

**2430 DON REID DRIVE
TREE INFORMATION REPORT**

**Committee of Adjustment
Received | Reçu le**

2024-09-10

**City of Ottawa | Ville d'Ottawa
Comité de dérogation**



DATE: AUGUST 22, 2024

**OTTAWA TREE REPORTS
SCOTT PETRIE**

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Introduction

Ottawa Tree Reports was retained by Dr. Prasanna Dutta (PNPT Enterprises) to complete a Tree Information Report in support of a severance application for the property located at 2430 Don Reid Drive in Ottawa, Ontario.

The work plan for this Tree Information Report included the following:

- Prepare inventory of the tree resources on the subject property and within vicinity of impact on adjacent neighbouring property;
- Evaluate potential tree protection and preservation opportunities based on proposed site plans; and
- Document the findings in a Tree Information Report.

Contact Information

Owner Information:

Name: Dr. Prasanna Dutta
 Phone #: 613-612-4376
 Email: prasannadutta1@gmail.com

Arborist Information:

Name: Scott Petrie
 Phone #: 613-204-8687
 Email: info@ottawatreeereports.com

Contractor Information:

Name:
 Phone #:
 Email:

Policy Framework

The subject property is subject to the provisions of the City of Ottawa's Tree Protection By-law 2020-340. The purpose of this by-law is for the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa.

City of Ottawa tree protection requirements were applied during the Tree Information Report planning process. These protection requirements indicate a minimum distance at which the critical root zone (CRZ) must be protected.

The CRZ distances allow for maximum development potential while providing sufficient space to ensure the tree(s) are not subject to any long term adverse due to the impacts of development. In instances where the CRZ will be encroached upon and impacted, an Adjusted Tree Protection Zone (Adj TPZ) has been calculated based upon impacts to the CRZ; further mitigation measure may be required to ensure there are no adverse long-term impacts to the tree(s).

Tree Information

Field assessments were conducted on August 20, 2024, the results of the assessment are provided in the Tree Information Table found in Appendix “A”.

Tree Inventory and Assessment Methodology

All trees on the subject property and those that maybe impacted on adjacent properties were inventoried and assessed, with specific focus on trees that are protected and thus subject to the provisions of the City of Ottawa’s Tree Protection By-law 2020-340.

Tree inspections were limited to visual, on-ground examinations. No boring, probing, or sonic tomography was employed during the assessments. Any data and information collected is based on the conditions at the time of inspection.

Subject Trees

A total of 24 trees were inventoried and assessed for the project. It was determined that 6 protected trees will be impacted by the proposed works. Please refer to the table below for the number of trees, number of impacted trees, and the distribution of protection status and type of impact.

Table 1 – Tree Information Dashboard

# of Trees Inventoried	# of Protected Trees	# Protected Tree Impacts	Protected Tree Removals		Protected Tree Injuries	
			# of City Trees	# of Private Trees	# of City Trees	# of Private Trees
24	20	6	0	0	2	4

Impacted Trees

In total, 6 protected trees have the potential to be impacted by the proposed works. No protected trees are proposed to be removed at this time, and 6 protected trees have been identified for CRZ injury. The impacted trees will be further discussed below (See Table 2), based on their location and proximity to proposed work, and the nature of impact to be incurred.

Table 2 – Tree Impact Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Recommendations
	Common	Botanical				(Poor/Fair/Good)			
						Trunk	Canopy	Canopy	
	Integrity	Structure				Vigour			
2	Little Leaf Linden	<i>Tilia cordata</i>	47	City	Yes	P	P	F	Protect & Injure
3	Little Leaf Linden	<i>Tilia cordata</i>	48	City	Yes	P	F	F	Protect & Injure
21	Austrian Pine	<i>Pinus nigra</i>	37	Private	Yes	G	F	F	Protect & Injure
22	Austrian Pine	<i>Pinus nigra</i>	52	Private	Yes	F	F	F	Protect & Injure
23	Austrian Pine	<i>Pinus nigra</i>	50	Private	Yes	G	F	F	Protect & Injure
24	Austrian Pine	<i>Pinus nigra</i>	41	Private	Yes	P	P	F	Protect & Injure

Tree 2 is a 47 cm Little Leaf Linden *Tilia cordata*, completely located on City property (asset ID 8248685), with a CRZ of 4.7m. The CRZ of this tree will be impacted by the installation of the new private approach.

Tree 3 is a 48 cm Little Leaf Linden *Tilia cordata*, completely located on City property (asset ID 8249023), with a CRZ of 4.8m. The CRZ of this tree will be impacted by the installation of the new private approach.

The current space between Trees **2** and **3** was measured at 12.5m, it is recommended that the proposed driveway (including curbing) be 7.8m in width, providing an Adj TPZ for both trees of 2.35m (Tree 2 North side, Tree 3 Southside).

Tree 2 and **3** are both City of Ottawa owned trees, it is recommended that the owner contact City of Ottawa Forestry Operations to perform a root pruning operation on a perpendicular line, 2.35m from the base of both trees from the back of sidewalk west for 8 m. This will cleanly sever all roots according to arboricultural best practices, and at this distance from the trunk flare, the static relevant zone or stability of both trees will not be impacted. If the City’s Forestry Operations cannot meet the timelines associated with the future proposed works, it is recommended the owner receive written authorization to perform the root grinding as prescribed, under the supervision of Ottawa Tree Reports.

Tree 21 is a 37 cm Austrian Pine *Pinus nigra*, has 3.7 m CRZ and is located on the 2430 Don Reid property, south of the proposed new property line. The proposed works (curbing, paving to north) will impact the CRZ of this tree.

Tree 22 is a 52 cm Austrian Pine *Pinus nigra*, has 5.2m CRZ and is located on the 2430 Don Reid property, south of the proposed new property line. The proposed works (curbing, paving to north) will impact the CRZ of this tree.

Tree 23 is a 50 cm Austrian Pine *Pinus nigra*, has 5.0m CRZ and is located on the 2430 Don Reid property, south of the proposed new property line. The proposed works (curbing, paving to north) will impact the CRZ of this tree.

Tree 24 is a 51 cm Austrian Pine *Pinus nigra*, has 5.1m CRZ and is located on the 2430 Don Reid property, south of the proposed new property line. The proposed works (curbing, paving to north) will impact the CRZ of this tree.

For Trees **21** to **24**, the proposed new curbing is approximately 3m north, it is recommended for all trees that a root pruning operation on a perpendicular line, 2.75m north from the base of these trees occur for 15m in an east west manner. This will cleanly severe all roots according to arboricultural best practices, and at this distance from the trunk flare, the static relevant zone or stability of all trees will not be impacted.

Tree Protection Details

19 protected trees are required to have tree protection measures installed as outlined in the City of Ottawa’s Tree Protection Specification in Appendix “B”. Tree protection measures are recommended to be installed prior to the commencement of the proposed works to ensure tree resources designated for retention and protection are not impacted by the development. The tree protection measures should be maintained throughout the duration of the proposed works until final grading and landscaping are complete, or as otherwise directed by City of Ottawa staff.

Unless otherwise indicated, tree protection shall be installed at the minimum extent of the CRZ.

Table 3 – Tree Protection Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Recommendations	CRZ (m)	CRZ Impacted	Recommended Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical										
1	Little Leaf Linden	<i>Tilia cordata</i>	54	City	Yes	Protect	5.4	No	NA	NA	Plywood	8248466
2	Little Leaf Linden	<i>Tilia cordata</i>	47	City	Yes	Protect & Injure	4.7	Yes	2.35	2.35	Plywood	8248685
3	Little Leaf Linden	<i>Tilia cordata</i>	48	City	Yes	Protect & Injure	4.8	Yes	2.35	2.35	Plywood	8249023
4	Little Leaf Linden	<i>Tilia cordata</i>	50	City	Yes	Protect	5	No	NA	NA	Plywood	8249142
5	Redmond Linden	<i>Tilia americana</i> 'Redmond'	51	City	Yes	Protect	5.1	No	NA	NA	Plywood	8249232

6	Little Leaf Linden	<i>Tilia cordata</i>	46	City	Yes	Protect	4.6	No	NA	NA	Plywood	8249331
7	Austrian Pine	<i>Pinus nigra</i>	48	Private	Yes	Protect	4.8	No	NA	NA	Plywood	
9	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	48	Joint/Boundary	Yes	Protect	4.8	No	NA	NA	Plywood	
10	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	49	Joint/Boundary	Yes	Protect	4.9	No	NA	NA	Plywood	
11	Austrian Pine	<i>Pinus nigra</i>	39	Private	Yes	Protect	3.9	No	NA	NA	Plywood	
12	Austrian Pine	<i>Pinus nigra</i>	58	Private	Yes	Protect	5.8	No	NA	NA	Plywood	
17	White Spruce	<i>Picea glauca</i>	51	Joint/Boundary	Yes	Protect	5.1	No	NA	NA	Plywood	
18	White Pine	<i>Pinus strobus</i>	52	Adjacent	Yes	Protect	5.2	No	NA	NA	Plywood	
19	White Pine	<i>Pinus strobus</i>	52	Adjacent	Yes	Protect	5.2	No	NA	NA	Plywood	
20	White Pine	<i>Pinus strobus</i>	43	Adjacent	Yes	Protect	4.3	No	NA	NA	Plywood	Multi-stem Dbh cross sectional calculation
21	Austrian Pine	<i>Pinus nigra</i>	37	Private	Yes	Protect & Injure	3.7	Yes	2.75	2.75	Plywood	
22	Austrian Pine	<i>Pinus nigra</i>	52	Private	Yes	Protect & Injure	5.2	Yes	2.75	2.75	Plywood	
23	Austrian Pine	<i>Pinus nigra</i>	50	Private	Yes	Protect & Injure	5	Yes	2.75	2.75	Plywood	
24	Austrian Pine	<i>Pinus nigra</i>	41	Private	Yes	Protect & Injure	4.1	Yes	2.75	2.75	Plywood	

Trees 1&2

These City owned trees are located south of the proposed private approach, tree protection measures are to be installed at the CRZ limit on the west side of Tree 1, proceeding north in a contiguous manner to the CRZ limit of Tree 2, then perpendicular east 2.35 m north from Tree 2 for approximately 8m until it meets the back of sidewalk Don Reid Drive.

Trees 3 to 7

Tree Protection measures are recommended to be installed 2.35m south of Tree 3 perpendicular from the back of sidewalk for approximately 8m the westerly CRZ limit of this tree then proceed in a contiguous fashion north until 5m south of the northerly property limit.

Trees 9 to 17

The proposed excavation for the apartment complex will be approximately 9m south of the property line, the majority of these trees are located within 0.5m of property to the north. It is recommended that tree protection measures be installed 5m south and parallel to the property line meeting with the measures for Trees 3 to 7 in the east and Trees 18 to 20 to the west.

Trees 18 to 20

The proposed excavation for the parking areas will be approximately 9m south of the property line and these adjacently owned trees. It is recommended that tree protection measures be installed 5m south and parallel to the property line.

Trees 21 to 24

The proposed excavation for the parking areas will be approximately 3m north of these privately owned trees. It is recommended that tree protection measures be installed at the Adj TPZ of 2.75m north and contiguously parallel to the property line.

Tree Compensation and Replanting

At this time no trees are proposed to be removed, therefore no compensation is required.

Summary

Ottawa Tree Reports was retained by Dr. Prasanna Dutta (PNPT Enterprises) to complete a Tree Information Report in support of a severance application for the property located at 2430 Don Reid Drive in Ottawa, Ontario.

The findings of the tree inventory indicate a total of 24 trees on the subject property or within vicinity of impact on the adjacent neighbouring property. No protected trees will be to accommodate the proposed future works. The remaining tree resources may be preserved and retained provided appropriate tree protection measures are implemented.

The following recommendations are suggested to minimize impacts to trees identified for protection. Refer to Tree Protection Drawing in Appendix "B" for additional tree preservation plan notes and the tree protection fence details.

- Tree protection barriers and fencing should be erected at locations prescribed on Tree Protection Drawing in accordance to the Tree Protection Specification in Appendix "B".

- Tree protection measures will have to be implemented prior to construction phase to ensure the trees identified for preservation and protection are not impacted by the development.
- Branches and roots that extend past prescribed critical root zone and/or adjusted tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with good arboricultural practices.
- Site visits, pre, during and post construction is recommended by Ottawa Tree Reports to ensure proper utilization of tree protection barriers.

Trees should also be inspected for damage incurred during construction to ensure appropriate corrective pruning or other mitigation measures are implemented.

Application Fees

There are no application fees required to be paid at the time of this application.

Respectfully Submitted,

Scott Petrie

**Scott Petrie, Dip EMT, EDDM
Ottawa Tree Reports**

APPENDIX A

Tree Information Table

Table 6 – Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Rec	Tree Planting Required	Planting #s	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical				(Poor/Fair/Good)											
						Trunk	Canopy	Canopy									
						Integrity	Structure	Vigour									
1	Little Leaf Linden	<i>Tilia cordata</i>	54	City	Yes	P	F	F	Protect	No	0	5.4	No	NA	NA	Plywood	8248466
2	Little Leaf Linden	<i>Tilia cordata</i>	47	City	Yes	P	P	F	Injure	No	0	4.7	Yes	2.35	2.35	Plywood	8248685
3	Little Leaf Linden	<i>Tilia cordata</i>	48	City	Yes	P	F	F	Injure	No	0	4.8	Yes	2.35	2.35	Plywood	8249023
4	Little Leaf Linden	<i>Tilia cordata</i>	50	City	Yes	P	F	F	Protect	No	0	5	No	NA	NA	Plywood	8249142
5	Redmond Linden	<i>Tilia americana 'Redmond'</i>	51	City	Yes	F	F	F	Protect	No	0	5.1	No	NA	NA	Plywood	8249232
6	Little Leaf Linden	<i>Tilia cordata</i>	46	City	Yes	F	F	F	Protect	No	0	4.6	No	NA	NA	Plywood	8249331
7	Austrian Pine	<i>Pinus nigra</i>	48	Private	Yes	G	G	F	Protect	No	0	4.8	No	NA	NA	Plywood	
8	White Spruce	<i>Picea glauca</i>	29	City	Yes	F	F	F	Protect	No	0	2.9	No	NA	NA	NA	8116977
9	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	48	Joint/Boundary	Yes	G	F	F	Protect	No	0	4.8	No	NA	NA	Plywood	
10	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	49	Joint/Boundary	Yes	G	F	F	Protect	No	0	4.9	No	NA	NA	Plywood	
11	Austrian Pine	<i>Pinus nigra</i>	39	Private	Yes	G	P	F	Protect	No	0	3.9	No	NA	NA	Plywood	
12	Austrian Pine	<i>Pinus nigra</i>	58	Private	Yes	G	P	F	Protect	No	0	5.8	No	NA	NA	Plywood	
13	White Spruce	<i>Picea glauca</i>	18	Adjacent	No	F	F	F	Retain	No	0	1.8	No	NA	NA	Plywood	
14	White Spruce	<i>Picea glauca</i>	16	Adjacent	No	F	F	F	Retain	No	0	1.6	No	NA	NA	Plywood	
15	White Spruce	<i>Picea glauca</i>	20	Adjacent	No	F	F	F	Retain	No	0	2	No	NA	NA	Plywood	
16	Manitoba Maple	<i>Acer negundo</i>	27	Joint/Boundary	No	F	F	F	Protect	No	0	2.7	No	NA	NA	Plywood	Multi-stem Dbh cross sectional calculation
17	White Spruce	<i>Picea glauca</i>	51	Joint/Boundary	Yes	G	P	F	Protect	No	0	5.1	No	NA	NA	Plywood	
18	White Pine	<i>Pinus strobus</i>	52	Adjacent	Yes	G	F	F	Protect	No	0	5.2	No	NA	NA	Plywood	
19	White Pine	<i>Pinus strobus</i>	52	Adjacent	Yes	G	F	F	Protect	No	0	5.2	No	NA	NA	Plywood	
20	White Pine	<i>Pinus strobus</i>	43	Adjacent	Yes	G	F	F	Protect	No	0	4.3	No	NA	NA	Plywood	Multi-stem Dbh cross sectional calculation

21	Austrian Pine	<i>Pinus nigra</i>	37	Private	Yes	G	F	F	Injure	No	0	3.7	Yes	2.75	2.75	Plywood	
22	Austrian Pine	<i>Pinus nigra</i>	52	Private	Yes	F	F	F	Injure	No	0	5.2	Yes	2.75	2.75	Plywood	
23	Austrian Pine	<i>Pinus nigra</i>	50	Private	Yes	G	F	F	Injure	No	0	5	Yes	2.75	2.75	Plywood	
24	Austrian Pine	<i>Pinus nigra</i>	41	Private	Yes	P	P	F	Injure	No	0	4.1	Yes	2.75	2.75	Plywood	



2430 Don Reid Drive

Tree Identification Plan

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Rec
	Common	Botanical				
1	Little Leaf Linden	<i>Tilia cordata</i>	54	City	Yes	Protect
2	Little Leaf Linden	<i>Tilia cordata</i>	47	City	Yes	Injure
3	Little Leaf Linden	<i>Tilia cordata</i>	48	City	Yes	Injure
4	Little Leaf Linden	<i>Tilia cordata</i>	50	City	Yes	Protect
5	Redmond Linden	<i>Tilia americana 'Redmond'</i>	51	City	Yes	Protect
6	Little Leaf Linden	<i>Tilia cordata</i>	46	City	Yes	Protect
7	Austrian Pine	<i>Pinus nigra</i>	48	Private	Yes	Protect
8	White Spruce	<i>Picea glauca</i>	29	City	Yes	Protect
9	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	48	Joint/Boundary	Yes	Protect
10	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	49	Joint/Boundary	Yes	Protect
11	Austrian Pine	<i>Pinus nigra</i>	39	Private	Yes	Protect
12	Austrian Pine	<i>Pinus nigra</i>	58	Private	Yes	Protect
13	White Spruce	<i>Picea glauca</i>	18	Adjacent	No	Retain
14	White Spruce	<i>Picea glauca</i>	16	Adjacent	No	Retain
15	White Spruce	<i>Picea glauca</i>	20	Adjacent	No	Retain
16	Manitoba Maple	<i>Acer negundo</i>	27	Joint/Boundary	No	Protect
17	White Spruce	<i>Picea glauca</i>	51	Joint/Boundary	Yes	Protect
18	White Pine	<i>Pinus strobus</i>	52	Adjacent	Yes	Protect
19	White Pine	<i>Pinus strobus</i>	52	Adjacent	Yes	Protect
20	White Pine	<i>Pinus strobus</i>	43	Adjacent	Yes	Protect
21	Austrian Pine	<i>Pinus nigra</i>	37	Private	Yes	Injure
22	Austrian Pine	<i>Pinus nigra</i>	52	Private	Yes	Injure
23	Austrian Pine	<i>Pinus nigra</i>	50	Private	Yes	Injure
24	Austrian Pine	<i>Pinus nigra</i>	41	Private	Yes	Injure



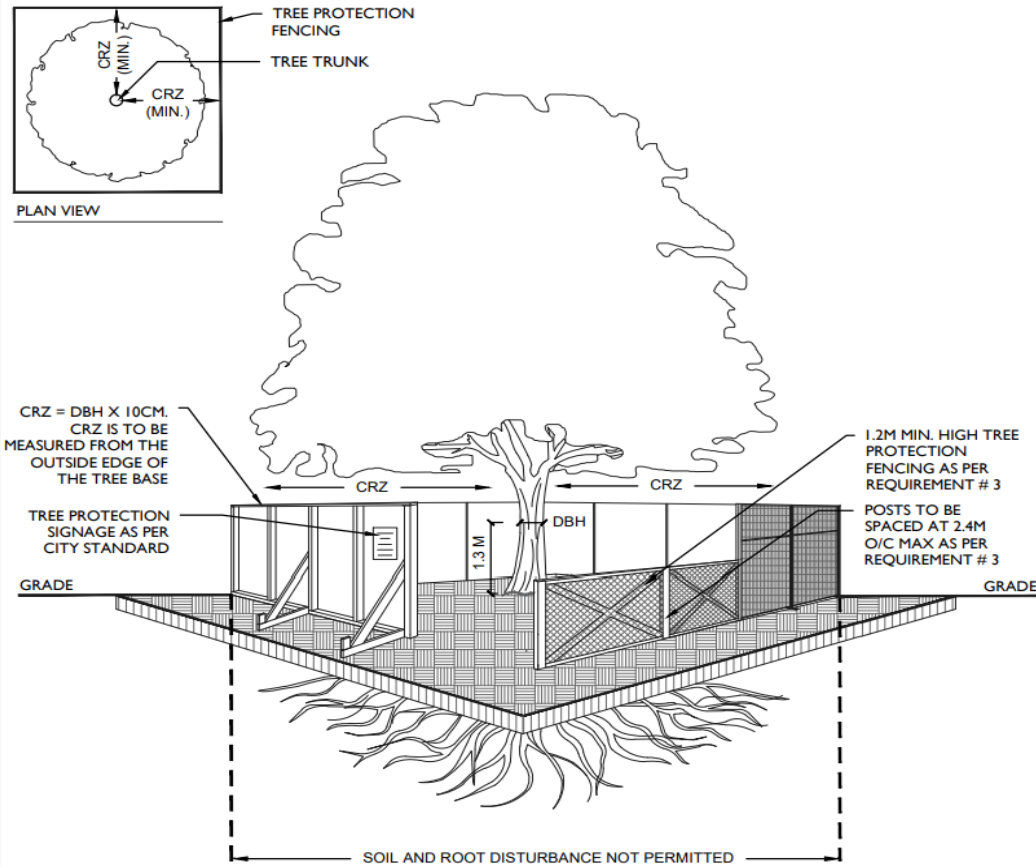
OTTAWA TREE REPORTS

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613-204-8687

APPENDIX B

Tree Protection Specification



- TREE PROTECTION REQUIREMENTS:**
1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
 2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING outhouses;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
 3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
 4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
 5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.
- THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

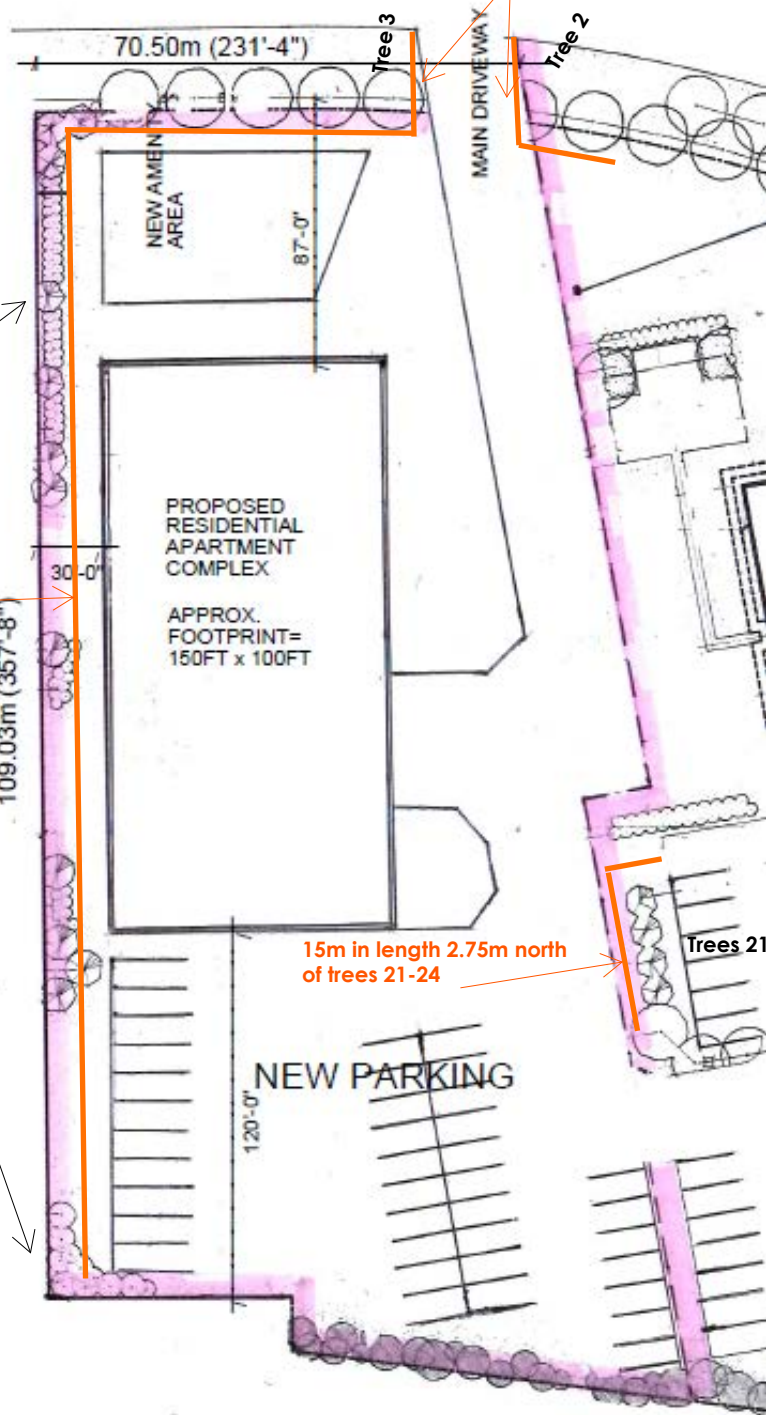


TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE:	NTS
DATE:	MARCH 2021
DRAWING NO.:	1 of 1

DON REID DRIVE 8m in length 2.35m from Trees 2 & 3



Trees 9 to 20 are located near the northern property limited

Tree Protection installed 5m from PL

15m in length 2.75m north of trees 21-24

Trees 21-24

2430 Don Reid Drive

Tree Protection Plan

LEGEND

Plywood

Tree #	Species		DBH (cm)	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specification Rec
	Common	Botanical						
1	Little Leaf Linden	<i>Tilia cordata</i>	54	5.4	No	NA	NA	Plywood
2	Little Leaf Linden	<i>Tilia cordata</i>	47	4.7	Yes	2.35	2.35	Plywood
3	Little Leaf Linden	<i>Tilia cordata</i>	48	4.8	Yes	2.35	2.35	Plywood
4	Little Leaf Linden	<i>Tilia cordata</i>	50	5	No	NA	NA	Plywood
5	Redmond Linden	<i>Tilia americana 'Redmond'</i>	51	5.1	No	NA	NA	Plywood
6	Little Leaf Linden	<i>Tilia cordata</i>	46	4.6	No	NA	NA	Plywood
7	Austrian Pine	<i>Pinus nigra</i>	48	4.8	No	NA	NA	Plywood
9	Colorado Blue Spruce	<i>Picea pungens 'Glauce'</i>	48	4.8	No	NA	NA	Plywood
10	Colorado Blue Spruce	<i>Picea pungens 'Glauce'</i>	49	4.9	No	NA	NA	Plywood
11	Austrian Pine	<i>Pinus nigra</i>	39	3.9	No	NA	NA	Plywood
12	Austrian Pine	<i>Pinus nigra</i>	58	5.8	No	NA	NA	Plywood
13	White Spruce	<i>Picea glauca</i>	18	1.8	No	NA	NA	Plywood
14	White Spruce	<i>Picea glauca</i>	16	1.6	No	NA	NA	Plywood
15	White Spruce	<i>Picea glauca</i>	20	2	No	NA	NA	Plywood
16	Manitoba Maple	<i>Acer negundo</i>	27	2.7	No	NA	NA	Plywood
17	White Spruce	<i>Picea glauca</i>	51	5.1	No	NA	NA	Plywood
18	White Pine	<i>Pinus strobus</i>	52	5.2	No	NA	NA	Plywood
19	White Pine	<i>Pinus strobus</i>	52	5.2	No	NA	NA	Plywood
20	White Pine	<i>Pinus strobus</i>	43	4.3	No	NA	NA	Plywood
21	Austrian Pine	<i>Pinus nigra</i>	37	3.7	Yes	2.75	2.75	Plywood
22	Austrian Pine	<i>Pinus nigra</i>	52	5.2	Yes	2.75	2.75	Plywood
23	Austrian Pine	<i>Pinus nigra</i>	50	5	Yes	2.75	2.75	Plywood
24	Austrian Pine	<i>Pinus nigra</i>	41	4.1	Yes	2.75	2.75	Plywood

NOTES:

Tree Protection Zones identified on this plan are for graphical representation only and should not be used for scaling purposes. Where not outlined Tree Protection should be installed at the CRZ limit.

Tree Protection measures shall be installed according to City of Ottawa Specifications



OTTAWA TREE REPORTS

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Self-Declaration Statement

By signing this application declaration, the owner, arborist and contractor (if known at time of application) which confirms that all parties agree with the information provided and will respect the proposed work and mitigation measures (if required). Furthermore, the signature of the owner is also acknowledging and understanding that a City of Ottawa Forestry Staff may enter your property at a reasonable time for the purpose of carrying out an inspection. You also acknowledge and understand that failure to abide by the recommendations of the approved Tree Information Report, damaging or destructing trees identified for protection, you will be responsible to bear fully the cost of compensation, removal and replacement.

It is the owner/applicant's responsibility to ensure that all protection and mitigation measures described in the Tree Information Report are followed, and where necessary are done so under the supervision of an arborist.

Owner/Applicant

PRASANNAJIT DUTTA

Dr p. Dutta

Print Name

Signature

Arborist

Scott Petrie

Scott Petrie

Print Name

Signature

Contractor

Print Name

APPENDIX C

ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Ottawa Tree Reports (hereafter "OTR") 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 OTR 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 OTR. On-site conditions may limit the extent of the on-site inspection(s) conducted by OTR, 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. OTR 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 OTR relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by OTR. OTR 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 OTR 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 OTR. Where documents, records, site and grading plans, permits, representations, and any other information was provided to OTR for the purpose of preparing this Report, OTR assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. OTR and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. OTR 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 OTR relied in preparing this Report.

For the purpose of preparing this Report, OTR 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. OTR 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, OTR 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 OTR. 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 OTR has given its prior written consent. Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of OTR.

Implementing the Report Recommendations

OTR 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. OTR 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 OTR nor any assessor employed or retained by OTR 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, OTR 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 OTR 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 OTR 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 OTR, 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 OTR pursuant to the Contract for Services dated August 15, 2024, for which this Assessment was carried out. Further, under no circumstance may any claims be initiated or commenced by the Client against OTR 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 OTR 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. OTR 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. OTR 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.