



March 3, 2022

ML Wellington Realty Inc.
651 Churchill Avenue North
Ottawa, Ontario
K1Z 5G2

RE: TREE CONSERVATION REPORT FOR 979 WELLINGTON STREET, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of ML Wellington Realty Inc. in support of their proposed redevelopment of 979 Wellington Street in 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). The property is now occupied by a mix of commercial buildings, multi-unit apartments and single-family dwellings. The proposed redevelopment will include the demolition of all existing buildings and construction of a 23-storey mixed use building with six-storey podium and underground parking.

Under the Tree Protection By-law a TCR is required for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. Trees of any size on adjacent City lands must also be documented in a TCR. 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.

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's General Manager 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 property. Field work for this report was completed in January 2022.



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 conservation plan included on page 5 of this report.

Table 1. Species, condition, size, ownership and status of trees at 979 Wellington Street

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
1	Manitoba maple (<i>Acer negundo</i>)	Fair	54 (at 1m)	Private	Mature; co-dominant stems at 1.5m from grade – divergent; both bisect again at 3-4m – broad, generally symmetric crown; naturalized species; to be removed (conflicts with construction)
2	Honey-locust (<i>Gleditsia triacanthos</i>)	Good	9	City	Juvenile; typical form of a street tree – dominant main stem until crown begins at 2m from grade; introduced species to Eastern Ontario; to be preserved and protected
3	Honey-locust (<i>Gleditsia triacanthos</i>)	Good	11	City	Juvenile; typical form of a street tree – dominant main stem until crown begins at 2m from grade; introduced species to Eastern Ontario; to be preserved and protected
4	Honey-locust (<i>Gleditsia triacanthos</i>)	Good	10	City	Juvenile; typical form of a street tree – dominant main stem until crown begins at 2m from grade; introduced species to Eastern Ontario; to be preserved and protected
5	Siberian elm (<i>Ulmus pumila</i>)	Fair	15, 21, 22	Private	Mature; tri-stemmed from grade; likely originated from seed (<i>i.e.</i> not planted); growing against face of building – crown fully asymmetric; introduced invasive species; to be removed (conflicts with construction)



Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
6	Manitoba maple (<i>Acer negundo</i>)	Poor	42 (at 0.6m)	Private	Mature; co-dominant stems 1.3m from grade; heavily divergent towards west; nearby 19cm stem may originate from same stump (covered in deep snow at time of inspection); naturalized species; to be removed (conflicts with construction)
7	Manitoba maple (<i>Acer negundo</i>)	Fair	37	Private	Mature; co-dominant stems at 2.5m from grade – central upright stem with competing stem towards northwest; naturalized species; to be removed (conflicts with construction)
8	Manitoba maple (<i>Acer negundo</i>)	Poor	17 & 25	Private	Mature; double-stemmed at grade; northern stem previously topped, southern stem moderately divergent towards west with co-dominant leaders at 5m; naturalized species; to be removed (conflicts with construction)
9	Manitoba maple (<i>Acer negundo</i>)	Fair	16	Private	Mature; generally upright to 3.5m – divergent above; naturalized species; to be removed (conflicts with construction)
10	Crab apple (<i>Malus spp.</i>)	Good	9 & 14	Private	Mature; double stemmed at grade; generally upright form, but crown asymmetric due to influence of tree #11; cultivar; to be removed (conflicts with construction)
11	Crab apple (<i>Malus spp.</i>)	Good	19	Private	Mature; single stemmed; crown asymmetric due to influence of tree #10; cultivar; to be removed (conflicts with construction)

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
12	Manitoba maple (<i>Acer negundo</i>)	Fair	22	Private	Mature; moderately divergent and very asymmetric towards north; naturalized species; to be removed (conflicts with construction)

¹ diameter at breast height, or 1.4m from grade (unless otherwise indicated)

Pictures 1 through 4 on pages 6 to 9 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.

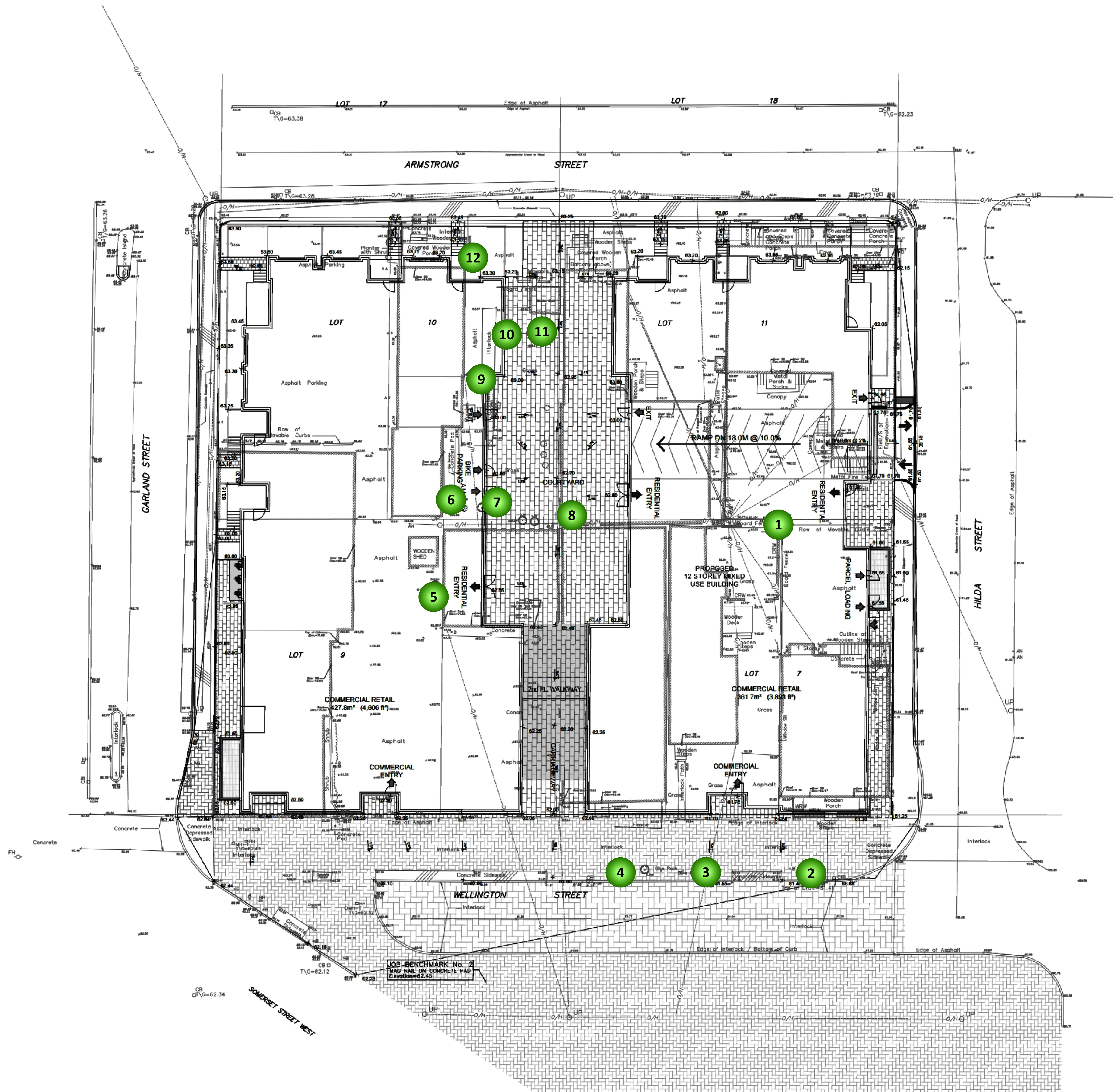
This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

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 IBI GROUP(28/01/22)

LEGEND



DECIDUOUS TREE



DRAWING: Tree Information Plan

PROJECT: 979 WELLINGTON STREET WEST CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:175	DRAWING NO. 979 W
DATE: 2022-02-08	
DRAWN BY: SS	
SHEET NO. 1	



Picture 1. Tree #1, private Manitoba maple at 979 Wellington Street



Picture 2. Trees #2, 3 and 4 (background to foreground), honey-locusts on City property adjacent to 979 Wellington Street



Picture 3. Trees #5 (right) and 6, private Siberian elm and Manitoba maple at 979 Wellington Street



Picture 4. Trees #9, 10 and 11 (left to right), private Manitoba maple and crab apples at 979 Wellington Street

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.

