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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

November 20, 2024

Martin Chénier T.P., PMP
c/o Bertone Development Corporation
1285 Hodge Suite-200
Saint-Laurent (Québec)
H4N 2B6

**RE: TREE CONSERVATION REPORT FOR 1649 MONTREAL ROAD/741 BLAIR ROAD, OTTAWA**

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Bertone Development Corporation in support of the development of 1649 Montreal Road/741 Blair Road 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). The By-law reflects Section 4.8.2. of the City of Ottawa's Official Plan which calls for the retention of the City's urban forestry canopy and, in particular, the protection of large, healthy trees.

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 inventory in this report details the assessment of all individual living trees on the subject property and adjacent properties, including City of Ottawa lands. Field work for this report was completed in April 2021, August 2022 and October 2024.

The development proposed for the site includes the demolition of the two existing buildings - a single-family dwelling and one-storey car repair garage with surface parking - and construction of a multi-storey mixed-use building with underground parking. All existing trees on the subject and City of Ottawa property are proposed for removal. In most cases this is due to conflicts with construction. In other instances, current poor health condition and conflicts with site grading necessitate removal. However, all trees fully on adjacent private property will be preserved and protected during construction. **Several trees shared with adjacent property owners will be removed. In such cases written permission of affected landowners is required before a tree removal permit is issued.**

## TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, condition, size (diameter) and status of the individual trees on the subject and adjacent properties. Each of these trees is referenced by the numbers plotted on the tree conservation plans on page 9 and 10 of this report.

Table 1. Species, ownership, diameter, condition and preservation status of trees at 1649 Montreal Road/741 Blair Road

| Tree No. | Tree Species | Owner-ship[1] | DBH[2] (cm) | Tree Condition; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected) |
|---|---|---|---|---|
| 1 | White elm *(Ulmus americana)* | Private | 20 avg. | Good; seven stemmed from grade; crown asymmetric due to influence of tree #2; no outward signs of Dutch elm disease *(Ophiostoma novo-ulmi)*; native species; **to be removed** (conflicts with construction) |
| 2 | Cottonwood *(Populus deltoides)* | Private | 25 avg. | Good; five-stemmed from 0.5m; stems divergent - broad crown; native species; **to be removed** (conflicts with construction) |
| 3 | White elm *(Ulmus americana)* | Private | 13 avg. | Poor; previously topped below Hydro lines; no outward signs of Dutch elm disease *(Ophiostoma novo-ulmi)*; native species; **to be removed** (conflicts with construction) |
| 4 | Cottonwood *(Populus deltoides)* | Private | 36 | Good; single upright stem; native species; **to be removed** (conflicts with construction) |
| 5 | Manitoba maple *(Acer negundo)* | Private | 11 avg. | Fair; double stemmed from grade; naturalized species; **to be removed** (conflicts with construction) |
| 6 | Colorado spruce *(Picea pungens)* | Private | 21 | Very poor; previously topped below Hydro lines; crown asymmetric; good density; increment and needle colour where exposed to direct sunlight; introduced species; **to be removed** (due to condition) |
| 7 | Colorado spruce *(Picea pungens)* | Private | 23 | Very poor; previously topped below Hydro lines; crown asymmetric; good density; increment and needle colour where exposed to direct sunlight; introduced species; **to be removed** (due to condition) |
| 8 | Manitoba maple *(Acer negundo)* | Private | 16 | Poor; single stemmed; heavily divergent towards south; naturalized species; **to be removed** (due to condition) |

Table 1. Cont.

| Tree No. | Tree Species | Owner-ship[1] | DBH[2] (cm) | Tree Condition; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected) |
|---|---|---|---|---|
| 9 | White pine *(Pinus strobus)* | Neigh-bour | +/-25 | Fair; narrow crown; fair crown density, annual increment and needle colour; native species; **to be preserved** |
| 10 | White pine *(Pinus strobus)* | Neigh-bour | +/-25 | Fair; no dominant leader; fair crown density, annual increment and needle colour; native species; **to be preserved** |
| 11 | White spruce *(Picea glauca)*; | Neigh-bour | +/- 15 avg. | Approximately 12 trees – all dead or in poor condition; native species; **to be preserved** |
| | Trembling aspen *(Populus tremuloides)*; | | +/-20 | Good condition; single tree; native species; **to be preserved** |
| | White pine *(Pinus strobus)* | | +/-25 | Fair condition; single tree; native species; **to be preserved** |
| 12 | Manitoba maple *(Acer negundo)* | Shared | 16 | Poor; single stemmed; heavily divergent towards south; naturalized species; **to be removed** (due to condition) |
| 13 | White cedar *(Thuja occidentalis)* | Shared | 19 | Good; upright form; living crown held high; native species; **to be preserved** |
| 14 | White cedar *(Thuja occidentalis)* | Shared | 28 | Good; co-dominant stems at 2.25m – parallel; living crown held high; native species; **to be preserved** |
| 15 | White cedar *(Thuja occidentalis)* | Private | 19 | Fair; single stemmed; slightly divergent towards east; woodpecker damage; native species; **to be preserved** |
| 16 | White cedar *(Thuja occidentalis)* | Private | 23 | Poor; single stemmed; heavily divergent towards southeast – almost horizontal; native species; **to be removed** (due to condition) |
| 17 | White cedar *(Thuja occidentalis)* | Private | 46 & 57 | Fair; very mature; double stemmed from grade; good density, increment and colour; **to be removed** (conflicts with construction) |
| 18 | English oak *(Quercus robur)* | Private | 32 | Very good; upright form; multiple seams on east side of trunk; introduced species (planted); too large to be transplanted successfully; **to be removed** (conflicts with construction) |
| 19 | Serviceberry *(Amelanchier* spp.*)* | Private | 11 | Poor; mature; heavily suppressed by adjacent trees #18 and 20; native species; **to be removed** (conflicts with construction) |

Table 1. Cont.

| Tree No. | Tree Species | Owner-ship[1] | DBH[2] (cm) | Tree Condition; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected) |
|---|---|---|---|---|
| 20 | Manitoba maple *(Acer negundo)* | Private | 28 | Fair; single stemmed; heavily divergent towards north; naturalized species; **to be removed** (conflicts with construction) |
| 21 | White cedar *(Thuja occidentalis)* | Neigh-bour | +/-15 | Good; upright form; living crown held high; native species; **to be preserved** |
| 22 | Manitoba maple *(Acer negundo)* | Private | 43 | Poor; co-dominant stems at 2m; divergent towards southwest; heavy vine *(Vitis* spp.*)* growth throughout crown; naturalized species; **to be removed** (due to condition and conflicts with grading) |
| 23 | Manitoba maple *(Acer negundo)* | Private | 43 | Poor; co-dominant stems at 1.5m; broken with major wound; naturalized species; **to be removed** (conflicts with construction) |
| 24 | White cedar *(Thuja occidentalis)* | Private | 40 avg. | Poor; four stemmed from grade; very divergent; heavy vine *(Vitis* spp.*)* growth throughout crown; poor density, increment and needle colour; native species; **to be removed** (conflicts with construction) |
| 25 | Siberian elm *(Ulmus pumila)* | Private | 21 avg. | Fair; three stemmed from grade; broad crown; introduced invasive species; **to be removed** (conflicts with construction) |
| 26 | Siberian elm *(Ulmus pumila)* | Private | 17 & 32 | Fair; double stemmed from grade; introduced invasive species; **to be removed** (conflicts with construction) |
| 27 | Colorado spruce *(Picea pungens)* | Private | 38 | Good; single dominant stem; living crown held high; heavy vine growth *(Vitis* spp.*)* in lower crown; good density; increment and needle colour where exposed to direct sunlight; introduced species; **to be removed** (conflicts with grading) |
| 28 | White cedar *(Thuja occidentalis)* | Neigh-bour | +/-20 | Poor; previously topped at 2.5m; poor density and increment, fair needle colour; native species; **to be preserved** |
| 29 | Basswood *(Tilia americana)* | Neigh-bour | +/-35 avg. | Good; double stemmed at grade; moderately divergent; two basal sprouts (15cm avg.); native species; **to be preserved** |
| 30 | White cedar *(Thuja occidentalis)* | Neigh-bour | +/-25 | Good; single upright stem; fair density, increment and needle colour; native species; **to be preserved** |

Table 1. Cont.

| Tree No. | Tree Species | Owner-ship[1] | DBH[2] (cm) | Tree Condition; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected) |
|---|---|---|---|---|
| 31 | White spruce (Picea glauca) | Neigh-bour | +/-25 avg. | Good; double stemmed at grade; crown asymmetric towards south; fair density, increment and needle colour where exposed to sunlight; native species; **to be preserved** |
| 32 | Norway maple *(Acer platanoides)* | Private | 26 | Fair; co-dominant stems at 1.5m from grade; broad crown; introduced invasive species; **to be removed** (conflicts with grading) |
| 33 | Siberian elm *(Ulmus pumila)* | Private | 20 | Good; single stemmed; introduced invasive species; **to be removed** (conflicts with construction) |
| 34 | White cedar *(Thuja occidentalis)* | Private | 12 & 17 | Good; double stemmed at grade – central with competing lateral on south; native species; **to be removed** (conflicts with construction) |
| 35 | Austrian pine *(Pinus nigra)* | Private | 21 | Fair; single dominant stem; living crown held high and very asymmetric; good density; increment and needle colour where exposed to direct sunlight; introduced species; **to be removed** (conflicts with construction) |
| 36 | Emerald cedar *(Thuja occidentalis* 'Smaragd') | Private | 12 & 17 | Fair; double stemmed at 1m; fair density, increment and needle colour; cultivar; **to be removed** (conflicts with construction) |
| 37 | White elm *(Ulmus americana)* | Private | 27 | Good; single stemmed; typical open grown form of species; no outward signs of Dutch elm disease *(Ophiostoma novo-ulmi)*; native species; **to be removed** (conflicts with construction) |
| 38 | White cedar *(Thuja occidentalis)* | Shared | 10 avg. | Fair; mature hedge; fair density, increment and needle colour (poor in spots where shaded by vine and seeded, ingrown trees); native species; **to be removed** (conflicts with construction) |
| 39 | Basswood *(Tilia americana)* | Shared | 17 | Good; upright form; dense crown; native species; **to be removed** (conflicts with construction) |
| 40 | White spruce *(Picea glauca)* | Shared | 17 | Good; single dominant stem; living crown held high; good density; increment and needle colour where exposed to direct sunlight; native species; **to be removed** (conflicts with construction) |

Table 1. Cont.

| Tree No. | Tree Species | Owner-ship[1] | DBH[2] (cm) | Tree Condition; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected) |
|---|---|---|---|---|
| 41 | Basswood *(Tilia americana)* | Shared | 19 | Good; upright crown form; dense; native species; **to be removed** (conflicts with construction) |
| 42 | Catalpa *(Catalpa speciosa)* | Private | 26 | Fair; dominant central stem with competing lateral on north at 3.5m; introduced species; **to be removed** (conflicts with construction) |
| 43 | White elm *(Ulmus americana)* | Private | 28 | Poor; bent under weight of vine *(Vitis* spp.*)* – divergent towards southeast; heavily pruned from over neighbouring roof; no outward signs of Dutch elm disease *(Ophiostoma novo-ulmi)*; native species; **to be removed** (conflicts with construction) |
| 44 | White cedar *(Thuja occidentalis)* | Private | 16 & 18 | Good; double stemmed at grade; good density, increment and needle colour; native species; **to be removed** (conflicts with construction) |
| 45 | White elm *(Ulmus americana)* | City | 10 | Good; juvenile tree from seed; no outward signs of Dutch elm disease *(Ophiostoma novo-ulmi)*; native species; **to be removed** (conflicts with construction) |
| 46 | White elm *(Ulmus americana)* | City | 13 | Good; juvenile tree from seed; no outward signs of Dutch elm disease *(Ophiostoma novo-ulmi)*; native species; **to be removed** (conflicts with construction) |
| 47 | White elm *(Ulmus americana)* | Private | 14 | Fair; single stemmed; very divergent form towards south due to influence of tree #48; no outward signs of Dutch elm disease *(Ophiostoma novo-ulmi)*; native species; **to be removed** (conflicts with construction) |
| 48 | Sugar maple *(Acer saccharum)* | Private | 38 | Good; single stemmed; crown asymmetric towards west; native species; **to be removed** (conflicts with construction) |
| 49 | English oak *(Quercus robur)* | Private | 15 avg. | Poor; five stemmed at grade – several dead; in decline; introduced species; **to be removed** (conflicts with construction) |
| 50 | Manitoba maple *(Acer negundo)* | Private | 31 | Fair; moderately divergent towards southeast; naturalized species; **to be removed** (conflicts with construction) |
| 51 | Juniper (*Juniperus* spp.*)* | Private | 30 | Fair; very mature; four stemmed at 0.5m from grade; one dominant stem (30cm dbh); cultivar; **to be removed** (conflicts with construction) |

Table 1. Cont.

| Tree No. | Tree Species | Owner-ship[1] | DBH[2] (cm) | Tree Condition; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected) |
|---|---|---|---|---|
| 52 | Manitoba maple *(Acer negundo)* | Private | 23 | Fair; single stemmed; generally upright; naturalized species; **to be removed** (conflicts with construction) |
| 53 | Manitoba maple *(Acer negundo)* | Private | 25 | Fair; single stemmed divergent towards southeast; naturalized species; **to be removed** (conflicts with construction) |
| 54 | Crab apple *(Malus* spp.*)* | Private | 27 | Very poor; in advanced decline – almost dead; cultivar; **to be removed** (conflicts with construction) |
| 55 | Manitoba maple *(Acer negundo)* | Private | 17 | Fair; heavily divergent towards southeast; naturalized species; **to be removed** (conflicts with construction) |
| 56 | Norway maple *(Acer platanoides)* | Private | 65 (at 1m) | Fair; very mature; co-dominant stems at 1.5m from grade – moderately divergent; broad crown; introduced invasive species; **to be removed** (conflicts with construction) |
| 57 | Juniper (*Juniperus* spp.*)* | Private | 23 | Poor; one remaining stem of two co-dominants at 1.3m from grade; cultivar; **to be removed** (conflicts with construction) |

[1]As determined from topographic survey prepared by Stantec; [2] Diameter at breast height, or 1.3m from grade (unless otherwise indicated)

Pictures 1 to 8 on pages 12 through 16 of this report show selected trees on and adjacent to the subject property. All pictures taken in August 2022.

## 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) The Endangered Species Act (ESA, 2007) mandates that tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut *(Juglans cinerea)* and black ash *(Fraxinus nigra)* are present in Eastern Ontario and are listed as threatened on the SARO. Because of this they are protected from harm. No trees of either species were found on or near the subject property.

2) The Migratory Bird Convention Act (1994) mandates that within 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. The following measures are required by the City of Ottawa to ensure tree survival during construction:

1. Erect a fence at the critical root zone (CRZ[1]) of trees (see City of Ottawa Tree Protection Barrier specifications on page 11).
2. Do not place any material or equipment within the CRZ of the tree.
3. Do not attach any signs, notices or posters to any tree.
4. Do not raise or lower the existing grade within the CRZ without approval.
5. Tunnel or bore when digging within the CRZ of a tree.
6. Do not damage the root system, trunk or branches of any tree.
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

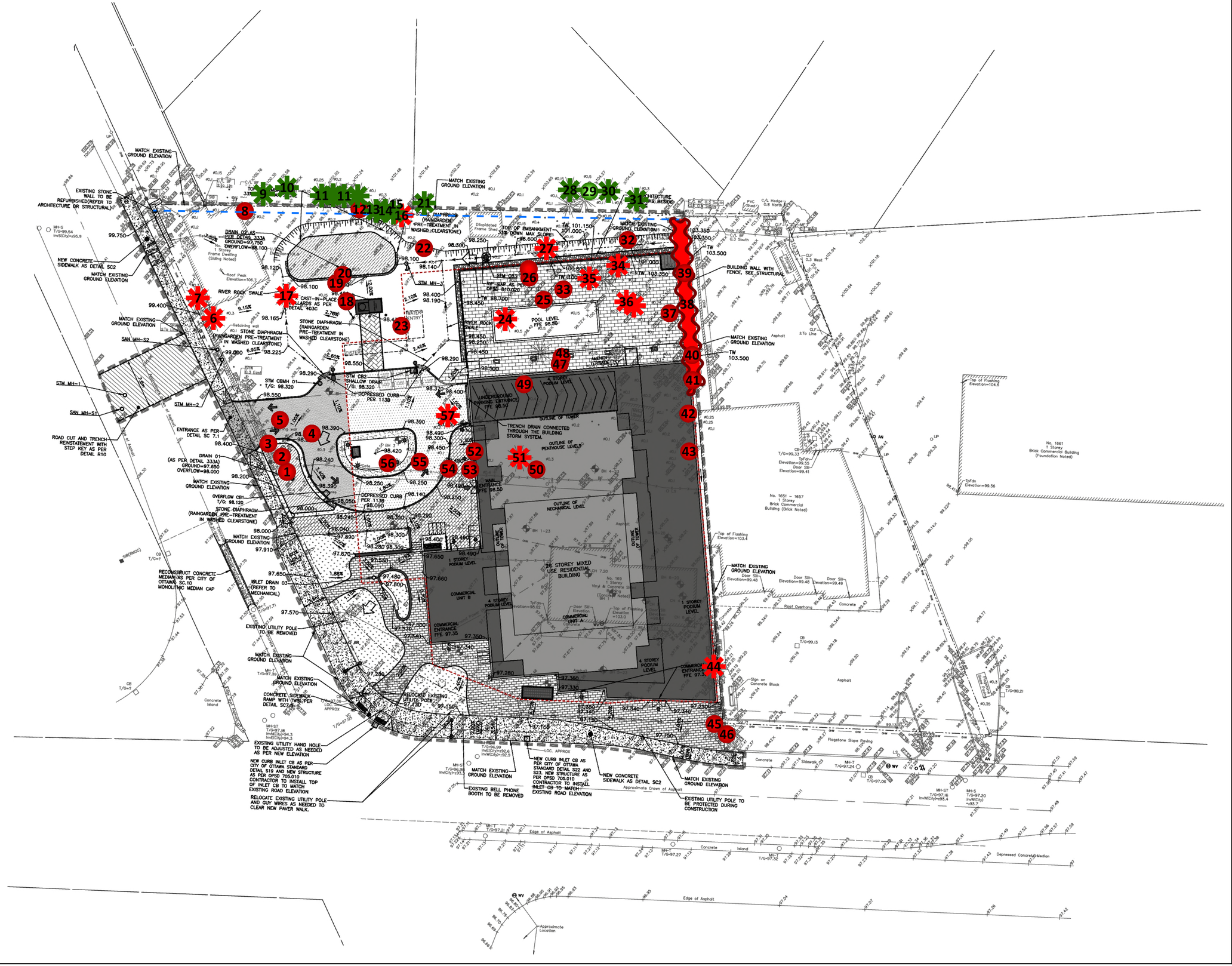
[1] The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk Diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm.

Please do not hesitate to contact me with any questions concerning this Tree Conservation Report.

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

Yours,


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



## GENERAL NOTES

PLANS COMPLETED BY CIMA+ (25/10/24)

## LEGEND

- ● DECIDUOUS TREE TO REMAIN
- ✱ CONIFEROUS TREE TO REMAIN
- ● DECIDUOUS TREE TO BE REMOVED
- ✱ CONIFEROUS TREE TO BE REMOVED
- ▨ TREES TO BE REMOVED
- - - PROTECTIVE FENCING

0 2.5 5 10 15 Meters

N

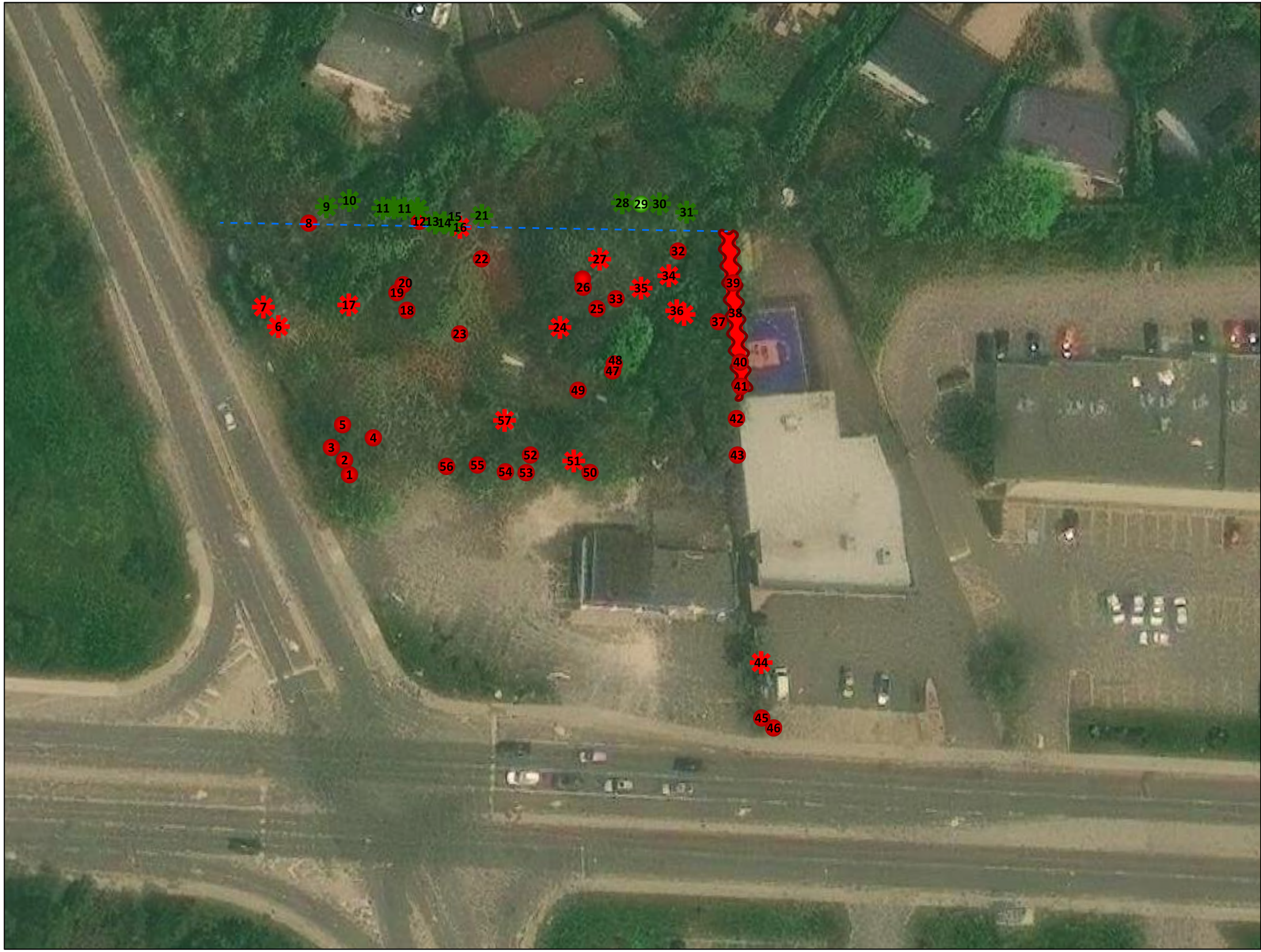
DRAWING:
Tree Conservation Plan

PROJECT:
1649 MONTREAL ROAD
CITY OF OTTAWA

IFS ASSOCIATES
613-838-5717

Andrew K. Boyd, R.P.F

SCALE: 1:250
DATE: 2024-11-20
DRAWN BY: SS
SHEET NO. 1
DRAWING NO. 1649




GENERAL NOTES

Maxar, Microsoft

LEGEND

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

0 2.5 5 10 15 Meters

N

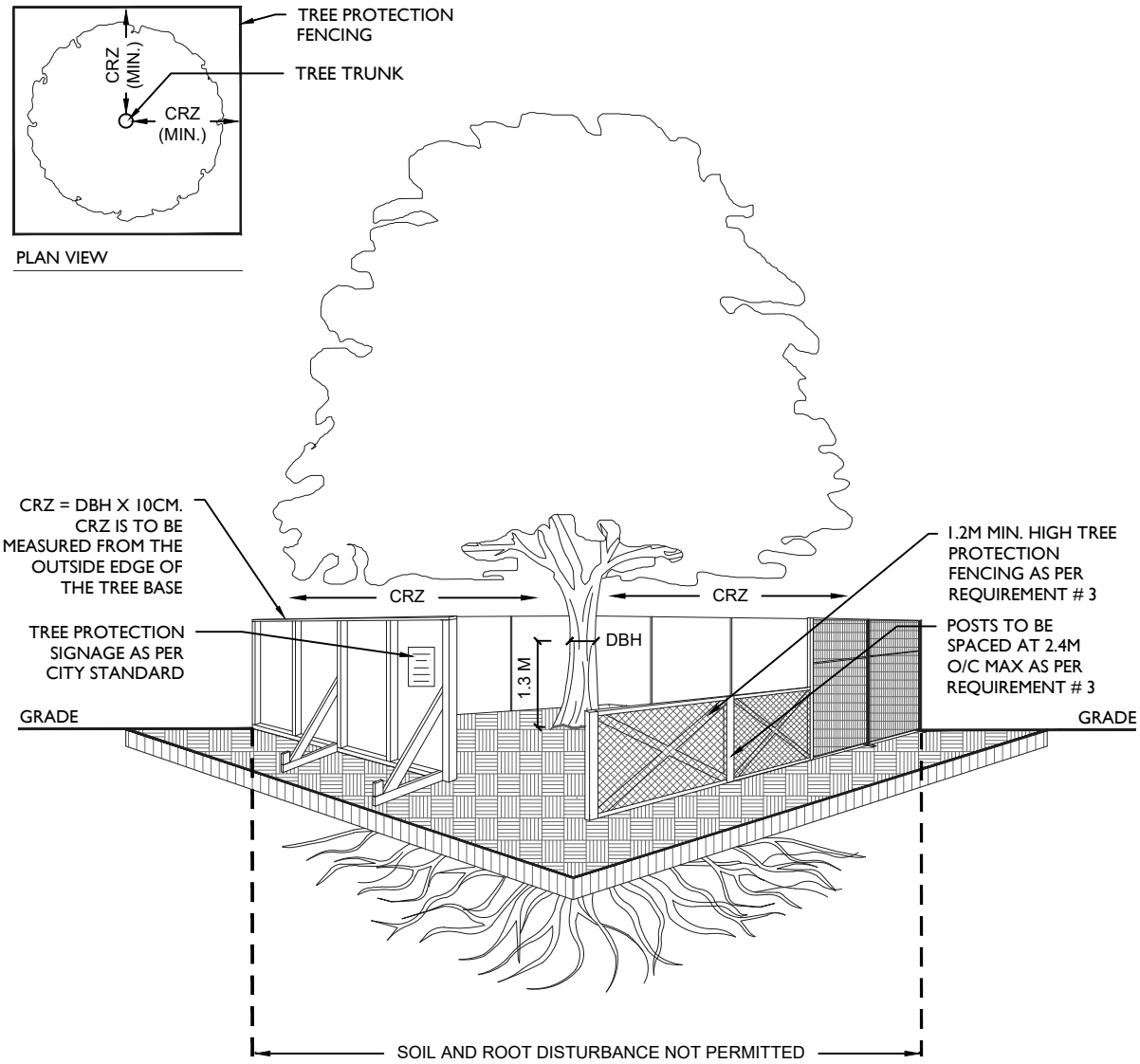
DRAWING: Tree Conservation Plan

PROJECT: 1649 MONTREAL ROAD
CITY OF OTTAWA

IFS ASSOCIATES
613-838-5717
Andrew K. Boyd, R.P.F

| | |
|---|---|
| SCALE: | 1:250 |
| DATE: | 2024-11-20 |
| DRAWN BY: | SS |
| SHEET NO. | 1 |

DRAWING NO. 1649




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

Ottawa

# 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, white elm (left) and cottonwood (right) at 1649 Montreal Road/741 Blair Road

Picture 2. Trees #6 and #7, Colorado spruce at 1649 Montreal Road/741 Blair Road

Picture 3. Trees #17, white cedar (left) and #18, English oak (right) at 1649 Montreal Road/741 Blair Road

Picture 4. Trees #13 through #16, white cedars at 1649 Montreal Road/741 Blair Road

Picture 5. Trees #35, Austrian pine (centre) and #36, Emerald cedar (right) at 1649 Montreal Road/741 Blair Road

Picture 6. Trees #25, Siberian elm (left background), #24, white cedar covered in vines (left foreground) and #49 English oak (right) at 1649 Montreal Road/741 Blair Road

Picture 7. Trees #38, cedar hedge, and basswoods #39 (right) and #41 (left) at 1649 Montreal Road/741 Blair Road

Picture 8. Trees #44, white cedar (left), and white elms #45 and 46 (right) at 1649 Montreal Road/741 Blair 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.* 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.