



TREE CONSERVATION REPORT ADDENDUM

98-100 Bearbrook Road

Tree Conservation Report Addendum submitted as
Partial Requirements for a Site Plan Control
Application, June 12, 2023

Dendron Forestry Services



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Tree Conservation Report Addendum

Submitted as part of Site Plan Control Application

Address: 98-100 Bearbrook Road

Date of Report: June 12, 2023

Date of Site Visit: February 13, 2023

Prepared by: Astrid Nielsen, MFC, RPF (Registered Professional Forester)
ISA Certified Arborist®, ON-1976
ISA Tree Risk Assessment Qualified
Principal, Dendron Forestry Services

Client: Landric Homes - Eric Danis; ericdanis@constructionlaverendrye.com

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 Eric Danis from Landric Homes, as partial requirements for the Site Plan Control Application submitted to the City of Ottawa. It is a supplement to the original Tree Conservation Report prepared by Lashley & Associates, dated October 15, 2021.

The objective of this Addendum is to provide additional information regarding the impact of construction at 98 Bearbrook Road to six trees on the adjacent property at 2559 Innes Road. This report does not consider other trees on site. These trees are located on the adjacent school property, and are either on, or very close to, the property line to where excavation for the new building will extend.

Methodology

The following materials were reviewed as part of this report:

- Tree Conservation Report by Lashley & Associates, dated October 15, 2021
- Site Plan by Landric Homes, dated January 13, 2023
- Grading and Drainage plan by LRL Engineering, dated May 15, 2023
- General floor plans by Rossman Architecture, dated May 2023

A site visit was conducted to collect the following information on the trees:

- Diameters at breast height (1.3 m from grade)
- Tree health
- Distance from fence line



Tree Description

The six trees in question are maples identified as 23, 28, 33, 37, and 38 in the Tree Conservation Report (TCR) and an additional Manitoba maple not included in the TCR. These trees have been identified in the attached Tree Conservation Report Addendum map, and described below:

Tree ^{1,2}	Species	Diameter at breast height (dbh)	Condition	Action
23	Red maple (<i>Acer rubrum</i>)	37, 28	Fair/Good	Remove
28	Red maple (<i>Acer rubrum</i>)	31	Fair	Remove
33	Red maple (<i>Acer rubrum</i>)	46	Good	Remove
37	Freeman maple (<i>Acer freemanii</i>)	49, 43	Fair/Good	Certified arborist to uncover roots with air spade and sever roots by hand. Arborist to make determination about stability at that time.
38	Freeman maple (<i>Acer freemanii</i>)	40	Good	Remove
1	Manitoba maple (<i>Acer negundo</i>)	59	Fair	Certified arborist to uncover roots with air spade and sever roots by hand. Arborist to make determination about stability at that time.

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

²The location of these trees was not provided and has been estimated

Overall, the health of the trees is fair to good; they are open-grown trees with ample rooting space. The trees show no obvious signs of decline; some have broken branches and some have small cavities, but overall, without external impacts, these trees would likely survive for many years.

Impacts by the proposed development

The proposed construction includes a 9-storey residential building with 2 underground parking levels. The excavation for the parking garages, as proposed, will extend to the property line that is shared with the school property. This is expected to have significant impacts to the Critical Root Zones (CRZ) of the identified trees. The CRZ, as defined by the City of Ottawa, is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk.

Best management practices recommend a separation between excavation and tree trunks of 1.5-3x the diameter. These are considered minimums to keep a tree stable; for best health of the tree minimizing root loss is vital. The distance between the trees and the property line is shown in the table below:



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Tree number	Distance from property line (cm)
38	0
37	130
33	0
28	27
23	0
1	10

Because excavation is proposed right to the property line, **Trees 23, 28, 33** and **38** will suffer significant root loss. As well as impacting the potential long-term health of these trees, excavation will come directly to the base of the trees, possibly impacting their structural integrity. Due to these reasons, it is recommended these trees be removed.

Tree 37 is set back from the property line approximately 130cm. This is 2x the tree's combined diameter¹ and therefore within the range of best practices. To ensure best outcomes for this tree and safety on site, a certified arborist is to be engaged to uncover the roots with an air spade and sever them by hand prior to excavation. This will promote faster sealing of the root wounds post construction and the arborist is able to assess the tree's stability at that time based on size and positioning of roots cut. A similar process is to be followed for **Tree 1**. This tree is close to the line of excavation but will suffer less root loss due to being positioned at the corner of the lot.

The undersigned personally inspected the property and issues associated with this report on June 7, 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

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¹ Trees with multiple stems have the basal areas of those stems combined, then that area is recalculated to demonstrate a single stem. In this instance, the single-stem equivalent diameter of Tree 37 is 65cm.



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Figure 1: Manitoba maple to be retained



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Figure 2: Maple trees along the rear of the adjacent school property at 2599 Innes



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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.



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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 June 5, 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.

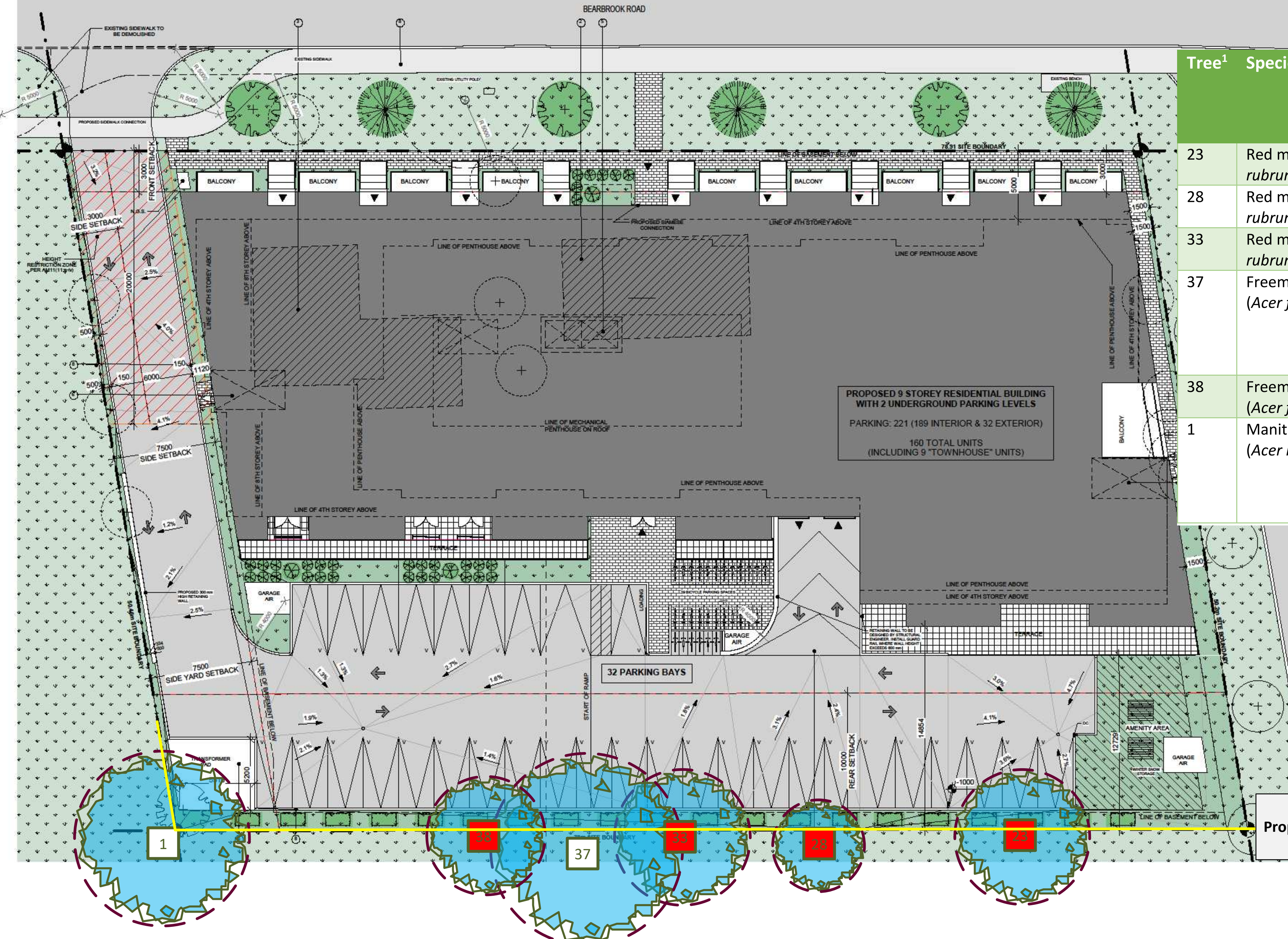
No Third Party Liability

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



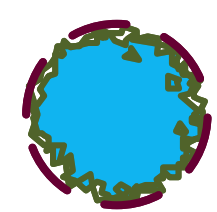
Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. 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.



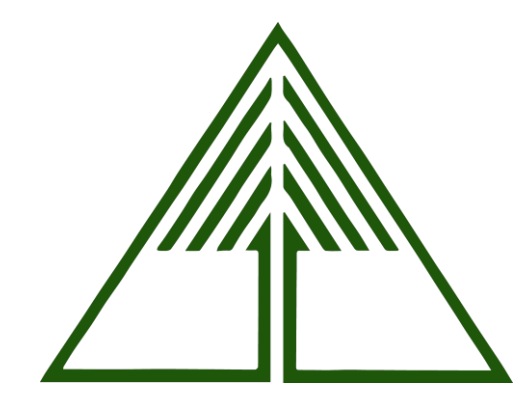
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Legend

-  Critical Root Zone
-  Tree to be removed
-  Tree either fully or partly on adjacent property

Note: 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. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.

Note: the location of these trees was estimated.



Tree Conservation Report Addendum – 98-100 Bearbrook Road
 Tree layer prepared by Dendron Forestry Services
 Version 1.0, June 12, 2023
 For more information, please contact info@dendronforestry.ca