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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

June 5, 2023

Owen Moynihan OALA, CSLA
Senior Landscape Architect
Fotenn Planning & Design
223 McLeod Street
Ottawa, ON K2P 0Z8

RE: TREE CONSERVATION REPORT FOR 400 COVENTRY ROAD, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Dymon Storage in support of their proposed development of 1867 Alta Vista Drive 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). The By-law reflects Section 4.8.2. of the City of Ottawa's Official Plan which calls for the retention of the City's urban forestry canopy and, in particular, large healthy trees.

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 inventory in this report details the assessment of all individual trees on the subject property and adjacent private properties and City of Ottawa land. Field work for this report was completed in November 2022.

The development proposed for this property includes the construction of five multi-storey residential buildings with adjacent vehicle access routes, surface and below grade parking. No trees on adjacent private property will be lost as a result of the proposed construction. However, all trees on the subject property will be removed due to conflicts with construction access, building footprints and excavation required for below grade parking. The one tree on nearby City of Ottawa lands will be removed due to its very poor condition.

The approval of this tree conservation report by the City 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 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 require written permission of the adjacent landowner.**

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, ownership, size (diameter), condition and status of the individual and groups of trees on the subject and adjacent properties. Each of these trees is referenced by the numbers plotted on the tree conservation plan on page 8 of this report.

Table 1. Species, ownership, diameter, condition and status of trees at 400 Coventry Road

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
1	Norway maple *(Acer platanoides)*	City	43.5	Very poor; mature; multiple competing and suppressed laterals starting at 2.25m from grade; eutypella canker *(Eutypella parasitica)* grade to 1.5m on south – hazardous; introduced invasive species; **to be removed** (very poor condition)
2	Honey-locust *(Gleditsia triacanthos)*	Private	23.1	Good; maturing; central stem with two suppressed laterals at 2m on northwest and southwest; introduced species; **to be removed** (conflicts with construction)
3	Honey-locust *(Gleditsia triacanthos)*	Private	23.5	Good; maturing; central stem with two suppressed laterals at 2m on west and 2.5m on east; introduced species; **to be removed** (conflicts with construction)
4	Honey-locust *(Gleditsia triacanthos)*	Private	<10	Fair; immature; poor vigour due to very restricted available rooting area (within parking island); introduced species; **to be removed** (conflicts with construction)
5	Honey-locust *(Gleditsia triacanthos)*	Private	<10	Fair; immature; poor vigour due to very restricted available rooting area (within parking island); introduced species; **to be removed** (conflicts with construction)
6	Honey-locust *(Gleditsia triacanthos)*	Private	24.4	Fair; mature; co-dominant stems at 3m – upright form; poor vigour due to very restricted available rooting area; recently pruned of deadwood; introduced species; **to be removed** (conflicts with construction)
7	Honey-locust *(Gleditsia triacanthos)*	Private	41.3	Good; mature; tri-stemmed at 3.25m – generally upright form; introduced species; **to be removed** (conflicts with construction)
8	Honey-locust *(Gleditsia triacanthos)*	Private	25.6	Good; mature; co-dominant stems at 3.5m; suppressed laterals at 2.5m and 3.5m – broad crown; introduced species; **to be removed** (conflicts with construction)

Table 1. Con't

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
9	Honey-locust *(Gleditsia triacanthos)*	Private	18.8	Good; maturing; central stem with competing lateral at 2m on south and 2.5m on west – broad crown; introduced species; **to be removed** (conflicts with construction)
10	Honey-locust (Gleditsia triacanthos)	Private	16.7	Fair; maturing; multiple competing stems at 2.5m; heavy salt spray dieback; introduced species; **to be removed** (conflicts with construction)
11	Honey-locust *(Gleditsia triacanthos)*	Private	18.2	Good; maturing; central dominant stem with competing leaders at 5.5m; suppressed laterals starting at 1.5m; introduced species; **to be removed** (conflicts with construction)
12	Honey-locust *(Gleditsia triacanthos)*	Private	22.5	Good; mature; central dominant stem suppressed laterals starting at 3.5m; generally upright form; introduced species; **to be removed** (conflicts with construction)
13	Honey-locust *(Gleditsia triacanthos)*	Private	29.0	Good; mature; central stem with major competing lateral at 2.25m on north – main stem divergent towards south above 2.25m; heavy salt spray dieback; introduced species; **to be removed** (conflicts with construction)
14	Honey-locust *(Gleditsia triacanthos)*	Private	33.0	Good; mature; central stem with competing lateral at 5.5m – central divergent towards north above 5.5m; introduced species; **to be removed** (conflicts with construction)
15	Honey-locust *(Gleditsia triacanthos)*	Private	46.5	Good; mature; co-dominant stems at 4.5m with competing lateral at 3m on north; crown asymmetric due to influence of building; introduced species; **to be removed** (conflicts with construction)
16	Colorado spruce *(Picea pungens)*	Private	41.6	Good; mature; living crown held to grade; lower west side of crown shaded by tree #17; good crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)

Table 1. Con't

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
17	Norway maple *(Acer platanoides)*	Private	36.8	Fair; mature; central stem with competing lateral at 5.5m and suppressed laterals starting at 2m – broad crown; introduced invasive species; **to be removed** (conflicts with construction)
18	Colorado spruce *(Picea pungens)*	Private	39.9	Good; mature; good pyramidal form; good crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
19	Colorado spruce *(Picea pungens)*	Private	34.9	Fair; mature; pyramidal form; fair crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
20	Honey-locust *(Gleditsia triacanthos)*	Private	41.4	Good; mature; central stem for 2/3 height with major competing lateral at 3m on west - multiple suppressed laterals above; broad, symmetric crown; introduced species; **to be removed** (conflicts with construction)
21	Balsam fir *(Abies balsamea)*	Private	23.4	Poor; mature; lower bole divergent towards east – partially uprooted on west; fair crown density, growth increment and needle colour; native species; **to be removed** (conflicts with construction)
22	Colorado spruce *(Picea pungens)*	Private	34.5	Good; mature; good pyramidal form; good crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
23	Colorado spruce *(Picea pungens)*	Private	42.0	Fair; mature; sweep in lower bole towards east – partially uprooted on west; good crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
24	Honey-locust *(Gleditsia triacanthos)*	Private	38.4	Good; mature; co-dominant stems at 5m with suppressed lateral at 4.5m on northwest; broad, crown; introduced species; **to be removed** (conflicts with construction)
25	Birch *(Betula spp.)*	Private	11.6	Poor; mature; apex of dominant stem dead; three suppressed basal sprouts; in advanced decline; native species; **to be removed** (conflicts with construction)

Table 1. Con't

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
26	Colorado spruce *(Picea pungens)*	Private	38.7	Good; mature; good pyramidal form; mildly shaded on southeast by tree #26; good crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
27	Austrian pine *(Pinus nigra)*	Private	35.2	Fair; mature; central stem moderately divergent towards north without leader; very good crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
28	Colorado spruce *(Picea pungens)*	Private	40.5	Fair; mature; heavily shaded on south by tree #32; good crown density, growth increment and needle colour where exposed directly to sunlight; introduced species; **to be removed** (conflicts with construction)
29	Norway maple *(Acer platanoides)*	Private	39.1	Fair; mature; tri-dominant leaders at 2.5m with four suppressed laterals between 2-2.25m – broad crown; shading trees # 31 and 33; introduced invasive species; **to be removed** (conflicts with construction)
30	Austrian pine *(Pinus nigra)*	Private	42.3	Good; mature; central stem with competing lateral on 3m on east; shaded on northwest by tree #32; good crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
31	Colorado spruce *(Picea pungens)*	Private	34.3	Good; mature; good pyramidal form; good crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
32	Norway maple *(Acer platanoides)*	Private	23.5 & 25.8	Poor; mature; double stemmed at 0.7m with weak union; basal wound on south side; very poor root collar – girdling roots; introduced invasive species; introduced invasive species; **to be removed** (poor condition and conflicts with construction)
33	Colorado spruce *(Picea pungens)*	Private	33.5	Good; mature; good pyramidal form; scattered Cytospora canker (*Leucostoma kunzei*): good crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)

Table 1. Con't

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
34	Norway maple *(Acer platanoides)*	Private	12.5	Good; maturing; central stem with without dominant leader; branch cluster at 2.5m; dense, rounded crown; basal wound on west; introduced invasive species; **to be removed** (conflicts with construction)
35	Scots pine *(Pinus sylvestris)*	Private	37.3	Good; mature; central stem with sweep at 3m due to competing lateral on southeast; fair crown density, growth increment and needle colour; introduced invasive species; **to be removed** (conflicts with construction)
36	Scots pine *(Pinus sylvestris)*	Private	37.4	Good; mature; central stem and leader; taper diminishes above 4m; good crown density, growth increment and needle colour; introduced invasive species; **to be removed** (conflicts with construction)
37	Colorado spruce *(Picea pungens)*	Private	35.6	Good; mature; good pyramidal form; leader divergent towards east; good crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
38	Colorado spruce *(Picea pungens)*	Private	36.9	Poor; competing divergent leaders near apex; poor crown density, growth increment and needle colour in lower 2/3 – in decline; introduced species; **to be removed** (poor condition and conflicts with construction)

[1]As determine from topographic survey prepared by Annis O'Sullivan Vollebekk Ltd.; [2] Diameter at breast height, or 1.3m from grade (unless otherwise indicated)

Pictures 1 through 9 on pages 9 to 13 of this report show selected trees and groupings on and adjacent to the subject property. All pictures were taken in November 2022.

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): The Province of Ontario's Endangered Species Act (2007) mandates tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut *(Juglans cinerea)* is present in Eastern Ontario and listed as threatened on the SARO. Because of this it is protected from harm. No trees of this species were identified on the subject or nearby properties.

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 PROTECTION AND PRESERVATION MEASURES

In this instance, as no trees are to be preserved, protection measures are not necessary.

Please do not hesitate to contact me with any questions concerning this report.

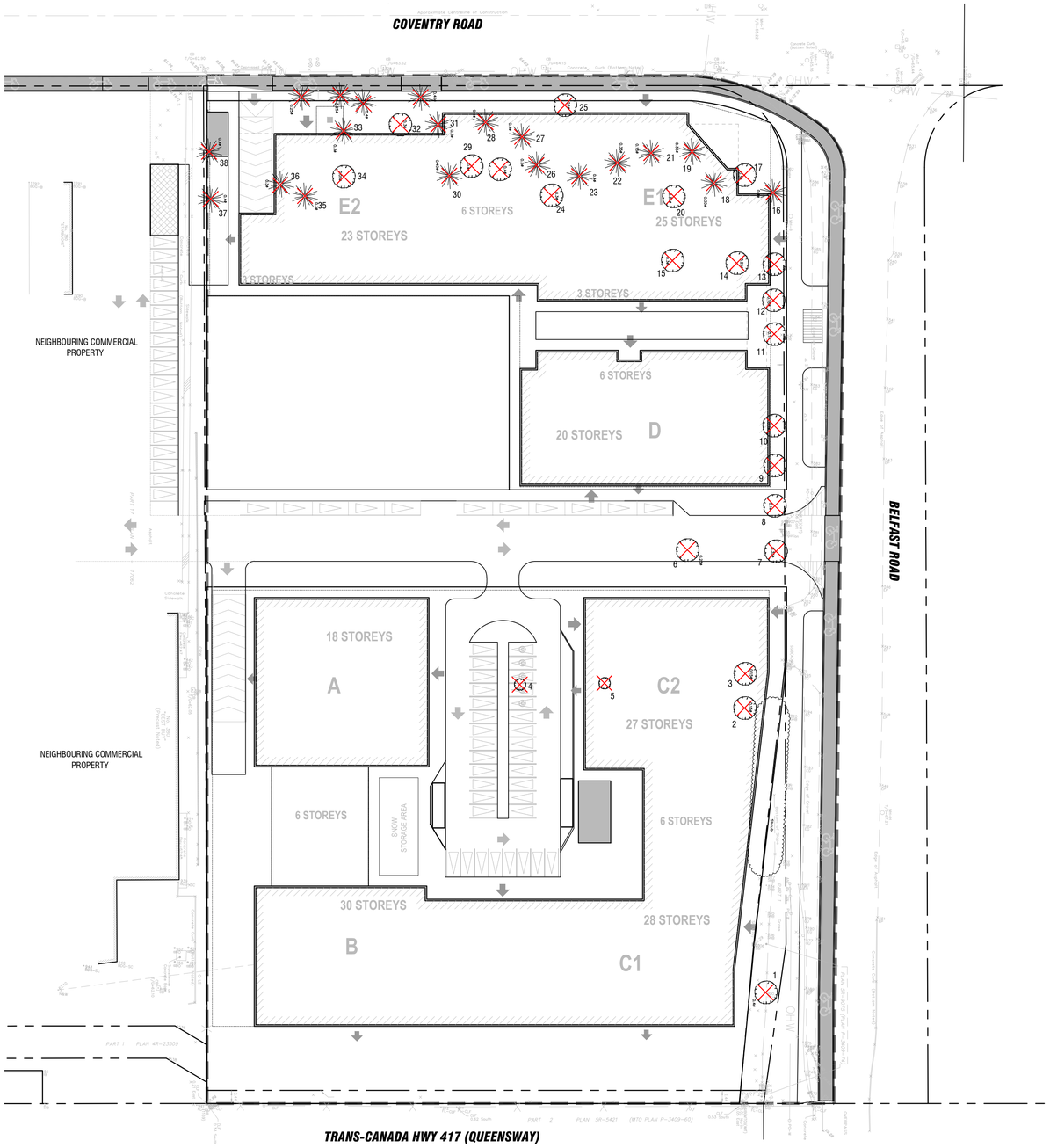
This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Yours,

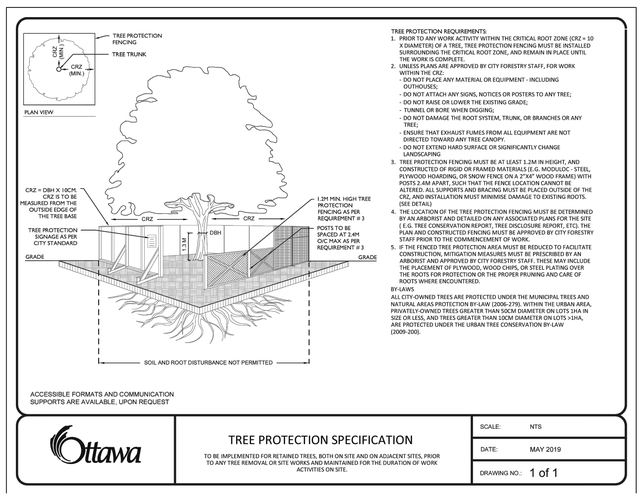
Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester

NOTES:

1. REFER TO THE TREE CONSERVATION REPORT PREPARED BY IFS ASSOCIATES FOR CORRESPONDING TREE #, SPECIES, CONDITION, OWNERSHIP, REMOVAL STATUS AND PRESERVATION TECHNIQUES;
2. DO NOT SCALE DRAWINGS;
3. NOTES ARE APPLICABLE TO ALL DRAWINGS IN THE SET;
4. *Fotenn Consultants Inc.* IS NOT RESPONSIBLE FOR ACCURACY OF BASE INFORMATION;



1 L1 TREE CONSERVATION PLAN
1:500



2 L1 TREE PROTECTION FENCING
NTS

Client / Client

GROUPE ORADEV

legend / légende

PRELIMINARY
NOT FOR CONSTRUCTION

LIMIT OF WORK

EXISTING TREES TO BE PRESERVED - REFER TO TABLE # & REPORT FOR PRESERVATION TECHNIQUES DURING CONSTRUCTION

CRITICAL ROOT ZONE

EXISTING TREES TO BE REMOVED - REFER TO TABLE # & REPORT

TREE PROTECTION FENCING

rev'n	description / la description	yyyy/mm/dd
00	issue for internal coordination	2023/05/30

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north / le nord

stamp / le cachet

project / projet

400 COVENTRY ROAD

drawing / dessin

TREE CONSERVATION PLAN

designed / conçu	drawn / dessiné	reviewed / examiné
OM	OM	DF
date	project number / No. du projet	
OCT 2022		

drawing number / No. du dessin

TC1 of 1

Picture 1. Trees #7-10 (left to right), private honey-locusts located at 400 Coventry Road

Picture 2. Trees #11-13 and 16 (left to right), located at 400 Coventry Road

Picture 3. Trees #16-19 (right to left), located at 400 Coventry Road

Picture 4. Trees #15 (left), 20-23 (background right to left), located at 400 Coventry Road

Picture 5. Tree #24 (far right), 23, 26 and 27(background right to left), located at 400 Coventry Road

Picture 6. Trees #30 (right), 28, 31 and 32 (right to left), located at 400 Coventry Road

Picture 7. Trees #33 (spruce left) and 34 (maple right), located at 400 Coventry Road

Picture 8. Trees #35 and 36 (right to left), private Scots pines located at 400 Coventry Road

Picture 9. Trees #37 and 38 (left to right), private Colorado spruce located at 400 Coventry 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 prepared 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.