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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

July 19, 2022

Aali Alizadeh
308 Atlantis Avenue
Ottawa, ON
K2A 1X6

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-01-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: TREE INFORMATION REPORT (LONG) FOR 308 ATLANTIS AVENUE

This report details tree information for the above noted property 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 By-law reflects Section 4.8.2. of the City of Ottawa’s Official Plan which calls for the retention of the City’s urban forestry canopy and, in particular, the protection of large, healthy trees.

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 and greater at 1.3m from grade. One such tree was shared between the subject property and private property to the south (314 Atlantis Avenue) – a white elm (*Ulmus americana*). Trees of any diameter on adjacent City of Ottawa property are also to be included in tree information reports. Two such trees were present – a Norway maple (*Acer platanoides*) in front of the subject property and a sugar maple (*Acer saccharum*) in front of 314 Atlantis Avenue.

The proposed work for this residential lot consists of the demolition of an existing detached garage and construction of a new single family dwelling. Field work for this report was completed in May and late June 2022. The second visit was made following leaf out in order to inspect the elm in terms of Dutch elm disease (*Ophiostoma novo-ulmi*). Not outward symptoms of this often lethal disease was apparent in the tree’s foliage.

Pictures 2 and 3 on pages 7 and 8 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 (ESA, 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 adjacent properties.



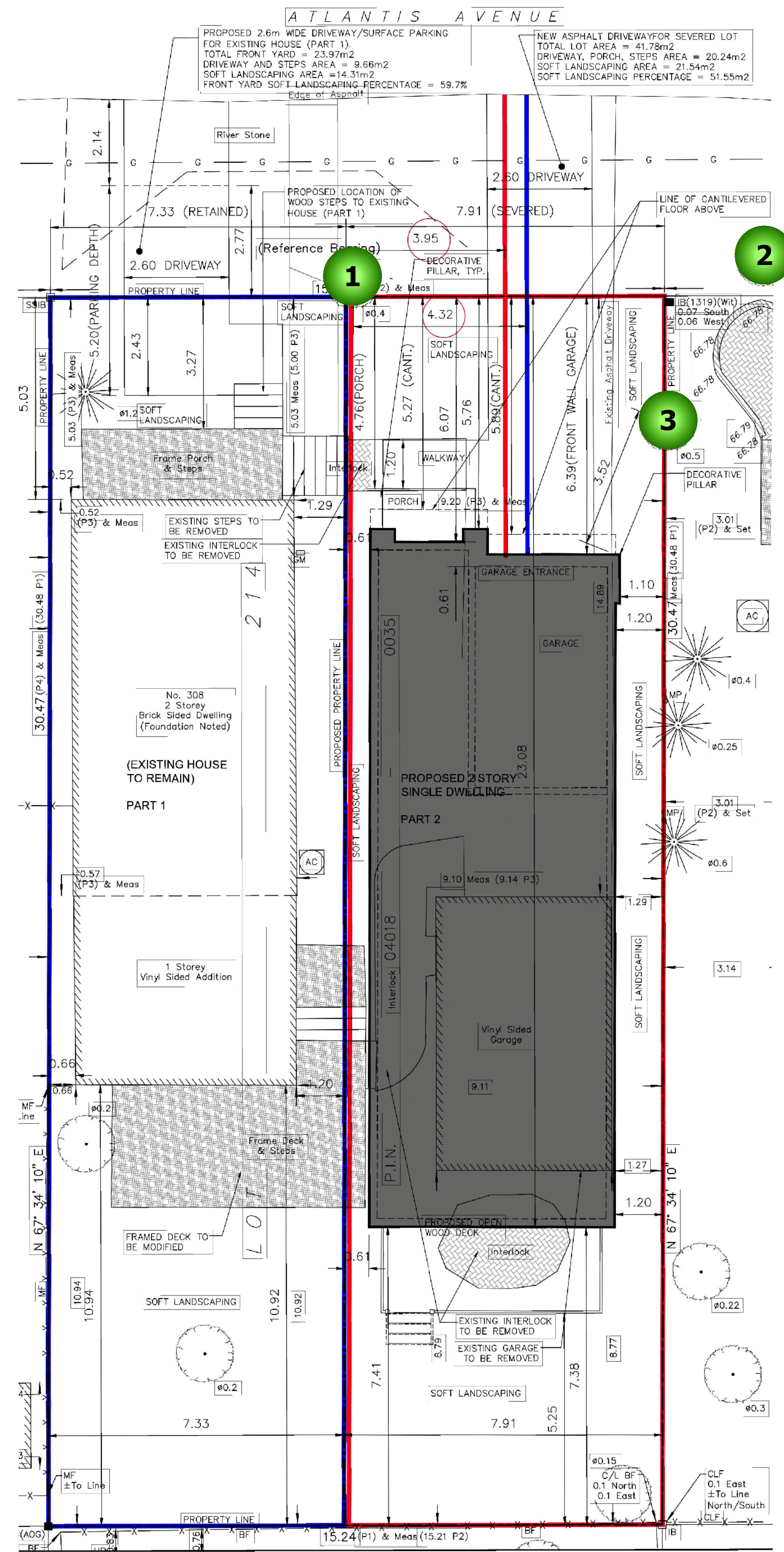
TREE SPECIES, OWNERSHIP, SIZE, CONDITION AND REMOVAL STATUS

Table 1 below details the species, ownership, size (diameter), condition and removal status of the individual trees on and adjacent to the subject property. The tree information plan included on page 3 of this report shows the trees in relation to proposed construction.

Table 1. Tree information for 308 Atlantis Avenue

Tree No.	Tree species /Tolerance to Construction ¹	Owner -ship	DBH ² (cm)	CRZ ³ (m)	Distance to excavation (m) ⁴	Tree Condition, Age Class, Condition Notes, and Species Origin	Reason for removal	Forester's Opinion re. Removal
1	Norway maple (<i>Acer platanoides</i>)/ Moderate-good	City	42.4	4.2	3.5	Fair; mature; central stem with recently reduced competing lateral at 3m on north; crown mildly asymmetric towards north due to influence of tree #3; crown raised to 2m; multiple girdling and binding roots; introduced invasive species	Not applicable – to be preserved	NA
2	Sugar maple (<i>Acer saccharum</i>)/ Poor-moderate	City	34.0	3.4	>5	Fair; mature; central stem with competing leaders at 5m; competing laterals starting at 2.5m; all stems strongly upright (not columnar); crown moderately asymmetric towards east due to influence of tree #3; root collar obscured by raised grade; native species	Not applicable – to be preserved	NA
3	White elm (<i>Ulmus americana</i>)/ Moderate-Good	Shared	61.6	6.2	2.5	Very good; mature; upright pedestal supported by a good root collar; co-dominant stems at 3m from grade with competing lateral at 2m on north; very broad crown; good annual increment (vigour); no outward signs of Dutch elm disease (<i>Ophiostoma novo-ulmi</i>); bacterial wetwood on south side of primary union; major roots deflecting from asphalt driveway 1.2m away (see Picture 1 on page 6); native species	Not applicable – to be preserved	NA

¹ as taken from Managing Trees during Construction; 2nd Ed., Fite and Smiley; ² diameter at breast height, or 1.3m from grade (unless otherwise indicated); ³ critical 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; ⁴ approximate distances only



ATLANTIS AVENUE

PROPOSED 2.6m WIDE DRIVEWAY/SURFACE PARKING FOR EXISTING HOUSE (PART 1).
 TOTAL FRONT YARD = 23.97m²
 DRIVEWAY AND STEPS AREA = 9.66m²
 SOFT LANDSCAPING AREA = 14.31m²
 FRONT YARD SOFT LANDSCAPING PERCENTAGE = 59.7%

NEW ASPHALT DRIVEWAY FOR SEVERED LOT
 TOTAL LOT AREA = 41.78m²
 DRIVEWAY, PORCH, STEPS AREA = 20.24m²
 SOFT LANDSCAPING AREA = 21.54m²
 SOFT LANDSCAPING PERCENTAGE = 51.55m²

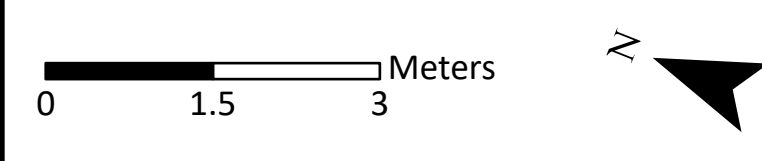
1 SITE PLAN
 SCALE: 1:100

GENERAL NOTES

FARLEY, SMITH & DENIS SURVEYING LTD. (2022)

LEGEND

● TREE



DRAWING: Tree Information Plan

PROJECT: 308 ATLANTIS STREET
 CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:68	308A
DATE: 2022-07-11	
DRAWN BY: SS	
SHEET NO. 1	

TREE PROTECTION MEASURES

Protection measures intended to mitigate damage during construction will be applied to the trees to be retained. 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.

TREE PRESERVATION MEASURES

As excavation will occur within the CRZs of the City Norway maple (tree #1) and shared white elm (tree #3), the following additional measures will be taken:

1. Hydro excavation along the driveway and foundation edges in closest proximity to the trees so as to carefully expose roots. Exposed roots will then be cleanly cut and sealed before being reburied. Excavation can then resume using traditional mechanical means. Sealing the cleanly cut root ends with a beeswax product will help prevent the loss of moisture and facilitate healing.
2. If the excavations are to be left open for any time a covering of at least three layers of moistened burlap is to be draped over the exposed face of excavation closest to the tree. This will help reduce the loss of soil moisture (as soil dries the roots contained within die).

REPLACEMENT TREE PLANTING OR COMPENSATION

As no distinctive trees are to be lost as a result of the proposed construction no tree planting or other compensation is required in this instance. Of course, the property owner is encouraged to plant trees (preferably native) in order to help beautify the neighbourhood and enhance the City's urban forest canopy.

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 PROJECT MANAGER):

Aali Alizadeh: 613-858-1895

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. Major heart root of tree #3 – white elm shared between 308 and 314 Atlantis Avenue, deflecting away from asphalt driveway.



Picture 2. Tree #1, Norway maple on City land in front of 308 Atlantis Avenue.



Picture 3. Tree #2 – left, sugar maple on City land in front of 314 Atlantis Avenue and tree #3 – white elm shared between 308 and 314 Atlantis Avenue.

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.