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May 21, 2025

4176855 Canada Inc. (Park River Properties — Kevin McMahon)

900 Bd de la Carriere, Gatineau, QC

613-799-3242 • kevin@parkriver.ca

Committee of Adjustment
Received | Reçu le

2025-06-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Tree Information Report for 432 Ravenhill Avenue, Ottawa, ON

This report details pre-construction tree information for the above noted property in Ottawa. The proposed work for this site consists of demolition of the existing single-family home and rebuilding of 4, 2-storey single-family townhouses.

This report includes assessments of all the trees on the property, including boundary and adjacent trees that are greater than 10cm diameter at breast height (DBH).

Under the Tree Protection By-law, the following protected trees cannot be injured or removed without a tree permit from the City:

- All City-owned trees throughout the urban and rural area
- All trees 10 cm or more in diameter at breast height on private properties within the urban area that are subject to a Planning Act application for Site Plan, Plan of Subdivision, or Plan of Condominium
- All trees 10 cm or more in diameter at breast height on private properties within the urban area that are over 1 hectare in size
- All distinctive trees, which are trees 30 cm or more in diameter at breast height on private properties within the urban area that are 1 hectare or less in size

The properties of these trees are noted in the table on page 2, with pictures provided for any tree requiring a tree removal permit from the City on page 3.

The information for this report was gathered on May 15, 2025.

Tree	Species	Location	Ownership	CRZ (m)	DBH (cm)	DE (m)	Tree Condition	Reason for removal	Arborist's Opinion if Removal
A	Magnolia	Left side	Client	1.9	18.5,17, 17	0	Good	Tree is located within the proposed excavation plans.	Remove tree to allow for the building of the proposed row of townhomes.
B	Silver Maple	Back left	Client	7.4	74	0	Fair	Tree is located within the proposed excavation plans. This tree's removal will require a permit from the City (see attached picture under <i>Figure 1</i> on page 3 below).	Remove tree to allow for the building of the proposed row of townhomes. Suggest replanting a 50mm (minimum) ornamental tree further from proposed home. Various "proposed trees" are marked on the attached site plan which plot sufficient planting locations.
C	White Cedar	Back centre	Client	2.8	26,28.5	0	Fair	Tree is located within the proposed excavation plans.	Remove tree to allow for the building of the proposed row of townhomes.
D	White Cedar	Back centre (in row)	Client	-	Multi-stem	1	Poor	Hedge is located within the proposed excavation plans and will be directly impacted by construction.	Remove tree to allow for the building of the proposed row of townhomes.
E	White Cedar	Right side (in row)	Client	-	Multi-stem	0	Poor	Hedge spans across the proposed excavation plans.	Remove tree to allow for the building of the proposed row of townhomes.
F	White Cedar	Front right	Shared with neighbour	2.3	2x23	0	Poor	Trees are located within the proposed plans.	Remove tree to allow for the building of the proposed row of townhomes.
G	Norway Maple	Front right (in row)	Shared with neighbour	1.7	17	0	Good	Tree is located within the proposed excavation plans.	Remove tree to allow for the building of the proposed row of townhomes.
H	Shrub	Front right (in row)	Neighbour	-	Multi-stem	0	Fair	Tree is located within the proposed excavation plans.	Remove tree to allow for the building of the proposed row of townhomes.
I	White Cedar	Back right	Client	4.4	44	4	Fair	-	N/A: Install Tree Protection Zone

Key Definitions

CRZ (Critical Root Zone): is established as being 10cm from the trunk of a tree for every centimeter of trunk DBH.

The CRZ is calculated as DBH x 10cm. This provides direction for the location of the tree protection fencing.

DBH (Diameter at breast height): The measurement of a trunk of a tree at a height of 120cm.

DE (Distance to excavation): The measurement of the distance from the nearest edge of the tree's trunk to adjacent excavation limits.

Figure 1: Silver Maple (B) currently located at the back left of the property to be removed (will require a permit from the City to remove this tree)



Provincial Regulations

As the arborist we are responsible to abide by all Provincial Regulations such as the Endangered Species Act which mandates that tree species on the Species at Risk in Ontario list be identified. Butternut (*Juglans cinerea*) is found in Eastern Ontario and is listed as threatened. Due to it being on the list it must be protected from harm.

No protected species were identified on this or adjacent properties.

Impact of Development:

Trees A-H should be removed as they are all located within the proposed construction/excavation plans. A permit must be submitted to the City to allow for tree B's removal. Protection measures must be implemented to retain tree I if the construction is within the critical root zone. If construction does go into the CRZ, it is recommended to air-spade or hydro-vac around the CRZ and expose the roots to make proper, clean pruning cuts to the roots.

Tree Protection Measures:

The Tree Protection By-law requires that anyone working near protected trees must, unless otherwise authorized by the City:

- Erect a 1.2 m high fence around the outer edge of the critical root zone (CRZ) of trees prior to beginning other site work, and maintain the fence until the work is complete
- Not place any material or equipment within the CRZ of the tree
- Not raise or lower the existing grade within the CRZ of a tree
- Not extend any hard surface or significantly change landscaping within the CRZ of a tree
- Not attach any signs, notices or posters to any tree, except as required by this by-law for trees to be removed
- Not damage the root system, trunk or branches of any tree
- Ensure that exhaust fumes from equipment are not directed towards any tree's canopy

It is an offence under the Tree Protection By-law to fail to adequately protect a tree that has not been approved for removal.

Pre-Construction measures

To retain any tree where excavation falls within the critical root zone, best practice would be to use hydra excavation to expose any roots along the area where the excavation will be dug and then cut any roots visible with a pair of sterilized snips or a sharp saw before continuing to excavate. Where digging encounters roots, we suggest that cutting the roots is the preferred method to tearing roots by equipment. Limit construction equipment from the area as much as possible to prevent extra root compaction. If travel over the root zone is required a buffer of woodchips spread thick enough to stabilize a 3/4inch sheet of plywood should be applied. Fertilizing in the spring and applying mulch post construction is advised.

Post Construction Measures:

Aerate and fertilize the retained trees if impacted by construction. Applying mulch post construction is advised. Deadwood and weakly attached branches can be pruned out post construction, but other pruning should be minimized, if possible, for a couple of years to allow the trees to recover.

Replacement Tree Planting or Compensation:

When tree removals cannot be avoided, and compensation planting is required it must be done post construction and at final grade. The site plan shows 3 trees being planted along the front of the newly constructed homes. 1 Ivory Silk Lilac, 1 Honey locust and 1 Red Maple. All trees will be 50mm minimum.

The Ivory Silk Lilac will grow to approx. 7 metres tall and 5 metres wide.

The Honey locust will grow to approx. 15 metres tall and 10 metres wide.

The Red Maple will grow to approx. 16 metres tall and 15 metres wide.

(These sizes are the approx. mature size of these tree species)

Respectfully submitted,

Nick Krumins

613-489-1116

Certified Arborist #ON-1239A and TRAQ Certified

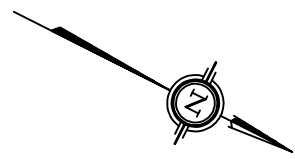
Self- Declaration (to be signed by property owner):

By signing the application, you are acknowledging and understanding that an inspector 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 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 TIR are followed, and where necessary are done so under the supervision of an arborist.

X _____
Client Name and Phone number

FRONT WALL AREA: 2185 F²
FRONT WALL SET BACK 0.6M: 582F²
[26.6%]



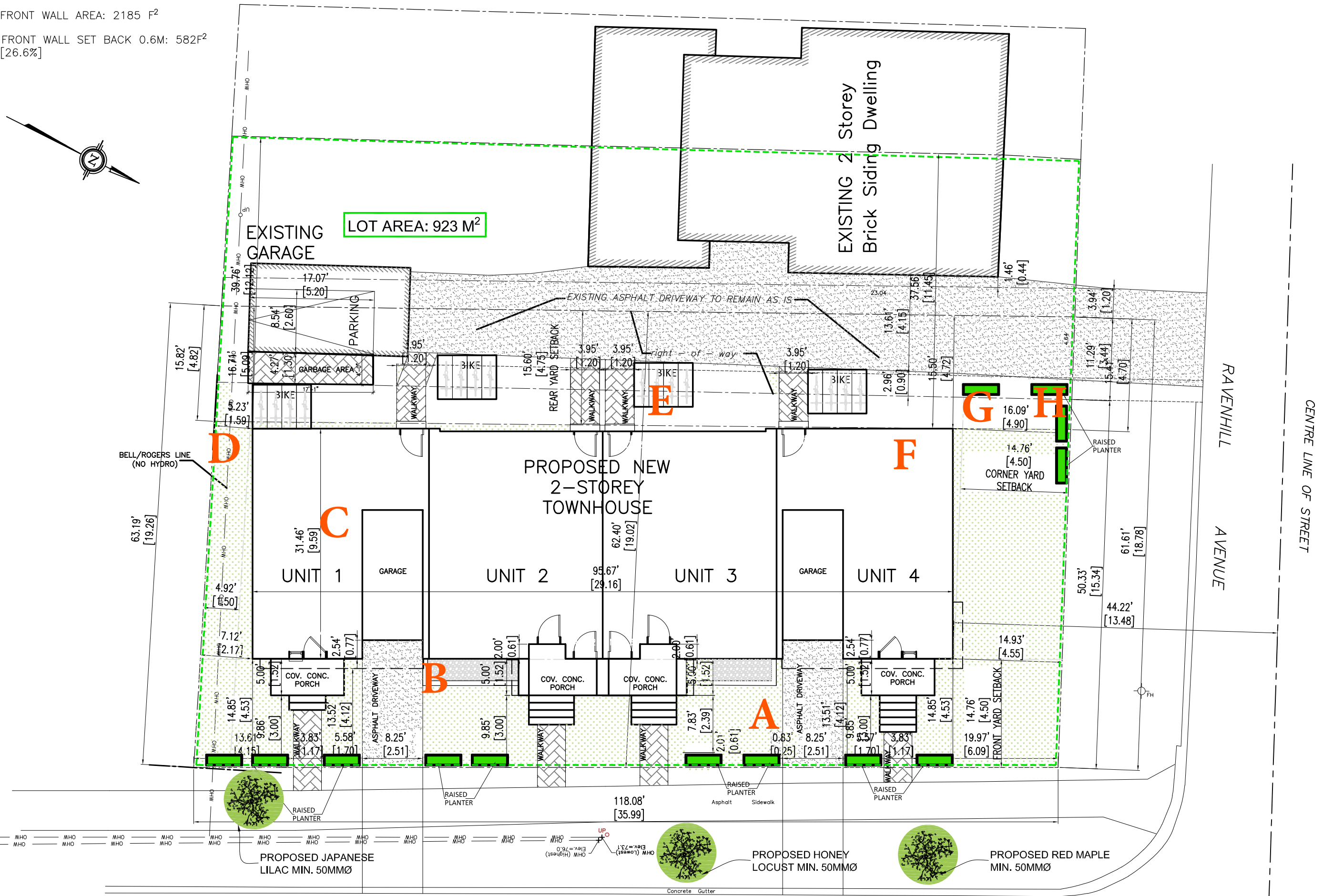
MD

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SITE PLAN
SCALE 1:150

FRONT YARD AREA = 43.43m ² TOTAL AGGREGATED SOFT LANDSCAPING AREA = 25.5m ² (58.7%)	FRONT YARD AREA = 32.58m ² TOTAL AGGREGATED SOFT LANDSCAPING AREA = 19.4m ² (59.5%)	FRONT YARD AREA = 32.59m ² TOTAL AGGREGATED SOFT LANDSCAPING AREA = 19.4m ² (59.5%)	FRONT YARD AREA = 53.11m ² TOTAL AGGREGATED SOFT LANDSCAPING AREA = 33.78m ² (63.6%)
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1AS PER CODE REVIEW
AUG 27, 2024

NO. DESCRIPTION & DATE

REVISIONS

JOB TITLE:
PROPOSED TWO
STOREY TOWNHOUSE
WITH ADDITIONAL
UNITS
432 RAVENHILL
CITY OF OTTAWA

SHEET TITLE:
SITE/LANDSCAPE PLAN

SCALE: AS SHOWN
DRAWN: C.S.
CHECKED:
DATE: APR 2023
PRINT DATE:

DWG NO.

S1.1