



## TREE CONSERVATION REPORT

5872-5884 Hazeldean Road & 7  
Savage Drive

Tree Conservation Report submitted as Partial  
Requirements for a Site Plan Control Application.

**Dendron Forestry Services**

December 3, 2024



## Tree Conservation Report

Submitted as part of Site Plan Control Application

**Address:** 5872-5884 Hazeldean Road and 7 Savage Drive December 3,

**Date of Report:** December 3, 2024

**Date of Site Visit:** November 14, 2024

**Prepared by:** Kevin Myers; [kevin.myers@dendronforestry.ca](mailto:kevin.myers@dendronforestry.ca)

**Client:** Hazeldean Heights Inc.; [rental1727@gmail.com](mailto:rental1727@gmail.com)

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

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## Purpose of the Report

The objectives of this Report are:

- To describe all trees with diameters over 10 cm on the site, or groupings thereof, recording their species, size, and current health condition. This includes trees on adjacent private property 10 cm or greater in diameter, with critical root zones that extend onto the subject property. It also includes city trees of all sizes that may be impacted by the proposed development.
- To evaluate the impact on the trees by the proposed development and what the recommended action is (retain and protect or remove)
- To provide recommendations on how to mitigate damage to retained trees during construction

This report does not consider the final engineering documents. Recommendations on tree retention may change when these are made available.

## Methodology

The following materials were reviewed as part of this report:

- Survey by Monument-Urso Surveying Ltd., dated November 18, 2024
- Site plan by Figurr, dated August 19, 2024
- 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 Hazeldean addresses are currently occupied by a car dealership with small landscaped areas around the periphery. The trees within these properties are planted in the landscaped areas.

7 Savage is currently occupied by a single dwelling with a large surrounding yard.

Appendix A is an inventory of all trees that are protected under City of Ottawa Tree Protection By-law (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 assumes the tree has no restrictions on root growth.

No Butternut (*Juglans cinerea*) or black ash (*Fraxinus nigra*), both endangered species in Ontario, were discovered on site.



## Proposed Development and Tree Preservation

The proposed development includes 2 levels of underground parking covering a large majority of the lots. The required excavation will necessitate the removal of all private trees (specifically Trees **4-11** and **22-31**). Given these plans, it is unlikely engineering documents will change these recommendations.

The trees around the periphery of the property are recommended for removal for a variety of reasons:

**Tree 1** will be severely impacted by the installation of the proposed walkway, driveway, and excavation.

**Tree 2** is in direct conflict with the proposed driveway, and the tree is in poor condition.

**Tree 12** is a likely self-seeded cluster of young ash stems. These are showing signs of insect damage, and it is possible they have already been infested with Emerald Ash Borer. It is unlikely these trees will survive long, despite construction, and the stress of construction will further hasten their decline.

**Trees 13-21** are in poor condition – large wounds around the bases of the trees are pathways for infections, and with the added stress of construction, regardless of protections, these trees are likely to decline very quickly. It is recommended they be removed and replaced with healthier specimens.

The amount of the defined Critical Root Zone of **Tree 3** that will be disturbed is minimal, and because the tree has good rooting space on the adjacent property, it is expected this tree will be able to endure construction.



## Tree Planting Recommendation

Native species should be prioritized in landscape planting. Best management practices recommend 30m<sup>3</sup> of soil per tree planted, and while this may not be possible, maximizing soil volume per tree is highly recommended. Raised curb-style planters are recommended for hard surface plantings, and underplanting trees with shrubs can provide tree trunks with protection and nutrients.

## Wildlife Impact

Given the current site conditions and location, it is unlikely redevelopment of these lands will affect wildlife.

## Tree Clearing and Migratory Birds

Following the guidelines under the *Migratory Birds Convention Act*, 1994, removal of vegetation should be avoided during the nesting periods for migratory birds which extends from April 15 to as late as August 15<sup>th</sup>. If tree removal is required during this period, a nesting survey should be completed by a biologist within 5 days of tree removal to confirm that no nests are present.

The undersigned personally inspected the property and issues associated with this report on July 23, 2024. On Behalf of Dendron Forestry Services,

Kevin Myers, MFC, RPF in Training  
ISA Certified Arborist, ON-2907A  
[kevin.myers@dendronforestry.ca](mailto:kevin.myers@dendronforestry.ca)  
(514) 726-8531



## Appendix A: Tree Information

Tree <sup>1</sup>	Species	DBH (cm)	Ownership <sup>2</sup>	Tree Condition	Forester recommendation
1	Eastern white cedar ( <i>Thuja occidentalis</i> )	23 stems 5-20cm	City	Fair: some stems crossing; some leaning; hedge growth creating narrow crowns	Remove
2	Crab apple ( <i>Malus spp.</i> )	28	City	Poor: fungal bodies at base; large pruning wounds; epicormic shoots	Remove
3	Norway spruce ( <i>Picea abies</i> )	40 (estimate)	Adjacent – 9 Savage	Good	Retain.
4	Willow ( <i>Salix spp.</i> )	61	Subject property	Fair/Poor: lean into yard; large branch removed near base; epicormic shoots; dead branches at top	Remove
5	Eastern white cedar ( <i>Thuja occidentalis</i> )	4 stems approx. 12cm	Subject property	Fair: clump growth creating asymmetrical crowns; small wounds	Remove
6	Eastern white cedar ( <i>Thuja occidentalis</i> )	10, 15	Subject property	Fair/Poor: suppressed	Remove
7	Eastern white cedar ( <i>Thuja occidentalis</i> )	22	Subject property	Poor: large wound, debarking; asymmetrical crown	Remove
8	American elm ( <i>Ulmus americana</i> )	24	Subject property	Good	Remove
9	Eastern white cedar ( <i>Thuja occidentalis</i> )	3 stems approx. 20cm	Subject property	Fair	Remove
10	Eastern white cedar ( <i>Thuja occidentalis</i> )	25	Subject property	Good	Remove
11	Eastern white cedar ( <i>Thuja occidentalis</i> )	29, 19	Subject property	Good	Remove
12	White ash ( <i>Fraxinus americana</i> )	7 stems approx. 10cm	Subject property	Fair/Poor: insect damage	Remove
13	Serviceberry ( <i>Amelanchier spp.</i> )	9	City	Fair/Poor: wounds at base; leaning; possible fungal pathogen on bark	Remove
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19	Tree lilac ( <i>Syringa reticulata</i> )	7	City	Fair: wounds at base; poor form at main union	Remove
20	Crab apple ( <i>Malus spp.</i> )	10	City	Poor: dying from top; poor form – epicormic shoots make up most of existing canopy; wounds at base	Remove
21	Crab apple ( <i>Malus spp.</i> )	8	City	Poor: dying from top; poor form – epicormic shoots make up most of existing canopy; wounds at base	Remove
22	Colorado spruce ( <i>Picea pungens</i> )	22	Subject property	Good: canopy pruned up; limited rooting space	Remove
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31	Colorado spruce ( <i>Picea pungens</i> )	40	Subject property	Good: canopy pruned up; limited rooting space	Remove
32	Sugar maple ( <i>Acer saccharum</i> )	26	Subject property	Poor: dying from middle – little live canopy remaining; fungal bodies, large wound on trunk and at main union	Remove
33	Sugar maple ( <i>Acer saccharum</i> )	33	Subject property	Good	Remove

<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.

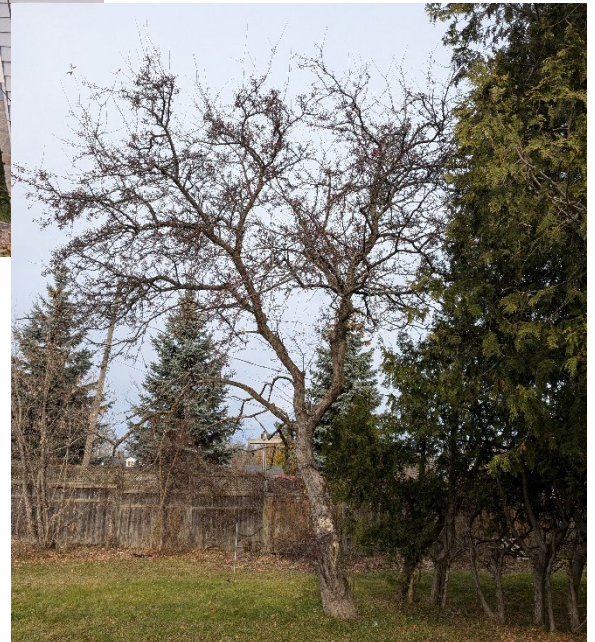
<sup>2</sup>Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

<sup>4</sup>The location of these trees was not provided and has been estimated





## Appendix B: Photographs



Clockwise from top left: Tree 1 - cedar hedge to be removed.

Tree 2 - City crab apple to be removed.

Tree 3 - adjacent spruce to be retained.



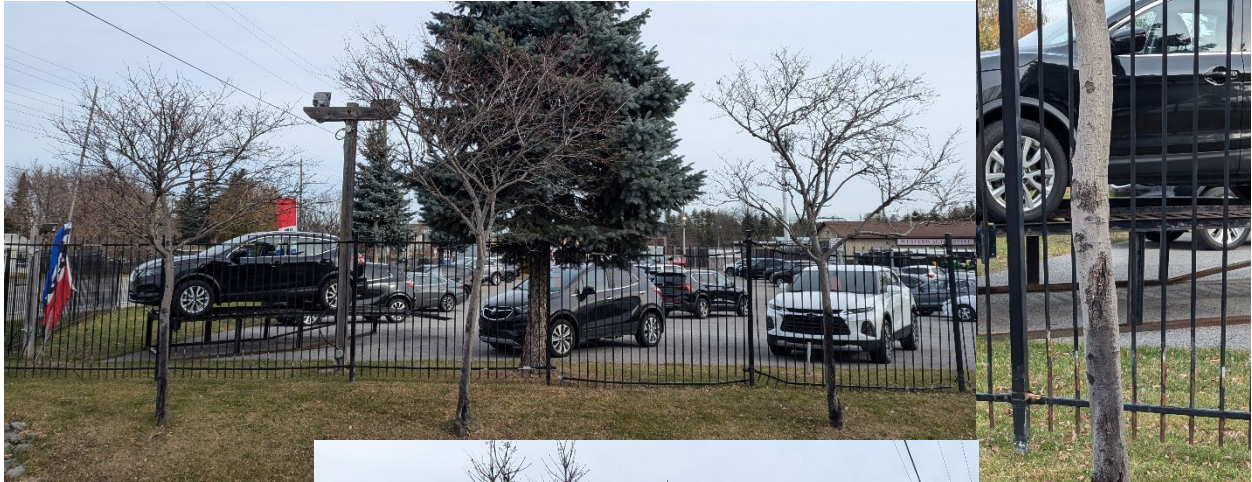


**Above left: Trees 4-11 - private trees to be removed.**

**Below left: Tree 12 – cluster of ash stems to be removed.**







Above: City serviceberries and private spruce, all to be removed.

Far right: trunk of Tree 13 - typical wound and coloring of Trees 13-15.

Center right: City lilac and private spruce to be removed.

Below right: Private spruces to be removed.







Above: Tree 32 - private sugar maple to be removed.



Right: Tree 33 - private sugar maple to be removed.



## 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 21, 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.





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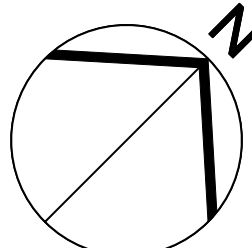
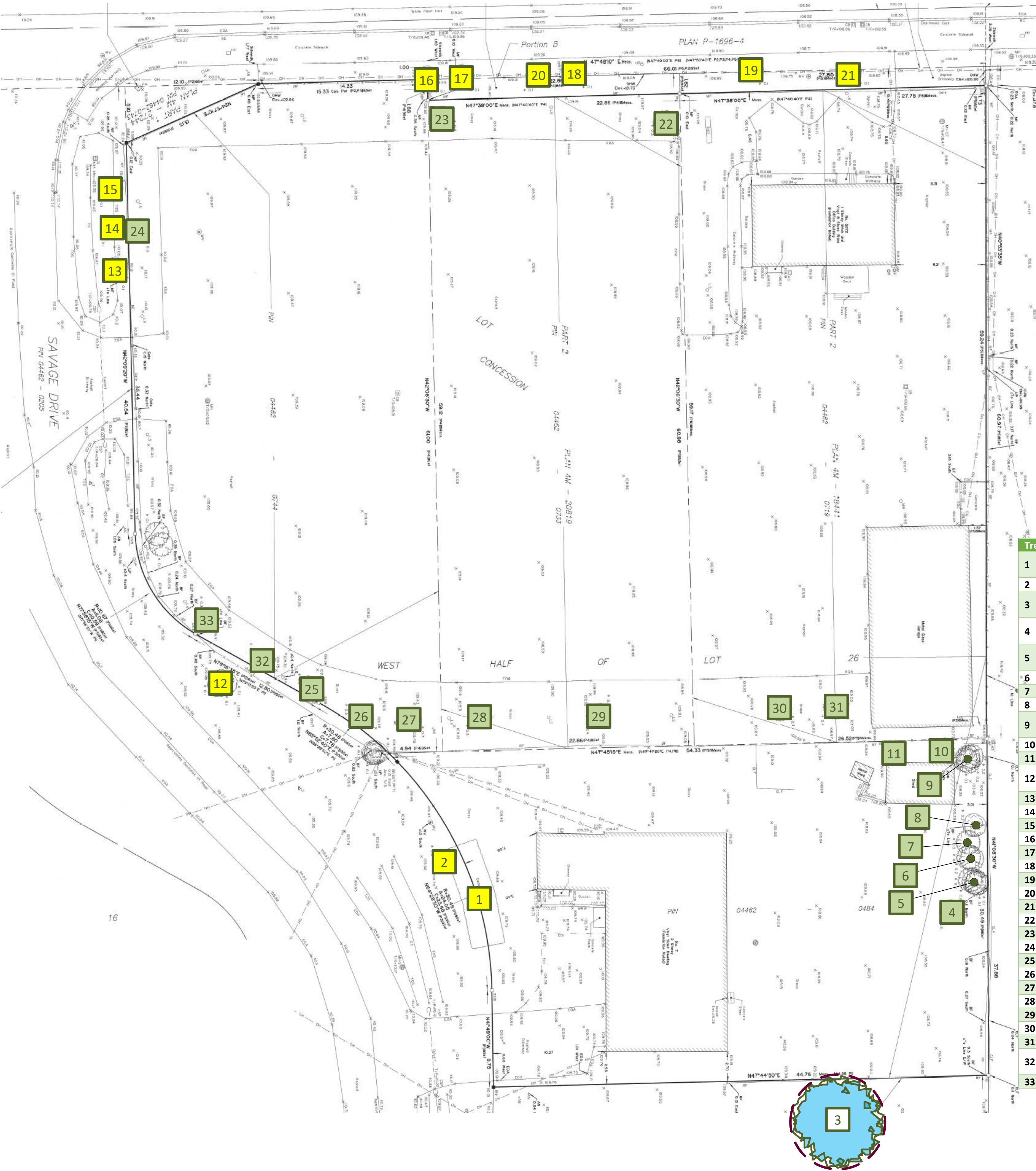
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**Base Layer:** Site plan by Monument-Urso Surveying Ltd., dated November 18, 2024

TCR - 5872-5884 Hazeldean and 7 Savage  
Map 1 - Existing Vegetation

Date	Version	Prepared By
03/12/2024	1	KM

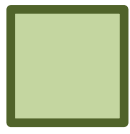
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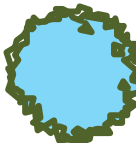
Legend



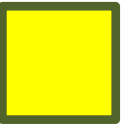
Critical Root Zone  
(as defined in By-Law 2020-340)



Private Tree



Tree either fully or partly  
on adjacent property



Tree either fully or partly  
on city property

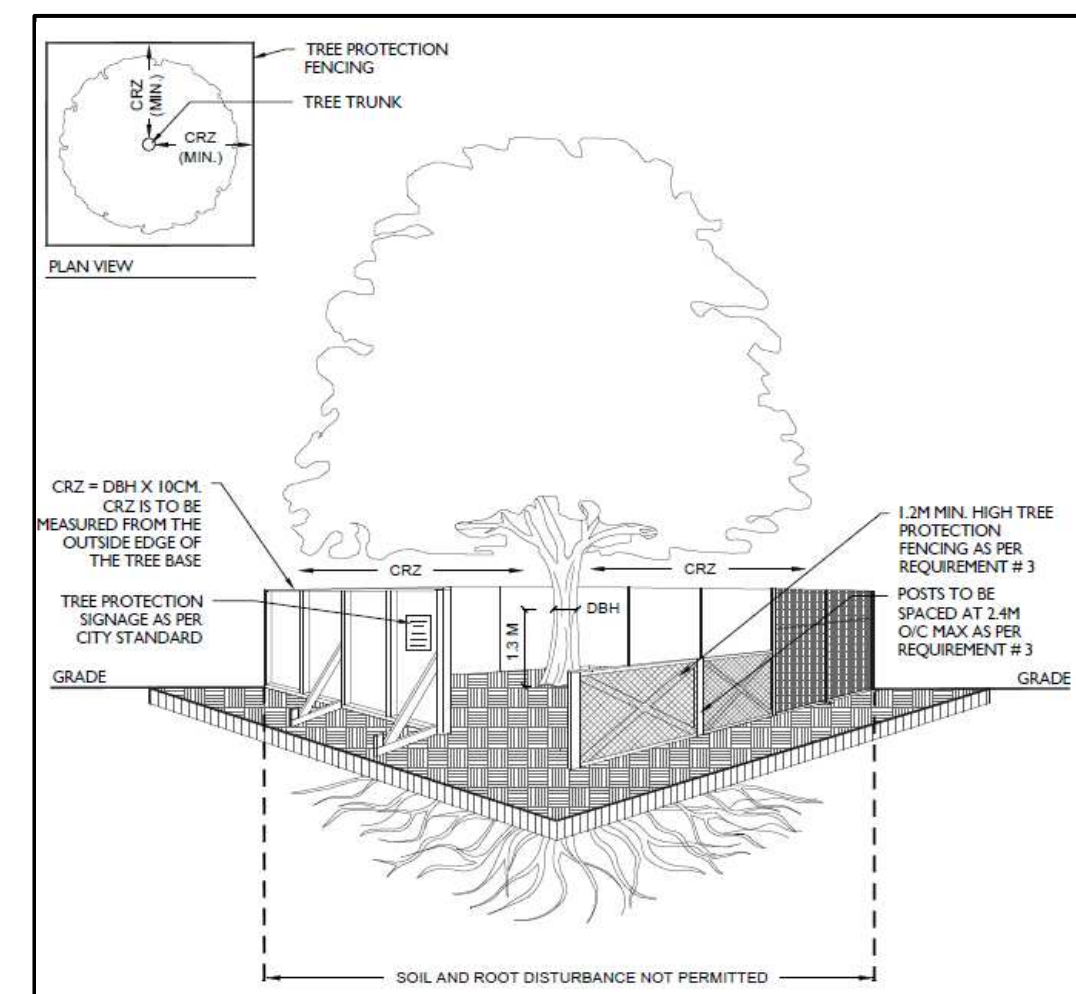


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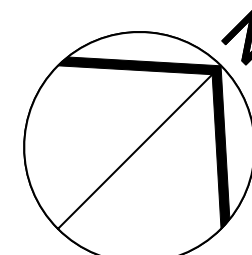
**Base Layer:** Site plan by Figurr, dated August 19, 2024


TCR - 5872-5884 Hazeldean and 7 Savage Map 2 - Proposed Development		
Date	Version	Prepared By
03/12/2024	1	KM




**Failure to install and maintain fencing as described in this report may result in fines from the city.**

- TREE PROTECTION REQUIREMENTS:**
1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
  2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
    - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
    - 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 TOWARD ANY TREE CANOPY.
    - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
  3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSISTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
  4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE DESIGN AND CONSTRUCTION OF FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
  5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.
- THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO [WWW.OTTAWA.CA/TREEBYLAW](http://WWW.OTTAWA.CA/TREEBYLAW) FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.



 **Critical Root Zone**  
(as defined in By-Law 2020-340)

 Tree either fully or partly on adjacent property

Tree to be removed

### Legend