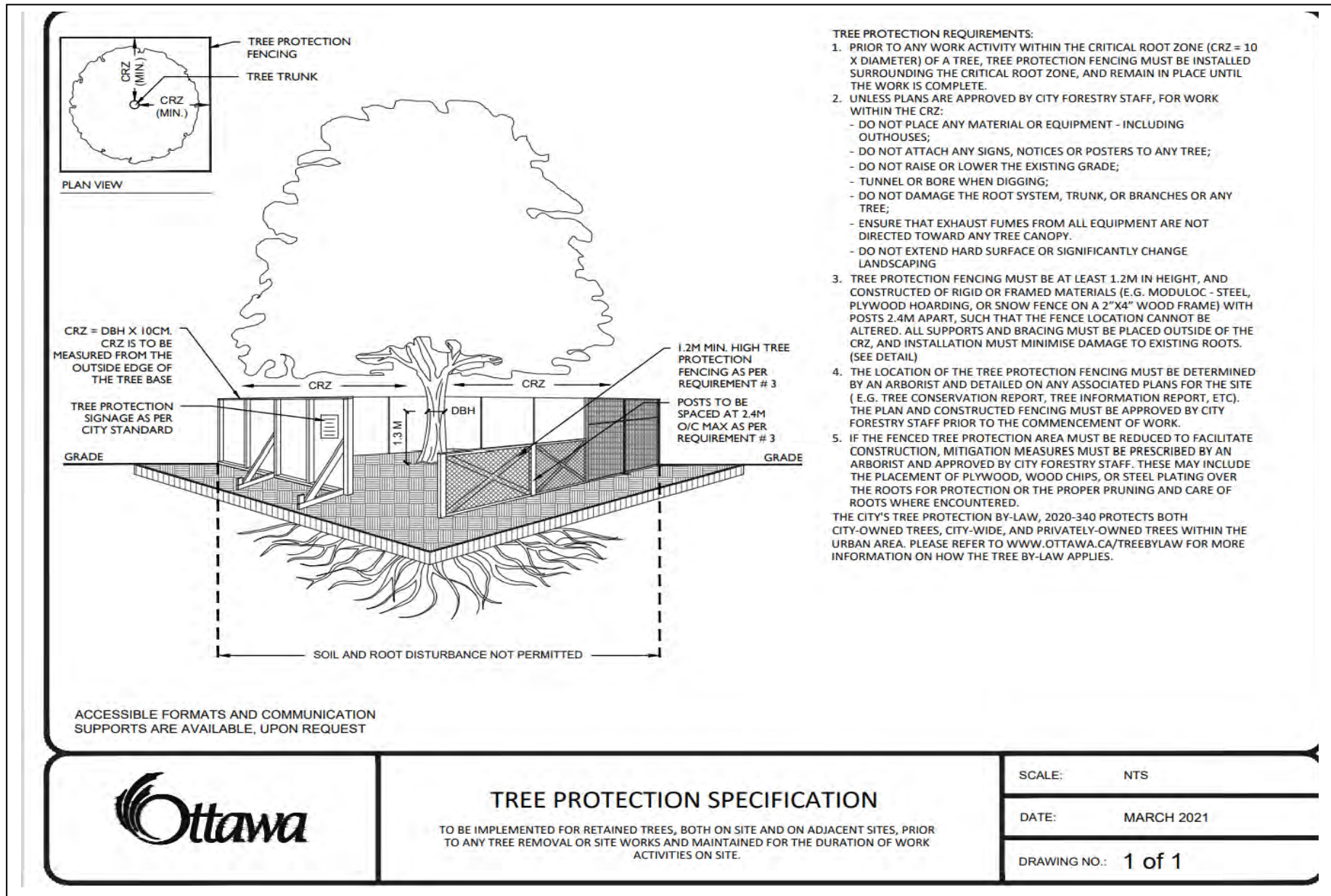
Critical Root Zones identified on this plan are for graphical representation only and should not be used for scaling purposes. Tree locations are not based on plan of survey and are for graphical representation purposes only.



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.

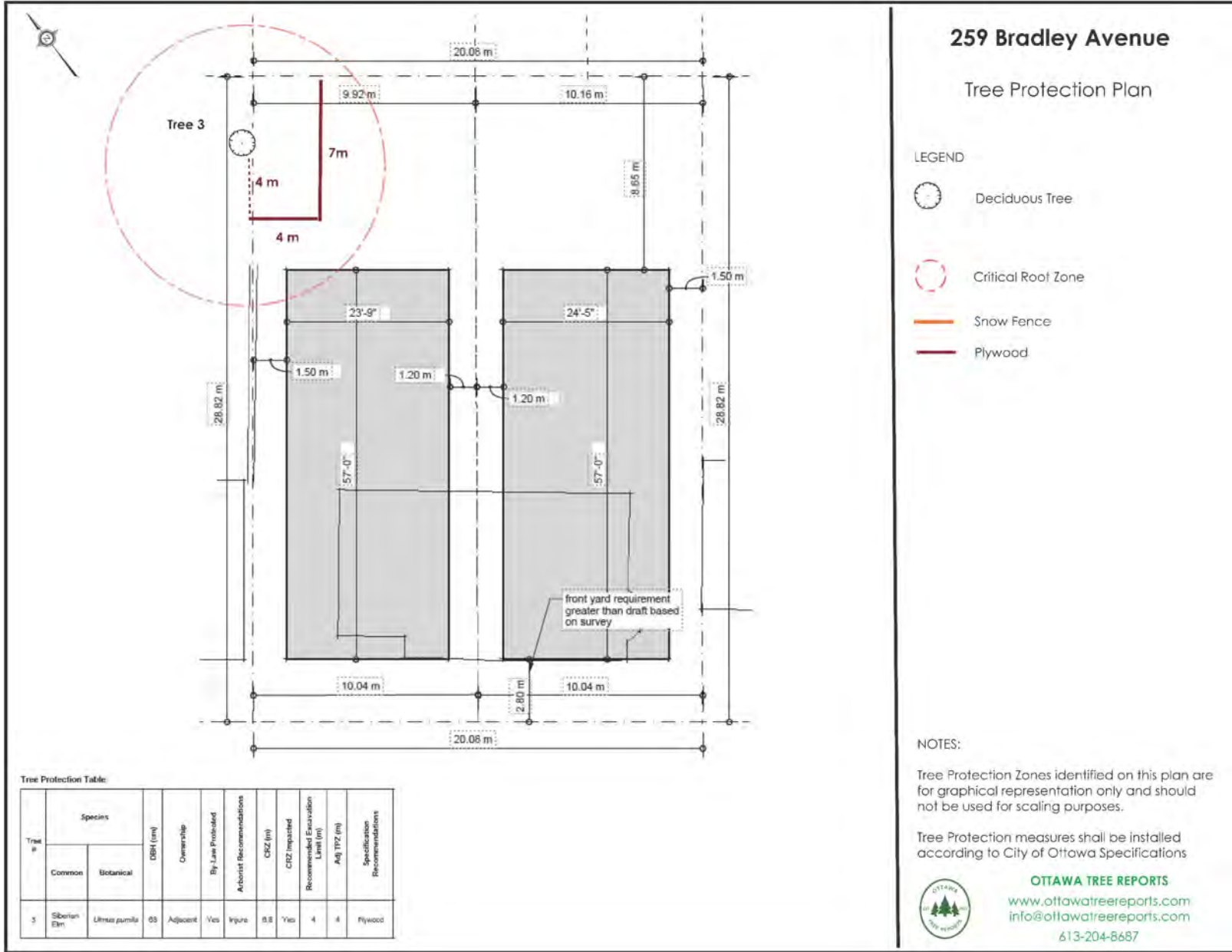


TREE PROTECTION SPECIFICATION

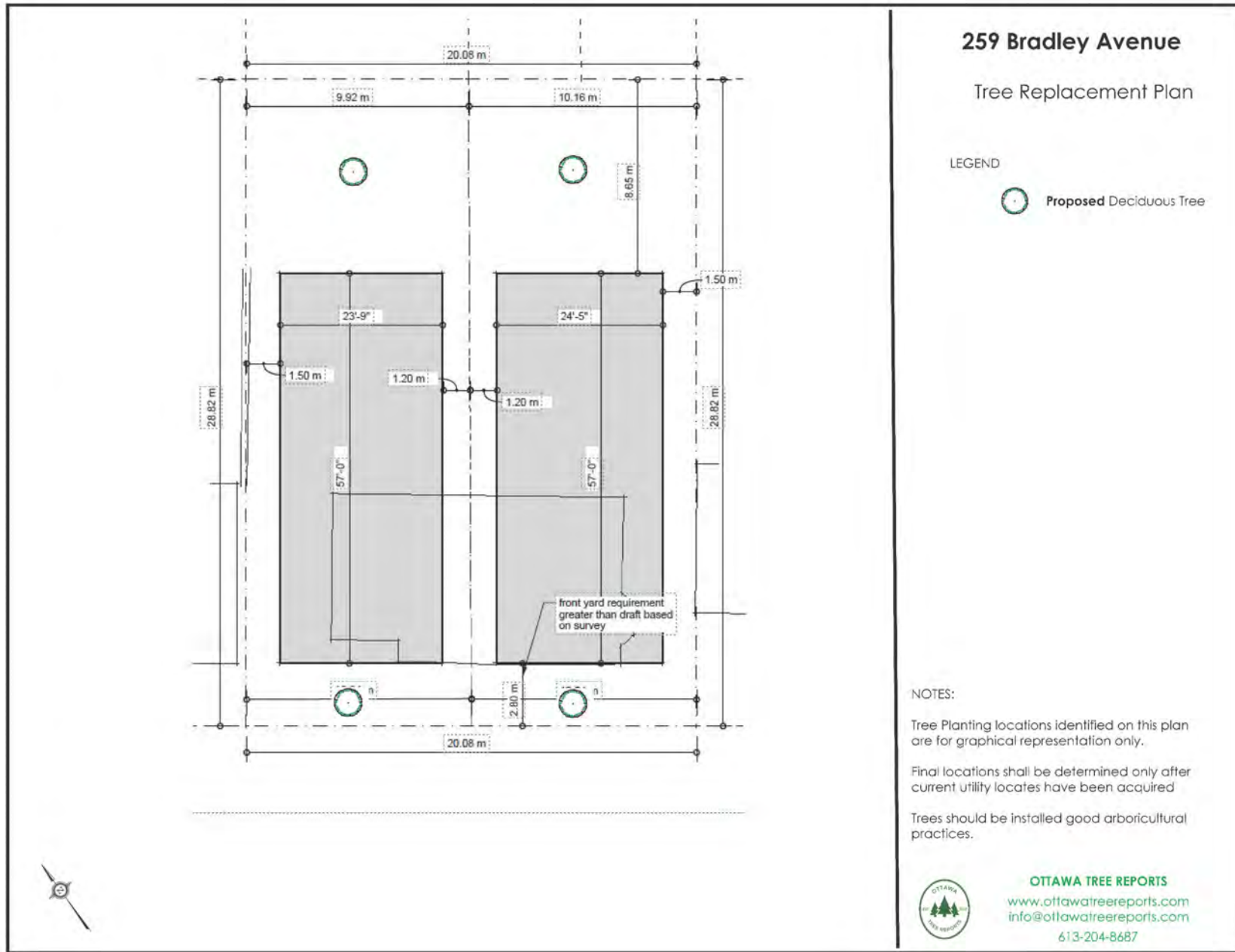
TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE:	NTS
DATE:	MARCH 2021
DRAWING NO.:	1 of 1

Tree Protection Plan



Tree Planting Plan



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

Print Name

Signature

Arborist

Scott Petrie

Scott Petrie

Print Name

Signature

Contractor

Print Name