



Dendron Forestry Services

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Comité de dérogation



Tree Conservation Report submitted as Partial
Requirements for a Site Plan Control Application,
November 28, 2025

Dendron Forestry Services

TREE CONSERVATION REPORT V2.0

2055 Robertson Road, Ottawa



Dendron Forestry Services

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Tree Conservation Report 2.0

Address: 2055 Robertson Road
Date of Report: November 28, 2025
Date of Site Visit: July 22, 2025
Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®
101- 45 Spencer Ave, K1Y 2P5
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Client: Ryan Doram OALA, CSLA, Landscape Architect
Adesso design inc.

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

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Introduction

This Tree Conservation Report has been prepared for Ryan Doram of Adesso Design as partial requirements for a Site Plan Control Application submitted to the City of Ottawa. The objectives of this Report are:

- To describe all trees with diameters over 10 cm on the site, recording their species, size, and current health condition. This includes trees on adjacent private property 10 cm or greater in diameter, with critical root zones that extend onto the subject property. It also includes city trees of all sizes that will be impacted by the proposed development.
- To evaluate the impact on the trees by the proposed development and recommend retention or removal based on plans provided

Methodology

The following materials were reviewed as part of this report:

- Site grading plan from 2008 that was used as the basis for Map #1, existing conditions report
- Grading plan prepared by exp that was used as the basis for Map#2, proposed development and conserved vegetation
- 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 classified as protected under the City of Ottawa's Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health
- Distances to curbs, building and other structures as reference points that were located on the grading plan



Current Vegetation

Tree Inventory

Appendix A is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340). This includes private trees with a diameter at breast height (dbh) of 10 cm or greater, and city-owned trees of all sizes. It also includes trees with a dbh of 10 cm or greater on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk.

Note: this updated version has the location of the trees based on the survey, and therefore, their locations are more accurate than their estimated locations provided in version 1.

Proposed development and Tree Protection

The location of the parking area will shift slightly along the east property line that will result in an increase in soft surface. This will be of benefit to the trees 10-12 as their rooting area will increase. Along the west property line, there will be no change in the location of the parking lot and there should be no impact on the trees along here except for **tree 3** where the existing bulb out will be replaced with additional parking units. The remaining trees along this edge can be retained effectively if they are protected property and all equipment stays out of the grassy area. Any branches that are in the way of equipment should be pruned ahead of time by an arborist to avoid breakage.

There will be a shift to the loading zone which will result in the removal of **tree 31**. The current amenity area with picnic area will result in a decrease in soft scaping due to a new pathway adjacent to the parking area. This will impede within the critical root zones of **tree 32, 33 and 34**. Since they are still relatively young, they may be resilient enough to withstand the stresses of construction and rooting area loss. Protection of this entire area during the whole project will be key in ensuring their long-term viability. Additional mitigation measures are also recommended such as manual root pruning, watering and mulching.

Trees 16 and 17 are in direct conflict with proposed servicing as a new pipe is required to connect to the old water service (see site servicing plan).



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Tree Protection

Prior to any site works, protective fencing should be installed around the Tree Protection Area as indicated in *Map#2, Proposed Development and Conserved Vegetation* and maintained until all construction on site has been completed as per the City of Ottawa Tree Protection Specifications (March 2021).

Failure to install and maintain fencing as shown on the attached map may result in fines from the city.

Within the fenced area, the following tree protection guidelines should be applied:

- Do not change the grade
- Do not store construction material
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- Do not excavate unless it is a method that has been pre-approved by the City
- Do not place signs, notices or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Direct the exhaust away from the tree

The tree protection fencing must be 1.2 m in height and constructed of a rigid or framed material (e.g. modulus – steel, plywood hoarding, or snow fence on a 2"X4" wood frame) with posts 2.4 m apart such that the fence location cannot be altered. All supports must be placed outside of the CRZ and installation must minimize damage to existing roots.

If the fenced tree protection area must be reduced to facilitate construction, *one* of the following mitigation measures should be applied:

- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
- Apply $\frac{3}{4}$ (2 cm) inch plywood, or road mats over a 4+ inch (10 cm) thick layer of the wood chip mulch
- Apply 4-6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric

Tree Planting Recommendations

Refer to the landscape plan for tree planting details. Consider replacing trees that are in poor condition.

Wildlife Impact

There should be little to no impact on urban wildlife as a result of the tree removals at this site.



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The undersigned personally inspected the property and issues associated with this report on July 22, 2025. On Behalf of Dendron Forestry Services,



Astrid Nielsen, MFC, RPF (Registered Professional Forester)

ISA Certified Arborist®, ON-1976

ISA Tree Risk Assessment Qualified

Principal, Dendron Forestry Services

Astrid.nielsen@dendronforestry.ca



APPENDIX A – Tree Information

Table 1 - Individual tree information

Tree ^{1,3}	Species	Diameter at breast height (cm)	Ownership ^{2,3}	Condition	Recommendations
1	Freeman maple (<i>Acer freemanii</i>)	17	2065 Robertson Rd	Good	Retain and protect with fencing during all site works
2	Freeman maple (<i>Acer freemanii</i>)	19	2065 Robertson Rd	Good	Retain and protect with fencing during all site works
3	Freeman maple (<i>Acer freemanii</i>)	14	2065 Robertson Rd	Good/fair	Remove; to be converted to additional parking spaces
4	Freeman maple (<i>Acer freemanii</i>)	14	2065 Robertson Rd	Fair; large wound on trunk	Retain and protect with fencing during all site works
5	Freeman maple (<i>Acer freemanii</i>)	19	2065 Robertson Rd	Good	Retain and protect with fencing during all site works
6	Freeman maple (<i>Acer freemanii</i>)	19	2065 Robertson Rd	Good	Retain and protect with fencing during all site works
7	Freeman maple (<i>Acer freemanii</i>)	13	2065 Robertson Rd	Poor; dieback and multiple wounds on trunk	Retain and protect with fencing during all site works
8	Sugar maple (<i>Acer saccharum</i>)	7	2065 Robertson Rd	Good	Retain and protect with fencing during all site works
9	Freeman maple (<i>Acer freemanii</i>)	10	2065 Robertson Rd	Poor; 50% dieback, multiple wounds	Retain and protect with fencing during all site works
10	Freeman maple (<i>Acer freemanii</i>)	13	2065 Robertson Rd	Good	Retain and protect with fencing during all site works
11	Freeman maple (<i>Acer freemanii</i>)	1	2065 Robertson Rd	Good	Retain and protect with fencing during all site works
12	Freeman maple (<i>Acer freemanii</i>)	16	2065 Robertson Rd	Good	Retain and protect with fencing during all site works



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13	Austrian pine (Pinus nigra)	19	2055 Robertson Rd	Poor; dead top and suppressed	Retain and protect with fencing during all site works
14	Austrian pine (Pinus nigra)	19,11	2055 Robertson Rd	Good	Retain and protect with fencing during all site works
15	Austrian pine (Pinus nigra)	22	2055 Robertson Rd	Good/fair; insect (borer) holes on trunk	Retain and protect with fencing during all site works
16	Colorado spruce (Picea pungens)	25	2055 Robertson Rd	Good	Remove; servicing to be replaced in this section (see site servicing plan)
17	Colorado spruce (Picea pungens)	29	2055 Robertson Rd	Good	Remove; servicing to be replaced in this section (see site servicing plan)
18	Colorado spruce (Picea pungens)	17	2055 Robertson Rd	Good	Retain and protect with fencing during all site works
19	Colorado spruce (Picea pungens)	19	2055 Robertson Rd	Good	Retain and protect with fencing during all site works
20	Amur maple (Acer ginnala)	12,12,9	2055 Robertson Rd	Fair	Retain and protect with fencing during all site works
21	White spruce (Picea glauca)	11	2055 Robertson Rd	Good	Retain and protect with fencing during all site works
22	White spruce (Picea glauca)	10	2055 Robertson Rd	Fair	Retain and protect with fencing during all site works
23	White spruce (Picea glauca)	12	2055 Robertson Rd	Good	Retain and protect with fencing during all site works
24	Amur maple (Acer ginnala)	6,6,7,8,8	2055 Robertson Rd	Fair	Retain and protect with fencing during all site works
25	Siberian elm (Umus pumila)	20	2055 Robertson Rd	Good	Retain and protect with fencing during all site works
26	White spruce (Picea glauca)	13	2055 Robertson Rd	Fair	No action required; far enough away from construction
27	Amur maple (Acer ginnala)	16	2055 Robertson Rd	Good	No action required; far enough away from construction
28	White spruce (Picea glauca)	28	2055 Robertson Rd	Fair	No action required; far enough away from construction
29	Crabapple (Malus spp)	10	2055 Robertson Rd	Good	No action required; far enough away from construction



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30	Crabapple (<i>Malus</i> spp)	10	2055 Robertson Rd	Fair	Retain and protect with fencing during all site works
31	Freeman maple (<i>Acer freemanii</i>)	13	2055 Robertson Rd	Good	Remove; to be converted into loading zone
32	Sugar maple (<i>Acer saccharum</i>)	19	2055 Robertson Rd	Fair; scar at base	Retain and protect with fencing during all site works
33	Sugar maple (<i>Acer saccharum</i>)	27	2055 Robertson Rd	Good	Retain and protect with fencing during all site works, roots to be covered at all times during construction, recommend mulching post construction
34	Sugar maple (<i>Acer saccharum</i>)	25	2055 Robertson Rd	Good	Retain and protect with fencing during all site works, roots to be covered at all times during construction, recommend mulching post construction

¹ Please refer to the attached Tree Conservation Report maps for tree and group numbers. Note that these include a tree layer added to the base layers. The maps include only information about the trees and the original base layers are 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.

³The location of these trees was not provided and has been estimated



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APPENDIX B – Maps

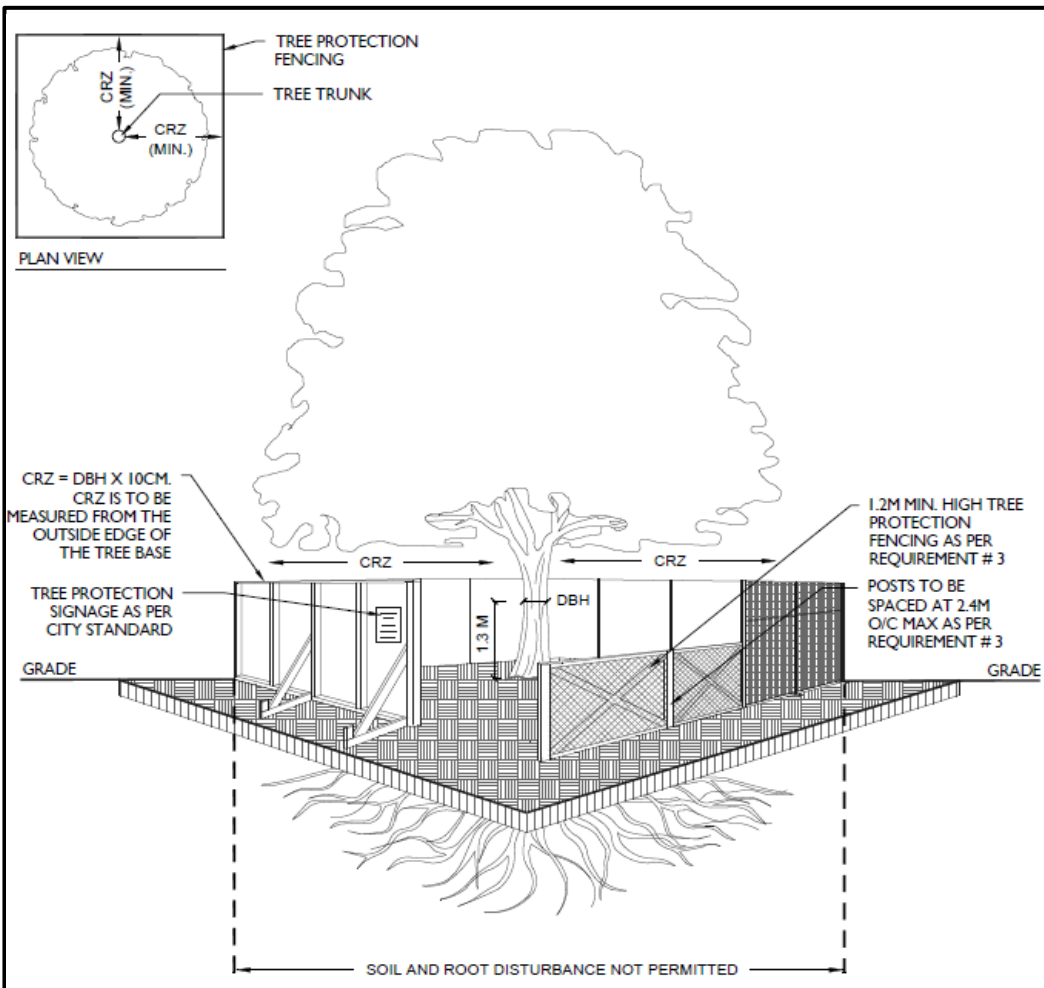
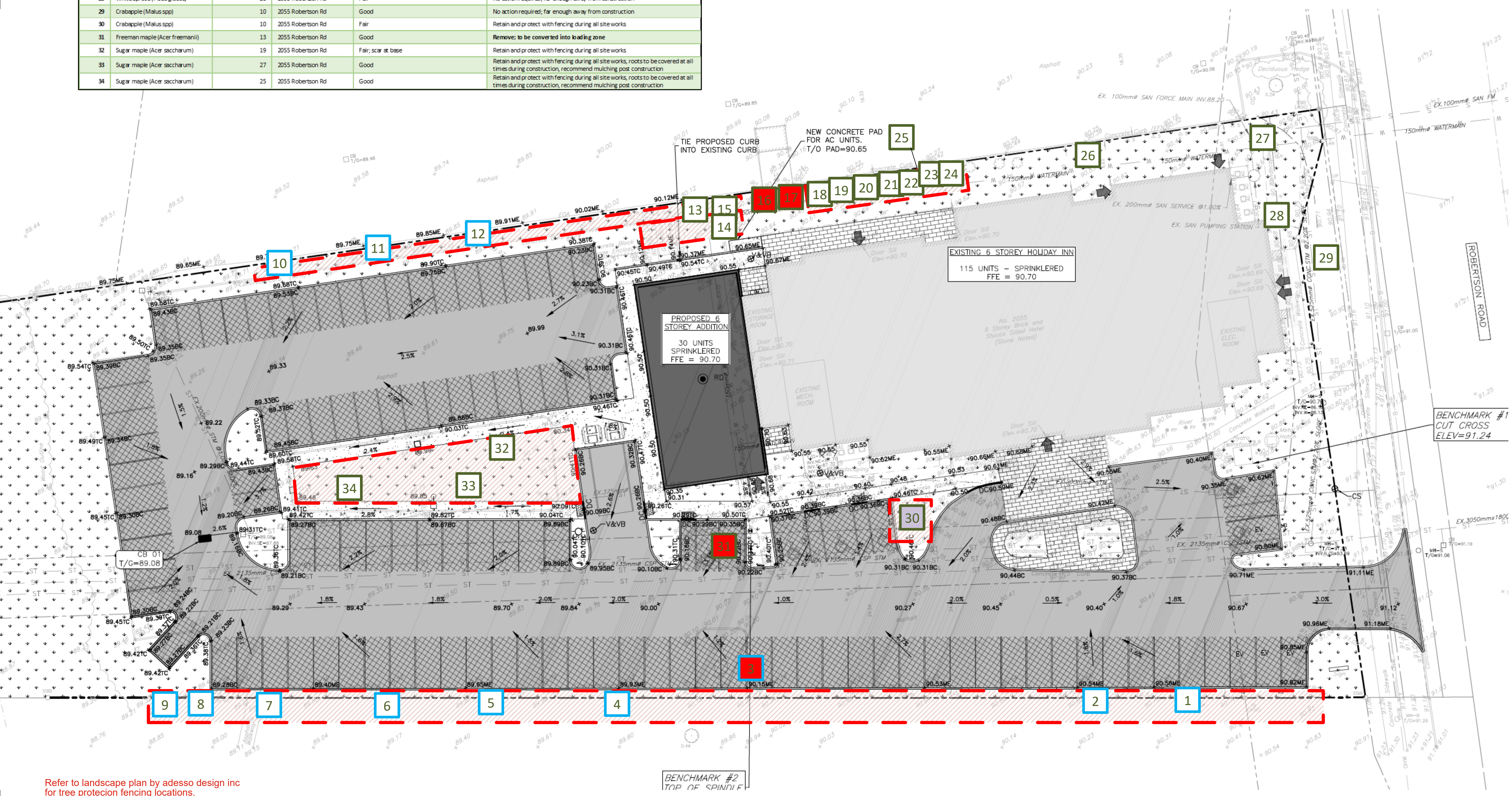
Note: the tree layer has been added to the original base layer supplied by the client in pdf format. This layer refers to the trees only, and the original base has not been altered in the process, although it may be cropped. Refer to the original plan for details as quality is lost when importing the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

Base Layer: Grading plan prepared by exp dated November 21, 2025

TCR Map#2: Proposed Development and Conserved Vegetation – 2055 Robertson Rd

Date	Revision	Prepared By
07/25/2025	Version 1	AN
11/27/2025	Version 2	AN

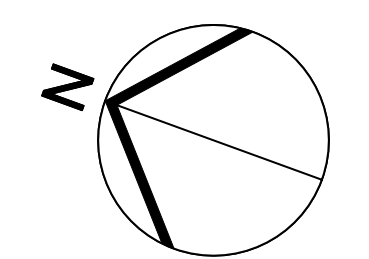
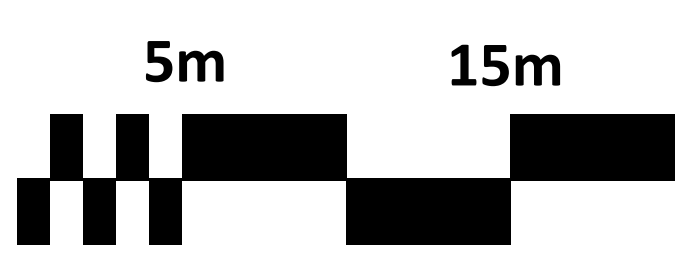
Tree#	Species	Diameter at breast height (cm)	Ownership	Condition	Recommendations
1	Freeman maple (Acer freemanii)	17	2065 Robertson Rd	Good	Retain and protect with fencing during all site works
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Failure to install and maintain fencing as described in this report may result in fines from the city.

- TREE PROTECTION REQUIREMENTS:**
- 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.
 - 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
 - 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)
 - 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.
 - 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.

Refer to landscape plan by adesso design inc for tree protection fencing locations.



Legend

- 1 Private Tree
- 1 Tree either fully or partly on adjacent property
- Tree Protection Area
- Tree to be removed



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APPENDIX C: 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.

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 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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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 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.

Dendron 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 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 July 15, 2025, 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.