



TREE CONSERVATION REPORT

374 McArthur

Tree Conservation Report submitted
as Partial Requirements for a Site
Plan Control Application, August 31,
2020

Dendron Forestry Services



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613.805.WOOD (9663)

info@dendronforestry.ca

Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 374 McArthur

Date: August 31, 2020

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

Prepared for: Castle Heights Development Inc, contact: Stas Dimos, stasdimos@gmail.com

Site Visit: August 26, 2020

Introduction

This Tree Conservation Report has been prepared for Stas Dimos, 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

Current Vegetation

The following is an inventory of all trees 10 cm or greater on the property and neighbouring property that will be impacted by development.



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Tree Inventory

Tree ¹	Species	Diameter at breast height (dbh)	Ownership ³	Condition	Action
1	Manitoba maple (<i>Acer negundo</i>)	22 cm	Jointly owned with neighbour at 366 Brant St	Good	Removal recommended as 40% of the crown would have to be removed and excavation will be close to the base of the tree
2	Manitoba maple (<i>Acer negundo</i>)	25 cm	Jointly owned with neighbour at 366 Brant St	Fair/Good	Leaning over property; most of crown would have to be removed, excavation close to base of tree; removal recommended
3	Manitoba maple (<i>Acer negundo</i>)	18 cm	Jointly owned with neighbour at 366 Brant St	Fair/Good	Leaning over property; most of crown would have to be removed, excavation close to base of tree; removal recommended
4	Manitoba maple (<i>Acer negundo</i>)	12 cm	Jointly owned with neighbour at 366 Brant St	Fair/Good	Leaning over property; most of crown would have to be removed, excavation close to base of tree; removal recommended
5	Manitoba maple (<i>Acer negundo</i>)	48 cm	Neighbour at 366 Brant	Fair	Excavation will come close to base of tree – consider removal
6	Silver maple (<i>Acer saccharinum</i>)	42, 33 cm	Neighbour at 372 Brant	Fair	Excavation will come close to base of tree – retain and protect as much of root system as possible
7	Silver maple (<i>Acer saccharinum</i>)	24 cm	Private	Good	Excavation will come close to base of tree – removal recommended
8	Eastern white cedar (<i>Thuja occidentalis</i>)	24, 22, 22, 21	Jointly owned with neighbour at 372 Brant	Good	Excavation will come close to base of tree – removal recommended
9	Manitoba maple (<i>Acer negundo</i>)	13 cm	Private	Fair; pruned by hydro	Within the zone of excavation – removal recommended
10	Silver maple (<i>Acer saccharinum</i>)	20 cm	Private	Good	Within the zone of excavation – removal recommended
11	Silver maple (<i>Acer saccharinum</i>)	22 cm	Private	Good	Within the zone of excavation – removal recommended
12	Honey locust (<i>Gleditsia triacanthos</i>)	56 cm	Neighbouring property at 395 Millcraft	Good	Retain and protect as much of the root system as possible



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13	Manitoba maple (<i>Acer negundo</i>)	34 cm	Private	Fair	Within the zone of excavation – removal recommended
14	Manitoba maple (<i>Acer negundo</i>)	13 cm	Private	Fair	Within the zone of excavation – removal recommended
15	Manitoba maple (<i>Acer negundo</i>)	21 cm	Private	Fair	Within the zone of excavation – removal recommended
16	Honey locust (<i>Gleditsia triacanthos</i>)	22 cm	Private	Fair	Within the zone of excavation – removal recommended
17	Siberian elm (<i>Ulmus pumila</i>)	49 cm	Jointly owned with neighbouring property at 370 McArthur	Fair/Poor	Removal recommended due to poor health and proximity to proposed excavation

¹ Please refer to the attached grading plan for tree numbers. Note that the Tree Disclosure map includes a tree layer added to the grading plan (in pdf format) provided by the client. This layer includes only information about the trees and the original grading 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.

Proposed Development and Conserved Vegetation

This site will have underground parking that will require excavation to the property line on all sides, and tree retention for those trees along the property line, or within the property lines, is not possible. For those trees on neighbouring property that are close to the property line, mitigation measures are recommended to reduce the impact of the excavation. These mitigation measures include:

- Avoid tearing of the roots. If the roots do tear, they should be pruned with a clean cut to increase the likelihood of sealing properly and reduce the risk of pathogens from entering the tree.
- 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 trees should be watered during dry summer months to reduce stress they will encounter from the laneway construction

Those trees that are retained on neighbouring property (5 and 6) should be monitored after excavation to ensure that main roots that would affect the structural integrity of the tree have not been severed that would result in an increased risk of failure.

Please note that a **Tree Permit** from the City of Ottawa Planning, Infrastructure and Economic Development Department is required for the removal of any trees onsite.



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The undersigned personally inspected the property and issues associated with this report on August 26th, 2020. 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 Resource Surveys

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Figure 1: Manitoba maple along the west side of the property ranging in 5-10 cm



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Figure 2: Tree 1 - Manitoba maple right beside excavation and where new building will be



Figure 3: Tres 2-4 - Manitoba maple on property line



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Figure 4: Trees 5 and 6: Manitoba maple and silver maple on neighbouring property close to the property line



Figure 5: Trees 7 and 8 - Silver maple and clump of eastern white cedar along the property line



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Figure 6: Trees along the back 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.

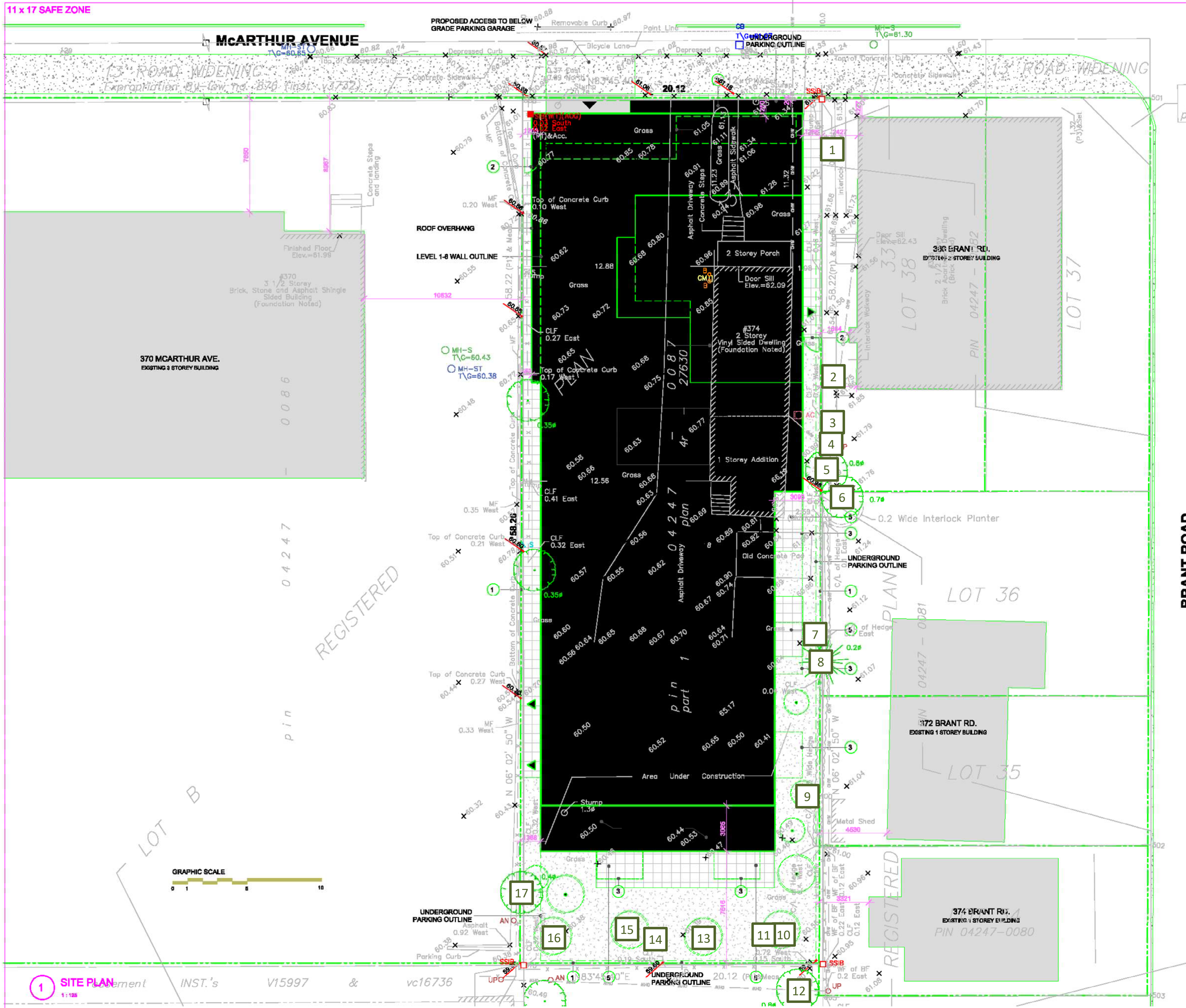
Without limiting the foregoing, no liability is assumed by Dendron for:

- 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.



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Release	Date	Description
00	2020-04-08	FOR REVIEW

Revision	Date	Description
CLIENT LOGO		
20002		374 McArthur

CLIENT LOGO

20002
374 McArthur

SITE PLAN

As Indicated **A003.2**



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.



Tree Conservation Report – 374 McArthur
 Tree layer prepared by Dendron Forestry Services
 Version 1.0, August 27, 2020
 For more information, please contact info@dendronforestry.ca