



TREE CONSERVATION REPORT

2506 Innes Road

Tree Conservation Report submitted as Partial
Requirements for a Site Plan Control Application.

Dendron Forestry Services

September 19, 2025



Tree Conservation Report v4.0

Submitted as part of Site Plan Control Application

Address: 2506 Innes Road
Date of Report: September 19, 2025
Date of Site Visit: November 10, 2023
Prepared by: Kevin Myers, ISA Certified Arborist; kevin.myers@dendronforestry.ca
Client: Concorde Properties c/o Jordan Tannis; jt@concorde-properties.ca

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

Purpose of the Report

This Tree Conservation Report has been prepared for Jordan Tannis from Concorde Properties as partial requirements for the Site Plan Control Application submitted to the City of Ottawa. The objectives of this Tree Conservation 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 of the trees by the proposed development and recommend removal or retention based on the provided plans
- To provide recommendations on how to mitigate damage to retained trees during construction

Methodology

The following materials were reviewed as part of this report:

- Site Plan by Muzaiko Architecture, dated November 13, 2023
- Survey by J.D. Barnes Ltd., dated October 13, 2023
- Grading plan by D.B. Gray Engineering, September 8, 2025
- GoeOttawa 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



Existing Site Conditions

The site is occupied by a single-storey commercial building and storage yard. The rear yard is mostly a laneway used for transport. There are no vegetative or natural elements of note aside from the trees inventoried.

Appendix A is an inventory of all trees that are protected under City of Ottawa Tree Protection By-law (2020-340) on the site. 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. This does not take into account infrastructure such as buildings and asphalt and it assumes the tree has no restrictions on root growth.

Proposed Development and Conserved Vegetation

Due to the significant development on this site, tree preservation will be very difficult.

Update for version 4.0: This report updates the previous version with a new grading plan provided by the client. Recommendations around tree retention have changed for tree 25, a Manitoba maple that has now being recommended for removal based on the addition of a ramp in the southwest corner.

Tree 3 is a young maple in fair condition. It is approximately 90cm from the proposed retaining wall, which is 3.6x its aggregated diameter. Approximately 28% of the tree's CRZ as defined in bylaw 2020-340 will be removed due to the proposed retaining wall. Because this is a young tree it may be able to rebound after construction and is therefore recommended for retention. Roots are to be revealed along the line of excavation and cleanly severed by hand prior to machinery being used.

Trees 4-6 are adjacent maples of varying health and distance from the property line. Due to excavation for the proposed retaining wall and the 75cm grade change, some of these trees are expected to decline quickly and are therefore recommended for removal. However there may be a possibility to retain some stems from the groupings. To accomplish this, the following steps are recommended: that the proposed retaining wall be marked out along the ground, the DBH of each trunk be measured (they were estimated during the site visit) as well as the distance between each trunk and the line for the retaining wall; those that are further than 3x their diameter from the wall can be marked for retention. Then, when it comes time for excavation, the roots can be revealed along the line of excavation and a certified arborist can be on site to ensure that roots are properly severed and no stability concerns remain.

The southwest corner (**Trees 26-32**) has a high percent canopy cover due to large trees on the adjacent properties. These trees are at a lower grade from most of the subject property (approximately 10-30cm). Fencing should be erected at the edge of the proposed retaining wall, and any roots that are encountered during excavation are to be cleanly severed by hand to promote faster sealing after construction. **Tree 31** is a large Freeman maple on the adjacent property. The retaining wall is proposed to come approximately 4.75m from the base of the tree and remove approximately 4% of its CRZ.

Tree 37 and 38 are city trees at the front of the property. These trees are small and in fair health. Due to the level of activity on site, protecting these trees will be difficult, and it is recommended they be removed and replanted with larger species to provide greater canopy on site.



Tree Protection

Prior to any site works, protective fencing should be installed around the trees 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)**. 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 ¾ (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 Recommendation

Native species should be prioritized in landscape planning. Best management practices recommend 30m³ of soil per tree planted, and while this may not be possible, maximizing soil volume per tree is highly recommended. Raised curb-style planters are recommended for hard surface plantings, and underplanting trees with shrubs can provide tree trunks with protection and nutrients



Wildlife Impact

Given current site conditions, it is unexpected this development will impact wildlife.

Tree Clearing and Migratory Birds

Following the guidelines under the *Migratory Birds Convention Act*, 1994, removal of vegetation should be avoided during the nesting periods for migratory birds which extends from April 15 to as late as August 15th. If tree removal is required during this period, a nesting survey should be completed by a biologist within 5 days of tree removal to confirm that no nests are present.

The undersigned personally inspected the property and issues associated with this report on November 10, 2023. On Behalf of Dendron Forestry Services,

Kevin Myers, MFC, RPF in Training
ISA Certified Arborist®, ON-2907A
kevin.myers@dendronforestry.ca
(514) 726-8531



Appendix A: Tree Information Table

Tree ¹	Species	DBH (cm)	Ownership ²	Tree Condition	Action	Forester recommendation
1	Manitoba maple (<i>Acer negundo</i>)	56	Subject property	Fair: wound on scaffold branch; pruning wounds sealing; cavities at base	Remove	Remove
2	Manitoba maple (<i>Acer negundo</i>)	27	Subject property	Poor	Remove	Remove
3	Red maple (<i>Acer rubrum</i>)	20, 15	Adjacent – 2514 Innes	Fair/Poor	Retain	Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). Roots are to be revealed along the line of excavation and cleanly severed by hand.
4	Freeman maple (<i>Acer freemanii</i>)	20, 20, 30, 35, 25 (estimated)	Adjacent – 17 Beddoe	Fair/Poor	Remove	Remove due to proximity of retaining wall and grade changes. Opportunity may exist to retain individual stems from groupings.
5	Freeman maple (<i>Acer freemanii</i>)	20	Adjacent – 15 Beddoe	Fair	Remove	Remove due to proximity of retaining wall and grade changes. Opportunity may exist to retain individual stems from groupings.
6	Freeman maple (<i>Acer freemanii</i>)	15, 20, 25, 30 (estimated)	Adjacent – 15 Beddoe	Good/Fair	Remove	Remove due to proximity of retaining wall and grade changes. Opportunity may exist to retain individual stems from groupings.
7	Manitoba maple (<i>Acer negundo</i>)	38, 11	Subject property	Fair/Poor: significant lean; asymmetrical crown	Remove	Remove
8	Manitoba maple (<i>Acer negundo</i>)	22	Subject property	Fair/Poor: 90 degree bend @ 3.5m	Remove	Remove
9	Manitoba maple (<i>Acer negundo</i>)	42	Subject property	Good/Fair: significant lean	Remove	Remove
10	American elm (<i>Ulmus americana</i>)	50	Subject property	Good	Remove	Remove
11	Manitoba maple (<i>Acer negundo</i>)	25	Subject property	Fair: several wounds on trunk; dead branches	Remove	Remove
12	Manitoba maple (<i>Acer negundo</i>)	28, 10	Subject property	Fair/Good: large pruning wound at base	Remove	Remove
13	American elm (<i>Ulmus americana</i>)	32	Subject property	Good	Remove	Remove



14	Manitoba maple (<i>Acer negundo</i>)	10	Subject property	Good/Fair	Remove	Remove
15 ⁴	Manitoba maple (<i>Acer negundo</i>)	16, 8	Subject property	Fair: spreading form; sprouts at base	Remove	Remove
16	Manitoba maple (<i>Acer negundo</i>)	33	Subject property	Fair: significant lean; wound on trunk	Remove	Remove
17	Manitoba maple (<i>Acer negundo</i>)	29, 14	Subject property	Fair: wounds with decay; poor form	Remove	Remove
18	Manitoba maple (<i>Acer negundo</i>)	20	Subject property	Good	Remove	Remove
19	Manitoba maple (<i>Acer negundo</i>)	20	Subject property	Fair	Remove	Remove
20	Manitoba maple (<i>Acer negundo</i>)	16	Subject property	Fair: suppressed	Remove	Remove
21	Manitoba maple (<i>Acer negundo</i>)	33	Subject property	Fair: significant lean	Remove	Remove
22	Freeman maple (<i>Acer freemanii</i>)	17	Subject property	Good	Remove	Remove
23	Black cherry (<i>Prunus serotina</i>)	12	Subject property	Fair: lean corrected through growth	Remove	Remove
24	Black cherry (<i>Prunus serotina</i>)	15	Subject property	Fair/Poor: growing on fence; significant lean	Remove	Remove
25	Manitoba maple (<i>Acer negundo</i>)	17	Subject property	Fair	Remove	Remove
26	Scot's pine (<i>Pinus sylvestris</i>)	33	Adjacent – 45 Glen Park	Fair	Retain	Retain. Any roots encountered during excavation are to be cleanly severed by hand
27 ⁴	Hackberry (<i>Celtis occidentalis</i>)	16, 4 (estimated)	Adjacent – 45 Glen Park	Fair: suppressed	Retain	Retain. Any roots encountered during excavation are to be cleanly severed by hand
28	Black cherry (<i>Prunus serotina</i>)	15, 12	Subject property	Fair: codominant stems @ 1.3m	Retain	Retain. Any roots encountered during excavation are to be cleanly severed by hand
29	Scot's pine (<i>Pinus sylvestris</i>)	28 (estimated)	Adjacent – 45 Glen Park	Fair: thin crown	Retain	Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). Roots are to be revealed along the line of excavation and cleanly severed by hand.
30	Scot's pine (<i>Pinus sylvestris</i>)	30 (estimated)	Adjacent – 45 Glen Park	Fair: asymmetrical crown	Retain	Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). Any roots



						encountered during excavation to be cleanly severed by hand.
31	Freeman maple (<i>Acer freemanii</i>)	50 (estimated)	Adjacent – 200 Scotland	Fair: large branch attachment wound; small cavity with decay possible; slight lean to the west	Retain	Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). Any roots encountered during excavation to be cleanly severed by hand.
32⁴	Scot's pine (<i>Pinus sylvestris</i>)	30 (estimated)	Adjacent – 43 Glen Park	Fair/Poor: very thin crown	Retain	Retain – no action required
33	Eastern white cedar (<i>Thuja occidentalis</i>)	12 stems 5-30	Subject property	Good/Fair	Remove	Remove – in line with proposed building and retaining wall.
34	Norway maple (<i>Acer platanoides</i>)	13	Subject property	Good	Remove	Remove
35	Manitoba maple (<i>Acer negundo</i>)	7 stems 11-25	Subject property	Fair/Poor: spreading form	Remove	Remove
36	American elm (<i>Ulmus americana</i>)	24	Subject property	Good	Remove	Remove
37	Tree lilac (<i>Syringa reticulata</i>)	8	City	Fair	Remove	Remove
38	Serviceberry (<i>Amelanchier spp.</i>)	6	City	Fair	Remove	Remove

¹ Please refer to the enclosed Tree Conservation Report map for tree numbers. Note that this map includes a tree layer added to the site plan (in pdf format) provided by the client. This layer includes only information about the trees and the original site 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



Appendix B: Photographs



Above: Tree 1 - private Manitoba maple to be removed.

Below: East corner of the property, including Trees 2-6





Above: Trees 4-21 along the south property line.

Below: southwest corner of the property, including Trees 23-33





Left: Tree 22 – private maple to be removed.

Below: Trees 34-36 - to be removed





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.

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 November 6, 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.

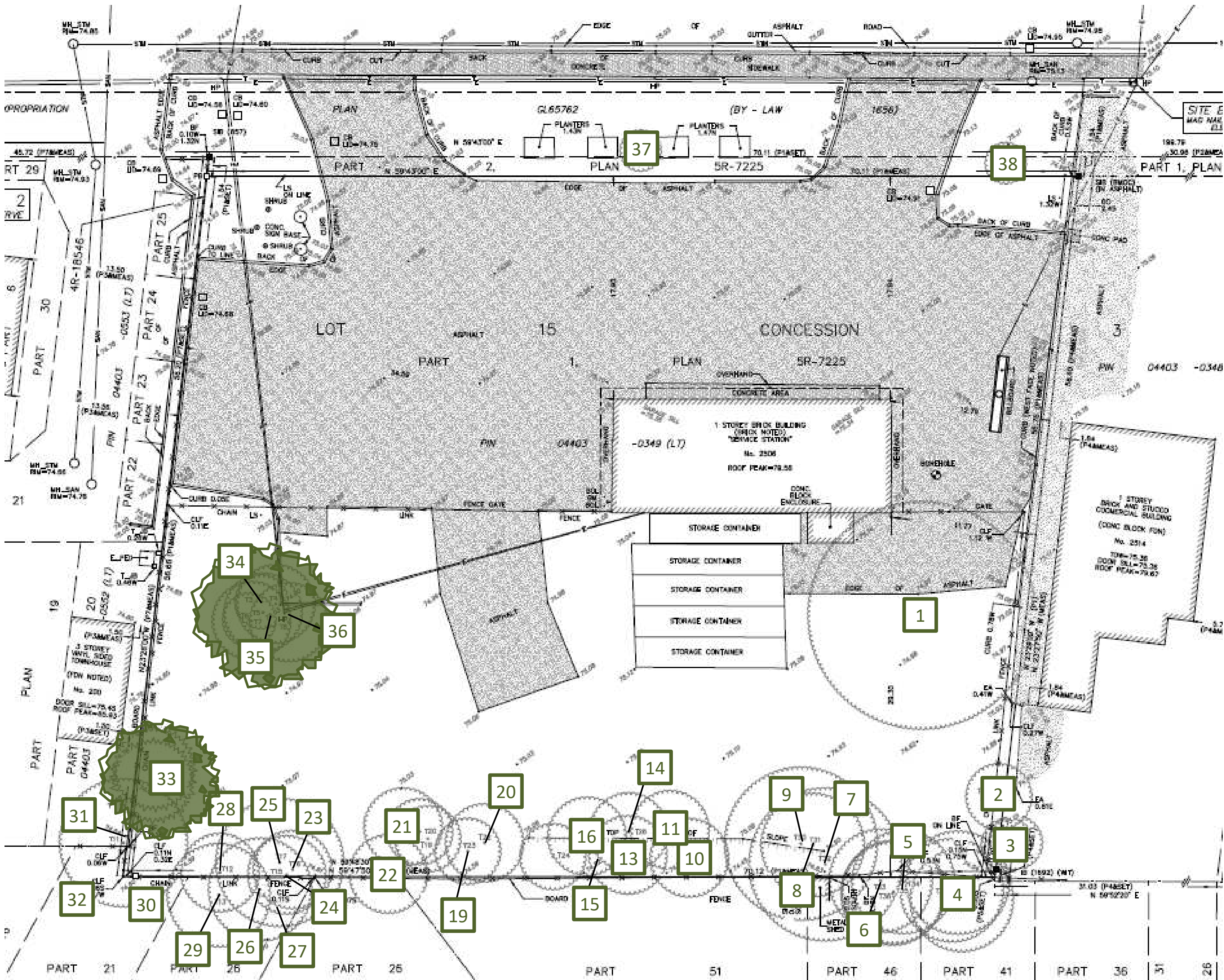
Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.



TCR Map – 2506 Innes Road
Tree layer prepared by
Dendron Forestry Services
Existing Vegetation, November 16, 2023
For more information, please contact: info@dendronforestry.ca

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

Tree ¹	Species	DBH (cm)	Ownership ²	Tree Condition
1	Manitoba maple (<i>Acer negundo</i>)	56	Subject property	Fair: wound on scaffold branch; pruning wounds sealing; cavities at base
2	Manitoba maple (<i>Acer negundo</i>)	27	Subject property	Poor
3	Red maple (<i>Acer rubrum</i>)	20, 15	Adjacent – 2514 Innes	Fair/Poor
4	Freeman maple (<i>Acer freemanii</i>)	20, 20, 30, 35, 25 (estimated)	Adjacent – 17 Beddoe	Fair/Poor
5	Freeman maple (<i>Acer freemanii</i>)	20	Adjacent – 15 Beddoe	Fair
6	Freeman maple (<i>Acer freemanii</i>)	15, 20, 25, 30 (estimated)	Adjacent – 15 Beddoe	Good/Fair
7	Manitoba maple (<i>Acer negundo</i>)	38, 11	Subject property	Fair/Poor: significant lean; asymmetrical crown
8	Manitoba maple (<i>Acer negundo</i>)	22	Subject property	Fair/Poor: 90 degree bend @ 3.5m
9	Manitoba maple (<i>Acer negundo</i>)	42	Subject property	Good/Fair: significant lean
10	American elm (<i>Ulmus americana</i>)	50	Subject property	Good
11	Manitoba maple (<i>Acer negundo</i>)	25	Subject property	Fair: several wounds on trunk; dead branches
12	Manitoba maple (<i>Acer negundo</i>)	28, 10	Subject property	Fair/Good: large pruning wound at base
13	American elm (<i>Ulmus americana</i>)	32	Subject property	Good
14	Manitoba maple (<i>Acer negundo</i>)	10	Subject property	Good/Fair
15	Manitoba maple (<i>Acer negundo</i>)	16, 8	Subject property	Fair: spreading form; sprouts at base
16	Manitoba maple (<i>Acer negundo</i>)	33	Subject property	Fair: significant lean; wound on trunk
17	Manitoba maple (<i>Acer negundo</i>)	29, 14	Subject property	Fair: wounds with decay; poor form
18	Manitoba maple (<i>Acer negundo</i>)	20	Subject property	Good
19	Manitoba maple (<i>Acer negundo</i>)	20	Subject property	Fair
20	Manitoba maple (<i>Acer negundo</i>)	16	Subject property	Fair: suppressed
21	Manitoba maple (<i>Acer negundo</i>)	33	Subject property	Fair: significant lean
22	Freeman maple (<i>Acer freemanii</i>)	17	Subject property	Good
23	Black cherry (<i>Prunus serotina</i>)	12	Subject property	Fair: lean corrected through growth
24	Black cherry (<i>Prunus serotina</i>)	15	Subject property	Fair/Poor: growing on fence; significant lean
25	Manitoba maple (<i>Acer negundo</i>)	17	Subject property	Fair
26	Scot's pine (<i>Pinus sylvestris</i>)	33	Adjacent – 45 Glen Park	Fair
27	Hackberry (<i>Celtis occidentalis</i>)	16, 4 (estimated)	Adjacent – 45 Glen Park	Fair: suppressed
28	Black cherry (<i>Prunus serotina</i>)	15, 12	Subject property	Fair: codominant stems @ 1.3m
29	Scot's pine (<i>Pinus sylvestris</i>)	28 (estimated)	Adjacent – 45 Glen Park	Fair: thin crown
30	Scot's pine (<i>Pinus sylvestris</i>)	30 (estimated)	Adjacent – 45 Glen Park	Fair: asymmetrical crown
31	Freeman maple (<i>Acer freemanii</i>)	50 (estimated)	Adjacent – 200 Scotland	Fair: large branch attachment wound; small cavity with decay possible; slight lean to the west
32	Scot's pine (<i>Pinus sylvestris</i>)	30 (estimated)	Adjacent – 43 Glen Park	Fair/Poor: very thin crown
33	Eastern white cedar (<i>Thuja occidentalis</i>)	12 stems 5-30	Subject property	Good/Fair
34	Norway maple (<i>Acer platanoides</i>)	13	Subject property	Good
35	Manitoba maple (<i>Acer negundo</i>)	7 stems 11-25	Subject property	Fair/Poor: spreading form
36	American elm (<i>Ulmus americana</i>)	24	Subject property	Good
37	Tree lilac (<i>Syringa reticulata</i>)	8	City	Fair
38	Serviceberry (<i>Amelanchier spp.</i>)	6	City	Fair



Legend



Private Tree Grouping



Inventoried Tree

Tree ¹	Species	DBH (cm)	Tree Condition	Forester recommendation
1	Manitoba maple (<i>Acer negundo</i>)	56	Fair: wound on scaffold branch; pruning wounds sealing; cavities at base	Remove
2	Manitoba maple (<i>Acer negundo</i>)	27	Poor	Remove
3	Red maple (<i>Acer rubrum</i>)	20, 15	Fair/Poor	Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). Roots are to be revealed along the line of excavation and cleanly severed by hand.
4	Freeman maple (<i>Acer freemanii</i>)	20, 20, 30, 35, 25 (estimated)	Fair/Poor	Remove due to proximity of retaining wall and grade changes. Opportunity may exist to retain individual stems from groupings.
5	Freeman maple (<i>Acer freemanii</i>)	20	Fair	Remove due to proximity of retaining wall and grade changes. Opportunity may exist to retain individual stems from groupings.
6	Freeman maple (<i>Acer freemanii</i>)	15, 20, 25, 30 (estimated)	Good/Fair	Remove due to proximity of retaining wall and grade changes. Opportunity may exist to retain individual stems from groupings.
7	Manitoba maple (<i>Acer negundo</i>)	38, 11	Fair/Poor: significant lean; asymmetrical crown	Remove
8	Manitoba maple (<i>Acer negundo</i>)	22	Fair/Poor: 90 degree bend @ 3.5m	Remove
9	Manitoba maple (<i>Acer negundo</i>)	42	Good/Fair: significant lean	Remove
10	American elm (<i>Ulmus americana</i>)	50	Good	Remove
11	Manitoba maple (<i>Acer negundo</i>)	25	Fair: several wounds on trunk; dead branches	Remove
12	Manitoba maple (<i>Acer negundo</i>)	28, 10	Fair/Good: large pruning wound at base	Remove
13	American elm (<i>Ulmus americana</i>)	32	Good	Remove
14	Manitoba maple (<i>Acer negundo</i>)	10	Good/Fair	Remove
15 ⁴	Manitoba maple (<i>Acer negundo</i>)	16, 8	Fair: spreading form; sprouts at base	Remove
16	Manitoba maple (<i>Acer negundo</i>)	33	Fair: significant lean; wound on trunk	Remove
17	Manitoba maple (<i>Acer negundo</i>)	29, 14	Fair: wounds with decay; poor form	Remove
18	Manitoba maple (<i>Acer negundo</i>)	20	Good	Remove
19	Manitoba maple (<i>Acer negundo</i>)	20	Fair	Remove
20	Manitoba maple (<i>Acer negundo</i>)	16	Fair: suppressed	Remove

Tree ¹	Species	DBH (cm)	Ownership ²	Tree Condition	Forester recommendation
21	Manitoba maple (<i>Acer negundo</i>)	33	Subject property	Fair: significant lean	Remove
22	Freeman maple (<i>Acer freemanii</i>)	17	Subject property	Good	Remove
23	Black cherry (<i>Prunus serotina</i>)	12	Subject property	Fair: lean corrected through growth	Remove
24	Black cherry (<i>Prunus serotina</i>)	15	Subject property	Fair/Poor: growing on fence; significant lean	Remove
25	Manitoba maple (<i>Acer negundo</i>)	17	Subject property	Fair	Remove
26	Scot's pine (<i>Pinus sylvestris</i>)	33	Adjacent – 45 Glen Park	Fair	Retain. Any roots encountered during excavation are to be cleanly severed by hand
27 ⁴	Hackberry (<i>Celtis occidentalis</i>)	16, 4 (estimated)	Adjacent – 45 Glen Park	Fair: suppressed	Retain. Any roots encountered during excavation are to be cleanly severed by hand
28	Black cherry (<i>Prunus serotina</i>)	15, 12	Subject property	Fair: codominant stems @ 1.3m	Retain. Any roots encountered during excavation are to be cleanly severed by hand
29	Scot's pine (<i>Pinus sylvestris</i>)	28 (estimated)	Adjacent – 45 Glen Park	Fair: thin crown	Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). Roots are to be revealed along the line of excavation and cleanly severed by hand.
30	Scot's pine (<i>Pinus sylvestris</i>)	30 (estimated)	Adjacent – 45 Glen Park	Fair: asymmetrical crown	Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). Any roots encountered during excavation to be cleanly severed by hand.
31	Freeman maple (<i>Acer freemanii</i>)	50 (estimated)	Adjacent – 200 Scotland	Fair: large branch attachment wound; small cavity with decay possible; slight lean to the west	Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). Any roots encountered during excavation to be cleanly severed by hand.
32 ⁴	Scot's pine (<i>Pinus sylvestris</i>)	30 (estimated)	Adjacent – 43 Glen Park	Fair/Poor: very thin crown	Retain – no action required
33	Eastern white cedar (<i>Thuja occidentalis</i>)	12 stems 5-30	Subject property	Good/Fair	Remove – in line with proposed building and retaining wall.
34	Norway maple (<i>Acer platanoides</i>)	13	Subject property	Good	Remove
35	Manitoba maple (<i>Acer negundo</i>)	7 stems 11-25	Subject property	Fair/Poor: spreading form	Remove
36	American elm (<i>Ulmus americana</i>)	24	Subject property	Good	Remove
37	Tree lilac (<i>Syringa reticulata</i>)	8	City	Fair	Remove
38	Serviceberry (<i>Amelanchier spp.</i>)	6	City	Fair	Remove

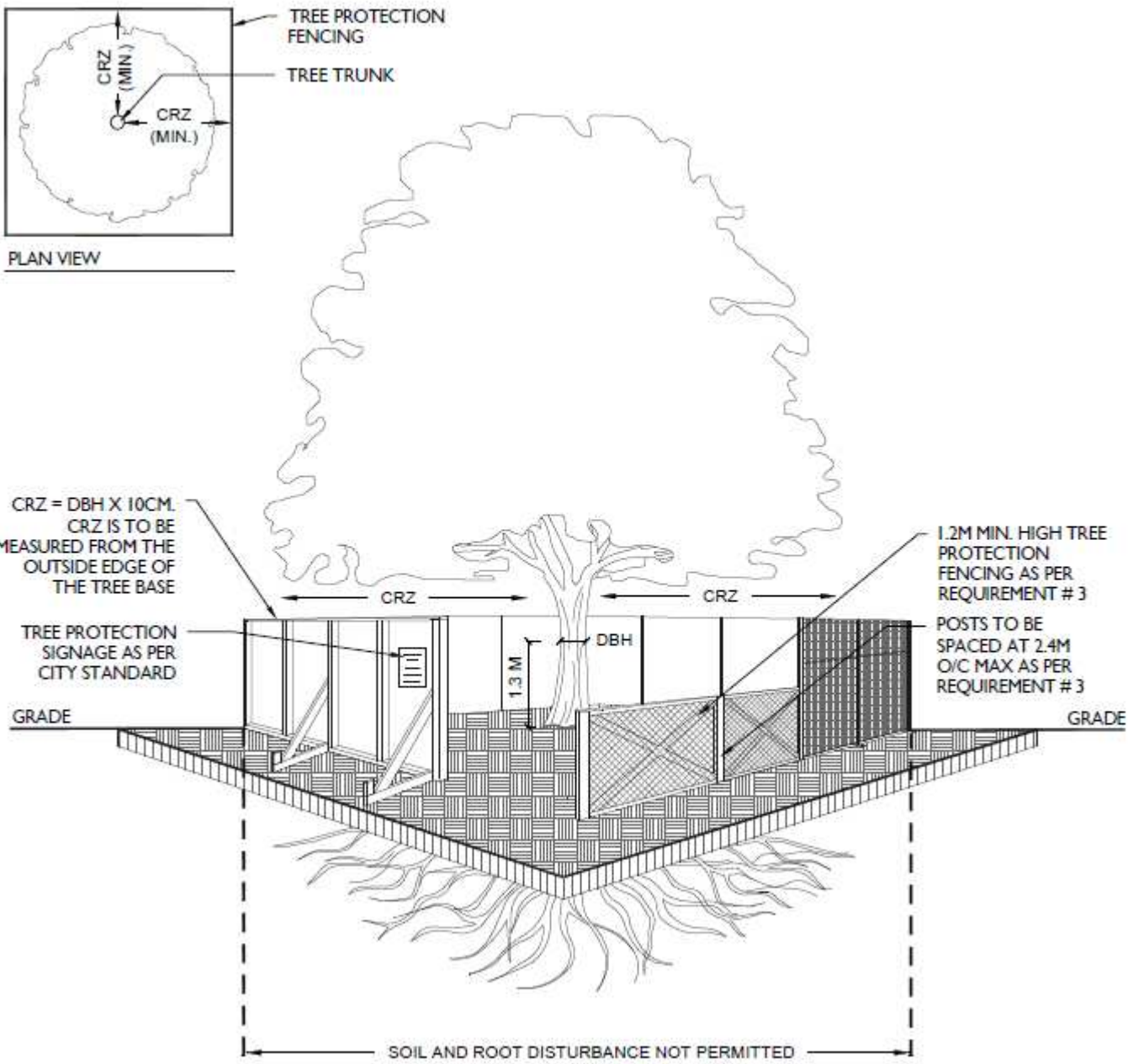


TCR Map – 2506 Innes Road
Tree layer prepared by
Dendron Forestry Services
Proposed Development v4.0, September 19, 2025
For more information, please contact: info@dendronforestry.ca

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

- 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 OF 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.

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



Legend

- Critical Root Zone
- Tree either fully or partly on adjacent property
- Tree to be removed
- Tree either fully or partly on city property
- Tree Protection Area