



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: August 26, 2024
Date of Site Visit: August 15 and A`, 2024
Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®
Client: Costco Headquarters
Contact: Jasmine Paoloni, P-Squared Concepts, planning@p2concepts.ca

Committee of Adjustment
Received | Reçu le

2024-09-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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, to address recent comments received by the City of Ottawa. The comments request 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. **Note:** the most recent version of the Landscape Plan, dated August 21, 2024, the trees have been identified for removal to reflect the recommendations in this Addendum.

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
16	Colorado spruce (<i>Picea pungens</i>)	25 cm	City	Good/fair; lean at base	Remove: excavation for foundation to occur less than a



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					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.

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

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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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ASSUMPTIONS AND LIMITING CONDITIONS

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Intended User of the Report

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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.

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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:

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- 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
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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.