



TREE CONSERVATION REPORT

1110 Fisher

Tree Conservation Report submitted as Partial
Requirements for a Zoning Application

Astrid Nielsen, RPF, ISA Certified Arborist®,
ON-1976



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

Address: 1110 Fisher

Date: May 21, 2019

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®, Dendron Forestry Services

Prepared for: Enzo Di Chiara, P.Eng
Prestige Design & Construction (FISHER) Ltd.
50 Camelot Drive
Ottawa, Ontario, K2G 5X8
Office phone # : 613-224-9437 extension 103
Cellular phone # : 613-913-6935
Email: enzo@prestigeottawa.com

Site Visit: May 16, 2019

Introduction

This Tree Conservation Report has been prepared for 1110 Fisher, as partial requirements for the Zoning 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 and all city-owned trees on adjacent property, 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

At the time of preparation, there were no grading plans or surveys available to accurately determine ownership of the trees and their exact locations. The Site Plan prepared by Prestige Homes was used for mapping purposes and tree locations were estimated. If required, this Tree Conservation Report can be updated as part of the Site Plan Control Application.

Current vegetation

The following trees are located on the subject site.

Tree ¹	Species	Diameter at breast height (dbh)	Critical Root Zone (m)	Ownership	Condition	Action
1	Norway maple (Acer platanoides)	78 cm	8 m	City (to be confirmed)	Fair/poor	Proposed removal
2	Norway maple (Acer platanoides)	30 cm	3 m	City (to be confirmed)	Good	Proposed removal
3	Norway maple (Acer platanoides)	8 cm	1 m	City (to be confirmed)	Good	Proposed removal

¹ Please refer to the attached survey and grading plan for tree numbers



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In addition to the above, there are also trees and vegetation located close to the property line on neighbouring property. These have been identified in the Existing Conditions Map provided in this report. This map used the 2015 imagery from geoOttawa. Note that the locations of the vegetation are approximate only. Along the southern property line, there are trees along the east side that range from 25-45 cm in diameter. Along the same southern line, there is a cedar hedge along the west side that is hanging over the property line. A cedar hedge also extends along the west property line. On the northern property line, there are two white spruce on the west side that are close (within a metre) of the property line whose roots may be impacted by work done on the site. Some soil within the root zone has already been disturbed from previous activity. Along the east side, there are some Manitoba maples along the neighbouring property that may require pruning over the property line.

Proposed Development and Conserved Vegetation

The proposed development is shown in the Tree Conservation Report Map. This map shows a tree layer created by Dendron Forestry Services overlaying the Site Plan provided by Prestige Design & Construction. Note that locations of the trees on this map are estimates only. No survey or grading plan was available at the time of report preparation and geoOttawa was used to estimate their locations.

Based on the level of construction proposed at this site, it is recommended that the Norway maples at the front of the property be removed and replaced once construction is complete. Trees no.2 and 3 have been naturally seeded and were most likely not planted by the City.

Tree Protection Measures

For those trees on neighbouring property that are close to the property line and whose roots will be impacted by the proposed development, it is recommended that the following protection measures be implemented prior to construction:

- Erect a fence at the critical root zone (CRZ) of trees;
- Do not place any material or equipment within the CRZ of the tree;
- Do not attach any signs, notices or posters to any tree;
- Do not raise or lower the existing grade within the CRZ without approval;
- Tunnel or bore when digging within the CRZ of a tree;
- Do not damage the root system, trunk or branches of any tree;
- Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

In addition, any pruning that is required for trees hanging over the property line should be completed according to good arboricultural practices.



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The undersigned personally inspected the property and issues associated with this report on April 15, 2019. On Behalf of Dendron Forestry Services,



Astrid Nielsen, RPF, ISA Certified Arborist®, ON-1976

Principal, Dendron Resource Surveys

Astrid.nielsen@dendronforestry.ca

(613) 805-9663 (WOOD)

Principal, Dendron Resource Surveys



Figure 1: Tree no. 1 - Norway maple in fair/poor condition on City property



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Figure 2: Trees no. 2 and 3 - City-owned Norway maples



Figure 3: Southern property line



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Figure 4: Western property line



Figure 5: White spruce along the northern property line



Figure 6: Manitoba maple along the northern property line



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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.

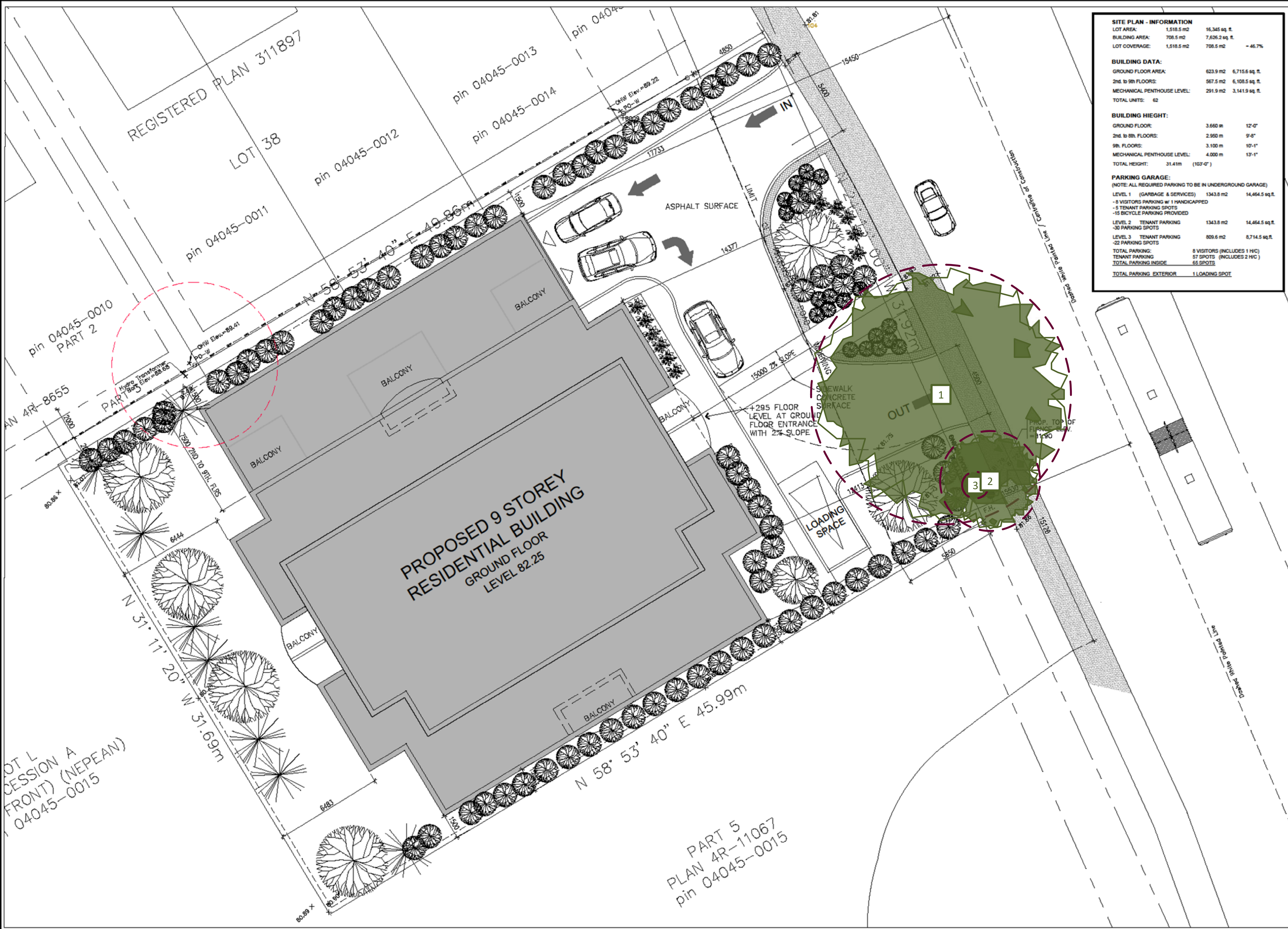
Without limiting the foregoing, no liability is assumed by Dendron for:

- 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.



SITE PLAN - INFORMATION			
LOT AREA:	1,518.5 m ²	16,345 sq. ft.	
BUILDING AREA:	708.5 m ²	7,626.2 sq. ft.	
LOT COVERAGE:	1,518.5 m ²	708.5 m ²	- 46.7%
BUILDING DATA:			
GROUND FLOOR AREA:	623.9 m ²	6,715.6 sq. ft.	
2nd. to 9th FLOORS:	567.5 m ²	6,108.5 sq. ft.	
MECHANICAL PENTHOUSE LEVEL:	291.9 m ²	3,141.9 sq. ft.	
TOTAL UNITS:	62		
BUILDING HEIGHT:			
GROUND FLOOR:	3.660 m	12'-0"	
2nd. to 9th FLOORS:	2.950 m	9'-8"	
9th FLOORS:	3.100 m	10'-1"	
MECHANICAL PENTHOUSE LEVEL:	4.000 m	13'-1"	
TOTAL HEIGHT:	31.41m	(103'-0")	
PARKING GARAGE:			
(NOTE: ALL REQUIRED PARKING TO BE IN UNDERGROUND GARAGE)			
LEVEL 1 (GARAGE & SERVICES):	1343.8 m ²	14,464.5 sq. ft.	
- 8 VISITORS PARKING w/ 1 HANDICAPPED			
- 5 TENANT PARKING SPOTS			
- 15 BICYCLE PARKING PROVIDED			
LEVEL 2 TENANT PARKING	1343.8 m ²	14,464.5 sq. ft.	
- 30 PARKING SPOTS			
LEVEL 3 TENANT PARKING	809.6 m ²	8,714.5 sq. ft.	
- 22 PARKING SPOTS			
TOTAL PARKING:	8 VISITORS (INCLUDES 1 HIC)		
TENANT PARKING	57 SPOTS (INCLUDES 2 HIC)		
TOTAL PARKING INSIDE	65 SPOTS		
TOTAL PARKING EXTERIOR	1 LOADING SPOT		

ISSUED FOR PRELIMINARY DESIGN	8 MAY '18
REVISION	
NO. DESCRIPTION	
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1110 FISHER AVENUE DEVELOPMENTS OTTAWA, ONTARIO

PROJECT: 1110 FISHER AVENUE DEVELOPMENTS OTTAWA, ONTARIO

DRAWING: SITE PLAN

SCALE: 1:100 SHEET: A-001

PROJ. NO. 1901 REV.

Recommended Tree Protection Fencing Area

Critical Root Zone

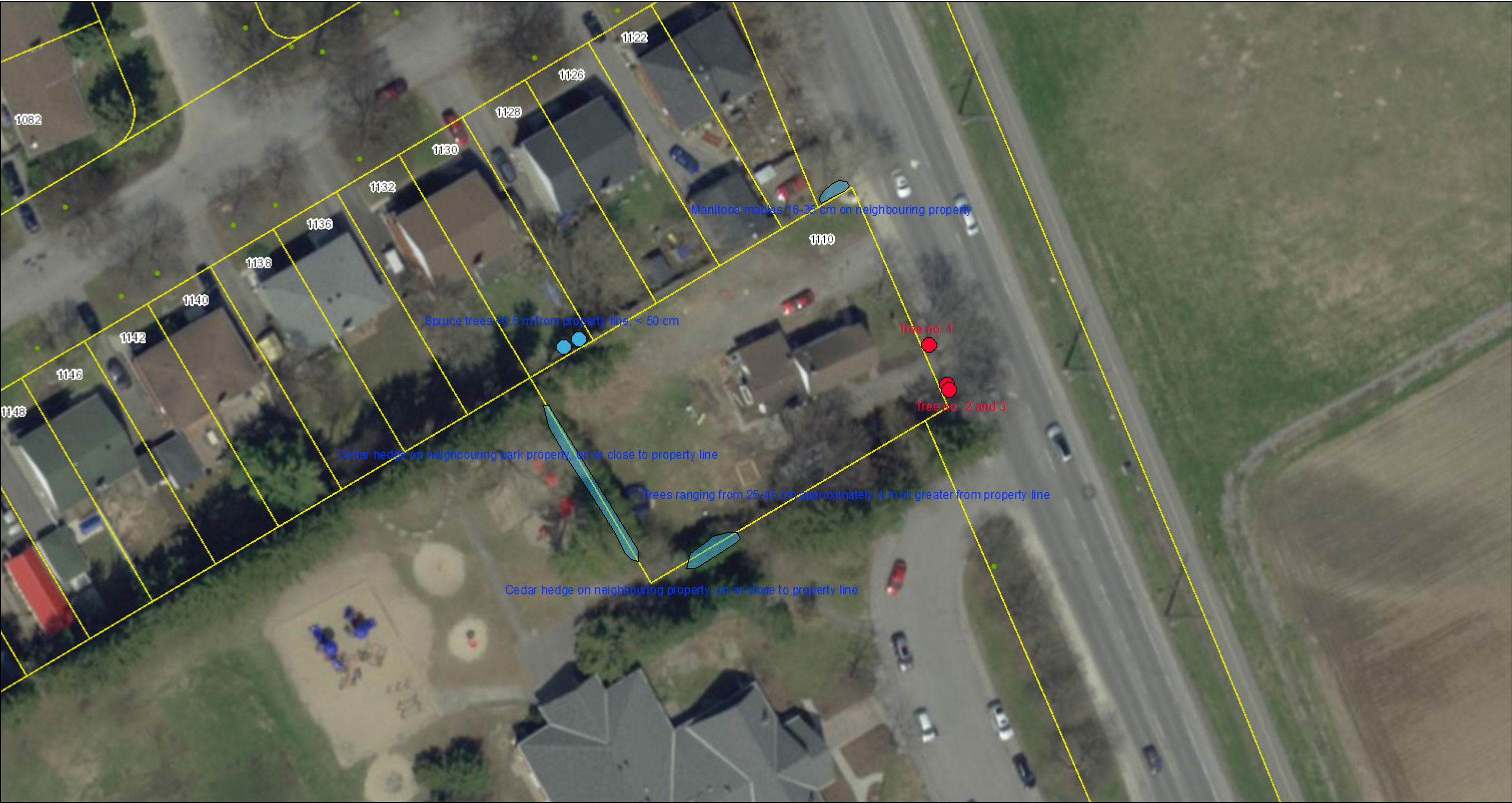
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Note that location of the trees are approximated.



Tree Conservation Report – 1110 Fisher Ave
Tree layer prepared by Dendron Forestry Services
Version 1.0, May 20, 2019
For more information, please contact info@dendronforestry.ca

1110 Fisher - Existing Conditions



May 20, 2019

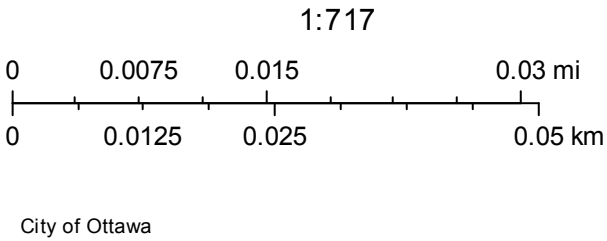
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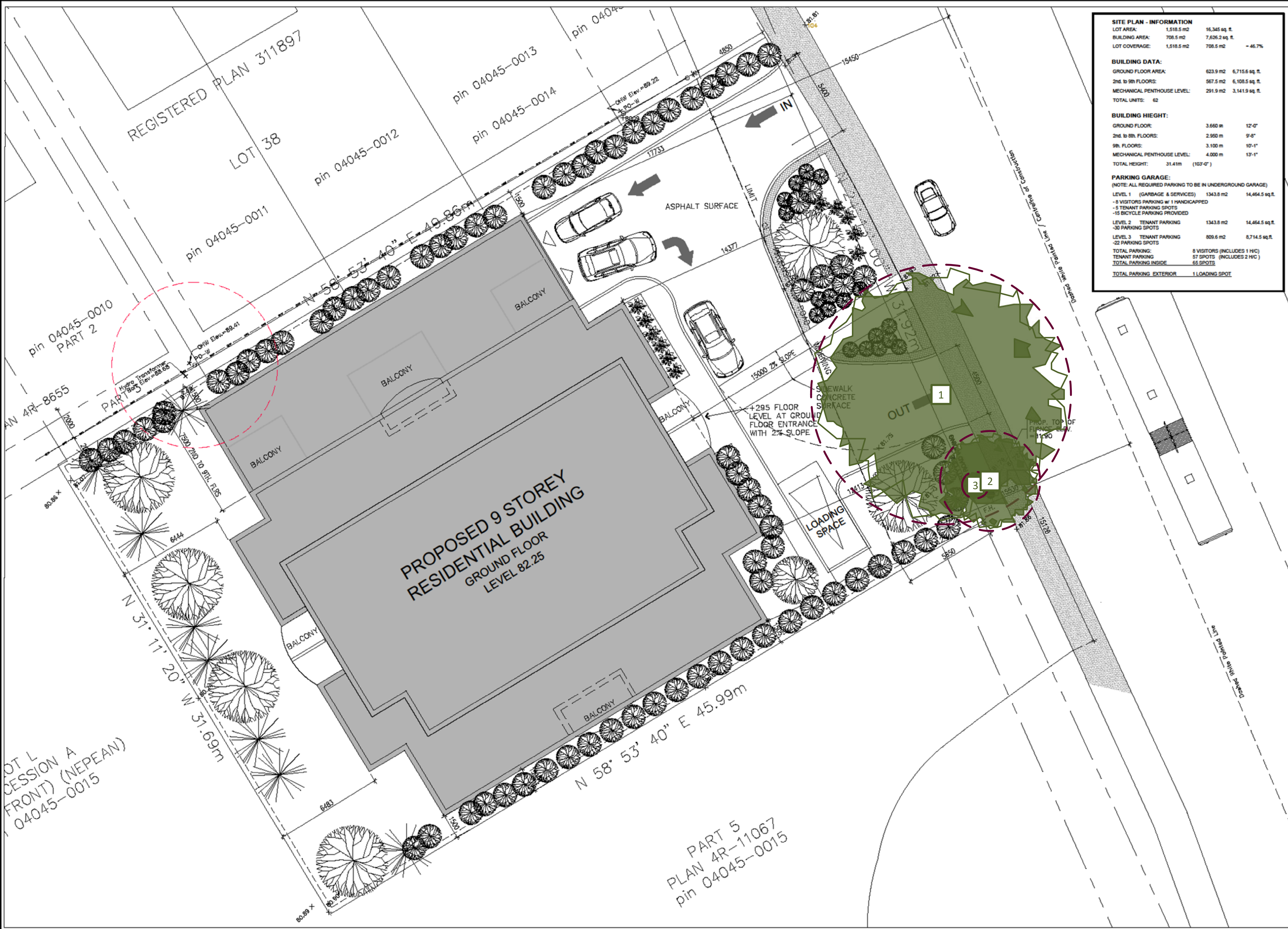
Property Parcels

Greenbelt
- Arbotect (DED2)

treeAzin (EAB)
- Tree

Dutchtrig (DED1)





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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY CHANGES OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT

DATE

DESIGN DK

DATE 8 MAY '19

CHECKED DC

ISSUED

CONDUCTOR

A R C associates inc.

1110 FISHER AVENUE DEVELOPMENTS OTTAWA, ONTARIO

PROJECT

1110 FISHER AVENUE DEVELOPMENTS OTTAWA, ONTARIO

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