

**Tree Inventory and Preservation Plan Report
590 Argus Road
Oakville, Ontario**

prepared for

**Distrikt
90 Wingold Avenue, Unit 1
Toronto, Ontario
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prepared by



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KUNTZ FORESTRY CONSULTING INC. Project P3580

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1.0 Introduction

Kuntz Forestry Consulting Inc. was retained by Distrikt to complete a Tree Inventory and Preservation Plan as part of a proposed development application for the property located at 590 Argus Road in the Town of Oakville. The property is located on the west side of Argus Road, east of Queen Elizabeth Way (Highway 403), within a commercial area.

The work plan for the tree preservation study included the following:

- Prepare an inventory of tree resources 10cm diameter at breast height (DBH) and greater on and within six metres of the subject property and trees of all sizes within the road right-of-way;
- Evaluate potential tree saving opportunities based on proposed development plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

2.0 Methodology

2.1 Tree Inventory and Preservation Plan

Trees measuring 10cm DBH and greater on and within six metres of the subject property and trees of all sizes within the road right-of-way were identified in the tree inventory. Trees were located using the topographic survey provided, aerial imagery, and estimations made from known points in the field. Trees included in the inventory were identified as Trees 1 – 96.

Tree resources included in the inventory were visually assessed for condition utilizing the following parameters:

Tree # – Number assigned to trees that corresponds to Figure 1.

Species – Common and botanical names provided in the inventory table.

DBH – Diameter (cm) at breast height, measured at 1.4m above the ground.

Condition – Condition of tree considering trunk integrity (TI), crown structure (CS) and crown vigor (CV). Condition ratings include poor (P), fair (F), and good (G).

Crown Dieback – Percentage of dead branches within the crown.

Dripline – Crown radius (m).

Comments – Any other relevant tree condition information.

Refer to Table 1 for the results of the tree inventory and Figure 1 for the location of the trees.

2.2 Tree Valuation

A valuation was calculated for Town-owned trees. The value was calculated using the Trunk Formula Technique. This method is described in the Guide for Plant Appraisal, 10th Edition (CTLA 2018). The Ontario Supplement (2003) provides regionally relevant data pertaining to basic costs for trees.

Trunk Formula Technique

This method is used for trees that are larger than what is commonly available for transplant from a nursery. The Unit Tree Cost of the replacement tree is derived from a survey of nurseries or supplied by the Regional Plant Appraisal Council and published within the Ontario Supplement (2003). For Ontario, the Unit Tree Cost has been set at \$6.51/cm² within the Supplement and this value has been used for the calculation.

The Basic Tree Cost is calculated by multiplying the Unit Tree Cost by the cross-sectional area of the subject tree. For multi-stemmed trees, the appraised trunk area considers the cross-sectional area of all stems. The Appraised Value is calculated by multiplying the Basic Reproduction Cost by the three depreciation factors (Condition Rating, Functional Limitation Rating, and External Limitation Rating, as described in the Guide).

The appraised value is therefore calculated using the following equation:

$$\text{Basic Tree Cost} = \text{Appraised Tree Trunk Area} \times \text{Unit Tree Cost}$$

$$\text{Appraised Value} = \text{Basic Tree Cost} \times \text{Condition Rating} \times \text{Functional Limitation Rating} \times \text{External Limitation Rating}$$

Functional Limitation Ratings and External Limitation Ratings are calculated according to the methods outlined in the guide. Condition Ratings were calculated based on the assessed condition of the trees on the site and in accordance with the guide. The final values were rounded to the nearest \$100 for values greater than \$2000, and to the nearest \$5 for values less than \$2000.

For trees with appraisal values less than \$744.00 (Town of Oakville's minimum value per tree), their values were set to \$744.00.

Refer to Table 3 for the individual tree value computation.

2.3 Tree Compensation

The Town of Oakville requires compensation plantings for healthy private tree removals. The ratio of required compensation plantings per tree is below:

DBH of Tree to be Removed	Number of Compensation Plantings
First Tree 15cm – 24cm DBH	1
Second and more trees 15-24cm DBH	2
25cm – 34cm DBH	3
35cm – 44cm DBH	4
45cm – 54cm DBH	5
55cm – 64cm DBH	6
65cm – 74cm DBH	7
75cm – 84cm DBH	8
85cm – 94cm DBH	9
95cm – 104cm DBH	10
105cm – 114cm DBH	11
>115cm DBH	12

Refer to Table 1 for the compensation plantings required for each individual private tree removal.

3.0 Existing Site Conditions

The subject property is currently occupied by a six-storey brick building with associated surface parking areas and walkways. Tree resources exist in the form of landscape trees and natural regeneration. Refer to Figure 1 for the existing site conditions.

4.0 Individual Tree Resources

Field assessments for the tree inventory were conducted on 20 December 2022. The tree inventory documented 96 trees on and within six metres of the subject property and within the road right-of-way.

Tree resources are composed of Apple species (*Malus sp.*), Austrian Pine (*Pinus nigra*), Blue Spruce (*Picea pungens*), English Oak (*Quercus robur*), Freeman Maple (*Acer x freemanii*), Japanese Flowering Lilac (*Syringa reticulata*), Norway Maple (*Acer platanoides*), Serbian Elm (*Ulmus pumila*), and Thornless Honey Locust (*Gleditsia triacanthos inermis*).

Refer to Table 1 for the detailed tree inventory and Figure 1 for the location of trees reported in the tree inventory.

5.0 Proposed Works

The proposed development includes the demolition of the existing building and the construction of one 44-storey, one 50-storey, and one 58-storey building. The proposed buildings are to be connected with podiums of varying heights. A five-level subsurface parking garage is proposed beneath the proposed buildings. Also incorporated into the proposed site plan is the construction of a collector road adjacent to Queen Elizabeth Way (Highway 403) and the construction of a new overpass north of the subject property. Refer to Figure 1 for the existing site conditions and the proposed site plan.

6.0 Discussion

The following sections provide a discussion and analysis of impacts, tree removal requirements, and tree preservation relative to the proposed development and existing conditions.

6.1 Development Impacts/Tree Removals

The removal of 92 trees will be required to accommodate the proposed development. Trees identified for removal include Trees 1 – 7, 9 – 38, 40 – 86, 88, and 90 – 96. The removal of an additional four trees, including Trees 8, 39, 87, and 89 is recommended due to their hazardous condition.

Trees 1 – 5, 21, 23 – 28, 30, 32 – 34, 36, 46 – 53, 55 – 57, 75, 77 – 82, and 90 – 96 are located fully or partially within the adjacent road rights-of-way. Trees 6 – 19, 22, 29, 31, 35, 37 – 45, 54, 58 – 74, 76, and 83 – 89 are greater than 15cm DBH and located on private properties, therefore a permit is required prior to their removal. Trees 6 – 10, 59, 60, 62,

and 65 – 74 are located on neighbouring properties and as such, written permission from the respective landowner(s) will be required prior to the removal of these trees.

It should be noted that additional tree removals beyond the scope of this study may be required to accommodate the construction of the proposed overpass adjacent to the subject site.

6.2 Tree Preservation

The proposed development precludes the preservation of trees.

6.3 Tree Valuation

Refer to Table 2 for the results of the tree valuation. The total value of all Town-owned trees, including trees located fully and partially within the adjacent road rights-of-way, is \$47,716.00.

6.4 Tree Compensation

A total of 97 compensation plantings will be required as a result of the removal of healthy private trees. Refer to Table 1 for the compensation plantings required for each individual private tree removal. Additional plantings may be required to compensate for the removal of Town-owned trees at the discretion of the Town of Oakville.

7.0 Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Distrikt to complete a Tree Inventory and Preservation Plan as part of a development application for the property located at 590 Argus Road in Oakville, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 96 trees on and within six metres of the subject property and within the road right-of-way. The removal of 92 trees is required to accommodate the proposed development. The removal of an additional four trees is recommended due to their hazardous condition. The proposed development precludes the preservation of trees.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.



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8.0 References

Council of Tree & Landscape Appraisers, 2019. Guide for Plant Appraisal, 10th Edition.

Ontario Supplement to the Guide for Plant Appraisal – 8th Edition, 2003. ISA Ontario.
International Society of Arboriculture, Champaign, Illinois. 26 pp. Updated 2003.

Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground 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 of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (i.e. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: 590 Argus Road, Oakville

Date: 20 December 2022

Surveyors: PK

Tree #	Common Name	Scientific Name	DBH	Multistem DBH	TI	CS	CV	CDB	DL	mTPZ	A. mTPZ	Oakville Tree No.	Comments	Ownership	Action	Comp.
1	Apple species	<i>Malus sp.</i>	31	-	G	F	PF		6.0	3.0	-	489012	Exposed roots (L), codominance at 2m with two leaders, pruning wounds (M)	Shared (Town / Private)	Remove	-
2	Apple species	<i>Malus sp.</i>	25	-	F	F	P	40	3.0	2.4	-	489013	Stem wounds (H), pruning wounds (M)	Town	Remove	-
3	Apple species	<i>Malus sp.</i>	22	-	G	F	P	40	2.5	2.4	-	67040	Exposed roots (H), pruning wounds (M)	Town	Remove	-
4	Apple species	<i>Malus sp.</i>	33	-	G	F	PF		6.0	3.0	-	108104	Exposed roots (H), pruning wounds (M)	Town	Remove	-
5	Apple species	<i>Malus sp.</i>	27	-	G	P	PF		4.0	2.4	-	6884	Exposed roots (M)	Town	Remove	-
6	Norway Maple	<i>Acer platanoides</i>	31	-	G	F	PF	25	5.0	3.0	-	-	Exposed roots (H), pruning wounds (M), epicormic branching (M), girdling roots (M)	Neighbour	Remove	0
7	Norway Maple	<i>Acer platanoides</i>	~27	-	G	G	F		3.0	2.4	-	-	Exposed roots (L)	Neighbour	Remove	3
8	Norway Maple	<i>Acer platanoides</i>	~28	-	G	G	P	80	6.0	2.4	-	-	Hazard	Neighbour	Remove (Condition)	0
9	Norway Maple	<i>Acer platanoides</i>	28	-	G	G	P	10	7.0	2.4	-	-	Exposed roots (H), pruning wounds (L)	Neighbour	Remove	0
10	Freeman Maple	<i>Acer x freemanii</i>	21	-	G	P	P	50	2.5	2.4	-	-	Poor root zone environment, broken branches (H)	Neighbour	Remove	0
11	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	25	-	G	G	PF		4.5	2.4	-	-		Private	Remove	0
12	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	18	-	G	G	PF		3.0	2.4	-	-		Private	Remove	0
13	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	17	-	G	G	PF		2.5	2.4	-	-		Private	Remove	0
14	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	19	-	G	G	FP		2.5	2.4	-	-		Private	Remove	0
15	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	26.5	-	G	G	PF		4.0	2.4	-	-		Private	Remove	0
16	Austrian Pine	<i>Pinus nigra</i>	27	-	F	F	F		3.0	2.4	-	-	Asymmetrical crown (L), lean (M), pruning wounds (M)	Private	Remove	3
17	Austrian Pine	<i>Pinus nigra</i>	32	-	G	G	F		4.0	3.0	-	-	Pruning wounds (H), exposed roots (H), diplodia (L)	Private	Remove	3
18	Blue Spruce	<i>Picea pungens</i>	22	-	PF	F	PF		2.0	2.4	-	-	Stem wounds (H), exposed roots (H)	Private	Remove	0
19	Austrian Pine	<i>Pinus nigra</i>	21	-	G	F	F		2.0	2.4	-	-	Pruning wounds (M)	Private	Remove	1
20	Siberian Elm	<i>Ulmus pumila</i>	~6 - 12	-	F	F	F		4.0	2.4	-	-	Average DBH = 10cm, three trees, all multistem	Private	Remove	0
21	Siberian Elm	<i>Ulmus pumila</i>	~6 - 14	-	F	F	F		8.0	2.4	-	489322 - 489326	Average DBH = 10cm, 12 stems (trees)	Town	Remove	-
22	Norway Maple	<i>Acer platanoides</i>	25	-	G	G	PF	20	6.0	2.4	-	-	Exposed roots (H)	Private	Remove	0

23	Austrian Pine	<i>Pinus nigra</i>	34	-	G	F	F		5.0	3.0	-	489300	Codominance at 2.5m with two leaders, asymmetrical crown (L)	Town	Remove	-
24	Austrian Pine	<i>Pinus nigra</i>	33	-	G	G	F		6.0	3.0	-	489301	Lean (L), asymmetrical crown (L)	Town	Remove	-
25	Austrian Pine	<i>Pinus nigra</i>	23	-	G	G	PF		2.5	2.4	-	489302		Town	Remove	-
26	Austrian Pine	<i>Pinus nigra</i>	26	-	G	F	PF		3.0	2.4	-	489303	Codominance at 2.5m with two leaders	Town	Remove	-
27	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	32	-	G	G	F		6.0	3.0	-	489305		Town	Remove	-
28	Austrian Pine	<i>Pinus nigra</i>	29	-	G	G	F		6.0	2.4	-	489304	Exposed roots (M)	Town	Remove	-
29	Norway Maple	<i>Acer platanoides</i>	33	-	G	G	F		7.0	3.0	-	-	Exposed roots (M)	Private	Remove	3
30	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	32	-	G	G	F		6.0	3.0	-	489306	Pruning wounds (L)	Town	Remove	-
31	Norway Maple	<i>Acer platanoides</i>	34	-	G	G	F		7.0	3.0	-	-	Exposed roots (M), lean (L)	Private	Remove	3
32	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	29	-	G	G	F		6.0	2.4	-	489307		Town	Remove	-
33	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	38	-	G	G	F		8.0	3.0	-	489308		Town	Remove	-
34	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	29	-	G	G	PF	20	6.0	2.4	-	489309		Town	Remove	-
35	Norway Maple	<i>Acer platanoides</i>	32	-	G	G	F		7.0	3.0	-	-	Exposed roots (M), lean (L)	Private	Remove	3
36	Blue Spruce	<i>Picea pungens</i>	~38	-	F	F	F		3.5	3.0	-	489310	Stem wounds (M)	Town	Remove	-
37	Norway Maple	<i>Acer platanoides</i>	29	-	G	G	F		4.5	2.4	-	-	Exposed roots (H)	Private	Remove	3
38	Norway Maple	<i>Acer platanoides</i>	29	-	G	G	F		5.0	2.4	-	-	Exposed roots (M), lean (M)	Private	Remove	3
39	Norway Maple	<i>Acer platanoides</i>	23	-	G	P	P	90	2.0	2.4	-	-	Hazard	Private	Remove (Condition)	0
40	Austrian Pine	<i>Pinus nigra</i>	34	-	G	G	F		3.0	3.0	-	-	Asymmetrical crown (L)	Private	Remove	3
41	Austrian Pine	<i>Pinus nigra</i>	44	-	G	F	F		3.0	3.0	-	-	Codominance at 2m with two leaders	Private	Remove	4
42	Austrian Pine	<i>Pinus nigra</i>	40	-	G	G	F		6.0	3.0	-	-	Stem wounds (L)	Private	Remove	4
43	Austrian Pine	<i>Pinus nigra</i>	33	-	G	G	F		4.0	3.0	-	-	Asymmetrical crown (L)	Private	Remove	3
44	Austrian Pine	<i>Pinus nigra</i>	~35	-	G	G	F		5.0	3.0	-	-		Private	Remove	4
45	Norway Maple	<i>Acer platanoides</i>	32	-	G	G	F		5.0	3.0	-	-	Exposed roots (H)	Private	Remove	3
46	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	29	-	G	G	F		4.0	2.4	-	489312	Exposed roots (M)	Town	Remove	-
47	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	24	-	G	G	F		4.0	2.4	-	489313		Town	Remove	-
48	Norway Maple	<i>Acer platanoides</i>	33	-	G	G	F		7.0	3.0	-	-	Exposed roots (H)	Shared (Town / Private)	Remove	-
49	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	26	-	G	G	P		4.0	2.4	-	489314	Epicormic branching (M)	Town	Remove	-
50	Austrian Pine	<i>Pinus nigra</i>	31	-	G	G	F		3.5	3.0	-	489315	Poor form (L)	Town	Remove	-
51	Austrian Pine	<i>Pinus nigra</i>	24	-	G	G	F		4.0	2.4	-	489317	Exposed roots (M)	Town	Remove	-
52	Austrian Pine	<i>Pinus nigra</i>	35	-	G	G	F		6.0	3.0	-	489320	Lean (M), stem wounds (M)	Town	Remove	-
53	Austrian Pine	<i>Pinus nigra</i>	33	-	G	G	PF		6.0	3.0	-	489321	Lean (L), lost leader	Town	Remove	-

54	Norway Maple	<i>Acer platanoides</i>	41	-	G	G	F		8.0	3.0	-	-	Exposed roots (L), girdling roots (L)	Private	Remove	4
55	Norway Maple	<i>Acer platanoides</i>	43	-	G	G	F		8.0	3.0	-	-	Girdling roots (L)	Shared (Town / Private)	Remove	-
56	Austrian Pine	<i>Pinus nigra</i>	29	-	F	G	F		2.5	2.4	-	487319	Sweep (M), exposed roots (L)	Town	Remove	-
57	Austrian Pine	<i>Pinus nigra</i>	28	-	G	G	F		4.0	2.4	-	489316	Exposed roots (M)	Town	Remove	-
58	Norway Maple	<i>Acer platanoides</i>	24.5	-	G	G	F		4.0	2.4	-	-	Exposed roots (L)	Private	Remove	2
59	English Oak	<i>Quercus robur</i>	~45	-	G	F	PF	40	2.0	3.0	-	-	Pruning wounds (M), asymmetrical crown (H), coppice growth (H)	Neighbour	Remove	0
60	English Oak	<i>Quercus robur</i>	~45	-	G	F	PF	40	2.0	3.0	-	-	Pruning wounds (M), asymmetrical crown (H), coppice growth (H)	Neighbour	Remove	0
61	Austrian Pine	<i>Pinus nigra</i>	45	-	G	G	F		8.0	3.0	-	-	Girdling roots (M), lost leader, diplotia (M)	Private	Remove	5
62	Norway Maple	<i>Acer platanoides</i>	49	-	G	G	PF		10.0	3.0	-	-	Pruning wounds (M), exposed roots (H), poor root zone environment, spiral crack (M), epicormic branching (M)	Neighbour	Remove	0
63	Austrian Pine	<i>Pinus nigra</i>	44	-	G	G	F		10.0	3.0	-	-	Asymmetrical crown (L)	Private	Remove	4
64	Austrian Pine	<i>Pinus nigra</i>	44	-	G	G	F		6.0	3.0	-	-	Asymmetrical crown (M), sweep (L)	Private	Remove	4
65	Norway Maple	<i>Acer platanoides</i>	23	-	G	G	F		5.0	2.4	-	-	Exposed roots (L), pruning wounds (L)	Neighbour	Remove	2
66	Norway Maple	<i>Acer platanoides</i>	30	-	G	G	F		6.0	2.4	-	-	Exposed roots (H), pruning wounds (L)	Neighbour	Remove	3
67	Norway Maple	<i>Acer platanoides</i>	32	-	G	G	F		6.0	3.0	-	-	Exposed roots (M)	Neighbour	Remove	3
68	Austrian Pine	<i>Pinus nigra</i>	30	-	G	G	F		6.0	2.4	-	-	Codominance at 7m with two leaders	Neighbour	Remove	3
69	Austrian Pine	<i>Pinus nigra</i>	38	-	G	G	F		4.0	3.0	-	-	Lean (M), asymmetrical crown (M)	Neighbour	Remove	4
70	Norway Maple	<i>Acer platanoides</i>	26	-	F	G	P	40	5.0	2.4	-	-	Large stem wound with cavity (H), poor root zone environment	Neighbour	Remove	0
71	Norway Maple	<i>Acer platanoides</i>	27	-	F	P	P	60	3.0	2.4	-	-	Large stem wound, broken branches (H)	Neighbour	Remove	0
72	Norway Maple	<i>Acer platanoides</i>	25	-	G	P	P	60	5.0	2.4	-	-		Neighbour	Remove	0
73	Norway Maple	<i>Acer platanoides</i>	16	-	P	P	P	95	5.0	2.4	-	-	Hazard	Neighbour	Remove	0
74	Norway Maple	<i>Acer platanoides</i>	29	-	G	G	F		3.0	2.4	-	-		Neighbour	Remove	3
75	Apple species	<i>Malus sp.</i>	34	-	F	G	P		6.0	3.0	-	489011		Town	Remove	-
76	Austrian Pine	<i>Pinus nigra</i>	34	-	G	G	F		6.0	3.0	-	-		Private	Remove	3
77	Apple species	<i>Malus sp.</i>	37	-	PF	G	PF		5.0	3.0	-	65159	Stem wounds (H) at base with rot on two sides of trunk	Town	Remove	-

78	Apple species	<i>Malus sp.</i>	38	-	G	G	PF		7.0	3.0	-	89367	Pruning wounds (M)	Town	Remove	-
79	Apple species	<i>Malus sp.</i>	36	-	G	G	PF		8.0	3.0	-	64599	Pruning wounds (M)	Town	Remove	-
80	Apple species	<i>Malus sp.</i>	35	-	F	G	PF		8.0	3.0	-	93583	Pruning wounds (M), sweep (M)	Town	Remove	-
81	Apple species	<i>Malus sp.</i>	34	-	G	G	PF		7.0	3.0	-	75490	Pruning wounds (M)	Town	Remove	-
82	Apple species	<i>Malus sp.</i>	33	-	G	G	PF		5.0	3.0	-	102267	Pruning wounds (M)	Town	Remove	-
83	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	26	-	G	G	F		5.0	2.4	-	-		Private	Remove	3
84	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	23	-	G	G	F		5.0	2.4	-	-		Private	Remove	2
85	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	29	-	G	G	F		5.0	2.4	-	-		Private	Remove	3
86	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	29	-	G	G	F		5.0	2.4	-	-		Private	Remove	3
87	English Oak	<i>Quercus robur</i>	~22, 18	~28.5	G	F	P	80	2.0	2.4	-	-	Codominance at base with multiple leaders, hazard	Private	Remove (Condition)	0
88	English Oak	<i>Quercus robur</i>	~8 - 26	-	G	F	P	25	2.0	2.4	-	-	Average DBH = 14cm, codominance at base with multiple leaders	Private	Remove	0
89	English Oak	<i>Quercus robur</i>	~28, 26	~38	G	F	P	80	2.0	3.0	-	-	Codominance at base with multiple leaders, hazard	Private	Remove (Condition)	0
90	Apple species	<i>Malus sp.</i>	37, 16, 15	43	G	F	P		7.0	3.0	-	49324		Town	Remove	-
91	Japanese Flowering Lilac	<i>Syringa reticulata</i>	20	-	G	F	P		2.5	2.4	-	59831	Lean (L), exposed roots (L), codominance at 1.4m with two leaders, asymmetrical crown (H)	Town	Remove	-
92	Japanese Flowering Lilac	<i>Syringa reticulata</i>	26	-	G	F	P		3.0	2.4	-	77648	Exposed roots (L), lean (L)	Town	Remove	-
93	Japanese Flowering Lilac	<i>Syringa reticulata</i>	31	-	G	F	P		3.5	3.0	-	14523	Exposed roots (L), lean (L)	Town	Remove	-
94	Japanese Flowering Lilac	<i>Syringa reticulata</i>	30	-	G	F	PF		4.0	2.4	-	106951	Exposed roots (M)	Town	Remove	-
95	Japanese Flowering Lilac	<i>Syringa reticulata</i>	29	-	G	F	PF		3.5	2.4	-	15578	Exposed roots (M)	Town	Remove	-
96	Apple species	<i>Malus sp.</i>	33	-	G	F	PF		3.0	3.0	-	51270	Poor form (M), epicormic branching (L)	Town	Remove	-

Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Dieback	(%)
DL	Dripline (Radius)	(m)
mTPZ	Minimum Tree Protection Zone	(m)
A. mTPZ	Actual Minimum Tree Protection Zone	(m)
Comp.	Compensation Plantings Required	# of trees
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Table 2. Tree Valuation of Town-Owned Trees

Location: 590 Argus Road, Oakville					Appraised Trunk Area (cm ²)	Unit Tree Cost (RPAC)	Basic Tree Cost (\$)	Depreciation			Appraised Tree Value	Minimum Value Per Tree (\$)	Final Appraised Tree Value
								Condition Rating (%)	Functional Limitation Rating (%)	External Limitation Rating (%)			
Tree	Common Name	Scientific Name	DBH	OC									
1	Apple species	<i>Malus sp.</i>	31	PF	755	6.51	4913.55	0.375	0.9	0.6	\$ 994.99	\$ 744.00	\$ 995.00
2	Apple species	<i>Malus sp.</i>	25	P	491	6.51	3195.60	0.2	0.9	0.6	\$ 345.12	\$ 744.00	\$ 744.00
3	Apple species	<i>Malus sp.</i>	22	P	380	6.51	2474.67	0.2	0.9	0.6	\$ 267.26	\$ 744.00	\$ 744.00
4	Apple species	<i>Malus sp.</i>	33	PF	855	6.51	5568.01	0.375	0.9	0.6	\$ 1,127.52	\$ 744.00	\$ 1,130.00
5	Apple species	<i>Malus sp.</i>	27	P	573	6.51	3727.34	0.2	0.9	0.6	\$ 402.55	\$ 744.00	\$ 744.00
21	Siberian Elm	<i>Ulmus pumila</i>	~6 - 14	F	154	6.51	1002.54	0.55	0.2	0.3	\$ 33.08	\$ 744.00	\$ 744.00
23	Austrian Pine	<i>Pinus nigra</i>	34	F	908	6.51	5910.57	0.55	0.8	0.6	\$ 1,560.39	\$ 744.00	\$ 1,560.00
24	Austrian Pine	<i>Pinus nigra</i>	33	F	855	6.51	5568.01	0.55	0.8	0.6	\$ 1,469.95	\$ 744.00	\$ 1,470.00
25	Austrian Pine	<i>Pinus nigra</i>	23	PF	415	6.51	2704.75	0.375	0.8	0.6	\$ 486.86	\$ 744.00	\$ 744.00
26	Austrian Pine	<i>Pinus nigra</i>	26	PF	531	6.51	3456.36	0.375	0.8	0.6	\$ 622.14	\$ 744.00	\$ 744.00
27	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	32	F	804	6.51	5235.66	0.55	0.8	0.8	\$ 1,842.95	\$ 744.00	\$ 1,845.00
28	Austrian Pine	<i>Pinus nigra</i>	29	F	661	6.51	4299.99	0.55	0.8	0.6	\$ 1,135.20	\$ 744.00	\$ 1,135.00
30	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	32	F	804	6.51	5235.66	0.55	0.8	0.8	\$ 1,842.95	\$ 744.00	\$ 1,845.00
32	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	29	F	661	6.51	4299.99	0.55	0.8	0.8	\$ 1,513.60	\$ 744.00	\$ 1,515.00
33	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	38	F	1134	6.51	7383.11	0.55	0.8	0.8	\$ 2,598.85	\$ 744.00	\$ 2,600.00
34	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	29	PF	661	6.51	4299.99	0.375	0.8	0.8	\$ 1,032.00	\$ 744.00	\$ 1,030.00
36	Blue Spruce	<i>Picea pungens</i>	~38	F	1134	6.51	7382.34	0.55	0.8	0.6	\$ 1,948.94	\$ 744.00	\$ 1,950.00
46	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	29	F	661	6.51	4299.99	0.55	0.8	0.8	\$ 1,513.60	\$ 744.00	\$ 1,515.00
47	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	24	F	452	6.51	2945.06	0.55	0.8	0.8	\$ 1,036.66	\$ 744.00	\$ 1,035.00
48	Norway Maple	<i>Acer platanoides</i>	33	F	855	6.51	5568.01	0.55	0.8	0.8	\$ 1,959.94	\$ 744.00	\$ 1,960.00
49	Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	26	P	531	6.51	3456.36	0.2	0.8	0.8	\$ 442.41	\$ 744.00	\$ 744.00
50	Austrian Pine	<i>Pinus nigra</i>	31	F	755	6.51	4913.55	0.55	0.8	0.6	\$ 1,297.18	\$ 744.00	\$ 1,295.00
51	Austrian Pine	<i>Pinus nigra</i>	24	F	452	6.51	2945.06	0.55	0.8	0.6	\$ 777.50	\$ 744.00	\$ 775.00
52	Austrian Pine	<i>Pinus nigra</i>	35	F	962	6.51	6263.37	0.55	0.8	0.6	\$ 1,653.53	\$ 744.00	\$ 1,655.00
53	Austrian Pine	<i>Pinus nigra</i>	33	PF	855	6.51	5568.01	0.375	0.8	0.6	\$ 1,002.24	\$ 744.00	\$ 1,000.00
55	Norway Maple	<i>Acer platanoides</i>	43	F	1452	6.51	9453.85	0.55	0.8	0.6	\$ 2,495.82	\$ 744.00	\$ 2,500.00
56	Austrian Pine	<i>Pinus nigra</i>	29	F	661	6.51	4299.99	0.55	0.8	0.6	\$ 1,135.20	\$ 744.00	\$ 1,135.00
57	Austrian Pine	<i>Pinus nigra</i>	28	F	616	6.51	4008.56	0.55	0.8	0.6	\$ 1,058.26	\$ 744.00	\$ 1,060.00

75	Apple species	<i>Malus sp.</i>	34	P	908	6.51	5910.57	0.2	0.6	0.3	\$ 212.78	\$ 744.00	\$ 744.00
77	Apple species	<i>Malus sp.</i>	37	PF	1075	6.51	6999.63	0.375	0.6	0.8	\$ 1,259.93	\$ 744.00	\$ 1,260.00
78	Apple species	<i>Malus sp.</i>	38	PF	1134	6.51	7383.11	0.375	0.6	0.6	\$ 996.72	\$ 744.00	\$ 995.00
79	Apple species	<i>Malus sp.</i>	36	PF	1018	6.51	6626.39	0.375	0.6	0.6	\$ 894.56	\$ 744.00	\$ 895.00
80	Apple species	<i>Malus sp.</i>	35	PF	962	6.51	6263.37	0.375	0.6	0.6	\$ 845.55	\$ 744.00	\$ 845.00
81	Apple species	<i>Malus sp.</i>	34	PF	908	6.51	5910.57	0.375	0.6	0.6	\$ 797.93	\$ 744.00	\$ 800.00
82	Apple species	<i>Malus sp.</i>	33	PF	855	6.51	5568.01	0.375	0.6	0.6	\$ 751.68	\$ 744.00	\$ 750.00
90	Apple species	<i>Malus sp.</i>	37, 16, 15	P	1452	6.51	9452.52	0.2	0.6	0.6	\$ 680.58	\$ 744.00	\$ 744.00
91	Japanese Flowering Lilac	<i>Syringa reticulata</i>	20	P	314	6.51	2045.18	0.2	0.6	0.6	\$ 147.25	\$ 744.00	\$ 744.00
92	Japanese Flowering Lilac	<i>Syringa reticulata</i>	26	P	531	6.51	3456.36	0.2	0.6	0.6	\$ 248.86	\$ 744.00	\$ 744.00
93	Japanese Flowering Lilac	<i>Syringa reticulata</i>	31	P	755	6.51	4913.55	0.2	0.6	0.6	\$ 353.78	\$ 744.00	\$ 744.00
94	Japanese Flowering Lilac	<i>Syringa reticulata</i>	30	PF	707	6.51	4601.66	0.375	0.6	0.6	\$ 621.22	\$ 744.00	\$ 744.00
95	Japanese Flowering Lilac	<i>Syringa reticulata</i>	29	PF	661	6.51	4299.99	0.375	0.6	0.6	\$ 580.50	\$ 744.00	\$ 744.00
96	Apple species	<i>Malus sp.</i>	33	PF	855	6.51	5568.01	0.375	0.6	0.6	\$ 751.68	\$ 744.00	\$ 750.00
												TOTAL	\$ 47,716.00

Codes		
DBH	Diameter at Breast Height	(cm)
OC	Overall Condition	(G, F, P)
~ = estimate; G = good; F = fair; P = poor		

Appendix A. Site Photographs



Image 1. Tree 1 (left) to Tree 6 (right)

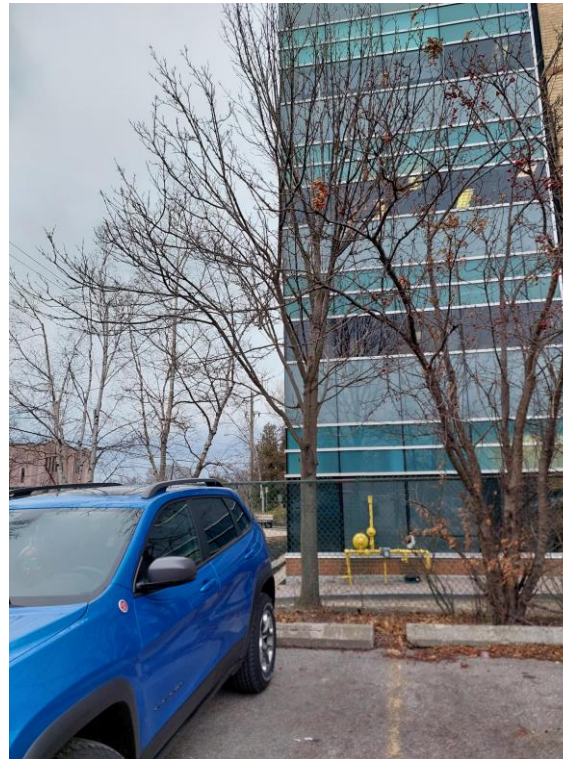


Image 2. Tree 7



Image 3. Tree 8



Image 4. Tree 9



Image 5. Tree 10



Image 6. Tree 11 (right) to Tree 15 (left)



Image 7. Tree 20 (left) and Tree 21 (right)



Image 8. Trees 22 and 23 (left) to Trees 36 and 37 (right)



Image 9. Tree 38 (left) and Tree 39 (right)



Image 10. Tree 40 (right) to Trees 43 and 44 (left)



Image 11. Tree 59 (left) and Tree 60 (right)



Image 12. Tree 61 (left) and Tree 62 (right)



Image 13. Tree 63 (left) to Tree 69 (right)



Image 14. Tree 70



Image 15. Tree 71



Image 16. Tree 72



Image 17. Tree 73



Image 18. Tree 74



Image 19. Tree 75 (left) to Tree 77 (right)



Image 20. Tree 78

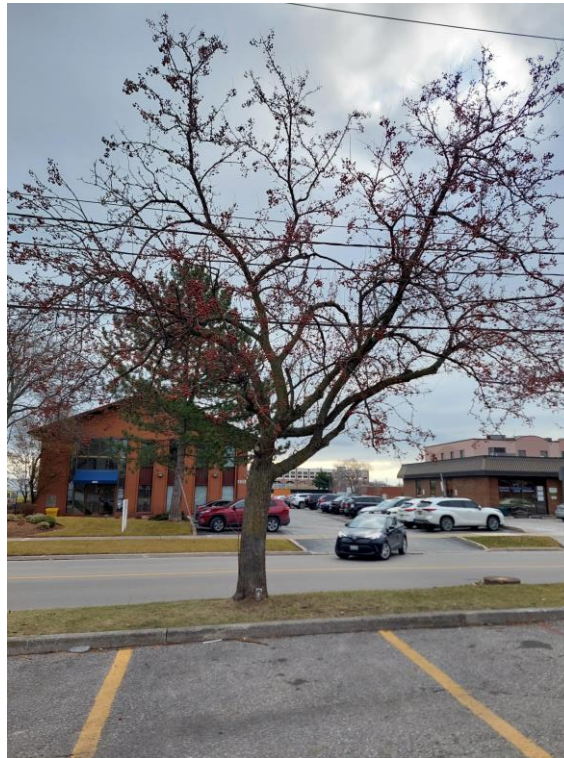


Image 21. Tree 79



Image 22. Tree 80



Image 23. Tree 81

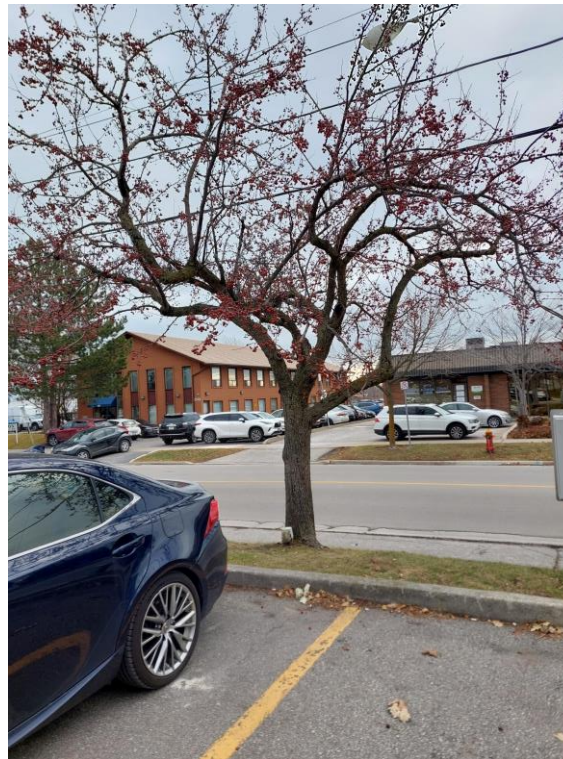


Image 24. Tree 82



Image 25. Tree 83 (right) to Tree 86 (left)



Image 26. Tree 88 (left) and Tree 89 (right)



Image 27. Tree 90 (right) to Tree 96 (left)