



June 20, 2022

Jack Billen, CEO/Co-Founder
Lion Trade Ltd.
4-91 Prince Albert Street
Ottawa, ON
K1K 2A2

RE: TREE CONSERVATION REPORT FOR 211 ARMSTRONG STREET, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Lion Trade Ltd. in support of their proposed redevelopment of 211 Armstrong Street 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). Presently the subject property is occupied by a one-and-half-storey dwelling with a one-storey rear addition. The proposed redevelopment will include the demolition of the existing dwelling and construction of a three-storey apartment building.

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.

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’s General Manager 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 the subject and adjacent private property. No trees were found on nearby City of Ottawa property. Field work for this report was completed in February 2022.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 2 and 3 of this report 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 tree conservation plan included on page 6 of this report.



Table 1. Species, condition, size, ownership and status of trees at 211 Armstrong Street

Tree No.	Tree species /Tolerance to Construction ¹	DBH ² (cm)	Ownership ³	Condition, age class, tree condition notes & preservation status (to be removed or preserved and protected)
1	Eastern white cedar (<i>Thuja occidentalis</i>) Good	36.3	Neighbour	Fair; mature; mildly divergent form and asymmetric crown towards south east; fair crown density, growth increment and needle colour; native species; to be removed with neighbour's permission (conflicts with site servicing and proposed driveways)
2	Manitoba maple (<i>Acer negundo</i>) Good	34.7	Private	Fair; mature; moderately divergent towards southwest; central stem with two competing laterals towards southwest (both with weak unions); three competing leaders at 5-6m from grade; naturalized species; to be removed (conflicts with proposed walkway)
3	Manitoba maple (<i>Acer negundo</i>) Good	27.6	Private	Fair; mature; moderately divergent towards southwest; competing, divergent leaders at 4m from grade; naturalized species; to be removed (conflicts with proposed walkway)
4	Manitoba maple (<i>Acer negundo</i>) Good	30.8	Private	Fair; mature; heavily divergent towards west; three competing, divergent leaders at 4-5m from grade; naturalized species; to be removed (conflicts with proposed walkway)
5	Manitoba maple (<i>Acer negundo</i>) Good	38.2	Private	Poor; mature; very heavily divergent towards south; central stem with three competing leaders at 5m (near crown apex); to be removed (conflicts with excavation, grading and side of building)
6 & 7	Manitoba maple (<i>Acer negundo</i>) Good	58.7 & 63.2	Private	Fair; very mature; single tree with co-dominant stems from grade - moderately divergent north/south; north stem with major barkless stub at 3m on northeast with decay and three competing leaders at 7m; south stem with competing laterals starting at 6m and three competing leaders at 9m; broad crown; naturalized species; to be preserved and protected
8	Manitoba maple (<i>Acer negundo</i>) Good	49.3	Private	Fair; mature; mildly divergent towards northwest; central stem broken at 6m (stub with decay); leader is epicormic in nature – upright; naturalized species; to be preserved and protected

Table 1. Con't

9	Manitoba maple (<i>Acer negundo</i>) Good	17.8	Private	Fair; maturing; central stem with competing lateral at 3.5m on north; competing leaders at 4.5m; divergent form towards north; naturalized species; to be removed (conflicts with proposed bicycle parking)
10	Cherry (<i>Prunus spp.</i>) Poor-Moderate	14.4	Private	Good; maturing; mildly asymmetric towards north; minor black knot (<i>Apiosporina morbosa</i>); basal spout; cultivar; to be removed (conflicts with proposed bicycle parking)
11	Cherry (<i>Prunus spp.</i>) Poor-Moderate	22 avg.	Private	Very poor; mature; co-dominant stems with multiple basal sprouts; south stem broken at 3m; heavy black knot (<i>Apiosporina morbosa</i>) throughout crown; cultivar; to be removed (conflicts with proposed walkway)
12	Japanese tree lilac (<i>Syringa reticulata</i>) unknown	+/-20	Neighbour	Fair; mature; crown asymmetric due to clearance pruning from private Hydro line; cultivar; to be preserved and protected

¹ as taken from Managing Trees during Construction; 2nd Ed., Fite and Smiley; ² diameter at breast height, or 1.4m from grade (unless otherwise indicated); ³ as determined by topographic survey prepared by J.D. Barnes Ltd. dated 01/18/22

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

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 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.



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 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

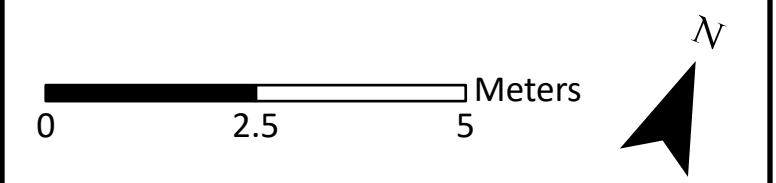
GENERAL NOTES

- SITE GRADING**
1. ALL GRANULAR BASE & SUB-BASE COURSE MATERIALS SHALL BE COMPACTED AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.
 2. ALL DISTURBED GRASSES SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
 3. INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL TO WATERMANS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED.
 4. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
 5. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOW BY THE MUNICIPALITY.
 6. EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
 7. ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY LAWS AND THE "URBAN TREES CONSERVATION BY-LAW" AS AMENDED FROM TIME T.
 8. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ARCHITECT AND THE CITY OF OTTAWA PRIOR CUTTING.
 9. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR "B" COMPACTED IN 0.15m LAYERS.
 9. NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT P.
 10. NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
 11. UNDERSIDE-OF-FOOTING TO HAVE MINIMUM COVER OF 1.5m, WHERE SURFICIENT COVER IS NOT PROVIDED, FOOTINGS ARE TO BE INSULATED TO EQUIVALENT INSULATION.
 12. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, 0902-509-010-010-010.
 13. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.
 14. FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.9m IN HEIGHT. IS. PAVEMENT CONSTRUCTION SHALL BE AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.

GRADING PLANS COMPLETED BY FARLEY, SMITH & DENIS SURVEYING LTD. (12/17/18)

LEGEND

- ORIGINAL GROUND ELEVATION
- PROPOSED ELEVATION
- PROPOSED LOT CORNER ELEVATION
- EXISTING ELEVATION AT LOT CORNER
- FLOW DIRECTION AND GRADE
- FINISHED FIRST FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- PROPOSED SWALE
- DIRECTION OF EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED VALVE BOX
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- DEPRESSED CURB LOCATION
- PROPOSED DOOR LOCATIONS
- PROPOSED BARRIER CURB AS PER SCL 1
- TREE



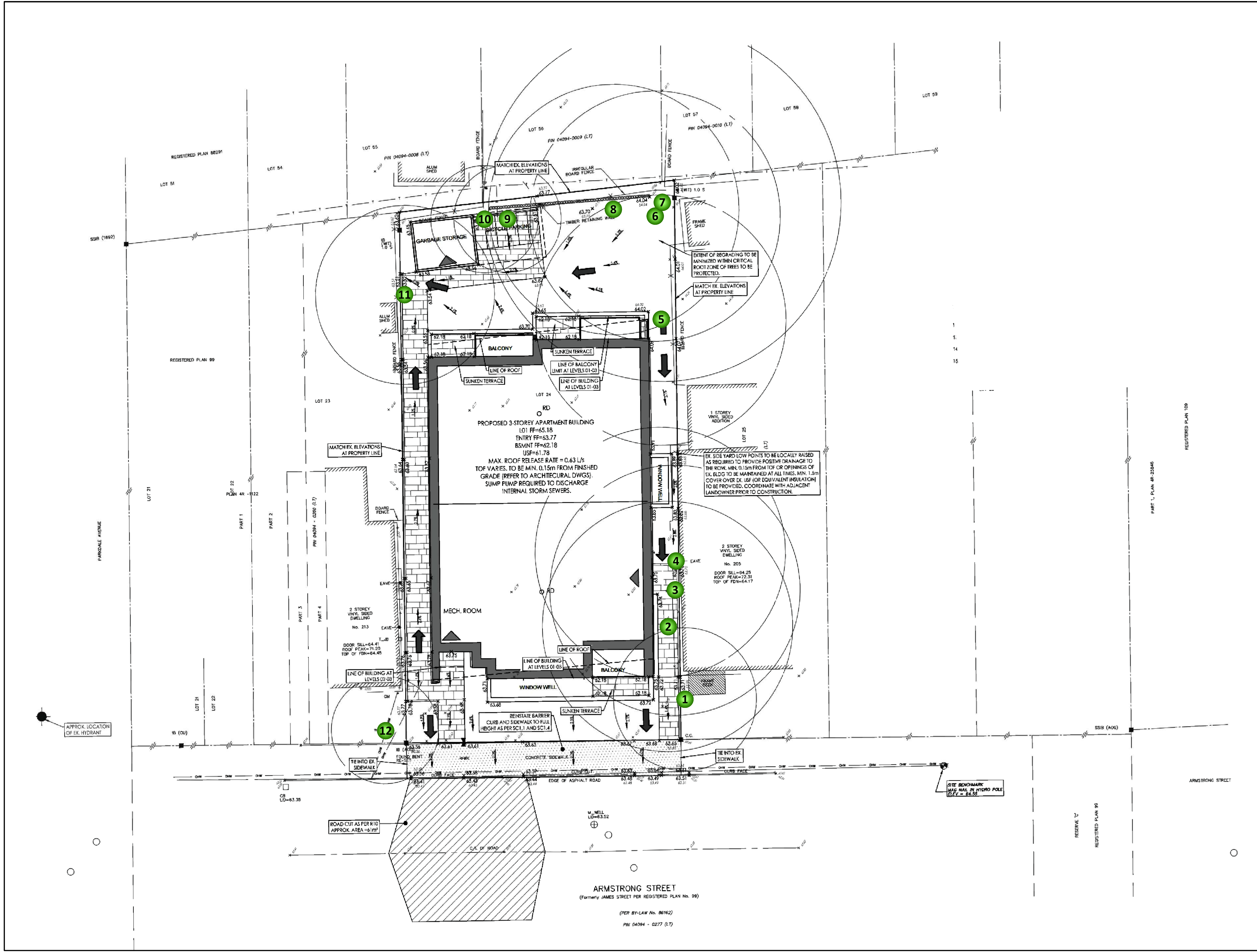
DRAWING: Tree Conservation Plan

PROJECT: 211 ARMSTRONG STREET
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:90	DRAWING NO. 211A
DATE: 2022-05-17	
DRAWN BY: SS	
SHEET NO. 1	



ARMSTRONG STREET
(Formerly JAMES STREET PER REGISTERED PLAN No. 99)
(PER BY-LAW No. 86162)
PIN 04094 - 0277 (L7)



Picture 1. Tree #1, neighbouring white cedar (far right) and Manitoba maples #2, 3 and 4 at 211 Armstrong Street



Picture 2. Trees #9-11 (right to left) at 211 Armstrong Street



Picture 3. Trees #6-8 (right to left) at 211 Armstrong Street



Picture 4. Neighbouring tree #12 adjacent to 211 Armstrong Street

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 (which is recommended in this case).

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.

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.

