

**3698 MCBEAN STREET
TREE INFORMATION REPORT**



SEPTEMBER 6, 2025
SUBMITTED TO:
D. ENGLER

OTTAWA TREE REPORTS
WWW.OTTAWATREEREPORTS.COM

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Introduction

Ottawa Tree Reports was retained by Daniel Engler to complete a Tree Information Report (TIR) in support of a Severance Application for the property located at 3689 McBean Street in Ottawa, Ontario. This report identifies and describes trees the subject property in advance of proposed tree removal and construction related activities. This TIR has been prepared following the City of Ottawa's guidelines (2020).

The work plan for this Tree Information Report included the following:

- Prepare inventory of the tree resources on the subject property and within vicinity of impact on adjacent neighbouring property;
- Evaluate potential tree protection and preservation opportunities based on proposed site plans; and
- Document the findings in a Tree Information Report.

Documents Reviewed

- 14 Aug 2025 Fairhall Moffat & Woodland Ltd Survey
- Ottawa Street Site Plan
- GeoOttawa Imagery

Contact Information

Owner Information:

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Arborist Information:

Name: Scott Petrie
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Contractor Information:

Name:
Phone #:
Email:

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. The subject property is located outside the urban area of the city and is not subject to the private property portion of the by-law.

City of Ottawa tree protection requirements were applied during the Tree Information 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 September 5, 2025, 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 proposed severed parcel on the subject property 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. A “tree” is defined as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The critical root zone (CRZ) is calculated as Dbh x 10 cm.

Subject Trees

A total of 5 trees were inventoried and assessed for the project. It was determined that 1 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 City Trees	# of Private Trees
5	3	1	0	1	0

Impacted Trees

In total, only 1 protected tree has the potential to be impacted by the proposed work, no protected trees are to be removed, and 1 protected tree has been identified for CRZ injury. 2 trees are afforded no protection under the City’s tree by-laws will also be removed. The impacted tree 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.

Table 2 – Tree Impact Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition (Poor/Fair/Good)			Arborist Recommendations
	Common	Botanical				Trunk	Canopy	Canopy	
						Integrity	Structure	Vigour	
1	Burr Oak	<i>Quercus macrocarpa</i>	74	City	Yes	G	F	G	Injure & Protect

Tree 1 is a 74 cm Burr Oak *Quercus macrocarpa*, that is completely located on City property (asset ID 8128177) with a CRZ of 7.4m, the proposed installation of the new private approach will occur directly within the CRZ of this tree. The current private approach is located 5m south from the base of this tree with approximately 10% of the CRZ currently under this private approach; the installation of the proposed new private approach will impact approximately 30% of the CRZ.

Tree Protection Details

2 protected 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	Notes
	Common	Botanical										
1	Burr Oak	<i>Quercus macrocarpa</i>	74	City	Yes	Injure & Protect	7.4	Yes	2.5m (south) 6m (west)	2.5m (south) 6m (west)	Plywood	See tree protection plan
3	White Spruce	<i>Picea glauca</i>	19	Joint/Boundary	Yes	Protect	1.9	No	NA	NA		See tree protection plan

Tree 1 is a 74 cm Burr Oak *Quercus macrocarpa*, that is completely located on City property (asset ID 8128177) with a CRZ of 7.4m. It is recommended that the northern excavation limit of the proposed private approach remain 2.5m south and perpendicular to the base of the tree. Rigid (plywood) tree

protection measures shall be installed 2.5m south and perpendicular to the base of the tree from the Ottawa Street asphalt edge for approximately 10.5m west, then 9m due north to the new property line

It is recommended that preconstruction root pruning be performed in accordance to good arboricultural practices along the southern tree protection limit of this tree.

Tree 3 is 19 cm White Spruce, *Picea glauca* that this mostly located on the subject property, however according the survey it appears that this tree could be considered a boundary, or straddle tree: whose trunks straddle the common boundary (property line) between the subject property owners and the municipal property. This tree is located within the tree protection zone prescribed for Tree 1.

Tree Compensation and Replanting

No protected tree removals are proposed; therefore, no tree compensation is required.

Summary

Ottawa Tree Reports was retained by Daniel Engler to complete a Tree Information Report (TIR) in support of a Severance Application for the property located at 3698 McBean Street in Ottawa, Ontario.

The findings of the tree inventory indicate that all protected 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 Drawing 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.

Application Fees

No Tree Removal Permit application fees are required to be paid at the time of a severance application, only if protected trees are required to be removed, and no protected trees are required to be removed as part of the proposed development.

This report was prepared for the exclusive use of Daniel Engler, and may be distributed only by Daniel Engler. Questions related to the data and interpretation can be addressed to the undersigned.

Respectfully Submitted,

Scott Petrie

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

APPENDIX A

Tree Information Table

Table 4 – 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									
1	Burr Oak	<i>Quercus macrocarpa</i>	74	City	Yes	G	F	G	Injure & Protect	No	0	7.4	Yes	2.5	6	Plywood	2.5 m EL to private approach, 6m Adj TPZ to the west
2	White Ash	<i>Fraxinus americana</i>	78	City	Yes	G	F	F	Protect	No	0	7.8	No	NA	NA	NA	
3	White Spruce	<i>Picea glauca</i>	19	Joint/Boundary	Yes	G	F	G	Protect	No	0	1.9	No	NA	NA		
4	White Pine	<i>Pinus strobus</i>	38	Private	NO*	G	G	G	Removal	No	0	0	Yes	NA	NA		
5	Native Red Maple	<i>Acer rubrum</i>	69	Private	NO*	F	F	F	Removal	No	0	0	Yes	NA	NA		multi stem cross sectional calculation 25,36,37,38

* Subject property is outside the urban area and is not subject to the provision to the private tree section of the by-law

3698 McBean Street

Tree Identification Plan



Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Rec
	Common	Botanical				[Poor/Fair/Good]			
						Trunk	Canopy	Canopy	
		Integrity	Structure	Vigour					
1	Burr Oak	<i>Quercus macrocarpa</i>	74	City	Yes	G	F	G	Injure & Protect
2	White Ash	<i>Fraxinus americana</i>	78	City	Yes	G	F	F	Protect
3	White Spruce	<i>Picea glauca</i>	19	Joint/Boundary	Yes	G	F	G	Protect
4	White Pine	<i>Pinus strobus</i>	38	Private	NO*	G	G	G	Removal
5	Native Red Maple	<i>Acer rubrum</i>	69	Private	NO*	F	F	F	Removal

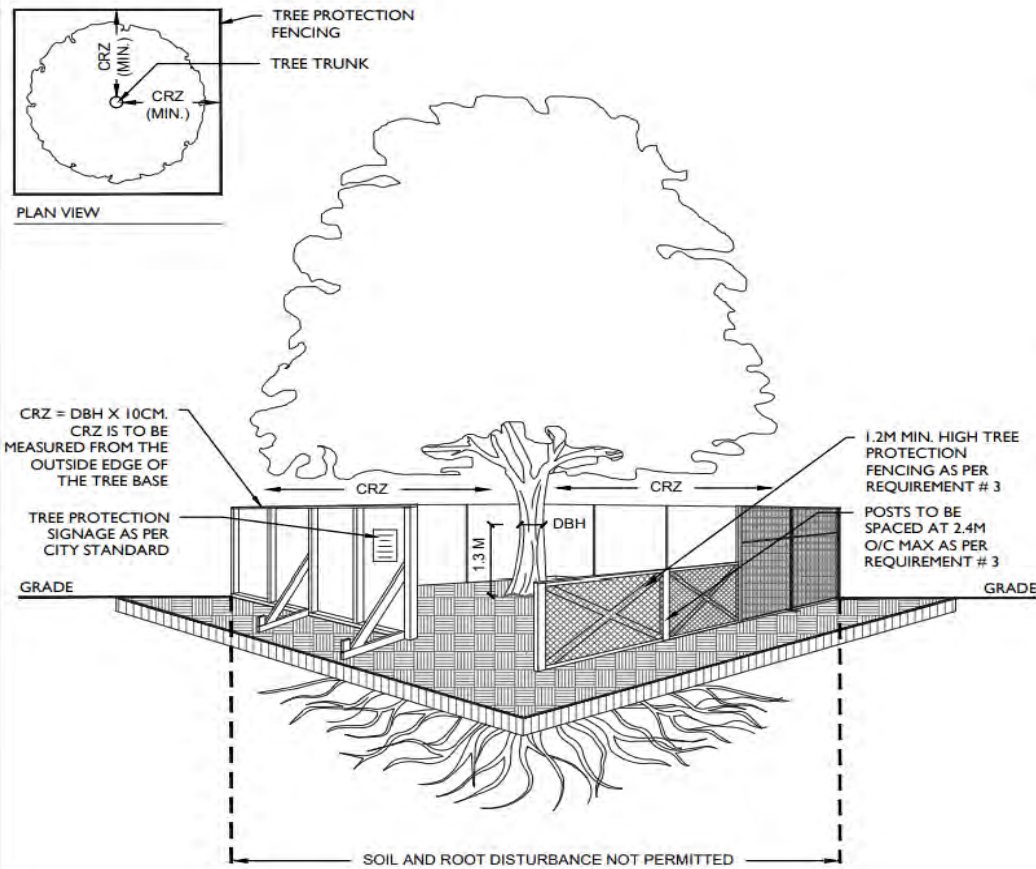
* Subject property is outside the urban area and is not subject to the provision to the private tree section of the by-law



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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

3698 McBean Street

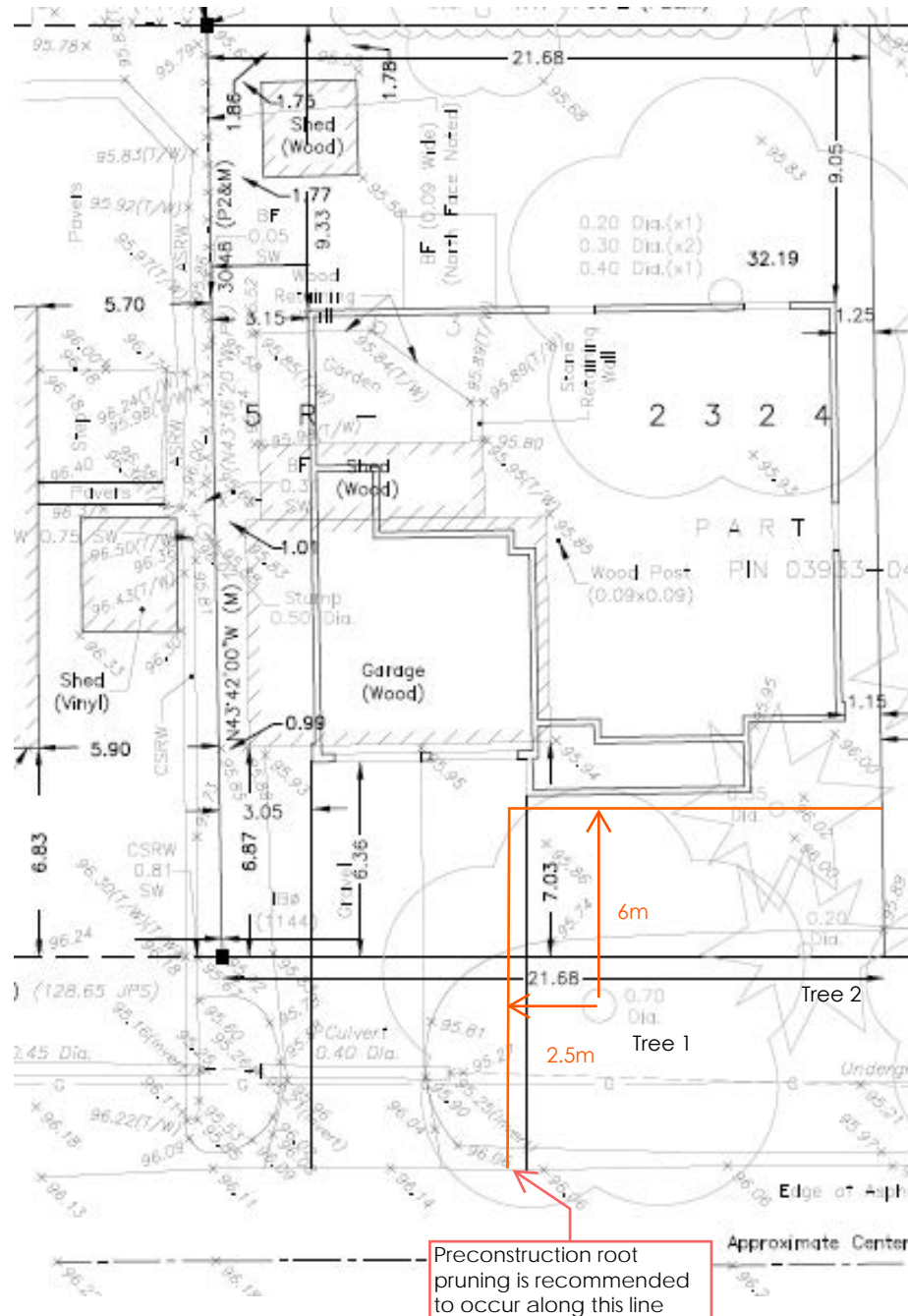
Tree Protection Plan

LEGEND

 Plywood

Tree Protection Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Recommendations	CRZ (m)	CRZ Impacted	Recommended Excavation Buffer (m)	Adj TPZ (m)	Specification Recommendations
	Common	Botanical									
1	Burr Oak	<i>Quercus macrocarpa</i>	74	City	Yes	Injure & Protect	7.4	Yes	2.5m (south) 6m (west)	2.5m (south) 6m (west)	Plywood
3	White Spruce	<i>Picea glauca</i>	19	Joint/Boundary	Yes	Protect	1.9	No	NA	NA	



NOTES:

Tree Protection Zones identified on this plan are for graphical representation only and should not be used for scaling purposes. Where not outlined Tree Protection should be installed at the CRZ limit.

Tree Protection measures shall be installed according to City of Ottawa Specifications



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Self-Declaration Statement

By signing this application declaration, the owner, arborist and contractor (if known at time of application) which confirms that all parties agree with the information provided and will respect the proposed work and mitigation measures (if required). Furthermore, the signature of the owner is also acknowledging and understanding that a City of Ottawa Forestry Staff may enter your property at a reasonable time for the purpose of carrying out an inspection. You also acknowledge and understand that failure to abide by the recommendations of the approved Tree Information Report, damaging or destructing trees identified for protection, you will be responsible to bear fully the cost of compensation, removal and replacement.

It is the owner/applicant's responsibility to ensure that all protection and mitigation measures described in the Tree Information Report are followed, and where necessary are done so under the supervision of an arborist.

Owner/Applicant

Print Name Signature

Arborist

Scott Petrie *Scott Petrie*

Print Name Signature

Contractor

Print Name

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 September 4, 2025 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.