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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

March 27, 2026
revised September 11, 2026
Map #2 revised October 23, 2026

Marietta Ruhland, Principal, BLA, OALA
Ruhland & Associates Ltd.
200-1750 Courtwood Crescent
Ottawa, ON
K2C 2B5

RE: TREE CONSERVATION REPORT FOR 319 HUNTMAR DRIVE, OTTAWA

This Tree Conservation Report (TCR) was prepared in support of a site plan application for 319 Huntmar Drive in Ottawa. The need for this TCR is related to the proposed development of this presently open property. Multiple apartment buildings with surface parking and surrounding green spaces are now proposed.

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

The approval of this TCR by the by the City's General Manager and the issuing of a permit authorizes the removal of approved trees. *Importantly, although this report may be used to support the application for a City tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued authorizing the injury or destruction of a tree in accordance with the By-law. Importantly, prior written permission from adjacent property owners is required for the removal of shared or neighbouring trees if they will be lost or terminally damaged by construction activities.*

The inventory in this report details the assessment of all individual trees on the subject and adjacent private property, including any trees on nearby City of Ottawa lands. Field work for this report was completed in January 2026.

METHODOLOGY

The tree inventory was conducted by systematically traveling through the work areas and the 10m surrounding area while taking note of any tree which had a DBH of 10cm or greater. For each tree with a DBH of 10cm or greater, the location, species, DBH, critical rooting zone

(CRZ), health, and general comments were recorded (see Table 1 on pages 3 through 7 and Figures 1 and 2 on pages 8 and 9 of this report).

The area surveyed for butternut and black ash consisted of a 50m buffer around the proposed work areas. Butternut and black ash are listed as endangered species on the Species at Risk in Ontario List and, as such, are protected under the Endangered Species Act (ESA) from being killed, harmed, or removed. No butternut or black ash were located on or within 50m of the work areas.

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

Please do not hesitate to contact the undersigned with any questions concerning this report.

Yours,



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

TABLE 1: TREE LOCATONS

TREE ID	UTM NAD83	SPECIES	DBH (cm)						AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	FATE	OWNERSHIP
1	18 T 426650 5016348	Bur Oak	13						13	1.3	Good	Single Stem	Retained	City Owned
2	18 T 426651 5016334	Red Maple	10						10	1	Good	Single Stem	Retained	City Owned
3	18 T 426657 5016334	White Spruce	10						10	1	Good	Single Stem	Retained	City Owned
4	18 T 426657 5016332	White Spruce	12						12	1.2	Good	Single Stem	Retained	City Owned
5	18 T 426661 5016331	White Spruce	10						10	1	Good	Single Stem	Retained	City Owned
6	18 T 426665 5016330	White Spruce	12						12	1.2	Good	Single Stem	Retained	City Owned
7	18 T 426668 5016327	White Spruce	10						10	1	Good	Single Stem	Retained	City Owned
8	18 T 426668 5016327	White Spruce	11						11	1.1	Good	Single Stem	Retained	City Owned
9	18 T 426666 5016326	White Spruce	11						11	1.1	Good	Single Stem	Retained	City Owned
10	18 T 426652 5016321	River Birch	14						14	1.4	Good	Single Stem	Retained	City Owned
11	18 T 426634 5016299	Red Maple	13						13	1.3	Good	Single Stem	Retained	City Owned
12	18 T 426621 5016292	Red Maple	14						14	1.4	Good	Single Stem	Retained	City Owned
13	18 T 426619 5016289	Red Maple	18						18	1.8	Good	Single Stem	Retained	City Owned
14	18 T 426617 5016285	Red Maple	16						16	1.6	Good	Single Stem	Retained	City Owned
15	18 T 426613 5016280	Red Maple	15						15	1.5	Good	Single Stem	Retained	City Owned
16	18 T 426618 5016279	Balsam Fir	11						11	1.1	Good	Single Stem	Retained	City Owned
17	18 T 426618 5016279	Balsam Fir	11						11	1.1	Good	Single Stem	Retained	City Owned
18	18 T 426619 5016276	Balsam Fir	10						10	1	Good	Single Stem	Retained	City Owned
19	18 T 426609 5016269	River Birch	14						14	1.4	Good	Single Stem	Retained	City Owned
20	18 T 426592 5016247	Manitoba Maple	12	15					27	2.7	Good	Multistem	Retained	City Owned

TREE ID	UTM NAD83	SPECIES	DBH (cm)						AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	FATE	OWNERSHIP
21	18 T 426587 5016246	Manitoba Maple	20						20	2	Good	Single Stem	Retained	City Owned
22	18 T 426630 5016276	Eastern Cottonwood	11						11	1.1	Good	Single Stem	Retained	City Owned
23	18 T 426651 5016291	White Cedar	10						10	1	Good	Single Stem	Retained	City Owned
24	18 T 426643 5016291	White Cedar	10	10					20	2	Good	Multistem	Retained	City Owned
25	18 T 426644 5016290	White Cedar	10						10	1	Good	Single Stem	Retained	City Owned
26	18 T 426690 5016308	River Birch	11						11	1.1	Good	Single Stem	Removed	Private Onsite
27	18 T 426697 5016311	Manitoba Maple	26	27	26	24	20		123	12.3	Good	Multistem	Removed	Private Onsite
28	18 T 426700 5016313	White Cedar	25						25	2.5	Good	Single Stem	Removed	Private Onsite
29	18 T 426703 5016316	American Elm	27						27	2.7	Good	Single Stem	Removed	Private Onsite
30	18 T 426705 5016334	White Birch	12						12	1.2	Good	Single Stem	Removed	Private Onsite
31	18 T 426727 5016345	Manitoba Maple	110						110	11	Poor	Single Stem, Branch Dieback	Removed	Private Onsite
32	18 T 426720 5016367	Bur Oak	61						61	6.1	Good	Single Stem	Removed	Private Onsite
33	18 T 426703 5016355	Manitoba Maple	29	16	17				62	6.2	Good	Multistem	Removed	Private Onsite
34	18 T 426694 5016360	Manitoba Maple	15						15	1.5	Good	Single Stem	Removed	Private Onsite
35	18 T 426691 5016364	Manitoba Maple	10						10	1	Good	Single Stem	Removed	Private Onsite
36	18 T 426680 5016361	Manitoba Maple	25	17	13	25	26	24	130	13	Good	Multistem	Removed	Private Onsite
37	18 T 426658 5016357	Sugar Maple	14						14	1.4	Good	Single Stem	Retained	City Owned
38	18 T 426656 5016358	Sugar Maple	14						14	1.4	Good	Single Stem	Retained	City Owned
39	18 T 426651 5016357	Red Oak	14						14	1.4	Good	Single Stem	Retained	City Owned
40	18 T 426647 5016360	Red Oak	14						14	1.4	Good	Single Stem	Retained	City Owned
41	18 T 426644 5016359	Red Oak	14						14	1.4	Good	Single Stem	Retained	City Owned

TREE ID	UTM NAD83	SPECIES	DBH (cm)						AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	FATE	OWNERSHIP
42	18 T 426644 5016357	Red Maple	17						17	1.7	Good	Single Stem	Retained	City Owned
43	18 T 426640 5016362	Red Maple	21						21	2.1	Good	Single Stem	Retained	City Owned
44	18 T 426639 5016366	Red Maple	24						24	2.4	Good	Single Stem	Retained	City Owned
45	18 T 426653 5016366	Sugar Maple	14						14	1.4	Good	Single Stem	Retained	City Owned
46	18 T 426646 5016375	Manitoba Maple	14	24					38	3.8	Poor	Multistem Leaning	Retained	City Owned
47	18 T 426629 5016377	River Birch	17						17	1.7	Good	Single Stem	Retained	City Owned
48	18 T 426631 5016378	River Birch	16						16	1.6	Good	Single Stem	Retained	City Owned
49	18 T 426633 5016381	River Birch	19						19	1.9	Good	Single Stem	Retained	City Owned
50	18 T 426636 5016382	Red Maple	17						17	1.7	Good	Single Stem	Retained	City Owned
51	18 T 426642 5016387	Red Maple	15						15	1.5	Good	Single Stem	Retained	City Owned
52	18 T 426644 5016389	Red Maple	16						16	1.6	Good	Single Stem	Retained	City Owned
53	18 T 426648 5016392	Red Maple	24						24	2.4	Good	Single Stem	Retained	City Owned
54	18 T 426649 5016392	Common Hackberry	12						12	1.2	Good	Single Stem	Retained	City Owned
55	18 T 426655 5016394	Tamarack	13						13	1.3	Good	Single Stem	Retained	City Owned
56	18 T 426655 5016394	Tamarack	11						11	1.1	Good	Single Stem	Retained	City Owned
57	18 T 426658 5016398	Tamarack	12						12	1.2	Good	Single Stem	Retained	City Owned
58	18 T 426667 5016399	Willow Sp.	14						14	1.4	Good	Single Stem	Retained	City Owned
59	18 T 426690 5016402	Manitoba Maple	27	17	13	15			72	7.2	Moderate	Multistem, Some Branch Dieback	Removed	Private Onsite
60	18 T 426684 5016396	Manitoba Maple	22	16	15				53	5.3	Good	Multistem	Removed	Private Onsite
61	18 T 426688 5016383	Manitoba Maple	34	16	15	15			80	8	Good	Multistem	Removed	Private Onsite
62	18 T 426697 5016433	Willow Sp.	13						13	1.3	Good	Single Stem	Retained	City Owned

TREE ID	UTM NAD83	SPECIES	DBH (cm)						AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	FATE	OWNERSHIP
63	18 T 426723 5016460	Red Maple	20						20	2	Good	Single Stem	Retained	City Owned
64	18 T 426725 5016461	Red Maple	20						20	2	Good	Single Stem	Retained	City Owned
65	18 T 426728 5016467	Red Maple	20						20	2	Good	Single Stem	Retained	City Owned
66	18 T 426730 5016468	Bur Oak	13						13	1.3	Good	Single Stem	Retained	City Owned
67	18 T 426732 5016473	Red Maple	22						22	2.2	Good	Single Stem	Retained	City Owned
68	18 T 426737 5016473	Bur Oak	14						14	1.4	Good	Single Stem	Retained	City Owned
69	18 T 426742 5016474	Bur Oak	12						12	1.2	Good	Single Stem	Retained	City Owned
70	18 T 426752 5016484	Red Maple	18						18	1.8	Good	Single Stem	Retained	City Owned
71	18 T 426777 5016497	River Birch	20						20	2	Good	Single Stem	Retained	City Owned
72	18 T 426799 5016504	White Cedar	26	32	31	25	25	28	167	16.7	Good	Multistem	Retained	City Owned
73	18 T 426848 5016525	White Spruce	16						16	1.6	Good	Single Stem	Retained	City Owned
74	18 T 426850 5016526	White Spruce	14						14	1.4	Good	Single Stem	Retained	City Owned
75	18 T 426869 5016475	White Spruce	11						11	1.1	Good	Single Stem	Removed	Private Onsite
76	18 T 426872 5016469	Eastern Cottonwood	36						36	3.6	Good	Single Stem	Removed	Private Onsite
77	18 T 426869 5016455	Eastern Cottonwood	27	25					52	5.2	Good	Multistem	Removed	Private Onsite
78	18 T 426857 5016444	Eastern Cottonwood	35						35	3.5	Good	Single Stem	Removed	Private Onsite
79	18 T 426866 5016429	Eastern Cottonwood	26						26	2.6	Good	Single Stem	Removed	Private Onsite
80	18 T 426869 5016427	Eastern Cottonwood	35						35	3.5	Good	Single Stem	Removed	Private Onsite
81	18 T 426818 5016390	Manitoba Maple	14						14	1.4	Good	Single Stem	Removed	Private Onsite
82	18 T 426787 5016474	Eastern Cottonwood	16	18					34	3.4	Good	Multistem	Retained	City Owned
83	18 T 426767 5016460	Eastern Cottonwood	33	25					58	5.8	Good	Multistem	Retained	City Owned

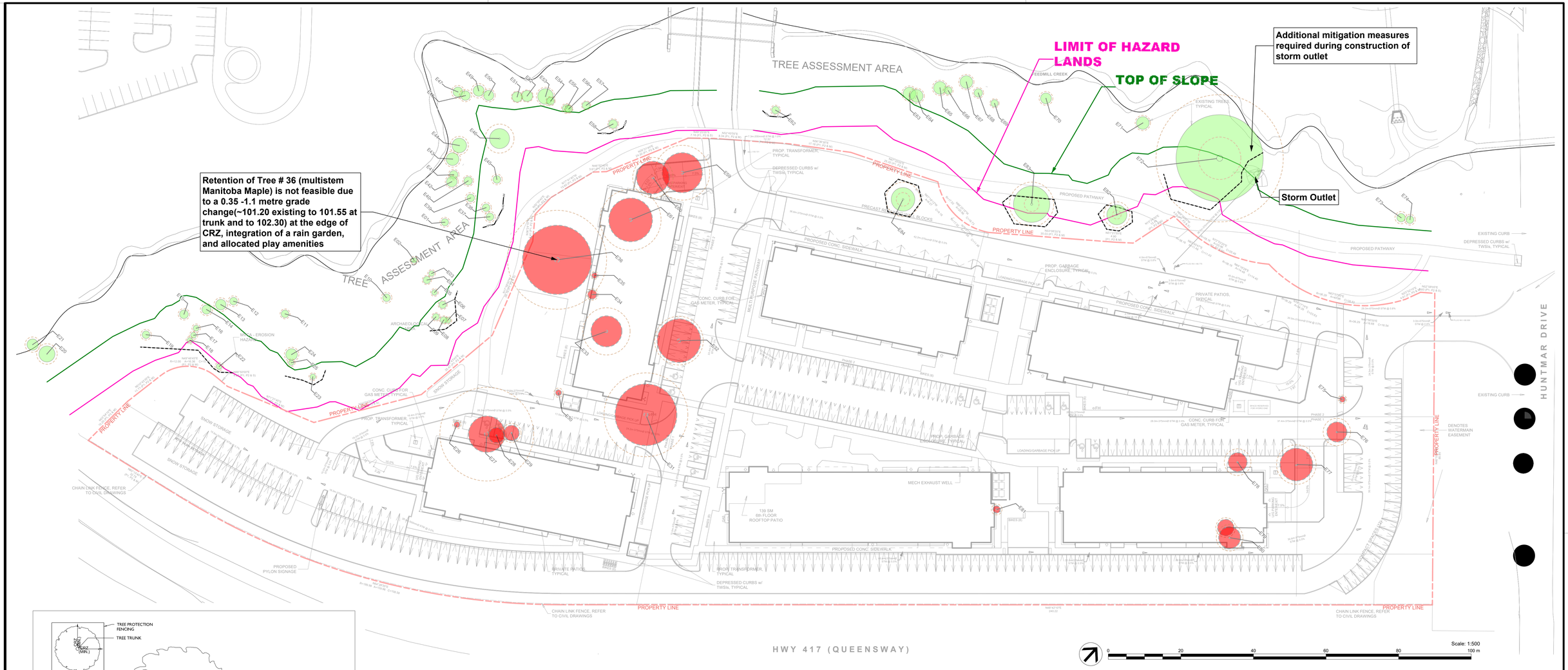
TREE ID	UTM NAD83	SPECIES	DBH (cm)						AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	FATE	OWNERSHIP
84	18 T 426740 5016437	Manitoba Maple	10	11	12	12			45	4.5	Good	Multistem	Retained	Private Onsite

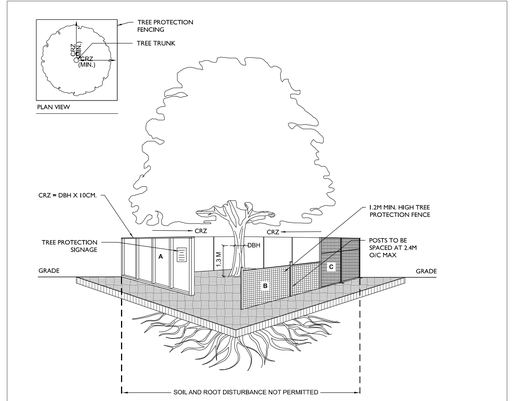
Figure 1 TREE LOCATIONS & SEARCH AREA



Figure 2 TREE LOCATIONS & SEARCH AREA PLANS







NOTES:

1. TREE PROTECTION FENCING TO BE INSTALLED PER F-8011 AND PER THE TREE CONSERVATION REPORT (TCR), THE TREE INFORMATION REPORT (TIR) OR AS INDICATED IN THE CONTRACT DRAWINGS
2. 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.
3. CRITICAL ROOT ZONE (CRZ) TO BE MEASURED FROM OUTSIDE OF THE TREE BASE
4. DIAMETER AT BREAST HEIGHT (DBH) TO BE MEASURED AT HEIGHT OF 1.3M FROM GROUND

Ottawa

TITLE: TREE PROTECTION FENCING

DATE: FEB 2013
REV: JAN 2026
DWG No: F7

REFER TO:
PATERSON GEOTECHNICAL REPORT **PG7718-1**
REVISION 3 DATED OCTOBER 23, 2026.
FOR GEOTECHNICAL INFORMATION

REFER TO CIVIL DRAWINGS
FOR GRADING AND SERVICING INFORMATION

LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- TREE TO PRESERVE (CRZ OUTER DASH, SRZ INNER DASH)
- TREE TO BE REMOVED (CRZ OUTER DASH)



IFS ASSOCIATES

Ruhland & Associates Ltd
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project
319 HUNTMAR RD

drawing
Proposed Development & Conserved Vegetation Plan

date	drawn by	project no.	dwg. no.
2026 10 23	TF	25-1773	**Map #2**
scale	checked by	revision no.	
	MR	3	

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

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

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

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

LIMITATIONS

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

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

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that *IFS Associates Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report. Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Associates Inc.* must be provided the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Associates Inc.*

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for: 1) any legal description provided with respect to the property; 2) issues of title and/or ownership with respect to the property; 3) the accuracy of the property line locations or boundaries with respect to the property; 4) the accuracy of any other information provided by the client or third parties; 5) any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and, 6) the unauthorized distribution of the report.

INDEMNIFICATION

An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for resulting from the issuance of a permit or approval based on this report or from the performance or non-performance of the applicant, whether with or without negligence on the part of the applicant, or the applicant's employees, directors, contractors and agents.

Further, under no circumstances may any claims be initiated or commenced by the applicant against *IFS Associates Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

ONGOING SERVICES

IFS Associates Inc. accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activates 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.