



September 30, 2021

Young Street Capital
c/o Vincent P. Colizza Architects Incorporated
Suite 100
5 Creeks End Lane
Ottawa, ON K2H 1C7

RE: TREE CONSERVATION REPORT FOR 249-255 RICHMOND ROAD & 372 TWEEDSMUIR AVENUE, OTTAWA

Dear Vincent,

This report details a pre-construction tree conservation report (TCR) for the above-noted property in Ottawa. The need for this TCR is related to the proposed redevelopment of the subject property, including construction of a nine-storey residential building with three levels of underground parking. Trees on properties slated for development are protected under the City of Ottawa's Tree Protection By-law (by-law no. 2020-340).

Tree conservation reports are required for all properties subject to site plan control applications on which trees of 10 centimetres in diameter or greater are present. The approval of this TCR by the City of Ottawa and the issuing of a permit by them authorize 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 by the City of Ottawa. Further, if any trees fully on or shared with adjacent private property are to be removed written consent of the neighbouring property owner must first be obtained.**

The inventory in this report details the assessment of all individual trees on and adjacent to the subject property. The proposed below-grade parking will require excavation which extends the full expanse of the subject property. As a result all trees fully on and shared with the subject property are proposed for removal. All trees fully on City of Ottawa lands and adjacent private property will be preserved. Field work for this report was completed in September 2021.

TREE SPECIES, CONDITION, SIZE AND STATUS

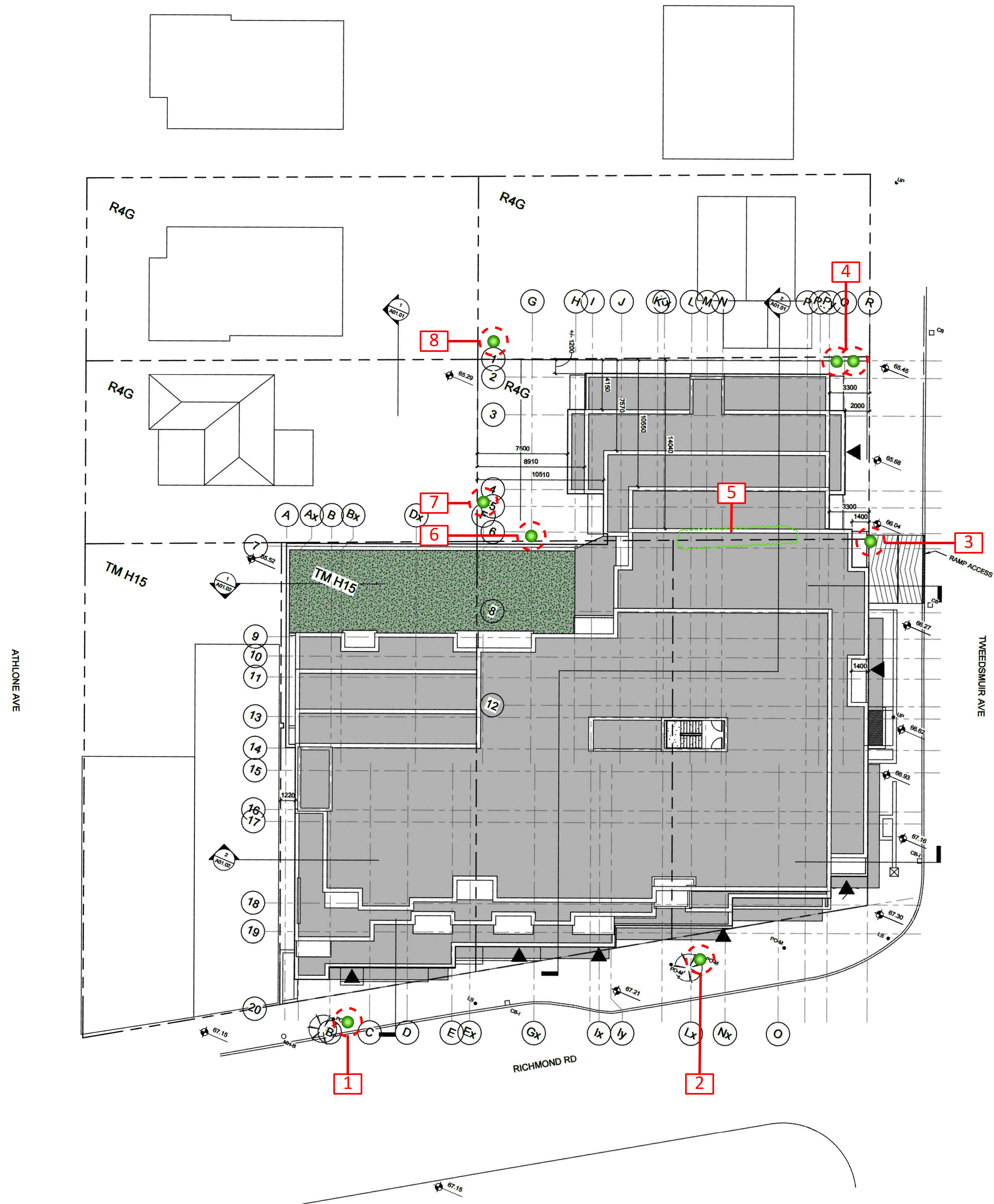
Table 1 on pages 2 and 3 of this report details the species, condition, size (diameter), ownership and preservation status of the individual trees on and adjacent to the subject property. Each of these trees is referenced by the numbers plotted on the tree conservation plan included on page 3 of this report. Pictures 1 through 4 on pages 5 to 8 show selected trees on and adjacent to the subject property.



Table 1. Species, condition, size (diameter) and status of trees at 249-255 Richmond Road & 372 Tweedsmuir Avenue

Tree No.	Tree species	Condition (VP→E)	DBH ¹ (cm)	Owner -ship	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
1	Honey-locust (<i>Gleditsia triacanthos</i>)	Good	37.5	City	Mature; central lower stem with generally symmetric crown; crown raised to 4m over sidewalk; fair crown density, leaf size and colour; restricted rooting area within sidewalk; introduced species to Eastern Ontario; to be preserved and protected
2	Honey-locust	Good	44.6	City	Mature; central lower stem with mildly asymmetric crown towards north/northwest; crown raised to 4m over sidewalk; fair crown density, leaf size and colour; restricted rooting area within sidewalk; introduced species to Eastern Ontario; to be preserved and protected
3	Siberian elm (<i>Ulmus pumila</i>)	Poor	83.3	Shared with City	Overmature; tri-stemmed at 1.5-1.75m from grade; east stem topped by Hydro at 4.5m, west stems moderately-heavily divergent towards east (over existing dwelling); introduced invasive species; to be removed (conflicts with construction both below and above ground)
4	White cedar (<i>Thuja occidentalis</i>)	Good	16.5 avg.	Private	Mature; nine individual stems within hedge line; good crown density, growth increment and needle colour; native species; to be removed (conflicts with construction)
5	Manitoba maple (<i>Acer negundo</i>)	Fair	+/-10	Private	Maturing; four multi-stemmed trees which originated from seed; all divergent towards south (over commercial parking lot); naturalized species; to be removed (conflicts with construction)
6	Norway maple (<i>Acer platanoides</i>)	Good	40.1	Private	Mature; single dominant stem for most of height; co-dominant leaders at 9.5m; lower crown asymmetric towards south and east due to influence of tree #7; introduced invasive species; to be removed (conflicts with construction)
7	Norway maple	Very poor	38.5	Shared	Mature; co-dominant stems at 2.5m with inclusion ridge at union; east stem broken at 5m due to eutypella canker (<i>Eutypella parasitica</i>), west stem previously topped at 5m – now with sweep; introduced invasive species; to be removed (conflicts with construction)
8	Manitoba maple	Poor	+/-20 & +/-40	Neighbour	Mature; double stemmed from grade; larger stem divergent towards southwest, smaller towards southeast; shear plane fractures in both stems; introduced invasive species; to be preserved and protected

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

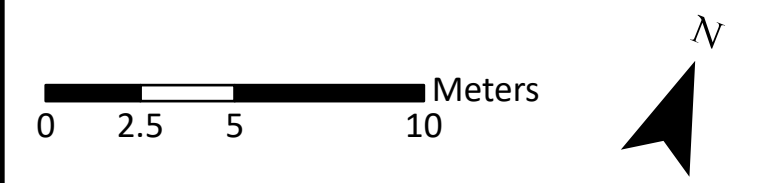


GENERAL NOTES

PLANS COMPLETED BY VINCENT P. COLIZZA ARCHITECT
(08/09/21)

LEGEND

- DECIDUOUS TREE
- ▭ DECIDUOUS TREES



DRAWING: Tree Information Plan

PROJECT: 255 RICHMOND ROAD
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:200	255R
DATE: 2021-09-24	
DRAWN BY: SS	
SHEET NO.: 1	

PROVINCIAL REGULATIONS

Provincial regulations are applicable to trees on private property. In particular, the Endangered Species Act (2007) mandates that tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut (*Juglans cinerea*) is present in Eastern Ontario and is listed as threatened on the SARO. Because of this it is protected from harm. No trees of this species were identified on the subject property or nearby on adjacent properties.

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 property. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. As per the City of Ottawa's tree protection barrier specification, erect a fence as close as possible to the CRZ of the tree(s);
2. Do not place any material or equipment within the CRZ of the tree(s);
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 instead of trenching within the CRZ of any 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 critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm.

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



Picture 1. Tree #1 located on city property adjacent to 249-255 Richmond Road



Picture 2. Tree #2 located on city property adjacent to 249-255 Richmond Road



Picture 3. Tree #3 Siberian elm shared with 372 Tweedsmuir Avenue





Picture 4. Trees #6 and 7 (left to right) located on or shared with 372 Tweedsmuir Avenue

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.



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.

INDEMNIFICATION

An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for resulting from the issuance of a permit or approval based on this report or from the performance or non-performance of the applicant, whether with or without negligence on the part of the applicant, or the applicant's employees, directors, contractors and agents.

Further, under no circumstances may any claims be initiated or commenced by the applicant 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.