



TREE CONSERVATION REPORT

240 Ferland Street

Tree Conservation Report submitted as Partial
Requirements for a Site Plan Control Application

Prepared by: **Dendron Forestry Services**



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 240 Ferland Street

Date: August 10, 2020

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

Prepared for: Subhir Uppal, homes@subhir.com

Site Visit: August 10, 2020

Introduction

This Tree Conservation Report has been prepared for Subhir Uppal, as partial requirements for the Site Plan Control Application submitted to the City of Ottawa. This site is currently vacant, and the proposed development will consist of 3-storey stacked townhomes.

The objectives of this Tree Conservation Report are:

- To describe all trees over 10 cm on the site, recording their species, size, and current health condition. This includes trees on neighbouring property with critical root zones that extend into the construction area.
- 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

The following is an inventory of all trees 10 cm or greater on the property and neighbouring property that will be impacted by development.



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Tree Inventory

Tree ¹	Species	Diameter at breast height (cm)	Ownership ³	Condition	Action
1	Silver maple (<i>Acer saccharinum</i>)	76 cm	Private	Fair; asymmetric crown due to hydro pruning, decay in 2 limbs	Remove to accommodate new home
2	Manitoba maple (<i>Acer negundo</i>)	32, 24, 16, 30, 16 cm	Jointly owned with City	Fair; poor form due to hydro pruning and from growing in a clump	Remove; non-desirable, invasive species
3	Manitoba maple (<i>Acer negundo</i>)	28 cm	Private	Fair; pruned by hydro resulting in a 90° bend in trunk	Remove; non-desirable, invasive species
4	Manitoba maple (<i>Acer negundo</i>)	9 stems, 8-16 cm	City	Fair; poor form due to hydro pruning and from growing in a clump	Remove; non-desirable, invasive species;
5	Manitoba maple (<i>Acer negundo</i>)	31 cm	Private	Good; some twig dieback	Remove; poor location close to existing building and 1 m from excavation area for new building
6	Manitoba maple (<i>Acer negundo</i>)	38, 20, 16 cm	Neighbouring property at 51 Joliet	Fair	Retain and protect; some pruning required for branches hanging over property line

¹ Please refer to the attached grading plan for tree numbers. Note that the Tree Disclosure map includes a tree layer added to the grading plan (in pdf format) provided by the client. This layer includes only information about the trees and the original grading plan is not altered in this process.

² Critical Root Zone 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.

³ 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.



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Proposed Development and Conserved Vegetation

Tree 1, the large silver maple, is in fair condition. The crown is asymmetrical due to pruning by hydro along Ferland. There is decay visible in two of the inner branches as well as dieback (one being almost completely dead). Approximately 20% of the roots would have to be removed to accommodate the excavation for the new building. Furthermore, 25% of the crown would need to be removed to accommodate the three stories. This tree is already compromised and would be negatively impacted by the proposed construction that would likely lead to decline over the next 5-10 years. Furthermore, this species has a poor to medium tolerance to construction (*ISA, 2016, Best Management Practices: Managing Trees During Construction, Second Edition*). Combining all these factors together makes this tree unsuitable for retention on this site and removal and replacement is recommended.

The remaining trees on this site are Manitoba maples that have seeded in naturally. This is a highly invasive species not suitable for retention and removal is recommended. Note that tree 6 is on neighbouring property with a critical root zone that is just on the edge of the excavation. If the neighbour wishes to remove this tree, this would be a good opportunity as the site is accessible. If the tree is retained, some pruning of the branches overhanging the property line will be required.

Please note that a **Tree Permit** from the City of Ottawa Planning, Infrastructure and Economic Development Department is required for the removal of any trees onsite.

The undersigned personally inspected the property and issues associated with this report on August 10, 2020. On Behalf of Dendron Forestry Services,



Astrid Nielsen, MFC, RPF (Registered Professional Forester)

ISA Certified Arborist®, ON-1976

ISA Tree Risk Assessment Qualified (2019)

Principal, Dendron Resource Surveys

Astrid.nielsen@dendronforestry.ca

(613) 805-9663 (WOOD)



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Figure 1: Tree 1 - large silver maple to be removed



Figure 2: Trees 2-4 - clumps of Manitoba maples to be removed



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Figure 3: Tree 5 - Manitoba maple close to existing and future building- removal recommended



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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 requested, 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.

