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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

July 8, 2022

Kevin A. Harper, AICP, MCIP, RPP, LEED AP
Director, Infill Development
Minto Communities – Canada
200-180 Kent Street
Ottawa, ON
K1P 0B6

RE: TREE CONSERVATION REPORT FOR 1186-1194 WELLINGTON STREET, OTTAWA

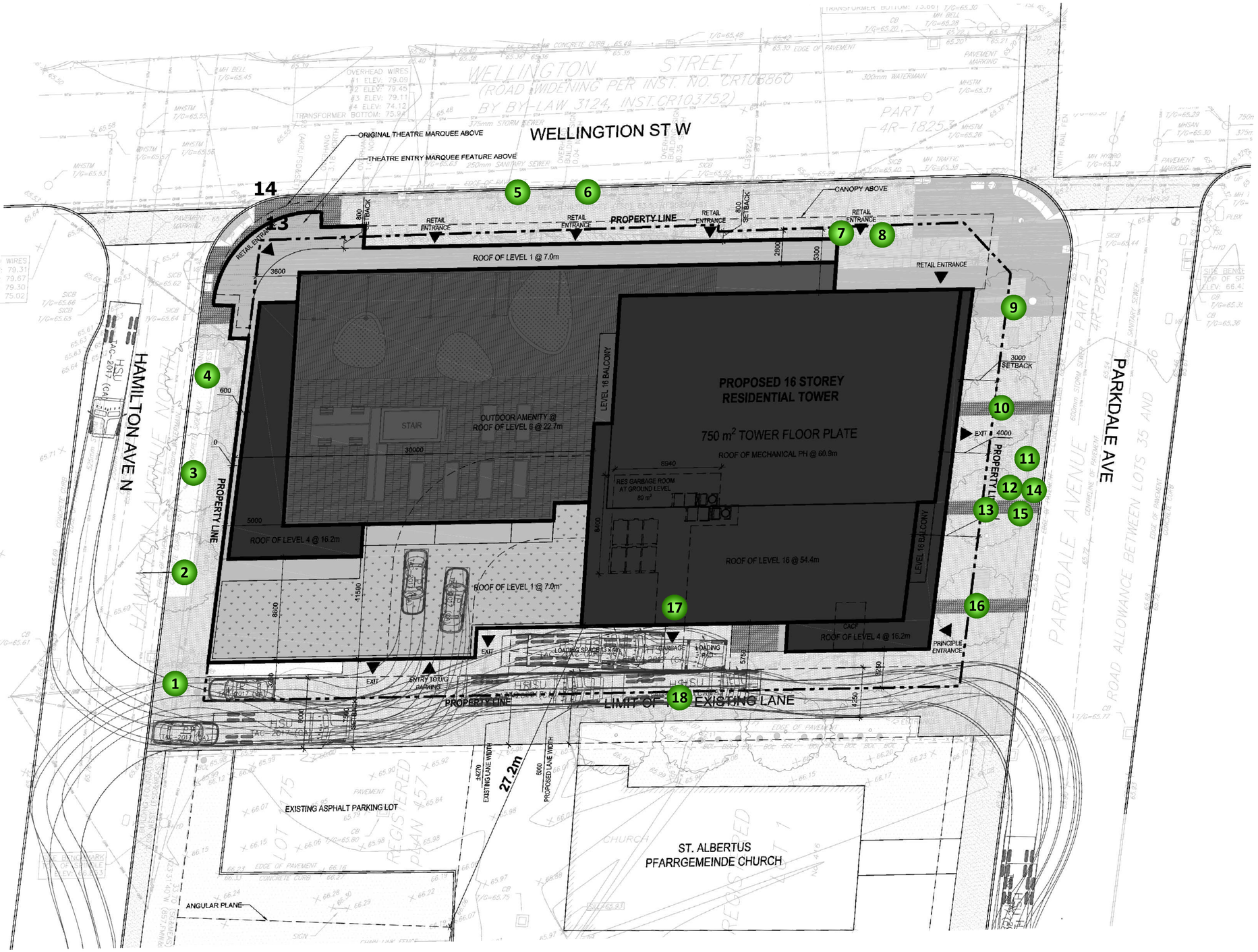
This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Minto Communities - Canada in support of their proposed redevelopment of 1186-1194 Wellington Street in Ottawa. The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). Presently the property is occupied by two commercial buildings and a surface parking lot. The proposed redevelopment will include the demolition of the existing buildings and construction of a multi-storey, mixed use building with ground floor commercial, residential units on the upper floors and underground parking.

Under the Tree Protection By-law a TCR is required for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. Trees of any size on adjacent City lands must also be documented in a TCR. A "tree" is defined in the By-law as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

The approval of this TCR by the by the City's General Manager and the issuing of a permit authorizes the removal of approved trees. **Importantly, although this report may be used to support the application for a City tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued authorizing the injury or destruction of a tree in accordance with the By-law.**

The inventory in this report details the assessment of all individual trees on the subject and adjacent private property, including trees on nearby City of Ottawa lands. Field work for this report was completed in June 2022.

Pictures 1 through 5 on pages 6, 7 and 8 of this report show selected trees on and adjacent to the subject property.



GENERAL NOTES

STANTEC GEOMATICS LTD.(2022)

LEGEND

TREE

0 1.5 3 6 9 Meters

N

DRAWING:
Tree Conservation Plan

PROJECT:
1186-1194 WELLINGTON STREET
CITY OF OTTAWA

IFS ASSOCIATES
613-838-5717

Andrew K. Boyd, R.P.F

SCALE:	1:160
DATE:	2022-07-08
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO.
1186

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, condition, size (diameter) and status of the individual trees on and adjacent to the subject property. Each of these trees is referenced by the numbers plotted on the tree conservation plan included on page 5 of this report.

Table 1. Species, condition, size, ownership and status of trees at 1186-1194 Wellington Street

Tree No.	Tree species	DBH[1] (cm)	Ownership[2]	Tree condition, age class, tree condition notes, species origin & **preservation status** (to be removed or preserved and protected)
1	Japanese tree lilac *(Syringa reticulata)*	12	City	Good; mature; single main stem to 1.2m from grade with central and multiple competing leaders; broad, dense crown; cultivar; **to be removed** (conflicts with construction access)
2	Japanese tree lilac *(Syringa reticulata)*	15	City	Good; mature; single main stem to 1.5m from grade with central leader and two competing laterals; broad, dense crown; basal sprouts on west; cultivar; **to be removed** (conflicts with construction access)
3	Japanese tree lilac *(Syringa reticulata)*	13	City	Good; mature; single main stem to 1.2m from grade with four competing leaders; broad, dense crown; Manitoba maple sapling at base; cultivar; **to be removed** (conflicts with construction access)
4	Japanese tree lilac *(Syringa reticulata)*	15	City	Good; mature; single main stem to 1.2m from grade with multiple competing laterals; multiple basal sprouts; very dense crown; cultivar; **to be removed** (conflicts with construction access)
5	Japanese tree lilac *(Syringa reticulata)*	4	City	Poor; immature; within restricted sidewalk planting bed; central stem with competing lateral at 1m on east; poor crown density and growth increment (vigour); cultivar; **to be removed** (conflicts with construction access)
6	Honey-locust *(Gleditsia triacanthos)*	10	City	Fair; immature; within restricted sidewalk planting bed; stunted form; poor growth increment; introduced species to Eastern Ontario; **to be removed** (conflicts with construction access)
7	Honey-locust (Gleditsia triacanthos)	8	Private	Fair; immature; divergent form due to influence of tree #8; crown apex dead; restricted rooting area; introduced species to Eastern Ontario; **to be removed** (conflicts with construction access)

Table 1. Con't

Tree No.	Tree species	DBH[1] (cm)	Ownership[2]	Tree condition, age class, tree condition notes, species origin & **preservation status** (to be removed or preserved and protected)
8	Honey-locust *(Gleditsia triacanthos)*	21	Private	Good; mature; central stem to 3.5m with competing leaders; outstretched laterals starting at 2m; broad crown; introduced species to Eastern Ontario; **to be removed** (conflicts with construction access)
9	Honey-locust *(Gleditsia triacanthos)*	14	Private	Fair; maturing; central stem with multiple suppressed epicormic laterals on south and west at 0.25-1.5m; introduced species to Eastern Ontario; **to be removed** (conflicts with construction access)
10	Honey-locust *(Gleditsia triacanthos)*	<10	Private	Poor; immature; tri-stemmed from grade - coppice growth from stump of previously removed tree; divergent towards north due to influence of tree #11; introduced species to Eastern Ontario; **to be removed** (conflicts with construction access)
11	Honey-locust *(Gleditsia triacanthos)*	29	City	Fair; mature; lower main stem upright to 3.5m; divergent and crown asymmetric towards north due to influence of tree #12; introduced species to Eastern Ontario; **to be removed** (conflicts with construction access)
12	Siberian elm *(Ulmus pumila)*	25 avg.	City	Fair; mature; double stemmed from grade; mildly divergent and crown asymmetric towards north due to influence of tree #13-15; introduced invasive species; **to be removed** (conflicts with construction access)
13	Honey-locust *(Gleditsia triacanthos)*	31	City	Fair; mature; suppressed and asymmetric towards west due to influence of neighbouring trees; introduced species to Eastern Ontario; **to be removed** (conflicts with construction access)
14	Siberian elm *(Ulmus pumila)*	26	City	Poor; mature; strongly divergent and asymmetric towards north due to influence of neighbouring trees; introduced invasive species; **to be removed** (conflicts with construction access)
15	Siberian elm *(Ulmus pumila)*	42	City	Poor; mature; co-dominant stems at 2.5m from grade; both divergent and asymmetric towards east due to influence of neighbouring trees; introduced invasive species; **to be removed** (conflicts with construction access)

Table 1. Con't

Tree No.	Tree species	DBH[1] (cm)	Ownership[2]	Tree condition, age class, tree condition notes, species origin & **preservation status** (to be removed or preserved and protected)
16	Honey-locust *(Gleditsia triacanthos)*	18	Private	Good; mature; single upright stem with suppressed laterals starting at 2m; broad, symmetric crown; introduced species to Eastern Ontario; **to be removed** (conflicts with construction access)
17	Manitoba maple *(Acer negundo)*	<10	Private	Immature coppice growth from stump of previously removed tree; naturalized species; **to be removed** (conflicts with construction)
18	Manitoba maple *(Acer negundo)*	<10	Private	Immature coppice growth from stump of previously removed tree; naturalized species; **to be removed** (conflicts with construction)

[1] diameter at breast height, or 1.4m from grade (unless otherwise indicated); [2] determined from topographic survey

FEDERAL AND PROVINCIAL REGULATIONS

Federal and provincial regulations can be applicable to trees on private property. In particular, the following two regulations have been considered for this property:

1) Endangered Species Act (2007): No butternuts *(Juglans cinerea)* were identified on the subject or adjacent properties. This species of tree is listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so is protected from harm.
2) Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys are required to be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.

This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Please do not hesitate to contact the undersigned with any questions concerning this report.

Yours,

Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester