



TREE CONSERVATION REPORT

20 Mountain Crescent

Tree Conservation Report submitted as Partial
Requirements for a Site Plan Control Application,
November 23, 2020

Prepared by: Dendron Forestry Services



Dendron Forestry Services

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Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 20 Mountain Crescent
Date: November 23, 2020
Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®
Prepared for: Jakub Ulak B.Arch, MRAIC, President, Surface Condos
Site Visit: November 13, 2020

Introduction

This Tree Conservation Report has been prepared for Jakub Ulak of Surface Condos 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 over 10 cm on the site, recording their species, size, and current health condition
- 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 (dbh)	Critical Root Zone ² (m)	Ownership ³	Condition	Action
1	Norway maple (<i>Acer platanoides</i>)	29, 33, 20 cm	5 m	City	Fair/Good	Removal recommended
2	Basswood (<i>Tilia americana</i>)	21,31,14,20,20,35	5 m	City – in ROW on Daze street in front of 1 Mountain Cres	Fair/Good	Retain
3	Manitoba maple (<i>Acer negundo</i>)	50, 45, 40	8 m	Private	Fair	Removal recommended

¹ Please refer to the attached map for tree numbers. Note that the 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.

Proposed Development and Conserved Vegetation

There will be a significant increase in the footprint at this site converting the existing 1 ½ storey dwelling into a 12-storey apartment building. As a result, some trees will be lost from the site.

Tree 1 is a city-owned, multi-stemmed Norway maple that is on the edge of the proposed laneway for the parking area on the Mountain Crescent side of the building. This tree is in fair condition that has undergone successive hydro pruning. The roots will be severed along the south side of this tree which will impact the structural integrity of this tree, and removal is recommended. Because this tree is located on city property, permission from the city is required for removal.

Tree 2 is a city-owned basswood tree in the right of way along Daze St, in front of the neighbouring property at 1 Mountain Crescent. This tree is in fair condition with many stems as it likely grew from sprouts which is a common growth characteristic for species. This tree will be impacted by the proposed construction with the installation of the interlocking pathway proposed within the critical root zone, approximately 3 m from the tree. When installing the pathway, the following mitigation measures are recommended to reduce the impact to the tree roots:

- Avoid tearing of the roots. If the roots do tear, they should be pruned with a clean cut to increase the likelihood of sealing properly and reduce the risk of pathogens from entering the tree.



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- Roots should not be left exposed and be covered with soil as quickly as possible, or temporarily with a moist, organic material such as mulch and/or burlap

Tree 3 is a multi-stemmed Manitoba maple that is in fair condition. The trunks have a heavy lean at the base and are covered in strangling vine. This tree is directly in the footprint of the proposed new building.

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 November 13, 2020. 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 Resource Surveys

Astrid.nielsen@dendronforestry.ca

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Figure 1: Tree 1 - City-owned Norway maple along Mountain Crescent to be removed



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Figure 2: Tree 2 - city-owned basswood along Daze St to be retained



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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.

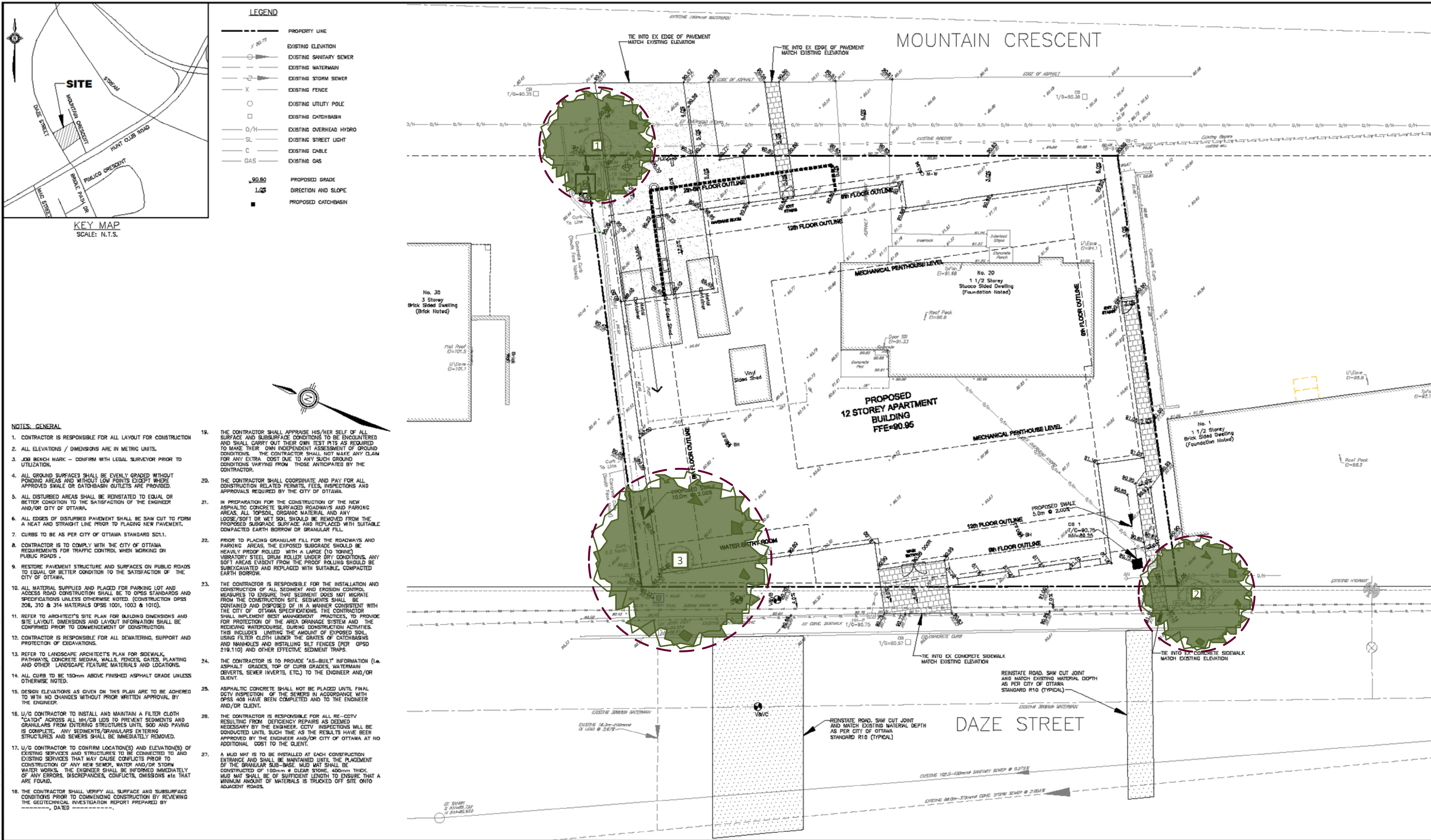
Without limiting the foregoing, no liability is assumed by Dendron for:

- 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.

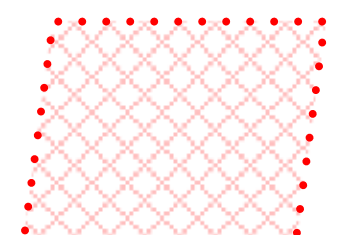


CONTRACT SUMMARY
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be used for any other purpose other than that stipulated in the contract. The Engineer is not responsible for the accuracy or completeness of the information provided by the client. The Engineer is not responsible for the accuracy or completeness of the information provided by the client. The Engineer is not responsible for the accuracy or completeness of the information provided by the client.

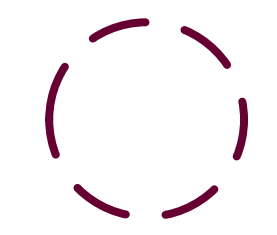
NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION.
2. ALL ELEVATIONS / DIMENSIONS ARE IN METRIC UNITS.
3. JOB BENCH MARK - CONFORM WITH LEGAL SURVEYOR PRIOR TO UTILIZATION.
4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER AND/OR CITY OF OTTAWA.
6. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
7. CURBS TO BE AS PER CITY OF OTTAWA STANDARD SCL.1.
8. CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON PUBLIC ROADS.
9. RESTORE PAVEMENT STRUCTURE AND SURFACES ON PUBLIC ROADS TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE CITY OF OTTAWA.
10. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. (CONSTRUCTION OPS 208, 310 & 314 MATERIALS OPS 1001, 1003 & 1010).
11. REFER TO ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS.
13. REFER TO LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK, PATHWAYS, CONCRETE MEDIAN, WALLS, FENCES, GATES, PLANTING AND OTHER LANDSCAPE FEATURE MATERIALS AND LOCATIONS.
14. ALL CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
15. DESIGN ELEVATIONS AS GIVEN ON THIS PLAN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
16. U/G CONTRACTOR TO INSTALL AND MAINTAIN A FILTER CLOTH "CATCH" ACROSS ALL MH/CB LIDS TO PREVENT SEDIMENTS AND GRANULARS FROM ENTERING STRUCTURES UNTIL SOIL AND PAVING IS COMPLETE. ANY SEDIMENTS/GRANULARS ENTERING STRUCTURES AND SEWERS SHALL BE IMMEDIATELY REMOVED.
17. U/G CONTRACTOR TO CONFIRM LOCATION(S) AND ELEVATION(S) OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, CONFLICTS, OMISSIONS etc THAT ARE FOUND.
18. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION BY REVIEWING THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY _____, DATED _____.

Not Valid Unless Signed And Dated			
1	ISSUED FOR PRELIMINARY DESIGN REVIEW	NOV 20/20	JK
NO.	REVISIONS	DATE	INITIAL

SCALE: 1 : 125	20 MOUNTAIN CRESCENT CITY OF OTTAWA	 Inley GROUP CONSULTING ENGINEERS PLANNERS	
DESIGN: JK			
DRAWN: MH			
CHECKED: GSC/JK	GRADING AND DRAINAGE PLAN		CONTRACT No. 20048
DATE: OCT 2020			



Recommended Tree
Protection Fencing Area



Critical Root Zone

Note that the tree layer has been added to the original grading plan supplied by the client in pdf format. This layer refers to the trees only, and the original grading plan has not been altered in the process.



Tree Conservation Report – 20 Mountain Cresc
Tree layer prepared by Dendron Forestry Services
Version 1.0, November 23, 2020
For more information, please contact info@dendronforestry.ca