



TREE CONSERVATION REPORT

500 Edgeworth Ave

Tree Conservation Report submitted as Partial
Requirements for a Site Plan Control and Zoning
Bylaw Amendment Application, April 2, 2026

Dendron Forestry Services



Tree Conservation Report

Address: 500 Edgeworth Avenue
Date of Report: April 2, 2026
Date of Site Visit: January 17th, July 20th, 2025, January 22, 2026 and April 2, 2026
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This Report must be read in its entirety, including the Assumptions and Limiting Conditions.

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Tree Conservation Report
500 Edgeworth Ave.

Introduction

This Tree Conservation Report has been prepared for Edgeworth Development Lands, as partial requirements for a Site Plan Control and Zoning Bylaw Amendment 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:

- Survey by JD Barnes, dated Dec 20, 2023
- Site Plan prepared by rla architecture dated March 24, 2025
- 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



Current Vegetation

These two properties are heavily treed, likely as a result of tree planting efforts around (or before) the time of the construction of the original homes. Early aerial photographs from GeoOttawa as far back as 1958 depict the homes with many trees. In recent years, there has been an influx of additional trees that have seeded naturally, some native and some non-native invasive species. These include native American elm (*Ulmus americana*), and invasives Siberian elm (*Ulmus pumila*) and Manitoba maple (*Acer negundo*). On the NCC property to the west, there is a dense thicket of the highly invasive buckthorn shrub, interspersed with some American elms. On the outer edge of this thicket, along the west side, there are some recently planted trees.

Tree Inventory

Appendix A is information on protected trees in table format that includes an inventory of all individual 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.

April 2 report update: *As requested by city forestry staff, the ownership of trees 1-3 were confirmed in the field using survey posts marking the property line. The edge of the tree trunks are set back 30-35 cm from the property line confirming that they are privately owned.*

Proposed development and Tree Protection

The proposed intensification on this site will make tree preservation for all trees onsite unattainable. There is a 2-storey underground parking lot that will require excavation of the entire site, impacting all trees including those close to the property lines on adjacent properties. Permission for tree removal from the adjacent property owners is required prior to the issuance of a Tree Permit from the City of Ottawa.

In addition to those trees identified on TCR maps, there is also a line of thick buckthorn shrubs along the edge of the NCC property. Due to their invasive nature, these should all be removed along with the trees that need to be removed to accommodate the excavation and make the area free of any risks of tree failures. During deep excavations such as this, the falling distance increases for those trees along the edge, resulting in higher consequences of failure for the construction crews working below.

The newly planted trees within NCC property west of the buckthorn thicket were not identified at this stage but should be surveyed and included in any submissions to the NCC. Because these trees are along the edge of the buckthorn thicket, to avoid mistaken removals, they should be marked (flagged) for retention prior to any vegetation removal.



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Tree Planting Recommendations

A Landscape Plan is included as part of the submission for this project that addresses the tree planting recommendations.

Wildlife Impact

During the site visit, several bird species were seen as well as squirrels. The property is adjacent to an NCC pathway; however, it is not a significant wildlife area. There are no links to other greenspace corridors and it is highly urbanized, adjacent to a major transit hub.

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 8 to as late as August 31st. 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.

The undersigned personally inspected the property and issues associated with this report on January 17th, and July 20th, 2025 and January 22, 2026. 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

Tree ¹	Species	Diameter at breast height (cm)	Ownership ^{2,3}	Condition	Recommendations
1	Sugar maple (<i>Acer saccharum</i>)	59	Subject properties	Fair; pruned for hydro clearance, epicormic shoots, old branch attachment wound with decay at 4 m grade	Remove due to excavation for parking lot
2	Sugar maple (<i>Acer saccharum</i>)	55	Subject properties	Fair; pruned for hydro clearance, low vigour, epicormic shoots, decay in upper canopy	Remove due to excavation for parking lot
3	Sugar maple (<i>Acer saccharum</i>)	57	Subject properties	Fair; asymmetric crown	Remove due to excavation for parking lot
4	Bur oak (<i>Quercus macrocarpa</i>)	54	Subject properties	Fair; directly under hydro lines, woodpecker holes in centre stem	Remove due to excavation for parking lot and proposed development plans
5	White pine (<i>Pinus strobus</i>)	43	Subject properties	Good/fair; slight lean at base, minor chlorosis	Remove due to excavation for parking lot
6	Eastern white cedar (<i>Thuja occidentalis</i>)	17, 19, 14, 15	Subject properties	Good/fair	Remove due to excavation for parking lot
7	White birch (<i>Betula papyrifera</i>)	18	Subject properties	Good	Remove due to excavation for parking lot
8	Apple (<i>Malus spp</i>)	24	Subject properties	poor; many epicormic shoots	Remove due to excavation for parking lot
9 ⁴	Manitoba maple (<i>Acer negundo</i>)	12 (est)	Adjacent property at 492 Edgeworth	Fair; heavy lean	Remove due to excavation for parking lot
10	Bur oak (<i>Quercus macrocarpa</i>)	78	Subject properties	Good; asymmetric crown, some deadwood	Remove due to excavation for parking lot
11	Apple (<i>Malus spp</i>)	16	Subject properties	Poor; epicormic shoots, significant decay	Remove due to excavation for parking lot
12	Scots pine (<i>Pinus sylvestris</i>)	13	Subject properties	Fair; thin top	Remove due to excavation for parking lot
13	Austrian pine (<i>Pinus nigra</i>)	41	Subject properties	Fair; thin crown with dieback, sapsucker holes,	Remove due to excavation for parking lot
14 ⁴	Eastern white cedar (<i>Thuja occidentalis</i>)	13	Subject properties	Good	Remove due to excavation for parking lot
15 ⁴	Eastern white cedar (<i>Thuja occidentalis</i>)	13	Subject properties	Good	Remove due to excavation for parking lot



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16	Sugar maple (<i>Acer saccharum</i>)	120	Subject properties	Poor/fair; old branch attachment wound, multi-stemmed	Remove due to excavation for parking lot
17	Siberian elm (<i>Ulmus pumila</i>)	23	Subject properties	Fair/good; vigorous growth, growing within fence	Remove due to excavation for parking lot
18	Siberian elm (<i>Ulmus pumila</i>)	31	Subject properties	Fair/good; growing within chain link fence	Remove due to excavation for parking lot
19	Siberian elm (<i>Ulmus pumila</i>)	32	Subject properties	Fair; growing within chain link fence	Remove due to excavation for parking lot
20	Siberian elm (<i>Ulmus pumila</i>)	10, 29, 16	Subject properties	Fair	Remove due to excavation for parking lot
21 ⁴	Manitoba maple (<i>Acer negundo</i>)	14	Subject properties	Good	Remove due to excavation for parking lot
22	Sugar maple (<i>Acer saccharum</i>)	31, 32, 34	Subject properties	Fair/good; lean	Remove due to excavation for parking lot
23	Sugar maple (<i>Acer saccharum</i>)	29, 44	Subject properties	Fair; lean	Remove due to excavation for parking lot
24	Sugar maple (<i>Acer saccharum</i>)	43, 68	Subject properties	Fair/poor; topped, decay at base, old branch attachment wounds with decay	Remove due to excavation for parking lot
25	Bur oak (<i>Quercus macrocarpa</i>)	49	Subject properties	Good; asymmetrical crown	Remove due to excavation for parking lot
26	Bur oak (<i>Quercus macrocarpa</i>)	52	NCC	Good/fair; asymmetric crown, epicormic shoots	Remove due to excavation for parking lot
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30	Oakleaf mountain ash (<i>Sorbus Thuringiaca</i>)	26	NCC	Poor; high level of decay, heavy lean, sapsucker holes	Remove due to excavation for parking lot
31 ⁴	American elm (<i>Ulmus americana</i>)	20	NCC	Good	Remove due to excavation for parking lot
32 ⁴	American elm (<i>Ulmus americana</i>)	22	NCC	Good	Remove due to excavation for parking lot

¹ Please refer to the attached Tree Conservation Report maps for tree 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.

³Trees on adjacent properties do not include a full assessment. The diameters are estimated, and 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



Picture 1: Tree 1, privately owned silver maple



Picture 2: Trees 2 and 3, privately owned silver maples



Picture 3: Tree 4, city-owned bur oak



Picture 4: tree 10, bur oak at the rear of 508 Edgeworth



Picture 5: tree 16, large silver maple at 508 Edgeworth



Picture 6: facing northwards from 500 Edgeworth - row of Siberian elms (trees 17-20)



Picture 7: Trees 25 (right),bur oak on subject properties and 26 (left), bur oak on NCC property



Picture 8: Taken from the NCC property, row of buckthorn along the property line interspersed with recently planted trees along the west side



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 Jan 5, 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.



Dendron Forestry Services

Tree Conservation Report
500 Edgeworth Ave.

APPENDIX D: Maps

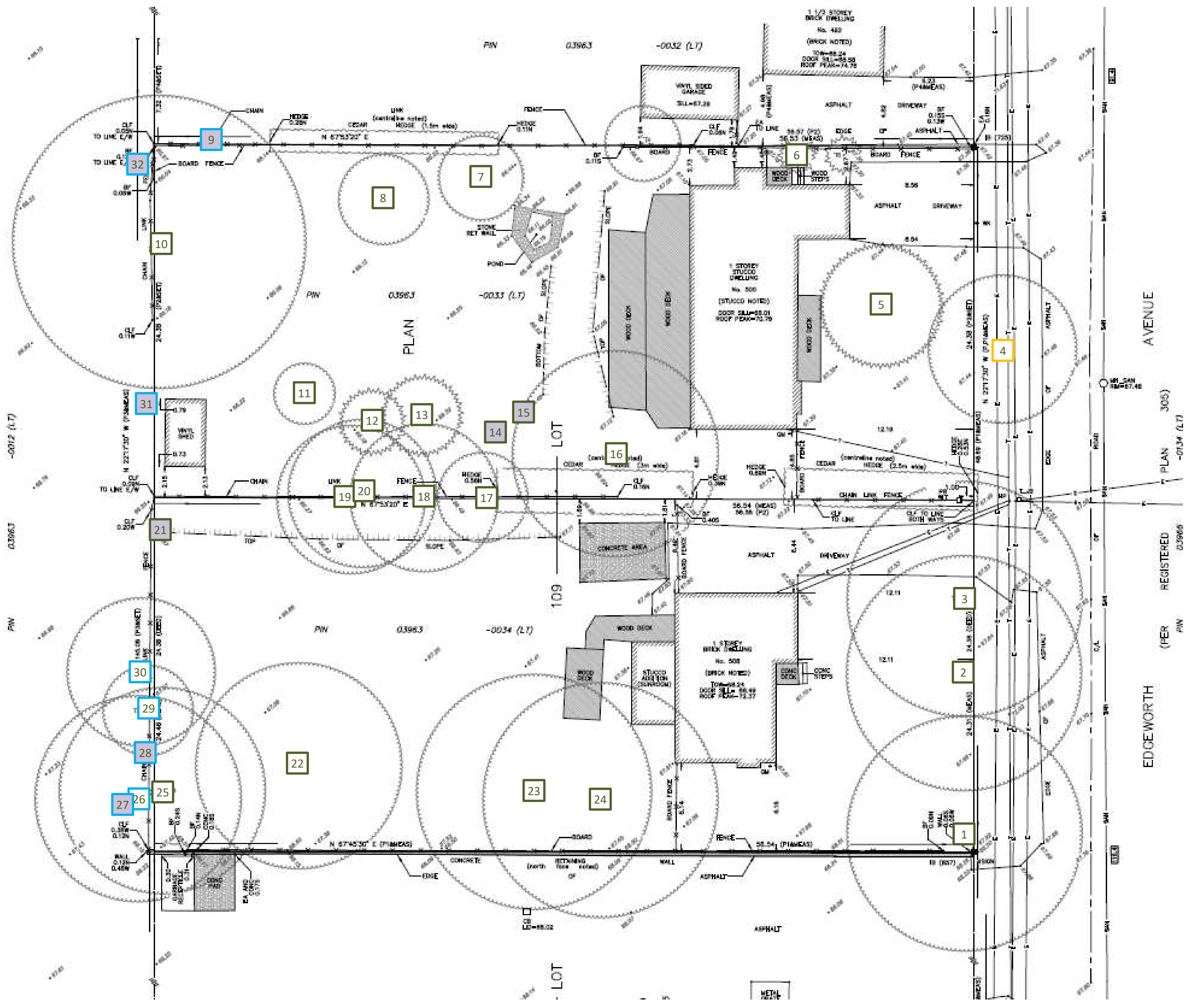
Map 1: Existing Vegetation

Map 2: Proposed Development and Conserved Vegetation

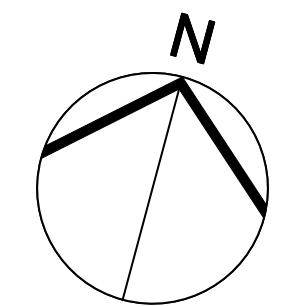
Note: the tree layer has been added to the original base layer supplied by the client in pdf format. This layer refers to the trees only, and the original base has not been altered in the process, although it may be cropped. Refer to the original plan for details as quality is lost when importing the plan into the software used to create the tree layer.
Base Layer: Topographic Survey prepared by JD Barnes dated Oct 31, 2023

TCR Map#1: Existing Vegetation – 500 Edgeworth Ave

Date	Revision	Prepared By
July 24, 2025	Version 1	AN
Jan 26, 2026	Version 2	AN



Tree#	Species	Diameter at breast height (cm)	Ownership ^{1,3}	Condition
1	Sugar maple (<i>Acer saccharum</i>)	59	Subject properties	Fair; pruned for hydro clearance, epicormic shoots, old branch attachment wound with decay at 4 m grade
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3	Sugar maple (<i>Acer saccharum</i>)	57	Subject properties	Fair; asymmetric crown
4	Bur oak (<i>Quercus macrocarpa</i>)	54	Subject properties	Fair; directly under hydro lines, woodpecker holes in centre stem
5	White pine (<i>Pinus strobus</i>)	43	Subject properties	Good/fair; slight lean at base, minor chlorosis
6	Eastern white cedar (<i>Thuja occidentalis</i>)	17, 19, 14, 15	Subject properties	Good/fair
7	White birch (<i>Betula papyrifera</i>)	18	Subject properties	Good
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23	Sugar maple (<i>Acer saccharum</i>)	29, 44	Subject properties	Fair; lean
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27 ¹	American elm (<i>Ulmus americana</i>)	17, 18, 11, 9	NCC	Fair; multi-stemmed, included bark in unions
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Legend

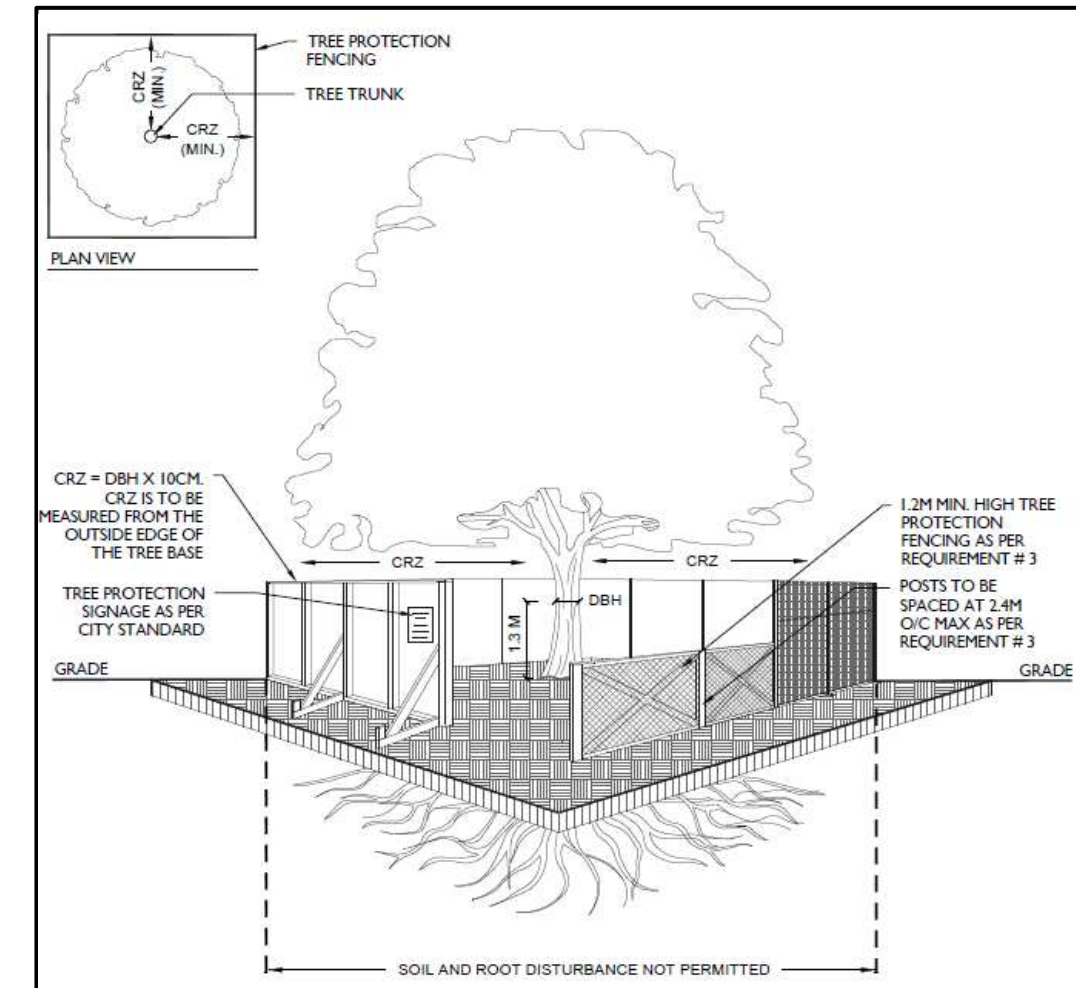
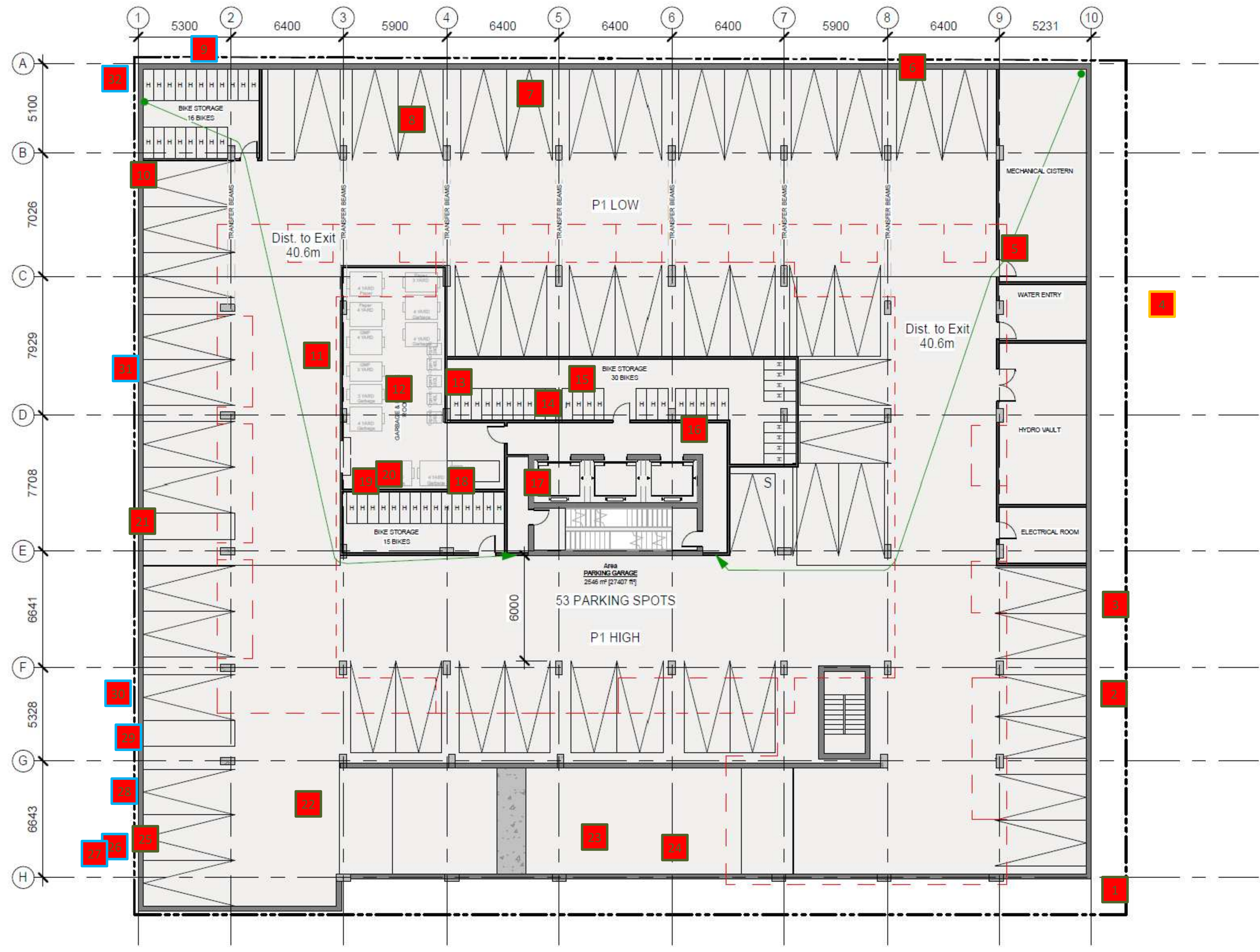
1	Private Tree	1	Tree either fully or partly on adjacent property	1	Tree either fully or partly on city property	1	Location of tree has been estimated
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Note: the tree layer has been added to the original base layer supplied by the client in pdf format. 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: P2 Parking Plan as part of Site Plan prepared by rla architecture dated March 14, 2025

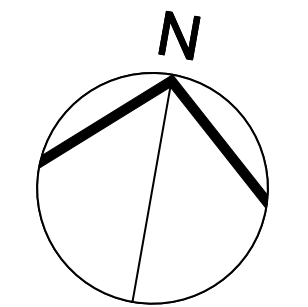
TCR Map#2: Proposed Development and Conserved Vegetation – 500 Edgeworth Ave

Date	Revision	Prepared By
08/11/2025	Version 1	AN
01/26/2026	Version 2	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, 2020-340 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.



Legend

- Critical Root Zone (as defined in By-Law 2020-340)
- 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