

Date: November 24, 2020

Project Name: 310 Hunt Rd Hotel – Tree Planting Species Review
Site Address: 310 Hunt Rd Courtenay, BC V9N 5N2
Client: Lyall Sargent
Consulting Arborist: Shenae Borschneck

Attention: Lyall Sargent – Sargent Construction Ltd.
City of Courtenay

Number of Pages 5

Subject: Arborist Confirmation of Statement

1.0 ASSIGNMENT

Response to City comments in November 3, 2020 email (RE: 'Hunt Rd HIEX – Landscape Plan Updated).

'...the current proposed tree species—there is a statement in the submission that this tree will grow to 20 ft in 10 yrs. Staff require confirmation of this statement from an arborist.'

Note: the tree species in question is × *Cuprocyparis leylandii*.

2.0 SUMMARY OF FINDINGS / RECOMMENDATIONS

Basic characteristics: × *Cuprocyparis leylandii* is a large, dense, fast-growing, evergreen conifer with a columnar to pyramidal form. Often planted as a hedge or screen as it is tolerant of severe pruning and urban conditions. Under ideal conditions it may grow upwards of 30 m.

Attributes:

- Fast growth rate results in quick screening. Even on poor soils, has been known to grow approximately 1 m per year when young, reaching 15 m in 15 years.
- Tolerant of salts, atmospheric pollution and droughty, infertile soils.
- Tolerant of poor drainage for short periods.
- Tolerant of severe pruning.

Considerations:

- Relatively shallow rooting.
- Not particularly windfirm.
- Once desired size has been reached must be pruned regularly.

To help ensure fast growth, the following is recommended:

- Trees should be sourced from a reputable nursery.
- Trees should be planted in one continuous growing trench. Growing trench should be at least 900 mm deep.
- If soil compaction has occurred, recommend soil profile rebuilding prior to planting.
- Drip irrigation installed in the growing trench with emitters spread over entire root zone. Irrigation system should be monitored periodically to ensure adequate moisture levels.
- Prior to planting, trees should be inspected for damage, signs of girdling roots and structural defects.
- Trees should be installed with the root flare exposed.
- 0.75 mm thick layer of bark mulch installed to the trees' anticipated mature dripline. Mulch should not touch the stem of the tree.
- A complete, slow release fertilizer should be applied in early spring to help promote growth.
- Inspections completed by an ISA Certified Arborist to determine health and necessary adjustments to cultural practices. These inspections should occur quarterly for the first year.

APPENDIX A – ASSUMPTIONS AND LIMITING CONDITIONS OF THIS REPORT / ASSESSMENT

It is the policy of Koome Urban Forestry Ltd. (KUF) to attach the following clauses regarding limitations. We do this to ensure that developers, owners, and approving officers are clearly aware of what is technically and professionally realistic in retaining trees.

This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the tree(s) situate thereon by Koome Urban Forestry Ltd. and upon information provided by the Client to KUF. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Assessment are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by KUF as to the length of the validity of the results, observations, recommendations and analysis contained within this Assessment.

As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically. Only the subject tree(s) was inspected and no others.

Restriction of Assessment

Notwithstanding the recommendations and conclusions made in this Assessment, it must be realized that trees are living organisms, and their health and vigour constantly changes over time. They are not immune to changes in site conditions, or seasonal variations in the weather. The tendency of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground.

The Assessment carried out was restricted to the Property. No Assessment of any other trees or plants has been undertaken by KUF. Koome Urban Forestry Ltd. is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants or any other property not covered or referenced in this Report. The conclusions of this Assessment does not imply or in any way infer that other trees on this site or near this site are sound and healthy.

While reasonable efforts have been made to ensure that the tree(s) recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior 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 for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. In accordance with standard practice, the Assessment presented in this Report is valid at the time it was undertaken. It is not a guarantee of safety. It is the owner's responsibility to maintain the tree(s) and inspect the tree(s) to reasonable standards and to carry out recommendations for mitigation suggested in this Report.

Professional Responsibility

In carrying out this Assessment, Koome Urban Forestry Ltd. and any Assessor appointed for and on behalf of KUF to perform and carry out the Assessment has exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out this Assessment.

The Assessment of the tree(s) presented in this Report has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discoloured foliage, the

condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Report, none of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Without limiting the foregoing, no liability is assumed by Koome Urban Forestry Ltd. or its directors, officers, employers, contractors, agents or Assessors for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to KUF by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against KUF, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to KUF.

Further, under no circumstance may any claims be initiated or commenced by the Client against Koome Urban Forestry Ltd. or any of its directors, officers, employees, contractors, agents or Assessors, in contract or in tort, more than 12 months after the date of this Assessment.

Assumptions

The Client is hereby notified and does hereby acknowledge and agree that where any of the facts and information set out and referenced in this Assessment are based on assumptions, facts or information provided to KUF by the Client and/or third parties and unless otherwise set out within this Assessment, KUF will in no way be responsible for the veracity or accuracy of any such information.

Further, the Client acknowledges and agrees that KUF has, for the purposes of preparing their Report, assumed that the Property, which is the subject of this Assessment is in full compliance with all applicable federal, provincial, municipal and local statutes, regulations, by-laws, guidelines and other related laws. KUF explicitly denies any legal liability for any and all issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines and laws as it may pertain to or affect the Property to which this Assessment applies.

Third Party Liability

This Report was prepared by Koome Urban Forestry Ltd. exclusively for the Client. The contents reflect KUF's best Assessment of the tree(s) and plant(s) situate on the Property in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made at the sole risk of any such third parties. KUF 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 use or reliance of this Assessment by any such party.

Further Services

Notwithstanding the recommendations made in this Assessment, Koome Urban Forestry Ltd. accept no responsibility for the implementation of all or any part of this plan, unless we have specifically been requested to examine said implementation activities. Approval and implementation of this plan in no way implies any inspection or supervisory role on the part of Koome Urban Forestry Ltd. In the event that inspection or supervision of all or part of the implementation of the plan is requested, said request shall be in writing and the details agreed to in writing by both parties. Any on-site inspection or supervisory work undertaken by Koome Urban Forestry Ltd. shall be recorded in written form and submitted to the client as a matter of record.

Koome Urban Forestry Ltd. nor any of its representatives shall be required to give testimony, or to act as an expert witness or to attend court by reason of this Report unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of Koome Urban Forestry Ltd.'s regular hourly billing fees.

Koome Urban Forestry Ltd. nor any of its representatives shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of Koome Urban Forestry Ltd.'s regular hourly billing fees.

General

Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

KUF shall not be held responsible for the manner of use of the interpretations that other parties may attach to the report. This report is not to be re-printed, copied, published or distributed without prior approval by Koome Urban Forestry Ltd.

The Report shall be considered a whole, no sections are severable, and the Report shall be considered incomplete if any pages are missing.

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If you have any further questions or concerns regarding this report, please contact the undersigned at 778-885-6777.

Sincerely,



Kelly Koome
Consulting Arborist
ISA Certified Arborist PN 5962A
ISA Tree Risk Assessment Qualified
Certified Wildlife Dangerous Tree Assessor, P2546