



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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WEBSITE: WWW.IFSASSOCIATES.CA

December 17, 2025

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

RE: TREE CONSERVATION REPORT FOR 116 BEECH STREET, OTTAWA

This Tree Conservation Report (TCR) was prepared in support of a site plan control application for 116 Beech Street in Ottawa. The need for this TCR is related to the proposed redevelopment of the presently open subject property. A 19-storey apartment building with three levels of underground parking is proposed. Excavation for the underground parking will result in the loss of all trees fully on the subject property. Several shared trees will be lost to conflicts with general construction. All trees fully on adjacent property will be preserved.

The need for a TCR is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). Under the 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 land 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 by the City's General Manager 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 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 authorizing the injury or destruction of a tree in accordance with the By-law. Importantly, prior written permission from adjacent property owners is required for the removal of shared or neighbouring trees if they will be lost or terminally damaged by construction activities.*

The inventory in this report details the assessment of all individual trees fully on and shared with the subject property. No trees were found on adjacent privately owned property. Two trees fully on nearby public (City of Ottawa) property were located. Field work for this report was completed in December 2025.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 4 through 7 details the species, size (diameter), critical and static root zones, distance to excavation, ownership, condition and preservation status of the individual trees on private and city lands. Each of these is referenced by the numbers plotted on the tree conservation plans on pages 8 and 9 of this report. Pictures 1 to 6 on pages 11 through 16 show 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 species of tree are listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so are 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 three (3) days before trees or other similar nesting habitat are to be removed.

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 10), erect a fence as close as possible to the critical root zone (CRZ) of the 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.

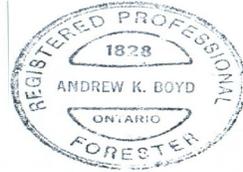
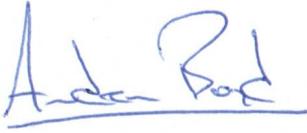
TREE PRESERVATION DISCUSSION

During ongoing planning approvals for the project (i.e. ZBLA, SPC, etc.) and discussion around detail design elements, it is likely the overhead power distribution will be moved below ground. This could affect trees now slated for preservation. Any impact on the existing city-owned trees will be brought into consideration during this process.

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
Consulting Urban Forester

Table 1. Species, size, critical root and static zones, distance to excavation, ownership and condition of trees at 116 Beech Street

Tree No.	Tree Species	DBH ¹ (cm)	CRZ ² & SRZ ³ (m)	Distance to excavation for shoring (m)	Owner -ship ⁴	Age class, tree condition & notes; species origin; preservation status (to be removed or preserved and protected)
1	Norway maple (<i>Acer platanoides</i>)	41.1	4.1 & 1.2	>10	City	Mature; fair; central stem topped at 5m by Hydro – early decay in wound; lateral stems now dominant; introduced invasive species; to be preserved and protected
2	Norway maple (<i>Acer platanoides</i>)	31.5	3.2 & 0.96	>10	City	Mature; fair; central stem topped at 5m by Hydro; lateral stems now dominant; introduced invasive species; to be preserved and protected
3	Silver maple (<i>Acer saccharinum</i>)	74.3 (at 1m)	-	-	Shared with city	Mature; fair; central stem with competing laterals starting at 3.5m from grade; crown heavily asymmetric towards west due to clearance pruning from Hydro lines; native species; to be removed (conflicts with general construction)
4	Silver maple (<i>Acer saccharinum</i>)	15 & 25	-	-	Shared with city	Mature; poor; double stemmed at grade; smaller stem topped by Hydro at 3.5m from grade, larger stem topped at 12m; native species; to be removed (conflicts with general construction)
5	Silver maple (<i>Acer saccharinum</i>)	71.2 (at 0.4)	-	-	Shared with city	Mature; fair; tri-stemmed at 1m from grade; crown asymmetric towards west due to clearance pruning from Hydro lines; native species; to be removed (conflicts with general construction)
6	Silver maple (<i>Acer saccharinum</i>)	108.6	-	-	Private	Very mature; 90% dead; native species; to be removed (hazardous)
7	Norway maple (<i>Acer platanoides</i>)	37.0	-	-	Private	Mature; fair; central stem with competing leaders at 5.5m; generally upright form and symmetric crown; major branch lost to physical damage; introduced invasive species; to be removed (conflicts with underground parking)

Table 1. Cont.

Tree No.	Tree Species	DBH ¹ (cm)	CRZ ² & SRZ ³ (m)	Distance to excavation for shoring (m)	Owner -ship ⁴	Age class, tree condition & notes; species origin; preservation status (to be removed or preserved and protected)
8	Silver maple (<i>Acer saccharinum</i>)	56.4	-	-	Private	Mature; fair; central stem with competing leaders at 5.5m; both stems bisect at 6.5-7m; crown very asymmetric towards south/southeast; native species; to be removed (conflicts with underground parking)
9	Silver maple (<i>Acer saccharinum</i>)	72.4	-	-	Private	Mature; fair; central stem with competing lateral at 9m on south; major cavity at 5m on north; form divergent and crown asymmetric towards north; native species; to be removed (conflicts with underground parking)
10	Silver maple (<i>Acer saccharinum</i>)	58.4	-	-	Private	Mature; very poor; single stem to 9m with competing leaders; advanced decay and cavities near primary union – many nearby targets; native species; to be removed (hazardous)
11	Norway maple (<i>Acer platanoides</i>)	66.7	-	-	Private	Mature; good; co-dominant stems at 2m; form mildly divergent and crown moderately asymmetric towards north; introduced invasive species; to be removed (conflicts with underground parking)
12	Silver maple (<i>Acer saccharinum</i>)	59.2	-	-	Private	Mature; fair; co-dominant stems at 3m - west stem with single stem and competing leaders, east stem bisects at 5m with asymmetric crown towards southeast; major deadwood present; native species; to be removed (conflicts with underground parking)
13	Norway maple (<i>Acer platanoides</i>)	59.5	-	-	Private	Mature; fair; central stem with major suppressed lateral at 4m on southeast; crown asymmetric towards south/southeast; introduced invasive species; to be removed (conflicts with underground parking)

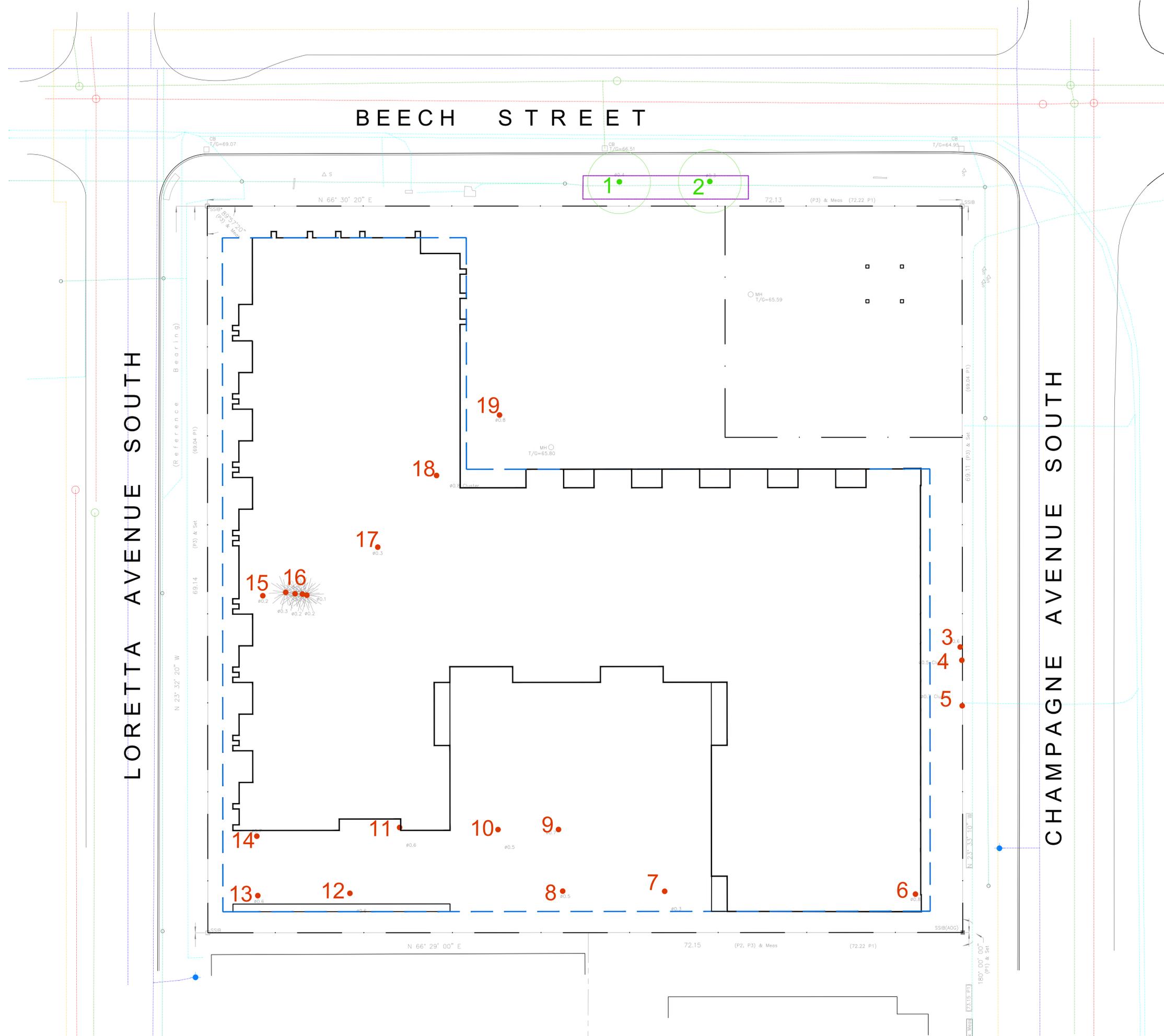
Table 1. Cont.

Tree No.	Tree Species	DBH ¹ (cm)	CRZ ² & SRZ ³ (m)	Distance to excavation for shoring (m)	Owner -ship ⁴	Age class, tree condition & notes; species origin; preservation status (to be removed or preserved and protected)
14	Norway maple (<i>Acer platanoides</i>)	68.3	-	-	Private	Mature; poor; central stem with branch cluster at 3m; southern stem broken at 6m due to eutypella canker (<i>Eutypella parasitica</i>); introduced invasive species; to be removed (conflicts with underground parking)
15	Norway maple (<i>Acer platanoides</i>)	23.1	-	-	Private	Mature; good; central stem with multiple leaders at apex; form divergent and crown asymmetric towards south; introduced invasive species; to be removed (conflicts with underground parking)
16	White cedar (<i>Thuja occidentalis</i>)	14, 23, 17 & 29, 31	-	-	Private	Mature; dead to fair; line of four trees – 14cm (dead), 23cm (single stem divergent and asymmetric toward south), 17 & 29cm (co-dominant stems at 0.5m), 31cm (single upright stem with symmetric crown); with generally fair crown density, annual increment and needle colour; native species; to be removed (conflicts with underground parking)
17	Crab apple (<i>Malus</i> spp.)	40.5	-	-	Private	Mature; fair; co-dominant stem at 2.5m – central stem with competing lateral on northwest; pruning wound near primary union; cultivar; to be removed (conflicts with underground parking)
18	White elm (<i>Ulmus americana</i>)	15, 15, 17 & 31	-	-	Private	Mature; fair; four-stemmed from grade; largest stem divergent towards south; other three suppressed by tree #19; no outward signs of Dutch elm disease (<i>Ophiostoma novo-ulmi</i>); native species; to be removed (conflicts with underground parking)

Table 1. Cont.

Tree No.	Tree Species	DBH ¹ (cm)	CRZ ² & SRZ ³ (m)	Distance to excavation for shoring (m)	Owner -ship ⁴	Age class, tree condition & notes; species origin; preservation status (to be removed or preserved and protected)
19	Silver maple (<i>Acer saccharinum</i>)	99.2	-	-	Private	Mature; fair; tri-stemmed at 3.25m; moderately divergent; stems bisect at 5.5, 7 and 7.5m; broad crown; native species; to be removed (conflicts with underground parking)

¹ Diameter at breast height, or 1.4m from grade (unless otherwise indicated) ² 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. ³ The static root zone (SRZ) is three times the diameter of the tree and is considered the distance within which no roots should be cut. ⁴ Tree location/ownership taken from the topographic plan of survey prepared by Farley, Smith & Denis Surveying Ltd.



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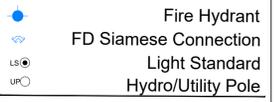
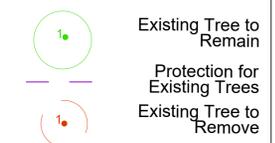
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SURVEY INFORMATION FROM
TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 33, 34, 35, 36, 37, 60, 61, 62,
63 AND 64
AND PART OF THE ADJACENT LANE
 (As Closed by Judge's Order Inst. No. CR227792)
 REGISTERED PLAN 131037
 CITY OF OTTAWA
 FARLEY SMITH & DENIS SURVEYING LTD. 2022



BELOW GRADE SERVICES
 REFER TO CIVIL/CUP

WTR U/G Water Service
 STM U/G Storm Service
 SAN U/G Sanitary Service
 GAS U/G Gas Service
 BC U/G TelCo Service
 H U/G Hydro Service
 OHW O/H Hydro Service

1	ZBLA SUBMISSION 1	2025 12 19
0	REVIEW/COORDINATION	2025 11 00
#	Revision	Date

PROPERTY OWNER
BEECH STREET LP
 401-265 Carling Avenue Ottawa K1S 2E1

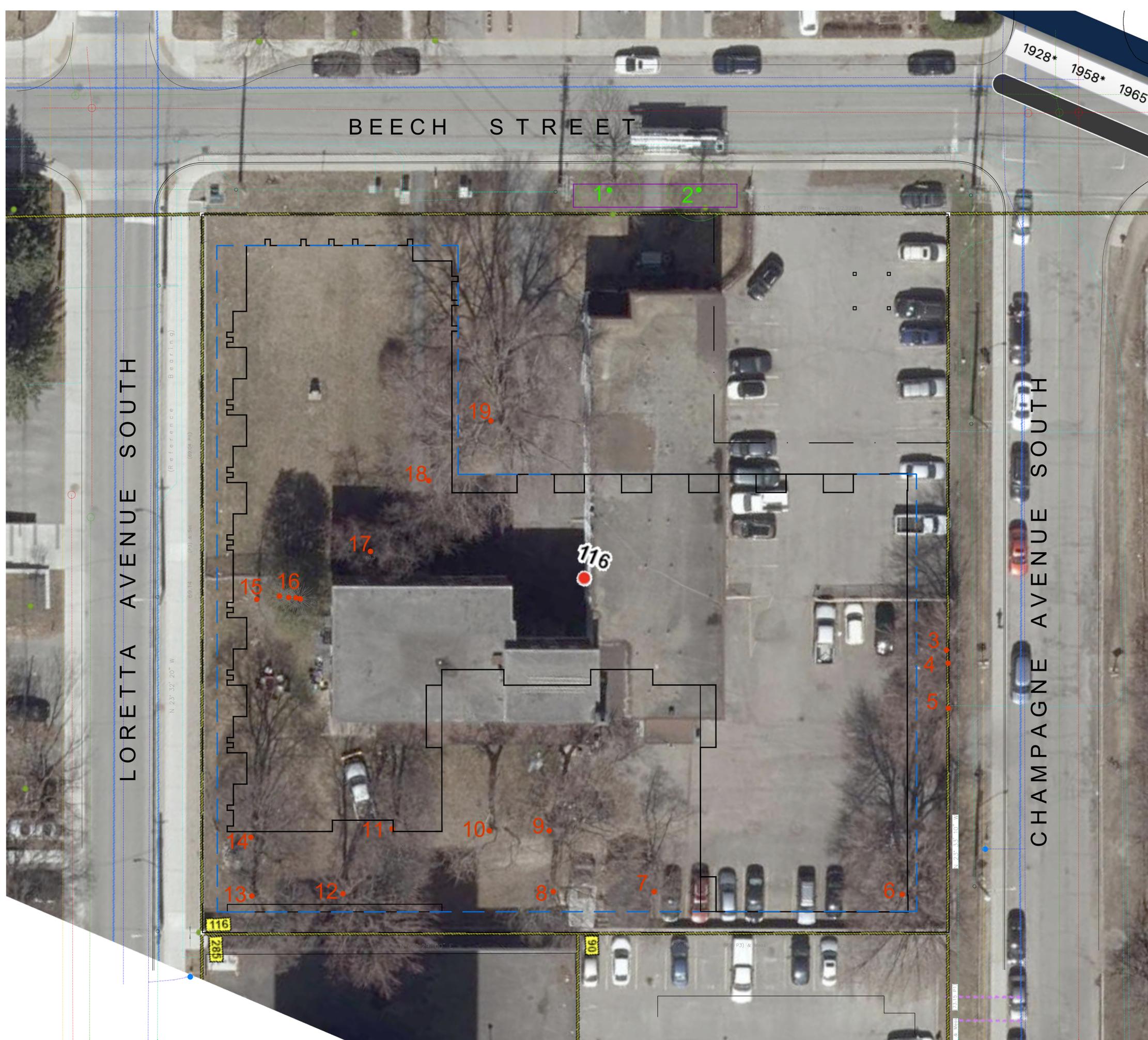
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 Website: www.ifsassociates.ca
 URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

MIXED USE DEVELOPMENT
 116 BEECH STREET OTTAWA

Tree Conservation Report

T1
 Scale: NTS

D 0# # # # # PLAN NO # # # #



1928* 1958* 1965*

LORETTA AVENUE SOUTH

BEECH STREET

CHAMPAGNE AVENUE SOUTH

(Reference Bearing) N 23° 32' 20" W

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SURVEY INFORMATION FROM
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- Existing Tree to Remain
- Protection for Existing Trees
- Existing Tree to Remove

- Fire Hydrant
- FD Siamese Connection
- Light Standard
- Hydro/Utility Pole

- BELOW GRADE SERVICES REFER TO CIVIL/CUP**
- WTR U/G Water Service
 - STM U/G Storm Service
 - SAN U/G Sanitary Service
 - GAS U/G Gas Service
 - BC U/G TelCo Service
 - H U/G Hydro Service
 - OHW O/H Hydro Service

#	Revision	Date
1	ZBLA SUBMISSION 1	2025 12 19
0	REVIEW/COORDINATION	2025 11 00

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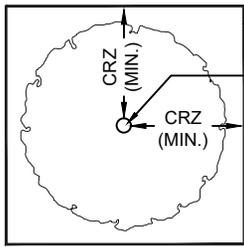
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MIXED USE DEVELOPMENT
 116 BEECH STREET OTTAWA

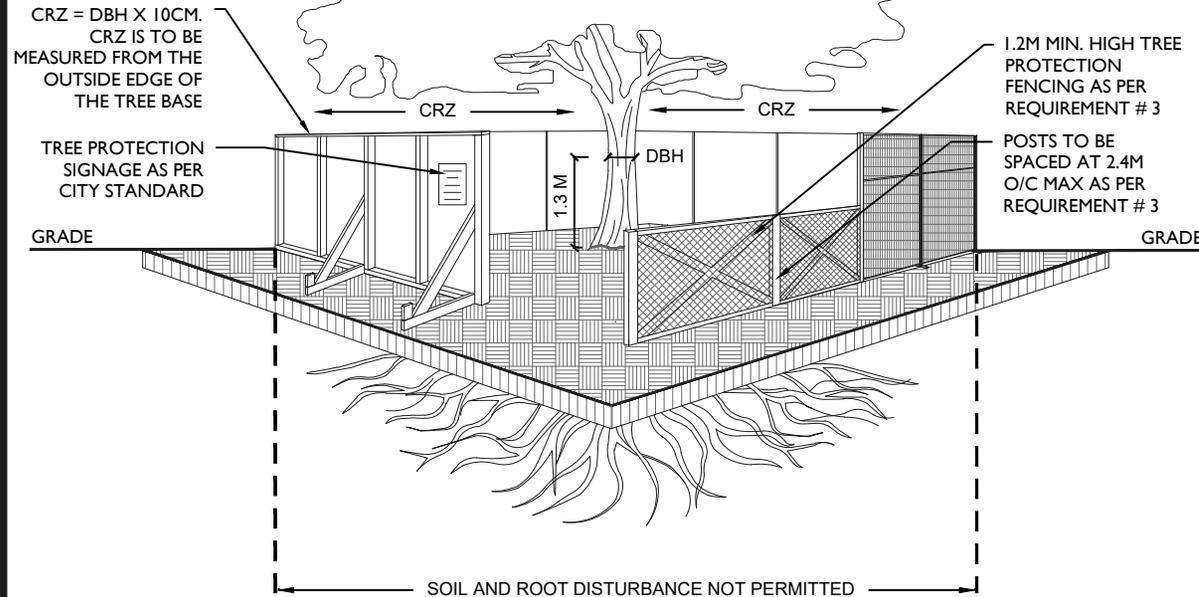
Tree Conservation Report

T1
 Scale: NTS

D:\04 # # # # # PLAN NO # # # # #



PLAN VIEW



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. Trees #1 and 2 (left to right) – Norway maples on city property adjacent to 116 Beech Street



Picture 2. Trees #3, 4 and 5 – shared silver maples at 116 Beech Street



Picture 3. Trees #8, 9 and 10 (right to left) – private silver maple trees at 116 Beech Street



Picture 4. Trees #11 and 12 (foreground, right to left) and #13 and 14 (background, left to right) - private maple trees at 116 Beech Street



Picture 5. Trees #15 and 16 (left to right) – private Norway maple and cedars at 116 Beech Street



Picture 6. Tree #19 – private silver maple at 116 Beech Street

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.* 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 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.