



SUPPLEMENTARY TREE CONSERVATION REPORT

1050&1060 Bank Street

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

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Forester, ISA Certified Arborist®, ON-1976



Supplementary Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 1050 & 1060 Bank Street

Date: November 20, 2020

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

Prepared for: Domenic Santaguida, domenic.santaguida@vittoriatrattoria.com

Site Visit: November 18, 2020

Introduction

This report has been prepared to provide supplementary information to the Tree Conservation Report prepared by James B Lennox & Associates, dated May 19, 2020. This report refers only to the large red oak on neighbouring property at 9-11 Euclid Avenue and does not include an assessment of any other trees on the subject property. This report has been prepared as requested by the City of Ottawa to provide information around the protection of this large red oak during the construction at 1050 & 1060 Bank.

Tree Description

The red oak lies entirely on the 9-11 Euclid property; however, the roots most likely extend onto the adjacent city lane. The tree is currently in good health and has a diameter of 65 cm. The surrounding rooting area is made of hard surface asphalt. The trunk of the tree has outgrown its space and is currently being girdled by the asphalt at the base (see photo). This restriction in growth should be addressed to prevent further girdling of the trunk and roots that could lead to tree decline in the near future.

Right beside the tree to the northeast side, there is a sharp drop of approximately 80 cm in elevation and the retaining wall is made up of large rocks. Due to this significant elevation change, it is unlikely that there are roots growing under asphalt in the lower portion of the city lane. It is most likely that those roots that lie under the asphalt on the city lane are entirely in the upper portion that is at the same grade as the tree. Based on this assumption, the estimated rooting area has been drawn on the Tree Conservation Report map. The majority of the roots most likely exist on the property at 9-11 Euclid.

Proposed Development

In the portion of the city lane that is at a higher grade and most likely to contain some of the roots (as identified in red hatching on the enclosed map), the following measures are recommended:

- 1) Removing the asphalt by peeling it off with as little disruption to the roots as possible
- 2) Replacing the current soil within the tree roots with a structural soil as recommended in the Tree Conservation Report prepared by James B Lennox & Associates. Hydrovacing may not be required if the soil can be replaced manually. If a very low pressure is not used, hydrovacing can



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damage the roots by stripping off the bark. Furthermore, it can be costly. If the work can be completed manually, this would be the preferred method to maximize tree protection.

- 3) The remaining lane will be graded to match the existing grade. Care should be taken when removing the rocks not to damage any of the roots that may be growing underneath.

Note that demolition of the current building will involve excavating approximately a metre from the current footprint which may sever some of the roots. The following are some general guidelines around root protection for the laneway construction:

- 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.
- 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
- The trees should be watered during dry summer months to reduce stress they will encounter from the laneway construction

Once the asphalt has been removed, the tree should be assessed to determine how many structural roots lie underneath. This will help to determine the impact the construction will have on the structural integrity of the tree. If the situation occurs where significant structural roots are damaged, the risk of failure should be assessed and addressed. If removal is required, the owners at 9-11 Euclid have provided permission, and this would be provided in writing.

The undersigned personally inspected the property and issues associated with this report on November 18, 2020. On Behalf of Dendron Forestry Services,



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Figure 1: Photo of tree taken from the Euclid side



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Figure 2: Photo showing how the asphalt is girdling the base of the tree



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Figure 3: Photo taken from the Bank side demonstrating the 80 cm grade change right beside the tree



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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.

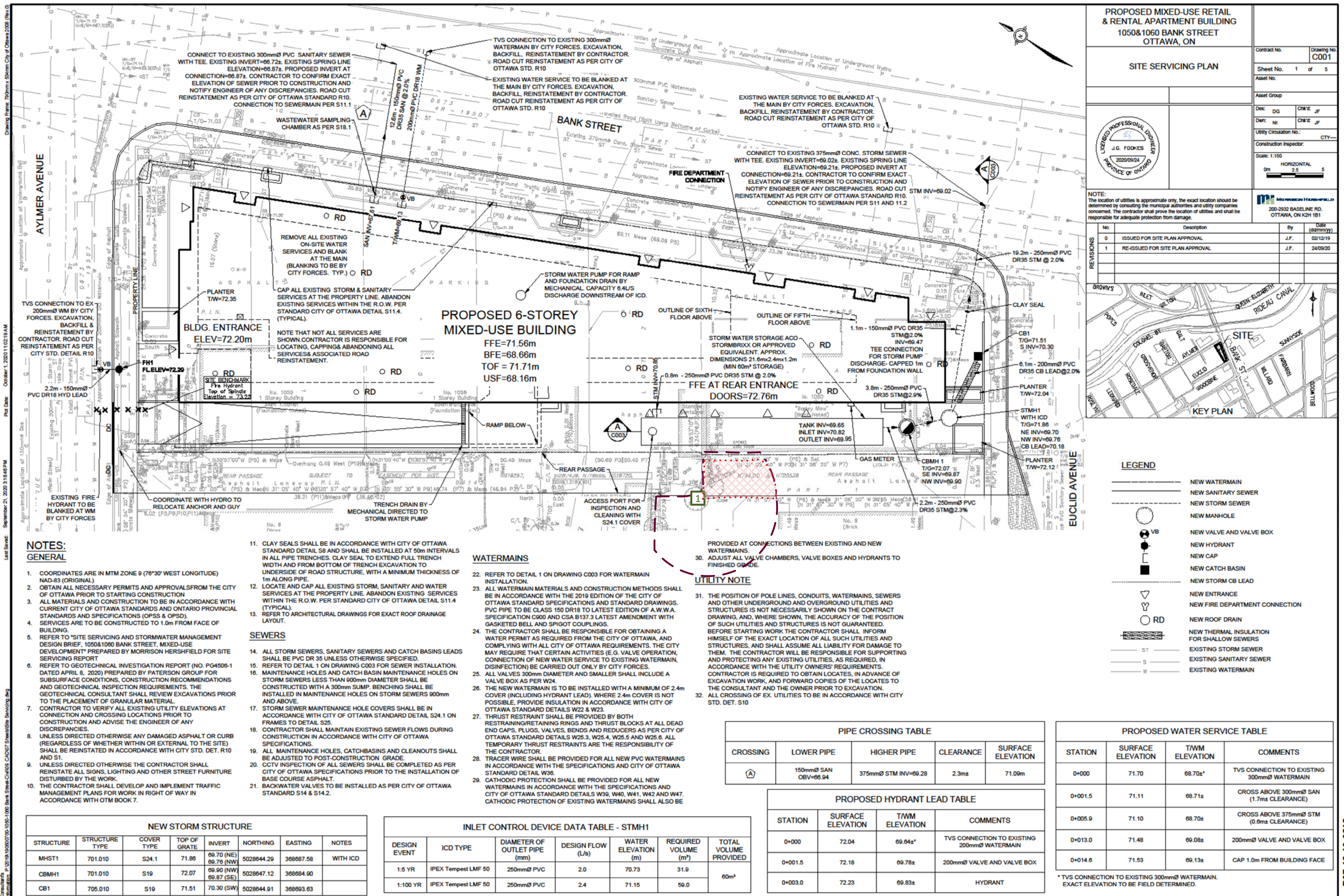
Without limiting the foregoing, no liability is assumed by Dendron for:

- 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.



Rooting area where asphalt will be lifted and replaced with structural soil

Estimated Root Zone

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

Tree Conservation Report Addendum – 1050/1060 Bank Street
Tree layer prepared by Dendron Forestry Services
Version 1.0, November 20, 2020
For more information, please contact info@dendronforestry.ca

D07-12-19-0215

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