

Tree Conservation Report

1319 Johnston Road

City of Ottawa

Prepared For:

2079 Artistic Place Inc.

3080 Young Street, Suite 6060, Toronto, ON M4N 3N1

Prepared By:

CSW Landscape Architects Limited
319 McRae Avenue, Suite 502, Ottawa, ON K1Z 0B9

August 14, 2024

Information

Project Name: 1319 Johnston Road

Owner: 2079 Artistic Place GP Inc.
3080 Young Street, Suite 6060, Toronto, ON M4N 3N1
T: 416-662-1110
E: BarryG@quaestus.ca

Prepared by: Sheri Edwards, OALA, CSLA
CSW Landscape Architects Limited
T: 613-729-4536 x 228
E: edwards@csw.ca

Municipal Address: 1319 Johnston Road, Ottawa ON, K1V 8Z1

Legal Description: Parts 3-8 on Registered Plan 4R-35581. Concession 3, Part of Lots 2 & 3,
Geographic Township of Gloucester, City of Ottawa.

Contractor: Unknown at this time.

Schedule of Proposed Works: 2024

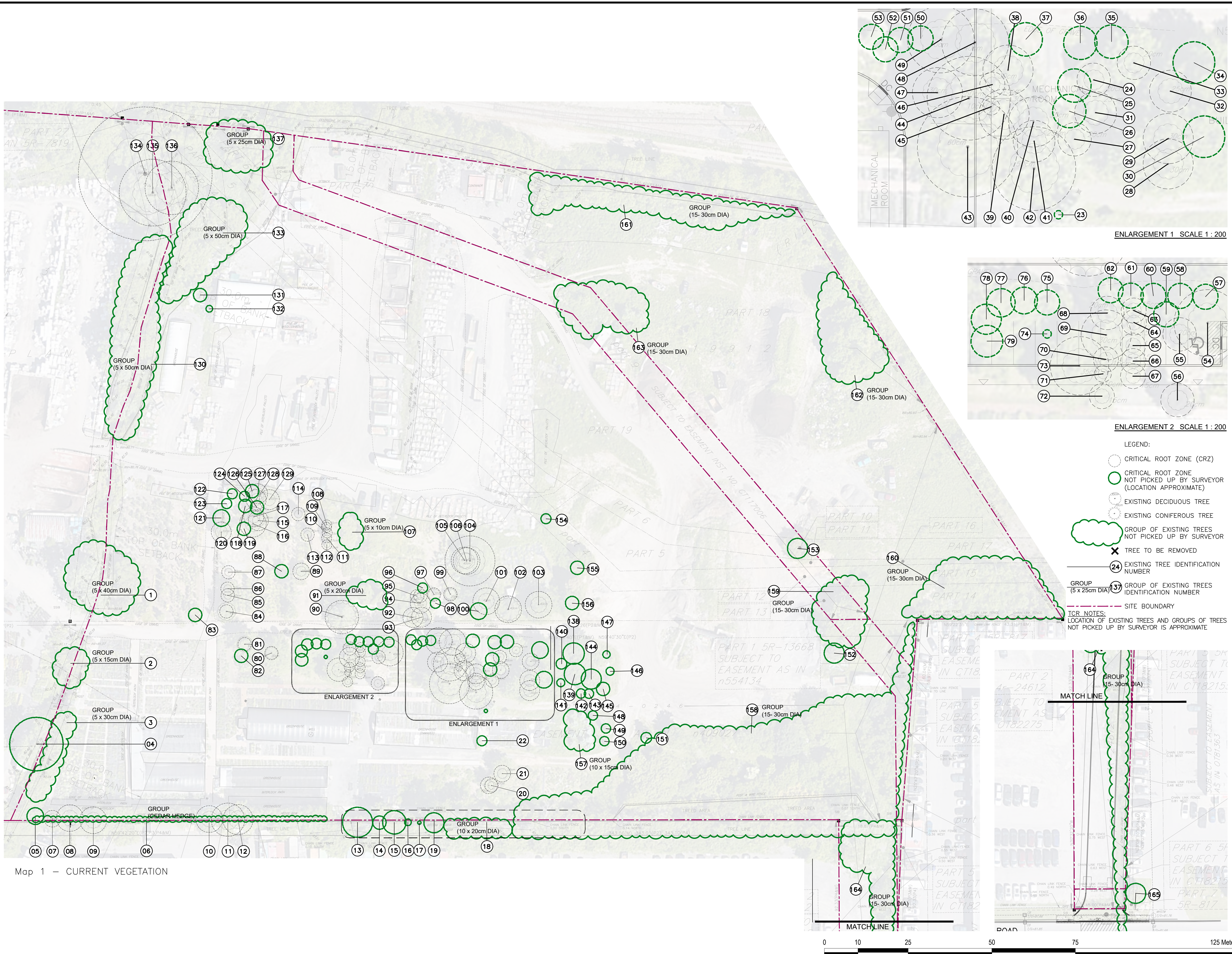
Other Applications Affecting the Subject Lands: None

Included in this report:

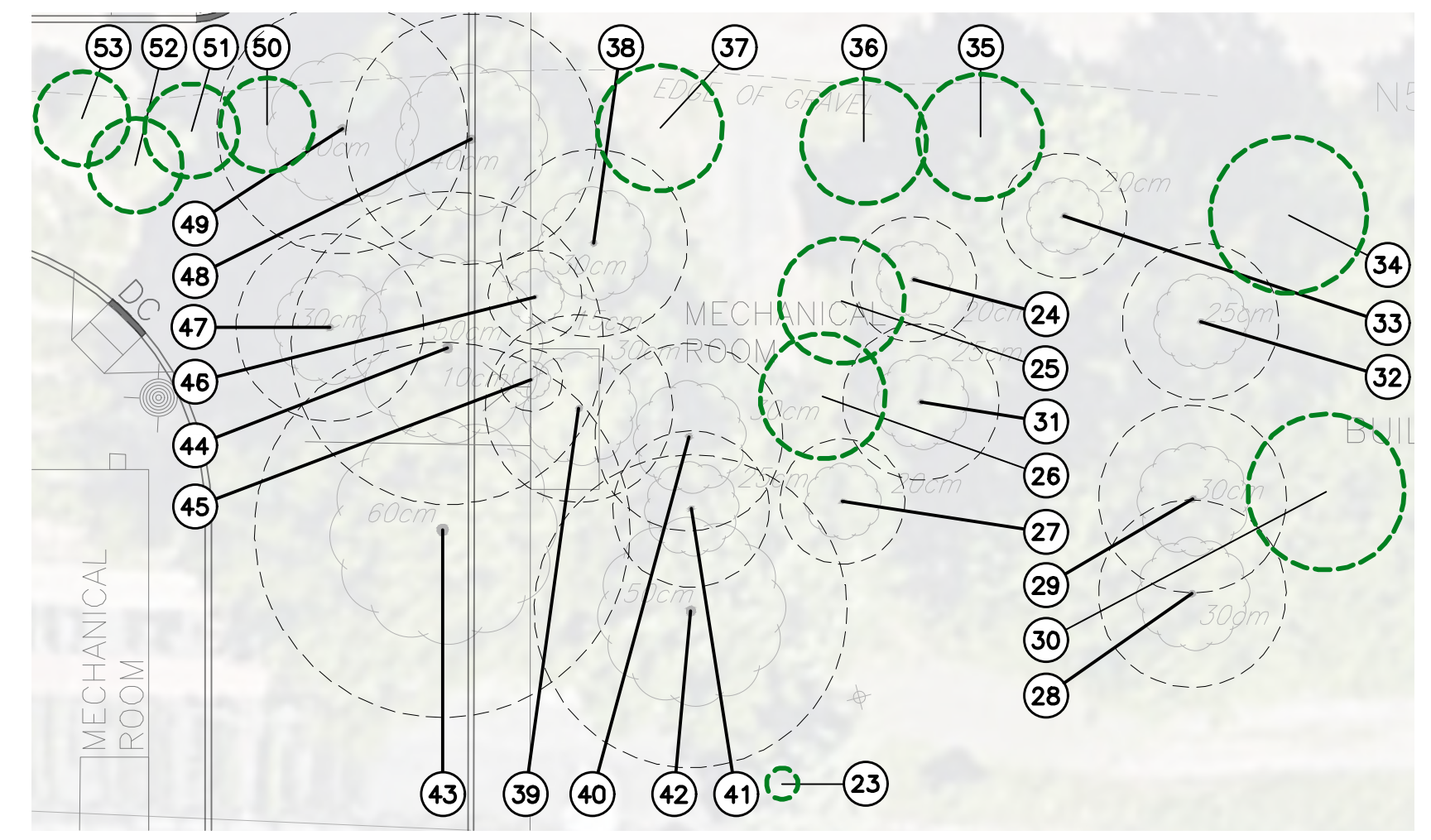
Map 1: Current Vegetation

Map 2: Proposed Development and Conserved Vegetation

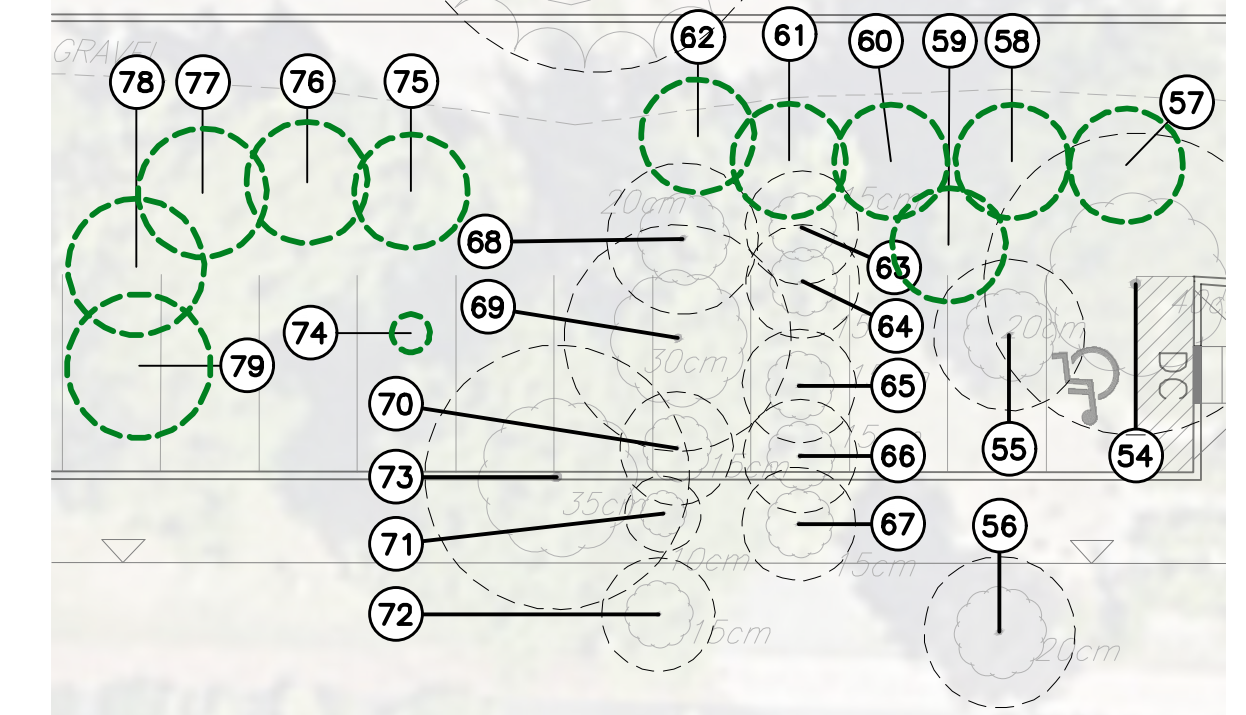
Appendix A: Tree Impact Assessment prepared by Ottawa Tree Reports



Map 1 - CURRENT VEGETATION



ENLARGEMENT 1 SCALE 1:200



ENLARGEMENT 2 SCALE 1:200

- LEGEND:
- CRITICAL ROOT ZONE (CRZ)
 - CRITICAL ROOT ZONE NOT PICKED UP BY SURVEYOR (LOCATION APPROXIMATE)
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - GROUP OF EXISTING TREES NOT PICKED UP BY SURVEYOR
 - TREE TO BE REMOVED
 - EXISTING TREE IDENTIFICATION NUMBER
 - SITE BOUNDARY
 - CRZ NOTES: LOCATION OF EXISTING TREES AND GROUPS OF TREES NOT PICKED UP BY SURVEYOR IS APPROXIMATE

Key Plan

No.	Revision	Date
8	RE-ISSUED FOR SPC	14 AUG, 2024
7	RE-ISSUED FOR SPC	13 JUN, 2024
6	RE-ISSUED FOR SPC	19 APR, 2024
5	RE-ISSUED FOR SPC	14 MAR, 2024
4	RE-ISSUED FOR SPC	18 JAN, 2024
3	ISSUED FOR SPC	15 AUG, 2023
2	ISSUED FOR SPC	04 AUG, 2023
1	ISSUED FOR SPC	23 JUN, 2023

North:

Stamp:

CSW Landscape Architecture
 Urban Design
 Site Planning
 Recreation and Park Planning
 Project Management

319 McRae Avenue, Suite 502, Ottawa, Ontario, K1Z 0B9
 Tel: (613) 729-4536

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- This Drawing may not be used for construction until signed by the landscape architect. It is the responsibility of the contractor to:
 - check and verify all dimensions on site;
 - report all errors and/or omissions to the landscape architect;
 - comply with all pertinent codes and by-laws;
 - check and verify locations of all underground services with all local utilities prior to any digging.

Project:
Industrial Development
1319 Johnston Road

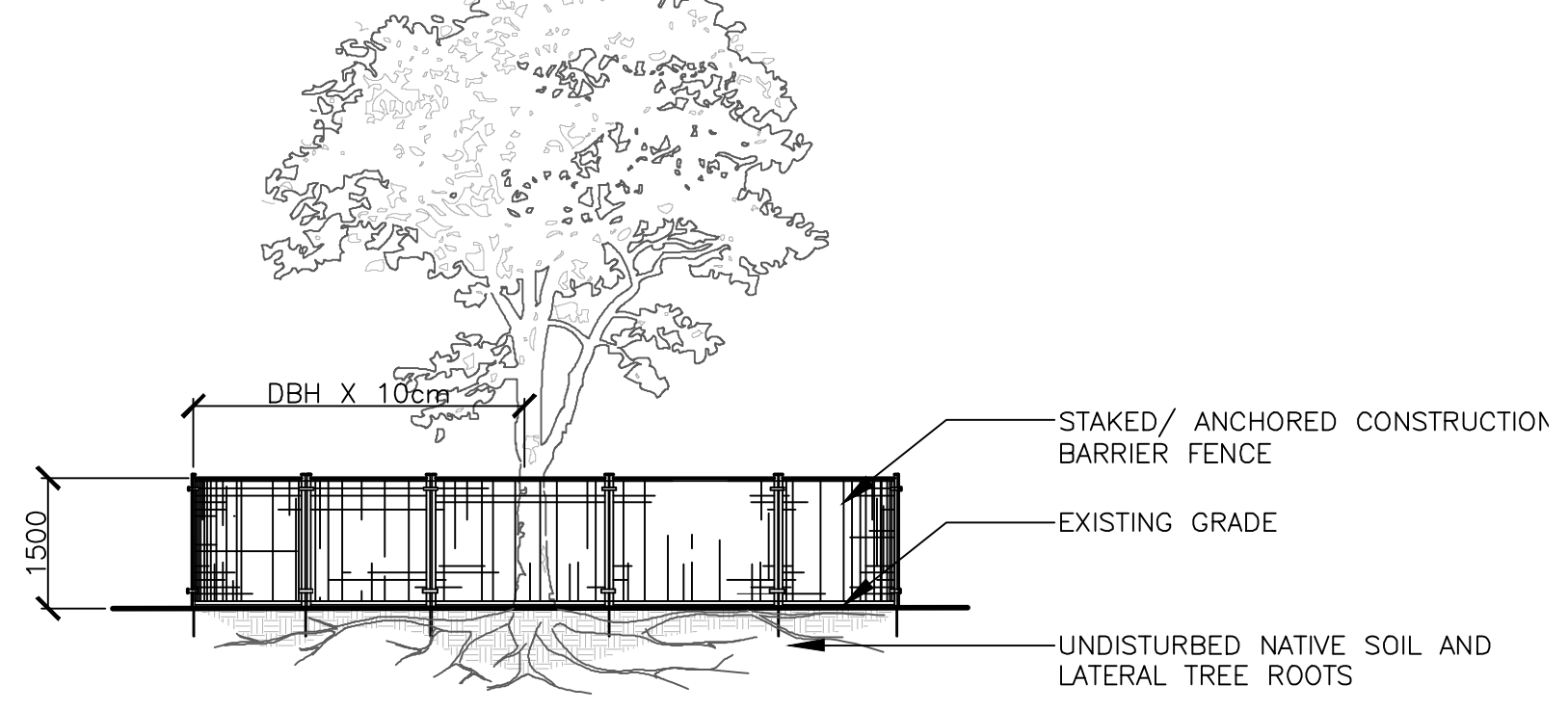
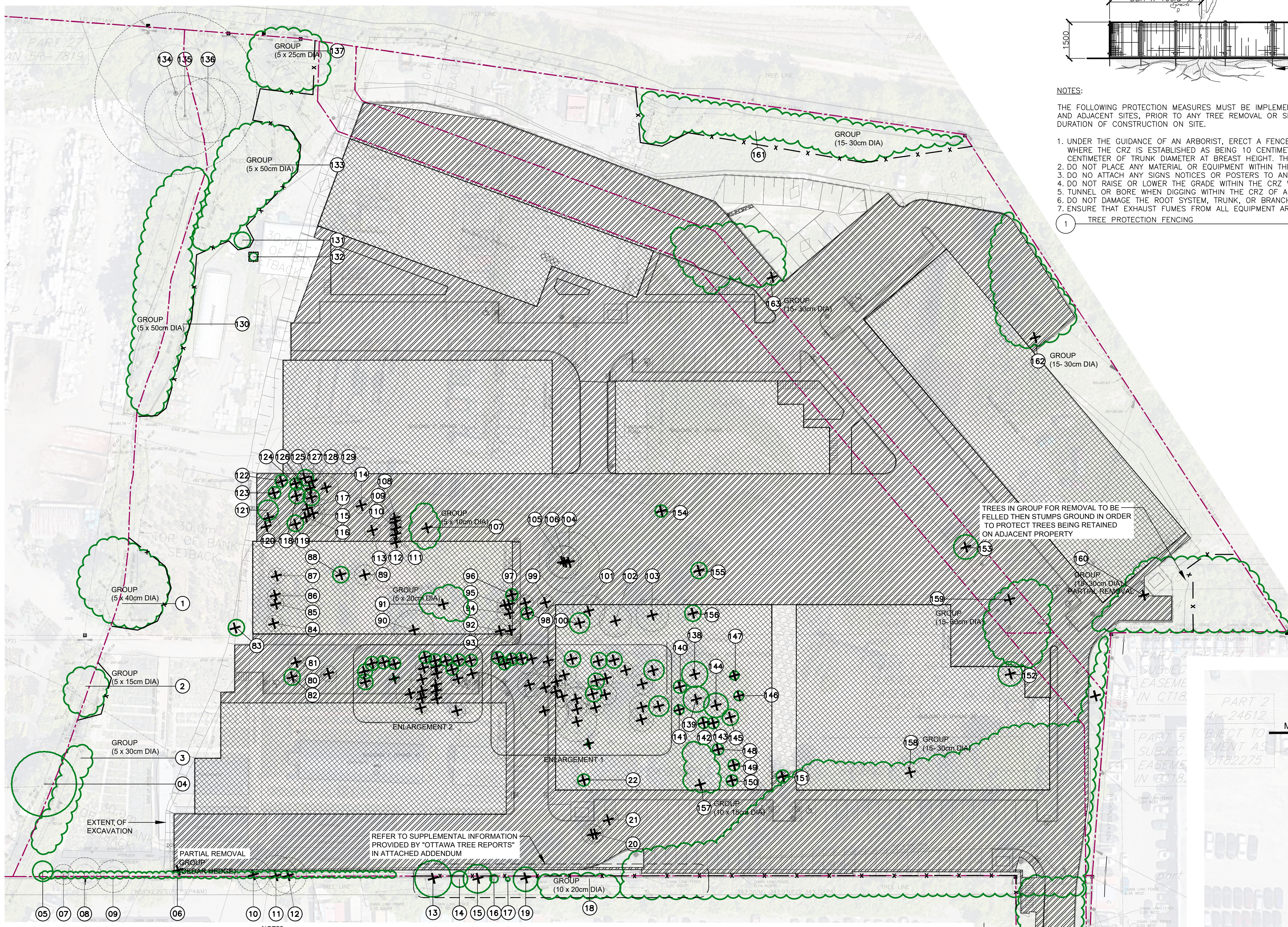
1319 Johnston Rd
 OTTAWA, ONTARIO

Drawing:
TREE CONSERVATION REPORT

Scale:	1:500	Date:	2023 05 24
Design By:	SE	Drawn By:	JA/SC
Project Number:	2148-01	Sheet Number:	TCR 1.1

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NOTES:

THE FOLLOWING PROTECTION MEASURES MUST BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF CONSTRUCTION ON SITE.

1. UNDER THE GUIDANCE OF AN ARBORIST, ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK FOR EVERY CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT. THE CRZ IS CALCULATED AS DBH X 10cm.
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE
3. DO NOT RAISE OR LOWER THE GRADE WITHIN THE CRZ WITHOUT APPROVAL
4. DO NOT RAISE OR LOWER THE 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 OR ANY TREE
7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE CANOPY

1 TREE PROTECTION FENCING

Scale: 1:30

LEGEND:

- CRITICAL ROOT ZONE (CRZ)
- CRITICAL ROOT ZONE NOT PICKED UP BY SURVEYOR
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- GROUP OF EXISTING TREES NOT PICKED UP BY SURVEYOR
- ✕ TREE TO BE REMOVED
- ②④ EXISTING TREE IDENTIFICATION NUMBER
- GROUP (5 x 25cm DIA) GROUP OF EXISTING TREES IDENTIFICATION NUMBER
- SITE BOUNDARY
- ▨ BUILDING/STRUCTURE
- ▨ HARD/IMPERMEABLE SURFACE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- - - - TREE PROTECTION

TCR NOTES:
LOCATION OF EXISTING TREES AND GROUPS OF TREES NOT PICKED UP BY SURVEYOR IS APPROXIMATE

Key Plan

8	RE-ISSUED FOR SPC	14 AUG, 2024
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3	ISSUED FOR SPC	15 AUG, 2023
2	ISSUED FOR SPC	04 AUG, 2023
1	ISSUED FOR SPC	23 JUN, 2023

No.	Revision	Date
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North: [North Arrow]

Stamp: [Professional Seal of Stephen L. Edwards, Member of the Association of Landscape Architects Ontario]

CSW Landscape Architecture
Urban Design
Site Planning
Recreation and Park Planning
Project Management

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Project:
Industrial Development
1319 Johnston Road

1319 Johnston Rd
OTTAWA, ONTARIO

Drawing:
TREE CONSERVATION REPORT

Scale:	1:500	Date:	2023 05 24
Design By:	SE	Drawn By:	JA/SC
Project Number:	2148-01	Sheet Number:	TCR 1.2

Map 2 - PROPOSED DEVELOPMENT AND CONSERVED VEGETATION

NOTES:

1. THIS TREE CONSERVATION REPORT HAS BEEN PREPARED AS PART OF A SITE PLAN CONTROL APPLICATION FOR THE RE-DEVELOPMENT OF THE INDICATED SITE.
2. THE EXISTING SITE CONTAINS NO NOTABLE FEATURES APART FROM MATURE SPECIMEN TREES FOUND THROUGHOUT THE SITE AND BEING ADJACENT TO A CREEK.
 - 2.1. APPROXIMATELY 15354m² IS OCCUPIED BY BUILDING FOOTPRINTS.
 - 2.2. APPROXIMATELY 19492m² IS HARD SURFACES.
3. THERE ARE A TOTAL OF 165 EXISTING TREES AND TREE GROUPINGS INCLUDED IN THE TREE CONSERVATION REPORT, IN VARYING CONDITIONS. TREES ARE LOCATED WITHIN THE SITE BOUNDARY.
4. THE PROPOSED DEVELOPMENT REQUIRES THE REMOVAL OF 148 TREES.
5. THE DEVELOPMENT SITE IS NOT CONSIDERED OF PRIMARY OR SUPPORTING SIGNIFICANCE AS NATURAL LANDS IN THE GREENSPACE MASTER PLAN
6. REFER TO LANDSCAPE PLAN FOR PROPOSED TREE REPLACEMENT SPECIES AND LOCATIONS.

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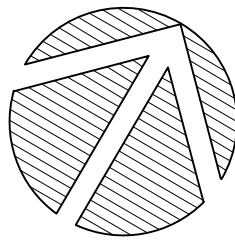
Number	Species	DBH (if not noted)	Ownership	Condition	Comments	Arborist recommendation
1	Salix sp.	5-40	Private	Moderate	Group of willow volunteers of varying maturity. Health appears moderate, form is poor-moderate/ typical for species.	Retain
2	Acer Negundo	5-15	Private	Moderate	Group of 5 young maples. Health appears moderate, form is poor-moderate/ typical for species.	Retain
3	Acer Negundo	5-30	Private	Moderate	Group of ~15 young maple, all multi-stem (2-10). Health appears moderate, form is poor-moderate/ typical for species.	Retain
4	Salix sp.	~80	Private	Moderate	Mature willow. Health appears moderate, form is poor-moderate/ typical for species.	Retain
5	Acer Negundo	15-20	Private	Moderate	Multi-stem maple, (2). Health appears moderate, form is poor-moderate/ typical for species.	Retain
6	Thuja occidentalis	10-20	Private	Moderate-Good	Dense hedge of cedar, extending full edge of south border. Some volunteers (as noted). Condition is best at west end, worsens going east. Occasional dead individuals (3-4) within group.	Remove (56m East)
7	Ulmus sp	25	Private	Moderate	Health and form is moderate	Retain
8	Acer Negundo	40	Private	Moderate	Health and form is moderate	Retain
9	Acer Negundo	40	Private	Moderate	Health and form is moderate	Retain
10	Acer Negundo	40	Private	Poor/ dead	Very poor condition with many dead limbs. Possible entirely dead.	Remove
11	Acer Negundo	50	Private	Moderate	Appears healthy, form is poor (typical)	Remove
12	Acer Negundo	45	Private	Moderate	Appears healthy, form is poor (typical)	Remove
13	Acer Negundo	5-15	Private	Moderate	Multistem (5+). Moderate health and form	Remove
14	Pinus sylvestris	~20	Private	Poor - moderate	Sparse foliage, poor-moderate form.	Retain
15	Acer Negundo	+35	Private	Moderate	Large maple on adjacent property multi-stem (3+), health appears moderate, form is moderate.	Remove
16	Ulmus rubrum	~10	Private	Moderate	Small elm on adjacent property, form is typical.	Retain
17	Pinus sylvestris	n/a	Private	dead		Retain
18	Pinus sylvestris	10-20	Private	Moderate	Group of Scots Pine. Sparse foliage, moderate form.	Retain
19	Acer Negundo	10-20	Private	Moderate	Multi-stem maple on adjacent property, significant limbs hanging over property line.	Remove
20	Acer Negundo	20-25	Private	Good	Multi-stem maple in unusually good condition (for species)	Remove
21	Quercus alba	25	Private	Good		Remove
22	Acer Negundo	15	Private	Moderate	Appears healthy, form is poor (typical)	Remove
23	Picea pungens	n/a	Private	n/a	Fallen - possible windthrow	Remove
24	Quercus robur 'fastigiata'	20	Private	Good	Likely former stock - grown-in now.	Remove
25	Quercus robur 'fastigiata'	20	Private	Good	Likely former stock - grown-in now.	Remove
26	Quercus robur 'fastigiata'	20	Private	Good	Likely former stock - grown-in now.	Remove
27	Quercus robur 'fastigiata'	20	Private	Good	Likely former stock - grown-in now.	Remove
28	Quercus rubra	30	Private	Good	Likely former stock - grown-in now.	Remove
29	Quercus rubra	30	Private	Good	Likely former stock - grown-in now.	Remove
30	Quercus rubra	25	Private	Good	Likely former stock - grown-in now.	Remove
31	Quercus rubra	20	Private	Good	Likely former stock - grown-in now.	Remove
32	Quercus rubra	25	Private	Good	Likely former stock - grown-in now.	Remove
33	Quercus rubra	20	Private	Good	Likely former stock - grown-in now.	Remove
34	Quercus rubra	25	Private	Good	Likely former stock - grown-in now.	Remove
35	Picea pungens 'glauca'	20	Private	Good	Likely former stock - grown-in now.	Remove
36	Picea pungens 'glauca'	20	Private	Good	Likely former stock - grown-in now.	Remove
37	Picea pungens 'glauca'	20	Private	Good	Likely former stock - grown-in now.	Remove
38	Quercus robur 'fastigiata'	30	Private	Good	Likely former stock - grown-in now.	Remove
39	Quercus robur 'fastigiata'	30	Private	Good	Likely former stock - grown-in now.	Remove
40	Quercus robur 'fastigiata'	30	Private	Good	Likely former stock - grown-in now.	Remove
41	Carya sp.	25	Private	Good	Likely former stock - grown-in now.	Remove
42	Quercus rubra	50	Private	Good	Likely former stock - grown-in now.	Remove
43	Quercus rubra	60	Private	Good	Likely former stock - grown-in now.	Remove
44	Quercus rubra	50	Private	Good	Likely former stock - grown-in now.	Remove
45	Carya sp.	10	Private	Good	Likely former stock - grown-in now.	Remove
46	Carya sp.	15	Private	Good	Likely former stock - grown-in now.	Remove
47	Quercus robur 'fastigiata'	30	Private	Good	Likely former stock - grown-in now.	Remove
48	Catalpa sp.	40	Private	Good	Likely former stock - grown-in now.	Remove
49	Quercus robur 'fastigiata'	40	Private	Good	Likely former stock - grown-in now.	Remove
50	Picea pungens	15	Private	Good	Likely former stock - grown-in now.	Remove
51	Picea pungens	15	Private	Good	Likely former stock - grown-in now.	Remove
52	Picea pungens	15	Private	Good	Likely former stock - grown-in now.	Remove
53	Picea pungens	15	Private	Good	Likely former stock - grown-in now.	Remove
54	Gleditsia tricanthos	40	Private	Good	Likely former stock - grown-in now.	Remove
55	Acer platanoides	20	Private	Good	Likely former stock - grown-in now.	Remove
56	Acer platanoides	20	Private	Good	Likely former stock - grown-in now.	Remove
57	Picea pungens	15	Private	Good	Likely former stock - grown-in now.	Remove
58	Picea pungens	16	Private	Good	Likely former stock - grown-in now.	Remove
59	Picea pungens	17	Private	Good	Likely former stock - grown-in now.	Remove
60	Picea pungens	18	Private	Good	Likely former stock - grown-in now.	Remove
61	Picea pungens	19	Private	Good	Likely former stock - grown-in now.	Remove
62	Picea pungens	20	Private	Good	Likely former stock - grown-in now.	Remove
63	Ginkgo biloba	15	Private	Good	Likely former stock - grown-in now.	Remove
64	Ginkgo biloba	15	Private	Good	Likely former stock - grown-in now.	Remove
65	Ginkgo biloba	15	Private	Good	Likely former stock - grown-in now.	Remove
66	Ginkgo biloba	15	Private	Good	Likely former stock - grown-in now.	Remove
67	Ginkgo biloba	15	Private	Good	Likely former stock - grown-in now.	Remove
68	Ginkgo biloba	20	Private	Good	Likely former stock - grown-in now.	Remove
69	Ginkgo biloba	30	Private	Good	Likely former stock - grown-in now.	Remove
70	Ginkgo biloba	15	Private	Good	Likely former stock - grown-in now.	Remove
71	Ginkgo biloba	35	Private	Good	Likely former stock - grown-in now.	Remove
72	Ginkgo biloba	15	Private	Good	Likely former stock - grown-in now.	Remove
73	Gleditsia tricanthos	35	Private	Good	Likely former stock - grown-in now.	Remove
74	Viburnum species	n/a	Private	Good	Large cluster of viburnum shrubs	Remove
75	Ginkgo biloba	15	Private	Good	Likely former stock - grown-in now.	Remove
76	Ginkgo biloba	16	Private	Good	Likely former stock - grown-in now.	Remove
77	Ginkgo biloba	17	Private	Good	Likely former stock - grown-in now.	Remove
78	Ginkgo biloba	18	Private	Good	Likely former stock - grown-in now.	Remove
79	Ginkgo biloba	19	Private	Good	Likely former stock - grown-in now.	Remove
80	Quercus rubra	30	Private	Good	Likely former stock - grown-in now.	Remove
81	Carya sp.	40	Private	Good	Likely former stock - grown-in now.	Remove
82	Viburnum species	n/a	Private	Good	Cluster of viburnum shrubs	Remove
83	Gleditsia tricanthos	20	Private	Good	Likely former stock - grown-in now.	Remove
84	Quercus rubra	45	Private	Good	Likely former stock - grown-in now.	Remove
85	Quercus rubra	20	Private	Good	Likely former stock - grown-in now.	Remove
86	Quercus rubra	20	Private	Good	Likely former stock - grown-in now.	Remove
87	Quercus sp.	20	Private	Good	Likely former stock - grown-in now.	Remove
88	Acer platanoides	20	Private	Good	Likely former stock - grown-in now.	Remove
89	Acer saccharum	25	Private	Good	Likely former stock - grown-in now.	Remove
90	Picea glauca	50	Private	Good	Very mature spruce - good condition.	Remove


91	Picea sp, thuja sp, acer negundo, parthenocissus sp.	5-20	Private	Poor-moderate	Dense grouping of spruce, cedar with one Manitoba maple, wrapped in snow fence, overgrown with vines. Largest spruce is leaning significantly, slightly corrected. Some cedars in good condition, some in poor condition.	Remove
92	Betula nigra	30	Private	Good	Multistem clump - in good condition.	Remove
93	Betula nigra	30	Private	Good	Multistem clump - in good condition.	Remove
94	Betula nigra	30	Private	Good	Multistem clump - in good condition.	Remove
95	Betula nigra	20	Private	Good	Multistem clump - in good condition.	Remove
96	Picea pungens 'glauca'	15	Private	Good		Remove
97	Picea pungens 'glauca'	20	Private	Good	Good condition but bowed.	Remove
98	Picea pungens 'glauca'	15	Private	Good		Remove
99	Picea pungens 'glauca'	20	Private	Good		Remove
100	Thuja occidentalis	25	Private	Good		Remove
101	Gleditsia tricanthos	40	Private	Good		Remove
102	Picea glauca	40	Private	Good		Remove
103	Gleditsia tricanthos	40	Private	Good		Remove
104	Salix sp.	75	Private	Moderate-Good	Large multi-stem willow - appears healthy, form is poor (typical)	Remove
105	Salix sp.	40	Private	Moderate-Good	Large multi-stem willow - appears healthy, form is poor (typical)	Remove
106	Salix sp.	40	Private	Moderate-Good	Large multi-stem willow - appears healthy, form is poor (typical)	Remove
107	Acer ginnala	5-10	Private	Moderate-Good	Large group of Amur maples.	Remove
108	Acer platanoides (columnar)	15	Private	Good	Cultivar is unclear - good condition	Remove
109	Acer platanoides (columnar)	15	Private	Good	Cultivar is unclear - good condition	Remove
110	Acer platanoides (columnar)	15	Private	Good	Cultivar is unclear - good condition	Remove
111	Acer platanoides (columnar)	15	Private	Good	Cultivar is unclear - good condition	Remove
112	Acer platanoides (columnar)	15	Private	Good	Cultivar is unclear - good condition	Remove
113	Quercus robur 'fastigiata'	20	Private	Good		Remove
114	Acer platanoides	20	Private	Good		Remove
115	Quercus rubra	30	Private	Good		Remove
116	Quercus rubra	40	Private	Good		Remove
117	Quercus rubra	30	Private	Good		Remove
118	Acer platanoides	20	Private	Poor	Dead limbs and some dead bark	Remove
119	Betula sp.	20	Private	Poor	Dead limbs and some dead bark	Remove
120	Acer rubrum	30	Private	Good		Remove
121	Acer rubrum	25	Private	Good		Remove
122	Acer rubrum	15	Private	Moderate-Good	Slightly sparse canopy, health appears good.	Remove
123	Acer rubrum	15	Private	Moderate-Good	Slightly sparse canopy, health appears good.	Remove
124	Acer rubrum	15	Private	Moderate-Good	Slightly sparse canopy, health appears good.	Remove
125	Acer saccharum	20	Private	Moderate	health appears good, moderate to severe lean.	Remove
126	Betula nigra	20	Private	Good		Remove
127	Betula nigra	30	Private	Good		Remove
128	Betula nigra	30	Private	Good		Remove
129	Tilia cordata	30	Private	Good		Remove
130	Acer negundo, Salix sp. Fraxinus sp. Ulmus sp.	5-50	Private	Moderate	Dense growth of Manitoba maple, elms, dead ash, and willow, growing in and around a steep ditch. Dense undergrowth of various shrubs and vines. Several large willows growing deep in the clump. Many of the trees could be in good health, but the forms of all are generally poor due to crowding and typical species-specific form.	Retain
131	Salix sp.	n/a	Private	Moderate-good	Dense growth of willow shrubs.	Retain
132	Ulmus rubra	10	Private	Good	Small volunteer growing very close to building's edge.	Retain
133	Acer negundo, Salix sp. Fraxinus sp. Ulmus sp.	5-50	Private	Moderate	Dense growth of Manitoba maple, elms, dead ash, and willow, growing in and around a steep ditch. Dense undergrowth of various shrubs and vines. Several large willows growing deep in the clump. Many of the trees could be in good health, but the forms of all are generally poor due to crowding and typical species-specific form.	Retain
134	Salix sp.	200	Private	Moderate	Large willow, multistem. Appears healthy, several major broken limbs.	Retain
135	Salix sp.	100	Private	Moderate	Large willow, multistem. Appears healthy, several major broken limbs.	Retain
136	Salix sp.	80	Private	Moderate	Large willow, multistem. Appears healthy, several major broken limbs.	Retain
137	Acer negundo, Salix sp. Fraxinus sp. Ulmus sp.	5-25	Private	Moderate	Mostly Manitoba Maples, with other species and dense undergrowth, within in and around a deep ditch .	Retain
138	Acer saccharum	32	Private	Good	Large maple, single stem, health appears good.	Remove
139	Acer saccharinum	32	Private	Good	Large maple in good health. Minor included bark, 10% canopy die-back	Remove
140	Cladrastis kentuckea	16	Private	Moderate	Health appears moderate, asymmetrical canopy with nearly 80% die-back. 2 co-dominant leaders at 1m above ground.	Remove
141	Acer platanoides 'Crimson King'	12	Private	Good	Asymmetrical canopy with some minor broken limbs. Appears healthy otherwise	Remove
142	Quercus robur 'fastigiata'	14	Private	Moderate	About 30% canopy die-back.	Remove
143	Quercus robur 'fastigiata'	14	Private	Moderate	About 30% canopy die-back.	Remove
144	Acer saccharinum	30	Private	Good	Health appears good.	Remove
145	Acer saccharinum	20	Private	Good	Health appears good.	Remove
146	Populus deltoides	12	Private	Good	Leaning but corrected.	Remove
147	Fraxinus sp.	11	Private	Good		Remove
148	Quercus robur 'fastigiata'	15	Private	Good	20% canopy dieback. Overall health good.	Remove
149	Quercus robur 'fastigiata'	15	Private	Good	20% canopy dieback. Overall health good.	Remove
150	Quercus robur 'fastigiata'	15	Private	Good	20% canopy dieback. Overall health good.	Remove
151	Picea pungens 'glauca'	15	Private	Good		Remove
152	Pinus nigra	30	Private	Good		Remove
153	Acer negundo	20	Private	Good		Remove
154	Salix sp.	15	Private	Moderate	Asymmetrical canopy, 2 stems with 2 co-dominant leaders at .5m above ground.	Remove
155	Tilia americana	20	Private	Moderate	Asymmetrical canopy with some minor broken limbs. Appears healthy otherwise	Remove
156	Quercus rubra	20	Private	Good		Remove
157	Picea pungens	10 - 15	Private	Good	Loose grouping of spruce in good condition	Remove
158	Quercus sp., Fraxinus sp, Gleditsia sp, Acer negundo, Acer ginnala, Acer saccharinum, Syringa reticulata, Populus sp. Pinus nigra	15-30	Private	Good	Dense growth with various undergrowth of vines and shrubs. Majority of the trees are in good health. Some standing dead wood towards NW edge of group.	Remove
159	Acer negundo, Acer saccharum, Fraxinus sp. Robinia pseudoacacia,	15-30	Private	Good	Over all in good condition. Dense shrub and vine understorey	Remove
160	Acer negundo, Quercus sp., Poplar sp., Salix sp., Fraxinus sp.,	15-30	Private	Moderate	Very dense undergrowth of shrubs and vines. Over all in moderate condition.	Remove(Partial) Trees to be retained on adjacent property
161	Acer negundo, Quercus sp., Poplar sp., Salix sp., Fraxinus sp.,	15-30	Private	Moderate	Very dense undergrowth of shrubs and vines. Over all in moderate condition.	Remove
162	Acer negundo, Robinia pseudoacacia, Populus sp., Fraxinus sp.,	15-30	Private	Moderate	Very dense undergrowth of shrubs and vines. Over all in moderate condition.	Remove
163	Salix sp., Acer negundo, Robinia pseudoacacia	15-30	Private	Good	Dense shrubs surrounding. Over all good condition.	Remove
164	Populus sp, Acer negundo, Fraxinus sp., Tilia americana, Acer saccharinum	15-30	Private	Moderate	Thin grouping lining edge of parking lot. Loose understorey of shrub and vine species.	Remove
165	Tilia cordata	25	Private	Good	Tree on neighbouring lot.	Retain

Key Plan

8	RE-ISSUED FOR SPC	14 AUG, 2024
7	RE-ISSUED FOR SPC	13 JUN, 2024
6	RE-ISSUED FOR SPC	19 APR, 2024
5	RE-ISSUED FOR SPC	14 MAR, 2024
4	RE-ISSUED FOR SPC	18 JAN, 2024
3	ISSUED FOR SPC	15 AUG, 2023
2	ISSUED FOR SPC	04 AUG, 2023
1	ISSUED FOR SPC	23 JUN, 2023

No.	Revision	Date
8	RE-ISSUED FOR SPC	14 AUG, 2024
7	RE-ISSUED FOR SPC	13 JUN, 2024
6	RE-ISSUED FOR SPC	19 APR, 2024
5	RE-ISSUED FOR SPC	14 MAR, 2024
4	RE-ISSUED FOR SPC	18 JAN, 2024
3	ISSUED FOR SPC	15 AUG, 2023
2	ISSUED FOR SPC	04 AUG, 2023
1	ISSUED FOR SPC	23 JUN, 2023

North: 

Stamp: 

CSW Landscape Architecture

Urban Design
 Site Planning
 Recreation and Park Planning
 Project Management

319 McRae Avenue, Suite 502, Ottawa, Ontario, K1Z 0B9
 Tel: (613) 729-4536

- All measurements in millimeters unless specified otherwise. Do not scale drawing. All drawings to be read in conjunction with written specifications.
- Copyright reserved. This drawing is the exclusive property of CSW Landscape Architects Ltd. and shall not be used without the consent thereof.
- This Drawing may not be used for construction until signed by the landscape architect. It is the responsibility of the contractor to:
 - check and verify all dimensions on site;
 - report all errors and/or omissions to the landscape architect;
 - comply with all pertinent codes and by-laws;
 - check and verify locations of all underground services with all local utilities prior to any digging.

Project: **Industrial Development**
1319 Johnston Road

1319 Johnston Rd.
 OTTAWA, ONTARIO

Drawing: **TREE CONSERVATION REPORT**

Scale:	Date: 2023 05 24
Design By: SE	Drawn By: JA/SC
Project Number: 2148-01	Sheet Number: TCR 1.3

APPENDIX A

Tree Impact Assessment prepared by
Ottawa Tree Reports

**1319 JOHNSTON ROAD
TREE IMPACT ASSESSMENT REPORT**



DATE: AUGUST 20, 2024

OTTAWA TREE REPORTS
SCOTT PETRIE

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Introduction

Ottawa Tree Reports was retained by 2079 Artistic Place GP Inc. to complete a construction impact assessment report, as an addendum, to the existing CSW Tree Conservation Report (TCR). Both reports are in support of a Site Plan Application for the property located at 1319 Johnston Road in Ottawa, Ontario.

The work plan for this Tree Impact Assessment Report included the following:

- Prepare inventory of the tree resources on the adjacent neighbouring property (to the south) that have the potential to be impacted by any excavation within 1.5 m of the property line
- Document the findings in a Tree Impact Assessment Report.

Policy Framework

The subject property is subject to the provisions of the City of Ottawa's Tree Protection By-law 2020-340. The purpose of this by-law is for the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa.

City of Ottawa tree protection requirements were applied during the Tree Information/Conservation Report planning process. These protection requirements indicate a minimum distance at which the critical root zone (CRZ) must be protected.

The CRZ distances allow for maximum development potential while providing sufficient space to ensure the tree(s) are not subject to any long term adverse due to the impacts of development. In instances where the CRZ will be encroached upon and impacted, an Adjusted Tree Protection Zone (Adj TPZ) has been calculated based upon impacts to the CRZ; further mitigation measure may be required to ensure there are no adverse long-term impacts to the tree(s).

Tree Information

Field assessments were conducted on July 16, 2024, the results of the assessment are provided in the Tree Information Table found in Appendix "A".

Tree Inventory and Assessment Methodology

All trees on the subject property and those that maybe impacted on adjacent properties were inventoried and assessed, with specific focus on trees that are protected and thus subject to the provisions of the City of Ottawa's Tree Protection By-law 2020-340.

Tree inspections were limited to visual, on-ground examinations. No boring, probing, or sonic tomography was employed during the assessments. Any data and information collected is based on the conditions at the time of inspection.

Subject Trees

A total of 2 additional trees that were not identified in the CSW report were inventoried and assessed for this report; it was determined that 3 CSW identified trees and 1 additional protected tree will be impacted by the proposed works. Please refer to the table below for the number of trees, number of impacted trees, and the distribution of protection status and type of impact.

Table 1 – Tree Information Dashboard

# of Trees Inventoried	# of Protected Trees	# Protected Tree Impacts	Protected Tree Removals		Protected Tree Injuries	
			# of City Trees	# of Private Trees	# of City Trees	# of Private Trees
5	5	4	0	3	0	1

Impacted Trees

In total, four protected trees are to be impacted by the proposed works, all of which are protected under the City of Ottawa’s Tree Protection By-law 2020-340; 3 protected trees are recommended to be removed, while 1 protected tree has been identified for CRZ injury. The impacted trees will be further discussed below (See Table 2), based on their location and proximity to proposed work, and the nature of impact to be incurred. For clarification purposes, numbered trees correspond to trees identified in the CSW TCR report, while lettered trees were identified as part of this impact report.

Table 2 – Tree Impact Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Recommendations
	Common	Botanical				(Poor/Fair/Good)			
						Trunk	Canopy	Canopy	
						Integrity	Structure	Vigour	
A	American Elm	<i>Ulmus americana</i>	20	Adjacent	Yes	F	F	F	Protect
B	American Elm	<i>Ulmus americana</i>	46	Adjacent	Yes	G	G	F	Protect
13	Manitoba Maple	<i>Acer negundo</i>	15	Joint/Boundary	Yes	P	P	F	Removal
15	Manitoba Maple	<i>Acer negundo</i>	20	Joint/Boundary	Yes	P	P	F	Removal
19	Manitoba Maple	<i>Acer negundo</i>	10	Joint/Boundary	Yes	P	P	F	Removal

Tree A is a 20 cm American Elm *Ulmus Americana*, with a CRZ of 2.0m that is located on the adjacent property, approximately 0.9m south of the subject property’s property line. This tree has naturally seeded and grown at the base of a berm. Through natural tropic responses, the tree has anchored into the north side of the berm, before growing vertically. Although the CRZ is 2.0m, the majority of the tree’s roots system (for anchorage/stability) is growing south into the berm and the property line; the proposed works should not impact the CRZ or static relevant zone of this tree.

Tree B is a 46 cm American Elm *Ulmus Americana*, with a CRZ of 4.6m that is located on the adjacent property, approximately 1.4m south of the subject property’s property line.

With the proposed excavation limits 1.5m north of the property line (2.9m from the tree), approximately 12% of the tree’s roots system may be impacted by the proposed works. However, like Tree A, Tree B is also growing into the side of a berm, and the property line to the north is approximately 0.4m below (grade) the flare, therefore the root system may not extend completely to the northern limit of the CRZ, nor will the static relevant (stability) zone of the tree be impacted by the proposed works.

Tree 13, 15, 19 are multi-stemmed Manitoba Maples, *Acer Negundo*, that are located at, or on the property line. These trees have naturally seeded and are growing on, around, and within the chain link fence. For works to proceed it is recommended that this tree be removed, not due to impacts with their CRZ's, but due to the damage to the subject property’s fencing infrastructure.

Tree Protection Details

Only two trees are required to have tree protection measures installed as outlined in the City of Ottawa’s Tree Protection Specification in Appendix “B”. Tree protection measures are recommended to be installed prior to the commencement of the proposed works to ensure tree resources designated for retention and protection are not impacted by the development. The tree protections should be maintained throughout the duration of the proposed works until final grading and landscaping are complete, or as otherwise directed by City of Ottawa staff.

Unless otherwise indicated, tree protection shall be installed at the minimum extent of the CRZ.

Table 3 – Tree Protection Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Recommendations	CRZ (m)	CRZ Impacted	Recommended Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations
	Common	Botanical									
A	American Elm	<i>Ulmus americana</i>	20	Adjacent	Yes	Protect	2.0	No	NA	NA	Plywood
B	American Elm	<i>Ulmus americana</i>	46	Adjacent	Yes	Protect	4.6	Yes	2.9	2.9	Plywood

Tree A is a 20 cm American Elm *Ulmus Americana*, with a CRZ of 2.0m that is located on the adjacent property, approximately 0.9m south of the subject property’s property line. This tree has naturally seeded and grown at the base a berm. Tree protection measures are recommended to installed at the property line.

Tree B is a 46 cm American Elm *Ulmus Americana*, with a CRZ of 4.6m that is located on the adjacent property. The 24 July 2024 Site Plan notes a 1.5 m buffer area north of the property line and south of Building “F”, this buffer area is intended to accommodate the 2.9m adj TPZ for Tree B. With the proposed excavation limit of 1.5m north of the property line (2.9m from the tree), tree protection measures shall be installed at this excavation limit.

However, if roots are encountered during excavation it is recommended that any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices.

Summary

Ottawa Tree Reports was retained by 2079 Artistic Place GP Inc. to complete a construction impact assessment report, as an addendum, to the existing CSW Tree Conservation Report; in support of a Site Plan Application for the property located at 1319 Johnston Road in Ottawa, Ontario.

The findings of the tree inventory indicate a total of 5 trees on the subject property or within vicinity of impact on neighbouring property. Removal of 3 trees will be required to accommodate the proposed works. The remaining tree resources may be preserved and retained provided appropriate tree protection measures are implemented.

The following recommendations are suggested to minimize impacts to trees identified for protection. Refer to Tree Protection Drawing in Appendix "B" for additional tree preservation plan notes and the tree protection fence details.

- Tree protection barriers and fencing should be erected at locations prescribed on Tree Protection Table in accordance to the Tree Protection Specification in Appendix "B".
- Tree protection measures will have to be implemented prior to construction phase to ensure the trees identified for preservation and protection are not impacted by the development.
- Branches and roots that extend past prescribed critical root zone and/or adjusted tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with good arboricultural practices.
- Site visits, pre, during and post construction is recommended by Ottawa Tree Reports to ensure proper utilization of tree protection barriers.

Trees should also be inspected for damage incurred during construction to ensure appropriate corrective pruning or other mitigation measures are implemented.

Respectfully Submitted,

Scott Petrie

**Scott Petrie, Dip EMT, EDDM
Ottawa Tree Reports**

APPENDIX A

Tree Information Table

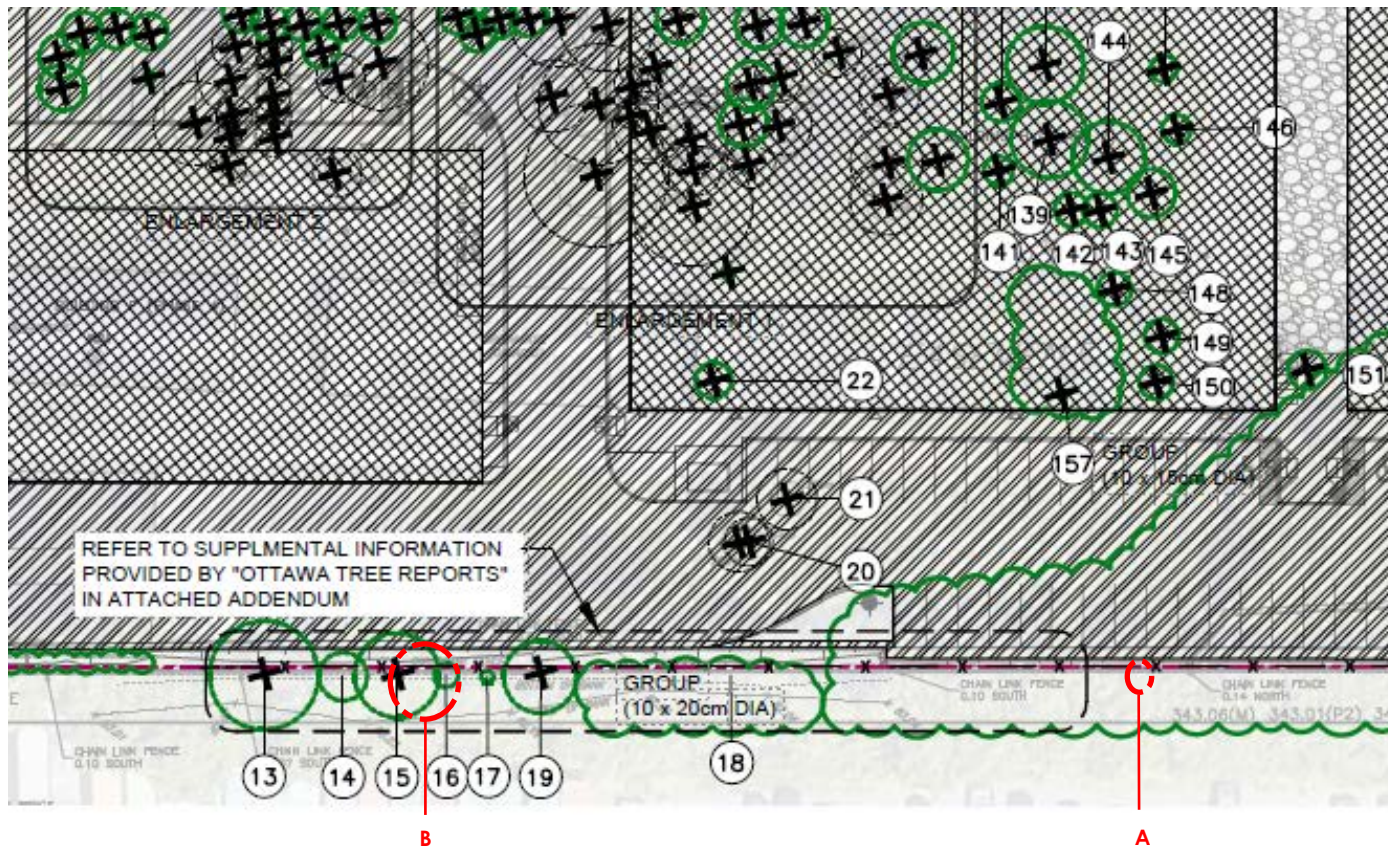
Table 6 – Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Rec	Tree Planting Required	Planting #s	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical				(Poor/Fair/Good)											
						Trunk	Canopy	Canopy									
						Integrity	Structure	Vigour									
A	American Elm	<i>Ulmus americana</i>	20	Adjacent	Yes	F	F	F	Protect	No	0	2	No	NA	NA	Plywood	Tree is growing from the base of an embankment, tropism response, 0.9m from fence
B	American Elm	<i>Ulmus americana</i>	46	Adjacent	Yes	G	G	F	Protect	No	0	4.6	Yes	2.9	2.9	Plywood	Tree is growing 1.4m south of the fence
13	Manitoba Maple	<i>Acer negundo</i>	15	Joint/Boundary	Yes	P	P	F	Removal	Yes	YTD	0	No	NA	NA		Multi-Stem, growing on, within or through fence, planting will be part of landscape plan
15	Manitoba Maple	<i>Acer negundo</i>	20	Joint/Boundary	Yes	P	P	F	Removal	Yes	YTD	0	No	NA	NA		Multi-Stem, growing on, within or through fence, planting will be part of landscape plan
19	Manitoba Maple	<i>Acer negundo</i>	10	Joint/Boundary	Yes	P	P	F	Removal	Yes	YTD	0	No	NA	NA		Multi-Stem, growing on, within or through fence, planting will be part of landscape plan

1319 Johnston Road

Tree Information Plan

LEGEND



Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition (Poor/Fair/Good)			Arborist Rec
	Common	Botanical				Trunk	Canopy	Canopy	
						Integrity	Structure	Vigour	
A	American Elm	<i>Ulmus americana</i>	20	Adjacent	Yes	F	F	F	Protect
B	American Elm	<i>Ulmus americana</i>	46	Adjacent	Yes	G	G	F	Protect
13	Manitoba Maple	<i>Acer negundo</i>	15	Joint/Boundary	Yes	P	P	F	Removal
15	Manitoba Maple	<i>Acer negundo</i>	20	Joint/Boundary	Yes	P	P	F	Removal
19	Manitoba Maple	<i>Acer negundo</i>	10	Joint/Boundary	Yes	P	P	F	Removal

NOTES:

This is not a plan of survey, tree information layer has been added to the 14 August 2024 CSW TCR Plan provided by the Client.

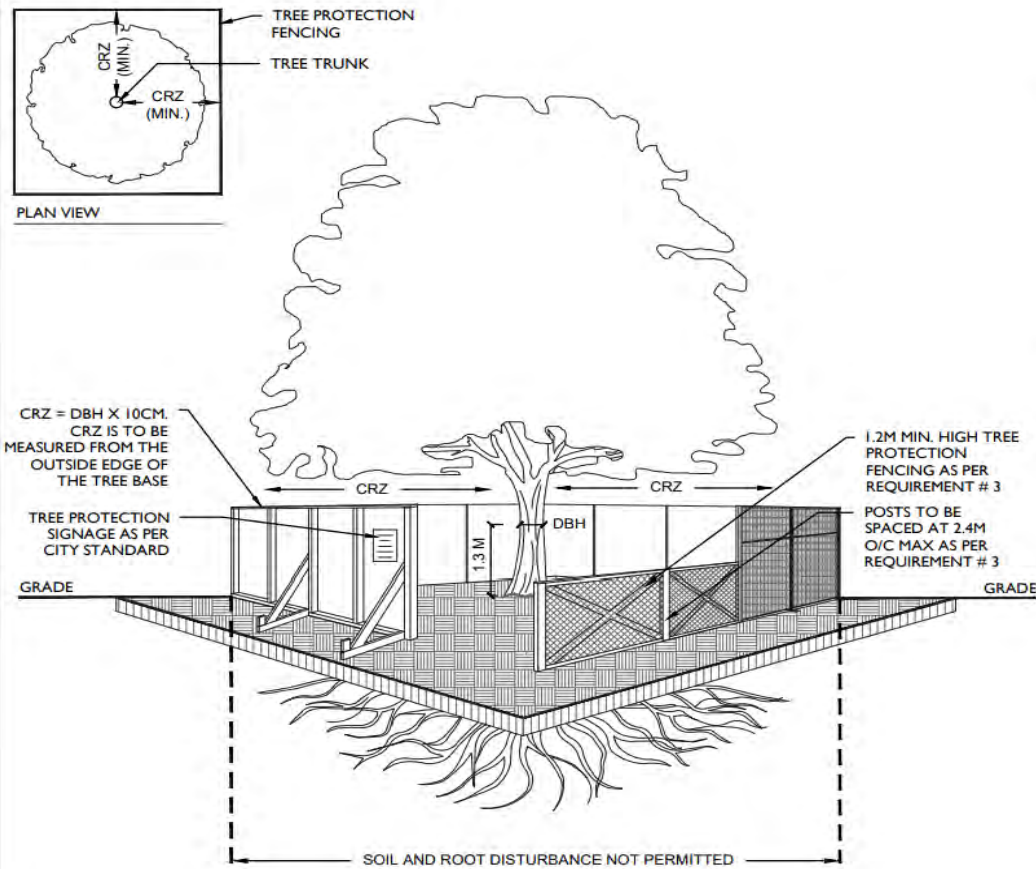
Critical Root Zones identified on this plan are for graphical representation only and should not be used for scaling purposes.



OTTAWA TREE REPORTS
www.ottawatreereports.com
info@ottawatreereports.com
 613-204-8687

APPENDIX B

Tree Protection Specification



- 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



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

APPENDIX C

ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Ottawa Tree Reports (hereafter "OTR") at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by OTR for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to OTR. On-site conditions may limit the extent of the on-site inspection(s) conducted by OTR, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. OTR and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which OTR relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by OTR. OTR and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by OTR as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result, the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the

information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to OTR. Where documents, records, site and grading plans, permits, representations, and any other information was provided to OTR for the purpose of preparing this Report, OTR assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. OTR and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. OTR and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which OTR relied in preparing this Report.

For the purpose of preparing this Report, OTR and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. OTR and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies. For the purpose of preparing this Report, OTR and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with OTR. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where OTR has given its prior written consent. Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of OTR.

Implementing the Report Recommendations

OTR and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties. OTR and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

Further Services

Neither OTR nor any assessor employed or retained by OTR for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Limits of Liability

In carrying out this Report, OTR and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by OTR for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to OTR by the Client or third parties;
- e) 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
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against OTR, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to OTR pursuant to the Contract for Services dated July 8, 2024, for which this Assessment was carried out. Further, under no circumstance may any claims be initiated or commenced by the Client against OTR or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

No Third-Party Liability

This Report was prepared by OTR exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. OTR accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. OTR accepts no liability for misunderstandings due to a black and white copy of the report. Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.