



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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March 10, 2026

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

**RE: TREE CONSERVATION REPORT FOR 295 ROGER NEILSON WAY, OTTAWA**

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. in support of a site plan application for 295 Roger Neilson Way in Ottawa. The need for this TCR is related to the proposed redevelopment of this presently open property. Excavation and grading will result in the loss of all trees on the subject property. All trees on adjacent private property will be preserved.

The need for a TCR is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). Under the By-law, a TCR is required for all plans of subdivision, site plan control applications, common elements condominium applications, and vacant land condominium applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. Trees of any size on adjacent City land must also be documented in a TCR. A "tree" is defined in the By-law as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

The approval of this tree conservation report by the city and the issuing of a permit authorizes the removal of approved trees. *Importantly, although this report may be used to support the application for a tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued authorizing the injury or destruction of a tree in accordance with the By-law. Further, the removal of any trees shared with or fully on neighbouring properties will require written permission of the adjacent landowner.*

The inventory in this report details the assessment of all individual trees on and adjacent to the subject property. Several trees were found on adjacent City of Ottawa lands. Field work for this report was completed in December 2025.

The proposed development of the property includes the construction of an industrial building with surrounding vehicular laneways and surface parking. A storm water management pond is proposed for the western corner of the property.



## **TREE SPECIES, CONDITION, SIZE AND STATUS**

Table 1 on pages 4 and 5 details the species, size (diameter), critical root zone, ownership, condition and preservation status of the individual trees on private and city lands. Each of these is referenced by the numbers plotted on the tree conservation plans on pages 6 and 7 of this report. Pictures 1 to 4 on pages 9 through 11 show selected trees on and adjacent to the subject property.

## **FEDERAL AND PROVINCIAL REGULATIONS**

Federal and provincial regulations can be applicable to trees on private property. In particular, the following two regulations have been considered for this property:

- 1) Endangered Species Act (2007): No butternuts (*Juglans cinerea*) or black ash (*Fraxinus nigra*) were identified on the subject or adjacent properties. These species of tree are listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so are protected from harm.
- 2) Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys must be performed by a suitably trained person no more than three (3) days before trees or other similar nesting habitat are to be removed.

## **TREE PROTECTION MEASURES**

Preservation and protection measures intended to mitigate damage during construction will be applied for all trees to be retained. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. Erect a fence at the critical root zone (CRZ<sup>1</sup>) of trees (see City of Ottawa tree protection barrier specification on page 8).
2. Do not place any material or equipment within the CRZ of the tree.
3. Do not attach any signs, notices or posters to any tree.
4. Do not raise or lower the existing grade within the CRZ without approval.
5. Tunnel or bore when digging within the CRZ of a tree.
6. Do not damage the root system, trunk or branches of any tree.
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's crown.

<sup>1</sup> 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

## TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, size (diameter), critical root zone, ownership, condition and preservation status of the individual trees on private and city lands. Each of these trees is referenced by the numbers plotted on the tree conservation plans on pages 6 and 7 of this report.

Table 1. Species, diameter, condition and status of trees at 295 Roger Neilson Way

| Tree No. | Tree Species                                  | DBH <sup>1</sup><br>(cm) | CRZ <sup>2</sup><br>(m) | Owner-ship <sup>3</sup> | Tree Condition; Age Class; Condition Notes; Species Origin & <b>Preservation Status</b> (to be removed or preserved and protected)  |
|----------|---|--------------------------|-------------------------|-------------------------|---|
| 1        | White spruce<br>( <i>Picea glauca</i> )       | 11 avg.                  | 1.1                     | City                    | Good; juvenile; three recently planted trees; good crown density, annual increment and needle colour; native species; <b>to be preserved</b>  |
| 2        | Serviceberry<br>( <i>Amelanchier</i><br>spp.) | 9                        | 0.9                     | City                    | Good; juvenile; one recently planted tree; native species; <b>to be preserved</b>   |
| 3        | Bur oak<br>( <i>Quercus macrocarpa</i> )      | 10                       | -                       | City                    | Good; juvenile; one recently planted tree; native species; <b>to be removed</b> (conflicts with new sidewalk and entrance to property)  |
| 4        | Sugar maple<br>( <i>Acer saccharum</i> )      | 10                       | -                       | City                    | Good; juvenile; one recently planted tree; native species; <b>to be removed</b> (conflicts with entrance to property)   |
| 5        | Sugar maple<br>( <i>Acer saccharum</i> )      | 10                       | -                       | City                    | Fair; juvenile; one recently planted tree; frost crack on south side of main stem 0-1.5m; native species; <b>to be removed</b> (conflicts with new sidewalk and entrance to property) |
| 6        | Cottonwood<br>( <i>Populus deltoides</i> )    | 12 max.                  | -                       | Private                 | Good; immature; grouping of trees which likely originated from root sprouts; native species; <b>to be removed</b> (conflicts with laneway)  |
| 7        | Cottonwood<br>( <i>Populus deltoides</i> )    | 16 &<br>23               | -                       | Private                 | Good; immature; single tree which likely originated from root sprout; double stemmed at grade; native species; <b>to be removed</b> (conflicts with laneway)                          |
| 8        | Cottonwood<br>( <i>Populus deltoides</i> )    | 13                       | -                       | Private                 | Fair; immature; single tree which likely originated from root sprout; native species; <b>to be removed</b> (conflicts with laneway)   |
| 9        | Cottonwood<br>( <i>Populus deltoides</i> )    | 19 max.                  | -                       | Private                 | Fair; maturing; grouping of trees which likely originated from root sprouts; native species; <b>to be removed</b> (conflicts with storm water management pond)                        |

Table 1. Cont.

| Tree No. | Tree Species                                      | DBH <sup>1</sup> (cm) | CRZ <sup>2</sup> (m) | Owner -ship <sup>3</sup> | Tree Condition; Age Class; Condition Notes; Species Origin & <b>Preservation Status</b> (to be removed or preserved and protected)                            |
|----------|---|-----------------------|----------------------|--------------------------|---|
| 10       | White pine<br>( <i>Pinus strobus</i> )            | 13 avg.               | 1.3                  | City                     | Good; immature; three recently planted trees; good crown density, annual increment and needle colour; native species; <b>to be preserved</b>                  |
| 11       | Red maple<br>( <i>Acer rubrum</i> )               | 8 avg.                | 0.8                  | City                     | Good; juvenile; two recently planted trees; native species; <b>to be preserved</b>  |
| 12       | Trembling aspen<br>( <i>Populus tremuloides</i> ) | 9                     | 0.9                  | City                     | Fair; immature; originated from root sprout or seed; native species; <b>to be preserved</b> (though recommend for removal – competing with the planted maple) |
| 13       | Trembling aspen<br>( <i>Populus tremuloides</i> ) | 15                    | 1.5                  | City                     | Fair; maturing; originated from root sprout or seed; native species; <b>to be preserved</b> (though recommend for removal – competing with the planted maple) |
| 14       | White pine<br>( <i>Pinus strobus</i> )            | 16                    | 1.6                  | City                     | Good; maturing; good crown density, annual increment and needle colour; native species; <b>to be preserved</b>  |
| 15       | Red oak<br>( <i>Quercus rubra</i> )               | 13                    | 1.3                  | City                     | Good; maturing; native species; <b>to be preserved</b>  |
| 16       | Willow<br>( <i>Salix spp.</i> )                   | 16                    | 1.6                  | City                     | Fair; maturing; native species; <b>to be preserved</b>  |

<sup>1</sup>Diameter at breast height, or 1.4m from grade; <sup>2</sup> Critical root zone (CRZ) is 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm; <sup>3</sup> Tree location/ownership taken from topographic plan of survey prepared by Annis, O'Sullivan, Vollebakk Ltd





- Existing Tree to Remain
- Protection for Existing Trees
- Existing Tree to Remove

**CONSULTANTS**

**SUBSICE**  
 ACW LIMITED  
 800 14 Concourse Gate K2E 7S6  
 K1J 7P7 800  
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**ARCHITECT**  
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 K7C 1R7 613  
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**TREE CONSERVATION**

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| # | Revision            | Date       |
|---|---------------------|------------|
| 1 | SPC SUBMISSION 1    | 2026 03 09 |
| 0 | REVIEW/COORDINATION | 2025 11 00 |

**IES**  
 URBAN FORESTRY & TREES MANAGEMENT CONSULTING

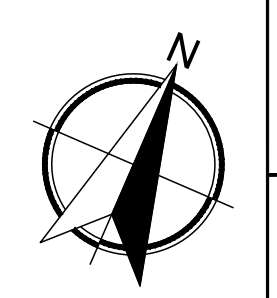
P.O. Box 13590, Kanata, ON K2K 1S0  
 Telephone: (613) 850-2475  
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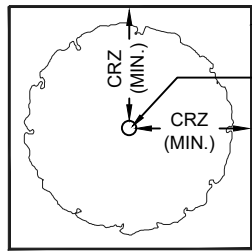
**WAREHOUSE**  
 295 ROGER NEILSON WAY KANATA

**Tree Conservation Report**

**T1**  
 Scale: NTS

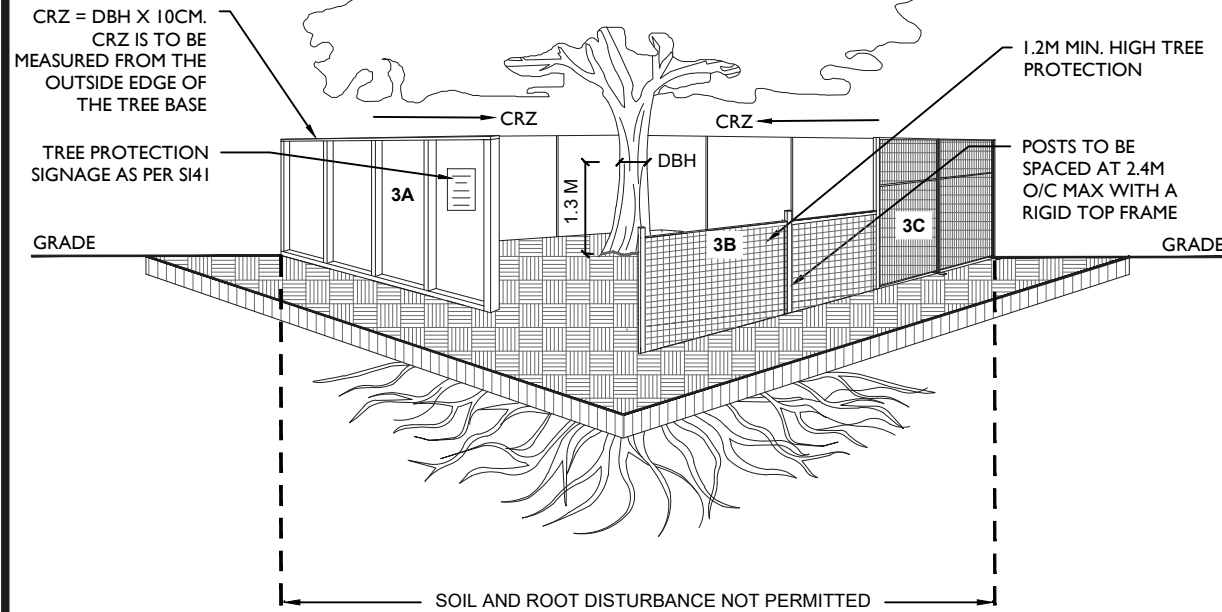
PLAN NO  
 Tree  
 Conservation  
 Report  
 T1  
 Scale: NTS





TREE PROTECTION FENCING  
TREE TRUNK

PLAN VIEW



TREE PROTECTION REQUIREMENTS:

1. TREE PROTECTION FENCING MUST BE INSTALLED PER THE TREE CONSERVATION REPORT (TCR) OR THE TREE INFORMATION REPORT (TIR), WHICH EVER APPLIES, AND MUST BE DETERMINED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF THE WORK AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
  2. FOR WORK WITHIN THE TREE PROTECTION ZONE (TPZ):
    - DO NOT PLACE OR STORE ANY MATERIAL, FILL OR EQUIPMENT (INCLUDING OUTHOUSES)
    - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
    - DO NOT RAISE OR LOWER THE EXISTING GRADE (SCRAPING OF THE TOP LAYER OF SOIL FOR FINAL GRADING MUST BE AVOIDED WITHIN THE CRZ, THIS INCLUDES FINAL LANDSCAPE/ REINSTATEMENT GRADING).
    - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE DIRECTED AWAY FROM THE TREE CANOPY
    - DO NOT EXTEND/REINSTATE HARD SURFACE WITHIN THE CRZ
    - DO NOT DISPOSE OF WASTE OR VOLATILE MATERIALS, SUCH AS MINERAL SPIRITS, OIL OR PAINT THINNER
    - DO NOT OPERATE, PARK, REPAIR, OR REFUEL VEHICLES OR EQUIPMENT.
    - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE
    - EXCAVATION SHALL BE CARRIED OUT BY TUNNELING, BORING OR HYDRO VAC
  3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT AND BE CONSTRUCTED OF RIGID OR FRAMED MATERIALS SUCH AS:
    - A. PLYWOOD HOARDING
    - B. SNOW FENCE
    - C. MODULAR STEEL PANELS
- INSTALLATION OF ALL FENCING TYPES, A, B OR C, MUST MINIMIZE DAMAGE TO EXISTING ROOTS.
4. ANY DEVIATION TO THE APPROVED TREE PROTECTION FENCING LOCATION MUST BE SUPERVISED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. MODIFICATIONS MAY INCLUDE THE INSTALLATION OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS, OR PERFORMING PROPER ROOT PRUNING AND CARE WHERE ROOTS ARE ENCOUNTERED.
  5. IF TREES ARE BEING AFFECTED BY CONSTRUCTION, A WATER AND FERTILIZING PROGRAM MAY BE REQUIRED.
  6. THE CITY OF OTTAWA'S TREE PROTECTION BY-LAW (NO. 2020-340) AND STANDARD F-8011 APPLY



Tree Protection

SCALE: NTS

DATE: JANUARY 2026

DRAWING NO.: F7



Picture 1. Trees #3 and 4, oak and maple on city property adjacent to 295 Roger Neilsen Way



Picture 2. Cottonwood trees within grouping #9 at 295 Roger Neilsen Way



Picture 3. White pine grouping #10 on city property adjacent to 295 Roger Neilsen Way



Picture 4. White pine #14, red oak #15 and willow #16 (right to left) on city property adjacent to 295 Roger Neilsen Way



# LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

## GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was prepared by *IFS Associates Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported. Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

## LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal.

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.