



August 28, 2020

Mr. Darryl Scarabelli
Scarabelli Realties Inc.
44 Chamberlain Avenue
Ottawa, ON
K1S 1V9

RE: TREE CONSERVATION REPORT FOR 30-48 CHAMBERLAIN AVENUE, OTTAWA

This report details a pre-construction Tree Conservation Report (TCR) for the above-noted properties in Ottawa. The need for this TCR is related to the proposed construction of a 15-storey mixed-use building with two levels underground parking. Presently the development site holds two commercial buildings with surrounding surface parking.

Tree conservation reports are required for all site plan control applications for which trees 10 centimetres in diameter or greater are present on or adjacent to the subject properties. The approval of this TCR by the City of Ottawa and the issuing of a permit by them authorize the removal of any approved trees. If the removal of any trees located on adjacent properties becomes necessary written permission from neighbouring owners is required prior to removal.

The inventory in this report details the assessment of individual trees located adjacent to the subject properties. No trees were found on the subject properties themselves or straddling the shared property lines. Further, no trees were found on nearby City of Ottawa property. Field work for this report was completed in August 2020.

Pictures 1 through 5 on pages 5 through 8 of this report show selected trees adjacent to the subject properties. Although extensive excavation is necessary for the proposed underground parking, due to one or both of the following two factors it is considered possible to preserve all adjacent trees: 1) many are set back far enough from the property lines so as to not be overly impacted and, 2) for those trees close by, their relatively small size and durable nature will allow them to remain unaffected. The latter factor is aided by the fact that the subject properties all have asphalt extending almost to the property lines. Such a surface requires a compacted subgrade which, along with the impervious asphalt layer on top, prevents moisture and gaseous exchange with the soil below. In some areas concrete curbs are also present. This has the effect of greatly limiting root growth.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, condition, size (diameter), ownership and status of the individual trees adjacent to the subject properties. Each of these trees is referenced by the numbers plotted on the accompanying tree conservation plans.



Table 1. Tree conservation information for 30-48 Chamberlain Avenue, Ottawa

Tree No.	Tree Species	Condition (VP→E or dead)	DBH ¹ (cm)	Ownership	Age Class, Tree Condition Notes & Preservation Status (to be removed or preserved and protected)
1	Little-leaf linden (<i>Tilia cordata</i>)	Good	14	Neighbour	Juvenile; planted; recently pruned from Hydro lines; introduced species; to be preserved and protected
2	Manitoba maple (<i>Acer negundo</i>)	Fair	13 avg.	Neighbour	Maturing; double stemmed from grade; originated from seed - naturalized species; to be preserved and protected
3	Manitoba maple	Fair	23	Neighbour	Maturing; single stemmed; originated from seed - naturalized species; to be preserved and protected
4	Manitoba maple	Fair	15 avg.	Neighbour	Maturing; four stemmed from grade – all divergent due to competition for sunlight; originated from seed - naturalized species; to be preserved and protected
5	White cedar (<i>Thuja occidentalis</i>)	Fair	+/- 20	Neighbour	Mature; multi-stemmed from grade; crown heavily asymmetric towards east due to shade cast by tree #7; native species; to be preserved and protected
6	White cedar	Dead	+/- 20	Neighbour	Mature; dead due to intense shade cast by tree #7; native species; to be preserved and protected (though should be removed)
7	Norway maple (<i>Acer platanoides</i>)	Good	+/- 40	Neighbour	Mature; dominant, generally upright main stem to 4m; cluster of three leaders and three lateral branches – broad, dense crown; introduced invasive species; to be preserved and protected
8	Norway maple	Poor	+/- 50	Neighbour	Mature; tri-stemmed with weak union – two existing cables and one rod brace added for reinforcement; broad crown; introduced invasive species; to be preserved and protected

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Tree No.	Tree Species	Condition (VP→E or dead)	DBH ¹ (cm)	Ownership	Age Class, Tree Condition Notes & Preservation Status (to be removed or preserved and protected)
9	Norway maple	Poor	+/-40	Neighbour	Mature; co-dominant stems at 3.5m with weak union; competing laterals at 3m on west and 3.5m on southwest and northeast – poor growth form; very broad crown; introduced invasive species; to be preserved and protected
10	Norway maple	Fair	+/- 20	Neighbour	Mature; single stemmed to 3.5m with co-dominant leaders; crown asymmetric toward south/southeast; introduced invasive species; to be preserved and protected
11	Norway maple	Poor	+/-35	Neighbour	Mature; tri-dominant stems at 2m; eutypella canker (<i>Eutypella parasitica</i>) at 2m; competing lateral on southwest side; introduced invasive species; to be preserved and protected
12	Crab apple (<i>Malus</i> spp.)	Very good	+/15	Neighbour	Mature; dense crown; heavy fruit year in 2020; cultivar; to be preserved and protected
13	Norway maple	Poor	+/-60	Neighbour	Mature; central stem to 4m with major sweep towards east; competing lateral towards west; very poor growth form; introduced invasive species; to be preserved and protected

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

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate any damage during construction will be applied for the trees retained adjacent to the subject properties. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following 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.

This report is subject to the attached Limitations of Tree Assessments 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. Tree #1 – Little-leaf linden on neighbouring private property



Picture 2. Trees #1-4 (right to left) – Little-leaf linden and Manitoba maples on neighbouring private property



Picture 3. Trees #8 and 9 – Norway maples on neighbouring private property



Picture 4. Tree #11 – Norway maple on neighbouring private property



Picture 5. Tree #12 – crab apple on neighbouring private property

LIMITATIONS OF TREE ASSESSMENTS

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.

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 property and people. 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) recommended 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 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. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated through 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 experience and so 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.

No responsibility is assumed for matters legal in character. Statements made to *IFS Associates Inc.* in regards to the condition or history of the tree(s) are assumed to be correct. Any and all property is assessed or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statues or other government regulations.

Neither the author of this report nor anyone else in association with *IFS Associates Inc.* shall be required to give testimony or attend court by reason of this report unless contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contact of engagement, or as previously accepted.

The information, recommendations and opinions expressed in this report are for the sole benefit of the client(s) named above. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressly written consent of the author. 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 advertising, public relations, news, sales 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, the occurrence of a subsequent event, 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.

Lastly, loss or alteration of any part of this report invalidates the entire report.