



TREE CONSERVATION REPORT V2.0

1655 and 1619 Carling Ave

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

Prepared by: Astrid Nielsen, RPF, ISA
Certified Arborist®, ON-1976, Dendron
Forestry Services



Dendron Forestry Services

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Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 1655 and 1619 Carling Ave

Date: February 23, 2021

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

Prepared for: Jakub Ulak, Surface Developments, jakub@surfacedevelopments.com

Site Visit: August 6, 2020

Introduction

This Tree Conservation Report has been prepared for Jakub Ulak of Surface Development, as partial requirements for the Site Plan Control Application 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
- 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

The proposed development at this site will involve converting an existing parking lot on 1655 Carling and an old building at 1619 Carling into a multi-storey residential complex. This will involve significant construction effort over the entire site.

Current Vegetation

The property at 1655 Carling is lined with trees along the northern and western property lines. These trees have all seeded naturally and are growing on marginal soils that have been heavily polluted with garbage for many years. Furthermore, the trees along the north end have been exposed to successive hydro pruning. The majority of the species are considered invasive, including Manitoba maple, Norway maple, buckthorn, and Siberian elm. Although they are not ideal species, and their health is relatively fair, they do provide a buffer for the properties along Tillbury and also provide benefits that all trees do such as cleaning the air and absorbing carbon dioxide.

The following is an inventory of all trees 10 cm or greater on the property and adjacent properties that will be impacted by development. The tree numbers refer to the trees located on the map at the end of this report. Note that the location of most trees has been estimated as many were not included in the survey. If ownership is disputed, this would have to be assessed in the field with a survey.



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Tree Inventory

Tree ¹	Species	Diameter at breast height (cm)	Critical Root Zone ² (m)	Ownership ³	Condition	Action
1	Manitoba maple (<i>Acer negundo</i>)	12, 14, 26	3 m	Private	G	Remove
2	Siberian elm (<i>Ulmus pumila</i>)	24	2.5 m	Private	P	Remove
3	Manitoba maple (<i>Acer negundo</i>)	23, 15	2.5 m	Private	F	Remove
F	Manitoba maple (<i>Acer negundo</i>)	24	2.5 m	Private	G	Remove
5	Manitoba maple (<i>Acer negundo</i>)	6, 12, 18, 12, 8, 6, 6, 12	2 m	Private	F	Remove
6	Manitoba maple (<i>Acer negundo</i>)	11	1 m	Private	F	Remove
7	Norway maple (<i>Acer platanoides</i>)	24	2.5 m	Private	G	Remove
8	Basswood (<i>Tilia americana</i>)	16	1.5 m	Private – on/near property line with 376 Tillbury	F	Remove
9	Manitoba maple (<i>Acer negundo</i>)	21, 22, 24	2.5 m	Private – on/near property line with 376 Tillbury	F	Remove
10	Siberian elm (<i>Ulmus pumila</i>)	68 (estimate)	7 m	Private – on/near property line with 376 Tillbury	P	Remove
11	Manitoba maple (<i>Acer negundo</i>)	26, 24	3 m	Private – on/near property line with 376 Tillbury	F	Remove
12	Manitoba maple (<i>Acer negundo</i>)	32	3 m	Private – on/near property line with 370 Tillbury	F	Remove
13	Manitoba maple (<i>Acer negundo</i>)	28	3 m	Private – on/near property line with 370 Tillbury	F	Remove
14	Manitoba maple (<i>Acer negundo</i>)	32,26	3 m	Private – on/near property line with 370 Tillbury	F	Remove
15	Buckthorn	24	2.5	Private – on/near property line with 370 Tillbury	P	Remove



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16	Manitoba maple (<i>Acer negundo</i>)	42	4 m	Private – on/near property line with 370 Tillbury	F	Remove
17	Americal elm (<i>Ulmus americana</i>)	20	2 m	Private – on/near property line with 364 Tillbury	F	Remove
18	Buckthorn	12-20 cm clump	2 m	Private – on/near property line with 364 Tillbury	G	Remove
19	Manitoba maple (<i>Acer negundo</i>)	20, 20	2 m	Private – on/near property line with 364 Tillbury	P	Remove
20	Manitoba maple (<i>Acer negundo</i>)	20, 12, 12, 12	2 m	Private – on/near property line with 364 Tillbury	P	Remove
21	Manitoba maple (<i>Acer negundo</i>)	10, 10, 10	1 m	Private – on/near property line with 364 Tillbury	F	Remove
22	Manitoba maple (<i>Acer negundo</i>)	12, 15, 19, 9, 8, 7, 6, 8	1.5 m	Private – on/near property line with 364 Tillbury	F	Remove
23	Manitoba maple (<i>Acer negundo</i>)	Clump of 30 stems ranging 5-15 cm	2 m	Private – on/near property line with 358 Tillbury	F	Remove
24	Manitoba maple (<i>Acer negundo</i>)	18, 16, 13, 20, 14	2 m	Private	Good	Remove
25	Apple (<i>Malus spp</i>)	18, 16	2 m	Private	F	Remove
26	Siberian elm (<i>Ulmus pumila</i>)	12	1 m	Private – on/near property line with 358 Tillbury	F	Remove
27	Manitoba maple (<i>Acer negundo</i>)	16	1.5 m	Private – on/near property line with 358 Tillbury	F	Remove

¹ Please refer to the attached site plan for tree numbers. Note that the Tree Conservation 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.

² Critical Root Zone 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.

³ 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.



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Proposed Development and Conserved Vegetation

The site plan provided in this report has been supplied by RLA and the red dotted line shows the extent of excavation for the underground parking lot. The excavation will extend to the property line along the north and west side, compromising the root systems for all trees along these edges and removal is recommended for all the trees on site. Note that some along the northern property line are jointly owned with neighbours on Tillbury who should be contacted prior to removal.

The undersigned personally inspected the property and issues associated with this report on August 9, 2020. On Behalf of Dendron Forestry Services,



Astrid Nielsen, RPF, ISA Certified Arborist®, ON-1976

Principal, Dendron Resource Surveys

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Figure 1: Trees along the northeast side of the property



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Figure 2: Trees along the west side of the 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.

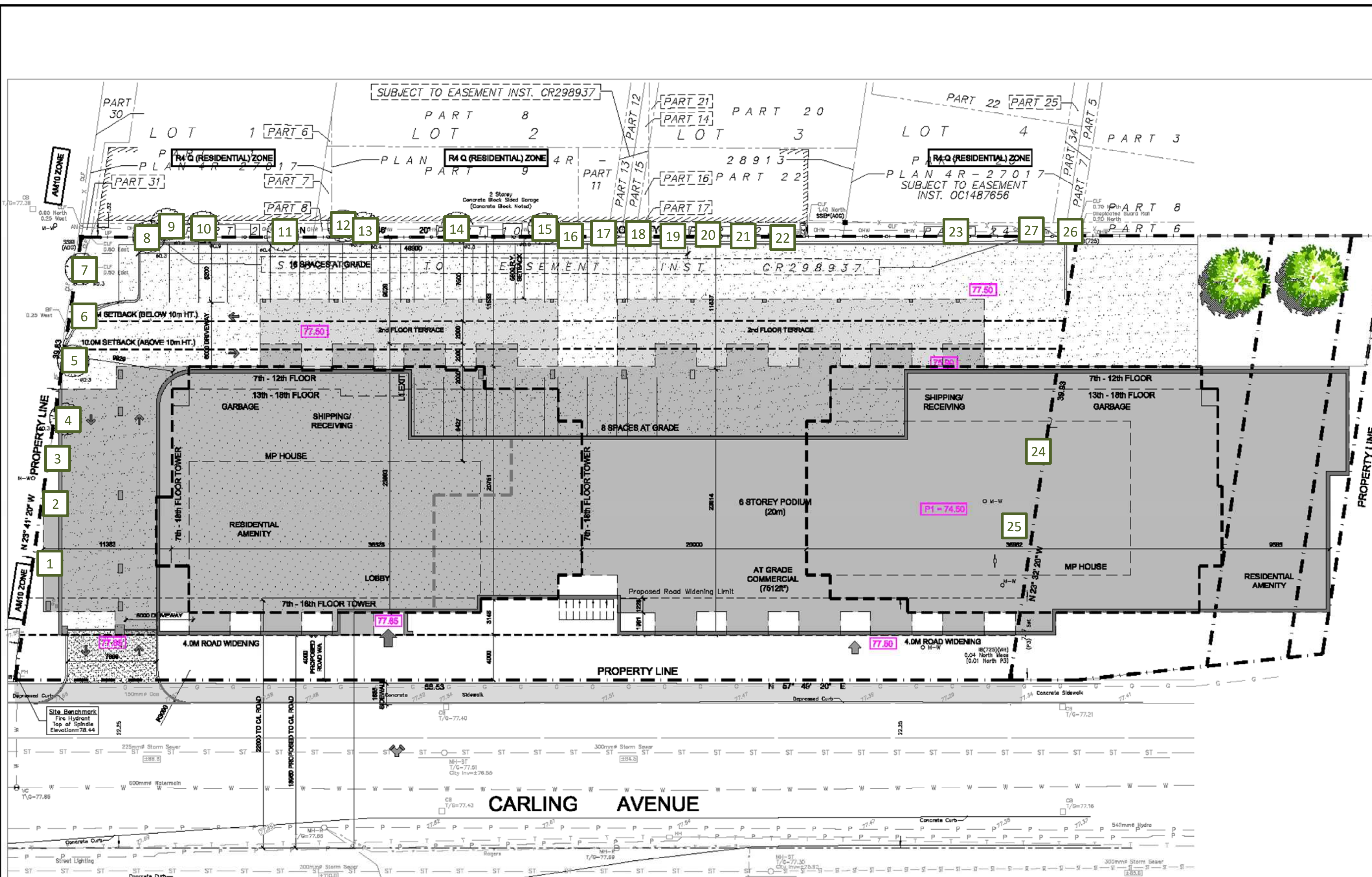
Without limiting the foregoing, no liability is assumed by Dendron for:

- 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.



PROJECT INFORMATION		NOTATION SYMBOLS:	
ZONING	Residential Medium Density, RM10 (0-20)	(A)	INDICATES DRAWING NOTES LISTED ON EACH SHEET.
SITE AREA	4,886.6 sq. ft. 45,071 sq. ft.	(B)	INDICATES ACCESSIBLE TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
BUILDING HEIGHT	19.82m	(C)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON ARMO BESSIS.
FRONT YARD SETBACK	0.0m	(D)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON ARMO BESSIS.
REAR YARD SETBACK	0.0m	(E)	DETAIL NUMBER
AMBUSHY AREA @ 0.5 PER UNIT	0.000	(F)	DETAIL REFERENCE PAGE
		(G)	DETAIL CROSS REFERENCE PAGE
BUILDING STATISTICS		GENERAL NOTES:	
GROSS BUILDING AREA	847,078 sq. ft.	(A)	REFER TO TYPICAL ASSEMBLY SCHEDULE FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
PARKING LEVEL - P1	0.2 sq. ft.	(B)	FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON ARMO BESSIS.
GROUND FLOOR	96,185 sq. ft.	(C)	ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF ORIGINAL.
2nd FLOOR	5,191 sq. ft.	(D)	ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
3rd-4th FLOOR	8,614 sq. ft.	(E)	ALL EXTERIOR WALLS ARE TO BE TYPE W UNLESS NOTED OTHERWISE.
7th-12th FLOOR (TOWER A)	8,477 sq. ft.	(F)	ALL INTERIOR PARTITIONS ARE TO BE TYPE P UNLESS NOTED OTHERWISE.
7th-12th FLOOR (TOWER B)	8,499 sq. ft.		
15-18th FLOOR (TOWER C)	8,388 sq. ft.		
15-18th FLOOR (TOWER D)	8,388 sq. ft.		
MP HOUSE	0.2 sq. ft.		
TOTAL AREA	228,194 sq. ft.		
BUILDING CONSTRUCTION AREA			
PARKING LEVEL - P1	4,000 sq. ft.		
GROUND FLOOR	5,190 sq. ft.		
2nd FLOOR	22,097 sq. ft.		
3rd-4th FLOOR	4,339 sq. ft.		
7th-12th FLOOR (TOWER A)	4,682 sq. ft.		
7th-12th FLOOR (TOWER B)	4,682 sq. ft.		
15-18th FLOOR (TOWER C)	4,520.43 sq. ft.		
15-18th FLOOR (TOWER D)	4,520.43 sq. ft.		
TOTAL AREA - ABOVE GROUND	300,303 sq. ft.		
TOTAL AREA - ABOVE GROUND	327,444 sq. ft.		
UNIT STATISTICS			
1 BEDROOM	300		
2 BEDROOM UNIT	0		
TOTAL	300		
COMMERCIAL	7912 sq. ft.		
	697.88 sq. ft.		
REQUIRED FOR REZONING APPLICATION (R)		3/15/2020	
REQUIRED FOR REZONING APPLICATION		10/12/2019	
REQUIRED FOR COMMUNITY MEETING		03/10/2019	
REVISIONS:			
NO.	DESCRIPTION	DATE (MM/DD)	
1	COMMERCIAL - 2.0 PER 120M ²	14	
2	VEHICULAR - 0.1 PER UNIT AFTER 12	30	
3	RESIDENTIAL - 0.8 PER UNIT AFTER 12	100	
4	TOTAL	340	
PROPOSED			
COMMERCIAL (AT GRADE)	14		
VEHICULAR (AT GRADE)	15		
RESIDENTIAL (BELOW GRADE)	30		
RESIDENTIAL (AT GRADE - 1.0 PER UNIT)	121		
RESIDENTIAL (BELOW GRADE - 1.0 PER UNIT)	121		
TOTAL	201		
PARKING DRIVEWAY			
REQUIRED AT GRADE	6.7%		
PROVIDED	6.0%		
REQUIRED BELOW GRADE	6.0%		
PROVIDED	6.0%		
BICYCLE PARKING			
REQUIRED			
COMMERCIAL - 1.0 PER 120M ² OF GFA	3		
RESIDENTIAL - 0.8 PER RESIDENTIAL UNIT	200		
TOTAL	203		
PROVIDED			
EXTERIOR			
INTERIOR			
TOTAL			
LOT COVERAGE			
PAVED SURFACE			
BUILDING FOOTPRINT			
LANDSCAPE OPEN SPACE			
TOTAL			
AMENITY SPACE			
EXTERIOR AT GRADE			
2nd FLOOR PRIVATE PATIO			
BASEMENT COMMERCIAL INTERIOR			
PRIVATE BALCONIES			
PRIVATE DECKS (ON FLOORS)			
TOTAL			
TOTAL COMMUNAL			
REQUIRED - 0.5M ² PER UNIT (R)			
REQUIRED COMMUNAL @ 0.5%			
ARCHITECT:		r/a/architecture roderick lahey architect inc. 50 beech street, ottawa, ontario k1s 3j0 t: 613.224.9932 f: 613.224.1209 r/a@architectur.ca	
PROJECT TITLE:		1655 CARLING AVENUE	
CITY:		OTTAWA ONTARIO	
SHEET TITLE:		SITE PLAN	
DESIGN:	R.V.	CHECKED:	JG
SCALE:	1:150	SHEET NO.:	SP-1
PROJECT NO.:	1927		



DRAWING NOTES:		CIVIL ENGINEER		PROJECT DEVELOPER	
(1)	PROPERTY LINE	SITE PLAN SYMBOLS:			
(2)	SETBACK LINE	(A)	TERRACE/LANDSCAPE PLANTING		
(3)	2.0M TO CL OF ROAD - 1.0M ROAD WIDENING ALLOWANCE	(B)	ASPHALT DRIVE/SURFACING		
(4)	1.5M BALCONIES ABOVE	(C)	CONCRETE SIDEWALK		
(5)	ENTRANCE TO USE GARAGE	(D)	CONCRETE PAVEMENT, SEE LANDSCAPE DRAWINGS		
(6)	LINE OF 4.0M ROAD WIDENING ALLOWANCE - 1.5M FROM CL OF ROAD	(E)	PAVING @ TERRACE LEVEL		
(7)	EXISTING FIRE HYDRANT	(F)	PROPERTY LINE		
(8)	1.8M HIGH WOOD FENCE - SEE LANDSCAPE	(G)	PROPOSED SETBACK LINE		
(9)	EXISTING 8M HIGH COMMERCIAL BUILDING	(H)	FIRE LINE		
(10)	EXISTING 10M HIGH COMMERCIAL BUILDING	(I)	WALKWAY		
(11)	NEAR 2.0M WIDE CONCRETE SIDEWALK ON DISPERSED CLUBS AT DRIVEWAY ENTRANCE	(J)	ENTRANCE / EXIT DOOR		
(12)	BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE	(K)	FIRE HYDRANT		
(13)	EXISTING 1.5M CONCRETE CITY SIDEWALK	(L)	VEHICULAR DIRECTION		
(14)	LINE OF PARKING GARAGE BAYLINE	(M)	EXISTING FIRE TOWER		
(15)	GARAGE CONNECTION	(N)	MAJOR CONNECTION		
(16)	1.5M REAR-YARD LANDSCAPE SETBACK	(O)	PROPERTY ENTRANCE / SERVICE DOOR		
(17)	INTAKE/HABIT SHAP FOR GARAGE	(P)	SECONDARY DOOR		
(18)	5% TYPE 'W' SF PARKING SPACES AS PER CITY STANDARDS	(Q)	PROPOSED GROUND - SEE CIVIL DRAWINGS		
(19)	LINE OF BALCONIES ABOVE	NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN			
(20)	AREA OF TEMPORARY SNOW STORAGE				
(21)	LE POISSON				
(22)	DATA PRESSURE RELEASE STATION				

SURFACE DEVELOPMENT Inc.
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LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOTS 1, 2, 3 AND 4 OF SECTION 16, TOWNSHIP OF OTTAWA, CITY OF OTTAWA
PART OF BLOCK 1
REGISTERED PLAN 492
CITY OF OTTAWA
PUBLIC, BILLS & ASSESSMENT SERVICES LTD. 2019

SURVEYOR
Farley, Smith & Davis Ltd.
Ontario Land Surveyors
110 Colborne Road, Suite 500,
Ottawa, Ontario K2E 7J5
Tel: (613) 727-8226
Fax: (613) 727-1828
E-Mail: sdc@fsd.com

Note that the tree layer has been added to the original site 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.
Locations of trees are approximate.



Tree Conservation Report – 1655/1619 Carling Ave
Tree layer prepared by Dendron Forestry Services
Version 1.0, August 9, 2020
For more information, please contact info@dendronforestry.ca

R4Q (RESIDENTIAL) ZONE

R4Q (RESIDENTIAL) ZONE

