IFS ASSOCIATES
P.O. Box 13593, Ottawa, ON K2K 1X6
Telephone: (613) 850-2475
Website: www.ifsassociates.ca
URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

September 12, 2026

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

RE: TREE CONSERVATION REPORT FOR 1316 CARLING AVENUE & 1251 THAMES STREET, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) in support of a site plan application for 1361 Carling 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 construction of a 20-storey building with two levels of below grade parking is proposed for the site.

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 approval of this TCR by the City of Ottawa and the issuing of a permit by them authorize the removal of approved trees. *Importantly, although this report may be used to support the application for a city tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued by the City's General Manager authorizing the injury or destruction of a tree in accordance with the by-law.*

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 property. Any endangered tree species were identified as well. Field work for this report was completed in October 2025.

TREE SPECIES, CONDITION, SIZE AND OWNERSHIP STATUS

Table 1 on pages 4 through 8 of this report details the species, condition, diameter, ownership status and fate of the individual trees fully on, shared with and adjoining the subject property. Trees adjoining and shared with the subject property are detailed in Table 2 on pages 9 and 10. Each of these trees is referenced by the numbers plotted on the plans included in figures 1, 2, 3 and 4 in the appendix.

METHODOLOGY

The tree inventory was conducted in October 2025, by systematically traveling through the subject property and taking note of any tree which had a DBH of 10cm or greater. The same was done for 10m-wide swath on surrounding properties.

PROVINCIAL REGULATIONS

Certain provincial regulations are applicable to trees on private property. In particular, 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 both are listed as threatened on the SARO. Because of this these species are protected from harm. No butternut or black ash trees were located on or within 50m of the work area.

FEDERAL REGULATIONS

Federal regulations can be applicable to trees on private property. Between April and August of each year the Migratory Bird Convention Act (1994) requires bird nest surveys be performed by a suitably trained person no more than three (3) days before trees or other similar nesting habitat are removed.

TREE PROTECTION AND PRESERVATION MEASURES

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

1. Erect a fence as close as possible to the critical root zone (CRZ) of trees (see City of Ottawa tree protection barrier specification on page 16).
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.

TREE PRESERVATION MEASURES

As excavation is proposed within the CRZ and static root zone (SRZ) of several trees, the following measures will be taken:

1. Hydro excavation along the edge of excavation in proximity to the tree to carefully expose roots. Exposed roots will then be cleanly cut and sealed before being reburied (see City of Ottawa root pruning detail on page 17). Excavation can then resume using traditional mechanical means. Sealing the cleanly cut root ends with a beeswax product will help prevent the loss of moisture and facilitate healing.

2. If the excavation is to be left open for any length of time a covering of at least three layers of moistened burlap is to be draped over the exposed face of excavation closet to the tree. A final covering of clear plastic will help retain moisture within the burlap. The use of burlap and plastic coverings will help reduce the loss of moisture from the soil surrounding the remaining roots.

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

Yours,



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

TABLE 1: TREE LOCATIONS, SPECIES, DIAMETER, CRITICAL ROOT ZONE, HEALTH CONDITION, OWNERSHIP AND FATE

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP	FATE
1	18 T 442559 5025947	Siberian Elm	13					13	1.3	GOOD	Shared Roots, on the other side of fence. Single Stem	Private on adjoining site	Retained
2	18 T 442556 5025945	Siberian Elm	10	13	10	10		10.75	1.075	GOOD	Shared Roots, on the other side of fence. Multistem	Private on adjoining site	Retained
3	18 T 442547 5025940	Siberian Elm	15					15	1.5	GOOD	Shared Roots, on the other side of fence. Single Stem	Private on adjoining site	Retained
4	18 T 442544 5025939	Manitoba Maple	11	10				10.5	1.05	GOOD	Shared Roots, on the other side of fence. Multistem	Private on adjoining site	Retained
5	18 T 442539 5025935	Manitoba Maple	10					10	1	GOOD	Shared Roots, on the other side of fence. Single Stem	Private on adjoining site	Retained
6	18 T 442537 5025936	Manitoba Maple	15	14	14	10	11	12.8	1.28	GOOD	Shared Roots, on the other side of fence. Multistem	Private on adjoining site	Retained
7	18 T 442535 5025941	White Cedar						2 to 16	1.6	GOOD	Row of cedar (50-60 individual stems). On other side of fence.	Private on adjoining site	Retained
8	18 T 442534 5025948	White Spruce	29					29	2.9	POOR	Shared Roots, on the other side of fence. Leaf dieback. Single Stem	Private on adjoining site	Retained
9	18 T 442520 5025963	Manitoba Maple	41	32	16			29.66666667	2.966666667	GOOD	Shared Roots, on the other side of fence. Multistem	Private on adjoining site	Retained

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP	FATE
10	18 T 442514 5025973	Manitoba Maple	25	25				25	2.5	GOOD	Shared Roots, on the other side of fence. Multistem	Private on adjoining site	Retained
11	18 T 442511 5025963	Manitoba Maple	52					52	5.2	GOOD	Shared Roots, on the other side of fence. Single Stem	Private on adjoining site	Retained
12	18 T 442504 5025976	Manitoba Maple	10					10	1	GOOD	Shared Roots, on the other side of fence. Single Stem	Private on adjoining site	Retained
13	18 T 442498 5025985	Siberian Elm	10					10	1	GOOD	Shared Roots, on the other side of fence. Single Stem	Private on adjoining site	Retained
14	18 T 442498 5025984	Siberian Elm	12					12	1.2	GOOD	Shared Roots, on the other side of fence. Single Stem	Private on adjoining site	Retained
15	18 T 442491 5025995	Manitoba Maple	10					10	1	GOOD	Shared Roots, on the other side of fence. Single Stem	Private on adjoining site	Retained
16	18 T 442489 5025996	Manitoba Maple	10					10	1	GOOD	Shared Roots, on the other side of fence. Single Stem	Private on adjoining site	Retained
17	18 T 442487 5026001	Siberian Elm	11	10	10			10.33333333	1.033333333	GOOD	Shared Roots, on the other side of fence. Single Stem	Private on adjoining site	Retained
18	18 T 442497 5026019	Blue Spruce	25					25	2.5	GOOD	Within garden. Single Stem	Private Onsite	Removed
19	18 T 442504 5026029	Blue Spruce	15					15	1.5	GOOD	Within garden. Single Stem	Private Onsite	Removed
20	18 T 442472 5026040	Ornamental Tree	9					9	0.9	GOOD	Mowed around by road, planted. Single Stem	Private Onsite	Removed
21	18 T 442487 5026045	Ornamental Tree	4					4	0.4	GOOD	Within garden by road. Single Stem	Private Onsite	Removed

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP	FATE
22	18 T 442498 5026053	Ornamental Tree	4					4	0.4	GOOD	Within garden by road. Single Stem	Private Onsite	Removed
23	18 T 442569 5026000	Norway Maple	35					35	3.5	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
24	18 T 442565 5025999	Norway Maple	16					16	1.6	GOOD	Shared Roots, on the other side of fence. Single Stem	Co-owned	Retained
25	18 T 442564 5025995	Manitoba Maple	13	18	19			16.66666667	1.666666667	GOOD	Shared Roots, on the other side of fence. Multistem	Private on adjoining site	Retained
26	18 T 442565 5025995	American Elm	28					28	2.8	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
27	18 T 442556 5025991	Siberian Elm	29					29	2.9	GOOD	Along fence bordering parking lot and residential lands. Single Stem	Private Onsite	Removed
28	18 T 442552 5025998	Manitoba Maple	34	14				24	2.4	GOOD	Along fence bordering parking lot and residential lands. Multistem	Private Onsite	Removed
29	18 T 442550 5025985	Siberian Elm	27					27	2.7	GOOD	Along fence bordering parking lot and residential lands. Single Stem	Private Onsite	Removed
30	18 T 442554 5025976	Manitoba Maple	26					26	2.6	GOOD	Along fence bordering parking lot and residential lands. Single Stem	Private Onsite	Removed

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP	FATE
31	18 T 442559 5025967	Siberian Elm	25					25	2.5	DEAD	Along fence bordering parking lot and residential lands. Cut at 1m, only live epicormics. Single Stem	Private Onsite	Removed
32	18 T 442578 5025954	Norway Maple	28					28	2.8	GOOD	Within residential lands. Single Stem	Co-owned	Removed
33	18 T 442587 5025958	American Elm	24	20	17	18		19.75	1.975	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
34	18 T 442590 5025958	Manitoba Maple	22					22	2.2	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
35	18 T 442592 5025963	White Cedar	16	18	17			17	1.7	GOOD	In adjacent lands. Multistem	Private on adjoining site	Retained
36	18 T 442590 5025961	American Elm	27					27	2.7	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
37	18 T 442588 5025961	White Cedar	17					17	1.7	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
38	18 T 442586 5025966	White Cedar	25					25	2.5	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
39	18 T 442584 5025967	Norway Maple	10	12				11	1.1	GOOD	In adjacent lands. Multistem	Private on adjoining site	Retained
40	18 T 442582 5025967	Norway Maple	10					10	1	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
41	18 T 442581 5025970	Norway Maple	10					10	1	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
42	18 T 442580 5025973	Norway Maple	25					25	2.5	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP	FATE
43	18 T 442578 5025977	Norway Maple	16					16	1.6	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
44	18 T 442578 5025977	Norway Maple	29					29	2.9	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained
45	18 T 442591 5025967	Blue Spruce	39					39	3.9	GOOD	In adjacent lands. Single Stem	Private on adjoining site	Retained

TABLE 2: ADJOINING AND SHARED TREE INFORMATION

Tree ID	Tree Species / Tolerance to Construction[1]	Ownership[2]	DBH (cm)[3]	CRZ (m)[4]	SRZ (m)[5]	Distance to excavation (m)[6]	FATE
11	Manitoba maple / Good	Private on adjoining site	52	5.2	1.6	5.4	Retained
12	Manitoba maple / Good	Private on adjoining site	10	1	0.3	+/-1.5	Retained
13	Siberian elm / Moderate - Good	Private on adjoining site	10	1	0.3	+/-1.5	Retained
14	Siberian elm / Moderate - Good	Private on adjoining site	12	1.2		+/-1.5	Retained
15	Manitoba maple / Good	Private on adjoining site	10	1	0.3	+/-4.5	Retained
16	Manitoba maple / Good	Private on adjoining site	10	1	0.3	+/-5.0	Retained
17	Siberian elm / Moderate - Good	Private on adjoining site	10	1	0.3	9.1	Retained
23	Norway maple / Moderate - Good	On adjacent lands	35	3.5	1.1	9.6	Retained
24	Norway maple / Moderate - Good	On adjacent lands	16	1.6	0.5	2.8	Retained
25	Manitoba maple / Good	On adjacent lands	17	1.7	0.5	0.9	Retained
26	American elm / Moderate - Good	On adjacent lands	28	2.8	0.8	1.5	Retained
33	American elm / Moderate - Good	On adjacent lands	20	2	0.6	>1.3	Retained
34	Manitoba maple / Good	On adjacent lands	22	2.2	0.7	>1.3	Retained
35	White cedar / Good	On adjacent lands	17	1.7	0.5	>1.3	Retained
36	American elm / Moderate - Good	On adjacent lands	27	2.7	0.8	>1.3	Retained
37	White cedar / Good	On adjacent lands	17	1.7	0.5	>1.3	Retained
38	White cedar / Good	On adjacent lands	25	2.5	0.8	>1.3	Retained
39	Norway maple / Moderate - Good	On adjacent lands	11	1.1	0.3	>1.3	Retained

TABLE 2: CONT.

Tree ID	Tree Species / Tolerance to Construction[1]	Ownership[2]	DBH (cm)[3]	CRZ (m)[4]	SRZ (m)[5]	Distance to excavation (m)[6]	FATE
40	Norway maple / Moderate - Good	On adjacent lands	10	1	0.3	>1.3	Retained
41	Norway maple / Moderate - Good	On adjacent lands	10	1	0.3	1.6	Retained
42	Norway maple / Moderate - Good	On adjacent lands	25	2.5	0.8	1.0	Retained
43	Norway maple / Moderate - Good	On adjacent lands	16	1.6	0.5	1.2	Retained
44	Norway maple / Moderate - Good	On adjacent lands	29	2.9	0.9	0.8	Retained
45	Blue Colorado spruce / Moderate - Good	On adjacent lands	39	3.9	1.2	1.3	Retained

[1]As taken from Managing Trees during Construction; 2nd Ed., Fite and Smiley; [2] Tree location/ownership taken from topographic survey; [3]Diameter at breast height, or 1.3m from grade (unless otherwise indicated); [4] Critical root zone (CRZ) is 10 centimeters from the trunk of a tree for every centimeter of DBH. The CRZ is calculated as DBH x 10 cm; [5] Static root zone (SRZ) is considered three times the DBH and is considered the zone in which no roots can be cut; [6]Approximate distances only.

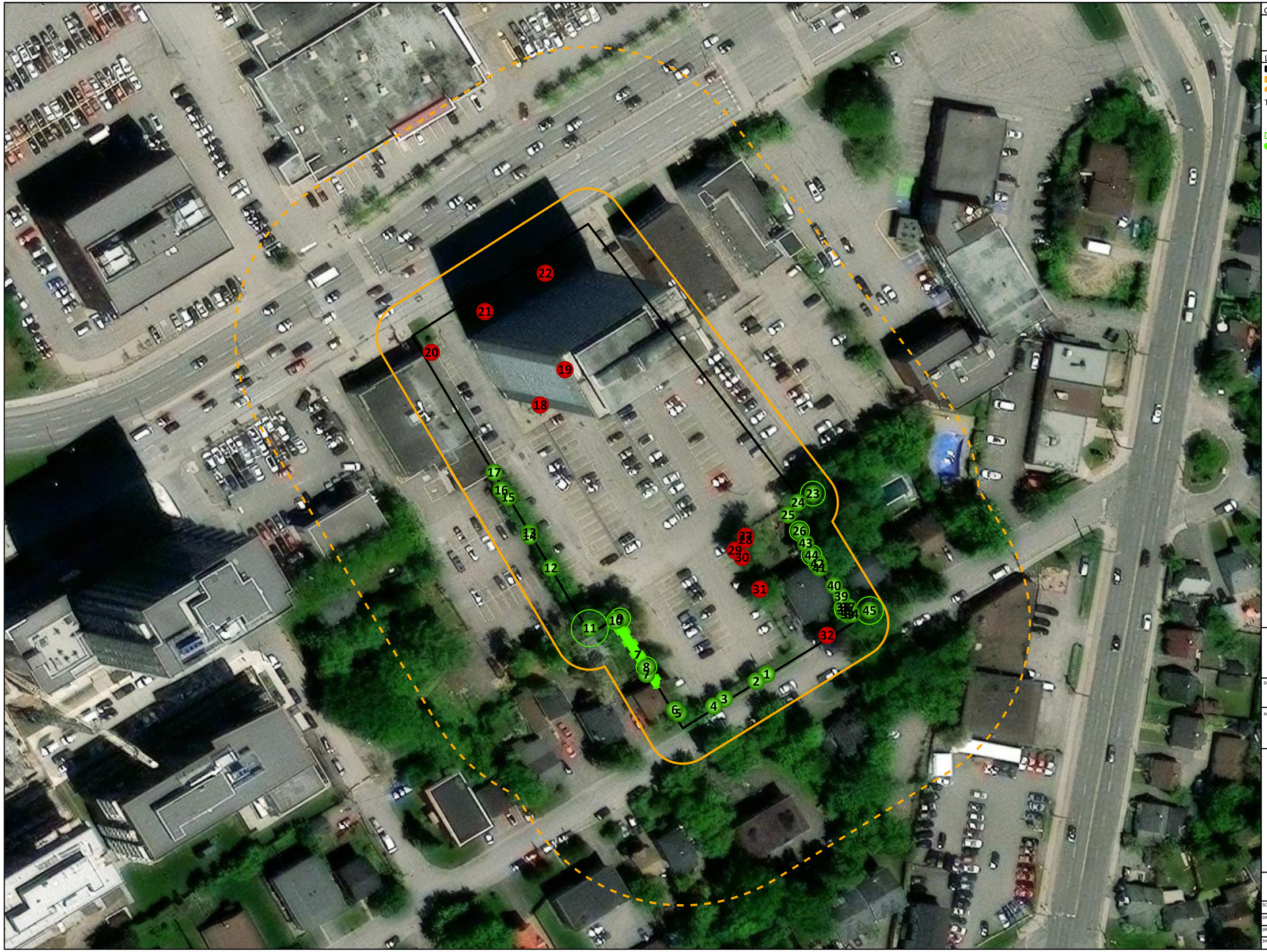
APPENDIX

Figure 1 TREE LOCATIONS & SEARCH AREA AERIAL - PAGE 12

Figure 2 TREE LOCATIONS & SEARCH AREA AERIAL ZOOMED IN – PAGE 13

Figure 3 TREE LOCATIONS PLAN – PAGE 14

Figure 4 TREE LOCATIONS PLAN ZOOMED IN – PAGE 15



GENERAL NOTES

MRNF, Microsoft, Vantor

LEGEND

- PROPERTY
- SUBJECT LANDS (10M)
- ADJACENT LANDS (50M)

TREES

- TO BE REMOVED
- TO BE RETAINED
- CRITICAL ROOT ZONE
- WHITE CEDAR ROW TO BE RETAINED

0 10 20 Meters

N

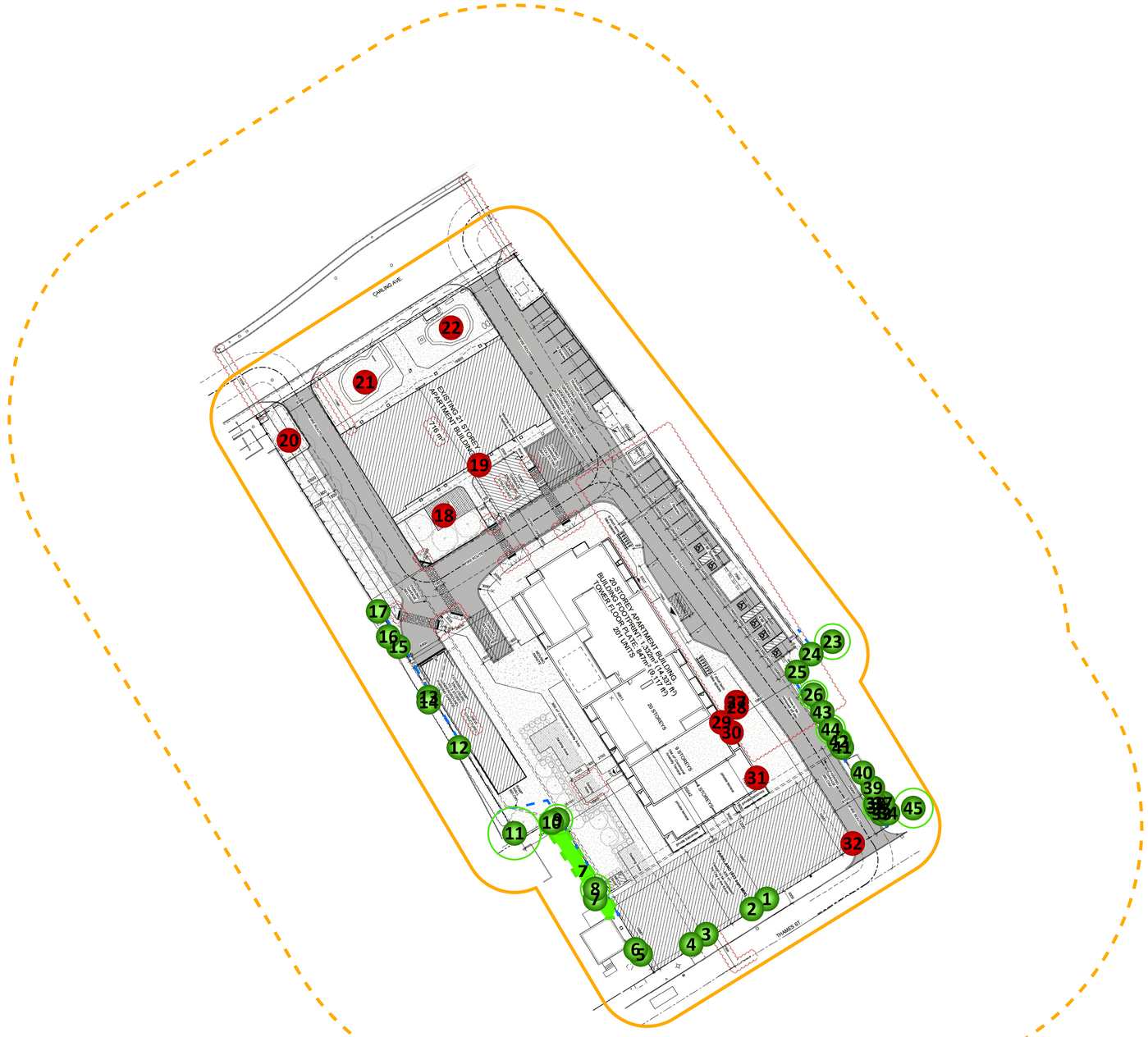
DRAWING: Tree Location Plan

PROJECT: 1316 CARLING AVENUE & 1251 THAMES STREET CITY OF OTTAWA

IFS ASSOCIATES
613-850-2475
Andrew K. Boyd, R.P.F

SCALE:	1:458
DATE:	2026-09-11
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO. 1316



GENERAL NOTES

PLANS COMPLETED BY ALEXANDER WILSON ARCHITECT INC.(13/05/25)

LEGEND

- SUBJECT LANDS (10M)
- ADJACENT LANDS (50M)

TREES

- TO BE REMOVED
- TO BE RETAINED
- WHITE CEDAR ROW TO BE RETAINED
- CRITICAL ROOT ZONE
- PROTECTIVE FENCING

N

0 10 20 Meters

DRAWING: Tree Location Plan

PROJECT: 1316 CARLING AVENUE & 1251 THAMES STREET CITY OF OTTAWA

IFS ASSOCIATES
613-850-2475
Andrew K. Boyd, R.P.F

SCALE:	1:458
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GENERAL NOTES

PLANS COMPLETED BY ALEXANDER WILSON ARCHITECT INC.(13/05/25)

LEGEND

SUBJECT LANDS (10M)

ADJACENT LANDS (50M)

TREES

- TO BE REMOVED
- TO BE RETAINED
- WHITE CEDAR ROW TO BE RETAINED
- CRITICAL ROOT ZONE
- PROTECTIVE FENCING

N

0 10 20 Meters

DRAWING:

Tree Location Plan

PROJECT:

1316 CARLING AVENUE & 1251 THAMES STREET CITY OF OTTAWA

IFS ASSOCIATES

613-850-2475

Andrew K. Boyd, R.P.F

SCALE:	1:241	DRAWING NO. 1316
DATE:	2026-09-11	
DRAWN BY:	SS	
SHEET NO.	1	



GENERAL NOTES

MRNF, Microsoft, Vantor

LEGEND

- PROPERTY
- SUBJECT LANDS (10M)
- ADJACENT LANDS (50M)

TREES

- TO BE REMOVED
- TO BE RETAINED
- CRITICAL ROOT ZONE
- WHITE CEDAR ROW TO BE RETAINED

N

0 10 Meters

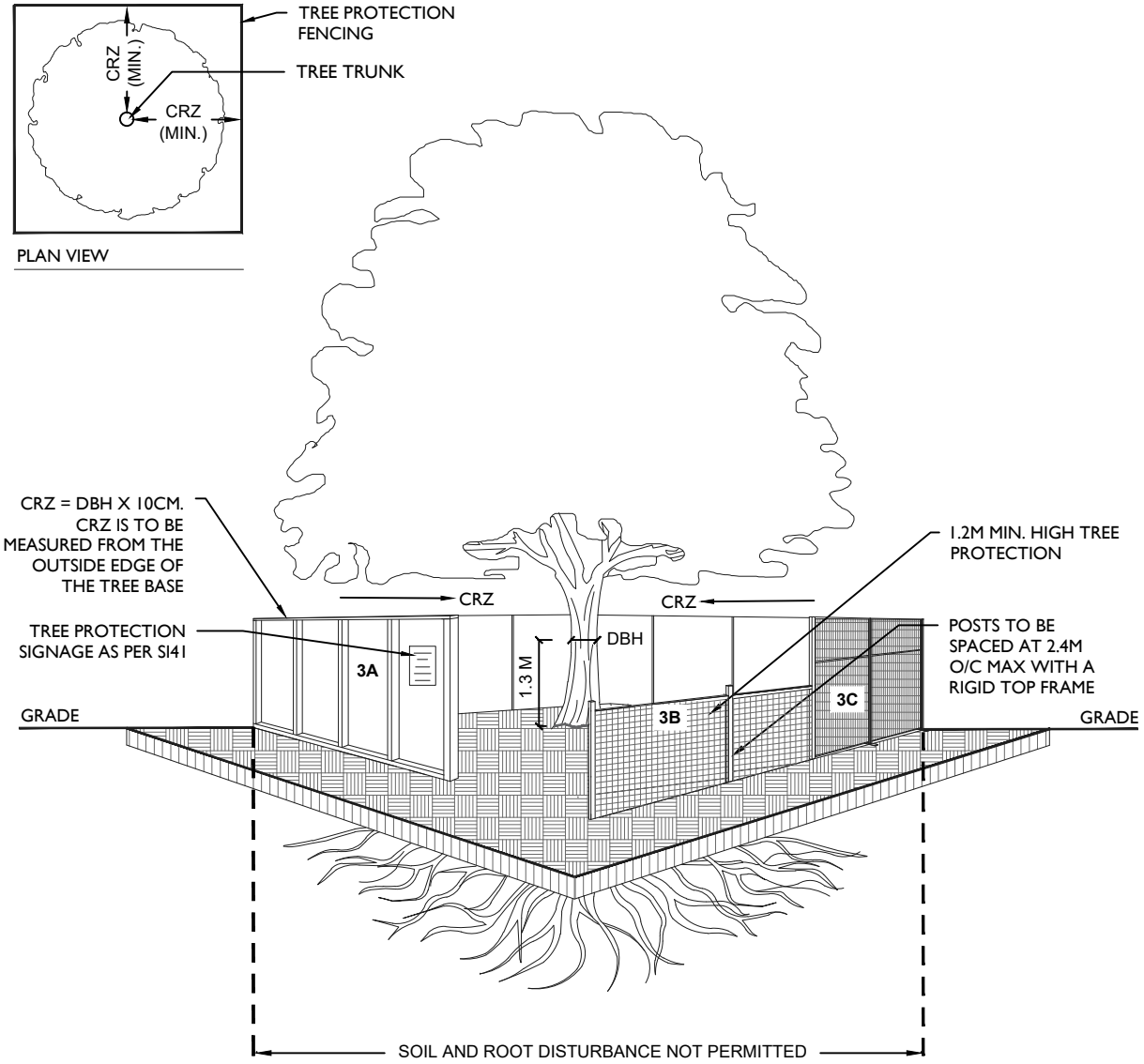
DRAWING: Tree Location Plan

PROJECT: 1316 CARLING AVENUE & 1251 THAMES STREET CITY OF OTTAWA

IFS ASSOCIATES
613-850-2475
Andrew K. Boyd, R.P.F

SCALE:	1:241
DATE:	2026-09-11
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO. 1316



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.

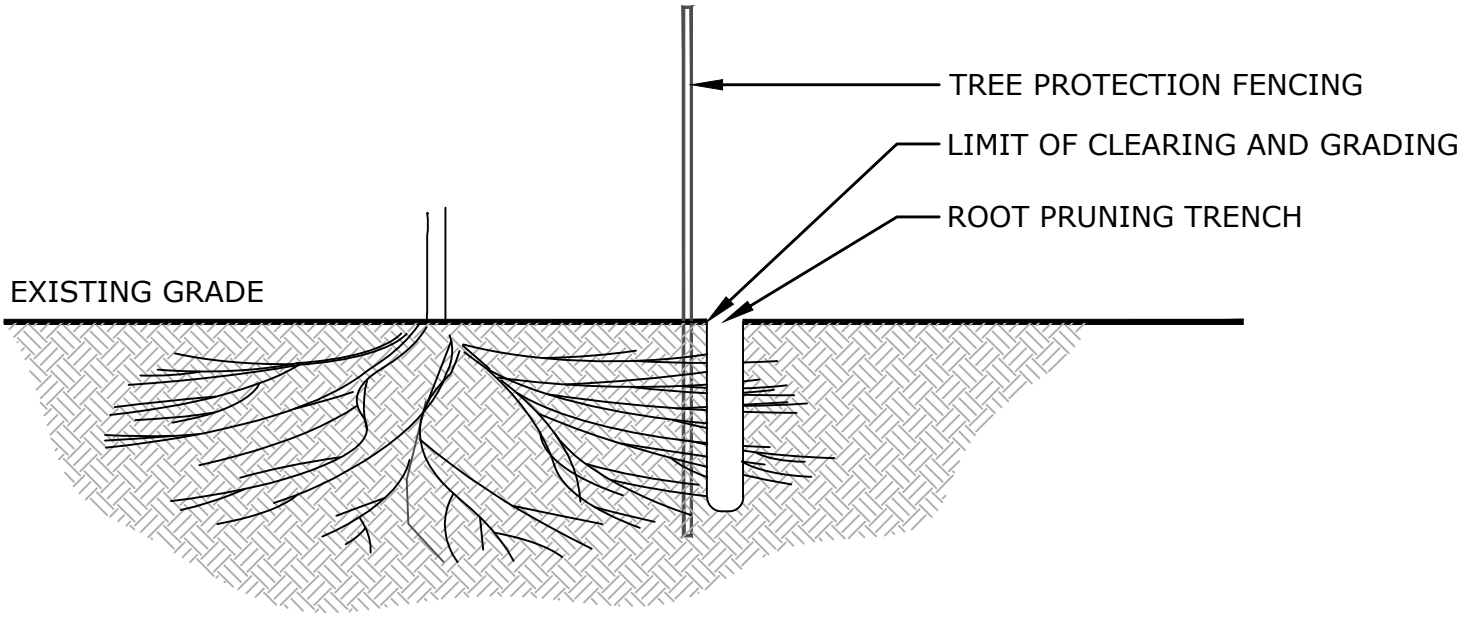
5. IF TREES ARE BEING AFFECTED BY CONSTRUCTION, A WATER AND FERTILIZING PROGRAM MAY BE REQUIRED.

6. THE CITY OF OTTAWA'S TREE PROTECTION BY-LAW (NO. 2020-340) AND STANDARD F-8011 APPLY

Ottawa

Tree Protection

SCALE:	NTS
DATE:	JANUARY 2026
DRAWING NO.:	F7



NOTES:

1. PROPER ROOT PRUNING TECHNIQUES REQUIRED WHEN TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION.
2. EXCAVATION (ROOT PRUNING TRENCH) SHALL BE CARRIED OUT BY TUNNELING, BORING OR HYDRO VAC.
3. ROOTS ARE TO BE CLEANLY CUT AND THE AREA AROUND THE ROOTS SHALL BE BACKFILLED WITH SUITABLE MATERIAL, AS DETAILED IN THE CONTRACT DRAWINGS.
4. TREES SHALL BE PRUNED TO RESTORE TREE APPEARANCE AND/OR RESTORE THE BALANCE BETWEEN TOP GROWTH AND ROOTS.
5. LEADERS SHALL NOT BE PRUNED.

Ottawa	TITLE: ROOT PRUNING	DATE: JANUARY 2026
		REV:
		DWG No: L10

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.