



# TREE CONSERVATION REPORT

**1400 Bank Street**

Tree Conservation Report submitted as Partial  
Requirements for a Official Plan Amendment and  
Zoning By-law Amendment, dated August 9, 2021

Prepared by: **Dendron Forestry Services**



## Dendron Forestry Services

www.dendronforestry.ca

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# Tree Conservation Report

## Submitted as Partial Requirements for a Official Plan and Zoning By-law Amendment

**Address:** 1400 Bank Street

**Date:** August 9, 2021

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

**Prepared for:** Loredana Porcari  
SerCo Realty Group  
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**Site Visit:** August 5<sup>th</sup>, 2021

### Introduction

This Tree Conservation Report has been prepared for Loredana Porcari from SerCo Realty Group, as partial requirements for the Official Plan and Zoning By-law Amendments submitted to the City of Ottawa. 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. This includes trees on adjacent property whose roots extend onto the subject property
- To evaluate the impact of the trees by the proposed development and what the recommended action is (remove or retain and protect)
- To provide recommendations on how to mitigate damage to retained trees during construction

### Current Vegetation

The following is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site. This includes private trees with a diameter at breast height (dbh) of 10 cm or greater, and city-owned trees of all sizes. It also includes trees with a dbh of 10 cm or greater 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 it assumed the tree has no restrictions on root growth.



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Tree <sup>1</sup>	Species	Diameter at breast height (dbh)	Ownership <sup>2,3</sup>	Condition	Action
1	Littleleaf linden ( <i>Tilia cordata</i> )	22, 27 cm (measured at 1 m)	Private	Fair; 70X 8 cm (8 cm deep) old branch attachment scar on trunk, lean towards adjacent property and asymmetric crown	Remove based on conflict with proposed building and underground parking garage
2	Littleleaf linden ( <i>Tilia cordata</i> )	23, 15, 16 cm	Private	Fair; original stem is in poor health; remaining stems are shoots	Remove based on conflict with proposed building and underground parking garage
3 <sup>4</sup>	Manitoba maple ( <i>Acer negundo</i> )	12, 12, 18 cm	Private	Fair; stump sprouts growing with a lean towards subject property	Remove based on proposed excavation for underground parking lot
4 <sup>4</sup>	American elm ( <i>Ulmus americana</i> )	30 cm	Private	Dead	Remove
5 <sup>4</sup>	American elm ( <i>Ulmus americana</i> )	26 cm	Private	Dead	Remove
6	Red maple ( <i>Acer rubrum</i> )	16 cm	Adjacent property at 1177 Rockingham	Poor: dead main stem, lean towards adjacent property	No action required as far enough away from proposed construction
7 <sup>4</sup>	Manitoba maple ( <i>Acer negundo</i> )	~15 stems, 5-15 cm	Private	Fair; sprouts and lateral spreading	Remove based on proposed excavation for underground parking lot
8	Colorado spruce ( <i>Picea pungens</i> )	35 cm	Adjacent property at 1170 Belanger	Fair/good; suppressed growth	Retain and protect; recommend arborist to sever roots in advance of excavation to avoid tearing
9	Colorado spruce ( <i>Picea pungens</i> )	46 cm	Adjacent property at 1170 Belanger	Good	Retain and protect; recommend arborist to sever roots in advance of excavation to avoid tearing
10	Red oak ( <i>Quercus rubra</i> )	44 cm	Adjacent property at	Good; small roots beginning to girdle trunk	Retain and protect; recommend arborist to sever roots in advance of



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			1170 Belanger		excavation to avoid tearing
11 <sup>4</sup>	Mugho pine ( <i>Pinus mugo</i> )	Shrub - Multiple stems 8- 15 cm	City	Fair	Retain and protect <i>or</i> discuss removal and replacement with city Parks, Forestry and Stormwater Services and incorporate into landscape plan

<sup>1</sup> Please refer to the enclosed Tree Conservation Report map for tree numbers. Note that this map 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 site plan is not altered in this process.

<sup>2</sup>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.

<sup>3</sup>Trees on adjacent properties do not include a full assessment. The diameters are estimated, and the health is 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.

<sup>4</sup> Locations have been estimated

### Proposed Development and Conserved Vegetation

This development will involve excavation to the property line along the south and west side which will require the removal of all trees on the subject site. There will be some root loss of trees on adjacent property to the west, specifically trees 8 – 10. To reduce the impact of the root loss, it is recommended that the following mitigation measures be applied:

- Arborist to pre-sever roots prior to excavation to avoid tearing of the roots and promote quick sealing and reduce the risk of pathogens from entering
- Roots should not be left exposed and be covered with soil as quickly as possible, or temporarily with a moist, organic material such as mulch and/or burlap

The undersigned personally inspected the property and issues associated with this report on August 5, 2021. 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

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Figure 1: Tree 1, little leaf linden to be removed



Figure 2: Tree 2, little leaf linden to be removed



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Figure 3: Trees 4&5, dead elms, and clump of Manitoba maple behind (tree 3)

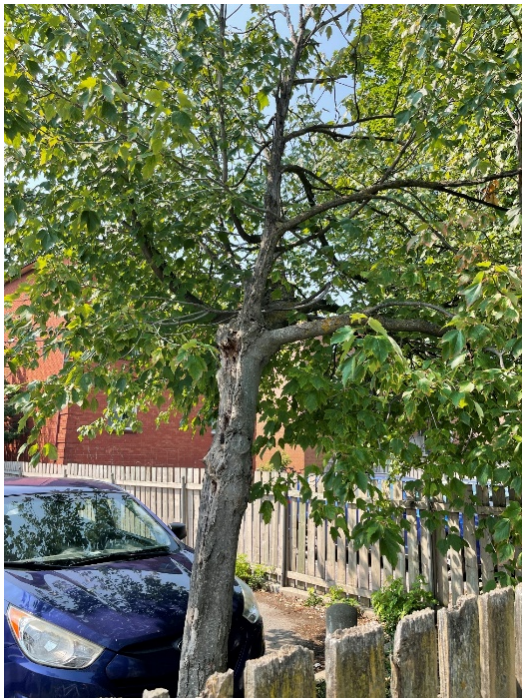


Figure 4: Tree 6 - Red maple on adjacent property



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Figure 5: tree 7 - clump of Manitoba maple and Mugho pine shrub



Figure 6: Trees 8 (left) and 9 (right) - Colorado blue spruce on adjacent property



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Figure 7: Tree 10 - red oak on adjacent property





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### 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.

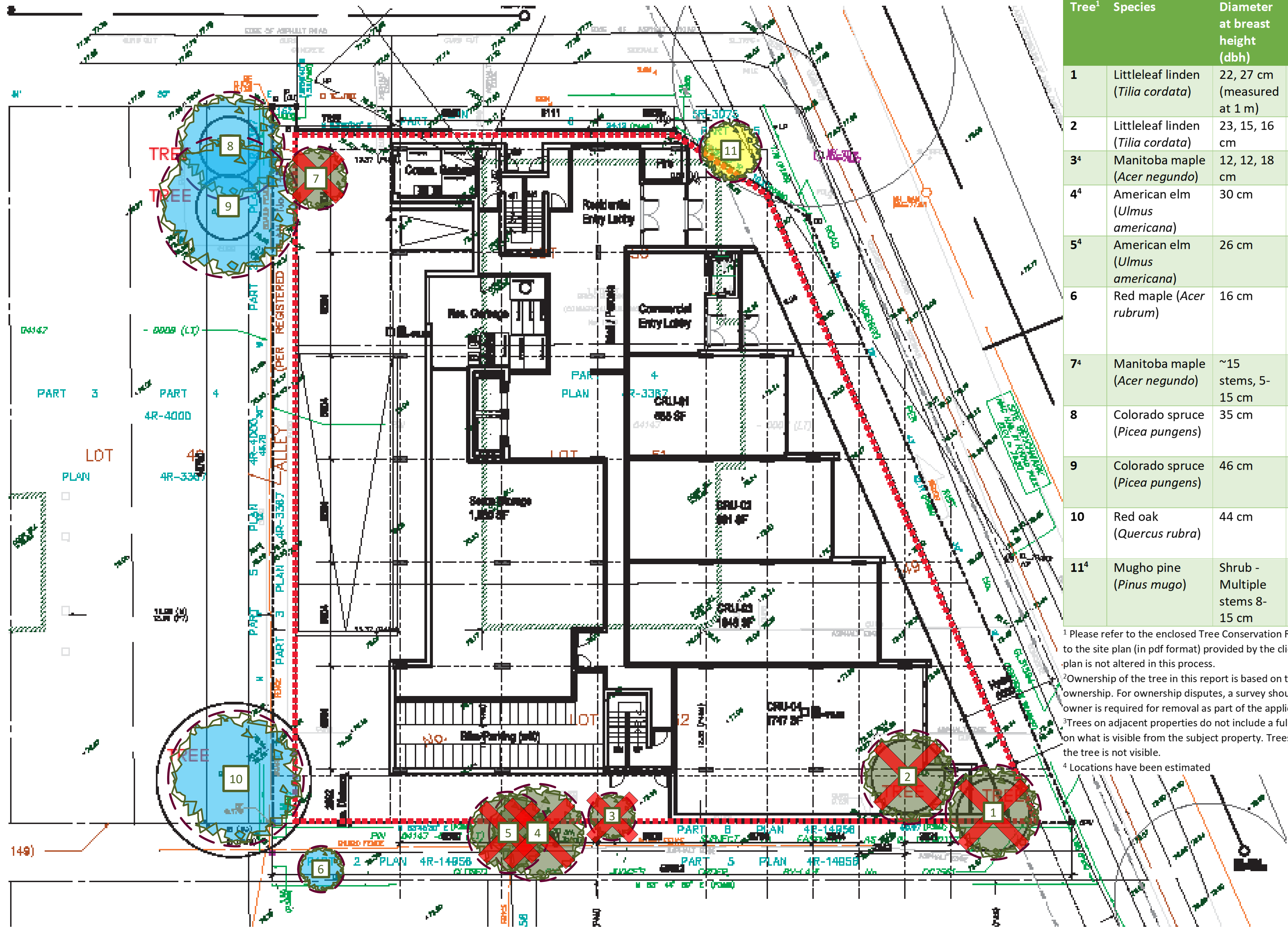
Without limiting the foregoing, no liability is assumed by Dendron for:

- 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.



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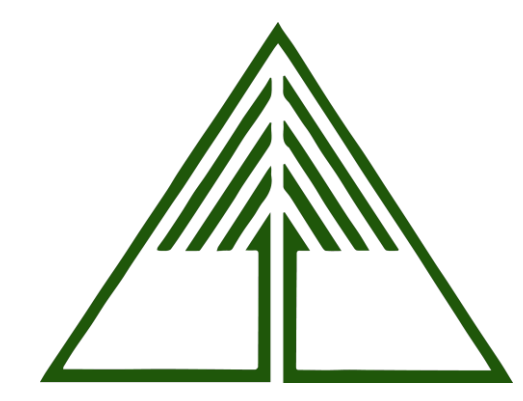
### 1400 Bank St. | Ottawa Redevelopment Proposal



- Critical Root Zone
- Recommended Tree Protection Fencing Area
- Tree to be removed
- Private Tree
- City Tree
- Tree either fully or partly on adjacent property

Note that 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 grading plan has not been altered in the process. Refer to the original site for details on the concept plans as quality is lost when importing the plan into the mapping software used to create the tree layer.

Note that the locations of trees 3, 4, 5, 7 and 11 have been estimated



Tree Conservation Report – 1400 Bank Street  
Existing conditions and proposed/conserved vegetation  
Tree layer prepared by Dendron Forestry Services  
Version 1.0, August 9, 2021  
For more information, please contact [info@dendronforestry.ca](mailto:info@dendronforestry.ca)