



June 13, 2024

Elgar Holdings Inc.
50 Bayswater Avenue
Ottawa Ontario
K1Y2E9

RE: TREE CONSERVATION REPORT FOR 200 ELGIN STREET, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Elgar Holdings Inc. in support of the redevelopment of 200 Elgin 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). 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, the protection of 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 of Ottawa 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 four individual trees on adjacent City of Ottawa land. No trees were found on the subject property or nearby on adjacent private properties. Field work for this report was completed in January 2024.

The proposed redevelopment involves the conversion of the existing 11-storey office tower to residential apartment units. Due to conflicts with access to the building for construction and staging purposes, all four trees are to be removed.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on page 2 details the species, condition, size (diameter) and status of the four individual trees on adjacent city property. Each of these trees is referenced by the numbers plotted on the tree conservation plan on page 3 of this report.



Table 1. Species, ownership, diameter, condition and status of trees at 200 Elgin Street

Tree No.	Tree species	Ownership ¹	DBH ² (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & Preservation Status (to be removed or preserved and protected)
1	Amur maple (<i>Acer tataricum</i> subsp. <i>ginnala</i>)	City	11.3 & 12.8	Fair; maturing; double-stemmed at grade; growth form divergent and crown asymmetric towards southeast; root suckering at base; introduced invasive species; to be removed (prevents access for work on building façade)
2	Ginkgo (<i>Ginkgo biloba</i>)	City	14.1	Good; maturing; central dominant main stem with suppressed lateral stem at 2.5m on southeast – parallel to central (likely epicormic); crown generally symmetric; introduced species; to be removed (obstructs access to building for construction and staging purposes)
3	Ginkgo (<i>Ginkgo biloba</i>)	City	14.3	Fair; maturing; central stem divergent towards southeast with multiple competing leaders at 2.75m – poor form; introduced species; to be removed (obstructs access to building for construction and staging purposes)
4	Ginkgo (<i>Ginkgo biloba</i>)	City	15.3	Good; maturing; central dominant main stem and leader with suppressed laterals; crown generally symmetric; introduced species; to be removed (obstructs access to building for construction and staging purposes)

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

Pictures 1 and 2 on pages 5 and 6 of this report show the trees on city land adjacent to the subject property. All pictures were taken in January 2024.

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:

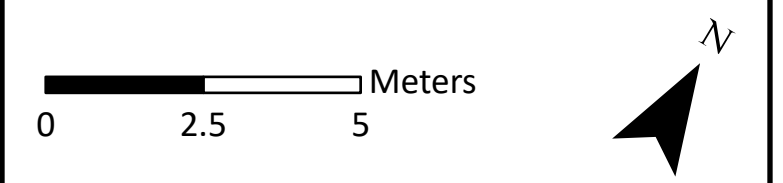
- 1) Endangered Species Act (2007): No butternuts (*Juglans cinerea*) were identified on the subject or adjacent properties. This species of tree is listed as threatened under the Province of Ontario’s Endangered Species Act (2007) and so is protected from harm.
- 2) Migratory Bird Convention Act (1994): 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.

GENERAL NOTES

PLANS COMPLETED BY RLA ARCHITECTURE (05/01/24)

LEGEND

- TREE TO BE REMOVED



DRAWING: Tree Conservation Plan

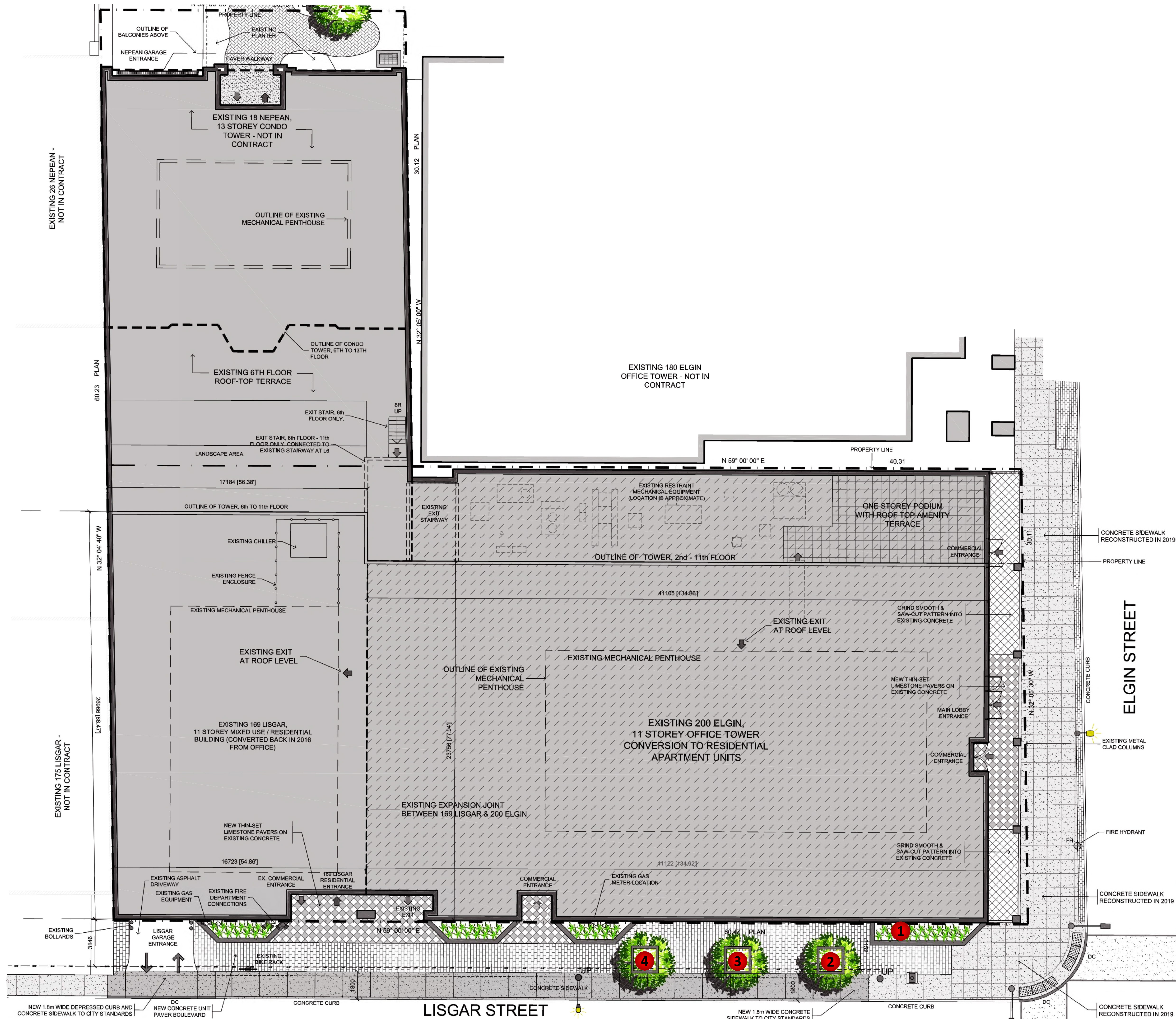
PROJECT: 200 ELGIN STREET
CITY OF OTTAWA



6 1 3 - 8 3 8 - 5 7 1 7

Andrew K. Boyd, R.P.F.

SCALE:	1:120	DRAWING NO.	200 E
DATE:	2024-06-11		
DRAWN BY:	SS		
SHEET NO.:	1		



EXISTING 28 NEPEAN - NOT IN CONTRACT

EXISTING 175 LISGAR - NOT IN CONTRACT

EXISTING 18 NEPEAN, 13 STOREY CONDO TOWER - NOT IN CONTRACT

EXISTING 180 ELGIN OFFICE TOWER - NOT IN CONTRACT

EXISTING 200 ELGIN, 11 STOREY OFFICE TOWER CONVERSION TO RESIDENTIAL APARTMENT UNITS

EXISTING 169 LISGAR, 11 STOREY MIXED USE / RESIDENTIAL BUILDING (CONVERTED BACK IN 2016 FROM OFFICE)

ELGIN STREET

LISGAR STREET

TREE PROTECTION MEASURES

As no trees are to be retained, protection measures are not required in this instance.

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



Picture 1. Tree #1, amur maple on city property adjacent to 200 Elgin Street (to be removed).



Picture 2. Trees #2-4 (right to left), ginkgo trees on city property adjacent to 200 Elgin Street (to be removed).

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. If further examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.