

# TREE CONSERVATION REPORT

2046-2050 Scott Street

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

Astrid Nielsen, Registered Professional  
Forester, ISA Certified Arborist®, ON-1976



## Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

[info@dendronforestry.ca](mailto:info@dendronforestry.ca)

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# Preliminary Tree Conservation Report

## Submitted as part of Site Plan Control Application

**Address:** 2046 – 2050 Scott Street

**Date:** January 15, 2021

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

**Prepared for:** Jakub Ulak, President, Surface Developments, [jakub@surfacedevelopments.com](mailto:jakub@surfacedevelopments.com)

**Site Visit:** May 4, 2020

### Introduction

This Tree Conservation Report v2.0 replaces the Preliminary Tree Conservation Report that was prepared by Dendron Forestry Services dated May 4, 2020. 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 adjacent property that will be impacted by development. It also includes Distinctive Trees (30 cm or greater) on adjacent properties whose Critical Root Zone extend within the area of excavation.

These trees have been identified on the Tree Conservation Report Map. Note that no trees, except for 4 and 5 were included on the grading plan, and their locations have been estimated.



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### Tree Inventory

Tree <sup>1</sup>	Species	Diameter at breast height (dbh)	Critical Root Zone (m) <sup>2</sup>	Ownership	Condition	Action
1	Manitoba maple ( <i>Acer negundo</i> )	15 cm	1.5 m	Private	Poor; topped by hydro	Proposed removal; in conflict with proposed development
2	American elm ( <i>Ulmus americana</i> )	49 cm	5 m	Private	Good/fair; restricted and compromised rooting zone	Proposed removal; in conflict with proposed development
3	American elm ( <i>Ulmus americana</i> )	18 cm	2 m	Private	Good/fair; restricted and compromised rooting zone	Proposed removal; in conflict with proposed development
4	Siberian elm ( <i>Ulmus pumila</i> )	60 cm	6 m	Private	Fair; multi-stem with included bark	Proposed removal; in conflict with proposed development
5	Manitoba maple ( <i>Acer negundo</i> )	44 cm	4 m	Private	Good	Proposed removal; in conflict with proposed development
6	Manitoba maple ( <i>Acer negundo</i> )	14	1.5 m	Private	Fair	Proposed removal; in conflict with proposed development
7	Ash ( <i>Fraxinus spp.</i> )	42 cm	n/a	Private	Dead	Remove
8	Freeman maple ( <i>Acer freemanii</i> )	30 cm	3 m	City; right-of-way in front of 295 Ashton	Fair; multiple cankers along the trunk and crown dieback	Proposed removal; in conflict with proposed development
9	Pyramidal cedar clump	10, 10, 5, 5 cm (estimate)	1 m	City; right of way in front of 301 Ashton	Good	Proposed removal; replace with a



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						larger tree
10	Crab apple ( <i>Malus spp</i> )	15 cm (estimate)	1.5 m	Private – rear yard of 301 Ashton	Good	Proposed removal; in conflict with proposed development
11	Lilac ( <i>Syringa reticula</i> )	Multi- stemmed; 7 stems 10-15 cm (estimate)	2 m	Private – rear yard of 301 Ashton	Good	Proposed removal; in conflict with proposed development

<sup>1</sup> Please refer to the attached map for tree numbers. Note that the map includes a tree layer added to the survey or site plan (in pdf format) provided by the client. This layer includes only information about the trees and the original plan is not altered in this process. Also note that all locations have been estimated except for 4 and 5 which were included in the survey.

<sup>2</sup> Critical Root Zone is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk

### Proposed Development and Conserved Vegetation

The trees along the existing fence in the rear of 2046 Scott and 295 Ashton are all privately-owned and are in the footprint of the proposed 30-storey building. All of these trees have seeded naturally, and several are considered non-native, invasive species. However, these species can withstand harsh urban environments and provide shade and other benefits where other native species may not survive. Because their location is not compatible with the new building, removal is recommended.

Tree no. 8 is a Freeman maple that is in fair condition. The main stem has several cankers, some of which have sealed over. There is also some crown dieback, possibly caused by root damage when the adjacent soft surface was converted to asphalt about 5 years ago (see Google Street view for reference). Given the poor health of this tree, it is not recommended that it be incorporated into the new development.

The trees on the 301 Ashton property include the clump of cedar in the front along with two small trees in the rear yard, a crab apple and lilac tree. Note that this yard was not accessed, and the size, health and species of these trees have been estimated through a 2-m high fence. All the trees on this property lie within the footprint of the underground garage and, therefore, removal is requested.

A Tree Permit from the City of Ottawa is required prior to the removal of any of the trees identified in this report.



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The undersigned personally inspected the property and issues associated with this report on May 4, 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: Trees no. 1-3: American elms and Manitoba maple to be removed



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Figure 2: Trees 4 to 7: Siberian elm, Manitoba maple and ash (dead) to be removed



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Figure 3: Tree no. 8 - City-owned Freeman maple to be removed



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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:

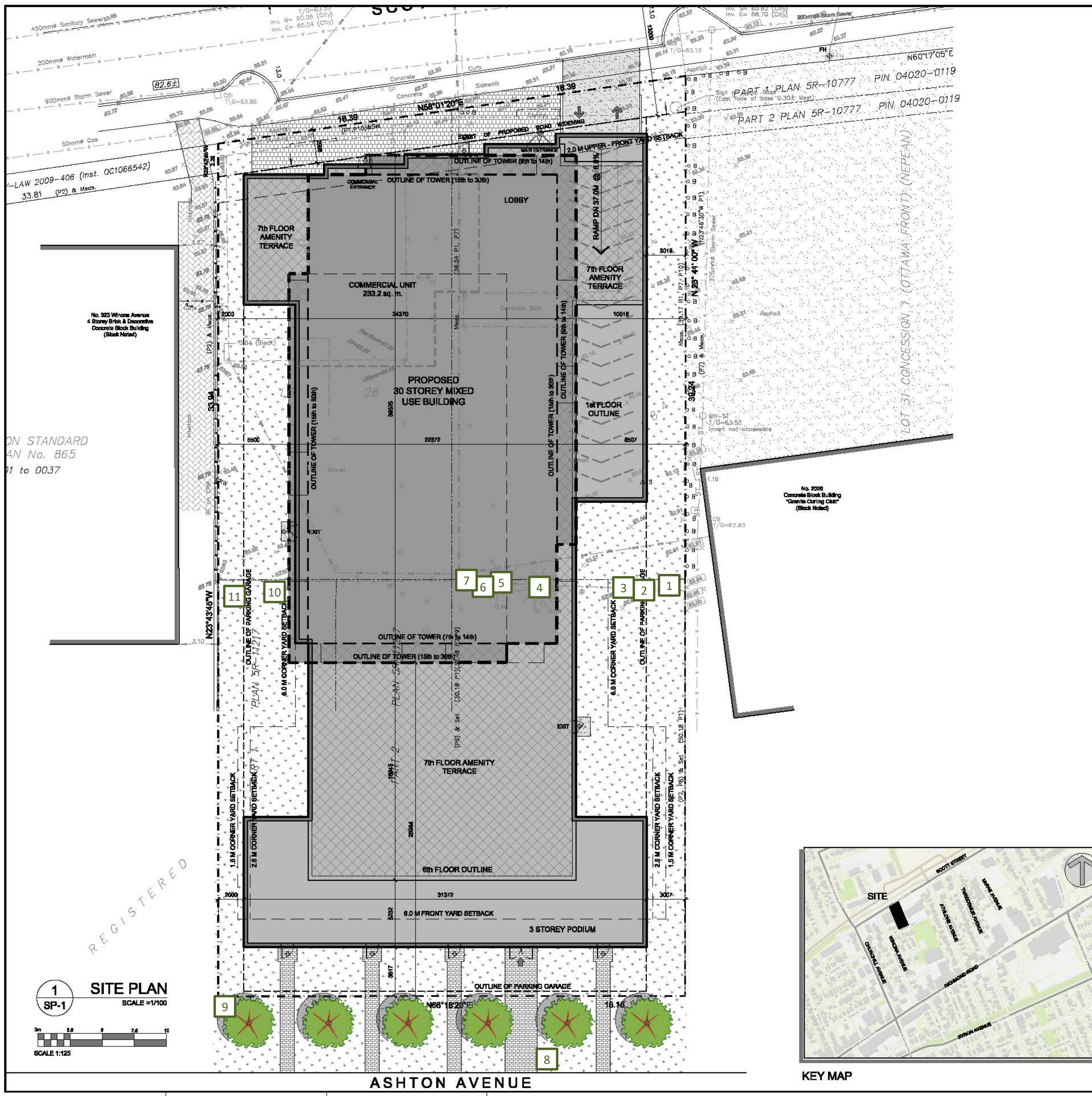
- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to Dendron by the Client 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.





**DRAWING NOTES**

IT IS THE RESPONSIBILITY OF THE APPLICANT/ARCHITECT 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 PERTINENT CODES AND BY-LAWS.  
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.  
 DO NOT SCALE DRAWINGS.  
 COPYRIGHT RESERVED.

**PROJECT INFORMATION**

ZONING BY-LAW 2008-250 TM (105) / R40  
 SITE AREA 1,284.24 sq. ft. / 14,535 sq. ft.  
 TM (105) ZONING REQUIREMENT TM (105) - 19 m / 140' - 11 m  
 BUILDING HEIGHT 2.04 m  
 AMENITY AREA - 80% PER UNIT (264 units) 2,034 sq. m  
 FRONT YARD SETBACK - TM (105) 4th story or 18 m H. 3.0 m  
 INTERIOR YARD SETBACK TM (105) 3.0 m  
 FRONT YARD SETBACK - R40 3.0 m  
 INTERIOR YARD SETBACK - R40 3.0 m  
 LANDSCAPE AREA - AMBITING REEL 3.0 m

**PROJECT STATISTICS**

GRADE (CROCKETT ELEVATION) 85.40 m a.s.l.  
 BUILDING HEIGHT 82.0 m  
 REAR YARD SETBACK - ANGULAR PLANE @ 45° 74.5 m H.  
 REAR YARD SETBACK 7.5 m  
 TOWER FLOOR PLATE AREA 728.2 sq. ft.  
 STANDARD PARKING SPACE 4,115 sq. ft.  
 SMALL CAR PARKING SPACE 2,4m X 4.6m

**GROSS BUILDING FLOOR AREA**

FITTING ROOMS/RESTROOMS	100 sq. ft.
LTD PARKING LEVELS	911.2 sq. ft.
GROUND FLOOR	8,140 sq. ft.
2nd & 3rd FLOOR	141,288.8 sq. ft.
4th FLOOR	1,086.1 sq. ft.
5th & 6th FLOOR	2,177.4 sq. ft.
7th FLOOR - AMENITY	1,000 sq. ft.
8th FLOOR	686.8 sq. ft.
8th & 14th FLOOR	8,854.4 sq. ft.
15th & 20th FLOOR	6,780.2 sq. ft.
MECHANICAL PENITHOUSE	100 sq. ft.
TOTAL AREA ABOVE GRADE	221,282.9 sq. ft.

**UNIT STATISTICS**

STUDIO UNIT	30
1 BEDROOM UNIT	214
2 BEDROOM UNIT	100
TOTAL	284
COMMERCIAL RETAIL UNIT	293.2 sq. ft.
	2,010 sq. ft.

**CAR PARKING**

REQUIRED	
RESIDENCE	- 0.8 PER DWELLING UNIT 104
VISITOR	- 0.1 PER DWELLING UNIT 30
TOTAL	148
PROVIDED	
RESIDENCE	- 0.48 PER UNIT (283 UNITS) 174
VISITOR	- 0.1 PER UNIT (283 UNITS) 30
TOTAL	204

**BICYCLE PARKING**

REQUIRED	
RESIDENCE	- 0.8 PER UNIT (283 UNITS) 177
COMMERCIAL RETAIL	- 1.0 PER 200SQ FT O.F.A. 1
TOTAL	178
PROVIDED	
BELOW GRADE LEVEL	283
GROUND FLOOR	2
TOTAL	285

**AMENITY SPACE**

AT GRADE EXTERIOR SIDE YARDS	700.0 sq. ft.
PERMITTED BALCONIES	1,700.0 sq. ft.
4th FLOOR - PRIVATE TERRACES	147.0 sq. ft.
7th FLOOR - TERRACE	850.0 sq. ft.
7th FLOOR - EXTERIOR	500.0 sq. ft.
TOTAL	3,107.0 sq. ft.
REQUIRED - 0.50% PER UNIT (283) =	3,118 sq. ft.
REQUIRED COMMERCIAL @ 50% =	1,000 sq. ft.

**LOT COVERAGE**

PAVED SURFACE =	22.0 sq. ft.	0.2%
BUILDING FOOTPRINT =	1,851.4 sq. ft.	85.0%
LANDSCAPE OPEN SPACE =	809.0 sq. ft.	34.9%
TOTAL =	2,612.4 sq. ft.	100.0%

**LEGAL DESCRIPTION**

TOPOGRAPHIC PLAN OF SURVEY OF LOTS 28 AND 29 REGISTERED PLAN 184 CITY OF OTTAWA

**SITE PLAN SYMBOLS**

- CONCRETE UNIT PAVING SURFACE
- DRIVEWAY SURFACE SURFACE
- SOFT LANDSCAPING
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL / FIRE EXIT
- PROPERTY LINE

**PROPERTY OWNER**

Surface Development  
 88 Spadina Avenue  
 Ottawa, Ontario, K1Y 2C1  
 Tel: (813) 225-5507  
 E-Mail: jsakub@surfacedevelopments.com

**URBAN PLANNER**

FoTern Consultants Inc.  
 223 McLeod Street  
 Ottawa, ON Canada, K2P 0Z8  
 Tel.: (813) 730-5709  
 Fax: (813) 730-1136  
 E-Mail: casegrande@foatern.com

**SURVEYOR**

FARLEY, SMITH & DENIS SURVEYING LTD.  
 Ontario Land Surveyors  
 180 Colonnade Road  
 Ottawa, Ontario K2E 7J5  
 Tel: (813) 727-8228  
 Fax: (813) 727-1826  
 Email:

**CIVIL ENGINEER**

David Schaeffer Engineering Ltd.  
 120 Iher Road, Unit 203  
 Stittville, Ontario, K2S 1E9  
 Tel: (813) 836-0858  
 Fax: (813) 836-7183  
 Email: rhael@DSEL.ca

**GEOTECHNICAL ENGINEER**

Patterson Group  
 164 Colonnade Road South  
 Ottawa, Ontario, K2E 7J5  
 Tel: 613.228-7381  
 Email: kevin@ulrs.ca

**LEGAL DESCRIPTION**

TOPOGRAPHIC PLAN OF SURVEY OF LOTS 28 AND 29 REGISTERED PLAN 184 CITY OF OTTAWA

**NOTATION SYMBOLS:**

- INDICATES WINDOW TYPE REFER TO WINDOW ELEVATIONS AND DETAILS ON ADD SERIES.
- INDICATES DOOR TYPE REFER TO DOOR SCHEDULE AND DETAILS ON ADD SERIES.
- DETAIL NUMBER
- TITLE BLOCK
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**REVISIONS:**

No.	DESCRIPTION	DATE
1	REVISED PROJECT DESIGN	Mar. 30, 20
2	ISSUED FOR PUBLIC MEETING	Apr. 27, 20
3	ISSUED FOR ZONING AMENDMENT	Apr. 21, 20

**ARCHITECT:**

RODERICK LAHEY ARCHITECT INC.  
 55 Beech Street, Ottawa, Ontario K1S 3J6  
 Tel: 3724-9932 Fax: 3724-1209 www.rodericklahey.ca

**PROJECT TITLE:**

2046 SCOTT STREET

**SHEET TITLE:**

SITE PLAN

**DRAWN:**

R.V.

**CHIEF:**

K.R.

**SCALE:**

1:125

**PROJECT NO.:**

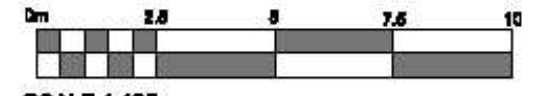
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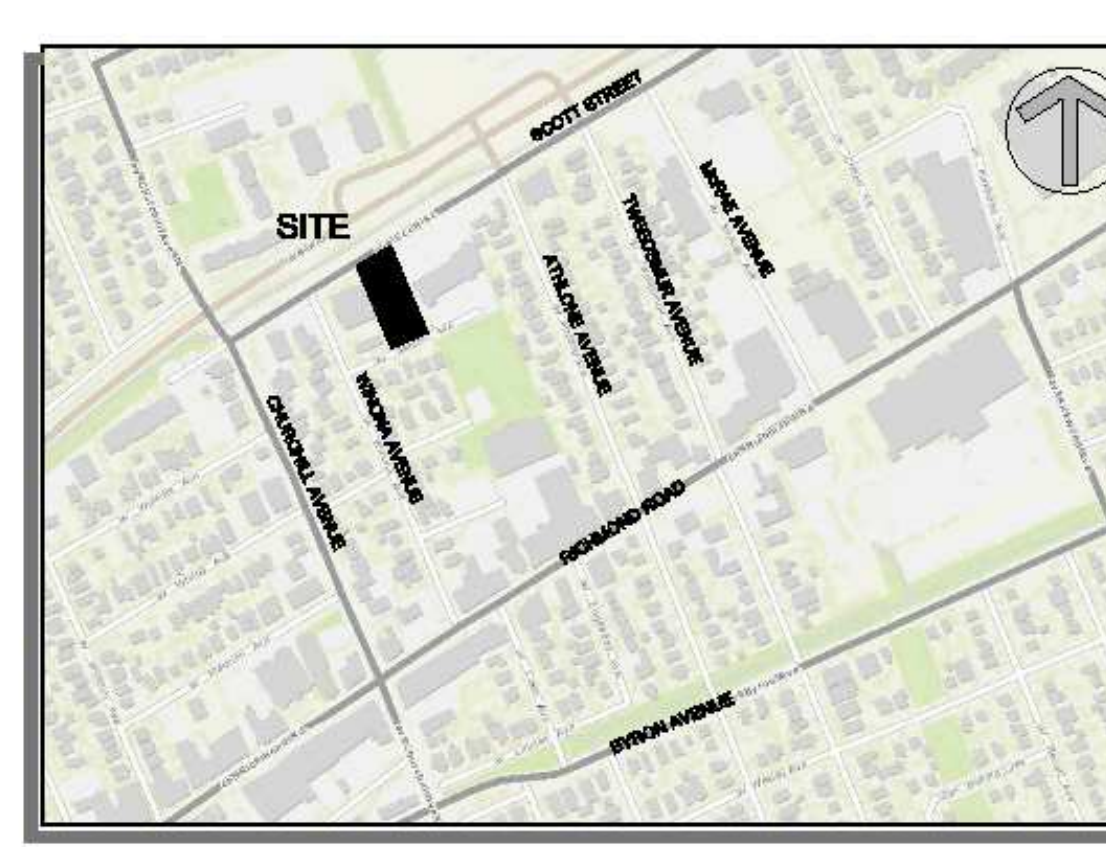
SP-1

**1 SITE PLAN**

SCALE = 1/100

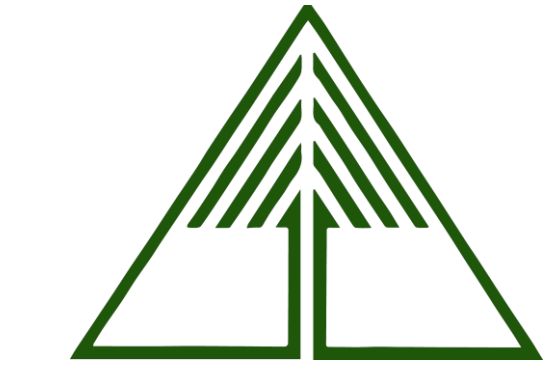


SCALE 1:125



KEY MAP

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 – 2046-2050 Scott  
 Tree layer prepared by Dendron Forestry Services  
 Version 2.0, January 15, 2021  
 For more information, please contact info@dendronforestry.ca