



November 18, 2024

898652 Ontario Ltd.
1620 Laperriere Avenue
Ottawa, ON
K1Z 7T2

RE: TREE CONSERVATION REPORT – 1620 LAPERRIERE AVENUE, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of 898652 Ontario Ltd. in support of the proposed redevelopment of 1620 Laperriere 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). The proposed redevelopment includes the addition of a storage building to the rear of an existing commercial 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, including shared trees. No trees were found on nearby City of Ottawa land. Field work for this revised report was completed in July 2024.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 2 and 3 details the species, condition, size (diameter) and status of the relevant trees. Each tree is referenced by the numbers plotted on the tree conservation plans included on pages 5 and 6 of this report.



Table 1. Species, ownership, diameter, condition, and status of trees at 1620 Laperriere Avenue

Tree No.	Tree Species	Ownership ¹	DBH ² (cm)	Tree Condition, Age class & Preservation Status (to be removed or preserved and protected)
1	Norway maple (<i>Acer platanoides</i>)	Neighbour	36.1	Fair; mature; co-dominant stems at 3.5m; north stem bisects at 4m; form mildly divergent and crown very asymmetric due to influence of tree #2; scattered deadwood; introduced invasive species; to be preserved and protected
2	Norway maple (<i>Acer platanoides</i>)	Neighbour	53.3	Fair; mature; tri-dominant leaders at 3.5m; competing and suppressed laterals starting at 2.5m; crown very asymmetric due to influence of tree #1; major deadwood; introduced invasive species; to be preserved and protected
3	Little-leaf linden (<i>Tilia cordata</i>)	Private	55 (in total)	Poor; mature; four-stemmed from grade – one growing through c/l fence; crown dieback; very restricted rooting zone; introduced species; to be preserved and protected
4	Cottonwood (<i>Populus deltoids</i>)	Shared	59.8	Good; mature; double-stemmed at 1.5m; generally upright form - stems mildly divergent; very restricted rooting zone; native species; to be preserved and protected
5	Little-leaf linden (<i>Tilia cordata</i>)	Private	27.5	Fair; mature; central main stem with competing and suppressed laterals starting at 1.5m; broad, dense crown; very restricted rooting zone; introduced species; to be preserved and protected
6	Little-leaf linden (<i>Tilia cordata</i>)	Shared	26.7	Poor; mature; central main stem with competing and suppressed laterals starting at 1m; very restricted rooting zone; broad, dense crown; very restricted rooting zone; introduced species; to be preserved and protected
7	Little-leaf linden (<i>Tilia cordata</i>)	Shared	19.4 & 21.1	Fair; mature; double-stemmed from grade – mildly divergent; very restricted rooting zone; introduced species; to be preserved and protected
8	Manitoba maple (<i>Acer negundo</i>) & Little-leaf linden (<i>Tilia cordata</i>)	Neighbour	20 avg.	Poor to good; maturing to mature; naturalized and introduced species – all originating from seed; to be preserved and protected

Table 1. Cont.

Tree No.	Tree Species	Ownership ¹	DBH ² (cm)	Tree Condition, Age class & Preservation Status (to be removed or preserved and protected)
9	Manitoba maple (<i>Acer negundo</i>)	Neighbour	35.1	Very poor; mature; topped at 4-5m; basal sprouting; naturalized species; to be preserved and protected
10	Manitoba maple (<i>Acer negundo</i>)	Neighbour	40.3	Very poor; mature; topped at 4-5m; basal sprouting; naturalized species; to be preserved and protected
11	Little-leaf linden (<i>Tilia cordata</i>)	Shared	59.4	Fair; mature; co-dominant leaders at 5m; seam running from primary union to grade (weak union); introduced species; to be preserved and protected
12	Little-leaf linden (<i>Tilia cordata</i>)	Shared	32.3	Good; mature; single dominant stem for most of height; introduced species; to be preserved and protected
13	Little-leaf linden (<i>Tilia cordata</i>)	Private	29.8	Fair; mature; single dominant stem for most of height; heavy vine growth into lower crown; introduced species; to be preserved and protected

¹Tree ownership determined through topographic survey prepared by Fairhall, Moffatt & Woodland Ltd.; ²Diameter at breast height, or 1.4m from grade (unless otherwise noted).

Pictures 1 to 6 on pages 8 through 11 of this report show the trees on and adjacent to the subject property. All pictures were taken in July 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 butternut (*Juglans cinerea*) or black ash (*Fraxinus nigra*) trees were found on or nearby the subject property. Both species of tree are listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so are 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 PROTECTION MEASURES

Protection measures intended to mitigate damage during construction will be applied for the trees to be preserved. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. Erect a fence as close as possible to the critical root zone (CRZ) of trees (City of Ottawa tree protection barrier detail included on page 7).
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.

TREE PRESERVATION MEASURES

Excavation for the new addition will be within the CRZ of trees #3 and 4. Further, the new storm service extends through the CRZ of tree #3. To help reduce the potential for tree decline due to root loss the following measures will be taken in relation to these trees:

1. Hydro or air knife excavation along the closest edge of excavation to carefully expose roots. Any roots will be cleanly cut and sealed before being reburied. Excavation can then resume using traditional mechanical means. Sealing the cleanly cut root ends with a beeswax product will help prevent the loss of moisture and facilitate healing.
2. If the excavation is to be left open for any time a covering of at least three layers of moistened burlap is to be draped over the exposed face of excavation closest to the trees. This will help reduce the loss of soil moisture.

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 me with any questions concerning this report.

Yours,



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

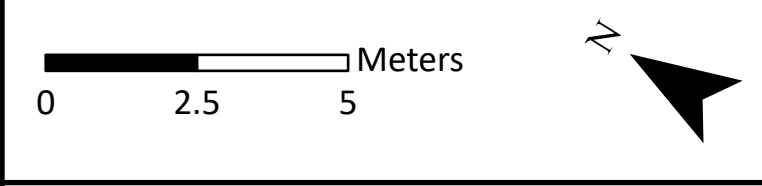
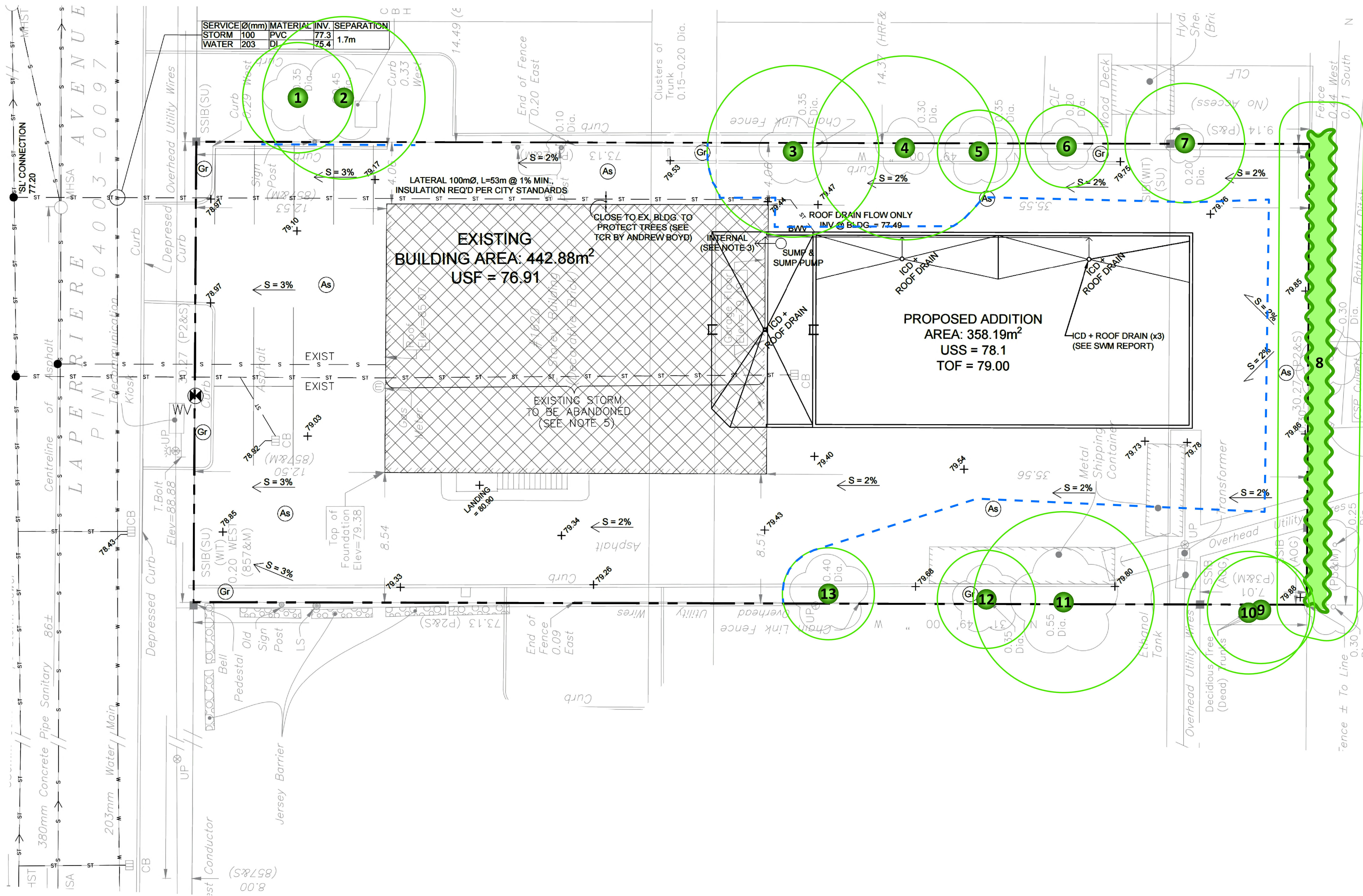


GENERAL NOTES

PLANS COMPLETED BY EAU STRUCTURAL & ENVIRONMENTAL SERVICES (24/10/24)

LEGEND

- TREE TO REMAIN
- TREES TO REMAIN
- ▭ CRITICAL ROOT ZONE
- - - PROTECTIVE FENCING



DRAWING: Tree Conservation Plan

PROJECT: 1620 LAPERIERE AVENUE CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:125	DRAWING NO. 1620
DATE: 2024-11-17	
DRAWN BY: SS	
SHEET NO. 1	

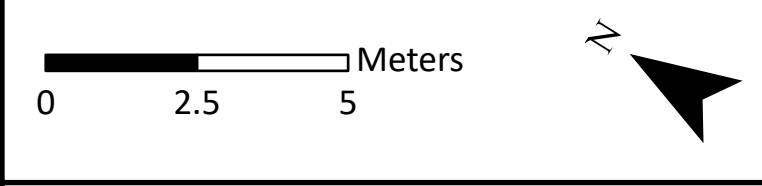


GENERAL NOTES

Maxar, Microsoft

LEGEND

- TREE TO REMAIN
- TREES TO REMAIN
- CRITICAL ROOT ZONE
- PROTECTIVE FENCING



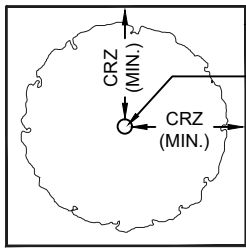
DRAWING:
Tree Conservation Plan

PROJECT:
1620 LAPERRIERE AVENUE
CITY OF OTTAWA



Andrew K. Boyd
Andrew K. Boyd, R.P.F.

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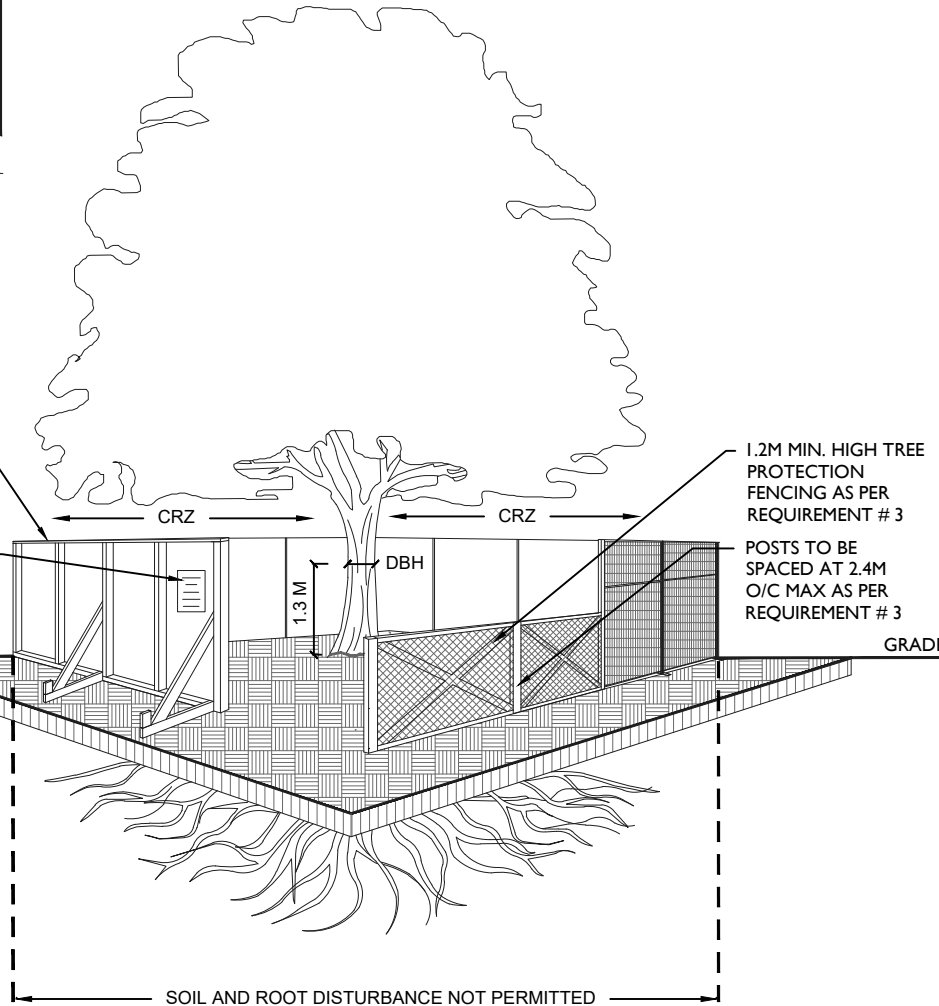
PLAN VIEW

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 INFORMATION 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.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

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.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1



Picture 1. Trees #1 and 2, neighbouring Norway maples adjacent to 1620 Laperriere Avenue.



Picture 2. Trees #3 to 7 (left to right), linden trees and a single cottonwood at 1620 Laperriere Avenue.



Picture 3. Tree grouping #8, neighbouring Manitoba maples and lindens adjacent to 1620 Laperriere Avenue.



Picture 4. Trees #9 and 10, neighbouring Manitoba maples adjacent to 1620 Laperriere Avenue.



Picture 5. Trees #11 and 12, linden trees at 1620 Laperriere Avenue.



Picture 6. Tree #13, linden tree at 1620 Laperriere 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 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 (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 regard 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 with 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 provided legal description 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. If examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.

