



December 15, 2020

Barwood Limited Partnership
200-180 Kent Street
Ottawa, ON
K1P 0B6

RE: TREE CONSERVATION REPORT FOR 78-90 BEECHWOOD AVENUE & 69-93 BARRETTE STREET, OTTAWA

This report details a pre-construction Tree Conservation Report (TCR) for the above-noted cluster of properties in Ottawa. The need for this TCR is related to the proposed demolition of multiple commercial buildings along Beechwood Avenue and residential dwellings along Barrette Street, and in their place construction of a 9-storey mixed-use building with two levels underground parking.

Tree conservation reports are required for all site plan control applications for properties on which trees 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, the removal of any shared trees, or trees located fully on adjacent properties will require permission from neighbouring owners prior to removal.**

The inventory in this report details the assessment of all individual trees on and adjacent to the subject properties. Field work for this report was completed in November 2019 and July 2020.

Pictures 1 to 6 on pages 5 through 9 of this report show selected the trees on and adjacent to the subject properties. Given the extensive excavation necessary for the underground parking, it is not possible to preserve any of the trees currently on or shared with the subject properties.

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 properties. Each of these trees is referenced by the numbers plotted on the accompanying tree conservation plans.



Table 1. Tree conservation information for 78-90 Beechwood Avenue & 69-93 Barrette Street

Tree No.	Tree Species	Condition (VP→E, or dead)	DBH ¹ (cm)	Owner-ship	Tree Condition Notes & Preservation Status (to be removed or preserved and protected)
1	Manitoba maple (<i>Acer negundo</i>)	Fair	12 avg.	Private	Mature; line of trees originated from seed; naturalized species; to be removed (conflicts with construction)
2	Yew (<i>Taxus spp.</i>)	Fair	13	Shared	Mature; upright; cultivated species - planted; to be removed (conflicts with construction)
3	White cedar (<i>Thuja occidentalis</i>)/ Manitoba maple	Poor - fair	10 avg.	Private/ Shared	Mature; planted hedge with seeded maples – all divergent towards south/west due to intolerance to shade; native/naturalized species; to be removed (conflicts with construction)
4	Silver maple (<i>Acer saccharinum</i>)	Fair	+/- 60 (at 0.3m)	Shared	Mature; multi-stemmed at 0.6m from grade – coppicing stump; broad crown; native species; to be removed (conflicts with construction)
5	Silver maple	Good	64	City	Mature; tri-stemmed at 3m from grade; generally upright form due to past pruning from house and over road; very limited rooting area between foundation and sidewalk; native species; to be removed (conflicts with construction)
6	Manitoba maple	Fair	55 & 60	Private	Mature; double-stemmed from grade; crown divergent towards northwest due to past pruning from house; broad, dense crown; originated from seed; naturalized species; to be removed (conflicts with construction)

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7	Manitoba maple/hackberry (<i>Celtis occidentalis</i>)/ cherry (<i>Prunus</i> spp.)/ buckthorn (<i>Rhamnus</i> spp.)/white elm (<i>Ulmus americana</i>)/ white cedar	Poor- fair	10 avg.	Private	Maturing; cluster of multiple species – all originating from seed; growing over and damaging wooden privacy fence; to be removed (conflicts with construction)
8	Manitoba maple	Fair	27	Private	Mature; codominant leaders at 2.5m with suppressed lateral at 1m on north side; growing into service wires; crown asymmetric towards northwest; naturalized species; to be removed (conflicts with construction)
9	Sugar maple (<i>Acer saccharum</i>)	Poor	23	Shared	Mature; multiple competing stems at 3m – broad, generally symmetric crown; growing into service wires; in advanced decline due to harsh growing environment (limited rooting area of poor and compacted soils) – scattered dead branches in upper crown; native species; to be removed (due to poor condition and conflicts with construction)
10	Austrian pine (<i>Pinus nigra</i>)	Very good	27	Private	Maturing; central dominant stem and leader; good crown density, growth increment and needle colour; introduced species; to be removed (conflicts with construction)
11	Chokecherry (<i>Prunus virginiana</i>)	Dead	23	City	'Schubert' variety; cultivar; to be removed (hazardous)

¹ diameter at breast height, or 1.4m from grade (unless otherwise indicated); average diameters indicate clusters of trees or single multi-stemmed trees

All of the trees fully on the subject property conflict with the proposed development and so are slated for removal. The same is true for most trees shared with adjacent city and private property. Several other trees are recommended for removal on the basis of their current poor condition or the fact they are dead. However, regardless of the rationale for removal, written permission from the adjacent property owners is necessary beforehand.



TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for any trees deemed to require them. 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;
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 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 #2, 3 and 4 (left to right), shared with adjacent property (taken November 2019)



Picture 2. Same picture as above taken in July 2020



Picture 3. Tree #5 – city owned silver maple (taken July 2020)



Picture 4. Manitoba maple #6 – on private (subject) property (taken November 2019)



Picture 5. Manitoba maple #8 on private (subject) property (taken November 2019)



Picture 6. Tree #9 – shared sugar maple (taken July 2020)

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) 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 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,



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. 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.

Further, under no circumstances may any claims be initiated or commenced by the client 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.