

**OC Tree Care Inc.**  
[www.octreecare.ca](http://www.octreecare.ca)  
613-316-9644  
[octreecare@gmail.com](mailto:octreecare@gmail.com)

**Committee of Adjustment**  
Received | Reçu le  
**2026-03-10**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

## Tree Information Report

Submitted as part of Building Permit Application for the City of Ottawa

**Address:** 89 Amberwood

**Date:** August 4, 2025

**Prepared by:** Alex Thompson, ISA# ON-3014A 2792 Mcguire rd. Osgoode Ontario K0A 2W0  
alexthompson16@octreecare.ca

**Prepared for:** Tracy Schmit

**Site Visit:**

**Second Site Visit/Revised:**

### Tree Information:

The following is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site and adjacent City property. This includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 30 cm (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times greater) and city-owned trees of all sizes. It also includes Distinctive Trees on adjacent properties whose Critical Root Zones the diameter of the trunk. This does not take into account infrastructure such as buildings and asphalt and it assumes the tree has no restrictions on root growth.

# Tree Inventory

Tree Species	Diameter at breast height (DBH)	Critical Root Zone CRZ (m)	Ownership	Condition	Action	Recommendation
1 Honey Locust (Geditsia tricanthos)	58cm	580cm 5.8m	private	Fair/Poor; the tree shows epicormic growth and poor structure for its species	Remove	Remove; trees CRZ will be encroached on during construction.
2 White Spruce (Picea glauca)	12cm	120cm 1.2m	private	good/fair; Tree appears to be in good health	Remove	Remove; trees CRZ will be encroached on by construction

The undersigned personally inspected the property and issues associated with this report on April 14th, 2025. On Behalf of OC Tree Care Inc.,

*Alexander Thompson*

Alexander Thompson  
 ISA Certified Arborist®, ON-3014A  
[octreecare@gmail.com](mailto:octreecare@gmail.com)  
[613-316-9644](tel:613-316-9644)



Tree #1 Honey Locust



Tree #2 White Spruce

### **Intended Use of the Report**

This Information Report was carried out by OC Tree Care (hereafter OC) at the request of the Client. The information, interpretation and analysis contained within this Report is to be used solely for the purposes outlined within this Report. This Report is for the exclusive use of the Client.

### **Limitations of this Report**

This Report is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees situated thereon by OC and upon information provided by the Client to OC. The opinions in this Report are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Report are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by OC as to the length of the validity of the results, observations, recommendations and analysis contained within this Report. As a result the Client shall not rely upon this Report, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Report should be re-assessed periodically.

### **Further Services**

Neither OC nor any assessor employed or retained by OC 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.

OC accepts no responsibility for the implementation of all or any part of the Report, unless specifically requested to examine the implementation of such activities recommended herein. In the event that inspection or supervision of all or part of the implementation is requested, that request shall be in writing and the details agreed to in writing by both parties.

### **Assumptions**

The Client is hereby notified and does hereby acknowledge and agree that where any of the facts and information set out and referenced in this Report are based on assumptions, facts or information provided to OC by the Client and/or third parties and unless otherwise set out within this Report, OC will in no way be responsible for the veracity or accuracy of any such information. Further, the Client acknowledges and agrees that OC has, for the purposes of preparing their Report, 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. OC explicitly denies any legal liability for any and all 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.

### **Professional Responsibility**

In carrying out this Report, OC and any Assessor appointed for and on behalf of OC to perform and carry out the Report has 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 behavior 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 OC 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 OC 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.

Further, under no circumstance may any claims be initiated or commenced by the Client against OC or any of its directors, officers, employees, contractors, agents or Assessors, in contract or in tort, more than 12 months after the date of this Report.

### **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. OC accepts no liability for misunderstandings due to a black and white copy of the report.

## Re-Planting Procedures

As per Ottawa Tree Protection By-law # 2020-340

For municipally owned trees, City wide, regardless of the reason for removal:

- Pay the compensation value of the tree and plant a replacement tree in the Right of Way
- The compensation value of the tree is determined by CTLA Trunk Formula method or a replacement ratio, whichever is greater
- If a replacement tree cannot be planted then, in addition to the compensation value of the tree, the applicant must pay the cash value of a replacement tree, which is \$400
- Note that a minimum compensation value of \$400 per tree will be charged
- For unique scenarios, the valuation method may be determined by the General Manager
- Compensation amounts may be adjusted where trees are proposed on a landscape plan

For Private trees:

- 1:1 – Plant a tree for each distinctive tree removed, to be planted on the same private property, implemented by putting it as a condition of the Distinctive Tree permit.

### **Application for removal associated with infill development:**

- 2:1 or 3:1, based on distinctive tree size for the subject area:
  - 2:1 for each distinctive tree measuring 30-49 cm DBH in the inner urban area only
  - 3:1 for each distinctive tree measuring 50 cm or greater DBH in the inner urban and suburban areas
- Plant the required number of replacement trees for each distinctive tree removed, as required. If all planting cannot be accommodated, must pay the cash value for the number of trees not planted. A replacement tree is valued at \$400. For example; if the distinctive tree removed is 54 cm in diameter, 3 replacement trees are required to be planted, if only 1 tree was planted, then the owner owes the City  $2 \times \$400 = \$800$  for the remaining owed trees.
  - Trees planted in compensation must be non-invasive species

- When planted, the replacement tree must be a minimum of 50 mm measured no less than 15 cm above ground level for deciduous trees, and no less than 200 cm in height as measured from ground level to midway between the tip of the leader and the uppermost whorl, or as otherwise approved by the General Manager.
- It is preferable to plant tree species that will attain the largest size at maturity, given the site-specific context.
- If the tree cannot be planted on the same private property, it can then be planted on another private property in reasonably close proximity to the removed tree, subject to the property owner's approval and to the satisfaction of the General Manager.

Considering logistics, planting replacement trees after the old building is demolished appears to be the practical solution, as indicated by the purple circles on the revised grading plan. This approach minimizes potential challenges associated with the new house construction.

If the replacement trees are planted prior to construction they will need the same retention and protection measures as stated in retention and protection plan

In accordance with this above requirements, 89 Amberwood will require 3 caliber replacement trees.