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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

March 9, 2022

Marco Recine
c/o 4329163 Canada Inc.
6310 Hazeldean Road
Ottawa, ON
K2S 1B9

RE: TREE CONSERVATION REPORT FOR 6310 HAZELDEAN ROAD, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of 4329163 Canada Inc. in support of the proposed redevelopment of 6310 Hazeldean Road in Ottawa. The proposed redevelopment of the presently structureless subject property is to include three multi-storey residential buildings with surface and underground parking.

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 (pending approval in 2022) 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 approval of this TCR by the City of Ottawa and the issuing of a permit by them authorize 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 by the City's General Manager authorizing the injury or destruction of a tree in accordance with the by-law. Further, if any trees shared with adjacent private property are to be removed written consent of the neighbouring property owner must first be obtained.**

The inventory in this report details the assessment of all individual trees on the subject property. No trees were found on adjacent City of Ottawa lands. Trees meeting the 10cm threshold were all contained to the southeastern limit of the property where they border a number of private

residential backyards. Ownership of trees in proximity to the shared property line must first be determined before any clearing work begins. All trees fully within the subject property conflict with the proposed redevelopment and so are slated for removal. Unless permission of adjacent landowners is first obtained, shared and private owned trees must be protected from harm.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species and size (diameter) of the trees 10cm in diameter and greater on the subject property. Each of these trees is found within the highlighted area shown on the tree conservation plan on page 4 of this report. As noted on the plan, a number of surveyed trees are located close to the shared property line.

Table 1. Species and size (diameter) of inventoried trees at 6310 Hazeldean Road

Tree species	Diameter at Breast Height[1] (cm)
White cedar *(Thuja occidentalis)*	10, 10, 12, 15, 15, 15, 16, 17, 17, 18, 19, 19, 21, 21, 23, 24, 24, 24, 25, 25, 25, 26, 26, 27, 27, 27, 27, 31, 37, 39
Manitoba maple (Acer negundo)	23, 23, 27, 31
White spruce *(Picea glauca)*	33, 44, 64
Aspen *(Populus spp.)*	10, 25, 40
Cottonwood *(Populus deltoides)*	42, 45
White elm *(Ulmus americana)*	25

[1] diameter at breast height, or 1.3m from grade (unless otherwise indicated)

The mature trees remaining on the property are obviously remnants of the original forest. Judging from the trees still present, this forest would have been dominated by white cedar and white spruce with poplars filling the gaps in the canopy. More recently naturalized and invasive species have made their way into the understory.

Pictures 1 through 4 on pages 5, 6 and 7 of this report show selected views outside and within the treed area on the subject property.

TREE HEALTH

In general, tree health was found to be poor. This is due to a combination of site disturbance, in particular a berm which runs most of the length of the southeastern property line, and heavy vine *(Vitus* spp.*)* growth into tree crowns. Most elms on the property are dead due to Dutch elm disease (*Ophiostoma novo-ulmi*) and all ash are dead due to the long-standing spread emerald ash borer *(Agrilus planipennis).* Also, a number of the aspens are infected with Hypoxylon canker *(Hypoxylon mammatum).*

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 nearby adjacent properties (within 50 metres). 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 trees to be retained adjacent to the subject property. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

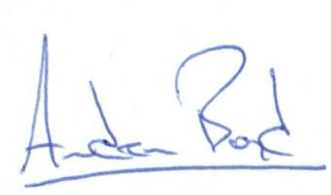
1. As per the City of Ottawa's tree protection barrier specification, erect a fence as close as possible to the CRZ of the tree(s);
2. Do not place any material or equipment within the CRZ of the tree(s);
3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing grade within the CRZ without approval;
5. Tunnel or bore instead of trenching within the CRZ of any 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] critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm.

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 or comments concerning this report.

Yours,



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

IFS ASSOCIATES

GENERAL NOTES

1. Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 5m.

2. For the purpose of this concept, an average of 90m2/ (968.7sf) unit size is used to calculate approximate total number of units.

3. *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.

4. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.

5. This concept may require minor variances for setback reduction, parking, heights, etc.

PLANS COMPLETED BY FOTENN PLANNING AND DESIGN (17/09/21)

LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- TREES

0 2.5 5 Meters

DRAWING:
Tree Conservation Plan

PROJECT:
6310 HAZELDEAN ROAD
CITY OF OTTAWA

IFS ASSOCIATES
613-838-5717
Andrew K. Boyd, R.P.F

SCALE:	1:130
DATE:	2022-03-09
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO.
6310

Picture 1. Overview of treed area along southeastern property line at 6310 Hazeldean Road

Picture 2. Manitoba maple and aspen trees fully on subject property at 6310 Hazeldean Road

Picture 3. White cedars straddling property line at 6310 Hazeldean Road (rope approximates shared property line)

Picture 4. Southeastern property line at 6310 Hazeldean Road (rope approximates shared property line)

Picture 5. Cedar trees fully on subject property at 6310 Hazeldean Road

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 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.