



P.O. Box 13593, STN. KANATA, OTTAWA, ON K2K 1X6  
TELEPHONE: (613) 850-2475  
WEBSITE: WWW.IFSASSOCIATES.CA

URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

July 15, 2025

Andrew Stewart  
9 Hastings Street  
Ottawa, ON  
K2H 8C2

Committee of Adjustment  
Received | Reçu le

2025-07-28

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**RE: TREE INFORMATION REPORT (FULL) FOR 9 HASTINGS STREET OTTAWA**

This Tree Information Report (TIR) was prepared by IFS Associates Inc. (IFS Inc.) in support of a building permit for 9 Hastings Street 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 at this address includes demolition of an existing dwelling and construction of a new single-family dwelling.

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 property and adjacent private property. No trees on adjacent public lands will be affected by the proposed construction. Field work for this report was completed in July 2025.

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

Table 1 on page 2 details the individual distinctive trees on the subject and neighbouring private property. 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 7, 8 and 9 show selected distinctive trees.

Table 1. Tree information for 9 Hastings Street

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	Freeman maple ( <i>Acer x. freemanii</i> ) / Poor - Moderate	Private	52.0	5.2	<1	Poor; mature; tri-stemmed at 2.5m with very weak unions; major wound from lost lateral 0.2-1.5m on southeast (signs of insect activity in wound); cultivar; <b>to be removed</b>	Conflicts with septic field; potentially hazardous	Tree and stump be removed
2	White birch ( <i>Betula papyrifera</i> ) / Moderate	Neighbour	+/-30 avg.	+/-3	>3	Fair; mature; double stemmed from grade; form moderately divergent and crown asymmetric towards north/northwest due to influence of neighbouring Norway maple ( <i>Acer platanoides</i> ); native species; <b>to be retained</b>	Not applicable – to be preserved	Not applicable
3	Crab apple ( <i>Malus</i> spp.) / Moderate - Good	Neighbour	+/-35	+/-3.5	>3.5	Fair; mature; growth form mildly divergent and crown asymmetric towards north/northwest due to influence of neighbouring crab apple; cultivar; <b>to be retained</b>	Not applicable – to be preserved	Not applicable
4	White pine ( <i>Pinus strobus</i> ) / Moderate - Good	Neighbour	+/-40	+/-4	<4	Good; mature; single stemmed; good crown density, annual increment and needle colour; living crown held at 1.5m from grade; native species; <b>to be retained</b>	Not applicable – to be preserved	Not applicable

<sup>1</sup>As taken from Managing Trees during Construction; 2<sup>nd</sup> Ed., Fite and Smiley; <sup>2</sup> As taken from lot grading and septic system plan prepared by DW Land Development Services Inc; <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 DW LAND DEVELOPMENT SERVICES INC. (06/07/23)

LEGEND

●

DECIDUOUS TREE TO REMAIN

★

CONIFEROUS TREE TO REMAIN

□

CRITICAL ROOT ZONE

●

DECIDUOUS TREE TO BE REMOVED

□

CRITICAL ROOT ZONE

—

PROTECTIVE FENCING

●

PROPOSED NEW MEDIUM-SIZED DECIDUOUS TREE

●

PROPOSED NEW LARGE-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*)

02.55

0

2.5

5

10

Meters

▲

Z

DRAWING:

Tree Information Plan

PROJECT:

9 HASTINGS STREET  
CITY OF OTTAWA

IFS

ASSOCIATES

6 1 3 - 8 5 0 - 2 4 7 5

Andrew K. Boyd, R.P.F.

9 H A S

SCALE:

1:230

DATE:

2025-07-10

DRAWN BY:

SS

SHEET NO.

1

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

---

Rodger Stewart ([rodger.g.stewart@gmail.com](mailto:rodger.g.stewart@gmail.com); 613-229-2745)

*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 either species were found on or near the subject property.

### **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 6).
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 occurs within the CRZ of tree #4, 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 3, three deciduous trees - two medium and one large growing, are proposed for planting in compensation for the loss of tree #1, the Freeman maple.

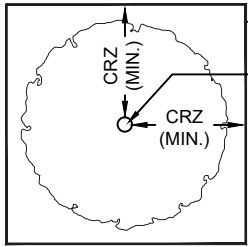
This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Please do not hesitate to contact me with any questions concerning this report.

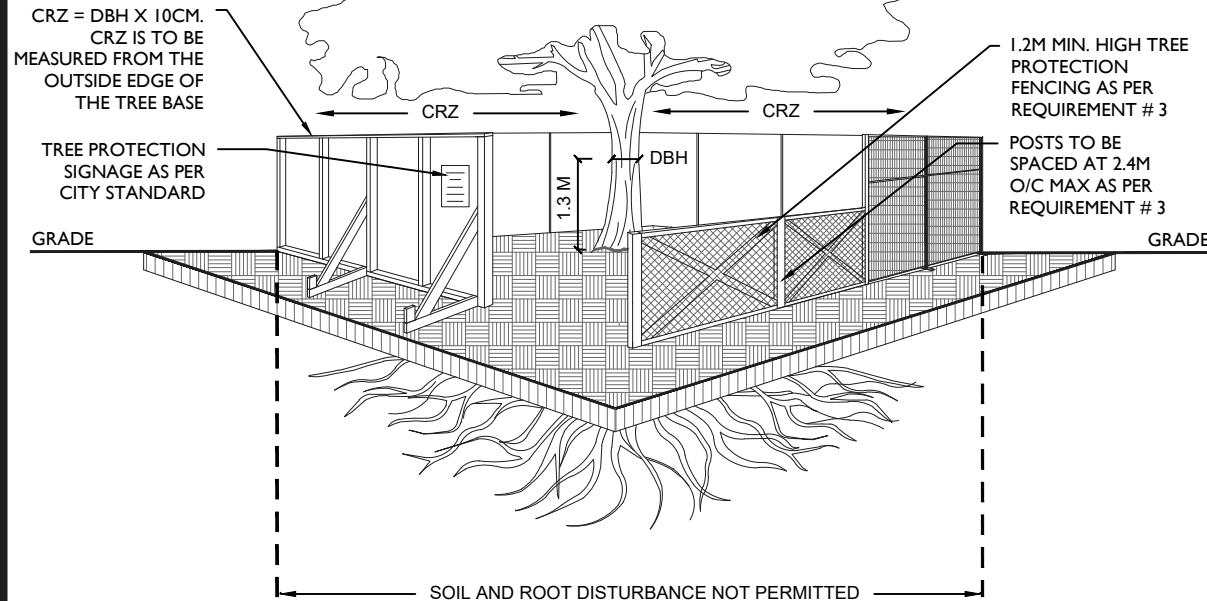
Yours,



Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)  
Certified Arborist #ON-0496A  
Consulting Urban Forester



PLAN VIEW



ACCESSIBLE FORMATS AND COMMUNICATION  
SUPPORTS ARE AVAILABLE, UPON REQUEST

#### 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](http://WWW.OTTAWA.CA/TREEBYLAW) FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.



## 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





Picture 1. Tree #1 at 9 Hastings Street – private Freeman maple to be removed.





Picture 2. Tree #2 at 9 Hastings Street – neighbouring white birch to be retained.





Picture 3. Tree #4 at 9 Hastings Street – neighbouring white pine to be retained.

# 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. IFS Associates 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 with 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. IFS Associates Inc. must be provided with 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

IFS Associates 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.