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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

May 14, 2024

Centurian Appelt (1 Centrepointe) LP
218 – 3477 Lakeshore Road
Kelowna, BC
V1W 0A7
Attn. Rebecca Waring

Committee of Adjustment
Received | Reçu le
2024-06-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: TREE CONSERVATION REPORT – 2140 BASELINE ROAD, OTTAWA

This report revises a Tree Conservation Report (TCR) prepared for the subject property in May 2018. The need for this revised report is related to a new property line established between the subject property and 1 Centrepointe Drive. Also, it reflects the requirements for TCRs under the Tree Protection By-law (by-law no. 2020-340) introduced in 2021. The construction of a multi-storey apartment building is now well underway.

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 and adjacent private property, including trees on nearby City of Ottawa property. Field work for this revised report was completed in May 2024.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 2 and 3 details the species, condition, size (diameter) and status of the individual trees on and adjacent to the subject property. Each of these trees is referenced by the numbers plotted on the tree conservation plans included on pages 5 and 6 of this report (both plans prepared by Gino J. Aiello, Landscape Architect).



Table 1. Species, ownership, diameter, condition, and status of trees at 2140 Baseline Road.

Tree No.	Tree Species	Ownership	DBH ¹ (cm)	Tree Condition, Age class & Preservation Status (to be removed or preserved and protected)
1	Jack pine (<i>Pinus banksiana</i>)	Fair	9	Fair; mature; stunted form; maturing; native species; to be removed (has been injured by construction related damage)
2	Red oak (<i>Quercus rubra</i>)	Good	24	Poor; maturing; broad crown; internal deadwood only; maturing; native species; to be removed (conflicts with construction)
3	Red oak (<i>Quercus rubra</i>)	Fair	23	Poor; maturing; moderate amount of dead, declining branches on north side of crown; maturing; native species; previously removed
4	Scots pine (<i>Pinus sylvestris</i>)	Fair	17	Fair; immature; co-dominant stems at 2m; maturing; introduced species; to be removed (has been injured by construction related damage)
5	Ash (<i>Fraxinus spp.</i>)	Very poor	-	Very poor; mature; in advanced decline due to Emerald ash borer (<i>Agilus planipennis</i>) – coppicing from base; native species; previously removed
6	Ash (<i>Fraxinus spp.</i>)	Very poor	-	Very poor; mature; in advanced decline due to EAB – coppicing from base; native species; previously removed
7	Norway maple (<i>Acer platanoides</i>)	Poor	31	Poor; mature; eutypella canker (<i>Eutypella parasitica</i>) has killed main stem at 2m – lateral stem now dominant; introduced species; previously removed
8	Colorado spruce (<i>Picea pungens</i>)	Good	28	Good; mature; good crown density, growth increment and needle colour; inside, lower crown dead due to inter-competition for sunlight between spruce trees; introduced species; previously removed
9	Colorado spruce (<i>Picea pungens</i>)	Good	23	Good; maturing; good density, increment and colour; inside, lower crown dead due to inter-competition for sunlight; introduced species; previously removed
10	Colorado spruce (<i>Picea pungens</i>)	Good	35	Good; mature; good density, increment and colour; inside, lower crown dead due to inter-competition for sunlight; introduced species; previously removed

Table 1. Species, ownership, diameter, condition, and status of trees at 2140 Baseline Road.

Tree No.	Tree Species	Ownership	DBH ¹ (cm)	Tree Condition, Age class & Preservation Status (to be removed or preserved and protected)
11	Colorado spruce (<i>Picea pungens</i>)	Fair	22	Good; maturing; good density, increment and colour in upper crown; lower crown dead due to shading by tree #7 and inter-competition for sunlight; introduced species; previously removed
12	Norway maple (<i>Acer platanoides</i>)	Fair	40	Fair; mature; central stem with competing laterals at 2m – broad crown; primary union weak (included bark); introduced species; previously removed
13	Colorado spruce (<i>Picea pungens</i>)	Fair	26	Fair; maturing; good density, increment and colour in outside of crown, inside dead due to shading by tree #12; introduced species; previously removed
14	Colorado spruce (<i>Picea pungens</i>)	Fair	26	Fair; maturing; good density, increment and colour in outside of crown, inside dead due to shading by trees #12 and 17; introduced species; previously removed
15	Little-leaf linden (<i>Tilia cordata</i>)	Fair	31	Fair; mature; growth slowed by shade from adjacent trees (esp. #16); central stem with completing lateral at 2m; introduced species; previously removed
16	Little-leaf linden (<i>Tilia cordata</i>)	Good	44	Good; mature; central stem with multiple competing laterals at 2m – very broad crown; introduced species; previously removed
17	Ash (<i>Fraxinus</i> spp.)	Very poor	-	Very poor; mature; in advanced decline due to EAB – coppicing from base; native species; previously removed

¹Diameter at breast height, or 1.4m from grade (unless otherwise noted).

Pictures 1, 2 and 3 on pages 7 and 8 of this report show the remaining trees on the subject property and their current conditions.

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*) or black ash (*Fraxinus nigra*) were identified on the subject or adjacent properties. Both species of tree are 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

As no trees are to be retained, preservation and protection measures are not necessary in this instance.

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

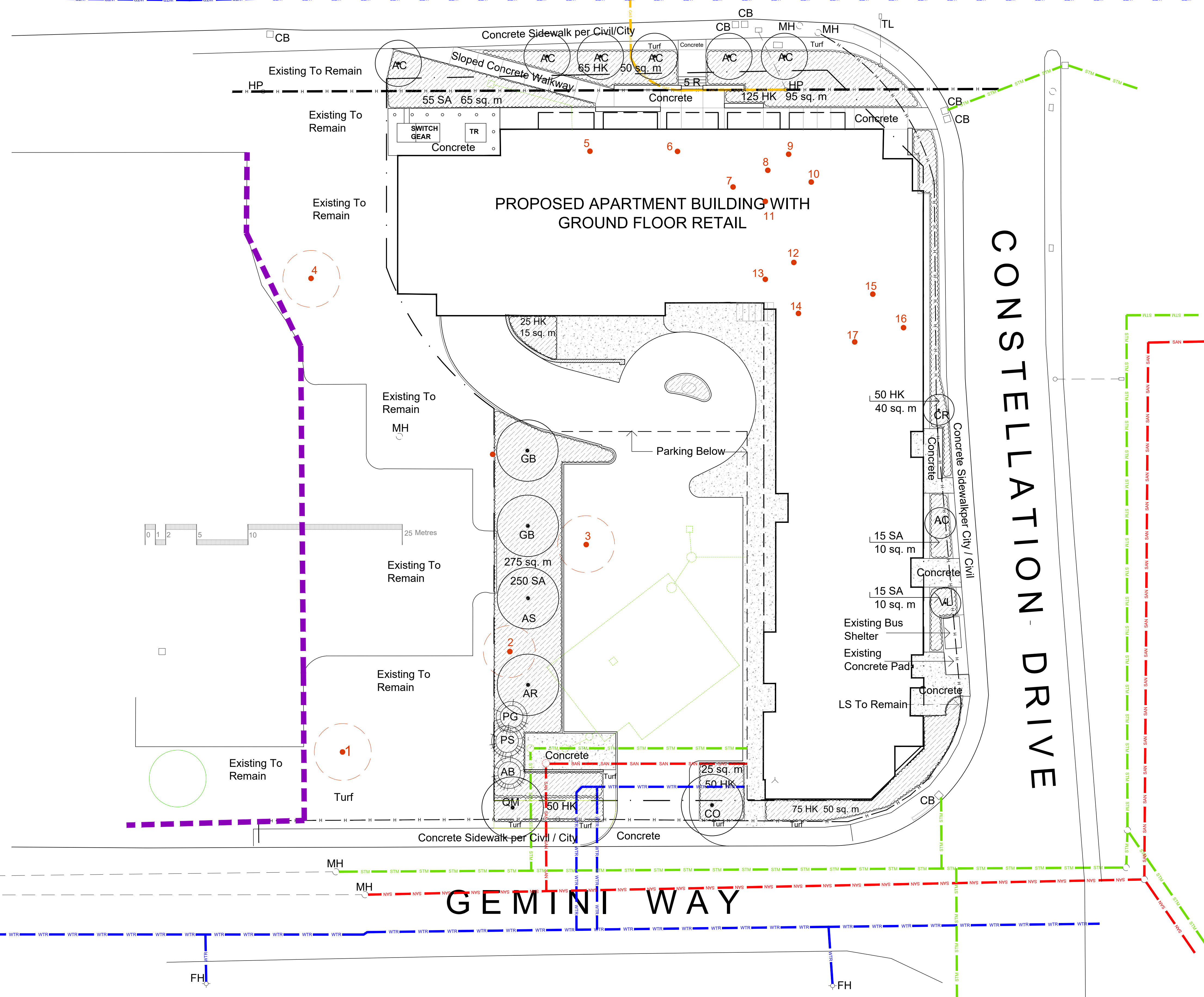
Please do not hesitate to contact me with any questions concerning this report.

Yours,



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

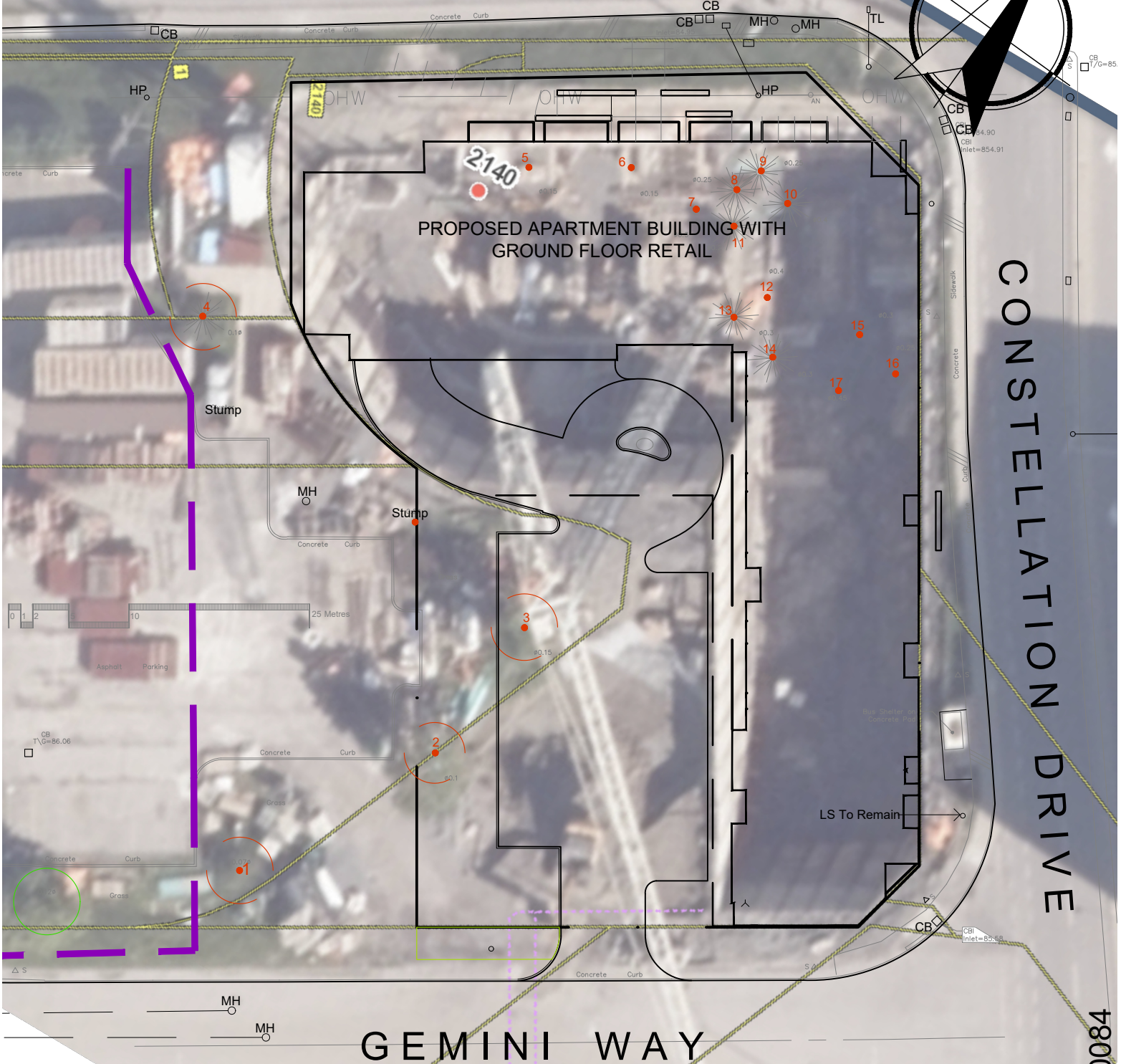
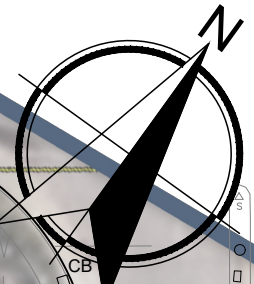
BASELINE ROAD



CONSTELLATION DRIVE

GEMINI WAY

BASELINE ROAD



PROPOSED APARTMENT BUILDING WITH
GROUND FLOOR RETAIL

CONSTELLATION DRIVE

GEMINI WAY

-  Tree Previously Removed
-  Tree to be Removed
-  Tree To REMAIN/PROTECT

**Baseline Constellation
Property Inc.**

**APARTMENT
BUILDING**
2140 BASELINE ROAD

D07-12-18-0084



Picture 1. Current condition of tree #1 at 2140 Baseline Road.



Picture 2. Current condition of tree #2 at 2140 Baseline Road.



Picture 3. Current condition of tree #4 at 2140 Baseline 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 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 (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 provided legal description 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.

