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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

December 10, 2021

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

RE: TREE CONSERVATION REPORT FOR HERON GATE 5, PHASE 1

Dear Gino,

This report details a pre-construction tree conservation report (TCR) for the above-noted property located in Ottawa. The need for this TCR is related to the proposed construction of three multi-storey residential buildings, each with associated below grade parking.

The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). Under this by-law tree conservation reports are required for all site plan control applications for properties on which trees of 10 centimetres (cm) in diameter or greater are present. The approval of this TCR by the City of Ottawa authorizes the continuation of site clearing activities, including 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 continue 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 thirteen individual trees on and adjacent to the subject property which meet the 10cm diameter threshold. All thirteen trees are projected to be removed due to conflicts with the proposed construction. Field work for this report was completed in November 2021.

METHODOLOGY

A reconnaissance survey of the property was conducted to determine the species, size (diameter) and general health condition of each tree. Any significant trees, as based on species, size or endangered status were also noted. Several trees large enough to be considered 'distinctive' under the Tree Protection By-law (*i.e.* those 30cm in diameter and greater) were present on this inner urban area property.

This information was then compiled so each of the trees could be broadly described (see table 1 on pages 2 and 3) and their locations delineated (see tree conservation plan on page 5 of this report).



TREE INVENTORY

The trees found on and adjacent to the subject property were all obviously planted – individually for amenity purposes or in groupings for their utility (*i.e.* screening). This is was confirmed by their species - all but two of the trees are indigenous to Eastern Ontario, the rest are introduced species. Generally speaking no signs or symptoms of major pests or widespread diseases were observed having an impact on tree health. Instead, trees found to be in poor health were mainly suffering from abiotic ailments – poor growing conditions, lack of regular maintenance, drought, etc.

Table 1 below details the species, ownership, size, condition and age class of the individual trees found on the site.

Table 1. Trees at Heron Gate 5, Phase 1

Tree No.	Tree Species	Owner -ship	DBH ¹ (cm)	Tree Condition, Age Class, Tree Condition Notes & Status (to the removed or retained)
1	White spruce (<i>Picea glauca</i>)	Private	23	Poor; mature; apex of crown dead; poor crown density, growth increment and needle colour where alive; native species; to be removed
2	Hawthorn (<i>Crataegus</i> spp.)	Private	14	Fair; mature; very dense crown held to grade; recent grade change; fair annual growth increment (vigour); cultivar; to be removed
3	Colorado blue spruce (<i>Picea pungens</i> var. <i>glauca</i>)	Shared with City	27	Fair; mature; fair crown density, poor growth increment and needle colour; scattered dead likely due to Cytospora canker (<i>Leucostoma kunzei</i>); introduced species; to be removed
4	Colorado green spruce (<i>Picea pungens</i>)	Shared with City	29	Very good; mature; symmetric crown; good crown density, growth increment and needle colour; ground hog burrow opening at base; introduced species; to be removed
5	Colorado green spruce	Shared with City	32	Fair; mature; leader dead; fair crown density, growth increment and needle colour; introduced species; to be removed
6	Colorado blue spruce	Shared with City	29	Good; mature; good crown density, growth increment and needle colour; introduced species; to be removed
7	Austrian pine (<i>Pinus nigra</i>)	Private	33	Fair; mature; round crown apex - no dominant leader; living crown held to within 2m of grade; fair crown density, growth increment and needle colour; introduced species; to be removed
8	Colorado blue spruce	Private	27	Very good; mature; symmetric crown; good crown density, growth increment and needle colour; introduced species; to be removed

Table 1. Con't

Tree No.	Tree Species	Owner -ship	DBH ¹ (cm)	Tree Condition, Age Class, Tree Condition Notes & Status (to the removed or retained)
9	Austrian pine	Private	31	Good; mature; fair crown density, good growth increment and needle colour; introduced species; to be removed
10	Colorado blue spruce	Shared with City	18	Good; maturing; leader missing; good crown density, growth increment and needle colour; introduced species; to be removed
11	Colorado blue spruce	Shared with City	16	Good; maturing; leader missing; good crown density, growth increment and needle colour; introduced species; to be removed
12	White spruce	Private	33	Fair; mature; atypical upturned growth form of laterals on west side 2-2.5m; fair crown density, growth increment and needle colour; native species; to be removed
13	Colorado blue spruce	City	18	Good; maturing; physical damage to lower crown resulting in broken branches; good crown density, growth increment and needle colour; introduced species; to be removed

¹ Diameter at breast height, or 1.4m from grade.

Selected individual trees on and adjacent to the subject property are shown in Pictures 1 and 2 on page 6 of this report.

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

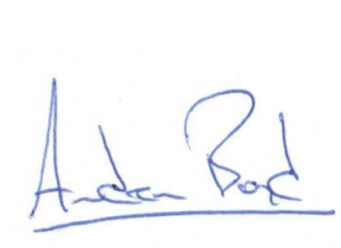
As no trees on private property or City of Ottawa lands are to be retained preservation and protection measures are not necessary in this instance.

REPLACEMENT TREE PLANTING OR COMPENSATION

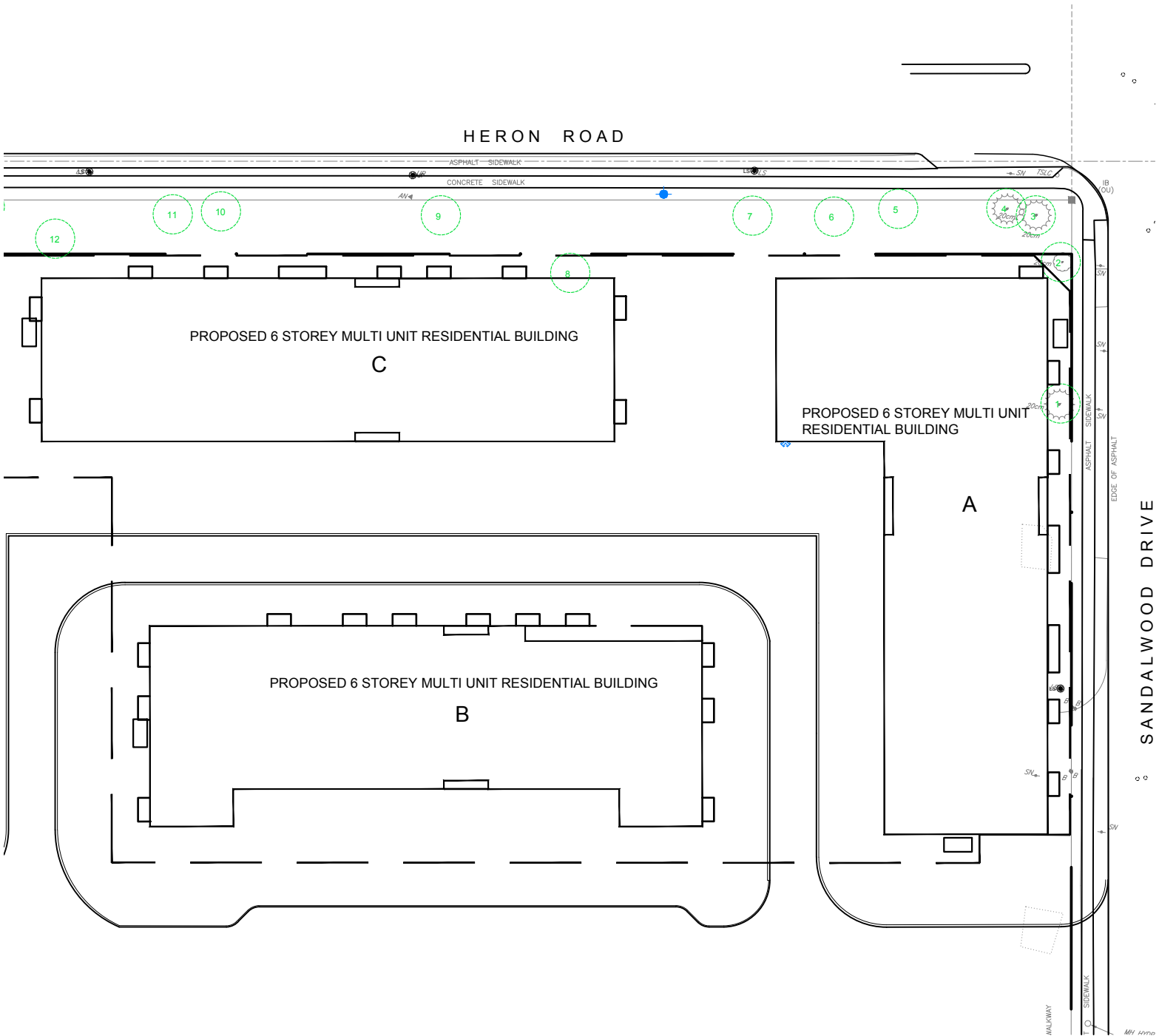
As shown on the landscape plan for the development, numerous trees are proposed for planting within the new landscape. As their numbers will achieve parity with those which were lost from private property, further compensation will not be required. However, compensation may be required for the loss of trees fully on or shared with City lands.

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,



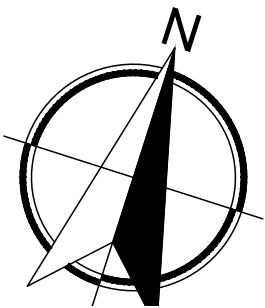
Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester



HERON GATE 5 PHASE 1

HAZELVIEW INVESTMENTS

Heron Road at Sandalwood Drive





Picture 1. Trees #2, 3 and 4 (right to left), located on/adjacent to Heron Gate 5, Phase 1



Picture 2. Trees #5, 6 and 7 (right to left), located on/adjacent to Heron Gate 5, Phase 1

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.