



Dendron Forestry Services

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Tree Information Report

Submitted as part of Committee of Adjustment Application to the City of Ottawa

Address: 184 Marier

Date: February 11, 2023

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist®
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Prepared for: Rafael Quijada, rafael@omegacaulking.com

Site Visit: June 2, 2022

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2023-03-01

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Introduction

This report fulfills the requirements for a Tree Information Report as part of the application process to the Committee of Adjustment in the City of Ottawa. The assessment of the suitability of tree retention provided in this report is based on the information provided at the time of report preparation which includes:

- Site Plan prepared y Design Valley dated January 31, 2023

Tree Information:

The following is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site and adjacent City property. This includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 30 cm or greater) and city-owned trees of all sizes. It also includes Distinctive Trees on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk. This does not take into account infrastructure such as buildings and asphalt and assumes the tree has no restrictions on root growth.

Tree ¹	Species	Diameter at breast height (cm)	Ownership ^{2,3}	Condition	Action	Recommendations
1	Silver maple (<i>Acer saccharinum</i>)	79 cm	Adjacent property at 186 Marier	Good; asymmetric crown due to pruning for hydro clearance	Retain	No tree protection required as there is an existing driveway where the proposed excavation will occur and it unlikely that significant roots will be found here. This driveway was re-paved between 2012-2014 which possible involved root cutting at that time if there were



						roots under the driveway. If roots are encountered during the excavation, they should be pruned back to a clean cut and kept moist under re-buried. Pruning may be required for clearance for the new home and to be completed by a Certified Arborist
2	Manitoba maple (<i>Acer negundo</i>)	40 cm (estimate)	Adjacent property at 216 Dagmar	Good	Retain	No action required

¹ Please refer to the attached Tree Information map for tree numbers. Note that this includes a tree layer added to the site plan (in pdf format) provided by the client. This layer includes only information about the trees and the original site plan is not altered in this process.

²Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

³Trees on adjacent properties do not include a full assessment. The diameters are estimated, and the health is estimated based on what is visible from the subject property. Trees along the property line may also have limited health assessments if part of the tree is not visible.

The undersigned personally inspected the property and issues associated with this report on June 2, 2022. On Behalf of Dendron Forestry Services,



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 ISA Tree Risk Assessment Qualified
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Intended Use of the Report

This Information Report was carried out by Dendron Forestry Services (hereafter Dendron) at the request of the Client. The information, interpretation and analysis contained within this Report is to be used solely for the purposes outlined within this Report. This Report is for the exclusive use of the Client.

Limitations of this Report

This Report is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees situate thereon by Dendron and upon information provided by the Client to Dendron. The opinions in this Report are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Report are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Dendron as to the length of the validity of the results, observations, recommendations and analysis contained within this Report. As a result the Client shall not rely upon this Report, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Report should be re-assessed periodically.

Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Dendron accepts no responsibility for the implementation of all or any part of the Report, unless specifically request to examine the implementation of such activities recommended herein. In the event that inspection or supervision of all or part of the implementation is request, that request shall be in writing and the details agreed to in writing by both parties.

Assumptions

The Client is hereby notified and does hereby acknowledge and agree that where any of the facts and information set out and referenced in this Report are based on assumptions, facts or information provided to Dendron by the Client and/or third parties and unless otherwise set out within this Report, Dendron will in no way be responsible for the veracity or accuracy of any such information. Further, the Client acknowledges and agrees that Dendron has, for the purposes of preparing their Report, assumed that the Property, which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal and local statutes, regulations, by-laws, guidelines and other related laws. Dendron explicitly denies any legal liability for any and all issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines and laws as it may pertain to or affect the Property to which this Report applies.

Professional Responsibility

In carrying out this Report, Dendron and any Assessor appointed for and on behalf of Dendron to perform and carry out the Report has exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to Dendron by the Client or third parties;
- e) 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
- f) the unauthorized distribution of the Report.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron 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.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

All drawings, specifications, related documents and designs are copyright property of the designer and not to be used in whole or part without written permission of the designer.

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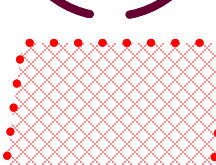




DWG NO: SITE PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 01/31/23
 DESIGNED BY: BL & PV

SURVEY INFO:
 BASE PLAN OBTAINED FROM SURVEYOR'S REAL PROPERTY REPORT PLAN OF LOT 176, REGISTERED PLAN 441-44, CITY OF OTTAWA, LEGAL PLAN NO. A82700, DATED AUGUST, 2021 BY FAIRHILL, MCFARLAND & WOODLAND LTD.

ZONING: R-MU-C (RESIDENTIAL, FOURTH DENSITY ZONE)
LOW RISE APARTMENT, SUITE & UNIT: EXISTING DWELLING + ADDITION:
 LOT WIDTH-REQUIRED - 12.0 m min, PROPOSED - 14.94 m
 LOT AREA-REQUIRED - 360.0 m² min, PROPOSED - 253.12 m²
 BUILDING HEIGHT-REQUIRED - 11.0 m max, PROPOSED - 5.73 m

FRONT YARD SETBACK: REQUIRED - 3.0 m, PROPOSED - 3.47 m
INTERIOR SIDE YARD SETBACK: (EASTERLY SIDE) REQUIRED - 1.5 m, PROPOSED - 1.67 m
INTERIOR SIDE YARD SETBACK: (WESTERLY SIDE) REQUIRED - 1.5 m, PROPOSED - 1.67 m
REAR YARD SETBACK: REQUIRED - 1.5 m, PROPOSED - 1.67 m
SOFT LANDSCAPING: REQUIRED - 3.0 m, PROPOSED - 3.0 m
FRONT FACADE RECESSING: REQUIRED - 0.6 m, PROPOSED - 0.6 m

Tree#	Species	Diameter at breast height (cm)	Ownership	Condition	Recommendations
1	Silver maple (Acer saccharinum)	79 cm	Adjacent property at 186 Marier	Good; asymmetric crown due to pruning for hydro clearance	No tree protection required as there is an existing driveway where the proposed excavation will occur and it is unlikely that significant roots will be found here. This driveway was re-paved between 2012-2014 which possibly involved root cutting at that time if there were roots under the driveway. If roots are encountered during the excavation, they should be pruned back to a clean cut and kept moist under re-buried. Pruning may be required for clearance for the new home and to be completed by a Certified Arborist
2	Manitoba maple (Acer negundo)	40 cm (estimate)	Adjacent property at 216 Dagmar	Good	No action required

-  Critical Root Zone
-  Tree Fencing Area
-  Tree to be removed
-  Private Tree
-  Tree either fully or partly on city property
-  Tree either fully or partly on adjacent property

Note that the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the trees only, and the original site plan has not been altered in the process. Refer to the original plan for details on grading as quality is lost when importing the plan into the mapping software used to create the tree layer.

Tree Information Report – 184 Marier
 Tree layer prepared by Dendron Forestry Services
 Version 2.0, February 13, 2023
 For more information, please contact info@dendronforestry.ca