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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

June 25, 2024

Don Wight, President
Barbican Construction Ltd.
800 Industrial Avenue, Unit #6
Ottawa, ON
K1G 4B8

RE: REVISED TREE CONSERVATION REPORT FOR 263 ST. LAURENT BOULEVARD, OTTAWA

This revised Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Barbican Construction Ltd. in support of their proposed redevelopment of 263 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 occupied by a single-family house and detached garage. The proposed redevelopment will include the demolition of both existing buildings and construction of four new townhouses.

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. Further, the removal of any trees shared with or fully on neighbouring properties will require written permission of the adjacent landowner.**

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 report was completed in December 2021, September 2023 and June 2024.

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-07-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation



TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below 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 page 7 and 8 of this report.

Table 1. Species, condition, size, ownership and status of trees at 263 St. Laurent Blvd.

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
1	Silver maple (<i>Acer saccharinum</i>)	Fair	+/-40 avg.	Neighbour	Mature; five moderately divergent stems from grade; symmetric crown; native species; to be preserved and protected (a root investigation found minimal root loss will occur)
2	Manitoba maple (<i>Acer negundo</i>); Norway maple (<i>Acer platanoides</i>); common buckthorn (<i>Rhamnus cathartica</i>); Siberian peashrub (<i>Caragana arborescens</i>); red maple (<i>Acer rubrum</i>)	Poor	<10 avg.	City	Mature; all previously topped at 1.5m to form hedge except single red maple (21cm dbh); red maple is native, Manitoba maple is naturalized, Norway maple, buckthorn and peashrub are all introduced invasive species; to be removed (conflicts with site servicing and proposed driveways)
3	White spruce (<i>Picea glauca</i>)	Very poor	34.4	Private	Mature; top 10m dead; poor crown density, annual increment and needle colour; native species; to be removed (conflicts with construction)
4	White spruce (<i>Picea glauca</i>)	Fair	14.5	Private	Mature; suppressed growth; fair crown density, annual increment and needle colour; native species; to be removed (conflicts with construction)

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
5	White spruce (<i>Picea glauca</i>)	Fair	17.1	Private	Mature; suppressed growth; fair crown density, annual increment and needle colour; native species; to be removed (conflicts with construction)
6	White spruce (<i>Picea glauca</i>)	Fair	15.4	Private	Mature; suppressed growth; fair crown density, annual increment and needle colour; native species; to be removed (conflicts with construction)
7	White spruce (<i>Picea glauca</i>)	Fair	22.8	Private	Mature; moderately divergent towards north; good crown density, annual increment and needle colour at apex, fair elsewhere; native species; to be removed (conflicts with construction)
8	White spruce (<i>Picea glauca</i>)	Fair	46.2	Private	Mature; crown apex very thin, remaining crown with fair density, annual increment and needle colour; scattered deadwood; native species; to be removed (conflicts with construction)
9	Common lilac (<i>Syringa vulgaris</i>); common buckthorn (<i>Rhamnus cathartica</i>); Siberian peashrub (<i>Caragana arborescens</i>); white elm (<i>Ulmus americana</i>)	Poor	<10 avg.	Shared	Mature; all previously topped at 1.5m to form hedge except single red maple (21cm dbh); red maple and white elm are native, Manitoba maple is naturalized, Norway maple, buckthorn and peashrub are all introduced invasive species; to be removed (conflicts with site servicing and proposed driveways)

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
10	White spruce (<i>Picea glauca</i>)	Fair	30.3	Private	Mature; crown very asymmetric towards east due to clearance from Hydro lines; good crown density, annual increment and needle colour; native species; to be preserved and protected
11	Silver maple (<i>Acer saccharinum</i>)	Fair	86.5 (at 0.4m)	City	Mature; tri-stemmed at 1m from grade, stems strongly divergent; pruned heavily for clearance from Hydro lines; native species; to be preserved and protected
12	Common buckthorn (<i>Rhamnus cathartica</i>); white elm (<i>Ulmus americana</i>)	Fair	<10	City	Mature; previously topped at 1m to form hedge; white elm is a native species, buckthorn is an introduced invasive species; to be preserved and protected
13	Common buckthorn (<i>Rhamnus cathartica</i>)	Fair	<10	City	Mature; previously topped at 1m to form hedge; introduced invasive species; to be preserved and protected
14	Red maple (<i>Acer rubrum</i>)	Poor	39.8 (at 0.7m)	City	Mature; multi-stemmed at 1-2m from grade; pruned heavily for clearance from Hydro lines; native species; to be preserved and protected
15	Red pine (<i>Pinus resinosa</i>)	Fair	30.7	Neighbour	Mature; moderately divergent and strongly asymmetric towards north; native species; to be preserved and protected
16	Colorado spruce (<i>Picea pungens</i>)	Good	+/-60	Neighbour	Mature; lower crown thin, slightly asymmetric due to influence of tree #15; good crown density, annual increment and needle colour elsewhere; introduced species; to be preserved and protected

Table 1. Cont.

Tree No.	Tree species	Condition (very poor → excellent)	DBH ¹ (cm)	Ownership	Age class, tree condition notes & preservation status (to be removed or preserved and protected)
17	Red pine (<i>Pinus resinosa</i>)	Fair	+/-40	Neighbour	Mature; single dominant stem and leader; sweep at 9m and suppressed lateral at 11m; good crown density, annual increment and needle colour; native species; to be preserved and protected

¹ diameter at breast height, or 1.4m from grade (unless otherwise indicated)

Pictures 1 through 4 on pages 10, 11 and 12 of this report show the condition of selected trees on and adjacent to 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*) or black ash (*Fraxinus nigra*) were identified on the subject or adjacent properties. These two species of tree are listed as threatened under the Province of Ontario’s Endangered Species Act (2007) and so are protected from harm. A single black walnut (*Juglans nigra*) was found and although closely related to butternut, is not a threatened species.
- 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 PROTECTION MEASURES

Preservation and 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 (see page 9), 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.
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 centimeter of trunk diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm.

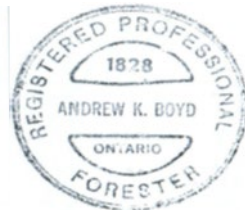
TREE PRESERVATION MEASURES

Excavation for the closest townhouse foundation will be well within the CRZ of tree #1, the neighbouring silver maple. However, to help understand the exact degree of root loss a hydro excavation was performed along the outside edge of the future foundation corner nearest the tree. This revealed only a few roots in the 2-5cm diameter range. As the loss of such few roots will not impact a tree of this size, the exposed roots were cleanly cut and sealed before being reburied. Sealing the root ends with a beeswax product will help prevent the loss of moisture and facilitate healing. To avoid any further digging in relation to the new foundation at this corner, excavation and construction techniques such as shoring should be used if required to eliminate the need for over excavation near tree #1. The portion of the foundation wall in closest proximity to tree #1 is to be formed, poured and put in place using precast methods.

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

GENERAL NOTES

PLANS COMPLETED BY ROBINSON LAND DEVELOPMENT (09/05/24)

LEGEND

- PROPERTY BOUNDARY
- EXISTING ELEVATION
- PROPOSED GRADE
- DRAINAGE SLOPE AND DIRECTION
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- EXISTING CATCH BASIN
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- WATERMAIN
- SERVICE POST & CURB STOP
- SANITARY SEWER & MANHOLE
- STORM SEWER & MANHOLE
- SWALE
- TEARING (3H-1V MAX.)
- BUILDING ENTRANCE
- ASPHALT REINSTATEMENT
- SEWER CROSSING NUMBER
- DECIDUOUS TREE TO REMAIN
- CONIFEROUS TREE TO REMAIN
- TREES TO REMAIN
- PROTECTIVE FENCING
- CONIFEROUS TREE TO BE REMOVED
- TREES TO BE REMOVED



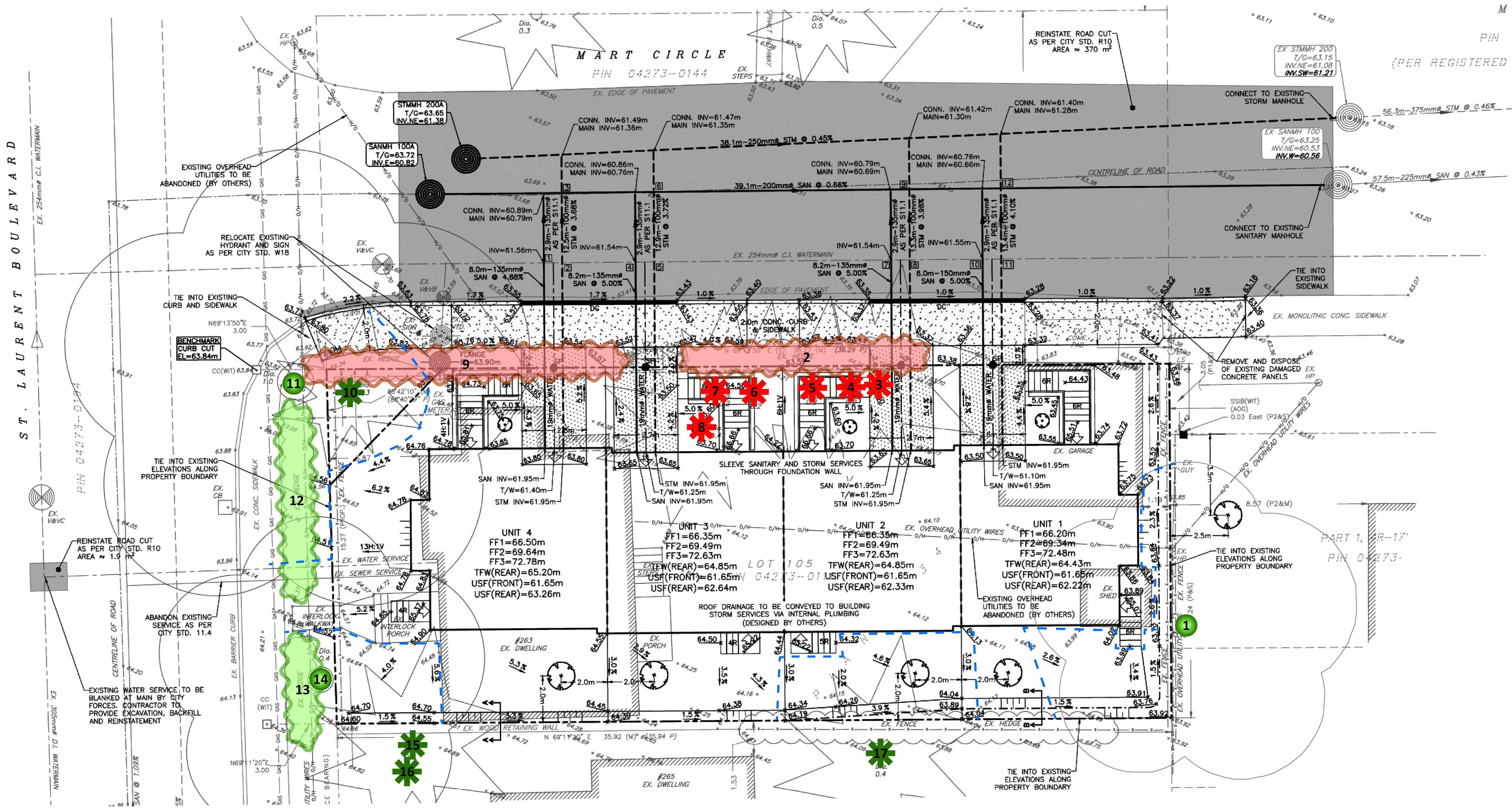
DRAWING: Tree Conservation Plan

PROJECT: 263 ST. LAURENT BLVD. CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:90	DRAWING NO. 263S
DATE: 2024-06-19	
DRAWN BY: SS	
SHEET NO. 1	



ST. LAURENT BOULEVARD

MART CIRCLE
PIN 04273-0144

REINSTATE ROAD CUT AS PER CITY STD. R10 AREA ≈ 370 m²

EX STMMH 200
T/G=63.15
INV.NE=61.09
INV.SW=61.21

EX SANMH 100
T/G=63.25
INV.NE=60.53
INV.SW=60.56

EXISTING OVERHEAD UTILITIES TO BE ABANDONED (BY OTHERS)

RELOCATE EXISTING HYDRANT AND SIGN AS PER CITY STD. W18

TIE INTO EXISTING CURB AND SIDEWALK

BENCHMARK CURB CUT EL=63.84m

TIE INTO EXISTING ELEVATIONS ALONG PROPERTY BOUNDARY

REINSTATE ROAD CUT AS PER CITY STD. R10 AREA ≈ 1.9 m²

ABANDON EXISTING SERVICE AS PER CITY STD. 11.4

EXISTING WATER SERVICE TO BE BLANKED AT MAIN BY CITY FORCES. CONTRACTOR TO PROVIDE EXCAVATION, BACKFILL AND REINSTATEMENT

UNIT 4
FF1=66.50m
FF2=69.49m
FF3=72.78m
TFW(REAR)=65.20m
USF(FRONT)=61.65m
USF(REAR)=63.26m

UNIT 2
FF1=66.35m
FF2=69.49m
FF3=72.63m
TFW(REAR)=64.85m
USF(FRONT)=61.65m
USF(REAR)=62.64m

UNIT 1
FF1=66.20m
FF2=69.34m
FF3=72.48m
TFW(REAR)=64.43m
USF(FRONT)=61.65m
USF(REAR)=62.22m

ROOF DRAINAGE TO BE CONVEYED TO BUILDING STORM SERVICES VIA INTERNAL PLUMBING (DESIGNED BY OTHERS)







TIE INTO EXISTING ELEVATIONS ALONG PROPERTY BOUNDARY

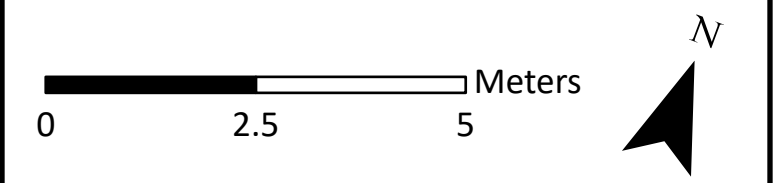


GENERAL NOTES

Maxar, Microsoft

LEGEND

-  DECIDUOUS TREE TO REMAIN
-  CONIFEROUS TREE TO REMAIN
-  TREES TO REMAIN
-  PROTECTIVE FENCING
-  CONIFEROUS TREE TO BE REMOVED
-  TREES TO BE REMOVED



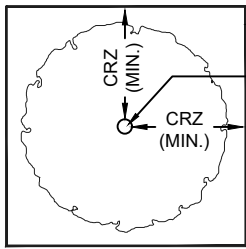
DRAWING: Tree Conservation Plan

PROJECT: 263 ST. LAURENT BLVD. CITY OF OTTAWA



Andrew K. Boyd
Andrew K. Boyd, R.P.F.

SCALE: 1:90	DRAWING NO. 263S
DATE: 2024-06-19	
DRAWN BY: SS	
SHEET NO. 1	



PLAN VIEW

TREE PROTECTION FENCING

TREE TRUNK

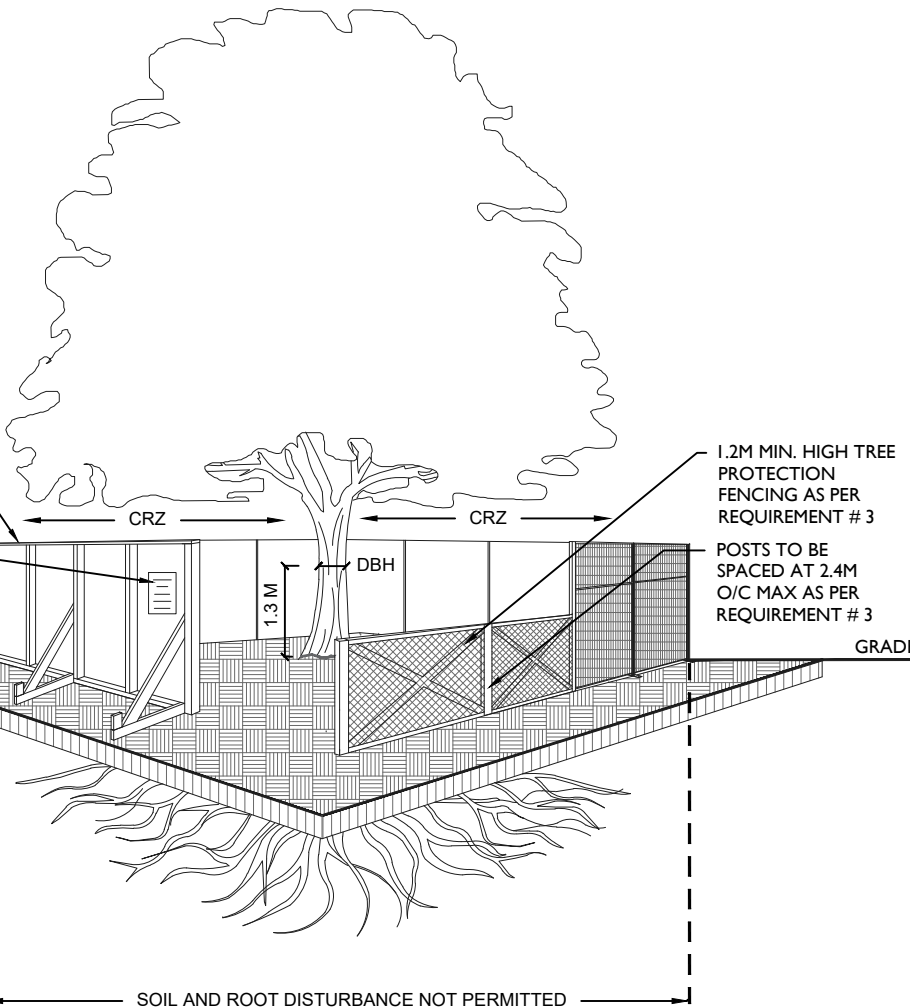
CRZ (MIN.)

CRZ (MIN.)

CRZ = DBH X 10CM.
CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

TREE PROTECTION SIGNAGE AS PER CITY STANDARD

GRADE



1.2M MIN. HIGH TREE PROTECTION FENCING AS PER REQUIREMENT # 3

POSTS TO BE SPACED AT 2.4M O/C MAX AS PER REQUIREMENT # 3

SOIL AND ROOT DISTURBANCE NOT PERMITTED

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.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



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 #17 (right) and #1 (left), neighbouring red pine and silver maple adjacent to 263 St. Laurent Boulevard



Picture 2. Trees #3-8 (right to left) private white spruce at 263 St. Laurent Boulevard



Picture 3. Trees #10 (centre) and 11-14 (left to right) on and adjacent to 263 St. Laurent Boulevard



Picture 4. Trees #13-16 (left to right) adjacent to 263 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 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.* regarding 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 with 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. If examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.

