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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

September 14, 2022

John Szczepaniak, Landscape Architect
P.O. Box 4207, Station 'E'
Ottawa, ON
K1S 5B2

Committee of Adjustment
Received | Reçu le
2023-06-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: TREE CONSERVATION REPORT FOR 817 ROSEVIEW AVENUE, OTTAWA

Dear John,

This report details a pre-construction tree conservation report (TCR) for the above-noted property located in Ottawa. The need for this TCR is related to the proposed construction of a four-storey lowrise apartment building with an associated asphalt driveway alongside the building and multiple parking spaces at the rear.

The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law No. 2020-340. Tree conservation reports are required for all site plan control applications for properties on which a tree of 10 centimetres in diameter or greater is present. The approval of this TCR by the City of Ottawa authorizes site clearing activities, including the removal of any 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 of Ottawa. Further, if any trees fully on or shared with adjacent properties are to be removed permission from adjacent land owners must first be obtained.**

In terms of existing vegetation there are five distinct groups of trees on the property – some obviously planted while the majority have seeded from nearby parent trees. There is a single tree located on City of Ottawa property. Under the current site plan no existing trees can be retained, including the one on city property. The field work for this report was completed in August 2021.

TREE SPECIES, SIZE AND CONDITION

All current vegetation is shown on the accompanying tree conservation plan. By the numbers indicated on the plan, each tree/treed grouping is detailed below:

Tree #1: A Japanese tree lilac (*Syringa reticulata*) 32 cm in diameter and in good condition (broad, dense crown with good leaf size and colour). It has been pruned slightly from the overhead Hydro lines.



Tree grouping #2: A mature white cedar hedge (*Thuja occidentalis*) which appears to be shared with the neighbouring private property to the south. Two nearby single Manitoba maple (*Acer negundo*) trees, 15 and 20 cm in diameter, are in fair condition and fully on the subject property. The cedars, a native species, were planted while the Manitoba maples (a naturalized species in Eastern Ontario) both would have originated from seed.

Tree grouping #3: A line of six white spruce (*Picea glauca*) ranging in size from 19 to 27 cm in diameter. A single, very mature Manitoba maple is located within this line of trees. It appears this tree was intentionally retained during previous work as a poured concrete wall is directly adjacent to it on the subject property. The wall now provides support to one of the tree's primary stems. Each of the native spruce trees were planted. They are generally in fair condition – though competition from the Manitoba maple and vine growth (*Vitis* spp.) has diminished their character.

Tree grouping #4: A line of three Manitoba and two Norway maples (*Acer platanoides*). The Manitobas, all being in excess of 50 cm diameter, are mature while the Norway maples, ranging in diameter from 20-25cm, are considerably younger. Like the Manitoba maples, the Norway maples would have originated from seed. This species was introduced to North America and is considered invasive here. Importantly, several of these trees appear to be shared with the private property to the south. The neighbouring property owner's written permission is required prior to their removal.

Tree grouping #5: A line of nine white spruce ranging in diameter from 12 to 36 cm. A single tree of the same species is present on the private property to the north. All would have been planted. The health of these trees has been negatively impacted by the growth of Manitoba maples in the understory and vine growth. Suppression from this competing vegetation has led to the death of two spruce and the decline of another four. The three largest spruce have grown above the competing canopy and appear to be in relative good condition – holding crowns of dense, good-coloured foliage.

Tree grouping #6: Two mature Manitoba maples, 30 and 36 cm in diameter. Both have growth forms which are divergent towards the east/southeast due to the species' intolerance to the shade cast by the trees within grouping #5. A planted apple (*Malus spp.*) is within the grouping and has a heavy fruit crop this season. Due to a lack of maintenance, this tree, like the Manitobas, is in poor condition structurally.

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 must 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 which are full on or shared with adjacent private property. 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 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.

REPLACEMENT TREE PLANTING OR COMPENSATION

As shown in the landscape plan for the proposed development, numerous trees are proposed for planting within the new landscape. If their numerous do not achieve parity with what was lost, monetary compensation may be required. The same is true for the loss of the city tree – its value will be determined through an appraisal prepared by city staff.

Pictures 1 through 4 on pages 4 and 5 of this report show the trees on and adjacent to the subject property.

This report is subject to the attached Limitations of Tree Assessments 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





Picture 1. Tree #1 (right) and grouping #2 at 817 Roseview Avenue



Picture 2. Tree grouping #4 at 817 Roseview Avenue



Picture 3. Understory of tree grouping #5 at 817 Roseview Avenue



Picture 4. Overstory of tree grouping #5 at 817 Roseview 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 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.

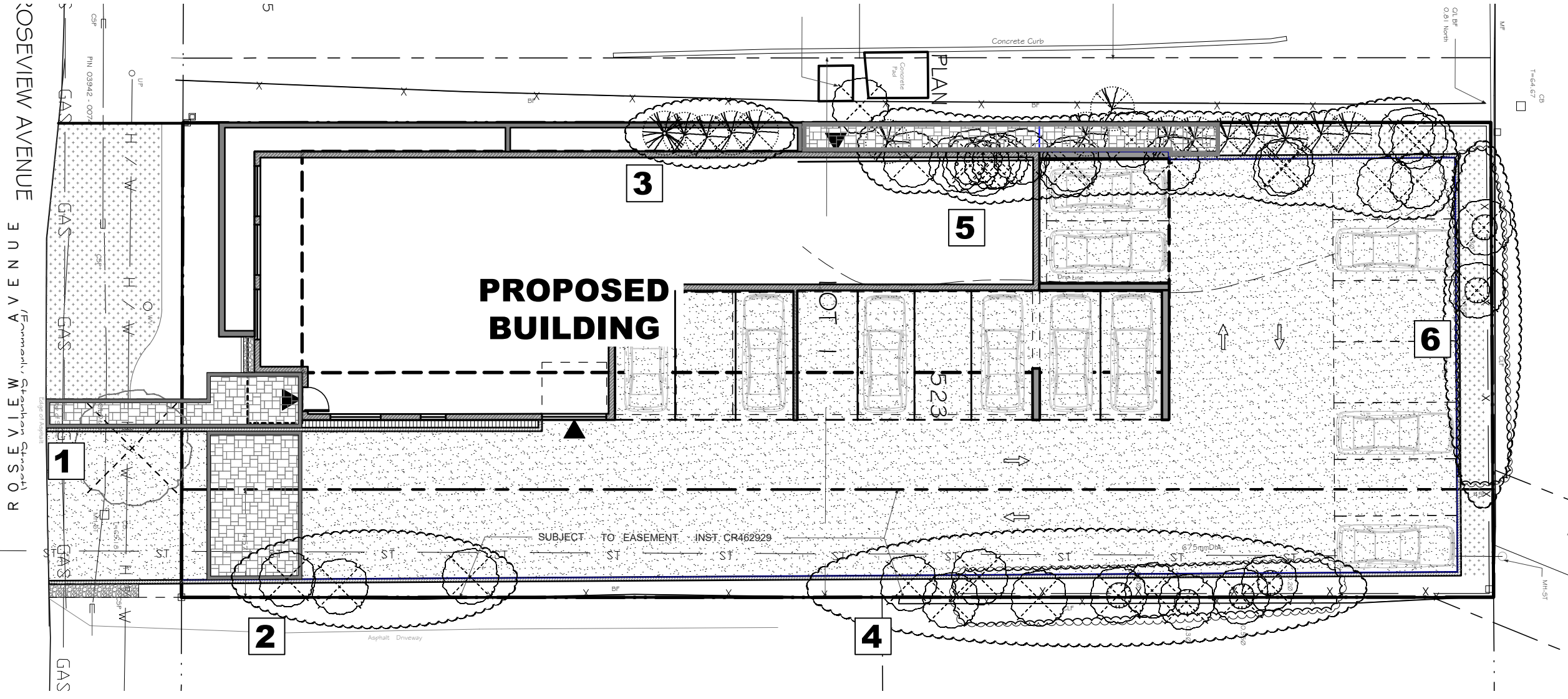
INDEMNIFICATION

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.

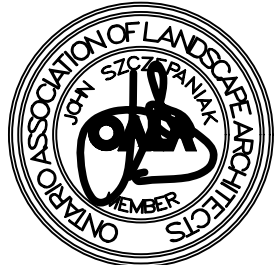


LEGEND

- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS HEDGE
- TREE GROUPING
- PROPERTY LINE

1	Jul 08/21	Issued for review
2	Sept 22/21	Issued for submission to city of Ottawa
No.	Date	Revision note

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817 Roseview
 817 Roseview Avenue
 Ottawa

Tree Report Plan

CHK: JKS
 DRW: EK
 DATE: June 25, 2021
 ID: 2021-11
 SCALE: 1:200

