



March 19, 2020

1343678 Ontario Ltd.
2775 Moodie Drive
Ottawa, ON
K2J 4S6

RE: TREE CONSERVATION REPORT FOR 1330 CARLING AVENUE, OTTAWA

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 demolition of an existing commercial building and construction of a 24-storey mixed-use residential building with underground and surface parking.

Tree conservation reports are required for all plans of subdivision and site plan control applications where trees of 10 centimetres in diameter or greater are present on the subject property. 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.**

The inventory in this report details the assessment of all individual trees on and adjacent to the subject property. Importantly, two shared trees on private property and one tree on adjacent City of Ottawa property will be lost as a result of the proposed construction. Field work for this report was completed on March 12, 2020.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, condition, size (diameter), ownership 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 accompanying tree conservation plan.

Table 1. Species, condition, size (diameter) and status of trees at 1330 Carling 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>)	Fair	24 & 20	City	Mature; double stemmed at 0.7m from grade; lower branch loss/damage from passing trucks; root collar obscured by piled snow; restricted rooting area; to be removed



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2	Honey-locust	Good	30	Private	Mature; upright growth form due to proximity of building; root collar obscured by snow; restricted rooting area; to be removed
3	Honey-locust	Good	25	Private	Mature; upright growth form; root collar obscured by snow; restricted rooting area; to be removed
4	Honey-locust	Good	26	Private	Mature; upright growth form; central stem with competing lateral at 1.7m on south side; co-dominant leaders; good root collar; restricted rooting area; to be removed
5	Honey-locust	Good	23	Private	Mature; upright growth form; co-dominant leaders at 4m - Nectria dieback (<i>Nectria cinnabarina</i>) present at union; fair root collar – one embedded binding root; very restricted rooting area; to be removed
6	Honey-locust	Good	22	Private	Mature; strongly upright growth form; central stem with competing lateral at 2m – strong union; good root collar; very restricted rooting area; to be removed
7	Honey-locust	Good	26	Private	Mature; strongly upright growth form; central stem with competing leaders at 4m; good root collar; to be removed
8	Honey-locust	Good	25	Private	Mature; upright growth form; central stem with competing lateral on east side at 3m and competing leaders at 4.5m; crown asymmetrical towards southeast; to be removed
9	Manitoba maple (<i>Acer negundo</i>)	Poor	26	Shared	Mature; heavily divergent form towards north; located on outside of chain-link fence; naturalized species; to be removed
10	Manitoba maple	Poor	23	Shared	Mature; heavily divergent form towards north; located on inside of chain-link fence; to be removed
11	Ash (<i>Fraxinus</i> spp.)	Dead	+/-25	Neighbour	Dead due to emerald ash borer (<i>Agrilus planipennis</i>); native species; Recommended for removal

¹ diameter at breast height, or 1.4m from grade (unless otherwise indicated)

All of the trees on the subject property are proposed for removal either due to conflicts with the extent of excavation required for the underground parking structure, in the case of trees #1 through 8, or due to their present poor condition - in the case of trees #9, 10 and 11. Permission for the removal of tree #11 should be sought first from the adjacent land owner.

Pictures 1 and 2 on pages 4 and 5 of this report show selected trees on and adjacent to the subject property.

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures are not required in this instance as no trees are slated for retention.

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. Trees #1, 2 and 3 (background to foreground) located at 1330 Carling Avenue, Ottawa





Picture 2. Locust trees #5, 6, 7 and 8 (and maples #9 and 10 in background) located at 1330 Carling Avenue, Ottawa



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.