



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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August 28, 2026

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

RE: TREE CONSERVATION REPORT FOR 280 BEECHWOOD AVENUE (BEECHWOOD CEMETERY), OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Ruhland & Associates Ltd. in support of the redevelopment of 280 Beechwood 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 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 adjoining private property. No trees were found on nearby City of Ottawa lands. Field work for this report was completed in March 2026. Representative photos of the general site conditions at the time of the field work are shown on pages 12 and 13.

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 (see Figure 1 on page 9).

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 5 through 8 of this report detail the species, size (DBH), health condition, critical root zone, ownership and preservation status of the individual trees found on the subject property ('private onsite') and adjacent property ('private on adjoining site'). Each of these trees is referenced by the numbers plotted on the aerial plans in Figures 1 and 2 on pages 9 and 10 of this report. The tree conservation plan (Map 2 by Ruhland & Associates) on page 11 shows the trees in relation to the proposed redevelopment.

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 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 either species were found on or near the subject property.
- 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 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:

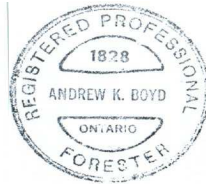
1. As per the City of Ottawa's tree protection barrier specification (included on page 4), erect a fence as close as possible to the CRZ of the tree(s).
2. Do not place any material or equipment within the CRZ of the tree(s).
3. Do not attach any signs, notices or posters to any tree.
4. Do not raise 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.

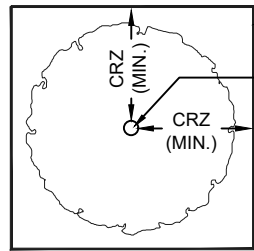
Please do not hesitate to contact me with any questions concerning this report.

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

Yours,

A handwritten signature in blue ink, appearing to read "Andrew Boyd", with a horizontal line underneath.

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

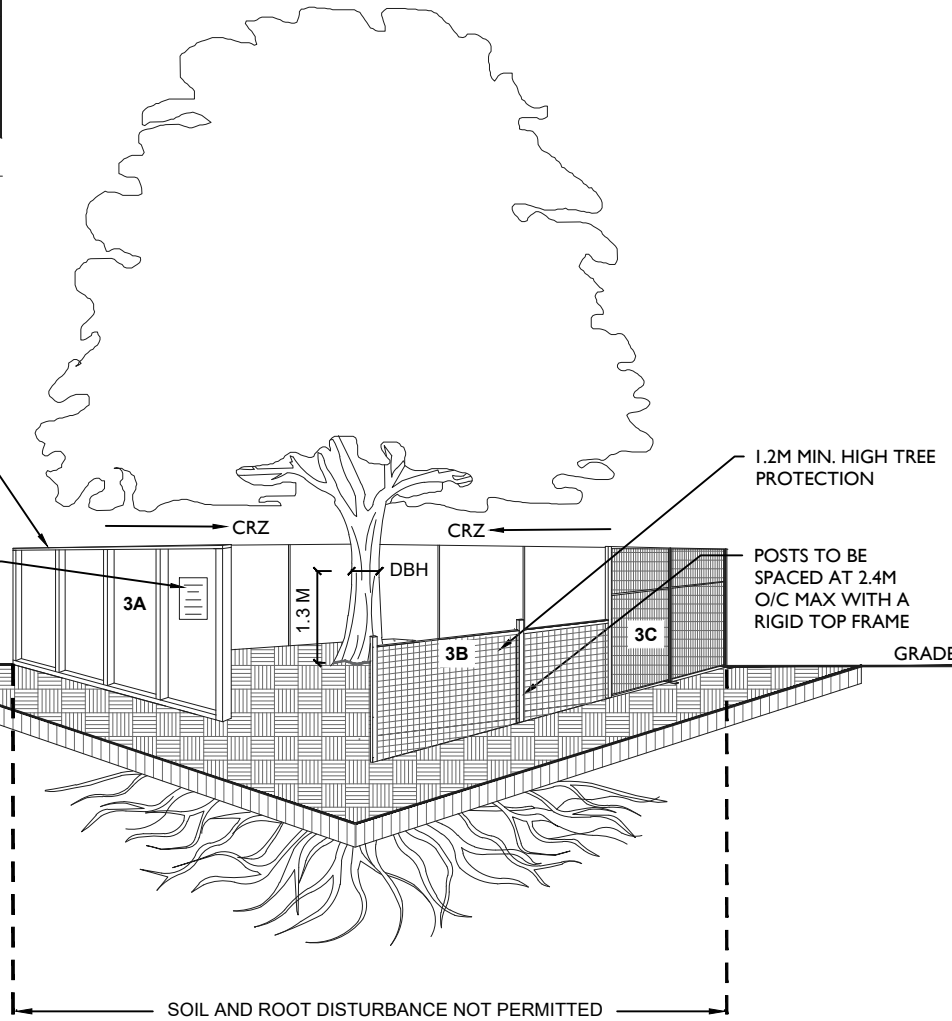


PLAN VIEW

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

TREE PROTECTION
SIGNAGE AS PER S141

GRADE



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



Tree Protection

SCALE: NTS

DATE: JANUARY 2026

DRAWING NO.: F7

TABLE 1: TREE LOCATIONS

TREE ID	UTM NAD83	SPECIES	DBH (cm)				AVERAGE DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP/PRESERVATION STATUS (Retain or Remove)
E01	18 T 447976 5032596	Red Maple	16				16	1.6	Good	Single Stem	Private Onsite/Remove
E02	18 T 447965 5032601	Red Oak	42				42	4.2	Good	Single Stem	Private Onsite/Retain
E03	18 T 447960 5032598	Ginkgo	11				11	1.1	Good	Single Stem	Private Onsite/Retain
E04	18 T 447956 5032598	Ginkgo	10				10	1	Good	Single Stem	Private Onsite/Retain
E05	18 T 447951 5032598	Ginkgo	15				15	1.5	Good	Single Stem	Private Onsite/Retain
E06	18 T 447947 5032597	Ginkgo	16				16	1.6	Good	Single Stem	Private Onsite/Retain
E07	18 T 447942 5032596	Ginkgo	11				11	1.1	Good	Single Stem	Private Onsite/Retain
E08	18 T 447923 5032609	Blue Spruce	32				32	3.2	Good	Single Stem	Private Onsite/Retain
E09	18 T 447922 5032603	Magnolia sp.	16				16	1.6	Good	Single Stem	Private Onsite/Retain
E10	18 T 447930 5032597	Smoke bush	12				12	1.2	Good	Single Stem	Private Onsite/Retain
E11	18 T 447925 5032592	Magnolia sp.	23				23	2.3	Good	Single Stem	Private Onsite/Remove
E12	18 T 447930 5032582	Norway Spruce	16				16	1.6	Good	Single Stem	Private Onsite/Remove
E13	18 T 447928 5032578	Norway Spruce	11				11	1.1	Good	Single Stem	Private Onsite/Remove
E14	18 T 447929 5032572	Norway Spruce	17				17	1.7	Good	Single Stem	Private Onsite/Remove
E15	18 T 447917 5032551	White Spruce	15	16	17		16	1.6	Good	Multistem	Private on Adjoining Site/Retain
E16	18 T 447949 5032557	Elm sp.	16				16	1.6	Good	Single Stem	Private Onsite/Retain
E17	18 T 447960 5032559	Ginkgo	17				17	1.7	Good	Single Stem	Private Onsite/Retain
E18	18 T 447958 5032577	Red Oak	18				18	1.8	Good	Single Stem	Private Onsite/Retain
E19	18 T 447970 5032578	Red Oak	17				17	1.7	Good	Single Stem	Private Onsite/Retain
E20	18 T 447984 5032580	Red Oak	11				11	1.1	Good	Single Stem	Private Onsite/Retain
E21	18 T 447993 5032581	Red Maple	19				19	1.9	Good	Single Stem	Private Onsite/Retain
E22	18 T 447969 5032560	Red Oak	10				10	1	Good	Single Stem	Private Onsite/Retain
E23	18 T 447981 5032561	Pear sp.	20				20	2	Good	Single Stem	Private Onsite/Retain
E24	18 T 447987 5032557	White Spruce	30				30	3	Good	Single Stem	Private on Adjoining Site/Retain
E25	18 T 447991 5032561	Ginkgo	18				18	1.8	Good	Single Stem	Private Onsite/Retain
E26	18 T 447999 5032561	Red Maple	10				10	1	Good	Single Stem	Private Onsite/Retain

TREE ID	UTM NAD83	SPECIES	DBH (cm)				AVERAGE DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP/PRESERVATION STATUS (Retain or Remove)
E27	18 T 448009 5032563	Cherry sp.	14				14	1.4	Good	Single Stem	Private Onsite/Retain
E28	18 T 448008 5032560	Red Maple	20				20	2	Good	Single Stem	Private on Adjoining Site/Retain
E29	18 T 448024 5032573	Bur Oak	28				28	2.8	Good	Single Stem	Private Onsite/Retain
E30	18 T 448025 5032568	Bur Oak	23				23	2.3	Good	Single Stem	Private Onsite/Retain
E31	18 T 448032 5032568	Norway Spruce	27				27	2.7	Good	Single Stem	Private Onsite/Retain
E32	18 T 448030 5032561	Balsam Poplar	50				50	5	Good	Single Stem	Private on Adjoining Site/Retain
E33	18 T 448035 5032585	Red Oak	44				44	4.4	Good	Single Stem	Private Onsite/Retain
E34	18 T 448020 5032587	Red Oak	26				26	2.6	Good	Single Stem	Private Onsite/Retain
E35	18 T 448023 5032592	Norway Spruce	29				29	2.9	Good	Single Stem	Private Onsite/Retain
E36	18 T 448012 5032594	Red Oak	36				36	3.6	Good	Single Stem	Private Onsite/Retain
E37	18 T 447997 5032595	Red Oak	14				14	1.4	Good	Single Stem	Private Onsite/Retain
E38	18 T 447993 5032604	Blue Spruce	28				28	2.8	Good	Single Stem	Private Onsite/Retain
E39	18 T 447983 5032614	Crab apple	27				27	2.7	Good	Single Stem	Private Onsite/Retain
E40	18 T 447966 5032617	Red Maple	29				29	2.9	Good	Single Stem	Private Onsite/Retain
E41	18 T 447932 5032619	Honey-locust	49				49	4.9	Good	Single Stem	Private Onsite/Retain
E42	18 T 447923 5032622	Blue Spruce	31				31	3.1	Good	Single Stem	Private Onsite/Retain
E43	18 T 447929 5032638	Sugar Maple	23				23	2.3	Good	Single Stem	Private Onsite/Retain
E44	18 T 447909 5032622	Sugar Maple	29				29	2.9	Good	Single Stem	Private Onsite/Retain
E45	18 T 447888 5032614	Norway Maple	37				37	3.7	Good	Single Stem	Private Onsite/Retain
E46	18 T 447885 5032590	White Cedar	11	6			8.5	0.85	Good	Multistem	Private Onsite/Retain
E47	18 T 447881 5032589	White Cedar	11	11			11	1.1	Good	Multistem	Private Onsite/Retain
E48	18 T 447867 5032599	Sugar Maple	18				18	1.8	Good	Single Stem	Private Onsite/Retain
E49	18 T 447853 5032591	Blue Spruce	19				19	1.9	Good	Single Stem	Private Onsite/Retain
E50	18 T 447852 5032586	Alternate-leaved Dogwood	12	11	12		11.66666667	1.166666667	Good	Multistem	Private Onsite/Remove
E51	18 T 447830 5032596	Crab apple	33				33	3.3	Good	Single Stem	Private Onsite/Retain
E52	18 T 447792 5032594	White Spruce	32				32	3.2	Good	Single Stem	Private Onsite/Retain
E53	18 T 447789 5032591	American Basswood	50				50	5	Good	Single Stem	Private Onsite/Retain
E54	18 T 447787 5032590	American Basswood	38	32			35	3.5	Good	Multistem	Private Onsite/Retain

TREE ID	UTM NAD83	SPECIES	DBH (cm)				AVERAGE DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP/PRESERVATION STATUS (Retain or Remove)
E55	18 T 447779 5032597	White Spruce	34				34	3.4	Good	Single Stem	Private Onsite/Retain
E56	18 T 447775 5032589	Sugar Maple	35				35	3.5	Good	Single Stem	Private Onsite/Retain
E57	18 T 447784 5032584	American Basswood	25	19			22	2.2	Good	Multistem	Private Onsite/Retain
E58	18 T 447784 5032587	Black Cherry	35				35	3.5	Good	Single Stem	Private Onsite/Retain
E59	18 T 447796 5032583	Sugar Maple	37				37	3.7	Good	Single Stem	Private Onsite/Retain
E60	18 T 447794 5032582	Sugar Maple	45				45	4.5	Good	Single Stem	Private Onsite/Retain
E61	18 T 447786 5032575	American Basswood	51				51	5.1	Good	Single Stem	Private Onsite/Retain
E62	18 T 447789 5032565	Manitoba Maple	12				12	1.2	Good	Single Stem	Private Onsite/Retain
E63	18 T 447787 5032565	Manitoba Maple	13	12	10		11.66666667	1.166666667	Good	Multistem	Private Onsite/Retain
E64	18 T 447796 5032566	Balsam Poplar	17				17	1.7	Good	Single Stem	Private Onsite/Retain
E65	18 T 447799 5032569	Balsam Poplar	29				29	2.9	Good	Single Stem	Private Onsite/Retain
E66	18 T 447798 5032565	Balsam Poplar	18				18	1.8	Good	Single Stem	Private Onsite/Retain
E67	18 T 447798 5032564	Manitoba Maple	11				11	1.1	Good	Single Stem	Private Onsite/Retain
E68	18 T 447802 5032565	Sugar Maple	10				10	1	Good	Single Stem	Private Onsite/Retain
E69	18 T 447805 5032561	Sugar Maple	13				13	1.3	Good	Single Stem	Private Onsite/Retain
E70	18 T 447805 5032561	Trembling Aspen	14	6			10	1	Good	Multistem	Private Onsite/Retain
E71	18 T 447807 5032559	Sugar Maple	23				23	2.3	Good	Single Stem	Private Onsite/Retain
E72	18 T 447806 5032556	Sugar Maple	15	10			12.5	1.25	Good	Multistem	Private Onsite/Retain
E73	18 T 447806 5032555	Black Cherry	30				30	3	Dead	Single Stem	Private Onsite/Retain
E74	18 T 447812 5032557	Sugar Maple	15				15	1.5	Good	Single Stem	Private Onsite/Retain
E75	18 T 447813 5032556	Sugar Maple	20				20	2	Good	Single Stem	Private Onsite/Retain
E76	18 T 447815 5032555	Manitoba Maple	17				17	1.7	Good	Single Stem	Private Onsite/Retain
E77	18 T 447817 5032553	Manitoba Maple	15				15	1.5	Good	Single Stem	Private Onsite/Retain
E78	18 T 447819 5032553	Sugar Maple	15				15	1.5	Good	Single Stem	Private Onsite/Retain
E79	18 T 447820 5032552	Sugar Maple	29				29	2.9	Good	Single Stem	Private Onsite/Retain
E80	18 T 447819 5032550	Sugar Maple	20				20	2	Good	Single Stem	Private Onsite/Retain
E81	18 T 447822 5032551	Sugar Maple	32	10			21	2.1	Good	Multistem	Private Onsite/Retain
E82	18 T 447820 5032552	Sugar Maple	27				27	2.7	Good	Single Stem	Private Onsite/Retain

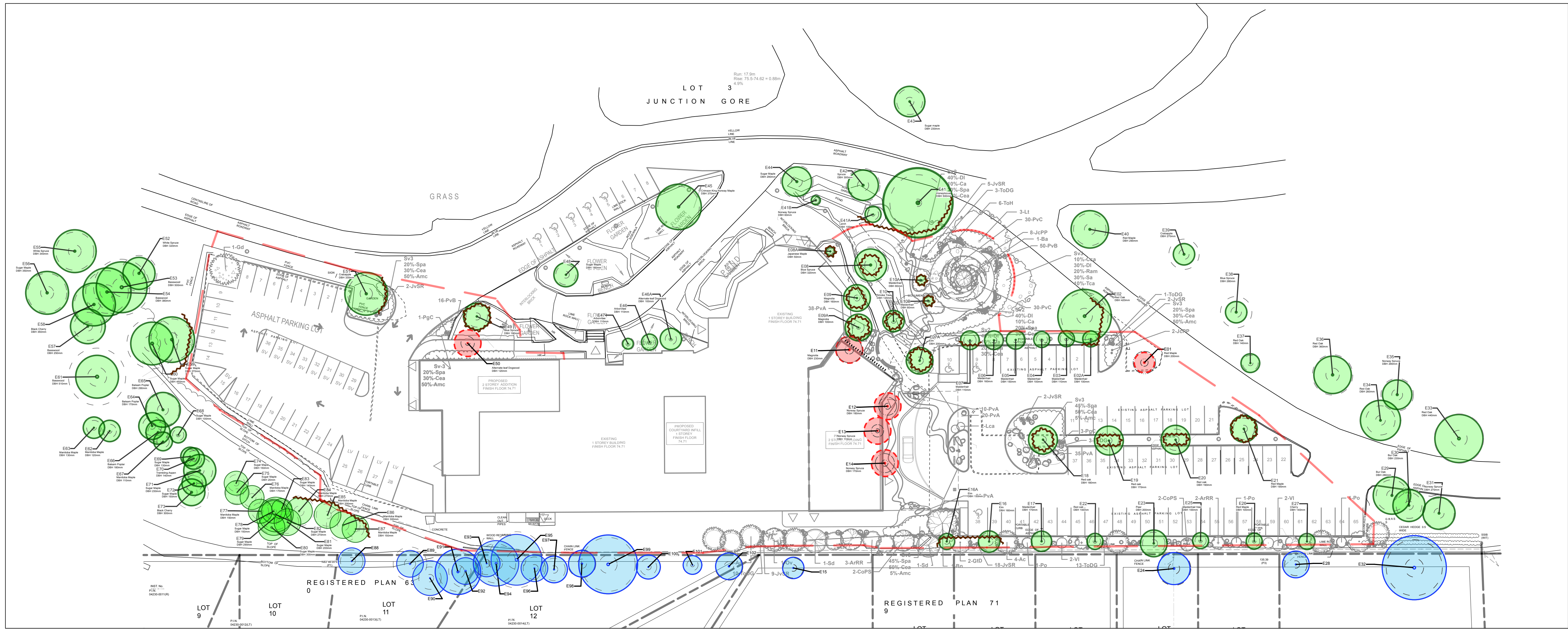
TREE ID	UTM NAD83	SPECIES	DBH (cm)				AVERAGE DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP/PRESERVATION STATUS (Retain or Remove)
E83	18 T 447822 5032553	Sugar Maple	14	10			12	1.2	Good	Multistem	Private Onsite/Retain
E84	18 T 447826 5032553	Manitoba Maple	27				27	2.7	Good	Single Stem	Private Onsite/Retain
E85	18 T 447831 5032553	Manitoba Maple	20				20	2	Good	Single Stem	Private Onsite/Retain
E86	18 T 447834 5032551	Manitoba Maple	30				30	3	Good	Single Stem	Private Onsite/Retain
E87	18 T 447836 5032551	Manitoba Maple	15				15	1.5	Good	Single Stem	Private Onsite/Retain
E88	18 T 447836 5032545	Manitoba Maple	20	20			20	2	Good	Multistem	Private on Adjoining Site/Retain
E89	18 T 447847 5032545	Sugar Maple	30				30	3	Good	Single Stem	Private on Adjoining Site/Retain
E90	18 T 447851 5032543	Sugar Maple	15	20			17.5	1.75	Good	Multistem	Private on Adjoining Site/Retain
E91	18 T 447856 5032545	American Basswood	35				35	3.5	Good	Single Stem	Private on Adjoining Site/Retain
E92	18 T 447858 5032545	Manitoba Maple	30				30	3	Good	Single Stem	Private on Adjoining Site/Retain
E93	18 T 447861 5032550	Manitoba Maple	10	15	15	7	10.8	1.08	Good	Multistem	Private on Adjoining Site/Retain
E94	18 T 447863 5032547	Sugar Maple	35				35	3.5	Good	Single Stem	Private on Adjoining Site/Retain
E95	18 T 447867 5032548	Manitoba Maple	50				50	5	Good	Single Stem	Private on Adjoining Site/Retain
E96	18 T 447870 5032546	Manitoba Maple	20				20	2	Good	Single Stem	Private on Adjoining Site/Retain
E97	18 T 447873 5032546	Trembling Aspen	20				20	2	Good	Single Stem	Private on Adjoining Site/Retain
E98	18 T 447878 5032548	Manitoba Maple	20	20			20	2	Good	Multistem	Private on Adjoining Site/Retain
E99	18 T 447883 5032549	American Basswood	45	30			37.5	3.75	Good	Multistem	Private on Adjoining Site/Retain
E100	18 T 447890 5032549	Sugar Maple	15				15	1.5	Good	Single Stem	Private on Adjoining Site/Retain
E101	18 T 447898 5032550	Sugar Maple	10				10	1	Good	Single Stem	Private on Adjoining Site/Retain
E102	18 T 447905 5032550	Sugar Maple	25				25	2.5	Good	Single Stem	Private on Adjoining Site/Retain

Figure 1 TREE LOCATIONS AND SAR SEARCH AREA



Figure 2 TREE LOCATIONS ZOOMED IN



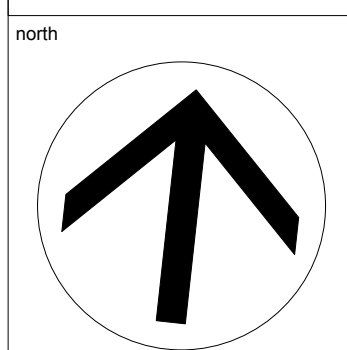


1
Map 2
Proposed Development & Conserved Vegetation Plan
Scale: 1:400

- LEGEND**
- EXISTING TREE ON SITE TO RETAIN, SHOWING CRZ AND SRZ
 - EXISTING TREE ON NEIGHBOURING SITE, SHOWING CRZ AND SRZ
 - EXISTING TREE ON SITE TO BE REMOVED, SHOWING CRZ AND SRZ
 - LIMITS OF CONSTRUCTION
 - TREE PROTECTION FENCE
 - PROPOSED TREES
 - PROPOSED SHRUBS



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consultant consultant

BEECHWOOD NATIONAL MEMORIAL CENTRE EXPANSION

280 Beechwood Ave, Ottawa, ON

drawing title
**Tree Conservation Report:
Proposed Development &
Conserved Vege**

scale	drawn by TF/VO	designed by MR/VO
date 2026-03-10	checked by MR	plot date
project number 26-1780	drawing number	Map 2

Contractor to check and verify all dimensions on the job

PHOTOS OF GENERAL SITE CONDITIONS AT THE TIME OF FIELD WORK





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.