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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

April 1, 2021

Kepali Holdings Ltd.
Attn: David Renfroe
2-371A Richmond Road
Ottawa, ON
K2L 1Y3

RE: TREE CONSERVATION REPORT - 101, 101(A) AND 103 SCHNEIDER ROAD, OTTAWA

Dear David,

This report details a pre-construction tree conservation report (TCR) for the above-noted series of properties in Ottawa. The need for this TCR is related to the proposed construction of three, one-storey commercial buildings with surrounding surface parking and loading zones.

Tree conservation reports are required for all properties subject to site plan control applications on which trees of 10 centimetres in diameter or greater are present. 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 of Ottawa.**

The inventory in this report details the assessment of all individual trees on and adjacent to the subject properties. There are no trees present on nearby City of Ottawa lands. All but two trees on adjacent private property will be retained. The two trees which do conflict with construction are located at 105 Schneider Road – a property owned by Kepali Holdings, so permission for removal is not an issue. Three individual and one grouping of trees will be removed from the subject properties due to construction-related conflicts. Field work for this report was completed in February 2021.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, condition, size (diameter), ownership and status of the individual trees on and adjacent to the subject properties. Each of these trees are referenced by the numbers plotted on the accompanying tree conservation plan.

Table 1. Species, condition, size (diameter) and status of trees at 101, 101(A) and 103 Schneider

Tree No.	Tree species	Condition (VP→E)	DBH[1] (cm)	Owner-ship	Age class, tree condition notes & **preservation status** (to be removed or preserved and protected)
1	Cottonwood *(Populus deltoides)*	Fair	53	Neigh-bour/ Private	Mature; multi-stemmed from grade – central, dominant stem with suppressed basal stems; "wooded area" on survey is root sprouts on subject property (10cm average); native species; **wooded area to be removed** (conflicts with new loading zone)
2	Cottonwood	Good	79	Neigh-bour	Mature; central dominant stem with co-dominant leaders at 10m; **to be preserved and protected**
3	Cottonwood	Good	86	Neigh-bour	Mature; central dominant stem with co-dominant leaders at 10m; broad, open-grown crown; **to be preserved and protected**
4	Cottonwood	Good	89	Neigh-bour	Mature; central dominant stem with co-dominant leaders at 12m and competing lateral at 10m on west; **to be preserved and protected**
5	Cottonwood	Good	79	Neigh-bour	Mature; central dominant stem with co-dominant leaders at 10m; crown asymmetric towards east due to influence of tree #4; **to be preserved and protected**
6	Cottonwood	Good	18	Private	Maturing; root sprout from nearby parent tree; very good growth increment; **to be removed** (conflicts with proposed new laneway)
7	Cottonwood	Good	95	Neigh-bour	Mature; central dominant stem with co-dominant leaders and competing lateral at 10m; crown asymmetric towards west due to influence of tree #8; **to be removed** (conflicts with proposed new truck access)
8	Cottonwood	Fair	67	Neigh-bour	Mature; upright, central dominant stem for most of height due to influence of trees #7 and 9; suppressed lateral at 8m towards north; **to be removed** (conflicts with proposed new truck access)

Table 1. Con't

9	Cottonwood	Fair	96	Neigh-bour	Very mature; co-dominant stems at 7m with suppressed laterals starting at 4m; crown asymmetric towards southeast due to influence of tree #8 and second cottonwood further on neighbouring property; **to be preserved and protected**
10	White birch *(Betula papyrifera)*	Very good	25 (at 1m)	Private	Mature; double-stemmed at 1.5m from grade; dense, symmetric crown; good growth increment; native species; **to be removed** (conflicts with proposed new loading zone)
11	White spruce *(Picea glauca)*	Fair	33	Private	Mature; fair crown density, growth increment and needle colour; native species; **to be removed** (conflicts with proposed new loading zone)
12	Cottonwood, willow *(Salix* spp.*)* & ash *(Fraxinus* spp.*)*	Poor	+/-15 avg.	Private	Maturing; low wet area; saturated soil leading death of some cottonwood; ash dead or declining due to emerald ash borer *(Agrilus planipennis)*; all native species; **to be preserved and protected**
13	White spruce	Good	23	Shared	Maturing; good crown density, growth increment and needle colour; **to be preserved and protected**
14	Little-leaf linden *(Tilia cordata)*	Good	34	Neigh-bour	Maturing; typical teardrop-shaped crown form; dense, symmetric crown; good growth increment; introduced species; **to be preserved and protected**
15	Austrian pine *(Pinus nigra)*	Good	34	Shared	Maturing; good crown density, growth increment and needle colour; introduced species; **to be preserved and protected**
16	Austrian pine	Good	37	Neigh-bour	Maturing; upright, generally symmetric crown; good crown density, growth increment and needle colour; **to be preserved and protected**
17	Austrian pine	Good	34	Neigh-bour	Maturing; upright, generally symmetric crown; good crown density, growth increment and needle colour; **to be preserved and protected**

Table 1. Con't

18	Colorado blue spruce *(Picea pungens* var. *glauca)*	Very good	24	Neigh-bour	Maturing; symmetric crown; very good crown density, growth increment and needle colour; introduced species; **to be preserved and protected**
19	Austrian pine	Fair	28	Shared	Maturing; central stem with sweep in lower bole; crown asymmetric due to influence of trees #20 and 21; good crown density, growth increment and needle colour; **to be preserved and protected**
20	Austrian pine	Good	34	Neigh-bour	Maturing; crown asymmetric due to influence of trees #19 and 21; good crown density, growth increment and needle colour; **to be preserved and protected**
21	Austrian pine	Good	37	Neigh-bour	Maturing; crown asymmetric due to influence of trees #19 and 20; good crown density, growth increment and needle colour; **to be preserved and protected**
22	Austrian pine	Good	22 avg.	Neigh-bour	Maturing; double-stemmed at 1m; good crown density, growth increment and needle colour; **to be preserved and protected**
23	Austrian pine	Good	+/-25 avg.	Neigh-bour	Group of three maturing trees; crowns asymmetric due to intercompetition between trees for sunlight; good crown density, growth increment and needle colour; **to be preserved and protected**

[1] diameter at breast height, or 1.4m from grade (unless otherwise indicated); average diameters indicate multi-stemmed trees

Pictures 1 through 5 on pages 6, 7 and 8 of this report show selected trees on and adjacent to the subject properties.

FEDERAL AND PROVINCIAL REGULATIONS

Federal and provincial regulations can be applicable to trees on private and public property. In particular, the following regulation has 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 are required to be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.

TREE PRESERVATION AND PROTECTION MEASURES

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

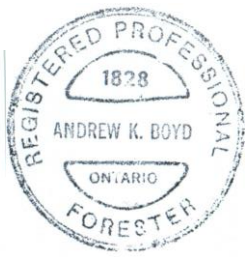
1. As per the City of Ottawa's tree protection barrier specification, erect a fence as close as possible to the CRZ of the tree(s);
2. Do not place any material or equipment within the CRZ of the tree(s);
3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing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

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

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

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

Yours,



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

IFS ASSOCIATES

Picture 1. Neighbouring trees #1-9 located at 105 Schneider Road

Picture 2. Tree grouping #12 at 101, 101(A) and 103 Schneider Road

Picture 3. Trees #10 and 11 at 101, 101(A) and 103 Schneider Road

Picture 4. Trees #16, 17 and 18 (left to right) at 101, 101(A) and 103 Schneider Road

Picture 5. Trees #19-23 (left to right) at 101, 101(A) and 103 Schneider 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 (which is recommended in this case).
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 of third parties;
5) any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and,
6) the unauthorized distribution of the report.

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

ONGOING SERVICES

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