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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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RE: TREE CONSERVATION REPORT FOR 2 BILL LEAHAM DRIVE, OTTAWA

This report details a pre-construction Tree Conservation Report (TCR) for the above-noted property located in the South Merivale Business Park. The need for this TCR is related to the proposed construction of a warehouse with front parking, fire route and amenity areas and a rear loading area dedicated to trucks and trailers.

There are two distinct areas of the property – both in terms of geography and vegetation community. The northern portion which fronts on Bill Leaham Drive is dominated by a flat, almost treeless cultural meadow. This area is to be developed. The few trees which are in this area are located outside the construction zone. The second area is located behind the adjacent Canada Post distribution center and is a sloped, fully treed riparian area bordering a creek which flows into the nearby storm water management pond. This area is to be left untouched under the current development proposal.

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 authorizes site clearing activities, including the removal of any 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. The field work for this report was completed on April 14, 2020.

Given the lack of trees within the area proposed for development, no trees will be lost. Further, all trees on adjacent property will be retained. No trees were found on adjacent City of Ottawa property.

Pictures 1 through 4 on pages 3 and 4 of this report show selected areas within the subject property.



TREE SPECIES, SIZE AND CONDITION

For the most part the trees found within the riparian area are native – bur oak (*Quercus macrocarpa*), sugar maple (*Acer saccharum*), white elm (*Ulmus americana*), cottonwood (*Populus deltoides*), basswood (*Tilia americana*), black cherry (*Prunus serotina*) and ash (*Fraxinus* spp.). Very generally speaking they are in good condition, except for the majority of ash which have been impacted by the spread of emerald ash borer (*Agrilus planipennis*) and some elm which are dead due to Dutch elm disease (*Ophiostoma ulmi/novo-ulmi*). Several non-native species are present as well – naturalized Manitoba maple (*Acer negundo*) and invasive buckthorn (*Rhamnus* spp.). The former contributes significantly to the canopy of the forest overstory while the latter is a frequently found in the understory.

ENDANGERED SPECIES

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.

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees to be retained 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 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.

This report is subject to the attached Limitations of Tree Assessments 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





Picture 1. Cultural meadow at 2 Bill Leaham Drive – this portion of the property is to be developed



Picture 2. Manitoba maple adjacent to construction zone at 2 Bill Leaham Drive



Picture 3. Forested riparian area at 2 Bill Leaham Drive



Picture 4. Forested riparian area at 2 Bill Leaham Drive

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 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.