



TREE CONSERVATION REPORT

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

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 1655 and 1619 Carling Ave

Date: August 9, 2020

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 southern 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 south 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 neighbouring property 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.

³Ownership 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

Considering the level of construction proposed for the site combined with the low retention potential for the trees, removal is recommended for all the trees on site. Note that some along the southern 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

Astrid.nielsen@dendronforestry.ca

(613) 805-9663 (WOOD)



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info@dendronforestry.ca



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.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERMIT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE ARCHITECT.
 DO NOT SCALE DIMENSIONS.
 COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- ① INDICATES DRAWING NOTES LISTED ON EACH SHEET.
- ② INDICATES ACCESSIBLE TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
- ③ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON ARMO BESSAL.
- ④ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON ARMO BESSAL.
- ⑤ DETAIL NUMBER.
- ⑥ TITLE.
- ⑦ DETAIL REFERENCE PAGE.
- ⑧ DETAIL CROSS REFERENCE PAGE.

GENERAL NOTES:

- A REFER TO TYPICAL ASSEMBLY SCHEDULE FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- B FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON ARMO BESSAL.
- C ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF ORIGINAL WALLS.
- D ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- E ALL EXTERIOR WALLS ARE TO BE TYPE W UNLESS NOTED OTHERWISE.
- F ALL INTERIOR PARTITIONS ARE TO BE TYPE P UNLESS NOTED OTHERWISE.

PROJECT INFORMATION

ZONING: R4-Q (RESIDENTIAL) ZONE

SITE AREA: 4,386.6 sq. ft. (40,871 sq. ft.)

BUILDING HEIGHT: 19.620 m

FRONT YARD SETBACK: 0.0 m

INTERIOR YARD SETBACK UNDER 11.0 m HT: 0.0 m

REAR YARD SETBACK: 7.5 m

AMBUNITY AREA @ 0.5 PER UNIT: 0000

BUILDING STATISTICS

GROSS BUILDING AREA: 847,078 sq. ft.

PARKING LEVEL - P1: 0.2 sq. ft. (7.92 sq. ft.)

GROUND FLOOR: 96,816 sq. ft. (7167 sq. ft.)

2nd FLOOR: 5,191 sq. ft. (25,152 sq. ft.)

3rd-4th FLOOR: 8,539 sq. ft. (6914 sq. ft.)

7th-12th FLOOR (TOWER A): 8,477 sq. ft. (3,702 sq. ft.)

7th-12th FLOOR (TOWER B): 8,499 sq. ft. (3,744 sq. ft.)

15-18th FLOOR (TOWER C): 8,188 sq. ft. (5,200 sq. ft.)

15-18th FLOOR (TOWER D): 8,188 sq. ft. (5,200 sq. ft.)

MP HOUSE: 0.2 sq. ft. (7.92 sq. ft.)

TOTAL AREA: 226,191 sq. ft.

BUILDING CONSTRUCTION AREA

PARKING LEVEL - P1: 4,000 sq. ft. (4,000 sq. ft.)

GROUND FLOOR: 5,100 sq. ft. (52,000 sq. ft.)

2nd FLOOR: 5,819 sq. ft. (26,152 sq. ft.)

3rd-4th FLOOR: 10,338 sq. ft. (115,138 sq. ft.)

7th-12th FLOOR (TOWER A): 4,682 sq. ft. (49,622 sq. ft.)

7th-12th FLOOR (TOWER B): 4,682 sq. ft. (49,622 sq. ft.)

15-18th FLOOR (TOWER C): 4,320.43 sq. ft. (45,243 sq. ft.)

15-18th FLOOR (TOWER D): 4,320.43 sq. ft. (45,243 sq. ft.)

TOTAL AREA - ABOVE GROUND: 300,305 sq. ft. (327,444 sq. ft.)

UNIT STATISTICS

1 BEDROOM: 26,091 sq. ft.

2 BEDROOM UNIT: 50,100 sq. ft.

TOTAL: 500

COMMERCIAL: 7792 sq. ft. (87,28 sq. ft.)

CAR PARKING

REQUIRED: 34

COMMERCIAL: - 2.0 PER 120M² 14

RESIDENTIAL: - 0.1 PER UNIT AFTER 12 80

RESIDENTIAL: - 0.8 PER UNIT AFTER 12 100

TOTAL: 340

PROVIDED: 340

COMMERCIAL (AT GRADE): 14

VEHICLE (AT GRADE): 15

RESIDENTIAL (AT GRADE): 20

RESIDENTIAL (AT GRADE - 1.0 PER UNIT): 121

RESIDENTIAL BELOW GRADE - 1.0 PER UNIT: 121

TOTAL: 366

PARKING DRIVEWAY

REQUIRED AT GRADE: 6.7m

PROVIDED: 6.0m

REQUIRED BELOW GRADE: 6.0m

PROVIDED: 6.0m

BICYCLE PARKING

REQUIRED: 3

COMMERCIAL: - 1.0 PER UNIT 30% OF GFA 3

RESIDENTIAL: - 0.8 PER RESIDENTIAL UNIT 200

TOTAL: 203

PROVIDED: 203

EXTERIOR: 12

INTERIOR: 191

TOTAL: 203

LOT COVERAGE

PAVED SURFACE: 6.0m

BUILDING FOOTPRINT: 6.0m

LANDSCAPE OPEN SPACE: 6.0m

TOTAL: 6.0m

AMENITY SPACE

REQUIRED AT GRADE: 34

2nd FLOOR PRIVATE PATIO: 34

BASEMENT COMMERCIAL INTERIOR: 34

PRIVATE BALCONIES: 34

PRIVATE DOORS (ON FLOOR): 34

TOTAL: 34

TOTAL COMMUNAL: 34

REQUIRED: 0.8M² PER UNIT (4%): 34

REQUIRED COMMUNAL @ 20%: 34

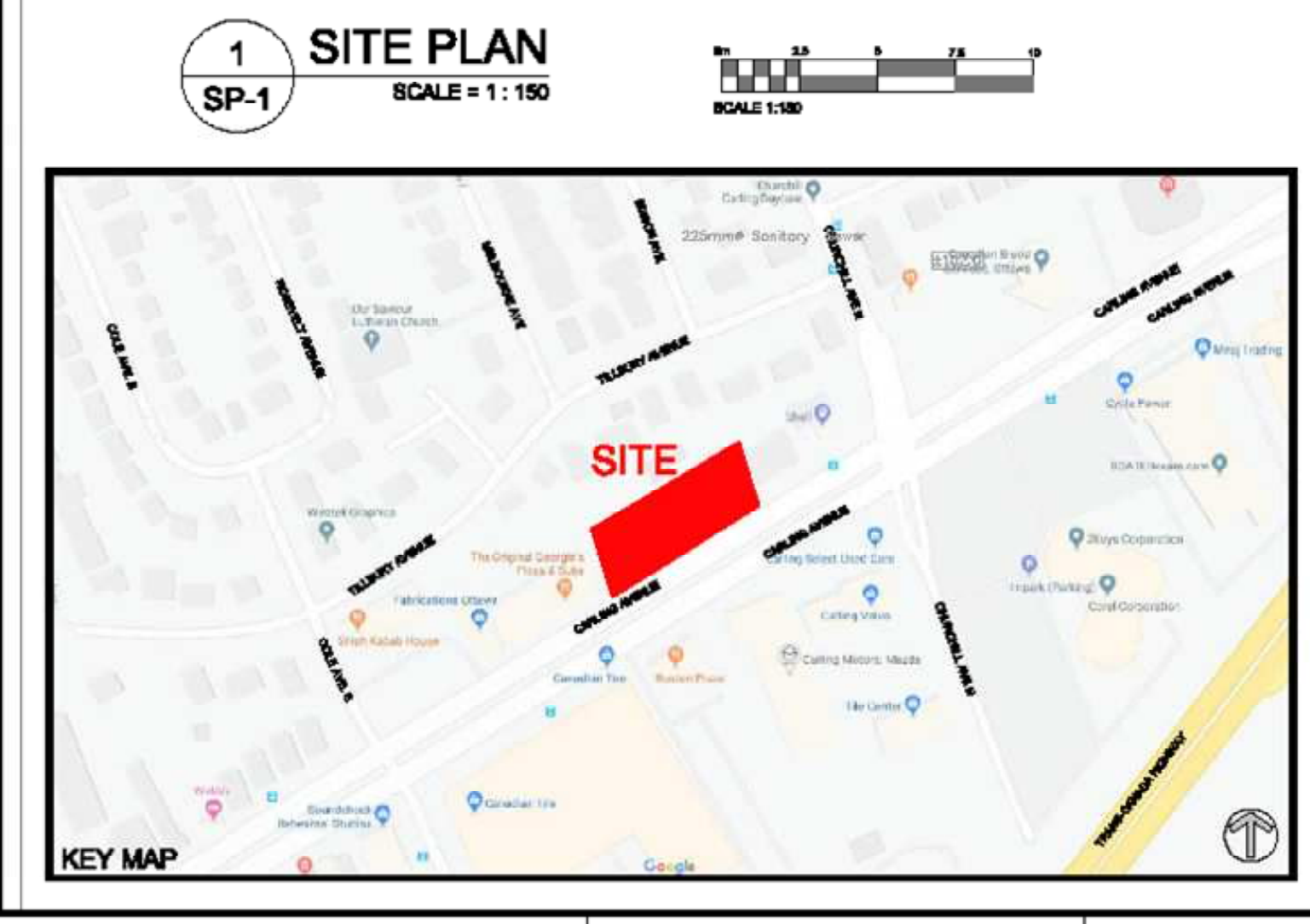
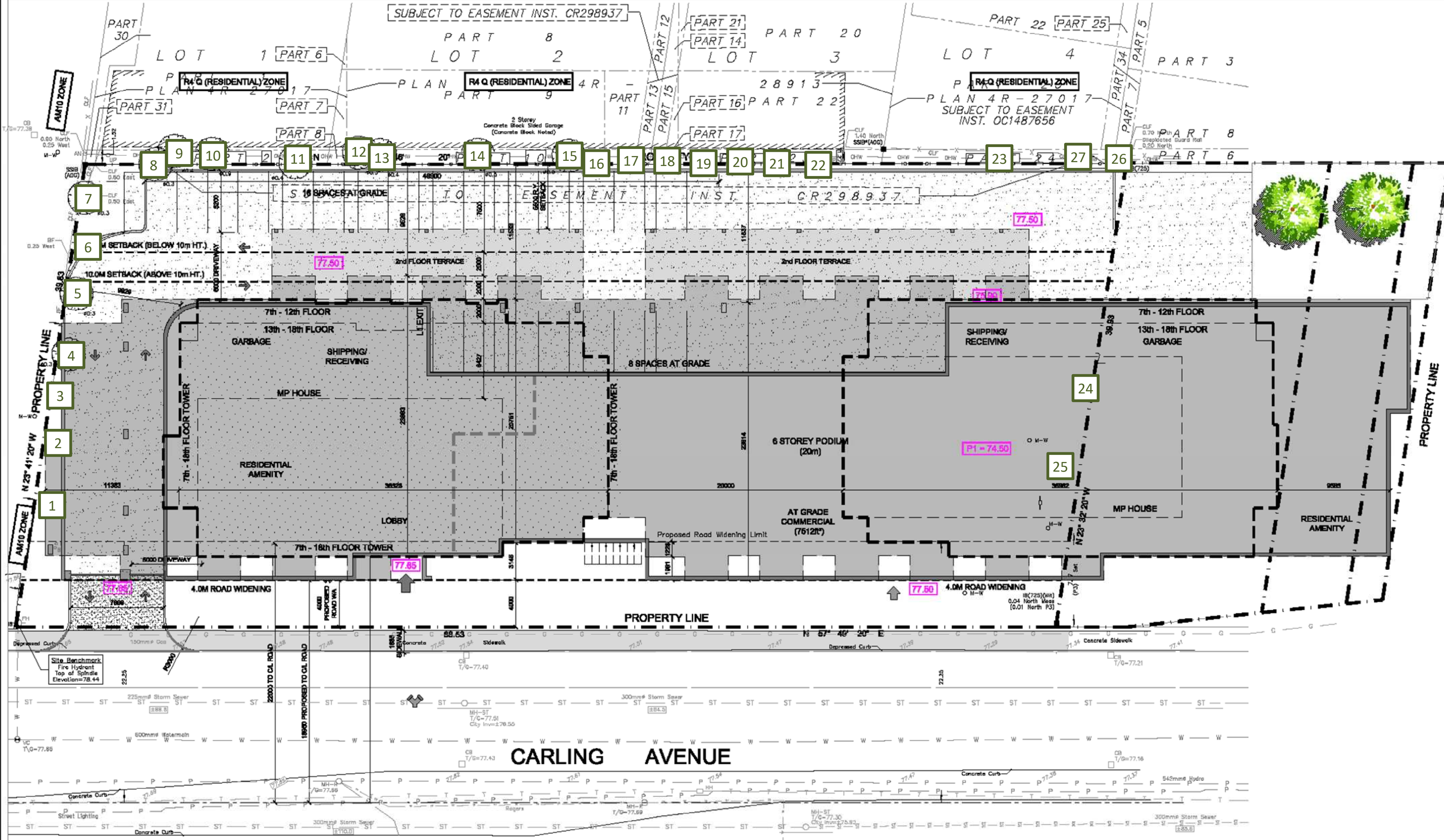
REVISIONS:

No.	DESCRIPTION	DATE (MM/DD/YY)
1	ISSUED FOR REDLINE APPLICATION	14/01/2020
2	ISSUED FOR REDLINE APPLICATION	15/12/2019
3	ISSUED FOR COMMUNITY MEETING	03/10/2019
4	ISSUED FOR COMMUNITY MEETING	14/01/2019



ARCHITECT:
 rla/architecture
 roderick lahey architect inc.
 50 beech street, ottawa, ontario k1s 3j0
 t: 613.224.9932 f: 613.224.1209 rla@architecture.ca

PROJECT TITLE:
 1655 CARLING AVENUE
 OTTAWA ONTARIO
SHEET TITLE:
 SITE PLAN
DATE: R.V. / J.G.
SCALE: 1:150
PROJECT NO.: 1927
SHEET NO.: SP-1



- DRAWING NOTES:**
- ① PROPERTY LINE
 - ② SETBACK LINE
 - ③ ZIABM TO CL OF ROAD - 7.6M ROAD WIDENING ALLOWANCE
 - ④ 1.5M BALCONIES ABOVE
 - ⑤ ENTRANCE TO USE GARAGE
 - ⑥ LINE OF 4.0M ROAD WIDENING ALLOWANCE - 15.8M FROM CL OF ROAD
 - ⑦ EXISTING FIRE HYDRANT
 - ⑧ 1.8M HIGH WOOD FENCE - 18M LANDSCAPE DISTING 8M HIGH COMMERCIAL BUILDING
 - ⑨ EXISTING 10M HIGH COMMERCIAL BUILDING
 - ⑩ NEAR 2.0M WIDE CONCRETE SIDEWALK WITH DISPERSED CURB AT DRIVEWAY ENTRANCE
 - ⑪ BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - ⑫ EXISTING 1.0M CONCRETE CITY SIDEWALK
 - ⑬ LINE OF PARKING GARAGE BIELD
 - ⑭ GARRAGE CONNECTION
 - ⑮ 3.0M REAR-YARD LANDSCAPE SETBACK
 - ⑯ INTERIOR GARAGE BIELD FOR GARAGE
 - ⑰ 2x TYPE W/SF PARKING SPACES AS PER CITY STANDARDS
 - ⑱ LINE OF BALCONIES ABOVE
 - ⑲ AREA OF TEMPORARY SNOW STORAGE
 - ⑳ LE POUCEAU
 - ㉑ GAS PRESSURE RELEASE STATION

- CIVIL ENGINEER SITE PLAN SYMBOLS:**
- TERRAZZED LANDSCAPE PLANTING
 - ASPHALT DRIVE/SURFACING
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT WITH LANDSCAPE DIVIDERS
 - PAVING @ TURFING LEVEL
 - PROPERTY LINE
 - PROPOSED SETBACK LINE
 - FIRE LINE
 - WALKWAY
 - ENTRANCE / EXIT DOOR
 - FIRE HYDRANT
 - VEHICULAR DIRECTION
 - EXISTING FIRE TOWER
 - WALKWAY CONNECTION
 - PRIVATE ENTRY/EXIT DOOR
 - SECONDARY DOOR
 - PROPOSED GARDEN - SEE CIVIL DRAWINGS
- NOTE:** SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

PROJECT DEVELOPER

SURFACE DEVELOPMENT Inc.
 85 Spadina Avenue
 Ottawa, ON K1Y 2C1
 Tel: (613) 295 6507
 E-Mail: jakub@surfacedevelopment.com

URBAN PLANNER

FOTENN
 388 Cooper Street
 Suite 300
 Ottawa, ON K2P 2H7
 T: 613.730.5709
 E-Mail: info@fotenn.com

LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF SURVEY OF PART OF SITE, SUBDIVISION PLAN 88, CITY OF OTTAWA
 PART OF BLOCK 1
 REGISTERED PLAN 492
 CITY OF OTTAWA
 PARCELS, SITES & ADJACENT SURVEYING DATA 8019

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: sdd@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