

TREE CONSERVATION REPORT ADDENDUM 5.0

71 Russell Ave

Tree Conservation Report Addendum submitted as Partial Requirements for a Site Plan Control Application, October 14, 2026

Dendron Forestry Services

Application: D02-02-26-0012 (Minor ZBLA) and D07-12-26-0014 (SPC)

Tree Conservation Report Addendum 4.0

Address:	71 Russell Ave
Date of Report:	October 14, 2026
Date of Site Visits:	April 9, 2026, May 25th, July 2, 2026, July 29th and August 18, 2026
Prepared by:	Astrid Nielsen, RPF, ISA Certified Arborist ® 101- 45 Spencer Ave, K1Y 2P5 Astrid.nielsen@dendronforestry.ca
Client:	Jersey Development

This Report must be read in its entirety, including the Assumptions and Limiting Conditions.

Introduction

This Tree Conservation Report Addendum has been prepared to provide supplementary information regarding the potential for tree retention in the Tree Conservation Report prepared by James B. Lennox & Associates Inc dated Jan 30, 2026. It is supplementary information to the previous Addendums prepared by Dendron Forestry Services dated April 10th (Version 1.0) , May 29th (Version 2.1), July 12th (Version 3.0), July 17th (Version 3.1) and August 26th (Version 4.0).

This document addresses the comments issued by the City on August 23, 2026 via email as they related to the TCR Addendum.

City Comments and Responses

Comment 1:

***Diameter**: I measured the diameter of tree #10 at breast height (1.3m) from 69 Russell Ave. Due to the slope I measured on the uphill side of the tree. The DBH, I measured with a diameter tape, was 50cm. This gives a static root zone measurement of 1.5m. TCR Addendum version 4.0, dated August 25, 2026, references the tree as being 49cm at the base and estimated as being 47 cm at breast height. I am clarifying the DBH is 50cm which needs to be reflected in the TCR and TCR Addendum. Was the 49cm diameter at the base measured using calipers?*

Regarding the tree's diameter, we note the measurement of 50 cm at breast height, while our team recorded 49 cm at the base using calipers. A variance of 1 to 3 cm falls well within the standard margin of error for field measurements and does not materially alter the overall impact assessment. Because the static root zone calculation (3x diameter) is intended to serve as a general best-practice guideline,

this minor difference does not change the findings or recommendations stated in previous versions of the TCR Addendum. We are confident that the plans discussed to date remain fully viable and protective of the root zone as described.

Comment 2:

Static root zone pruning: Over the phone you said the original wooden structure extended one meter below ground, meaning it is unlikely structural roots would have extended past this barrier. I understand that you are saying the grade difference between the base of the tree and the base of the wooden retaining wall was ~ 1m (photo below for reference). Can you please state this conclusion directly in the TCR for clarity?

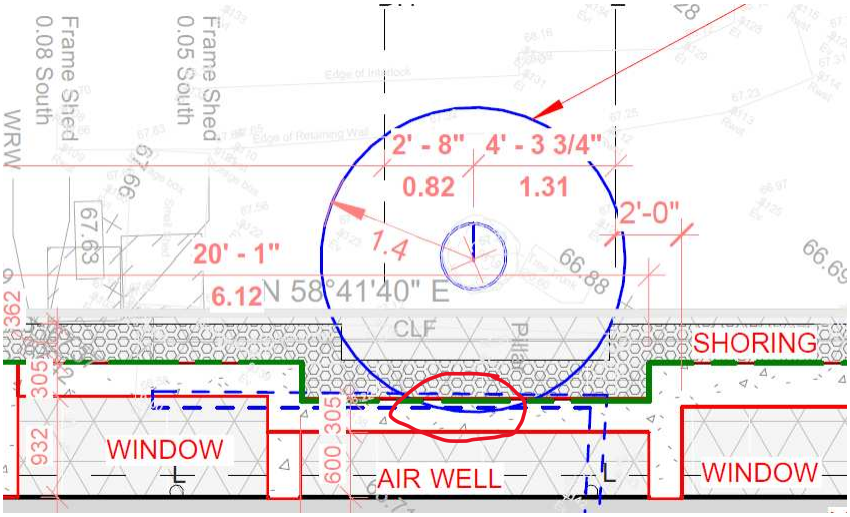


Figure 1: Image of updated site plan with the surveyed location of tree 10 and proposed notch. The static root zone is shown in blue, the proposed excavation in green, and the old wooden wall in the hashed blue line

In the above Figure 1, is has been assumed that there are no structural roots that extend past the first hatched line shown above. This line indicates the location of the wall that had been removed to explore the rooting area. This wall was approximately 1 m in height. It is extremely unlikely that any roots travelling down this wall and extending past this location at 1 m below would be considered structural.

The undersigned personally inspected the property and issues associated with this report on April 9, May 29th, and August 18th, 2026. On Behalf of Dendron Forestry Services,





Astrid Nielsen, MFC, RPF (Registered Professional Forester)
ISA Certified Arborist ®, ON-1976
ISA Tree Risk Assessment Qualified

Assumptions and Limiting Conditions

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter "Dendron") at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees 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 and its agents, assessors, and/or employees are not liable for any 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.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.

Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

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.

Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have 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.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated April 5, 2026, for which this Assessment was carried out.

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, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

No Third Party Liability

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

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.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.