

COSTCO GLOUCESTER BUSINESS CENTRE GAS BAR

1900 CYRVILLE RD., OTTAWA, ON

Tree Conservation Report (TCR)

JULY 16, 2026





COSTCO GLOUCESTER BUSINESS CENTRE GAS BAR

TREE CONSERVATION REPORT (TCR)

1900 CYRVILLE RD., OTTAWA, ON.

PROJECT NO.: 211-12161-00
DATE: JUNE 5, 2026

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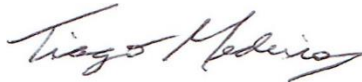


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1 INTRODUCTION

WSP Canada Inc. (WSP) was retained by the Costco Wholesale to conduct the Tree Conservation Report (TCR) for the parking lot revision of the Costco Business Centre Gas Bar, located at 1900 Cyrville Rd., Gloucester Ottawa.

As a part of environmental due diligence works, WSP has completed an inventory and assessment of trees within the study area. Tree Preservation Plans have been prepared in association with this report.

1.1 STUDY AREA

The study area is located at 1900 Cyrville Rd., Gloucester Ottawa, Ontario.. The study area is on the south of Innes Rd. and west of Cyrville Rd. Refer to Figure 1 below for the approximate limits of the study area

Figure 1: Study Area



Note: The Study Limit is outlined in red. Image taken from Google Earth.

1.2 REPORT FRAMEWORK

The Tree Conservation Report was prepared with the following parameters:

- Trees with a diameter at breast height (DBH) of 10 cm or greater within the study area's limit of work were inventoried.
- Dead trees, if any have been noted and indicated within this report.
- Trees were assessed for species, quantity, critical root zone (CRZ), condition, and location (located using topographic survey).
- Recommendations have been provided in **Section 6.2** of this report for tree protection, tree injury, and removals based on the limit of work.
- This report is to be read in conjunction with:
 - Appendix A: Current Vegetation Plan (Map #1)
 - Appendix B: Site Photos
 - Appendix C: Proposed Development and Conserved Vegetation Plan (Map #2)



2 EXISTING CONDITIONS

2.1 BUILT FORM

The study area consists of individual trees within the property limits of 1900 Cyrville Rd. The trees are within sodded areas and planting beds beside a parking lot and a busy urban road.

2.2 TREED VEGETATION

Trees within the study area are mostly planted species. Inventoried trees span from young to mature ranging in size from under 10 to 40cm DBH.

Species composition is detailed below:

- Abundant: Ivory Silk Tree Lilac (*Syringa Reticulata 'Ivory Silk'*), Honeylocust (*Gleditsia Triacanthos var. Inermis*)
 - Occasional: Basswood (*Tilia americana*), Picea Glauca (*White spruce*), Littleleaf Linden (*Tilia Cordata*), Red Pine (*Pinus Resinosa*), Ginkgo Tree (*Ginkgo Biloba*), Silver Maple (*Acer Saccharinum*), Sugar Maple (*Acer Saccharum*).
-

2.3 CONDITION

Tree health ranges between good and dead with a majority observed to be in good condition. Signs of decline and defects were observed on a small number of trees including:

- Lean
- Dieback
- Trunk wound
- Windswept canopy

3 POLICY CONTEXT

This section summarizes the various municipal, regional, provincial, and federal planning policies and regulations related to the tree inventory and apply to the project.

3.1 CITY OF OTTAWA TREE PROTECTION (BY-LAW NO. 2020-340)

A by-law of the City of Ottawa respecting the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa. The City's Tree Protection By-law lays out when a Tree Information Report (TIR) or a Tree Conservation Report (TCR) is required. Generally, a TIR is required for the proposed removal of municipal trees city-wide, or of distinctive trees on properties one hectare or less in size within the City's urban area. A TIR is also required for all Committee of Adjustment applications and Building Permit applications for infill development within the City's urban area.

Refer to the By-Law for the TCR requirements, including but not limited to:

- List of plant species observed and size, including any distinctive trees.
- Tree protection and mitigation measures.
- Location of tree, ownership, condition, and reason for removal.
- Arborist recommendations.

Applicability to Project

- Trees within the study area are located within the City of Ottawa's urban area, therefore this policy is applicable.

3.2 CANADA FOOD AND INSPECTION AGENCY

Canada Food and Inspection Agency (CFIA) Directive D-03-08: Phytosanitary Requirements to Prevent the Introduction into and Spread within Canada of the Emerald Ash Borer (EAB), *Agrilus planipennis* (Fairmaire), applies to Ash species (*Fraxinus spp.*) observed on properties that are located within the EAB Regulated Areas of Canada, prepared by the CFIA and dated June 2019. This area covers all south and central Ontario and western Quebec. Ash trees that require removal are subject to this directive.

- The CFIA restricts the movement of all Ash material including wood, bark, chips or bark chips from being transported outside of the Regulated Area. A Movement Certificate is required by the CFIA for any Ash material leaving the Regulated Area.
- Ash are permitted to be chipped on site and/or removed or cut down and removed from site. Chipped Ash material that is to remain on site must be ground or chipped to a size of less than 2.5 cm in any two dimensions. All Ash material chipped or whole that is to be removed from site must be disposed of within the Regulated Areas of Canada.
- Refer to the CFIA website for a current map of the "Emerald Ash Borer Regulated Areas of Canada".

Applicability to Project

- No Ash trees (*Fraxinus var.*) were located within the study area, therefore this policy is not applicable.

3.3 ENDANGERED SPECIES ACT, 2007

Species designated as Threatened or Endangered by the Committee on the Status of Species at Risk in Ontario (COSSARO), otherwise known as Species at Risk in Ontario (SARO), and their habitats (i.e., areas essential for breeding, rearing, feeding, hibernation and migration) are automatically afforded legal protection under the Endangered Species Act, 2007 (ESA) (Government of Ontario 2007). The ESA (Subsection 9 (1)) states that:

- “No person shall,
 - a) kill, harm, harass, capture or take a living member of a species that is listed on the SARO List as an extirpated, endangered or threatened species;
 - b) possess, transport, collect, buy, sell, lease, trade or offer to buy, sell, lease or trade;
 - (i) a living or dead member of a species that is listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species;
 - (ii) any part of a living or dead member of a species referred to in subclause (i);
 - (iii) anything derived from a living or dead member of a species referred to in subclause (i); or,
 - c) sell, lease, trade or offer to sell, lease or trade anything that the person represents to be a thing described in subclause (b) (i), (ii) or (iii)”.
- Clause 10(1) (a) of the ESA states that:
- “No person shall damage or destroy the habitat of a species that is listed on the SARO list as an endangered or threatened species”.

Applicability to Project

- No woody Species at Risk were found within the study area.

3.4 MIGRATORY BIRDS CONVENTION ACT, 1994

The Migratory Birds Convention Act, MBCA (1994) and Migratory Birds Regulations, MBR (2014) protect most species of migratory birds anywhere they are found in Canada, including surrounding ocean waters, regardless of ownership. General prohibitions under the MBCA and MBR protect migratory birds, their nests and eggs and prohibit the deposit of harmful substances in waters / areas frequented by them.

- The MBR includes an additional prohibition against incidental take, defined by Environmental Canada as: “The inadvertent harming, killing, disturbance or destruction of migratory birds, nests and eggs.”
- Environment Canada implements policies and guidelines to protect migratory birds, their eggs and their nests. There is guidance on the Environment Canada website to minimize the risk of incidental take effects on migratory birds, achieve compliance with the law and maintain sustainable populations of migratory birds.
- Compliance with the MBCA and MBR is best achieved through a due diligence approach, which identifies potential risk, based on a site-specific analysis in consideration of the Avoidance Guidelines and Best Management Practices information on the Environment Canada website.

Applicability to Project

- The MBCA and its regulations are applicable to the project. Migratory bird species subject to the MBCA may be present within the study area and may use various habitats on the subject property (e.g. trees, grass



and other herbaceous material). Recommended measures to reduce the possibility of contravention to the MBCA and its regulations are provided in Section 6.0;

- Tree removals and canopy pruning are to be coordinated outside of the Migratory Bird Nesting Season (April 1 to August 31). Overall clearing of trees would be permitted between October 1 to March 31.
- If tree works must be completed within the Migratory Bird Nesting Season, surveying for nests and nest activity will be conducted to ensure compliance with the Act. Nest surveys will be performed by a qualified Biologist no sooner than 48 hours before tree pruning is to take place.



4 FIELD SURVEYS

4.1 TREE INVENTORY METHODOLOGY

The field observations were conducted on July 16, 2025 within the study area. Field observations included:

- Tree information including species, size, critical root zone (CRZ) and general health condition.
- Most of the tree locations were surveyed in the field using a topographic survey. Tree locations that were missed on the survey are shown based on field measurements and aerial photographs.
- Dead trees if any, are indicated in the tree inventory and on the maps/plans (T100-101 and T200-201).

4.2 TREE INVENTORY RESULTS

A total of **66** trees were inventoried:

- **66** individual trees (Tree Numbers: 1-66)

Refer to the following table for a breakdown of trees per location noted in **Section 2.2**.

Table 4.1 – Location of Trees

LOCATION	TREE NUMBERS	TOTAL
1900 Cyrville Rd.	1-66	66
Total		66

5 DEFINITIONS

The following are the definitions of the assessment categories utilized in our tree assessment:

Table 5.1 – Definitions

ACRONYM / DEFINITION	DESCRIPTION
Tree Number	This number refers to the number on the tree tag or alpha-numeric, alphabetical or tree grouping label listed in Table 1: Tree Inventory and Preservation Charts and labelled on the Tree Preservation Plans (e.g. 1 or 2).
Tree Grouping	A tree grouping is more than one (1) tree located within proximity of other trees with no separation between the canopies.
DBH	This refers to the diameter (in centimetres) at breast height and is measured at 1.4 m above the ground for each tree.
Tree Protection Zone (TPZ)	This is the area around a tree that is to be protected through tree protection measures (e.g. hoarding). No construction activities are to be undertaken within this zone.
Suppressed	Refers to trees that have their crowns completely overtopped by adjacent trees and received limited to very limited sunlight.
Co-dominant Stem	Stems equal in size and relative importance that make up the overall crown of the tree.
Union	Junction point where two or more stems meet. A ‘U’ shaped junction indicates a well-formed union. A ‘V’ shaped junction indicates a weakly formed union, whereas stems grow and increase in girth, weak bark called ‘included bark’ forms within the junction and stems start to push apart causing vertical cracks and loss of structure.
Compartmentalization	This is a naturally occurring process by which chemical and physical barriers are synthesized to prevent the spread of decay and disease in trees.
Irregular Tree Form	Refers to branches and stems that have formed irregularly often, resulting in contorted growth, weak attachments, weakly formed unions and codominant stems. The irregular growth of scaffold (lateral) branches typically leads to damage to other scaffold branches.
Imminently Hazardous Tree	Refers to a destabilized or structurally compromised tree that is in imminent danger of causing damage or injury to life or property.
Injure and Injury	Described as any act that will harm a tree's health, including failure to protect in accordance with standards set by the City's tree protection / preservation policy.
Root Zone	Refers to the subterranean area around the tree measured from the trunk to up to 2 to 3 m beyond the dripline.
Critical Root Zone (CRZ)	The minimum area of the root system necessary to maintain vitality or stability of the tree. Typically, this area extends to the dripline of the tree. The severing of one root can cause approximately 5-20% loss of the root system. A reduction of this area by greater than 30% can pose stability concerns for the tree.



Table 5.2 – Tree Assessment Criteria

DEFINITION	DESCRIPTION
Trunk Integrity (T.I.)	This is an assessment of the trunk for any defects or weaknesses. It is measured on a scale of poor, fair, good.
Canopy Structure (C.S.)	This is an assessment of the scaffold branches, unions and the canopy of the tree. This is measured on a scale of poor, fair, good.
Canopy Vigour (C.V.)	This is an assessment of the health of the tree and assesses the amount of deadwood and live growth in the crown as compared to a 100% healthy tree. The size, colour and amount of foliage are also considered in this category. This is measured on a scale of poor, fair, good.
Good	Tree displays less than 15% deficiency/defect within the given tree assessment criteria (TI, CS, CV).
Fair	Tree displays 15%-40% deficiency/defect within the given tree assessment criteria (TI, CS, CV).
Poor	Tree displays greater than 40% deficiency/defect within the given tree assessment criteria (TI, CS, CV).

6 DISCUSSION

This section is a discussion of the retention potential, preservation and / or impacts to trees within the limits of construction. Proposed works, vegetation recommendations, impacts and preservation are detailed in the following sections.

6.1 PROPOSED WORKS

The anticipated proposed works are shown on the Proposed Development and Conserved Vegetation Plan (T200-201). The proposed works include but are not limited to:

- Site grading
 - New parking lot layout
 - Construction of drive aisle
 - New walkways
 - New utilities/servicing
 - New gas bar with underground storage tanks
 - Landscaping
-

6.2 TREE RECOMMENDATIONS / ASSUMPTIONS

The anticipated proposed works have been developed using the detail design drawings prepared by WSP as a base. The new proposed elements are illustrated on the Tree Conservation Plans.

The following recommendations / assumptions apply to trees that are to be removed, preserved, or retained.

6.2.1 TREE REMOVAL

- Tree removal is recommended when the amount of impact is likely to cause a significant and irreversible decline in health of the tree.
 - Tree removal is based on the degree of excavation / disturbance within the Tree Protection Zone (TPZ) and considers tree species, size, condition and the number of critical roots that would be impacted that are vital to sustaining the trees overall health and stability.
 - This designation may also be applied to trees that are dead; in poor condition or trees that could pose future safety concerns; and trees dying because of a disease or insect infestation.
-

6.2.2 PARTIAL TREE REMOVAL

- Partial tree removal applies to tree groupings where one or more trees within a grouping are proposed for removal based on the criteria listed in **Section 6.2.1**.
- The number of trees within the grouping that require removal is estimated based on the total area of the tree grouping, number of trees within the grouping, the area that is anticipated to be impacted by construction and grading, site photography and aerial photography.

- This designation is specific to tree groupings only.
-

6.2.3 TREE INJURY

Tree injury will occur where any action causing harm, damage or impairment to a tree. This includes but is not limited to:

- Causing stress or injury of trees by changing grades or compacting or excavating soils within the dripline of a tree.
 - Severing roots.
 - The improper application of chemicals, excessive or otherwise.
 - Excessive or improper pruning.
 - Attachments of any items; and
 - Removal or slashing or defacing or girdling or burning of the bark.
-

6.2.4 TREE PRESERVATION ZONE – ENCROACHMENT / REDUCTION

- Where proposed civil works will encroach into a TPZ, a reduction will be required.
 - Where reductions are moderate to significant, mitigative measures may be recommended to minimize damage to roots and canopy. Measures may consist of root-exploratory excavation, root-sensitive excavation and root pruning, stem protection, root zone compaction protection and canopy clearance pruning,
-

6.2.5 TREE PRESERVATION

- Preservation of trees is considered where an encroachment, excavation or disturbance into the TPZ is expected to be minor or nil and that tree health and stability will not be adversely impacted.
 - The implementation of mitigation measures will reduce potential impacts to the tree therefore allowing for the tree to be preserved (e.g. air spade excavation and / or horizontal root protection).
 - City of Ottawa Tree Protection (By-Law No. 2020-340)
 - Apply at locations where the proposed works will occur within proximity of existing trees at the critical root zone (CRZ)
-

6.2.6 TREE RETENTION

Proposed works will occur beyond the TPZ and the CRZ with no impacts to the tree. Trees can be retained and tree protection hoarding installed as a preventative measure.

6.3 TREE REMOVALS - CONSTRUCTION

Impacts to trees will occur where trees are located within the limits of excavation and proposed fill. Excavation, grading and fill will significantly affect the critical root zone of trees. Any tree within this area has been recommended for removal.



Refer to **Table 6.1** which details removals by tree number and quantity.

Table 6.1 – Tree Removal Summary Table

OWNERSHIP	TREE NUMBERS	QUANTITY
Client	26-34, 49-50, 63-66	15
Total		15

- Based on the above criteria, **15** trees will be removed.
- These trees are required to be removed as the encroachments into the TPZs are too severe and mitigation measures would be ineffective.
- **Tree impacts are preliminary at this stage. Tree Preservation is to be finalized at the 100% detailed design stage. Additional tree removals may be required when Grading/Servicing and Detailed Site Plans become available.**

6.4 PARTIAL TREE REMOVAL - CONSTRUCTION

- Impacts to trees within tree groupings will occur where trees are located within the limits of excavation and proposed fill. Excavation, grading and fill will significantly affect the critical root zone of trees. Any tree within this area has been recommended for removal.
- Based on the criteria above, partial tree removal-construction is recommended for **0 trees**.

6.5 TREE INJURY

Proposed works may result in tree injury and require a reduction of TPZs. This work will also have the potential to damage roots and/or branches through excavation and mobilization of equipment.

- Trees near the proposed works that may be injured from construction and/or grading operations have been recommended to be preserved with injury.
- Based on the criteria above, root pruning is recommended for **7 trees**.

Table 6.2 – Tree Injury Summary Table

CATEGORY	OWNERSHIP	TREE NUMBERS	QUANTITY
Preserve	Client	18,19,20,21,23,41,58	7
Total			7

6.6 TREE PRUNING

To facilitate the proposed works, some selective pruning will be necessary, specifically where work will affect low hanging branches that overhang the work area. Trees identified for pruning may have branches at a height that would interfere with construction equipment and machinery during construction. Much of this work will be determined onsite during work implementation. Pruning is to be undertaken by a Certified Arborist following proper arboricultural techniques and in conjunction with the guidelines in this report prior to the start of construction.

Pruning will be dependant on the location of the existing tree, canopy size and the equipment used during construction. It is to be noted that the Contractor is to adjust the size of the equipment / excavators where feasible to accommodate low hanging trees or congested areas.

- Based on the criteria above, pruning is recommended for **0 trees**:

6.7 TREE PRESERVATION

Trees that are well beyond construction limits with no encroachment into the TPZ can be retained. These trees will not require tree protection hoarding. Trees where construction limits will either encroach into the TPZ or will be within proximity of the TPZ and / or dripline, will require tree protection hoarding.

- The City of Ottawa Tree Protection (By-Law No. 2020-340) specifies minimum tree protection zone distances. Schedule C-Tree Information Report Guidelines of the Bylaw indicates that the critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every 10 centimetre of trunk DBH measured in a radius around the tree. The CRZ is calculated as $DBH \times 10 \text{ cm}$.

6.7.1 HOARDING

Tree protective hoarding is to be installed for **51** trees listed above under “Retain” and “Preserve” as per the minimum TPZ distance. To protect these trees, install the following fence type:

- Tree protective hoarding is to be:
 - Installed prior to construction and remain until construction is completed;
 - Installed and protected from construction activity, grade changes, surface treatment or excavations of any kind is permitted within the TPZ;
 - Installed per the minimum TPZ distances detailed as shown on the Current Vegetation Plans (T100-101) within Appendix A and the Proposed Development and Conserved Vegetation Plan (T200-T201) within Appendix C;
 - Installed per the Tree Protection Specification Detail as shown on the Proposed Development and Conserved Vegetation Plan (T200-T201) within Appendix C.

7 MITIGATION MEASURES

Mitigation measures are recommended to reduce the amount of impact within the root zone of trees. These measures are as follows:

- Any roots exposed during grading are to be pruned using good arboricultural practices and per the guidelines in this report;
- To minimize damage to roots, it is recommended that excavators scrape soil within the same direction of the roots and not across. Any roots exposed are to be pruned neatly and cleanly.
- In areas where excavation, grading and construction have compacted soil within a reduced TPZ, scarify soil to a depth of 100 mm at the completion of construction. Restore disturbed areas and apply the following methods below:
 - Water trees periodically during construction; and
 - After construction it is recommended that a 150 mm depth layer of mulch be placed in a 2 m radius around the trunks of these trees.

7.1 AIR SPADE / HYDRO VACUUM EXCAVATION

Air-spade / hydro-vacuum excavation is recommended for this project for **1 tree**. The following measures are to be applied:

- At the limit of the excavation, where the tree protection hoarding has been placed, air-spade / hydro-vacuum excavate to a depth of 300 mm and at a width of 0.5 m to expose roots so they can be pruned;
- Air spade / hydro-vacuum excavation on the outside of tree protection hoarding;
- Ensure that the pressure used from the air spade / hydro-vacuum is such that it will not damage roots during excavation;
- Prune any roots in this area using good arboricultural practices per the guidelines in this report or under the supervision of a Certified Arborist;
- Backfill with excavated material or better, immediately after completion of air spade excavation to prevent roots from drying out;
- Water trees periodically during construction;
- Apply a layer of 50 mm depth mulch in a 2 m radius around the trees;
- It is recommended that these measures be applied while a Certified Arborist is present.

7.2 GRADING WITHIN TREE PROTECTION ZONE

Where grading will encroach into a large proportion of a TPZ resulting in cut or fill, or change of grade or slope, the following measures are to be applied.

Currently there are no trees where this measure is recommended.

Trees are to be preserved during this work. The following methods are to be applied:

- Temporary removal of tree protection fencing;
 - Wrap trunk up to 1.4m height with tree wrap, or;



- Place 4' length 2"x4"s around the trunk spaced at 2" apart and wrap with rope or tape to prevent movement;
- No grading work within 1m of the trunk of the trees that are <30cm DBH and 2m of trees that are ≥30cm DBH. Create a soil mound / transition at this limit and proposed grading works.
- Add 100mm depth mulch between the trunk and grading limit.
- At the completion of grading works re-install tree protection fencing
- Any grading required within a TPZ is to be conducted by hand using a hard rake or equivalent. Addition or removal of soil to be done by hand where possible. If equipment must be used, after completion of grading works soil is to be scarified to a depth of 5cm to reduce compaction from equipment.
- Reinstate tree protection fencing at the completion of grading works.

8 TREE REMOVAL COMPENSATION

8.1 COMPENSATION NOTES / SUMMARY

- Replacement trees are based on the following criteria outlined in **Table 8.1**
- The ratios and quantities detailed in the table below are recommended based on best management practices. A 1:1 replacement ratio is recommended for any tree removed within the limit of work.
- Compensation for tree injuries is not required.

Table 8.1 – Removal Compensation Chart

MUNICIPALITY	TREES TO BE REMOVED DUE TO CONSTRUCTION	DEAD TREES	RECOMMENDED COMPENSATION RATIO	REPLACEMENT TREES REQUIRED
City of Ottawa	15	0	1:1	15

8.2 COMPENSATION NOTES

- Total recommended replacement trees equal **15** trees.
- These replacement trees are recommended to be planted where possible within areas that were disturbed during construction and staging. If adequate space is not available for replacement planting in these areas, then planting can occur within areas adjacent to disturbed limits where vegetation cover is sparse.
- Refer to the Landscape Plan (L201) prepared by WSP for proposed tree planting as compensation.



9 CONCLUSION

Much of the vegetation found ranges from young to mature and is characterized by a mixture mostly comprising of planted species.

Impacts to the trees in the study area limit of work will be significant and as follows:

- 51 trees of 66 inventoried are to be retained.
- 15 trees of 66 inventoried are proposed to be removed.
- 7 trees of 66 inventoried will be injured and are proposed to be preserved.
- 15 trees are recommended as compensation.

Given the proposed mitigative measures, significant impacts to trees to be preserved are not anticipated.

The results in this report are preliminary at this stage. Final numbers for trees to be removed, and compensation trees required will be determined when detailed design and grading limits have been finalized.

Vegetation has been recommended to be retained and preserved beyond the construction limits. Proposed mitigation measures will minimize the detrimental effects from construction activities and will help to ensure that the good tree health will continue.

Care should be taken to protect trees to be retained with tree protection fencing as illustrated on the Tree Conservation Report. Tree protection fencing shall be erected prior to the start of construction and demolition and maintained for the duration of the work. Priority should be given to protecting vegetation that will not be impacted by grading and construction as this vegetation along property lines provides a visual barrier, shade, noise and wind buffer between properties.

10 PRESERVATION AND PROTECTION RECOMMENDATIONS

The survival rates for trees, which are in proximity to construction, are dependent on the resultant changes to a variety of environmental and anthropogenic factors. These construction activities bring about changes to a variety of environmental features such as the existing microclimate that includes winds, air temperature, soil moisture, amount of available sunlight, soil quality, and the level of the water table. Increased human activities may also damage the structure and/or physiological activities of the trees. The full effects of any damage that occurs may not appear until several years after its occurrence. Thus, it is essential that both vegetative clearing and preservation methods follow the guidelines below and those generally accepted as keeping with good arboricultural and construction practices. The guidelines are subject to adjustments deemed reasonable and appropriate considering the proximity and number of trees involved and the site-specific servicing requirements.

10.1 GENERAL RECOMMENDATIONS

The following is a list of practical considerations for the construction phase of the Project that applies to all trees that may be impacted by the construction:

- The tree protection fencing will be maintained until all construction is completed, soils are stabilized, and all the equipment has been removed from the site.
- Prior to the commencement of tree removals, all limits of the locations of the tree preservation fencing must be clearly staked in the field, installed per approved plans, and approved by the Contract Administrator. All trees within the TPZ must be left standing. The tree removals must be coordinated in accordance and compliance with the Migratory Bird Convention Act (MBCA).
- All removals must be felled into the work area to ensure that damage does not occur to the trees within the TPZ.
- Upon completion of the tree removals, all felled trees are to be removed from the site, and all should be brush chipped. All brush, roots and wood debris must be shredded into pieces that are smaller than 25 mm in size to ensure that any insect pests that could be present within the wood are destroyed.
- The CFIA has issued a prohibition of movement where the EAB has been confirmed. EAB has been found within the southern Ontario and is within the EAB Regulated Area which covers most of Ontario and a portion of western Quebec. This directive pertains to the movement of regulated materials (including but not limited to ash wood or bark and ash wood chips or bark chips) from a regulated area. EAB regulated articles moving out of a regulated area must be accompanied by a Movement Certificate issued by the CFIA. Refer to the EAB Regulated Areas of Canada found on the CFIA website.
- Ash materials may be removed from the site and disposed of within the 'Regulated Area' (see CFIA website for the 'Regulated Area' limits). Should it be necessary to dispose of Ash products outside of the 'Regulated Area' a 'Movement Certificate' will be required from the CFIA prior to transport.
- Tree protection fencing must be constructed and installed as per the details on the approved Tree Preservation Plan. Upon installation of the fencing, the Contractor will contact the Contract Administrator to review and approve the fencing and its location prior to commencement of any grading work.
- Areas within the TPZ are not to be used for any type of storage (e.g. storage of debris, construction material, surplus soils, and construction equipment). No trenching or tunnelling for underground services shall be located within the TPZ or dripline of trees designated for preservation within or adjacent to the construction zone.
- No grade changes shall occur within the TPZ unless approved as part of this report. If any grade changes may occur, either as a cut or fill situation, the consulting arborist must be notified prior to such work occurring to ensure that all precautions to preserve the tree are made.

- Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Further, no contaminants shall be dumped or flushed where they may come into contact with the feeder roots of the trees.
 - If it is necessary to remove additional limbs or portions of trees after construction has commenced to accommodate the construction, the consulting arborist is to be informed and under their direction the removal is to be executed carefully and in full accordance with arboricultural techniques, by a certified arborist.
-

10.2 ROOT PRUNING PRACTICES

- All approved root pruning is to take place by or under the supervision of an arborist and in accordance good arboricultural practices.
 - Pruned root ends shall be neatly and squarely trimmed, and the area shall be backfilled with clean native fill as soon as possible to prevent desiccation and promote root growth.
 - The exposed roots shall not be allowed to dry out and an appropriate watering schedule shall be undertaken (e.g. water bi-weekly to field capacity between **June 1st and September 15th**) so that the roots maintain optimum soil moisture during construction and backfilling operations.
 - Backfilling shall occur immediately and shall be with clean uncontaminated topsoil from an approved source. It is recommended that texture of backfill be coarser than existing soils, and that backfill comes into clean contact with existing soils, i.e. remove air pockets, sod, etc.
-

10.3 BRANCH PRUNING PRACTICES

- All limbs damaged or broken during construction shall be pruned cleanly, utilizing by-pass secateurs in accordance with approved arboricultural practices. Should there be a potential risk of transfer of disease from infected to non-infected trees, tools must be disinfected after pruning each tree by dipping in methyl hydrate. This practice is particularly important during periods of tree stress and when pruning many members of the same genera, within which a disease could be spread quickly (i.e., Verticillium Wilt on Maples or Fireblight on genera of the Rosaceae family).
- All pruning cuts should be made to a growing point such as a bud, twig or branch, cut just outside the branch collar (the swollen area at the base of the branch that sometimes has a bark ridge), and perpendicular to the branch being pruned rather than as close to the trunk as possible. This minimizes the size of the wound. No stubs should be left. Poor cut location, poor cut angle and torn cuts are not acceptable.
- Extensive pruning is best completed before plants break dormancy. Pruning should be limited to the removal of no more than 25% of the total bud and leaf bearing branches. Pruning should include the careful removal of:
 - Deadwood,
 - branches that are weak, damaged, diseased and those which will interfere with construction activity,
 - secondary leaders of conifers,
 - trunk and root suckers,
 - trunk waterspouts, and
 - tight V-shaped or weak crotches (included unions).
- Any branches that overhang the work area and require pruning are to be pruned using good arboricultural practices utilizing by-pass secateurs in accordance with American National Standard (ANSI) A300 (Part 1) – 2008 Pruning.
- The Contractor must report immediately any damage to trees such as broken limbs, damage to roots, or wounds to the main trunk or stem systems so that the damage can be assessed immediately.

10.4 CONSTRUCTION IMPLEMENTATION

Pre-Construction:

- A site meeting will be held with Contractor and Contract Administrator to review the clearing limits and confirm the installation location for the temporary tree protection fence.
- Tree removal along the tree retention limit must be carefully felled away from the tree retention limit and into the construction / development area. Stumps adjacent to trees identified for retention are to be flush cut and not chipped or grubbed to avoid impacts to retained trees.

Construction:

- Periodic inspections will be undertaken by the site supervisor to ensure that the mitigation measures are being maintained during construction.
- The temporary protection fence is to be maintained throughout the entire construction period. No equipment storage, flushing of fuel, washing of construction equipment, and storage of spoil or construction debris is to occur behind the temporary protection fence.
- To avoid root zone impacts on trees to be retained, excavated material will not be stored against the tree protection barrier.

Post-Construction:

- The temporary protection fence will be removed last after all the construction has been completed, soils are stabilized and all the equipment has been removed.

10.5 MIGRATORY BIRD PROTECTION

- To reduce the possibility of contravention of the MBCA, vegetation removal should be scheduled to occur outside of the overall bird nesting season of **March 31st to August 31st**. Some birds may nest before and after this peak bird nesting season due to annual seasonal fluctuations. If a nest of a migratory bird is found within the construction area outside of this nesting period, it still receives protection.
- If vegetation must be removed during the overall bird nesting season:
 - Nest and nesting activity searches will be conducted in areas defined as simple habitat (i.e., the CUM1-1 community) by a qualified biologist no more than 24 hours prior to vegetation removal. Nesting activity will be documented when it consists of confirmed breeding evidence, as defined by OBBA criteria (Cadman, 2009).
 - If an active nest or confirmed nesting activity of a migratory bird is observed in simple habitat, regardless of the timing window recommended, a species-specific buffer area following the Environment and Climate Change Canada (ECCC) guidelines will be applied to the nest or confirmed nesting activity wherein no vegetation removal will be permitted until the young have fledged from the nest. The radius of the buffer will depend on species, level of disturbance and landscape context (ECCC 2018), which will be confirmed by a qualified Biologist, but will protect a minimum of 10m around the nest or nesting activity.
 - The results of all nest searches will be documented at the end of each survey day in a technical memorandum, including information on the searcher, date, time conducted, weather conditions, habitat type, vegetation community type, observations of breeding activity, observations of confirmed nests including co-ordinates, and, if required, the buffer applied to identified breeding/nesting sites.
 - If vegetation removal must occur in complex habitats within the above-listed timing windows and absolutely cannot be avoided, the same Best Management Practices (BMPs) such as nest and nesting activity searches described above will be undertaken.



11 LITERATURE CITED

- City of Ottawa Tree Protection (By-Law No. 2020-340)
- Canadian Food Inspection Agency. January 14, 2021 (5th Revision). D-03-08: Phytosanitary Requirements to Prevent the Introduction Into and Spread Within Canada of the Emerald Ash Borer, *Agrilus planipennis* (Fairmaire).
- Canadian Food Inspection Agency. Areas Regulated for the Emerald Ash Borer. Mapping. Date Modified: 2021-03-16. <https://www.inspection.gc.ca/plant-health/plant-pests-invasive-species/directives/forest-products/d-03-08/areas-regulated/eng/1347625322705/1347625453892>
- Environment and Climate Change Canada. Guidelines to Reduce Risk to Migratory Birds. Last modified on October 30, 2018.
- Government of Canada. 1994. Migratory Birds Convention Act, S.C. 1994, c. 22.
- Government of Canada. Migratory Birds Regulations. C.R.C., c. 1035. Last amended on May 30, 2018.
- Government of Ontario. 2007. Endangered Species Act, 2007, S.O. 2007, c. 6.
- Lily, Sharon. J. 2010. Arborists' Certification Study Guide. International Society of Arboriculture.
- Tree Care Industry Association. 2008. ANSI-A300-Part 1. Tree Shrub and Other Woody Plant Management – Standard Practices. Pruning.



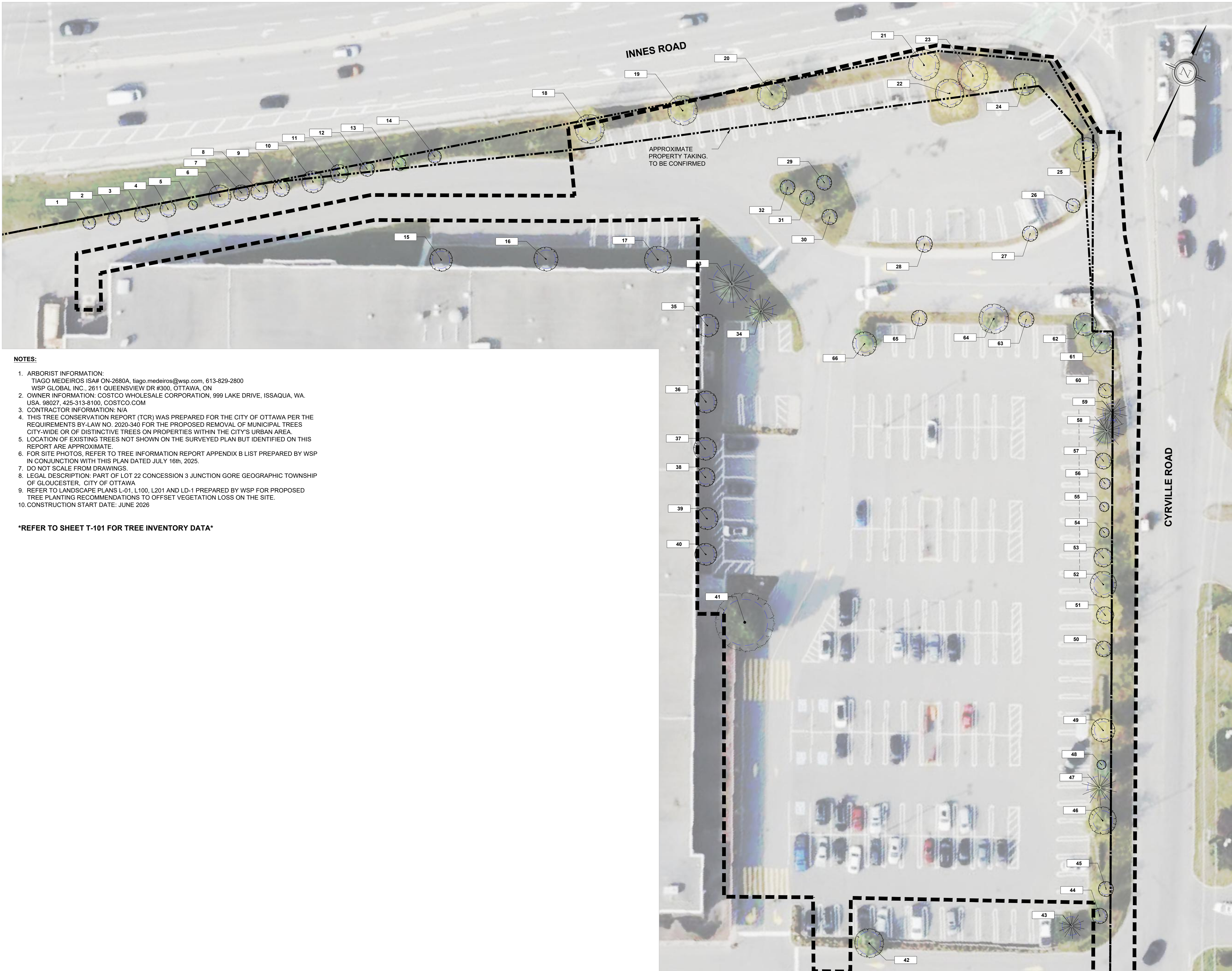
12 LIMITATIONS OF ASSESSMENT

- It is our policy to attach the following clause regarding limitations. We do this to ensure that the client is aware of what is technically and professionally realistic in retaining trees.
- The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the trees and the surrounding site, and the proximity of property and people. Except where specifically noted, the trees were not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations.
- Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions.
- While reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered, or implied, that these trees or any of their parts will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts under all circumstances. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

APPENDIX

A

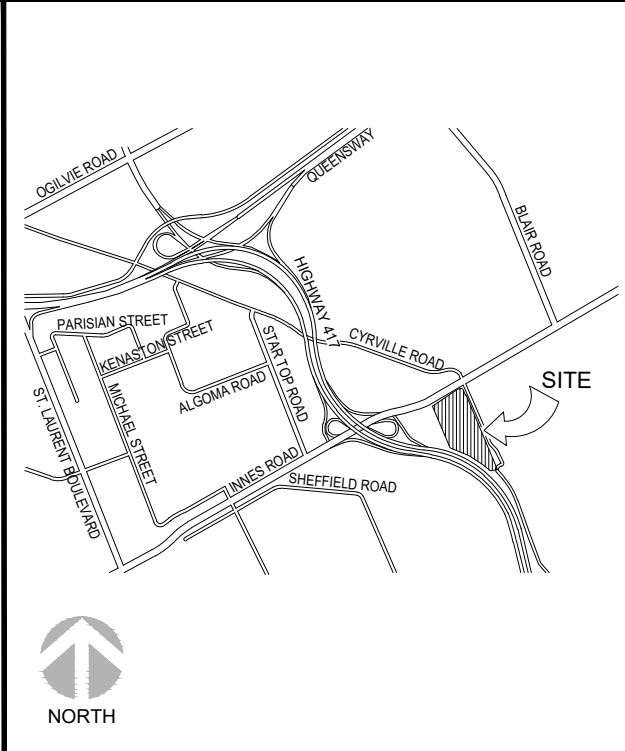
CURRENT
VEGETATION PLAN
(MAP #1)



NOTES:

- ARBORIST INFORMATION:
TIAGO MEDEIROS ISA# ON-2680A, tiago.medeiros@wsp.com, 613-829-2800
WSP GLOBAL INC., 2611 QUEENSVIEW DR #300, OTTAWA, ON
USA: 98027, 425-313-8100, COSTCO.COM
- OWNER INFORMATION: COSTCO WHOLESALE CORPORATION, 999 LAKE DRIVE, ISSAQUA, WA.
USA: 98027, 425-313-8100, COSTCO.COM
- CONTRACTOR INFORMATION: N/A
- THIS TREE CONSERVATION REPORT (TCR) WAS PREPARED FOR THE CITY OF OTTAWA PER THE REQUIREMENTS BY-LAW NO. 2020-340 FOR THE PROPOSED REMOVAL OF MUNICIPAL TREES CITY-WIDE OR OF DISTINCTIVE TREES ON PROPERTIES WITHIN THE CITY'S URBAN AREA.
- LOCATION OF EXISTING TREES NOT SHOWN ON THE SURVEYED PLAN BUT IDENTIFIED ON THIS REPORT ARE APPROXIMATE.
- FOR SITE PHOTOS, REFER TO TREE INFORMATION REPORT APPENDIX B LIST PREPARED BY WSP IN CONJUNCTION WITH THIS PLAN DATED JULY 16th, 2025.
- DO NOT SCALE FROM DRAWINGS.
- LEGAL DESCRIPTION: PART OF LOT 22 CONCESSION 3 JUNCTION GORE GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA
- REFER TO LANDSCAPE PLANS L-01, L100, L201 AND LD-1 PREPARED BY WSP FOR PROPOSED TREE PLANTING RECOMMENDATIONS TO OFFSET VEGETATION LOSS ON THE SITE.
- CONSTRUCTION START DATE: JUNE 2026

REFER TO SHEET T-101 FOR TREE INVENTORY DATA



KEY PLAN NTS

LEGEND

- EXISTING SURVEYED TREE
- CRITICAL ROOT ZONE (10 x DBH OF TREE)
- IDENTIFICATION NUMBER FOR INVENTORIED TREE WITHIN APPLICANT PROPERTY
- PROPERTY LINE
- LIMIT OF CONSTRUCTION

5.	RE-ISSUED FOR SPA	CP	2026/07/16	TM
4.	RE-ISSUED FOR SPA	CP	2026/06/08	TM
3.	RE-ISSUED FOR SPA	CP	2026/03/25	TM
2.	ISSUED FOR SPA	CP	2025/11/28	TM
1.	ISSUED FOR CLIENT REVIEW	GM	2025/07/25	TM
No.	REVISIONS TO DRAWING	BY	DATE	APPR

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
COSTCO Business Centre
WHOLESALE

OTTAWA (GLOUCESTER), ONTARIO
NEW BUSINESS CENTRE
(CONVERTED WAREHOUSE)

SHEET TITLE
TREE CONSERVATION REPORT
CURRENT VEGETATION

CONSULTANT
wsp

CERTIFIED ARBORIST
ISA
Tiago Medeiros
ISA ON-2680A

NOT FOR CONSTRUCTION
2025-07-25

DESIGNED G.M.	DRAWN D.K. / C.P.	CHECKED T.M.
SCALE 1:300	DATE JULY 2025	DWG NUMBER T100
PROJECT NUMBER 211-12161-00		

Tree Inventory Data					
Tree ID	Scientific Name	Common Name	DBH (cm)	Ownership	Condition of Tree
1	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	9	Client	Good
2	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	9	Client	Good
3	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	9	Client	Good
4	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	10	Client	Good, Lean
5	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6	Client	Good
6	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	15	Client	Good
7	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	10	Client	Fair, Lean
8	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	10	Client	Good
9	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	10	Client	Good, Lean
10	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	14	Client	Good, Lean
11	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	11	Client	Good
12	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	9	Client	Good
13	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	18	Client	Good
14	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	9	Client	Good, Trunk Wound
15	Tilia americana	Basswood	15	Client	Good
16	Tilia americana	Basswood	16	Client	Good
17	Tilia americana	Basswood	18	Client	Windswept Canopy
18	Gleditsia triacanthos var. inermis	Honeylocust	20	Client	Good
19	Gleditsia triacanthos var. inermis	Honeylocust	20	Client	Trunk Wound
20	Gleditsia triacanthos var. inermis	Honeylocust	20	Client	Good
21	Gleditsia triacanthos var. inermis	Honeylocust	20	Client	Good
22	Gleditsia triacanthos var. inermis	Honeylocust	20	Client	Good
23	Gleditsia triacanthos var. inermis	Honeylocust	20	Client	Good
24	Gleditsia triacanthos var. inermis	Honeylocust	15	Client	Good
25	Gleditsia triacanthos var. inermis	Honeylocust	14	Client	Good
26	Gleditsia triacanthos var. inermis	Honeylocust	8	Client	Good
27	Gleditsia triacanthos var. inermis	Honeylocust	10	Client	Good
28	Gleditsia triacanthos var. inermis	Honeylocust	8	Client	Good
29	Gleditsia triacanthos var. inermis	Honeylocust	10	Client	Good
30	Gleditsia triacanthos var. inermis	Honeylocust	10	Client	Good
31	Gleditsia triacanthos var. inermis	Honeylocust	10	Client	Good
32	Gleditsia triacanthos var. inermis	Honeylocust	10	Client	Good
33	Picea glauca	White Spruce	33	Client	Good
34	Picea glauca	White Spruce	20	Client	Poor
35	Tilia cordata	Littleleaf Linden	15	Client	Good
36	Tilia cordata	Littleleaf Linden	15	Client	Good
37	Tilia cordata	Littleleaf Linden	15	Client	Good
38	Tilia cordata	Littleleaf Linden	12	Client	Good, Trunk Wound
39	Tilia cordata	Littleleaf Linden	15	Client	Good
40	Tilia cordata	Littleleaf Linden	15	Client	Good
41	Tilia cordata	Littleleaf Linden	40	Client	Good
42	Acer saccharum	Sugar Maple	20	Client	Good
43	Pinus resinosa	Red Pine	16	Client	Good
44	Gleditsia triacanthos var. inermis	Honeylocust	10	Client	Good

Tree ID	Scientific Name	Common Name	DBH (cm)	Ownership	Condition of Tree
45	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	Client	Good
46	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	17	Client	Good
47	PICEA GLAUCA	White Spruce	20	Client	Good
48	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	6	Client	Good
49	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	15	Client	Good
50	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	Client	Good
51	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	Client	Good
52	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	17	Client	Good
53	GINKGO BILOBA	Ginkgo Tree	12	Client	Good
54	SYRINGA RETICULATA 'IVORY SILK'	Ivory Silk Tree Lilac	6	Client	Good
55	SYRINGA RETICULATA 'IVORY SILK'	Ivory Silk Tree Lilac	5	Client	Good
56	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	7	Client	Good
57	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	Client	Good
58	PINUS STROBUS	White Pine	22	Client	Good
59	PINUS STROBUS	White Pine	15	Client	Good
60	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	9	Client	Good
61	ACER SACCHARINUM	Silver Maple	15	Client	Good
62	ACER SACCHARINUM	Silver Maple	10	Client	Good
63	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	Client	Good
64	ACER SACCHARINUM	Silver Maple	20	Client	Good
65	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	Client	Good
66	ACER SACCHARINUM	Silver Maple	15	Client	Good

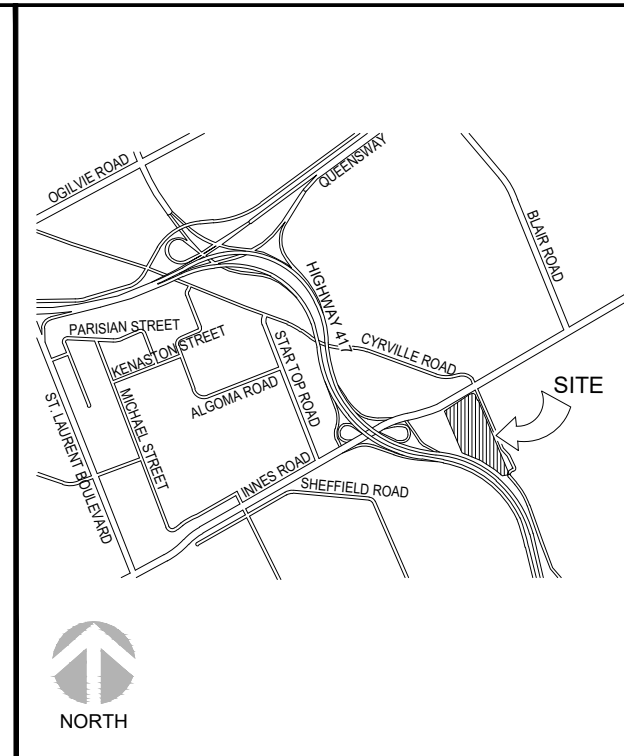
TERMINOLOGY:

TRUE ID: APPROXIMATE LOCATION OF TREE WITHIN PROJECT AREA AS IDENTIFIED ON PLANS
SCIENTIFIC NAME: SCIENTIFIC NAMING CONVENTION INCLUDING GENUS AND SPECIES OF A TREE
COMMON NAME: COMMON OR POPULAR NAMING CONVENTION OF A TREE AS LOCALLY KNOWN
DBH: DIAMETER AT BREAST HEIGHT OF TREE IN CM (CENTIMETERS)
OWNERSHIP: TREE OWNED BY THE CLIENT, MUNICIPALITY, OR PRIVATE PROPERTY WITHIN PROJECT LIMITS
CONDITION OF TREE: GOOD, FAIR, POOR, DEAD.

DIGITAL DATA DISCLAIMER

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5.	RE ISSUED FOR SPA	CP	2026/07/16	TM			
4.	RE ISSUED FOR SPA	CP	2026/06/08	TM			
3.	RE ISSUED FOR SPA	CP	2026/03/25	TM			
2.	ISSUED FOR SPA	CP	2025/11/28	TM			
1.	ISSUED FOR CLIENT REVIEW	GM	2025/07/25	TM			
No.	REVISIONS TO DRAWING	BY	DATE	APP			
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED							
CLIENT  Business Centre OTTAWA (GLOUCESTER), ONTARIO NEW BUSINESS CENTRE (CONVERTED WAREHOUSE)							
SHEET TITLE TREE CONSERVATION REPORT CURRENT VEGETATION							
CONSULTANT 							
 NOT FOR CONSTRUCTION 2025-07-25							
DESIGNED G.M.		DRAWN D.K. / C.P.		CHECKED T.M.			
SCALE			DATE		JULY 2025		
PROJECT NUMBER 211-12161-00				DWG. NUMBER T101			

APPENDIX

B

SITE PHOTOS



1 — Syringa reticulata—Ivory Silk Lilac



2 — Syringa reticulata—Ivory Silk Lilac



3 — Syringa reticulata—Ivory Silk Lilac



4 — Syringa reticulata—Ivory Silk Lilac



5 — Syringa reticulata—Ivory Silk Lilac



6 — Syringa reticulata—Ivory Silk Lilac



7 — Syringa reticulata—Ivory Silk Lilac



8 — Syringa reticulata—Ivory Silk Lilac



Arborist Report—1900 Cyrville Road SITE PHOTOGRAPHS

Date: July 2025

Project No: 211-12161-00

Appendix B



9 — Syringa reticulata—Ivory Silk Lilac



10 — Syringa reticulata—Ivory Silk Lilac



11 — Syringa reticulata—Ivory Silk Lilac



12 — Syringa reticulata—Ivory Silk Lilac



13 — Syringa reticulata—Ivory Silk Lilac



14 — Syringa reticulata—Ivory Silk Lilac



15 — Tilia americana—Basswood



16 — Tilia americana—Basswood



Arborist Report—1900 Cyrville Road
SITE PHOTOGRAPHS

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17 — *Tilia americana*—Basswood



18 — *Gleditsia triacanthos*—Honeylocust



19 — *Gleditsia triacanthos*—Honeylocust



20 — *Gleditsia triacanthos*—Honeylocust



21 — *Gleditsia triacanthos*—Honeylocust



22 — *Gleditsia triacanthos*—Honeylocust



23 — *Gleditsia triacanthos*—Honeylocust



24 — *Gleditsia triacanthos*—Honeylocust



Arborist Report—1900 Cyrville Road SITE PHOTOGRAPHS

Date: July 2025

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Appendix B



25 — Gleditsia triacanthos—Honeylocust



26— Gleditsia triacanthos—Honeylocust



27— Gleditsia triacanthos—Honeylocust



28 — Gleditsia triacanthos—Honeylocust



29— Gleditsia triacanthos—Honeylocust



30 — Gleditsia triacanthos—Honeylocust



31 — Gleditsia triacanthos—Honeylocust



32 — Gleditsia triacanthos—Honeylocust



Arborist Report—1900 Cyrville Road

SITE PHOTOGRAPHS

Date: July 2025

Project No: 211-12161-00

Appendix B



33 — *Picea glauca*—White Spruce



34— *Picea glauca*—White Spruce



35— *Tilia cordata*—Littleleaf Linden



36— *Tilia cordata*—Littleleaf Linden



37— *Tilia cordata*—Littleleaf Linden



38— *Tilia cordata*—Littleleaf Linden



39 — *Tilia cordata*—Littleleaf Linden



40 — *Tilia cordata*—Littleleaf Linden



Arborist Report—1900 Cyrville Road
SITE PHOTOGRAPHS

Date: July 2025
Project No: 211-12161-00
Appendix B



41— *Tilia cordata*—Littleleaf Linden



42— *Acer saccharum*—Sugar Maple



43— *Pinus resinosa*—Red Pine



44— *Gleditsia triacanthos*—Honeylocust



45— *Gleditsia triacanthos*—Honeylocust



46— *Gleditsia triacanthos*—Honeylocust



47— *Picea glauca*—White Spruce



48— *Gleditsia triacanthos*—Honeylocust



Arborist Report—1900 Cyrville Road SITE PHOTOGRAPHS

Date: July 2025

Project No: 211-12161-00

Appendix B



49 — *Gleditsia triacanthos*—Honeylocust



50 — *Gleditsia triacanthos*—Honeylocust



51 — *Gleditsia triacanthos*—Honeylocust



52 — *Gleditsia triacanthos*—Honeylocust



53 — *Ginkgo biloba*—Ginkgo



54 — *Syringa reticulata*—Ivory Silk Lilac



55 — *Syringa reticulata*—Ivory Silk Lilac



48 — *Gleditsia triacanthos*—Honeylocust





57 — *Gleditsia triacanthos*—Honeylocust



58 — *Pinus strobus*—White Pine



59— *Pinus strobus*—White Pine



60— *Gleditsia triacanthos*—Honeylocust



61— *Acer saccharinum*—Silver Maple



62— *Acer saccharinum*—Silver Maple



63— *Gleditsia triacanthos*—Honeylocust



64— *Acer saccharinum*—Silver Maple



Arborist Report—1900 Cyrville Road

SITE PHOTOGRAPHS

Date: July 2025

Project No: 211-12161-00

Appendix B



65 — *Gleditsia triacanthos*—Honeylocust



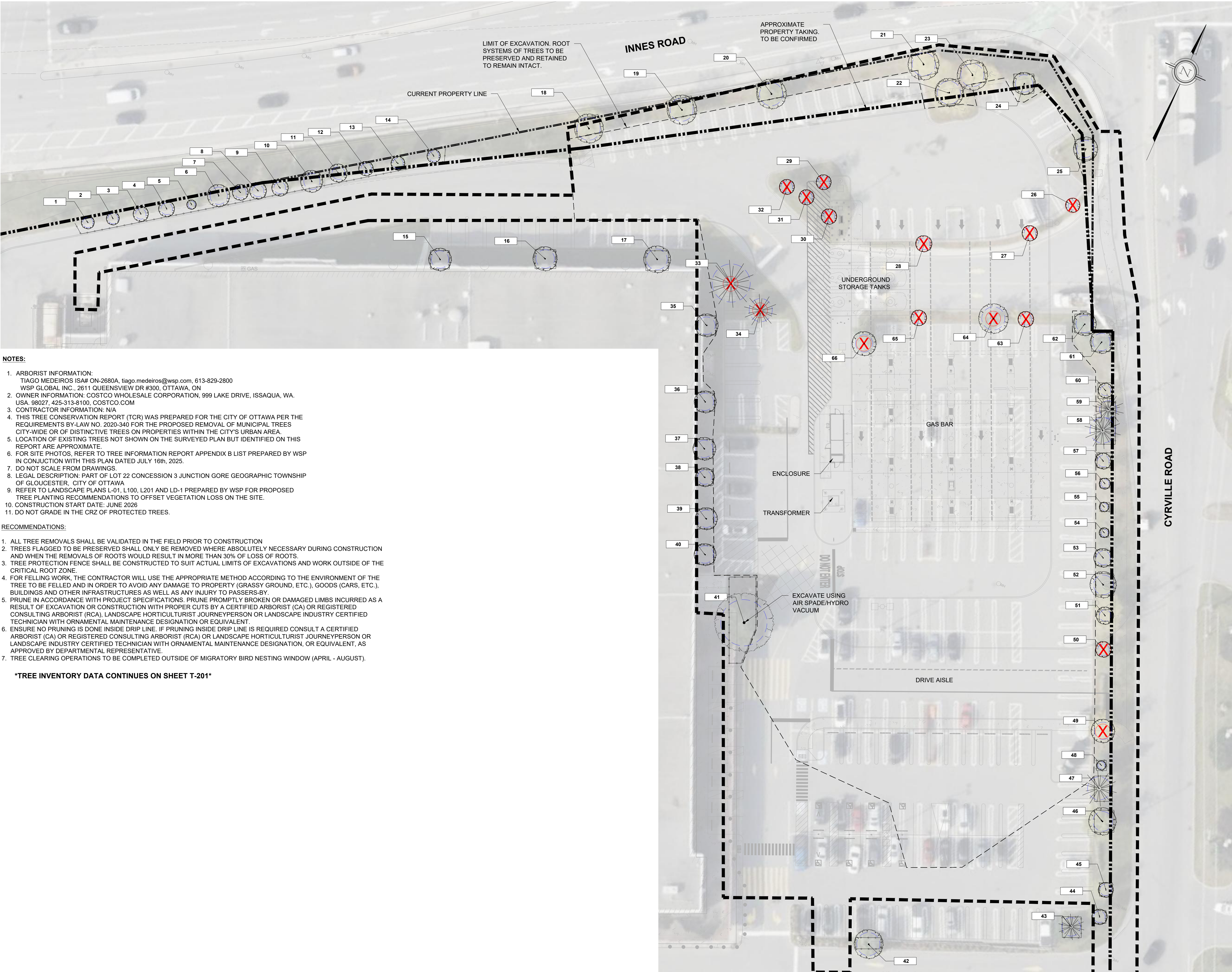
66— *Acer saccharinum*—Silver Maple



APPENDIX

C

PROPOSED
DEVELOPMENT AND
CONSERVED
VEGETATION PLAN
(MAP#2)



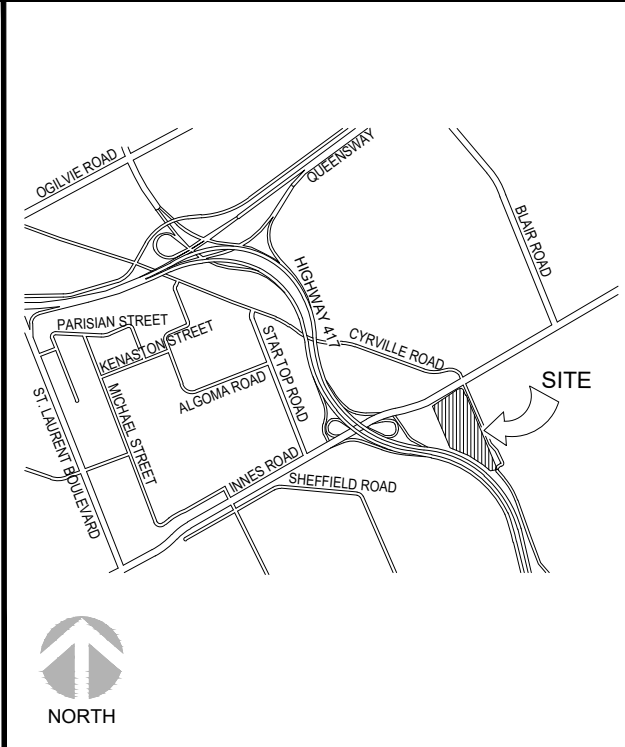
NOTES:

1. ARBORIST INFORMATION:
TIAGO MEDEIROS ISA# ON-2680A, tiago.medeiros@wsp.com, 613-829-2800
WSP GLOBAL INC., 2611 QUEENSVIEW DR #300, OTTAWA, ON
2. OWNER INFORMATION: COSTCO WHOLESALE CORPORATION, 999 LAKE DRIVE, ISSAQUA, WA, USA. 98027, 425-313-8100, COSTCO.COM
3. CONTRACTOR INFORMATION: N/A
4. THIS TREE CONSERVATION REPORT (TCR) WAS PREPARED FOR THE CITY OF OTTAWA PER THE REQUIREMENTS BY-LAW NO. 2020-340 FOR THE PROPOSED REMOVAL OF MUNICIPAL TREES CITY-WIDE OR OF DISTINCTIVE TREES ON PROPERTIES WITHIN THE CITY'S URBAN AREA.
5. LOCATION OF EXISTING TREES NOT SHOWN ON THE SURVEYED PLAN BUT IDENTIFIED ON THIS REPORT ARE APPROXIMATE.
6. FOR SITE PHOTOS, REFER TO TREE INFORMATION REPORT APPENDIX B LIST PREPARED BY WSP IN CONJUNCTION WITH THIS PLAN DATED JULY 16th, 2025.
7. DO NOT SCALE FROM DRAWINGS.
8. LEGAL DESCRIPTION: PART OF LOT 22 CONCESSION 3 JUNCTION GORE GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA
9. REFER TO LANDSCAPE PLANS L-01, L100, L201 AND LD-1 PREPARED BY WSP FOR PROPOSED TREE PLANTING RECOMMENDATIONS TO OFFSET VEGETATION LOSS ON THE SITE.
10. CONSTRUCTION START DATE: JUNE 2026
11. DO NOT GRADE IN THE CRZ OF PROTECTED TREES.

RECOMMENDATIONS:

1. ALL TREE REMOVALS SHALL BE VALIDATED IN THE FIELD PRIOR TO CONSTRUCTION
2. TREES FLAGGED TO BE PRESERVED SHALL ONLY BE REMOVED WHERE ABSOLUTELY NECESSARY DURING CONSTRUCTION AND WHEN THE REMOVALS OF ROOTS WOULD RESULT IN MORE THAN 30% OF LOSS OF ROOTS.
3. TREE PROTECTION FENCE SHALL BE CONSTRUCTED TO SUIT ACTUAL LIMITS OF EXCAVATIONS AND WORK OUTSIDE OF THE CRITICAL ROOT ZONE.
4. FOR FELLING WORK, THE CONTRACTOR WILL USE THE APPROPRIATE METHOD ACCORDING TO THE ENVIRONMENT OF THE TREE TO BE FELLED AND IN ORDER TO AVOID ANY DAMAGE TO PROPERTY (GRASSY GROUND, ETC.), GOODS (CARS, ETC.), BUILDINGS AND OTHER INFRASTRUCTURES AS WELL AS ANY INJURY TO PASSERS-BY.
5. PRUNE IN ACCORDANCE WITH PROJECT SPECIFICATIONS. PRUNE PROMPTLY BROKEN OR DAMAGED LIMBS INCURRED AS A RESULT OF EXCAVATION OR CONSTRUCTION WITH PROPER CUTS BY A CERTIFIED ARBORIST (CA) OR REGISTERED CONSULTING ARBORIST (RCA), LANDSCAPE HORTICULTURIST JOURNEYPerson OR LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN WITH ORNAMENTAL MAINTENANCE DESIGNATION OR EQUIVALENT.
6. ENSURE NO PRUNING IS DONE INSIDE DRIP LINE. IF PRUNING INSIDE DRIP LINE IS REQUIRED CONSULT A CERTIFIED ARBORIST (CA) OR REGISTERED CONSULTING ARBORIST (RCA) OR LANDSCAPE HORTICULTURIST JOURNEYPerson OR LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN WITH ORNAMENTAL MAINTENANCE DESIGNATION, OR EQUIVALENT, AS APPROVED BY DEPARTMENTAL REPRESENTATIVE.
7. TREE CLEARING OPERATIONS TO BE COMPLETED OUTSIDE OF MIGRATORY BIRD NESTING WINDOW (APRIL - AUGUST).

TREE INVENTORY DATA CONTINUES ON SHEET T-201



KEY PLAN

NTS

LEGEND

- EXISTING SURVEYED TREE
- CRITICAL ROOT ZONE (10 x DBH OF TREE)
- TREE TO BE REMOVED
- IDENTIFICATION NUMBER FOR INVENTORIED TREE WITHIN APPLICANT PROPERTY
- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- TREE PROTECTION FENCING (REFER TO DETAIL 1/ T-201)
- LIMIT OF EXCAVATION

5.	RE-ISSUED FOR SPA	CP	2026/07/16	TM
4.	RE-ISSUED FOR SPA	CP	2026/06/08	TM
3.	RE-ISSUED FOR SPA	CP	2026/03/25	TM
2.	ISSUED FOR SPA	CP	2025/11/28	TM
1.	ISSUED FOR CLIENT REVIEW	GM	2025/07/25	TM
No.	REVISIONS TO DRAWING	BY	DATE	APPR

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT

COSTCO Business Centre
WHOLESALE

OTTAWA (GLOUCESTER), ONTARIO
NEW BUSINESS CENTRE
(CONVERTED WAREHOUSE)

SHEET TITLE

TREE CONSERVATION REPORT

PROPOSED DEVELOPMENT & CONSERVED VEGETATION

CONSULTANT

wsp

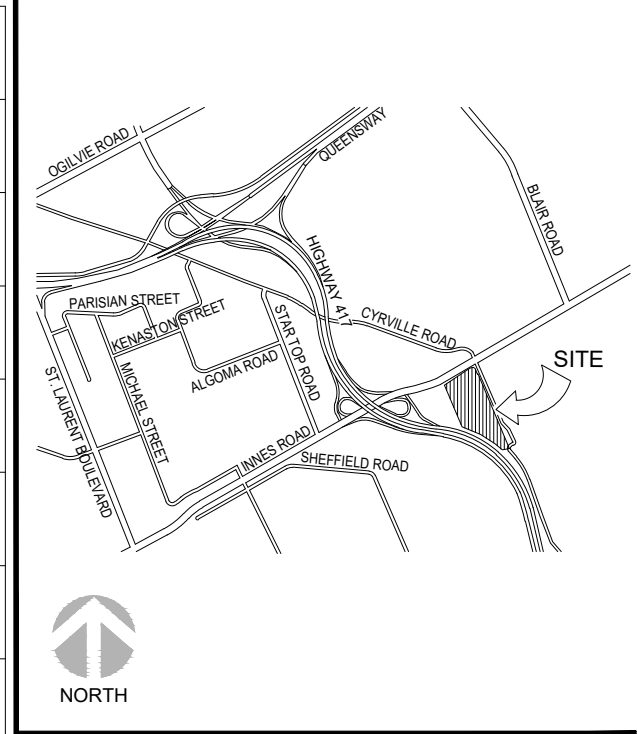
CERTIFIED ARBORIST
ISA
Tiago Medeiros
ISA# ON-2680A

NOT FOR CONSTRUCTION
2025-07-25

DESIGNED G.M.	DRAWN D.K. / C.P.	CHECKED T.M.
SCALE 1:300	DATE JULY 2025	DWG. NUMBER T200
PROJECT NUMBER 211-12161-00		

TREE INVENTORY DATA								
TREE ID	SCIENTIFIC NAME	COMMON NAME	DBH (CM)	TPZ (M)	OWNERSHIP	CONDITION OF TREE	COMMENT	ARBORIST RECOMMENDATIONS
1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	9	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	9	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	9	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
4	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	10	1	CLIENT	GOOD, LEAN	RETAIN	INSTALL TREE PROTECTION FENCING
5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	6	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
6	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	15	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
7	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	10	1	CLIENT	FAIR, LEAN	RETAIN	INSTALL TREE PROTECTION FENCING
8	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	10	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
9	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	10	1	CLIENT	GOOD, LEAN	RETAIN	INSTALL TREE PROTECTION FENCING
10	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	14	1.5	CLIENT	GOOD, LEAN	RETAIN	INSTALL TREE PROTECTION FENCING
11	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	11	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
12	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	9	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
13	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	18	2	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
14	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	9	1	CLIENT	GOOD, TRUNK WOUND	RETAIN	INSTALL TREE PROTECTION FENCING
15	TILIA AMERICANA	BASSWOOD	15	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
16	TILIA AMERICANA	BASSWOOD	16	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
17	TILIA AMERICANA	BASSWOOD	18	2	CLIENT	WIND SWEEP CANOPY	RETAIN	INSTALL TREE PROTECTION FENCING
18	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	20	2	CLIENT	GOOD	PRESERVE	INSTALL TREE PROTECTION FENCING
19	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	20	2	CLIENT	TRUNK WOUND	PRESERVE	INSTALL TREE PROTECTION FENCING
20	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	20	2	CLIENT	GOOD	PRESERVE	INSTALL TREE PROTECTION FENCING
21	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	20	2	CLIENT	GOOD	PRESERVE	INSTALL TREE PROTECTION FENCING
22	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	20	2	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
23	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	20	2	CLIENT	GOOD	PRESERVE	INSTALL TREE PROTECTION FENCING
24	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	15	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
25	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	14	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
26	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	8	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE AND SERVICING
27	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE
28	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	8	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE
29	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE AND SERVICING
30	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE AND SERVICING
31	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE AND SERVICING
32	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE AND SERVICING
33	PICEA GLAUCA	WHITE SPRUCE	33	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF PARKING AISLES
34	PICEA GLAUCA	WHITE SPRUCE	20	2	CLIENT	FAIR	REMOVE	GRADING AND CONSTRUCTION OF PARKING AISLES
35	TILIA CORDATA	LITTLELEAF LINDEN	15	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
36	TILIA CORDATA	LITTLELEAF LINDEN	15	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
37	TILIA CORDATA	LITTLELEAF LINDEN	15	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
38	TILIA CORDATA	LITTLELEAF LINDEN	12	1	CLIENT	GOOD, TRUNK WOUND	RETAIN	INSTALL TREE PROTECTION FENCING
39	TILIA CORDATA	LITTLELEAF LINDEN	15	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
40	TILIA CORDATA	LITTLELEAF LINDEN	15	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
41	TILIA CORDATA	LITTLELEAF LINDEN	40	4	CLIENT	GOOD	PRESERVE	INSTALL TREE PROTECTION FENCING. AIR SPADE/HYDRO VACUUM EXCAVATION.

TREE ID	SCIENTIFIC NAME	COMMON NAME	DBH (CM)	TPZ (M)	OWNERSHIP	CONDITION OF TREE	COMMENT	ARBORIST RECOMMENDATIONS FOR REMOVAL
42	ACER SACCHARUM	SUGAR MAPLE	20	2	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
43	PINUS RESINOSA	RED PINE	16	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
44	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
45	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
46	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	17	2	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
47	PICEA GLAUCA	WHITE SPRUCE	20	2	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
48	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	6	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
49	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	15	1.5	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF WALKWAY
50	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE
51	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
52	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	17	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
53	GINKGO BILOBA	GINKGO TREE	12	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
54	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	6	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
55	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	5	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
56	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	7	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
57	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
58	PINUS STROBUS	WHITE PINE	22	2	CLIENT	GOOD	PRESERVE	INSTALL TREE PROTECTION FENCING
59	PINUS STROBUS	WHITE PINE	15	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
60	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	9	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
61	ACER SACCHARINUM	SILVER MAPLE	15	1.5	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
62	ACER SACCHARINUM	SILVER MAPLE	10	1	CLIENT	GOOD	RETAIN	INSTALL TREE PROTECTION FENCING
63	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION SEQUENCING OF NEW PARKING LOT
64	ACER SACCHARINUM	SILVER MAPLE	20	2	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE
65	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	10	1	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE
66	ACER SACCHARINUM	SILVER MAPLE	15	1.5	CLIENT	GOOD	REMOVE	GRADING AND CONSTRUCTION OF DRIVE AISLE



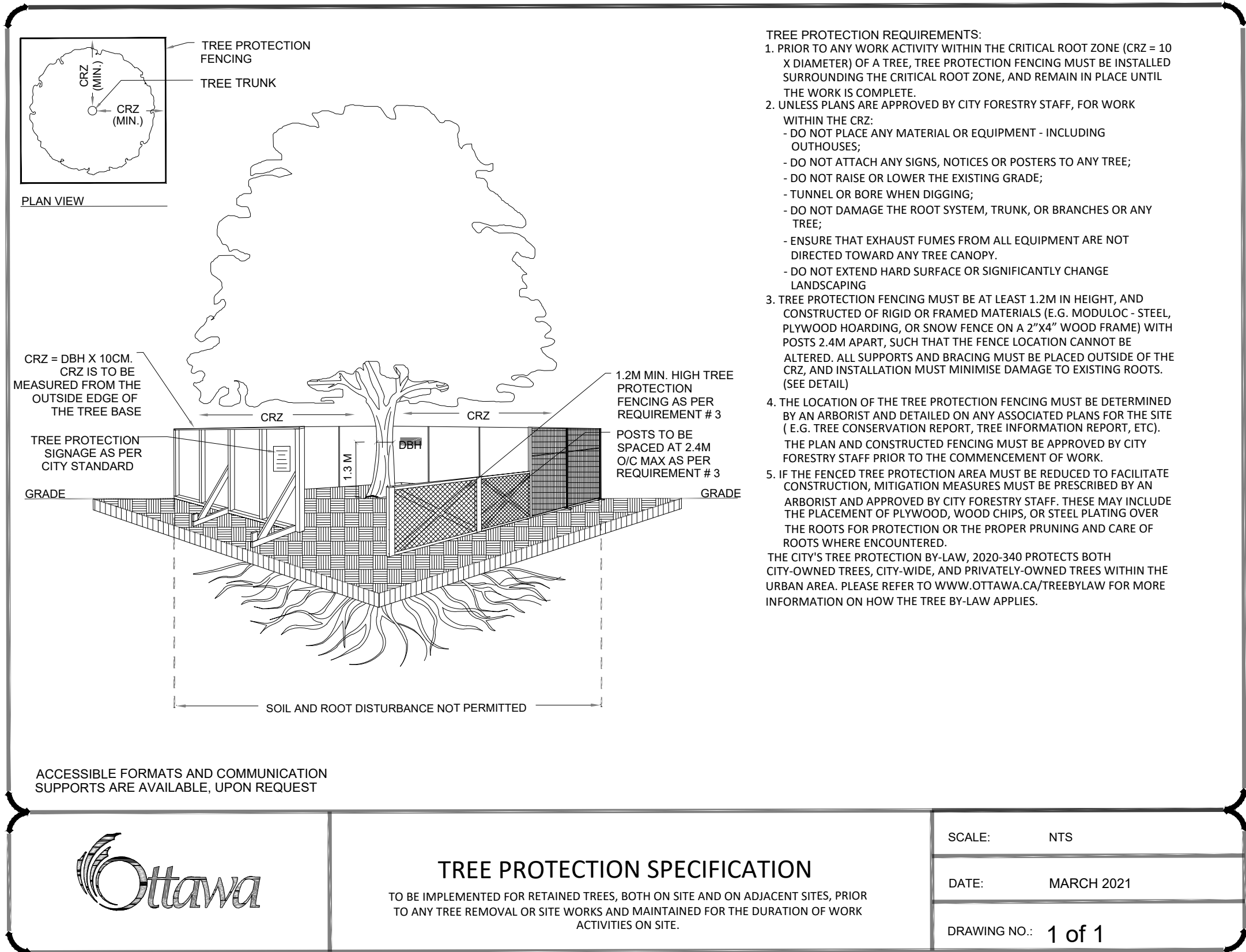
KEY PLANNTS

DIGITAL DATA DISCLAIMER

BY USING OR REFERENCING THIS DIGITAL DATA, THE RECIPIENT OR THEIR SUB-CONTRACTOR(S) WILL OBLIGE TO THE FOLLOWING TERMS:
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6. THE RECIPIENT UNDERSTANDS THAT THE USE OF ANY PROJECT RELATED DIGITAL DATA CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS.

TERMINOLOGY:

TREE ID: APPROXIMATE LOCATION OF TREE WITHIN PROJECT AREA AS IDENTIFIED ON PLANS
SCIENTIFIC NAME: SCIENTIFIC NAMING CONVENTION INCLUDING GENUS AND SPECIES OF A TREE
COMMON NAME: COMMON OR POPULAR NAMING CONVENTION OF A TREE AS LOCALLY KNOWN
DBH: DIAMETER AT BREAST HEIGHT OF TREE IN CM (CENTIMETERS)
OWNERSHIP: TREE OWNED BY THE CLIENT, MUNICIPALITY, OR PRIVATE PROPERTY WITHIN PROJECT LIMITS
CONDITION OF TREE: GOOD, FAIR, POOR, DEAD.
COMMENTS: BASIC VISUAL ASSESSMENT OF THE OVERALL HEALTH OF A TREE INCLUDING TRUNK INTEGRITY, CANOPY STRUCTURE, AND CANOPY VIGOUR FOR DEFECTS, WEAKNESSES, DEADWOOD, ETC.
ARBORIST RECOMMENDATIONS/REASON FOR REMOVAL: BASED ON OVERALL ASSESSMENT CRITERIA AND CLIENT'S REASON FOR REMOVAL



5.	RE-ISSUED FOR SPA	CP	2026/07/16	TM
4.	RE-ISSUED FOR SPA	CP	2026/06/08	TM
3.	RE-ISSUED FOR SPA	CP	2026/03/25	TM
2.	ISSUED FOR SPA	CP	2025/11/28	TM
1.	ISSUED FOR CLIENT REVIEW	GM	2025/07/25	TM
No.	REVISIONS TO DRAWING	BY	DATE	APPR
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED				
CLIENT				
Costco Business Centre WHOLESALE				
OTTAWA (GLOUCESTER), ONTARIO NEW BUSINESS CENTRE (CONVERTED WAREHOUSE)				
SHEET TITLE				
TREE CONSERVATION REPORT				
PROPOSED DEVELOPMENT & CONSERVED VEGETATION				
CONSULTANT				
wsp				
CERTIFIED ARBORIST ISA Tree Moderns Only On-Site				
NOT FOR CONSTRUCTION 2025-07-25				
DESIGNED G.M.	DRAWN D.K. / C.P.	CHECKED T.M.		
SCALE	DATE	JULY 2025		
PROJECT NUMBER	DWG. NUMBER			
211-12161-00	T201			