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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

July 21, 2022

Gabriela Godinez-Laverty Director of Operations Mexican Corn Products Inc. 283 Corduroy Road, Units 9 &10 Vars, ON KOA 3H0

RE: TREE CONSERVATION REPORT FOR 1806 SCOTT STREET, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Mexican Corn Products Inc.in support of their proposed redevelopment of 1806 Scott 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). Presently the property is occupied by residential dwelling. The proposed redevelopment will include the demolition of the existing dwelling and construction of a four-storey apartment building.

Under the 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 of Ottawa 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 by the City of Ottawa's General Manager and the issuing of a permit authorizes 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 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. No trees were found on nearby City of Ottawa lands. Field work for this report was completed in June 2022.

Pictures 1 and 2 on pages 5 and 6 of this report show the trees fully on the subject property.



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 4 of this report.

Table 1. Species, condition, size, ownership and status of trees at 1806 Scott Street

Tree	Tree species	DBH ²	Ownership ³	Tree condition, age class, tree condition notes,
No.	/Tolerance to	(cm)		species origin & preservation status (to be
	Construction ¹			removed or preserved and protected)
1	Honey-locust	25.2	Private	Good; mature; co-dominant stems at 1.5m
	(Gleditsia			from grade; moderate dieback due to
	triacanthos)			drought/Nectria infection; restricted rooting
	Good			zone; good root collar; broad, dense crown;
				introduced to Eastern Ontario; to be preserved
				and protected
2	Common	<10	Shared	Good; mature; multi-stemmed from grade;
	Buckthorn			introduced, highly invasive species; to be
	(Rhamnus			preserved and protected
	cathartica)			
	-			
3	Schubert	25.6	Private	Good; mature; purple-leaved; single main stem
	chokecherry			with suppressed and competing laterals starting
	(Prunus			at 2m; broad, dense crown; surrounding root
	virginiana			sprouts are green-leaved with heavy black knot
	'Schubert')			infections (Apiosporina morbosa); cultivar; to
	Poor-moderate			be preserved and protected
4	Crab apple	12	Neighbour	Good; mature; tri-stemmed at 0.5m from
	(Malus spp.)	avg.		grade; stem divergent and crown asymmetric
	Moderate-Good			towards east; dense crown; cultivar; to be
				preserved and protected

¹ as taken from Managing Trees during Construction; 2nd Ed., Fite and Smiley; ² diameter at breast height, or 1.4m from grade (unless otherwise indicated); ³ determined from topographic survey

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) <u>Migratory Bird Convention Act (1994)</u>: 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.

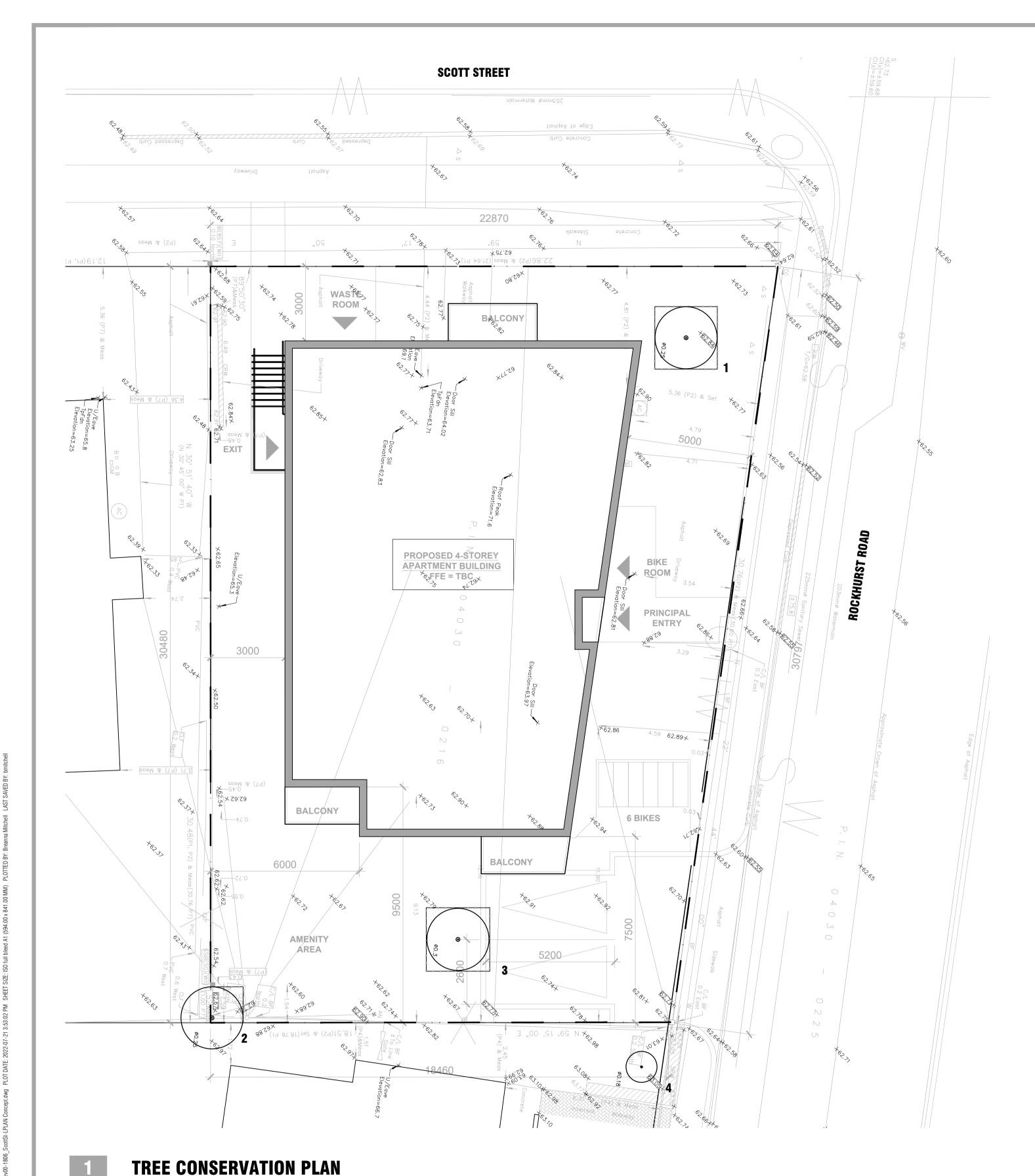
Yours,

Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)

Certified Arborist #ON-0496A and TRAQualified

Consulting Urban Forester





1:100

TABLE 1: TREE INVENTORY AND ASSESSMENT D.B.H.¹ (cm) STATUS² CRZ³(m) **SPECIES** TREE CONDITION Good; mature; co-dominant stems at 1.5m from grade; moderate dieback due to drought/Nectria Honey-Locust infection; restricted rooting zone; good root collar; broad, dense crown; introduced to Eastern (Gleditsia To be retained 2.5 triacanthos) Ontario; to be preserved and protected. Common Good; mature; multi-stemmed from grade; introduced, highly invasive species; to be preserved Buckthorn 2.5 To be retained (Rhamnus and protected. (Note: Shared ownership) cathartica) Schubert Good; mature; purple-leaved; single main stem with suppressed and competing laterals starting at chokecherry 2m; broad, dense crown, surrounding root sprouts are green-leaved with heavy black knot (Prunus 25.6 To be retained 2.6 virginiana infections (Apiosporina morbosa); cultivar; to be preserved and protected. 'Shubert')

Good; mature; tri-stemmed at 0.5m from grade; stem divergent and crown asymmetric towards

east; dense crown; cultivar; to be preserved and protected. (Note: Neighbour ownership)

¹ D.B.H.: INDICATES DIAMETER (cm) MEASUREMENT AT BREAST HEIGHT (1.3m ABOVE GRADE):

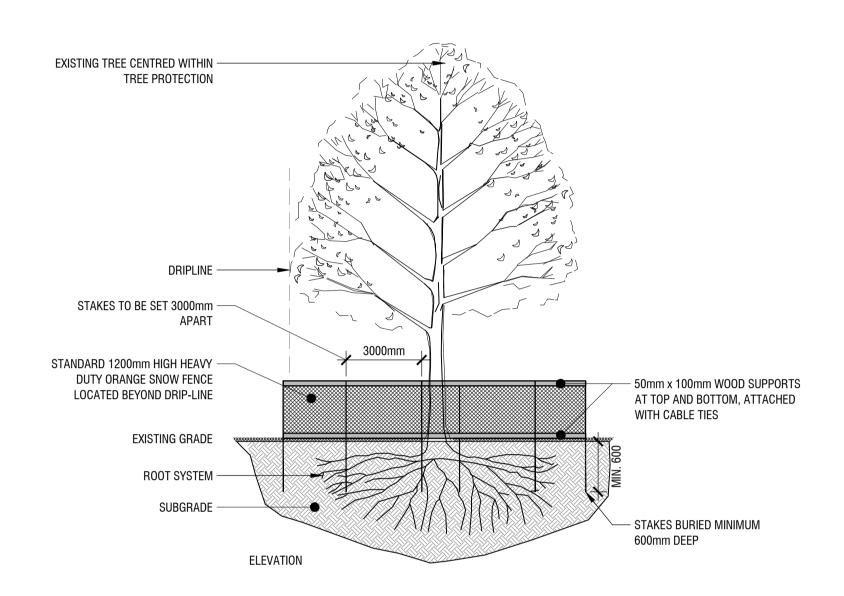
² TO BE RETAINED OR REMOVED

Crab apple

(Malus spp.)

³ CRZ: INDICATES RADIUS OF CRITICAL ROOTING ZONE AND IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK OF A TREE FOR EVERY 1 CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH x 10cm

REFER TO RECOMMENDATIONS IN REPORT PREPARED BY IFS Associates FOR TECHNIQUES TO PRESERVE TREES.

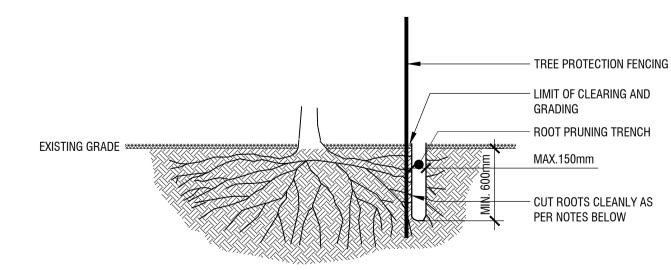


NOTES:

- INSTALL TREE PROTECTION BEFORE CONSTRUCTION BEGINS AND KEEP IN PLACE UNTIL LANDSCAPE CONSTRUCTION IS COMPLETE; EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH CONTINUOUS ORANGE SNOW FENCING LOCATED BEYOND DRIP-LINE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. GROUPS OF EXISTING TREES / PLANTINGS TO REMAIN SHALL BE PROTECTED WITH USED FOR STORAGE OF BUILDING MATERIALS OR EQUIPMENT;
- THE GRADES WITHIN THE FENCING SHALL REMAIN UNCHANGED NO RIGGING CABLES SHALL BE INSTALLED OR WRAPPED AROUND TREES. EXCESS SOIL, MATERIALS, EQUIPMENT OR DEBRIS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF TREES WITHIN PROTECTIVE FENCING. NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE
- BRANCHES, LIMBS OR PORTIONS OF TREES THAT ARE REMOVED TO ALLOW FOR CONSTRUCTION WORK SHALL BE REMOVED CAREFULLY AND IN ACCORDANCE WITH ACCEPTED ARBORICULTURE PRACTICE;
- WHERE ROOT SYSTEMS OF PROTECTED TREES ARE DIRECTLY EXPOSED TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE FRIMMED NEATLY AND THE AREA BACKFILLED WITH SUITABLE MATERIAL TO PREVENT DESICCATION;
- WHERE APPROPRIATE, THE TREES SHALL UNDERGO AN OVERALL PRUNING TO RESTORE TREE APPEARANCE AND / OR RESTORE THE BALANCE BETWEEN TOP GROWTH AND ROOTS. DO NOT PRUNE LEADERS.
- NO MOVEMENT OF VEHICLES, EQUIPMENT OR PEDESTRIANS SHALL OCCUR WITHIN THE FENCE

TREE PROTECTION FENCING

n.t.s.



NOTES:

- PROPER ROOT PRUNING TECHNIQUE REQUIRED WHEN TREE ROOTS ENCOUNTERED DURING EXCAVATION. EXCAVATIONS WITHIN DRIPLINE SHOULD BE BY DIRECTIONAL MICRO-TUNNELLING AND BORING. OUTSIDE THE DRIPLINE, ROOTS SHOULD BE CUT CLEANLY (AS PER ABOVE DRAWING) WITH PRUNING SHEARS OR A SAW WIPED WITH ALCOHOL BEFORE EACH CUT.
- AFTER ROOTS ARE CLEANLY CUT, THE AREA SHOULD BE BACKFILLED WITH SUITABLE MATERIAL (TO BE APPROVED BY LANDSCAPE ARCHITECT) TO PREVENT DESSICATION;
- WHERE APPROPRIATE, THE TREES SHALL UNDERGO AN OVERALL PRUNING TO RESTORE TREE APPEARANCE AND / OR RESTORE THE BALANCE BETWEEN TOP GROWTH AND ROOTS. DO NOT PRUNE LEADERS.

ROOT PRUNING DETAIL

n.t.s.

Client / Client

MEXICAN CORN PRODUCTS INC.

key plan / plan repère

legend / légende

To be retained



EXISTING TREE-LINE AS SURVEYED



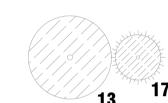
INDIVIDUAL TREE/STAND OF TREES TO BE PRESERVED AND KEY No. - REFER TO TABLE # & REPORT FOR PRESERVATION TECHNIQUES DURING CONSTRUCTION



CRITICAL ROOTING ZONE (CRZ) IDENTIFIED - REFER TO TABLE # FOR RADIUS OF CRZ

TREE PROTECTION FENCING

AREA OF STUDY



INDIVIDUAL TREES TO BE REMOVED AND KEY No. - REFER TO TABLE # & REPORT

00 issue for TREE CONSERVATION REPORT

north / le nord

Ottawa, ON, CANADA K2P 2H7 stamp / le cachet

project / projet

1806 Scott Street

drawing / dessin

TREE CONSERVATION PLAN

designed / conçu SM / DF XX / YY BM project number / No. du projet

June 2022



Picture 1. Tree #1, private Honey-locust at 1806 Scott 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 aboveground 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 of 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 activates 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.