



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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RE: TREE CONSERVATION REPORT – 1375 CLYDE AVENUE, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Fotenn Planning & Design in support of the redevelopment of 1375 Clyde Avenue 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 By-law reflects Section 4.8.2. of the City of Ottawa's Official Plan which calls for the retention of the City's urban forestry canopy and, in particular, the protection of large, healthy trees.

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 inventory in this report details the assessment of all individual trees on the subject and adjacent private property. No trees were found on nearby City of Ottawa lands. Field work for this report was completed in April 2022.

The construction proposed for the site includes three multi-storey buildings with surface parking. Construction of the proposed buildings will require all but two of the existing trees on the subject property be removed. Trees on adjacent private property will be impacted by a subdrain along a portion of the northern property line and a retaining wall proposed along the eastern property line. **Written permission from affected landowners must be obtained prior to the removal of any impacted neighbouring trees.**

TREE SPECIES, CONDITION, SIZE AND STATUS

On the Table 1 on pages 2 and 3 details the species, condition, size (diameter) and status of the individual trees on the subject and adjacent properties. Each of these trees is referenced by the numbers plotted on the accompanying tree conservation plan prepared by Fotenn Planning & Design.



Table 1. Species, ownership, diameter, condition and status of trees at 1375 Clyde Avenue.

Tree No.	Tree Species	Owner-ship	DBH ¹ (cm)	Tree Condition; Age Class; Condition Notes & Preservation Status (to be removed or retained)
1	Norway maple (<i>Acer platanoides</i>)	Private	27.8	Good; maturing; planted tree; central stem with multiple competing laterals; co-dominant leaders; broad, dense crown; root collar obscured; introduced, invasive species; to be retained
2	Norway maple (<i>Acer platanoides</i>)	Private	28.5	Fair; maturing; planted tree; four competing stems at 2-2.25m with multiple competing leaders; broad, dense crown; moderate tar spot infection (<i>Rhytisma acerinum</i>); root collar obscured; introduced, invasive species; to be retained
3	Norway maple (<i>Acer platanoides</i>)	Private	18.2	Fair; maturing; planted tree; located within area of very restricted rooting (parking island) – growth stunted; multiple competing laterals; broad, fairly dense crown; introduced, invasive species; to be removed (conflicts with construction)
4	Norway maple (<i>Acer platanoides</i>)	Private	20.8	Fair; maturing; planted tree; located within area of moderately restricted rooting (parking island) – growth moderately stunted; moderately divergent co-dominant stems at 2.5m; root collar obscured; broad, fairly dense crown; introduced, invasive species; to be removed (conflicts with construction)
5	Silver maple (<i>Acer saccharinum</i>)	Neighbour	+/-40 (at 0.7m)	Good; mature; planted tree; double stemmed at 0.7m from grade; central stem with suppressed laterals on north at 0.7 and 1.7m; central stem divergent towards south; very restricted available rooting area (some access to soil within nearby parking island); to be removed (conflicts with construction)
6	Silver maple (<i>Acer saccharinum</i>)	Neighbour	+/-40 (at 1m)	Fair; mature; planted tree; tri-stemmed at 1.2-2m from grade; dominant stems on east, suppressed lateral on west; west stem with moderate dieback; recent basal wound on northeast; good root collar; very restricted available rooting area; to be removed (conflicts with construction)
7	Silver maple (<i>Acer saccharinum</i>)	Neighbour	+/-25 & +/-35	Fair; mature; planted tree; double stemmed at 0.2m from grade; north stem with extensive dieback – possibly due to recent root loss on neighbouring property; very restricted available rooting area; to be removed (conflicts with construction)

Table 1. Con't

Tree No.	Tree Species	Owner-ship	DBH ¹ (cm)	Tree Condition; Age Class; Condition Notes & Preservation Status (to be removed or retained)
8	Silver maple (<i>Acer saccharinum</i>)	Neighbour	+/-50	Good; mature; planted tree; double stemmed at 0.5m with included bark to 2m (weak union); both stems bisect at 2m – broad crown; minor dieback throughout crown; very restricted available rooting area; to be removed (conflicts with construction)
9	Norway maple (<i>Acer platanoides</i>)	Neighbour	+/-25	Very poor; mature; planted tree; central stem dead due to branch cluster at 1.5m from grade; to be retained (though should be removed)
10	Sugar maple (<i>Acer saccharum</i>)	Neighbour	+/-20	Standing dead; planted tree; to be retained (though should be removed)
11	Norway maple (<i>Acer platanoides</i>)	Private	22.3	Mature; planted tree; central stem with competing lateral at 2.5m on north; suppressed laterals starting at 1.5m – broad, dense crown; to be removed (conflicts with construction)
12	Norway maple (<i>Acer platanoides</i>); white elm (<i>Ulmus americana</i>); Siberian elm (<i>Ulmus pumila</i>); ash (<i>Fraxinus spp.</i>)	Neighbour	<10-50	Good to very poor; maturing to mature; all trees have arisen from seed; to be retained (see notes below)

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

The vegetation on neighbouring property described in #12 mainly includes introduced invasive buckthorn (*Rhamnus* spp.). However, a number of scattered trees including introduced, invasive Siberian elm (*Ulmus pumila*) (6cm avg., 10cm, 12cm avg., 15cm, 17cm, 21cm, 21cm, 21cm avg., 25cm avg., 27cm avg. and 47cm in diameter - average diameters indicating multi-stemmed trees), Norway maple (27cm) and invasive Manitoba maple (*Acer negundo*) (18cm) are also present. Some will be impacted by the planned retaining wall along a portion of the eastern property line and may need to be removed. **If so, and since they are not located on the subject property, permission for their removal must be first obtained from the neighbouring land owner.**

Pictures 1 through 5 on page 5 to 8 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 and public 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.

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for the two trees to be retained on the subject property and trees retained on neighbouring properties. The following measures are required by the City of Ottawa to ensure tree survival during construction:

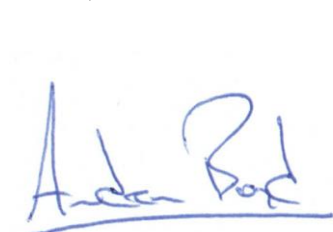
1. Erect a fence at the critical root zone (CRZ¹) of trees;
2. Do not place any material or equipment within the CRZ of the tree;
3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing grade within the CRZ without approval;
5. Tunnel or bore when digging within 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.

Please do not hesitate to contact me with any questions concerning this Tree Conservation Report.

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

Yours,



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





Picture 1. Private Norway maples #1 and 2 at 1375 Clyde Avenue.



Picture 2. Private Norway maple #4 (left) and neighbouring silver maples #5 and 6 adjacent to 1375 Clyde Avenue.



Picture 3. Neighbouring silver maples #5 through 8 (left tot right) adjacent to 1375 Clyde Avenue.



Picture 4. Private Norway maple #11 at 1375 Clyde Avenue.



Picture 5. Neighbouring Siberian elms within grouping #12 adjacent to the eastern property line at 1375 Clyde Avenue.

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.

