

August 27, 2019

Chris Poirier
Wolfbite Holdings Ltd.
1011 Thomas Spratt Place
Ottawa, ON
K1G 5L5

Re: Tree Conservation Report for 1009 Thomas Spratt Place, Ottawa

This report details a pre-construction Tree Conservation Report (TCR) for the above-noted property in Ottawa, Ontario. The need for this TCR is related to the proposed addition to the existing building on the subject property. This TCR has been completed in accordance with section 4.7 of the City of Ottawa Official Plan, 2007.

The need for this TCR is related to trees protected under the Urban Tree Conservation By-law 2009-200 and the Municipal Trees and Natural Areas Protection By-law 2006-279. Such reports are required for properties under site plan control applications which are greater than one hectare in area, are located within the urban boundary and on which there are trees 10 centimetres in diameter or greater. 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 until a tree removal permit is issued by the City of Ottawa.**

The inventory in this report details the assessment of all potentially impacted individual and groupings of trees on the subject property. Field work for this report was completed on July 22, 2019.

Due to the size and location of the proposed new addition and access requirements for construction, only three existing trees will be removed prior to the start of construction. All trees on adjacent private and City of Ottawa property will be retained.

METHODOLOGY

A reconnaissance survey of the property was conducted with existing trees assessed for species, size (diameter) and general health condition. Trees considered for retention were determined based on their location, species, health condition and size. The status of each tree (*i.e.* to be retained or removed) can be found in Table 1 on page 2 and on the accompanying tree conservation plan.

TREE INVENTORY

The subject property appears to have been originally developed in the late 1990s. At that time the current trees (predominately introduced species) would have been planted, giving them approximate ages of between 35 and 40 years.

Table 1 below details the individual and groups of trees found on the subject property. The preservation status of each (*i.e.* to be removed or retained) is highlighted. Tree/group locations are indicated by number on the accompanying tree conservation plan.

Table 1. Existing trees at 1009 Thomas Spratt Place

Tree No.	Tree Species	DBH ¹ (cm)	Ownership	Condition, Age Class, Tree Condition Notes & Status (to be removed or retained)
1	Norway maple (<i>Acer platanoides</i>)	17 avg.	Private	Fair; mature; seven stems from grade – broad crown; introduced, invasive species; to be removed (due to access requirements)
2	Norway maple	15 avg.	Private	Fair; mature; nine stems from grade – broad crown; introduced, invasive species; to be removed (due to access requirements)
3	Austrian pine (<i>Pinus nigra</i>)/ Amur maple (<i>Acer tataricum</i> var. <i>ginnala</i>)	Pine: 38 avg. Maple: 10 avg.	Private (possibly shared)	Pine: seven trees in total - good; mature; fair crown density, growth increment and needle colour; introduced species; to be retained Maple: five trees in total – fair; all multi-stemmed from grade; heavy seed year in 2019; to be retained
4	Eastern cottonwood (<i>Populus deltoides</i>)	46 avg.	Private	Good; mature; tri-stemmed from grade; native species; to be removed (conflicts with building footprint)
5	Crab apple (<i>Malus</i> spp.)	27	Private (possibly shared)	Poor; mature; tree is in advanced decline - half dead (may be the result of root loss from excavation for nearby Hydro pole); to be retained
6	Fraser fir (<i>Abies fraseri</i>)	21	Private	Fair; mature; divergent growth form; introduced species; to be retained
7	Amur maple	12 avg.	Private	Fair; three trees in total – all mature and multi-stemmed from grade; heavy seed year in 2019; to be retained
8	White cedar (<i>Thuja occidentalis</i>)	6 avg.	Private	Good; mature hedge; native species; to be retained

¹Diameter at breast height, or 1.4m from grade.

ENDANGERED SPECIES

No butternuts (*Juglans cinerea*) were found on the subject property. This tree species is listed as endangered under the Province of Ontario's Endangered Species Act (ESA), 2007) and so is protected from harm wherever it occurs.

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 recommended 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 canopy.

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.

I trust this report satisfies your requirements. Please do not hesitate to contact me with any questions you may have. This report is subject to the attached Limitations to which the reader's attention is directed.

Yours,

Andrew Boyd

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



Picture 1. Trees #1 and 2, mature Norway maples located at 1009 Thomas Spratt Place.



Picture 2. Tree grouping #3 (Austrian pines and Amur maples) located at 1009 Thomas Spratt Place.



Picture 3. Tree #4, cottonwood located at 1009 Thomas Spratt Place.



Picture 4. From right to left - tree/grouping #6 (Fraser fir), 7 (amur maples) and 8 (white cedar hedge) located at 1009 Thomas Spratt Place.

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 named above. 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 advertising, public relations, news, sales 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, the occurrence of a subsequent event, nor upon any finding to be reported.

Details obtained from photographs 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 property and people. 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) recommended 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 and 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 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 and so 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

No responsibility is assumed for matters legal in character. 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 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 procurement of said survey, and the costs associated with it, 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.

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.

Neither the author of this report nor anyone else in association with *IFS Associates Inc.* shall be required to give testimony or attend a court of law by reason of this report unless contractual arrangements are made, including payment of an additional fee for such services.

