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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

April 14, 2026

Kevin A. Harper, AICP, MCIP, RPP, LEED AP
Director, Infill Development
MINTO GROUP
200-180 Kent Street
Ottawa, ON
K1P 0B6

RE: TREE CONSERVATION REPORT FOR 200 ISABELLA STREET, OTTAWA

This Tree Conservation Report (TCR) was prepared in support of a site plan control application for 200 Isabella Street in Ottawa. The need for this TCR is related to the proposed redevelopment of the presently open subject property. A 19-storey apartment building with three levels of underground parking is proposed. Excavation for shoring will extend to the southern and western property lines shared with residential and commercial properties. Several of those properties hold trees on and close to the shared property line.

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. No trees were found on nearby City of Ottawa land. Field work for this report was completed in November 2025 and April 2026.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 3 through 5 details the species, condition, size (diameter), ownership and preservation status of the individual trees on private and city lands. Each of these is referenced by the numbers plotted on the tree conservation plans on pages 6 and 7 of this report. Pictures 1 to 5 on pages 9 through 12 show the trees on and adjacent to the subject property.

FEDERAL AND PROVINCIAL REGULATIONS

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

1) Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys must be performed by a suitably trained person no more than three (3) days before trees or other similar nesting habitat are to be removed.
2) Species Conservation Act (2025): The Species Conservation Act, 2025 (SCA) mandates that tree species on the Protected Species in Ontario (PSO) List be identified. Butternut *(Juglans cinerea)* and black ash *(Fraxinus nigra)* are present in Eastern Ontario and are listed as endangered on the PSO. Because of this they are both protected from harm. No trees of these two species were found on or near the subject property.

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and 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 8), erect a fence as close as possible to the critical root zone (CRZ) of the trees.
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.

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. Species, size, critical root and static zones, distance to excavation, ownership and condition of trees at 200 Isabella Street

Tree No.	Tree Species	DBH[1] (cm)	CRZ[2] & SRZ[3] (m)	Distance to excavation for shoring (m)	Owner-ship[4]	Age class, tree condition & notes; species origin; approximate percentage of CRZ estimated to be disturbed by shoring (if applicable); **preservation status** (to be removed or preserved and protected)
1	Norway maple *(Acer platanoides)*	+/- 85	+/-8.5 & +/- 2.6	6.5	Neigh-bour	Very mature; fair; tri-stemmed at 3.5m with inclusion ridge at union; upright crown form; deadwood in upper crown; cultivated tree - planted; introduced invasive species; 24%; **to be preserved and protected**
2	Little-leaf linden *(Tilia cordata)*	+/- 15	+/-1.5 & +/- 0.45	<1	Neigh-bour	Maturing; poor; single stemmed at 2.5m with multiple leaders - topped; crown asymmetric towards south; heavy vine crown into crown; cultivated tree - planted; introduced invasive species; 33%; **to be preserved and protected**
3	Little-leaf linden *(Tilia cordata)*	+/- 15	+/-1.5 & +/- 0.45	<1	Neigh-bour	Maturing; good; single dominant stem with competing leaders; crown asymmetric towards south; cultivated tree - planted; introduced invasive species; 33%; **to be preserved and protected**
4	Norway maple *(Acer platanoides)*	31	3.1 & 0.93	-	Private	Maturing; good; central stem and leader; crown asymmetric towards north and west; originated from seed; introduced invasive species; **to be removed** (conflicts with excavation for shoring)
5	Little-leaf linden *(Tilia cordata)*	+/- 25	+/-2.5 & +/- 0.75	<1	Neigh-bour	Maturing; fair; central stem and leader; crown heavily asymmetric towards south and west; cultivated tree - planted; introduced invasive species; 60%; **to be removed** (will not survive root loss)
6	Manitoba maple *(Acer negundo)*	12, 19 & 26	2.6 & 0.78	-	Shared	Mature; poor; three-stemmed from grade – coppicing stump; broad crown; growing through fence; originated from seed; naturalized species; **to be removed** (conflicts with excavation for shoring)

Table 1. Cont.

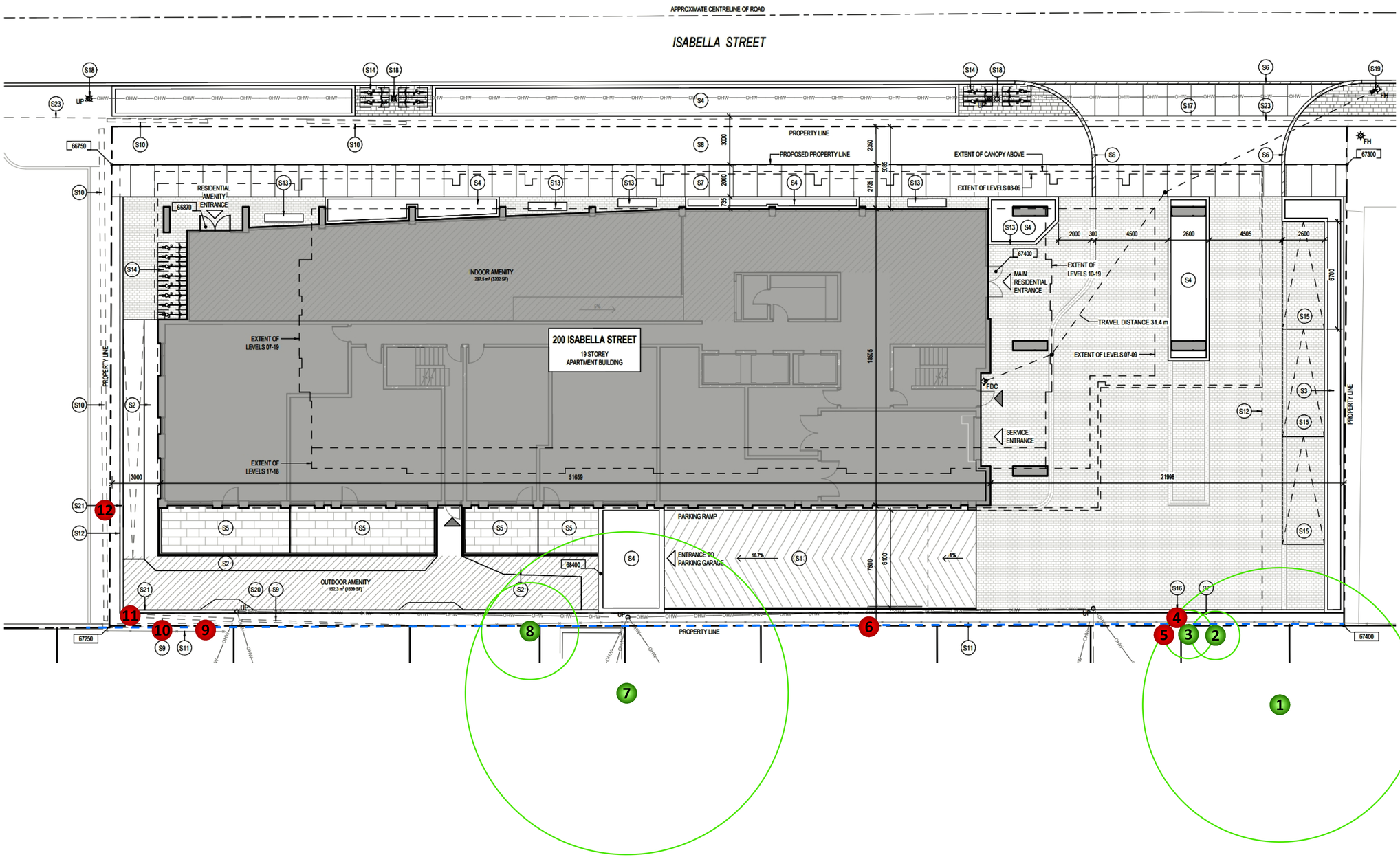
Tree No.	Tree Species	DBH[1] (cm)	CRZ[2] & SRZ[3] (m)	Distance to excavation for shoring (m)	Owner-ship[4]	Age class, tree condition & notes; species origin; approximate percentage of CRZ estimated to be disturbed by shoring (if applicable); **preservation status** (to be removed or preserved and protected)
7	Silver maple *(Acer saccharinum)*	+/- 100	+/-10 & +/- 3	6	Neigh-bour	Very mature; fair; co-dominant stems at 2.5m with strong union; east stem bisects at 4.5m, west tri-sects at 3m; broad, thin crown with dieback at margins; cultivated tree - planted; native species; 40%; **to be preserved and protected**
8	Manitoba maple *(Acer negundo)*	+/- 30	+/-3 & +/- 0.90	<2	Neigh-bour	Mature; poor; main stem heavily divergent towards southwest due to influence of tree #7; crown asymmetric towards south; originated from seed; naturalized species; 33%; **to be preserved and protected**
9	Manitoba maple *(Acer negundo)*	18, 19 & 30	3.0 & 0.90	-	Shared	Maturing; fair; located atop retaining wall; all divergent due to intolerance to shade; originated from seed; naturalized species; **to be removed** (conflicts with excavation for shoring)
10	Manitoba maple *(Acer negundo)*	14	1.4 & 0.42	-	Shared	Maturing; good; located atop retaining wall; generally upright form; growing into service wires; originated from seed; naturalized species; **to be removed** (conflicts with excavation for shoring)
11	Manitoba maple *(Acer negundo)*	14	1.4 & 0.42	-	Shared	Maturing; good; located atop retaining wall; generally upright form; growing into service wires; originated from seed; naturalized species; **to be removed** (conflicts with excavation for shoring)

Table 1. Cont.

Tree No.	Tree Species	DBH[1] (cm)	CRZ[2] & SRZ[3] (m)	Distance to excavation for shoring (m)	Owner -ship[4]	Age class, tree condition & notes; species origin; approximate percentage of CRZ estimated to be disturbed by shoring (if applicable); **preservation status** (to be removed or preserved and protected)
12	Siberian elm *(Ulmus pumila)*	13	1.3 & 0.39	-	Shared	Maturing; fair; located atop retaining wall; central stem with suppressed laterals starting at 0.5m and competing leaders; form divergent towards west; originated from seed; introduced invasive species; **to be removed** (conflicts with excavation for shoring)

[1] Diameter at breast height, or 1.4m from grade (unless otherwise indicated) [2] The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm. [3] The static root zone (SRZ) is three times the diameter of the tree and is considered the distance within which no roots should be cut. [4] Tree location/ownership taken from the plan of survey prepared by Stantec Geomatics Ltd. *Importantly, several trees were missing from the survey. The location/ownership of these trees was approximated and will need to be confirmed.*

IFS ASSOCIATES



GENERAL NOTES

PLANS COMPLETED BY PROJECT1 STUDIO INC. (09/12/25)

LEGEND

- TREE TO REMAIN
- CRITICAL ROOT ZONE
- PROTECTIVE FENCING
- TREE TO BE REMOVED

Meters
0 2.5 5

DRAWING: Tree Conservation Plan

PROJECT: 200 ISABELLA STREET CITY OF OTTAWA

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

SCALE:	1:120
DATE:	2026-04-10
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO. 2001



GENERAL NOTES

MRNF, Microsoft, Vantor

LEGEND

- TREE TO REMAIN
- CRITICAL ROOT ZONE
- PROTECTIVE FENCING
- TREE TO BE REMOVED

0 2.5 5 Meters

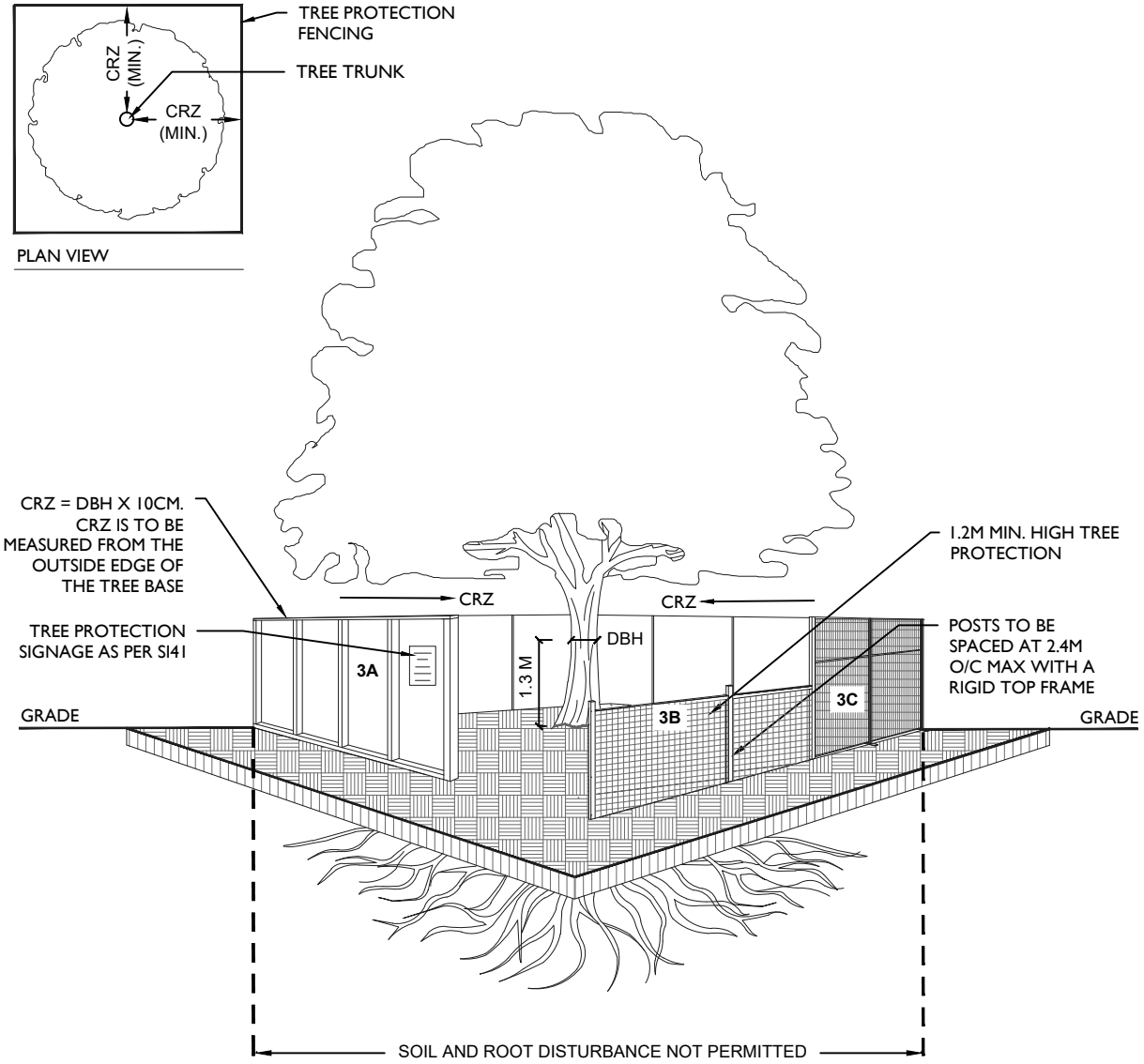
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DRAWING: Tree Conservation Plan

PROJECT: 200 ISABELLA STREET
CITY OF OTTAWA

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

SCALE:	1:120
DATE:	2026-04-10
DRAWN BY:	SS
SHEET NO.	1
DRAWING NO.	2001



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



Picture 1. Trees #1 to 5 (left to right), neighbouring Norway maple, three lindens (all on far side of fence) and private Norway maple



Picture 2. Tree #6 – shared Manitoba maple



Picture 3. Trees #7 and 8 (left to right) – neighbouring silver and Manitoba maples



Picture 4. Trees #9, 10 and 11 (left to right) - shared Manitoba maples



Picture 5. Tree #12 - shared Siberian elm

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 with 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 with 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.