



August 26, 2022

Gino J. Aiello
GJA Inc.
110 Didsbury Road Unit #9
Ottawa, ON K2T 0C2

RE: TREE CONSERVATION REPORT FOR 1400–1410 YOUVILLE DRIVE, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of 2167659 Ontario Inc. in support of the development of 1400-1410 Youville Drive in Orleans. 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 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 inventory in this report details the assessment of all individual trees on the subject property, adjacent private property and nearby City of Ottawa lands. Field work for this report was completed in in August 2022.

The development proposed for the site includes the demolition of a one-storey car wash and construction of a new larger commercial auto body shop with surface parking. The proposed construction will allow for the preservation of all but two of the existing trees on the subject property. All trees on adjacent private property will be preserved and protected during construction. No trees were found on nearby City of Ottawa lands.

TREE SPECIES, CONDITION, SIZE AND STATUS

On the Table 1 on pages 2 and 3 details the species, condition, size (diameter) and status of the individual trees on the subject and adjacent private properties. Each of these trees is referenced by the numbers plotted on the tree conservation plan on page 4 of this report.

Pictures 1 to 5 on pages 5 through 8 of this report show selected trees on and adjacent to the subject property. All pictures were taken in August 2022.



Table 1. Species, ownership, diameter, condition and status of trees at 1400-1410 Youville Dr.

Tree No.	Tree Species	Ownership	DBH ¹ (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & Preservation Status (to be removed or preserved and protected)
1	White elm (<i>Ulmus americana</i>)	Private	30	Good; mature; upright pedestal with multiple leaders arising at 4m – broad crown; no outward signs of Dutch elm disease (<i>Ophiostoma novo-ulmi</i>); native species; to be preserved and protected
2	Poplar (<i>Populus</i> spp.) & Ash (<i>Fraxinus</i> spp.)	Neighbour	10-15 approx.	Poor; maturing line of trees – ash originating from seed, poplar from root sprouts; ash dead due to emerald ash borer (<i>Agrilus planipennis</i>); all trees covered in dense vine growth (<i>Vitis</i> spp.); native species; to be preserved and protected
3	Bur oak (<i>Quercus macrocarpa</i>)	Neighbour	+/-35	Fair; mature; single upright main stem; crown covered in dense vine growth (<i>Vitis</i> spp.); native species; to be preserved and protected
4	Manitoba maple (<i>Acer negundo</i>)	Private	11 avg.	Fair; maturing; eight divergent stems from grade – possible coppice growth; broad dense crown; naturalized species; to be preserved and protected
5	Manitoba maple (<i>Acer negundo</i>)	Neighbour	10-20 approx.	Fair; maturing line of trees; all originated from seed; most multi-stemmed from grade; naturalized species; to be preserved and protected
6	Colorado spruce (<i>Picea pungens</i>)	Private	42	Good; mature; crown raised to 3.5m above sign; epicormic growth regenerating along bole; good crown density, annual growth increment and needle colour; introduced species; to be preserved and protected
7	Colorado spruce (<i>Picea pungens</i>)	Private	47	Good; mature; co-dominant stems at 2m – mildly divergent; lower crown asymmetric towards southeast due to influence of tree #8; good crown density, annual growth increment and needle colour; introduced species; to be removed (conflicts with sewer installation)
8	Manitoba maple (<i>Acer negundo</i>)	Private	30 & 33	Fair; mature; co-dominant stems at 0.5m – central stem with competing lateral towards southwest; weak union between stems (inclusion ridges); naturalized species; to be removed (conflicts with construction)

¹Diameter at breast height, or 1.4m from grade.

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) 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 on private property. The following measures are required by the City of Ottawa to ensure tree survival during 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 with any questions concerning this Tree Conservation Report.

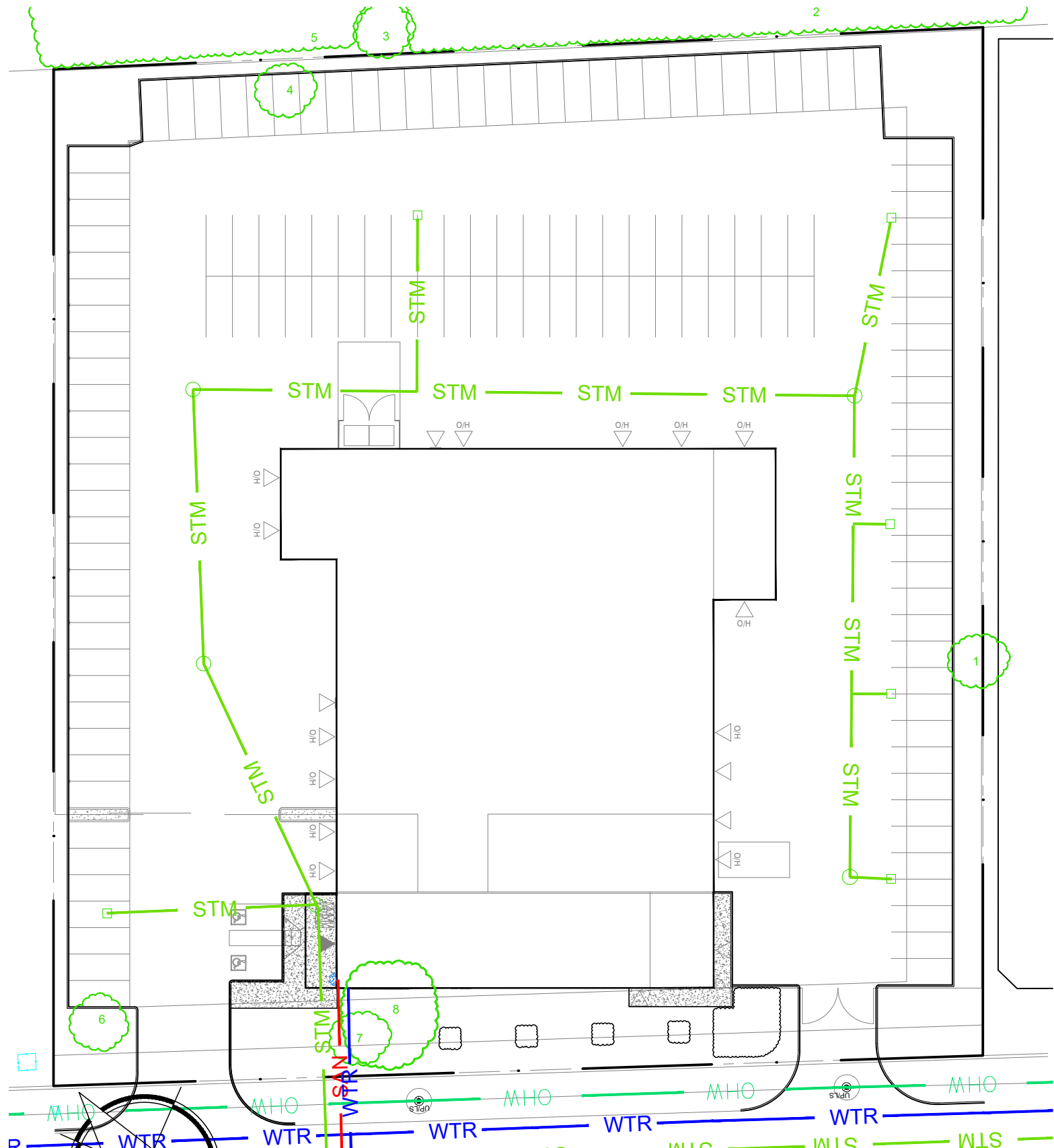
This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Yours,



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





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Picture 1. Tree #1, private white elm at 1400-1410 Youville Drive



Picture 2. Trees #3, neighbouring oak (right) and #4 private Manitoba maple (left) at 1400-1410 Youville Drive



Picture 3. Trees #4, private Manitoba maple (right) and #5 neighbouring line of Manitoba maples (back ground) at 1400-1410 Youville Drive



Picture 4. Tree #6, private Colorado spruce at 1400-1410 Youville Drive



Picture 5. Trees #7 and 8, private Colorado spruce (right) and Manitoba maple at 1400-1410 Youville Drive

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 activities 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.