



TREE CONSERVATION REPORT

2920 Sheffield Rd

Tree Conservation Report submitted as
Partial Requirements for a Site Plan
Control Application, December 14, 2021

Dendron Forestry Services



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Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 2920 Sheffield Road

Date: December 14, 2021

Prepared by: Astrid Nielsen, MFC, RPF (Registered Professional Forester)
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Prepared for: Glenn Kavanagh
Ross and Anglin Limitée. (Limited.)
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Site Visit: December 9, 2021

Introduction

This Tree Conservation Report has been prepared for Glen Kavanagh from Ross and Anglin Limited, 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 address of 2920 Sheffield Drive has an existing building on the site, and the proposed development will occur on the adjacent property to the west, identified as 2865 Walkley Road in GeoOttawa. The trees on the site exist only along the west and east sides of the property and there are shrubs scattered throughout, predominantly buckthorn. Earlier (2017) imagery on GeoOttawa shows more trees in the centre of the property, but these are no longer present on the site. All the trees currently on the site



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have seeded in naturally, and are either in fair/poor condition, or dead. Along the east, there is a clump of trembling aspen, just north of where the proposed new building will be. These trees are in fair/poor condition. The remaining trees to the south along this east side are ash, most of which have been killed by the Emerald Ash Borer.

The property line along the west side runs along the ditch, approximately 1-2 metres east of the fence on the adjacent property at 2629 Walkley (Ottawa Metro Towing). There are some trees that are lining the fence, many of which have grown into the fence. Made up of trembling aspen, Manitoba maple, and ash, these trees are in poor health and have low suitability for retention. If the ditch is graded, this will impact the tree roots, and they should be removed. The only trees that would be suitable for retention are those along the southern tip of this west side. Note that all the trees along this site are on the adjacent property, and permission would be required from the adjacent property owner for removal.

No survey of the trees was available, and therefore, their locations have been estimated on the Tree Conservation Report map and are not considered accurate. Given the health of the trees, and their lack of suitability for retention, it would not be worthwhile to have these trees properly surveyed. Using these approximate locations, those trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site are listed below and referenced on the map. 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.

Note that a Tree Permit is required to remove any of these protected trees, except ash. Ash trees infested with Emerald Ash Borer can be removed without a permit ([see link](#)).

Tree Inventory

Tree ¹	Species	Diameter at breast height (dbh)	Ownership ^{2,3}	Condition	Action
1	Ash (<i>Fraxinus spp</i>)	26, 25 cm	2920 Sheffield	Dead	Remove; no permit required
2	Ash (<i>Fraxinus spp</i>)	38, 28 cm	2920 Sheffield	Dead	Remove; no permit required
3	Manitoba maple (<i>Acer negundo</i>)	16, 18, 9 cm	2629 Walkley	Fair	Retain or remove with permission from adjacent property owner
4	Trembling aspen (<i>Populus tremuloides</i>)	15 cm	2629 Walkley	Fair; canker on trunk	Retain or remove with permission from adjacent property owner



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5	Trembling aspen (<i>Populus tremuloides</i>)	13 cm	2629 Walkley	Poor; growing in chain link fence	Retain or remove with permission from adjacent property owner
6	Trembling aspen (<i>Populus tremuloides</i>)	13, 16 cm	2629 Walkley	Poor; growing in chain link fence	Retain or remove with permission from adjacent property owner
7	Trembling aspen (<i>Populus tremuloides</i>)	13 cm	2629 Walkley	Poor/fair; growing in chain link fence	Retain or remove with permission from adjacent property owner
8	Trembling aspen (<i>Populus tremuloides</i>)	16, 15, 15, 12 cm	2629 Walkley	Poor; growing in chain link fence	Retain or remove with permission from adjacent property owner
9	Trembling aspen (<i>Populus tremuloides</i>)	26 cm	2920 Sheffield	Poor; lean, crack at base and high risk of failure	Remove; hazardous and in conflict with new building and fire route
10	Trembling aspen (<i>Populus tremuloides</i>)	27 cm	2920 Sheffield	Fair; slight lean	Remove; in conflict with new building and fire route and poor health
11	Trembling aspen (<i>Populus tremuloides</i>)	13 cm	2920 Sheffield	Poor: slight lean and decay all the way up the trunk	Remove; in conflict with new building and fire route and poor health
12	Ash (<i>Fraxinus spp</i>)	21 trees ranging 15-25 cm in diameter	2920 Sheffield	Dead	Remove; no permit required

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.

²Ownership 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.

³Trees on adjacent properties do not include a full assessment. The diameters are estimated, and the health is estimated based on what is visible from the subject property. Trees along the property line may also have limited health assessments if part of the tree is not visible.

The trees within the developed portion of 2920 Sheffield were not inventoried as part of this TCR as since there will be no construction occurring on this parcel, the trees will not be impacted by the proposed development. Furthermore, no butternut trees (Species at Risk) were identified on the site.



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Proposed Development and Conserved Vegetation

All trees will be removed from this site due to poor health and conflict with the proposed development. Removal of any trees along the west side on adjacent property requires permission from the adjacent property owner at 2629 Walkley.

Tree Planting Recommendations

The edges of the property could make an ideal location for planting many trees at a high density as a buffer and to prevent buckthorn from establishing. Ideally, species native to the Ottawa region would be the best option for this area.

The undersigned personally inspected the property and issues associated with this report on December 9, 2021. 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 3, Manitoba maple on the southwestern tip on adjacent property



Figure 2: Trees along the west property line, on adjacent property



Figure 3: Tree 8, multi-stemmed poplar growing in fence



Figure 4: Facing east, clump of poplars on left (trees 9-11) and dead ash on the right



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Figure 5: Taken from the SE corner, facing west, clump of ash trees (number 12 on map)



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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.



Tree Inventory

Tree ¹	Species	Diameter at breast height (dbh)	Action
1	Ash (<i>Fraxinus spp</i>)	26, 25 cm	Remove; no permit required
2	Ash (<i>Fraxinus spp</i>)	38, 28 cm	Remove; no permit required
3	Manitoba maple (<i>Acer negundo</i>)	16, 18, 9 cm	Retain or remove with permission from adjacent property owner
4	Trembling aspen (<i>Populus tremuloides</i>)	15 cm	Retain or remove with permission from adjacent property owner
5	Trembling aspen (<i>Populus tremuloides</i>)	13 cm	Retain or remove with permission from adjacent property owner
6	Trembling aspen (<i>Populus tremuloides</i>)	13, 16 cm	Retain or remove with permission from adjacent property owner
7	Trembling aspen (<i>Populus tremuloides</i>)	13 cm	Retain or remove with permission from adjacent property owner
8	Trembling aspen (<i>Populus tremuloides</i>)	16, 15, 15, 15, 12 cm	Retain or remove with permission from adjacent property owner
9	Trembling aspen (<i>Populus tremuloides</i>)	26 cm	Remove; hazardous and in conflict with new building and fire route
10	Trembling aspen (<i>Populus tremuloides</i>)	27 cm	Remove; in conflict with new building and fire route and poor health
11	Trembling aspen (<i>Populus tremuloides</i>)	13 cm	Remove; in conflict with new building and fire route and poor health
12	Ash (<i>Fraxinus spp</i>)	21 trees ranging 15-25 cm in diameter	Remove; no permit required

1
A001 PROPOSED SITE PLAN: OPTION A
SCALE: 1:200

STANDARD SPACE: 4 TOTAL	4
MINIMUM REQUIRED:	
INDUSTRIAL WAREHOUSE: 1 2000-SQFT or GREATER TOTAL	1
MINIMUM REQUIRED:	
TYPE A PARKING SPACE	1
TYPE B PARKING SPACE	1
MINIMUM REQUIRED:	
TYPE A PARKING SPACE	1
TYPE B PARKING SPACE	1

PROPOSED SITE PLAN OPTION A	
PROJECT No: 000	REVISION: 02
DRAWN: GL	DATE: AUGUST 2021
APPROVED: 000	SCALE: AS SHOWN
A001	

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: tree locations are estimations only and are not accurate



Tree Conservation Report – 2920 Sheffield Rd
Tree layer prepared by Dendron Forestry Services
Current Vegetation and Proposed Development
Version 1.0, December 14, 2021
For more information, please contact info@dendronforestry.ca