

877A & 877B CONTOUR STREET

TREE INFORMATION REPORT

**Committee of Adjustment**  
Received | Reçu le

**2025-12-23**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

DATE: MAY 15, 2022

---

**OTTAWA TREE REPORTS**  
SCOTT PETRIE

## Table of Contents

<b>Introduction</b> .....	3
Contact Information .....	3
Policy Framework .....	3
<b>Tree Information</b> .....	4
Tree Inventory and Assessment Methodology .....	4
Subject Trees .....	4
Impacted Trees .....	4
Tree Protection Details .....	5
<b>Access Impact &amp; Material Storage</b> .....	5
<b>Tree Compensation and Replanting</b> .....	5
<b>Summary</b> .....	6
Application Fees .....	6
<b>APPENDIX A</b> .....	7
Tree Information Table .....	8
Tree Identification Plan.....	9
Photos .....	10
<b>Self-Declaration Statement</b> .....	11

## Introduction

Ottawa Tree Reports was retained by Mark Bremer to complete a Tree Information Report in support of the construction of semi-detached home for the property located, at 877A & 877B Contour Street; that is solely located within the geographic boundaries of the City of Ottawa, Ontario.

The work plan for this Tree Information Report included the following:

- Prepare an inventory of the tree resources on the subject property and within vicinity of impact on adjacent neighbouring properties;
- Evaluate potential tree protection and preservation opportunities based on proposed site plans; and
- Document the findings in a Tree Information Report.

## Contact Information

### Owner Information:

Name: Mark Bremer  
 Phone #: 613-425-2754  
 Email: lydmarcanada@gmail.com

### Arborist Information:

Name: Scott Petrie  
 Phone #: 613-204-8687  
 Email: info@ottawatreereports.com

### Contractor Information:

Name:  
 Phone #:  
 Email:

## Policy Framework

The subject property is subject to the provisions of the City of Ottawa's Tree Protection By-law 2020-340 (the "by-law"). The purpose of this by-law is for the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa.

The subject property is located within the suburban area of the City of Ottawa as defined by Schedule "F" of the by-law, therefore the threshold for a private tree removal permit is tree(s) having a diameter at breast height (dbh) of 50 cm or greater, furthermore the property is less than 1 hectare in size.

A site visit conducted on 13 May 2022, found that no private trees will be impacted by the proposed works, and only one municipally owned tree will be impacted, however the City of Ottawa owned tree is located within the proposed private approach, therefore Section 24 of the by-law applies states the following:

“The General Manager may approve the removal of a municipal tree from a highway where the municipal tree by its very existence denies an owner of a property abutting a highway access to such owner’s property provided that the owner of the property abutting the highway has requested the removal of the municipal tree and has provided evidence to the General Manager that no practical or economical option for access is possible, and has agreed to pay the City the compensation value of the municipal tree to be removed and the cash value of a replacement tree.”

## Tree Information

Field assessments were conducted on May 13, 2022, the results of the assessment are provided in the Tree Information Table found in Appendix “A”.

## Tree Inventory and Assessment Methodology

All trees on the subject property and those that maybe impacted on adjacent properties were inventoried and assessed, with specific focus on trees that are protected and thus subject to the provisions of the City of Ottawa’s Tree Protection By-law 2020-340.

Tree inspections were limited to visual, on-ground examinations. No boring, probing, or sonic tomography was employed during the assessments. Any data and information collected is based on the conditions at the time of inspection.

## Subject Trees

A total of 1 tree was inventoried and assessed for the project. It was determined that 1 protected tree will be impacted by the proposed works. Please refer to the table below for the number of trees, number of impacted trees, and the distribution of protection status and type of impact.

Table 1 – Tree Information Dashboard

# of Trees Inventoried	# of Protected Trees	# Protected Tree Impacts	Protected Tree Removals		Protected Tree Injuries	
			# of City Trees	# of Private Trees	# of City Trees	# of Private Trees
1	1	1	1	0	0	0

## Impacted Trees

In total, the proposed works will directly impact 1 City of Ottawa owned and protected tree.

Table 2 – Tree Impact Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Rec
	Common	Botanical				(Poor/Fair/Good)			
						Trunk	Canopy	Canopy	
						Integrity	Structure	Vigour	
1	Hackberry	<i>Celtis occidentalis</i>	13	City	Yes	G	F	G	Removal

**Tree # 1**

The 13 cm Hackberry (*Celtis occidentalis*) will be required to be removed to do its location at the east side of the property, it is recommended to be removed to facilitate the installation of the private approach for the residence.

**Tree Protection Details**

This site does not have any trees that require protection.

**Access Impact & Material Storage**

This site has no access impact or material storage issues.

**Tree Compensation and Replanting**

**Table 4 – Tree Planting and Compensation**

Trees Being removed	1
Trees Exempt	0
Trees Being Replanted	To be determined by City of Ottawa Forestry & Applicant
Trees Cash in Lieu of Planting	To be determined by City of Ottawa Forestry & Applicant

Further to the Policy Framework discussed above the City of Ottawa will require monetary compensation and a replacement tree for the loss of its asset.

For clarification purposes the by-law defines compensation value as:

*“the monetary value, plus all applicable taxes, of the tree determined to be injured or destroyed or to be replaced, and to be calculated by the City in accordance with the Council of Tree and Landscape Appraisers (CTLA) Plant Appraisal Guide, or at a value determined by the General Manager and in effect at the time the injury took place, based on the tree as it existed prior to being injured or destroyed, further to Schedule “B” “*

**Schedule B – Tree Compensation Requirements**

*For municipally owned trees, City wide, regardless of the reason for removal:*

- *Pay the compensation value of the tree and plant a replacement tree in the Right of Way*
- *The compensation value of the tree is determined by CTLA Trunk Formula method or a replacement ratio, whichever is greater*
- *If a replacement tree cannot be planted then, in addition to the compensation value of the tree, the applicant must pay the cash value of a replacement tree, which is \$400*
- *Note that a minimum compensation value of \$400 per tree will be charged*
- *For unique scenarios, the valuation method may be determined by the General Manager*
- *Compensation amounts may be adjusted where trees are proposed on a landscape plan*

The Tree Protection By-law further states that a replacement tree must be a minimum of 50 mm measured no less than 15 cm above ground level for deciduous trees, and no less than 200 cm in height as measured from ground level to midway between the tip of the leader and the uppermost whorl, or as otherwise approved by the General Manager.

At this time the applicant does not have a landscape plan, therefore compensation plantings cannot be properly addressed with respect to the removal of the City tree.

**It is recommended that applicant discuss and finalize tree compensation requirements directly with City of Ottawa Forestry.**

## Summary

Ottawa Tree Reports was retained by Mark Bremer to complete a Tree Information Report in support of the construction of semi-detached homes for the property located, at 875A & 875B Contour Street; that is solely located within the geographic boundaries of the City of Ottawa, Ontario.

The findings of the tree inventory indicate a total of 1 tree on the City of Ottawa property that abuts the subject property and the removal of this City of Ottawa owned and protected tree (Tree # 1) will be required to accommodate the proposed works.

## Application Fees

Application fees are required to be paid at the time of application, if a City of Ottawa Tree requires removal, further fees will be administered by the City of Ottawa. Application fees outlined in the following table are not considered final until confirmed by the City of Ottawa.

**Table 5 - Tree Removal Application Fees**

	<b>Fees</b>	<b>(\$)</b>
<b>Removal Fee</b>	<b>\$500/tree</b>	<b>500</b>
<b>Planting in lieu Fee</b>	<b>\$400/tree</b>	To be determined by City of Ottawa Forestry
<b>Public Tree Evaluation</b>	To be determined by City of Ottawa Forestry	To be determined by City of Ottawa Forestry
	<b>TOTAL</b>	<b>Min \$500*</b>

\* final application fee will be subject to discussions with City of Ottawa

Respectfully Submitted,

*Scott Petrie*

**Scott Petrie, Dip EMT, EDDM  
Ottawa Tree Reports**

**APPENDIX A**

	DBH (cm)	Ownership	By-Law Protected	Condition (Poor/Fair/Good)				Arborist Rec	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specification Rec	Notes	Tree Planting Required	Planting #s
				Trunk Integrity	Canopy Structure	Canopy Vigour										
11	13	City	Yes	G	F	G	Removal	0		NA	NA		City tree 8423290 will be required to be removed to make room for the proposed private approach.	Yes	YTD	



**Photos**

**Tree 1**



## Self-Declaration Statement

By signing this application declaration, the owner, arborist and contractor (if known at time of application) which confirms that all parties agree with the information provided and will respect the proposed work and mitigation measures (if required). Furthermore, the signature of the owner is also acknowledging and understanding that a City of Ottawa Forestry Staff may enter your property at a reasonable time for the purpose of carrying out an inspection. You also acknowledge and understand that 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 Tree Information Report are followed, and where necessary are done so under the supervision of an arborist.

### Owner/Applicant

Mark Bremer

Print name

Signature  
May 15, 2022

### Arborist

Scott Petrie

Print name

Signature  
Scott Petrie

### Contractor

Tycoon Construction and Development Inc

Mark Bremer – Project Manager (New Construction)