



November 20, 2020

1408505 Ontario Inc.
c/o Jonah Bonn
Holzman Consultants Inc.
311 Richmond Road, Suite 203
Ottawa, ON K1Z 6X3

RE: TREE CONSERVATION REPORT FOR 2830 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 construction of a multi-unit residential development with full underground parking.

Tree conservation reports are required for all site plan control applications where trees of 10 centimetres in diameter or greater are present on or adjacent to 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 over 10cm diameter on and adjacent to the subject property. All trees on the subject and adjacent City of Ottawa property will be lost as a result of the need to excavate for underground parking. Trees fully on neighbouring private property will be preserved and protected. The removal of trees shared with neighbouring properties will require written permission from affected land owners. Field work for this report was completed in October 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 2830 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	Norway maple (<i>Acer platanoides</i>)	Poor	53.2	City	Mature; heavily pruned from overhead Hydro lines; introduced invasive species; to be removed



Table 1. Con't

2	Norway maple	Poor	38.1	City	Mature; heavily pruned from overhead Hydro lines; co-dominant stems at 1.5m from grade; top of east stem dead (topped); moderately divergent towards northwest; to be removed
3	Norway maple	Poor	46.8	City	Mature; heavily pruned from overhead Hydro lines; strongly divergent towards northeast; to be removed
4	Juniper (<i>Juniperus</i> spp.)	Fair	29.5	Private	Overmature; upright with multiple leaders; generally symmetric; fair crown density, growth increment and needle colour; cultivar; to be removed
5	Norway maple	Poor	81.5 (at 0.2m)	City	Mature; tri-stemmed from grade; heavily pruned from overhead Hydro lines - east stem topped, three other stems divergent towards west; to be removed
6	Norway maple	Good	53.0	City	Mature; generally upright form with dominant central stem for most of height; crown asymmetric towards northeast due to influence of nearby trees; to be removed
7	Norway maple	Fair	43.0	Shared	Mature; dominant central stem for half height; multiple competing leaders; crown asymmetric towards northwest - broad; to be removed
8	Norway maple	Poor	52.9	Private	Mature; divergent and completely asymmetric towards east; central stem dead and decaying at 6.5m; to be removed
9	Norway maple	Fair	35.3 & 40.0	Private	Mature; double-stemmed at 0.3m; east stem upright, west slightly divergent and heavily asymmetric towards west; to be removed
10	Norway maple	Poor	41.3	Private	Mature; central upright stem to 6.5m with co-dominant leaders; asymmetric towards south due to influence of nearby trees; east side of crown with major deadwood; to be removed

Table 1. Con't

11	White elm (<i>Ulmus americana</i>)	Good	34.6	Neighbour	Mature; central upright to 6.5m with divergent leaders; no outward signs Dutch elm disease (<i>Ophiostoma ulmi/novo-ulmi</i>); native species; to be preserved and protected
12	Norway maple	Good	27.9	Neighbour	Mature; suppressed by tree #10; asymmetric towards north/northeast; to be preserved and protected
13	Norway maple	Fair	40.0	Neighbour	Mature; co-dominant stems at 4m with weak union; north stem bifurcates again at 5m; divergent and asymmetric towards north; to be preserved and protected
14	Norway maple	Good	38.5	Neighbour	Mature; generally upright; crown asymmetric towards southeast; to be preserved and protected
15	Silver maple (<i>Acer saccharinum</i>)	Fair	72.0	Shared	Very mature; central stem to 5m with co-dominant leaders; suppressed lateral at 3m on south side; strong primary union; decay and deadwood in laterals; native species; to be removed
16	Norway maple	Good	16.5	Neighbour	Maturing; single dominant stem for most of height; divergent towards south/southeast (neighbouring house); to be preserved and protected
17	Silver maple	Fair	28.2	Private	Mature; divergent and asymmetric towards south; girdled by clothesline; to be removed
18	Silver maple	Fair	45.4	Private	Mature; four-stemmed at 0.25m – two competing stems and one suppressed; to be removed
19	White spruce (<i>Picea glauca</i>)	Very good	10.1	Private	Maturing; very good crown density, growth increment and needle colour; native species; to be removed
20	Norway maple	Poor	13.4, 19.1 & 30.1	Private	Mature; tri-stemmed at 0.3m; heavily suppressed by tree #20 – apex strongly divergent; poor vigour; one stem girdled by clothesline; to be removed

Table 1. Con't

21	Norway maple	Good	51.5	Private	Mature; generally upright central stem with competing lateral at 1.5m on northwest; co-dominant leaders at 4.5m; to be removed
22	Norway maple	Fair	45.9	Private	Mature; co-dominant stems at 1.5m; generally upright but crown asymmetric towards southwest; to be removed
23	Bur oak (<i>Quercus macrocarpa</i>)	Good	12.2	Private	Maturing; generally upright with symmetric crown; native species; to be removed
24	Norway maple	Good	51.0 (at 0.2m)	Private	Mature; double-stemmed at grade; south stem bifurcates again at 2.2.5m (weak union); generally upright with crown asymmetric towards south; to be removed
25	Norway maple	Fair	36.3	Neighbour	Mature; to be preserved and protected

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

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.

ENDANGERED SPECIES

No butternuts (*Juglans cinerea*) were identified on the subject or nearby 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.

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 private property 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. Erect a fence at the critical root zone (CRZ¹) of trees that may be impacted by proposed construction;
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 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 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, 3 and 5 (left to right) on City of Ottawa property adjacent to 2830 Carling Avenue



Picture 2. Trees #7, 6, 8, 9 and 10 (left to right) on or adjacent to 2830 Carling Avenue



Picture 3. Trees #13 and 14 (right) and 11 and 12 background) on or adjacent to 2830 Carling Avenue



Picture 4. Trees #15 (foreground) and #13 and 14 (background) shared with or adjacent to 2830 Carling Avenue



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.