



December 15, 2022

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

RE: TREE CONSERVATION REPORT FOR 1209 ST. LAURENT BOULEVARD, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of GLA Inc. in support of the proposed development of 1209 St. Laurent Boulevard 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 subject property is open – holding only turf and trees. The proposed development will include the construction of a multi-storey residential building.

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.**

The inventory in this report details the assessment of all individual trees on the subject property. No trees were found on nearby City of Ottawa property. Field work for this report was completed in March 2022.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 2 and 3 of this report details the species, condition, size (diameter) and status of the individual trees on the subject property. Each of these trees is referenced by the numbers plotted on the tree conservation plan included on page 5 of this report.



Table 1. Species, condition, size, ownership and status of trees at 1209 St. Laurent Boulevard

Tree No.	Tree species /Tolerance to Construction ¹	DBH ² (cm)	CRZ ³	Condition, age class, tree condition notes & preservation status (to be removed or preserved and protected)
1	Cottonwood (<i>Populus deltoides</i>)/ Moderate-Good	20 avg.	-	Good; three maturing trees; likely originated from wind-borne seed; native species; to be removed (conflicts with proposed development)
2	Austrian pine (<i>Pinus nigra</i>)	39	-	Standing dead; mature; marked for removal by City; to be removed (dead)
3	Austrian pine (<i>Pinus nigra</i>)	28	-	Standing dead; mature; to be removed (dead)
4	Austrian pine (<i>Pinus nigra</i>)	31	-	Standing dead; mature; to be removed (dead)
5	Austrian pine (<i>Pinus nigra</i>)/ Moderate-Good	38	-	Fair; mature; crown asymmetric towards north due to influence of adjacent trees; fair crown density, growth increment and needle colour; no distinct dominant leader; introduced species; to be removed (conflicts with proposed development)
6	Norway maple (<i>Acer platanoides</i>)/ Moderate-Good	25	2.5	Good; mature; central dominant stem with competing leaders at 4m from grade; suppressed laterals starting at 1.5m; dense, compact crown; introduced invasive species; to be removed (conflicts with site access)
7	Austrian pine (<i>Pinus nigra</i>)/ Moderate-Good	41	-	Good; mature; dominant central stem; crown asymmetric due to influence of nearby trees; good crown density, growth increment and needle colour; introduced species; to be removed (will not survive root loss)
8	Austrian pine (<i>Pinus nigra</i>)/ Moderate-Good	26	-	Fair; mature; dominant central stem; crown asymmetric due to influence of nearby trees; good crown density, growth increment and needle colour; introduced species; to be removed (will not survive root loss)
9	Austrian pine (<i>Pinus nigra</i>)/ Moderate-Good	31	-	Fair; mature; dominant central stem; crown asymmetric due to influence of nearby trees; good crown density, growth increment and needle colour; introduced species; to be removed (will not survive root loss)

Table 1. Con't

Tree No.	Tree species /Tolerance to Construction ¹	DBH ² (cm)	CRZ ³	Condition, age class, tree condition notes & preservation status (to be removed or preserved and protected)
10	Austrian pine (<i>Pinus nigra</i>)/ Moderate-Good	31	-	Very poor; mature; top half of crown dead, bottom with poor crown density, growth increment and needle colour; introduced species; to be removed (very poor condition and will not survive root loss)
11	Austrian pine (<i>Pinus nigra</i>)/ Moderate-Good	33	-	Fair; mature; crown moderately asymmetric due to influence of nearby trees; good crown density, growth increment and needle colour; introduced species; to be removed (will not survive root loss)
12	Austrian pine (<i>Pinus nigra</i>)/ Moderate-Good	43	-	Fair; mature; lower crown dead due to influence of nearby pine and maple trees; good crown density, growth increment and needle colour; introduced species; to be removed (will not survive root loss)
13	Norway maple (<i>Acer platanoides</i>)	22	-	Dead; mature; broken in two; to be removed (dead)
14	Austrian pine (<i>Pinus nigra</i>)	33	-	Dead; mature; seeded Siberian elm (<i>Ulmus pumila</i>) growing at base; to be removed (dead)
15	Austrian pine (<i>Pinus nigra</i>)/ Moderate-Good	26	-	Poor; mature; stunted growth form; poor crown density, growth increment and needle colour; introduced species; to be removed (poor condition)
16	Austrian pine (<i>Pinus nigra</i>)/ Moderate-Good	29	-	Poor; mature; stunted growth form; heavy vine (<i>Vitis</i> spp.) growth into crown; very poor crown density, growth increment and needle colour; introduced species; to be removed (poor condition)
17	Austrian pine (<i>Pinus nigra</i>)/ Moderate-Good	34	3.4	Fair; mature; crown asymmetric due to influence of nearby trees; vine (<i>Vitis</i> spp.) growth into crown; fair crown density and needle colour, good growth increment; hydro line runs through crown apex; introduced species; to be removed (conflicts with site access)

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 critical root zone 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

Pictures 1 through 4 on pages 6, 7 and 8 of this report show selected trees on the subject property.

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 two trees to be retained. 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 crown.

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 and Liability to which the reader's attention is directed.

Please do not hesitate to contact the undersigned with any questions concerning this report.

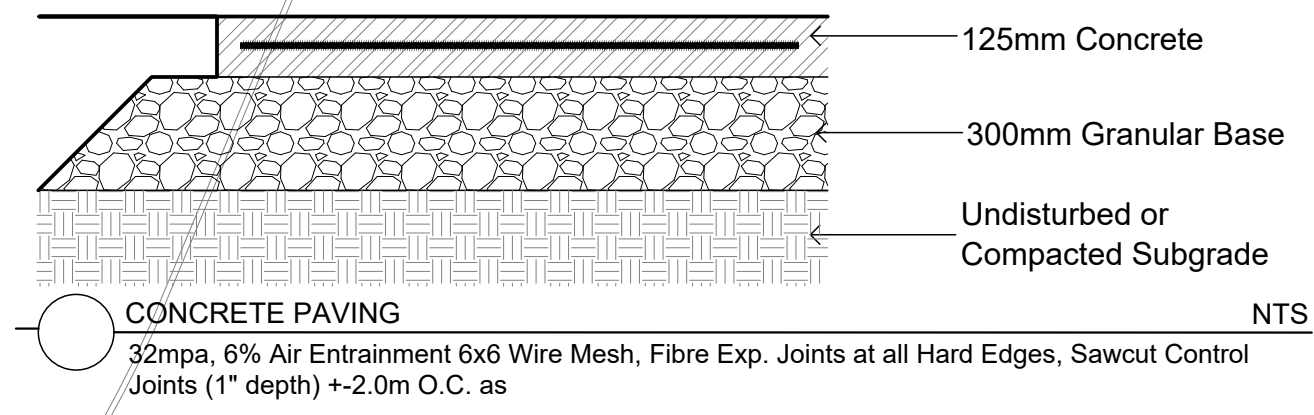
Yours,



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



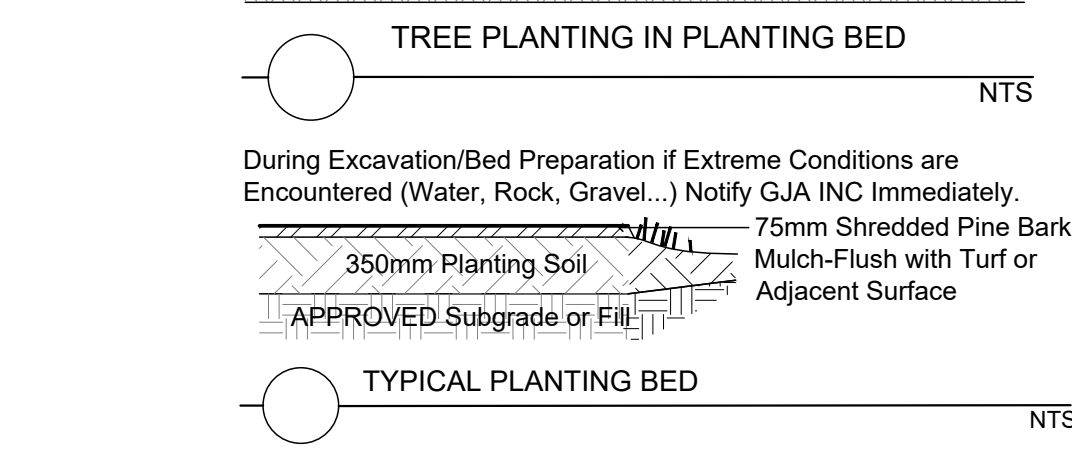
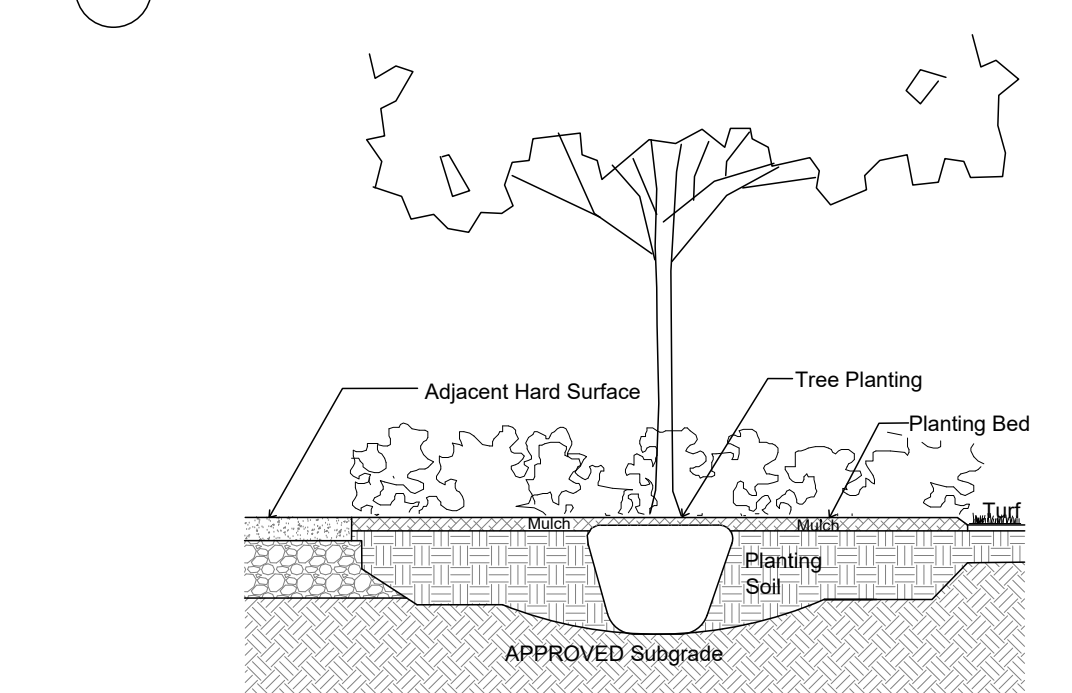
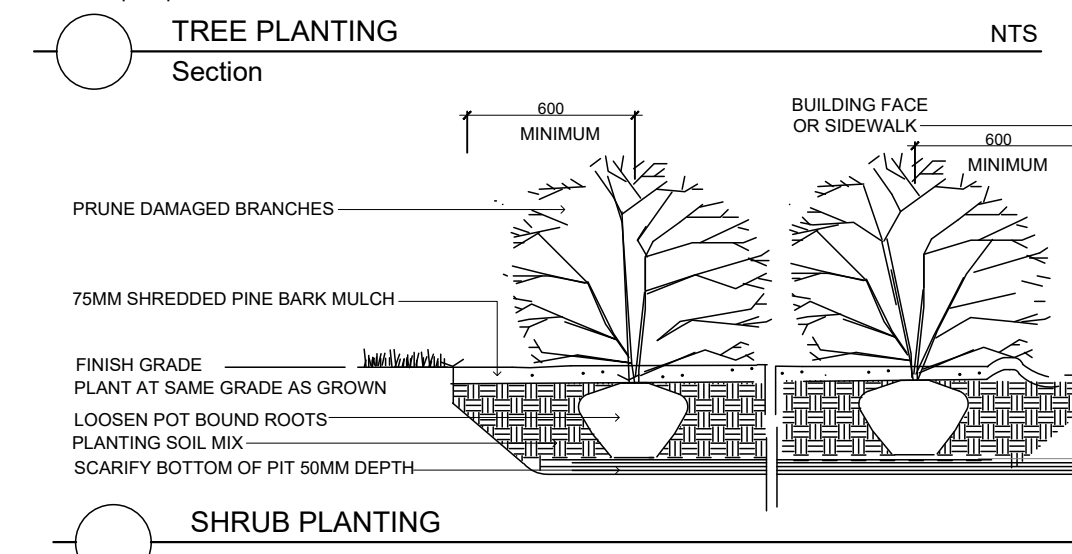
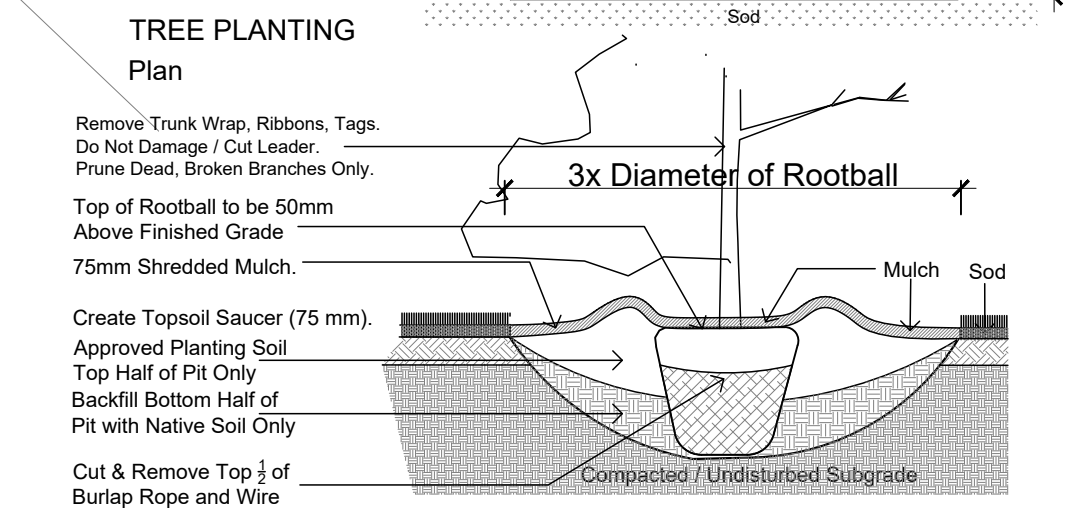
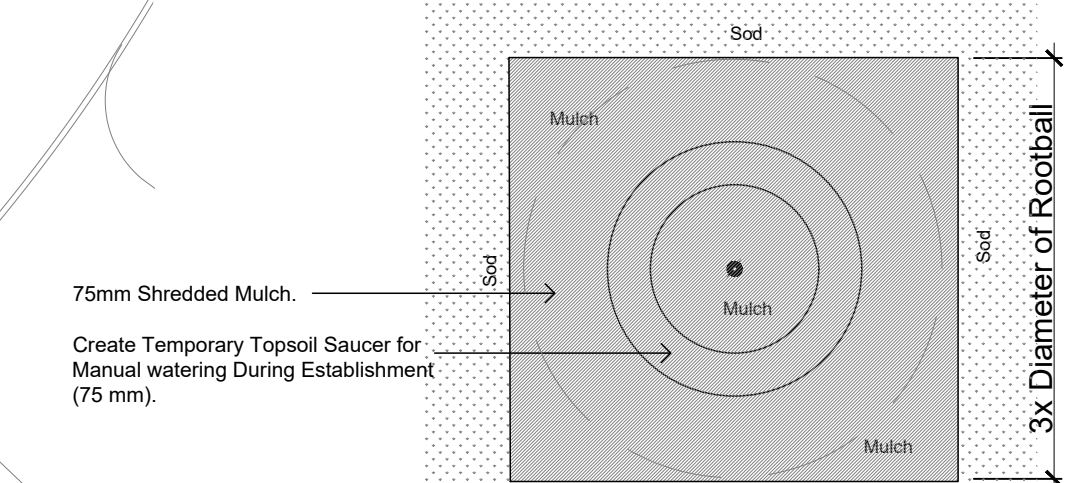
CONCRETE - FINISH LIGHT BROOM. WOOD FLOAT MAGNESIUM FLOAT:
 ALL CONCRETE FINISHES TO BE APPROVED BY GJA LANDSCAPE ARCHITECT.
 SAWCUT LAYOUT FOR ALL AREAS TO BE MARKED ON SITE IN RED CHALK, REVIEWED, ADJUSTED AND APPROVED BY GJA LANDSCAPE ARCHITECT PRIOR TO ANY CUTTING.
 EXPANSION JOINT LAYOUT FOR ALL AREAS TO BE LAID OUT ON SITE, REVIEWED, ADJUSTED AND APPROVED BY GJA LANDSCAPE ARCHITECT PRIOR TO ANY CONCRETE POURING.
 PROVIDE COLD JOINT DETAIL at End of Previous Pour/Beginning of New Pour, C/W REBAR DOWELS 500mm O.C.
 FINISH: TOOL EDGE FIRST, THEN WIPE OFF TOOL MARKS WHILE APPLYING FINISH.



Drawing Remains the Property of/Copyright Reserved by GJA INC. Do Not Use or Reproduce Without Approval of GJA INC. NOT To Be Used For Construction Unless indicated by Revision: "FOR LANDSCAPE CONSTRUCTION". Contractor is Responsible for Verification of Site Locations of all Utilities. Report any Discrepancies Between Site and Drawing Immediately to GJA INC. Do NOT Proceed Until Clarified.

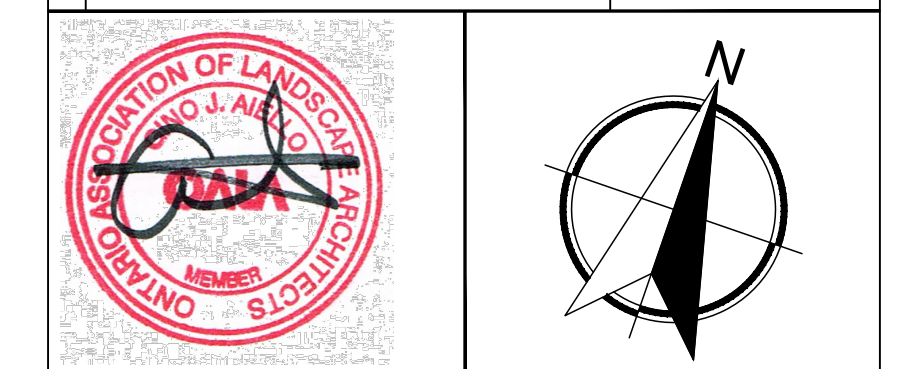
TURF AREAS TO BE SOD C/W 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE | SOD TO BE #1 GRADE TURFGRASS NURSERY SOD per NSGA - Fine Fescue/Kentucky Bluegrass Sod | PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT | PLANT MATERIAL TO MEET CNLA STANDARDS/BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING | ALL MATERIALS & WORK TO BE MAINTAINED UNTIL FINAL ACCEPTANCE (MOWING TURF, WEEDING BEDS, WATERING TURF & PLANTS) & INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE | PROVIDE WATERING OF ALL PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT UNTIL END OF WARRANTY PERIOD | REFER TO CIVIL ENGINEER'S DRAWING FOR ELEVATIONS / GRADING |

The Landscape Plan is to be read in conjunction with the grading, servicing, site and survey plan | Bare root material to be planted in season only | All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting | All trees to be preserved on or directly adjacent to the site will be protected | Plant material are to be installed a minimum of; 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure |



- LANDSCAPE PLAN LEGEND
- Retaining Wall
 - Fire Hydrant
 - Light Standard Base
 - Concrete Paving
 - Pedestrian Pavers
 - Coniferous Tree
 - Deciduous Tree
 - Shrub Planting Bed
 - Riverwash Stone On Filter Cloth
 - Turf
 - Limit of Building Below
 - REFER TO TCR BY IFS
 - Existing Tree to Remove
 - BELOW GRADE SERVICES REFER TO CIVIL /CUP
 - WTR - U/G Water Service
 - STM - U/G Storm Service
 - SAN - U/G Sanitary Service

#	Revision	Date
2	SITE PLAN CONTROL SUBMISSION 2	DEC 13 2022
1	SITE PLAN CONTROL SUBMISSION 1	MAY 20 2022
0	REVIEW/COORDINATION	MAY 13 2022



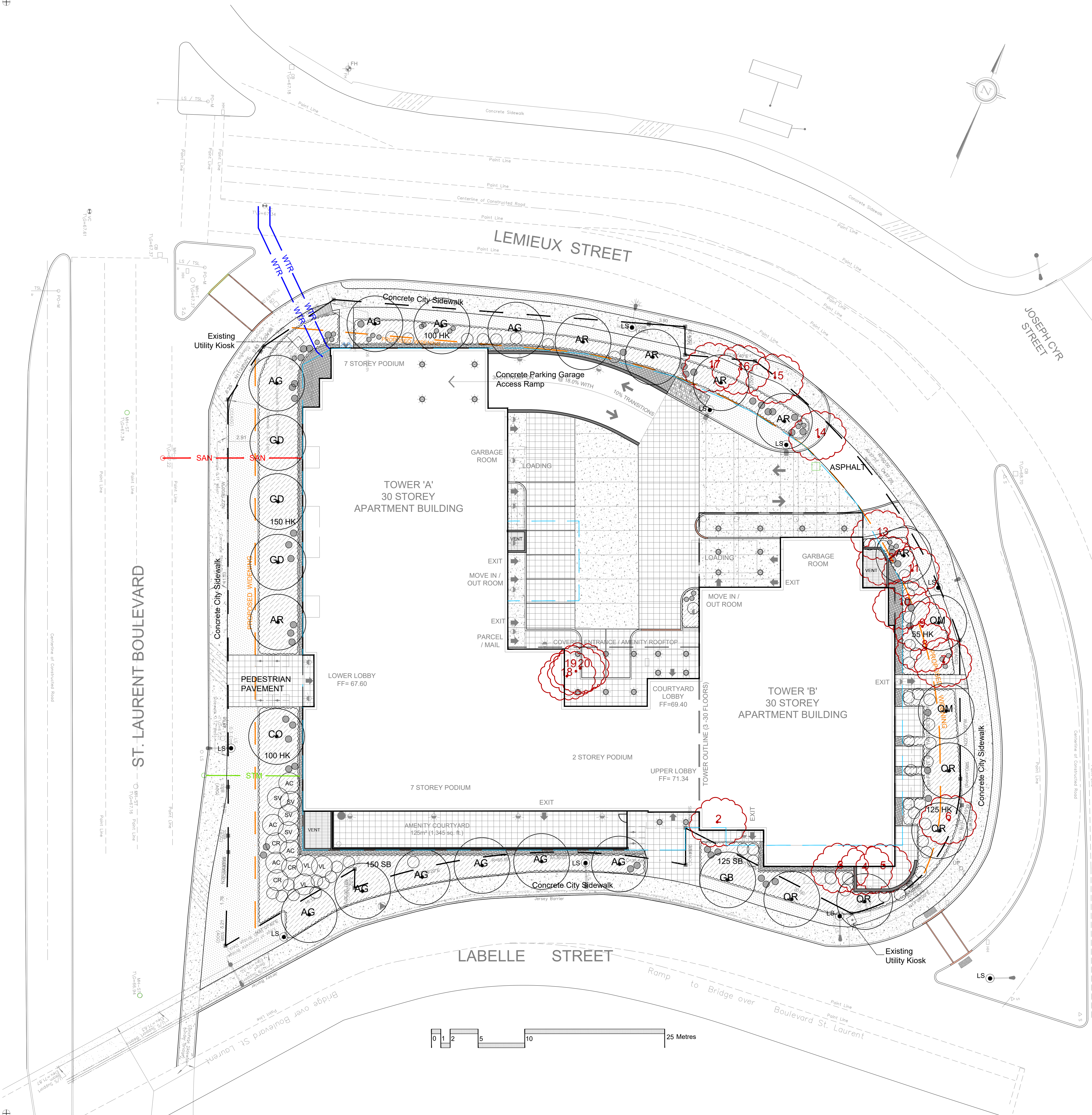
Property Owner
1209 ST. LAURENT BLVD. INC.
 900-2000 PEEL STREET MONTREAL H3A 2W5

Gino J. Aiello | landscape architect
 GJA INC.
 Gino@GJALA.com (613) 286 5130
 110 Dobbey Road Unit # 9 | Ottawa Ontario | K2T 0C2

Project
MULTI UNIT RESIDENTIAL BUILDING
 1209 ST. LAURENT BOULEVARD

Scale: 1:200
 City of Ottawa
 Dwg - 18763

Sheet Number
L1
 D07-12-22-0089





Picture 1. Tree #1, poplar at 1209 St. Laurent Boulevard



Picture 2. Trees #3-6 (right to left) at 1209 St. Laurent Boulevard



Picture 3. Trees #7-13 (right to left) at 1209 St. Laurent Boulevard



Picture 4. Trees #14-17 (right to left) at 1209 St. Laurent Boulevard

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 (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 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.

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 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.

