

October 23, 2019

JB Holdings Inc.
107 Pretoria Avenue
Ottawa, ON
K1S 1W8
Attn. John Bassi – President

RE: TREE CONSERVATION REPORT FOR 24-30 PRETORIA AVENUE, OTTAWA

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 development of the subject property. Such reports are required for all Plans of Subdivision and Site Plan Control Applications where a tree of 10 centimetres in diameter or greater is present on the property. 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. In particular, permission to remove private or city owned trees adjacent to the subject properties will be required before a tree removal permit is issued.**

The inventory in this report details the assessment of all individual trees on the subject, neighbouring private and adjacent City of Ottawa property. Field work for this report was completed on March 25 and June 22, 2019.

The construction proposed for the site includes a six-storey apartment building with underground parking. The foot print of building in addition to the excavation necessary for the underground parking will result in the removal of all trees currently on the subject property. A single tree on City of Ottawa property will also be removed due to conflicts with excavation for the proposed building and parking. All adjacent privately owned trees will be retained. The tree preservation and protection measures cited in this report will be followed to ensure the survival of trees proposed for retention.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on page 2 details the species, condition, size (diameter) and status of the individual trees on the subject, nearby private and city-owned property. Each of these trees is referenced by the numbers plotted on the accompanying tree conservation plans.

Table 1. Species, condition, diameter, ownership and status of trees at 24-30 Pretoria Avenue.

Tree No.	Tree Species	Condition (VP→E)	DBH ¹ (cm)	Owner -ship	Tree Condition Notes & Preservation Status (to be removed or preserved and protected)
1	Silver maple (<i>Acer saccharinum</i>)	Fair	110	City	Very mature; five co-dominant stems at 4m from grade; broad crown – slightly asymmetrical due to clearance pruning from house; good flower bud set for 2019; within very restricted rooting area; native species; to be preserved and protected
2	White spruce (<i>Picea glauca</i>)	Fair	16	Private	Maturing; vine growth into lower and mid-crown; heavy cone crop in 2019; to be removed
3	Manitoba maple (<i>Acer negundo</i>)	Good	27	Neighbour	Mature; upright growth form; naturalized species; to be preserved and protected
4	White elm (<i>Ulmus americana</i>)	Fair	20	Private	Mature; divergent form towards southwest due to competition with tree #3; native species; to be preserved and protected
5	White elm	Fair	19	Private	Maturing; divergent form due to competition with adjacent trees; to be preserved and protected
6	White elm	Fair	17	Private	Maturing; mildly divergent form due to competition with adjacent trees; to be preserved and protected
7	Manitoba maple & cherry (<i>Prunus spp.</i>)	Fair	<10	Private	Immature; likely originated from seed (cherry likely a cultivar); to be removed
8	Manitoba maple	Fair	21	Private	Mature; secondary stem on neighbouring property removed; embedded wire fence at base; to be removed
9	Cherry	Fair	<10	Private	Immature; to be preserved and protected
10	Manitoba maple	Poor	36	Private	Mature; topped at 6m; to be preserved and protected

Table 1. Con't

11	Manitoba maple	Fair	98	Private	Very mature; co-dominant stems at 2.5m; very broad crown; secondary lateral stem very divergent towards northwest; to be preserved and protected
12	Manitoba maple	Good	32	Private	Mature; upright growth form; to be removed
13	White cedar (<i>Thuja occidentalis</i>)	Poor	5 avg.	Private	Immature; likely planted as a hedge; native species; to be preserved and protected
14	Manitoba maple	Fair	64	Private	Very mature; tri-stemmed at 1m from grade – broad crown; to be preserved and protected
15	Manitoba maple	Fair	12 avg.	Neighbour	Maturing; likely originated from seed; some stems overhanging property line – will have to be cut back; to be preserved and protected

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

Pictures 1 through 4 on pages 4, 5, 6 and 7 show selected trees on and adjacent to the subject property.

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 me if you have questions regarding this report.

Yours,

A handwritten signature in blue ink, appearing to read "Andrew K. Boyd".

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



Picture 1. Silver maple (tree #1) on City of Ottawa property adjacent to 24-30 Pretoria Avenue - to be preserved and protected.



Picture 2. Manitoba maple (tree #11) to be preserved and protected.



Picture 3. Manitoba maple (tree #14) to be preserved and protected.



Picture 4. Manitoba maple grouping (#15) adjacent to 24-30 Pretoria Avenue - to be preserved and protected.

LIMITATIONS OF TREE ASSESSMENTS

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.

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 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. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and 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 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.

No responsibility is assumed for matters legal in character. Statements made to *IFS Associates Inc.* in regards to the condition or history of the tree(s) are assumed to be correct. Any and all property is assessed or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statues or other government regulations.



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

The information, recommendations and opinions expressed in this report are for the sole benefit of the client(s) named above. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressly written consent of the author. 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, 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.

Lastly, loss or alteration of any part of this report invalidates the entire report.



GENERAL NOTES

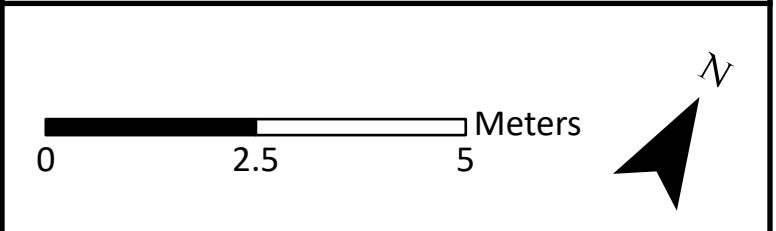
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND

SUBJECT LANDS

TREE

TREE



NO.	REVISION	DATE (Y/M/D)

DRAWING:

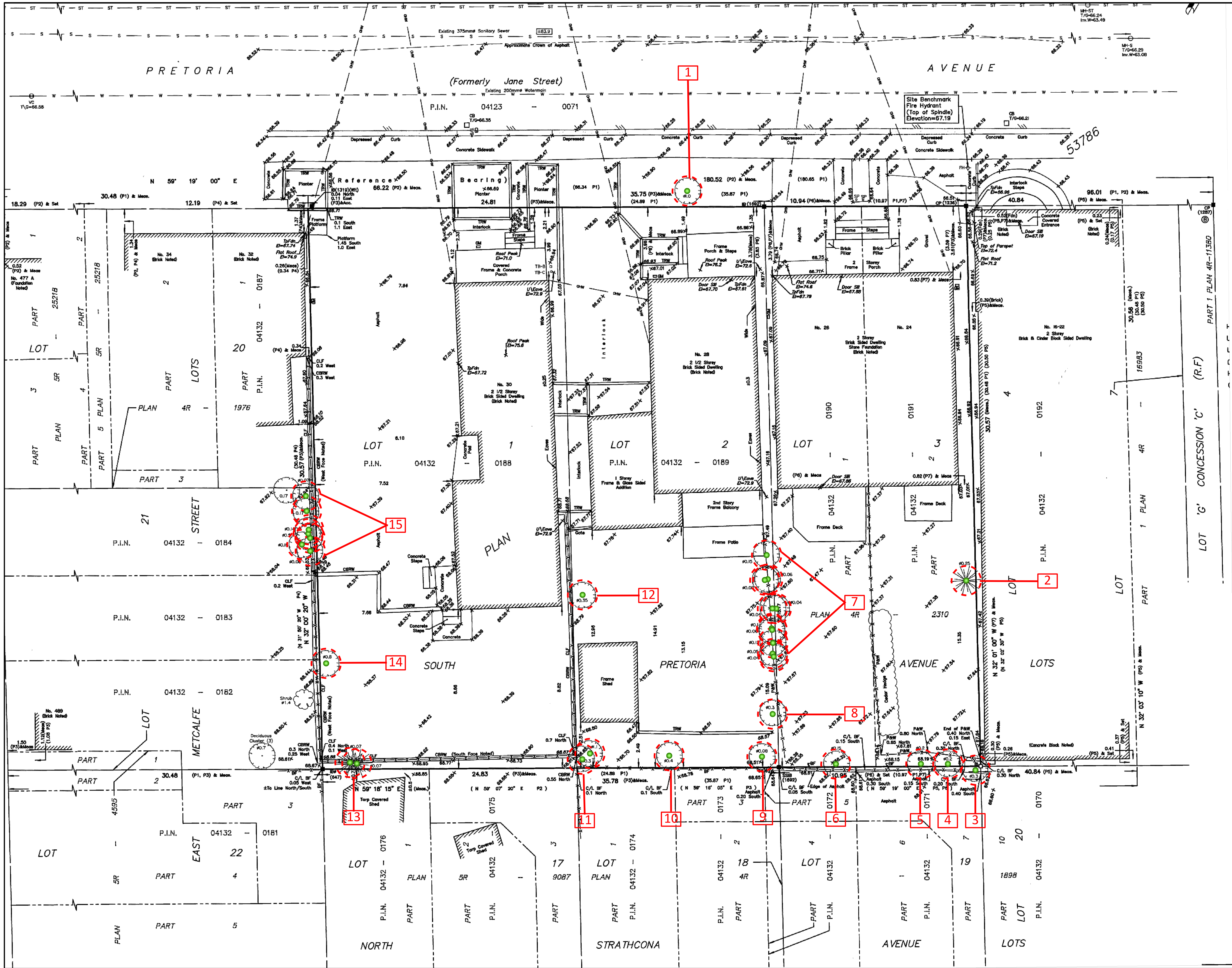
Tree Conservation Plan

PROJECT:

LOT 1, 2 AND 3
(SOUTH PRETORIA AVENUE)
REGISTERED PLAN 53786
CITY OF OTTAWA



SCALE:	1:90	DRAWING NO.	P R E T
DATE:	2019-06-27		
DRAWN BY:	SS		
SHEET NO.	1		



GENERAL NOTES

Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by multiplying by 3.28084.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9994.

Bearing Note
Bearings are given in degrees, minutes and seconds, derived from the National Reference System (NRS) 1990. Bearings are referred to specified control points 0313680005 and 0313680105, MTH Zone 9 (7°30' West Longitude) and 83 (Original).

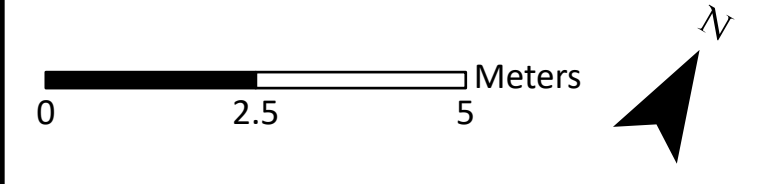
Elevation Notes
1. Elevations shown are geodetic and are referred to Geoid Datum CGVD 55-28 (1978).
2. Elevations derived from a site benchmark shown on a plan of survey by (1892) dated November 30, 2009 and having a published elevation of 67.19m, 950.
3. It is the responsibility of the user of this information to verify that the job description has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: Sheet No. F-12-20, F-13-09, Plan No. 2134 sheets 2 and 3 of 6.
4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement & City of Ottawa sheets.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

PLANS COMPLETED BY FARLEY, SMITH & DENIS SURVEYING LTD. (06/11/19)

LEGEND

- | | |
|-----|---|
| —○— | Survey Monument Planted |
| —●— | Survey Monument Found |
| —■— | Standard Iron Bar |
| —□— | Short Standard Iron Bar |
| —○— | Iron Bar |
| —○— | Round Iron Bar |
| —○— | Concrete Pin |
| —○— | Witness |
| —○— | Measured |
| —○— | Registered Plan 53786 |
| —○— | Plan by (ASD) Dated May 15, 2011 (Job No. 11027-10) |
| —○— | Plan by (ASD) Dated March 21, 1991 (Job No. 40/91) |
| —○— | Plan 48-1976 |
| —○— | Plan by (1310) Dated September 9, 1998 (Ref. No. 08-1071) |
| —○— | Plan by (1310) Dated October 1, 1998 (Ref. No. 1-1149) |
| —○— | Value Chamber (Watermain) |
| —○— | Maintenance Hole (Sanitary) |
| —○— | Underground Storm Sewer |
| —○— | Underground Sanitary Sewer |
| —○— | Underground Water |
| —○— | Overhead Wire |
| —○— | Gas Meter |
| —○— | Ball Terminal Box |
| —○— | Cable Terminal Box |
| —○— | Gate |
| —○— | Chain Link Fence |
| —○— | Board Fence |
| —○— | Location of Elevations |
| —○— | Top of Concrete Curb/Retaining Wall Elevation |
| —○— | Top of Foundation |
| —○— | Underneath of Eave |
| —○— | Underground Storm Sewer |
| —○— | Timber Retaining Wall |
| —○— | Post and Wire Fence |
| —○— | Deciduous Tree |
| —○— | TREE |

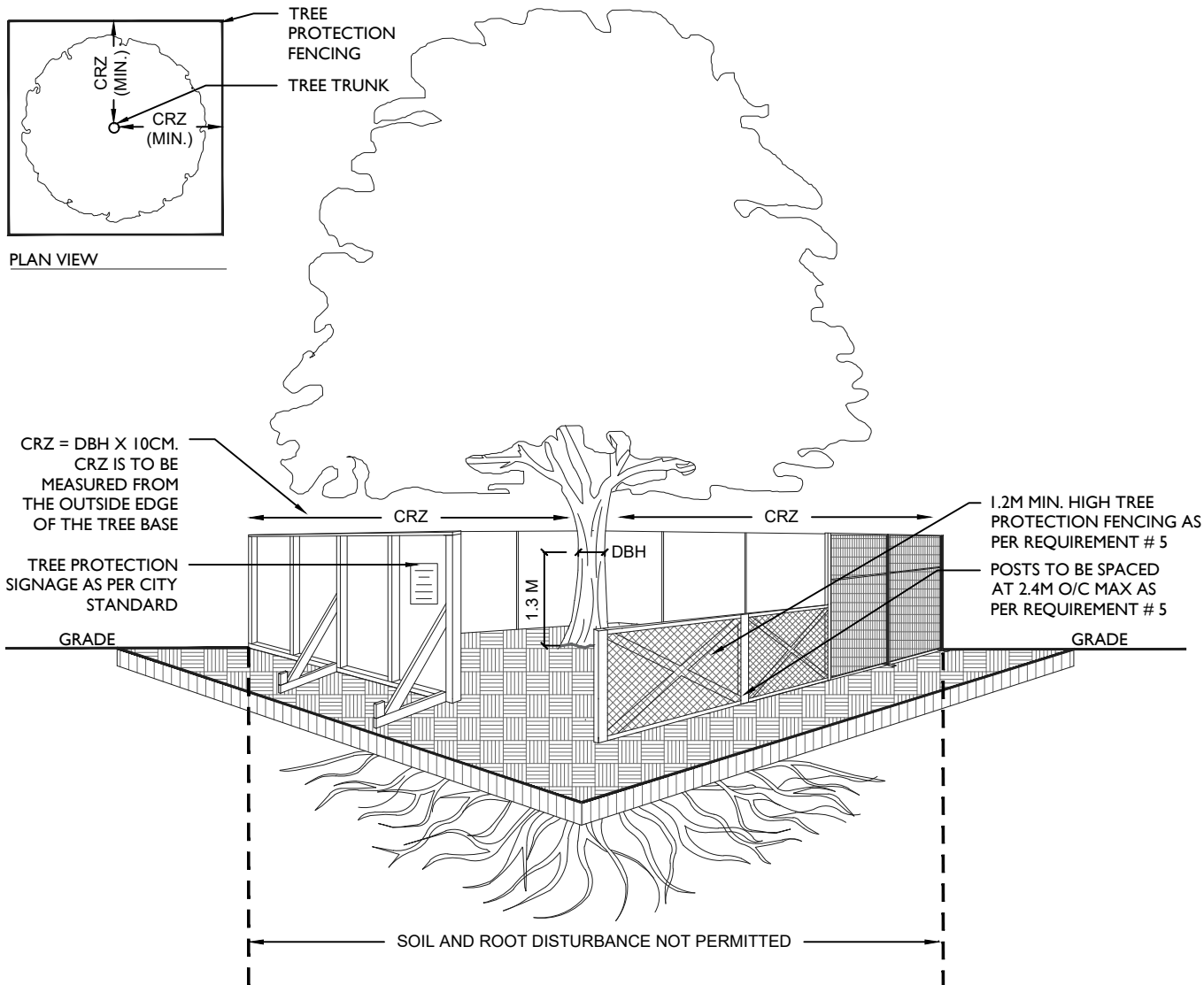


NO.	REVISION	DATE (Y/M/D)
DRAWING:	Tree Conservation Plan	

PROJECT: LOT 1, 2 AND 3 (SOUTH PRETORIA AVENUE) REGISTERED PLAN 53786 CITY OF OTTAWA



SCALE: 1:90	DRAWING NO. PRET
DATE: 2019-06-27	
DRAWN BY: SS	
SHEET NO. 1	



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY ACTIVITY IN PROXIMITY TO A PROTECTED TREE THAT COULD RESULT IN DIRECT OR INDIRECT INJURY TO THAT TREE OR ITS ROOTING AREA, TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE CRITICAL ROOT ZONE (CRZ), AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. WITHIN THE CRZ THERE MUST BE:
 - NO GRADING CHANGES
 - NO PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS OR SITE 'FURNITURE' SUCH AS OUTHOUSES
 - NO OPERATION OR STORAGE OF EQUIPMENT
 - NO EXTENSION OF HARD SURFACE OR CHANGE OF LANDSCAPING
 - NO EXCAVATION OTHER THAN APPROVED METHODS UNLESS OTHERWISE APPROVED BY THE CITY
3. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY A TREE CARE PROFESSIONAL AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE, IF PART OF A BUILDING PERMIT APPLICATION. THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF WORK.
4. PLANS FOR MOVEMENT AND STORAGE OF EQUIPMENT AND MATERIALS ON SITE MUST BE DETERMINED AND DISCUSSED WITH ALL CONTRACTORS TO ACCOUNT FOR THE EXCLUSION OF THE TREE PROTECTION AREAS
5. 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 TO BE SPACED AT A MAXIMUM OF 2.4 M 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)
6. IF THE TREE PROTECTION FENCING AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION ACCESS, THE CRITICAL ROOT ZONE MUST BE PROTECTED WITH PLYWOOD, WOOD CHIPS, OR STEEL PLATING OR OTHER MITIGATION TECHNIQUES PRESCRIBED BY THE TREE CARE PROFESSIONAL AND APPROVED BY THE CITY.

BY-LAWS

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).



TREE PROTECTION BARRIER SPEC.

SCALE: NTS

DATE: MARCH 2019

DRAWING NO.: 1 of 1