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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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2B Developments
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RE: TREE CONSERVATION REPORT – 7 MACLEAN STREET

This report details a pre-construction Tree Conservation Report (TCR) for the above-noted property in Ottawa. The need for this TCR is related to the proposed demolition of an existing two-storey, single-family dwelling and construction of a new low-rise apartment building.

The need for this report 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. Tree conservation reports are required for all site plan control applications on properties where there is a tree of 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 before a tree removal permit is issued by the City of Ottawa.**

The tree inventory and assessment detailed in this report concerns all trees on and directly adjacent to the subject property. Field work for this report was completed on September 10, 2019.

Given the size and location of the proposed new building the two existing trees on the subject property will be removed prior to the start of construction. All trees located on adjacent private property will be retained. No trees are present on nearby City of Ottawa property.

TREE SPECIES, SIZE, OWNERSHIP, CONDITION AND PRESERVATION STATUS

Table 1 on page 2 details the species, size (diameter), condition, age class and status of the two trees on the subject property. Each tree is referenced by the corresponding numbers plotted on the accompanying tree conservation plans. White cedar hedges (*Thuja occidentalis*) which are located at 3 MacLean Street abut the subject property but are below the 10 cm threshold required of TCRs. A mature amur corktree (*Phellodendron amurense*) on an adjacent lot facing Powell Avenue is far enough far away so as to not be impacted by this development.



TREE SPECIES, SIZE, OWNERSHIP, CONDITION AND STATUS

Table 1 below details the species, size (diameter), ownership, condition and status of the trees on the subject property.

Table 1. Species, size, ownership, condition and status of trees on 7 MacLean Street.

Tree No.	Tree Species	DBH ¹ (cm)	CRZ ² (m)	Ownership	Tree health, condition and Status (to be removed or preserved and protected)
1	White spruce (<i>Picea glauca</i>)	23.6	-	Private	Poor; stem divergent and crown asymmetric due to influence of tree #2; heavy physical damage to main stem grade to 3m in height; fair crown density, growth increment and needle colour; native species; to be removed due to conflicts with development
2	White spruce	35.2	-	Private	Fair; lower crown slightly asymmetric due to influence of tree #1; fair crown density, growth increment and needle colour; scattered deadwood throughout crown; native species; to be removed due to conflicts with development

¹ diameter at breast height, or 1.4m from grade (unless otherwise noted); ² critical root zone - established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter at breast height

Picture 1 on page 3 shows the two trees on the subject property.

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied to the cedar hedges adjacent to the subject property (to aid in their protection they are identified as trees 3 and 4 on the accompanying tree conservation plans). The following measures are the minimum recommended to ensure their survival during and following construction:

1. Erect a fence as close as possible to the CRZ of trees. At a minimum this fence should be constructed of plastic snow fencing supported by metal t-bars placed at 2m intervals.
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.

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)
ISA Certified Arborist #ON-0496A and TRAQualified



Picture 1. Japanese tree lilac on private property in front of 24 Hawthorne Avenue (picture taken May 2017).

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 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) 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, 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 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; 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 activates 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.