



July 15, 2022

Marietta Ruhland, BLA, OALA  
Principal  
RUHLAND & ASSOCIATES LTD.  
Suite 200 - 1750 Courtwood Crescent  
Ottawa, ON  
K2C 2B5

**RE: TREE CONSERVATION REPORT FOR 1300 MICHAEL STREET, OTTAWA**

This report details a pre-construction tree conservation report (TCR) for the above-noted commercial property at the intersection of Parisien and Michael Streets in Ottawa. 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 the Tree Protection By-law a TCR is required for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. Trees of any size on adjacent City lands must also be documented in a TCR. A "tree" is defined in the By-law as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

In this instance a TCR is required due to the proposed redevelopment of the subject property to include a new automotive building. Presently the property is occupied by two commercial buildings and a surface parking lot.

The approval of this TCR by the by the City's General Manager and the issuing of a permit authorizes 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 authorizing the injury or destruction of a tree in accordance with the By-law.**

The inventory in this report details the assessment of all individual trees on and adjacent to the subject property. The trees along Parisien Street are under mixed ownership - City, shared and private. They all conflict with the proposed building and so are slated for removal. The trees along Michael Street are all under private ownership. They too are all slated for removal.

Field work for this report was completed in March 2021.



**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 are referenced by the numbers plotted on the accompanying Map #1 – current vegetation prepared by Ruhland and Associates.

Table 1. Species, condition, size (diameter) and status of trees at 1300 Michael Street

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	Siberian elm ( <i>Ulmus pumila</i> )	Good	21.1	Shared	Maturing; single upright stem with competing lateral on northwest at 3.5m from grade and competing leaders at 4m; introduced invasive species; <b>to be removed</b>
2	Eastern white cedar ( <i>Thuja occidentalis</i> )	Poor	<10	City	Mature; heavy Manitoba maple ( <i>Acer negundo</i> ) and vine ( <i>Vitis</i> spp.) growth throughout; poor crown density and growth increment, fair needle colour; native species; <b>to be removed</b>
3	Scots pine ( <i>Pinus sylvestris</i> )	Fair	14.7 & 21.3	Private	Maturing; double stemmed at 0.3m from grade; fair crown density, growth increment and needle colour above hedge (poor below); introduced invasive species; <b>to be removed</b>
4	Siberian elm	Fair	82.2 (at 1m)	Shared	Overmature; co-dominant stems at 1.5m from grade; moderately divergent; broad crown; unmaintained – major deadwood present; <b>to be removed</b>
5	Eastern white cedar / Siberian elm	Very poor / Poor	Cedar <10 / Elm 16.1 & 22.6	Private	<u>Hedge</u> : maturing; dense competition from seeded ash ( <i>Fraxinus</i> spp.), buckthorn ( <i>Rhamnus</i> spp.) and Siberian elm growth; poor crown density, growth increment and needle colour / <u>Elm</u> : Maturing; double-stemmed at 0.5m from grade; topped by Hydro at 5m; <b>to be removed</b>
6	Siberian elm	Poor	53.1	Private	Mature; central stem with multiple competing laterals at 2m from grade – all divergent east-west; topped in past by Hydro; crown dense with epicormic growth; <b>to be removed</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)
7	Siberian elm	Poor	35.2 & 39.3	Private	Mature; double stemmed at 1m from grade; strongly divergent east-west – pruned heavily by Hydro; crown dense with epicormic growth; <b>to be removed</b>
8	Siberian elm	Poor	35.1	Private	Mature; strongly divergent north-northwest – pruned heavily by Hydro; crown dense with epicormic growth; <b>to be removed</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 4, 5 and 6 of this report show all the trees on and adjacent to the subject property.

**FEDERAL AND PROVINCIAL REGULATIONS**

Federal and provincial regulations can be applicable to trees on private and public property. In particular, the following regulation has 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 are required to be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.

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 #1-3 (left tot right) located on and adjacent to 1300 Michael Street



Picture 2. Trees #4 and 5 (right to left) located on and adjacent to 1300 Michael Street



Picture 3. Shared tree #4 located at 1300 Michael Street



Picture 4. Privately owned trees #6-8 (left to right) located at 1300 Michael Street. These trees will be retained.



# 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

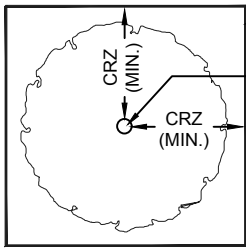
An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for 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.





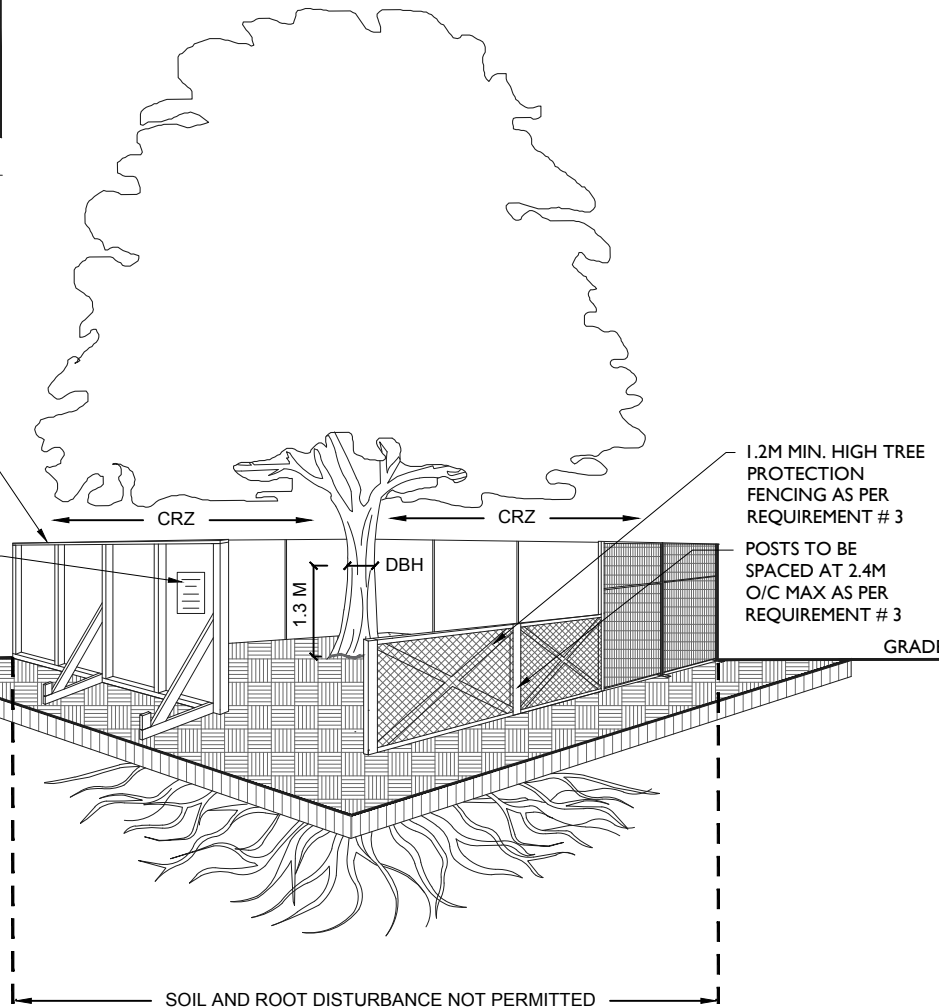
PLAN VIEW

TREE PROTECTION FENCING  
TREE TRUNK

CRZ = DBH X 10CM.  
CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

TREE PROTECTION SIGNAGE AS PER CITY STANDARD

GRADE



1.2M MIN. HIGH TREE PROTECTION FENCING AS PER REQUIREMENT # 3

POSTS TO BE SPACED AT 2.4M O/C MAX AS PER REQUIREMENT # 3

SOIL AND ROOT DISTURBANCE NOT PERMITTED

**TREE PROTECTION REQUIREMENTS:**

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
  - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
  - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
  - DO NOT RAISE OR LOWER THE EXISTING GRADE;
  - TUNNEL OR BORE WHEN DIGGING;
  - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
  - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
  - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE ( E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

**BY-LAWS**

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ON LOTS 1HA IN SIZE OR LESS, AND TREES GREATER THAN 10CM DIAMETER ON LOTS >1HA, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



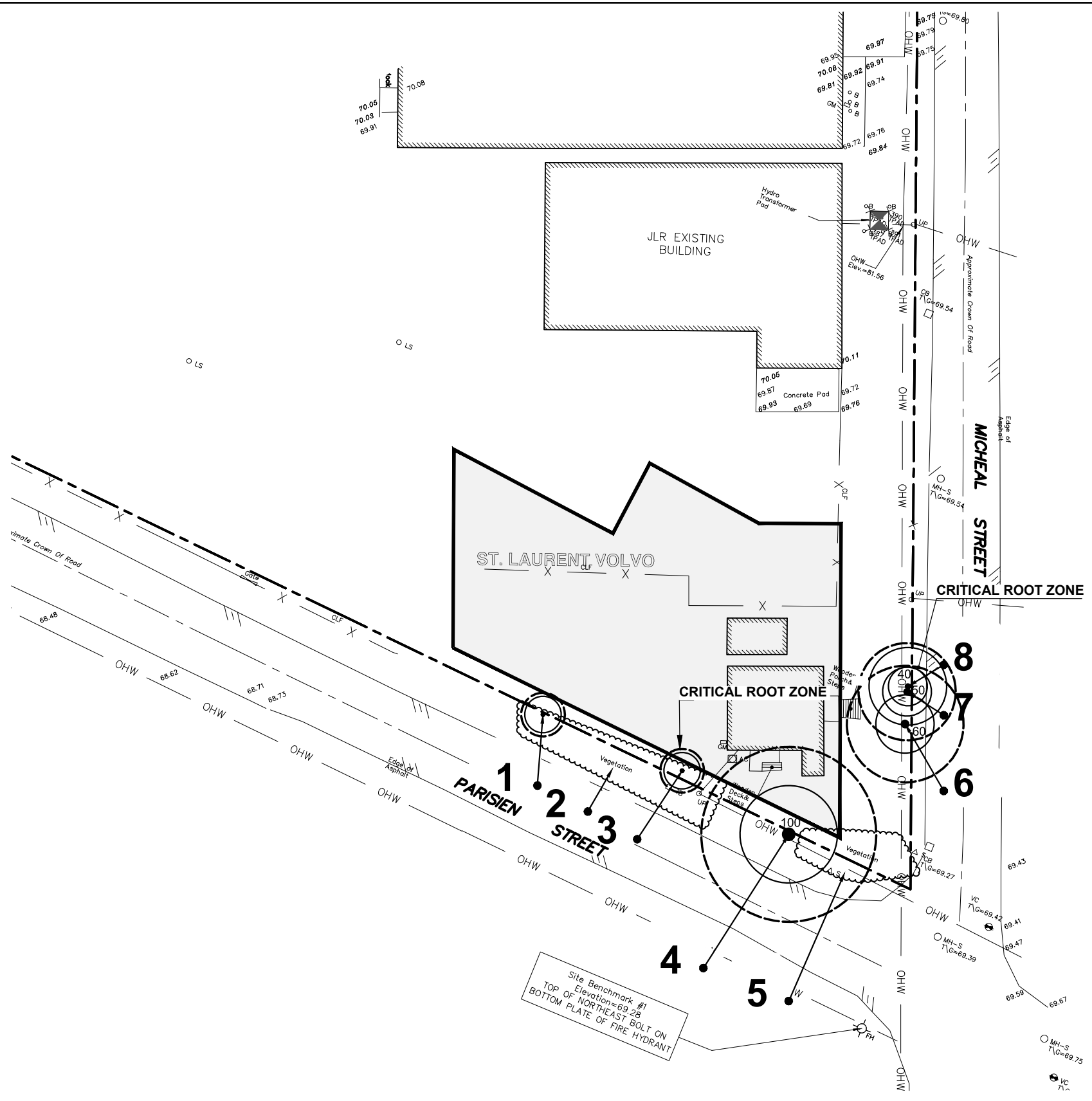
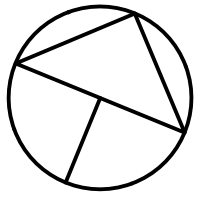
**TREE PROTECTION SPECIFICATION**

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

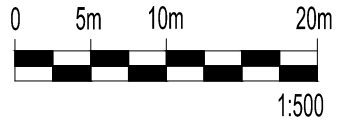
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DATE: MAY 2019

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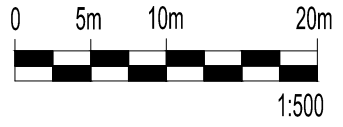
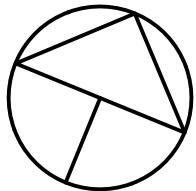
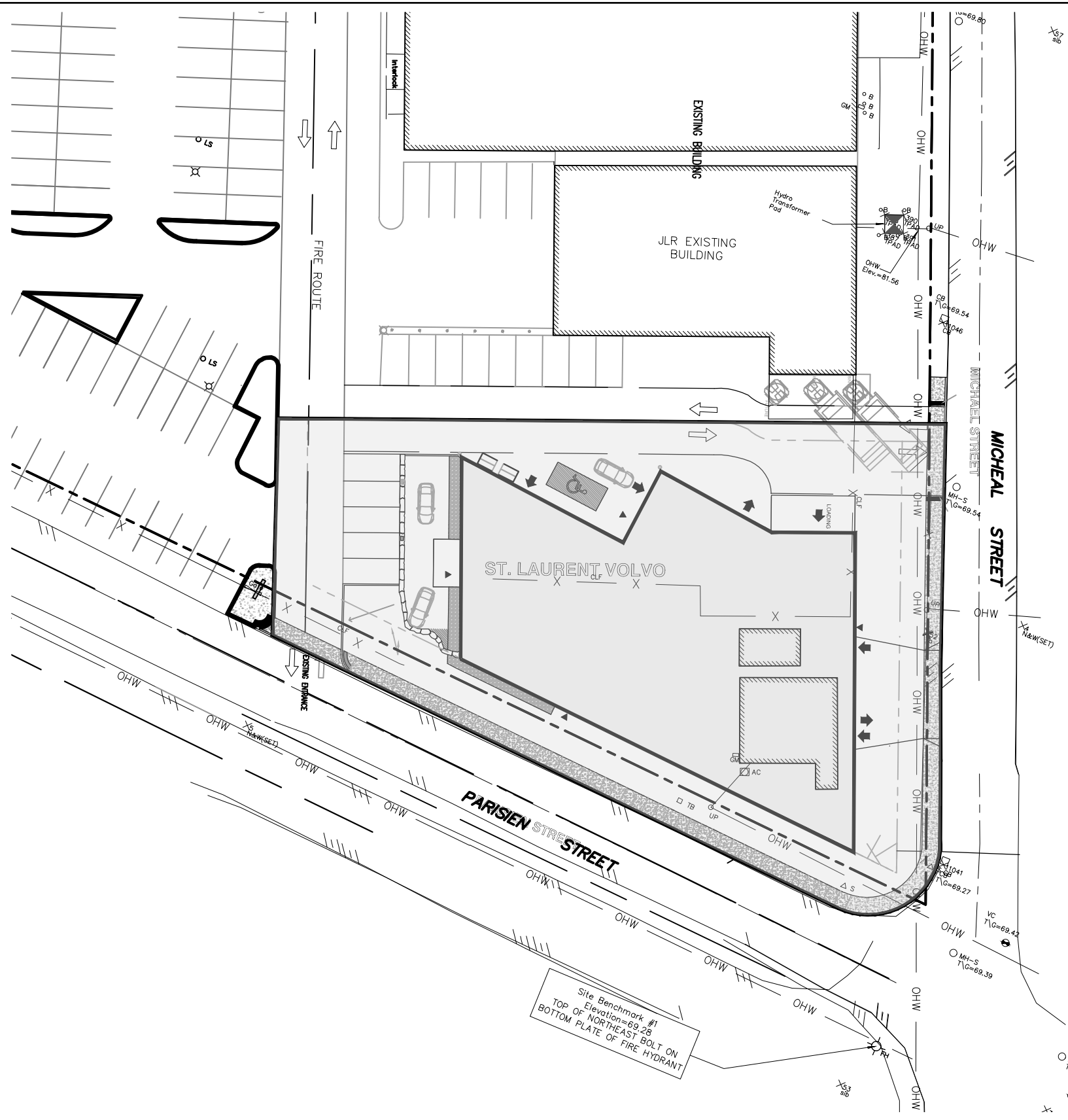


Site Benchmark #1  
Elevation=69.28  
TOP OF NORTHEAST BOLT ON  
BOTTOM PLATE OF FIRE HYDRANT



**REFER TO CHART FOR TREE ID,  
CONDITION, ACTION**

stamp	project	<b>VOLVO SAINT LAURENT ADDITION</b>			drawing	<b>MAP # 1 - CURRENT VEGETATION</b>		
	<p>Ruhland &amp; Associates Ltd 200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5 P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca</p>			scale	date	project no.	dwg. no.	
			1:500	January, 2022	21-1635	MAP #1		
			drawn by	checked by	revision no.			
			M.Malkov	M.Ruhland	.			



stamp	project			drawing				
	<b>VOLVO SAINT LAURENT ADDITION</b>			<b>MAP # 2 - PROPOSED DEVELOPMENT</b>				
	 Ruhland & Associates Ltd <small>200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5          P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca</small>		 <b>IFS</b> ASSOCIATES		scale 1:500	date January, 2022	project no. 21-1635	dwg. no. <b>MAP #2</b>
			drawn by M.Malkov	checked by M.Ruhland	revision no. .			