



September 11, 2023

Marietta Ruhland, BLA, OALA  
Principal  
RUHLAND & ASSOCIATES LTD.  
Suite 200 - 1750 Courtwood Crescent  
Ottawa, ON  
K2C 2B5

**RE: TREE CONSERVATION REPORT FOR 1280 TRIM ROAD, OTTAWA**

Dear Marietta,

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. 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 ten (10) centimetres in diameter at breast height (DBH) or greater are present. This includes trees on adjacent properties which have critical root zones (CRZ) extending onto a property slated for development or demolition. 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 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 found on the subject property. No relevant trees were found on neighbouring properties. Each of the three trees on the subject property conflict with the proposed construction and so are slated for removal. Field work for this report was completed in August 2023.

**TREE SPECIES, CONDITION, SIZE AND STATUS**

Table 1 on page 2 of this report details the species, condition, size (diameter), ownership and status of the individual trees on the subject property. Each of these trees is referenced by the numbers plotted on map #1 – existing vegetation included on page 3 of this report.



Table 1. Species, condition, size (diameter) and status of trees at 1280 Trim Road

Tree No.	Tree species	Condition (VP→E)	DBH <sup>1</sup> (cm)	Owner -ship	Age class, tree condition notes & <b>preservation status</b> (to be removed or preserved and protected)
1	Manitoba maple ( <i>Acer negundo</i> )	Fair	12 & 20	Private	Mature; double stemmed from grade; divergent form and asymmetric crown due to influence of tree #2; naturalized species; <b>to be removed</b> (conflicts with proposed construction)
2	Honey-locust ( <i>Gleditsia triacanthos</i> )	Fair	15 avg.	Private	Mature; four-stemmed from grade – possibly coppice growth from stump; introduced species; <b>to be removed</b> (conflicts with construction)
3	White cedar ( <i>Thuja occidentalis</i> )	Fair	12 avg.	Private	Mature; series of planted hedges; unmaintained with competing Manitoba maple and vine growth throughout; native species; <b>to be removed</b> (conflicts with construction)

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

Pictures 1 and 2 on page 5 of this report show the trees on the subject property.

### FEDERAL AND PROVINCIAL REGULATIONS

Federal and provincial regulations can be applicable to trees on private and public property. In particular, the following regulation has 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.



**TREE PRESERVATION AND PROTECTION MEASURES**

Preservation and protection measures are not required in this instance as no trees are to be preserved.

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 me 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. Trees #1 and 2 (right to left), Manitoba maple and honey-locust trees located on 1280 Trim Road



Picture 2. Cedar hedges #3 located on 1280 Trim Road

# 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 prepared 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.

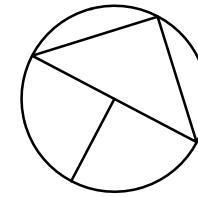
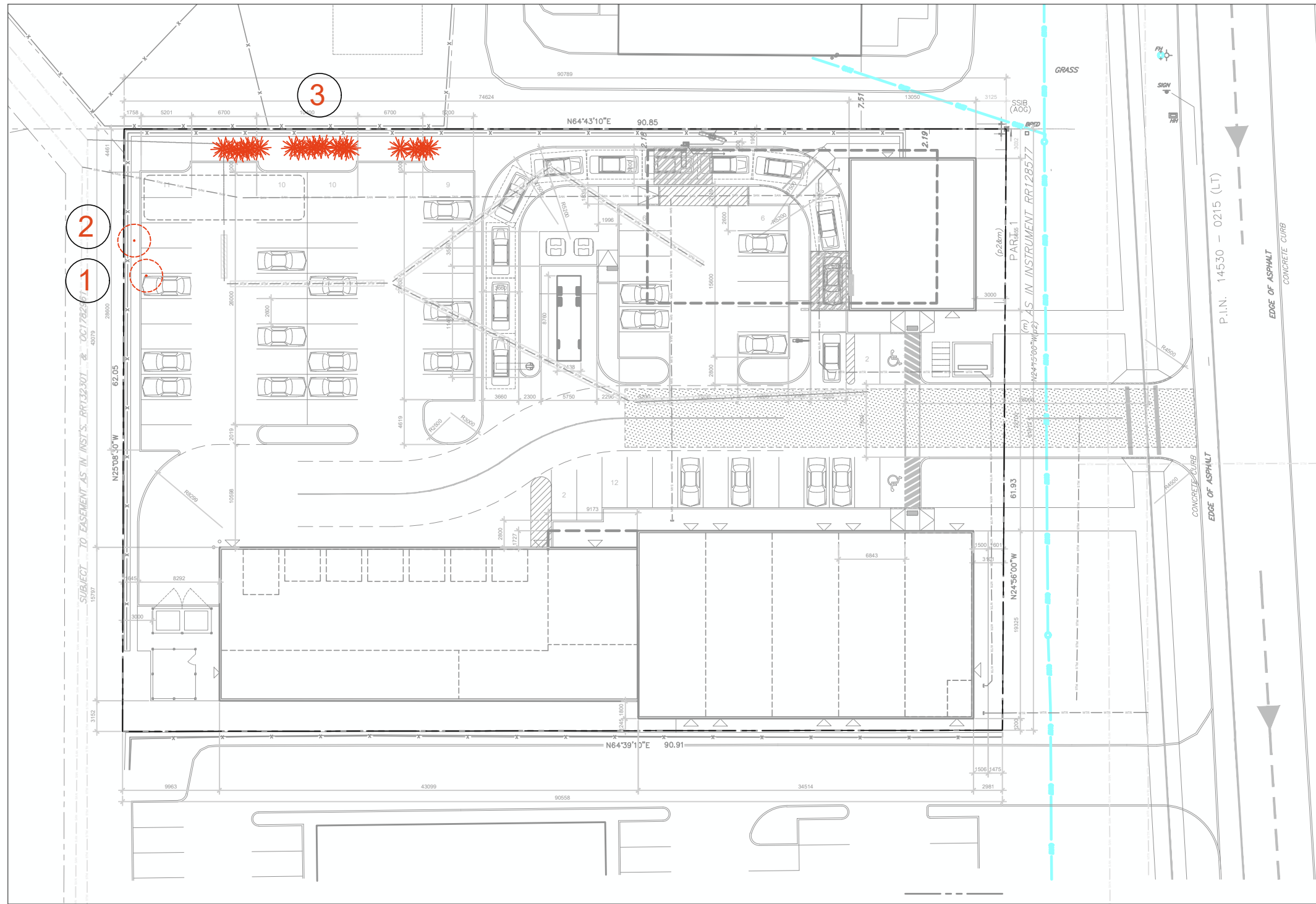
#### INDEMNIFICATION

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.



LEGEND

3  EXISTING TREE TO BE REMOVED (showing TREE ID #)

REFER TO TCR CHART FOR TREE ID, CONDITION, ACTION

stamp	project	<b>PLAZA TRIM WORKS DEVELOPMENT</b> 1280 TRIM ROAD, ORLEANS, ON		drawing	<b>MAP #1 - EXISTING VEGETATION</b>		
	 <p>Ruhland &amp; Associates Ltd 200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5 P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca</p> 			scale	date	project no.	dwg. no. <b>MAP #1</b>
As Specified				Jun. 28. 2024	21-1713		
			drawn by	checked by	revision no.		
			D.Abdullah	M.Ruhland	1		