



August 28, 2020

Kevin A. Harper
Development Manager – High Rise
Minto Communities - Canada
200-180 Kent Street
Ottawa, ON
K1P 0B6

RE: TREE CONSERVATION REPORT FOR 178-200 ISABELLA STREET, OTTAWA

This report details a pre-construction Tree Conservation Report (TCR) for the above-noted properties in Ottawa. The need for this TCR is related to the proposed construction of a 16-storey mixed-use building with four levels underground parking. Presently the development site is vacant of any buildings.

Tree conservation reports are required for all site plan control applications for properties on which trees 10 centimetres in diameter or greater are present. Affected trees on neighbouring properties need to be addressed as well. The approval of this TCR by the City of Ottawa and the issuing of a permit by them authorize the removal of approved trees. Also, the removal of any shared trees, or trees located fully on adjacent properties will require written permission from neighbouring owners prior to removal.

The inventory in this report details the assessment of individual trees located on and adjacent to the subject properties. No trees were found on nearby City of Ottawa property. Field work for this report was completed in August 2020.

Pictures 1 through 5 on pages 4, 5 and 6 of this report show selected trees on and adjacent to the subject properties. Given the extensive excavation necessary for the underground parking, it is not possible to preserve any of the trees currently on the subject properties. Shared trees will all be lost as well but those fully on neighbouring private property are all considered retainable.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, condition, size (diameter), ownership and status of the individual trees on or adjacent to the subject properties. Each of these trees is referenced by the numbers plotted on the accompanying tree conservation plans.



Table 1. Tree conservation information for 178-200 Isabella Street, Ottawa

Tree No.	Tree Species	Condition (VP→E, or dead)	DBH ¹ (cm)	Owner-ship	Age Class, Tree Condition Notes & Preservation Status (to be removed or preserved and protected)
1	Manitoba maple (<i>Acer negundo</i>)	Fair	12 & 9	Private	Maturing; double stemmed at 0.2m; divergent towards east/northeast due to intolerance to shade; originated from seed; naturalized species; to be removed (conflicts with construction)
2	Norway maple (<i>Acer platanoides</i>)	Fair	+/- 80	Neighbour	Very mature; tri-stemmed at 3.5m; upright crown form; dieback in upper crown; cultivated tree - planted; introduced, invasive species; to be preserved and protected
3	Manitoba maple	Fair	16 & 10	Private	Maturing; double stemmed at 0.1m; divergent towards north; originated from seed; naturalized species; to be removed (conflicts with construction)
4	Little-leaf linden (<i>Tilia cordata</i>)	Poor	+/- 10	Neighbour	Maturing; single stemmed at 2.5m with multiple leaders - topped; crown asymmetric towards south due to shade cast by trees on development site; cultivated species - planted; to be preserved and protected
5	Little-leaf linden	Fair	+/- 12	Neighbour	Maturing; single stem with competing lateral at 2.5m on south side; crown asymmetric towards south; cultivated species - planted; to be preserved and protected
6	Norway maple	Good	27	Private	Mature; upright stem, crown asymmetric towards north/northwest; originated from seed – invasive species; to be removed (conflicts with construction)
7	Little-leaf linden	Good	+/- 15	Neighbour	Maturing; dominant, upright main stem; crown asymmetric towards south; cultivated species - planted; to be preserved and protected

8	Norway maple	Poor	<10	Private	Immature; multi-stemmed – coppicing stump; broad crown; invasive species; to be removed (conflicts with construction)
9	Manitoba maple	Poor	13 avg.	Shared	Maturing; tri-stemmed – coppicing stump; broad crown; growing through fence; naturalized species; to be removed (conflicts with construction)
10	Silver maple (<i>Acer saccharinum</i>)	Fair	+/- 90 (at 1m)	Neighbour	Mature; co-dominant stems at 1.5m with strong union; broad, thin crown with dieback at margins; native species; to be preserved and protected
11	White elm (<i>Ulmus americana</i>)	Dead	All 60+	Neighbour	Three dead mature trees (likely due to Dutch elm disease (<i>Ophiostoma ulmi/novo-ulmi</i>)); all hazardous (and so should be removed)
12	Manitoba maple	Poor	<10	Shared	Immature; six-stemmed – coppicing stump; broad crown; naturalized species; to be removed (conflicts with construction)
13	Manitoba maple	Fair	14, 18 & 18	Shared	Maturing; located atop retaining wall; all divergent due to intolerance to shade; originated from seed; naturalized species; to be removed (conflicts with construction)
14	Manitoba maple	Good	14	Shared	Maturing; located atop retaining wall; generally upright form; growing into service wires; originated from seed; naturalized species; to be removed (conflicts with construction)

¹ diameter at breast height, or 1.4m from grade (unless otherwise indicated); average diameters indicate multi-stemmed trees

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees to be retained adjacent to the subject properties. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. Erect a fence at the critical root zone (CRZ¹) of trees;
2. Do not place any material or equipment within the CRZ of the tree;



3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing grade within the CRZ without approval;
5. Tunnel or bore when digging within the CRZ of a tree;
6. Do not damage the root system, trunk or branches of any tree;
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

¹ The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk Diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm.

This report is subject to the attached Limitations of Tree Assessments 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



Picture 1. Tree #2 – Norway maple on neighbouring private property



Picture 2. Tree #9 – privately owned Manitoba maple



Picture 3. Tree #10 – silver maple on neighbouring private property



Picture 4. Tree #12 - coppicing stump of shared Manitoba maple



Picture 5. Trees #13 and 14 – neighbouring Manitoba maples atop retaining wall

LIMITATIONS OF TREE ASSESSMENTS

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.

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 property and people. 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) recommended 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 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. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated through tree removal.

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 experience and so 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.

No responsibility is assumed for matters legal in character. Statements made to *IFS Associates Inc.* in regards to the condition or history of the tree(s) are assumed to be correct. Any and all property is assessed or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statues or other government regulations.



Neither the author of this report nor anyone else in association with *IFS Associates Inc.* shall be required to give testimony or attend court by reason of this report unless contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contact of engagement, or as previously accepted.

The information, recommendations and opinions expressed in this report are for the sole benefit of the client(s) named above. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressly written consent of the author. 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 advertising, public relations, news, sales 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, the occurrence of a subsequent event, 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.

Lastly, loss or alteration of any part of this report invalidates the entire report.

ISABELLA STREET (REGIONAL ROAD NO. 62)

PIN 04123-0073

CONCRETE CURB

GENERAL NOTES

METRIC CONVERSION
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

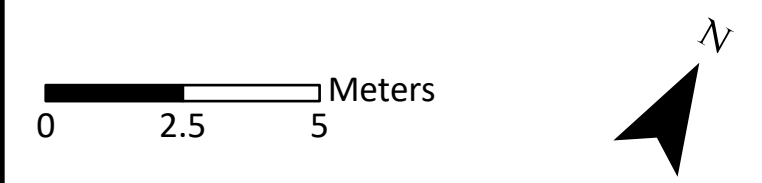
BEARING NOTE
 BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM THE CANADIAN NATIONAL GRID NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 74° 30' WEST LONGITUDE OF THE 3rd METRIC ONTARIO COORDINATE SYSTEM, NAD83 (ORIGINAL) ZONE 1.

NOTE
 A COUNTER CLOCKWISE BEARING ROTATION OF 0°36'25" WAS APPLIED TO A PLAN BY FSD DATED MAY 13, 2005 FOR BEARING COMPARISON.

PLANS COMPLETED BY Stantec Geomatics

LEGEND

SYMBOL	DESCRIPTION
■	FOUND MONUMENTS
□	SET MONUMENTS
○	IRON BAR
○	ROUND IRON BAR
○	STANDARD IRON BAR
○	SHORT STANDARD IRON BAR
○	CUT CROSS
○	CONCRETE PIN
○	WITNESS
○	PROPERTY IDENTIFICATION NUMBER
○	MEASURED
○	PROPORTIONED
○	ORIGIN UNKNOWN
○	STANTEC GEOMATICS LTD.
○	PLAN 48-968
○	PLAN 48-972
○	FARLEY SMITH & DENNIS SURVEYING LTD.
○	H.R. FARLEY O.L.S.
○	FARLEY & MARTIN SURVEYING LTD.
○	REGISTERED PLAN NO. 34325
○	ANCHOR
○	BORERHOLE
○	BOULDER
○	CATCH BASIN
○	CB MANHOLE
○	DOUBLE CB MANHOLE
○	DRAIN
○	POLE GUYWIRE
○	GAS SERVICE REGULATOR
○	GAS VALVE
○	HYDRO METER
○	HYDRO TRANSFORMER
○	HAND WELL
○	FIRE HYDRANT
○	JUNCTION BOX
○	LS
○	LIGHT STANDARD
○	MARLBOR
○	MAINTENANCE HOLE BELL
○	MAINTENANCE HOLE FIBRE OPTIC
○	MAINTENANCE HOLE HYDRO
○	MAINTENANCE HOLE SANITARY
○	MAINTENANCE HOLE STORM
○	MAINTENANCE HOLE TRAFFIC
○	MONITORING WELL
○	NEWS PAPER BOX
○	OBSERVATION WELL
○	PARKING METER
○	SCIP
○	TEMP/CATCH PIT
○	TERMINAL BOX - BELL
○	TERMINAL BOX - CABLE
○	TRAFFIC CONTROL BOX
○	TEST PIT
○	TRAFFIC SIGNAL LIGHT
○	MARKER BELL UNDERGROUND
○	MARKER CABLE UNDERGROUND
○	MARKER GAS UNDERGROUND
○	MARKER OIL UNDERGROUND
○	UTILITY POLE
○	VALVE BOX
○	VALVE CHAMBER
○	WATER VALVE
○	TREE STUMP
○	TREE CONIFEROUS (D.B.H. SHOWN)
○	TREE DECIDUOUS (D.B.H. SHOWN)



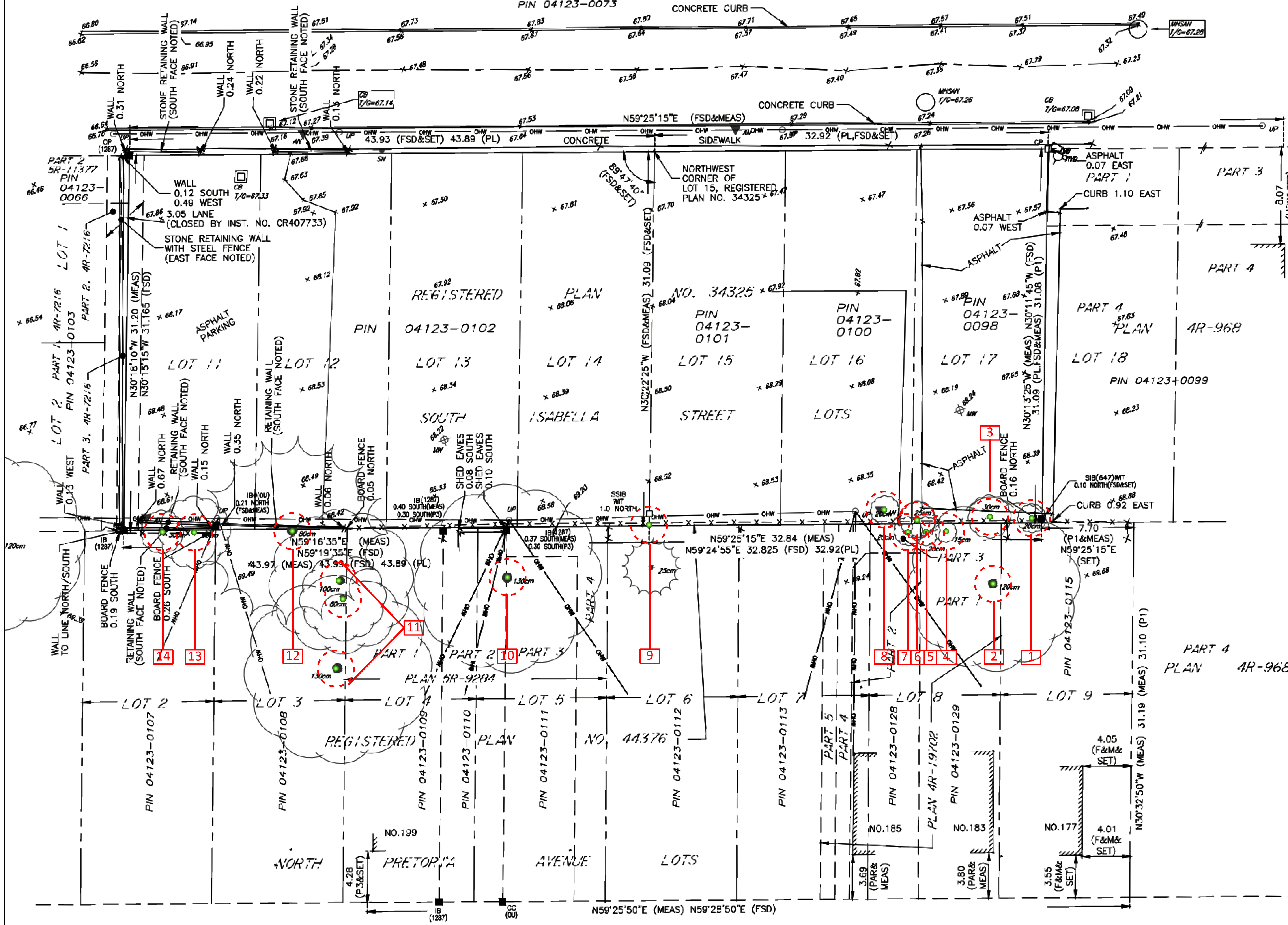
DRAWING: Tree Conservation Plan

PROJECT: LOTS 11 TO 17 AND PART OF THE 10 FOOT LANE SOUTH ISABELLA STREET REGISTERED PLAN 34325 CITY OF OTTAWA

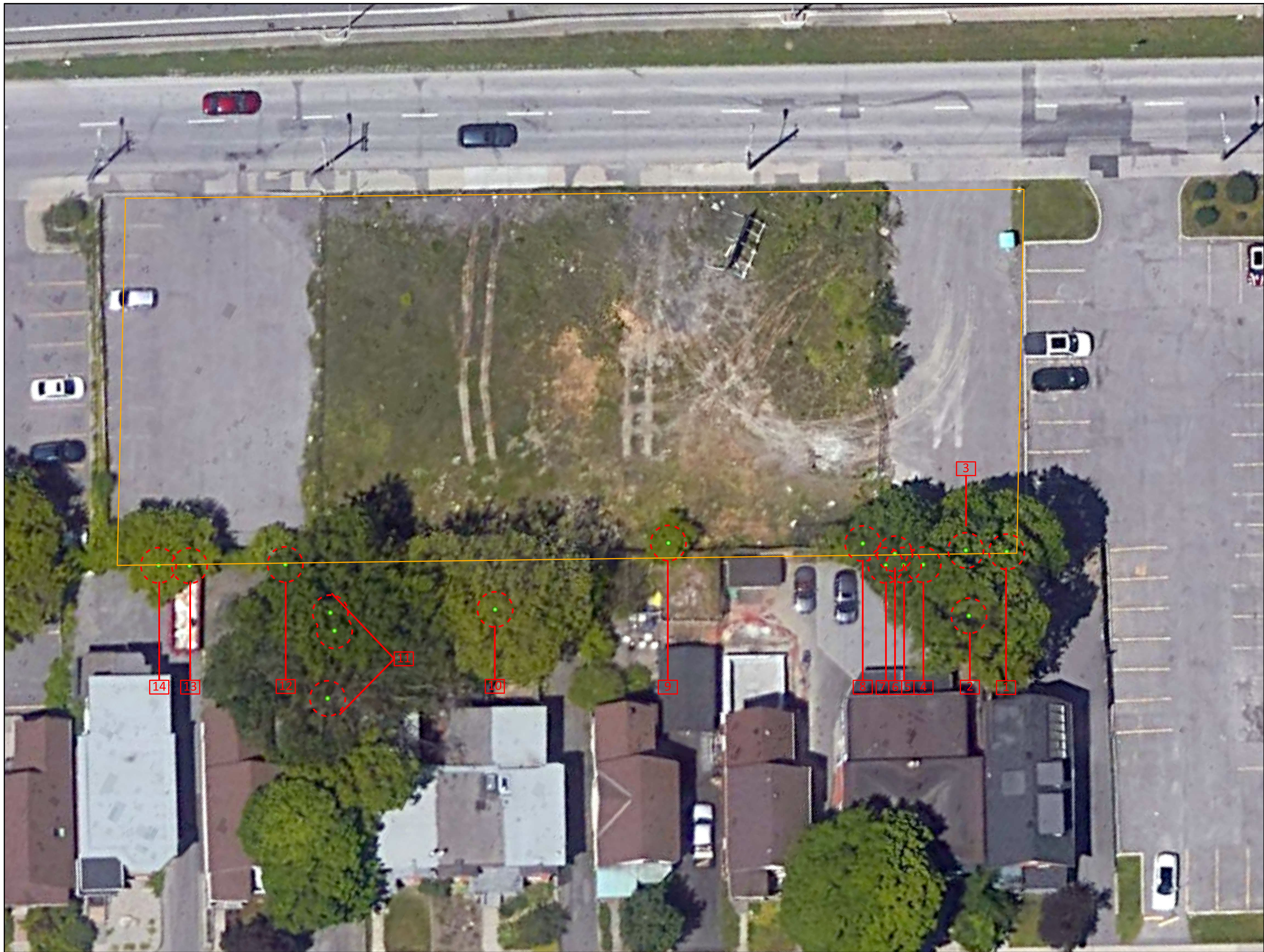


Andrew K. Boyd, R.P.F.



SCALE: 1:138
 DATE: 2020-08-19
 DRAWN BY: SS
 SHEET NO: 1

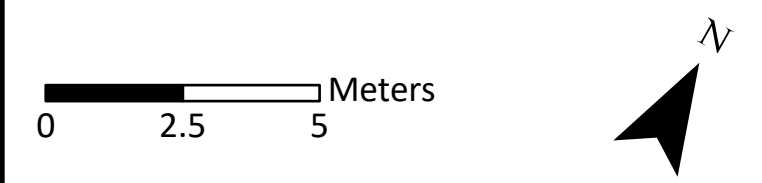


ISAB



GENERAL NOTES
GeoEye, Maxar

LEGEND
 SUBJECT LANDS
 TREE



DRAWING:
Tree Conservation Plan

PROJECT:
LOTS 11 TO 17
AND PART OF THE 10 FOOT LANE
SOUTH ISABELLA STREET
REGISTERED PLAN 34325
CITY OF OTTAWA



Andrew K. Boyd
Andrew K. Boyd, R.P.F.

SCALE: 1:138	I S A B
DATE: 2020-08-25	
DRAWN BY: SS	
SHEET NO.: 1	