



TREE CONSERVATION REPORT

326-33 Wilbrod

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

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Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 326-330 Wilbrod

Date: September 18, 2021

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

Prepared for: Douglas W. Burnside, President
Dolyn Developments Inc. and Dolyn Construction Ltd.
1-888 Lady Ellen Place
Ottawa, ON K1Z 5L5

Site Visit: September 15, 2021

Introduction

This Tree Conservation Report has been prepared for Douglas Burnside from Dolyn Developments, 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

During the site visit on September 15, 2021, access to the site to view the trees in the rear yard was not available due to the high amount of debris. In order to assess the trees, the adjacent property at 353 Friel was accessed and observations made from over the fence. The fence is approximately 2 m in height between the properties, so no inspection of the base of the trees and root system was possible. The health assessments as part of this report are based solely on what was visible of the upper part of the trees from the adjacent property.

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	Siberian elm (<i>Ulmus pumila</i>)	20 cm	City	Fair	Remove; fair condition combined with unsuitable species, poor location, and impact by development
2	Manitoba maple (<i>Acer negundo</i>)	46 cm (measured at 1.5 m)	City (based on survey and GeoOttawa)	Fair; growing into metal fence, backside has been pruned back to prevent overhanging on adjacent property	Removal and replacement of this tree is recommended; if retained, a further assessment should be conducted once material has been removed onsite to ensure viability and stability
3	Manitoba maple (<i>Acer negundo</i>)	30 cm (estimate)	City (based on survey and GeoOttawa)	Poor; significant pruning for clearance on south side including topping of the dominant stem	Removal and replacement of this tree is recommended; if retained, a further assessment should be conducted once material has been removed onsite to ensure viability and stability
4	Manitoba maple (<i>Acer negundo</i>)	55 cm (estimate)	Private	Poor; significant lean on main stem and pruning of branches overhanging adjacent property	Remove; in conflict with excavation for new building

¹ Please refer to the enclosed Tree Conservation Report map for tree numbers. Note that this 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.

²Ownership 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.

³Trees 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.



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Proposed Development and Conserved Vegetation

The existing trees on site are made of up of Manitoba maple and Siberian elm which seed naturally in disturbed sites which commonly found in urban areas, particularly on sites that have not been maintained. Siberian elm is a non-native, invasive species, and Manitoba maple is considered invasive, but has become naturalized in the Ottawa region. The proposed development at this site will impact the trees to varying degrees and provides an opportunity for these less desirable species to be replaced with more suitable trees, in better locations.

Although trees 2 and 3 have been recommended for removal in this report, if the preference is to retain them, then it is highly recommended that a second health assessment be conducted once the site is more accessible and all the trees are fully visible. Manitoba maples are short-lived species and are more prone to failure than other species. Their viability for retention during construction taking into consideration their structural stability, should be re-assessed before any decision is made to retain them.

The undersigned personally inspected the property and issues associated with this report on September 15, 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, Siberian elm in the city right of way to be removed



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Figure 2: Tree 2, Manitoba maple, to be removed



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Figure 3: Tree 2, close-up of trunk growing into metal fence



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Figure 4: Tree 3 (left), Manitoba maple to be removed



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Figure 5: Tree 4, Manitoba 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.

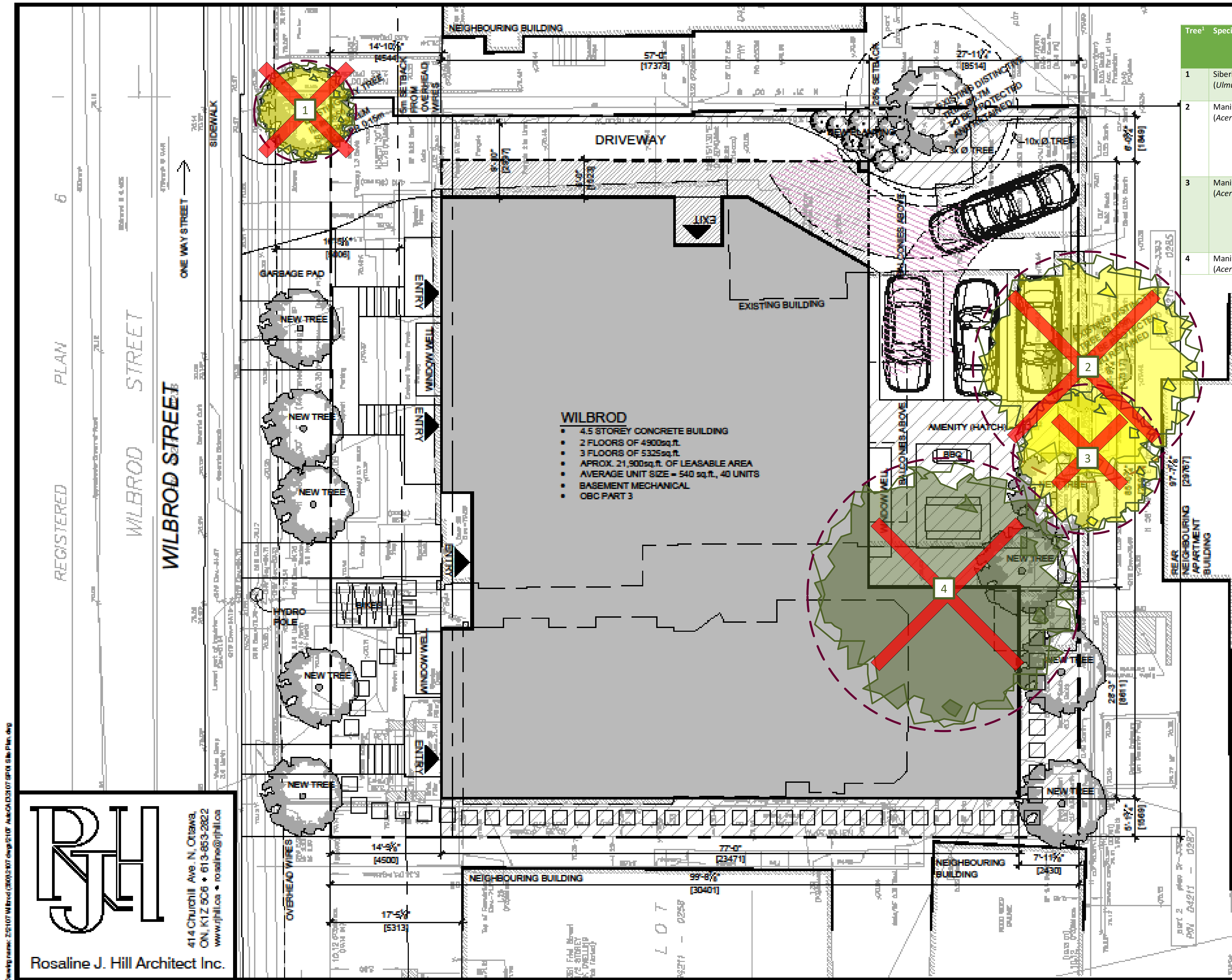
Without limiting the foregoing, no liability is assumed by Dendron for:

- 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.



Tree #	Species	Diameter at breast height (dbh)	Ownership ^{2,3}	Action
1	Siberian elm (<i>Ulmus pumila</i>)	20 cm	City	Remove; fair condition combined with unsuitable species, poor location, and impact by development
2	Manitoba maple (<i>Acer negundo</i>)	46 cm (measured at 1.5 m)	City (based on survey and GeoOttawa)	Removal and replacement of this tree is recommended; if retained, a further assessment should be conducted onsite to ensure viability and stability; Permission from adjacent property owner required for removal
3	Manitoba maple (<i>Acer negundo</i>)	30 cm (estimate)	City (based on survey and GeoOttawa)	Removal and replacement of this tree is recommended; if retained, a further assessment should be conducted onsite to ensure viability and stability; Permission from adjacent property owner required for removal
4	Manitoba maple (<i>Acer negundo</i>)	55 cm (estimate)	Private	Remove; in conflict with excavation for new building

- 1.5m MIN. SIDE YARD SETBACK, PROVIDED
- 4.5m MIN. FRONT YARD SETBACK, PROVIDED
- 20% OF THE AREA OF THE FRONT FACADE MUST BE RECESSED AN ADDITIONAL 0.6m, UNLESS BALCONIES ARE PROVIDED FOR EACH FRONT FACING UNIT (NOT INCLUDING BASEMENT), VARIANCE REQUIRED? T.B.D.
- FRONT FACADE TO HAVE 25% GLAZING (FRONT WINDOW SILLS MAX 1m AFF, WHERE INCLUDED IN GLAZING CALC.), T.B.C.
- 25% OF DWELLINGS MUST HAVE AT LEAST 2 BEDROOMS, PROVIDED
- 30% OF THE LOT AREA MUST BE PROVIDED AS LANDSCAPED AREA, PROVIDED, T.B.C.
- 50% OF THE REAR YARD MUST BE SOFT LANDSCAPED, AS WELL AS ANY AREA THAT IS NOT A DRIVE ISLE, PARKING SPACE, PATH, PATIO OR STORAGE SHED, PROVIDED
- REAR YARD LANDSCAPING MUST INCLUDE A RECTANGULAR AREA OF AT LEAST 25sq.m., NO LONGER THAN TWICE ITS WIDTH, VARIANCE REQ'D
- 40% OF THE FRONT YARD MUST BE SOFT LANDSCAPED, PROVIDED
- FRONT YARD MUST HAVE PARKING PROHIBITORS, TREES PROVIDED
- 0.1 VISITOR PARKING SPACES REQUIRED PER DWELLING UNIT EXCLUDING THE FIRST 12 UNITS, PROVIDED
- 0.5 PARKING SPACES REQUIRED PER DWELLING UNIT, EXCLUDING THE FIRST 12 DWELLING UNITS, 0 PROVIDED – MINOR VARIANCE REQUIRED
- 0.5 BIKE PARKING SPACES REQUIRED FOR EACH DWELLING UNIT, PROVIDED
- AMENITY AREAS MUST BE PROVIDED TO A TOTAL AREA OF 6sq.m./DU AND LOCATED INDOORS, ON BALCONIES OR IN THE REAR YARD, 152m² PROVIDED IN REAR AND SIDE YARDS AND 18 BALCONIES AT 53sq.ft. EACH
- AN ENTRANCE IS REQUIRED AT LEAST EVERY 12m ALONG THE FRONT FACADE, PROVIDED (ONE MAIN ENTRANCE, TWO UNIT ENTRANCE)

WILBROD

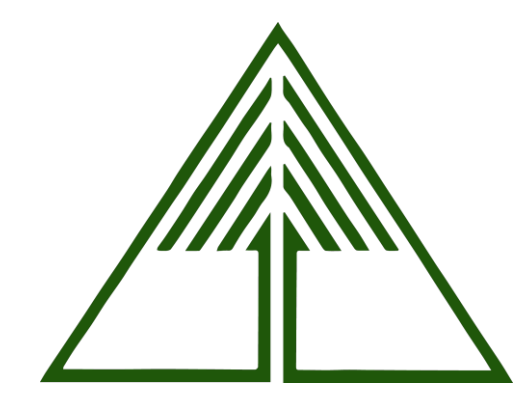
- 4.5 STOREY CONCRETE BUILDING
- 2 FLOORS OF 4900sq.ft.
- 3 FLOORS OF 5325sq.ft.
- APPROX. 21,900sq.ft. OF LEASABLE AREA
- AVERAGE UNIT SIZE = 540 sq.ft., 40 UNITS
- BASEMENT MECHANICAL
- OBC PART 3

WILBROD APT. BUILDING
 326-330 Wilbrod Street, Ottawa, Ontario
 SEPT 2021 SCALE: 1:150
SITE SCHEMATIC

Rosaline J. Hill Architect Inc.
 414 Churchhill Ave. N, Ottawa, ON, K1Z 5G6 • 613-853-2822
 www.rjhil.ca • rosahill@rjhil.ca

- 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 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 – 326-330 Wilbrod
 Tree layer prepared by Dendron Forestry Services
 Version 1.0, Sept 18, 2021
 For more information, please contact info@dendronforestry.ca