

INTEGRATED  
FORESTREE  
SERVICES INC.



P.O. Box 13593, Kanata, ON K2K 1X6  
Telephone: (613) 850-2475  
URBAN FORESTRY & FOREST MANAGEMENT

November 18, 2024

Frank Abouchakra  
271 Arlington Avenue  
Ottawa, ON  
K1R 5T1

Committee of Adjustment  
Received | Reçu le  
2025-02-20

**RE: TREE INFORMATION REPORT FULL FOR 271 ARLINGTON AVENUE** Ottawa | Ville d'Ottawa

Comité de dérogation

This Tree Information Report (TIR) was prepared by Integrated Forestree Services Inc. (IES Inc.) in support of a building permit for 271 Arlington Avenue. 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 for this property includes demolition of the existing dwelling and construction of a new low-rise apartment building.

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 the assessment of four individual distinctive trees - one fully on the subject property, one shared with adjacent private property and two on nearby City of Ottawa lands. Field work for this report was completed in October 2024.

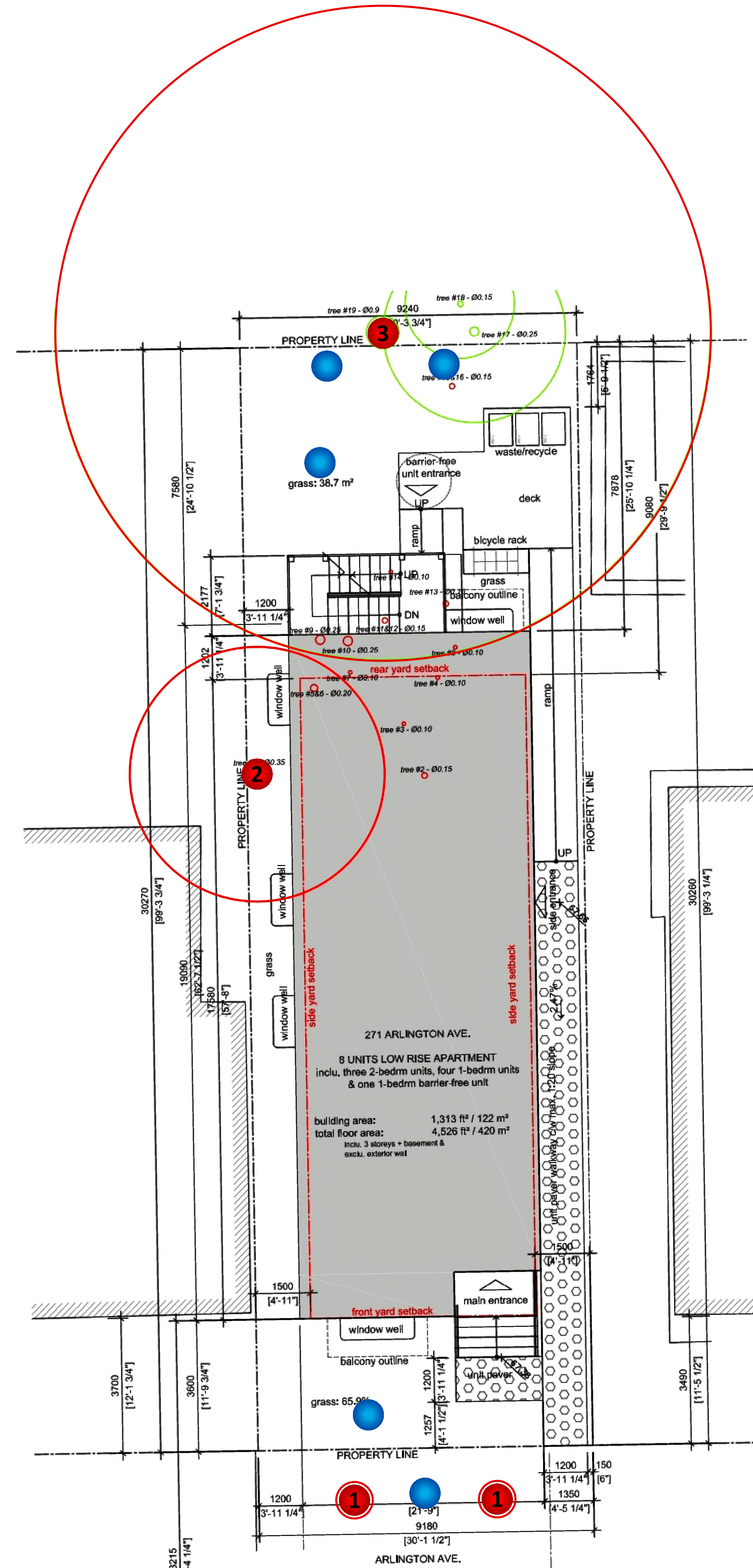
### **TREE SPECIES, CONDITION, SIZE AND STATUS**

Table 1 on page 2 details the relevant distinctive trees found during field work. Each of these trees is referenced by the numbers plotted on the tree information plan included on page 3 of this report. Pictures 1, 2 and 3 on pages 6 and 7 of this report show the trees.

Table 1. Tree information for 271 Arlington Avenue

Tree No.	Tree species /Tolerance to Construction <sup>1</sup>	Owner ship <sup>2</sup>	DBH <sup>3</sup> (cm)	CRZ <sup>4</sup> (m)	Distance to excavation (m) <sup>5</sup>	Tree Condition, Age Class, Condition Notes, Species Origin and <b>Status (to be removed or preserved and protected)</b>	Reason for removal	Forester's Opinion re. Removal
1	Common lilac ( <i>Syringa vulgaris</i> ) / Unknown	City	<3 avg.	-	-	Poor; overmature; two separate trees; both multi-stemmed from grade; introduced invasive species; <b>to be removed</b>	Poor condition; conflict with construction access	Trees and stumps be removed
2	Manitoba maple ( <i>Acer negundo</i> ) / Good	Private	34.5	3.5	<1	Fair; mature; co-dominant stems at 2.5m - east stem bisects at 5m, west at 7m; competing lateral at 3.5m on south; basal wound on west; naturalized species; <b>to be removed</b>	Will not survive root loss from excavation	Tree and stump be removed
3	Manitoba maple ( <i>Acer negundo</i> ) / Good	Shared	86.5	-	-	Very poor; overmature; growth form heavily divergent towards southwest; shear plane fractures and cavities within stems; crown spans multiple back yards and parking spaces – tree is hazardous; naturalized species; <b>to be removed</b> (see signed boundary tree declaration on page 5)	Very poor condition - hazardous	Tree and stump be removed

<sup>1</sup>As taken from Managing Trees during Construction; 2<sup>nd</sup> Ed., Fite and Smiley. <sup>2</sup>Tree locations/ownership taken from survey prepared by Annis, O'Sullivan, Vollebakk Ltd. <sup>3</sup>Diameter at breast height, or 1.3m from grade (unless otherwise indicated). <sup>4</sup>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. <sup>5</sup>Approximate distances only.



GENERAL NOTES

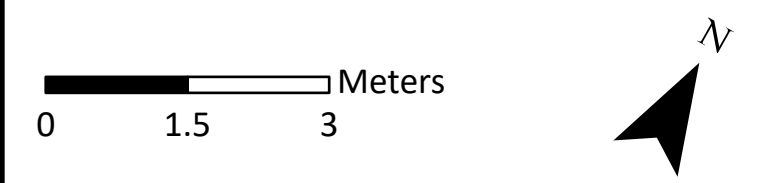
PLANS COMPLETED BY BING PROFESSIONAL  
 ENGINEERING INC. (26/06/24)

LEGEND

- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- PROPOSED NEW MEDIUM-SIZED DECIDUOUS TREE

REPLACEMENT TREE OPTIONS

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



DRAWING: Tree Information Plan

PROJECT: 271 ARLINGTON AVENUE  
 CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:80	DRAWING NO. 271A
DATE: 2024-11-17	
DRAWN BY: SS	
SHEET NO. 1	

**SELF-DECLARATION STATEMENT (TO BE SIGNED BY PROPERTY OWNER OR REPRESENTATIVE):**

Frank Abouchakra

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.

**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 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 be preserved, protection measures are not required in this instance.

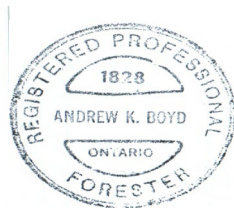
**REPLACEMENT TREE PLANTING OR COMPENSATION**

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 five medium-sized deciduous trees are proposed in compensation for the loss of trees #2 and 3.

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  
Consulting Urban Forester



# Declaration of Boundary Tree Co-owner


## Declaration

I Steve Wilson, the property owner (s) / authorized  
Print name  
 representative(s) of the property owner(s) at 306 Flora Street, Ottawa hereby acknowledge  
Address  
 that an Application for Tree Permit is being submitted to the City of Ottawa pursuant to the Tree Protection By-law No. 2020-340 by the owner(s) of 271 Arlington Ave (the "Applicant").  
Address

I declare that I am the co-owner of the Manitoba Maple tree of  
Tree Species  
 size 86.5 cm DBH (the "Boundary Tree"). I have read and understand the required procedures and provisions under the  
Diameter at breast height  
 City of Ottawa's Tree Protection By-law and I consent to the intentions respecting the proposed work for which this Application for Tree Removal Permit is being made and that the statements made in this application are, to the best of my knowledge, true and complete.

- I certify that I am the legal owner(s) / authorized representative(s) of the legal owner(s) of the property where the Boundary Tree listed above is located.
- I am the co-owner of the Boundary Tree that is the subject of the application. I am aware of the content of this application and I have read and agreed to the terms of this application.
- Personal information on this form is collected under the authority of section 135 of the Municipal Act, 2001, S.O. 2001, c25 and will be used for the administration and enforcement of Tree Protection By-law 2020-340, as amended. Questions about this collection should be directed to 311.
- The City is subject to the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended ("MFIPPA") with respect to, and protection of, information under its custody and control. Accordingly, all documents provided to the City by the Applicant pursuant to this application, including this Declaration, may be available to the public unless the Party submitting the information requests that it be treated as confidential. All information is subject to MFIPPA and may be subject to release under MFIPPA, notwithstanding the applicant's request to keep the information confidential.
- I understand and acknowledge that a permit may be issued in accordance with City of Ottawa Tree Protection By-law No. 2020-340, as amended, to allow for the removal of the Boundary Tree listed above. I further understand and agree that the removal of a tree under any permit issued pursuant to this application is done at the owner's risk, and that the City of Ottawa assumes no responsibility for the removal and/or any residual effects of the removal.**

Signed on November 4, 2024

Signature of Boundary Tree Co-owner 

Address: 5628 South River Drive, Manotick, ON K4M1J4



Picture 1. Tree grouping #1 at 271 Arlington Avenue – two lilacs on city property.



Picture 2. Tree #3, shared Manitoba maple.



Picture 3. Tree #2 at 271 Arlington Avenue – private Manitoba maple.

# 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 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 examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.