



TREE CONSERVATION REPORT

1940 Carling Avenue

Tree Conservation Report submitted as Partial
Requirements for a Site Plan Control Application,
September 19, 2021

Dendron Forestry Services



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

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Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 1940 Carling Ave

Date: September 13, 2021

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

Prepared for: Domenic Santaguida, domenic.santaguida@vittoriatrattoria.com

Site Visit: May 28, and Sept 15, 2021

Introduction

This Tree Conservation Report has been prepared for Domenic Santaguida, 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 with diameters over 10 cm on the site, 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 will be impacted by the proposed development.
- 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 that are protected under City of Ottawa Tree Protection (By-law No. 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 assumed the tree has no restrictions on root growth.



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Tree ¹	Species	Diameter at breast height (dbh)	Ownership ^{2,3}	Condition	Action
1	Norway maple (<i>Acer platanoides</i>)	77 cm	Private	Fair/poor; multiple spiral frost cracks on trunk, significant deadwood	Remove; within proposed building footprint
2	Norway maple (<i>Acer platanoides</i>)	75 cm (estimate)	Private	Poor; earlier loss of other codominant trunk, 1 m long branch attachment wound, significant crown dieback	Remove based on health and within building footprint
3	Austrian pine (<i>Pinus nigra</i>)	31 cm	Private	Good	Remove; less than a metre of proposed excavation
4	American elm (<i>Ulmus americana</i>)	34 cm	Private	Good	Remove; within zone of excavation
5	Manitoba maple (<i>Acer negundo</i>)	30 cm	Private (within easement)	Fair; heavy lean due to pruning for hydro access	Remove; on edge of excavation zone
6	Manitoba maple (<i>Acer negundo</i>)	25 cm (estimate)	Private (within easement)	Fair; heavy lean due to pruning for hydro access	Remove; on edge of excavation zone
7	Manitoba maple (<i>Acer negundo</i>)	25 cm	Private	Fair; significant sprouting at base of tree	Remove; within excavation zone
8	Siberian elm (<i>Ulmus pumila</i>)	24, 15 cm	Private	Fair; low vigour and leaf area, crown dieback	Remove; within excavation zone
9	Eastern white cedar hedge (<i>Thuja occidentalis</i>)	10-24 cm, 15-20 stems	Adjacent property at 824 Dunlevie	Fair	Retain and protect
10	Norway spruce (<i>Picea abies</i>)	20 cm (estimate)	Adjacent property at 824 Dunlevie	Poor; topped through hydro pruning	Retain and protect
11	Norway spruce (<i>Picea abies</i>)	40 cm (estimate)	Adjacent property at 824 Dunlevie	Fair; topped through hydro pruning	Retain and protect
12	Manitoba maple (<i>Acer negundo</i>)	50 cm (estimate)	Adjacent property at 824 Dunlevie	Fair; significant pruning for hydro clearance	Retain, overhanging branches will need to be pruned back to avoid conflict with new building



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¹ Please refer to the enclosed Tree Conservation Report map for tree numbers. Note that this map includes a tree layer added to the survey plan (in pdf format) provided by the client. This layer includes only information about the trees and the original survey plan is not altered in this process.

² 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.

³ Trees on adjacent properties do not include a full assessment. The diameters are estimated, and the health is estimated based on what is visible from the subject property. Trees along the property line may also have limited health assessments if part of the tree is not visible.

⁴ Location was not provided on survey plan and has been estimated

Proposed Development and Conserved Vegetation

The area of excavation will extend approximately 1.2 m from the property line along the west and south sides. Along the east, the distance to the property line is slightly greater towards the north end as the property is not a perfect rectangle. There is a hydro easement running along the back of the property, just on the other side of the fence.

The Existing Conditions and Proposed Development map shows the zone of excavation for the proposed development with the thick red line. All the trees on this property are located either within this zone of excavation or so close to it such that severing of the roots will make the tree(s) unstable. The only vegetation that is retainable on the property may be some buckthorn shrubs along the back fence line, although buckthorn is a non-native, highly invasive shrub, and retention of this species is not recommended. There are also some trees (10-12) and the cedar hedge on the adjacent property at 824 Dunlevie that may be impacted by the excavation. Tree protection measures for these trees are provided below.

Prior to any site works, protective fencing should be installed around the cedar hedges as indicated in the attached Tree Information Map and maintained until all construction on site has been completed as per the **City of Ottawa Tree Protection Specifications (March 2021)**. Within the fenced area, the following tree protection guidelines should be applied:

- Do not change the grade
- Do not store construction material
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- Do not excavate unless it is a method that has been pre-approved by the City
- Do not place signs, notices or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Direct the exhaust away from the tree

The tree protection fencing must be 1.2 m in height and constructed of a rigid or framed material (e.g. modulus – steel, plywood hoarding, or snow fence on a 2"X4" wood frame) with posts 2.4 m apart such that the fence location cannot be altered. All supports must be placed outside of the CRZ and installation must minimize damage to existing roots.



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If the fenced tree protection area must be reduced to facilitate construction, *one* of the following mitigation measures should be applied:

- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
- Apply $\frac{3}{4}$ (2 cm) inch plywood, or road mats over a 4+ inch (10 cm) thick layer of the wood chip mulch
- Apply 4-6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric

The undersigned personally inspected the property and issues associated with this report on May 21, 2021. 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 Forestry Services

Astrid.nielsen@dendronforestry.ca

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Figure 1: Tree 1, Norway maple to be removed



Figure 2: Close up of spiral cracking on tree 1



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Figure 3: Tree 2, Norway maple to be removed



Figure 4: Tree 3, Austrian pine to be removed



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Figure 5: Tree 5, Manitoba maple to be removed



Figure 6: Cedar hedges on adjacent property to be retained



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Figure 5: Tree 6, Manitoba maple to be removed



Figure 6: Tree 7, Manitoba maple to be removed



Figure 7: Tree 8, Siberian elm to be removed



Figure 8: Photo showing vegetation along back made of up Manitoba maple and buckthorn



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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:

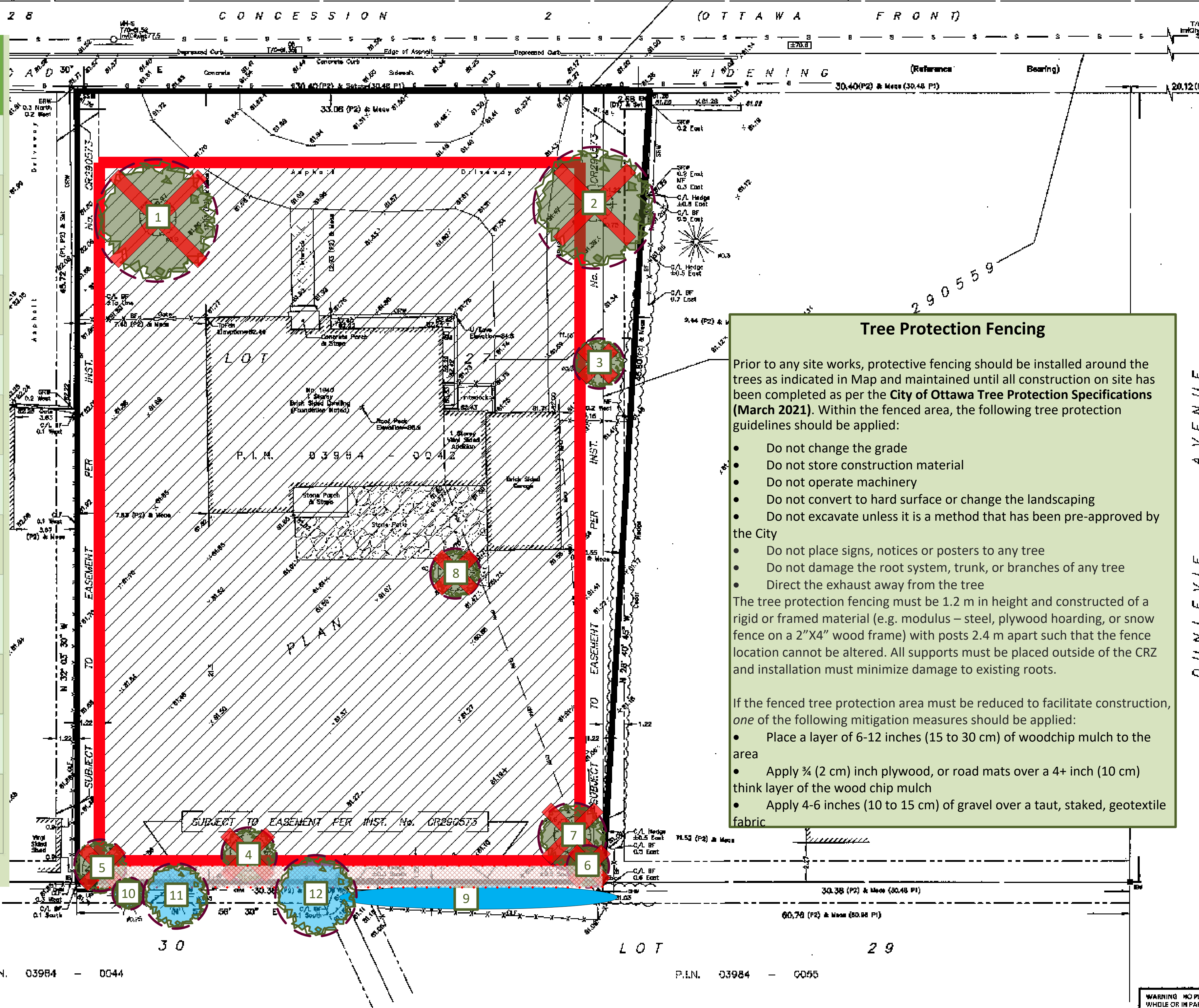
- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to Dendron by the Client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

Tree #	Species	Diameter at breast height (dbh)	Ownership ^{2,3}	Action
1	Norway maple (<i>Acer platanoides</i>)	77 cm	Private	Remove; within proposed building footprint
2	Norway maple (<i>Acer platanoides</i>)	75 cm (estimate)	Private	Remove based on health and within building footprint
3	Austrian pine (<i>Pinus nigra</i>)	31 cm	Private	Remove; less than a metre of proposed excavation
4	American elm (<i>Ulmus americana</i>)	34 cm	Private	Remove; within zone of excavation
5	Manitoba maple (<i>Acer negundo</i>)	30 cm	Private (within easement)	Remove; on edge of excavation zone
6	Manitoba maple (<i>Acer negundo</i>)	25 cm (estimate)	Private (within easement)	Remove; on edge of excavation zone
7	Manitoba maple (<i>Acer negundo</i>)	25 cm	Private	Remove; within excavation zone
8	Siberian elm (<i>Ulmus pumila</i>)	24, 15 cm	Private	Remove; within excavation zone
9	Eastern white cedar hedge (<i>Thuja occidentalis</i>)	10-24 cm, 15-20 stems	Adjacent property at 824 Dunlevie	Retain and protect
10	Norway spruce (<i>Picea abies</i>)	20 cm (estimate)	Adjacent property at 824 Dunlevie	Retain and protect
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Tree Protection Fencing

Prior to any site works, protective fencing should be installed around the trees as indicated in Map and maintained until all construction on site has been completed as per the **City of Ottawa Tree Protection Specifications (March 2021)**. Within the fenced area, the following tree protection guidelines should be applied:

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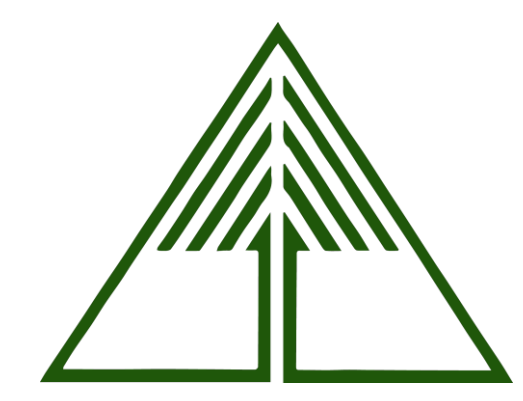
If the fenced tree protection area must be reduced to facilitate construction, one of the following mitigation measures should be applied:

- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
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- Apply 4-6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric

REGISTERED

- Critical Root Zone
- Recommended Tree Protection Fencing Area
- Tree to be removed
- Private Tree
- City Tree
- Tree either fully or partly on adjacent property

Note that the tree layer has been added to the original survey plan supplied by the client in pdf format. This layer refers to the trees only, and the original survey plan has not been altered in the process. Note that the location of tree 6 has been estimated.



Tree Conservation Report – 1940 Carling
 Existing Conditions and Proposed Development
 Tree layer prepared by Dendron Forestry Services
 Version 1.0, September 19, 2021
 For more information, please contact info@dendronforestry.ca

WARNING: NO PLUS WHOLE OR IN PART SURVEYING LTD.