



Dendron Forestry Services

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Tree Information Report

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

Address: 2504 White Street
Date of Report: June 15, 2023
Date of Site Visit: June 13, 2023
Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist®
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Committee of Adjustment
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2023-07-21

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 description of the 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:

- Site plan by Fotenn Planning and Design, dated November 9, 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
- 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 trees identified in this report may change as more information on the site-specific construction details is provided.



Methodology

The following materials were reviewed as part of this report:

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

A site visit was conducted on June 13, 2023. A 20mx20m grid was walked to ensure thorough coverage of the property. The property boundaries were identified as best as possible, and the largest distinctive trees approximated on the site plan (see attached map).

Existing site conditions

The property is 0.8ha in size and is heavily treed, with a canopy closure nearing 100%. The ground during the site visit was wet, and evidence of prolonged seasonal wetness was evident in species composition. This wetness is likely to produce challenges for tree retention as construction may require significant grading and changes to site hydrology.

The site has high diversity: along with many herbaceous species, the following woody species were identified:

Red maple (<i>Acer rubrum</i>)	White birch (<i>Betula papyrifera</i>)	Grey birch (<i>Betula populifolia</i>)	Eastern cottonwood (<i>Populus deltoides</i>)	Trembling aspen (<i>Populus tremuloides</i>)
Ash species (<i>Fraxinus spp.</i>)	American elm (<i>Ulmus americana</i>)	Pin cherry (<i>Prunus virginiana</i>)	Black cherry (<i>Prunus serotina</i>)	Yellow birch (<i>Betula alleghaniensis</i>)
Willow (<i>Salix spp.</i>)	Alternate-leaf dogwood (<i>Cornus alternifolia</i>)	Glossy buckthorn (<i>Frangula alnus</i>)	Beaked hazel (<i>Corylus cornuta</i>)	Elderberry (<i>Sambucus racemose</i>)

No butternut (*Juglans cinerea*), an endangered species in Ontario, were identified on the site.

Approximately 80% of the tree volume is red maple with diameters at breast height (DBH) of between 1 and 45cm. Growth of the trees is vigorous, and regeneration is plentiful, with a distribution across size classes, but a concentration of ~20cm stems.

The remaining overstory trees are almost entirely poplars: one large trembling aspen and several very large cottonwoods, between 55-80cm DBH. These trees are likely nearing the apex of their growth, and decline is likely within the next 10-20 years.

White birch is prevalent, but mostly presented major signs of decline such as fungal bodies. The remainder of the species are scattered evenly throughout the forest.



Proposed development and tree preservation

As mentioned previously, the greatest challenge to tree preservation on this site will likely come from required grading. Making recommendations about specific tree preservation is not possible until further details on grading are provided. However, some general comments and recommendations for potential protection have been identified in some key areas at this time:

South corner

The southern corner of the property, drawn on the site plan as empty space, and identified in the attached map as **#3**, could be a **priority for tree preservation**. The area is populated with vigorous young red maples. The area that continues to the south is heavily treed and not slated for development at this time and contiguous green space tends to provide better conditions for tree survival. Keeping excavation to a minimum for the proposed southern units and not changing the grade will be key to preserving as many trees in this area as possible.

'Amenity Space'

The area marked on the site plan as amenity space is mostly dominated by young trees, below 20cm DBH. If properly protected, these trees could grow large and contribute to site canopy. The area is low-lying and to preserve the trees **grading would have to be limited**. There is a small rise near the proposed edge of this area which could help act as a buffer between construction and retained trees. The single willow identified on site is located near the edge of this area, and directly beside it is a medium sized cottonwood. The locations of these trees have been estimated on the map as **Tree 1 and 2**. They are near the property border and may fall partly on the adjacent property.

Identified large trees

There are several large cottonwoods (DBH 55-65cm) behind the proposed northern units (locations estimated on the map as **Trees 6-11**). Without a survey it is impossible to determine exactly how far they will be from construction, however due to their size and position between proposed development and existing dwellings, extra caution would be required to retain them safely, and therefore it is unlikely they will be retainable. **Tree 12** is a large trembling aspen that may be far enough from construction to be retained. Additional factors to consider with these trees are their large size, short lifespans, and weak wood making them susceptible to storm damage. For these reasons, poplars are more suitable for parks and natural areas, and less suitable for dense urban areas.

Proposed road

As proposed, it will be very difficult to retain trees near the proposed new road coming off Renaud road. The proposed 2.2 and 2.9m buffers are likely too narrow to support retained trees. A survey of the trees along the edges of this road would assist in confirming their exact locations and ownership as well as their potential for retention.

As more information is provided in the next phases of development, more conclusions can be made on the feasibility of retaining trees on the site. Tree retention potential will also depend on whether sensitive marine clay soils exist on the site which would create limitations on the sizes of trees that can be retained and planted near the homes.



The undersigned personally inspected the property and issues associated with this report on June 13, 2023. On Behalf of Dendron Forestry Services,



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Indicative vegetation on the site: two large poplars, birch with fungus and dense understory



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.

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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 June 1, 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.



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 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. 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.

