



Dendron Forestry Services

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Committee of Adjustment
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2023-07-20

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Tree Information Report 2.0

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

Address: 2175 Alta Vista

Date: July 4, 2023

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®
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Site Visit: June 10, 2022

Introduction

This report fulfills the requirements for a Tree Information Report as part of the application process to the Committee of Adjustment in the City of Ottawa. The assessment of the suitability of tree retention provided in this report is based on the information provided at the time of report preparation which includes:

- Site Plan prepare dated April 5, 2022

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

- site grading
- 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 retaining those tree(s) identified for retention in this report may change as more information on the site-specific construction details is provided during the building permitting phase.

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	White spruce (<i>Picea glauca</i>)	41 cm	Private – 2175 Alta Vista	Good	Retain	Retain and protect with fencing during all site works as per City of Ottawa Tree Protection Specifications (March 2021)
2	Black walnut (<i>Juglans nigra</i>)	65 cm (estimate)	Adjacent property – 2167 Alta Vista	Good		Retain and protect with fencing during all site works as per City of Ottawa Tree Protection Specifications (March 2021); any roots encountered during construction should be severed manually
3	Manitoba maple (<i>Acer negundo</i>)	14, 14 cm	City	Good/fair; included bark at the junction at the base, poor form that will result in a weak union prone to failure as tree ages	Retain	Recommend removal and replacement; tree is young enough to replace, and the poor form does not make it a suitable tree for the future urban forest
4	Norway maple (<i>Acer platanoides</i>)	29.8 cm	Private, possibly a fraction jointly owned with the city	Good	Retain	Retain and protect with fencing during all site works as per City of Ottawa Tree Protection Specifications (March 2021)
5	Black walnut (<i>Juglans nigra</i>)	26 cm	Private – 2175 Alta Vista	Good	Retain	Retain and protect with fencing during all site works as per City of Ottawa Tree Protection Specifications (March 2021); any roots encountered during construction should be severed manually
6	Various species including black walnut, wild apple, bitternut hickory, Norway maple, basswood	5 – 24 cm	City and jointly owned, along property line and in pocket owned by city	Fair to good	Selective removals	Recommend space be managed by an arborist/forester where invasive species are removed, and native species are left to thrive
7	Red oak (<i>Quercus rubra</i>)	45 cm	Jointly owned with city	Good	Retain	Retain and protect with fencing during all site works as per City of Ottawa Tree Protection Specifications (March 2021); any roots encountered during



						construction should be severed manually
8 ⁴	American elm (<i>Ulmus americana</i>)	Clump of 4 stems 10-12 cm	Jointly owned with city	Good	Retain	Retain and protect with fencing during all site works as per City of Ottawa Tree Protection Specifications (March 2021)
9	American elm (<i>Ulmus americana</i>)	27 cm	Private, possibly a fraction jointly owned with the city	Good but suppressed by tree #10	Retain	Retain and protect with fencing during all site works as per City of Ottawa Tree Protection Specifications (March 2021)
10	American elm (<i>Ulmus americana</i>)	29, 25, 28, 32, 34 cm	Private, possibly jointly owned with the city	Good; no visible signs of dutch elm disease so prevalent on many elms	Retain	Retain and protect with fencing during all site works as per City of Ottawa Tree Protection Specifications (March 2021)
11	Black walnut (<i>Juglans nigra</i>)	33, 29	Private – 2175 Alta Vista	Good	Retain	Retain and protect with fencing during all site works as per 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 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.

⁴ Tree location was not provided on the site plan and has been estimated

This site is heavily treed along the edges, providing an excellent buffer to the busy streets. Most of the trees on this site are retainable as part of the proposed development, but it will require a significant amount of vigilance around adequate tree protection (see protection standards below). The enclosed map shows the areas that should be protected during all site works.

Along the property lines with the city right of ways, particularly in the southwest corner, there are a variety of young trees that have seeded naturally. These young trees will be part of the future urban forest at this site and should be managed now to ensure that the most desirable species thrive. These edges are made up of both invasive (Norway and Manitoba maples) and native (basswood, black walnut, American elm and bitternut hickory). It is recommended that as part of this project, these areas be cleaned out and all the invasive species removed to encourage the growth of the less aggressive, and more desirable, native species. This work should be done under the supervision of a forester or arborist.

As part of the next planning stages, the following should be considered when preparing the grading and servicing plans:

- Keep services and utility trenches outside of critical root zones
- Avoid grade increases of more than 10 cm within the critical root zones, no grade decreases should occur



- Avoid constructing retaining walls near trees, if possible
- Cap services outside of the critical root zones
- Plan site access ahead of time to avoid the tree protection areas

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 June 10, 2022. 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
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Figure 1: Tree 1, white spruce to be retained



Figure 2: Tree 2, black walnut on adjacent property



Figure 3: Trees 3-6, the southern edge, facing westward



Figure 4: Tree 7, jointly owned red oak



Figure 5: Clump of trees in the NW corner, trees 9-11



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 requested to examine the implementation of such activities recommended herein. In the event that inspection or supervision of all or part of the implementation is requested, 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 ¹	Species	Action	Recommendations
1	White spruce (<i>Picea glauca</i>)	Retain	Retain and protect with fencing during all site works as per City of Ottawa Tree Protection Specifications (March 2021)
2	Black walnut (<i>Juglans nigra</i>)	Retain	Retain and protect with fencing during all site works as per City of Ottawa Tree Protection Specifications (March 2021)
3	Manitoba maple (<i>Acer negundo</i>)	Retain	Recommend removal and replacement; tree is young enough to replace, and the poor form does not make it a suitable tree for the future urban forest
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Tree Protection Fencing

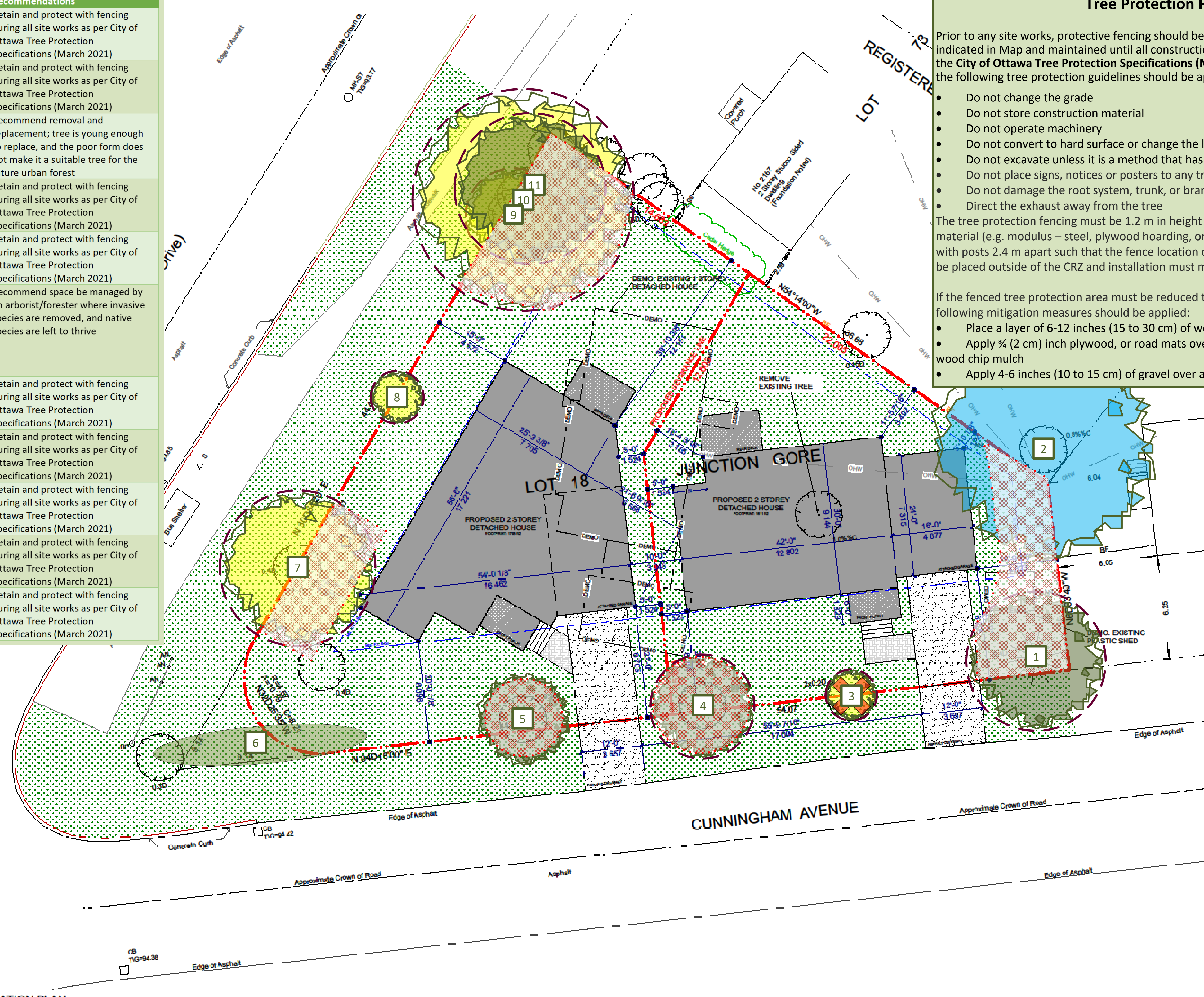
Prior to any site works, protective fencing should be installed around the trees as indicated in Map and maintained until all construction on site has been completed as per the City of Ottawa Tree Protection Specifications (March 2021). Within the fenced area, the following tree protection guidelines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

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- 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



- ADDITIONAL INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOM AND AS PER CBC DIV. 8, 9.10.19
- 11 3/4" P.T. WINDOW WELL, WOOD ANCHORED TO ONE ANOTHER AND TO SOIL
 - 12 NEW SUMP PUMP FIT TO BE CONNECTED TO NEW WEEPING TILE AND SURFACE PUMPED AS PER THE ATTACHED ENGINEERING PREPARED BY KOLLAARD ASSOCIATES

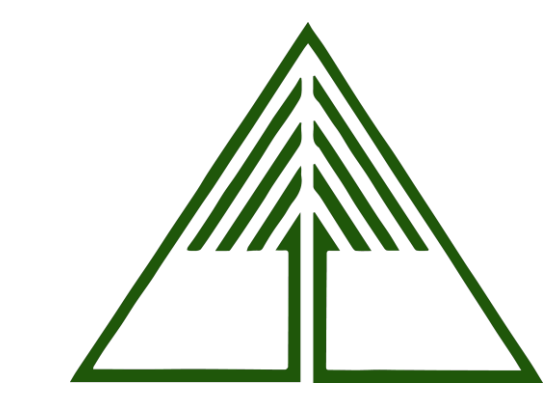
CONSTRUCTION NOTES

- A TYPICAL 6" FOUNDATION WALL ASSEMBLY
 - AIR GAP MEMBRANE DRAINAGE LAYER (DELTA-MS COMC 121)
 - CEMENT FINISH ABOVE GRADE TO MIN. 3" BELOW GRADE
 - MIN. 2 COATS, BELOW GRADE BITUMINOUS DAMPROOFING
 - 8" POLURED CONCRETE WALL, 20 MPa (2500 PSI) MIN. STRENGTH
 - 2-10M CONTINUOUS REBAR (w/ 10" LAP) - TOP & BOTTOM
 - EXCEEDING 1.2m IN WIDTH ARE TO BE REINFORCED AS PER N
 - 3-10M BARS (20" DIA) - TOP & BOTTOM OF ALL WALL CORNE
 - 3-10M REBAR BELOW WINDOW OPENINGS (EXTENDING 12" PAS
 - 15 LBS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND
 - WALL AT BOTTOM)
 - 2x6 STUD WALL @ 16" o.c. w/ 5.8" FIBREGLASS INSULATION
 - 2" FIBRE BOARD INSULATION (R5)
 - 6# POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB
 - 1/2" GYPSUM BOARD - TAPE & SANDED
 - PAINT FINISH
- A' PROVIDE JUST IF POLURED CONCRETE WALL @ EXTERIOR OR NOT ADJACENT TO INTERIOR SPACES
- B TYPICAL EXT CORRUGATED METAL OR CEMENT PANELING FINISH
 - HORIZONTAL METAL SIDING
 - CEMENT PANELING
 - ALL SIDINGS INSTALLED AS PER MANUFACTURER'S SPECIFIC
 - 1/2" STRAPPING @ 16" o.c. IF REQUIRED
 - SPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
 - 1" FIBRE BOARD INSULATION (R5)
 - 1/4" OSB SHEATHING
 - 2x6 STUD WALL @ 16" o.c. w/ 5.8" FIBREGLASS BATT INSUL
 - 6# POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB
 - 1/2" GYPSUM BOARD TAPE & SANDED
 - PAINT FINISH
- C TYPICAL EXTERIOR WALL ASSEMBLY @ BRICKSTONE VENEER
 - 3-10M 14M7 5/8" CLAY MODULAR BRICK VENEER, 780P/10
 - GALVANIZED METAL TIES @ 16" HOR. AND 24" VERT. WEEP HO
 - ON BASE AND THROUGH WALL FLASHING AS REQUIRED
 - 1" AIR SPACE
 - SPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
 - 1" FIBRE BOARD INSULATION (R5)
 - 1/4" OSB SHEATHING
 - 2x6 STUD WALL @ 16" o.c. w/ 5.8" FIBREGLASS INSULAT
 - 2x6 STUD WALL @ 16" AT EXTERIOR GARAGE WALLS ONLY
 - 6# POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB
 - 1/2" GYPSUM BOARD
 - PAINT FINISH (EXCEPT EXTERIOR GARAGE WALLS)
- D TYPICAL 4" INTERIOR NON-LOAD BEARING WALL ASSEMBLY
 - PAINT FINISH
 - 1/2" GYPSUM BOARD
 - 2x6 STUD WALL @ 16" o.c.
 - 1/2" GYPSUM BOARD
 - PAINT FINISH
- E TYPICAL 6" INTERIOR LOAD BEARING WALL ASSEMBLY
 - PAINT FINISH
 - 1/2" GYPSUM BOARD
 - 2x6 STUD WALL @ 16" o.c. w/ MID-SPAN BLOCKING
 - 1/2" GYPSUM BOARD
 - PAINT FINISH
- F TYPICAL 8" INTERIOR LOAD BEARING WALL ASSEMBLY
 - PAINT FINISH (OUTSIDE)
 - 1/2" GYPSUM BOARD
 - 2x6 STUD WALL @ 16" o.c. w/ 5.8" FIBREGLASS INSULATION (R5)
 - 6# POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 91.34 TYP.
 - 1/2" GYPSUM BOARD
 - PAINT FINISH (INSIDE)

1 BUILDING LOCATION PLAN
A1 SCALE 5/64" = 1'-0"

- 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 site plan supplied by the client in pdf format. This layer refers to the trees only, and the original site 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 8 has been estimated



Tree Information Report – 2175 Alta Vista
Tree layer prepared by Dendron Forestry Services
Version 1.0, June 10, 2022
For more information, please contact info@dendronforestry.ca