



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.



## 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 <sup>1</sup> (cm)	Ownership <sup>2</sup>	Tree condition, age class, tree condition notes, species origin & <b>preservation status</b> (to be removed or preserved and protected)
1	Japanese tree lilac ( <i>Syringa reticulata</i> )	12	City	Good; mature; single main stem to 1.2m from grade with central and multiple competing leaders; broad, dense crown; cultivar; <b>to be removed</b> (conflicts with construction access)
2	Japanese tree lilac ( <i>Syringa reticulata</i> )	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; <b>to be removed</b> (conflicts with construction access)
3	Japanese tree lilac ( <i>Syringa reticulata</i> )	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; <b>to be removed</b> (conflicts with construction access)
4	Japanese tree lilac ( <i>Syringa reticulata</i> )	15	City	Good; mature; single main stem to 1.2m from grade with multiple competing laterals; multiple basal sprouts; very dense crown; cultivar; <b>to be removed</b> (conflicts with construction access)
5	Japanese tree lilac ( <i>Syringa reticulata</i> )	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; <b>to be removed</b> (conflicts with construction access)
6	Honey-locust ( <i>Gleditsia triacanthos</i> )	10	City	Fair; immature; within restricted sidewalk planting bed; stunted form; poor growth increment; introduced species to Eastern Ontario; <b>to be removed</b> (conflicts with construction access)
7	Honey-locust ( <i>Gleditsia triacanthos</i> )	8	Private	Fair; immature; divergent form due to influence of tree #8; crown apex dead; restricted rooting area; introduced species to Eastern Ontario; <b>to be removed</b> (conflicts with construction access)

Table 1. Con't

Tree No.	Tree species	DBH <sup>1</sup> (cm)	Ownership <sup>2</sup>	Tree condition, age class, tree condition notes, species origin & <b>preservation status</b> (to be removed or preserved and protected)
8	Honey-locust ( <i>Gleditsia triacanthos</i> )	21	Private	Good; mature; central stem to 3.5m with competing leaders; outstretched laterals starting at 2m; broad crown; introduced species to Eastern Ontario; <b>to be removed</b> (conflicts with construction access)
9	Honey-locust ( <i>Gleditsia triacanthos</i> )	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; <b>to be removed</b> (conflicts with construction access)
10	Honey-locust ( <i>Gleditsia triacanthos</i> )	<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; <b>to be removed</b> (conflicts with construction access)
11	Honey-locust ( <i>Gleditsia triacanthos</i> )	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; <b>to be removed</b> (conflicts with construction access)
12	Siberian elm ( <i>Ulmus pumila</i> )	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; <b>to be removed</b> (conflicts with construction access)
13	Honey-locust ( <i>Gleditsia triacanthos</i> )	31	City	Fair; mature; suppressed and asymmetric towards west due to influence of neighbouring trees; introduced species to Eastern Ontario; <b>to be removed</b> (conflicts with construction access)
14	Siberian elm ( <i>Ulmus pumila</i> )	26	City	Poor; mature; strongly divergent and asymmetric towards north due to influence of neighbouring trees; introduced invasive species; <b>to be removed</b> (conflicts with construction access)
15	Siberian elm ( <i>Ulmus pumila</i> )	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; <b>to be removed</b> (conflicts with construction access)

Table 1. Con't

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

<sup>1</sup> diameter at breast height, or 1.4m from grade (unless otherwise indicated); <sup>2</sup> 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.

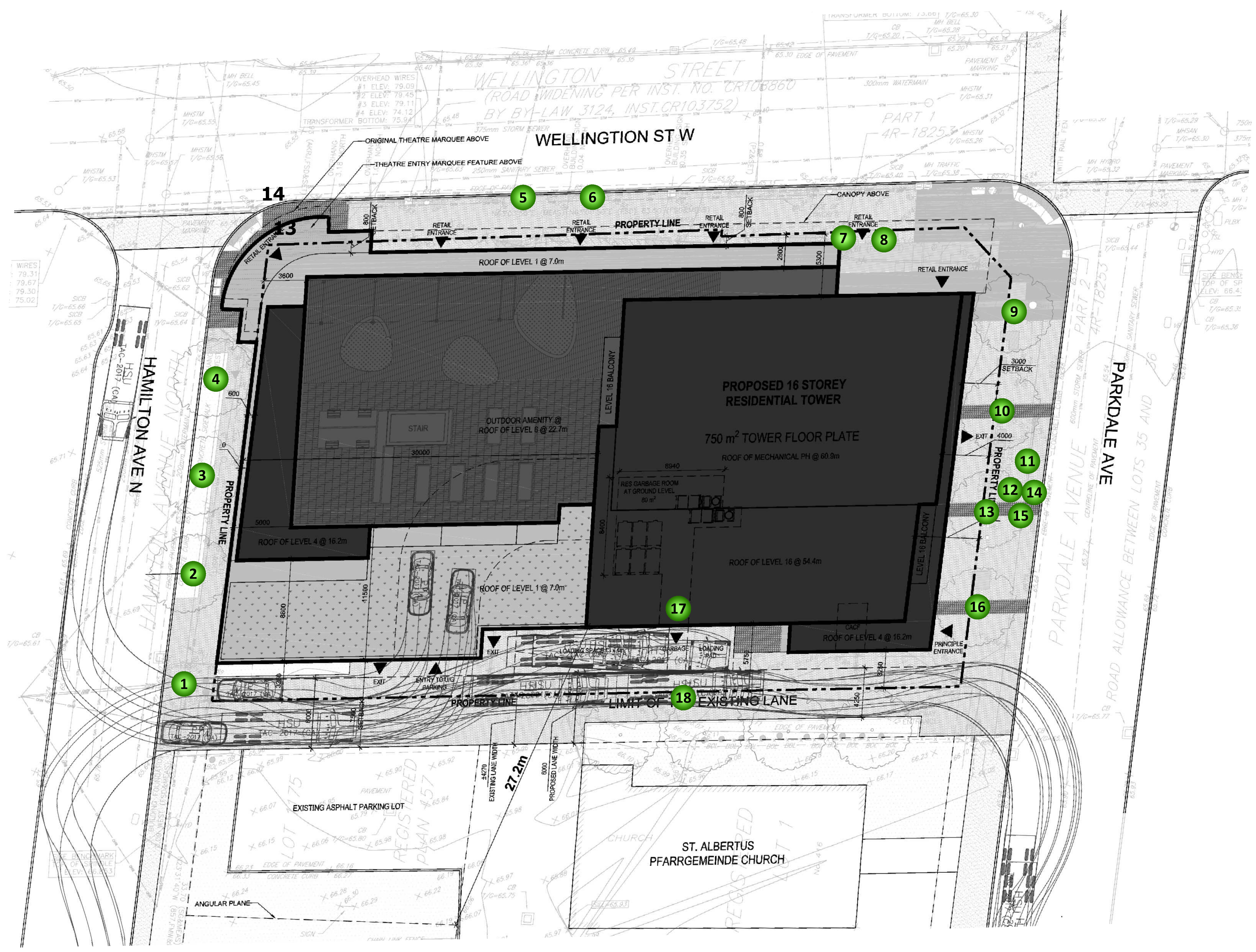
Yours,



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





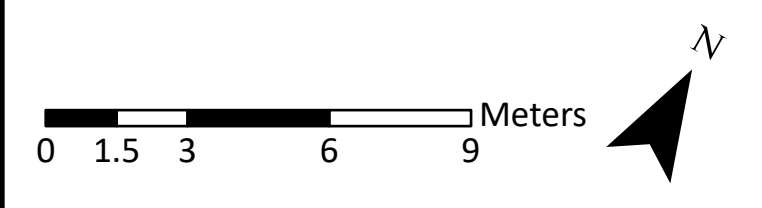


GENERAL NOTES

STANTEC GEOMATICS LTD. (2022)

LEGEND

- TREE



DRAWING: Tree Conservation Plan

PROJECT: 1186-1194 WELLINGTON STREET CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:160	DRAWING NO. 1186
DATE: 2022-07-08	
DRAWN BY: SS	
SHEET NO. 1	





Picture 1. Trees #1-4 (right to left), Japanese tree lilacs on city property adjacent to 1186-1194 Wellington Street



Picture 2. Trees #7 and 8, private Honey-locusts at 1186-1194 Wellington Street





Picture 3. Trees #11-15 (left to right) on city property adjacent to 1186-1194 Wellington Street





Picture 4. Tree #16, private Honey-locust at 1186-1194 Wellington Street



Picture 5. Trees #17 and 18, private Manitoba maples at 1186-1194 Wellington Street



# LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

## GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was carried out by *IFS Associates Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported.

Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

## LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with



absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal (which is recommended in this case).

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that *IFS Associates Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report.

Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

### ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Associates Inc.* must be provided the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Associates Inc.*

### LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for:

- 1) Any legal description provided with respect to the property;
- 2) Issues of title and/or ownership with respect to the property;
- 3) The accuracy of the property line locations or boundaries with respect to the property;
- 4) The accuracy of any other information provided by the client or third parties;
- 5) 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,
- 6) The unauthorized distribution of the report.

Further, under no circumstances may any claims be initiated or commenced by the client against *IFS Associates Inc.* 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.

### ONGOING SERVICES

*IFS Associates Inc.* accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activities recommended herein. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.

