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Telephone: (613) 838-5717
Website: www.ifsassociates.ca
URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

March 1, 2022

Stillwater Station Limited
c/o The Properties Group Management Ltd.
236 Metcalfe Street
Ottawa, ON
K2P 1R3
Attention: Andrew Glass

RE: TREE CONSERVATION REPORT FOR 1987 ROBERTSON ROAD

This report details a pre-construction tree conservation report (TCR) for the above-noted property located in Ottawa. The need for this TCR is related to the proposed construction of multiple 6 to 20-storey buildings on the subject property, each with associated below grade parking. An access road, which for some of its length follows an abandoned rail line, is proposed from Moodie Drive to the east and a dedicated parkland is proposed for the southernmost corner of the subject property.

The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law No. 2020-340. Tree conservation reports are required for all site plan control applications for properties on which a tree of 10 centimetres in diameter or greater is present. The approval of this TCR by the City of Ottawa authorizes site clearing activities, including the removal of any 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 of Ottawa. Further, if any trees fully on or shared with adjacent properties are to be removed permission from adjacent land owners must first be obtained.**

In terms of existing vegetation, few trees are left as the site was almost entirely cleared under previous ownership. The majority of trees now on the property are within linear groupings adjacent to property lines and along the rail line. All of these trees would have originated from seed spread from nearby parent trees. The same is true for most of the trees within the site. In fact, the only planted trees are a line of Colorado spruce *(Picea pungens)* along the northeast property line. Under the current site plan no existing trees can be retained as building layouts, excavation for the below grade parking and the necessary grade changes associated with this work will impact the entire property. The one area where tree retention is possible is within the parkland. However, the majority of trees there are of low quality. Field work for this report was completed in September 2020.

TREE SPECIES, SIZE AND CONDITION

All current vegetation is shown on the tree conservation plans included on page 5 and 6 of this report. By the numbers and letters indicated on the plans, each tree and grouping of trees is detailed below:

Tree grouping A: A line of nine planted Colorado spruce ranging in diameter from 5 to 9 cm which are in fair condition with the exception of one dead tree. Based on gaps in the line it appears other trees died and were removed in the past. This line of trees will be removed due to conflicts with construction. Transplanting elsewhere on the property may be an option for those trees in better health.

Tree grouping B: A group of Manitoba maples *(Acer negundo)* growing through the fence from the neighbouring property to the east. The largest tree is 19cm in diameter and in good condition. Being under the ownership of others these trees will be preserved and protected during construction (unless permission to remove is granted in writing by the adjacent landowner). However, the overhanging branches can be cut back to the property line.

Tree grouping C: A series of sample plots were taken in this area to determine general tree composition – species, average diameters and percent occupancy by stem count:

Tree Species	Average diameter (cm)	Percent occupancy
American elm *(Ulmus americana)*	15.4	21
Ash species *(Fraxinus* spp.*)*[1]	15.2	13
Balsam poplar *(Populus balsamifera)*	14.6	18
Crab apple *(Malus* spp.*)*	17	2
Green ash *(Fraxinus pennsylvanica* var. *subintegerrima)*[1]	13	5
Manitoba maple *(Acer negundo)*	14.1	39
Willow species *(Salix* spp.*)*	19	2

[1] all ash on the property are either dead or heavily infested with emerald ash borer *(Agrilus planipennis)*

Tree grouping D: A series of sample plots were taken in this area to determine tree composition:

Tree Species	Average diameter (cm)	Percent occupancy
American elm	15	6
Eastern cottonwood *(Populus deltoides)*	27	6
Manitoba maple	15.8	82
Eastern redcedar *(Juniperus virginiana)*	6	6

Tree grouping E: A series of sample plots were taken in this area to determine tree composition:

Tree Species	Average diameter (cm)	Percent occupancy
American elm	16	1
Manitoba maple	14	57
White poplar *(Populus alba)*[2]	17.1	42

[2] white poplar is an introduced and invasive species in Ontario

A number of stands are present within the property – groupings of the same or similar species of roughly the same age class. In these each tree was assessed.

Tree stand #1: This stand is centered on a compacted area of stone, possibly a former parking lot. As with other areas on the property, all these trees arose from seed spread from elsewhere.

Tree Species	Average diameter (cm)	Percent occupancy
American elm	12	6
Ash species	12.5	2
Eastern cottonwood	15.1	28
Manitoba maple	12.1	28
Siberian elm *(Ulmus pumila)*[3]	19.7	2
White poplar	16	2
Trembling aspen *(Populus tremuloides)*	15.1	32

[3] Siberian elm is an introduced and invasive species in Ontario

Tree stand #2: As with stand #1, this stand is centred on a heavily disturbed and compacted area.

Tree Species	Average diameter (cm)	Percent occupancy
Manitoba maple	16.3	43
White poplar	24.6	35
Trembling aspen	17.3	22

Tree stand #3:

Tree Species	Average diameter (cm)	Percent occupancy
White poplar	21.8	100

Tree stand #4:

Tree Species	Average diameter (cm)	Percent occupancy
Trembling aspen	15.1	100

Tree stand #5:

Tree Species	Average diameter (cm)	Percent occupancy
Trembling aspen	14.3	100

Individual trees:

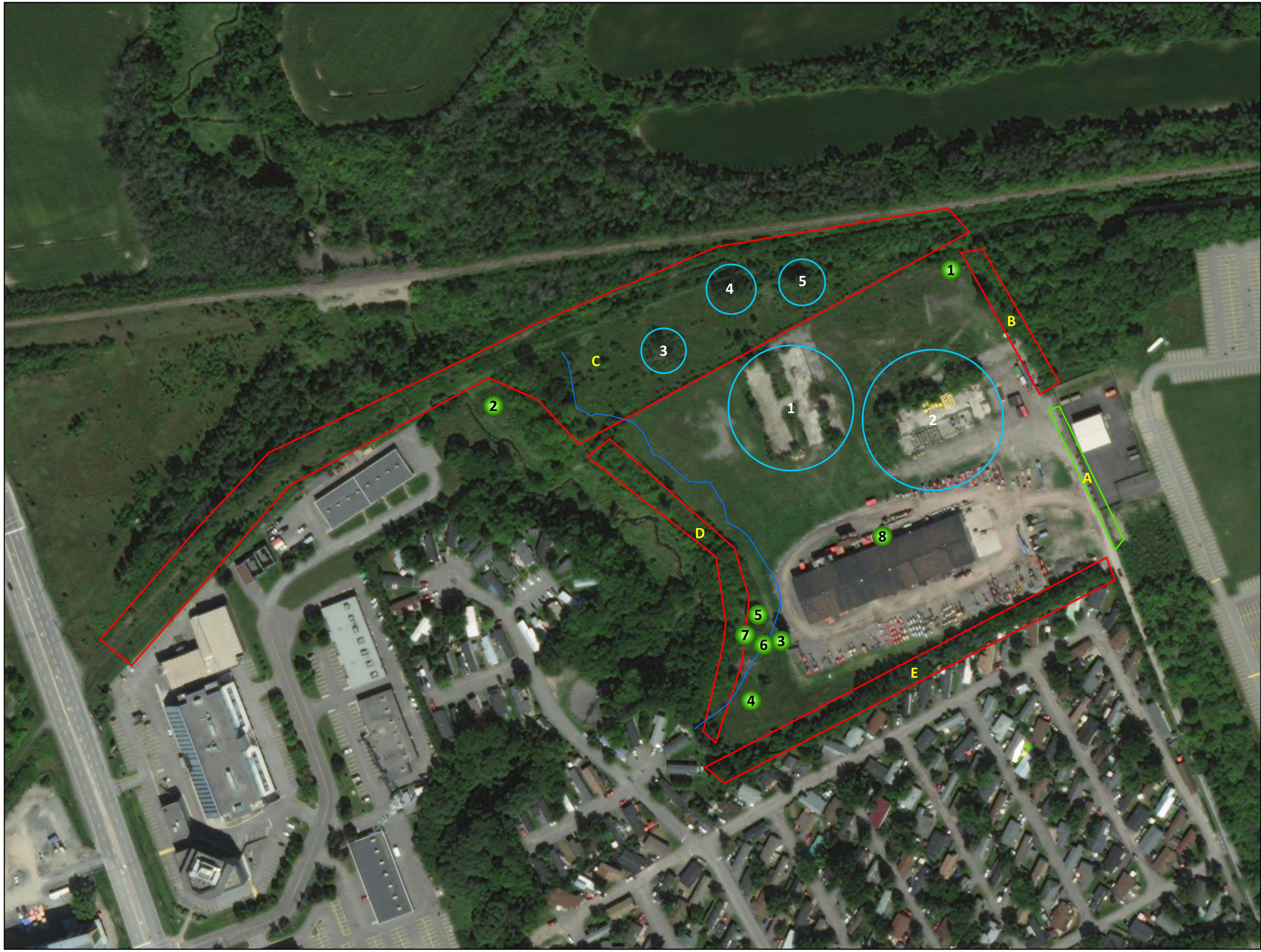
Tree No.	Tree Species	Diameter (cm)	Tree Condition, Condition Notes and Age
1	Eastern cottonwood	27.5 avg.	Good; multi-stemmed (6) at grade; growing through chain link fence; mature
2	Eastern cottonwood	60	Good; basal wound; located on edge of hill, near train tracks; mature
3	Eastern cottonwood	30 avg.	Good; multi-stemmed (3) at grade; maturing
4	Crab apple *(Malus* spp.*)*	12.5 avg.	Good; multi-stemmed (7) at grade; maturing
5	Eastern cottonwood	55	Good; multiple leaders at 1m from grade; mature
6	Manitoba maple	27 avg.	Good; double leader at 0.2m from grade with inclusion ridge at union; maturing
7	Manitoba maple	21	Good condition; maturing
8	Balsam poplar	20	Fair; growing against building; maturing

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) Endangered Species Act (2007): No butternuts *(Juglans cinerea)* were identified on the subject or adjacent properties. This species of tree is listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so is protected from harm.

2) 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 five (5) days before trees or other similar nesting habitat are to be removed.



GENERAL NOTES

Maxar, Microsoft

LEGEND

- INDIVIDUAL TREES
- WATERCOURSE SETBACK
- TREE STANDS
- PERIMITER PLOTS
- NEW PLANTINGS

N

0 10 20 40 60 Meters

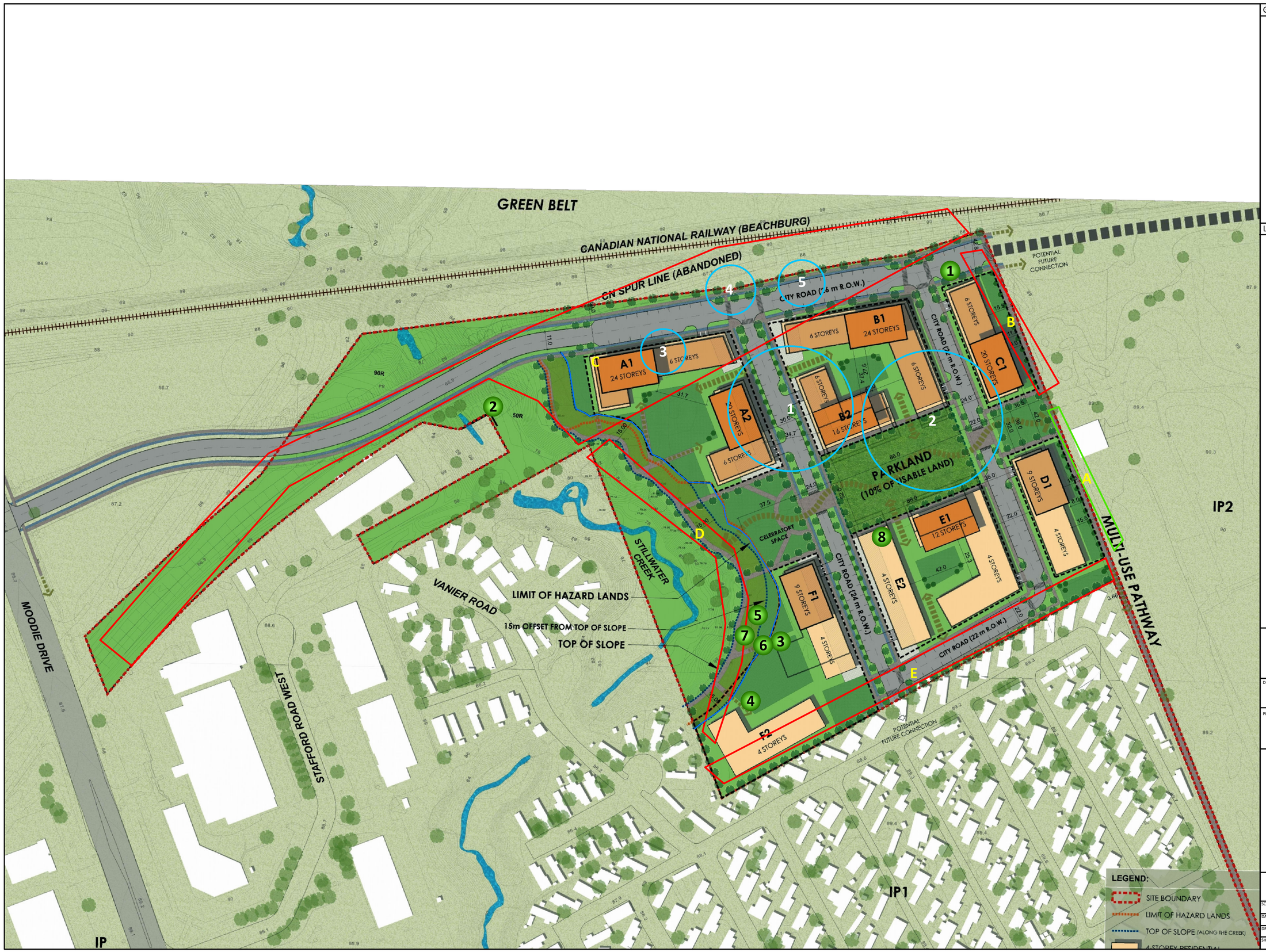
DRAWING: Tree Conservation Plan

PROJECT: 1987 ROBERTSON ROAD
CITY OF OTTAWA

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

SCALE:	1:1,000
DATE:	2022-02-25
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO. 1987



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DRAWING NO.
1987

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for any trees which are on adjacent private property. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. Erect a fence at the critical root zone (CRZ[1]) of 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 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.

REPLACEMENT TREE PLANTING OR COMPENSATION

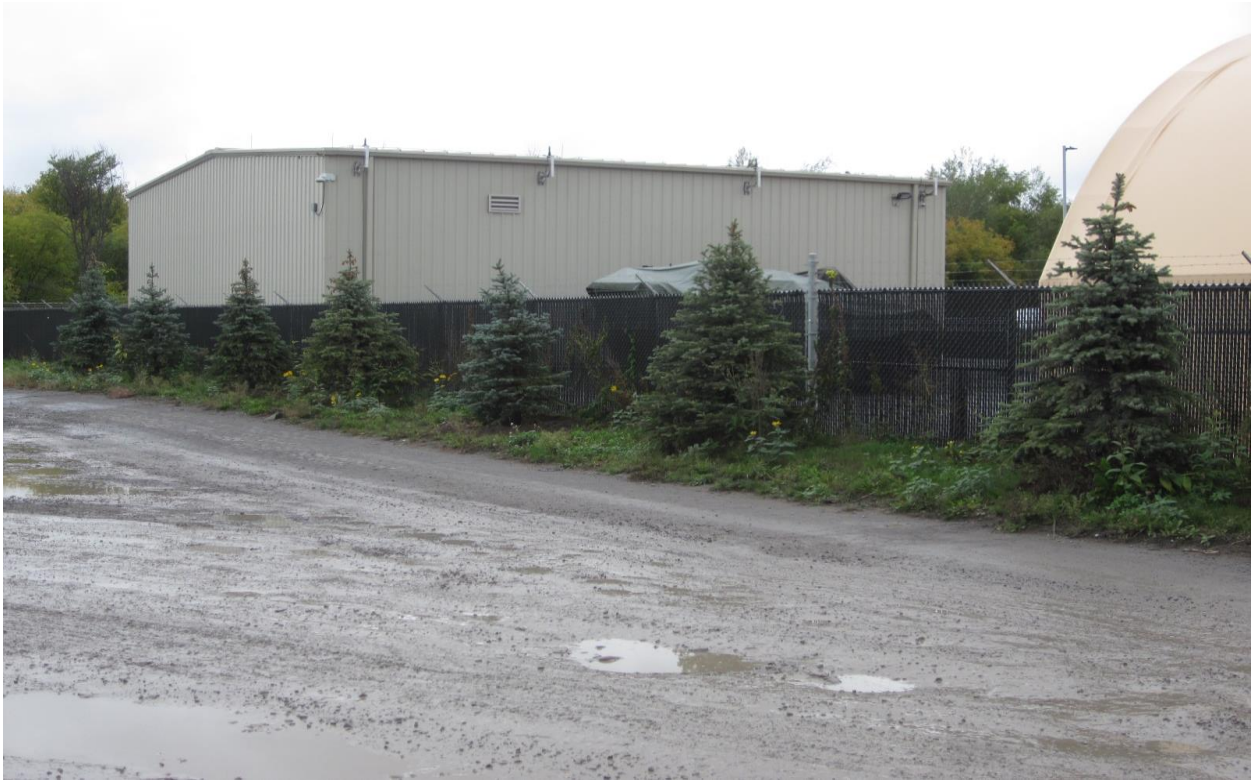
As shown on the site plan for the proposed development, numerous trees are proposed for planting within the new landscape. As their numbers may not achieve parity with what was lost, monetary compensation may be required.

Pictures 1 through 8 on pages 8 to 11 of this report show selected tree groupings, stands and individual trees on the subject property.

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.

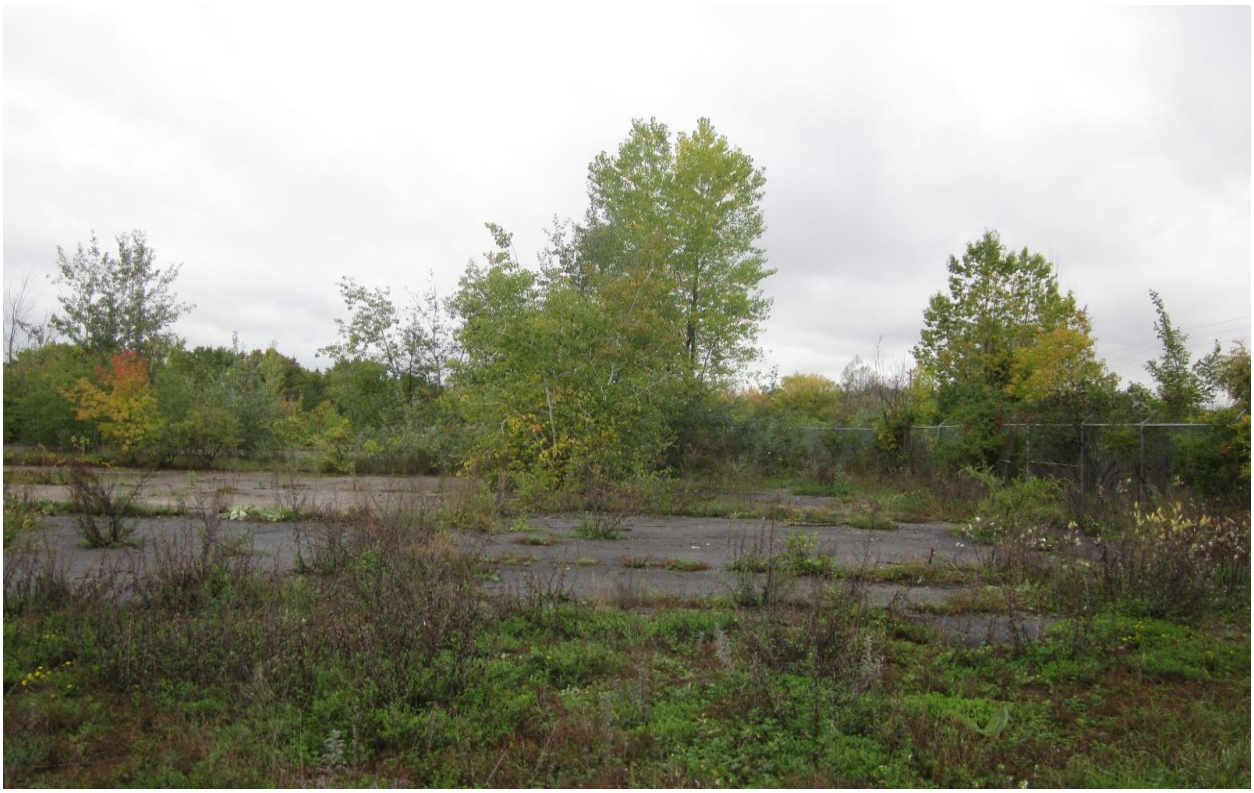
Yours,

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



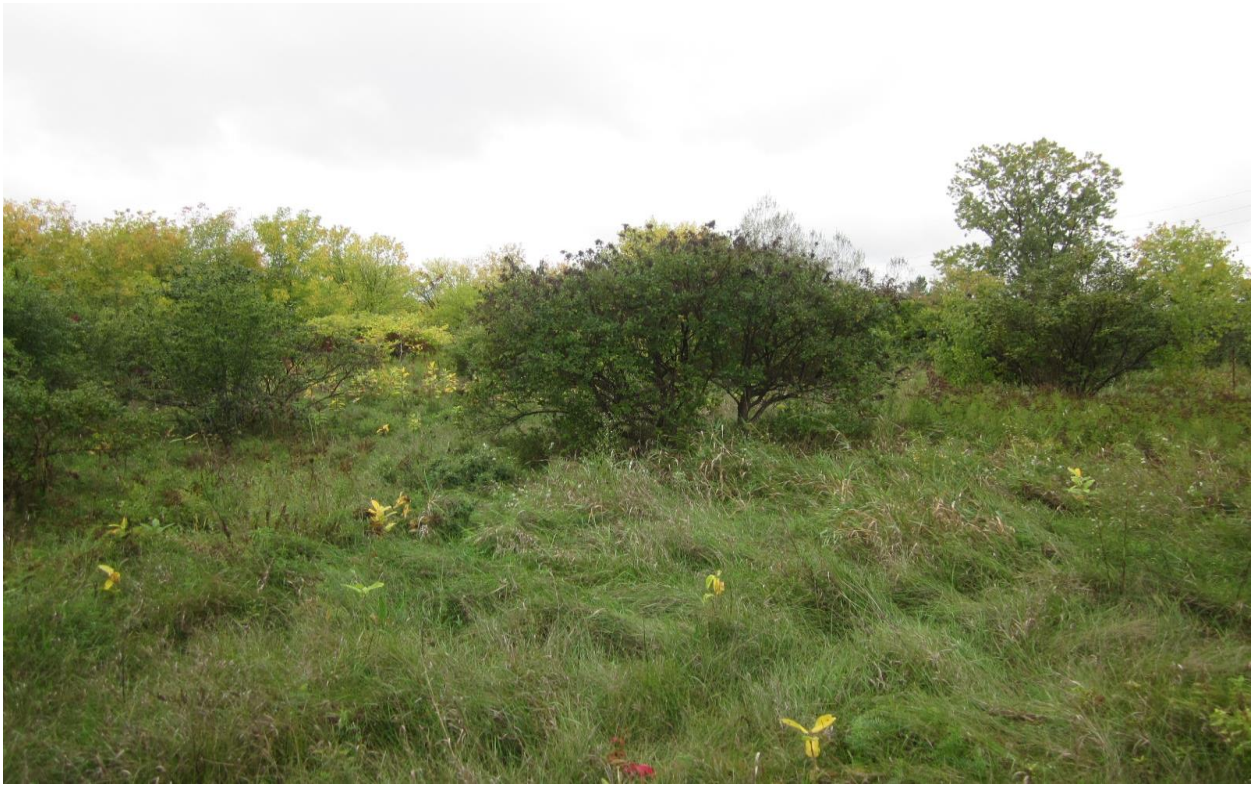
Picture 1. Tree grouping A at 1987 Robertson Road

Picture 2. Tree #1 (left) and grouping B at 1987 Robertson Road

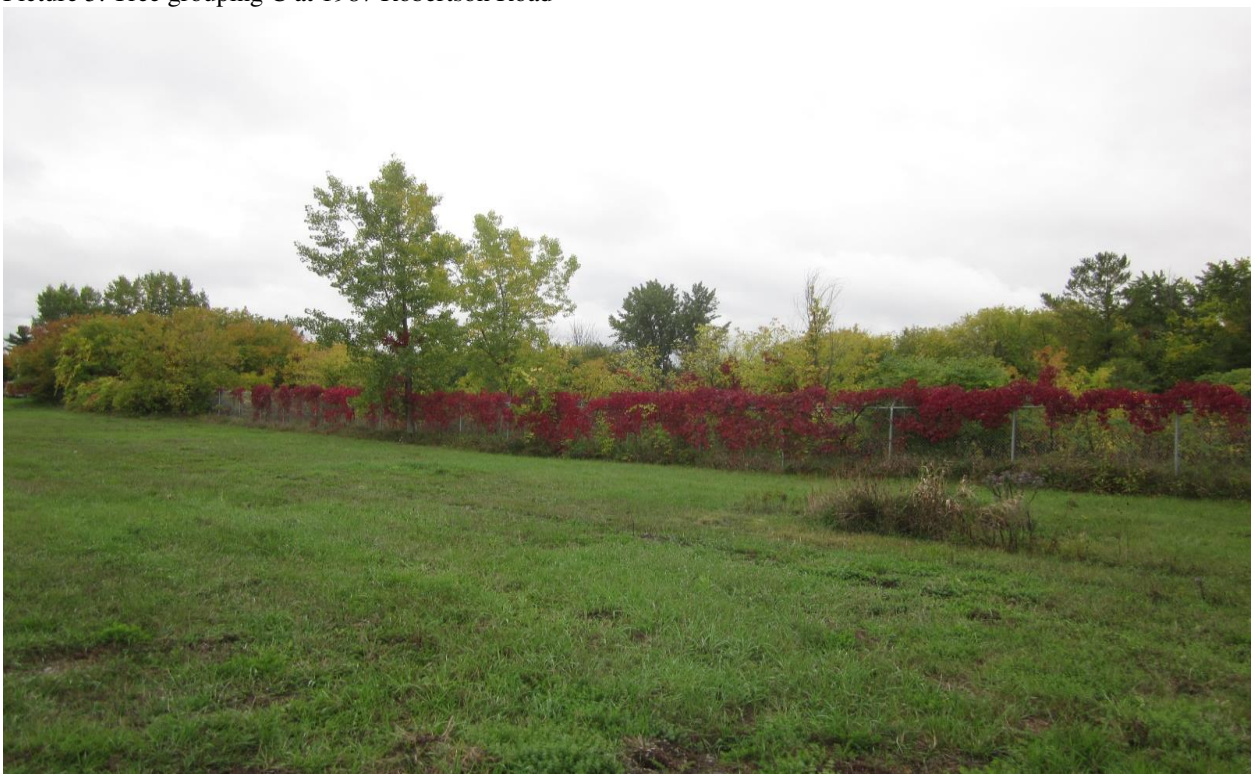


Picture 3. Tree stand #1 at 1987 Robertson Road

Picture 4. Tree stand #2 at 1987 Robertson Road

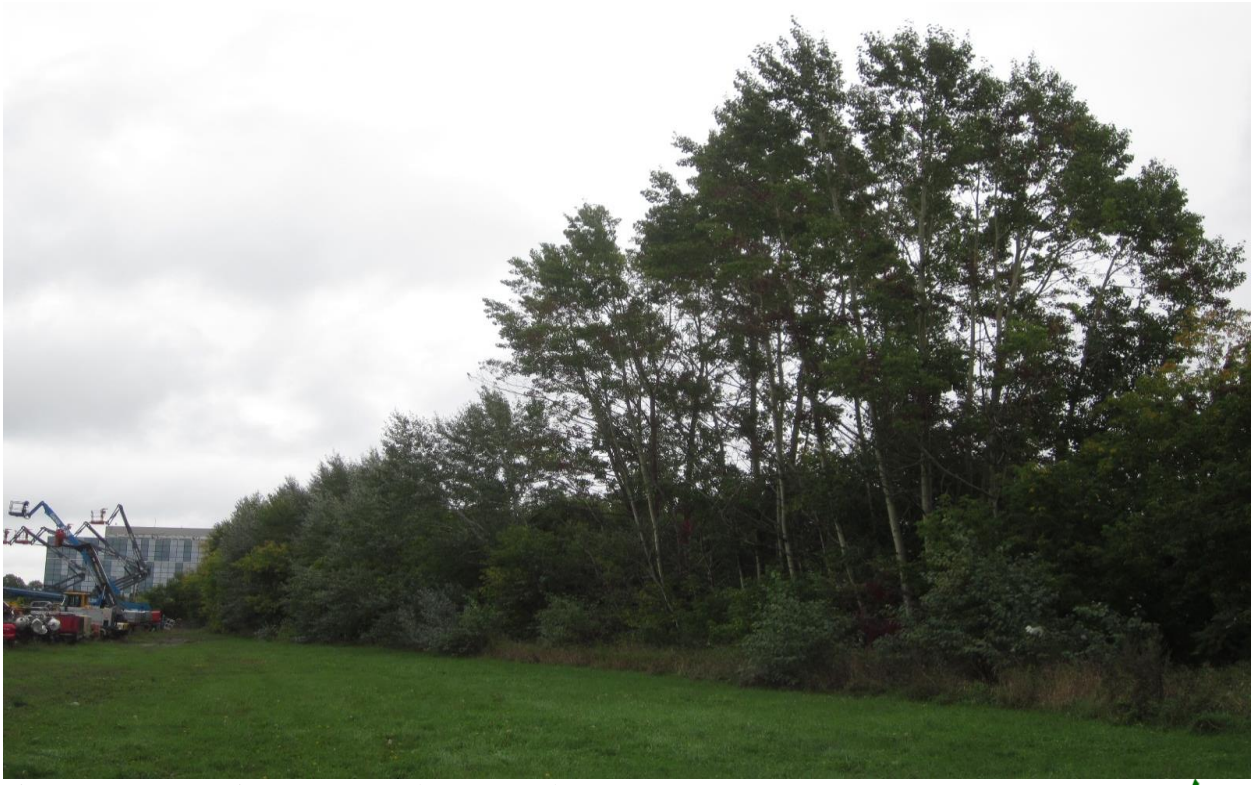


Picture 5. Tree grouping C at 1987 Robertson Road



Picture 6. Tree grouping D at 1987 Robertson Road

Picture 7. Trees #3 and 5 at 1987 Robertson Road



Picture 8. Tree grouping E at 1987 Robertson Road

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 activates 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.