

# **Tree Conservation Report Addendum Update**

## **Submitted as part of Site Plan Control Application**

Address: 253, 255 and 257 York Street and 78 and 80 Nelson Street

Date of Report: May 15th, 2024

Date of Site Visit: Jan 30, February 8 and February 14, 2024

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®

Client: Corey Kou, Associate, Development

**Smart Living Properties** 

226 Argyle Avenue, Ottawa, ON

C: 613-325-2153

T: 613-244-1551 ext. 628

corey@smartlivingproperties.ca

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This Report must be read in its entirety, including the Assumptions and Limiting Conditions attached herein.

Note: The only addition to this report is to indicate that the client has provided an update on May 7<sup>th</sup> that both parties have agreed to retain the tree, and that the status of the tree has been officially changed to retention.

### **Update to original report**

This report update is provided as a follow up to the Tree Conservation Report Addendum prepared by Dendron Forestry Services on February 1<sup>st</sup>. Since that report was prepared, a meeting was held with the adjacent property owner (partial tree owner) and a more detailed assessment of tree health was completed. The previous report had recommended removal of the tree based on: current tree health combined with the stresses of the proposed construction; and the associated risk of failure being beyond acceptable to the client. However, after meeting with the adjacent property owners, it was evident that tree retention was their objective for the jointly owned tree, and the possibility of doing this both effectively and safely, was further explored.

The site visit on Feb 14<sup>th</sup> included a consultation with David Buttivant, a Certified Arborist from Eastern Ontario Arborists regarding tree health. Mr. Buttivant was able to view the junction with the main concern around decay and structural weakness (photos provided). He confirmed that there is significant decay at the junction of the main stems that are leaning over the subject property that extends through the trunk of the tree. However, in his professional opinion, the tree could be retainable, and risk of failure of the larger stems could be reduced through a *crown reduction* prune. This type of pruning would reduce the crown of the *entire* tree, and thus, reduce the weight and stress on the tree branch unions lower down. As part of this procedure, clearance pruning could be achieved to remove those

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branches that are in conflict with the proposed new building and construction activities required to build it. Note that this reduction pruning is a recommended practice regardless of what construction activities occur on the site. Regular maintenance of larger, mature silver maples is required in urban settings to lower the risk of impacts through failures, especially during inclement weather. Furthermore, maintenance of private trees is the responsibility of all the owners of the tree.

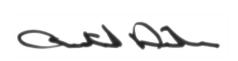
In addition to the reduction prune, installing a structural support system in the tree is also recommended and would reduce the risk of significant branch failures. A formal tree risk assessment was not completed; however, it is the opinion of the undersigned (Astrid Nielsen), that the tree will not become hazardous as a result of the construction on the site if these risk reduction activities are followed.

Additional mitigation measures to reduce impact to the tree during construction of the new building were also discussed. Since shoring will be used to install the new building, excavation has already been reduced to a minimum. The severing of roots ahead of the shoring was also discussed but not a realistic option given the hard packed nature of the soil. Furthermore, the potential tree protection area is already hard packed soil that has had vehicle traffic on it for many years. Protection of the trunk and branches to avoid direct damage will be the most important mitigation measure during construction. Once the protection measures have been implemented, they should be assessed by a certified arborist.

Note: during the second site visit on February 14<sup>th</sup>, the snow cover had melted somewhat, and more of the trunk was visible than the previous site visit. Some damage to the base of the trunk was noted (see picture) and this should be further explored once the ground has thawed to ensure that there is no visible evidence of significant decay in the roots and base of the tree.

If all tree owners agree to tree retention based on the commitment for a reduction prune and installation of a structural support system, the recommended action for the tree can be changed to retention, and the Tree Conservation Report Addendum can be amended to reflect this.

The undersigned personally inspected the property and issues associated with this report on Jan 30, February 8 and February 14, 2024. 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
<u>Astrid.nielsen@dendronforestry.ca</u>
(613) 805-9663 (WOOD)





Figure 1: Large silver maple, note the location relative to the fence



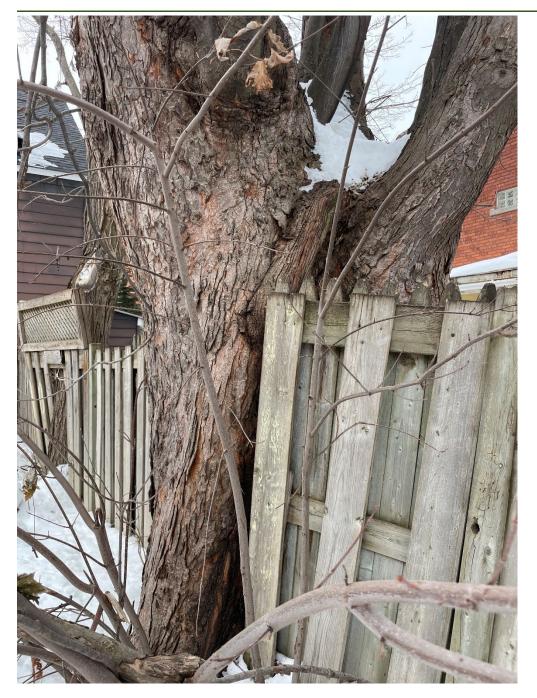


Figure 2: Large seam extending from the main junction to the base of the tree





Figure 3: branches growing from centre of tree that have decayed



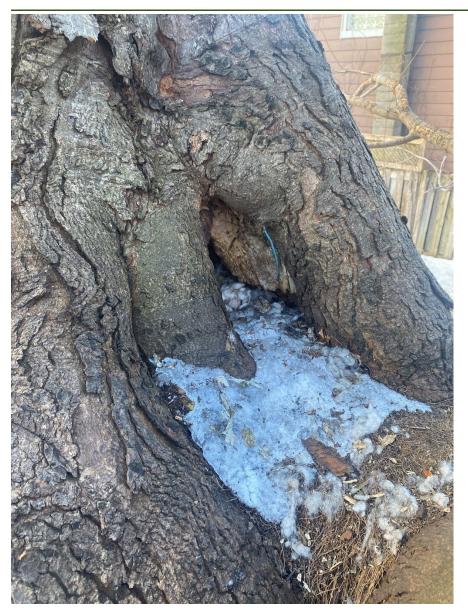


Figure 4: Decay in the main junction of the large branch leaning over the subject property





Figure 5: Damage to trunk visible on Feb 14, 2024



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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.

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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.

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- d) the accuracy of any other information provided to Dendron by the Client or third parties;
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### General

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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.