



TREE CONSERVATION REPORT

Tree Conservation Report submitted as Partial Requirements for a Site Plan Control Application, Elmwood School, 261 Buena Vista Road.

Dendron Forestry Services



Dendron Forestry Services

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Tree Conservation Report

Address: Elmwood School, 261 Buena Vista Road

Date of Report: June 25, 2026

Date of Site Visit: June 19, 2026

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

Contents

Introduction	2
Methodology	2
Current Vegetation.....	3
Tree Inventory	3
Proposed Development and Tree Protection.....	4
Tree Canopy Impacts.....	4
Tree Protection.....	5
Tree Planting Recommendations	5
Wildlife Impact	6
Timing Restrictions for Vegetation Removal	6
APPENDIX A – Tree Information	7
APPENDIX B – Photographs	18
APPENDIX C: Maps	28
APPENDIX D: Assumptions and Limiting Conditions	31



Introduction

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

- To describe all trees with diameters over 10 cm on the site, recording their species, size, and current health condition. This includes trees on adjacent private property 10 cm or greater in diameter, with critical root zones that extend onto the subject property in proximity to the proposed development. 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 prepared by Annis, O'Sullivan, Vollebekk Ltd.
- Site plan prepared by WSP
- Removals Plan prepared by WSP
- Grading Plan prepared by WSP
- Servicing Plan prepared by WSP
- Erosion and Sediment Control Plan prepared by WSP
- Landscape Plan prepared by Quinn Design
- 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
- Condition rating:
 1. Good
 2. Fair
 3. Declining
 4. Poor
 5. Dead
- Tree health.



Current Vegetation

Elmwood School is located within the Urban Area of the City of Ottawa, in the historic Rockcliffe Park neighbourhood, which is included in the City of Ottawa's Mature Neighbourhood Overlay. The site includes individual trees, garden beds, and cedar hedges planted in manicured lawns and sports fields, around existing buildings, and along the fenced perimeter of the property. Individual trees are primarily mature canopy trees with notable species including white pine (*Pinus strobus*), norway spruce (*Picea abies*), white spruce (*Picea glauca*), silver maple (*Acer saccharinum*), and white elm (*Ulmus americana*). Small trees planted along buildings and garden beds include eastern white-cedar (*Thuja occidentalis*), crabapples (*Malus* sp.) and plums (*Prunus* sp.).

Tree Inventory

A total of 103 trees were inventoried on the subject property, with an additional 29 City-owned trees located along the right-of-way on Buena Vista Road, Springfield Road, and Hillcrest Road.

Table 1: Summary of Retention and Removal by Ownership

Action	Subject Property	City	TOTAL
Retain	90	29	122
Remove	13	0	10
TOTAL	103	29	132

Appendix A is 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.



Proposed Development and Tree Protection

The proposed addition on this site impacts a limited number of trees in the context of the site and will have minimal impact on the total site canopy cover. The proposed replanting plan will help support long-term canopy cover by diversifying the age classes and species of the site's canopy trees.

Trees identified for removal include small trees planted immediately adjacent to the existing senior school that directly overlap the footprint of the proposed addition, as well as one dead elm tree. Two spruce trees (trees #1 and #2) have trunks located outside of the proposed footprint, however are recommended for removal due to a combination of existing health and structural factors and the anticipated extent of impacts to the critical root zone, including structural roots.

Tree #1 is located approximately 3m from the wall of the proposed addition, with excavation and grading occurring less than 1m from the tree, which is closer than 3x the dbh from the trunk. This tree was observed to have girdling roots, early signs of canopy dieback, and codominant leaders. Tree #2 is located approximately 5m from the wall of the proposed addition, and 2m from the edge of grading. While this is 3x the dbh from the trunk, tree #2 was observed to have shallow structural roots that visibly extend >5m from the trunk and would be impacted by both excavation and grading limits. Tree #2 also has codominant leaders which is a risk factor for failure in conifers. Both trees are approximately 20m in height, with the existing building, pathway, and sports field within their fall radius, and history of a third tree within this grouping failing during a wind storm. Due to the extent of impacts, large fall radius and multiple factors increasing the likelihood of failure, neither of these trees are recommended for retention.

Tree Canopy Impacts

The purpose of *Section 4.8.2* of the *Official Plan* is to "Provide residents with equitable access to an urban forest canopy." This section includes policies and targets for managing the urban canopy including an urban forest canopy cover target of 40%, prioritization of retention of mature trees, provision of adequate soil volumes, and preserving ecosystem services provided by trees. This section also emphasizes the importance of considering the short-term, long-term, and cumulative effects of development at both a neighbourhood and city-wide scale.

The subject property is located in Rockcliffe Park, which has a neighbourhood Tree Equity Score of 100 and currently meets the City's target 40% neighbourhood tree canopy. Short term impacts of the proposed tree removals are expected to result in minimal loss of canopy cover at the site level during construction, and negligible impact on the total canopy cover at the neighbourhood and city-wide scales. Long-term, replacement plantings are expected to have a net increase on the site's canopy cover with species planted including trees that are larger at maturity than the majority of those removed. Cumulative impacts are expected to be negligible.



Tree Protection

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

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

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

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

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

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

- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
- Apply 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 Recommendations

Tree planting on this site could lead to increased canopy cover overall. Grade-level raised-curb style planters are recommended for planting in paved areas. Underplanting trees with shrubs in these planters can provide the trees protection and extra nutrients.

The Landscape Plan identifies trees and shrubs to be planted on the site following construction, including Red Maple, and Hackberry. City comments indicated that additional species should be considered. Additional species recommended based on site conditions include:

White oak - *Quercus alba**

Swamp white oak - *Quercus bicolor**

White spruce - *Picea glauca**

White pine- *Pinus strobus**

Silver maple - *Acer saccharinum**

Black Maple – *Acer nigrum*



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Liberty elm - *Ulmus americana* 'Libertas'*

Tulip Tree – *Liriodendron tulipifera*

Northern Catalpa – *Catalpa speciosa*

Sycamore – *Platanus occidentalis*

In all cases tree planting must take into consideration the proximity of natural and naturalized spaces: no invasive or aggressively spreading species are to be planted.

Wildlife Impact

Trees on the site have potential to provide foraging, nesting, and roosting for wildlife including birds, bats, and squirrels. These wildlife services will be preserved as the majority of trees on the site will not be impacted by construction. No MBCA Schedule 1 nests or critical habitat for species at risk birds and bats has been identified, however all trees have potential to provide nesting and roosting habitat, therefore timing windows for vegetation clearing should be respected.

Timing Restrictions for Vegetation Removal

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 XXXX. On Behalf of Dendron Forestry Services,

Nicole Nolan

ISA Certified Arborist®, ON-2660A

ISA Tree Risk Assessment Qualified

Associate, Dendron Forestry Services

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APPENDIX A – Tree Information

Tree ¹	Common Name	Scientific Name	DBH (cm)	Ownership ^{2,3}	Condition	Tree Health Comments	Action	Clients Reason for Removal
1	Norway Spruce	<i>Picea abies</i>	68	Subject Property	Declining	Girdling roots, early signs of dieback (~15%) in canopy. Codominant leader in top 6m. Tree height is >20m with building, pathway, and soccer field within fall distance.	Remove	<3x dbh from construction limits (1.5m), concerns with structure and health of tree that increase risk given extent of CRZ impact
2	White Spruce	<i>Picea glauca</i>	66	Subject Property	Fair/Declining	Codominant leader in top 8m. Major structural roots visibly extend to edge of CRZ, leaning towards soccer field. Tree height is >20m with building, pathway, and soccer field within fall distance.	Remove	~3x dbh from construction limits (2m), however major structural roots extend into footprint. Concerns with structure and health of tree that increase risk given extent of CRZ impact
3	Crabapple	<i>Malus sp.</i>	23	Subject Property	Fair	Large diameter pruning with limited healing, slight lean/unbalanced canopy. Growing on embankment adjacent to building.	Remove	Within project footprint
4	Crabapple	<i>Malus sp.</i>	26	Subject Property	Fair	Large diameter pruning with limited healing, slight lean/unbalanced canopy. Growing on embankment adjacent to building.	Remove	Within project footprint



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5	Crabapple	<i>Malus sp.</i>	26	Subject Property	Fair	Large diameter pruning with limited healing, slight lean/unbalanced canopy. Growing on embankment adjacent to building.	Remove	Within project footprint
6	Crabapple	<i>Malus sp.</i>	23	Subject Property	Fair	Large diameter pruning with limited healing, slight lean/unbalanced canopy. Growing on embankment adjacent to building.	Remove	Within project footprint
7	Crabapple	<i>Malus sp.</i>	22	Subject Property	Fair	Large diameter pruning with limited healing, slight lean/unbalanced canopy. Growing on embankment adjacent to building.	Remove	Within project footprint
8	White elm	<i>Ulmus americana</i>	66, 21	Subject Property	Fair	Good canopy vigour, minor canopy dieback (~5-10%), existing trunk injury	Retain	n/a
9	Black Locust	<i>Robinia pseudoacacia</i>	62	Subject Property	Good/Fair	Growing in planter alongside building	Remove	Within project footprint
10	White elm	<i>Ulmus americana</i>	46	Subject Property	Dead	No live canopy present. Dutch elm disease, bark beetle exit holes	Remove	Dead tree
11	Norway Maple	<i>Acer platanoides</i>	32	Subject Property	Declining/Poor	Canopy dieback ~30%	Remove	Within project footprint
12	Silver Maple	<i>Acer saccharinum</i>	29, 48	City	Fair/Declining	1 stem on either side of fence, partly fused with adjacent tree. Woodpecker feeding holes on stem on City side.	Retain	n/a
13	White elm	<i>Ulmus americana</i>	29, 48	City	Fair/declining	Same as above + bark beetle exit holes (present but few)	Retain	n/a
14 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	19	Subject Property	Declining	Codominant leaders at 2m, crown dieback ~20%	Retain	n/a
15 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	11	Subject Property	Fair	Part of hedge, only tree in this segment over 10cm	Retain	n/a



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16	Eastern white cedar	<i>Thuja occidentalis</i>	45, 20	Subject Property	Fair	Slight lean, included bark, second stem fully dead (not included in crz calculation)	Retain	n/a
17 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	33	Subject Property	Declining	Lean, significant dieback.	Retain	n/a
18 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	26	Subject Property	Fair	Cedar hedge, generally fair condition. Occasional dead stems, insect damage.	Retain	n/a
19 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	25	Subject Property	Fair		Retain	n/a
20 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	18	Subject Property	Fair		Retain	n/a
21 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	18	Subject Property	Fair		Retain	n/a
22 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	17	Subject Property	Fair		Retain	n/a
23 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	11	Subject Property	Fair		Retain	n/a
24 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Dead		Retain	n/a
25 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	13	Subject Property	Fair		Retain	n/a
26 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	12	Subject Property	Fair		Retain	n/a
27 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
28 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	25	Subject Property	Fair		Retain	n/a
29 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	28	Subject Property	Fair		Retain	n/a
30 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	11	Subject Property	Fair		Retain	n/a
31 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	17	Subject Property	Fair		Retain	n/a



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32 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	19	Subject Property	Fair		Retain	n/a
33 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	19	Subject Property	Fair		Retain	n/a
34 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	22	Subject Property	Dead		Retain	n/a
35 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	15	Subject Property	Poor		Retain	n/a
36 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	17	Subject Property	Fair		Retain	n/a
37 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	11	Subject Property	Fair		Retain	n/a
38 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
39 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
40 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
41 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
42 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	15	Subject Property	Fair		Retain	n/a
43 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
44 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
45 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
46 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
47 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
48 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a



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49 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
50 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
51 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair		Retain	n/a
52 ⁴	Black locust	<i>Robinia pseudoacacia</i>	26	Subject Property	Declining	Growing in fence, crooked with included bark. Invasive species.	Retain	n/a
53 ⁴	Norway spruce	<i>Picea abies</i>	40	Subject Property	Fair	Corner of lot, topped but with good vigour. Note tree is behind dumpster and inaccessible.	Retain	n/a
54	Freeman's Maple	<i>Acer x freemanii</i>	13	Subject Property	Fair	Tight crotches, included bark. Young tree would benefit from structural pruning to correct form. Torn branch injury	Retain	n/a
55	Sugar maple	<i>Acer saccharum</i>	17, 20, 13	Subject Property	Fair	Tight unions, branch friction injuries	Retain	n/a
56 ⁴	European Beech	<i>Fagus grandifolia</i>	14	Subject Property	Fair	Bark lesions, picnic growth, leaf browning. 1 m from building in planter	Retain	n/a
57 ⁴	Smokebush	<i>Cotinus coggygria</i>	16, 10, 11	Subject Property	Fair	Under 1m from building	Retain	n/a
58 ⁴	European Beech	<i>Fagus grandifolia</i>	11	Subject Property	Fair/declining	Twisted leaders	Retain	n/a
59 ⁴	Colorado Blue Spruce	<i>Picea pungens</i>	34	Subject Property	Fair	Unbalanced canopy, slight lean	Retain	n/a
60	Eastern white cedar	<i>Thuja occidentalis</i>	15	Subject Property	Good	Growing in planter alongside building entrance	Remove	Within project footprint, potential to preserve if garden bed is not affected by new entrance configuration



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61	Eastern white cedar	<i>Thuja occidentalis</i>	12	Subject Property	Good	Growing in planter alongside building entrance	Remove	Within project footprint, potential to preserve if garden bed is not affected by new entrance configuration
62	Eastern white cedar	<i>Thuja occidentalis</i>	12	Subject Property	Good	Growing in planter alongside building entrance	Remove	Within project footprint, potential to preserve if garden bed is not affected by new entrance configuration
63	Crabapple	<i>Malus sp.</i>	55, 23, 22	Subject Property	Fair	Minor canopy dieback, cavity in smallest stem	Retain	n/a
64	Colorado Blue Spruce	<i>Picea pungens</i>	38	Subject Property	Fair	Minor canopy dieback	Retain	n/a
65	Freeman's Maple	<i>Acer x freemanii</i>	15	Subject Property	Declining	Vigorous canopy but major trunk injury and decay	Retain	n/a
66 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	25, 25*	Subject Property	Good	Growing at corner of stucco building	Retain	n/a
67 ⁴	Plum	<i>Prunus sp.</i>	18, 12*	Subject Property	Fair	Older trunk decayed, removed	Retain	n/a
68 ⁴	Plum	<i>Prunus sp.</i>	12, 10	Subject Property	Fair	Older trunk decayed, removed	Retain	n/a
69	Crabapple	<i>Malus sp.</i>	30	Subject Property	Fair	Cavity	Retain	n/a
70	Freeman's Maple	<i>Acer x freemanii</i>	16	Subject Property	Fair/declining	Leaf chlorosis	Retain	n/a
71 ⁴	White elm	<i>Ulmus americana</i>	43	Subject Property	Fair	Canopy dieback ~15%	Retain	n/a
72	White spruce	<i>Picea glauca</i>	18	Subject Property	Fair	Insect damage on trunk	Retain	n/a
73	White pine	<i>Pinus strobus</i>	87	Subject Property	Good	Very large nice tree	Retain	n/a



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74 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	10	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
75 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	14	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
76 ⁴	Sugar maple	<i>Acer saccharum</i>	12	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
77 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	20	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
78 ⁴	White spruce	<i>Picea glauca</i>	28	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
79 ⁴	White spruce	<i>Picea glauca</i>	30	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
80 ⁴	White spruce	<i>Picea glauca</i>	27	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
81 ⁴	White spruce	<i>Picea glauca</i>	29	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
82 ⁴	White spruce	<i>Picea glauca</i>	28	Subject Property	Fair	Row of trees behind tennis court and playground, shade	Retain	n/a



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						suppression and minor insect damage		
83 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	15	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
84 ⁴	Eastern white cedar	<i>Thuja occidentalis</i>	12	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
85 ⁴	Norway maple	<i>Acer platanoides</i>	19	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
86 ⁴	Norway maple	<i>Acer platanoides</i>	27	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
87 ⁴	Norway maple	<i>Acer platanoides</i>	22	Subject Property	Fair	Row of trees behind tennis court and playground, shade suppression and minor insect damage	Retain	n/a
88	Norway maple	<i>Acer platanoides</i>	42	Subject Property	Fair	Growing close to fence	Retain	n/a
89	Norway maple "Crimson King"	<i>Acer platanoides</i> "Crimson King"	22	Subject Property	Fair	Planted tree in playground	Retain	n/a
90	Norway spruce	<i>Picea abies</i>	60*	Subject Property	Fair	Healed crack, behind shed, size estimated	Retain	n/a
91	Norway spruce	<i>Picea abies</i>	60*	Subject Property	Fair	Slight lean, behind shed, size estimated	Retain	n/a
92	Norway maple	<i>Acer platanoides</i>	34	Subject Property	Fair	Slight lean	Retain	n/a



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93	Norway spruce	<i>Picea abies</i>	83	Subject Property	Fair	Side branches codominant, large tree in center of play area	Retain	n/a
94 ⁴	White elm	<i>Ulmus americana</i>	28	Subject Property	Declining	~50% dieback, bark beetle exit holes	Retain	n/a
95 ⁴	Red pine	<i>Pinus resinosa</i>	62, 35	Subject Property	Declining/poor	>50% dieback poor vigour, lean	Retain	n/a
96 ⁴	Red pine	<i>Pinus resinosa</i>	30	Subject Property	Fair	Slight lean, healed trunk wounds	Retain	n/a
97 ⁴	Norway spruce	<i>Picea abies</i>	60	Subject Property	Good		Retain	n/a
98 ⁴	Norway spruce	<i>Picea abies</i>	33	Subject Property	Fair	Unbalanced	Retain	n/a
99 ⁴	White spruce	<i>Picea glauca</i>	47	Subject Property	Declining	Poor canopy vigour, ~30% dieback	Retain	n/a
100 ⁴	Norway spruce	<i>Picea abies</i>	46	Subject Property	Good		Retain	n/a
101 ⁴	Norway spruce	<i>Picea abies</i>	28	Subject Property	Fair	Unbalanced	Retain	n/a
102 ⁴	White pine	<i>Pinus strobus</i>	79	Subject Property	Good	Codominant leaders	Retain	n/a
103 ⁴	Red pine	<i>Pinus resinosa</i>	40	Subject Property	Fair	Moderate vigour	Retain	n/a
104 ⁴	Red pine	<i>Pinus resinosa</i>	47	Subject Property	Fair	Moderate vigour	Retain	n/a
105 ⁴	White elm	<i>Ulmus americana</i>	21	Subject Property	Fair	Unbalanced	Retain	n/a
106 ⁴	Norway Maple	<i>Acer platanoides</i>	30	City	Fair	Against fence, slight lean	Retain	n/a
107 ⁴	White pine	<i>Pinus strobus</i>	34	City	Good		Retain	n/a
108 ⁴	Bitternut Hickory	<i>Carya cordiformis</i>	26	City	Fair	Growing against fence	Retain	n/a
109	Silver Maple	<i>Acer saccharinum</i>	60	City	Fair	Against fence, growing closely with tree 110	Retain	n/a



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110*	White Elm	<i>Ulmus americana</i>	23	City	Fair	Against fence, growing closely with tree 109	Retain	n/a
111	White pine	<i>Pinus strobus</i>	40	City	Fair		Retain	n/a
112	White pine	<i>Pinus strobus</i>	50	City	Good		Retain	n/a
113 ⁴	White Pine	<i>Pinus strobus</i>	29	City	Good		Retain	n/a
114 ⁴	White Pine	<i>Pinus strobus</i>	38	City	Good		Retain	n/a
115 ⁴	White Pine	<i>Pinus strobus</i>	34	City	Good		Retain	n/a
116 ⁴	Black locust	<i>Robinia pseudoacacia</i>	28	City	Fair	Between trees 27 and 28	Retain	n/a
117 ⁴	White spruce	<i>Picea glauca</i>	18	City	Fair		Retain	n/a
118 ⁴	White spruce	<i>Picea glauca</i>	26	City	Fair		Retain	n/a
119 ⁴	White spruce	<i>Picea glauca</i>	22	City	Fair		Retain	n/a
120 ⁴	White spruce	<i>Picea glauca</i>	22	City	Fair		Retain	n/a
121 ⁴	White spruce	<i>Picea glauca</i>	10	City	Fair		Retain	n/a
122 ⁴	White spruce	<i>Picea glauca</i>	6	City	Fair		Retain	n/a
123 ⁴	White spruce	<i>Picea glauca</i>	0	City	Fair		Retain	n/a
124 ⁴	White spruce	<i>Picea glauca</i>	0	City	Fair		Retain	n/a
125 ⁴	White spruce	<i>Picea glauca</i>	10	City	Fair		Retain	n/a
126 ⁴	White spruce	<i>Picea glauca</i>	0	City	Fair		Retain	n/a
127 ⁴	Norway maple	<i>Acer platanoides</i>	61	City	Fair		Retain	n/a
128 ⁴	Norway maple	<i>Acer platanoides</i>	29	City	Fair		Retain	n/a
129 ⁴	Norway maple	<i>Acer platanoides</i>	40	City	Fair		Retain	n/a
130 ⁴	Silver maple	<i>Acer saccharinum</i>	147	City	Fair		Retain	n/a
131 ⁴	White elm	<i>Ulmus americana</i>	33	City	Fair		Retain	n/a
132 ⁴	Red oak	<i>Quercus rubrum</i>	68	City	Fair		Retain	n/a

¹ Please refer to the attached Tree Conservation Report maps for tree and group numbers. Note that these include a tree layer added to the base layers. The maps include only information about the trees and the original base layers are not altered in this process.

²Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.



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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



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APPENDIX B – Photographs



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South West

☼ 211°SW (T) ● 45°27'6"N, 75°40'48"W ±4m ▲ 78m



Trees #1 and #2, showing canopy dieback on #1 and codominant leaders on #2

Elmwood School
19 Jun 2026, 11:55:45

West

☼ 286°W (T) ● 45°27'6"N, 75°40'47"W ±4m ▲ 77m



Trees #1 and #2, showing canopy dieback on #1 and codominant leaders on #2

Elmwood School
19 Jun 2026, 12:03:40



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West

☉ 273°W (T) ☉ 45°27'6"N, 75°40'48"W ±2m ▲ 77m



Tree #1 and #2 showing
girdling roots

Elmwood School
19 Jun 2026, 12:04:59

South East

☉ 113°SE (T) ☉ 45°27'5"N, 75°40'49"W ±2m ▲ 78m



Trees #11, 62, 62, 63, 10 (left to
right). Note canopy dieback on
#11 and dead tree #10.

Elmwood School
19 Jun 2026, 17:02:48



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South East

☀ 154°SE (T) ● 45°27'6"N, 75°40'48"W ±4m ▲ 77m



Trees #3, 4, 5, 6, 7

Elmwood School
19 Jun 2026, 12:06:42



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North East

☉ 47°NE (T) ☉ 45°27'6"N, 75°40'46"W ±16m ▲ 79m



Tree #8, showing
vigorous canopy

Elmwood School
19 Jun 2026, 12:15:54

North East

☉ 49°NE (T) ☉ 45°27'6"N, 75°40'45"W ±8m ▲ 79m



Tree #12, 13, showing double
stems on each side of fence

Elmwood School
19 Jun 2026, 12:28:20



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East

☀ 80°E (T) ● 45°27'5"N, 75°40'46"W ±4m ▲ 81m



Tree #15 located in hedge between #14 and
#16

Elmwood School
19 Jun 2026, 12:33:56



Dendron Forestry Services

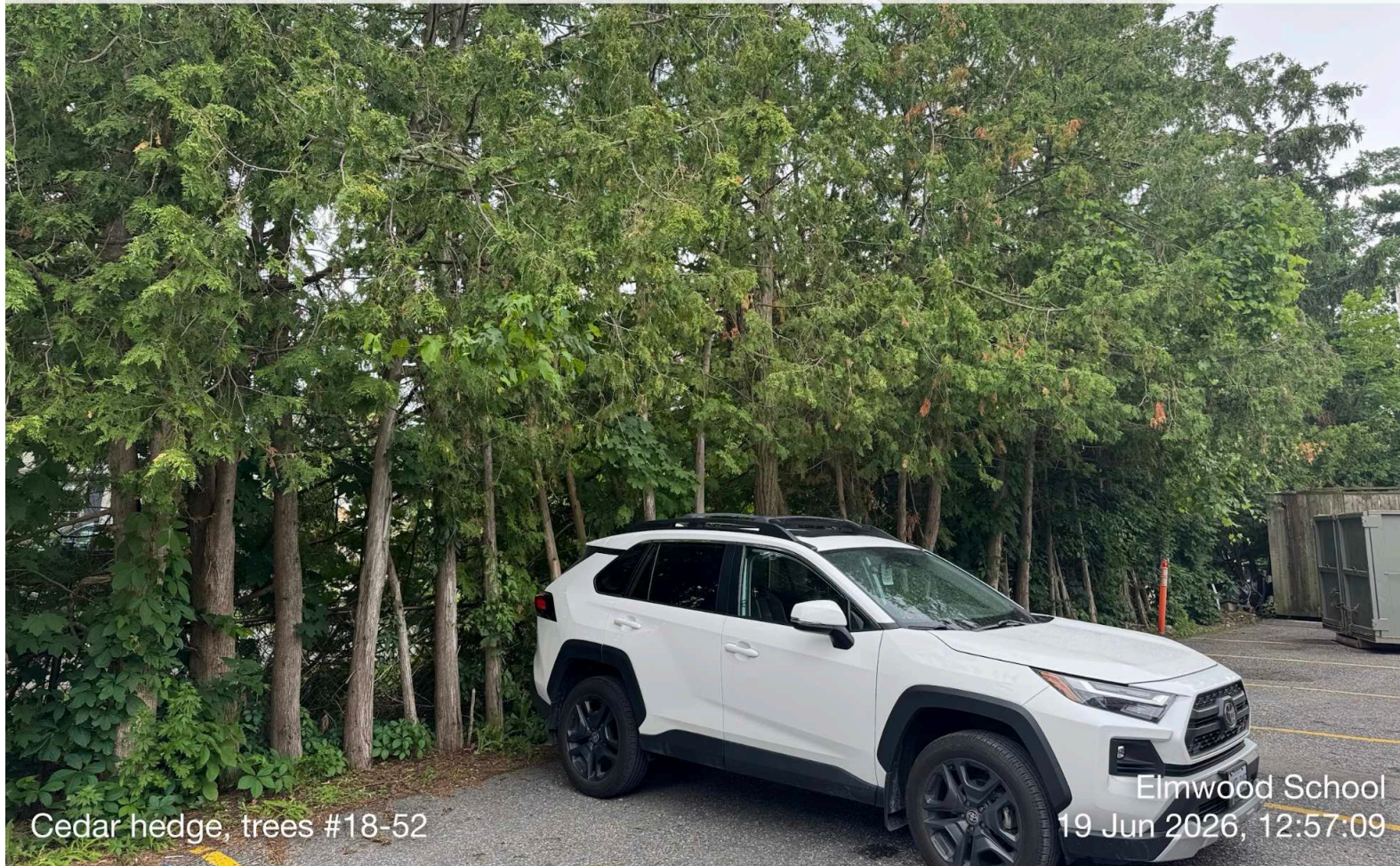
www.dendronforestry.ca

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info@dendronforestry.ca

South East

☉ 113°SE (T) ● 45°27'4"N, 75°40'45"W ±8m ▲ 84m



Cedar hedge, trees #18-52

Elmwood School
19 Jun 2026, 12:57:09



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South

☀ 182°S (T) ● 45°27'4"N, 75°40'47"W ±11m ▲ 79m



Tree #54, note tear injury and tight branch unions.

Elmwood School
19 Jun 2026, 13:09:52

South

☀ 161°S (T) ● 45°27'4"N, 75°40'47"W ±6m ▲ 78m



Tree #55, note tight unions.

Elmwood School
19 Jun 2026, 13:13:22



Dendron Forestry Services

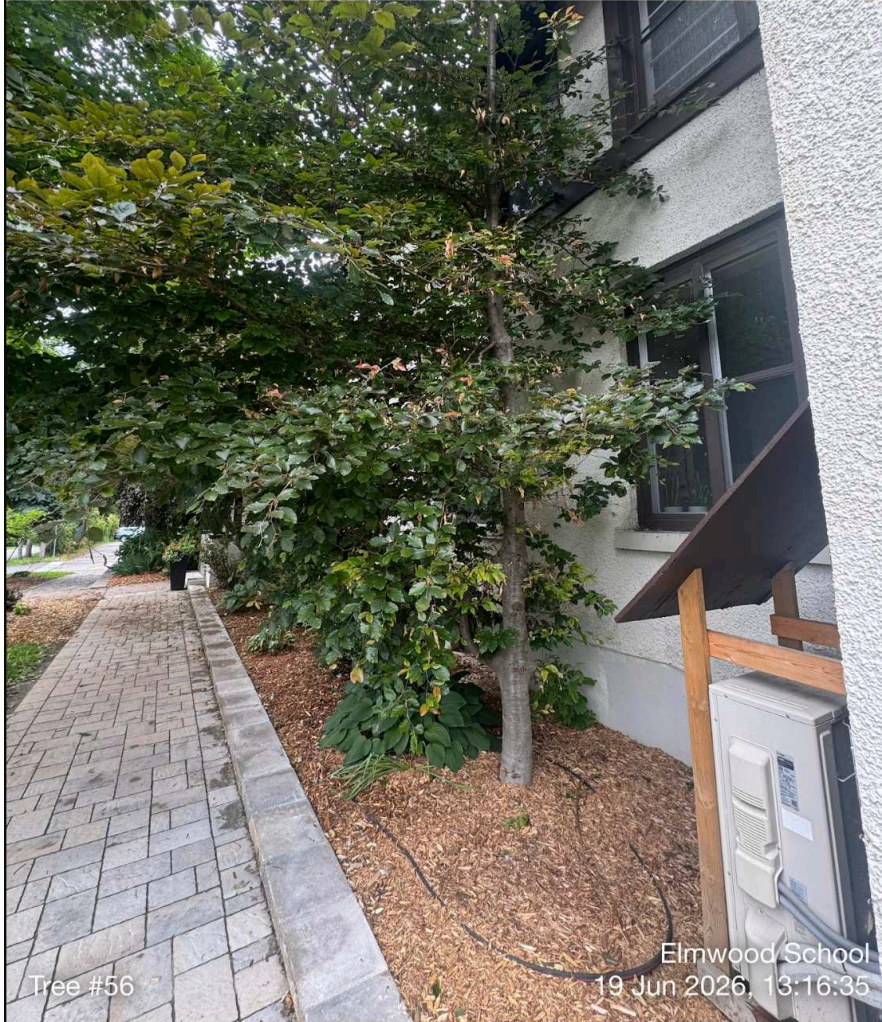
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West

☉ 275°W (T) ☉ 45°27'4"N, 75°40'47"W ±13m ▲ 80m



Tree #56

Elmwood School
19 Jun 2026, 13:16:35

North East

☉ 29°NE (T) ☉ 45°27'4"N, 75°40'51"W ±2m ▲ 78m



Trees #69, 70, with 71
in background

Elmwood School
19 Jun 2026, 16:36:18



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South West

☉ 242°SW (T) ☉ 45°27'7"N, 75°40'50"W ±2m ▲ 78m



Tree #93

Elmwood School
19 Jun 2026, 16:42:37

North

☉ 355°N (T) ☉ 45°27'7"N, 75°40'47"W ±4m ▲ 78m



Tree #97, 98, 99, 100

Elmwood School
19 Jun 2026, 16:54:31



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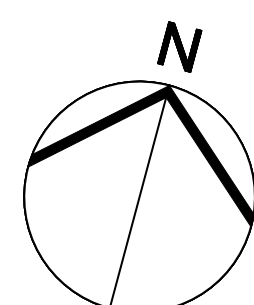
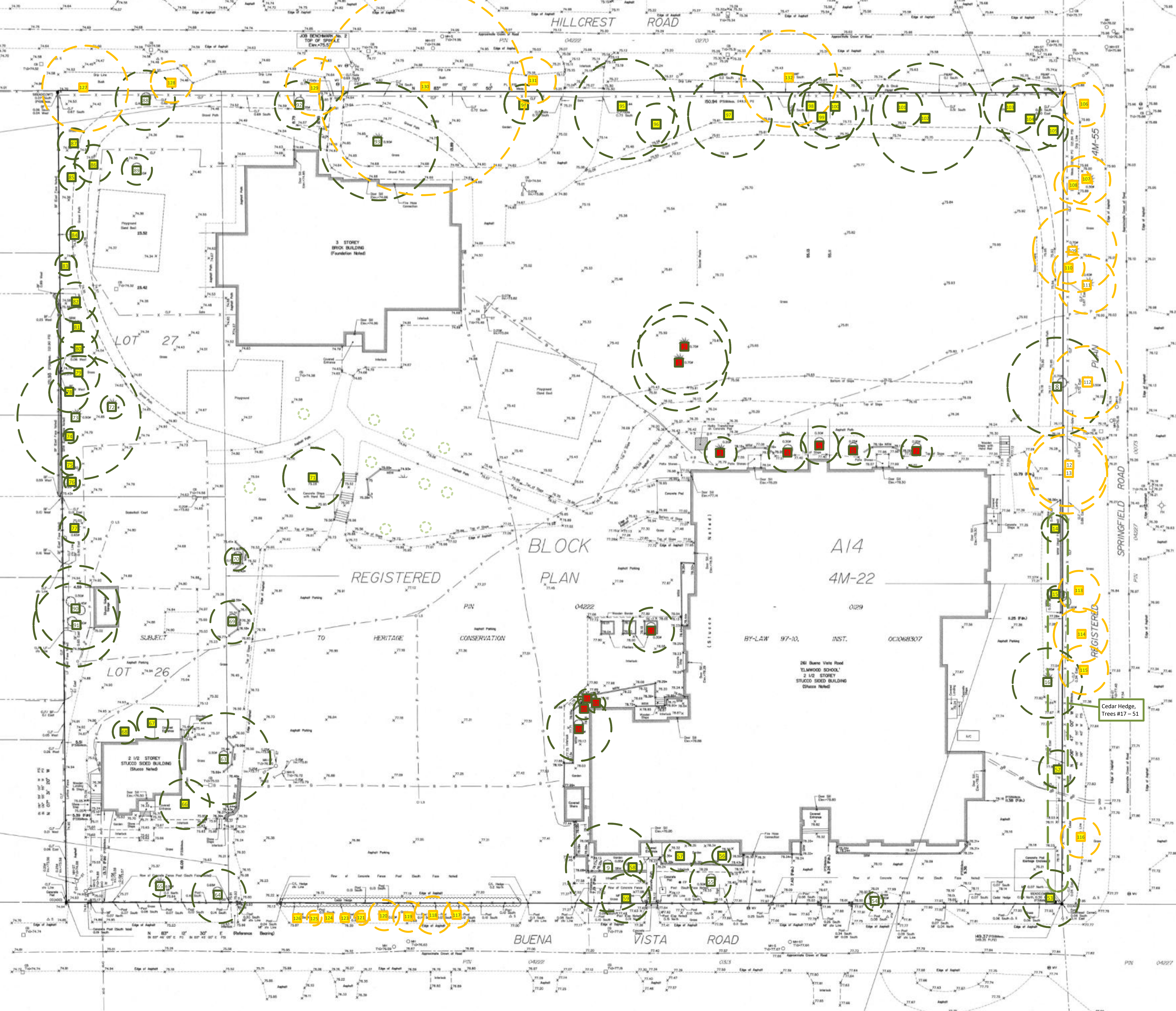
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APPENDIX C: Maps



Base Layer: Topographical Survey prepared by Annis, O'Sullivan, Vollebakk Ltd. dated Sept. 6, 2018

[illegible]

Private Tree

☐ Tree either fully or partly on adjacent property

☐ Tree either fully or partly on city property

Newly planted private

 Tree grouping on private property

 Tree to be
Removed

 Tree location estimated

Legend



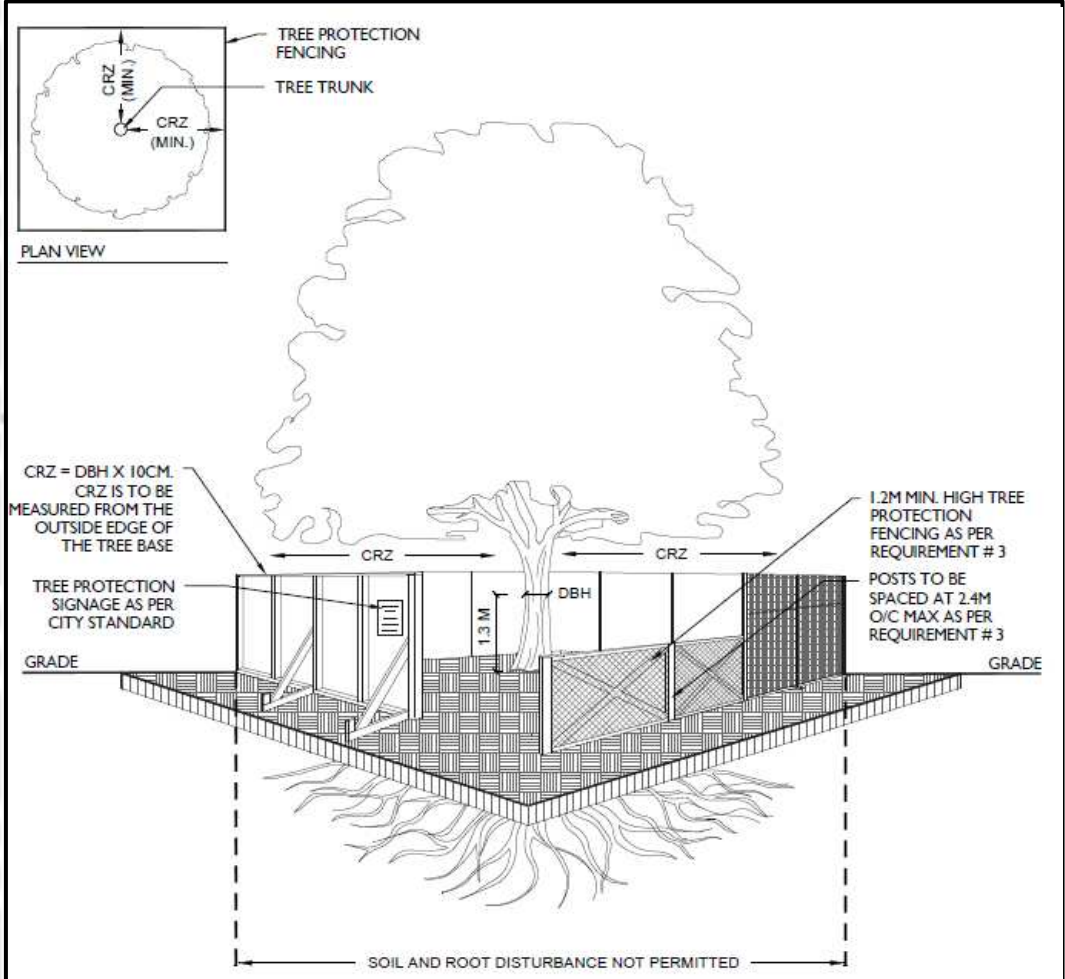
Dendron
Forestry
Services

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: Erosion and Sediment Control Plan, prepared by WSP, dated March 13, 2026.

TCR Map#2: Proposed Development and Conserved Vegetation – Elmwood School, 261 Buena Vista Road

Date	Revision	Prepared By
06/25/2026	Version 1	NN



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

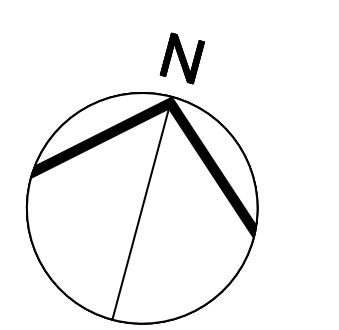
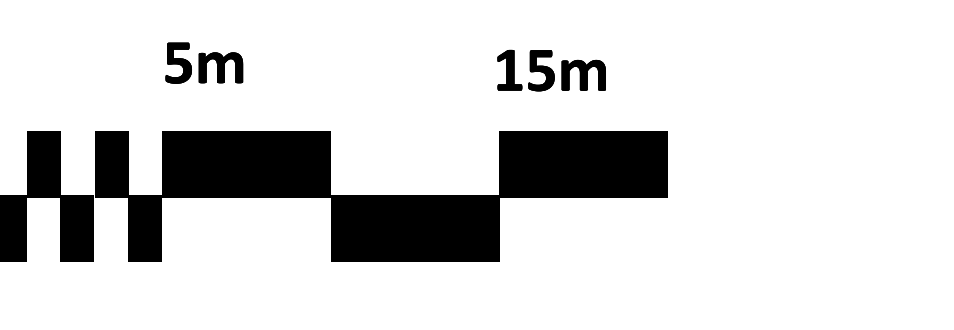
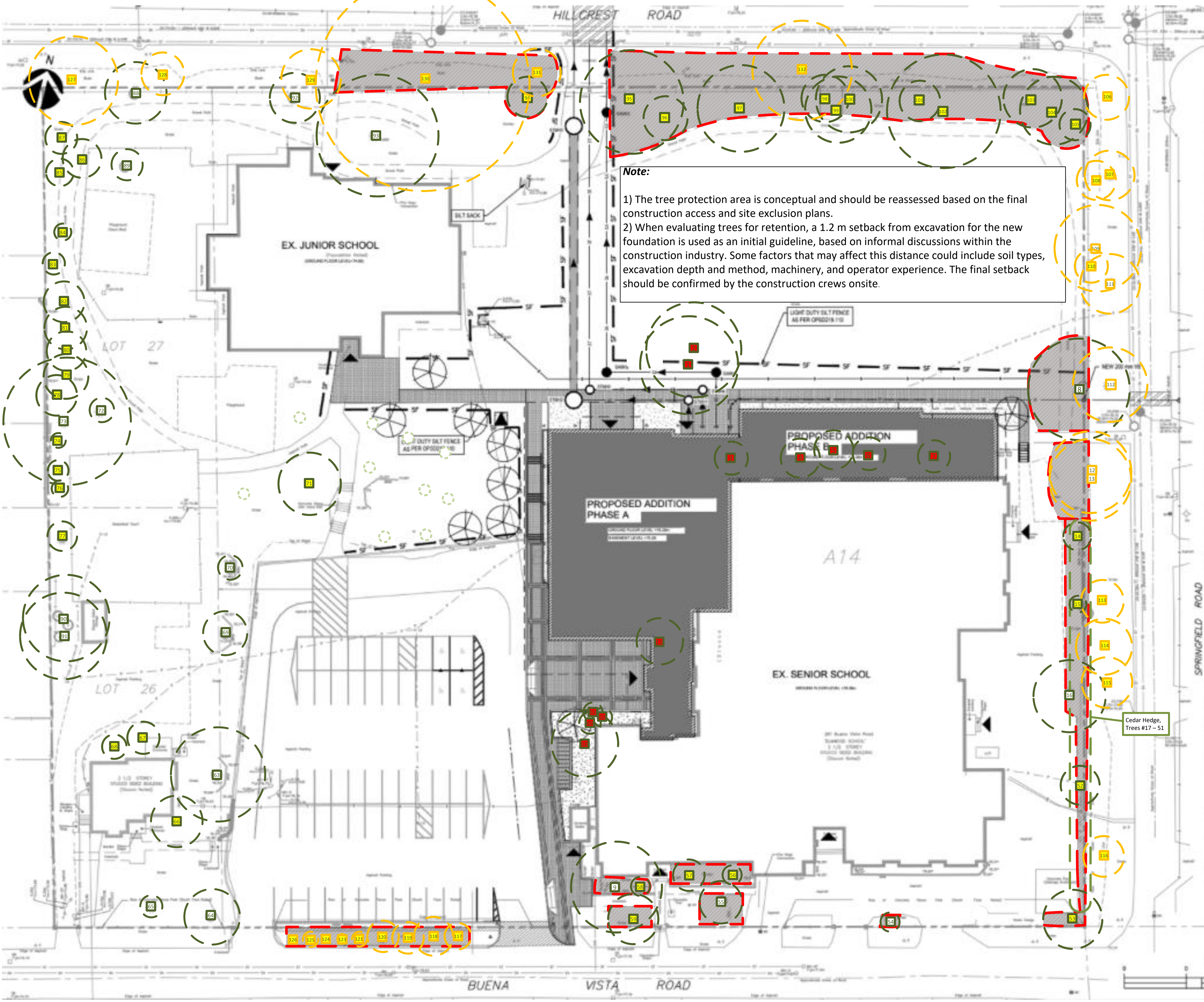
TREE PROTECTION REQUIREMENTS:

- 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 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.

Note:

- The tree protection area is conceptual and should be reassessed based on the final construction access and site exclusion plans.
- When evaluating trees for retention, a 1.2 m setback from excavation for the new foundation is used as an initial guideline, based on informal discussions within the construction industry. Some factors that may affect this distance could include soil types, excavation depth and method, machinery, and operator experience. The final setback should be confirmed by the construction crews onsite.



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

Tree location estimated



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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 June 10, 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.