



TREE CONSERVATION REPORT ADDENDUM

3100 Leitrim Road

Tree Conservation Report Addendum submitted as
Partial Requirements for a Site Plan Control
Application, May 25, 2023

Dendron Forestry Services



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

Tree Conservation Report Addendum

Submitted as part of Site Plan Control Application

Address: 3100 Leirim

Date of Report: May 26, 2023

Date of Site Visit: May 17, 2023

Prepared by: 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
(613) 805-9663 (WOOD)

Client: Ms. Melissa Côté, MCIP, RPP
Director, Land Development
Taggart Investments & Tartan Homes
3187 Albion Road South
Ottawa, ON
K1V 8Y3

This Report must be read in its entirety, including the Assumptions and Limiting Conditions attached herein.

Purpose of the Report

This Tree Conservation Report Addendum has been prepared for Melissa Côté from Taggart Investments & Tartan Homes, as partial requirements for the Site Plan Control Application submitted to the City of Ottawa. The objective of this Addendum is to provide additional information regarding the impact to the hedgerow of trees located to the south of the proposed Barrett subdivision, west of Bank Street and south of Leirim Road. This hedgerow was identified for removal in the Tree Conservation Report Update prepared by Bernie Muncaster from Muncaster Environmental Planning Inc, dated June 27, 2022. Since this report, new information has become available regarding the exact location of the hedgerow which is shown to be on the adjacent cemetery lands. This report includes an analysis of the impact of these trees by the proposed retaining wall and provides recommended mitigation strategies to reduce overall impact with the goal of retaining these trees and ensuring long-term health and viability.

Methodology

The following materials were reviewed as part of this report:

- Redi-rock retaining wall design (RR1) prepared by Paterson Group dated January 13, 2023



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

-
- Environmental Impact Statement and Tree Conservation Report Update prepared by Muncaster Environmental Planning Inc dated July 27, 2022
 - GeoOttawa tree inventory layer and aerial photography
 - Google© Street View imagery – various years

A site visit was conducted to collect the following information from the hedgerow:

- Average diameters at breast height (1.3 m from grade)
- Number of each species
- Distances to the property line

Hedgerow Description

The hedgerow in question runs approximately east-west along the southern property boundary. To the south is Hope Cemetery, on whose property the trees stand. The properties are separated by a chain link fence which runs along the property line.

The hedgerow consists of approximately 50% spruce (*Picea spp.*), 20% Scot's pine (*Pinus sylvestris*), 20% red pine (*Pinus resinosa*), 10% serviceberry shrubs (*Amelanchier spp.*) with one crabapple (*Malus spp.*) and one eastern white cedar (*Thuja occidentalis*) also noted. The trees are planted in two rows, with the closer row between 1.5-2.5m away from the fence, and the further row approximately 2-3m further into the cemetery lands. This means the more southern row is on average approximately 4m away from the fence. Branches from the trees hang approximately 1-4m over the subject property.

The subject property slopes downwards from Bank Street, and there is variability in height differential between the hedgerow and the subject property. Towards the eastern side, the subject property is generally higher than the trees, whereas towards the west, the subject property is significantly lower. This variation will affect the severity of impacts to the trees.

Impacts by the proposed retaining wall

The proposed retaining wall will be set back approximately 15-20 cm from the property line, which roughly corresponds to the existing fence, and in some locations sits slightly north of the fence. The location of the property line relative to the fence was confirmed during the site visit as it had been marked a few days earlier with paint and stakes. The height of the retaining wall height along this section will vary from 2.7 m to 3.2 m. The installation for the wall will require excavating approximately 50 cm to install a layer of compacted granular material for support. Based on this information, the roots of the trees will either be severed, or very much compacted at the beginning of the retaining wall, at approximately 1.7 to 2.7 m from the first row of trees.

The diameters of these trees range from 35 to 45 cm and likely have root systems that extend as far as 4.5 m from the trunk. Based on this distance, the retaining wall will involve severing 1.8 to 2.8 m of roots, or approximately 15-25% of the rooting system.



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

In addition to the roots, the branches will also conflict with the proposed retaining wall, and significant pruning will be required. Branches of some of the larger spruce extend out up to 4 m past the property line in some locations and are close to the ground. It is unlikely that the branches will extend to the new roadway which will be set back approximately 3 m from the property line.

Recommended mitigation measures

Root cutting

To reduce impacts to the roots, it is recommended that they be severed prior to excavation using manual methods, or a mechanical saw. Tearing with an excavator causes more damage to the roots and reduces their chances of sealing properly to avoid pathogens from entering. Any exposed roots should be covered immediately with fill, or organic material, to avoid desiccation.

Tree pruning

The overhanging branches should be pruned by a certified arborist prior to construction commencing.

Infill planting

Should there be tree decline or loss, there are some pockets along the property line that could make for suitable planting locations for new trees. For any new plantings, native tree species are recommended.

The undersigned personally inspected the property and issues associated with this report on May 17, 2023. 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

(613) 805-9663 (WOOD)



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca



Figure 1: Hedgerow facing towards Bank Street. Note the low hanging branches that will require pruning



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca



Figure 2: View of the hedgerow facing bank street from the cemetery side.



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter "Dendron") at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees 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 and its agents, assessors, and/or employees are not liable for any 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.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.

Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

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.

Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have 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.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated May 3, 2023, for which this Assessment was carried out.

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, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

No Third Party Liability

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

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.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.