



## Dendron Forestry Services

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# Tree Information Report v2.0

Submitted as part of Building Permit Application for the City of Ottawa

**Address:** 514 Manor

**Date:** March 31, 2023

**Prepared by:** Astrid Nielsen, RPF, ISA Certified Arborist®  
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**Prepared for:** Greg Statler, 514 Manor Ave, Ottawa  
statler@rogers.com  
613-862-1575

**Site Visit:** October 20<sup>th</sup> and November 10, 2022

### 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 <sup>1</sup>	Species	Diameter at breast height (cm)	Ownership <sup>2,3</sup>	Condition	Action	Arborist Recommendations
1	Sugar maple ( <i>Acer saccharum</i> )	52	City	Poor; significant canopy dieback	Remove	Contact city for removal
2	White spruce ( <i>Picea glauca</i> )	42	City	Good/fair; some needle dieback	Retain	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
3	Norway maple ( <i>Acer plantanoides</i> )	43	City	Fair; scar on upper side of lean, lean towards road and poor form	Retain	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
4	Sugar maple ( <i>Acer saccharum</i> )	53	City; in front of 510 Manor	Fair/good; soil compaction from current construction	Retain	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)



5	Eastern white cedar ( <i>Thuja occidentalis</i> )	37	Private – 514 Manor	Fair; thin crown	Retain	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
6	Eastern white cedar ( <i>Thuja occidentalis</i> )	37	Private – 514 Manor	Fair; thin crown	Retain	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
7	Eastern white cedar ( <i>Thuja occidentalis</i> )	30 (estimate)	Adjacent property – 510 Manor	Fair; thin crown, roots severed on adjacent property due to construction	Retain	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
8	Hackberry ( <i>Celtis occidentalis</i> )	35 (estimate)	Adjacent property – 510 Manor	Good; root damage on adjacent property by construction	Retain	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
9	Silver maple ( <i>Acer saccharinum</i> )	45 (estimate)	Adjacent property – 510 Manor	Good; possible root damage through soil compaction	Retain	No action required; far enough from proposed construction
10	Norway maple ( <i>Acer plantanoides</i> )	26	Private – 514 Manor	Good; high crown	Retain	No action required; far enough from proposed construction
11	Norway maple ( <i>Acer plantanoides</i> )	32	Adjacent property at 241 Hillcrest	Fair; large wound at 4m above grade on trunk	Retain	No action required; far enough from proposed construction
12	Norway maple ( <i>Acer plantanoides</i> )	28	Jointly owned with 241 Hillcrest	Fair/poor; lean at base, several mechanical wounds on trunk, grading around trunk	Remove	Recommend removal based on health and invasive species – <b>no permit required for removal</b>
13	Norway maple ( <i>Acer plantanoides</i> )	35, 18, 15	Adjacent property at 241 Hillcrest	Fair	Retain	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
14	Norway maple ( <i>Acer plantanoides</i> )	33	Private – 514 Manor	Fair/poor; scar and fissure at base, loss of partial tops	Remove	Remove based on health and invasive species – <b>Tree Permit required for removal</b>
15	Eastern white cedar ( <i>Thuja occidentalis</i> )	20	Private – 514 Manor	Fair; lean and mechanical damage on trunk	Retain	No action required; far enough from proposed construction
16	Eastern white cedar ( <i>Thuja occidentalis</i> )	30	Jointly owned with 241 Hillcrest	Fair; thin crown, leaning through fence	Retain	No action required; far enough from proposed construction
17	Norway maple ( <i>Acer plantanoides</i> )	27	Private – 514 Manor	Fair; mechanical damage on trunk, recent grade increase	Remove	Remove based on health and invasive species - <b>no permit required for removal</b>
18	Norway maple ( <i>Acer plantanoides</i> )	22	Private – 514 Manor	Fair/good; minor mechanical	Retain	Retain; if removal preferred due to poor species (invasive), no permit required for removal



				damage in old branch wound		
19	Norway maple ( <i>Acer plantanoides</i> )	40	Private – 514 Manor	Fair; poor wound closer, canker present	Remove	Remove based on health and invasive species – <b>Tree Permit required for removal</b>
20	Norway maple ( <i>Acer plantanoides</i> )	33	Private – 514 Manor	Fair/poor; cankers present in old branch wounds	Remove	Remove based on health and invasive species – <b>Tree Permit required for removal</b>
21	Bur oak ( <i>Quercus macrocarpa</i> )	32	Private – 514 Manor	Good; soil compaction within critical root zone	Retain	Retain and protect during all site works as per City of Ottawa Tree Protection Specifications (March 2021; reduce excavation within CRZ and pre-sever any roots prior to excavation); recommend soil aeration and deep root fertilizer a year after construction
22	Norway maple ( <i>Acer plantanoides</i> )	18	City	Good; slight lean towards road	Retain	No action required; far enough from proposed construction
23	Norway maple ( <i>Acer plantanoides</i> )	22	City	Good	Retain	No action required; far enough from proposed construction
24	Norway maple ( <i>Acer plantanoides</i> )	15	City	Good	Retain	No action required; far enough from proposed construction
25	Norway maple ( <i>Acer plantanoides</i> )	18	City	Good	Retain	No action required; far enough from proposed construction
26	Norway maple ( <i>Acer plantanoides</i> )	14	City	Good	Retain	No action required; far enough from proposed construction

<sup>1</sup> 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.

<sup>2</sup>Ownership 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.

<sup>3</sup>Trees 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.

Most trees on the site are Norway maple that have seeded in naturally. The health of these trees is relatively poor due to the high presence of canker that has inflicted most of the trees on the subject property. The intent of the property owner is to establish an area of native vegetation along the rear of the property. Replacing the unhealthy Norway maple with native species would reduce their spread and increase native biodiversity of the area. During the site visit, new trees had already been planted throughout the property including white pine (*Pinus contorta*), tamarak (*Larix laricina*) and some fruit trees.

The addition to the main building will be built around the existing bur oak in the centre of the property. There is a shale layer in the upper soil layer which will allow for a reduced setback for excavation from



the new foundation – the standard 1.2 m will not be required. The roots of the tree are to be preserved prior to any excavation, and the area should be avoided and mulched if used by pedestrian traffic. Recommendations for future care include deep root fertilizer a year post construction and ensure adequate moisture through a slow, deep watering system. Soil aeration and mulching would also be highly beneficial to the tree to help combat the effects of construction stress.

### **Tree Protection and Mitigation**

Prior to any site works, protective fencing should be installed around the trees as indicated in the attached Tree Information Map and maintained until all construction on site has been completed as per the **City of Ottawa Tree Protection Specifications (March 2021)**. Within the fenced area, the following tree protection guidelines should be applied:

- Do not change the grade
- Do not store construction material
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- Do not excavate unless it is a method that has been pre-approved by the City
- Do not place signs, notices or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Direct the exhaust away from the tree

The tree protection fencing must be 1.2 m in height and constructed of a rigid or framed material (e.g. modulus – steel, plywood hoarding, or snow fence on a 2"X4" wood frame) with posts 2.4 m apart such that the fence location cannot be altered. All supports must be placed outside of the CRZ and installation must minimize damage to existing roots.

If the fenced tree protection area must be reduced to facilitate construction, *one* of the following mitigation measures should be applied:

- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
- Apply ¾ (2 cm) inch plywood, or road mats over a 4+ inch (10 cm) thick layer of the wood chip mulch
- Apply 4-6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric



The undersigned personally inspected the property and issues associated with this report on October 20<sup>th</sup> and November 10, 2022. On Behalf of Dendron Forestry Services,



Astrid Nielsen, MFC, RPF (Registered Professional Forester)  
ISA Certified Arborist<sup>®</sup>, ON-1976  
ISA Tree Risk Assessment Qualified  
Principal, Dendron Forestry Services  
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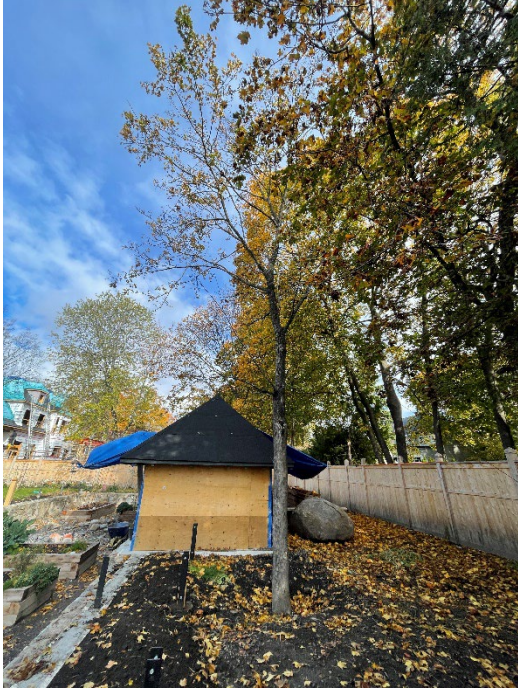
Figure 1: City-owned trees 3 (left) and 4 (right)



*Figure 2: Cedar trees 5 and 6, to be retained*



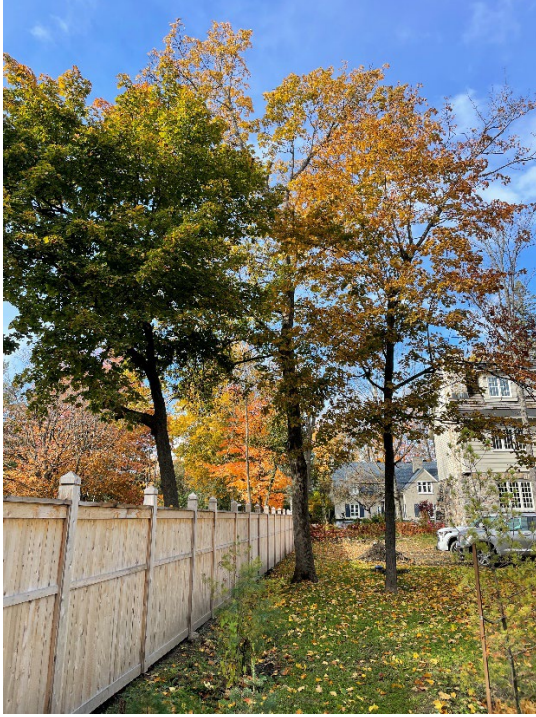
*Figure 3: Tree 12, Norway maple with lean*



*Figure 4: Tree 17, Norway maple to be removed*



*Figure 5: Tree 14, Norway maple to be removed*



*Figure 6: Trees 19 (middle) and 18 (right), Norway maples to be removed*



*Figure 7: Tree 21, bur oak to be retained*





*Figure 8: Tree 20, Norway maple to be removed*



*Figure 9: Norway maples on city property (trees 22-26, to be retained)*



## ASSUMPTIONS AND LIMITING CONDITIONS

### Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter “Dendron”) at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

### Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

### Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

### No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

### Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees 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 and its agents, assessors, and/or employees are not liable for any 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.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

### No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.



### **Implementing the Report Recommendations**

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

### **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.

### **Limits of Liability**

In carrying out this Report, Dendron and its agents, assessors, and/or employees have 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.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated October 12, 2022, for which this Assessment was carried out.

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, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

### **No Third Party Liability**

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

### **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.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.

## Tree Protection Fencing

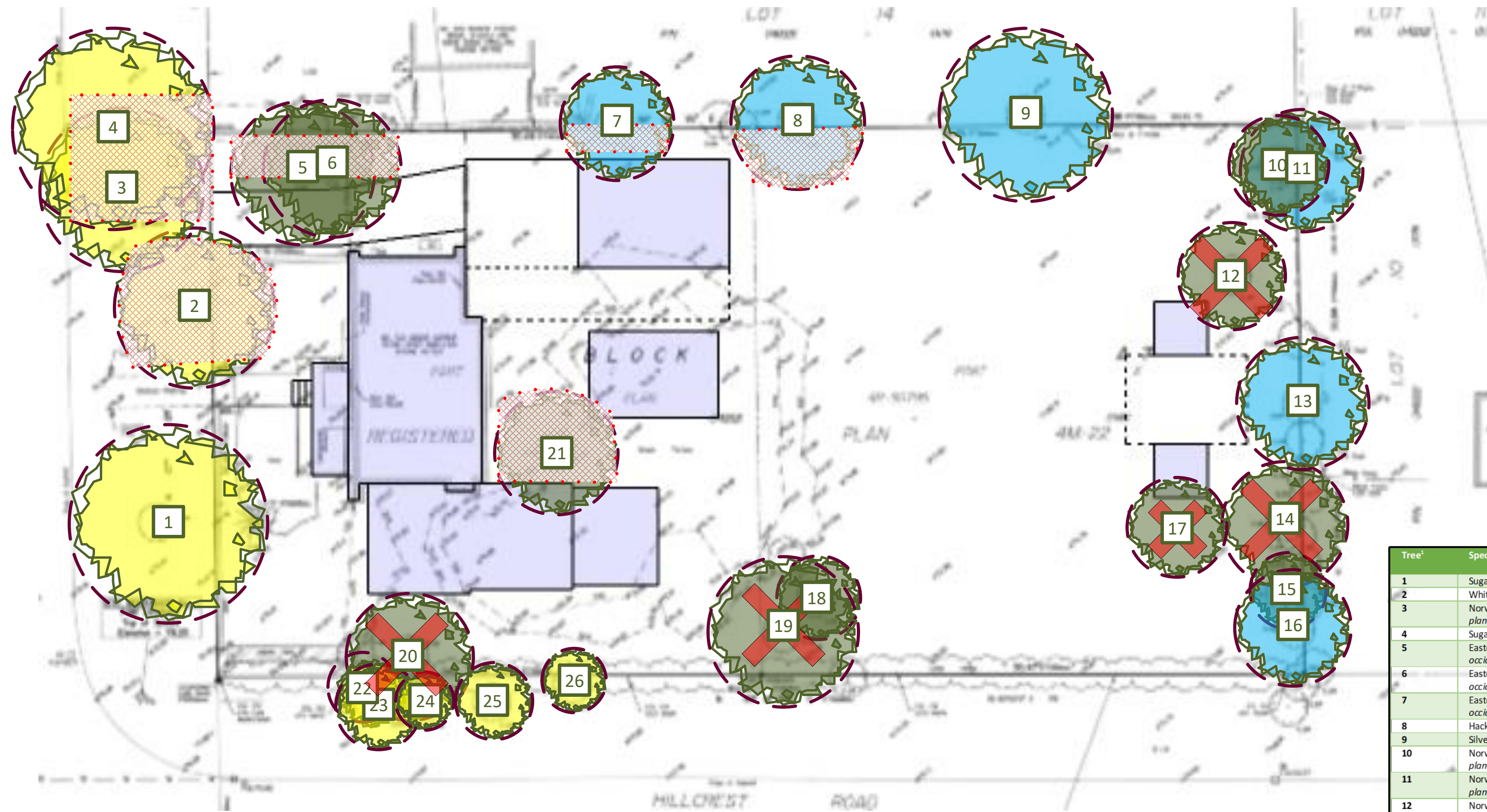
Prior to any site works, protective fencing should be installed around the trees as indicated in Map and maintained until all construction on site has been completed as per the **City of Ottawa Tree Protection Specifications (March 2021)**. Within the fenced area, the following tree protection guidelines should be applied:

- Do not change the grade
- Do not store construction material
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- Do not excavate unless it is a method that has been pre-approved by the City
- Do not place signs, notices or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Direct the exhaust away from the tree

The tree protection fencing must be 1.2 m in height and constructed of a rigid or framed material (e.g. modulus – steel, plywood hoarding, or snow fence on a 2"X4" wood frame) with posts 2.4 m apart such that the fence location cannot be altered. All supports must be placed outside of the CRZ and installation must minimize damage to existing roots.

If the fenced tree protection area must be reduced to facilitate construction, one of the following mitigation measures should be applied:

- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
- Apply ¾ (2 cm) inch plywood, or road mats over a 4+ inch (10 cm) thick layer of the wood chip mulch
- Apply 4-6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric



Tree#	Species	Diameter at breast height (cm)	Arborist Recommendations
1	Sugar maple ( <i>Acer saccharum</i> )	52	Contact city for removal
2	White spruce ( <i>Picea glauca</i> )	42	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
3	Norway maple ( <i>Acer platanoides</i> )	43	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
4	Sugar maple ( <i>Acer saccharum</i> )	53	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
5	Eastern white cedar ( <i>Thuja occidentalis</i> )	37	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
6	Eastern white cedar ( <i>Thuja occidentalis</i> )	37	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
7	Eastern white cedar ( <i>Thuja occidentalis</i> )	30 (estimate)	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
8	Hackberry ( <i>Celtis occidentalis</i> )	35 (estimate)	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
9	Silver maple ( <i>Acer saccharinum</i> )	45 (estimate)	No action required; far enough from proposed construction
10	Norway maple ( <i>Acer platanoides</i> )	26	No action required; far enough from proposed construction
11	Norway maple ( <i>Acer platanoides</i> )	32	No action required; far enough from proposed construction
12	Norway maple ( <i>Acer platanoides</i> )	28	Recommend removal based on health and invasive species – <b>no permit required for removal</b>
13	Norway maple ( <i>Acer platanoides</i> )	35, 18, 15	Retain and protect as per City of Ottawa Tree Protection Specifications (March 2021)
14	Norway maple ( <i>Acer platanoides</i> )	33	Remove based on health and invasive species – <b>Tree Permit required for removal</b>
15	Eastern white cedar ( <i>Thuja occidentalis</i> )	20	No action required; far enough from proposed construction
16	Eastern white cedar ( <i>Thuja occidentalis</i> )	30	No action required; far enough from proposed construction
17	Norway maple ( <i>Acer platanoides</i> )	27	Remove based on health and invasive species – <b>no permit required for removal</b>
18	Norway maple ( <i>Acer platanoides</i> )	22	Retain; if removal preferred due to poor species (invasive), no permit required for removal
19	Norway maple ( <i>Acer platanoides</i> )	40	Remove based on health and invasive species – <b>Tree Permit required for removal</b>
20	Norway maple ( <i>Acer platanoides</i> )	33	Remove based on health and invasive species – <b>Tree Permit required for removal</b>
21	Bur oak ( <i>Quercus macrocarpa</i> )	32	Retain and protect during all site works as per City of Ottawa Tree Protection Specifications (March 2021); reduce excavation within CRZ and pre-sever any roots prior to excavation); recommend soil aeration and deep root fertilizer a year after construction
22	Norway maple ( <i>Acer platanoides</i> )	18	No action required; far enough from proposed construction
23	Norway maple ( <i>Acer platanoides</i> )	22	No action required; far enough from proposed construction
24	Norway maple ( <i>Acer platanoides</i> )	15	No action required; far enough from proposed construction
25	Norway maple ( <i>Acer platanoides</i> )	18	No action required; far enough from proposed construction
26	Norway maple ( <i>Acer platanoides</i> )	14	No action required; far enough from proposed construction

- 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 survey plan supplied by the client in pdf format. This layer refers to the trees only, and the original survey 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.  
Note: the location of tree 17 has been estimated



Tree Information Report – 514 Manor  
Tree layer prepared by Dendron Forestry Services  
Version 2.0, March 21, 2023  
For more information, please contact [info@dendronforestry.ca](mailto:info@dendronforestry.ca)