



3473 Mulholland Rd
 North Gower ON K0A 2T0
 613-489-2100
 CartyTree@gmail.com

Tree Information Report

Address: 55 Henry Goulburn Way Ottawa, ON K2S 1P6

Date: Nov 25th, 2024

Prepared by: Wan Ki Suen, ISA Certified Arborist ®

Prepared for: Metric Homes

Site Visit: Nov 25th, 2024

Committee of Adjustment
 Received | Reçu le

2025-02-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Tree Information:

The following is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site. This includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 30 cm or greater). It also includes Distinctive Trees on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk.

Tree No.	Common Name	Species	Diameter at breast height(cm)	Condition	Owner	Recommendation
1	Apple	<i>Malus sp.</i>	27	Fair	Share, Private	Remove: Conflict with construction
2	Manitoba Maple	<i>Acer negundo</i>	35	Fair	53	Remove: Conflict with construction
3	Norway Maple	<i>Acer platanoides</i>	Group trees, all 5 trees under 30 DBH	Fair	53	Remove: Conflict with construction
4	Norway Maple	<i>Acer platanoides</i>	22	Fair	53	Remove: Conflict with construction



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Tree No.	Common Name	Species	Diameter at breast height(cm)	Condition	Owner	Recommendation
5	Norway Maple	<i>Acer platanoides</i>	20	Poor	53	Remove: Conflict with construction
5	Norway Maple	<i>Acer platanoides</i>	55	Fair	53	Remove: Conflict with construction
7	Siberian Elm	<i>Ulmus pumila</i>	25	Poor	53	Remove: Conflict with construction
8	White Pine	<i>Pinus strobus</i>	40	Decline	21 Brae	Retain
9	White Pine	<i>Pinus strobus</i>	40	Decline	21 Brae	Retain
10	Cedar Hedge	<i>Thuja occidentalis</i>		Fair	Owner	Remove: Conflict with construction
11	Sugar Maple	<i>Acer saccharum</i>	55	Fair	Owner	Remove: Conflict with construction
12	Red Oak	<i>Quercus rubra</i>	30	Fair	Owner	Remove: Conflict with construction
13	Ceder	<i>Thuja occidentalis</i>	38	Fair, 8 stems, 2 stems at 38cm, the rest of the stems are under size	City	Remove: Conflict with construction

*Please refer to the attached Site map for tree numbers.



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Prior to any site works, protective fencing should be installed around the trees as indicated in the attached Tree Information Map and maintained until all construction on site has been completed as per the City of Ottawa Tree Protection Specifications (April 2019). Within the fenced area, the following tree protection guidelines should be applied:

- Do not change the grade
- Do not place store construction material of site “furniture” such as outhouses
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- Do not excavate unless it is a method that has been pre-approved by the City
- Do not place signs, notices or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Direct the exhaust away from the tree

The tree protection fencing must be 1.2 m in height and constructed of a rigid or framed material (e.g. modulus – steel, plywood hoarding, or snow fence on a 2”X4” wood frame) with posts 2.4 m apart such that the fence location cannot be altered.

The undersigned personally inspected the property and issues associated with this report on March 21, 2024. On Behalf of Peloso Landscaping Inc.

Wan Ki Suen ISA Certified Arborist ®, HK-1410A
ISA Tree Risk Assessment Qualified

A handwritten signature in black ink, appearing to read "Wan Ki Suen", written in a cursive style.



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Intended Use of the Report

This Information Report was carried out by J Carty's Tree Service at the request of the Client. The information, interpretation and analysis contained within this Report is to be used solely for the purposes outlined within this Report. This Report is for the exclusive use of the Client.

Limitations of this Report

This Report is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees situate thereon by J Carty's Tree Service and upon information provided by the Client to J Carty's Tree Service. The opinions in this Report are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Report are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by J Carty's Tree Service as to the length of the validity of the results, observations, recommendations and analysis contained within this Report. As a result the Client shall not rely upon this Report, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Report should be re-assessed periodically.

Assumptions

The Client is hereby notified and does hereby acknowledge and agree that where any of the facts and information set out and referenced in this Report are based on assumptions, facts or information provided to J Carty's Tree Service by the Client and/or third parties and unless otherwise set out within this Report, J Carty's Tree Service will in no way be responsible for the veracity or accuracy of any such information. Further, the Client acknowledges and agrees that J Carty's Tree Service has, for the purposes of preparing their Report, assumed that the Property, which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal and local statutes, regulations, by-laws, guidelines and other related laws. J Carty's Tree Service explicitly denies any legal liability for any and all issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines and laws as it may pertain to or affect the Property to which this Report applies.



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Professional Responsibility

In carrying out this Report, J Carty's Tree Service and any Assessor appointed for and on behalf of J Carty's Tree Service to perform and carry out the Report has exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by J Carty's Tree Service for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to J Carty's Tree Service by the Client or third parties;
- e) 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
- f) the unauthorized distribution of the Report.

Further, under no circumstance may any claims be initiated or commenced by the Client against J Carty's Tree Service 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.



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General

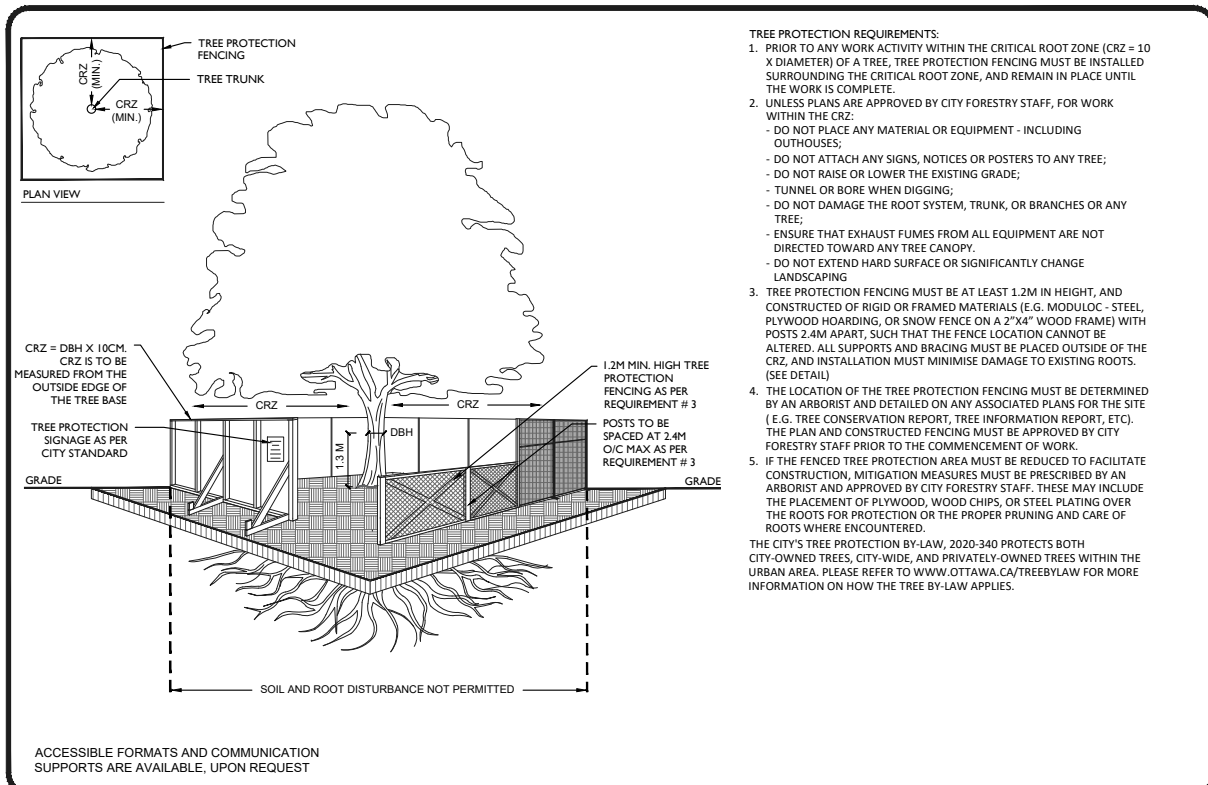
Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. J Carty's Tree Service accepts no liability for misunderstandings due to a black and white copy of the report



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- 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.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



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