



Dendron Forestry Services

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Tree Conservation Report Addendum

Submitted as part of Site Plan Control Application

Address: 415 Hunt Club
Date of Report: November 25, 2024
Date of Site Visit: August 15, August 23, November 18, and November 22, 2024
Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist®
Client: Costco Headquarters
Contact: Jasmine Paoloni, P-Squared Concepts, planning@p2concepts.ca

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

Purpose of the Report

This Tree Conservation Report Addendum has been prepared for Jasmine Paoloni from P-Squared Concepts as partial requirements for a Site Plan Control Application submitted to the City of Ottawa. This report acts as an addendum to the original Tree Conservation Report prepared by James B. Lennox & Associates Inc dated on June 17, 2024, updated November 25, 2024, to address comments received by the City of Ottawa. The comments requested additional information for the trees along Hunt Club Road, specifically, trees identified as 16, 17, 27, 28 and 29 in the Landscape Plan. In the Plan, these trees have been identified for retention, and the city is requesting additional information to support this option as they are concerned there is not sufficient space for both the new building and these trees. They are also concerned that the roots would be damaged significantly during the excavation for the new foundation. Furthermore, this updated report addresses mitigation measures for trees 46, 47, 48, 49, 82 and 87 whose roots will be impacted by the new sidewalk being installed along the west side of Roydon Place.

Findings

A site visit was completed on August 15 to examine the trees in question. The following is a description of the trees:

Tree ¹	Species	Diameter at breast height (dbh)	Ownership	Condition	Action
15	Sugar maple (<i>Acer saccharum</i>)	15 cm	Private	Fair; injury on trunk; low vigour,	Remove; conflict with future post for future canopy



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16	Colorado spruce (<i>Picea pungens</i>)	25 cm	City	Good/fair; lean at base	Remove: excavation for foundation to occur less than a metre from trunk; conflict with new building and hydro lines
17	Basswood (<i>Tilia americana</i>)	28 cm	City	Fair; leaves skeletonized, possibly by Japanese beetle	Remove: excavation for foundation to occur less than a metre from trunk; conflict with new building and hydro lines
27	Basswood (<i>Tilia americana</i>)	33 cm	City	Good/fair; lean	Remove: excavation for foundation to occur less than a metre from trunk; conflict with new building and hydro lines
28	Basswood (<i>Tilia americana</i>)	34 cm	City	Good	Remove: excavation for foundation to occur less than a metre from trunk; conflict with new building and hydro lines
29	Basswood (<i>Tilia americana</i>)	30 cm	City	Good	Remove: excavation for foundation to occur less than a metre from trunk; conflict with new building and hydro lines

¹ See landscape plan prepared by James B. Lennox for tree locations

The city-owned trees (trees 16-29) are generally in good condition, but most had mulch piled high up against their trunks, commonly referred to as “volcano mulching”. This type of mulching retains moisture at the base of the tree and can lead to basal decay. Volcano mulching is prevalent along the site and should be removed from those trees that will be retained and avoided in future landscaping maintenance. Mulching can be helpful for trees as it retains moisture and nutrients, but it must be placed at a distance from the tree and avoid being in direct contact with the trunk. *Update: the mulch was removed from the base of the trees during the site visit on November 18, 2024.*

The proposed building will include a foundation that will require an excavation setback of 1.5 m from the foundation (as determined by the geotechnical engineers). The excavation would extend to within approximately 0.5 to 1.0 m from the city trees along Hunt Club (16, 17, 27, 28 and 29) and will cause significant root loss, possibly causing structural instability in some of the trees.

More importantly, however, is the conflict that the new building will have with the tree crowns, especially as they grow larger. All these trees are considered large-growing trees and can grow to double their current diameter, and more in crown area. Their crowns are currently restricted along Hunt Club as they were planted too close to the hydro lines and they will likely soon be pruned (possibly topped) by hydro crews as they expand in this direction. The building will be set back 2-2.5 m from the trees on the south side, leaving little space for their crowns. They would grow against the new building and require regular maintenance pruning. Furthermore, if scaffolding is required for the building construction, up to ½ of the crowns of the closer trees may require removal. Based on this limited spacing, retention of these trees is not recommended.



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Update: Trees along the east side on Roydon, in conflict with proposed new sidewalk. Trees 6, 47, 48, 49, 82 and 87 may have root damage when the new sidewalk is to be installed along Roydon Place. During the site visit with city staff on November 22, it was agreed that the sidewalk width would be reduced from 2.5 to 2 m to provide for more rooting space for the trees. This shift should place the driveway outside of the critical root zones of most trees except for trees 46, 47 and 87. However, this will still be outside the area that is considered the minimum area for protection for long term health. For instance, the new sidewalk will be 2.5 m from tree 47 and is recommended that excavation not go any closer than approximately 2.2 m from the trunk. For these trees, the roots shall be cut in advance of sidewalk installation by a certified arborist. An air spade shall be used to remove the soil from the roots to enable careful cutting prior to any excavation. The arborist shall also be responsible for any pruning that will be required to provide sidewalk clearance.

The undersigned personally inspected the property and issues associated with this report on August 15, August 23, November 18, and November 22, 2024.

On Behalf of Dendron Forestry Services,



Astrid Nielsen, MFC, RPF (Registered Professional Forester)

ISA Certified Arborist®, ON-1976

ISA Tree Risk Assessment Qualified

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Figure 1: Trees 16 and 17, city-owned Colorado spruce and basswood



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Figure 2: Tree 27, city-owned basswood leaning towards road and hydro lines



Figure 3: Tree 29, city owned basswood close to hydro lines



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Figure 4: Example of volcano mulching prevalent throughout the site. Placing mulch directly along the tree trunk can lead to basal decay in trees.



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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.

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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

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- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
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General

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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.