

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment
Received | Reçu le

2025-02-19

City of Ottawa | Ville d'Ottawa
Comité de dérogation



TREE CONSERVATION REPORT V2.0

1098 Ogilvie and 1178 Cummings

Tree Conservation Report submitted as
Partial Requirements for a Site Plan Control
Application, August 24, 2021

Prepared for 6770967 Canada inc by
Dendron Forestry Services



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

Tree Conservation Report v2.0

Submitted as part of Site Plan Control Application

Address: 1098 Ogilvie and 1178 Cummings

Date: August 24, 2021

Prepared by: Astrid Nielsen, MFC, RPF (Registered Professional Forester)

Prepared for: 6770967 Canada inc., 1465 Forest Valley Drive, Ottawa, ON K1C 5P4

Site Visit: Monday, August 24, 2020

Introduction

This Tree Conservation Report has been prepared for 6770967 Canada inc, as partial requirements for the Site Plan Control Application submitted to the City of Ottawa. It replaces the original Tree Conservation Report prepared by Dendron Forestry Services (Dendron) dated August 29, 2020. The updates to this report reflect more information presented to Dendron about the extent of grading on the site, which will impact the survivability of the trees.

The objectives of this Tree Conservation Report are:

- To describe all trees over 10 cm on the site, recording their species, size, and current health condition
- To evaluate the impact of the trees by the proposed development and what the recommended action is (retain or protect)
- To provide recommendations on how to mitigate damage to retained trees during construction
- To identify any endangered species on the site

Site Description

This site is approximately 1.3 hectares in size, and borders Cummings Ave to the east and Ogilvie Rd to the north. This site was likely agriculture land many years ago that became reforested by species that seed naturally. Approximately 60% of the area is forested, along the west and south side. There is an open field area in the northeast section of the property, with a partially paved section in the northeast corner where there is a chip and produce stand. In the forested areas, there is a significant amount of garbage that will require clean-up. The garbage is particularly high in the northwest section where there is a temporary shelter, and in the south end where it has been used as a dump for refuse.

Current Vegetation

The forested area is made of mostly invasive species, some of which are non-native. Invasive tree species identified on the site include Siberian elm, Manitoba maple and high densities of buckthorn.



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

Other invasive plant species identified include dog strangling vine, Japanese knotweed, among others. The general health of the trees in the forest is fair to poor. Those older trees that are located sporadically through the forest, such as cottonwood and willow, are multi-stemmed and in poor health.

Tree Inventory

To provide a proper inventory of this forest, the forest was first stratified to two different forest types as identified in the map: the Siberian elm forest in the southern section, and the remaining forest dominated by Manitoba maple. A total of 20 variable radius plots prism plots were established using a prism in a grid pattern across the forested area, with 6 plots in the Siberian elm forest and the remaining 14 in the Manitoba maple forest stand. In each plot, the following was recorded:

- The basal area
- Species composition based on basal area
- The diameter ranges
- The height ranges of the dominant species

Based on these prism plots, the following are the species composition for the two stands:

Manitoba maple stand

Species	% Composition
Manitoba maple (<i>Acer negundo</i>)	65
Cottonwood (<i>Populus deltoides</i>)	14
American elm (<i>Ulmus americana</i>)	10
Trembling aspen (<i>Populus tremuloides</i>)	6
Siberian elm (<i>Ulmus pumila</i>)	4

Diameter range: 10 – 28 cm; a few larger outliers such as a 48 cm willow

Height range: 10-18 m

Siberian elm stand

Species	% Composition
Siberian elm (<i>Ulmus pumila</i>)	95
Willow (<i>Salix spp.</i>)	3
Manitoba maple (<i>Acer negundo</i>)	2

Diameter range: 10 – 44 cm; a large willow outlier with 70 cm dbh (poor health)

Height range: 14 – 18 m

Note that the buckthorn was not included in the inventory as most of the stems are under 10 cm in diameter. However, it makes up a significant portion of the forest and the density varies from medium



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

to heavy throughout both stands. The only areas where buckthorn is not present is in the open areas. There were no species at risk observed on the site.

Proposed Development and Conserved Vegetation

Based on the site plan provided by the client, 0.0772 ha of the southern section will be retained for parkland contribution. This area is made of the Siberian elm forest with a slight area of field along the west side. The Siberian elm forest is in fair health and has a significant amount of buckthorn in the understory, both of which are undesirable, non-native, invasive species. There will be a significant grade change (50-70 cm) in the surrounding development which would most likely increase the water flow to this area. The area is already relatively wet, and more moisture would likely impact tree health negatively. Furthermore, there is a significant amount of park infrastructure proposed at this site (see Landscape and Grading Plans) that includes walking paths and a possible play area. Based on these factors, removal of the existing trees in this section is the most practical option with the intention of replacing them with a high number of native trees and shrubs.

Based on the level of construction and development proposed for the remainder of the site, no trees are suitable for retention.

The undersigned personally inspected the property and issues associated with this report on August 24, 2020. 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 Resource Surveys

Astrid.nielsen@dendronforestry.ca

(613) 805-9663 (WOOD)



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca



Figure 1: Example of invasive dog-strangling vine competing with a native sumac



Figure 2: Open area in the northeast section (facing north) - with a patch of Japanese knotweed in the distance



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca



Figure 3: Large multi-stemmed willow in poor health



Figure 4: The Siberian elm forest in the south with open field in front - facing east



Figure 5: The dense understory of buckthorn in the Siberian elm stand



Figure 6: Example of garbage scattered throughout the entire forested area



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

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 request to examine the implementation of such activities recommended herein. In the event that inspection or supervision of all or part of the implementation is request, 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.

1098 Ogilvie and 1178 Cummings
Tree Conservation Report Map
Dendron Forestry Services



Large multi-stemmed cottonwood

1098

Manitoba Maple Forest

Trembling aspen clump

1178

Large multi-stemmed willow

Siberian elm forest

1088

1076

1080

1088

1177

1060

1109

1113

1125