



Dendron Forestry Services

www.dendronforestry.ca
613.805.WOOD (9663)
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Tree Information Report

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

Address: 290 Montfort
Date: March 7, 2022
Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®
131 Smirle Ave, Ottawa, K1Y 0S4
Astrid.nielsen@dendronforestry.ca

Committee of Adjustment
Received | Reçu le

2024-09-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Prepared for: Daniel Ibrahim, Multi Level Construction Corp., danny_ibrahim001@hotmail.com

Site Visit: March 3, 2022

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 ^{1,3}	Species	Diameter at breast height (cm)	Ownership ²	Condition	Action	Recommendations
1	Sugar maple (<i>Acer saccharum</i>)	35 cm	City	Fair; large vertical seam on trunk, dieback on branch unions, mechanical wound (20 cm) on trunk	Retain	Protect with fencing during all site works including demolition as per City of Ottawa Tree Protection Specifications (March 2021)
2	Norway maple (<i>Acer platanoides</i>)	37 cm	City	Fair/good; snow piled 1.5 m high, spiral frost seam up trunk, poor sealing of pruning wounds	Retain	No action required – outside of construction zone

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.

³Location was not provided on survey and has been estimated



Prior to any site works, protective fencing should be installed around tree 1 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 March 3, 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

Astrid.nielsen@dendronforestry.ca

(613) 805-9663 (WOOD)



Figure 1: Tree 1, city owned sugar maple to be retained



Figure 2: Tree 1, seam on trunk



Figure 3: Tree 1 - dead wood/decay in junction of main stem



Figure 4: Tree 2, city owned Norway maple to be retained



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 Protection Fencing

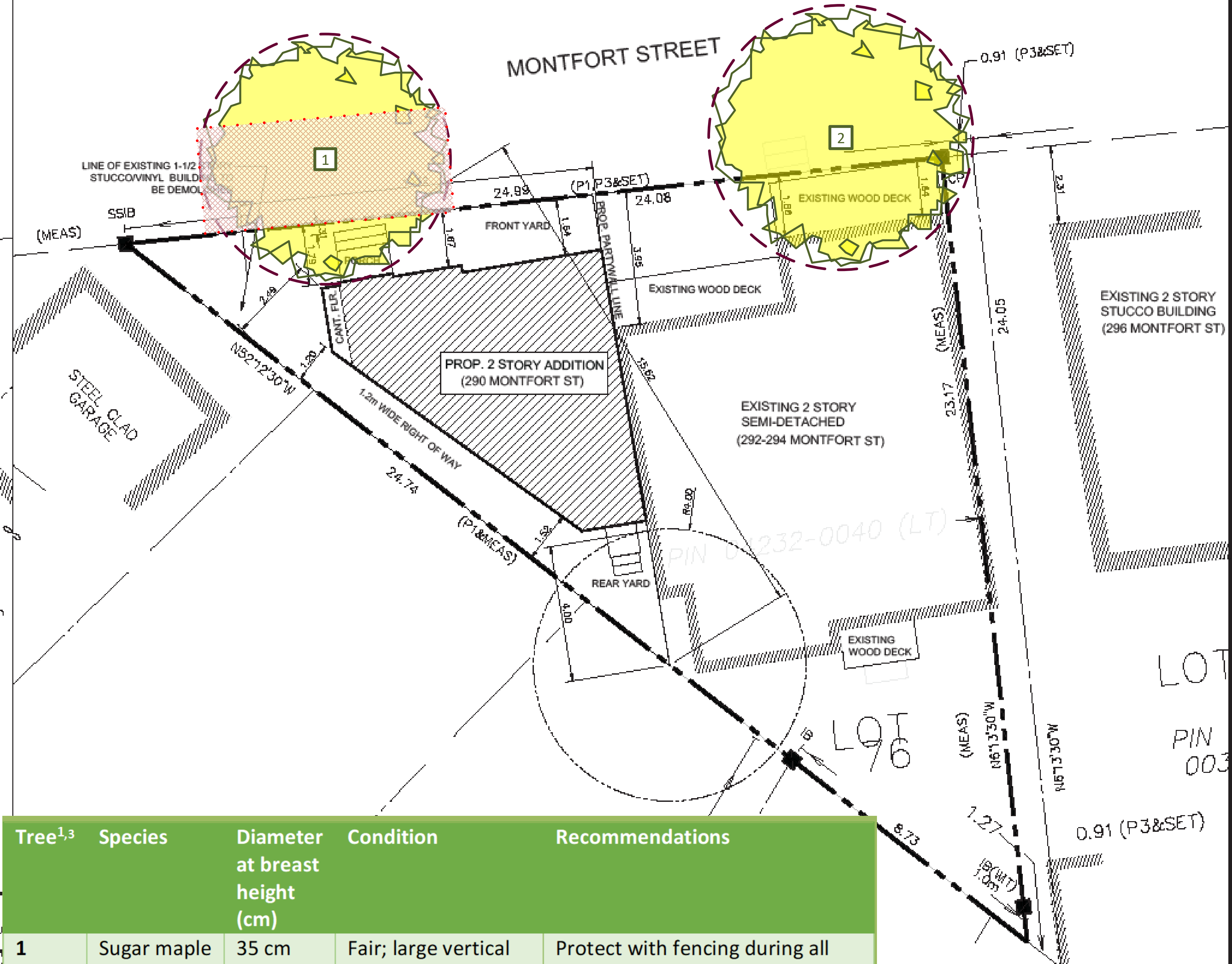
Prior to any site works, protective fencing should be installed around the trees as indicated in Map and maintained until all construction on site has been completed as per the **City of Ottawa Tree Protection Specifications (March 2021)**. Within the fenced area, the following tree protection guidelines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

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PROJECT:
PROPOSED 2 STOREY ADDITION
290 MONTFORT STREET, OTTAWA

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DESIGNED: S.D. **DRAWN:** S.D.

SCALE: AS SHOWN **SHEET NO.:** A0

DATE: FEBRUARY 2022
FOR MINOR VARIANCE APPLICATION

SITE STATISTICS:
ZONING: R4UA
PERMITTED USES: SEMI-DETACHED, TOWNHOUSE

PROJECT DESCRIPTION: A PROPOSAL TO DEMOLISH STUCCO/VINYL BUILDING (290), AND REPLY ATTACHED TO THE EXISTING SEMI-DETACHED UNIT TOWNHOUSE DWELLINGS AFTER CONSTRUCTION.

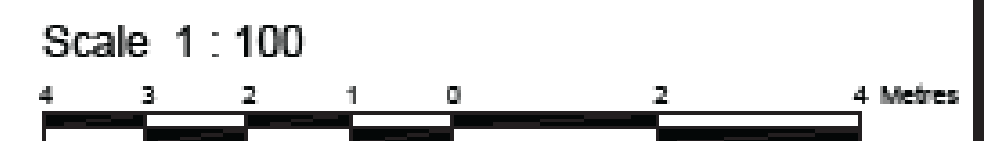
REQUIREMENT FOR TOWNHOUSE:
MIN. LOT WIDTH = 4.5m
MIN. LOT AREA = 135m²
MAX. BUILDING HEIGHT = 10m
MIN. FRONT YARD SETBACK = 4.5m
MIN. REAR YARD SETBACK = 25% OF LOT
MIN. SIDE YARD SETBACK = 1.2m


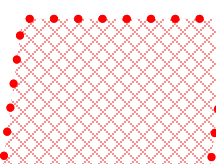


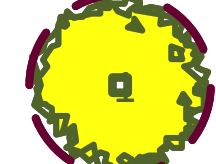

FOR PROPOSED ADDITIONAL ONE UNIT:
LOT WIDTH = 10.42m (TAKEN FROM THE PROPOSED SETBACK LINE OF 1.64m OFF SETBACK)
LOT DEPTH = 15.52m (TAKEN AS AN AVERAGE)
LOT AREA = 98.35m²
REAR YARD = 7.53 m²

BUILDING HEIGHT = 7.16m (FROM EXISTING FRONT YARD SETBACK = 1.64m (ALIGN WITH REAR YARD SETBACK = 4m (4m RADIUS FRONT SIDE YARD SETBACK = 1.20m PROPOSED PARTYWALL LENGTH = 14.02m

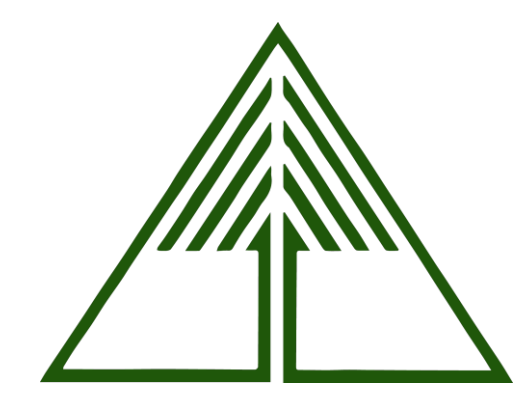
NOTES:
1. THE TOTAL LOT AREA INCLUDING 292-294 MONTFORT ST. = 279m²
2. PARKING IS NOT REQUIRED.
3. EXISTING AVERAGE GRADE, 60.00+61.05+60.31+60.00 / 4 = 60.36

BUILDING AREA/FOOTPRINT 500 SF (46.45 m²) (EXCLUDING FRONT PORCH)



-  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: tree location was not included on the survey and has been estimated



Tree Information Report – 290 Montfort
Tree layer prepared by Dendron Forestry Services
Version 1.0, March 7, 2022
For more information, please contact info@dendronforestry.ca