

1 TREE CONSERVATION REPORT AND LANDSCAPE PLAN
SCALE: 1:300

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AR	1	Acer rubrum	Red Maple	50mm cal.	B&B	Native species. Proposed on City property
BW	3	Tilia americana	Basswood	50mm cal.	B&B	Native species. Proposed on private property
GB	3	Acer x freemanii	Freeman's Maple	50mm cal.	B&B	Native species. Proposed on private property
HB	7	Celtis occidentalis	Hackberry	50mm cal.	B&B	Native species. Proposed on private property
RM	3	Acer rubrum	Red Maple	50mm cal.	B&B	Native species. Proposed on private property
SM	4	Acer saccharum	Sugar Maple	50mm cal.	B&B	Native species. Proposed on private property

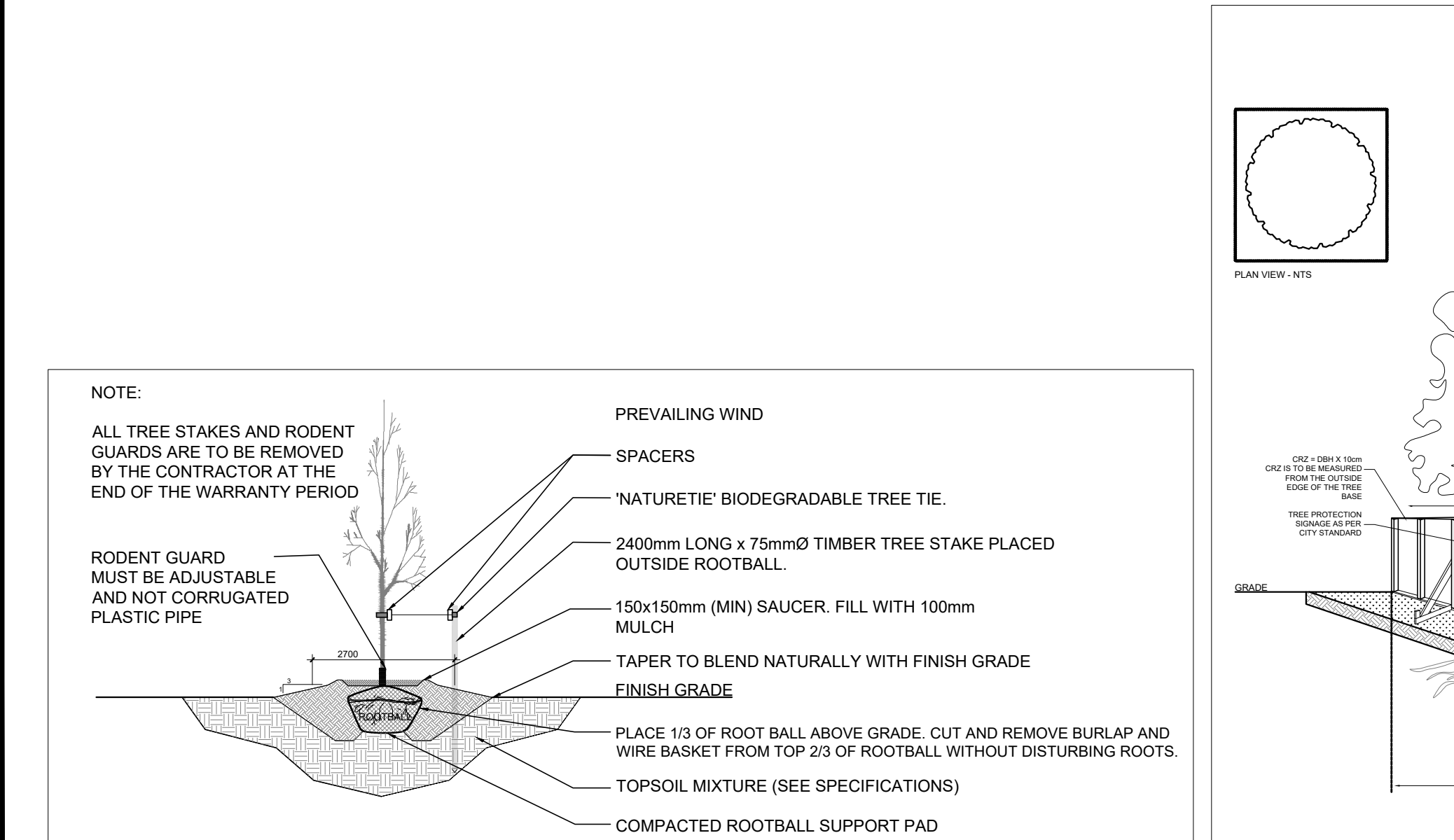
40-YEAR CANOPY COVER CALCULATION

14,659m² site area

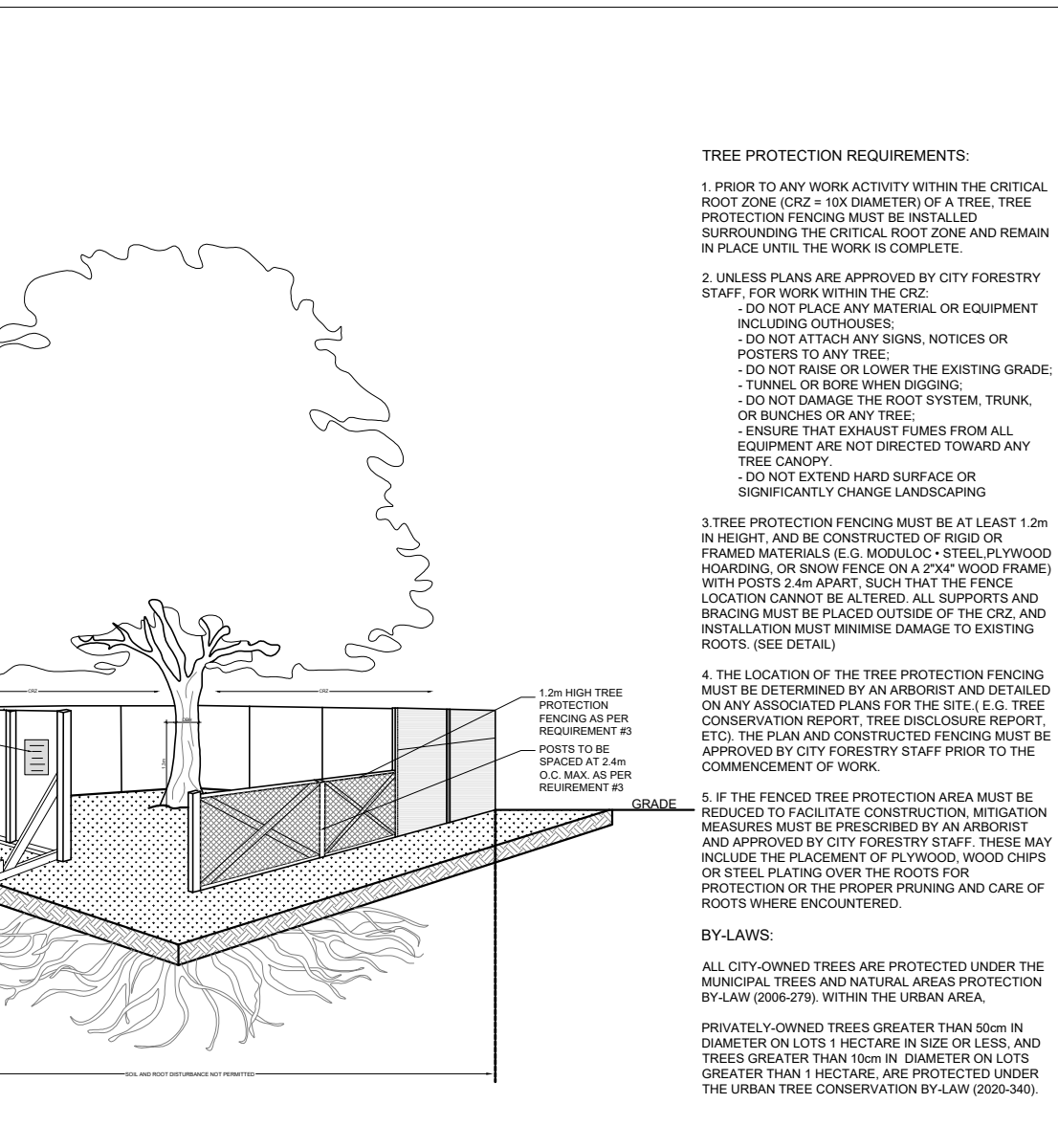
7 large coniferous trees to remain (79m² ea.), 10 medium deciduous trees to remain (79m² ea.), 10 large deciduous trees to remain (154m² ea.) and 24 large deciduous trees are proposed (154m² ea.)

=6,579m² canopy cover =44.9% canopy cover

*Medium deciduous tree calculated at 10m spread, large deciduous trees calculated at 14m spread, large coniferous trees calculated at 10m spread.



2 DECIDUOUS TREE PLANTING
SCALE: NTS



3 TREE PROTECTION FENCE
SCALE: NTS

EXISTING TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	<i>Eleagnus angustifolia</i>	Russian Olive	380,400mm DBH	GOOD	To remain	City of Ottawa	100% canopy
2	1	<i>Celtis occidentalis</i>	Hackberry	340mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
3	1	<i>Celtis occidentalis</i>	Hackberry	340mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
4	1	<i>Gleditsia triacanthos</i>	Honey Locust	390mm DBH	GOOD	To remain	123 Roydon Place	60% canopy
5	1	<i>Gleditsia triacanthos</i>	Honey Locust	370mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
6	1	<i>Gleditsia triacanthos</i>	Honey Locust	300mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
7	1	<i>Acer negundo</i>	Manitoba Maple	4x250-350mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
8	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
9	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
10	1	<i>Populus deltoides</i>	Eastern Cottonwood	400mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
11	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
12	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
13	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
14	1	<i>Picea pungens</i>	Colorado Spruce	120mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
15	1	<i>Picea pungens</i>	Colorado Spruce	120mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
16	1	<i>Acer negundo</i>	Manitoba Maple	400mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
17	1	<i>Quercus macrocarpa</i>	Bur Oak	110mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
18	1	<i>Quercus macrocarpa</i>	Bur Oak	120mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
19	1	<i>Quercus macrocarpa</i>	Bur Oak	130mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
20	1	<i>Quercus macrocarpa</i>	Bur Oak	130mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
21	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
22	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
23	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
24	1	<i>Gleditsia triacanthos</i>	Honey Locust	100mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
25	1	<i>Gleditsia triacanthos</i>	Honey Locust	130mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
26	1	<i>Gleditsia triacanthos</i>	Honey Locust	150mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
27	1	<i>Gleditsia triacanthos</i>	Honey Locust	160mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
28	1	<i>Gleditsia triacanthos</i>	Honey Locust	140mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
29	1	<i>Tilia americana</i>	Basswood	270mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
30	1	<i>Tilia americana</i>	Basswood	280mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
31	1	<i>Pinus nigra</i>	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
32	1	<i>Pinus nigra</i>	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
33	1	<i>Picea pungens</i>	Colorado Spruce	260mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
34	1	<i>Pinus nigra</i>	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
35	1	<i>Pinus nigra</i>	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
36	1	<i>Pinus nigra</i>	Austrian Pine	330mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
37	1	<i>Pinus nigra</i>	Austrian Pine	300mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
38	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
39	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
40	1	<i>Pinus strobus</i>	White Pine	100mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
41	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
42	1	<i>Celtis occidentalis</i>	Hackberry	270mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
43	1	<i>Celtis occidentalis</i>	Hackberry	220mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
44	1	<i>Gleditsia triacanthos</i>	Honey Locust	250mm DBH	GOOD	To remain	City of Ottawa	100% canopy
45	1	<i>Gleditsia triacanthos</i>	Honey Locust	240mm DBH	GOOD	To remain	City of Ottawa	100% canopy
46	1	<i>Gleditsia triacanthos</i>	Honey Locust	260mm DBH	GOOD	To remain	City of Ottawa	100% canopy
47	1	<i>Gleditsia triacanthos</i>	Honey Locust	200mm DBH	GOOD	To remain	City of Ottawa	100% canopy
48	1	<i>Gleditsia triacanthos</i>	Honey Locust	400mm DBH	GOOD	To remain	City of Ottawa	100% canopy
49	1	<i>Gleditsia triacanthos</i>	Honey Locust	310mm DBH	GOOD	To remain	City of Ottawa	100% canopy
50	1	<i>Picea pungens</i>	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
51	1	<i>Gleditsia triacanthos</i>	Honey Locust	100mm DBH	GOOD	To remain	City of Ottawa	100% canopy
52	1	<i>Acer x freemanii</i>	Freeman's Maple	180mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
53	1	<i>Celtis occidentalis</i>	Hackberry	220mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
54	1	<i>Celtis occidentalis</i>	Hackberry	230mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
55	1	<i>Tilia americana</i>	Basswood	50mm DBH	GOOD	To remain	City of Ottawa	100% canopy
56	1	<i>Acer saccharum</i>	Sugar Maple	50mm DBH	GOOD	To remain	City of Ottawa	100% canopy
57	1	<i>Picea glauca</i>	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
58	1	<i>Picea glauca</i>	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
59	1	<i>Picea glauca</i>	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
60	1	<i>Picea glauca</i>	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
61	1	<i>Picea glauca</i>	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
62	1	<i>Picea glauca</i>	White Spruce	50mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
63	1	<i>Acer x freemanii</i>	Freeman's Maple	50mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
64	1	<i>Acer negundo</i>	Manitoba Maple	14x50-100mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
65	1	<i>Tilia cordata</i>	Littleleaf Linden	50mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
66	1	<i>Rhus typhina</i>	Staghorn Sumac	8x50-110mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
67	1	<i>Rhus typhina</i>	Staghorn Sumac	160mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
68	1	<i>Rhus typhina</i>	Staghorn Sumac	5x50-120mm DBH	FAIR-GOOD	To be removed	95 Roydon Place	100% canopy
69	1	<i>Rhus typhina</i>	Staghorn Sumac	50-130mm DBH	DEAD-GOOD	To be removed	95 Roydon Place	0-100% canopy

GENERAL NOTES:

- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
- The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
- The contractor is to reinstate all areas and items damaged as a result of construction activity.
- The contractor is to comply with all pertinent codes and by-laws.
- The contractor is to maintain a positive surface run-off throughout the entire construction period.
- The Landscape Architect is not responsible for subsurface conditions.
- The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
- The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
- Ninimum distances for selected deciduous trees are as follows:
 - Sidewalks 1.5m
 - Public Streets 2.5m
 - Underground Infrastructure 1.5m
- All trees within 1m of underground utility trenches are to be excavated by hand.
- Remove all protective wrapping from tree trunks after installation.
- Staking of trees shall only be performed if necessary.
- Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

LEGAL DESCRIPTION:

PART 2 (PIN 04052-0783 LT)
PART 4 (PIN 04052-0786 LT) PARTIAL
BOTH PER PLAN 4R-25465

PLAN OF SURVEY PROVIDED FROM J.D. BARNES, LTD. PLAN SUBMISSION FORM V-100376 ENCAPSULATING PT. LOT 29 "CONCESSION A (RIDEAU FRONT)" IN THE GEOGRAPHIC TOWNSHIP OF NEPEAN (CITY OF OTTAWA) COMPLETED JUNE 11TH, 2025

COSTCO WHOLESALE
415 W HUNT CLUB ROAD
NEPEAN, ONTARIO K2P 1C3
1-800-463-3783

CONSULTANTS:
ARCHITECTS: **brian k. clark ARCHITECT**
141 Catherine Street, Suite 102
Ottawa, Ontario K2P 1C3
TEL: (613) 238-7412 FAX: 238-1799
Email: bclarkarchitect@gmail.com

CIVIL ENGINEERS:
D. B. GRAY ENGINEERING INC.
Sewerage Management - Grading & Drainage - Storm & Sanitary Sewers - Watermain
700 Long Point Circle 613-425-8044
Ottawa, Ontario d.gray@dbgrayengineering.com

SURVEYORS:
J.D. BARNES
LAND INFORMATION SPECIALISTS
141 Catherine Street, Suite 102
Ottawa, Ontario K2P 1C3
TEL: (613) 238-7412 FAX: 238-1799
Email: bclarkarchitect@gmail.com

LEGEND

- EXTENT OF CRZ
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- GROUP OF EXISTING TREES TO BE REMOVED
- 30m³ SOIL VOLUME AT A 1.5m DEPTH
- PROPOSED DECIDUOUS TREE
- TREE PROTECTION FENCE
- PROPOSED SOD
- PROPOSED RIVERSTONE



KEY PLAN: NTS

No.	Issue	Date	ML	JL	DR	CK
2	REVISED PER CITY COMMENTS	02/09/2026				
1	ISSUED FOR SITE PLAN CONTROL	10/31/2025				

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
TEL: (613) 722-5168 FAX: (613) 343-3942

COSTCO PARKING EXPANSION
95 & 123 ROYDON PLACE, OTTAWA ON

TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP

SCALE
AS SHOWN

START DATE
OCTOBER 2025

PROJECT NO.
26MIS2601

DRAWING NO.
L.1

PLOT SIZE ARCH-D

PLAN #19411 File No. D07-12-25-0147