

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Tree Information Report

Date: May 6, 2025



Author: Max Carmanico, Director @ Independent Tree Care Inc.
Qualification: ISA Certified Arborist # ON2555-A
Cell phone: (613) 720 0274
E-mail: maxwellcarmanico@gmail.com
Website: www.indy-tree.ca
Business address: 101 Brae Cres, Stittsville ON, K2S 1N9

Client information

Name: Stefano Sciani
Business Address: 8048 Mitch Owens Rd, Greely, ON K0A 1V0
Telephone: 613.612.1553
Email: stefano@onyxdesignbuild.com

Site address: 177 Compton, Ottawa, ON K2B 5A6

Reason for application:

Infill / Development: minor variance.

Committee of Adjustment
 Received | Reçu le
 2025-05-23
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

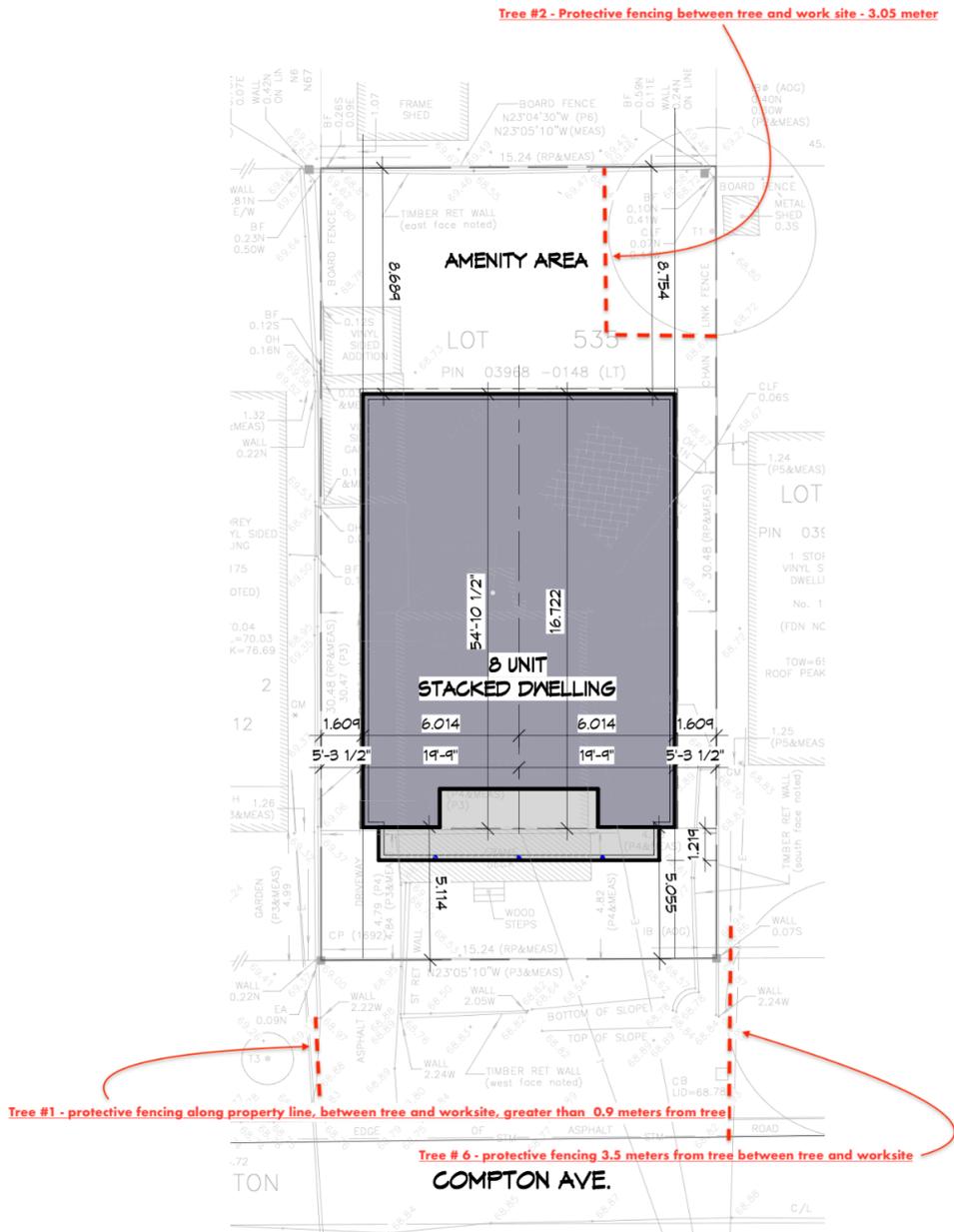
Tree Information:

Tree Inventory				Date: December 20, 2024			
Tree #	Image #	Species	DBH (centimeters)	Location	Ownership	Condition	Retention/ Removal
1	1	Japane Lilac (<i>syringa reticulata</i>)	9	Front yard, between 177 and 175 compton	city	Healthy, virile, no visible defects, good structure.	retain
2	2	Norway Maple (<i>acer platanoides</i>)	30.5	South east corner of backyard	177 compton	Healthy, virile, no visible defects, good form and structure.	retain
3	3	Manitoba maple (<i>acer negundo</i>)	<10	rear neighbors along top of retaining wall	180 woodroffe	Healthy group of shrubs, 5 main stems.	retain
4	4	Spire cedar (<i>thuja occidentalis</i>)	15	rear neighbors along top of retaining wall	180 woodroffe	Healthy, virile, no visible defects.	retain
5	5	Norway Maple (<i>acer platanoides</i>)	11	rear neighbors along top of retaining wall	180 woodroffe	Healthy tree, no visible defects.	retain
6	6	Norway Maple (<i>acer</i>)	35	front yard 181 compton	city	Healthy tree, no visible defects, well maintained, good structure.	retain

Tree protection and mitigation measures:

177 COMPTON AVE.

8 UNIT STACKED DWELLING

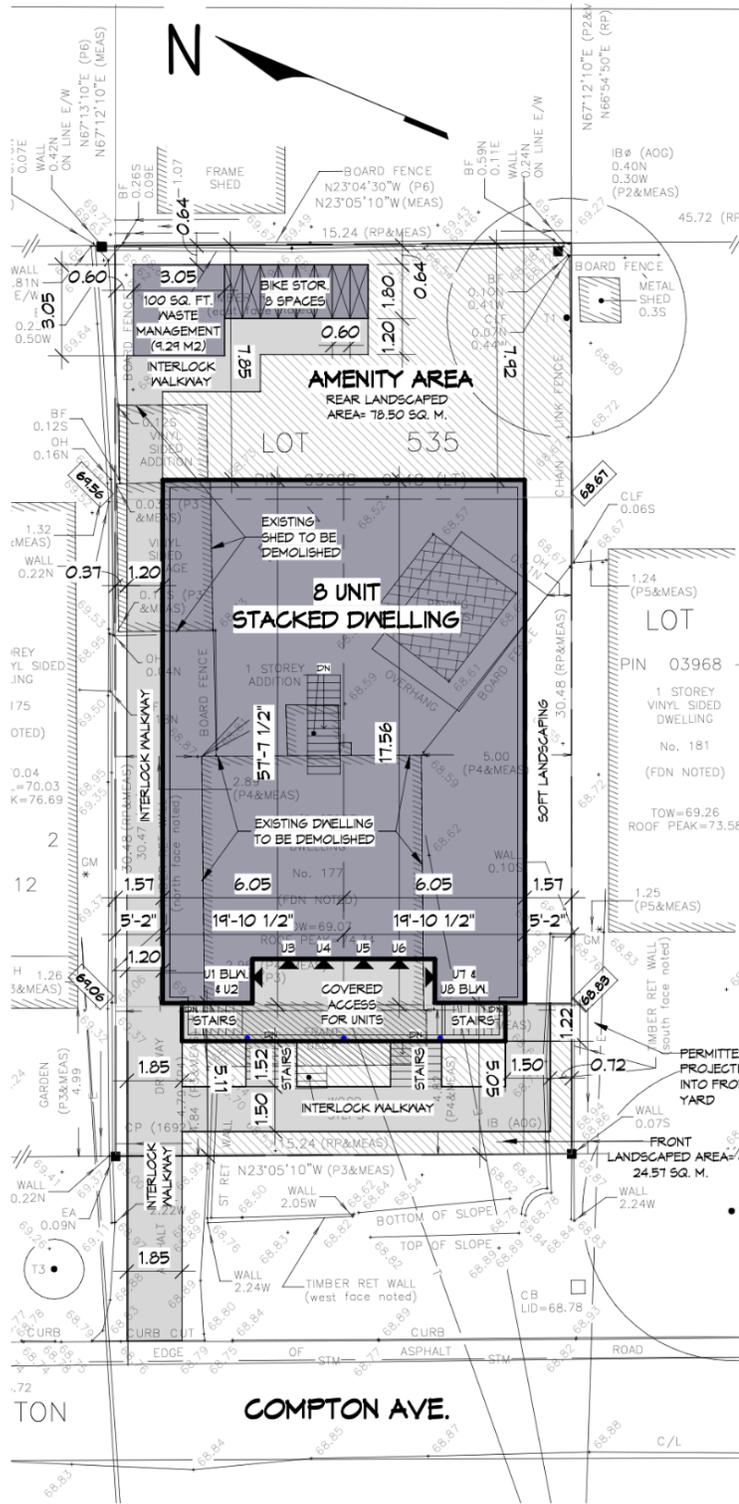


SITE PLAN

MARCH 3 2025

177 COMPTON AVE.

8 UNIT STACKED DWELLING



- ZONING INFORMATION:**
R4D ZONE- STACKED DWELLING
- 1) MINIMUM LOT AREA:
ZONING- 660 SQ.M
SITE- 464.67 SQ.M *MINOR VARIANCE REQUIRED*
 - 2) MINIMUM LOT WIDTH:
ZONING- 22M
SITE- 15.24M *MINOR VARIANCE REQUIRED*
 - 3) MINIMUM FRONT YARD SETBACK:
ZONING- 6M
SITE- 5.05M *MINOR VARIANCE REQUIRED*
 - 4) MINIMUM CORNER SIDE YARD SETBACK:
ZONING- 4.5M
SITE- N/A
 - 5) MINIMUM INTERIOR SIDE YARD SETBACK:
ZONING- 1.5M
SITE- 1.57M BOTH SIDES
 - 6) MINIMUM REAR YARD SETBACK:
ZONING- 28% OF LOT DEPTH
SITE- 7.85M *MINOR VARIANCE REQUIRED*
 - 7) MAXIMUM BUILDING HEIGHT:
ZONING- 11M TO MID-POINT OF ROOF
SITE- 10.66M TO MID-POINT OF ROOF
- NOTE- OUTSIDE DIMENSIONS TO BUILDING ARE TO FINISHED CLADDING**

AVERAGE GRADE CALCULATION

69.56
68.67
69.06
68.83

69.03= AVERAGE GRADE

SITE PLAN



VISUAL SCALE 1:150

MAY 6 2025

Tree protection and mitigation measures (continued):

Tree # 1 : City owned Lilac tree in the front yard of 171 Compton, tree protective fencing will be erected between the tree and the worksite, along the property line and greater than 0.9 meters from the base of the tree to prevent activities that could cause disturbance of the crz, cause soil compaction or change the drainage near the tree.

Tree # 2 : Norway maple in the back yard, south east corner near fence line, tree protective fencing will be erected between the tree and the worksite, 3.05 meters from the base of the tree to prevent activities that could cause disturbance of the crz, cause soil compaction or change the drainage near the tree.

Trees # 3, 4 5: These trees are located in the backyard of 180 woodroffe, and sit on top of a 3 foot high retaining wall, and behind a fence. No further protection methods required.

Tree # 6: City owned norway maple tree in the front yard of 181 compton, tree protective fencing will be erected between the tree and the worksite, 3.5 meters from the base of the tree to prevent activities that could cause disturbance of the crz, cause soil compaction or change the drainage near the tree.

Additional Notes:

1. The extent of excavation will be roughly 3 feet from the extent of the proposed building.
2. There are no indications of plans that require work to be carried out within the CRZ of these protected trees.

Pending:

1. Location and path of utilities.
2. Grade changes
3. Changes proposed to the retaining wall in the rear yard?

Tree protection and replacement plan (continued):

Trees to be protected will follow guidelines as dictated by the city of Ottawa and are as follows:
(As quoted from [Tree Protection By-law | City of Ottawa](#))

The primary purpose of the City of Ottawa's Tree Protection By-law is to ensure that trees are protected from injury or destruction. The by-law identifies guidelines to follow when working around trees since trees can be seriously injured if their roots are compacted, cut or damaged.

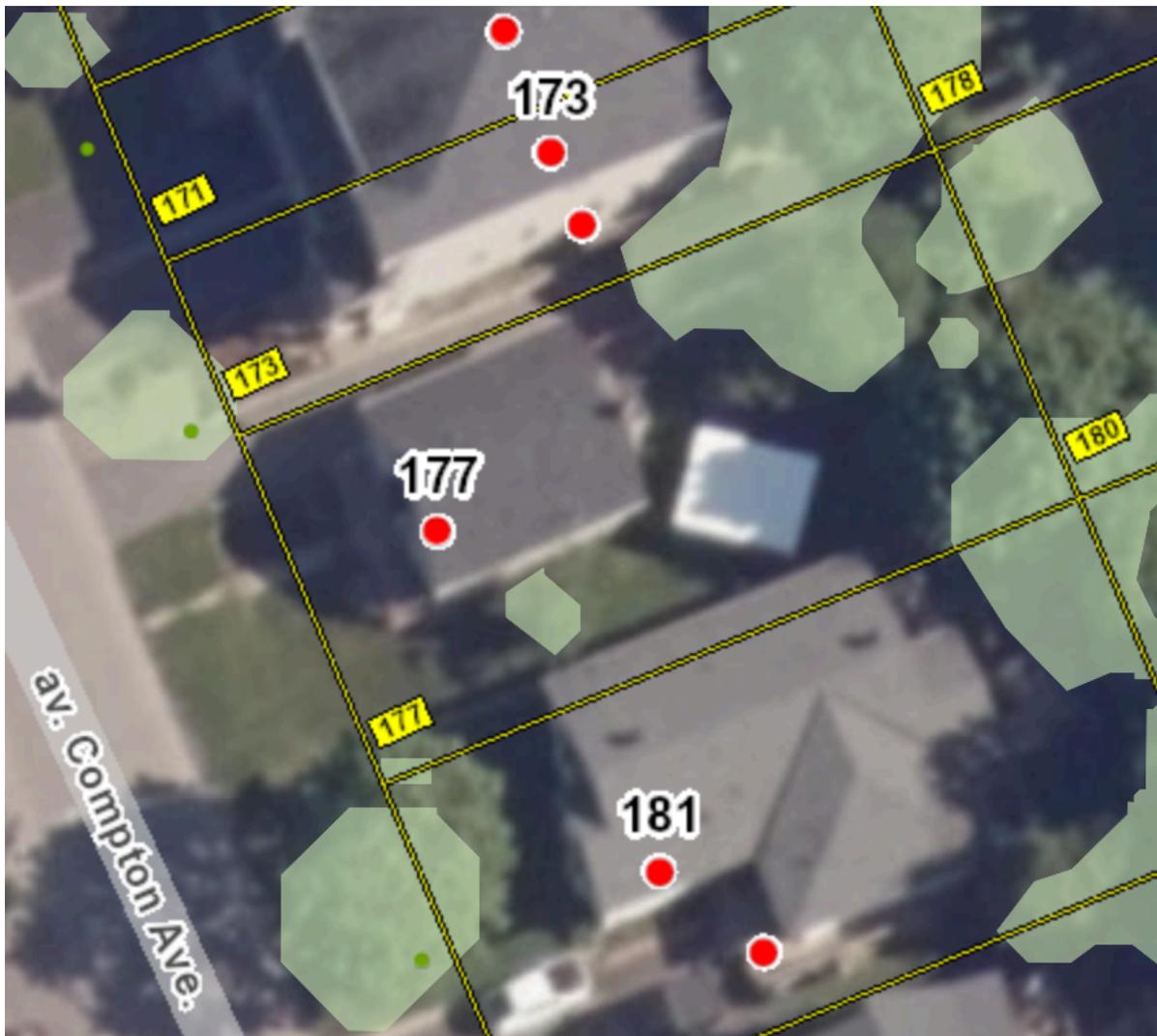
The Tree Protection By-law requires that anyone working near protected trees must, unless otherwise authorized by the City:

- *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 (see the [City's Tree Protection Specification \[PDF 377KB \]](#)Opens in a new tab or window([link is external](#)) for more information)*
- *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*

The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter. The trunk diameter is measured at a height of 1.3 metres for trees of 15 centimetres diameter and greater and at a height of 0.3 metres for trees of less than 15 centimetres diameter.

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

Geottawa Map:



Images:



Tree # 1



Tree # 2



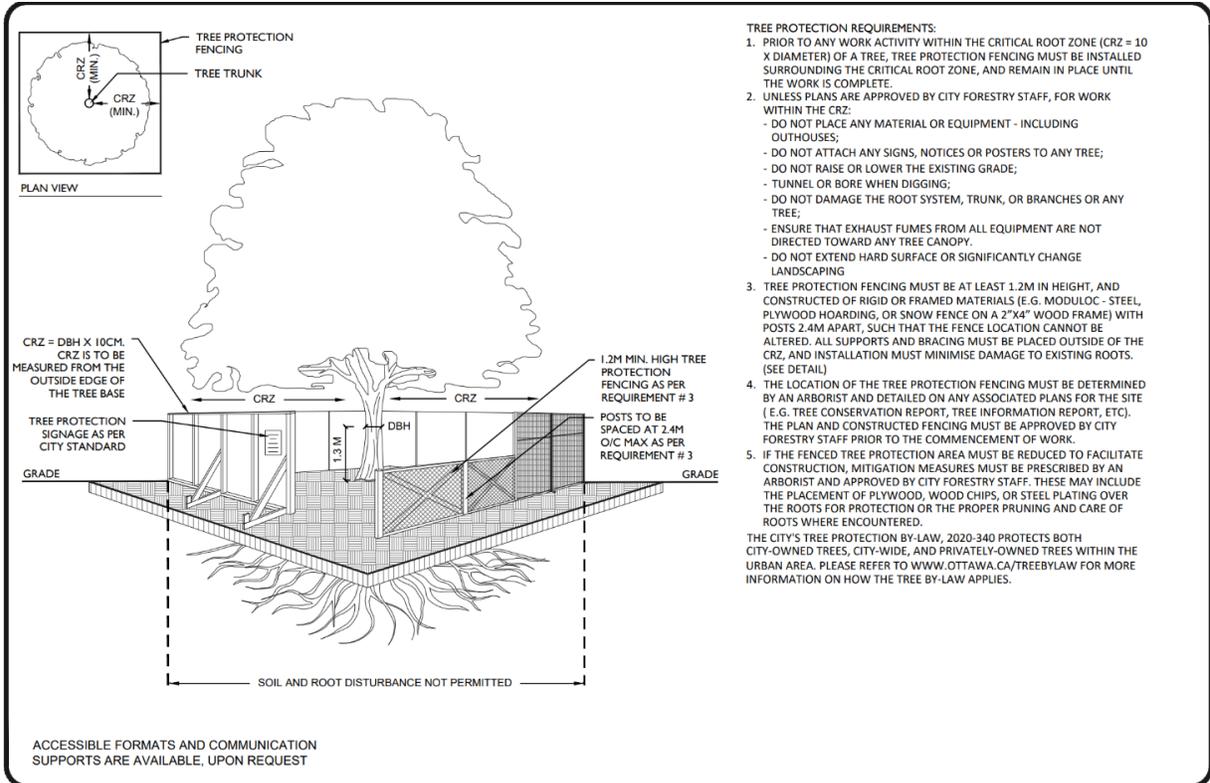
Tree # 3 (manitoba maple stems) and 4 (cedar right)



Tree # 5



Tree # 6



- 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 <small>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.</small>	SCALE: NTS
		DATE: MARCH 2021
		DRAWING NO.: 1 of 1

Signed:

Date: May 6, 2025

Arborist: Maxwell Carmanico