

INTEGRATED
FORESTREE
SERVICES INC.



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

December 4, 2024

Tina Martins
A.F. Martins Construction
35 Linden Terrace
Ottawa, ON K1S 1Z1

Committee of Adjustment
Received | Reçu le

2025-01-24

**RE: TREE INFORMATION REPORT FULL FOR 280, 282, 284 SOMERSET STREET EAST, 146
RUSSELL AVENUE AND 105 SWEETLAND AVENUE, OTTAWA**

Comité de dérogation

This Tree Information Report (TIR) was prepared by Integrated Forestry Services Inc. (IFS Inc.) in support of a Committee of Adjustment application for 280, 282, 284 Somerset Street East, 146 Russell Avenue and 105 Sweetland Avenue 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 work proposed for this property includes the demolition of three single homes on Somerset Street East and two multi-unit buildings on Sweetland Avenue and construction of four new multi-unit buildings.

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 all individual distinctive trees on the subject and adjacent private and property. Two trees were found on nearby City of Ottawa lands. Field work for this report was completed in November 2024.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 2 and 3 details the distinctive trees found during the field work. Each of these trees is referenced by the numbers plotted on the tree information plan included on page 4 of this report. Pictures 1 to 4 on pages 9 through 11 of this report show selected trees on and adjacent to the subject properties.

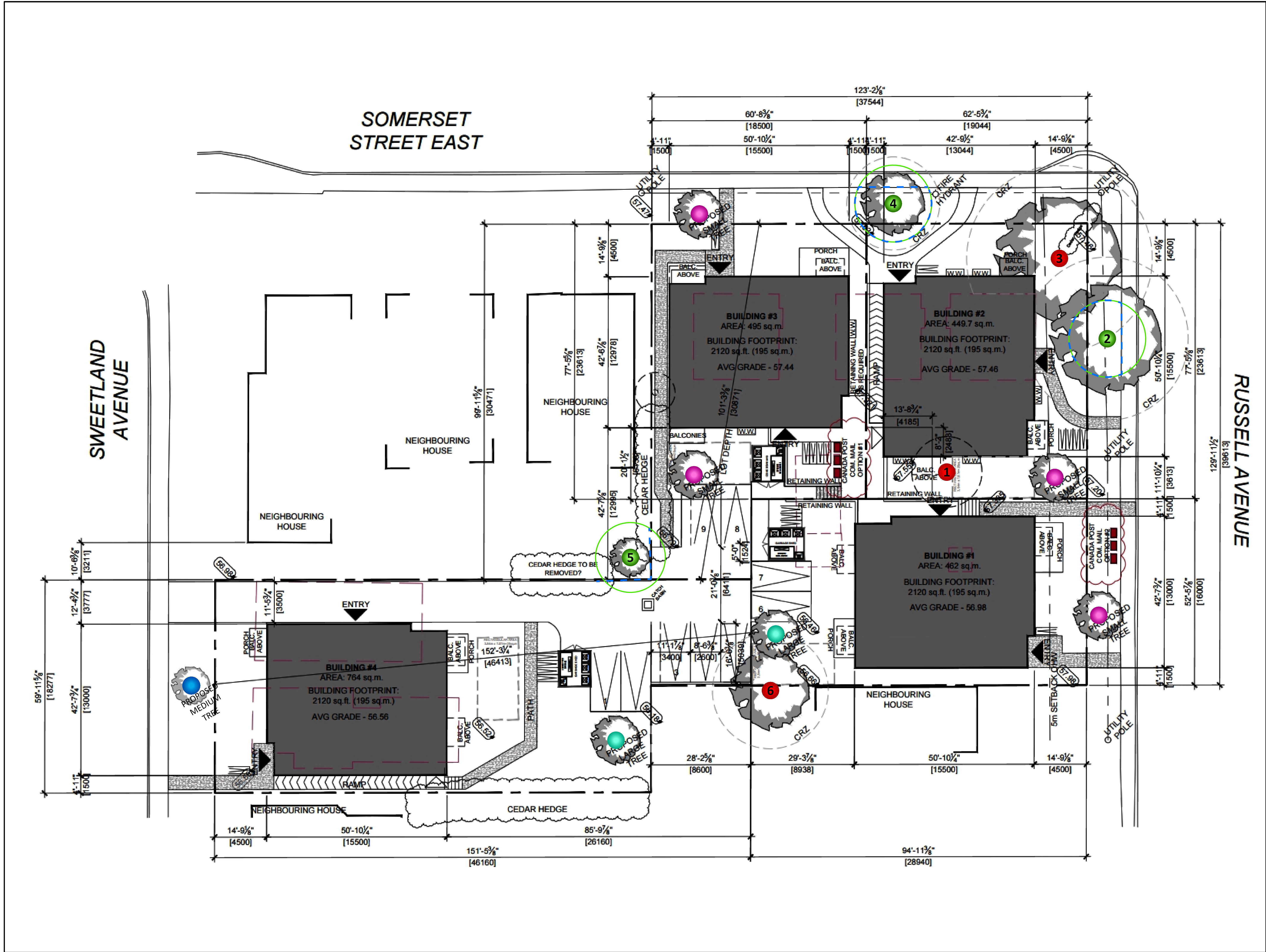
Table 1. Tree information for 280, 282, 284 Somerset Street East, 146 Russell Avenue and 105 Sweetland Avenue

Tree No.	Tree species /Tolerance to Construction ¹	Owner ship ²	DBH ³ (cm)	CRZ ⁴ (m)	Distance to excavation (m) ⁵	Tree Condition, Age Class, Condition Notes, Species Origin and Status (to be removed or preserved and protected)	Reason for removal	Forester's Opinion re. Removal
1	Siberian elm (<i>Ulmus pumila</i>) / Moderate - Good	Private	32.6	3.3	<1	Fair; mature; central stem with suppressed lateral at 3.5m on east (previously reduced); co-dominant stem previously removed at 0.7m; introduced invasive species; to be removed	Will not survive root loss	Tree and stump be removed
2	Norway maple (<i>Acer platanoides</i>) / Moderate - Good	City	33.4 & 37.7	3.8	+/-3	Fair; mature; co-dominant stems at 1m - moderately divergent; north stem bisects at 1.5m; heavily pruned away from overhead Hydro lines; introduced invasive species; to be preserved and protected	Not applicable – to be preserved	Not applicable
3	Manitoba maple (<i>Acer negundo</i>) / Good	Private	73.9	-	-	Very poor; overmature; co-dominant stems at 3.5m; suppressed lateral at 1.5m on north; bole divergent towards north, with advanced decay at 1.5-2.5m on east; upper crown asymmetric towards south due to continual pruning from Hydro lines on north, east and west; cavities in upper crown deep enough to hold squirrel nests; naturalized species; to be removed (hazardous)	Very poor condition	Tree and stump be removed
4	Norway maple (<i>Acer platanoides</i>) / Moderate - Good	City	33.1	3.3	>3.5	Fair; mature; multiple competing stems at 2m due to continual pruning from overhead Hydro lines (poor form); introduced invasive species; to be preserved and protected	Not applicable – to be preserved	Not applicable

Table 1. Cont.

Tree No.	Tree species /Tolerance to Construction ¹	Owner ship ²	DBH ³ (cm)	CRZ ⁴ (m)	Distance to excavation (m) ⁵	Tree Condition, Age Class, Condition Notes, Species Origin and Status (to be removed or preserved and protected)	Reason for removal	Forester's Opinion re. Removal
5	Manitoba maple (<i>Acer negundo</i>) / Good	Neighbour	+/-30	+/-3	>5	Fair; mature; central stem with suppressed laterals at 3-4m and competing at 6m; form moderately divergent towards southwest; introduced invasive species; to be preserved and protected	Not applicable – to be preserved	Not applicable
6	Manitoba maple (<i>Acer negundo</i>) / Good	Shared	44.7	-	-	Very poor; mature; central stem with competing laterals starting at 5.5m; large longitudinal wound grade to 5m on north from past failure of lateral; heavy basal sprouting; naturalized species; to be removed (see signed Boundary Tree Declaration on page 5)	Very poor condition	Tree and stump be removed

¹As taken from Managing Trees during Construction; 2nd Ed., Fite and Smiley; ² Tree locations/ownership taken from survey prepared by Farley, Smith and Denis Surveying Ltd.; ³Diameter at breast height, or 1.3m from grade (unless otherwise indicated); ⁴ 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; ⁵Approximate distances only.



GENERAL NOTES

PLANS COMPLETED BY RJH

LEGEND

TREE TO REMAIN

CRITICAL ROOT ZONE

PROTECTIVE FENCING

TREE TO BE REMOVED

PROPOSED NEW LARGE-SIZED DECIDUOUS TREE

PROPOSED NEW MEDIUM-SIZED DECIDUOUS TREE

PROPOSED NEW SMALL-SIZED DECIDUOUS TREE

REPLACEMENT TREE OPTIONS

Large-sized Deciduous Trees

Bur oak (*Quercus macrocarpa*)

Red oak (*Quercus rubra*)

Sugar maple (*Acer saccharum*)

Red maple (*Acer rubrum*)

Black walnut (*Juglans nigra*)

Medium-sized Deciduous Trees

Kentucky coffee tree (*Gymnocladus dioica*)

Hackberry (*Celtis occidentalis*)

Red mulberry (*Morus rubra*)

Honey-locust (*Gleditsia triacanthos*)

Ginkgo (*Ginkgo biloba*)

Ohio buckeye (*Aesculus glabra*)

Pin cherry (*Prunus pensylvanica*)

Small-sized Deciduous Trees

Serviceberry (*Amelanchier* spp.)

Japanese tree lilac (*Syringa reticulata*)

Magnolia (*Magnolia* spp.)

Thorn-less Hawthorn (*Crataegus* spp.)

Pagoda dogwood (*Cornus alternifolia*)

Redbud (*Cercis canadensis*)

02.55

Meters

DRAWING:

Tree Information Plan

PROJECT: 280, 282, 284 SOMERSET ST. E.,
146 RUSSEL AVE., AND 105 SWEETLAND AVE.
CITY OF OTTAWA

IFS ASSOCIATES

613-838-5717

Andrew K. Boyd, R.P.F.

SCALE: 1:140

DATE: 2024-11-04

DRAWN BY: SS

SHEET NO. 1

SOME



Declaration of Boundary Tree Co-owner

Declaration

I Carol Wang

Print name

the property owner (s) / authorized

representative(s) of the property owner(s) at 150 Russell Avenue

Address

hereby acknowledge

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 146 Russell Avenue

Address

(the "Applicant").

I declare that I am the co-owner of the Manitoba maple

Tree Species

tree of

size 44.7

Diameter at breast height

cm DBH (the "Boundary Tree"). I have read and understand the required procedures and provisions under the

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 5, 2024

Signature of Boundary Tree Co-owner

Address:

Properties CW

101-323 Chapel St., Ottawa K1N 7Z2

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

Tina Martins

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 properties.

TREE PROTECTION MEASURES

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

1. Erect a fence as close as possible to the critical root zone (CRZ) of trees (City of Ottawa tree protection barrier detail included on page 8).
2. Do not place any material or equipment within the CRZ of the tree.
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 when digging within the CRZ of a 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 crown.

TREE PRESERVATION MEASURES

As excavation may occur within the CRZ of tree #5, the following measures will be taken:

1. Hydro excavation along the edge of excavation in proximity to the tree 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 excavation is to be left open for any length of time a covering of at least three layers of moistened burlap is to be draped over the exposed face of excavation closet to the tree. A final covering of clear plastic will help retain moisture within the burlap. The use of burlap and plastic coverings will help reduce the loss of moisture from the soil surrounding the remaining roots.

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 4, suggested locations of seven new trees are proposed in compensation for the loss of trees #1, 3 and 6.

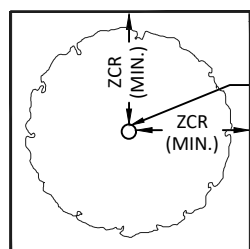
This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

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

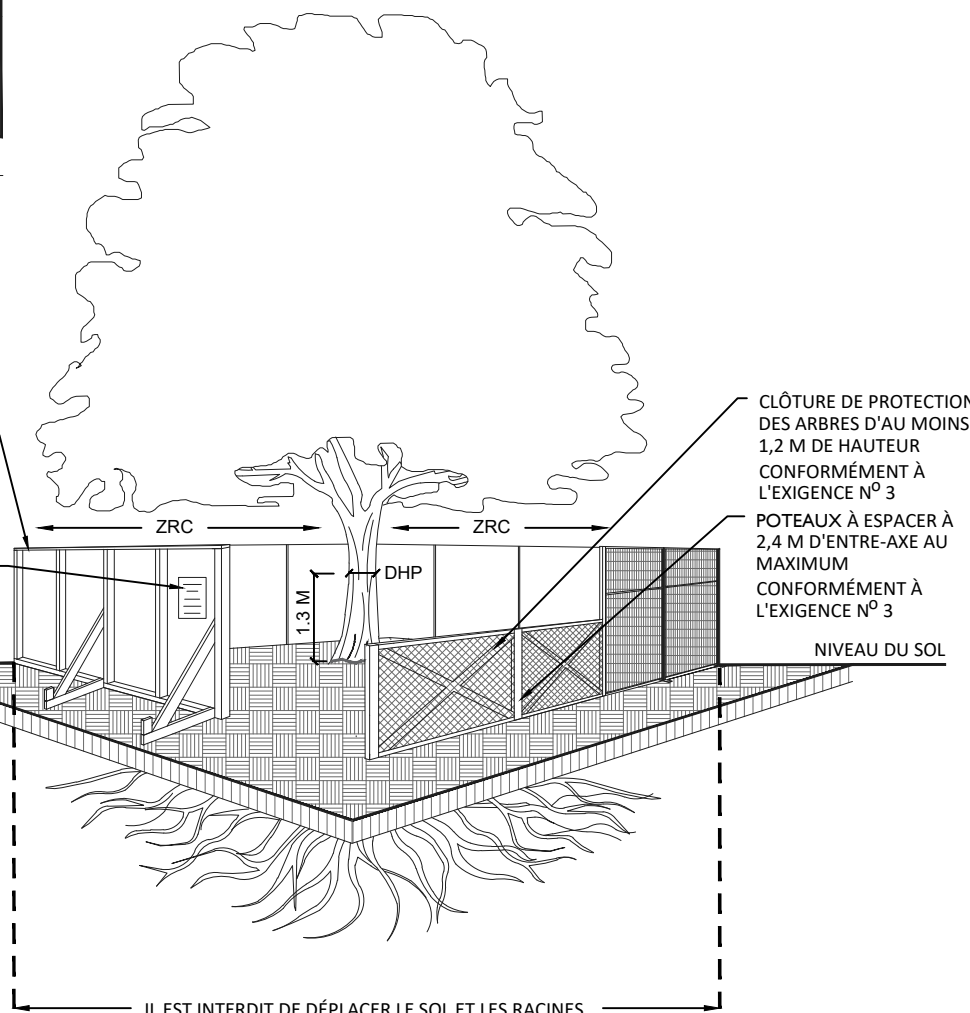


VUE EN PLAN

ZCR = DHP X 10 CM
LA ZCR DOIT ÊTRE
MESURÉE D'APRÈS LE
DIAMÈTRE EXTÉRIEUR
DE LA BASE DE L'ARBRE

ÉCRITEAU DE PROTECTION
DES ARBRES CONFORME À
LA NORME DE LA VILLE

NIVEAU DU SOL



IL EST INTERDIT DE DÉPLACER LE SOL ET LES RACINES.

DES FORMATS ACCESSIBLES ET DES AIDES À LA
COMMUNICATION SONT DISPONIBLES SUR DEMANDE

EXIGENCES RELATIVES À LA PROTECTION DES ARBRES

1. EN PRÉVISION DES TRAVAUX À EFFECTUER DANS LA ZONE CRITIQUE DES RACINES (ZCR = 10 FOIS LE DIAMÈTRE) D'UN ARBRE, IL FAUT INSTALLER UNE CLÔTURE DE PROTECTION SUR LE PÉRIMÈTRE DE CETTE ZONE ET LAISSER CETTE CLÔTURE EN PLACE JUSQU'À LA FIN DES TRAVAUX.
2. À MOINS QUE LES PLANS DES TRAVAUX À EFFECTUER DANS LA ZCR SOIENT APPROUVÉS PAR LE PERSONNEL DES SERVICES FORESTIERS DE LA VILLE, IL FAUT ÉVITER :
 - D'INSTALLER DANS CETTE ZONE DU MATÉRIEL OU DES BIENS D'ÉQUIPEMENT, Y COMPRIS DES TOILETTES EXTÉRIEURES;
 - DE POSER DES ÉCRITEAUX, DES AVIS OU DES AFFICHES SUR LES ARBRES;
 - DE REHAUSSER OU D'ABAISSE LE NIVEAU DU SOL EXISTANT;
 - DE PERCER UN TUNNEL OU DE FORER LE SOL PENDANT LES TRAVAUX DE CREUSAGE;
 - D'ENDOMMAGER LE SYSTÈME RACINAIRE, LE TRONC OU LES BRANCHES DES ARBRES;
 - DE DIRIGER VERS LA CIME DES ARBRES LES GAZ D'ÉCHAPPEMENT DE TOUT L'ÉQUIPEMENT;
 - D'ÉTENDRE LA SURFACE DURE DU SOL OU MODIFIER CONSIDÉRABLEMENT LE PAYSAGE.
3. LA CLÔTURE DE PROTECTION DES ARBRES DOIT FAIRE AU MOINS 1,2 M DE HAUTEUR, ÊTRE CONSTRUITE À PARTIR DE MATÉRIAUX RIGIDES OU CHARPENTÉS (ACIER MODULOC, PALISSADE EN CONTREPLAQUÉ OU CLÔTURE À NEIGE SUR UNE CHARPENTE DE BOIS « 2" X 4" ») ET ÊTRE DOTÉE DE POTEAUX DE 2,4 M D'ENTRE-AXE, POUR QU'ON NE PUISSE PAS MODIFIER L'EMPLACEMENT DE LA CLÔTURE. TOUS LES SUPPORTS ET CONTREVENTEMENTS DOIVENT ÊTRE INSTALLÉS À L'EXTÉRIEUR DE LA ZCR, EN VEILLANT À CE QUE L'INSTALLATION CAUSE LE MOINS DE DOMMAGE POSSIBLE AUX RACINES EXISTANTES. (CF. LES DÉTAILS.)
4. L'EMPLACEMENT DE LA CLÔTURE DE PROTECTION DES ARBRES DOIT ÊTRE DÉTERMINÉ PAR UN ARBORICULTEUR ET ÊTRE PRÉCISÉ SUR LES PLANS CORRESPONDANTS DU SITE (PAR EXEMPLE, DANS LE RAPPORT SUR LA CONSERVATION DES ARBRES OU DANS LE RAPPORT D'INFORMATION SUR LES ARBRES). LE PLAN ET LA CLÔTURE CONSTRUITE DOIVENT ÊTRE APPROUVÉS PAR LE PERSONNEL DES SERVICES FORESTIERS DE LA VILLE AVANT LE DÉBUT DES TRAVAUX.
5. S'IL FAUT RÉDUIRE LA ZONE CLÔTURÉE DE PROTECTION DES ARBRES POUR FACILITER LES TRAVAUX DE CONSTRUCTION, LES MESURES D'ATTÉNUATION DOIVENT ÊTRE PRESCRITES PAR UN ARBORICULTEUR ET ÊTRE APPROUVÉES PAR LE PERSONNEL DES SERVICES FORESTIERS DE LA VILLE. CES MESURES PEUVENT NOTAMMENT CONSISTER À INSTALLER DES CONTREPLAQUÉS, À ÉPANDRE DES COPEAUX DE BOIS SUR LE SOL OU À POSER UNE PLAQUE D'ACIER PAR-DESSUS LES RACINES AFIN DE LES PROTÉGER, OU ENCORE À BIEN ÉMONDER LES ARBRES ET À BIEN EN PROTÉGER LES RACINES, LE CAS ÉCHÉANT.

LE RÈGLEMENT SUR LA PROTECTION DES ARBRES, 2020-340 DE LA VILLE D'OTTAWA VISE LA PROTECTION DES ARBRES APPARTENANT À LA VILLE, SUR TOUT LE TERRITOIRE MUNICIPAL, ET DES ARBRES SITUÉS SUR LES PROPRIÉTÉS PRIVÉES DU SECTEUR URBAIN. POUR EN SAVOIR PLUS SUR LES MODALITÉS D'APPLICATION DU RÈGLEMENT, VEUILLER CONSULTER LA PAGE SUIVANTE : WWW.OTTAWA.CA/REGLEMENTSURLESARBRES.



CAHIER DES CHARGES POUR LA PROTECTION DES ARBRES

EXIGENCES À APPLIQUER AUX ARBRES À CONSERVER, SUR LE CHANTIER ET LES CHANTIERS VOISINS, AVANT D'ABATTRE DES ARBRES OU D'EFFECTUER DES TRAVAUX DE CHANTIER, ET À RESPECTER EN PERMANENCE POUR LA DURÉE DES TRAVAUX SUR LE CHANTIER.

ÉCHELLE: SÉ

DATE: MARS 2021

NO. DU DESSIN: 1 de 1



Picture 1. Tree #1 behind 284 Somerset Street East – private Siberian elm.



Picture 2. Trees #2 and 3 beside 284 Somerset Street East – city Norway maple (right) and private Manitoba maple (background – note major wound on bole).



Picture 3. Tree #4 - city Norway maple in front of 282 Somerset Street East



Picture 4. Tree #6 – private Manitoba maple shared between 146 and 150 Russell Avenue

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.