



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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September 14, 2021

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

**RE: TREE CONSERVATION REPORT FOR 949 NORTH RIVER ROAD**

Dear Gino,

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 includes the construction of a five-storey residential building with underground parking. Trees on properties slated for development are protected under the City of Ottawa's Tree Protection By-law (by-law no. 2020-340).

Tree conservation reports are required for all properties subject to site plan control applications on which trees of ten (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, if any trees fully on or shared with adjacent private property are to be removed written consent of the neighbouring property owner must first be obtained.**

The inventory in this report details the assessment of all individual trees on and adjacent to the subject property. The proposed below-grade parking will require excavation which extends the full expanse of the subject property. As a result all five trees fully on the subject property and two on adjacent city property are slated for removal. All trees on adjacent private property will be preserved. Field work for this report was completed in May 2021.

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

Table 1 on pages 2 and 3 of this report 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 tree conservation plan included on page 4.



Table 1. Species, condition, size (diameter) and status of trees at 949 North River Road

| Tree No. | Tree species                                                  | Condition (VP→E) | DBH <sup>1</sup> (cm) | Owner -ship | Age class, tree condition notes & <b>preservation status</b> (to be removed or preserved and protected)                                                                                                                                                                                           |
|----------|---------------------------------------------------------------|------------------|-----------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        | Norway maple<br>( <i>Acer platanoides</i> )                   | Fair             | 24.0                  | City        | Maturing; central main stem with competing lateral on southeast at 1.75m from grade; major wound at 0.25-1.5m on east side of stem (plow damage); only visible root flare on east side of root collar – with two binding roots; introduced invasive species; <b>to be preserved and protected</b> |
| 2        | Norway maple                                                  | Good             | 37.4                  | City        | Mature; co-dominant stems at 2.25m with strong union; broad crown – moderately pruned from overhead Hydro lines; good root collar; <b>to be removed</b> (conflicts with construction)                                                                                                             |
| 3        | Norway maple                                                  | Fair             | 27.8                  | City        | Mature; central stem with branch cluster at 2m; central stem suppressed, laterals now dominant; no flaring on root collar – girdling roots likely; minor pruning from overhead Hydro lines; <b>to be removed</b> (conflicts with construction)                                                    |
| 4        | Amur maple<br>( <i>Acer tataricum</i> subsp. <i>ginnala</i> ) | Good             | <10                   | Private     | Mature; seven stemmed from grade; sheared into a compact ball form; introduced invasive species; <b>to be removed</b> (conflicts with construction)                                                                                                                                               |
| 5        | Manitoba maple<br>( <i>Acer negundo</i> )                     | Fair             | 53.5                  | Private     | Mature; co-dominant stems at 2.25m with inclusion ridge at union; strongly divergent towards southeast; broad crown; naturalized species; <b>to be removed</b> (conflicts with construction)                                                                                                      |
| 6        | Honey-locust<br>( <i>Gleditsia triacanthos</i> )              | Good             | +/-40                 | Neighbour   | Mature; crown asymmetric towards south due to influence of tree #7; good growth increment even though located within a very limited rooting area; recently pruned; introduced species to Eastern Ontario; <b>to be preserved and protected</b>                                                    |
| 7        | Honey-locust                                                  | Good             | +/-40                 | Neighbour   | Mature; crown asymmetric towards north due to influence of tree #6; good growth increment even though located within a very limited rooting area; recently pruned; introduced species to Eastern Ontario; <b>to be preserved and protected</b>                                                    |
| 8        | Ash<br>( <i>Fraxinus</i> spp.)                                | Good             | +/-15                 | Neighbour   | Mature; dense crown - no outward signs of emerald ash borer infestation ( <i>Agrilus planipennis</i> ); native species; <b>to be preserved and protected</b>                                                                                                                                      |

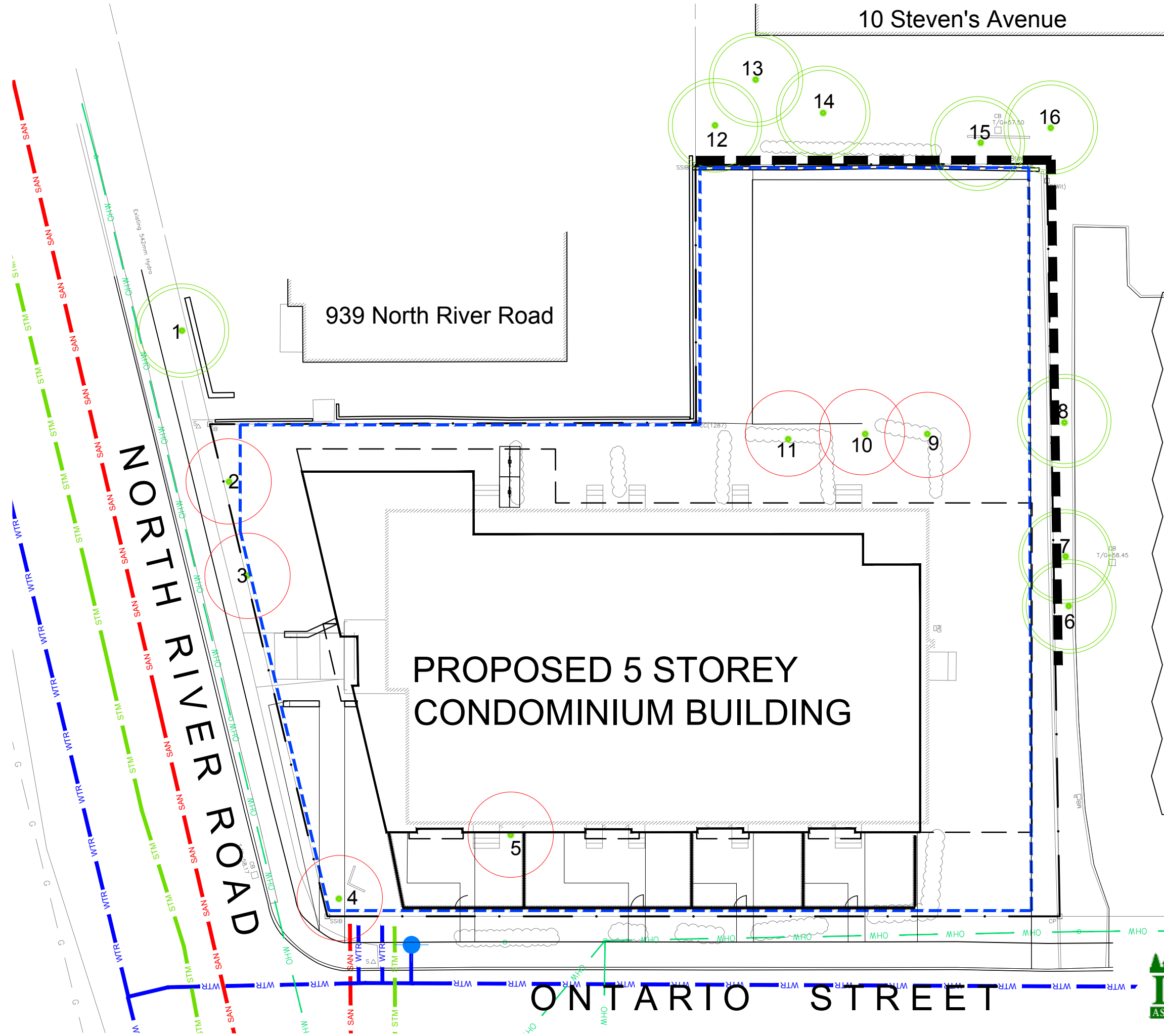
Table 1. Con't

| Tree No. | Tree species                                 | Condition (VP→E) | DBH <sup>1</sup> (cm) | Owner -ship | Age class, tree condition notes & <b>preservation status</b> (to be removed or preserved and protected)                                                                                                                         |
|----------|----------------------------------------------|------------------|-----------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9        | Manitoba maple                               | Fair             | 10.0, 19.2 & 23.5     | Private     | Mature; tri-stemmed from grade – generally upright (stems only mildly divergent; fourth stem previously removed; <b>to be removed</b> (conflicts with construction)                                                             |
| 10       | White elm<br>( <i>Ulmus americana</i> )      | Good             | 26.3                  | Private     | Mature; crown asymmetric towards north due to influence of trees #9 and 10; no outward signs of Dutch elm disease infection ( <i>Ophiostoma novo-ulmi</i> ); native species; <b>to be removed</b> (conflicts with construction) |
| 11       | Manitoba maple                               | Fair             | 21.0                  | Private     | Mature; crown moderately divergent towards southeast due to influence of tree #10; <b>to be removed</b> (conflicts with construction)                                                                                           |
| 12       | Norway maple                                 | Poor             | +/-40                 | Neighbour   | Mature; co-dominant stems at 2m; very weak primary union – inclusion ridge and seam to grade; multiple girdling and binding roots; <b>to be preserved and protected</b>                                                         |
| 13       | Austrian pine<br>( <i>Pinus nigra</i> )      | Poor             | +/-20                 | Neighbour   | Maturing; crown very asymmetric due to influence of tree #12; poor crown density, growth increment and needle colour; introduced species; <b>to be preserved and protected</b>                                                  |
| 14       | Austrian pine                                | Fair             | +/-25                 | Neighbour   | Maturing; crown mildly asymmetric due to influence of trees #12 and 13; fair crown density, growth increment and needle colour; introduced species; <b>to be preserved and protected</b>                                        |
| 15       | White cedar<br>( <i>Thuja occidentalis</i> ) | Fair             | +/-15                 | Neighbour   | Mature; moderately divergent towards northwest due to influence of tree #16; fair density, increment and colour native species; <b>to be preserved and protected</b>                                                            |
| 16       | Colorado spruce<br>( <i>Picea pungens</i> )  | Good             | +/-30                 | Neighbour   | Mature; lower crown asymmetric and thin on inside due to influence of nearby cedar hedge; good density, increment and colour where directly exposed to sunlight; introduced species; <b>to be preserved and protected</b>       |

<sup>1</sup> diameter at breast height, or 1.4m from grade (unless otherwise indicated); average diameters indicate multi-stemmed trees

Pictures 1 through 4 on pages 6, 7 and 8 show selected trees on and adjacent to the subject property.



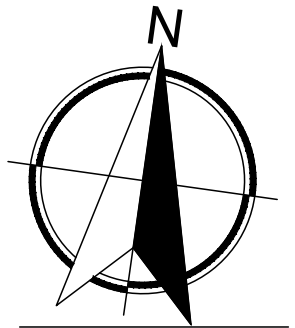


REFER TO TCR BY IFS

- 1 Existing Tree to Remain
- 1 Existing Tree to be Removed
- Protection for Existing Trees
- Garage Below

TO BE READ IN CONJUNCTION WITH IFS ASSOCIATES REPORT "TREE CONSERVATION REPORT "949 North River Road"

- 47G 49G
- 47F 49F
- 47E 49E
- 47D 49D
- 47C 49C
- 47B 49B
- 47A 49A



TCR TREE CONSERVATION REPORT

949 NORTH RIVER ROAD AT ONTARIO STREET

**PROPOSED 5 STOREY CONDOMINIUM BUILDING**



## PROVINCIAL REGULATIONS

Provincial regulations are applicable to trees on private property. In particular, the Endangered Species Act (2007) mandates that tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut (*Juglans cinerea*) is present in Eastern Ontario and is listed as threatened on the SARO. Because of this it is protected from harm. No trees of this species were identified on the subject property or nearby on adjacent properties.

## TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees to be retained 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. As per the City of Ottawa's tree protection barrier specification, erect a fence as close as possible to the CRZ of the tree(s);
2. Do not place any material or equipment within the CRZ of the tree(s);
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 instead of trenching within the CRZ of any 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.

<sup>1</sup> 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 and Liability 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 (left to right) located adjacent to 949 North River Road



Picture 2. Trees #9, 10 and 11 (left to right) located at 949 North River Road



Picture 3. Trees #6 and 7 (right to left) located adjacent to 949 North River Road



Picture 4. Trees #15 and 16 (left to right) located adjacent to 949 North River Road



# 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.