



Tree Information Report v2.0

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

Date of Report: October 11, 2024

Property Address: 317 Westhill Avenue

Prepared for: Claudio Dinardo; cdinardo@ottawacec.com

Prepared by: Kevin Myers, ISA Certified Arborist®; kevin.myers@dendronforestry.ca

Date of Site Visit: May 10, 2024 and October 1, 2024

Committee of Adjustment
Received | Reçu le
2025-02-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 building permit application to the City of Ottawa and considers the impact that the proposed development will have on the trees. Technical and design documents provided by the client are reviewed as part of this report, and conclusions are made on the suitability for retaining the protected trees on the site. For those trees that are recommended for retention, mitigation measures are provided to reduce the impact during construction.

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

Update for version 2.0: This report revises the previous version, dated July 31, 2024, with a new grading plan provided by the client. Recommendations around tree retention have changed as a result of this update.

Methodology

The following materials were reviewed as part of this report:

- Grading and Servicing Plan by TL Mak Engineering Consultants Ltd., dated October 9, 2024
- Survey by Annis, O’Sullivan, Vollebakk Ltd., dated September 23, 2020
- 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



Existing site conditions

The site is currently occupied by a single dwelling. There are several small shrubs in the rear yard, as well as three trees in the adjacent yard (at 323 Westhill) that are below the threshold for protection – two English oaks (*Quercus robur*) and a tree lilac (*Syringa reticulata*) all approximately 15cm DBH. The rear yards of 317 and 323 are separated by a 6-foot wooden privacy fence.

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 1 has services very close on one side and a driveway proposed on the other. These disruptions to the root zone may cause instability in the tree and create a hazardous situation. What is more, the removal of this significant portion of the root system will likely cause the tree to decline significantly. For these reasons, the tree is recommended for removal.

The undersigned personally inspected the property and issues associated with this report on May 10 and October 1, 2024. On Behalf of Dendron Forestry Services,

Kevin Myers, MFC
ISA Certified Arborist®, ON-2907A
kevin.myers@dendronforestry.ca
(514) 726-8531



APPENDIX A

TREE INFORMATION TABLE

Tree ¹	Species	DBH (cm)	Ownership ²	Tree Condition	Approximate distance to excavation (m)	Action	Forester recommendation
1	Honey Locust (<i>Gleditsia triacanthos</i>)	65	City	Good/Fair: small oozing wound on stem; exposed roots; minor included bark at 2 nd union; epicormic shoots in canopy	1	Remove	Remove based on plans. 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 grading plan (in pdf format) provided by the client. This layer includes only information about the trees and the original grading 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.



APPENDIX B

PHOTOGRAPHS



Left: Tree 1 - city honey locust to be removed.

Below: rear yard and fence separating 323 and 317 Westhill.



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 May 7, 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.

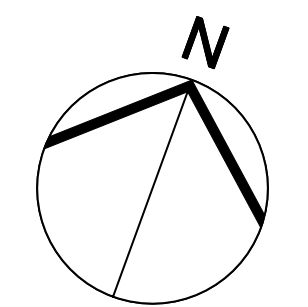
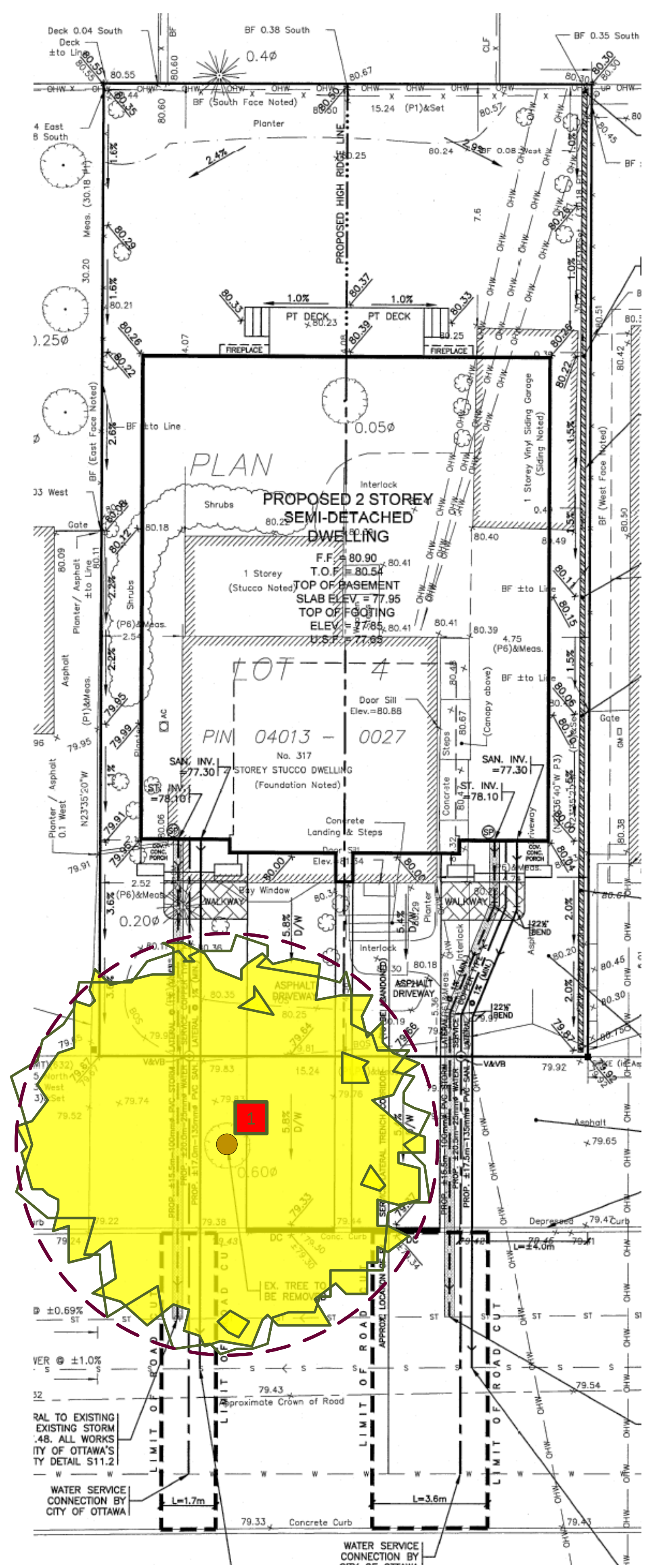
Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.

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




Base Layer: Grading and Site Servicing Plan by TL Mak Engineering Consultants Ltd., dated October 9, 2024

TIR Map – 317 Westhill Avenue		
Date	Version	Prepared By
31/07/2024	1	KM
11/10/2024	2	KM

Tree ¹	Species	DBH (cm)	Tree Condition	Forester recommendation
1	Honey Locust (<i>Gleditsia triacanthos</i>)	65	Good/Fair: small oozing wound on stem; exposed roots; minor included bark at 2 nd union; epicormic shoots in canopy	Remove based on plans. Tree permit required for removal.



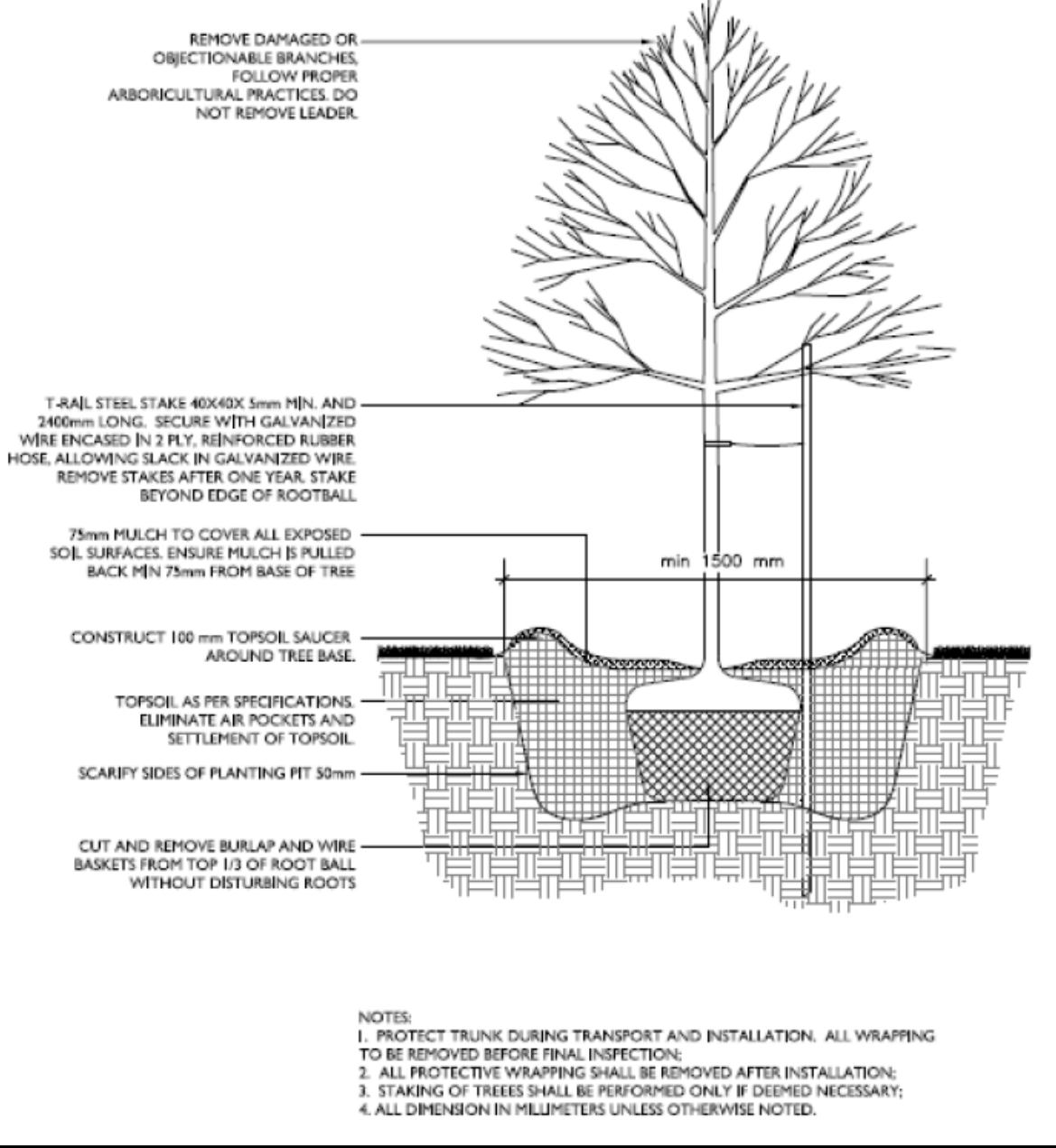
Legend

-  Critical Root Zone (as defined in By-Law 2020-340)
-  Tree either fully or partly on city property
-  Tree to be removed



Tree Planting Plan – 317 Westhill Avenue
Prepared by Dendron Forestry Services
Version 2.0, February 5, 2025
For more information, please contact:
info@dendronforestry.ca

Note: the tree layer has been added to the original grading 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 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.
 - 2.5m from curbs, hydro transformers, or behind fire hydrants
 - 4-7m from any part of an existing tree, depending on canopy width
 - 10m from bus shelters and community mailboxes
- For Coniferous Trees:**
- Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.
 - Minimum 200cm 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. (Do not water 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 Tree either fully or partly on city property
- 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.

Tree 1 should be a large tree at maturity. As per the request of city staff, this tree is to be a **60-75mm caliper tree** at time of planting. Site conditions are expected to be full light exposure and moderate to minimal moisture availability. Species suggestions include:

- White oak - *Quercus alba**
- Red oak - *Quercus rubra**
- Chinkapin oak - *Quercus muehlenbergii*
- Freeman maple - *Acer x freemanii*
- Tulip tree - *Liriodendron tulipifera*
- Ginkgo - *Ginkgo biloba*
- Liberty elm - *Ulmus americana* 'Libertas'*
- Northern catalpa - *Catalpa speciosa*
- Black walnut - *Juglans nigra**
- Kentucky coffee tree - *Gymnocladus dioicus*
- Basswood - *Tilia americana**
- Hackberry - *Celtis occidentalis**
- Horsechestnut - *Aesculus hippocastanum**
- Sugar maple - *Acer saccharum**

Tree 2 and 3 should be large trees at maturity. Site conditions are expected to be full to partial light exposure and moderate moisture availability. Species suggestions include:

- Freeman maple - *Acer x freemanii*
- Silver maple - *Acer saccharinum**
- Colorado spruce - *Picea pungens*
- White spruce - *Picea glauca**
- Tulip tree - *Liriodendron tulipifera*
- Ginkgo - *Ginkgo biloba*
- Liberty elm - *Ulmus americana* 'Libertas'*
- Northern catalpa - *Catalpa speciosa*
- Black walnut - *Juglans nigra**
- Swamp white oak - *Quercus bicolor**
- Yellow birch - *Betula alleghaniensis**
- Kentucky coffee tree - *Gymnocladus dioicus*
- Basswood - *Tilia americana**
- Hackberry - *Celtis occidentalis**
- Horsechestnut - *Aesculus hippocastanum*
- White pine - *Pinus strobus**

*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.

