



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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July 29, 2022

Jack Mangan
Manager, Acquisitions & Corporate Development
Homestead Land Holdings Limited
80 Johnson Street
Kingston, ON
K7L 1X7

RE: TREE CONSERVATION REPORT FOR 1300 MCWATTERS ROAD, OTTAWA

Dear Jack,

This report details a pre-construction tree conservation report (TCR) for the above-noted property in Ottawa. The need for this TCR is related to the proposed construction of a twenty-five storey apartment building with two levels of underground parking and 29 surface parking spaces.

Tree conservation reports are required for all properties subject to site plan control applications on which trees of 10 centimetres in diameter or greater are present. 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 of Ottawa.**

The inventory in this report details the assessment of all individual trees on and directly adjacent to the subject property. Fifteen trees adjacent to the development zone conflict with the proposed construction and so are slated for removal. Of these trees two are fully on and one is shared with city property and twelve are fully on the subject property. Field work for this report was completed in May 2021.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 2 through 11 details the species, condition, size (diameter), ownership and status of each individual tree on and adjacent to the subject property. Each of these trees are referenced by the numbers plotted on the tree conservation plan shown on page 13 of this report.



Table 1. Species, condition, size (diameter) and status of trees at 1300 McWatters Road

| Tree No. | Tree species | Condition (VP→E) | DBH ¹ (cm) | Owner -ship | Age class, tree condition notes & preservation status (to be removed or preserved and protected) |
|----------|---|------------------|-----------------------|--------------------|---|
| 1 | Norway maple (<i>Acer platanoides</i>) | Fair | <10 | Shared (with city) | Juvenile; recently planted 'Crimson King' variety; heavy basal damage from mowers; t-bar stake still present; introduced invasive species; to be preserved and protected |
| 2 | Norway maple | Fair | <10 | Private | Juvenile; 'Crimson King' variety; heavy basal damage from mowers; t-bar stake still present; to be preserved and protected |
| 3 | Norway maple | Good | 10 | Private | Immature; 'Crimson King' variety; some basal damage from mowers; t-bar stake still present; to be preserved and protected |
| 4 | Norway maple | Good | <10 | Private | Juvenile; 'Crimson King' variety; some basal damage from mowers; t-bar stake still present; to be preserved and protected |
| 5 | Norway maple | Dead | <10 | Private | Juvenile; recently planted; t-bar stake still present; to be removed (dead) |
| 6 | Norway maple | Good | 10 | Private | Immature; 'Crimson King' variety; basal damage healing; t-bar stake still present; to be preserved and protected |
| 7 | Emerald cedar (<i>Thuja occidentalis</i> 'Smaragd') | Fair | <10 | Private | Maturing; seven stemmed from grade; good crown density, growth increment and needle colour; cultivar; to be preserved and protected |
| 8 | Red maple (<i>Acer rubrum</i>) | Good | 33 | Private | Mature; central dominant stem with competing lateral on east; native species; to be preserved and protected |
| 9 | Norway maple | Poor | 9 & 21 | Private | Maturing; double stemmed at grade; eutypella canker (<i>Eutypella parasitica</i>) at base of larger stem; to be preserved and protected |
| 10 | Norway maple | Fair | 16 & 21 | Private | Maturing; double stemmed at 1m from grade; to be preserved and protected |

Table 1. Con't

| | | | | | |
|----|---|------|--------------|---------|--|
| 11 | Norway maple | Good | 13 | Private | Immature; 'Schwedler' variety; to be preserved and protected |
| 12 | Norway maple | Fair | 10 & 15 | Private | Immature; double stemmed at 0.25m from grade; to be preserved and protected |
| 13 | Norway maple | Good | <10 | Private | Juvenile; single stemmed; to be preserved and protected |
| 14 | Siberian elm (<i>Ulmus pumila</i>) | Fair | 26 avg. | Private | Mature; five stemmed from grade – broad crown; introduced invasive species; to be preserved and protected |
| 15 | Scots pine (<i>Pinus sylvestris</i>) | Poor | 23 | Private | Mature; heavily suppressed by tree #14; poor crown density and growth increment, fair needle colour; introduced invasive species; to be preserved and protected |
| 16 | Norway maple | Fair | 6 & 9 | Private | Juvenile; double stemmed at grade; to be preserved and protected |
| 17 | Siberian elm | Fair | 16 | Private | Immature; mildly divergent and asymmetric towards north; to be preserved and protected |
| 18 | Siberian elm | Fair | 11 | Private | Immature; mildly divergent and asymmetric towards north; to be preserved and protected |
| 19 | Siberian elm | Fair | 21 | Private | Mature; mildly divergent and asymmetric towards north; to be preserved and protected |
| 20 | Norway maple | Good | 12 | Private | Immature; single stem with co-dominant leaders at 5m; to be preserved and protected |
| 21 | Norway maple | Good | 14 | Private | Immature; single dominant stem; to be preserved and protected |
| 22 | Siberian elm | Fair | 62 (at 0.4m) | Private | Mature; co-dominant stems at 1.5m with included bark and slim flux at union; to be preserved and protected |
| 23 | Norway maple | Good | 10 | Shared | Immature; single upright stem; to be preserved and protected |
| 24 | Norway maple | Good | 11 | Shared | Immature; single upright stem; to be preserved and protected |
| 25 | Norway maple | Good | <10 | Shared | Juvenile; single upright stem; to be preserved and protected |

Table 1. Con't

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|----|--|------|---------|---------|---|
| 26 | Sugar maple (<i>Acer saccharum</i>) | Fair | 33 | Private | Mature; tri-dominant stems at 2m; central stem bifurcates at 2.5m; generally upright form, all unions with included bark and reaction wood (weak); native species; to be preserved and protected |
| 27 | Norway maple | Good | 14 | Shared | Immature; single dominant stem; to be preserved and protected |
| 28 | Scots pine | Poor | 27 | Private | Mature; divergent and asymmetric towards east; suppressed by tree #29; poor crown density and growth increment, fair needle colour; t-bar still present; to be preserved and protected |
| 29 | Siberian elm | Fair | 15 avg. | Private | Mature; five stemmed from grade – broad crown; divergent and asymmetric towards east; to be preserved and protected |
| 30 | Siberian elm | Fair | 33 | Private | Mature; single stemmed from grade; divergent and asymmetric towards north; to be preserved and protected |
| 31 | Siberian elm | Fair | 19 | Private | Immature; single upright stem from grade; to be preserved and protected |
| 32 | Siberian elm | Fair | 22 | Private | Maturing; single stemmed from grade; divergent and asymmetric towards north; to be preserved and protected |
| 33 | Black maple (<i>Acer nigrum</i>) | Fair | 33 | Private | Mature; asymmetric towards north; decay in main stem at 4m on south; native species; to be preserved and protected |
| 34 | Siberian elm | Fair | 45 | Private | Mature; mildly divergent and heavily asymmetric towards west; to be preserved and protected |
| 35 | Siberian elm | Fair | 16 | Private | Immature; mildly divergent in lower 2/3 of height, heavily asymmetric towards southwest in upper crown; to be preserved and protected |
| 36 | Norway maple | Fair | <10 | Private | Juvenile; single dominant stem; crown asymmetric towards southeast; to be preserved and protected |

Table 1. Con't

| | | | | | |
|----|--|------|---------|-----------|---|
| 37 | Norway maple | Fair | 10 | Private | Immature; mildly divergent and heavily asymmetric towards west; to be preserved and protected |
| 38 | Sugar maple | Fair | 27 | Private | Maturing; co-dominant stems at 2m (third at same height stem dead); Nectria cankers (<i>Nectria galligena</i>) at primary union and 0.5-0.75m on northeast; to be preserved and protected |
| 39 | Silver maple (<i>Acer saccharinum</i>) | Poor | 37 | Private | Mature; generally upright; previously topped at 4m - competing lateral stems at 0.5m, 3m and two at 4m – poor form; native species; to be preserved and protected |
| 40 | White cedar (<i>Thuja occidentalis</i>) | Fair | 15 avg. | Neighbour | Maturing; two multi-stemmed trees; suppressed by tree #39; poor crown density and growth increment, fair needle colour; native species; to be preserved and protected |
| 41 | Silver maple | Good | 42 | Private | Mature; central stem with suppressed laterals starting at 4m; co-dominant leaders; to be preserved and protected |
| 42 | Silver maple | Good | 48 | Private | Mature; central stem with competing laterals starting at 2m – broad crown; good root collar; to be preserved and protected |
| 43 | Silver maple | Good | 56 | Private | Mature; co-dominant stems at 2m; primary union acute but strong; co-dominant leaders; generally upright form but crown asymmetric towards north and west; to be preserved and protected |
| 44 | Silver maple | Good | 48 | Private | Mature; central stem with co-dominant leaders at 8m; crown very asymmetric towards south and east; to be preserved and protected |
| 45 | Silver maple | Poor | 48 | Private | Mature; binding roots on west side of root collar leading to crown dieback; co-dominant leaders at 4m – both bifurcate again at 5-6m; competing leader on north broken at 10m; minor basal damage from mowers; to be preserved and protected |

Table 1. Con't

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|----|---|------|------------|---------|--|
| 46 | Silver maple | Good | 56 | Private | Mature; central stem with suppressed laterals at 4m on south and 8m on southwest; co-dominant leaders at 11m; to be preserved and protected |
| 47 | Ash (<i>Fraxinus</i> spp.) | Dead | 9 & 12 | Private | Immature; dead due to emerald ash borer (<i>Agrilus planipennis</i>); native species; to be preserved and protected (though should be removed) |
| 48 | Japanese tree lilac (<i>Syringa reticulata</i>) | Fair | 18 | Private | Mature; central stem with multiple competing laterals at 0.5m; heavily asymmetric and moderately divergent towards east due to tree #46; cultivar; to be preserved and protected |
| 49 | Japanese tree lilac | Poor | 18 | Private | Mature; central stem with suppressed laterals at 0.5m on north and 0.7m on south; spiral seam grade to 1.5m west to east has led to death of former co-dominant stem on east – crown asymmetric towards west; recent woodpecker activity; to be preserved and protected |
| 50 | Japanese tree lilac | Fair | 12 avg. | Private | Mature; tri-dominant stems and three suppressed stems from grade; broad, generally symmetric crown; to be preserved and protected |
| 51 | Red maple | Fair | 38 | Private | Mature; central stem with tri-dominant leaders at 4m – one central, two divergent; multiple girdling roots; to be preserved and protected |
| 52 | Red maple | Fair | 35 | Private | Mature; central stem with parallel co-dominant lateral at 2m; both stems bifurcate again at 5m (east) and 6m (west); to be preserved and protected |
| 53 | White spruce (<i>Picea glauca</i>) | Poor | 27 | Private | Maturing; divergent towards north due to influence of tree #52; fair density, increment and colour; native species; to be preserved and protected |

Table 1. Con't

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|----|-----------------------------------|------|------------|---------|---|
| 54 | White spruce | Poor | 21 | Private | Maturing; upper half strongly divergent towards north due to influence of tree #52; fair density, increment and colour to be preserved and protected |
| 55 | Red maple | Good | 31 | Private | Mature; co-dominant stems 1.5m – parallel; good root collar – one girdling and one binding root; generally symmetric, dense crown; to be preserved and protected |
| 56 | Red maple | Fair | 34 | Private | Mature; co-dominant stems at 2m with competing lateral at 1.75m on northeast; broad, moderately dense crown; to be preserved and protected |
| 57 | Crabapple (<i>Malus</i> spp.) | Good | 30 avg. | Private | Mature; tri-stemmed at grade; north and south stems dominant, east suppressed; broad, dense crown; multiple surface roots damaged by mowers; cultivar; to be preserved and protected |
| 58 | Sugar maple | Poor | 56 | Private | Mature; co-dominant stems at 3m – east dead/broken at 4m, west dead at 5.5m; lateral at 1.75m now dominant; planting ropes still evident; to be preserved and protected |
| 59 | Sugar maple | Fair | 44 | Private | Mature; central stem with suppressed lateral on east at 3m; moderately dense crown; planting ropes still evident; to be preserved and protected |
| 60 | Sugar maple | Poor | 41 | Private | Mature; central stem dead at 3m; lateral at 1.5-2m on south broken with large wound; several living laterals in decline; poor root collar – only one flare; hazardous; to be removed (due to poor condition) |
| 61 | Japanese tree lilac | Poor | <10 | City | Juvenile; divergent towards south; heavy basal damage from mowers; to be removed (due to poor condition) |

Table 1. Con't

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|----|--------------|------|------------|---------|--|
| 62 | Scots pine | Poor | 26 | Private | Mature; moderately divergent and heavily asymmetric towards south due to tree #64; no leader present; poor density, increment and colour; to be preserved and protected |
| 63 | Scots pine | Poor | 27 | Private | Mature; moderately divergent and heavily asymmetric towards south due to tree #64; poor density, increment and colour; to be preserved and protected |
| 64 | Silver maple | Good | 62 | Private | Mature; co-dominant stems at 5m with multiple competing and suppressed laterals towards south and west; broad, moderately dense crown; good root collar; to be preserved and protected |
| 65 | Sugar maple | Poor | 40 (at 1m) | Private | Mature; central stem with competing lateral on west at 1.5m; mature eutypella canker on north side of primary union (is failing– hazardous); to be removed (due to poor condition) |
| 66 | Sugar maple | Good | 32 | Private | Mature; central stem with suppressed laterals starting at 2.5m from grade; fair root collar; to be preserved and protected |
| 67 | Silver maple | Good | 35 | Private | Mature; co-dominant stems at 3m; both stems bifurcate again at 3.5-4m; moderately broad, dense crown; good root collar; multiple surface roots damaged by mowers; to be preserved and protected |
| 68 | Sugar maple | Good | 27 | City | Maturing; central stem with suppressed laterals starting at 2m; generally upright form; root flaring not obvious; to be preserved and protected |
| 69 | Sugar maple | Fair | 33 | City | Mature; central stem with suppressed lateral on east; leader dead, lateral now dominant; major deadwood present, esp. on north; root flaring not obvious; to be preserved and protected |

Table 1. Con't

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|----|--|-----------|------------|---------|---|
| 70 | Amur maple (<i>Acer tataricum</i> subsp. <i>ginnala</i>) | Very poor | 14 avg. | Private | Overmature; tri-stemmed from grade; thin crown with major deadwood; in advanced decline; introduced invasive species; to be preserved and protected |
| 71 | Amur maple | Very poor | 10 avg. | Private | Overmature; tri-stemmed from 0.5m; all three stems alive but with shear plane fractures and decay; to be preserved and protected |
| 72 | Sugar maple | Good | 31 | City | Mature; co-dominant stems at 3m – parallel; moderately broad, dense crown; fair root collar even though planting ropes and girdling roots evident; to be preserved and protected |
| 73 | Silver maple | Good | 30 | Private | Mature; co-dominant stems at 4m with strong union; living crown held high at 5m; moderately broad, dense crown; good root collar; to be removed |
| 74 | White spruce | Very poor | 14 | Private | Maturing; leader dead; holding less than 50% living foliage – in advanced decline; heavy basal damage; to be removed |
| 75 | White spruce | Poor | 18 | Private | Maturing; poor density, fair increment and colour in upper half of crown, good in lower half; leader alive; to be removed |
| 76 | White spruce | Fair | 28 | Private | Mature; fair density, increment and colour; to be removed |
| 77 | Silver maple | Fair | 63 | Private | Mature; co-dominant stems at grade - included bark in primary union to 2m; west stem with major wound at 6m on east from failed lateral - crown asymmetric towards west; exposed root plate and surface roots heavily damaged by mowers; to be removed |
| 78 | Siberian elm | Fair | 37 & 51 | Private | Mature; double stemmed from grade – parallel with suppressed lateral at 1.5m on west; growing into chain link fence; exposed surface roots heavily damaged by mowers; originated from seed; to be removed |

Table 1. Con't

| | | | | | |
|----|---------------------|-----------|-----|--------------------|---|
| 79 | Sugar maple | Fair | 30 | City | Mature; central stem with suppressed lateral towards west; crown asymmetric towards south due to influence of tree #80; consistent dieback at periphery of crown – sloped, droughty location; to be removed |
| 80 | Silver maple | Good | 49 | Private | Mature; central stem with competing laterals at 2m on east, 3.5m on southeast and 5.5m on north; fair density and increment – sloped, droughty location; multiple exposed surface roots heavily damaged by mowers; good root collar; to be removed |
| 81 | Silver maple | Fair | 40 | Private | Mature; central stem with suppressed lateral at 1.5m on southwest; scattered dead branches; fair density; to be removed |
| 82 | White cedar | Good | <10 | Private | Maturing; four clumps planted in a line; good density, increment and colour; to be removed |
| 83 | Silver maple | Good | 44 | Shared (with city) | Mature co-dominant stems at 2.5m with moderately strong union; both stems bifurcate again at 3.5m; generally upright form; fair density; good root collar – pronounced flaring; to be removed |
| 84 | Silver maple | Very good | 42 | Private | Mature; central stem with suppressed laterals starting at 2m; moderately divergent and asymmetric towards north/east due to influence of tree #83; exposed root plate and surface roots heavily damaged by mowers; to be removed |
| 85 | Japanese tree lilac | Fair | 37 | Private | Mature; tri-stemmed at 1.75m; broad, generally symmetric crown; heavy basal damage with decay; to be removed |

Table 1. Con't

| | | | | | |
|----|-----------|------|----|---------|---|
| 86 | Crabapple | Poor | 17 | Private | Mature; single stem divergent and asymmetric towards west-northwest; root plate partial lifted out of ground on south; to be removed |
|----|-----------|------|----|---------|---|

¹ diameter at breast height, or 1.4m from grade (unless otherwise indicated); average diameters indicate multi-stemmed trees

Pictures 1 through 6 on pages 13, 14 and 15 of this report 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 and public property. In particular, the following regulation has 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 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

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees to be retained on and adjacent to the subject property. 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, 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.

¹ critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm.

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

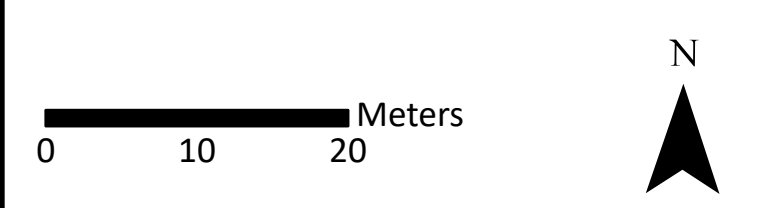


GENERAL NOTES

PLANS COMPLETED BY STANTECH LTD. (18/07/22)

LEGEND

- ORIGINAL GROUND ELEVATIONS
- EXISTING TOP OF CURB / WALL ELEVATION
- PROPOSED ELEVATION
- EXISTING ELEVATION
- FLOW DIRECTION AND GRADE
- FINISHED FIRST FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- PROPOSED SWALE
- DIRECTION OF OVERLAND FLOW
- DIRECTION OF EXISTING OVERLAND FLOW
- EXISTING VALVE AND VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CATCHBASIN
- PROPOSED RETAINING WALL. RETAINING WALLS GREATER THAN 1.0m IN HEIGHT TO BE DESIGN BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO. SHALINGS REQUIRED WHEN WALL IS 0.6m IN HEIGHT OR GREATER.
- PROPOSED DEPRESSED CURB LOCATION (THIS IS PER S.C.7.3)
- PROPOSED VALVE BOX
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED STORMCEPTOR
- LANDSCAPED AREA- REFER TO LANDSCAPED PLAN
- DECIDUOUS TREE
- DECIDUOUS TREES TO BE REMOVED
- DECIDUOUS TREE TO BE REMOVED
- CONIFEROUS TREE
- CONIFEROUS TREE TO BE REMOVED
- PROTECTIVE FENCING



DRAWING: Tree Information Plan

PROJECT: 1300 MCWATERS ROAD
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

| | |
|------------------|------------------|
| SCALE: 1:500 | DRAWING NO. 1300 |
| DATE: 2022-07-25 | 1300 |
| DRAWN BY: SS | |
| SHEET NO. 1 | |



Picture 1. Trees # 2 and 3 (left to right) at 1300 McWatters Road



Picture 2. Trees #9 through 21 at 1300 McWatters Road



Picture 3. Trees #42 through 46 (left to right) at 1300 McWatters Road



Picture 4. Trees #50 through 55 at 1300 McWatters Road



Picture 5. Trees #71 through 75 (left to right) at 1300 McWatters Road



Picture 6. Tree #85 at 1300 McWatters 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 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.