



TREE CONSERVATION REPORT

85 Gemini Way

Tree Conservation Report submitted as Partial Requirements for a Site Plan Control Application, November 28, 2024

Dendron Forestry Services



Tree Conservation Report

Address: 85 Gemini Way

Date of Report: November 28, 2024

Date of Site Visit: November 22, 2024

Prepared by: Kevin Myers, RPF, ISA Certified Arborist; kevin.myers@dendronforestry.ca

Client: Centurion Appelt (1 Centrepointe) LP,
c/o Joshua Saltzman; jsaltzman@appeltproperties.com

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

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Introduction

This Tree Conservation Report has been prepared for Centurion Appelt (1 Centrepointe) LP through their representatives at Appelt Properties, as partial requirements for a Site Plan Control Application submitted to the City of Ottawa. A Tree Information Report was prepared for the entirety of 1 Centrepointe (dated October 30, 2023) for the application to sever the property. This report takes the inventory from that report and scopes it to the eastern severed portion, called 85 Gemini Way. The map from that report has been used as the “Existing Vegetation” map for this project, with the new property’s boundaries indicated.

The objectives of this 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 proposed development on the trees and recommend protection measures or removal.

Methodology

The following materials were reviewed as part of this report:

- Survey by Annis, O’Sullivan, Vollebekk, dated June 21, 2023
- Conceptual Grading and servicing plan by LRL Engineering, dated November 2024
- GeoOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years

A site visit was conducted on November 22 to verify that the inventory data from the previous TIR was still correct and valid.



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Current Vegetation

The site is currently surface parking. Any vegetation is restricted to the boulevards between the parking area and roads on both sides. The boulevard to the north contains shrubby growth. The boulevard to the south includes the trees noted and manicured grass.

No butternut (*Juglans cinerea*) or black ash (*Fraxinus nigra*) trees were discovered on site.

Tree Inventory

Appendix A is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site and adjacent City property. This includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 10 cm or greater) and city-owned trees of all sizes. It also includes Distinctive Trees on adjacent properties whose Critical Root Zone (CRZ)* extend into the subject area.

This table has been excerpted from the TIR for 1 Centrepointe, and the numbers have not been changed from that report.

*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 assumes the tree has no restrictions on root growth.



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Proposed development and Tree Protection

The proposed building will include underground parking. The three protected trees in this area of the 1 Centrepointe property are recommended for removal based on the intensity of excavation required to install the parking and build the tower.

Tree 3 is an oak in good condition. A Tree Protection Area should be installed to ensure that the tree's rooting space is protected to the greatest extent possible.

Tree Protection

Prior to any site works, protective fencing should be installed around the Tree Protection Area 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).

Failure to install and maintain fencing as shown on the attached map may result in fines from the city.

Within the fenced area, the following tree protection guidelines should be applied:

- Do not store construction material
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- 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.

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



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Tree Planting Recommendations

Priority should be given to native species, as they can help maintain and enhance biodiversity. Raised-curb style planters are recommended for planting in paved areas. Underplanting with shrubs in these planters can provide the trees protection and extra nutrients.

The city boulevard along Gemini Way may provide space for large-growing trees. Species recommended include:

White oak - *Quercus alba** Red oak - *Quercus rubra** Bur oak - *Quercus macrocarpa**
Hackberry - *Celtis occidentalis** Kentucky coffee tree - *Gymnocladus dioicus*
Honey locust - *Gleditsia triacanthos**

*Native to Ottawa region.

Planting on the north side of the property will have to take into account engineering requirements for planting above underground parking structures.

Wildlife Impact

Given the current site conditions, it is unlikely development will impact wildlife.

Tree Clearing and Migratory Birds

Following the guidelines under the *Migratory Birds Convention Act, 1994*, removal of vegetation should be avoided during the nesting periods for migratory birds which extends from April 15 to as late as August 15th. If tree removal is required during this period, a nesting survey should be completed by a biologist within 5 days of tree removal to confirm that no nests are present.

The undersigned personally inspected the property and issues associated with this report on October 26, 2023. On Behalf of Dendron Forestry Services,

Kevin Myers, MFC, RPF
ISA Certified Arborist ®, ON-29



APPENDIX A – Tree Information

Table 1 - Individual tree information

Tree ¹	Species	DBH (cm)	Ownership ²	Tree Condition	Forester recommendation
1	Red oak (<i>Quercus rubra</i>)	23	Subject property	Good: small pruning wounds sealing well	Remove – within excavation footprint.
2	White oak (<i>Quercus alba</i>)	36	Subject property	Good: crossing branches	Remove – within excavation footprint.
3	Red oak (<i>Quercus rubra</i>)	34	Subject property	Good	Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021).
29	Crabapple (<i>Malus spp.</i>)	12, 12, 10, 12	Subject property	Fair: large limb prune near main union; poor form - four leaders growing from main union	Remove – within excavation footprint.

¹ Please refer to the attached Tree Conservation Report maps for tree numbers. Note that these include a tree layer added to the base layers. The maps include only information about the trees and the original base layers are 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.



APPENDIX B - Photographs



Clockwise from above:

Tree 2 - private oak to be removed.

Tree 3 - private oak to be retained.

Tree 29 – private crab apple to be removed.





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APPENDIX C: 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.



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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 November 15, 2024, 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.

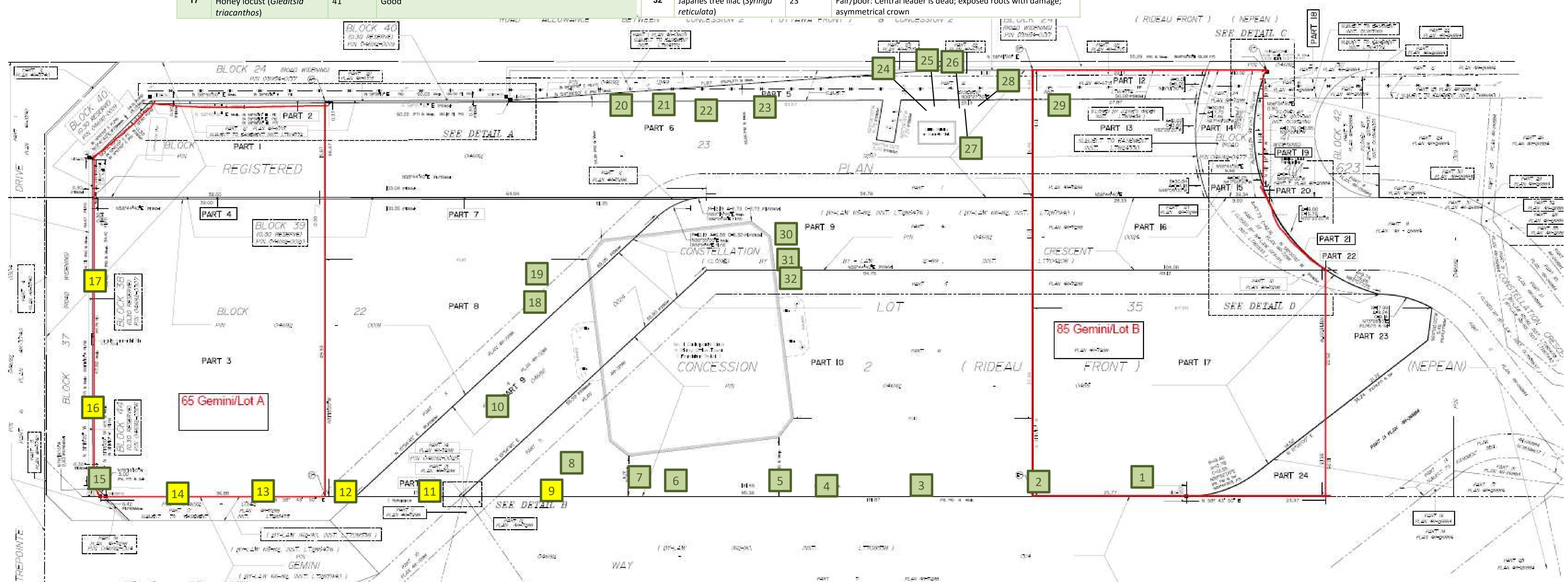
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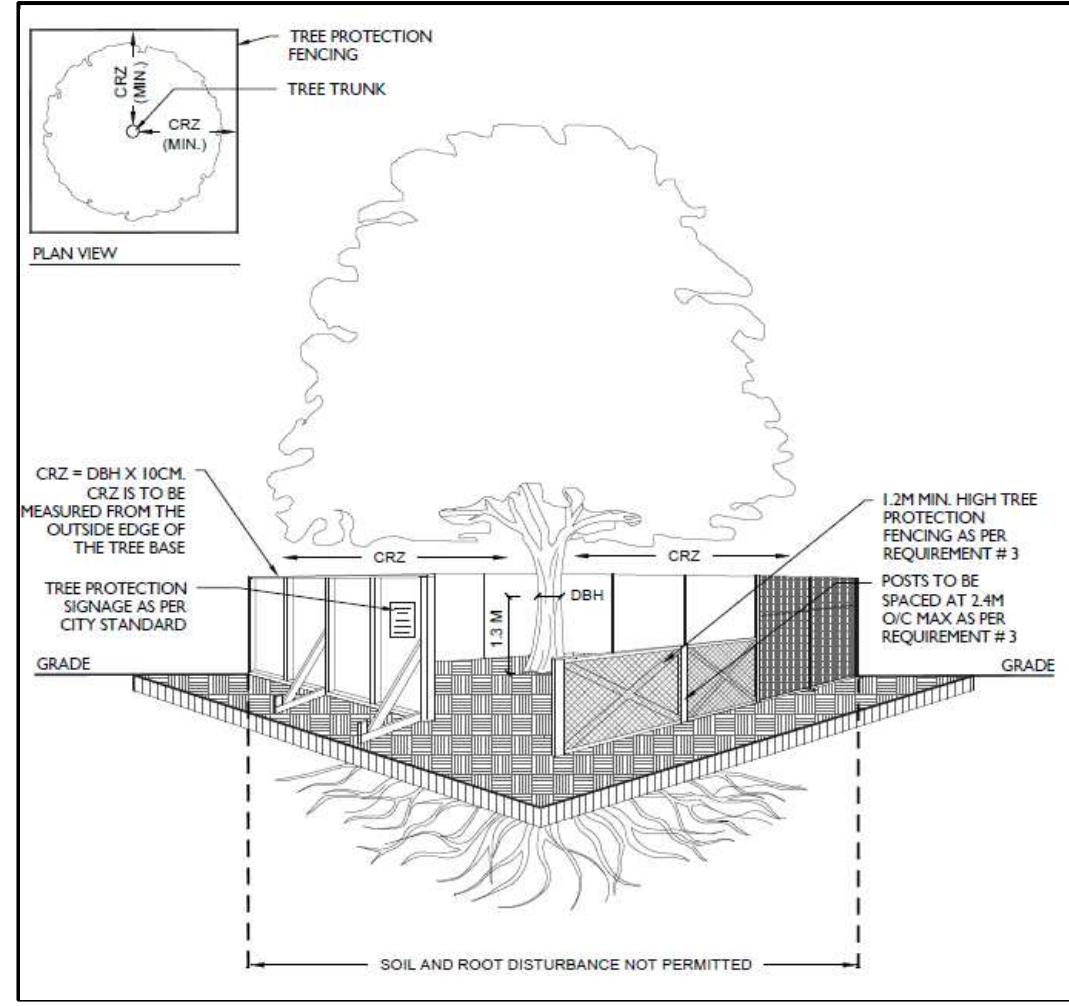
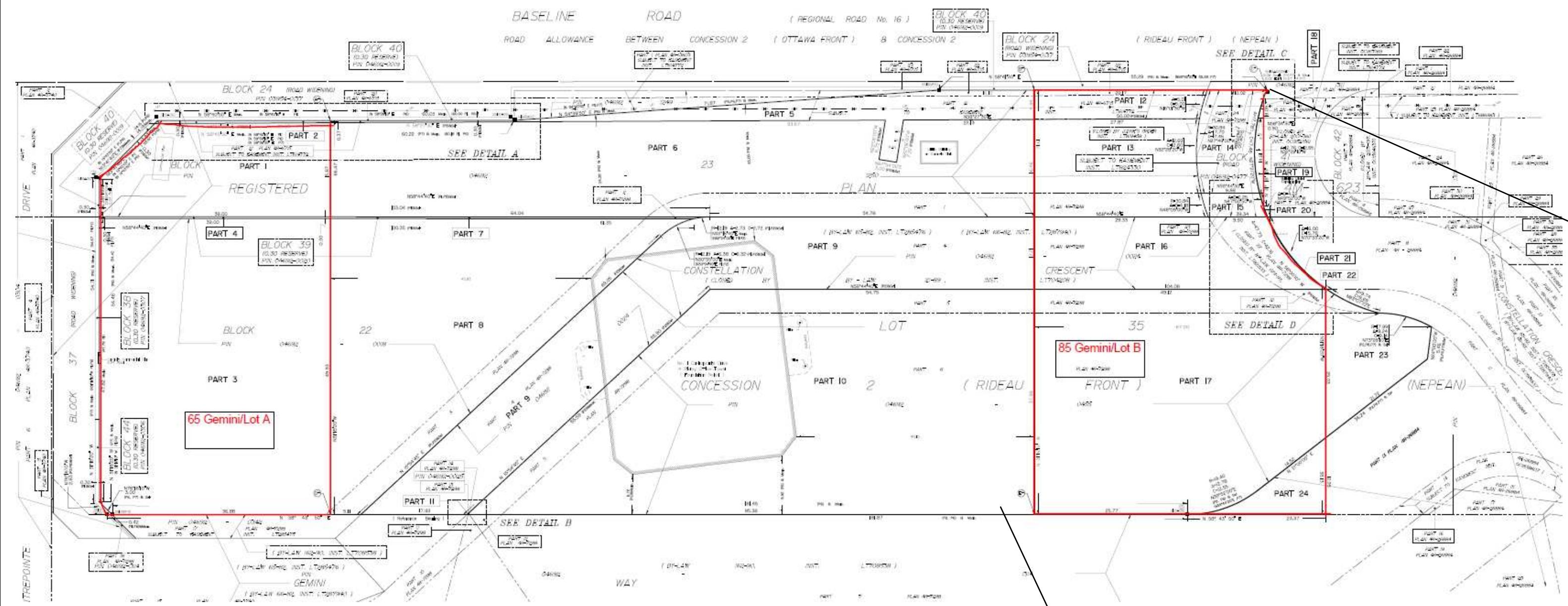
Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand.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

Tree	Species	DBH (cm)	Tree Condition
1	Red oak (<i>Quercus rubra</i>)	23	Good: small pruning wounds sealing well
2	White oak (<i>Quercus alba</i>)	36	Good: crossing branches
3	Red oak (<i>Quercus rubra</i>)	34	Good
4	Red oak (<i>Quercus rubra</i>)	22	Good
5	White spruce (<i>Picea glauca</i>)	40 (estimat e)	Fair: significant lean mostly corrected through growth; 10% dieback; exposed roots with damage
6	Colorado spruce (<i>Picea pungens</i>)	31	Good: moderate lean to road;
7	Colorado spruce (<i>Picea pungens</i>)	41	Good
8	Norway maple (<i>Acer platanoides</i>)	22	Fair/poor: fluxing seam with decay in bole; potential girdling root
9	Norway maple (<i>Acer platanoides</i>)	25	Fair: small seam on bole; poor form
10	Colorado spruce (<i>Picea pungens</i>)	40 (estimat e)	Good
11	Crabapple (<i>Malus spp.</i>)	14, 17	Fair: wound at base with decay; epicormic shoots on stem and through canopy
12	Honey locust (<i>Gleditsia triacanthos</i>)	33	Good
13	Honey locust (<i>Gleditsia triacanthos</i>)	28	Good: exposed roots with damage
14	Honey locust (<i>Gleditsia triacanthos</i>)	39	Good
15	Honey locust (<i>Gleditsia triacanthos</i>)	35	Good: fungal bodies in broken branch; exposed roots with damage
16	Honey locust (<i>Gleditsia triacanthos</i>)	31	Good/fair: large branches fusing - poor form
17	Honey locust (<i>Gleditsia triacanthos</i>)	41	Good

18	Norway maple (<i>Acer platanoides</i>)	22	Fair: exposed roots with mechanical damage; girdling roots
19	Norway maple (<i>Acer platanoides</i>)	24	Good
20	Russian olive (<i>Elaeagnus angustifolia</i>)	26, 14	Fair: broken branch; leader removed; majority of foliage is epicormic shoots
21	Russian olive (<i>Elaeagnus angustifolia</i>)	20, 13	Good: branch attachment wound on large stem
22	Russian olive (<i>Elaeagnus angustifolia</i>)	18, 21, 29, 12, 15	Fair: poor form - growing laterally; multiple large pruning wounds
23	Hawthorn (<i>Crataegus spp.</i>)	27	Fair: multiple fused stems - poor form; moderate lean to road
24	Russian olive (<i>Elaeagnus angustifolia</i>)	31, 23, 13	Fair: epicormic shoots throughout canopy; branch attachment wound; growing laterally
25	Russian olive (<i>Elaeagnus angustifolia</i>)	16, 16	Fair: significant lean
26	Crabapple (<i>Malus spp.</i>)	13, 7	Fair: suppressed by tree 27
27	Russian olive (<i>Elaeagnus angustifolia</i>)	34, 17	Fair: poor form - included bark between large branches, growing laterally
28	Russian olive (<i>Elaeagnus angustifolia</i>)	25	Fair/poor: single stem growing sideways; being overgrown by Virginia creeper; mechanical wounds at base
29	Crabapple (<i>Malus spp.</i>)	12, 12, 10, 12	Fair: large limb prune near main union; poor form - four leaders growing from main union
30	Japanese tree lilac (<i>Syringa reticulata</i>)	26	Poor: large wound on stem (110x20cm); all limbs removed - foliage is developed epicormic shoots
31	Japanese tree lilac (<i>Syringa reticulata</i>)	30 (@ 1m)	Fair: poor form - pruning required; exposed roots with damage; asymmetric crown due to proximity of building
32	Japanese tree lilac (<i>Syringa reticulata</i>)	23	Fair/poor: Central leader is dead; exposed roots with damage; asymmetric crown

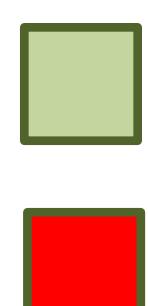




TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
 2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
 3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
 4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
 5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

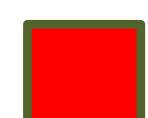
Legend



Private Tree

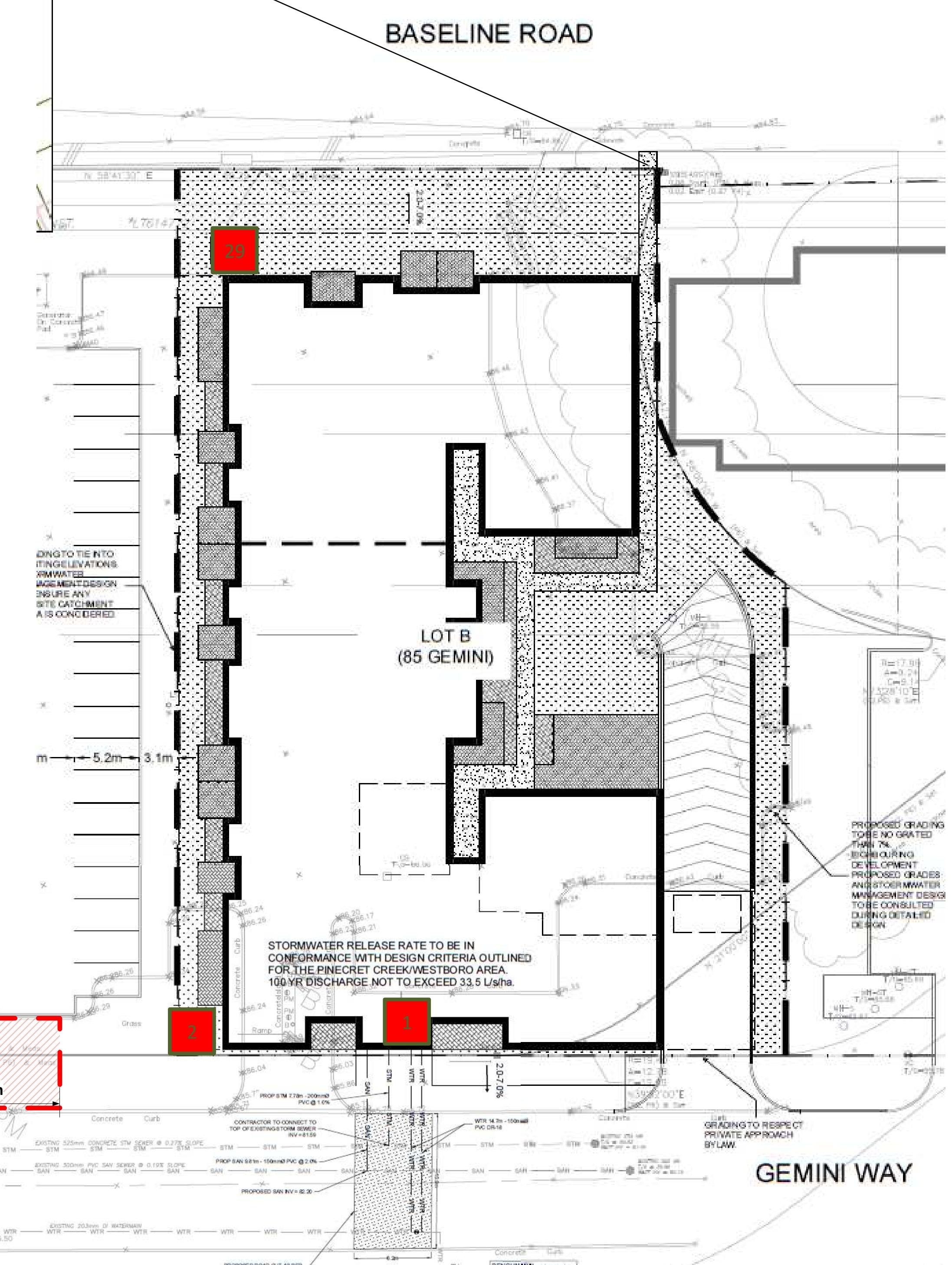


Private Tree | Tree Protection Area



Tree to be removed

Note: the tree layer has been added to the original plan supplied by the client in pdf format. This layer refers to the trees only, and the original survey has not been altered in the process. Refer to the original Survey for details as quality is lost when importing the plan into the mapping software used to create the tree layer.



Tree Conservation Report – 85 Gemini Way
Map #2 – Proposed Development
Version 1.0, November 28, 2024
For more information, please contact info@dendronforestry.ca