



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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April 21, 2022

Lalit Aggarwal
Manor Park Management
231 Brittany Drive, Suite D
Ottawa, ON
K1K 0R8

RE: TREE CONSERVATION REPORT ADDENDUM FOR 1131-1151 TERON ROAD, OTTAWA

A full Tree Conservation Report (TCR) for 1131-1151 Teron Road was prepared by IFS Associates Inc. (IFS) in September 2019 in support of a Site Plan Control Application submitted in relation to the proposed redevelopment of the subject property. The need for such a report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340).

Under the By-law a TCR is required 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. The purpose of this addendum is to address such a tree – a single bur oak (*Quercus macrocarpa*) on adjacent lands owned by Bethune Condominium (see survey included on page 2 of this report – oak is indicated as 0.55). With a diameter of 52.1cm, the CRZ of this tree (calculated as DBH x 10 cm) extends well onto 1131-1151 Teron Road (see picture 1 on page 3 of this report).

Included on pages 4 and 5 is a signed agreement between Manor Park Management and Bethune Condominium regarding permission to remove this tree. Compensation for its loss is also addressed.

Please do not hesitate to contact me with any questions concerning this TCR addendum.

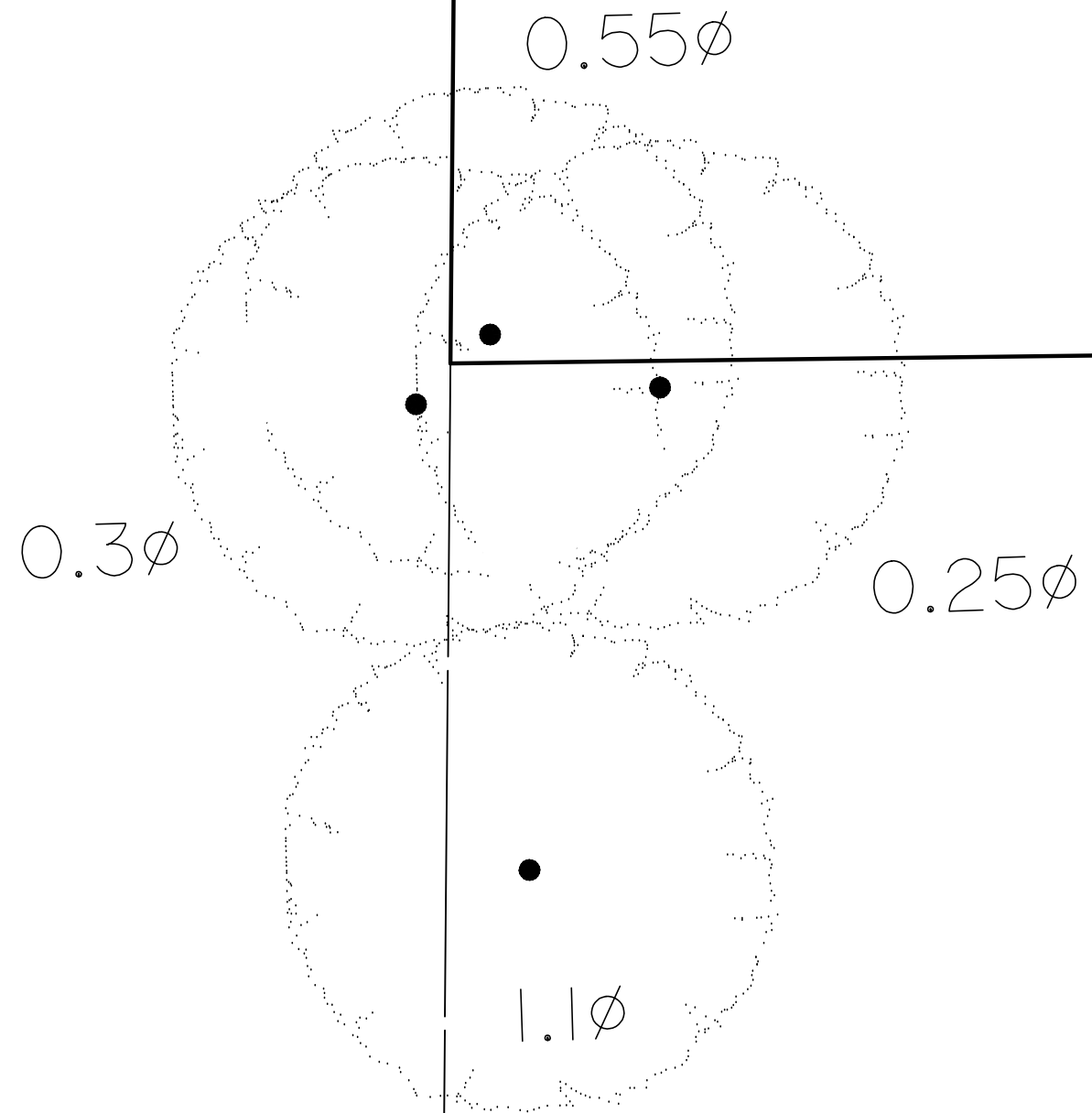
Yours,



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



Scale 1 : 50





Picture 1. Bur oak adjacent to 1131-1151 Teron Road (stake in front of tree demarks property line)

231 Brittany Drive, Suite D
Ottawa, ON K1K 0R8

March 14, 2022

Nancy Dunlop
Bethune Condominium
27 Bethune Way
Kanata, ON K2K 1C2

Dear Ms. Dunlop:

As we near the excavation of 1131-1151 Teron Road, I am writing to re-affirm our commitment to transparency with you personally and in your role as President of the Bethune Condominium. This letter acknowledges some of the important issues raised in our recent discussions, which included Brad Doran-Veevers from Westview Projects, and outlines the steps we will take to protect the Bethune Condominium. It is our intention to be a great, long-term neighbour of yours!

A. Trees & Hedges

- In accordance with the City of Ottawa standards, we will construct a protection barrier for the hedges that are adjacent to the construction project.
 - We have noted that the hedge line on the west will be the most impacted given the proximity to the foundation line.
 - If these hedges are not thriving two years post-construction, following the project completion, Manor Park will cover the supply and installation of a new mature hedge, at least 10-feet in height, or any other plantings of Bethune Condominium's preference.
- As noted in the survey there is one mature tree that is on the property of the Bethune Condominium that will need to come down as per the re-zoning. The value of this tree has been estimated by Andrew Boyd, an urban forest consultant, and he has assigned a value of \$5,000.00 to it.
 - Manor Park will provide replacement trees and/or equivalent work to the value of at least \$5,000.00 to be decided by the Bethune Condominium or a cheque in the amount of \$5,000 to be paid to the Bethune Condominium, at the Bethune Condominium's Board's choice. Should the Board select replacement trees and the resulting canopy, privacy and sound barrier prove to be insufficient, Manor Park will work with the Board to mitigate their concern out of good faith, even if the amount exceeds \$5,000.

B. Fences

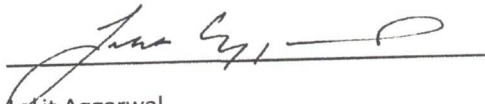
- Manor Park will present the fence shop drawings to the Bethune Condominium and allow them to provide comment on the proposed fencing before installation, including the location of the fences.
 - These fences will also have to confirm with the Site Plan Agreement from the City of Ottawa with respect to sound protection and privacy.

C. Construction

- One week prior to excavation, Westview Projects will ensure that Paterson Group or equivalent consultant complete a precondition survey, both inside and outside, of all relevant properties within the Bethune Condominium, at the direction of the Condominium Board and adjacent property owners.
- Westview Projects will ensure that Paterson Group meets with the Bethune Condominium Board and the property manager to communicate the precondition survey findings.
- Westview Projects will ensure that Paterson Group completes the installation of vibration sensors at the Bethune Condominium as they deem necessary to acquire accurate vibration impact information.
- Following the completion of construction, Paterson Group will complete a post construction survey and present their finding to the Bethune Condominium Board.
- Should there be damage noted during the post construction survey that was caused by the construction, it will be repaired by Westview Projects at the expense of Manor Park Management. Westview Projects will ensure that the Bethune Condominium is in the same or better condition prior to when construction started.
- Manor Park Management and Westview Projects agree to be responsive to all of the Bethune Condominium Board's queries and will ensure that there is an open line of communication throughout the entirety of the project. Manor Park Management and Westview Projects also agree to keep the Bethune Condominium Board well informed before developments and potential impacts on concerned units. The means of contact and the individuals to be determined closer to construction start.

We recognize how the pending construction of 1131-1151 Teron Road has raised some concerns in the immediate-term but we are committed to being transparent, proactive and a good neighbour.

We thank you in advance for your understanding.



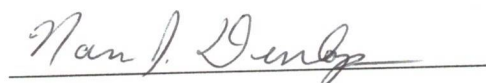
Lalit Aggarwal

Manor Park Management



Brad Doran-Veevers
Westview Projects

Received, acknowledged & agreed:



Nancy Dunlop, President
Bethune Condominium