



December 16, 2022

Rohit Communities Ontario Inc.
15 Fitzgerald Rd
Ottawa, ON
K2H 9G1
Attn: Adil Kodian

RE: TREE CONSERVATION REPORT FOR 3430 CARLING AVENUE, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. on behalf of Rohit Communities Ontario Inc. in support of the proposed redevelopment of 3430 Carling Avenue 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). In this instance, this TCR reflects the proposed demolition of the existing commercial building and construction of two separate 6-storey apartment buildings with 262 below-grade parking spaces.

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 site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. The CRZ is calculated as DBH x 10 cm. 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 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 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. Further, the removal of any trees shared with or fully on neighbouring properties will first require written permission of the adjacent landowner.**

The inventory in this report details the assessment of all individual trees and hedges on and shared with the subject property. No trees were located on city land directly adjacent to the subject property. One hedge and three individual pine trees conflict with the proposed construction and so are slated for removal. They are all located fully on the subject property. All other trees on the subject and adjacent private properties will be preserved, unless noted otherwise. Field work for this report was completed in July 2021 and December 2022.



TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 3 and 4 details the species, condition, size (diameter), ownership and status of the individual trees found on or shared with the subject property. Each of these trees is referenced by the numbers plotted on the tree conservation plan on page 5 this report. Pictures 1 through 7 on pages 7 to 10 of this report show selected trees and hedges.

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 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. 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 (see page 6), 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.

¹ 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

Table 1. Species, condition, size (diameter) and status of trees located on or shared with 3430 Carling Avenue

Tree No.	Tree species	Condition (VP→E)	DBH ¹ (cm)	Owner -ship	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
1	Eastern white cedar (<i>Thuja occidentalis</i>)	Fair	15 & 27	Private	Mature individual tree within hedge; double-stemmed from grade; fair crown density, growth increment and needle colour; native species; to be removed (conflicts with underground parking)
2	Eastern white cedar (<i>Thuja occidentalis</i>)	Fair	<10	Private	Immature hedge; fair crown density, growth increment and needle colour; competing ash (<i>Fraxinus</i> spp.), Siberian elm (<i>Ulmus pumila</i>) and linden (<i>Tilia</i> spp.) growth diminishing condition; to be removed (conflicts with underground parking)
3	White elm (<i>Ulmus americana</i>)	Poor	17	Shared	Mature; central stem with five competing leaders at 2m from grade – topped in past; dead due to Dutch elm disease (<i>Ophiostoma novo-ulmi</i>); native species; to be removed (dead)
4	Black walnut (<i>Juglans nigra</i>)	Good	26 & 31	Shared	Mature; double-stemmed at 0.3m from grade; western stem topped at 3m due to overhead Hydro lines; native species; to be preserved and protected
5	Eastern white cedar (<i>Thuja occidentalis</i>)	Fair	15 avg.	Private	Maturing hedge; fair crown density, growth increment and needle colour; heavy vine (<i>Vitis</i> spp.) and Norway maple (<i>Acer platanoides</i>) growth diminishing condition; to be preserved and protected (except in selected areas of diminished condition where solid fencing will be installed for snow storage/containment)
6	Eastern white cedar (<i>Thuja occidentalis</i>)	Good	15 avg.	Private	Maturing hedge; good crown density, growth increment and needle colour; to be preserved and protected
7	Eastern white cedar (<i>Thuja occidentalis</i>)	Poor	<10	Private	Immature hedge; poor crown density, growth increment and needle colour; very heavy vine growth greatly diminishing condition; to be preserved and protected
8	Eastern white cedar (<i>Thuja occidentalis</i>)	Good	12 avg.	Private	Maturing hedge; good crown density, growth increment and needle colour; to be fully preserved and protected
9	Austrian pine (<i>Pinus nigra</i>)	Poor	25	Private	Mature; poor crown density, growth increment and needle colour; heavily divergent and asymmetric towards northeast; strong sweep in main stem at 4.5m; introduced species; to be removed (conflicts with construction)

Table 1. Species, condition, size (diameter) and status of trees located on or shared with 3430 Carling Avenue

Tree No.	Tree species	Condition (VP→E)	DBH ¹ (cm)	Owner -ship	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
10	Austrian pine (<i>Pinus nigra</i>)	Fair	46	Private	Mature; fair crown density, growth increment and needle colour; moderately divergent and asymmetric towards southeast; co-dominant stems at 3m; to be removed (conflicts with construction)
11	Austrian pine (<i>Pinus nigra</i>)	Good	54 (at 1m)	Private	Mature; good crown density, growth increment and needle colour; moderately divergent and asymmetric towards southwest; co-dominant stems at 1.5m; to be removed (conflicts with construction)

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

GENERAL NOTES

PLANS COMPLETED BY FOTENN(11/22)

LEGEND

- SCOPE OF APPLICATION
- - - EXTENTS OF UNDERGROUND PARKING GARAGE
- PROPERTY LINE
- SMALL DECIDUOUS TREE (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
- SMALL DECIDUOUS TREE (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
- LARGE DECIDUOUS TREE (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
- CONIFEROUS TREES (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
- 2.1m HIGH WOOD PRIVACY FENCE
- 0.45m HIGH RETAINING WALL
- EXISTING TREE
- EXISTING TREES



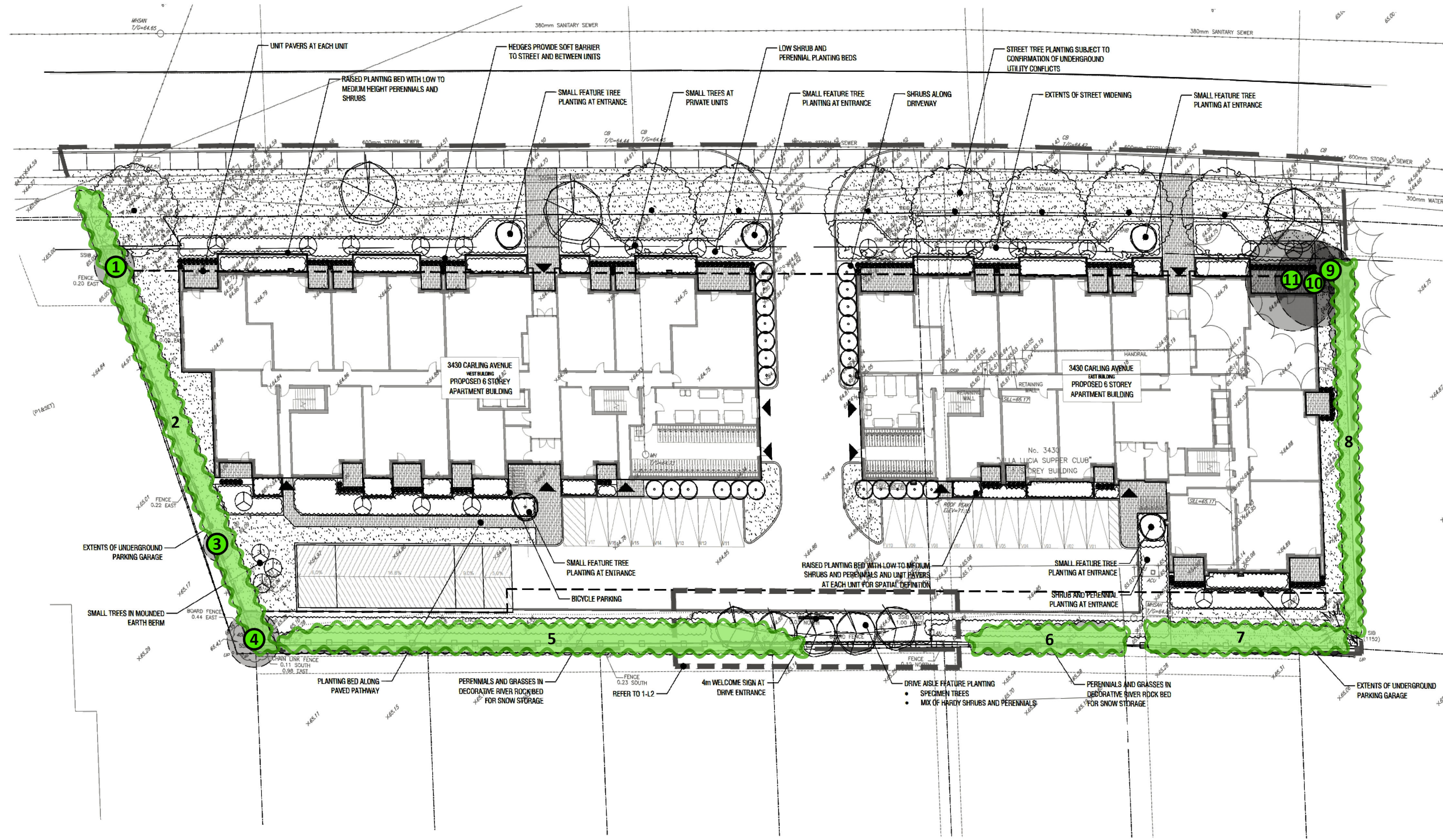
DRAWING: Tree Conservation Plan

PROJECT: 3430 CARLING AVENUE CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:220	DRAWING NO. 3430
DATE: 2022-12-15	
DRAWN BY: SS	
SHEET NO. 1	



M/SAN 1/0=64.85

380mm SANITARY SEWER

380mm SANITARY SEWER

UNIT PAVERS AT EACH UNIT

HEDGES PROVIDE SOFT BARRIER TO STREET AND BETWEEN UNITS

LOW SHRUB AND PERENNIAL PLANTING BEDS

STREET TREE PLANTING SUBJECT TO CONFIRMATION OF UNDERGROUND UTILITY CONFLICTS

RAISED PLANTING BED WITH LOW TO MEDIUM HEIGHT PERENNIALS AND SHRUBS

SMALL FEATURE TREE PLANTING AT ENTRANCE

SMALL TREES AT PRIVATE UNITS

SMALL FEATURE TREE PLANTING AT ENTRANCE

SHRUBS ALONG DRIVEWAY

EXTENTS OF STREET WIDENING

SMALL FEATURE TREE PLANTING AT ENTRANCE

3430 CARLING AVENUE WEST BUILDING PROPOSED 6 STOREY APARTMENT BUILDING

3430 CARLING AVENUE EAST BUILDING PROPOSED 6 STOREY APARTMENT BUILDING

No. 3430 "LILIA LUCIA SUPPER CLUB" STOREY BUILDING

SMALL FEATURE TREE PLANTING AT ENTRANCE

RAISED PLANTING BED WITH LOW TO MEDIUM SHRUBS AND PERENNIALS AND UNIT PAVERS AT EACH UNIT FOR SPATIAL DEFINITION

SMALL FEATURE TREE PLANTING AT ENTRANCE

SHRUB AND PERENNIAL PLANTING AT ENTRANCE

EXTENTS OF UNDERGROUND PARKING GARAGE

BICYCLE PARKING

SMALL TREES IN MOUNDED EARTH BERM

PLANTING BED ALONG PAVED PATHWAY

PERENNIALS AND GRASSES IN DECORATIVE RIVER ROCK BED FOR SNOW STORAGE

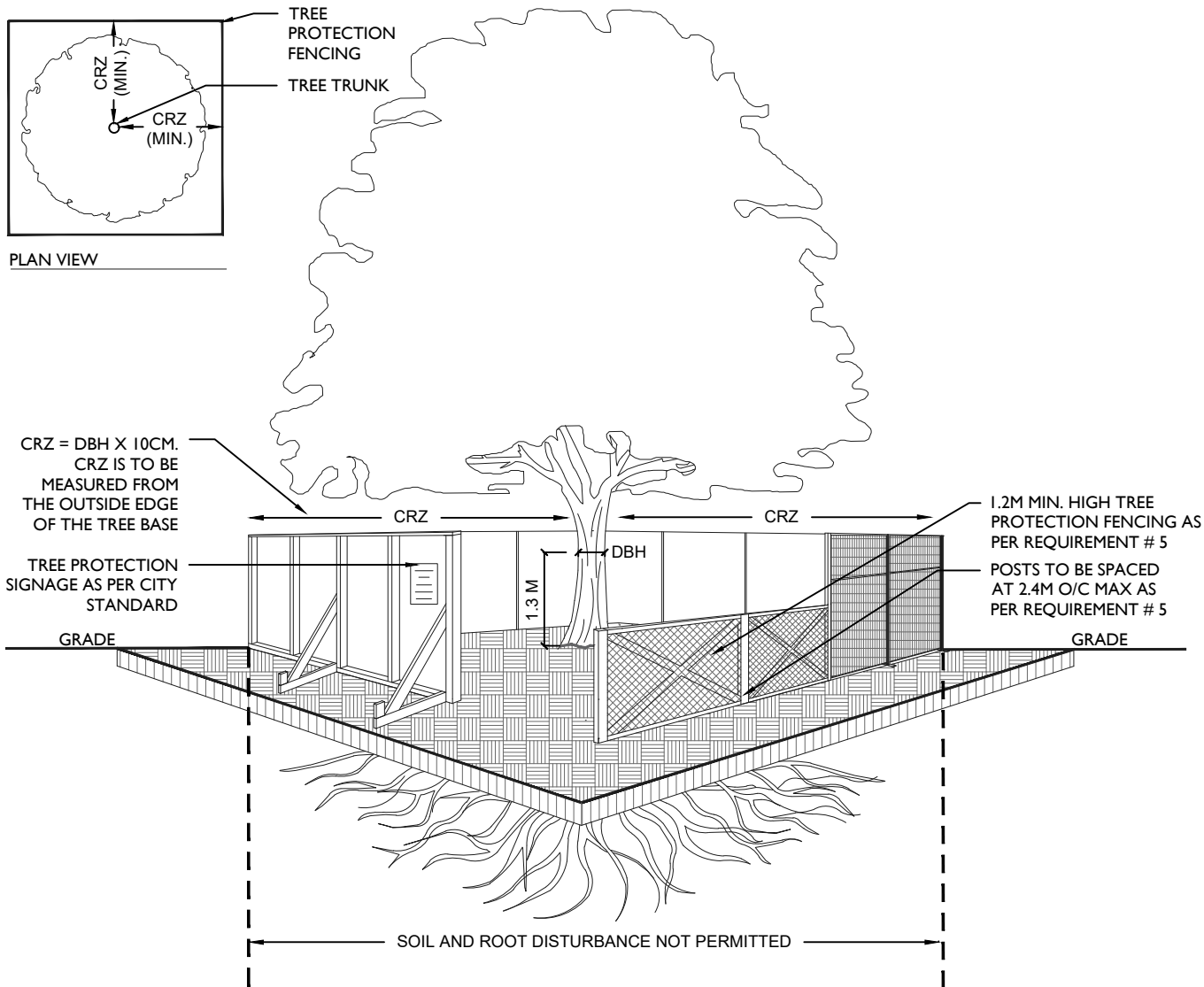
FENCE 0.23 SOUTH REFER TO 1-L2

4m WELCOME SIGN AT DRIVE ENTRANCE

DRIVE AISLE FEATURE PLANTING
• SPECIMEN TREES
• MIX OF HARDY SHRUBS AND PERENNIALS

PERENNIALS AND GRASSES IN DECORATIVE RIVER ROCK BED FOR SNOW STORAGE

EXTENTS OF UNDERGROUND PARKING GARAGE



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY ACTIVITY IN PROXIMITY TO A PROTECTED TREE THAT COULD RESULT IN DIRECT OR INDIRECT INJURY TO THAT TREE OR ITS ROOTING AREA, TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE CRITICAL ROOT ZONE (CRZ), AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. WITHIN THE CRZ THERE MUST BE:
 - NO GRADING CHANGES
 - NO PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS OR SITE 'FURNITURE' SUCH AS OUTHOUSES
 - NO OPERATION OR STORAGE OF EQUIPMENT
 - NO EXTENSION OF HARD SURFACE OR CHANGE OF LANDSCAPING
 - NO EXCAVATION OTHER THAN APPROVED METHODS UNLESS OTHERWISE APPROVED BY THE CITY
3. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY A TREE CARE PROFESSIONAL AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE, IF PART OF A BUILDING PERMIT APPLICATION. THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF WORK.
4. PLANS FOR MOVEMENT AND STORAGE OF EQUIPMENT AND MATERIALS ON SITE MUST BE DETERMINED AND DISCUSSED WITH ALL CONTRACTORS TO ACCOUNT FOR THE EXCLUSION OF THE TREE PROTECTION AREAS
5. 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 TO BE SPACED AT A MAXIMUM OF 2.4 M 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)
6. IF THE TREE PROTECTION FENCING AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION ACCESS, THE CRITICAL ROOT ZONE MUST BE PROTECTED WITH PLYWOOD, WOOD CHIPS, OR STEEL PLATING OR OTHER MITIGATION TECHNIQUES PRESCRIBED BY THE TREE CARE PROFESSIONAL AND APPROVED BY THE CITY.

BY-LAWS

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).



TREE PROTECTION BARRIER SPEC.

SCALE: NTS

DATE: MARCH 2019

DRAWING NO.: 1 of 1



Picture 1. Cedar hedge #2 at 3430 Carling Avenue (cedar tree #1 is on the far right and shared dead elm #3 on left)



Picture 2. Cedar hedge #5 at 3430 Carling Avenue





Picture 3. Tree #4, shared black walnut at 3430 Carling Avenue



Picture 4. Cedar hedge #6 at 3430 Carling Avenue



Picture 5. Cedar hedge #7 at 3430 Carling Avenue



Picture 6. Cedar hedge #8 at 3430 Carling Avenue



Picture 7. Austrian pines #9 (right background), 10 and 11 (left to right) at 3430 Carling 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. 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.