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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

November 30, 2023

Mark McMahon
582 Mariposa Avenue
Ottawa, ON K1M 0S2

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

RE: TREE INFORMATION REPORT FOR 582 MARIPOSA AVENUE, ROCKCLIFFE

This report details pre-construction tree information for the above noted property in Ottawa. The need for this report is related to trees protected under the Tree Protection By-law (by-law 2020-340). As this property is located within the inner urban area, distinctive trees are identified as having diameters of 30 cm or greater. However, due to being within the Rockcliffe Park heritage distinct, all trees must be considered. As a result, trees less than 30cm in diameter have also been assessed as part of this report. No shrubs were assessed for the purposes of this report.

The work proposed for this residential property consists of a new addition to the east side of the existing house. Beyond that a new vehicular access to Old Lakeview Avenue is proposed in place of the front driveway from Mariposa Avenue which is to be infilled. As well, an existing detached garage is to be demolished.

Tree information reports are to include assessments of all impacted trees on the subject property and nearby adjacent private properties. All city-owned trees are also to be included in tree information reports. A total of seventy-three such trees were found on the subject property, adjacent private property to the south and City of Ottawa property to the north and east. Please see the accompanying plan on page 11 for tree locations. Field work for this report was completed in October 2023.

The approval of this report by the city 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 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.

The attributes of all trees found on or near the subject property are noted in table 1 on pages 2 through 10 of this report.

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)* is present in Eastern Ontario and is listed as threatened on the SARO. Because of this it is protected from harm. No trees of this species were found on or near the subject property.

TREE SPECIES, CONDITION, SIZE AND REMOVAL STATUS

Table 1 below details the species, ownership, size (diameter), condition and reason for removal of the individual trees on and adjacent to the subject property. Each of these trees is referenced by the numbers plotted on the accompanying plan on page 11.

Table 1. Tree information for 582 Mariposa Avenue

Tree No.	Tree species	Owner-ship	DBH[1] (cm)	Tree condition, age class, condition notes and species origins	Reason for removal	Forester's opinion re. removal
1	Ironwood *(Ostoyae virginiana)*	City	16.9	Poor; maturing; topped at 3m in distant past; form divergent and crown asymmetric towards northeast; native species	Not applicable (to be preserved)	Not applicable
2	Sugar maple *(Acer saccharum)*	Private	52.3 & 54.5	Fair; mature; double stemmed at 1m from grade – form moderately divergent; southern stem bisects at 8m; broad crown; native species	NA (to be preserved)	NA
3	Sugar maple *(Acer saccharum)*	Private	19.7	Good; maturing; central upright stem with multiple leaders at 12m; native species	NA (to be preserved)	NA
4	Columnar Hornbeam *(Carpinus betulus* 'Fastigiata')	Private	5	Good; juvenile; planted tree; columnar - strongly upright form; cultivar	NA (to be preserved)	NA
5	Basswood *(Tilia americana)*	Private	61.1	Fair; mature; divergent towards southwest (over neighbour's roof); upper crown obscured by nearby trees; native species	NA (to be preserved)	NA
6	Sugar maple *(Acer saccharum)*	Private	15.6	Good; maturing; central upright stem with co-dominant leaders at 10m; native species	NA (to be preserved)	NA

Table 1. Con't

Tree No.	Tree species	Owner-ship	DBH[1] (cm)	Tree condition, age class, condition notes and species origins	Reason for removal	Forester's opinion re. removal
7	Columnar Hornbeam *(Carpinus betulus* 'Fastigiata')	Private	5	Good; juvenile; planted tree; columnar - strongly upright form; cultivar	NA (to be preserved)	NA
8	Sugar maple *(Acer saccharum)*	Private	33.3	Fair; mature; form mildly divergent and crown very asymmetric towards west (over neighbour's roof); native species	NA (to be preserved)	NA
9	Columnar Hornbeam *(Carpinus betulus* 'Fastigiata')	Private	5	Good; juvenile; planted tree; columnar - strongly upright form; cultivar	NA (to be preserved)	NA
10	Sugar maple *(Acer saccharum)*	Private	18.2	Good; maturing; central upright stem for entire height; crown asymmetric towards west due to influence of surrounding trees; native species	NA (to be preserved)	NA
11	Columnar Hornbeam *(Carpinus betulus* 'Fastigiata')	Private	5	Good; juvenile; planted tree; columnar - strongly upright form; cultivar	NA (to be preserved)	NA
12	Sugar maple *(Acer saccharum)*	Private	30.9	Poor; mature; major sweep with cavity at 10m; native species	NA (to be preserved)	NA
13	Columnar Hornbeam *(Carpinus betulus* 'Fastigiata')	Private	5	Good; juvenile; planted tree; columnar - strongly upright form; cultivar	NA (to be preserved)	NA

Table 1. Con't

Tree No.	Tree species	Owner-ship	DBH[1] (cm)	Tree condition, age class, condition notes and species origins	Reason for removal	Forester's opinion re. removal
14	Sugar maple *(Acer saccharum)*	Private	36.9	Good; mature; upright central stem for most of height; suppressed lateral at 9m on west; crown generally symmetric; native species	NA (to be preserved)	NA
15	Columnar Hornbeam *(Carpinus betulus* 'Fastigiata')	Private	5	Good; juvenile; planted tree; columnar - strongly upright form; cultivar	NA (to be preserved)	NA
16	Sugar maple *(Acer saccharum)*	Shared	+/-15	Good; maturing; upright central stem for most of height; suppressed laterals at 8 and 9m on northeast; crown generally symmetric; native species	NA (to be preserved)	NA
17	Sugar maple *(Acer saccharum)*	Private	30.4	Good; mature; form mildly divergent and crown asymmetric towards northwest due to influence of tree #18; living crown held high – 14m; native species	NA (to be preserved)	NA
18	Sugar maple *(Acer saccharum)*	Shared	+/-20	Good; maturing; upright form; crown asymmetric towards southwest due to influence of tree #17; native species	NA (to be preserved)	NA
19	Columnar Hornbeam *(Carpinus betulus* 'Fastigiata')	Private	5 avg.	Good; juvenile; planted tree; columnar - strongly upright form; cultivar	NA (to be preserved)	NA
20	Sugar maple *(Acer saccharum)*	Private	45.0	Fair; mature; upper stem moderately divergent and crown asymmetric towards south due to influence of tree #21; native species	NA (to be preserved)	NA
21	Sugar maple *(Acer saccharum)*	Private	61.5	Good; mature; central upright stem with competing laterals at 16m on northwest and 18m on northeast; crown held high; good root collar; native species	NA (to be preserved)	NA

Table 1. Con't

Tree No.	Tree species	Owner-ship	DBH[1] (cm)	Tree condition, age class, condition notes and species origins	Reason for removal	Forester's opinion re. removal
22	Sugar maple *(Acer saccharum)*	Neigh-bour	+/-15	Good; maturing; upright form; crown asymmetric towards east/northeast due to influence of trees #20 and 21; native species	NA (to be preserved)	NA
23	Sugar maple *(Acer saccharum)*	Neigh-bour	+/-15	Good; maturing; form mildly divergent towards north; native species	NA (to be preserved)	NA
24	Ironwood *(Ostoyae virginiana)*	Neigh-bour	+/-20	Fair; maturing; pruned back to property line - divergent towards south; native species	NA (to be preserved)	NA
25	Sugar maple *(Acer saccharum)*	Neigh-bour	+/-25	Good; maturing; co-dominant stems at 8m – central with competing lateral south; native species	NA (to be preserved)	NA
26	Sugar maple *(Acer saccharum)*	Neigh-bour	+/-25	Good; maturing; moderately divergent towards south; deep crown – held to within 4m of grade; native species	NA (to be preserved)	NA
27	Honey-locust *(Gleditsia triacanthos)*	Private	8	Good; immature; central stem and leader – both divergent towards southwest; introduced species	NA (to be preserved)	NA
28	Sugar maple *(Acer saccharum)*	Private	36.0	Good; mature; mildly divergent towards east; suppressed lateral at 8m on northeast; native species	NA (to be preserved)	NA
29	Honey-locust *(Gleditsia triacanthos)*	Private	8	Good; immature; suppressed by trees #28 and 30; introduced species	NA (to be preserved)	NA
30	Sugar maple *(Acer saccharum)*	Private	33.1	Good; mature; central stem with competing lateral at 9m on southwest; native species	NA (to be preserved)	NA

Table 1. Con't

Tree No.	Tree species	Owner-ship	DBH[1] (cm)	Tree condition, age class, condition notes and species origins	Reason for removal	Forester's opinion re. removal
31	Honey-locust *(Gleditsia triacanthos)*	Private	9	Good; immature; co-dominant, divergent leaders at 4m; introduced species	NA (to be preserved)	NA
32	Sugar maple *(Acer saccharum)*	Private	34.5	Good; mature; central dominant stem for most of height; deep crown – held to for 2/3 of height; native species	NA (to be preserved)	NA
33	Sugar maple *(Acer saccharum)*	City	30.7	Good; mature; generally upright form; crown asymmetric towards south due to intercompetition for sunlight; native species	NA (to be preserved)	NA
34	Honey-locust *(Gleditsia triacanthos)*	Private	7	Good; immature; form moderately divergent towards south; introduced species	NA (to be preserved)	NA
35	Sugar maple *(Acer saccharum)*	City	19.9	Fair; maturing; major sweep towards south at 13m from grade; native species	NA (to be preserved)	NA
36	Sugar maple *(Acer saccharum)*	City	23.9	Good; maturing; major sweep towards southwest at 13m from grade; native species	NA (to be preserved)	NA
37	Sugar maple *(Acer saccharum)*	Private	28.3	Fair; maturing; central dominant stem for most of height; living crown held high, asymmetric towards south due to influence of tree #39; native species	NA (to be preserved)	NA
38	Sugar maple *(Acer saccharum)*	Private	29.3	Fair; maturing; major sweep at 11m from grade; native species	NA (to be preserved)	NA
39	Sugar maple *(Acer saccharum)*	City	9.8	Good; immature; upright form; broad, symmetric crown; native species	NA (to be preserved)	NA

Table 1. Con't

Tree No.	Tree species	Owner -ship	DBH[1] (cm)	Tree condition, age class, condition notes and species origins	Reason for removal	Forester's opinion re. removal
40	Sugar maple *(Acer saccharum)*	City	47.3	Good; mature; central dominant stem for most of height; living crown held high; native species	NA (to be preserved)	NA
41	Sugar maple *(Acer saccharum)*	City	20.2 & 20.8	Good; mature; double stemmed at 0.5m; major inclusion ridges on both sides of union; slightly divergent form; crown asymmetric; native species	NA (to be preserved)	NA
42	Sugar maple *(Acer saccharum)*	Private	27.4	Good; mature; co-dominant leaders at 15m with competing lateral at 12m on east; native species	NA (to be preserved)	NA
43	Sugar maple *(Acer saccharum)*	City	19.7	Good; maturing; mildly divergent form towards northeast; living crown held high; native species	Conflicts with new driveway	Tree be removed
44	Sugar maple *(Acer saccharum)*	City	17.4	Good; maturing; mildly divergent form towards west; living crown held high; native species	Conflicts with new driveway	Tree be removed
45	Sugar maple *(Acer saccharum)*	Private	18.0	Good; maturing; central upright stem; crown asymmetric towards southwest; native species	Conflicts with new driveway	Tree be removed
46	Sugar maple *(Acer saccharum)*	Private	9.1	Good; immature; upright form; symmetric crown; native species	NA (to be preserved)	NA
47	Sugar maple *(Acer saccharum)*	Private	27.8	Good; mature; upright form; living crown asymmetric towards east and held high; native species	NA (to be preserved)	NA
48	Sugar maple *(Acer saccharum)*	City	19.3	Good; maturing; upright form; living crown symmetric and held high; native species	NA (to be preserved)	NA

Table 1. Con't

Tree No.	Tree species	Owner-ship	DBH[1] (cm)	Tree condition, age class, condition notes and species origins	Reason for removal	Forester's opinion re. removal
49	Sugar maple *(Acer saccharum)*	City	16.4	Good; maturing; upright form; crown asymmetric towards east; native species	NA (to be preserved)	NA
50	Sugar maple *(Acer saccharum)*	City	9.7	Good; immature; upright form; symmetric crown; native species	NA (to be preserved)	NA
51	Sugar maple *(Acer saccharum)*	City	49.0	Good; mature; upright form; co-dominant leaders at 11m; crown asymmetric towards east; native species	NA (to be preserved)	NA
52	Sugar maple *(Acer saccharum)*	Private	27.4	Fair; mature; form moderately divergent and crown very asymmetric towards north; mild sweep at 7m; native species	NA (to be preserved)	NA
53	Sugar maple *(Acer saccharum)*	Private	14.1	Good; immature; three leaders at 4m; form mildly divergent and crown asymmetric towards north; native species	NA (to be preserved)	NA
54	Sugar maple *(Acer saccharum)*	Private	10.2	Good; immature; upright form; crown asymmetric towards east; native species	NA (to be preserved)	NA
55	Basswood *(Tilia americana)*	Private	29.2	Dead; stem broken at 5m; native species	NA (to be preserved)	NA
56	Ash *(Fraxinus* spp.*)*	City	10.2	Standing dead; native species	NA (to be preserved)	NA
57	Sugar maple *(Acer saccharum)*	Private	54.3	Good; mature; central upright stem with competing leaders at 14m; cavity at 4m on north; native species	NA (to be preserved)	NA

Table 1. Con't

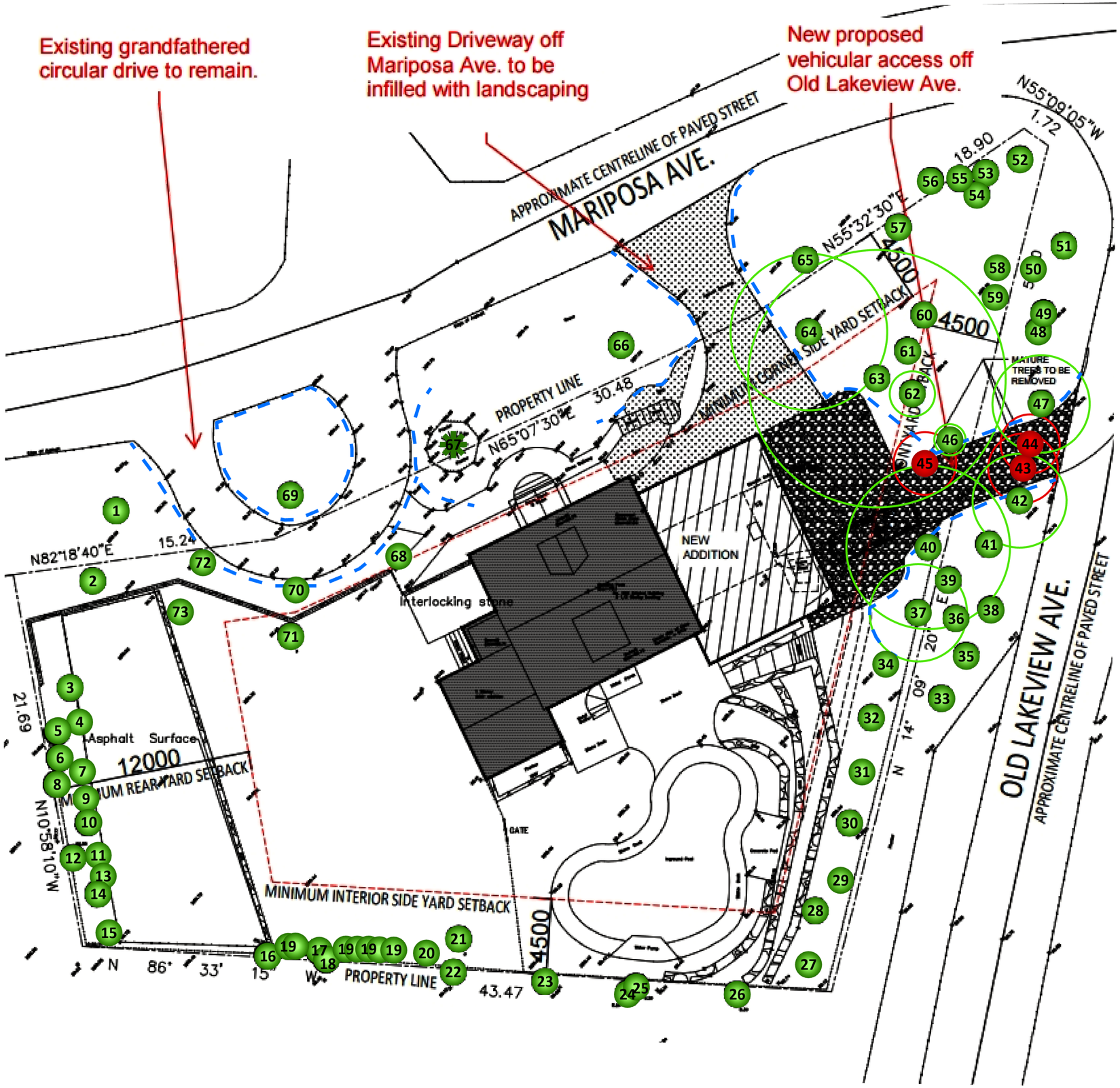
Tree No.	Tree species	Owner-ship	DBH[1] (cm)	Tree condition, age class, condition notes and species origins	Reason for removal	Forester's opinion re. removal
58	Sugar maple *(Acer saccharum)*	Private	12.3	Good; immature; form moderately divergent towards northeast and crown asymmetric towards east; native species	NA (to be preserved)	NA
59	Sugar maple *(Acer saccharum)*	Private	9.8	Good; immature; upright form; crown asymmetric towards south; native species	NA (to be preserved)	NA
60	Sugar maple *(Acer saccharum)*	Private	27.7	Good; mature; upright form; crown symmetric; native species	NA (to be preserved)	NA
61	Sugar maple *(Acer saccharum)*	Private	17.3	Good; maturing; upright form; crown asymmetric towards northwest; native species	NA (to be preserved)	NA
62	Sugar maple *(Acer saccharum)*	Private	12.5	Good; immature; upright form; crown asymmetric towards west; native species	NA (to be preserved)	NA
63	Sugar maple *(Acer saccharum)*	Private	74.1	Good; very mature; central stem with competing and suppressed laterals starting at 12m from grade; crown form narrowed due to past pruning from garage on west and intercompetition with trees to the east; native species	NA (to be preserved)	NA
64	Sugar maple *(Acer saccharum)*	Private	45.8	Good; mature; central upright stem with competing and suppressed laterals starting at 12m from grade; crown asymmetric towards west; native species	NA (to be preserved)	NA
65	Sugar maple *(Acer saccharum)*	City	35.8	Good; mature; central stem mildly divergent towards north; crown asymmetric towards north-northwest; native species	NA (to be preserved)	NA
66	Red oak *(Quercus rubra)*	City	24.4	Good; maturing; central stem with competing and suppressed laterals starting at 2m from grade; broad crown; native species	NA (to be preserved)	NA

Table 1. Con't

Tree No.	Tree species	Owner-ship	DBH[1] (cm)	Tree condition, age class, condition notes and species origins	Reason for removal	Forester's opinion re. removal
67	Balsam fir *(Abies balsamea)*	City	24.3	Good; maturing; upright form; symmetric crown; good crown density, annual increment, and needle colour; native species	NA (to be preserved)	NA
68	Japanese tree lilac *(Syringa reticulata)*	Private	9	Good; maturing; central dominant stem with competing and suppressed laterals at 1.5m (typical form); cultivar	NA (to be preserved)	NA
69	Sugar maple *(Acer saccharum)*	City	52.9	Good; mature; upright central stem for most of height; broad, generally symmetric, and deep crown – held at 8m from grade; native species	NA (to be preserved)	NA
70	Japanese tree lilac *(Syringa reticulata)*	Private	8	Good; maturing; central dominant stem with competing laterals at 1m (typical form); cultivar	NA (to be preserved)	NA
71	Sugar maple *(Acer saccharum)*	Private	41.3	Good; mature; generally upright form; competing lateral at 13m on east; crown generally symmetric; native species	NA (to be preserved)	NA
72	Japanese tree lilac *(Syringa reticulata)*	Private	8	Good; maturing; central dominant stem with competing laterals at 1.5m (typical form); cultivar	NA (to be preserved)	NA
73	Sugar maple *(Acer saccharum)*	Private	33.1	Good; mature; generally upright form; crown asymmetric towards south; native species	NA (to be preserved)	NA

[1] diameter at breast height, or 1.4m from grade (unless otherwise indicated); diameters approximated where access to trees was restricted by fences, etc.

Pictures 1 to 6 on pages 15 through 19 of this report show selected trees on and adjacent to the subject property.



GENERAL NOTES

PLANS COMPLETED BY NICHOLAS CARAGIANIS ARCHITECT (11/11/22)

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- LAND BACK FILL
- NEW ADDITION
- DRIVE WAY & PAVEMENT
- STONE WALL
- CONIFEROUS TREE TO REMAIN
- DECIDUOUS TREE TO REMAIN
- CRITICAL ROOT ZONE
- DECIDUOUS TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- PROTECTIVE FENCING

0 2.5 5 Meters

N

DRAWING: Tree Information Plan

PROJECT: 582 MARIPOSA AVENUE CITY OF OTTAWA

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

SCALE:	1:110
DATE:	2023-11-19
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO. 582 M

TREE PRESERVATION MEASURES

To help mitigate root loss from trees #37, 40, 42, 46, 47, 63 and 64 the following measures will be taken in relation to nearby excavation:

1. Hydro excavation along the outside edge of the nearby excavation to carefully expose roots. Exposed roots will then 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.

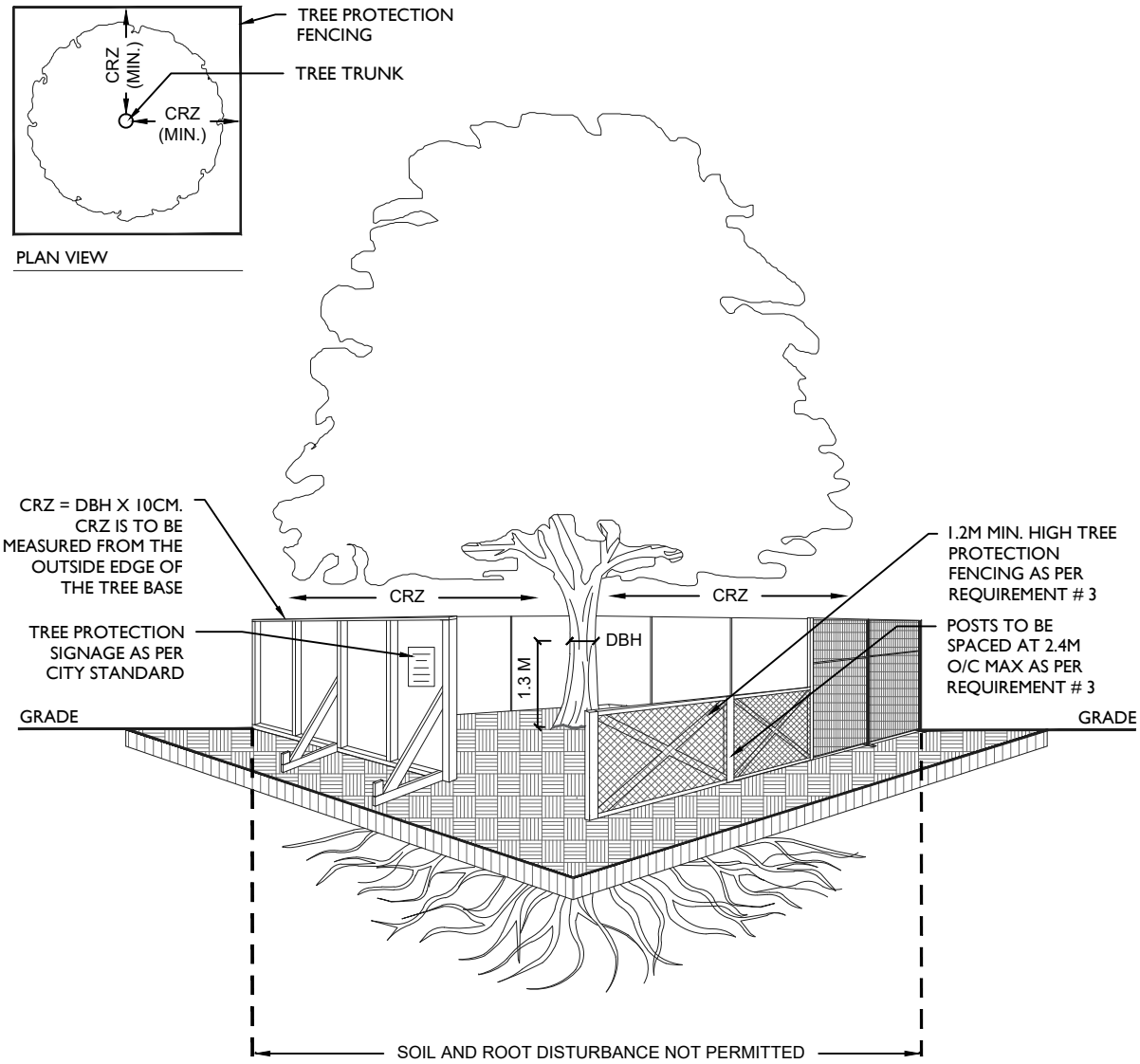
2. If the excavation is to be left open for any length of time a covering of at least three layers of moistened burlap is to be draped over the exposed excavation cuts. A final layer of clear plastic will help retain moisture within the burlap and soil and cut root ends it is protecting.

TREE PROTECTION MEASURES

Protection measures intended to mitigate damage during construction will be applied for the trees to be preserved. 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 (see following page), erect a fence as close as possible to the critical root zone (CRZ[1]) 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.

[1] 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.



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

REPLACEMENT TREE PLANTING OR COMPENSATION

As the property is within the inner urban area of Ottawa the following ratios are used in terms of replacement tree planting: 2:1 for each distinctive tree measuring 30-49 cm in diameter and 3:1 for each distinctive tree measuring 50 cm or greater in diameter. As all trees to be removed are less than 30cm diameter, no replacement planting is required. However, the landscape plan prepared by John K. Szczepaniak, Landscape Architect shows many new trees for the property.

I trust this report satisfies your requirements. Please do not hesitate to contact the undersigned with any questions or comments you may have.

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

Yours,

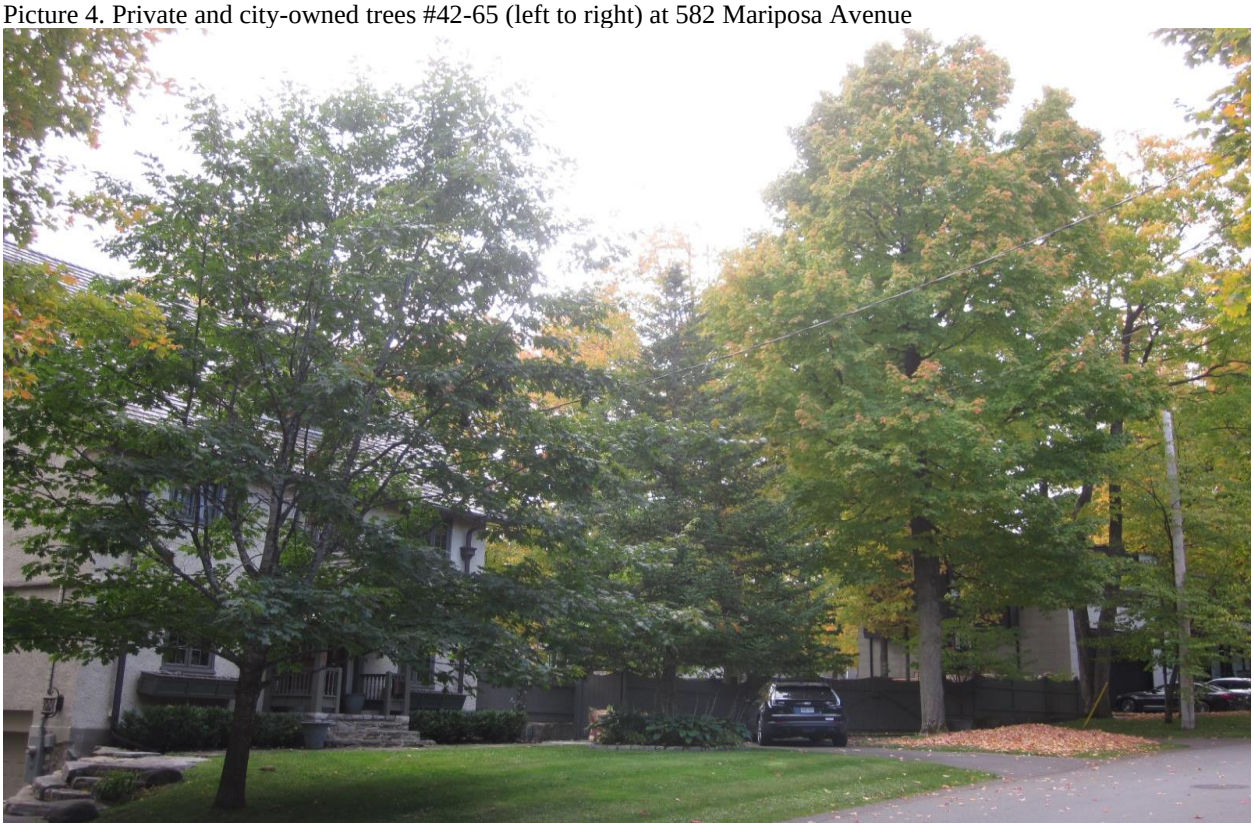
Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester

Picture 1. Private trees #3 to 12 (right to left) at 582 Mariposa Avenue

Picture 2. Neighbouring trees #23-26 (right to left) at 582 Mariposa Avenue

Picture 3. Private and city-owned trees #35-51 (left to right) at 582 Mariposa Avenue

Picture 4. Private and city-owned trees #42-65 (left to right) at 582 Mariposa Avenue



Picture 5. City-owned trees #66, 67 and 69 (left to right) at 582 Mariposa Avenue

Picture 6. Private trees #71, 73 and 2 (right to left) at 582 Mariposa Avenue

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was carried out by *IFS Associates Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported. Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not
examined as part of this assignment. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that *IFS Associates Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report. Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Associates Inc.* must be provided the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Associates Inc.*

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for: 1) any legal description provided with respect to the property; 2) issues of title and/or ownership with respect to the property; 3) the accuracy of the property line locations or boundaries with respect to the property; 4) the accuracy of any other information provided by the client or third parties; 5) any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and, 6) the unauthorized distribution of the report.

INDEMNIFICATION

An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for resulting from the issuance of a permit or approval based on this report or from the performance or non-performance of the applicant, whether with or without negligence on the part of the applicant, or the applicant's employees, directors, contractors and agents.

Further, under no circumstances may any claims be initiated or commenced by the applicant against *IFS Associates Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

ONGOING SERVICES

IFS Associates Inc. accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of 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.