



Dendron Forestry Services

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Tree Information Report 1.1

Submitted as part of Committee of Adjustment Application to the City of Ottawa

Address: 1 Amberly
Date of Report: November 27, 2025
Date of Site Visit: October 29 and November 7, 2025
Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist®
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Committee of Adjustment
Received | Reçu le

2025-12-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Client: Marco Manconi, marco@neotericdevelopmentsinc.com

This Report must be read in its entirety, including the Assumptions and Limiting Conditions attached herein.

Purpose of the Report

This report is part of a Committee of Adjustment application to the City of Ottawa and considers the impact that the proposed development will have on the trees. This property is heavily treed, and a holistic approach has been taken such that an assessment of all trees 10 cm or greater has been completed rather than only the protected trees.

This assessment does not consider additional factors that could influence tree retainability such as:

- site grading, and requirement for retaining walls and/or swales
- installation of services for the new units
- capping of existing water and sewer services
- installation of gas lines for the new units
- site access

Methodology

The following materials were reviewed as part of this report:

- Topographic survey
- GeoOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years



A site visit was conducted to collect the following information from each tree 10 cm or greater on the site:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health

With this data, a priority for retention rating was assigned to each tree – High (H), Medium (M) or Low (L). This rating was based on a combination of the tree size, species and health. Norway maple was given a low rating in all situations due to its invasive tendencies and the potential for ecological disruption in this predominantly native forest. For the most part, smaller trees were also given a low priority rating due to their replaceability.

Tree Inventory

The Appendix lists the tree inventory as well as their priority for preservation.

In general, the trees on the site are healthy, and there is a multi-aged structure with high vertical diversity containing mature trees dominant in the canopy with well-established saplings below. The saplings are mostly sugar maples and American elm, but there are some young Norway maples starting to establish. Several of the sugar maples at the centre of the property are experiencing root decline which could be caused by a pathogen – this should also be considered through planning to reduce the spread as much as possible. There are also some invasive plant species including buckthorn and an invasive ground cover present, and this development project can provide the opportunity to address the removal of these species.

Proposed Development and Conserved Vegetation

The Tree Information Map shows the existing inventory along and the priority for retention ratings. The maximum allowable footprint has been marked with the red line, and the proposed home in purple, broken into two sections: the main area will have a full foundation, and the living/family room will be on screw piles which will reduce the impact on the trees. Furthermore, the proposed footprint has been designed to maximize tree retention to be able to retain more with a high rating such as 56, 58, 71 and 76. Given the high tree density on the site, avoiding tree removal is not possible, but minimizing impact through thoughtful planning is the goal for the client.

An updated Tree Information Report will be provided as part of the building permit application, once a grading plan has been prepared for the site. The updated Tree Information Report will contain more information on the trees that will be preserved, removed, and any protection and mitigation measures that will be implemented. At that time, a planting plan will also be prepared, as required.



The undersigned personally inspected the property and issues associated with this report on October 29 and November 7, 2025. On Behalf of Dendron Forestry Services,



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Appendix: Tree Inventory

Tree ¹	Diameter at breast height (cm)	Species	Ownership (Private or City or Adjacent) ^{2,3}	Condition	Priority for preservation (H, M, L)
1	44	Sugar maple (<i>Acer saccharum</i>)	Private	Fair/good	H
2	19	American elm (<i>Ulmus americana</i>)	Private	Fair; asymmetric crown, poor union of smaller codominant stems	M
3	23	Sugar maple (<i>Acer saccharum</i>)	Private	Good/fair	H
4	13	Sugar maple (<i>Acer saccharum</i>)	Private	Fair	M
5	15	Basswood (<i>Tilia americana</i>)	City	Good/fair; vines along trunk, lean	M
6	21,7	Basswood (<i>Tilia americana</i>)	City	Fair/good; lean, insect holes	M
7	19,10,7	Basswood (<i>Tilia americana</i>)	City	Fair/good; lean	M
8	11	Sugar maple (<i>Acer saccharum</i>)	City	Good	M
9	16	Sugar maple (<i>Acer saccharum</i>)	City	Good	H
10	49	Basswood (<i>Tilia americana</i>)	City	Good/fair; lean	H
11	15	American elm (<i>Ulmus americana</i>)	City	Good/fair; lean, asymmetric crown	M
12	15	Sugar maple (<i>Acer saccharum</i>)	City	Poor; cankers throughout trunk	L
13	17	Basswood (<i>Tilia americana</i>)	City	Good; insect holes	H
14	31	Basswood (<i>Tilia americana</i>)	City	Good; high crown	H
15	29	American elm (<i>Ulmus americana</i>)	City	Good; high crown	H
16	20	Sugar maple (<i>Acer saccharum</i>)	City	Good; high crown	H
17	11	Sugar maple (<i>Acer saccharum</i>)	City ⁴	Fair; suppressed	M
18	11	Sugar maple (<i>Acer saccharum</i>)	City ⁴	Fair/poor; suppressed, lean, canker at base	L
19	27	Sugar maple (<i>Acer saccharum</i>)	Private	Good	H
20	30	Norway maple (<i>Acer platanoides</i>)	City	Good; lean	M
21	49	American elm (<i>Ulmus americana</i>)	City	Fair/good girdling roots from #22	H



22	22	Basswood (<i>Tilia americana</i>)	City ⁴	Poor; canker throughout	L
23	31	Sugar maple (<i>Acer saccharum</i>)	Private	Good	H
24	16	Sugar maple (<i>Acer saccharum</i>)	City	Poor	L
25	15	Sugar maple (<i>Acer saccharum</i>)	City	Good	M
26	13	Ironwood (<i>Ostrya virginiana</i>)	City	Good	M
27	15	Ironwood (<i>Ostrya virginiana</i>)	Private	Good/fair	M
28	30.5	Sugar maple (<i>Acer saccharum</i>)	Private	Poor; large canker at 5 m above grade	L
29	23	Sugar maple (<i>Acer saccharum</i>)	City	Fair/good	H
30	29	Sugar maple (<i>Acer saccharum</i>)	Private	Good	H
31	10	Sugar maple (<i>Acer saccharum</i>)	Private	Good/fair	M
32	31	Sugar maple (<i>Acer saccharum</i>)	Private	Good	H
33	34	Sugar maple (<i>Acer saccharum</i>)	Private	Fair; poor structure, pruning for service clearance, poor wound closure	L
34	16	Sugar maple (<i>Acer saccharum</i>)	City	Fair	H
35	10	American elm (<i>Ulmus americana</i>)	City	Good	M
36	13,18	Sugar maple (<i>Acer saccharum</i>)	City	Fair/poor; joined at 3 m above grade	L
37	23	Sugar maple (<i>Acer saccharum</i>)	Private	Good	M
38	17	Sugar maple (<i>Acer saccharum</i>)	Private	Good/fair; poor form	M
39	14	Norway maple (<i>Acer platanoides</i>)	City	Fair; assymetric crown and lean	L
40	18	Norway maple (<i>Acer platanoides</i>)	City	Fair; lean	L
41	10,11	Norway maple (<i>Acer platanoides</i>)	Adjacent	Fair/poor	L
42	15,23	Eastern white cedar (<i>Thuja occidentalis</i>)	Adjacent	Good/fair	H
43	17	Sugar maple (<i>Acer saccharum</i>)	Private	Good	H
44	16	Sugar maple (<i>Acer saccharum</i>)	Private	Fair; wound at base	M
45	13	Sugar maple (<i>Acer saccharum</i>)	Private	Fair; girdled by wire	L



46	27	Sugar maple (Acer saccharum)	Private	Fair; early stages of girdling by wire	M
47	43	Norway maple (Acer platanoides)	Private	Good/fair	L
48	24,14	Sugar maple (Acer saccharum)	Private	Fair; supressed by #47	M
49	15	American elm (Ulmus americana)	Private	Good	M
50	19	American elm (Ulmus americana)	Private	Good	M
51	18	American elm (Ulmus americana)	Private	Good	M
52	16	American elm (Ulmus americana)	Private	Good	M
53	39	American elm (Ulmus americana)	Private	Good	H
54	10	Ironwood (Ostrya virginiana)	Private	Good	M
55	10	American elm (Ulmus americana)	Private	Fair	M
56	27	Ironwood (Ostrya virginiana)	Private	Good/fair	H
57	12	Sugar maple (Acer saccharum)	Private	Poor; learge wound/canker on mainstem	L
58	46	Red oak (Quercus rubra)	Private	Good; seam on trunk	H
59	11	Sugar maple (Acer saccharum)	Private	Fair; supressed	M
60	12	Sugar maple (Acer saccharum)	Private	Good/fair	M
61	42	Sugar maple (Acer saccharum)	Private	Fair/poor; possible root rot, canker at base 60% of circumference	L
62	23	Sugar maple (Acer saccharum)	Private	fair/poor; canker at base, asymmetric crown	L
63	20	Sugar maple (Acer saccharum)	Private	Good	H
64	9	Sugar maple (Acer saccharum)	Private	Good	M
65	35	Sugar maple (Acer saccharum)	Private	Good	H
66	53	Sugar maple (Acer saccharum)	Private	Good	H
67	17	Sugar maple (Acer saccharum)	Private	Good/fair	H
68	15	Sugar maple (Acer saccharum)	Private	Good/fair	M



69	35	Sugar maple (Acer saccharum)	Private	Good/fair; possible root rot	M
70	14	Sugar maple (Acer saccharum)	Private	Fair; canker and root rot possible	L
71	37	Sugar maple (Acer saccharum)	Private	Good	H
72	15	Sugar maple (Acer saccharum)	Private	Good	M
73	11	Sugar maple (Acer saccharum)	City	Good	M
74	47	Basswood (Tilia americana)	City	Good	H
75	22	Sugar maple (Acer saccharum)	Private	Good	H
76	33	Sugar maple (Acer saccharum)	Private	Good	H

¹ Please refer to the attached Tree Information map for tree numbers. Note that this includes a tree layer added to the survey plan (in pdf format) provided by the client. This layer includes only information about the trees and the original survey plan is not altered in this process.

²Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

³Trees on adjacent properties do not include a full assessment. The diameters are estimated, and the health is estimated based on what is visible from the subject property. Trees along the property line may also have limited health assessments if part of the tree is not visible.

⁴The location of these trees was not provided and has been estimated



ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter “Dendron”) 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 Dendron 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.

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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 Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, 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. Dendron 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 Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron 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 Dendron 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 Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron 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 Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron 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. Dendron 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, Dendron 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.

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The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. 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 Dendron 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 Dendron Forestry.



Implementing the Report Recommendations

Dendron 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.

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Further Services

Neither Dendron nor any assessor employed or retained by Dendron 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, Dendron 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 Dendron 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 Dendron 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 Dendron Forestry, 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 Dendron Forestry pursuant to the Contract for Services dated May 15, 2023, for which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron 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 Dendron 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. Dendron Forestry 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.

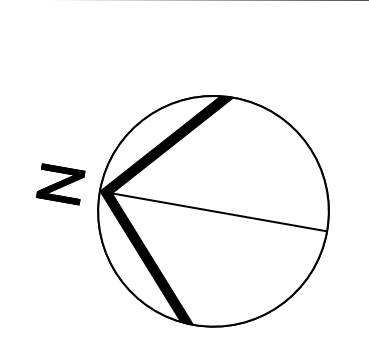
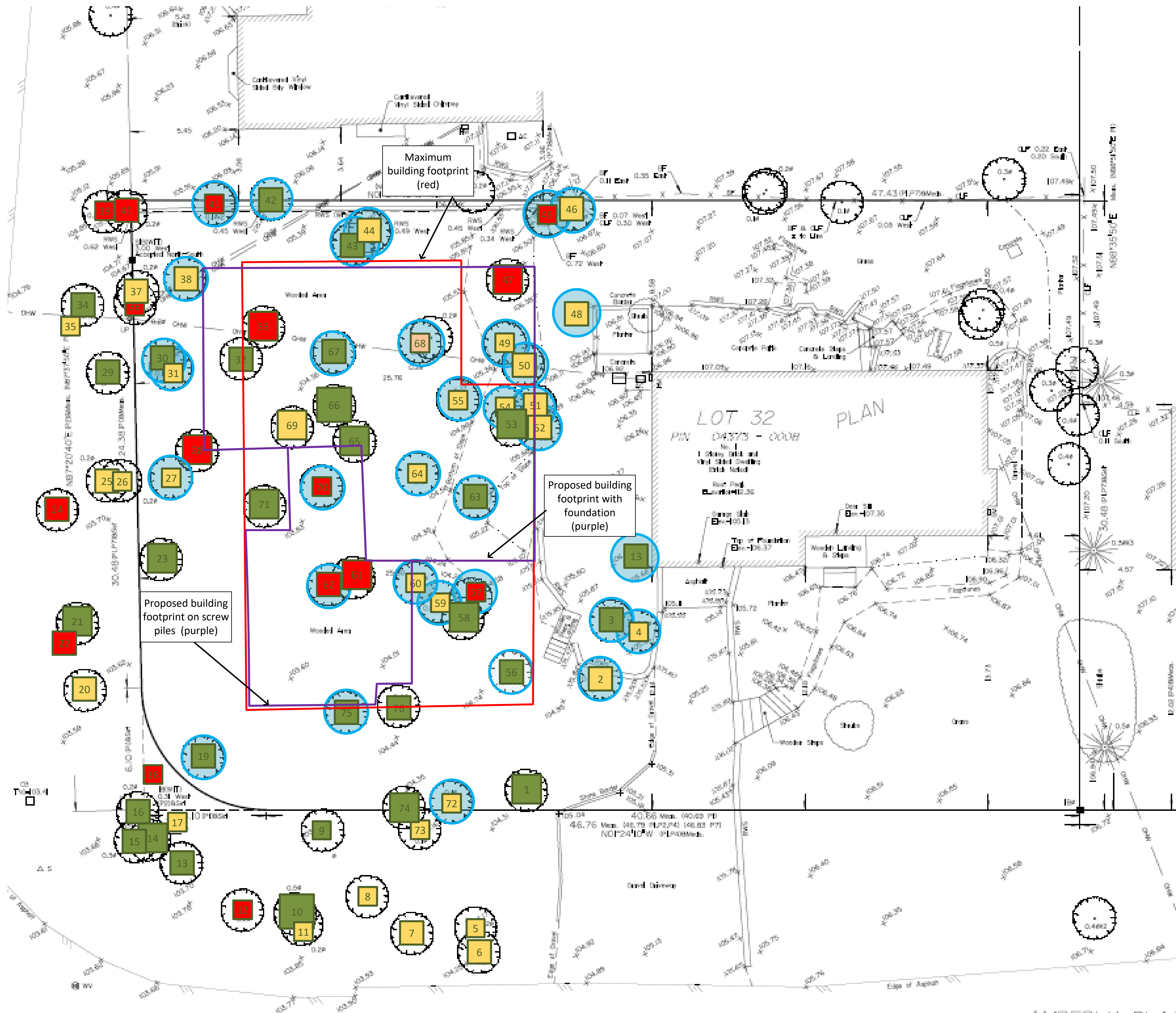
General

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. Dendron 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.

Note: the tree layer map has been added to the original base layer supplied by the client in pdf format. This layer refers to the trees only, and the original base has not been altered in the process, although it may be cropped. Refer to the original plan for details as quality is lost when importing the plan into the software used to create the tree layer.
Base Layer: Topographic Survey

TIR Map – 1 Amberly		
Date	Revision	Prepared By
10/30/2025	Version 1	AN
11/10/2025	Version 2	AN
11/26/2025	Version 3	AN
11/27/2025	Version 4	AN



Legend

- High priority for retention
- Medium priority for retention
- Low priority for retention
- Not protected under tree-by-law