



TREE CONSERVATION REPORT

Tree Conservation Report submitted as Partial
Requirements for a Site Plan Control Application
for 1480 Richmond Rd and 2625 Carling Ave. June
26, 2026

Dendron Forestry Services



Tree Conservation Report

Address: 1480 Richmond Rd and 2625 Carling Ave.

Date of Report: June 26, 2026

Date of Site Visit: May 25, 2026

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®
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Client: Rick Gill
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This Report must be read in its entirety, including the Assumptions and Limiting Conditions.

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Introduction

This Tree Conservation Report (TCR) has been prepared for Zail Properties in support of a Site Plan Control and Zoning By-law Amendment application submitted to the City of Ottawa. The objectives of this report are to:

- Inventory and describe all private trees on the subject site with a diameter at breast height (DBH) of 10 cm or greater, documenting their species, size, and current health condition. This assessment also includes trees on adjacent private properties (≥ 10 cm DBH) whose critical root zones (CRZ) extend onto the subject site, as well as all City-owned trees, regardless of size, that may be impacted by the proposed development.
- Evaluate the potential impacts of the proposed development on the inventoried trees and recommend retention or removal based on the provided site plans.

Methodology

The following materials were reviewed in the preparation of this report:

- Existing and Proposed Tree Plan, prepared by GJA Inc. (based on site plan)
- Topographic Survey, prepared by Stantec (undated)
- Site Servicing and Grading Plans, prepared by Pearson Engineering (dated May 2026)
- geoOttawa tree inventory layer and aerial photography
- Google Street View imagery (various years)

A site visit was conducted to inventory and assess all trees classified as protected under the City of Ottawa's Tree Protection By-law (No. 2020-340). The following data was collected for each subject tree:

- Species identification
- Diameter at breast height (DBH), measured 1.3 m above grade
- Overall health and condition



Current Vegetation

The site is highly urbanized with hard surface, with a row of trees on the outer perimeter. Along Carling Avenue, the trees are mostly honey locusts (*Gleditsia triacanthos*) that are on the city right of way and have likely been well maintained. The majority of other planted trees on the site consist of Norway maples (*Acer platanoides*), many of which are unhealthy and recommended for removal. Most of the trees along the eastern property line seeded in naturally, and consist of Manitoba maple (*Acer negundo*), Eastern white cedar (*Thuja occidentalis*), and American elm (*Ulmus americana*)

Tree Inventory

Appendix A is information on protected trees in table format. 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.

Proposed development and Tree Protection

The only tree on the property that will be removed due to the proposed construction is tree 11, a privately owned Norway maple. Three Norway maples on the site are proposed for removal and replacement due to their poor health. Two are city-owned (trees 12 and 13) and one is private (tree 7). Additional trees along the eastern property line (trees 14, 15, 28 and 28) are proposed for removal and replacement. These are all Manitoba maples that have seeded in naturally, and this project is an opportunity to replace them with a longer lived, non-invasive species more suitable for the site.

Tree Protection

Prior to any site works, protective fencing should be installed around the Tree Protection Area of trees 9 and 10 as indicated in the attached Tree Information Map 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.

Tree Planting Recommendations

Tree planting on this site could lead to increased canopy cover overall and improved forest health. Please refer to the Landscape Plan prepared by GJA Inc for details on the tree planting specifics.

Wildlife Impact

Due to the highly urbanized nature of this site, it is unlikely that the tree removal will have a significant impact on wildlife.

Tree Clearing and Migratory Birds

Following the guidelines under the *Migratory Birds Convention Act*, 1994, and *Species Conservation Act*, 2025, removal of vegetation should be avoided during the nesting periods for migratory birds and the active period for species at risk bats which extends from April 1 to as late as September 30. If tree removal is required during this period, a nesting survey as per the ECCC [guidelines](#) should be completed by a biologist within 2 days of tree removal to confirm that no nests are present. Removal of high-risk trees for bat roosting during this window may require registration under the *Species Conservation Act* and the preparation of a project specific Mitigation Plan.

The undersigned personally inspected the property and issues associated with this report on May 25, 2026. On Behalf of Dendron Forestry Services,



1. Astrid Nielsen, MFC, RPF (Registered Professional Forester)
ISA Certified Arborist®, ON-1976
ISA Tree Risk Assessment Qualified
Principal, Dendron Forestry Services
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APPENDIX A – Tree Inventory



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Tree ¹	Species	Diameter at breast height (cm)	Ownership ^{2,3}	Condition	Action	Recommendations
1	Honey locust (<i>Gleditsia triacanthos</i>)	37	City	Good	Retain	No action required; far enough from proposed construction
2	Honey locust (<i>Gleditsia triacanthos</i>)	38	City	Good	Retain	No action required; far enough from proposed construction
3	Honey locust (<i>Gleditsia triacanthos</i>)	40	City	Good	Retain	No action required; far enough from proposed construction
4	Honey locust (<i>Gleditsia triacanthos</i>)	36	City	Good	Retain	No action required; far enough from proposed construction
5	Honey locust (<i>Gleditsia triacanthos</i>)	38	City	Fair	Retain	No action required; far enough from proposed construction
6	Honey locust (<i>Gleditsia triacanthos</i>)	35	City	Fair; 30 cm long injury on trunk	Retain	No action required; far enough from proposed construction
7	Norway (Crimson King) maple (<i>Acer platanoides</i>)	30	Subject property	Poor; large canker at 2 m above grade, at junction of crown	Remove	Remove and replace based on poor health
8	Honey locust (<i>Gleditsia triacanthos</i>)	62	City	Fair; old wounds on trunk with possible decay	Retain	No action required; far enough from proposed construction
9	Norway (Crimson King) maple (<i>Acer platanoides</i>)	27	City	Fair; thin crown and low vigour	Retain	Protect with fencing during all site works
10	Norway (Crimson King) maple (<i>Acer platanoides</i>)	32	City	Fair; old wounds on trunk and spiral seam	Retain	Protect with fencing during all site works
11	Norway (Crimson King) maple (<i>Acer platanoides</i>)	18	Subject property	Fair/good; light crown dieback, low vigour	Remove	Remove due to realignment of drive through



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12	Norway (Crimson King) maple (<i>Acer platanoides</i>)	32	City	Poor/fair; advanced crown dieback, possibly root girdling, middle codominant stem with multiple pileated woodpecker feeding cavities	Remove	Remove and replace due to poor health
13	Norway (Crimson King) maple (<i>Acer platanoides</i>)	38	City	Fair/poor; crown dieback (possible girdling roots)	Remove	Remove and replace due to poor health
14	Manitoba maple (<i>Acer negundo</i>)	18 stems ranging 10-26 cm; average +/- 15 cm	Subject property	Fair; heavy leans with light dieback	Remove	Remove and replace; opportunity for beautification
15	Manitoba maple (<i>Acer negundo</i>)	7 stems; average diam +/- 22 cm	Subject property	Fair/good	Remove	Remove and replace; opportunity for beautification
16	Manitoba maple (<i>Acer negundo</i>)	28, 12, 13	Subject property	Fair	Retain	Prune to remove hazardous branches
17	Manitoba maple (<i>Acer negundo</i>)	24, 36	Subject property	Poor; larger stem is topped	Retain	Prune to remove hazardous branches
18	Manitoba maple (<i>Acer negundo</i>)	34	Subject property	Good/fair	Retain	Prune to remove hazardous branches
19	Eastern white cedar (<i>Thuja occidentalis</i>)	12	Subject property	Fair	Retain	Prune to remove hazardous branches
20	Manitoba maple (<i>Acer negundo</i>)	14, 17	Adjacent property at 370 Richmond	Fair; old mechanical wounds on trunk	Retain	Prune to remove hazardous branches



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21	American elm (<i>Ulmus americana</i>)	4 stems, 10-12 cm	Jointly owned with adjacent property at 370 Richmond	Fair; Dutch elm disease present on site	Retain	Prune to remove hazardous branches
22	Manitoba maple (<i>Acer negundo</i>)	28	Jointly owned with adjacent property at 370 Richmond	Fair	Retain	Prune to remove hazardous branches
23	Manitoba maple (<i>Acer negundo</i>)	25	Subject property	Fair; lean and wounds on trunk	Retain	Prune to remove hazardous branches
24	Manitoba maple (<i>Acer negundo</i>)	18, 28	Subject property	Fair; recent branch failure	Retain	Prune to remove hazardous branches
25	Eastern white cedar (<i>Thuja occidentalis</i>)	13	Subject property	Good/fair	Retain	Prune to remove hazardous branches
26	Eastern white cedar (<i>Thuja occidentalis</i>)	16	Subject property	Poor; dead top	Retain	Prune to remove hazardous branches
27	Manitoba maple (<i>Acer negundo</i>)	multiple stems ranging 5- 12 cm	Subject property	Good	Remove	Remove and replace; opportunity for beautification
28	Manitoba maple (<i>Acer negundo</i>)	12	Subject property	Fair	Remove	Remove and replace; opportunity for beautification



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APPENDIX B – Photographs



Photo 1: Honey locusts along Carling Avenue



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Photo 2: Tree 7, Norway maple to be removed. Note large canker on trunk.



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Photo 3: Tree 11, Norway maple to be removed due to drive thru realignment



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Photo 4: Tree 12, city-owned Norway maple to be removed due to poor health



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Photo 5; Crown of tree 12, note multiple pileated woodpecker feeding holes



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Photo 6: Tree 13, city owned Norway maple to be removed and replaced due to poor health



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Photo 7: Tree 14, Manitoba maple to be replaced for beautification



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APPENDIX C – Maps



APPENDIX D: 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 May 2026, 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.

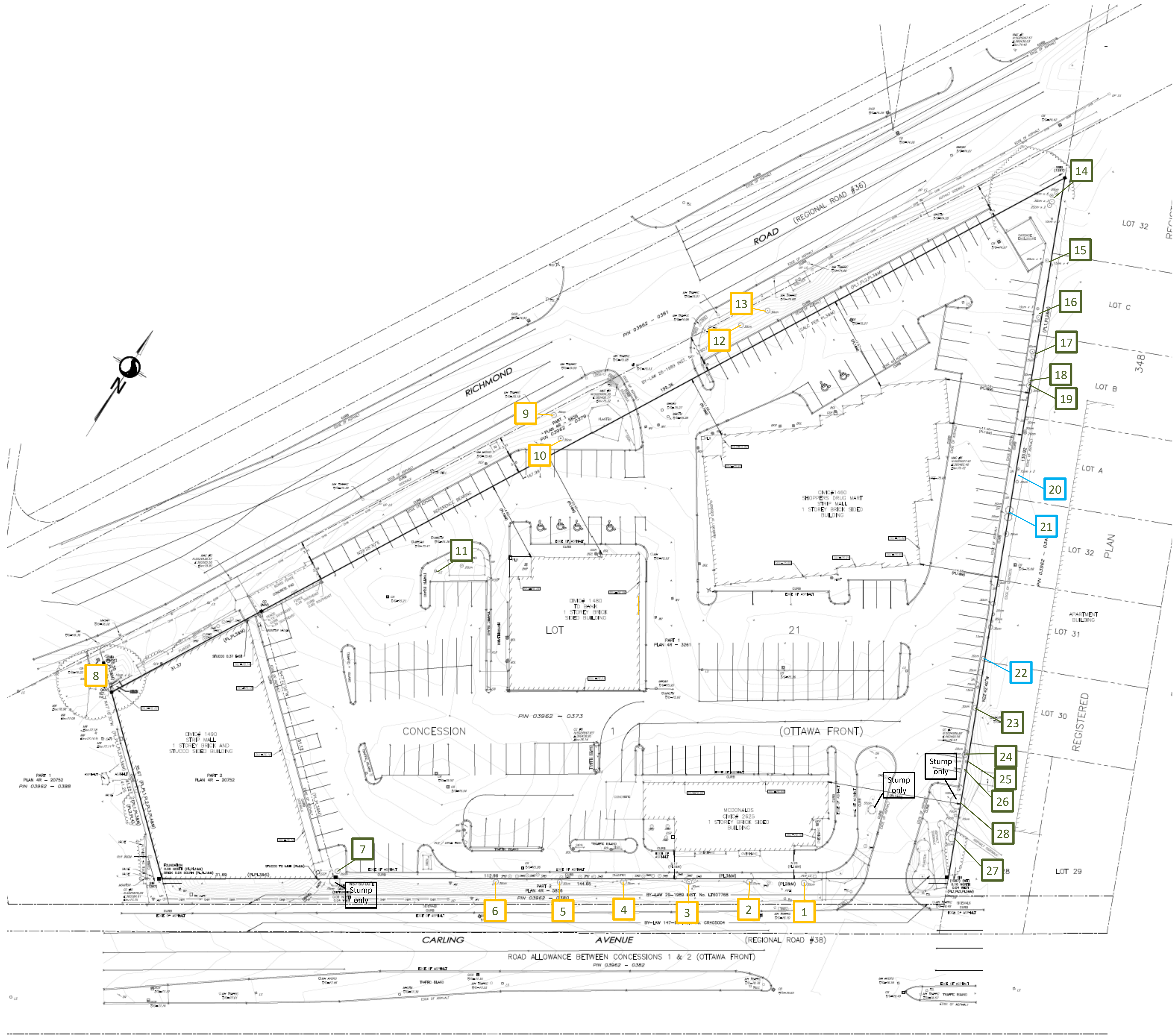
Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.

Note: the tree layer 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 prepared by
Stantec

TCR Map#1: Existing Vegetation -

Date	Revision	Prepared By
05/26/2026	Version 1	AN



Legend

-  Private Tree  Tree either fully or partly on adjacent property  Tree either fully or partly on city property



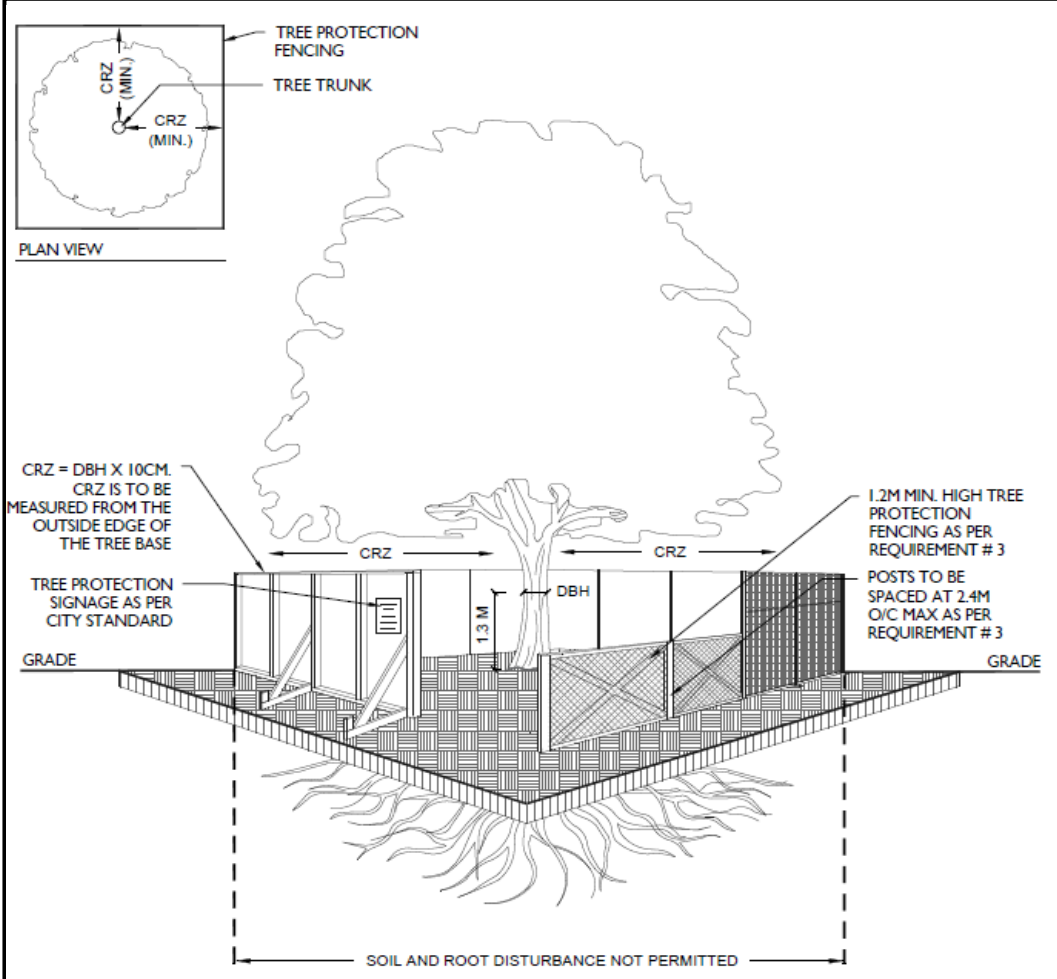
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Note: the tree layer has been added to the original base layer supplied by the client in pdf format. This layer refers to the trees only, and the original base has not been altered in the process, although it may be cropped. Refer to the original plan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

Base Layer: Site plan transposed by GJA Inc.

TCR Map#2: Proposed Development and Conserved Vegetation – 1480 and 2625 Richmond

Date	Revision	Prepared By
06/26/2026	Version 1	AN



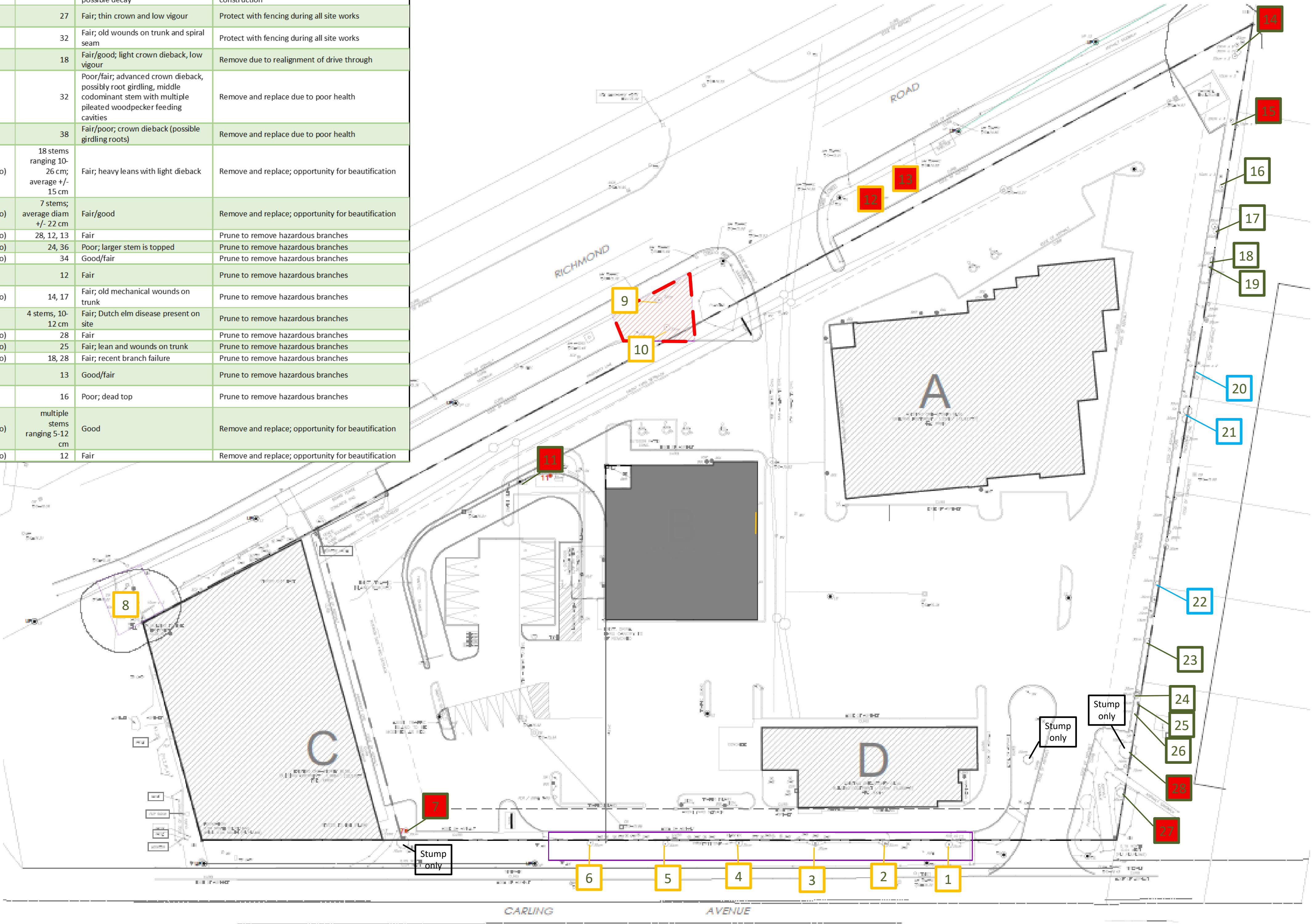
Failure to install and maintain fencing as described in this report may result in fines from the city.

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, 2020-240 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.

Tree ¹	Species	Diameter at breast height (cm)	Condition	Recommendations
1	Honey locust (Gleditsia triacanthos)	37	Good	No action required; far enough from proposed construction
2	Honey locust (Gleditsia triacanthos)	38	Good	No action required; far enough from proposed construction
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4	Honey locust (Gleditsia triacanthos)	36	Good	No action required; far enough from proposed construction
5	Honey locust (Gleditsia triacanthos)	38	Fair	No action required; far enough from proposed construction
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7	Norway (Crimson King) maple (Acer platanoides)	30	Poor; large canker at 2 m above grade, at junction of crown	Remove and replace based on poor health
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17	Manitoba maple (Acer negundo)	24, 36	Poor; larger stem is topped	Prune to remove hazardous branches
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25	Eastern white cedar (Thuja occidentalis)	13	Good/fair	Prune to remove hazardous branches
26	Eastern white cedar (Thuja occidentalis)	16	Poor; dead top	Prune to remove hazardous branches
27	Manitoba maple (Acer negundo)	multiple stems ranging 5-12 cm	Good	Remove and replace; opportunity for beautification
28	Manitoba maple (Acer negundo)	12	Fair	Remove and replace; opportunity for beautification



Legend

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