



June 15, 2020

Steve Ferrier  
Yeskino Homes  
189 Stanley Ave.  
Ottawa, ON  
K1M 1P2

**RE: TREE DISCLOSURE REPORT – 189 STANLEY AVENUE**

Dear Steve,

This report details a pre-construction tree disclosure information for the above noted property in Ottawa. The need for this report is related to trees protected under the City of Ottawa's Urban Tree Conservation By-law 2009-200 and the Municipal Trees and Natural Areas Protection By-law 2006-279. The proposed work for this property consists of the demolition of an existing one-storey single family dwelling and construction of two-storey, long semi-detached dwellings.

Tree disclosure reports are to include assessments of all impacted distinctive trees on the subject and adjacent private properties. Distinctive trees are identified as having diameters of 50 cm or greater. One such tree was found, a silver maple (*Acer saccharinum*). All trees of any diameter which are fully on or shared with City of Ottawa property are also to be included in disclosure reports. No such trees were found. Field work for this report was completed on January 8 and April 30, 2020.

The approval of this TDR by the City of Ottawa and the issuing of a permit by them authorize the removal of approved trees. **Importantly, although this report may be used to support the application for a city 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 by the City of Ottawa.**

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

Table 1 on page 2 details the species, size (diameter), critical rooting zone, ownership, condition and status of the single relevant tree in proximity to the proposed construction.

Picture 1 on page 3 of this report shows the distinctive tree on the subject property.



Table 1. Tree disclosure information for 189 Stanley Avenue

Tree No.	Tree Species	DBH <sup>1</sup> (cm)	CRZ <sup>2</sup> (m)	Ownership	Tree Condition, Age Class and <b>Status</b> (proposed for removal or preservation and protection)
1	Silver maple	83.3	8.3	Private	Good; mature; four dominant stems at 2.5-3m from grade; broad, moderately asymmetric crown due to Hydro pruning; root collar obscured by piled snow; very restricted rooting area between driveways; native species; <b>proposed for preservation and protection</b>

<sup>1</sup> diameter at breast height, or 1.4m from grade (unless otherwise indicated); <sup>2</sup> critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm. For multi-stemmed trees the CRZ calculation is doubled in consideration of the combined stem diameters.

Although the CRZ of this tree is depicted as 8.3m, this measure is based solely on the tree’s diameter and does not take the limitations of its growing environment into account. For instance, the existing garage foundation is well within this distance but roots will not have grown beyond it. In this case, because of the limitations of the site, the effective rooting area of the tree is the area outside the garage foundation and beneath and beyond the existing asphalt-covered driveway. The proposed foundation of the closest dwelling will be further back from the tree than the current garage although the side yard setback will be closer to the property line than the current house. This will result in the loss of existing rooting area. However, the change of the existing asphalt-covered driveway to soft landscaping will convert the majority of the tree’s existing rooting area to one which is much more root friendly. Also, if backfilled with CU-structural soil the area between the current and future foundations will add to the rooting volume available to the tree. Both measures will help the tree recover from the loss of roots elsewhere.

The increased setback of the closest proposed dwelling and the use of non-intrusive construction techniques for the nearby retaining wall (*i.e.* not involving excavation), makes the preservation of this tree possible. Further, the proposed porch and front steps of the nearby dwelling will be supported on technoposts, instead of the more typical poured concrete foundation. The benefits of technoposts are two-fold: they minimize root loss and they help retain available rooting volume.

Although the tree is to be preserved some crown pruning will be necessary for construction access and to account for the three-storeys of the new dwelling. This pruning will be kept to a minimum.

**TREE PRESERVATION AND PROTECTION MEASURES**

Preservation and protection measures intended to prevent damage during construction will be applied for the tree to be preserved. The following measures are the minimum recommended to help ensure tree survival during and following construction:



1. Erect a fence as close as possible to the CRZ of the tree. At a minimum this fence should be constructed of plastic snow fencing supported by metal t-bars and wooden top rails (see City of Ottawa tree protection specifications for more detail).
2. Attach signs to the fence indicating the area within is a protected space (do not attach any signs, notices or posters to the tree).
3. Do not place any material or equipment within the CRZ of the tree.
4. When possible do not raise or lower the existing grade within the CRZ.
5. Tunnel or bore instead of digging or trenching within the CRZ.
6. Do not damage the root system, trunk or branches of the tree – if damage does occur cut the wound cleanly and, especially in the case of roots, seal the wound with bees wax or sealing paint before reburying.
7. Ensure that exhaust fumes from all equipment are not directed towards the tree's crown.
8. To ensure the future subgrade remains viable for root growth and development, the material used as backfill should either be CU-structural soil (if supporting a weight-bearing surface) or a good quality topsoil. This will replace the rooting volume lost through soil excavation and will serve as a future rooting medium allowing the tree to recover by adding soil volume for future root growth and development.

I trust this report satisfies your requirements. Please do not hesitate to contact the undersigned with any questions or comments you may have.

This report is subject to the attached Limitations to which the reader's attention is directed.

Yours,



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





Picture 1. Private distinctive silver maple at 189 Stanley Avenue, Ottawa (picture taken January 2020).

# LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

## GENERAL

It is the policy of *IFS Associates 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 carried out by *IFS Associates 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) recommended 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 Associates 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 Associates Inc. be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

### ASSUMPTIONS

Statements made to IFS Associates Inc. in regards to 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 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 procurement of said survey, and the costs associated with it, are the responsibility of the client, not IFS Associates Inc.

### LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates 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 Associates 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. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.