

March 4, 2024

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Devmont  
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Montréal, QC  
H3W 0A9

**RE: TREE CONSERVATION REPORT FOR 6310 HAZELDEAN ROAD, OTTAWA**

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Devmont in support of the proposed development of 6310 Hazeldean Road in Ottawa. The proposed development of the presently structureless subject property is to include several multi-storey residential buildings with surface and underground parking.

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). The By-law reflects Section 4.8.2. of the City of Ottawa's Official Plan which calls for the retention of the City's urban forestry canopy and, in particular, the protection of large, healthy trees.

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 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's General Manager authorizing the injury or destruction of a tree in accordance with the by-law. Further, if any trees 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 the subject property. No trees were found on adjacent City of Ottawa lands. Trees meeting the 10cm threshold were contained to the north- and southeastern property limits.

Only three trees over 10cm in diameter within the subject property conflict with the proposed redevelopment and so are slated for removal. The remaining trees, and those on adjacent lands are to be retained and protected from harm.

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

Table 1 below details the species and size (diameter) of the trees 10cm in diameter and greater on and adjacent to the subject property. Each of these trees is shown on the tree conservation plan on page 4 of this report.

Table 1. Species and size (diameter) of trees at 6310 Hazeldean Road

Tree No.	Tree species	DBH <sup>1</sup> (cm)	Tree condition / Ownership <sup>2</sup> / <b>Preservation Status</b>
1	Poplar ( <i>Populus spp.</i> )	11	Good / Private / <b>To be removed</b> (conflicts with grading)
2	White elm ( <i>Ulmus americana</i> )	17	Good / Private / <b>To be removed</b> (conflicts with grading)
3	Poplar ( <i>Populus spp.</i> )	11	Good / Private / <b>To be removed</b> (conflicts with grading)
4	Manitoba maple ( <i>Acer negundo</i> )	30 avg.	Poor / Shared / <b>To be preserved</b>
5	Poplar ( <i>Populus spp.</i> )	43	Good / Shared / <b>To be preserved</b>
6	Poplar ( <i>Populus spp.</i> )	21	Good / Private / <b>To be preserved</b>
7	Poplar ( <i>Populus spp.</i> )	25	Good / Neighbour / <b>To be preserved</b>
8	White cedar ( <i>Thuja occidentalis</i> )	15	Good / Private / <b>To be preserved</b>
9	White cedar ( <i>Thuja occidentalis</i> )	15 avg	Good / Shared / <b>To be preserved</b>
10	White elm ( <i>Ulmus americana</i> )	17	Good / Neighbour / <b>To be preserved</b>
11	Poplar ( <i>Populus spp.</i> )	45 avg.	Very poor / Private / <b>To be preserved</b>
12	Poplar ( <i>Populus spp.</i> )	32	Good / Neighbour / <b>To be preserved</b>
13	White spruce ( <i>Picea glauca</i> )	38	Good / Shared / <b>To be preserved</b>
14	White cedar ( <i>Thuja occidentalis</i> )	15 avg	Good / Neighbour / <b>To be preserved</b>
15	White cedar ( <i>Thuja occidentalis</i> )	20 avg	Good / Private / <b>To be preserved</b>
16	Black cherry ( <i>Prunus serotina</i> )	30	Good / Neighbour / <b>To be preserved</b>
17	White spruce ( <i>Picea glauca</i> )	59	Good / Private / <b>To be preserved</b>
18	Poplar ( <i>Populus spp.</i> )	21	Fair / Private / <b>To be preserved</b>
19	White cedar ( <i>Thuja occidentalis</i> )	25 avg	Good / Private / <b>To be preserved</b>
20	White cedar ( <i>Thuja occidentalis</i> ) & White spruce ( <i>Picea glauca</i> )	25 avg 48	Good / Private / <b>To be preserved</b>
21	White cedar ( <i>Thuja occidentalis</i> )	25 avg	Good / Shared - Neighbour / <b>To be preserved</b>
22	White cedar ( <i>Thuja occidentalis</i> )	22 avg	Good / Shared / <b>To be preserved</b>
23	White spruce ( <i>Picea glauca</i> )	54	Good / Shared / <b>To be preserved</b>
24	Crab apple / Apple ( <i>Malus spp.</i> )	32	Very poor / Shared / <b>To be preserved</b>

Table 1. Con't

Tree No.	Tree species	DBH <sup>1</sup> (cm)	Tree condition / Ownership <sup>2</sup> / Preservation Status
25	White elm ( <i>Ulmus americana</i> )	+/-35	Dead / Neighbour / To be preserved
26	Ash ( <i>Fraxinus</i> spp.)	+/-15	Dead / Neighbour / To be preserved
27	Manitoba maple ( <i>Acer negundo</i> )	+/-30 avg.	Poor / Neighbour / To be preserved
28	White spruce ( <i>Picea glauca</i> )	+/30	Good / Neighbour / To be preserved

<sup>1</sup> diameter at breast height, or 1.3m from grade (unless otherwise indicated); <sup>2</sup> as determined by surveyed tree locations prepared by McIntosh Perry Surveying Inc.

Pictures 1 through 7 on pages 7 to 11 of this report show selected trees on and adjacent to the subject property.

### **TREE HEALTH**

In general, tree health was found to be poor. This is due to a combination of past site disturbances, in particular a berm which runs most of the length of the southeastern property line, and heavy vine (*Vitus* spp.) growth into tree crowns. Most elms on the property are dead due to Dutch elm disease (*Ophiostoma novo-ulmi*) and all ash are dead due to the long-standing spread emerald ash borer (*Agrilus planipennis*). Also, several of the poplars are infected with Hypoxylon canker (*Hypoxylon mammatum*).

### **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 nearby adjacent properties (within 50 metres). 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 intended to mitigate damage during construction will be applied for the trees to be retained on and 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 (see City of Ottawa barrier specifications on page 6).
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.



## GENERAL NOTES

PLANS COMPLETED BY FIGURR

## LEGEND

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- CONIFEROUS TREE TO REMAIN
- DECIDUOUS TREE TO REMAIN
- CRITICAL ROOT ZONE
- PROTECTIVE FENCING
- DECIDUOUS TREE TO BE REMOVED

A scale bar at the bottom of the map, consisting of a horizontal line with tick marks and numerical labels '0', '3.5', '5', and '10' in meters. The word 'Meters' is written vertically next to the scale bar.

## DRAWING: Tree Conservation Plan

PROJECT: 6310 HAZELDEAN ROAD  
CITY OF OTTAWA



6 1 3 - 8 3 8 - 5 7 1 7

Andrea K. Boudreault

1:225 DRAWING NO.

2024-02-29

ss 6 3 .

1

6 3 1 0

0 5 1 0

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.

<sup>1</sup> 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.

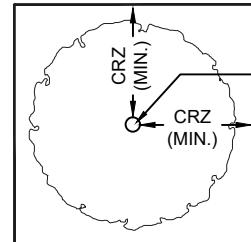
This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

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

Yours,



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

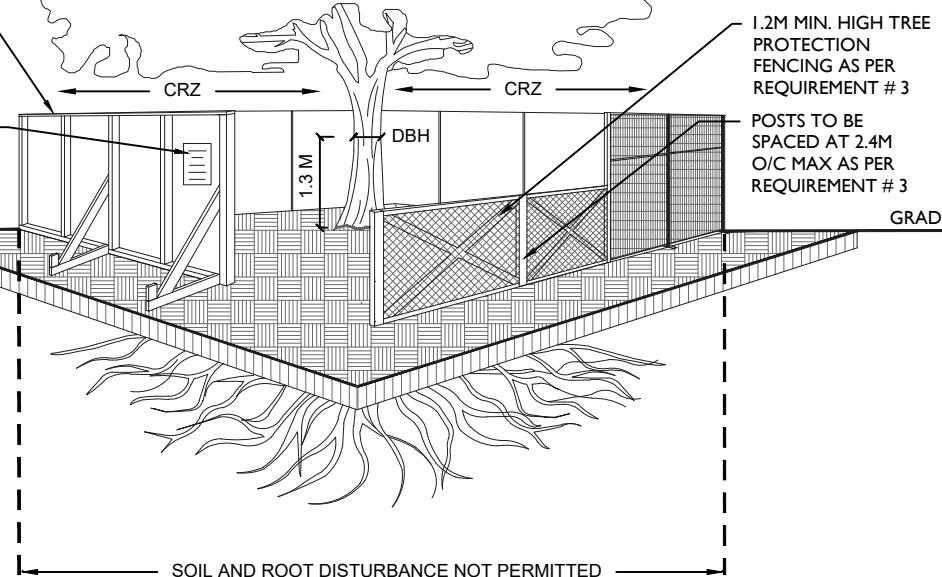


PLAN VIEW

CRZ = DBH x 10CM.  
CRZ IS TO BE  
MEASURED FROM THE  
OUTSIDE EDGE OF  
THE TREE BASE

TREE PROTECTION  
SIGNAGE AS PER  
CITY STANDARD

GRADE



ACCESSIBLE FORMATS AND COMMUNICATION  
SUPPORTS ARE AVAILABLE, UPON REQUEST

#### TREE PROTECTION REQUIREMENTS:

- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
- UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
  - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
  - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
  - DO NOT RAISE OR LOWER THE EXISTING GRADE;
  - TUNNEL OR BORE WHEN DIGGING;
  - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
  - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
  - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
- TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
- THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
- IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO [WWW.OTTAWA.CA/TREEBYLAW](http://WWW.OTTAWA.CA/TREEBYLAW) FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.



## TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1



Picture 1. Overview of treed area along northeastern property line at 6310 Hazeldean Road



Picture 2. Overview of treed area along southeastern property line at 6310 Hazeldean Road



Picture 3. Poplar and white cedar trees on and adjacent to the subject property at 6310 Hazeldean Road



Picture 4. White cedars straddling property line at 6310 Hazeldean Road Picture



Picture 5. Poplar and white cedar trees on and adjacent to the subject property at 6310 Hazeldean Road



Picture 6. Cedar trees shared between neighbouring and subject property at 6310 Hazeldean Road



Picture 7. Manitoba maple, dead elm and spruce on neighbouring property at 6310 Hazeldean 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 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.

