



P.O. Box 13593, STN. KANATA, OTTAWA, ON K2K 1X6
TELEPHONE: (613) 850-2475
WEBSITE: WWW.IFSASSOCIATES.CA

URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

December 23, 2024

Frank Unsworth
35 Laurel Street
Ottawa, ON
K1Y 4M4

RE: TREE CONSERVATION REPORT FOR 75 BREEZEHILL AVENUE NORTH

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Frank Unsworth in support of an Official Plan Amendment and Zoning By-law Amendment for 75 Breezehill Avenue in Ottawa. The work proposed for the site includes demolition of the existing commercial building and construction of two multi-storey apartment buildings with below-grade 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 which calls for the retention of the City's urban forestry canopy and, in particular, 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.

Eight of the eleven individual trees identified on the survey prepared by Stantec Geomatics Ltd. are fully on or shared with the subject property. Three trees are fully on City of Ottawa lands as is a large treed area to the north of the subject property. This latter grouping is considered far enough away not to be impacted by the proposed construction activities.

The approval of this tree conservation report by the City of Ottawa and the issuing of a permit authorizes the removal of approved trees. **Importantly, although this report may be used to support the application for a 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 authorizing the injury or destruction of a tree in accordance with the By-law. Further, the removal of any trees shared with or fully on neighbouring properties require prior written permission of the adjacent landowner.**

Field work for this report was completed in June 2023.



TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, ownership, size (diameter), condition and status of the trees on the subject property and shared with adjacent lands. Tree locations are referenced by the numbers plotted on the tree conservation plans on pages 5 and 6 of this report.

Table 1. Species, ownership, diameter, condition and status of trees at 75 Breezehill Avenue

Tree No.	Tree species	Owner-ship ¹	DBH ² (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & Preservation Status (to be removed or preserved and protected)
1	Little-leaf linden (<i>Tilia cordata</i>)	City	68.2	Poor; very mature; heavily pruned from overhead Hydro lines; crown very asymmetric towards east; introduced species; to be preserved and protected
2	Norway maple (<i>Acer platanoides</i>)	City	25 avg.	Very poor; mature; four stems from grade - coppice growth from parent stump; all heavily pruned/topped from overhead Hydro lines; introduced invasive species; to be preserved and protected
3	Manitoba maple (<i>Acer negundo</i>)	Shared with adjacent private property	+/-25	Very poor; mature; single stemmed; growing through chain-link fence; heavily damaged by snow piling machinery; naturalized species; to be preserved and protected
4	Manitoba maple (<i>Acer negundo</i>)	Private	26.4	Poor; mature; double-stemmed at grade - south stem cut at 1m, north with central stem and competing lateral at 2.5m on southeast; growing through private Hydro line; naturalized species; to be preserved and protected
5	Manitoba maple (<i>Acer negundo</i>)	Private	27.5	Fair; mature; co-dominant stems at 2.25m; growing through private Hydro line; naturalized species; to be preserved and protected
6	White elm (<i>Ulmus americana</i>)	Private	57.4	Very good; mature; multi-stemmed at 2.5m; broad, dense, generally symmetric crown; no outward signs of Dutch elm disease (<i>Ophiostoma novo-ulmi</i>); native species; to be preserved and protected
7	Silver maple (<i>Acer saccharinum</i>)	Shared with adjacent private property	+/-40	Fair; mature; central stem with competing lateral at 2.75m; vine (<i>Vitis</i> spp.) growth into lower and mid-crown; native species; to be preserved and protected

Table 1. Species, ownership, diameter, condition and status of trees at 75 Breezehill Avenue

Tree No.	Tree species	Owner-ship ¹	DBH ² (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & Preservation Status (to be removed or preserved and protected)
8	Manitoba maple (<i>Acer negundo</i>)	Shared with adjacent private property	+/-20	Very poor; mature; double-stemmed at grade; divergent form towards northeast/southwest; growing through chain-link fence; naturalized species; to be preserved and protected
9	Silver maple (<i>Acer saccharinum</i>)	Shared with adjacent property	+/-25	Fair; mature; previously topped at 1.5m; divergent form towards northeast; native species; to be preserved and protected
10	Siberian elm (<i>Ulmus pumila</i>)	Shared with adjacent property	52	Poor; mature; co-dominant stems at 3.5m – both bisect higher in crown; competing epicormic stem from grade on south; growing through chain-link fence; major basal wounds; Manitoba maple (<i>Acer negundo</i>) and serviceberry (<i>Amelanchier</i> spp.) growing through crown; introduced invasive species; to be preserved and protected
11	Siberian elm (<i>Ulmus pumila</i>)	City	+/-30 avg.	Very poor; mature; four stemmed from grade; all stems previously topped; corner post of fence embedded between stems; vine (<i>Vitis</i> spp.) growth into lower and mid-crown; introduced invasive species; to be preserved and protected
12	Manitoba maple (<i>Acer negundo</i>); White elm (<i>Ulmus americana</i>); Siberian elm (<i>Ulmus pumila</i>); Norway maple (<i>Acer platanoides</i>); Black walnut (<i>Juglans nigra</i>)	City	>10	Dead to fair; immature to mature; all trees originating from seed; understory composed primarily of buckthorn (<i>Rhamnus</i> spp.); native, naturalized, introduced and/or invasive species; trees; to be preserved and protected

¹ As determined by the survey prepared by Stantec Geomatics Ltd; ² Diameter at breast height, or 1.3m from grade (unless otherwise indicated)

Pictures 1 to 5 on pages 8 through 10 of this report show selected trees on and adjacent to the subject property.

PROVINCIAL REGULATIONS

Certain provincial regulations are applicable to trees on private property. In particular, the Endangered Species Act – ESA (2007) mandates that tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut (*Juglans cinerea*) is present in Eastern Ontario and is listed as threatened on the SARO. Because of this it is protected from harm. No trees of this species were found on or nearby to the subject property.

TREE PROTECTION MEASURES

Protection measures intended to mitigate damage during construction will be applied for the 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. As per the City of Ottawa's tree protection barrier specification (included on page 7), 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.

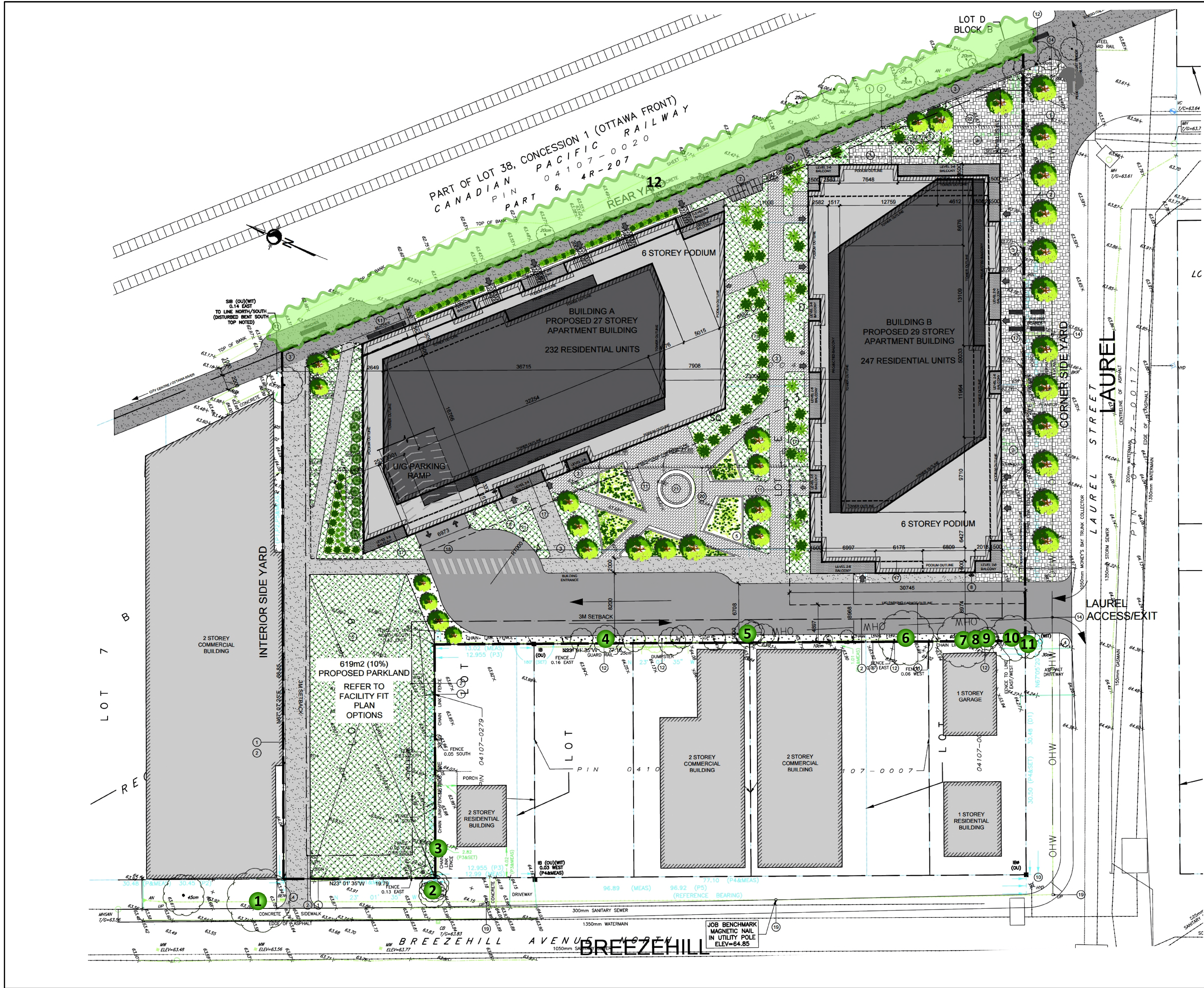
Please do not hesitate to contact me with any questions concerning this report.

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
Consulting Urban Forester



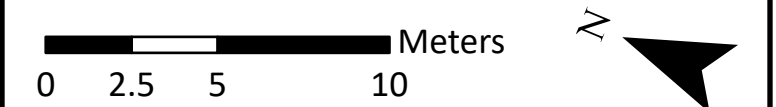
GENERAL NOTES

- 1 PROPERTY LINE
- 2 EXISTING BUILDING SETBACKS
- 3 HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- 4 DEPRESSED CURB AND SIDEWALK TO CITY OF OTTAWA STANDARD DETAIL
- 5 GROUND COVER IN CONCRETE PLANTERS
- 6 RESERVED
- 7 BICYCLE PARKING SPACES
- 8 SIAMENSE CONNECTION @ GROUND FLOOR
- 9 RESERVED
- 10 EXISTING FIRE HYDRANT
- 11 OUTLINE OF UNDERGROUND PARKING LEVELS
- 12 EXISTING TREE TO BE REMOVED
- 13 RESERVED
- 14 RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES
- 15 RESERVED
- 16 RESERVED
- 17 EXTENT OF GROUND FLOOR
- 18 ENTRY DRIVEWAY TO U/G PARKING GARAGE
- 19 EXISTING UTILITY POLE
- 20 EXISTING 2 STOREY BUILDING TO BE REMOVED
- 21 SPLASH PAD
- 22 P.O.P.S. AREA - 150 SQ METERS/ 1,315 SQ FT

PLANS COMPLETED BY RLA ARCHITECTURE

LEGEND

- CONCRETE UNIT PAVERS SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE CITY SIDEWALK
- NCC MULTI-USE PATHWAY
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN/COMMERCIAL ENTRANCE
- BIKE ROOM/RESIDENTIAL ENTRANCE
- FIRE EXIT
- PROPERTY LINE
- ZONING SETBACKS
- TREE
- TREES



DRAWING: Tree Conservation Plan

PROJECT: 75 BREEZEHILL AVENUE
CITY OF OTTAWA



613-838-5717

Andrew K. Boyd, R.P.F.
SCALE: 1:220
DATE: 2024-12-13
DRAWN BY: SS
SHEET NO. 1
DRAWING NO. 75 B R

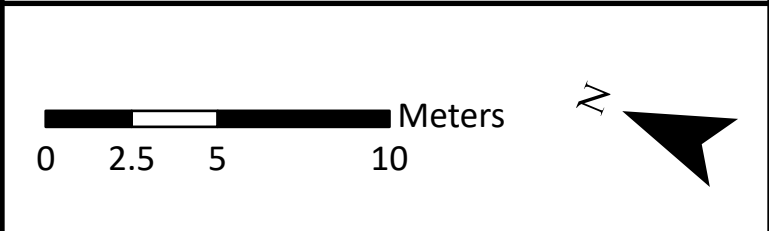


GENERAL NOTES

Maxar, Microsoft

LEGEND

TREE
TREES



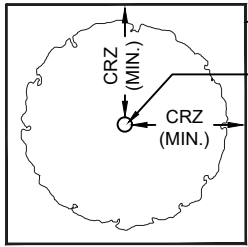
DRAWING:
Tree Conservation Plan

PROJECT:
75 BREEZEHILL AVENUE
CITY OF OTTAWA

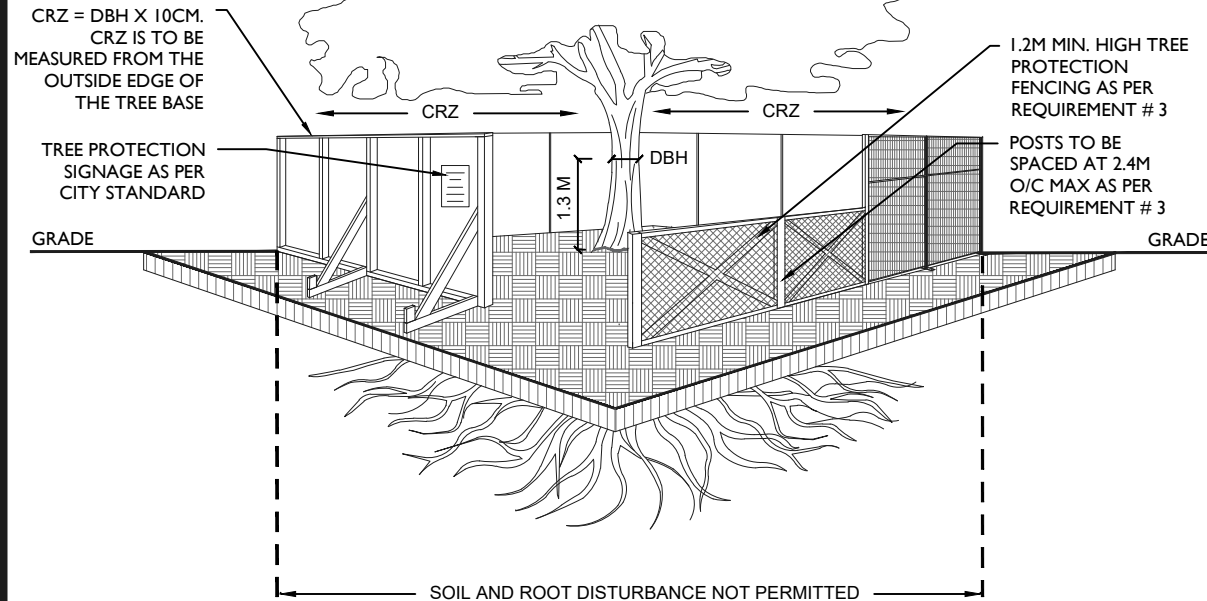


Andrew K. Boyd, R.P.F.

SCALE: 1:220	DRAWING NO. 7 5 B R
DATE: 2024-12-13	
DRAWN BY: SS	
SHEET NO. 1	



PLAN VIEW



ACCESSIBLE FORMATS AND COMMUNICATION
SUPPORTS ARE AVAILABLE, UPON REQUEST

TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.



TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1



Picture 1. Tree #1, little-leaf linden on City property adjacent to 75 Breezehill Avenue



Picture 2. Trees #2 and 3 (right to left), maple trees on City and private property at 75 Breezehill Avenue



Picture 3. Trees #4 and 5 (right to left), private Manitoba maples at 75 Breezehill Avenue



Picture 4. Trees #6 - 11 (right to left), private and shared trees at 75 Breezehill Avenue



Picture 5. Tree grouping #12, Manitoba and Norway maple, Siberian and white elm, and black walnut on City lands adjacent to 75 Breezehill Avenue

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 prepared 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. If examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.

