



Dendron Forestry Services

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Tree Information Report

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

Address: 136 Acacia

Date of Report: October 17, 2022

Date of Site Visit: October 11, 2022

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist®
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Client: Stephen Norton, stephen.norton@cheniergroup.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 severance application to the City of Ottawa. The information used at the time of report preparation includes:

- Survey Plan prepared by J.D. Barnes dated April 4, 2022

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

- construction of new building(s)
- site grading
- installation of services for new units
- capping of existing water and sewer services
- installation of gas lines for the new units
- site access

Because no construction plans were provided at the time of report preparation, the suitability for tree retention is based on health only. If either of the sites is developed in the future, updated Tree Information Report would be required as part of any new applications.



Methodology

The following materials were reviewed as part of this report:

- Survey Plan
- GeOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years

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

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	Recommendations
1	Black locust (<i>Robinia pseudoacacia</i>)	52 cm	City	Fair/poor; decay throughout main stem with woodpecker holes, healthy crown	Request City to monitor tree health
2	Black locust (<i>Robinia pseudoacacia</i>)	10, 10, 4	City	Good; multi-stemmed, will likely replace tree 1 as it declines	Request city prune tree for improved structure into the future
3	Black maple (<i>Acer nigrum</i>)	69 cm	City	Good/fair; 2 codominant stems with included bark at junction	No action
4	Black maple (<i>Acer nigrum</i>)	14 cm	City	Good	No action
5	Black maple (<i>Acer nigrum</i>)	18, 24 cm	City	Good; double-stemmed	No action
6	Black maple (<i>Acer nigrum</i>)	23 cm	City	Fair; canker on scaffold branch with diameter same as trunk, suppressed	No action



7	Sugar maple (<i>Acer saccharum</i>)	19 cm	City	Fair; suppressed	No action
8	Sugar maple (<i>Acer saccharum</i>)	11 cm	City	Fair/poor; canker present and suppressed	No action
9	Sugar maple (<i>Acer saccharum</i>)	19 cm	City	Good	No action
10	Sugar maple (<i>Acer saccharum</i>)	8 cm	City	Poor; suppressed	No action
11	Sugar maple (<i>Acer saccharum</i>)	73 cm	Adjacent property at 410 Maple Lane	Good	No action
12	Black maple (<i>Acer nigrum</i>)	37 cm	Adjacent property at 410 Maple Lane	Good	No action
13	Butternut (<i>Juglans cinera</i>)	60 cm (estimate)	City	Good/fair; some sign of butternut canker visible in crown, tree has metal tag with number, early leaf drop	If property is being redeveloped in the future, compliance of Ontario's <i>Species at Risk Act</i> required as butternut is classified as <i>Endangered</i> . Any construction within 25 m of endangered species must follow regulations
14	White pine (<i>Pinus strobus</i>)	64 cm	City	Good; some scattered needle dieback/browning	No action
15	Colorado blue spruce (<i>Picea pungens</i>)	12 cm	Private – 136 Acacia	Fair; thin and asymmetric crown, suppressed	No action
16	Juniper (<i>Juniperus virginiana</i>)	10 cm (est)	Private – 136 Acacia	Good	No action
17	Fir, unknown species (<i>Abies spp</i>)	38 cm	Private – 136 Acacia	Fair	No action
18	Eastern white cedar (<i>Thuja occidentalis</i>)	35 cm (estimate)	Adjacent property at 410 Maple Lane	Good	No action



19	Staghorn sumac (<i>Rhus typhina</i>)	18, 13 cm	Private – 136 Acacia	Good	No action
20 ⁴	White spruce (<i>Picea glauca</i>)	35 cm (estimate)	Adjacent property at 128 Acacia	Good/fair	No action
21	American beech (<i>Fagus grandifolia</i>)	20 cm	Private – 136 Acacia	Fair; symptoms of scaling insects visible indicating first stages of lethal beech bark disease	No action
22	Basswood (<i>Tilia americana</i>)	85 cm	Private – 136 Acacia	Fair; aggressive vines at base, rubber mallet sounded decay at base, decay visible in branches in canopy	Recommend pruning and aerial inspection for failing branches
23	Sugar maple (<i>Acer saccharum</i>)	50 cm (estimate)	Jointly owned with adjacent property at 410 Maple Lane	Good	No action
24	Eastern hemlock shrub (<i>Tsuga canadensis</i>)	Clump of various diameters, 23,15,12,10,17,20,20 cm		Good	No action

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

⁴The location of these trees was not provided and has been estimated

Some of the sugar (*Acer saccharum*) and black maple (*Acer nigrum*) appear to have traits from both species. These hard maples are known to hybridize with one another, making identification down to single species difficult. Both species are native to the area, but Ottawa is in the upper limit of the black maple range. Although sugar maple is much more common than black maple, in Rockcliffe, there is a higher presence of black maple than elsewhere in Ottawa (anecdotal observation).



The undersigned personally inspected the property and issues associated with this report on October 11, 2022. On Behalf of Dendron Forestry Services,



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ISA Tree Risk Assessment Qualified
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Figure 1: Tree 1, city owned black locust with a slight lean towards the road



Figure 2: Tree 22, large basswood tree in the rear yard, pruning and aerial inspection recommended



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 5, 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.

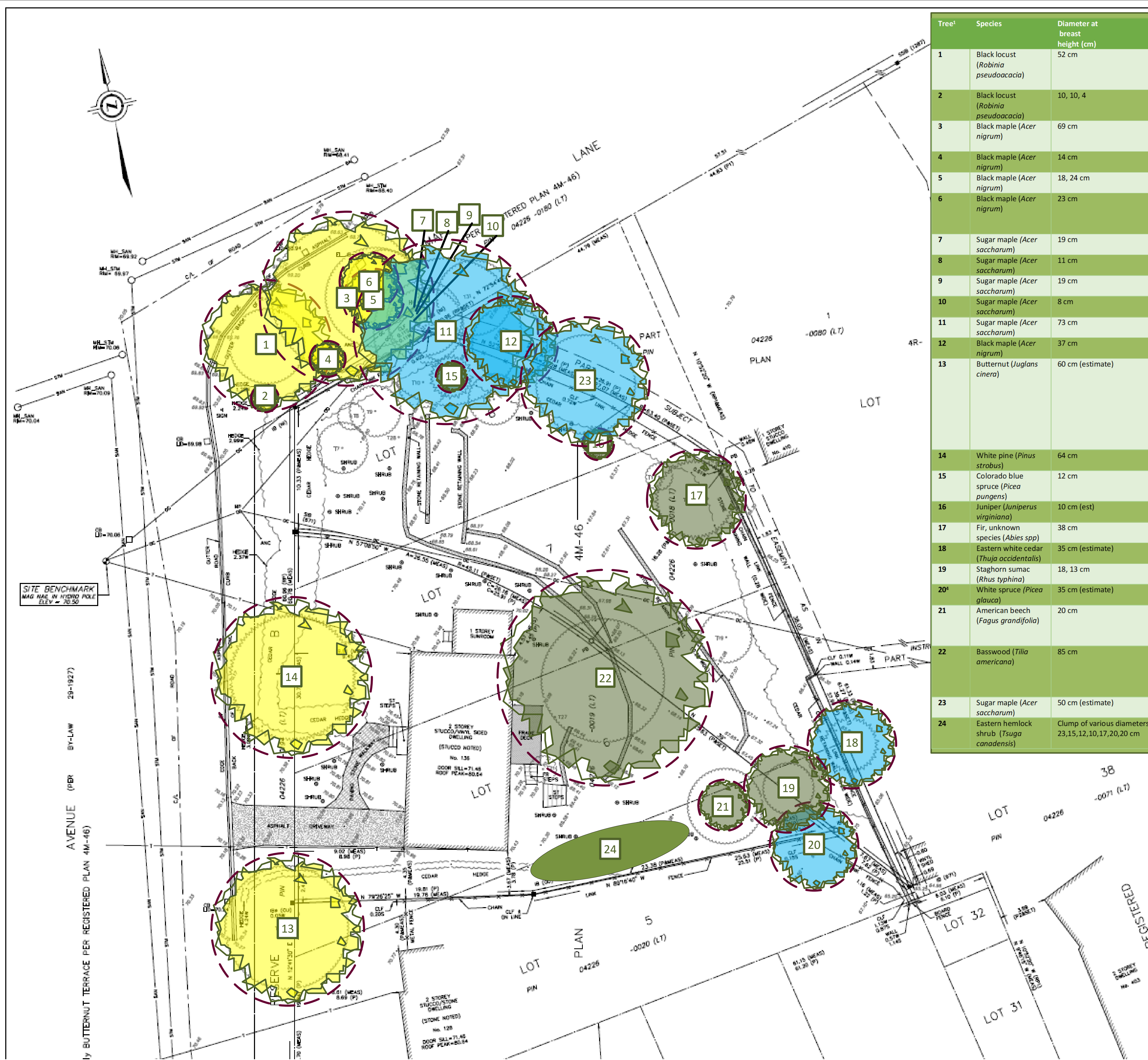
No Third Party Liability

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.



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Critical Root Zone



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.



Tree Information Report – 136 Acacia
 Tree layer prepared by Dendron Forestry Services
 Version 1.0, October 17, 2022
 For more information, please contact info@dendronforestry.ca