



June 30, 2022

Alfred Abboud
Upscale Homes
324 Donald Street
Ottawa, ON K1K 1M5

RE: TREE INFORMATION REPORT FOR 14 CRESCENT ROAD, ROCKCLIFFE PARK

This Tree Information Report (TIR) was prepared by IFS Associates Inc. (IFS) on behalf of Upscale Homes in support of their proposed redevelopment of 14 Crescent Road in the Rockcliffe Park neighbourhood of 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 property is occupied by a one-storey single family dwelling. The proposed redevelopment will include the demolition of the existing dwelling and construction of a new larger two-storey single-family dwelling.

Within the inner urban area of Ottawa a TIR is required for infill developments and/or demolitions on sites where a tree of 30 cm in diameter at breast height (DBH) or greater is present. They are also required if there is a tree of similar size on an adjacent property that has a critical root zone (CRZ) extending onto a property slated for development or demolition. In this instance however, because Rockcliffe Park is designated as a Heritage Conservation District, all trees of any diameter on and adjacent to the subject property will be assessed. This includes trees of any size on adjacent City lands.

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.

Once complete the TIR must be submitted online and a hard copy submitted to the City's Building Code Services with your Building Permit Application. The approval of this TIR by the by the City's General Manager 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 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 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 trees on nearby City of Ottawa lands. Field work for this report was completed in October 2021.



TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below 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 information plan included on page 11 of this report.

Table 1. Species, condition, size, ownership and status of trees at 14 Crescent Road

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership ²	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
1	Red maple (<i>Acer rubrum</i>)	Fair	62.4 (at 0.6m)	Private	Mature; tri-stemmed at 1.5m from grade; central stem suppressed by co-dominants; divergent form due to clearance pruning from Hydro lines; native species; to be preserved and protected
2	White cedar (<i>Thuja occidentalis</i>)	Poor - Fair	<10 avg.	Private	Mature; planted in hedge form; seeded ash (<i>Fraxinus</i> spp.), hackberry and heavy grape vine (<i>Vitis riparia</i>) diminishing cedar tree health and quality of hedge; native species; to be preserved and protected
3	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Fair	50.6	Private	Mature; single dominant stem; fair crown density, growth increment and needle colour; heavy grape vine (<i>Vitis riparia</i>) growth into lower crown; living crown held at 8m above grade; introduced species to Ontario; to be preserved and protected
4	Hackberry (<i>Celtis occidentalis</i>)	Good	11.5	Private	Immature; divergent and asymmetric towards south; native species; to be preserved and protected
5	Norway maple (<i>Acer platanoides</i>)	Fair	+/-20 & +/- 10	Neighbour	Maturing; double stemmed from grade; originated from seed; introduced invasive species; to be preserved and protected

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership ²	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
6	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Good	46.3	Private	Mature; fair crown density, growth increment and needle colour; stem girdled by clothesline; introduced species to Ontario; to be preserved and protected
7	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Good	51.5	Private	Mature; fair crown density, growth increment and needle colour; living crown held high (at 12m) due to competition for sunlight; introduced species to Ontario; to be preserved and protected
8	Hackberry (<i>Celtis occidentalis</i>)	Good	27.3	Private	Mature; divergent and asymmetric towards south; good vigour; native species; to be preserved and protected
9	Norway maple (<i>Acer platanoides</i>)	Good	22.5	Private	Maturing; double stemmed at 1.5m from grade; upright form; leader on north stem strongly divergent towards northwest; introduced invasive species; to be preserved and protected
10	Silver maple (<i>Acer saccharinum</i>)	Fair	33.0 & 20.3	Private	Maturing; double stemmed at 0.2m from grade - acutely angled union with included bark to 0.6m; mildly divergent and asymmetric towards southeast; due to influence of tree #9; native species; to be preserved and protected
11	White cedar (<i>Thuja occidentalis</i>), Norway maple (<i>Acer platanoides</i>) and common buckthorn (<i>Rhamnus cathartica</i>)	Fair	10-20cm	Private	Mature to immature; native cedar thicket with seeded invasive Norway maple and common buckthorn diminishing cedar tree health; to be preserved and protected

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership ²	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
12	Scots pine (<i>Pinus sylvestris</i>)	Fair	+/-60	Neighbour	Mature; fair crown density, growth increment and needle colour; introduced invasive species; to be preserved and protected
13	Red pine (<i>Pinus resinosa</i>)	Fair	+/-50	Neighbour	Mature; fair crown density, growth increment and needle colour; native species; to be preserved and protected
14	White pine (<i>Pinus strobus</i>)	Fair	+/-80	Neighbour	Mature; fair crown density, growth increment and needle colour; native species; to be preserved and protected
15	Norway maple (<i>Acer platanoides</i>)	Good	17.0	Private	Maturing; single dominant stem and leader; mildly divergent towards north; introduced invasive species; to be preserved and protected
16	Norway maple (<i>Acer platanoides</i>)	Poor	48.1	Private	Mature; dominant central stem with co-dominant leaders at 12m from grade; strongly divergent towards north; shear plane fracture at 1.5-4m from grade on south; introduced invasive species; to be preserved and protected
17	Norway maple (<i>Acer platanoides</i>)	Poor	47.1	Neighbour	Mature; central stem with competing lateral at 5m on east; moderately strong union; mature Eutypella canker (<i>Eutypella parasitica</i>) at 2m on west (40% circumference); divergent and asymmetric form due to influence of tree #16; introduced invasive species; to be preserved and protected

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership ²	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
18	Norway maple (<i>Acer platanoides</i>)	Poor	22.5	Private	Mature; divergent towards northwest due to influence of adjacent trees; two very mature basal Eutypella cankers (<i>Eutypella parasitica</i>) on northwest (70% circumference); introduced invasive species; to be preserved and protected
19	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Poor	25.2	Private	Mature; crown asymmetric, thin and held very high due to competition for sunlight with adjacent trees; introduced species to Ontario; to be preserved and protected
20	White elm (<i>Ulmus americana</i>)	Good	68.1	Neighbour	Very mature; double stemmed at 1m – parallel and fused at several points below 5m; lower and mid-crown asymmetric towards south due to influence of adjacent trees – broadens above; no outward signs of Dutch elm disease (<i>Ophiostoma novo-ulmi</i>); native species; to be preserved and protected
21	Manitoba maple (<i>Acer negundo</i>)	Fair	39.7	Neighbour	Mature; strongly divergent towards east due to shade intolerance/influence of adjacent trees; dense basal and stem sprouts to a height of 6m; naturalized species; to be preserved and protected
22	Norway maple (<i>Acer platanoides</i>)		35.2	Private	Mature; central stem with suppressed laterals at 3m on north and 5m on south; co-dominant leaders at 8m; introduced invasive species; to be preserved and protected

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership ²	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
23	Norway maple (<i>Acer platanoides</i>)	Poor	34.2	Neighbour	Mature; divergent and asymmetric form towards south; Eutypella canker (<i>Eutypella parasitica</i>) at 2-3m on southeast (50% circumference); introduced invasive species; to be preserved and protected
24	Norway maple (<i>Acer platanoides</i>)	Fair	41.7	Private	Mature; co-dominant stems at 5.5m; divergent form towards north and west; major stem wound at 5m on south from past loss of lateral stem; introduced invasive species; to be preserved and protected
25	Norway maple (<i>Acer platanoides</i>)	Good	41.4	Shared	Mature; mildly divergent towards east; central stem with suppressed lateral at 9m on south; introduced invasive species; to be preserved and protected
26	Norway maple (<i>Acer platanoides</i>)	Fair	39.6	Neighbour	Mature; lower stem upright, crown apex divergent towards north; previously topped at 12m - leaders regenerated through epicormic response; suppressed lateral at 10m on south; introduced invasive species; to be preserved and protected
27	Norway maple (<i>Acer platanoides</i>)	Poor	17.5	Neighbour	Maturing; previously topped at 2m; growth from epicormic response is divergent and asymmetric towards south; introduced invasive species; to be preserved and protected
28	Norway maple (<i>Acer platanoides</i>)		32.8	Neighbour	Mature; growth form is strongly divergent and asymmetric towards north; introduced invasive species; to be preserved and protected

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership ²	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
29	Norway maple (<i>Acer platanoides</i>)	Fair	36.2	Neighbour	Mature; co-dominant stems at 4m with inclusion ridge at union; suppressed lateral at 3.5m on north; introduced invasive species; to be preserved and protected
30	White cedar (<i>Thuja occidentalis</i>) and Norway maple (<i>Acer platanoides</i>)	Poor	<10-15	Neighbour	Mature to immature; remnants of planted native cedar hedge with seeded invasive Norway maple diminishing cedar tree health; to be preserved and protected
31	White spruce (<i>Picea glauca</i>)	Fair	53.9	City	Mature; co-dominant leaders at 8m with suppressed lateral towards east (previously topped); lower 2/3 of crown asymmetric due to clearance pruning from Hydro lines; fair crown density, growth increment and needle colour; +/-20cm Norway maple growing at base; native species; to be preserved and protected
32	White spruce (<i>Picea glauca</i>)	Poor	43.1	City	Mature; co-dominant leaders at 8m (previously topped); lower 2/3 of crown asymmetric due to clearance pruning from Hydro lines; poor crown density, growth increment and needle colour; multiple Norway maples growing at base; native species; to be preserved and protected

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership ²	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
33	White elm (<i>Ulmus americana</i>)	Fair	28.4	Private	Mature; co-dominant stems at 5m—central with suppressed lateral towards south; laterals at 0.5m on west and 2m on north topped by Hydro; crown very asymmetric due to clearance pruning; no outward signs of Dutch elm disease (<i>Ophiostoma novo-ulmi</i>); native species; to be preserved and protected
34	White spruce (<i>Picea glauca</i>)	Poor	72.5	City	Mature; tri-dominant leaders at 8m (previously topped); mid- and upper-crown asymmetric, lower generally balanced; understory of Norway maple, elm and hackberry; native species; to be preserved and protected
35	Colorado spruce (<i>Picea pungens</i>)	Fair	53.5	Private	Mature; upright; fair crown density, growth increment and needle colour; lower and mid-crown asymmetric towards north; introduced species; to be removed (conflicts with proposed footprint of new dwelling)
36	White cedar (<i>Thuja occidentalis</i>)	Poor	11.2	Private	Maturing; foundation planting; poor crown density due to low light conditions; native species; to be removed (conflicts with proposed footprint of new dwelling)

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership ²	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
37	Crab apple (<i>Malus spp.</i>)	Fair	31.3 & 37.6	Private	Mature; double stemmed at grade - central stem with competing stem on north; central stem with suppressed laterals starting at 3m on east; girdled by clothesline; both stems with basal cavities; combined crown is broad; cultivar; to be removed (conflicts with proposed footprint of new dwelling)

¹ diameter at breast height, or 1.4m from grade (unless otherwise indicated); ² based on provided topographic survey

Pictures 1 through 6 on pages 12 to 17 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 on and adjacent to the subject property. 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.

REPLACEMENT TREE PLANTING OR COMPENSATION

As the property is within the inner urban area the following ratios are used in terms of replacement tree planting: 2:1 for each distinctive tree measuring 30-49 cm in diameter and 3:1 for each distinctive tree measuring 50 cm or greater in diameter. With one tree between 30-49cm and one greater than 50cm being removed, five replacement trees are proposed for planting (see plan on page 11).

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

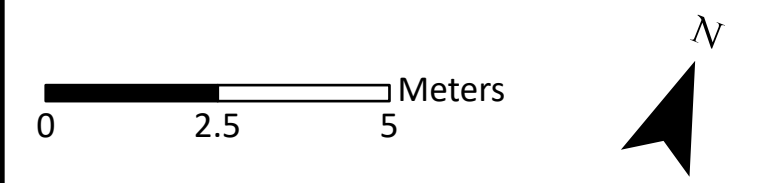
PLANS COMPLETED BY SDG DESIGN (07/21)

LEGEND

- DECIDUOUS TREE
- ★ CONIFEROUS TREE
- TREES
- PROPOSED REPLANTING LOCATIONS

REPLACEMENT TREE OPTIONS

Large-sized Coniferous Trees
White pine (<i>Pinus strobus</i>)
White spruce (<i>Picea glauca</i>)
Larch species (<i>Larix</i> spp.)
Norway spruce (<i>Picea abies</i>)
Small/medium-sized Coniferous Trees
Serbian spruce (<i>Picea omorika</i>)
Hemlock (<i>Tsuga canadensis</i>)
Large-sized Deciduous Trees
Bur oak (<i>Quercus macrocarpa</i>)
Red oak (<i>Quercus rubra</i>)
Sugar maple (<i>Acer saccharum</i>)
Red maple (<i>Acer rubrum</i>)
Black walnut (<i>Juglans nigra</i>)
Medium-sized Deciduous Trees
Kentucky coffee tree (<i>Gymnocladus dioica</i>)
Hackberry (<i>Celtis occidentalis</i>)
Red mulberry (<i>Morus rubra</i>)
Chinese elm (<i>Ulmus parvifolia</i>)
Ginkgo (<i>Ginkgo biloba</i>)
Small-sized Deciduous Trees
Serviceberry (<i>Amelanchier</i> spp.)
Japanese tree lilac (<i>Syringa reticulata</i>)
Magnolia (<i>Magnolia</i> spp.)
Thorn-less Hawthorn (<i>Crataegus</i> spp.)
Pagoda dogwood (<i>Cornus alternifolia</i>)
Redbud (<i>Cercis canadensis</i>)



DRAWING: Tree Conservation Plan

PROJECT: 14 CRESCENT ROAD
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:110
DATE: 2022-06-27
DRAWN BY: SS
SHEET NO: 1

14CR



Picture 1. Private trees #2 and 3 (right) and upper crowns of 4, 6, 7 and 8 (left) at 14 Crescent Road, Rockcliffe



Picture 2. Trees #22 to 16 (foreground to background), on and adjacent to 14 Crescent Road, Rockcliffe



Picture 3. Trees #23-32 (foreground to background), on and adjacent to 14 Crescent Road, Rockcliffe



Picture 4. Tree #35, private Colorado spruce (foreground) and trees #23-28 (background right to left) at 14 Crescent Road, Rockcliffe



Picture 5. Tree #34, white spruce on City lands adjacent to 14 Crescent Road, Rockcliffe



Picture 6. Tree #37, private crab apple at 14 Crescent Road, Rockcliffe



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.

