



# TREE CONSERVATION REPORT

1 Coltrin Place, Rockcliffe Park

Tree Conservation Report submitted as Partial  
Requirements for a Heritage Application to the City  
of Ottawa



**Dendron Forestry  
Services**

[www.dendronforestry.ca](http://www.dendronforestry.ca)  
613.805.WOOD (9663)  
[info@dendronforestry.ca](mailto:info@dendronforestry.ca)



## Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

[info@dendronforestry.ca](mailto:info@dendronforestry.ca)

### Introduction

This Tree Conservation Report has been prepared for 1 Coltrin Place, in Rockcliffe, as partial requirements for the Heritage Application submitted to the City of Ottawa. The site visit was conducted by Astrid Nielsen, Registered Professional Forester and Certified Arborist®, ON-1976, on Friday, April 21, 2017.

The objectives of this Tree Conservation Report are:

- To describe the trees 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

### Current Vegetation (Map 1)

There are currently twenty-one trees on the site, and most are in relatively good health (see Table 1).

Tree <sup>1</sup>	Species	Diameter at breast height (dbh)	Critical Root Zone (m)	Ownership	Condition	Action
1	Crabapple (multi-stemmed)	14,14,19 cm	3 m	City	Good	Retain
2	White birch	25 cm	2.5 m	City	Good	Retain
3	Lilac (multi-stemmed)	13,16,16,12,17 cm	3 m	Private	Good	Retain and protect
4	Crabapple (multi-stemmed)	14,15 cm	2 m	Private	Fair/good	Retain
5	White spruce	42 cm	4.2 m	Private	Fair/Good	Retain and protect
6	Buckthorn	10 cm	1 m	Private	Good	Remove
7	Buckthorn	10 cm	1 m	Private	Good	Remove
8	Lilac	16 cm	1.6 m	Private	Good	Retain and protect
9	Crabapple	12 cm	1.2 m	Private	Good	Retain and protect
10	Eastern white cedar	10 cm	1.0 m	Private	Good	Retain and protect
11	Eastern white cedar	16 cm	1.6 m	Private	Good	Retain and protect
12	Eastern white cedar	27 cm	2.7 m	Private	Good	Retain and protect



## Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

[info@dendronforestry.ca](mailto:info@dendronforestry.ca)

Tree <sup>1</sup>	Species	Diameter at breast height (dbh)	Critical Root Zone (m)	Ownership	Condition	Action
13	White Spruce	56 cm	5.6 m	Private	Good	Retain and protect
14	Red pine	38 cm	3.8 m	Private	Good	Retain and protect
15	Norway maple	59 cm	5.9 m	Private	Fair/Good	Retain and protect
16	Honey locust	23 cm	2.3 m	Private	Good	Remove
17	Apple	27 cm	2.7 m	Private	Fair/good	Remove
18	Eastern white cedar	19 cm	1.9 m	Private	Good	Retain and protect
19	Eastern white cedar	19 cm	1.9 m	Private	Good	Retain and protect
20	Red maple	5 cm	0.5 m	City	Good	Retain and protect
21	White birch (multi-stemmed)	15,17,21,21 cm	3 m	City	Fair	Retain and protect

<sup>1</sup> Please refer to the attached survey and grading plan for tree numbers

**Table 1: Tree Inventory. The highlighted trees are Distinctive Trees which are private trees over 50 cm in diameter**

### Proposed Development and Conserved Vegetation (Map 2)

The proposed development on the property will follow closely to the original footprint, resulting in relatively low impact to most trees. An approximate proposed footprint and new driveway are showing in Map 2. Trees that will need to be removed to accommodate the new residence include 6, 7, 16 and 17. Trees 6 and 7 are buckthorn, an aggressive and invasive species. Tree number 16, a honey locust, will need to be removed to accommodate an addition as well as re-landscaping of the entrance way. Tree 17, a crabapple, follows along the proposed new driveway edge, and is also recommended for removal. This tree is leaning over the proposed new driveway and could be in the way of vehicles and it is in relatively poor health.

Tree no 5, the white spruce at the corner of the current garage, is showing signs of decay at the base and should be monitored over time. Removal of the vines from this tree would help it as they compete for critical resources (water, food) and can also girdle the tree. Care should also be taken when removing the hard surface from the base of this tree to avoid soil compaction and root damage. Depending on the depth of the driveway, it is possible that there are roots growing underneath it.

Tree no. 15, the Norway maple in the NW corner is in relatively good condition, and with careful techniques, should be able to withstand the construction. The tree is already leaning towards the neighbour's property, and should be monitored over time to ensure that the lean does not worsen. The



## **Dendron Forestry Services**

[www.dendronforestry.ca](http://www.dendronforestry.ca)

613.805.WOOD (9663)

[info@dendronforestry.ca](mailto:info@dendronforestry.ca)

footprint of the new underground garage will fall within the static root zone of the tree, an area that contains the roots providing the most stability to the tree. It is recommended that the area around the tree be hydro-vacuumed and the remaining roots be pruned by hand. Any exposed roots should be covered with organic material such as burlap and kept moist until covered again. It is important that those roots that will not be cut be protected from any type of soil compaction. The best method to protect remaining roots is to install protective fencing and ensure that it stays intact during all phases of construction. The guidelines below should also be followed within the protection zone:

- Do not place any material or equipment
- 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 of any tree;
- Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

The above guidelines should apply to all trees that will be retained within the protection zone outlined on the map. Note that the fencing on the map is approximate. When installing fencing in the field, it should be kept at a distance equal to the critical root zone (crz) around the tree which is equivalent to an area with a radius ten times the diameter of the tree. Any exposed roots should be kept moist and, if possible, covered with burlap or wood chips. If it is not possible to avoid using heavy machinery in the CRZ of a tree, a protective layer on the ground made up of wood chips or plywood would help to lessen the impact of machinery and lessen soil compaction.

### **Tree Pruning**

Prior to construction, those trees that have branches in the way of the new buildings and the driveway should be pruned by a Certified Arborist. This pruning should not occur until after the leaves have come out in the spring. At this time, dead wood and hazardous limbs should also be removed, but avoid removing more live branches than necessary. Pruning limbs in anticipation of root pruning is not a recommended practice and only removes leaf surface area unnecessarily causing additional stress on the tree.

The Norway maple should have all the dead wood pruned from the tree prior to construction, but not any live branches unless they are in the way of machinery or the new garage. Pruning live branches would put undue stress on the tree. Normally, they withstand this short-term stress and good pruning can improve tree health, but when coupled with construction and major root pruning, the stress may prove to be too great. Additional pruning of live branches could be considered several years after construction.

### **Tree Monitoring**

During the heat of the summer months, all trees impacted by the development should receive regular watering to help withstand the stresses of construction. The water should soak down to the top metre of soil by applying a slow trickle throughout the spread of the tree's roots. Fertilizer can be considered



## **Dendron Forestry Services**

www.dendronforestry.ca

613.805.WOOD (9663)

[info@dendronforestry.ca](mailto:info@dendronforestry.ca)

for those trees damaged by construction, particularly the Norway maple, but not until a year after the completion of construction.

### **Tree Planting Recommendations**

The lot is already well treed, and it may be difficult to find sufficient space to plant a new tree. One potential spot may be where the existing driveway will be torn up and re-greened.

### **Report Preparation**

This report has been prepared by Astrid Nielsen, of Dendron Forestry Services. Astrid is a Registered Professional Forester licensed in Ontario as well as an ISA Certified Arborist. If there are any questions about this report, please contact the undersigned. I would be happy to accommodate any site visits, if required, to address on site construction issues.

Sincerely,

Astrid Nielsen, MFC, RPF, ISA Certified Arborist<sup>®</sup>, ON-1976

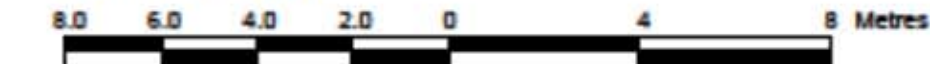
Principal, Dendron Resource Surveys



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOT 2**  
**REGISTERED PLAN 4M-101**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200



**Metric**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Surveyor's Certificate**

I CERTIFY THAT:

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 12th day of April, 2016.

Date \_\_\_\_\_ E. H. Herweyer  
 Ontario Land Surveyor

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH  
 SURVEY REPORT DATED: April 26, 2016

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to K.D. Brough (The Client), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Bearings are astronomic, derived from the northerly limit of Coltrin Road, shown to be N84°02'05"E on Registered Plan 4M-101.



**UTILITY NOTES**

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Surface utilities were not located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground services, Inverts and Maintenance Holes (Sanitary and Storm Sewer) are proposed only and scaled from the City of Ottawa Engineering Drawing 045, Sheet 45 of 99, Revision date 08/05/2015.

© Annis, O'Sullivan, Vollebek Ltd. 2016. THIS PLAN IS PROTECTED BY COPYRIGHT.  
**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
 Bearings are astronomic. 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: Nepean@aovltd.com  
 Ontario Land Surveyors

**Notes & Legend**

- |         |                                  |                        |
|---------|----------------------------------|------------------------|
| Denotes | Survey Monument Planted          | Overhead Wires         |
| —       | Survey Monument Found            | Fire Hydrant           |
| SIB     | Standard Iron Bar                | Inv.                   |
| SSIB    | Short Standard Iron Bar          | T/G                    |
| IB      | Iron Bar                         | △ S                    |
| CC      | Cut Cross                        | MF                     |
| CP      | Concrete Pin                     | BF                     |
| IB#     | Round Iron Bar                   | SRW                    |
| (WIT)   | Witness                          | ∅                      |
| Meas.   | Measured                         | + 0.00                 |
| (AOG)   | Annis, O'Sullivan, Vollebek Ltd. | Location of Elevations |
| (P1)    | Registered Plan 4M-101           | C/L                    |
| (P2)    | (857) Plan July 21, 2008         | Property Line          |
| (P3)    | (AOG) Plan May 31, 1999          | Deciduous Tree         |
| □ CB    | Catch Basin                      | Coniferous Tree        |
|         |                                  | MH-ST                  |
|         |                                  | MH-S                   |
|         |                                  | ST                     |
|         |                                  | S                      |
|         |                                  | W                      |
|         |                                  | G                      |



LOT 8  
 PIN 04222 - 0100

LOT 4

LOT 3

LOT A  
 JUNCTION GORE  
 (GLOUCESTER)

REGISTERED PLAN 4M-59  
 PART 2 PLAN 4R-5926  
 PART 3 PLAN 4R-5925

LOT 1  
 PIN 04222 - 0094

LOT 2  
 PIN 04222 - 0095

COLTRIN PLACE  
 PIN 04222 - 0101

COLTRIN ROAD  
 Road Allowance Between of Lots A and I (Junction Gore) (Gloucester)  
 PIN 04222 - 0267

**ELEVATION NOTES**

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.



Current Vegetation – 1 Coltrin Road  
 Tree layer prepared by Dendron Forestry Services  
 Version 1.0, May 4, 2017

For more information, please contact info@dendronforestry.ca

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOT 2**  
**REGISTERED PLAN 4M-101**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 200



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Surveyor's Certificate**

- I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
  2. The survey was completed on the 12th day of April, 2016.

Date \_\_\_\_\_ E. H. Herweyer  
 Ontario Land Surveyor

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH  
 SURVEY REPORT DATED: April 26, 2016

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to K.D. Brough (The Client), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Bearings are astronomic, derived from the northerly limit of Coltrin Road, shown to be N84°02'05"E on Registered Plan 4M-101.



**UTILITY NOTES**

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Surface utilities were not located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground services, Inverts and Maintenance Holes (Sanitary and Storm Sewer) are proposed only and scaled from the City of Ottawa Engineering Drawing 045, Sheet 45 of 99, Revision date 08/05/2015.

© Annis, O'Sullivan, Vollebakk Ltd. 2016. THIS PLAN IS PROTECTED BY COPYRIGHT

**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
 Bearings are astronomic. 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: Nepean@aovltd.com

Ontario Land Surveyors 100 St. 17010-16 Brough Lt 2 M-101 T 02

**Notes & Legend**

- |         |                                   |                                |
|---------|-----------------------------------|--------------------------------|
| Denotes | Survey Monument Planted           | Overhead Wires                 |
| —       | Survey Monument Found             | Fire Hydrant                   |
| SIB     | Standard Iron Bar                 | Invert                         |
| SSIB    | Short Standard Iron Bar           | T/G                            |
| IB      | Iron Bar                          | Top of Grate                   |
| CC      | Cut Cross                         | △ S                            |
| CP      | Concrete Pin                      | Sign                           |
| IB#     | Round Iron Bar                    | MF                             |
| (WIT)   | Witness                           | Metal Fence                    |
| Meas.   | Measured                          | BF                             |
| (AOG)   | Annis, O'Sullivan, Vollebakk Ltd. | Board Fence                    |
| (P1)    | Registered Plan 4M-101            | SRW                            |
| (P2)    | (857) Plan July 21, 2008          | Stone Retaining Wall           |
| (P3)    | (AOG) Plan May 31, 1999           | ∅                              |
| □ CB    | Catch Basin                       | Diameter                       |
|         |                                   | Location of Elevations         |
|         |                                   | C/L                            |
|         |                                   | Centreline                     |
|         |                                   | —                              |
|         |                                   | Property Line                  |
|         |                                   | ○                              |
|         |                                   | Deciduous Tree                 |
|         |                                   | ⊗                              |
|         |                                   | Coniferous Tree                |
|         |                                   | ○ MH-ST                        |
|         |                                   | Maintenance Hole (Storm Sewer) |
|         |                                   | ○ MH-S                         |
|         |                                   | Maintenance Hole (Sanitary)    |
|         |                                   | — ST                           |
|         |                                   | Underground Storm Sewer        |
|         |                                   | — S                            |
|         |                                   | Underground Sanitary Sewer     |
|         |                                   | — W                            |
|         |                                   | Underground Water              |
|         |                                   | — G                            |
|         |                                   | Underground Gas                |



LOT 8  
 PIN 04222 - 0100

REGISTERED PLAN 4M-59  
 PART 2 PLAN 4M-5925  
 PART 3 PLAN 4M-5925

REGISTERED PLAN 4M-101  
 PART 2 PLAN 4M-10125  
 PART 3 PLAN 4M-10125

REGISTERED PLAN 4M-101  
 PART 2 PLAN 4M-10125  
 PART 3 PLAN 4M-10125

REGISTERED PLAN 4M-101  
 PART 2 PLAN 4M-10125  
 PART 3 PLAN 4M-10125

REGISTERED PLAN 4M-101  
 PART 2 PLAN 4M-10125  
 PART 3 PLAN 4M-10125

REGISTERED PLAN 4M-101  
 PART 2 PLAN 4M-10125  
 PART 3 PLAN 4M-10125

REGISTERED PLAN 4M-101  
 PART 2 PLAN 4M-10125  
 PART 3 PLAN 4M-10125

REGISTERED PLAN 4M-101  
 PART 2 PLAN 4M-10125  
 PART 3 PLAN 4M-10125

REGISTERED PLAN 4M-101  
 PART 2 PLAN 4M-10125  
 PART 3 PLAN 4M-10125

REGISTERED PLAN 4M-101  
 PART 2 PLAN 4M-10125  
 PART 3 PLAN 4M-10125

LOT 1  
 PIN 04222 - 0094

LOT 4

LOT 3

LOT A  
 JUNCTION GORE  
 (GLOUCESTER)

COLTRIN ROAD

Road Allowance Between of Lots A and I (Junction Gore) (Gloucester)  
 PIN 04222 - 0267

**ELEVATION NOTES**

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

- New Building Footprint
- Recommended Protective Fencing
- New Driveway Footprint



Proposed Development and Conserved Vegetation – 1 Coltrin Road  
 Tree layer prepared by Dendron Forestry Services  
 Version 1.0, May 4, 2017

For more information, please contact info@dendronforestry.ca