



TREE CONSERVATION REPORT

2180 Montreal Road v2.0

Tree Conservation Report submitted as Partial
Requirements for a Site Plan Control Application,
August 28, 2026

Dendron Forestry Services



Dendron Forestry Services

www.dendronforestry.ca
TCR – 2180 Montreal Rd

Tree Conservation Report

Address: 2180 Montreal Road

Date of Report: August 28, 2026

Date of Site Visit: January 29, 2026

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



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Introduction

This Tree Conservation Report has been as partial requirements for a Site Plan Control at 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

Note: *This updated version is based on the updated civil plans dated August 6th. The only change made to this Version is status of tree #3. This tree had been identified for removal, and with some design changes, it is now identified for retention.*

Methodology

The following materials were reviewed as part of this report:

- GeoOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years
- Site Servicing and Grading plans prepared by J + B Engineering dated December, 2025
- Topographic Survey prepared b Northern Link Survey Group dated November 23, 2024
- Site Plan prepared by K Paul Architects Inc dated February 12, 2026

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

Appendix A provides detailed information regarding protected trees in a tabular format. **Table 1** serves as a comprehensive inventory of the following:

- **Private Trees:** All specimens with a diameter at breast height (DBH) of 10 cm or greater.
- **City-Owned Trees:** All specimens, regardless of size.
- **Boundary/Adjacent Trees:** Trees with a DBH of 10 cm or greater located on adjacent properties whose **Critical Root Zone (CRZ)** extends into the subject area.

The **CRZ** is defined as the area around the trunk with a radius equivalent to 10 times the DBH. For the spatial distribution and specific locations of these trees, please refer to **Map #1: Current Vegetation**, located in **Appendix 2**.

Proposed development and Tree Protection

The proposed construction activities will directly conflict with **five (4) trees** currently situated on-site, necessitating their removal. Specific justifications for these removals are detailed in the **Tree Inventory (Appendix 1)**.

Map #2: Proposed Development and Conservation, located in **Appendix 2**, provides a spatial overview of the removals. This map is overlaid onto the **Site Servicing Plan** and identifies the following trees for removal: **5, 6, 7, and 8**.

Additionally, **three (3) trees (Trees 23–25)** are recommended for removal and subsequent replacement due to poor health. These specimens are **Cherry trees** exhibiting advanced stages of **Black Knot** (*Apiosporina morbosae*), a progressive fungal disease common to the *Prunus* genus that compromises structural integrity and aesthetic value.

Tree Protection

Detailed **Tree Protection Area** are delineated in **Map #2: Proposed Development and Conservation (Appendix 2)**. These protective barriers must be fully established and inspected prior to the commencement of any site works or heavy machinery mobilization.

The trees along the western property boundary (**Trees 10–25**) are currently excluded from the protection plan, based on the assumption that construction activities will not encroach upon this area. However, should the scope of work change to include material storage, heavy machinery access, or any



grade alterations within the **Critical Root Zones (CRZs)** of Trees 10–25, additional protection measures must be implemented and approved in advance.

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

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

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

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

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

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

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

Please refer to the Landscape Plan for tree planting details.

Wildlife Impact

Due to the highly urbanized nature of the site, there will be little to no impact on wildlife as a result of tree removal.



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The undersigned personally inspected the property and issues associated with this report on January 29, 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	Action
1	Littleleaf linden (<i>Tilia cordata</i>)	27	2180 Montreal Rd	Fair; large pruning wounds	Retain and protect
2	Littleleaf linden (<i>Tilia cordata</i>)	31	2180 Montreal Rd	Fair/good; poor pruning wounds	Retain and protect
3	Littleleaf linden (<i>Tilia cordata</i>)	42	2180 Montreal Rd	Fair; poor pruning wounds, frost crack up trunk	Retain and protect
4	Littleleaf linden (<i>Tilia cordata</i>)	30	2180 Montreal Rd	Good/fair; poor pruning wounds	Retain and protect
5	Littleleaf linden (<i>Tilia cordata</i>)	37	2180 Montreal Rd	Good/fair; poor pruning wounds	Remove; conflict with new hard surface area
6	White pine (<i>Pinus strobus</i>)	12	2180 Montreal Rd	Fair; yellowing needles, thin crown	Remove; conflict with new hard surface area
7	White pine (<i>Pinus strobus</i>)	13	2180 Montreal Rd	Fair; yellowing needles, thin crown	Remove; conflict with new hard surface area
8	Austrian pine (<i>Pinus nigra</i>)	29	2180 Montreal Rd	Fair; corrected lean	Remove; conflict with new hard surface area
9	Norway maple (<i>Acer platanoides</i>)	27	2180 Montreal Rd	Fair/good; poor pruning wounds	Retain and protect
10	White spruce (<i>Picea glauca</i>)	27	2180 Montreal Rd	Fair/poor; branch dieback in upper canopy	Retain
11	White spruce (<i>Picea glauca</i>)	32	2180 Montreal Rd	Fair; moderate dieback	Retain
12	White spruce (<i>Picea glauca</i>)	24	2180 Montreal Rd	Fair/good; minor small twig dieback	Retain
13	Austrian pine (<i>Pinus nigra</i>)	31	2180 Montreal Rd	Good	Retain
14	Austrian pine (<i>Pinus nigra</i>)	31	2180 Montreal Rd	Good/fair; needle browning (possible salt damage), lean, minor sapsucker damage	Retain



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15	Austrian pine (<i>Pinus nigra</i>)	34	2180 Montreal Rd	Good/fair; needle browning (possible salt damage), lean, minor sapsucker damage	Retain
16	Columnar white oak (<i>Quercus spp</i> (fastigiata))	50	2180 Montreal Rd	Good	Retain
17	Columnar white oak (<i>Quercus spp</i> (fastigiata))	48	2180 Montreal Rd	Good	Retain
18	Columnar white oak (<i>Quercus spp</i> (fastigiata))	42	2180 Montreal Rd	Good	Retain
19	Columnar white oak (<i>Quercus spp</i> (fastigiata))	40	2180 Montreal Rd	Good	Retain
20	Columnar white oak (<i>Quercus spp</i> (fastigiata))	32	2180 Montreal Rd	Good	Retain
21	Columnar white oak (<i>Quercus spp</i> (fastigiata))	47	2180 Montreal Rd	Good	Retain
22	White spruce (<i>Picea glauca</i>)	22	Adjacent property at 2170 Montreal Rd	Good/fair; needle browning	Retain
23	Shubert choke cherry (<i>Prunus virginiana</i> 'Schubert')	23	2180 Montreal Rd	Poor; almost dead	Remove due poor to health
24	Shubert choke cherry (<i>Prunus virginiana</i> 'Schubert')	24	2180 Montreal Rd	Poor; blacknot present	Remove due poor to health
25	Shubert choke cherry (<i>Prunus virginiana</i> 'Schubert')	23	2180 Montreal Rd	Poor; blacknot present, poor pruning cuts	Remove due poor to health
26 ⁴	Black walnut (<i>Juglans nigra</i>)	12	Jointly owned with 976 Shefford Rd	Good	Retain and protect

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.

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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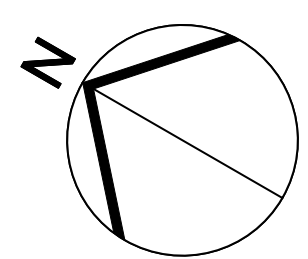
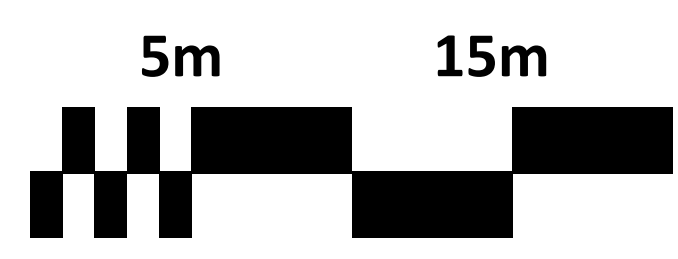
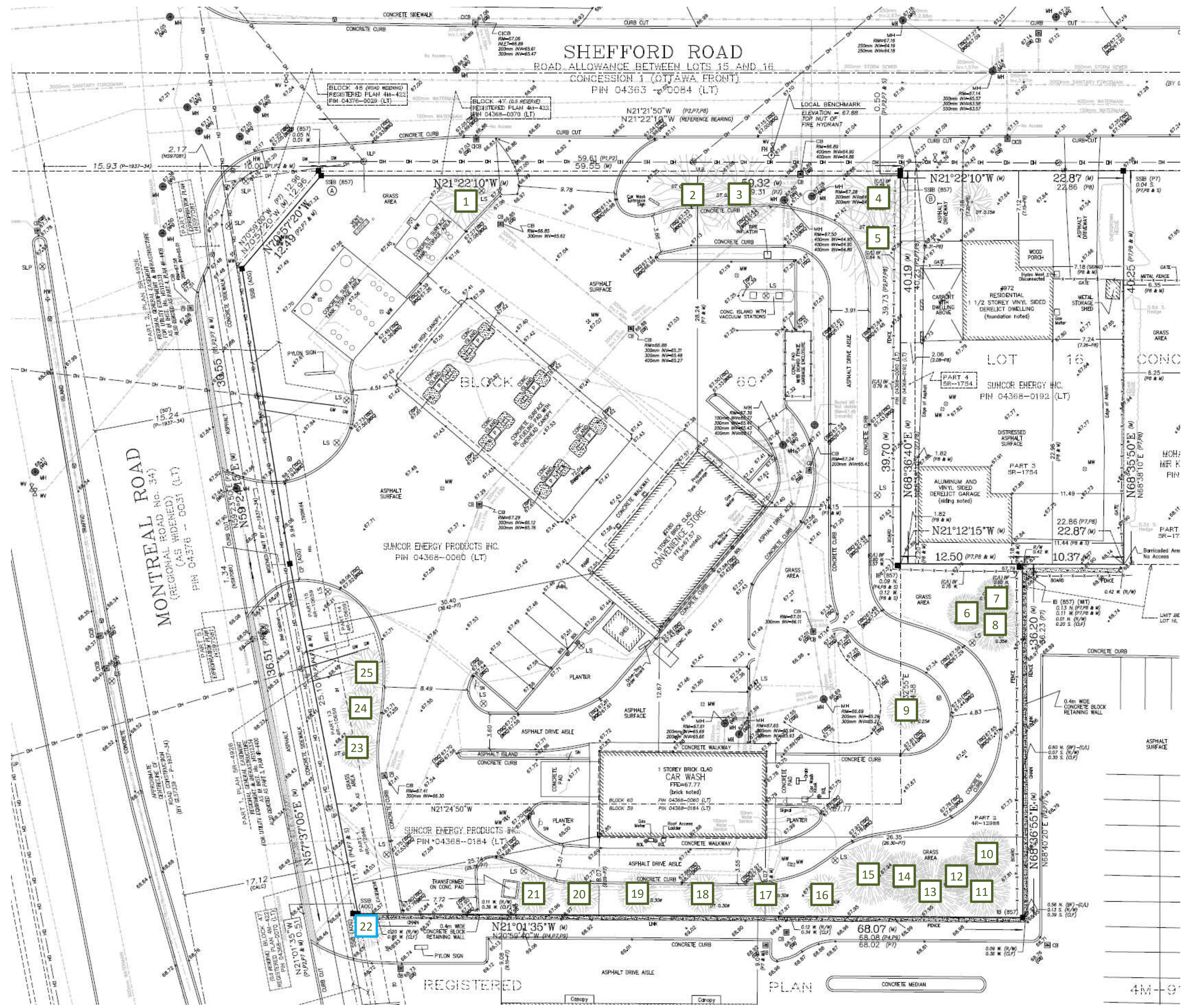
APPENDIX B – Maps: Map#1 Existing Tree Inventory and Map#2: Proposed Development and Conserved Vegetation

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

**TCR Map#1: Existing Vegetation – 2180
Montreal Rd**

Date	Revision	Prepared By
02/07/2026	Version 1	AN



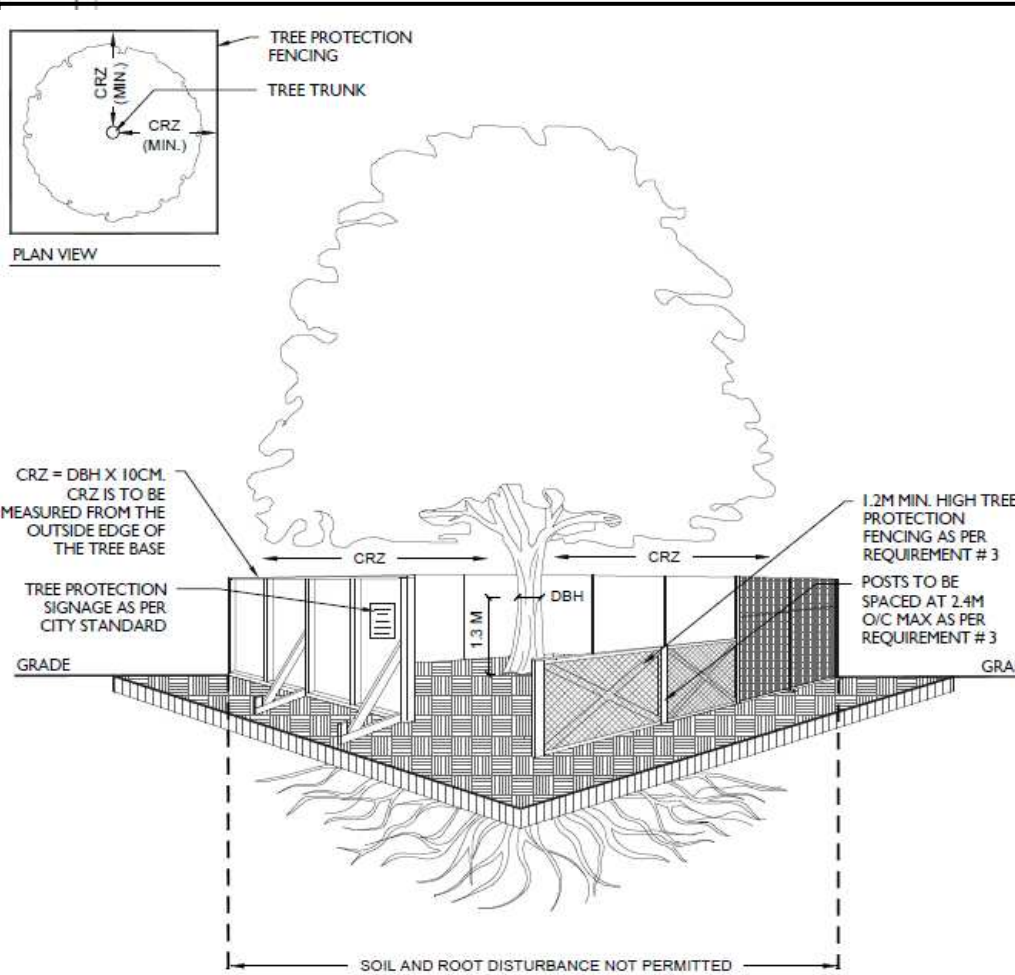
- Legend**
- 1 Private Tree
 - 1 Tree either fully or partly on adjacent property

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

Base Layer: Site Servicing Plan dated Aug 5, 2026

TCR Map#2: Proposed Development and Conserved Vegetation – 2180 Montreal Rd

Date	Revision	Prepared By
02/13/2026	Version 1	AN
03/10/2026	Version 2	AN
08/28/2026	Version 3	AN
09/24/2026	Version 3.1	AN

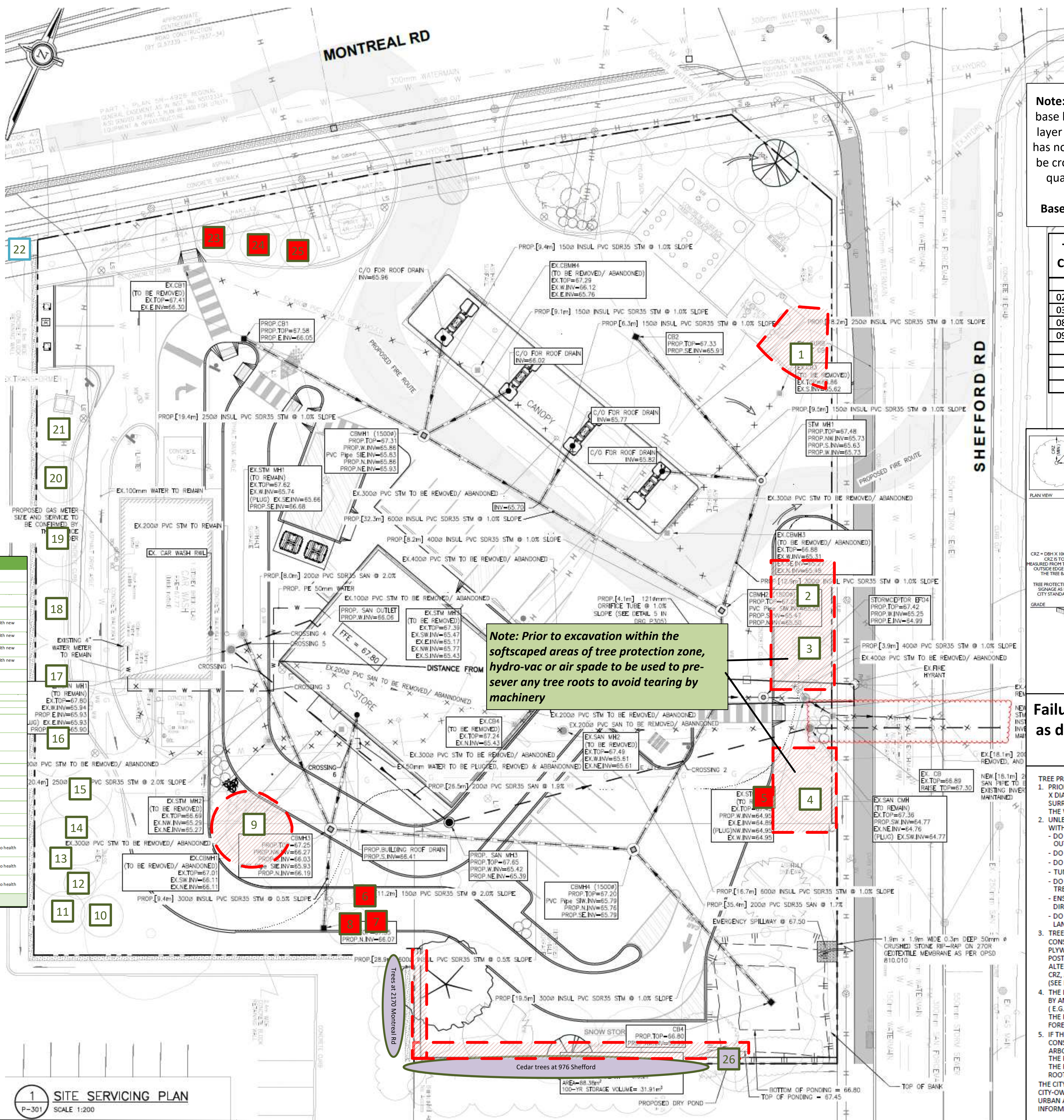


Failure to install and maintain fencing as described in this report may result in fines from the city.

TREE PROTECTION REQUIREMENTS:

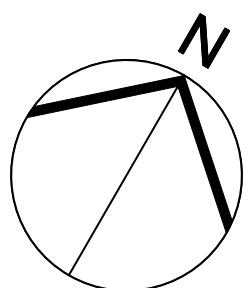
- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
- UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
- TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
- THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
- IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-240 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.



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12	White spruce (Picea glauca)	24	2180 Montreal Rd	Fair/good; minor small twig dieback	Retain
13	Austrian pine (Pinus nigra)	31	2180 Montreal Rd	Good	Retain
14	Austrian pine (Pinus nigra)	31	2180 Montreal Rd	Good/fair; needle browning (possible salt damage); lean, minor sapcracker damage	Retain
15	Austrian pine (Pinus nigra)	34	2180 Montreal Rd	Good/fair; needle browning (possible salt damage); lean, minor sapcracker damage	Retain
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26	Black walnut (Juglans nigra)	12	Jointly owned with 976 Sheffield Rd	Good	Retain and protect

1 SITE SERVICING PLAN
P-301 SCALE 1:200



Private Tree

Tree either fully or partly on adjacent property

Location not provided on survey and estimated

Tree Protection Area

Tree to be removed



APPENDIX C – Photographs



Photo 1: Tree 3, Little leaf linden to be removed



Photo 2: Tree 4 (left) to be retained and tree 5 (right) to be removed



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Photo 3: Trees 23-25, Shubert choke cherries in poor condition, removal and replacement recommended



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 November 6, 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.