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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

October 28, 2025

Map #2 updated Jan 21, 2026

Marietta Ruhland, Principal, BLA, OALA
RUHLAND & ASSOCIATES LTD.
Suite 200 - 1750 Courtwood Crescent
Ottawa, ON
K2C 2B5

RE: TREE CONSERVATION REPORT FOR 475 TERRY FOX DRIVE, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Ruhland & Associates Ltd. in support of the development of 475 Terry Fox Drive 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, 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 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 property and adjacent private property. No trees were found on nearby City of Ottawa land. Field work for this report was completed in January and June 2025.

The development proposed for this presently open property includes the construction of three commercial buildings with drive aisles and surface parking. As a result of surrounding landscape buffers no trees on adjacent property will be adversely impacted by the proposed construction. However, all trees fully on the subject property will require removal due to conflicts with construction, grading, etc.

METHODOLOGY

The tree inventory was conducted by systematically travelling through the work areas and the 10m surrounding area, while taking note of any tree which had a diameter at breast height (DBH) of 10cm or greater. Where access was denied an over the fence visual survey was utilized and distance from the property line and DBH was estimated.

The area surveyed for butternut and black ash consisted of a 50m buffer around the subject property, while the tree survey was restricted to the 10m from the work area.

TREE SPECIES, CONDITION, SIZE AND STATUS

Tables 1 and 2 on pages 5 through 10 of this report detail the species, size (DBH), health condition, critical root zone, preservation status and ownership of the individual trees found on the subject property ('proponent') and adjacent properties ('neighbour'). Each of these trees is referenced by the numbers plotted on the tree conservation plans within Figures 1 and 2 on pages 12 and 13 of this report.

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 Provincial Endangered Species Act (ESA, 2007) mandates that tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut *(Juglans cinerea)* and black ash *(Fraxinus nigra)* are present in Eastern Ontario and are listed as threatened on the SARO. Because of this they are protected from harm. One butternut was found on site (see Table 1 on page 5 and Figure 3 on page 14). No black ash trees were found on or near the subject properties.
   A Butternut Health Experts (BHE) Report was completed and submitted to the Ministry of Environment, Conservation and Parks (MECP) in June 2025. The butternut was found to be a Cateogry 1 tree (i.e. 'unretainable').

2) The Federal 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 three (3) days before trees or other similar nesting habitat are to be removed.

TREE PRESERVATION MEASURES

To help reduce the potential for stress due to root loss the following measures will be taken in relation to trees which will experience excavation within or near their CRZs (*i.e.* trees #40-44).

1. Hydro or air knife excavation along the closest edge of excavation to carefully expose roots. Any roots should be cleanly cut and sealed before being reburied. 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 time a covering of at least three layers of moistened burlap is to be draped over the exposed face of excavation closest to the trees. This will help reduce the loss of soil moisture.

TREE PROTECTION MEASURES

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

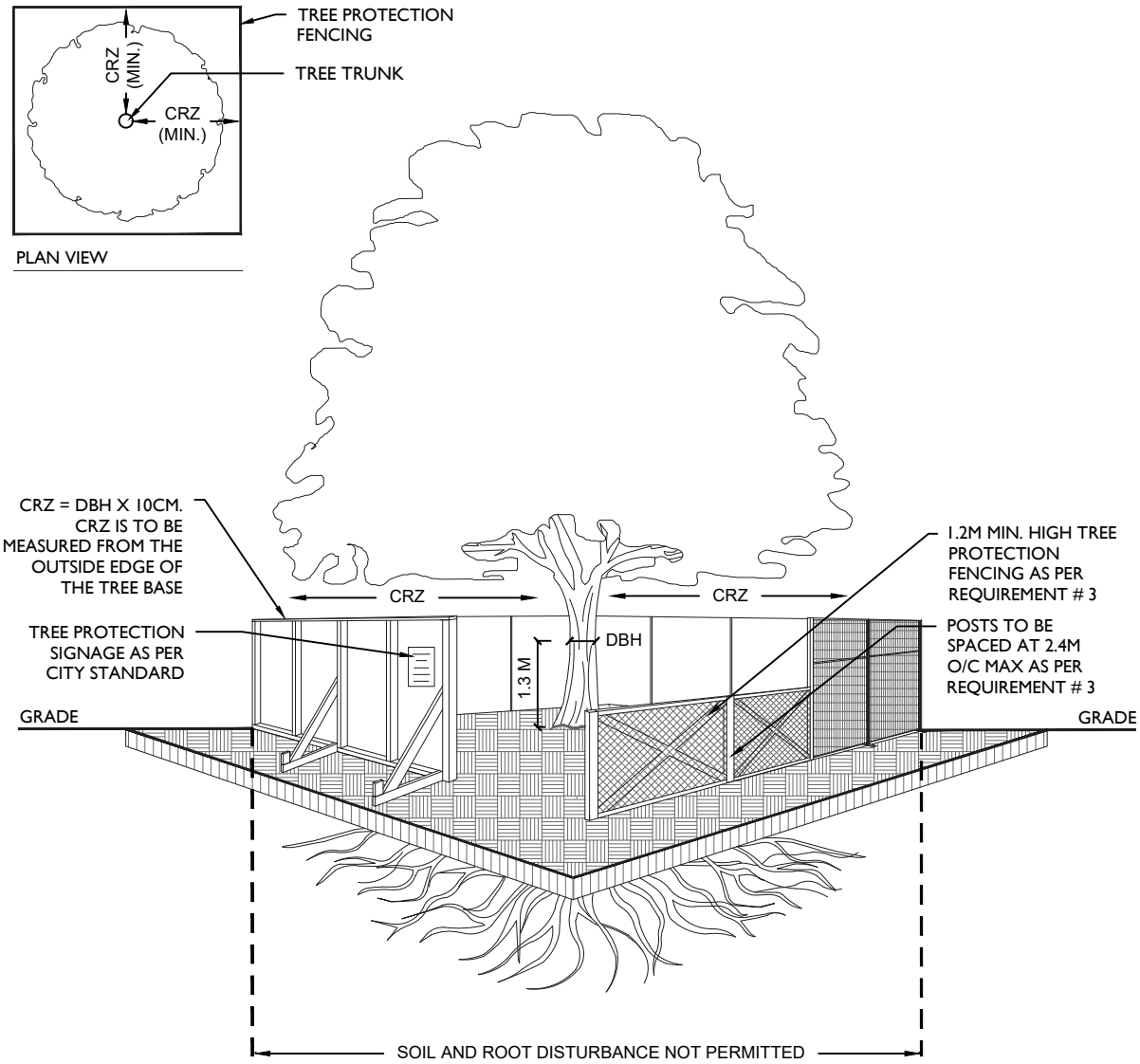
1. As per the City of Ottawa's tree protection barrier specification (included on page 4), erect a fence as close as possible to the CRZ of the tree(s);
2. Do not place any material or equipment within the CRZ of the tree(s);
3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing grade within the CRZ without approval;
5. Tunnel or bore instead of trenching within the CRZ of any 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.

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

TABLE 1: BUTTERNUT TREES

ID	UTM NAD83	SPECIES	DBH (cm)	Category	COMMENTS	OWNERSHIP
BN#1 TREEID #95	18 T 427030 5017975	Butternut	25	1	Single Stem	Proponent

TABLE 2: TREE LOCATONS

TREE ID	UTM NAD83	SPECIES	DBH (CM)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS; PRESERVATION STATUS	OWNERSHIP
1	18 T 427093 5017924	White Cedar	10					10	1	Good	Single Stem; to be retained	Neighbour
2	18 T 427095 5017925	White Cedar	10					10	1	Good	Single Stem; to be retained	Neighbour
3	18 T 427094 5017926	White Cedar	10					10	1	Good	Single Stem; to be retained	Neighbour
4	18 T 427096 5017928	Red Pine	30					30	3	Good	Single Stem; to be retained	Neighbour
5	18 T 427095 5017931	Red Pine	15					15	1.5	Good	Single Stem; to be retained	Neighbour
6	18 T 427089 5017929	Norway Spruce	30					30	3	Good	Single Stem; to be retained	Neighbour
7	18 T 427087 5017931	Red Maple	40					40	4	Good	Single Stem; to be retained	Neighbour
8	18 T 427084 5017931	White Spruce	23					23	2.3	Good	Single Stem; to be removed	Proponent
9	18 T 427079 5017931	White Spruce	30					30	3	Good	Single Stem; to be removed	Proponent
10	18 T 427080 5017934	White Ash	29	16				22.5	2.25	Poor	Multistem; bark peeling; extensive EAB damage; to be removed	Proponent
11	18 T 427083 5017935	White Cedar	10					10	1	Good	Single Stem; to be retained	Neighbour
12	18 T 427083 5017938	White Spruce	20					20	2	Good	Single Stem; to be retained	Neighbour
13	18 T 427079 5017943	White Spruce	20					20	2	Good	Single Stem; to be retained	Neighbour
14	18 T 427077 5017940	White Ash	16					16	1.6	Poor	Single Stem; bark peeling; extensive EAB damage; to be removed	Proponent
15	18 T 427077 5017947	Red Maple	30					30	3	Good	Single Stem; to be retained	Neighbour
16	18 T 427075 5017949	Norway Spruce	25					25	2.5	Good	Single Stem; to be retained	Neighbour
17	18 T 427072 5017954	White Cedar	15					15	1.5	Good	Single Stem; to be retained	Neighbour

TREE ID	UTM NAD83	SPECIES	DBH (CM)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS; PRESERVATION STATUS	OWNERSHIP
18	18 T 427069 5017957	Blue Spruce	35					35	3.5	Good	Single Stem; to be retained	Neighbour
19	18 T 427066 5017961	Blue Spruce	35					35	3.5	Good	Single Stem; to be retained	Neighbour
20	18 T 427062 5017960	Black Maple	28					28	2.8	Good	Single Stem; to be removed	Proponent
21	18 T 427064 5017966	Blue Spruce	30					30	3	Good	Single Stem; to be retained	Neighbour
22	18 T 427061 5017969	Blue Spruce	30					30	3	Good	Single Stem; to be retained	Neighbour
23	18 T 427060 5017974	Blue Spruce	35					35	3.5	Good	Single Stem; to be retained	Neighbour
24	18 T 427058 5017978	Blue Spruce	35					35	3.5	Good	Single Stem; to be retained	Neighbour
25	18 T 427055 5017981	Sugar Maple	35					35	3.5	Good	Single Stem; to be retained	Neighbour
26	18 T 427051 5017987	White Spruce	35					35	3.5	Good	Single Stem; to be retained	Neighbour
27	18 T 427042 5017994	White Ash	25					25	2.5	Dead	Single Stem; extensive EAB damage; to be removed	Proponent
28	18 T 427047 5017998	Sugar Maple	35					35	3.5	Good	Single Stem; to be retained	Neighbour
29	18 T 427042 5017996	White Ash	24					24	2.4	Dead	Single Stem; extensive EAB damage; to be removed	Proponent
30	18 T 427046 5018002	White Pine	20					20	2	Good	Single Stem; to be retained	Neighbour
31	18 T 427044 5018004	White Pine	35					35	3.5	Good	Single Stem; to be retained	Neighbour
32	18 T 427043 5018007	Blue Spruce	25					25	2.5	Good	Single Stem; to be retained	Neighbour
33	18 T 427042 5018010	Blue Spruce	25					25	2.5	Good	Single Stem; to be retained	Neighbour
34	18 T 427041 5018013	Blue Spruce	25					25	2.5	Good	Single Stem; to be retained	Neighbour
35	18 T 427040 5018015	Blue Spruce	30					30	3	Good	Single Stem; to be retained	Neighbour
36	18 T 427039 5018018	Blue Spruce	25					25	2.5	Good	Single Stem; to be retained	Neighbour
37	18 T 427038 5018020	Blue Spruce	25					25	2.5	Good	Single Stem; to be retained	Neighbour
38	18 T 427033 5018014	White Ash	17					17	1.7	Dead	Single Stem; extensive EAB damage; to be removed	Proponent
39	18 T 427031 5018014	White Ash	28					28	2.8	Good	Single Stem; signs of EAB; to be removed	Proponent

TREE ID	UTM NAD83	SPECIES	DBH (CM)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS; PRESERVATION STATUS	OWNERSHIP
40	18 T 427030 5018022	Red Oak	39					39	3.9	Good	Single Stem; to be retained	Proponent
41	18 T 427030 5018027	Blue Spruce	31					31	3.1	Good	Single Stem; to be retained	Proponent
42	18 T 427025 5018045	Blue Spruce	32					32	3.2	Good	Single Stem; to be retained	Proponent
43	18 T 427025 5018048	Red Oak	30					30	3	Good	Single Stem; to be retained	Proponent
44	18 T 427019 5018051	Red Oak	35					35	3.5	Good	Single Stem; to be retained	Proponent
45	18 T 427024 5018060	Red Pine	20					20	2	Good	Single Stem; to be retained	Neighbour
46	18 T 427017 5018068	Red Oak	31					31	3.1	Good	Single Stem; to be removed	Proponent
47	18 T 427014 5018075	Red Oak	36					36	3.6	Good	Single Stem; to be removed	Proponent
48	18 T 427014 5018102	Willow	20					20	2	Good	Single Stem; to be retained	Neighbour
49	18 T 427008 5018117	Red Oak	30					30	3	Good	Single Stem; to be retained	Proponent
50	18 T 427007 5018125	Red Oak	24					24	2.4	Good	Single Stem; to be retained	Proponent
51	18 T 427011 5018131	Red Pine	15					15	1.5	Good	Single Stem; to be retained	Neighbour
52	18 T 427009 5018140	Manitoba Maple	15					15	1.5	Good	Single Stem; to be retained	Neighbour
53	18 T 427008 5018146	Trembling Aspen	20					20	2	Good	Single Stem; to be retained	Neighbour
54	18 T 427009 5018151	Trembling Aspen	20					20	2	Good	Single Stem; to be retained	Neighbour
55	18 T 427006 5018153	Trembling Aspen	20					20	2	Good	Single Stem; to be retained	Neighbour
56	18 T 427007 5018156	Blue Spruce	22					22	2.2	Good	Single Stem; to be retained	Proponent
57	18 T 427004 5018155	Blue Spruce	15					15	1.5	Good	Single Stem; to be retained	Proponent
58	18 T 427004 5018156	Blue Spruce	27					27	2.7	Good	Single Stem; to be retained	Proponent
59	18 T 427007 5018160	Blue Spruce	35					35	3.5	Good	Single Stem; to be retained	Proponent
60	18 T 427005 5018174	Trembling Aspen	20					20	2	Good	Single Stem; to be retained	Neighbour
61	18 T 427003 5018177	Blue Spruce	17					17	1.7	Good	Single Stem; to be retained	Proponent

TREE ID	UTM NAD83	SPECIES	DBH (CM)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS; PRESERVATION STATUS	OWNERSHIP
62	18 T 426988 5017978	Willow	52	41	35	30	26	36.8	3.68	Good	Multistem; leaning; to be removed	Proponent
63	18 T 426987 5017976	Willow	31	34	32			32.33333	3.233333333	Good	Single Stem; leaning; to be removed	Proponent
64	18 T 426996 5017969	Manitoba Maple	15					15	1.5	Good	Single Stem; to be removed	Proponent
65	18 T 427001 5017966	Willow	135	132				133.5	13.35	Good	Single Stem; leaning; to be removed	Proponent
66	18 T 426999 5017963	White Ash	10	8	9			9	0.9	Dead	Multistem; extensive EAB damage; to be removed	Proponent
67	18 T 427001 5017961	White Ash	14					14	1.4	Poor	Single Stem; extensive EAB damage; to be removed	Proponent
68	18 T 426999 5017961	White Ash	10					10	1	Poor	Single Stem; extensive EAB damage; to be removed	Proponent
69	18 T 427001 5017960	White Ash	11					11	1.1	Poor	Single Stem; extensive EAB damage; to be removed	Proponent
70	18 T 427005 5017959	American Basswood	16					16	1.6	Good	Single Stem; to be removed	Proponent
71	18 T 427005 5017959	White Ash	10					10	1	Dead	Single Stem; extensive EAB damage; to be removed	Proponent
72	18 T 427006 5017960	White Ash	12					12	1.2	Dead	Single Stem; extensive EAB damage; to be removed	Proponent
73	18 T 427007 5017959	White Ash	11	12				11.5	1.15	Poor	Single Stem; extensive EAB damage; to be removed	Proponent
74	18 T 427008 5017958	White Ash	10					10	1	Poor	Single Stem; extensive EAB damage; to be removed	Proponent
75	18 T 427012 5017958	Willow	52	53				52.5	5.25	Good	Multistem; cracked; fallen over; to be removed	Proponent
76	18 T 427010 5017966	White Ash	18					18	1.8	Dead	Single Stem; extensive EAB damage; to be removed	Proponent
77	18 T 427011 5017968	White Ash	10					10	1	Dead	Single Stem; extensive EAB damage; to be removed	Proponent
78	18 T 427015 5017967	American Basswood	22					22	2.2	Good	Single Stem; to be removed	Proponent
79	18 T 427017 5017970	American Basswood	23					23	2.3	Good	Single Stem; to be removed	Proponent
80	18 T 427017 5017972	Manitoba Maple	17	35				26	2.6	Good	Multistem; to be removed	Proponent
81	18 T 427021 5017974	Manitoba Maple	10	15	20			15	1.5	Good	Multistem; to be removed	Proponent
82	18 T 427021 5017979	American Basswood	54					54	5.4	Good	Single Stem; to be removed	Proponent
83	18 T 427020 5017978	American Basswood	86					86	8.6	Dead	Single Stem; to be removed	Proponent

TREE ID	UTM NAD83	SPECIES	DBH (CM)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS; PRESERVATION STATUS	OWNERSHIP
84	18 T 427020 5017978	Manitoba Maple	13					13	1.3	Good	Single Stem; to be removed	Proponent
85	18 T 427017 5017979	Manitoba Maple	25	19				22	2.2	Good	Multistem; leaning; to be removed	Proponent
86	18 T 427014 5017979	Manitoba Maple	32	20				26	2.6	Good	Multistem; leaning; to be removed	Proponent
87	18 T 427009 5017975	Manitoba Maple	17	12				14.5	1.45	Good	Multistem; leaning; to be removed	Proponent
88	18 T 427009 5017978	White Ash	12					12	1.2	Dead	Single Stem; extensive EAB damage; to be removed	Proponent
89	18 T 427022 5017973	Manitoba Maple	17					17	1.7	Good	Single Stem; leaning; to be removed	Proponent
90	18 T 427028 5017973	Manitoba Maple	28					28	2.8	Good	Single Stem; leaning; to be removed	Proponent
91	18 T 427025 5017973	American Elm	26					26	2.6	Good	Single Stem; to be removed	Proponent
92	18 T 427029 5017974	American Basswood	13					13	1.3	Good	Single Stem; to be removed	Proponent
93	18 T 427032 5017974	American Basswood	17					17	1.7	Good	Single Stem; to be removed	Proponent
94	18 T 427032 5017975	American Basswood	20					20	2	Good	Single Stem; to be removed	Proponent
95	18 T 427030 5017975	Butternut	25					25	2.5	Good	Single Stem; to be removed	Proponent
96	18 T 427035 5017978	Manitoba Maple	12					12	1.2	Good	Single Stem; to be removed	Proponent
97	18 T 427035 5017976	American Basswood	12	5	6			7.666667	0.766666667	Good	Multistem; to be removed	Proponent
98	18 T 427036 5017976	American Basswood	21	11				16	1.6	Good	Multistem; leaning; to be removed	Proponent
99	18 T 427038 5017973	American Basswood	25					25	2.5	Good	Single Stem; to be removed	Proponent
100	18 T 427039 5017973	American Basswood	10					10	1	Good	Single Stem; leaning; to be removed	Proponent
101	18 T 427037 5017970	American Basswood	36	34				35	3.5	Good	Multistem; to be removed	Proponent
102	18 T 427036 5017968	American Basswood	45					45	4.5	Good	Single Stem; to be removed	Proponent
103	18 T 427038 5017963	Manitoba Maple	23	25	27			25	2.5	Good	Multistem; fallen over; to be removed	Proponent
104	18 T 427041 5017961	Manitoba Maple	36	36	38	28	29	33.4	3.34	Good	Multistem; fallen over; to be removed	Proponent
105	18 T 427040 5017956	Manitoba Maple	35	30				32.5	3.25	Good	Multistem; leaning; to be removed	Proponent

TREE ID	UTM NAD83	SPECIES	DBH (CM)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS; PRESERVATION STATUS	OWNERSHIP
106	18 T 427035 5017955	Manitoba Maple	40	15				27.5	2.75	Good	Multistem; leaning; to be removed	Proponent
107	18 T 427030 5017957	Manitoba Maple	72					72	7.2	Good	Single Stem; leaning; to be removed	Proponent
108	18 T 427027 5017955	Manitoba Maple	28					28	2.8	Good	Single Stem; leaning; to be removed	Proponent
109	18 T 427025 5017955	Manitoba Maple	29	29				29	2.9	Good	Multistem; leaning; to be removed	Proponent
110	18 T 427024 5017955	Manitoba Maple	84					84	8.4	Good	Single Stem; leaning; to be removed	Proponent
111	18 T 427027 5017959	American Basswood	50	49	45			48	4.8	Poor	Multistem; most of canopy snapped off; to be removed	Proponent
112	18 T 427027 5017960	American Basswood	28					28	2.8	Good	Single Stem; to be removed	Proponent

Appendix I

Page 12: Figure 1 EXISTING TREES (aerial) & SEARCH AREA
(prepared by IFS Associates)

Page 13: Figure 2 EXISTING TREES (site plan)
(prepared by Ruhland & Associates)

Page 14: Figure 3 SPECIES AT RISK SEARCH AREA
(prepared by IFS Associates)

GENERAL NOTES

Maxar, Microsoft

LEGEND

- SUBJECT LANDS
- ADJACENT LANDS (10m)

TREE (Ownership, Fate)

- Private,Retained
- Proponent,Retained
- Proponent,Removed
- CRITICAL ROOT ZONE

0 10 20 Meters

N

DRAWING: Tree Location Plan

PROJECT: 475 TERRY FOX DRIVE
CITY OF OTTAWA

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

SCALE:	1:400
DATE:	2025-10-08
DRAWN BY:	SS
SHEET NO.	1
DRAWING NO.	475T

KANATA AVENUE (Major Collector Road)

TERRY FOX DRIVE (Arterial Road)

PROPERTY LINE

EXISTING SCREEN FENCE AT PROPERTY LINE TO SERVE AS TREE PROTECTION FENCE FOR TREES ON ADJACENT PROPERTY

E61 BLUE SPRUCE CRZ 3.6mØ
E60
E59 BLUE SPRUCE CRZ 7.4mØ
E58 BLUE SPRUCE CRZ 5.7mØ
E57 BLUE SPRUCE CRZ 3.1mØ
E55
E56 BLUE SPRUCE CRZ 4.6mØ
E54
E53
E52
E51
E50 RED OAK CRZ 5.1mØ
E49 RED OAK CRZ 6.3mØ
E48

TREES #E46 & E47 REMOVED DUE TO EXCAVATION LIMITS

E47
E46
E45

APPROXIMATE EXCAVATION EXTENTS

MINIMIZED EXCAVATION (MITIGATED) AT TREE #42

E44 RED OAK CRZ 7.3mØ
E43 RED OAK CRZ 6.3mØ
E42 BLUE SPRUCE CRZ 6.2mØ

APPROXIMATE EXCAVATION EXTENTS

E41 BLUE SPRUCE CRZ 6.5mØ
E40 RED OAK CRZ 8.2mØ
E39
E38

TREES #E38 & E39 REMOVED DUE TO POOR HEALTH (DEAD OR SIGNS OF EAB)

E37
E36
E35
E34
E33
E32
E31
E30
E29
E28
E27

TREES #E27 & E29 REMOVED DUE TO POOR HEALTH (DEAD)

TREES REMOVED (WITHIN PROPOSED DEVELOPMENT)

E26
E25
E24
E23
E22
E21
E20
E19
E18
E17
E16
E15
E14
E13
E10
E12
E11
E09
E08
E07
E06
E03
E05
E04
E02
E01

EXISTING SCREEN FENCE AT PROPERTY LINE TO SERVE AS TREE PROTECTION FENCE FOR TREES ON ADJACENT PROPERTY

TREE #E20 REMOVED DUE TO EXCAVATION LIMITS AND SPECIES SENSITIVITY TO DISTURBANCE

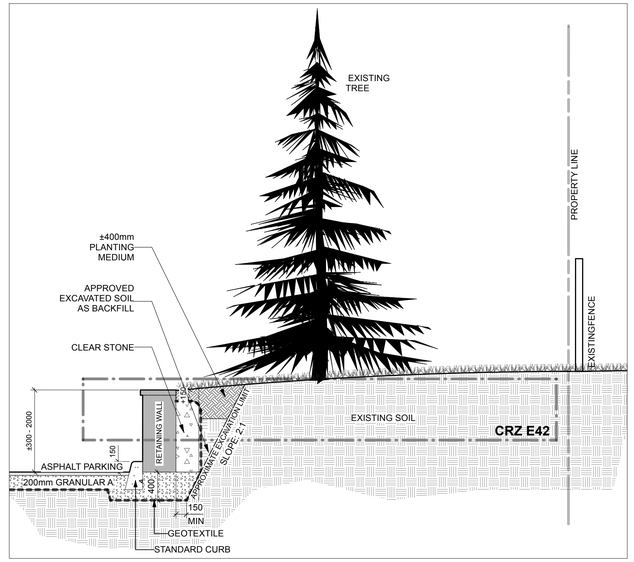
APPROXIMATE EXCAVATION EXTENTS

TREES #E08, E09, E10 & E14 REMOVED DUE TO EXCAVATION LIMITS AND SERVICING

E63
E62
E65
E64
E66
E67
E68
E69
E70
E71
E72
E73
E74
E75
E76
E77
E78
E79
E80
E110
E109
E108
E107
E106
E105
E103
E104
E87
E88
E86
E85
E84
E83
E82
E61
E89
E90
E91
E92
E93
E94
E95
E96
E97
E98
E99
E100
E101
E102
E111
E112

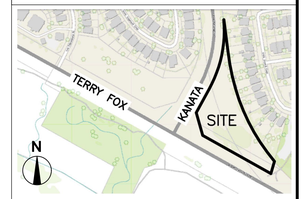
LEGEND

- E38 — TCR TREE NUMBER - TREE ON NEIGBOURING PROPERTY, TO BE RETAINED
- E39 — TCR TREE NUMBER - TREE TO BE REMOVED
- E39 — TCR TREE NUMBER AND CRZ - TREE TO BE REMOVED
- E40 — TCR TREE NUMBER - TREE TO BE PRESERVED (CRZ DASHED)
- TREE FROM LAND SURVEY - CONIFEROUS
- TREE FROM LAND SURVEY - DECIDUOUS
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- TPF TPF — TREE PROTECTION FENCE
- RP — ROOT PRUNING REQUIRED
- APPROXIMATE EXCAVATION EXTENTS
- PROPOSED SERVICING
- 2m SERVICING OFFSET



1 TYPICAL EXCAVATION SECTION SHOWN AT TREE #E42
Scale: NTS

KEY MAP:



0 10 20 m

PROJECT NUMBER: 25-1761

Proposed Development & Conserved Vegetation Plan

PROJECT:

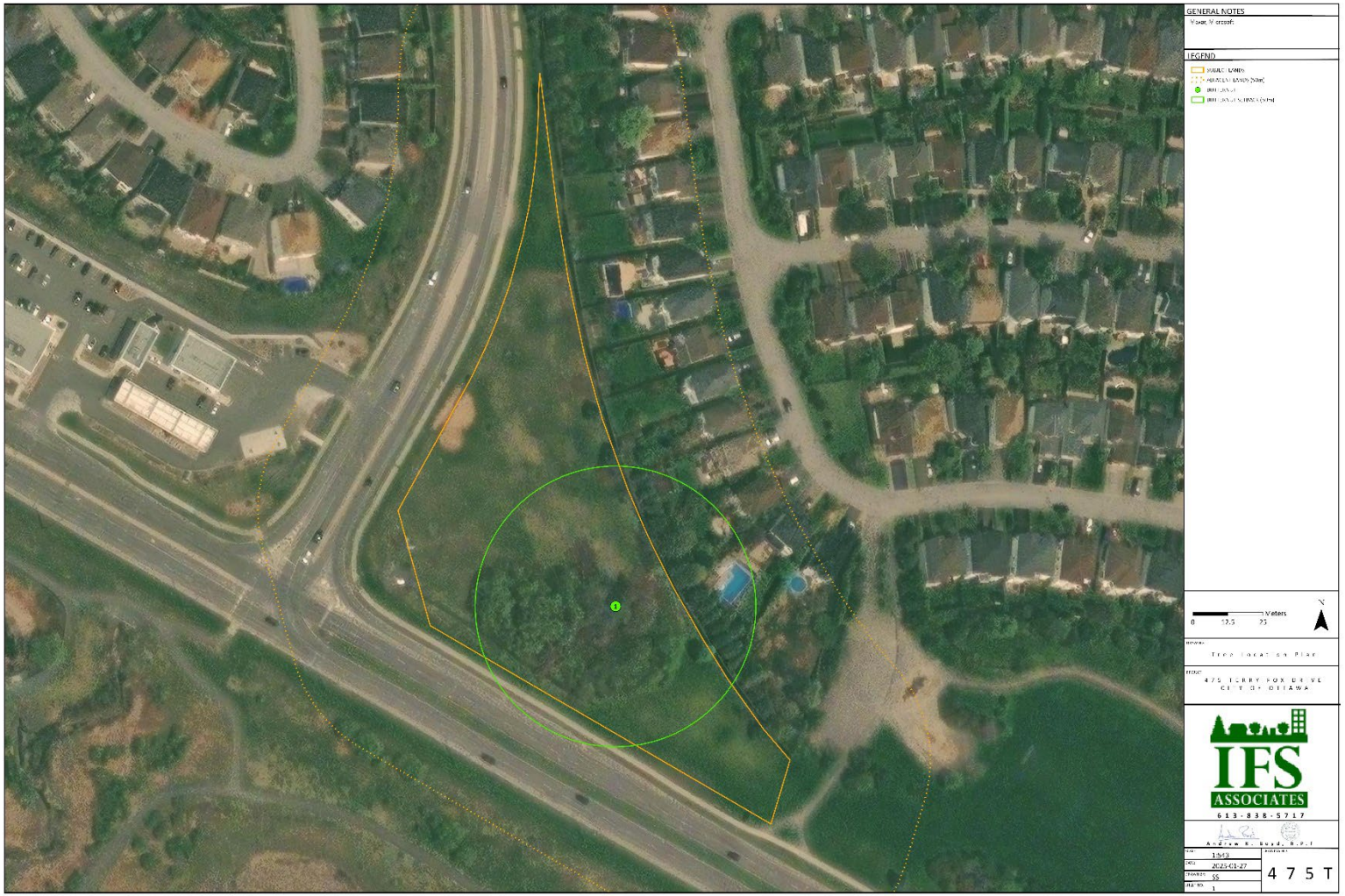
475 TERRY FOX DRIVE
CITY OF OTTAWA

Ruhland & Associates Ltd
landscape architecture • urban design • site planning
Ph 613-224-4744 Fx 613-224-1131 info@rala.ca www.rala.ca

IFS ASSOCIATES
613-838-5717

SCALE:	1:400
DATE	2026-01-21
DRAWN BY	TF
CHECKED BY	MR

DRAWING NO: **Map #2** Rev # 2


GENERAL NOTES
LEGEND
Meters
0
12.5
25
N
Tree Location Plan
475 TERRY FOX DRIVE
CITY OF OTTAWA
IFS
ASSOCIATES
613-838-5717
Andrew K. Brady, B.P.T.
1:543
2025-01-27
SS
1
475T

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.