



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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November 22, 2021

Marietta Ruhland, BLA, OALA
Principal
RUHLAND & ASSOCIATES LTD.
Suite 200 - 1750 Courtwood Crescent
Ottawa, ON
K2C 2B5

RE: TREE CONSERVATION REPORT FOR 2345-2351 MER BLEUE ROAD

Dear Marietta,

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 redevelopment of the subject property to include two multi-storey residential buildings with surface parking. Trees on properties slated for development are protected under the City of Ottawa's Tree Protection By-law (By-law no. 2020-340).

Tree conservation reports are required for all properties subject to site plan control applications on which trees of ten (10) centimetres in diameter or greater are present. 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. Further, if any trees fully on or shared with adjacent private property are to be removed written consent of the neighbouring property owner must first be obtained.**

The inventory in this report details the assessment of all individual trees on the subject property. No trees were found on adjacent private properties or City lands. As each of the trees conflict with the proposed construction they are all slated for removal. Field work for this report was completed in November 2021.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 2 and 3 of this report details the species, condition, size (diameter), and status of the individual trees on the subject property. Each of these trees is referenced by the numbers plotted on the tree conservation plan which accompanies this report.



Table 1. Species, condition, size (diameter) and status of trees at 2345-2351 Mer Bleue Road

Tree No.	Tree species	Condition (VP→E)	DBH ¹ (cm)	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
1	White spruce (<i>Picea glauca</i>)	Good	22.1	Maturing; good crown density, growth increment and needle colour; native species; to be removed
2	Ash (<i>Fraxinus</i> spp.)	Dead	-	Dead due to emerald ash borer (<i>Agrilus planipennis</i>); native species; to be removed
3	White spruce (<i>Picea glauca</i>)	Good	56.2	Mature; good crown density, growth increment and needle colour; mildly pruned from Hydro lines to southwest; native species; to be removed
4	Douglas-fir	Fair	62.0 (at 0.5m)	Mature; double stemmed at 0.7m (included bark to 1.5m); both stems mildly divergent towards east; fair crown density, growth increment and needle colour; introduced species to Eastern Ontario; to be removed
5	Colorado spruce (<i>Picea pungens</i>)	Fair	47.8	Mature; crown slightly asymmetric due to influence of tree #4; fair crown density, growth increment and needle colour; introduced species; to be removed
6	White cedar (<i>Thuja occidentalis</i>)	Good	14 avg.	Mature; hedge form; good crown density, growth increment and needle colour; Japanese knot weed (<i>Fallopia japonica</i>) in understory; native species; to be removed
7	White cedar (<i>Thuja occidentalis</i>)	Fair	23.3 (at 1m)	Mature; single, stand-alone tree; lower crown asymmetric due to proximity to shed; good crown density, growth increment and needle colour; native species; to be removed
8	Emerald cedar (<i>Thuja occidentalis</i> 'Smaragd')	Very good	11 avg.	Mature; cluster of trees; very good form and crown density, growth increment and needle colour; cultivar; to be removed
9	White cedar (<i>Thuja occidentalis</i>)	Poor	25.1 (at 0.7m)	Mature; single, stand-alone tree; repeatedly topped at 1-1.5m; multi-stemmed from 1m; good crown density, growth increment and needle colour; native species; to be removed
10	White spruce (<i>Picea glauca</i>)	Fair	12	Maturing; within cedar hedge; fair crown density, growth increment and needle colour; native species; to be removed

Table 1. Con't

Tree No.	Tree species	Condition (VP→E)	DBH ¹ (cm)	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
11	White cedar (<i>Thuja occidentalis</i>)	Good	17 avg.	Mature; hedge form; good crown density, growth increment and needle colour; common buckthorn (<i>Rhamnus cathartica</i>) in understory; native species; to be removed
12	White spruce (<i>Picea glauca</i>)	Good	58.6	Mature; good crown density, growth increment and needle colour; native species; to be removed
13	White cedar (<i>Thuja occidentalis</i>)	Good	12 avg.	Maturing; hedge form; good crown density, growth increment and needle colour; common buckthorn (<i>Rhamnus cathartica</i>) in understory; native species; to be removed

¹ diameter at breast height, or 1.4m from grade (unless otherwise indicated); average diameters indicate multi-stemmed trees

Pictures 1 through 4 on pages 5, 6 and 7 of this report show selected trees on the subject property.

FEDERAL AND PROVINCIAL REGULATIONS

Federal and provincial regulations can be applicable to trees on private and public property. In particular, the following regulation has 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.

TREE PRESERVATION AND PROTECTION MEASURES

As no trees are to be retained no preservation and protection measures are necessary in this case.

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



Picture 1. Trees #4 and 5 (left to right) at 2345-2351 Mer Bleue Road



Picture 2. Trees #8 (right) and 9 (left background) at 2345-2351 Mer Bleue Road



Picture 3. Cedar hedge #6 at 2345-2351 Mer Bleue Road



Picture 4. Tree #12 (right), cedar hedge #11 (centre) and cedar hedge #13 (left) at 2345-2351 Mer Bleue Road



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.



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.

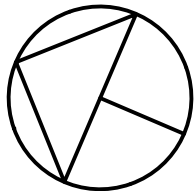
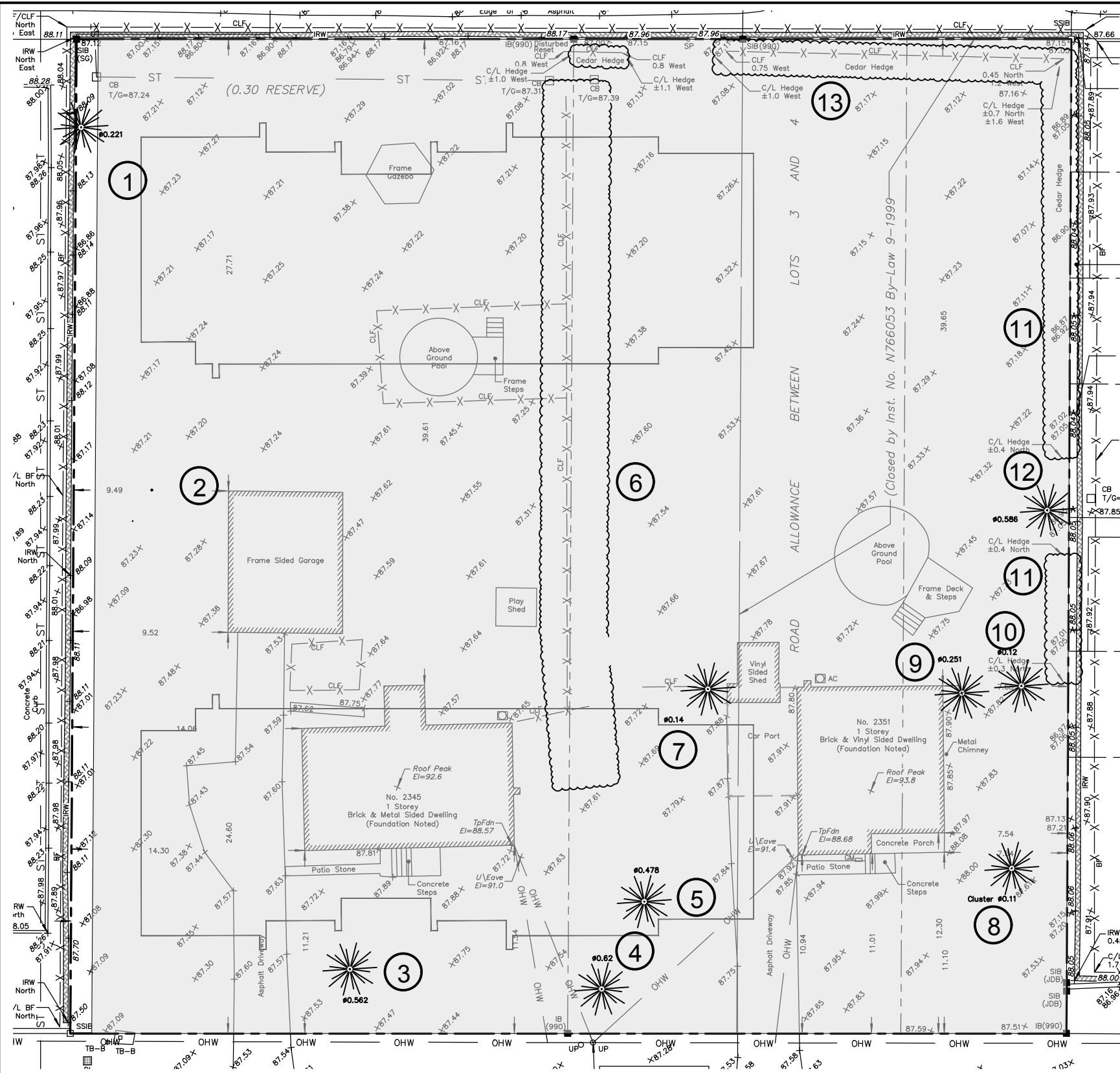
INDEMNIFICATION

An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for resulting from the issuance of a permit or approval based on this report or from the performance or non-performance of the applicant, whether with or without negligence on the part of the applicant, or the applicant's employees, directors, contractors and agents.

Further, under no circumstances may any claims be initiated or commenced by the applicant 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.



PLAN VIEW

TREE PROTECTION REQUIREMENTS:

- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
- UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
- 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 2.4M 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)
- THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTION FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
- IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

BY-LAWS
ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ON LOTS 1HA IN SIZE OR LESS, AND TREES GREATER THAN 10CM DIAMETER ON LOTS >1HA, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

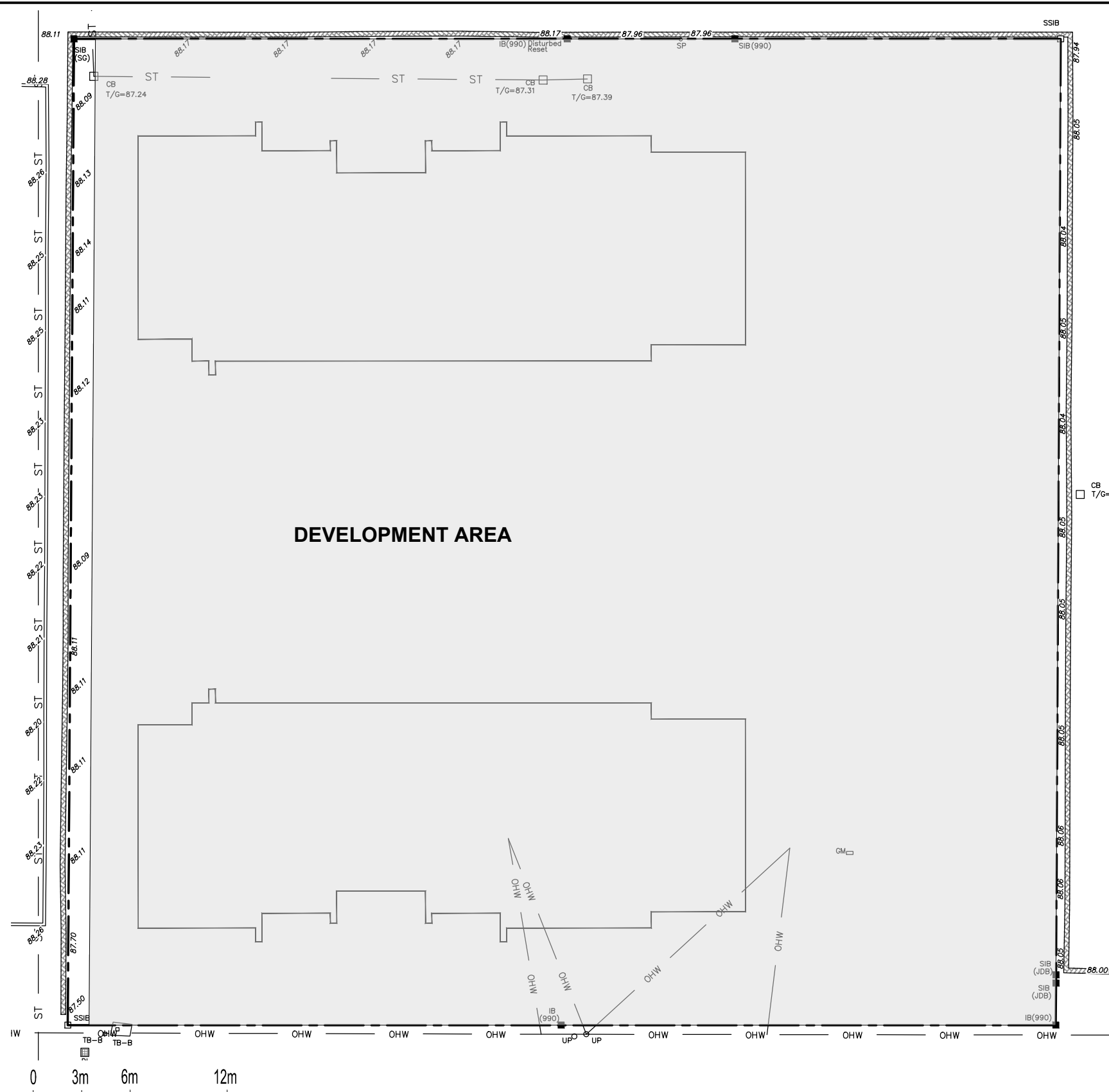
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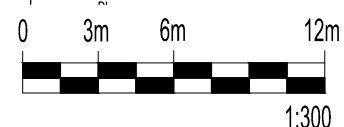
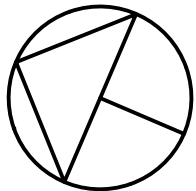
DRAWING NO.: 1 of 1

REFER TO CHART FOR TREE ID, CONDITION, ACTION

stamp	project 2345-2351 Mer Bleue CITY OF OTTAWA	drawing MAP # 1 - CURRENT VEGETATION			
	 Ruhland & Associates Ltd <small>200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5 P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca</small>	scale 1:300	date Nov. 2021	project no. 21-1647	dwg. no. MAP #1
		drawn by M.Malkov	checked by M.Ruhland	revision no.	



DEVELOPMENT AREA



**REFER TO CHART FOR TREE ID,
CONDITION, ACTION**

stamp	project 2345-2351 Mer Bleue CITY OF OTTAWA		drawing MAP # 2 - PROPOSED DEVELOPMENT	
	 Ruhland & Associates Ltd <small>200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5 P (613) 224-4744 x 222 F (613) 224-1931 info@rala.ca www.rala.ca</small>	scale 1:300	date Nov. 2021	project no. 21-1647
drawn by M.Malkov		checked by M.Ruhland	revision no. .	