

TREE CONSERVATION REPORT – CHATEAU LAURIER RENTAL HOUSING EXPANSION, OTTAWA

PREPARED FOR:

CAPITAL HOLDINGS LTD.
300 - 100 PARK ROYAL
WEST VANCOUVER, B.C.
V7T 1A2

ATTENTION: ART PHILLIPS, DIRECTOR OF DEVELOPMENT

PREPARED BY:

ANDREW BOYD, B.Sc.F, R.P.F.
IFS ASSOCIATES
P.O. Box 13593
OTTAWA, ON
K2K 1X6
613-839-0101

October 30, 2015



INTRODUCTION

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 future re-development of the site. Such reports are required for all site plan control applications for properties on which a tree of 10 centimetres in diameter or greater is present either on or adjacent to the subject property. Once this TCR is approved by the City of Ottawa a permit to work in the vicinity of these trees may be required. No work should occur prior to a permit being issued.

The inventory in this report details the assessment of all individual trees now present adjacent to the subject property. All the trees are located either within Major's Hill Park (National Capital Commission property) or along Mackenzie Avenue (City of Ottawa property). None of the trees will be impacted by the proposed re-development which includes an additional 185,000 square feet of rental housing where the current parking structure is located.

TREE SPECIES, SIZE, CONDITION AND STATUS

Table 1 on page 2 details the species, condition, size (diameter) and preservation status of trees adjacent to the subject property. Each tree is referenced by the numbers plotted on the accompanying tree plan.

Table 1. Species, condition, diameter and status of trees adjacent to Chateau Laurier.

Tree No.	Tree Species	Condition (VP→E)	D.B.H (cm)	Tree Condition Notes & Preservation Status (to be removed or retained)
1	Colorado blue spruce (<i>Picea pungens</i> var. <i>glauca</i>)	Fair	23.0	Mature; crown held high due to inter-competition with surrounding trees; interior of crown dead; fair growth increment, crown density and needle colour; Pitch mass borer (<i>Synanthedon pini</i>) present; to be retained
2	Colorado blue spruce	Fair	16.9	Maturing; lower crown dead due to inter-competition with surrounding trees and adjacent building; good growth increment, crown density and needle colour; Pitch mass borer present; to be retained
3	Colorado blue spruce	Fair	21.1	Mature; lower crown dead due to shading from surrounding trees and adjacent building; good growth increment, crown density and needle colour; Pitch mass borer present; to be retained

Table 1. Continued

4	Colorado blue spruce	Fair	21.5	Mature; interior of crown dead; fair growth increment, crown density and needle colour; Pitch mass borer present; to be retained
5	Colorado blue spruce	Fair	17.5	Mature; crown held high due to shading from surrounding trees and adjacent building; fair growth increment, crown density and needle colour; Pitch mass borer present; to be retained
6	Colorado green spruce (<i>Picea pungens</i>)	Fair	18.1	Mature; crown held high due to shading from surrounding trees; fair growth increment, crown density and needle colour; Pitch mass borer present; to be retained
7	Colorado blue spruce	Poor	19.2	Maturing; heavy vine growth in crown; poor growth increment, crown density and needle colour; to be retained
8	Colorado blue spruce	Fair	16.3	Maturing; interior of crown dead due to shade from adjacent maple; fair growth increment, crown density and needle colour; to be retained
9	Colorado blue spruce	Fair	13.5	Maturing; interior of crown dead due to shade from adjacent maple; fair growth increment, crown density and needle colour; to be retained
10	Colorado blue spruce	Good	19.2	Maturing; good growth increment, crown density and needle colour; to be retained
11	Freeman maple (<i>Acer x freemanii</i>)	Fair	12.1	Maturing; slightly thin crown, undersized foliage; to be retained
12	Freeman maple	Poor	11.5	Maturing; on moderate angle - hit by vehicle; to be retained
13	Freeman maple	Fair	14.8	Maturing; slightly thin crown; to be retained
14	Freeman maple	Fair	14.6	Maturing; slightly thin crown; to be retained
15	Freeman maple	Fair	14.5	Maturing; slightly thin crown; to be retained

Pictures 1, 2, 3 and 4 on pages 4 and 5 show some of trees detailed in Table 1.

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for all trees to be retained. The following measures are required by the City of Ottawa to ensure the survival of retained trees during and after 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.

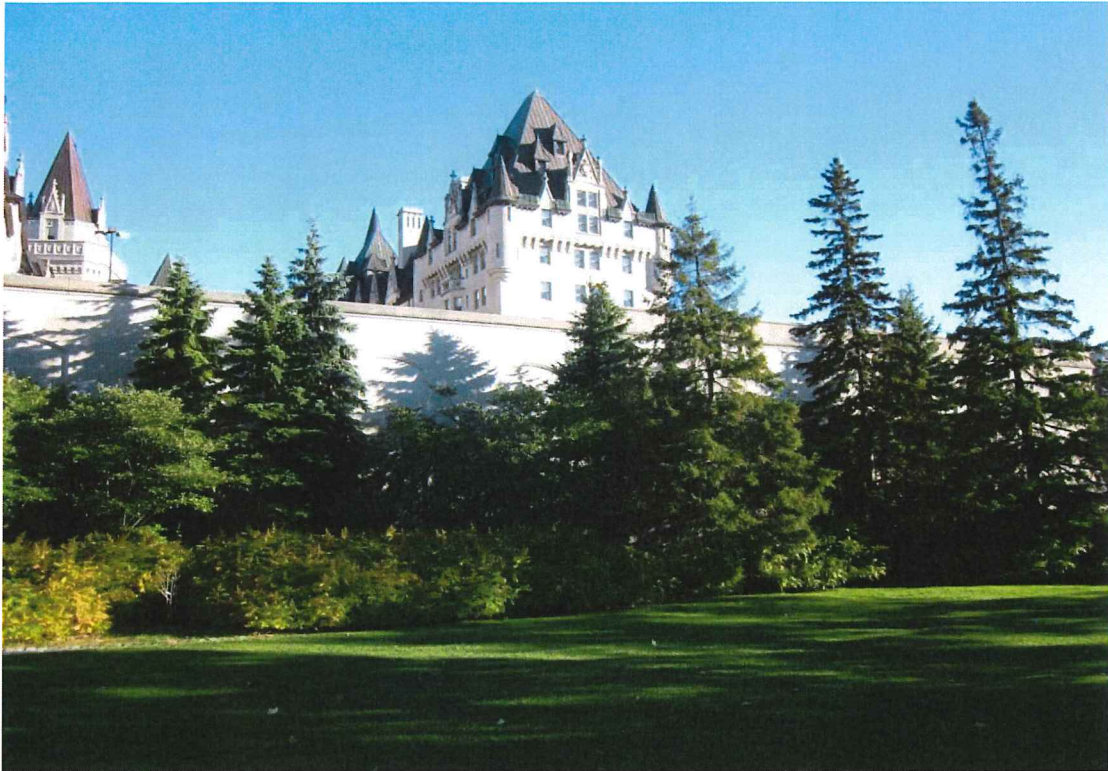
¹ The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk Diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm.

Please do not hesitate to contact me if you have any questions concerning this Tree Conservation Report.

Yours,

Andrew Boyd

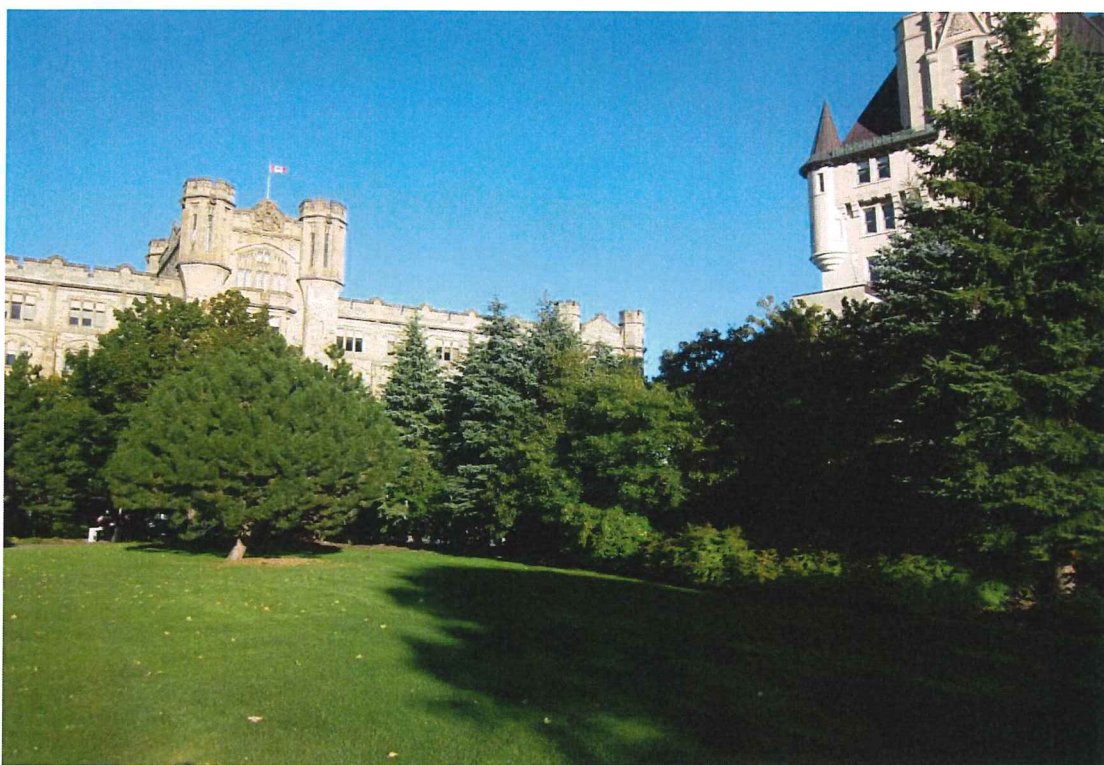
Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
ISA Certified Arborist #ON-0496A and TRAQualified
Butternut Health Assessor #513



Picture 1. Line of trees in Major's Hill Park backing on to Chateau Laurier.



Picture 2. Line of trees in Major's Hill Park backing on to Chateau Laurier.

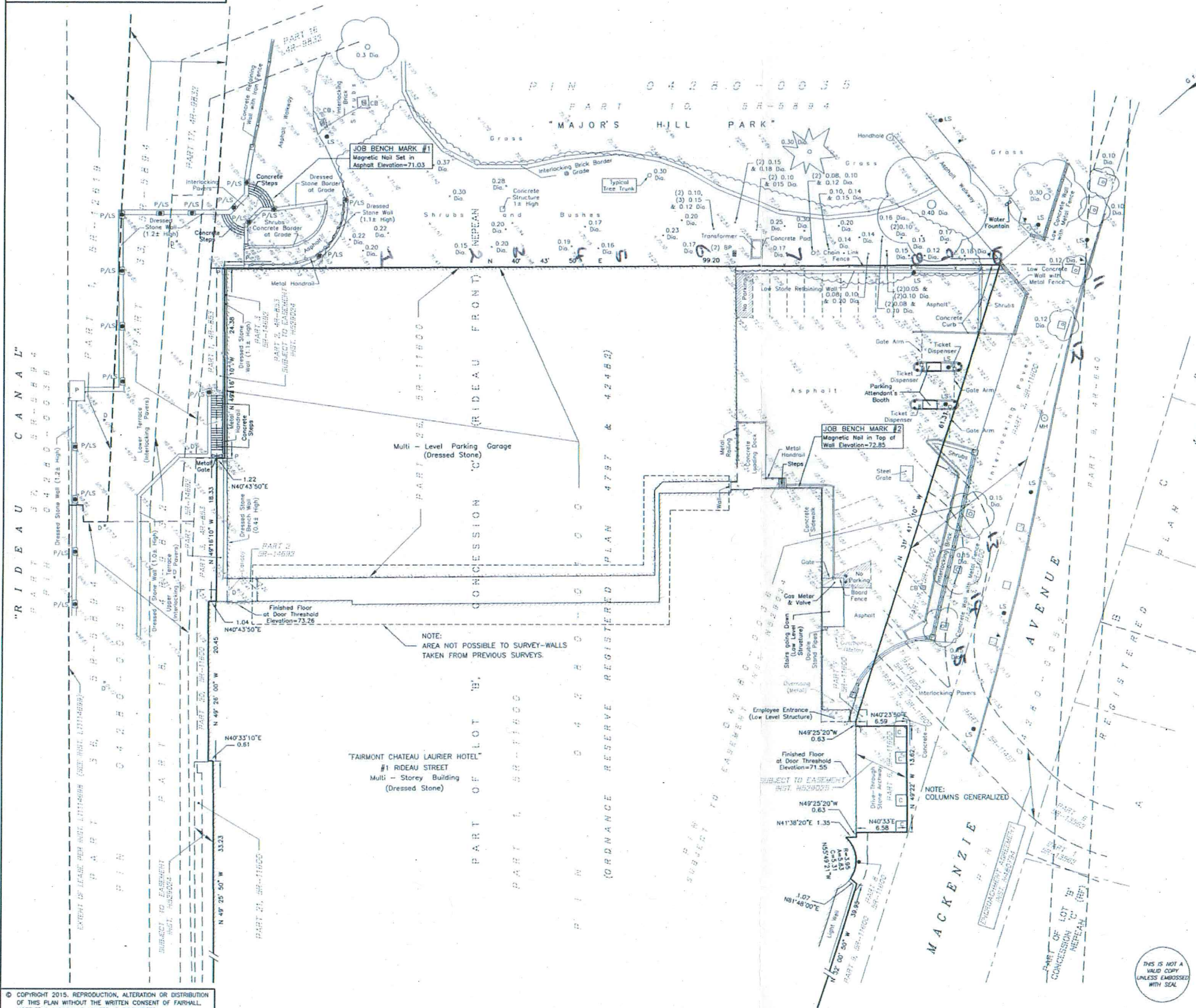


Picture 3. Line of trees in Major's Hill Park backing on to Chateau Laurier.



Picture 4. Freeman maples along Mackenzie Avenue adjacent to subject property.

METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



TOPOGRAPHIC PLAN OF
PART OF LOT 'B'
CONCESSION 'C' (RIDEAU FRONT)
SHOWN AS ORDNANCE RESERVE ON
REGISTERED PLAN 4797 & 42482
GEOGRAPHIC TOWNSHIP OF NEPEAN
Now CITY OF OTTAWA

SCALE 1 : 250
0 5 10 20 25 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

ELEVATION NOTES

1. ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
2. ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
3. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCH MARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ANY UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
2. BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

1. THE CAD DRAWING IS REFERENCED TO THE MTM GRID SYSTEM, ZONE 8 NAD83(ORIGINAL).
2. THE COMBINED SCALE FACTOR IS 0.999942.
3. BOUNDARY AND DIMENSIONS SHOWN ARE PER PLAN BY FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. JOB. N° S42900, REF. 54 (g)-C (RF) NP DATED OCT. 30, 2013.
4. THIS PLAN IS A SURVEY OF THE NORTHERLY PORTION OF THE SUBJECT PROPERTY ONLY AND IS NOT INTENDED TO REPRESENT A SURVEY OF THE ENTIRE CHATEAU LAURIER PROPERTY.
5. THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON SEPTEMBER 30, 2015.

LEGEND

DA	- DIAMETER (TREE TRUNK)	□ C	- COLUMN
PH	- PROPERTY IDENTIFIER NUMBER	□ P/L	- PILLAR WITH LAMP
CB	- CATCH BASIN	□ D	- DRAIN
MH	- MANHOLE	•	- BOLLARD
LS	- LAMP STANDARD	△	- SIGN
UP	- UTILITY POLE	⊗	- CONIFEROUS TREE
BP	- BELL PEDESTAL	⊙	- DECIDUOUS TREE
P	- PILLAR	—	- CURB

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LIMITED
DITTA
Surveying and Land Information Services
100-600 TERRY FOX DRIVE, WANDA, ONTARIO K2L 4M6
TEL: (613) 581-2990 FAX: (613) 581-1499
www.fmw.com

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