



Dendron Forestry Services

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Tree Information Report

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

Address: 366 Winona

Date of Report: December 20, 2022

Date of Site Visit: December 14 and 20, 2022

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist®
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Client: Sam Falsetto, falsettohomes@rogers.com

This Report must be read in its entirety, including the Assumptions and Limiting Conditions attached herein.

Purpose of the Report

The purpose of this report is to provide the client with a detailed description of all protected trees on site as per the City of Ottawa's Tree Protection By-law No. 2020-340. This report is part of a Committee of Adjustment application to the City of Ottawa and considers the impact that the proposed development will have on the trees. The assessment of the suitability of tree retention is based on the information provided at the time of report preparation which includes:

- Topographic survey prepared by JD Barnes, August 18, 2020
- Tree Conservation Plan prepared by Novatech dated June 8, 2022

This assessment does not consider additional factors that could influence tree retainability such as:

- site grading, and requirement for retaining walls and/or swales

Methodology

A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa's Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health
- Relevant measurements such as distance to the existing structures like fences, driveways, etc



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	Crabapple (<i>Malus spp.</i>)	35 cm	Private	Fair	Remove	Remove based on impact from excavation for new building combined with potential grading. Tree Permit required.
2	Eastern white cedar (<i>Thuja occidentalis</i>)	30 cm (estimate)	Adjacent property at 320 Whitby	Fair; 2 codominant stems	Retain	Retain and protect with City of Ottawa Tree Protection Specifications (March 2021)

¹ Please refer to the attached Tree Information map for tree numbers. Note that this includes a tree layer added to the TCP plan (in pdf format) provided by the client. This layer includes only information about the trees and the original TCP 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.

Tree Protection and conservation vegetation

Tree 1 is situated directly beside a retaining wall where the grade change from the top to bottom is approximately one metre. There will be excavation for a good portion of the root system for the new building, and likely some significant grading in the rear yard to level the grade. Combined with fair health makes this tree unsuitable for retention, and removal and replacement are recommended.

The critical root zone of root 2 should be avoided as much as possible, particularly during any grading of the rear yard. Within the rooting area 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 undersigned personally inspected the property and issues associated with this report on December 20, 2022. On Behalf of Dendron Forestry Services,



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ISA Tree Risk Assessment Qualified
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Figure 1: Tree 1, Crabapple, likely to be removed



Figure 2: Tree 2, eastern white cedar on adjacent property



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 December 14, 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.

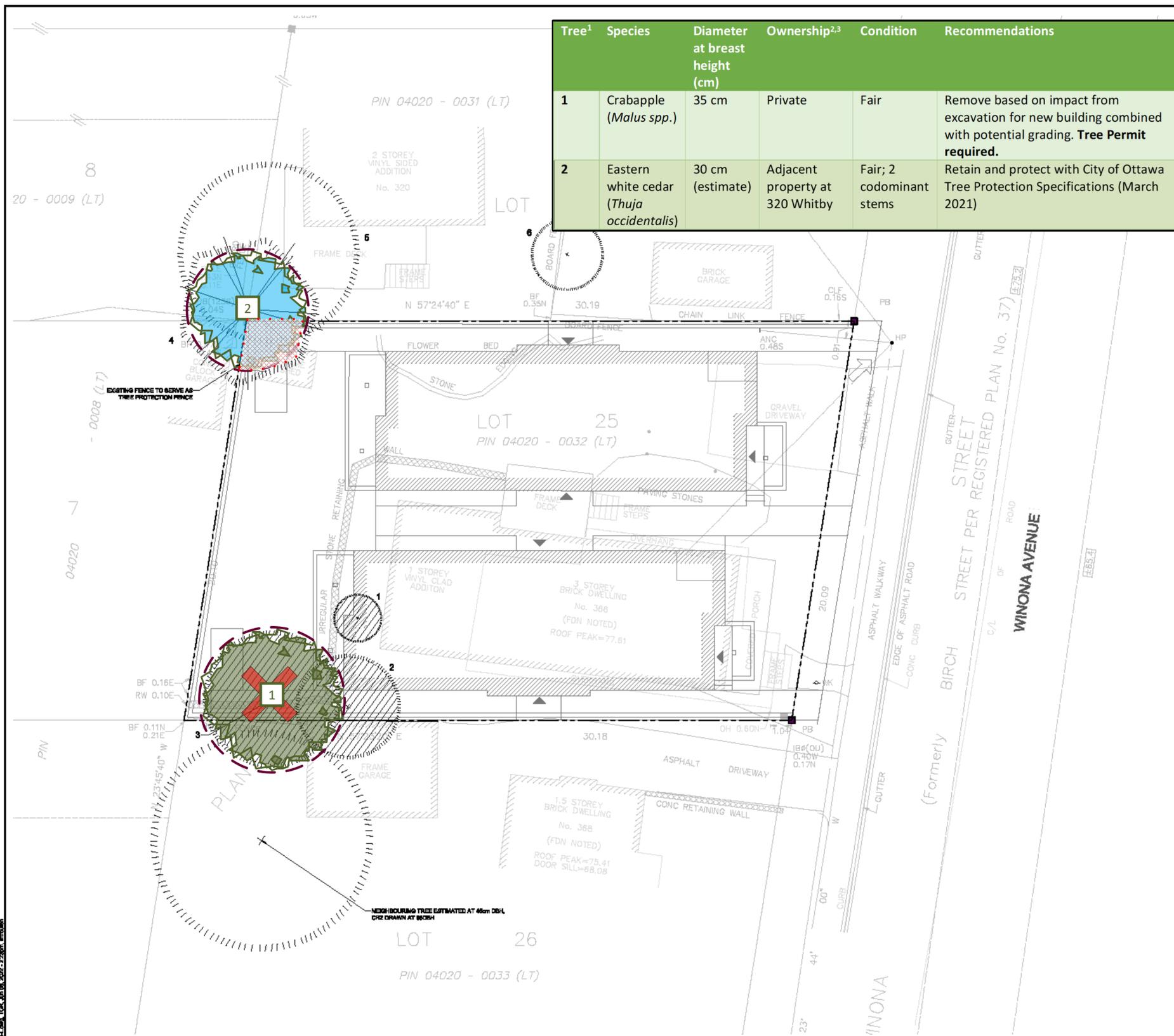
No Third Party Liability

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.

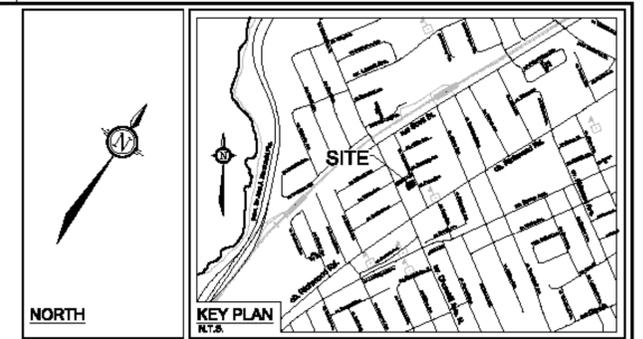
General

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 ¹	Species	Diameter at breast height (cm)	Ownership ^{2,3}	Condition	Recommendations
1	Crabapple (<i>Malus spp.</i>)	35 cm	Private	Fair	Remove based on impact from excavation for new building combined with potential grading. Tree Permit required.
2	Eastern white cedar (<i>Thuja occidentalis</i>)	30 cm (estimate)	Adjacent property at 320 Whitby	Fair; 2 codominant stems	Retain and protect with City of Ottawa Tree Protection Specifications (March 2021)



- LEGEND**
- EXISTING TREE TO REMAIN, SYMBOL SIZE REFLECTS CRZ
 - EXISTING TREE TO REMOVE, SYMBOL SIZE REFLECTS CRZ
 - TREE PROTECTION FENCE
- TREE PROTECTION**
- Implement the following protection measures for retained trees, both on site and on adjacent sites, prior to any work activity, including tree removal. Maintain tree protection fences in place and in good condition for the duration of site works:
- The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
 - Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height or the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
 - Do not place any material or equipment within 2m of the CRZ of any tree, including outcrops.
 - Do not attach any signs, notices, or posters to any tree.
 - Do not disturb, raise, or lower the existing grade within the CRZ without approval.
 - Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no machinery permitted.
 - Do not damage the root system, trunk, or branches, or any tree.
 - Do not extend hard surfaces or significantly change landscaping.
 - Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
 - When trees marked for removal overlap with the CRZ of trees marked for preservation: cut roots at the edge of the CRZ and grind down stumps after tree removal; do not cut out stumps. Ensure there is no root pulling or disturbance of the ground within the CRZ.
 - Prior to work taking place, notify and consult the Landscape Architect if roots must be cut. Route 20mm or larger should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Ottawa Specification S.P. F-5011 Tree Protection, Excavation of Root Zone.
 - If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
 - Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
 - The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve such measures prior to fence movement.
 - City of Ottawa By-law: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban areas of the City of Ottawa (2520-340).
- GENERAL**
- Read and interpret this drawing/drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
 - The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
 - It is essential to use the plans and details in conjunction with the specifications and notes.
 - Do not scale drawings. Work to dimensions only.
 - Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
 - Reinstalls all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstalls all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

EXISTING TREE INVENTORY:

No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Summary
1	<i>Malus sp.</i>	Apple	17.0	1.70	F	Client	40' or 12.80m DBH (at 1.3m) - 40' 1" leaves detached	CRZ/PROT
2	<i>Malus sp.</i>	Apple	10.0	1.00	F	Client	40' or 12.80m DBH (at 1.3m) - 40' 1" leaves detached	CRZ/PROT
3	<i>Malus sp.</i>	Apple	14.0	1.40	F	Client	Minor Dieback / Low vigor	CRZ/PROT
4	<i>Thuja occidentalis</i>	Eastern White Cedar	37.0	3.70	F	Neighbour	Location / Large limb loss (DBH) of concern	PROTECT
5	<i>Acer sp.</i>	Varicosa Maple	45.0	4.50	G	Neighbour	Multi-stem	PROTECT
6	<i>Acer sp.</i>	Varicosa Maple	18.0	1.80	G	Neighbour	Multi-stem	PROTECT

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR REZONING AND SITE PLAN CONTROL	JUNE 8/22	RGL

SCALE

1:100

FOR REVIEW ONLY

DESIGN	DATE	BY
DESIGNED		
CHECKED		
APPROVED		

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Website: www.novatech-eng.com

LOCATION
CITY OF OTTAWA
368 WINONA AVENUE

DRAWING NAME
TREE CONSERVATION PLAN

PROJECT No.
121143-00

REV # 1

DRAWING No.
121143-TCR

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

Note that the tree layer has been added to the original TCR plan supplied by the client in pdf format. This layer refers to the trees only, and the original TCR 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 – 366 Winona
Tree layer prepared by Dendron Forestry Services
Version 1.0, December 20, 2022
For more information, please contact info@dendronforestry.ca