



TREE CONSERVATION REPORT

168-174 Murray Street

**Tree Conservation Report
submitted as Partial
Requirements for a Site Plan
Control Application, March 30,
2022**

Dendron Forestry Services



Dendron Forestry Services

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Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 168-174 Murray

Date: March 30, 2022

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

Prepared for: Levent Tatar
Architect, B.Arch., OAA
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101-337 Sunnyside Ave, Ottawa ON, K1S 0Y6

Site Visit: March 25, 2022

Introduction

This Tree Conservation Report has been prepared for Levent Tatar from Ottawa Carleton Construction Group, 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 and protect or remove)
- 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	Condition	Action
1	Manitoba maple (<i>Acer negundo</i>)	88 cm	City	Poor; extensive crown dieback throughout, decay at base and at junction of two stems, risk of branches and/or stem failing onto road	Remove prior to any site works; Tree Permit required for removal or request removal by City Forestry department
2 ³	Manitoba maple (<i>Acer negundo</i>)	40, 40 cm (estimate)	Private – 174 Murray	Poor, extreme lean over garage, possibly relying on garage for support, significant fissure on upper side of one stem	Remove prior to any site works, particularly garage demolition; Tree Permit required for removal

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.

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 Rear yard was not accessible, and diameter and health were assessed over the fence from the adjacent property

Proposed Development and Conserved Vegetation

The two Manitoba maples at this site are both short lived species that are in the later stages of their life cycle and are in decline. Tree 1 is city owned and has likely been maintained by the city in the past. There is excellent coverage in Google Streetview since 2007 showing the decline of this tree based on the progression of crown dieback. Removal of this tree prior to any site works is recommended due to the risk of failure of branches combined with the close proximity of the existing residence that will undergo significant renovations.

Tree 2 is a large, double-stemmed Manitoba maple in the rear yard that is leaning heavily over the existing garage. It is possible that this tree is relying on the garage for support, and it should be removed prior to the demolition of the garage.



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Tree Planting Recommendations

Provided there is sufficient soil volume at the front of the new buildings, 1-2 replacement trees should be planted to replace the lost streetscape canopy. These trees should be small to medium in size.

Replacement trees for the rear yard could also be considered provided there is sufficient soil volume. These would provide the new residents with many benefits such as cooling, energy conservation and mental health benefits.

The undersigned personally inspected the property and issues associated with this report on March 25, 2022. 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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Figure 1: Tree 1, Manitoba maple in poor health to be removed



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Figure 2: Close up of tree 1 on the west side



Figure 3: Close up on the east side of tree 1, showing decay and included bark in the main junction of the two stems



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Figure 4: Tree 2, Manitoba maple in rear yard growing at extreme angle on top of existing garage



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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.



168-174 MURRAY ST.			
SITE PLAN OF SURVEY LOT 23 REGISTERED PLAN 42462, CITY OF OTTAWA		SURVEY INFO TAKEN FROM LOT 23 REGISTERED PLAN 42462 CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. COMPLETED ON JANUARY 7th, 2022	
R4UD(6574) S24- RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; DWELLING TYPE: 4 STOREY LOW RISE RESIDENTIAL BUILDING			
ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	450 m ²	654.2 m ²	
B) MINIMUM LOT WIDTH	15 m	20.46 m	
C) MINIMUM LOT DEPTH	N/A	32.32 m	
D) MINIMUM FRONT YARD SET BACK (AVERAGE SETBACK OF NEIGHBOURHS)	0.2 m x 1.63 m / 2 = 0.915 m	EXISTING BUILDING & 3.213 m	
E) MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m	1.219 m	MINOR VARIANCE
F) MINIMUM REAR YARD SET BACK	Min. 9.00 m & must be 163.5 m2 in area	7.916 m & 158.77 m2 in area	MINOR VARIANCE
G) MAXIMUM BUILDING HEIGHT	<u>108 Murray</u> 5.8 metres (to a depth of 9.14 m from front lot line) 9.3 metres (rear) <u>174 Murray</u> 7.0 metres (to a depth of 9.14 m from front lot line) 10.5 metres (rear)	13.14 m	
H) VEHICLE PARKING (RESIDENTS)	0	0	
VEHICLE PARKING (VISITOR)	20-12 = 8 units x 0.1+0.8 (1)	0	MINOR VARIANCE
VEHICLE PARKING (TOTAL)	0	0	
K) BIKE SPACES	20x0.5=10	16 (STACKED) INDOOR +3 OUTDOOR	
L) AMENITY AREA	6.0 x 20 units = 120m ² 50% of 120m ² = 60m ² required as communal	157 m ² @ BACK & 7 m ² BALCONIES ON THE FOURTH FLOOR TOTAL = 164 m ²	
M) FRONT YARD, SOFTSCAPING PERCENTAGE	40%		
N) REAR YARD, SOFTSCAPING PERCENTAGE	50%		
BUILDING AREAS			
BASEMENT			GARBAGE REQUIREMENT
BUILDING AREA (NEW)	280 m ²	PROPOSED SITE DEVELOPMENT INFO.	
GROUND FLOOR		PROPOSED STOREYS	GARBAGE, RECYCLING AND COMPOSTING
BUILDING AREA (NEW)	280 m ²	4	ARE TO BE STORED IN THE BASEMENT AND REMOVED PRIVATELY DURING COLLECTION
BUILDING AREA (EXISTING)	97 m ²	LOT COVERAGE	
		57.6%	
SECOND FLOOR		SOFT LANDSCAPING	SNOW REMOVAL REQUIREMENT
BUILDING AREA (NEW)	280 m ²	HARD LANDSCAPING	
BUILDING AREA (EXISTING)	97 m ²	ASPHALT	
THIRD FLOOR			
BUILDING AREA (NEW)	269 m ²		
FOURTH FLOOR			
BUILDING AREA (NEW)	269 m ²		

Tree ¹	Species	Diameter at breast height (dbh)	Condition	Action
1	Manitoba maple (<i>Acer negundo</i>)	88 cm	Poor; extensive crown dieback throughout, decay at base and at junction of two stems, risk of branches and/or stem failing onto road	Remove prior to any site works; Tree Permit required for removal or request removal by City Forestry department
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|--|--|---|--|
|  | Critical Root Zone |  | Private Tree |
|  | Recommended Tree Protection Fencing Area |  | Tree either fully or partly on city property |
|  | Tree to be removed |  | 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. Note that the location of the trees was estimated on this map using the survey provided.



Tree Conservation Report – 168-174 Murray
Tree layer prepared by Dendron Forestry Services
Version 1.0, March 30, 2022
For more information, please contact info@dendronforestry.ca