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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

February 11, 2025

JBPA Developments Inc.
c/o Kevin Fagan
107 Pretoria Avenue
Ottawa, ON
K1S 1W8

RE: TREE CONSERVATION REPORT FOR 2025 OTHELLO AVENUE, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of JBPA Developments Inc. in support of the redevelopment of 2025 Othello Avenue 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 January 2025.

The redevelopment proposed for the site includes the addition of seventy-six stacked town homes and new outdoor amenity and park/playground spaces. Additionally, new surface parking and drive aisles are proposed. This will result in the removal of most trees on the subject property and a number on and shared with adjacent City of Ottawa lands. **The removal of any trees shared with adjacent private property owners will require written permission of the affected landowner before a tree removal permit is issued by the city. Monetary compensation for the removal of any trees on city lands will have to be paid before the tree removal permit will be released.**

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, ownership, size (diameter) condition and preservation 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 13 and 14 of this report.

Table 1. Species, ownership, diameter, condition and preservation status of trees at 2025 Othello Avenue

Tree No.	Tree Species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
1	Red maple *(Acer rubrum)*	Private	25 & 27	Fair; mature; double-stemmed from grade – central stem with competing lateral on northwest; fair annual increment; restricted rooting area (turning circle); native species; **to be removed** (conflicts with proposed parking)
2	Crab apple *(Malus* spp.*)*	Private	33	Good; mature; central stem with suppressed lateral at 2m on southeast; scattered dead and small cavities in upper crown; dense epicormic growth; cultivar; **to be removed** (conflicts with proposed drive aisle)
3	White spruce *(Picea glauca)*	Private	31	Good; mature; single stemmed; fair crown density, annual increment and needle colour; native species; **to be removed** (conflicts with proposed parking)
4	White spruce *(Picea glauca)*	Private	30	Good; mature; single stemmed; fair crown density, annual increment and needle colour; native species; **to be removed** (conflicts with proposed sidewalk)
5	White spruce *(Picea glauca)*	Private	28	Good; mature; single stemmed; fair crown density, annual increment and needle colour; native species; **to be removed** (conflicts with proposed sidewalk)
6	White spruce *(Picea glauca)*	Private	23	Good; mature; single stemmed; fair crown density, annual increment and needle colour; native species; **to be preserved and protected**
7	White spruce *(Picea glauca)*	Private	22	Fair; mature; bow in main stem towards southwest; fair crown density, annual increment and needle colour; native species; **to be preserved and protected**
8	Little-leaf linden *(Tilia cordata)*	City	20	Good; maturing; single dominant main stem with suppressed laterals starting at 1.5m; introduced species; **to be removed** (will not survive construction of proposed entrance)

Table 1. Cont.

Tree No.	Tree Species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
9	Red oak *(Quercus rubra)*	Private	21	Good; maturing; single dominant stem; multiple competing leaders; native species; **to be removed** (will not survive construction of proposed entrance)
10	Honey-locust *(Gleditsia triacanthos)*	City	19	Good; maturing; early growth form typical of species; introduced species to Eastern Ontario; **to be removed** (conflicts with proposed entrance)
11	Norway maple *(Acer platanoides)*	Shared	14	Good; maturing; sweep in main stem 1.5-2.5m; multiple competing leaders; introduced invasive species; **to be removed** (conflicts with proposed parking entrance/fire route)
12	Honey-locust *(Gleditsia triacanthos)*	Shared	22	Good; maturing; early growth form typical of species – central stem with multiple competing and suppressed laterals starting at 1.5m; introduced species to Eastern Ontario; **to be removed** (conflicts with proposed sidewalk)
13	White spruce *(Picea glauca)*	Private	31	Good; mature; single stemmed; fair crown density, annual increment and needle colour; native species; **to be removed** (conflicts with proposed footprint)
14	White spruce *(Picea glauca)*	Private	31	Fair; mature; single stemmed; poor crown density, fair annual increment and needle colour; native species; **to be removed** (conflicts with proposed footprint)
15	White spruce *(Picea glauca)*	Private	28	Fair; mature; single stemmed; poor crown density, fair annual increment and needle colour; native species; **to be removed** (conflicts with proposed footprint)
16	White spruce *(Picea glauca)*	Private	28	Good; mature; single stemmed; poor crown density, fair annual increment and needle colour; native species; **to be removed** (conflicts with proposed footprint)
17	White spruce *(Picea glauca)*	Private	22	Fair; mature; single stemmed; poor crown density, fair annual increment and needle colour; native species; **to be removed** (conflicts with proposed footprint)
18	White spruce *(Picea glauca)*	Private	22	Fair; mature; single stemmed; poor crown density, fair annual increment and needle colour; native species; **to be removed** (conflicts with proposed footprint)

Table 1. Cont.

Tree No.	Tree Species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
19	Colorado spruce *(Picea pungens)*	Private	17	Good; mature; single stemmed; poor crown density, fair annual increment and needle colour; introduced species; **to be removed** (conflicts with proposed footprint)
20	Little-leaf linden *(Tilia cordata)*	Private	50	Fair; mature; single dominant main stem mildly divergent and crown asymmetric towards south due to influence of nearby building; suppressed laterals starting at 2m; introduced species; **to be preserved and protected**
21	Little-leaf linden *(Tilia cordata)*	Private	61	Fair; mature; co-dominant stems at 4.5m with suppressed lateral on west; two outstretched laterals at 1.75m on southeast; crown asymmetric towards south/southeast due to influence of nearby building; introduced species; **to be removed** (conflicts with proposed parking)
22	Little-leaf linden *(Tilia cordata)*	Private	52	Fair; mature; form moderately divergent and crown very asymmetric towards east due to influence of nearby building; crown dieback at apex; moderately restricted rooting area; introduced species; **to be preserved and protected**
23	Scots pine *(Pinus sylvestris)*	Private	15	Good; immature; single main stem mildly divergent towards east; good crown density, annual increment and needle colour; introduced invasive species; **to be removed** (conflicts with proposed lay-by area)
24	Colorado spruce *(Picea pungens)*	Private	19	Good; mature; single stemmed; poor crown density, fair annual increment and needle colour; introduced species; **to be removed** (conflicts with proposed footprint)
25	Freeman maple *(Acer x freemanii)*	City	26	Good; maturing; tri-dominant stems at 1.5m; growth form generally upright; cultivar; **to be removed** (conflicts with proposed sidewalk)
26	White spruce *(Picea glauca)*	Private	28	Fair; mature; single stemmed; fair crown density, annual increment and needle colour; native species; **to be removed** (conflicts with proposed footprint)
27	White spruce *(Picea glauca)*	Private	28	Fair; mature; single stemmed; fair crown density, annual increment and needle colour; native species; **to be removed** (conflicts with proposed footprint)

Table 1. Cont.

Tree No.	Tree Species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
28	White spruce *(Picea glauca)*	Private	29	Fair; mature; single stemmed; fair crown density, annual increment and needle colour; native species; **to be removed** (conflicts with proposed footprint)
29	Crab apple *(Malus* spp.*)*	Private	40	Fair; mature; central stem with competing and suppressed laterals at 1m; dense epicormic growth; broken hanging secondary lateral; cultivar; **to be removed** (conflicts with excavation)
30	Crab apple *(Malus* spp.*)*	Private	45	Poor; mature; co-dominant stems at 1.25m; third stem previously removed from north; cultivar; **to be removed** (conflicts with construction)
31	Norway maple *(Acer platanoides)*	Private	19	Good; maturing; central stem with suppressed laterals starting at 1.5m; multiple leaders; restricted rooting area (turning circle); introduced invasive species; **to be removed** (conflicts with proposed parking/fire route)
32	Freeman maple *(Acer x freemanii)*	City	23	Fair; maturing; tri-dominant stems at 2.25m; suppressed laterals starting at 1.5m; growth form generally upright; cultivar; **to be removed** (conflicts with proposed sidewalk)
33	Freeman maple *(Acer x freemanii)*	City	26	Fair; maturing; central stem with competing lateral at 2.25m on east; growth form generally upright; cultivar; **to be removed** (conflicts with proposed sidewalk)
34	Little-leaf linden *(Tilia cordata)*	Private	48	Poor; mature; single dominant main stem; moderately divergent towards and asymmetric towards west due to influence of nearby building; scattered dieback throughout crown; introduced species; **to be removed** (conflicts with proposed parking)
35	Little-leaf linden *(Tilia cordata)*	Private	66	Fair; mature; single dominant main stem with competing leaders; divergent towards west due to influence of nearby building; two outstretched laterals at 2.5m on northwest; wound with cavity from 1.5-2m on south; introduced species; **to be removed** (conflicts with proposed parking)
36	Little-leaf linden *(Tilia cordata)*	Private	51	Fair; mature; single dominant main stem with competing leaders; divergent towards west due to influence of nearby building; wound grade to 1.75m on south; introduced species; **to be removed** (conflicts with proposed parking)

Table 1. Cont.

Tree No.	Tree Species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
37	Norway maple *(Acer platanoides)*	Shared	15	Fair; immature; multiple competing leaders starting at 2.5m – poor growth form; broad, symmetrical crown; introduced invasive species; **to be removed** (conflicts with proposed walkway to unit)
38	White elm *(Ulmus americana)*	City	25	Good; maturing; central stem with multiple competing laterals starting at 1.5m; broad, symmetrical crown; native species; **to be removed** (conflicts with proposed sidewalk)
39	Freeman maple *(Acer x freemanii)*	Shared	21	Good; maturing; co-dominant stems at 4m; suppressed laterals starting at 1.5m; growth form generally upright; cultivar; **to be preserved and protected**
40	White elm *(Ulmus americana)*	City	22	Good; maturing; central stem with multiple competing laterals starting at 1.5m; broad, symmetrical crown; native species; **to be removed** (conflicts with proposed sidewalk)
41	White elm *(Ulmus americana)*	City	25	Good; maturing; central stem with multiple competing laterals starting at 1.5m; broad, symmetrical crown; native species; **to be removed** (conflicts with proposed sidewalk)
42	Black walnut *(Juglans nigra)*	City	19	Fair; maturing; multiple competing stems at 2m – poor growth form; native species; **to be removed** (conflicts with proposed sidewalk)
43	Red oak *(Quercus rubra)*	Private	19	Good; maturing; central stem with sweep at 1.5-2m; multiple competing leaders; holding all leaves over winter; native species; **to be preserved and protected**
44	Kentucky coffee tree *(Gymnocladus dioicus)*	City	24	Good; maturing; central stem with multiple competing and suppressed laterals at 2-2.5m; introduced species to Eastern Ontario; **to be preserved and protected**
45	Kentucky coffee tree *(Gymnocladus dioicus)*	City	26	Fair; maturing; tri-stemmed at 1.5m; mildly divergent form; introduced species to Eastern Ontario; **to be preserved and protected**
46	Kentucky coffee tree *(Gymnocladus dioicus)*	City	23	Good; maturing; central stem with competing lateral at 1.75m on south; moderately broad, symmetric crown; introduced species to Eastern Ontario; **to be preserved and protected**

Table 1. Cont.

Tree No.	Tree Species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
47	Honey-locust *(Gleditsia triacanthos)*	City	21	Fair; immature; central stem with multiple suppressed laterals; broad, symmetric crown; introduced species to Eastern Ontario; **to be removed** (conflicts with proposed entrance)
48	Honey-locust *(Gleditsia triacanthos)*	City	20	Fair; immature; central stem with lower laterals vying for dominance; broad, symmetric crown; introduced species to Eastern Ontario; **to be preserved and protected**
49	Honey-locust *(Gleditsia triacanthos)*	City	15	Fair; immature; typical growth form of species - central stem with multiple competing and suppressed laterals starting at 2.5m; broad, symmetric crown; introduced species to Eastern Ontario; **to be preserved and protected**
50	Little-leaf linden *(Tilia cordata)*	Private	45	Fair; mature; mildly divergent form and very asymmetric towards east due to influence of nearby building; co-dominant stems at 7m with competing laterals at 6m on north; moderately restricted rooting area; introduced species; **to be preserved and protected**
51	Honey-locust *(Gleditsia triacanthos)*	City	17	Fair; immature; central stem with lower laterals vying for dominance; broad, symmetric crown; introduced species to Eastern Ontario; **to be preserved and protected**
52	Honey-locust *(Gleditsia triacanthos)*	City	14	Fair; immature; central stem with lower laterals vying for dominance; broad, symmetric crown; introduced species to Eastern Ontario; **to be preserved and protected**
53	Honey-locust *(Gleditsia triacanthos)*	City	23	Good; maturing; central stem with suppressed and competing laterals starting at 1m; very broad, symmetric crown; introduced species to Eastern Ontario; **to be preserved and protected**
54	Red oak *(Quercus rubra)*	Shared	16	Good; maturing; central dominant stem and leader with two laterals on west vying for dominance; native species; **to be preserved and protected**
55	Norway maple *(Acer platanoides)*	Private	12	Fair; immature; central stem broken at 1.5m – lateral now dominant; multiple leaders; suppressed laterals starting at 1m; introduced invasive species; **to be preserved and protected**

Table 1. Cont.

Tree No.	Tree Species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
56	Honey-locust *(Gleditsia triacanthos)*	City	11	Good; immature; central dominant stem and leader; suppressed laterals starting at 2m; introduced species to Eastern Ontario; **to be preserved and protected**
57	Red oak *(Quercus rubra)*	Private	10	Fair; immature; tri-stemmed at 2m – poor form; native species; **to be removed** (will not survive construction of proposed parking)
58	Honey-locust *(Gleditsia triacanthos)*	City	10	Fair; immature; typical growth form of species - central stem with multiple competing and suppressed laterals starting at 2.5m; broad, symmetric crown; introduced species to Eastern Ontario; **to be preserved and protected**
59	Freeman maple *(Acer x freemanii)*	Private	12	Fair; immature; central stem broken at 3.5m – competing laterals now dominant; cultivar; **to be removed** (will not survive construction of proposed parking)
60	Red oak *(Quercus rubra)*	Private	10	Fair; immature; co-dominant leaders at 2.5m; suppressed laterals starting at 2m; symmetric crown; native species; **to be removed** (will not survive construction of proposed parking)
61	White elm *(Ulmus americana)*	City	22	Good; maturing; central stem with multiple competing laterals starting at 1.5m; broad, symmetrical crown; native species; **to be preserved and protected**
62	Freeman maple *(Acer x freemanii)*	Private	16	Good; maturing; co-dominant stems at 3m; suppressed laterals starting at 1.75m; growth form generally upright; cultivar; **to be removed** (will not survive construction of proposed parking)
63	White elm *(Ulmus americana)*	City	18	Fair; immature; multiple competing stems starting at 0.5m – poor growth form; symmetric crown; native species; **to be preserved and protected**
64	Red oak *(Quercus rubra)*	Private	12	Fair; immature; central stem with competing laterals at 2.5m on north; native species; **to be removed** (conflicts with construction)
65	White elm *(Ulmus americana)*	Shared	20	Good; maturing; multiple competing stems starting at 1.5m; broad, symmetric crown; native species; **to be preserved and protected**

Table 1. Cont.

Tree No.	Tree Species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
66	Honey-locust *(Gleditsia triacanthos)*	Shared	10	Fair; immature; typical growth form of species - central stem with multiple competing and suppressed laterals starting at 2.5m; broad, symmetric crown; introduced species to Eastern Ontario; **to be preserved and protected**
67	Norway maple *(Acer platanoides)*	Private	10	Fair; immature; central stem and leader with suppressed laterals starting at 1.5m - poor growth form; introduced invasive species; **to be preserved and protected**
68	Honey-locust *(Gleditsia triacanthos)*	Private	10	Fair; immature; typical growth form of species - central stem with multiple competing and suppressed laterals starting at 2.5m; broad, symmetric crown; introduced species to Eastern Ontario; **to be preserved and protected**
69	Little-leaf linden *(Tilia cordata)*	Private	61	Fair; mature; single stem to 8m with co-dominant leaders; suppressed laterals starting at 4m; moderately divergent and asymmetric towards north due to influence of nearby building; introduced species; **to be preserved and protected**
70	Freeman maple *(Acer x freemanii)*	Private	15	Fair; immature; typical growth form of species - central stem with multiple competing and suppressed laterals starting at 1.75m; cultivar; **to be preserved and protected**
71	Honey-locust *(Gleditsia triacanthos)*	Private	11	Fair; immature; typical growth form of species - central stem with multiple competing and suppressed laterals starting at 2.5m; broad, symmetric crown; introduced species to Eastern Ontario; **to be preserved and protected**
72	Austrian pine *(Pinus nigra)*	Neigh-bour	48	Fair; mature; moderately divergent and asymmetric towards south due to influence of tree #73; good crown density, annual increment and needle colour; introduced species; **to be preserved and protected**
73	Austrian pine *(Pinus nigra)*	Neigh-bour	34	Fair; mature; moderately divergent and asymmetric towards south due to influence of tree #73; good crown density, annual increment and needle colour; introduced species; **to be preserved and protected**
74	Little-leaf linden *(Tilia cordata)*	Private	19	Poor; mature; in decline due to very restricted rooting area (parking lot island); very poor annual increment; advanced crown dieback; introduced species; **to be removed** (conflicts with proposed parking)

Table 1. Cont.

Tree No.	Tree Species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
75	Little-leaf linden *(Tilia cordata)*	Private	22	Poor; mature; in decline due to very restricted rooting area (parking lot island); poor annual increment; crown dieback; introduced species; **to be removed** (conflicts with proposed parking)
76	Little-leaf linden *(Tilia cordata)*	Private	27	Poor; mature; in decline due to very restricted rooting area (parking lot island); poor annual increment; advanced crown dieback; introduced species; **to be removed** (conflicts with proposed parking)
77	Little-leaf linden *(Tilia cordata)*	Private	23	Poor; mature; in decline due to very restricted rooting area (parking lot island); poor annual increment; moderate basal sprouting; introduced species; **to be removed** (conflicts with proposed parking)
78	Little-leaf linden *(Tilia cordata)*	Private	23	Poor; mature; in decline due to very restricted rooting area (parking lot island); poor annual increment; introduced species; **to be removed** (conflicts with proposed parking)
79	Little-leaf linden *(Tilia cordata)*	Private	16	Very poor; mature; in advanced decline due to very restricted rooting area (parking lot island) – half dead; introduced species; **to be removed** (conflicts with proposed parking)
80	Little-leaf linden *(Tilia cordata)*	Private	33	Poor; mature; in decline due to very restricted rooting area (parking lot island); poor annual increment; heavy basal sprouting; introduced species; **to be removed** (conflicts with proposed parking)
81	Little-leaf linden *(Tilia cordata)*	Private	49	Good; mature; single upright dominant stem; crown symmetric; fair annual increment; introduced species; **to be removed** (conflicts with proposed parking)
82	Little-leaf linden *(Tilia cordata)*	Private	67	Fair; mature; tri-stemmed at 3.5m – co-dominants with suppressed lateral on west; generally upright form; crown asymmetric towards north and west due to influence of nearby building; introduced species; **to be removed** (conflicts with proposed parking)

Table 1. Cont.

Tree No.	Tree Species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
83	Little-leaf linden *(Tilia cordata)*	Private	60	Fair; mature; tri-stemmed at 2.5m – moderately divergent; broad, symmetric crown; structural roots exposed towards north; introduced species; **to be removed** (conflicts with proposed sidewalk)
84	Silver maple *(Acer saccharinum)*	Neigh-bour	45	Fair; mature; central stem with suppressed lateral at 1.75m and competing at 4m on north; heavily divergent and asymmetric towards north; native species; **to be preserved and protected**
85	Silver maple *(Acer saccharinum)*	Neigh-bour	50	Poor; functionally overmature; tri-stemmed at 2.25m – all divergent towards northwest; secondary lateral broken and hung up in crown; native species; **to be preserved and protected**
86	White elm *(Ulmus americana)*	City	27	Good, maturing; multi-stemmed at 1.5m; broad, symmetric crown; native species; **to be removed** (conflicts with proposed sidewalk)
87	White elm *(Ulmus americana)*	City	31	Good, maturing; multi-stemmed at 1.5m; broad, symmetric crown; native species; **to be removed** (conflicts with proposed sidewalk)
88	Red oak *(Quercus rubra)*	Shared	15	Good; maturing; central dominant stem and leader; symmetric crown; native species; **to be preserved and protected**
89	Norway maple *(Acer platanoides)*	Shared	11	Fair; immature; multiple competing and suppressed laterals starting at 1m; introduced invasive species; **to be preserved and protected**
90	Red oak *(Quercus rubra)*	Shared	12	Good; maturing; central dominant stem and leader; symmetric crown; native species; **to be preserved and protected**
91	White elm *(Ulmus americana)*	City	30	Good, maturing; multi-stemmed at 1.5m; broad, symmetric crown; native species; **to be removed** (conflicts with proposed sidewalk)

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

Pictures 1 to 8 on pages 16 through 19 of this report show selected trees on and adjacent to the subject property. All pictures were taken in January 2025.

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 trees 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 15).
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 SNR ARCHITECTS (14/11/24)

LEGEND

- DECIDUOUS TREE TO REMAIN
- CONIFEROUS TREE TO REMAIN
- DECIDUOUS TREE TO BE REMOVED
- CONIFEROUS TREE TO BE REMOVED

0 5 10 20 Meters

N

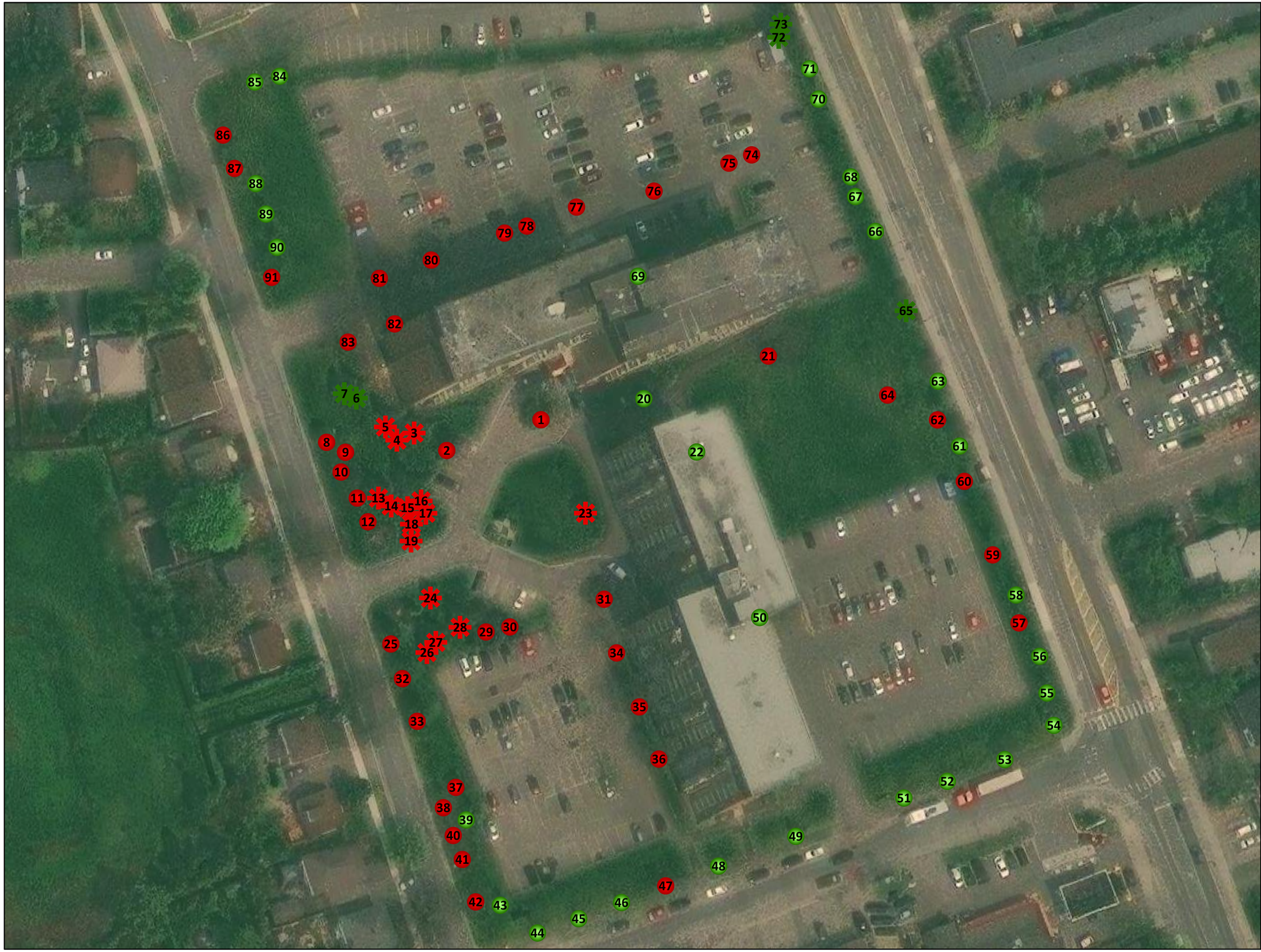
DRAWING: Tree Conservation Plan

PROJECT: 2025 OTHELLO AVENUE CITY OF OTTAWA

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

SCALE:	1:400
DATE:	2025-02-10
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO. 2025



GENERAL NOTES

Maxar, Microsoft

LEGEND

- DECIDUOUS TREE TO REMAIN
- CONIFEROUS TREE TO REMAIN
- DECIDUOUS TREE TO BE REMOVED
- CONIFEROUS TREE TO BE REMOVED

N

0 5 10 20 Meters

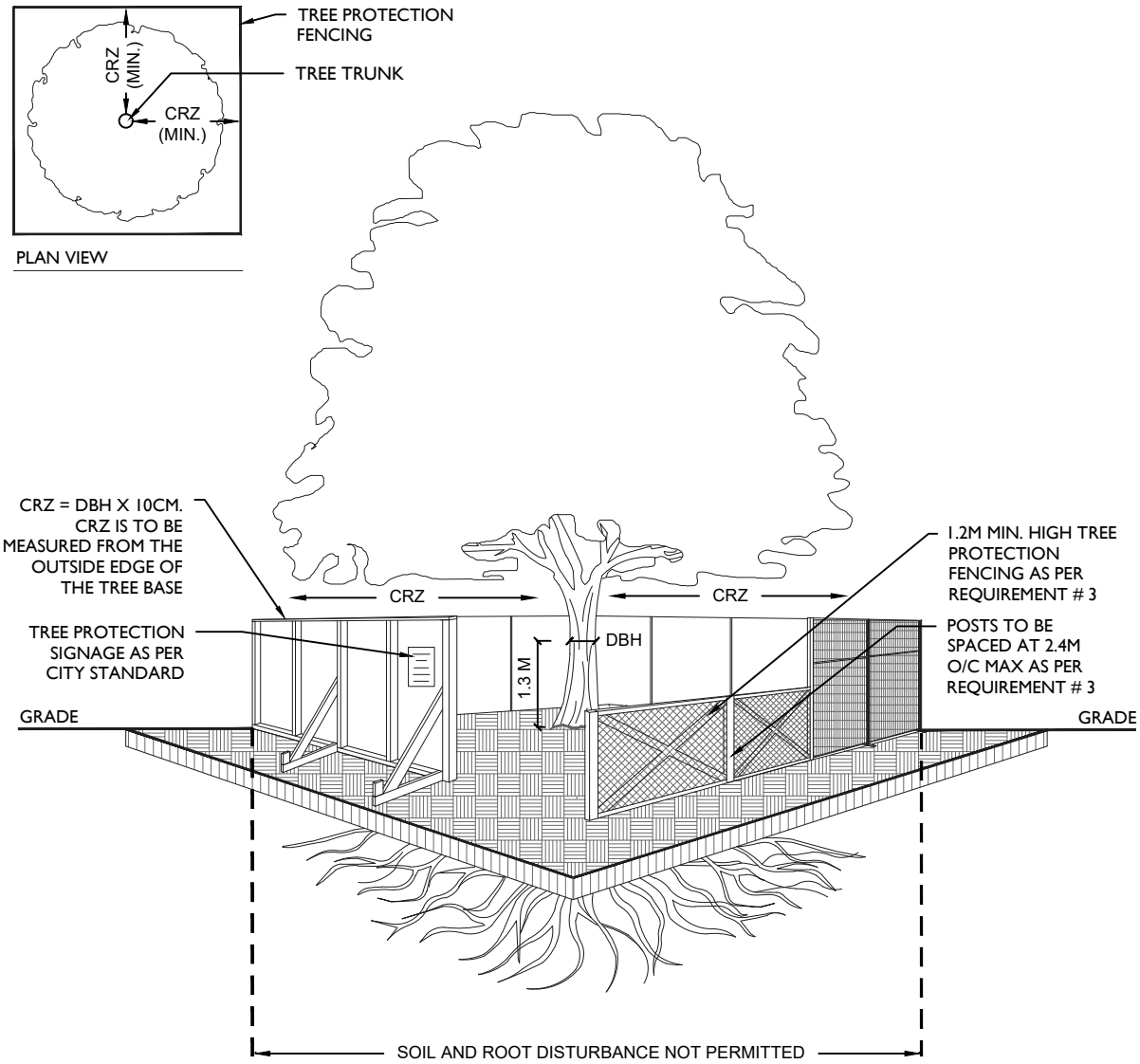
DRAWING: Tree Conservation Plan

PROJECT: 2025 OTHELLO AVENUE
CITY OF OTTAWA

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

SCALE:	1:375
DATE:	2025-02-10
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO. 2025



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

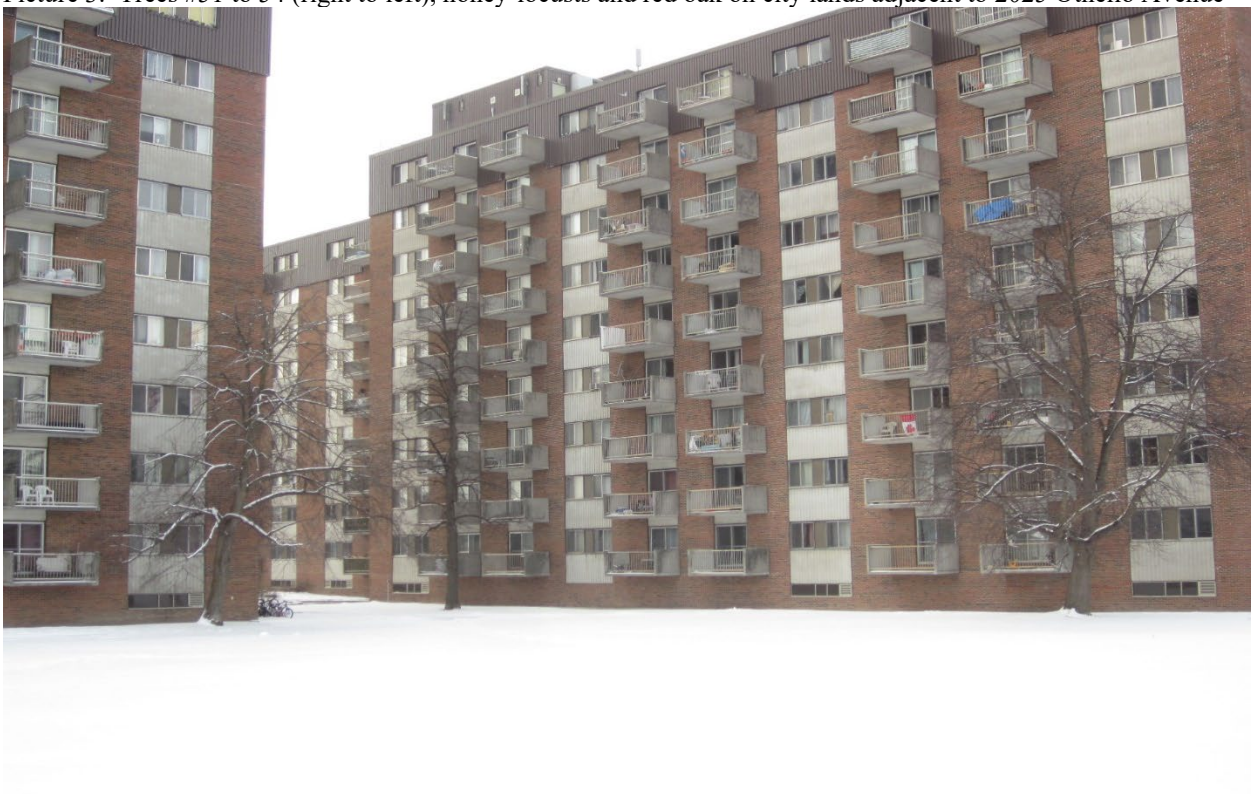
TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE:	NTS
DATE:	MARCH 2021
DRAWING NO.:	1 of 1

Picture 1. Trees #2 to 19 (right to left), private spruce at 2025 Othello Avenue

Picture 2. Trees #26 to 30 (left to right), private spruce and crab apples at 2025 Othello Avenue

Picture 3. Trees #51 to 54 (right to left), honey-locusts and red oak on city lands adjacent to 2025 Othello Avenue

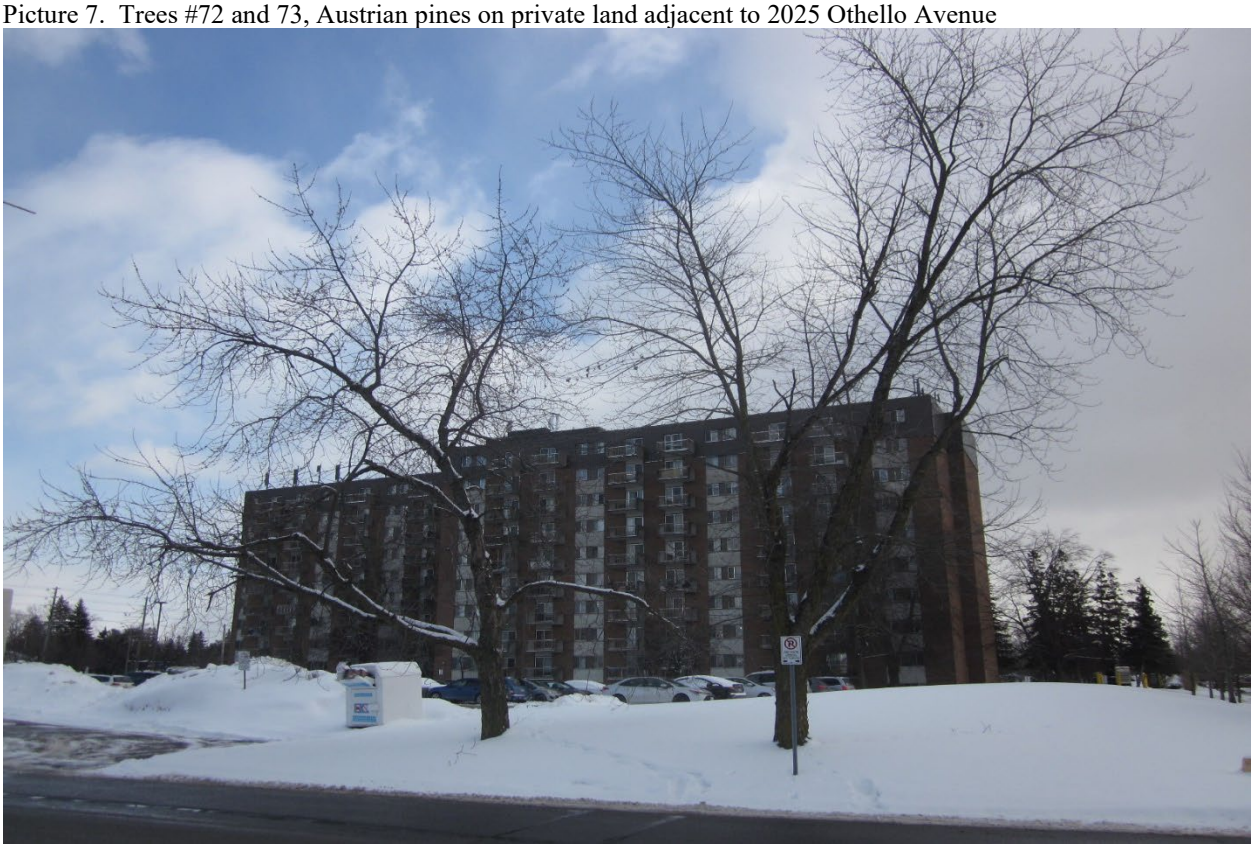


Picture 4. Trees #22, 20 and 21 (left to right), lindens on private property at 2025 Othello Avenue

Picture 5. Trees #78, 79, 80 and 81 (right to left), lindens on private property at 2025 Othello Avenue

Picture 6. Trees #81, 82, 80 and 83 (left to right), lindens on private property at 2025 Othello Avenue

Picture 7. Trees #72 and 73, Austrian pines on private land adjacent to 2025 Othello Avenue



Picture 8. Trees #84 and 85, silver maples on private land adjacent to 2025 Othello Avenue

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.