



Dendron Forestry Services

www.dendronforestry.ca
613.805.WOOD (9663)
info@dendronforestry.ca

Committee of Adjustment
Received | Reçu le

2023-05-31

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Tree Information Report

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

Address: 1568 Meadowbrook

Date: August 13, 2021

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist[®]
131 Smirle Ave, Ottawa, K1Y 0S4
Astrid.nielsen@dendronforestry.ca

Prepared for: Saël Nemorin, Nemorin Group
sael@nemoringroup.ca

Site Visit: July 23, 2021

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	Freeman maple (<i>Acer freemanii</i>)	47 cm	Private	Good	Remove	Remove based on plans – in the zone of excavation; Tree Permit required
2	Balsam fir (<i>Abies balsamea</i>)	35 cm	Private	Good	Retain and protect	Techno posts to be used for porch to avoid excavation; follow City of Ottawa Tree Protection Specifications (March 2021)
3	Eastern white cedar (<i>Thuja occidentalis</i>)	32, 28 cm (est.)	1560 Meadowbrook – 88 cm from property line	Good	Retain and protect	Excavation to be reduced from 88 cm to approximately 1.2 m from the tree

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.

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 July 23, 2021. On Behalf of Dendron Forestry Services,



Astrid Nielsen, MFC, RPF (Registered Professional Forester)
ISA Certified Arborist®, ON-1976
ISA Tree Risk Assessment Qualified
Principal, Dendron Forestry Services
Astrid.nielsen@dendronforestry.ca, (613) 805-9663 (WOOD)



Figure 1: Tree 1, Freeman maple to be removed



Figure 2: Tre 2, Balsam fir



Figure 3: Tree 3, Eastern white cedar on adjacent property at 1560 Meadowbrook



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 situated 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.

Tree#	Species	Diameter at breast height (cm)	Ownership ^{2,3}	Action	Recommendations
1	Freeman maple (<i>Acer freemanii</i>)	47 cm	Private	Remove	Remove based on plans – in the zone of excavation; Tree Permit required
2	Balsam fir (<i>Abies balsamea</i>)	35 cm	Private	Retain and protect	Techno posts to be used for porch to avoid excavation; follow City of Ottawa Tree Protection Specifications (March 2021)
3	Eastern white cedar (<i>Thuja occidentalis</i>)	32, 28 cm (est.)	1560 Meadowbrook – 88 cm from property line	Retain and protect	Excavation to be reduced from 88 cm to approximately 1.2 m from the tree

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.

NEW GROSS FLOOR AREA:	433.3m ²	EX. GROSS FLOOR AREA:	433.3m ²	EX. DEMO:	185.0m ²
NUMBER OF UNITS:	2	PROPOSED STORES:	2	SOFT LANDSCAPING CIVIL:	35.4%

Tree Protection Fencing

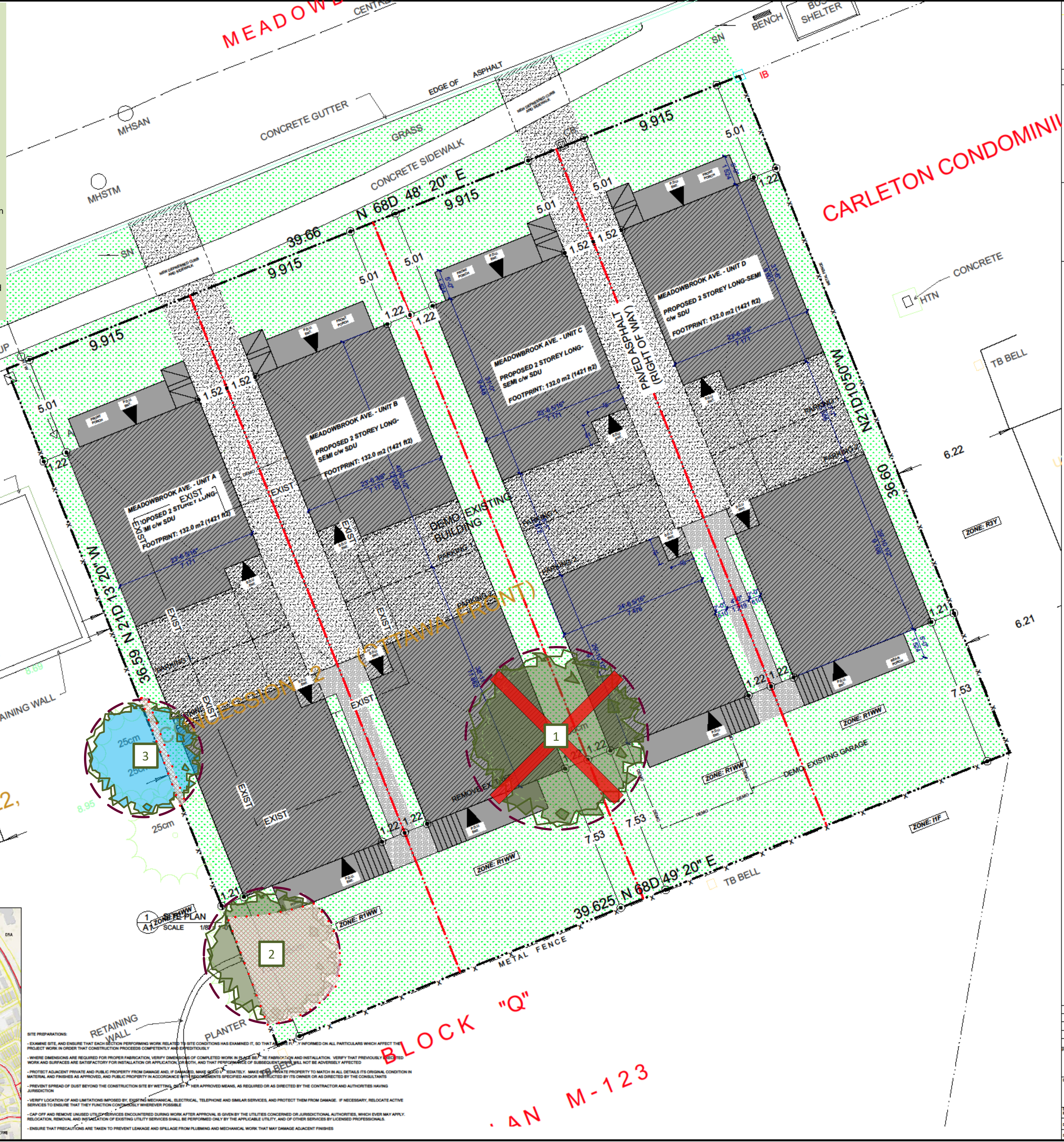
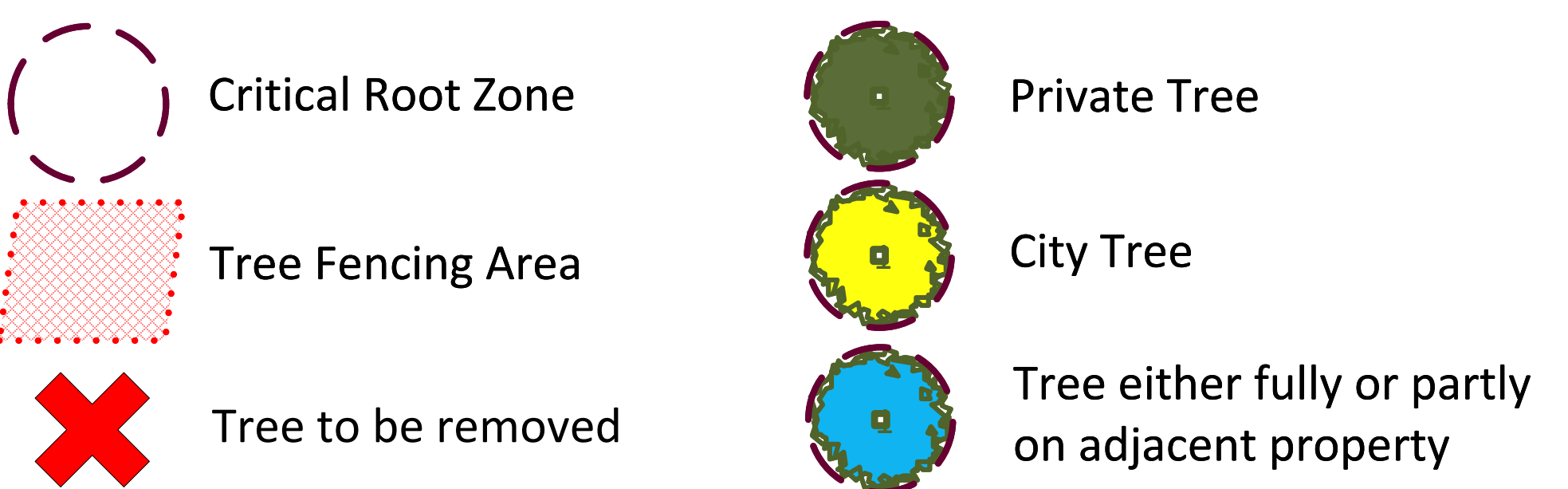
Prior to any site works, protective fencing should be installed around the trees as indicated in Map and maintained until all construction on site has been completed as per the **City of Ottawa Tree Protection Specifications (March 2021)**. Within the fenced area, the following tree protection guidelines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



SITE PREPARATIONS:

- EXAMINE SITE, AND ENSURE THAT EACH SECTION PERFORMING WORK RELATED TO SITE CONDITIONS HAS EXAMINED IT, SO THAT ALL ARE FULLY INFORMED ON ALL PARTICULARS WHICH AFFECT THE PROJECT WORK IN ORDER THAT CONSTRUCTION PROCEEDS COMPETENTLY AND SAFELY.
- WHERE DIMENSIONS ARE COMPLETED, VERIFY DIMENSIONS OF COMPLETED WORK IN PLACE TO BE FABRICATED AND INSTALLED. VERIFY THAT PREVIOUSLY COMPLETED WORK AND SURFACES ARE SATISFACTORY FOR INSTALLATION OR APPLICATION OF MATERIAL, AND THAT PERFORMANCE OF SUBSEQUENT WORK WILL NOT BE ADVERSELY AFFECTED.
- PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY FROM DAMAGE AND IF DAMAGE OCCURS, MAKE GOOD TO ORIGINAL CONDITION AND REPAIR TO ORIGINAL CONDITION IN MATERIAL AND FINISHES AS APPROVED, AND PUBLIC PRIORITY IN ACCORDANCE WITH REQUIREMENTS SPECIFIED AND DIRECTED BY THE CONSULTANTS.
- PREVENT SPREAD OF DUST BEYOND THE CONSTRUCTION SITE BY WETTING SURFACES WITH APPROVED MATERIALS AS REQUIRED OR AS DIRECTED BY THE CONTRACTOR AND AUTHORITIES HAVING JURISDICTION.
- VERIFY LOCATION OF AND LIMITATIONS IMPOSED BY EXISTING MECHANICAL, ELECTRICAL, TELEPHONE AND SIMILAR SERVICES, AND PROTECT THEM FROM DAMAGE. IF NECESSARY, RELOCATE ACTIVE SERVICES TO ENSURE THAT THEY FUNCTION CORRECTLY WHEREVER POSSIBLE.
- CAP OFF AND REMOVE UNUSED UTILITIES SERVICES ENCOUNTERED DURING WORK AFTER APPROVAL, AS GIVEN BY THE UTILITIES CONCERNED OR JURISDICTIONAL AUTHORITIES, WHICH EVER MAY APPLY. RELOCATION, REMOVAL AND REPAIR OF EXISTING UTILITY SERVICES SHALL BE PERFORMED ONLY BY THE APPLICABLE UTILITY, AND BY OTHER SERVICES BY LICENSED PROFESSIONALS.
- ENSURE THAT PRECAUTIONS ARE TAKEN TO PREVENT LEAKAGE AND SPLASH FROM PIPING AND MECHANICAL WORK THAT MAY DAMAGE ADJACENT FINISHES.

Note that the tree layer has been added to the original grading plan supplied by the client in pdf format. This layer refers to the trees only, and the original grading plan has not been altered in the process.



Tree Information Report – 1568 Meadowbrook
 Tree layer prepared by Dendron Forestry Services
 Version 1.0, August 13, 2021
 For more information, please contact info@dendronforestry.ca

CONSULTANTS:
 STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -

NO.	REVISIONS	DATE
1	PRELIMINARY	09-01-21
2	M.V. SUBMISSION	09-09-21
3		

DRAWING NAME: 1568 MEADOWBROOK RD. SITE & LANDSCAPE PLAN
 SHEET: A1
 DATE: JUNE 10, 2021
 SCALE: AS NOTED

FILE NUMBER: 000-00-0000