



December 15, 2020

Gino J. Aiello
GJA Inc.
110 Didsbury Road Unit #9
Ottawa, ON
K2T 0C2

RE: TREE CONSERVATION REPORT FOR 770-774 BRONSON 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 development of the subject property which for the most part is free of any buildings and being used as a parking lot. The portion of the subject property at 770 Bronson Avenue is presently surrounded by wooden hoarded but appears to hold a one-storey commercial building. Due to the inability to access this portion of the property the trees within were assessed from a distance.

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. In particular, written permission to remove neighbouring, shared or city owned trees adjacent to the subject property will be required before a tree removal permit is issued.**

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 in December 2020.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 2 and 3 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 770-774 Bronson Avenue

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
1	Manitoba maple (<i>Acer negundo</i>)	Good	27.3	Shared	Mature; generally upright form; co-dominant stems at 3m from grade with weak union due to included bark; naturalized species; to be preserved and protected
2	Norway maple (<i>Acer platanoides</i>)	Poor	42.7	City	Mature; primary union at 2m with included bark and decay; weak union at 4.5m between central and lateral stems; very poor vigour; extensive bark loss on bole; multiple dead and broken branches – tree is in advanced decline; introduced invasive species; to be removed (due to poor condition)
3	Norway maple	Poor	40.5	City	Mature; central stem with major outstretched laterals at 2m on south and northwest sides – very broad crown; heavy basal damage on east; good vigour – dense sprouting; to be removed (due to poor condition)
4	Manitoba maple	Dead	+/-15 avg.	Private	Maturing; coppice growth from old stump; to be removed
5	White elm (<i>Ulmus americana</i>)	Dead	+/-55	Shared	Mature; native species; likely killed by Dutch elm disease (<i>Ophiostoma ulmi/novo-ulmi</i>); to be removed (hazardous)
6	Manitoba maple	Poor	+/-25	Shared	Mature; coppice growth from old stump; embedded in fence; to be removed (due to poor condition)
7	Manitoba maple	Poor	+/-25	Shared	Mature; divergent form towards north; embedded in fence; to be removed (due to poor condition)

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8	Manitoba maple	Poor	+/-60	Shared	Mature; topped at 4.5m – dense regrowth; very broad crown; embedded in fence; to be removed (due to poor condition)
9	Manitoba maple	Good	+/-30	Shared	Mature; central dominant stem; crown divergent towards east (over subject property); to be removed (conflicts with construction)
10	Hackberry (<i>Celtis occidentalis</i>)	Good	14.1	City	Maturing; dominant central stem for half height; co-dominant, divergent leaders at 3m; restricted rooting area; native species; to be preserved and protected
11	Hackberry	Good	13.7	City	Maturing; dominant central stem with competing laterals starting at 2m – broad crown; restricted rooting area; to be preserved and protected
12	Hackberry	Very good	13.9	City	Maturing; dominant central stem for most of height with parallel leaders at 4m – upright crown; restricted rooting area; to be preserved and protected
13	Manitoba maple	Good	+/-80	Private	Mature; generally upright form; core of crown in decline due to cluster of five laterals starting at 5m; to be removed (conflicts with construction)
14	Manitoba maple	Fair	+/-30	Private	Maturing; possible basal sprout originating from tree #13; divergent due to shading by parent tree; to be removed (conflicts with construction)
15	Manitoba maple/White elm	Dead-Poor	+/-20	Private	Maturing; group of dead elms and divergent maples; to be removed (due to poor condition)

¹ diameter at breast height, or 1.4m from grade (unless otherwise indicated); average diameters indicate trees with multiple stems from grade

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 private property. However, as mentioned earlier, written permission from the adjacent property owners is



necessary before they can be removed. Several shared trees are recommended for removal on the basis of their current poor condition or the fact that they are dead.

Pictures 1 through 5 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. 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 crown.

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 and 3 (right to left), city Norway maples located adjacent to 770-774 Bronson Avenue



Picture 2. Trees #5 (centre) through 13 (far right) shared or fully located on 770-774 Bronson Avenue



Picture 3. Trees #12 (foreground) and 11 and 10, city hackberries adjacent to 770-774 Bronson Avenue



Picture 4. Tree #13 located on 770-774 Bronson Avenue

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 named above. 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, 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* 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*.

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates* 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* 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 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.