



Dendron Forestry Services

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Tree Information Report

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

Address: 9 Mayo
Date: June 8, 2022
Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®
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Prepared for: Kim Scapillati, marcokim555@gmail.com
Site Visit: June 6, 2022

Committee of Adjustment
Received | Reçu le

2024-04-19

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 proposed construction is for a new garage to the west of the existing dwelling.

Tree Information and proposed development:

This property is well treed, particularly along the west side. More than 20 trees were counted, of which 14 are considered protected under the City of Ottawa Tree Protection (By-law No. 2020-340). 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 tree locations were not identified on the survey, and, therefore, a full inventory has not been completed. The west side of the property is heavily treed, but the proposed construction should be confined only to the area currently covered by asphalt. The closest tree to the proposed construction is a 45 cm red maple that was damaged in the recent storm event. The limit of excavation for the new addition extends to the edge of the critical root zone of this tree. Two large branches of this tree were lost during the recent storm, and there are signs of decay in the upper canopy. This tree, along with 3 others that lost a significant amount of their crown will be assessed by a tree service company for removal. The remaining trees on this site should not be impacted by the proposed construction as it is well outside their critical root zones.

In discussions, the owners have agreed to limit the construction zone to the asphalt only and to keep all materials off the grassed area. Since there is sufficient space to access the site on the existing asphalt and the project is only a renovation, tree protection fencing has not been recommended. The importance of tree protection via the critical root zones was discussed with the owners.



Tree Protection

Prior to any site works, tree protection should be discussed with the contractors completing the work. Construction activity should be restricted to the area covered by asphalt only, and any soft surface should be avoided, especially for access. Within the soft surface area, the following 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 undersigned personally inspected the property and issues associated with this report on June 6, 2022. On Behalf of Dendron Forestry Services,



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Figure 1: Picture showing area of asphalt where the new addition will be going, and the trees in the background. Picture taken from the centre of the property facing west



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.