



October 20, 2021

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**RE: TREE CONSERVATION REPORT FOR 700 CORONATION STREET, 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 redevelopment of the subject property which is now occupied by a three-story apartment building with surface parking.

Tree conservation reports are required for all site plan control applications for properties 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, as a number of trees shared with adjacent properties are to be removed permission from adjacent land owners must first be obtained.**

The inventory in this report details the assessment of all individual trees on the subject and adjacent private property, including trees on nearby City of Ottawa property. Field work for this report was completed on April 21, 2020.

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

Table 1 below details the species, condition, size (diameter) 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, ownership and status of trees at 700 Coronation Street

Tree No.	Tree species	Condition (very poor → excellent)	DBH <sup>1</sup> (cm)	Ownership	Age class, tree condition notes & <b>preservation status</b> (to be removed or preserved and protected)
1	Crab apple ( <i>Malus</i> spp.)	Poor	14	City	Mature; suppressed by neighbouring maple; crown very asymmetric; cultivar; <b>to be removed</b> (due to condition and conflicts with construction)



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2	Norway maple ( <i>Acer platanoides</i> )	Fair	46	Private	Mature; multi-stemmed at 2.5m from grade – central stem with five competing laterals (poor form); introduced invasive species; <b>to be removed</b> (due to conflicts with construction)
3	White elm ( <i>Ulmus americana</i> )	Good	58	Shared	Mature; utility line girdling central stem; no outward sign of Dutch elm disease ( <i>Ophiostoma ulmi/novo-ulmi</i> ); native species; <b>to be preserved and protected</b>
4	Manitoba maple ( <i>Acer negundo</i> )	Very poor	60 avg.	Private	Mature; double-stemmed from grade; one stem dead, one very divergent towards east – hazardous; naturalized species; <b>to be removed</b> (due to condition)
5	White elm	Good	+/- 40	Neighbour	Mature; upright stem; crown asymmetric towards west; no outward signs of Dutch elm disease; <b>to be preserved and protected</b>
6	White cedar ( <i>Thuja occidentalis</i> )	Good	+/- 10	Neighbour	Mature; hedge form; native species; <b>to be preserved and protected</b>
7	Little-leaf linden ( <i>Tilia americana</i> )	Poor	30 avg.	Private	Mature; coppice growth from stump; all stems divergent; introduced species; <b>to be preserved and protected</b>
8	White elm	Dead	15	Private	Likely killed by Dutch elm disease; <b>to be removed</b> (due to condition)
9	White elm	Good	38	Shared	Mature; no outward signs of Dutch elm disease; <b>to be preserved and protected</b>
10	Little-leaf linden	Poor	15 avg.	Private	Mature; coppice growth from stump; all stems divergent; <b>to be preserved and protected</b>
11	Ash ( <i>Fraxinus spp.</i> )	Dead	20 avg.	Shared	Likely killed by emerald ash borer ( <i>Agrilus planipennis</i> ); topped at 4m – below hydro lines; native species; <b>to be removed</b> (due to condition)

12	Little-leaf linden	Poor	24	Private	Mature; topped to provide clearance from Hydro lines – crown very asymmetric; <b>to be preserved and protected</b>
13	Little-leaf linden	Poor	27	Private	Mature; topped to provide clearance from Hydro lines – crown very asymmetric; <b>to be preserved and protected</b>
14	Siberian elm ( <i>Ulmus pumila</i> )	Fair	46	Shared	Mature; generally upright form; introduced invasive species; <b>to be removed</b> (due to conflicts with construction)
15	Siberian elm	Fair	22 & 37	Shared	Mature; double-stemmed at 0.5m; generally upright form; <b>to be removed</b> (due to conflicts with construction)
16	Silver maple ( <i>Acer saccharinum</i> )	Good	51 (at 0.3m)	Private	Mature; tri-stemmed at 1-1.75m from grade (included bark at union); dense, broad crown; native species; <b>to be preserved and protected</b>
17	White spruce ( <i>Picea glauca</i> )	Good	22	Private	Mature; good pyramidal form; fair crown density, growth increment and needle colour; <b>to be preserved and protected</b>
18	White elm	Fair	105	Private	Very mature; crown raised to 12m to provide clearance from roof, slightly asymmetric towards northwest; multiple large surface roots damaged by mowers; no outward signs of Dutch elm disease; <b>to be preserved and protected</b>
19	White spruce	Fair	32	Private	Mature; moderately thin crown; fair increment and colour; <b>to be preserved and protected</b>

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

Only one tree on the subject property is slated for removal due to conflicts with the proposed construction. The other three are either dead or in very poor condition. One city tree and two shared trees are slated for removal due to conflicts. Permission for their removal must be first sought from the relevant adjacent property owners.

Pictures 1, 2, 3 and 4 on pages 5, 6 and 7 of this report show selected trees on and adjacent to the subject property.



## **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 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 must 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. 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 (CRZ<sup>1</sup>) 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 crown.

<sup>1</sup> 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. Trees #1 and 2 (right to left) located at 700 Coronation Street



Picture 2. Trees #6-13 (right to left) located at 700 Coronation Street





Picture 3. Trees #14 and 15 (right to left) located at 700 Coronation Street





Picture 4. Trees #17 and 18 (left to right) located at 700 Coronation Street

# 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.