



**Dendron Forestry Services**

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## Tree Information Report

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

**Address:** 672 Denbury Avenue

**Date of Report:** May 4, 2023

**Date of Site Visit:** April 14, 2023

**Prepared by:** Astrid Nielsen, RPF, ISA Certified Arborist®  
131 Smirle Ave, Ottawa, K1Y 0S4  
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**Client:** Stefanie Kaminski; [skaminski@regionalgroup.com](mailto:skaminski@regionalgroup.com)

Committee of Adjustment  
Received | Reçu le

**2023-05-26**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**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:

- Registered Plan 484 by Annis, O'Sullivan, Vollebakk Ltd., no date, received May 3, 2023

This assessment does not make final recommendations about retention or removal of trees on site, nor does it consider additional factors that could influence tree retainability such as:

- site grading, and requirement for retaining walls and/or swales
- installation of services for the new units
- capping of existing water and sewer services
- installation of gas lines for the new units
- site access

The potential for the ability to retain tree(s) identified in this report may change as more information on the site-specific construction details is provided during the building permitting phase. For those trees that are recommended for protection, potential mitigation measures are provided to reduce the impact during construction. It should be noted that the construction phase includes all site works that could impact trees, from the capping of services at the beginning to the final landscaping steps at the end.



### Methodology

The following materials were reviewed as part of this report:

- Registered Plan
- GeoOttawa 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
- 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, as defined by the By-law. 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	Forester recommendation
1	Sugar maple ( <i>Acer saccharum</i> )	25	City	Good/Fair	Retain	No action required at this time: no development proposed for this part.
2	Sugar maple ( <i>Acer saccharum</i> )	20, 16	City	Fair: asymmetric crown	Retain	No action required at this time: no development proposed for this part.
3	Basswood ( <i>Tilia americana</i> )	34	Adjacent – 662 Denbury	Fair: heavy lean towards subject property	Retain	No action required at this time: no development proposed for this part.
4	Basswood ( <i>Tilia americana</i> )	38	Adjacent – 662 Denbury	Good	Retain	No action required at this time: no development proposed for this part.
5	Ginkgo ( <i>Ginkgo biloba</i> )	61	Subject property	Fair: some epicormic shoots in canopy; lean at base – straightening at	Retain	Retain and protect. Future building design to take tree into account.



				top; sapsucker holes		
6 <sup>4</sup>	White spruce ( <i>Picea glauca</i> )	34	Private – subject property	Fair: lean towards existing home	Retain	No action required at this time: no development proposed for this part.
7	Manitoba maple ( <i>Acer negundo</i> )	43	Boundary – 667 Fraser	Poor: sprouts at base and epicormic shoots throughout; heavily pruned under wires; poor form	Retain	No action required at this time: no development proposed for this part.
8	Manitoba maple ( <i>Acer negundo</i> )	70	Private – subject property	Fair: heavy lean towards 662 Denbury	Retain	No action required at this time: no development proposed for this part.
9 <sup>4</sup>	Eastern white cedar ( <i>Thuja occidentalis</i> )	40, 20	Private – subject property	Fair/Good: woodpecker holes in bole	Retain	No action required at this time: no development proposed for this part.
10 <sup>4</sup>	Ironwood ( <i>Ostrya virginiana</i> )	24	Private – subject property	Good	Retain	Not protected under bylaw 2020-340 but of high value for retention

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

<sup>4</sup>The location of these trees was not provided and has been estimated

**Site development and tree protection**

No development has been proposed for this site at this time. When development is proposed, grading may make tree retention difficult: the areas south and east of the indicated retaining wall (see Tree Information Map) are approximately 1m below the grade of the existing building. Raising the grade within a tree’s Critical Root Zone (CRZ) by more than 10cm can cause the tree stress. Due to its size and relative uniqueness, **Tree 5** is of high value for retention, and, if possible, future development should limit grade changes within its CRZ. **Tree 5** is also close to the zoned building envelope and in order to protect this tree successfully, excavation for the new home should be at least 3 m from the edge of the trunk.

All other trees on this site do not require any action as there is no proposed development on the part of the property with an existing structure. When development on that part is proposed, tree protection should be assessed based on the plans submitted.

The undersigned personally inspected the property and issues associated with this report on April 14, 2023. On Behalf of Dendron Forestry Services,



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ISA Tree Risk Assessment Qualified  
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*Figure 1 - Tree 5 private ginkgo 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 April 10, 2023, 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.

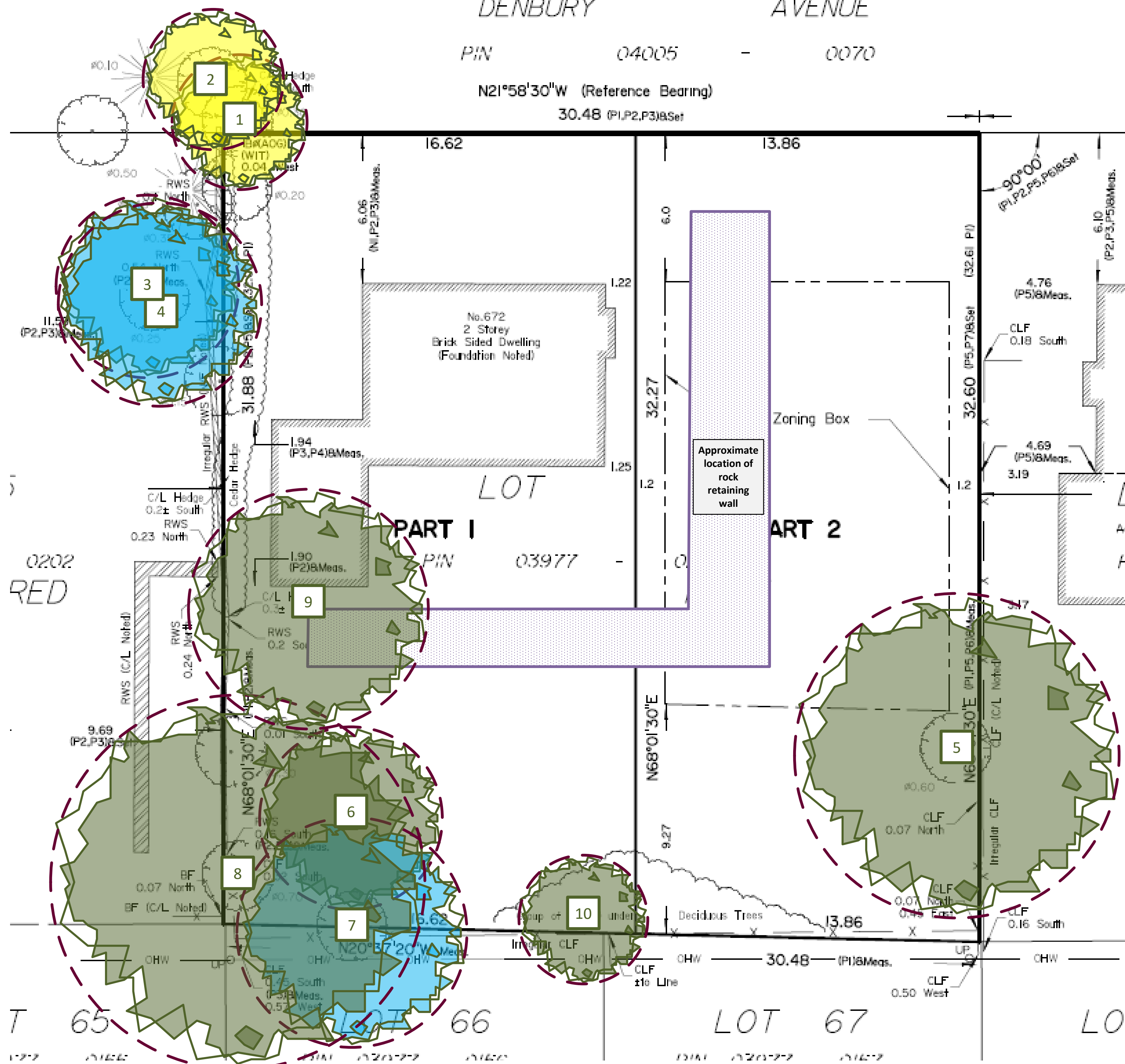
Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.

DENBURY AVENUE

PIN 04005 - 0070

N21°58'30"W (Reference Bearing)

30.48 (P1,P2,P3)BSet



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Legend

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

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



Tree Information Report – 672 Denbury Avenue  
 Tree layer prepared by Dendron Forestry Services  
 Version 1.0, May 4, 2023  
 For more information, please contact [info@dendronforestry.ca](mailto:info@dendronforestry.ca)