



Tree Information Report

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

Committee of Adjustment

Received | Reçu le

2025-01-16

City of Ottawa | Ville d'Ottawa

Comité de dérogation

Date of Report: November 4, 2024
Property Address: 462 Churchill Avenue
Prepared for: Franco Nicolo; fnicolo@brofort.com
Prepared by: Kevin Myers, ISA Certified Arborist®; kevin.myers@dendronforestry.ca
Date of Site Visit: November 1, 2024

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

Purpose of the Report

The purpose of this report is to provide the client with a detailed description of all protected 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:

- Survey by Annis, O'Sullivan, Vollebakk Ltd., dated May 15, 2024
- Site plan by Evolution Design and Drafting, dated October 22, 2024

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 those tree(s) identified for retention in this report may change as more information on the site-specific construction details is provided during the building permitting phase. For those trees that are recommended for retention, mitigation measures are provided to reduce the impact during construction. It should be noted that the construction phase includes all site works that could impact trees, from the capping of services at the beginning to the final landscaping steps at the end.

While a rationale for removing trees may be provided based on document review, **this report does not grant permission to remove trees: a permit from the city must be received before removal of distinctive trees can occur.**



Methodology

The following materials were reviewed as part of this report:

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

A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa’s Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health
- Pertinent measurements to structures such as fences, driveways, or building

Existing site information

Appendix A 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.

Proposed development and Tree protection

Tree 3 is a Norway maple with poor form. While this tree may be in a position to be effectively protected during construction, it is not a good candidate for retention due to its shape and lean; as the tree grows, the weight on the lean will increase and could cause the tree to fail during heavy winds or precipitation events. What is more, Norway maples are considered invasive in Ontario and should be removed and replaced where opportunities exist. For these reasons, the tree is recommended for removal.

The undersigned personally inspected the property and issues associated with this report on November 1, 2024. On Behalf of Dendron Forestry Services,

Kevin Myers, MFC, RPF in Training
ISA Certified Arborist®, ON-2907A
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(514) 726-8531



APPENDIX A

TREE INFORMATION TABLE

Tree #	Species	DBH (cm)	Ownership	Tree condition	Approximate distance to excavation (m)	Action	Forester recommendation
1	Norway maple (<i>Acer platanoides</i>)	32	Boundary – 468 Churchill	Fair: codominant stems at 1.6m; small dead branches; poor pruning left branch stubs	0 – excavation expected to extend to property line	Remove	Remove due to proximity of excavation. Tree permit and permission from neighbour required for removal.
2	Norway maple (<i>Acer platanoides</i>)	39	Boundary – 468 Churchill	Fair/Good: codominant stems at 3m; slight bend to the west; wound with decay in minor branch; branch stubs from poor pruning	0 – excavation expected to extend to property line	Remove	Remove due to proximity of excavation. Tree permit and permission from neighbour required for removal.
3	Norway maple (<i>Acer platanoides</i>)	32	Subject property	Fair: heavy lean and asymmetrical crown to the north; poor form – crook in trunk	4.75	Remove	Remove due to poor growth form, and less desirable species. Tree permit required for removal.

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 plan is not altered in this process.

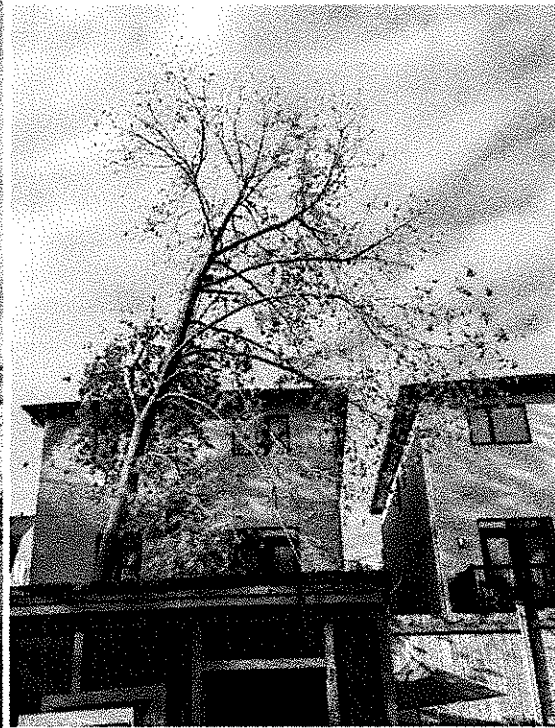
² Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

³ Trees on adjacent properties do not include a full assessment. The diameters and the health may be estimated based on what is visible from the subject property. Trees along the property line may also have limited health assessments if part of the tree is not visible.



APPENDIX B

PHOTOGRAPHS



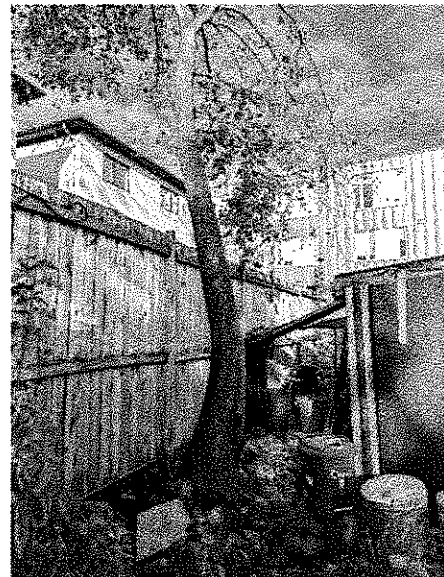
Clockwise from above left:

Tree 1 and 2 - boundary maples to be removed.

Canopy of Tree 3 - private maple to be removed.

Trunk of Tree 3.

Small wound with decay in minor branch of Tree 2.





APPENDIX C

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.

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 Dendron Forestry.

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 October 30, 2024, 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.

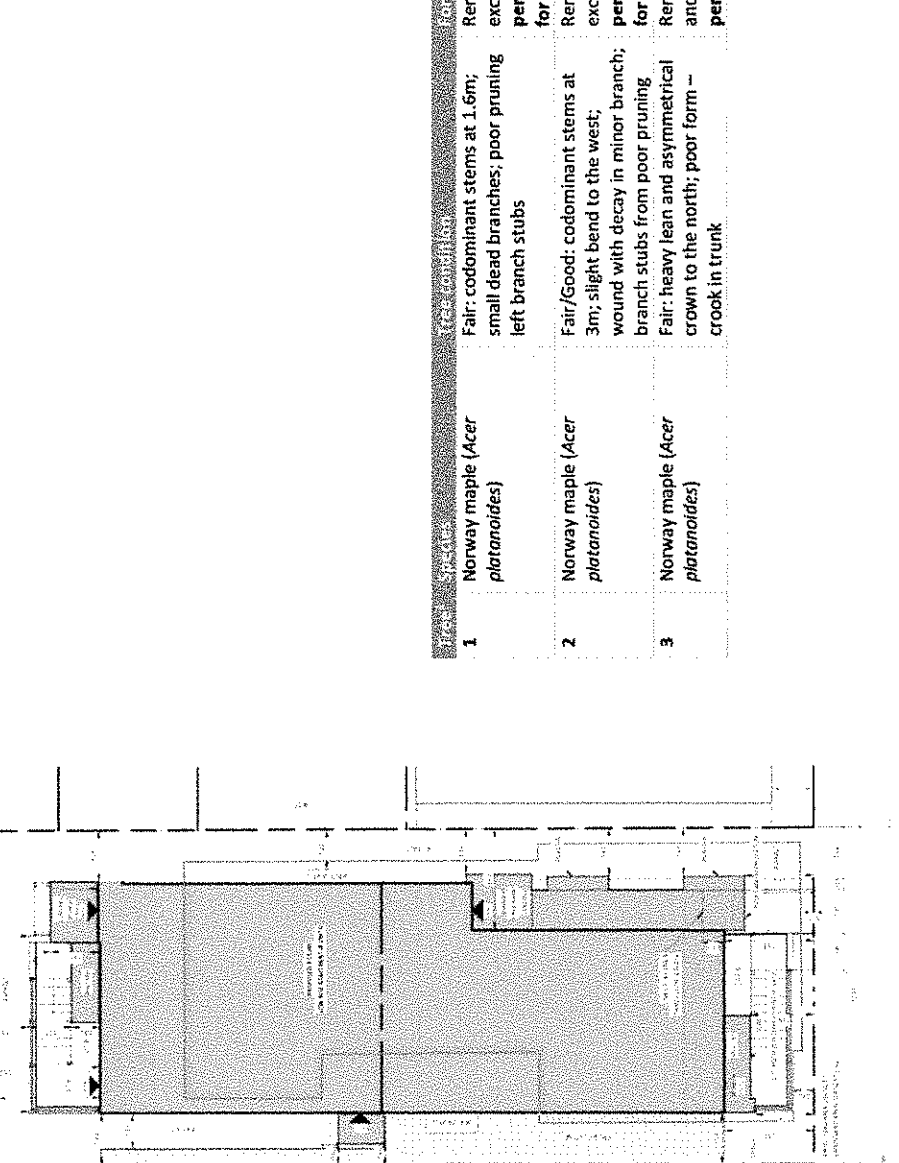
General

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.

Note: the tree layer has been added to the original basic layer supplied by the client in pdf format. The layer refers to the trees only, and the original basic layer has not been altered in the process, although it may be cropped. Refer to the original plan for details as the quality is lost when importing the tree layer into the software used to create the tree layer.
Base Layer: Site plan by Evolution Design and Drafting, dated October 22, 2024

Date	Version	Prepared By
06/11/2024	1	RM



462 CHURCHILL AVE. N

Tree ID	Tree Species	Tree Condition	Action
1	Norway maple (<i>Acer platanoides</i>)	Fair: codominant stems at 1.6m; small dead branches; poor pruning left branch stubs	Remove due to proximity of excavation. Tree permit and permission from neighbour required for removal.
2	Norway maple (<i>Acer platanoides</i>)	Fair/Good: codominant stems at 3m; slight bend to the west; wound with decay in minor branch; branch stubs from poor pruning	Remove due to proximity of excavation. Tree permit and permission from neighbour required for removal.
3	Norway maple (<i>Acer platanoides</i>)	Fair: heavy lean and asymmetrical crown to the north; poor form - crook in trunk	Remove due to poor growth form, and less desirable species. Tree permit required for removal.

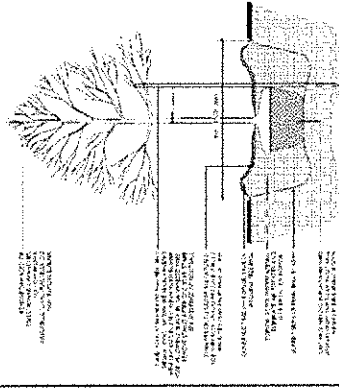
Legend

- Critical Root Zone (as determined by Law 0200.010)
- Tree either fully or partly on adjacent property
- Private Tree
- Tree to be removed



Tree Planting Plan – 462 Churchill Avenue
 Prepared by Dendron Forestry Services
 Version 1.0, November 4, 2024
 For more information, please contact:
 info@dendronforestry.ca

Note: the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the tree only, and the original site plan has not been altered in the process. Refer to the original plan for details, as quality is lost when importing the plan into the mapping software used to create the tree layer.



KEY SPACING GUIDELINES

- For Deciduous Trees:**
- Minimum 50mm caliper stock
 - 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
 - 2m from curbs, hydro transformers, or below fire hydrants.
 - 4m from any part of an existing building, including on canopy width
 - 10m from bus-stops and community outbuildings.
- For Coniferous Trees:**
- Follow same setbacks as deciduous, but due to the waist to be washing being obstructed.
 - Minimum 200m height stock
 - 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
 - Do not plant on corners where sight lines will be compromised.

TREES MUST BE WATERED REGULARLY FOLLOWING PLANTING TO ENSURE PROPER ESTABLISHMENT.

On average, a young tree needs 6 gallons (24 liters) of water twice per week. If not watered using a sprinkler as water on the foliage can lead to fungal infection. Placing a ring of mulch around the planting hole will help reduce water loss. Ensure no mulch is touching the base of the tree.

Legend



New Private Tree

Replacement Tree Specifications

Note: Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines.

Trees 1-4 should be large trees at maturity. Site conditions are expected to be full light exposure and moderate to minimal moisture availability. Species suggestions include:

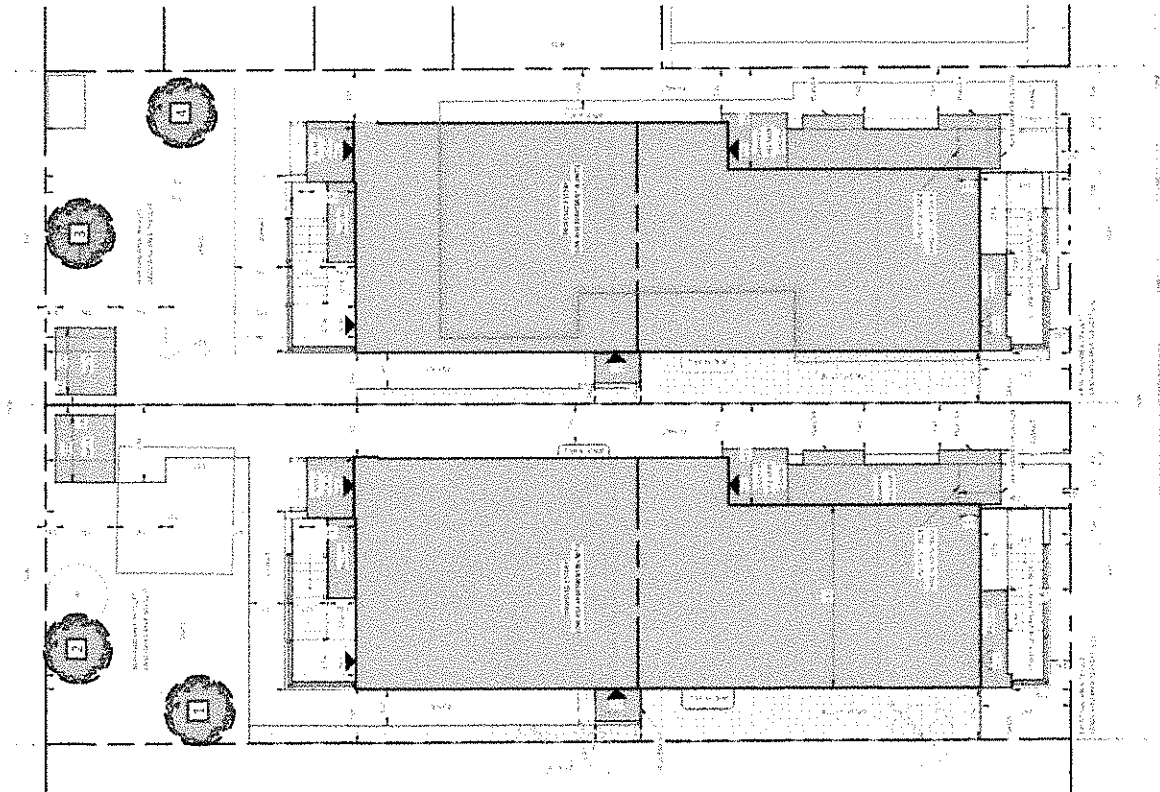
- White oak - *Quercus alba**
- Chinkapin oak - *Quercus muhlenbergii*
- Red oak - *Quercus rubra**
- Jack pine - *Pinus banksiana**
- Red pine - *Pinus resinosa**
- Colorado spruce - *Picea pungens*
- Tulip tree - *Liriodendron tulipifera*
- Ginkgo - *Ginkgo biloba*
- Norway spruce - *Picea abies*
- Northern catalpa - *Catalpa speciosa*

*Native to Ottawa region; Planting species native to a region can help maintain and enhance biodiversity.

Note: Norway maple (*Acer platanoides*) is not recommended as it is highly invasive and not a suitable tree for urban planting.

The species recommended herein are the most suitable species based on the existing plans. For best success, tree species should be matched to site conditions.

All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level. Coniferous trees must be no less than 200 cm in height.



462 CHURCHILL AVE. N