



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

P.O. Box 13593, OTTAWA, ON K2K 1X6
TELEPHONE: (613) 850-2475
WEBSITE: WWW.IFSASSOCIATES.CA

September 26, 2025

1001182489 Ontario Inc.
1469 Youville Drive
Orleans Ontario
K1C 4R1

**RE: TREE CONSERVATION REPORT FOR 1052, 1060 & 1064 ST. LAURENT BOULEVARD,
OTTAWA**

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) in support of a site plan application by 1001182489 Ontario Inc. for 1052, 1060 and 1064 St. Laurent Boulevard 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 new housing is proposed for the site. As a result of the excavation and grading requirements of the proposed construction, all trees on the subject property will be removed. Trees on or shared with adjacent private and public (City of Ottawa) property will be retained. The tree preservation and protection measures cited in this report will be followed to ensure the survival of the trees proposed for retention.

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 trees on nearby City of Ottawa property. Any endangered tree species were identified as well. Field work for this report was completed in June 2025.



TREE SPECIES, CONDITION, SIZE, OWNERSHIP STATUS AND FATE

The table on pages 5 and 6 of this report details the species, condition, size (diameter) and fate (removal or retention) of each individual tree on and adjacent to the subject property. Each tree is referenced by the numbers plotted on the plans included in figure 1 and 2 on pages 7 and 8 of this report. The fate of each tree is identified in the same figures.

METHODOLOGY

The tree inventory was conducted 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 found on or within 50m of the subject property.

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 PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees to be retained adjacent to the subject property. 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 CRZ¹ of the trees.
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.

¹ critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm.

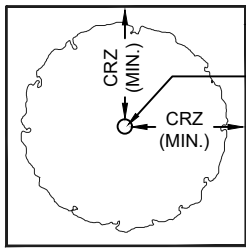
This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

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

Yours,



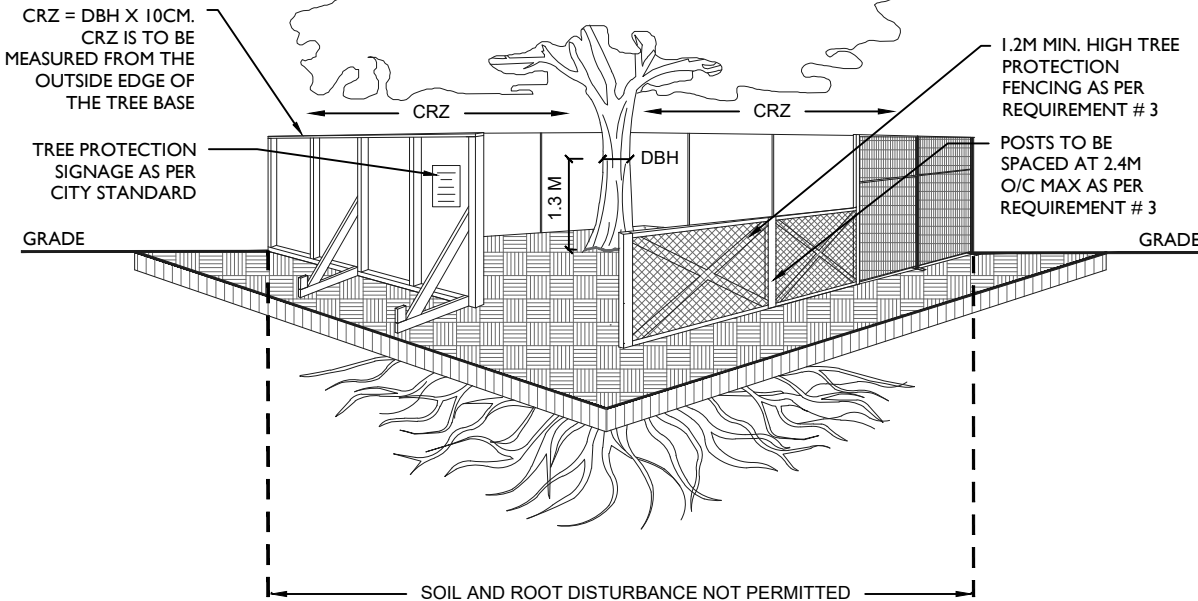
Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A
Consulting Urban Forester



TREE PROTECTION FENCING

TREE TRUNK

PLAN VIEW



CRZ = DBH X 10CM.
CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

TREE PROTECTION SIGNAGE AS PER CITY STANDARD

GRADE

1.2M MIN. HIGH TREE PROTECTION FENCING AS PER REQUIREMENT # 3

POSTS TO BE SPACED AT 2.4M O/C MAX AS PER REQUIREMENT # 3

GRADE

SOIL AND ROOT DISTURBANCE NOT PERMITTED

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



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

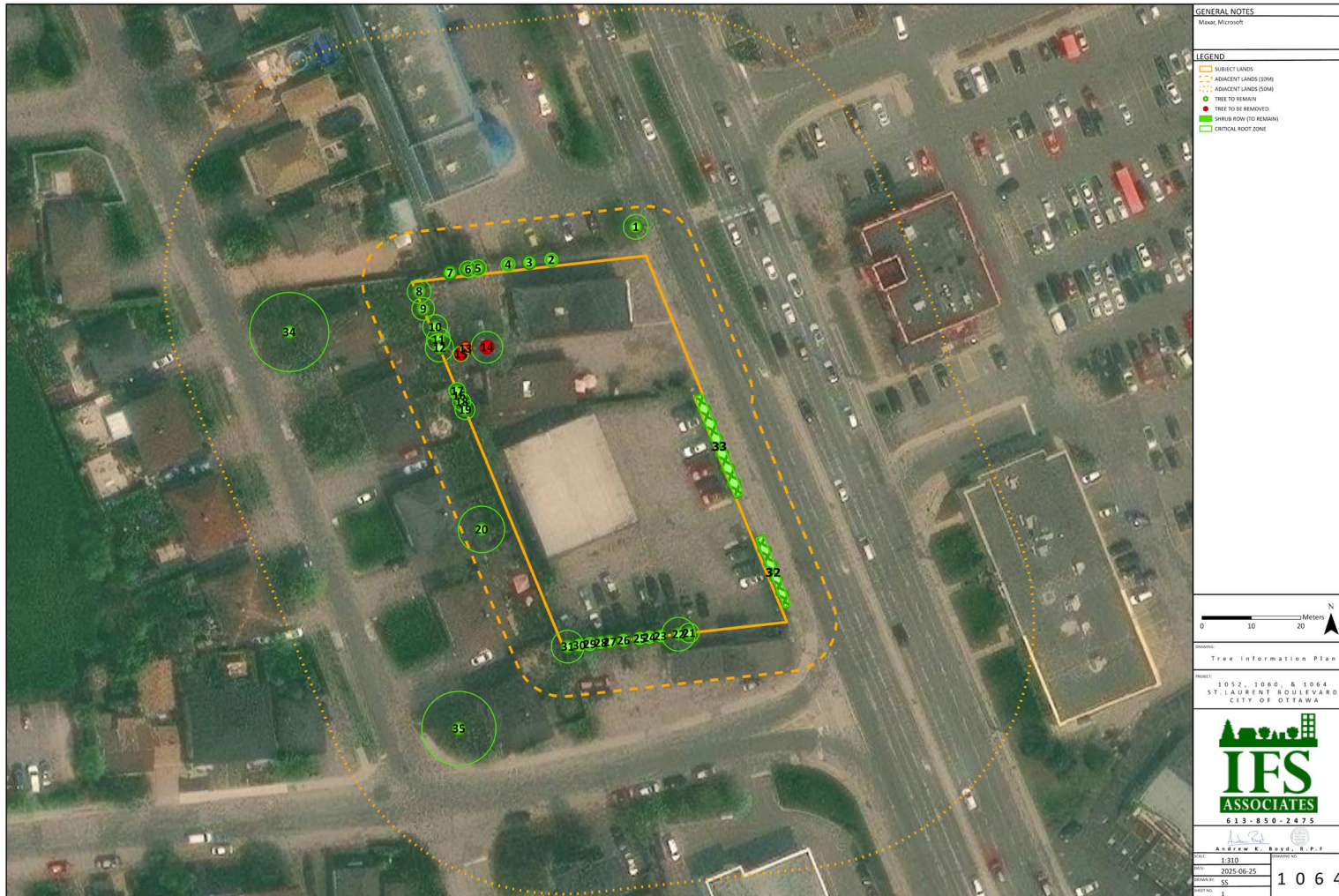
DRAWING NO.: 1 of 1

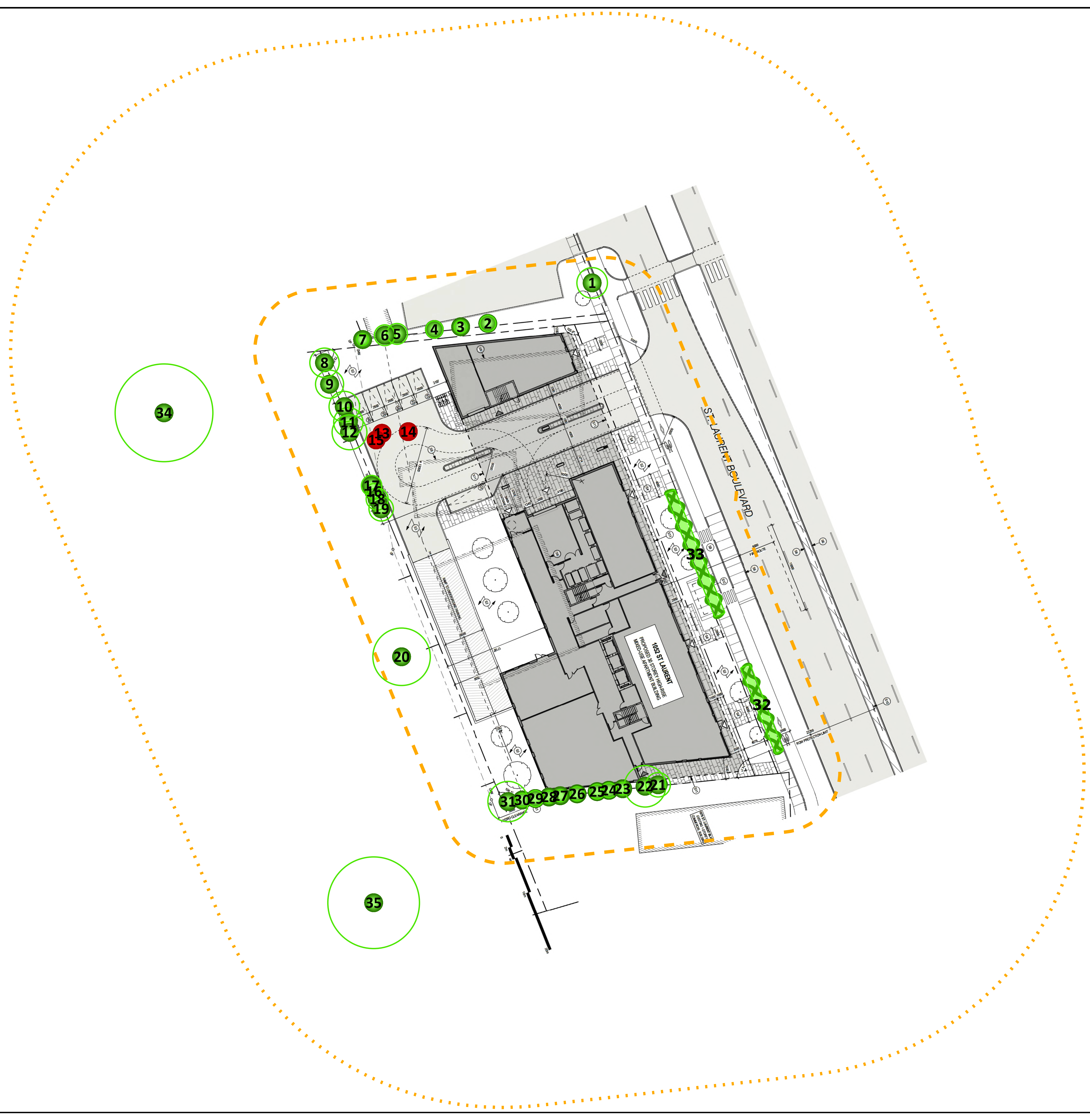
TABLE 1: TREE LOCATIONS

TREE ID	UTM NAD83	SPECIES	DBH (cm)			AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	OWNERSHIP	COMMENTS	FATE
1	18T 450000.661 5030597.7797	Sugar Maple	25			25	2.5	GOOD	CITY	Single Stem	Remain
2	18T 449983.4558 5030591.4627	Manitoba Maple	13			13	1.3	GOOD	SHARED	Single Stem	Remain
3	18T 449979 5030591	Manitoba Maple	10	11		10.5	1.05	GOOD	SHARED	Multistem	Remain
4	18T 449974.687 5030590.6449	American Elm	14			14	1.4	GOOD	SHARED	Single Stem	Remain
5	18T 449968.5617 5030590.027	Manitoba Maple	17			17	1.7	GOOD	SHARED	Single Stem	Remain
6	18T 449966.5563 5030589.8421	American Elm	17			17	1.7	GOOD	SHARED	Single Stem	Remain
7	18T 449962.9131 5030589.2081	White Cedar	11	8		9.5	0.95	POOR	SHARED	Leaf Dieback. Multistem	Remain
8	18T 449956.6002 5030585.5296	Manitoba Maple	24			24	2.4	GOOD	SHARED	Single Stem	Remain
9	18T 449957.3663 5030582.0006	Manitoba Maple	23			23	2.3	GOOD	SHARED	Single Stem	Remain
10	18T 449959.7115 5030578.2828	Manitoba Maple	25			25	2.5	GOOD	SHARED	Single Stem	Remain
11	18T 449960.3218 5030575.7229	Manitoba Maple	24			24	2.4	GOOD	SHARED	Single Stem	Remain
12	18T 449960.4834 5030574.0641	Manitoba Maple	36	21		28.5	2.85	GOOD	SHARED	Multistem	Remain
13	18T 449965.791 5030573.8092	American Elm	10			10	1	GOOD	PROPONENT	Single Stem	Removed
14	18T 449970.1073 5030573.9932	Cherry Species	32			32	3.2	GOOD	PROPONENT	Single Stem	Removed
15	18T 449964.8149 5030572.7447	Manitoba Maple	16	15		15.5	1.55	GOOD	PROPONENT	Multistem	Removed
16	18T 449964.3145 5030564.3098	American Elm	13			13	1.3	GOOD	SHARED	Single Stem	Remain
17	18T 449963.9324 5030565.2825	White Cedar	16	17	17	16.66666667	1.666666667	GOOD	SHARED	Multistem	Remain
18	18T 449964.8058 5030563.0587	Manitoba Maple	18			18	1.8	GOOD	SHARED	Single Stem	Remain
19	18T 449965.4363 5030561.4534	Sugar Maple	20			20	2	GOOD	SHARED	Single Stem	Remain
20	18T 449968.3233 5030537.1712	Manitoba Maple	47			47	4.7	POOR	NEIGHBOUR	Bark Falling Off. Single Stem	Remain

TREE ID	UTM NAD83	SPECIES	DBH (cm)			AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	OWNERSHIP	COMMENTS	FATE
21	18T 450009.9311 5030515.4351	White Cedar	20			20	2	GOOD	SHARED	Single Stem	Remain
22	18T 450007.7869 5030515.2358	Manitoba Maple	34			34	3.4	GOOD	SHARED	Single Stem	Remain
23	18T 450004.1148 5030514.8946	White Cedar	10	11		10.5	1.05	GOOD	SHARED	Multistem	Remain
24	18T 450001.854 5030514.6846	White Cedar	12	13	11	12	1.2	GOOD	SHARED	Multistem	Remain
25	18T 449999.9216 5030514.505	White Cedar	12	12		12	1.2	GOOD	SHARED	Multistem	Remain
26	18T 449996.6331 5030514.1994	White Cedar	12	11		11.5	1.15	GOOD	SHARED	Multistem	Remain
27	18T 449993.8723 5030513.9429	White Cedar	10	10		10	1	GOOD	SHARED	Multistem	Remain
28	18T 449992.0211 5030513.7709	White Cedar	10	11		10.5	1.05	GOOD	SHARED	Multistem	Remain
29	18T 449989.7951 5030513.5641	Manitoba Maple	13			13	1.3	GOOD	SHARED	Single Stem	Remain
30	18T 449987.6483 5030513.3646	Cherry Species	12	10		11	1.1	GOOD	SHARED	Multistem	Remain
31	18T 449985.3101 5030513.1473	Manitoba Maple	33			33	3.3	GOOD	SHARED	Single Stem	Remain
32	18T 450016.58 5030555.13	Ornamental Shrub	2			2	0.2	GOOD	CITY	Row of shrubs along road (100+ stems, average DBH 2)	Remain
33	18T 450026.71 5030527.44	Ornamental Shrub	2			2	0.2	GOOD	CITY	Row of shrubs along road (200+ stems, average DBH 2)	Remain
34	18T 449930.1786 5030577.8239	Sugar Maple	80			80	8	GOOD	NEIGHBOUR	Single Stem	Remain
35	18T 449963 5030497	Sugar Maple	75			75	7.5	GOOD	NEIGHBOUR	Single Stem	Remain

Figures 1 and 2: TREE LOCATIONS & SEARCH AREA

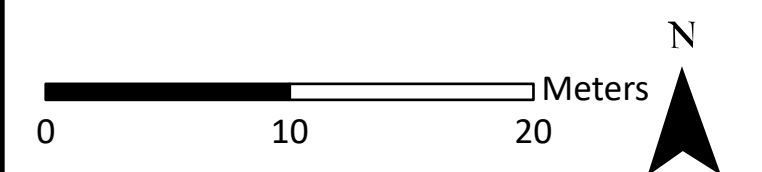




GENERAL NOTES

LEGEND

- ADJACENT LANDS (10M)
- ADJACENT LANDS (50M)
- TREE TO REMAIN
- TREE TO BE REMOVED
- SHRUB ROW (TO REMAIN)
- CRITICAL ROOT ZONE



DRAWING:
Tree Information Plan

PROJECT:
1052, 1060, & 1064
ST. LAURENT BOULEVARD
CITY OF OTTAWA



613-850-2475

Andrew K. Boyd
Andrew K. Boyd, R.P.F.

SCALE:
1:310

DATE:
2025-09-22

DRAWN BY:
SS

SHEET NO.:
1

DRAWING NO.:
1064

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.

Further, under no circumstances may any claims be initiated or commenced by the client 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.