

Arborist Report

Prepared For:

Landscape Planning Ltd

Site Address:

Neyagawa Blvd and Burhamthorpe Rd W

Oakville, On

May 30, 2025

Prepared By:

Clayton Gray

ISA Board Certified Master Arborist (ON-2611BT)

ISA Tree Risk Assessment Qualified (TRAQ)

Oakville City License Number: 24-224521

Phone: (647) 519-6755 | | Email: clayton@graymatterforestry.com



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Summary

The following Arborist Report is with respect to a development proposal at Neyagawa Blvd and Burhamthorpe Rd W, Oakville, On. The scope of work involves construction of 5 towers of 18 stories each. 59 trees will be impacted. The details are provided herein.

It is imperative for all crew contracted to perform this construction to thoroughly understand this report and the recommendations stated within.

Introduction

During the planning phase of this project, it was noted that there would be impact to the trees located on site and that an arborist report would be required. Gray Matter Forestry Consulting (GMFC) was retained by the client, Landscape Planning Ltd to develop an Arborist Report and Tree Protection Plan (TPP) for this purpose.

The site is an old farm field with a hedgerow growing along the eastern property line. Most trees in the scope of this report are contained in this hedgerow.

An inventory and assessment of all privately owned trees greater than 10cm diameter at breast height (DBH) within 6 meters of the proposed construction and access routes as well as all city trees within the scope of the construction project were collected. GMFC was to document the current condition, size, and location of the trees as they relate to the proposed work. All trees within the scope of the survey were included in an inventory and assessed for protection or removal needs. Small shrubs and forest trees were not surveyed for this report.

Recommendations for tree preservation or removal are to be provided.

This report must be accompanied by the following additional documents:

1. A table detailing the tree inventory performed by the arborist on site. (Appendix 1)
2. The construction maps with the Arborist Comments, otherwise known as the Tree Protection Plan (TPP). (Appendix 2)

Limits of the Assignment

Gray Matter Forestry serves as the evaluator of trees concerning tree preservation practices. Construction supervisors are advised to integrate the information and suggestions outlined in this report into their construction approach to ensure the project is carried out reasonably.



This Arborist Report is formulated based on the project's defined scope and specifics regarding tree preservation, as discussed. All construction techniques proposed are confined to what has been outlined in the site plans and discussed with the Project Leader. Estimates, measurements, and remarks concerning tree preservation were derived from the proposed construction plans and on-site observations.

The Arborist Report was assembled using data collected from on-site inspections. A basic visual assessment of the trees was conducted; however, no formal ISA Tree Risk Assessment was conducted.

The DBH of trees in the hedgerow was estimated as dense vegetation and large thorns made access impractical.

Further data regarding risk levels can be obtained through either a basic or advanced ISA Tree Risk Assessment.

Observations

Tree

- 84 trees were assessed for this report and labeled #1 - #84 in the Tree Inventory and Tree Protection Plan (TPP) included within Appendices 1 and 2.
- All trees observed on site were along the edge with most of them clustered into a dense hedgerow of approximately 400m long by 12m. There were approximately 15 stems per 10 meters (roughly 600 total)
- The hedgerow in question was shared with an old fence (post and wire) running through it along its entire length. It was assumed that this represented the property line. As such it is difficult to ascertain the exact ownership of each individual tree. The hedgerow itself should therefore be understood as shared.
- The hedgerow was comprised predominantly of Hawthorn, Apple and Buckthorn. These were growing in high density.
 - Hawthorns grow many long thorns of 4-5cm, these are very sharp and stiff and can cause injury.

For further details and observations, refer to the Tree Inventory (Appendix 1).

Site

- The site was inspected on March 19, 2025, at 2:00PM EST, by Board Certified Master Arborist Clayton Gray (ON-2611BT).
- No evidence of construction was present, and work had not started.
- No material storage or soil compaction within Tree Protection Zones was observed.



Methodology

- Tools used to assess the trees included a metric DBH measuring tape, metric measuring tape, and camera.
- As the hedgerow was growing so densely with many hawthorns, it was impractical to get a direct measurement of each stem. Measurements were collected where possible, but most were estimated from the edge and only collected if greater than 15 cm.
- A few trees along the north and west edges were collected if the DBH was greater than 15cm
- Trees were studied for their proximity to existing and planned structures to determine recommendations or precautions for trees requiring removal or injury.

Discussion

To preserve and protect trees, proper recommendations must be followed and abided by the client for the duration of the project.

Regulatory Context

The Oakville Private Tree Protection By-law 2017-03 states that a permit is required to injure or remove any privately owned tree that measures 15 cm or more in diameter at breast height (DBH). Permit Requirements are exempt for trees that are dead, high risk, ash trees, or buckthorn trees.

Tree Impacts and Compensation

Within the scope of this project several bylaws protected trees will be impacted.

- The hedgerow contains 59 trees of bylaw regulation size inside of the hedgerow inside of the project scope and a further 5 in the west fence line. It is recommended that the hedgerow be removed up to the projects northernmost extent. Many of these trees are buckthorn.
- Removal permits will be required and replacement trees planted on site following the Replanting Plan provided by Landscape Planning Ltd.
- This hedgerow is shared with the neighbouring farm property and permission for its removal should be obtained from the landowner

Replacement trees

As outlined in Schedule “A” of the By law, the number of replacement trees required is based on the diameter at breast height (DBH) of the tree removed. As DBH increases, so does the replacement requirement, ranging from one tree (15–24 cm DBH) to twelve trees (>115 cm DBH).



Number of Replacement Trees	(DBH) in cm
1	First tree 15 - 24
2	15 - 24
3	25 - 34
4	35 - 44
5	45 - 54
6	55 - 64
7	65 - 74
8	75 - 84
9	85 - 94
10	95 - 104
11	105 - 114
12	> 115

Following these guidelines (excluding buckthorn and ash), **128** Replacement trees will be required

When tree removal necessitates replacement, the Town may set conditions for replanting, including approved species and locations, minimum tree size (30 mm caliper deciduous/150 cm coniferous), and a replanting plan. If on-site planting isn't possible, alternative locations require approval. The owner may need to commit in writing, provide financial security for planting and maintenance (up to two years), or contribute to the Town's Replacement Tree Planting Fund instead of replanting.

Conclusions

This report has assessed the impact of the proposed development at Neyagawa Blvd and Burnhamthorpe Rd W on 84 trees within the project scope, with 59 trees above by-law regulation size recommended for removal. Most are located in a dense hedgerow along the eastern property line, comprised mainly of Hawthorn, Buckthorn, and Apple. In accordance with Schedule "A" of the Town of Oakville's Private Tree Protection By-law, 128 replacement trees will be required. Replacement planting must adhere to minimum size requirements and may be subject to additional conditions, including species selection, location approval, and financial securities. Coordination with the neighbouring landowner is advised regarding the shared hedgerow. These measures will help ensure regulatory compliance and support urban forest continuity on and around the site.



Bibliography

Best Management Practices, Books 1-9 Companion publications to ANSI A300. (2001-2025).
International Society of Arboriculture.

Clark, N. M. (1998). *Trees and Development, A Technical Guide to Preservation of Trees During Land Development.* International Society of Arboriculture.

Dujesiefken, D. &. (2015). *The CODIT Principle.* International Society of Arboriculture.

Westerfield, T. H. (2005). *Tree Protection During Construction and Landscaping Activities.*



Supporting Information

Appendix 1 – Tree Inventory

	Species	Botanical	DBH (cm) @ 1.4 m	Action	Replacement trees
1	Black Walnut	<i>Juglans nigra</i>	21	Remove	2
2	Black Walnut	<i>Juglans nigra</i>	24	Remove	2
3	Hawthorn	<i>Crataegus species</i>	15	Remove	2
4	Hawthorn	<i>Crataegus species</i>	15	Remove	2
5	Black Walnut	<i>Juglans nigra</i>	28	Remove	3
6	Apple	<i>Malus species</i>	15	Remove	2
7	Hawthorn	<i>Crataegus species</i>	25	Remove	3
8	Black Walnut	<i>Juglans nigra</i>	25	Remove	3
9	Buckthorn	<i>Rhamnus cathartica</i>	15	Remove	
10	Buckthorn	<i>Rhamnus cathartica</i>	15	Remove	
11	Hawthorn	<i>Crataegus species</i>	15	Remove	2
12	Black Walnut	<i>Juglans nigra</i>	25	Remove	3
13	Black Walnut	<i>Juglans nigra</i>	20	Remove	2
14	Black Walnut	<i>Juglans nigra</i>	18	Remove	2
15	Hawthorn	<i>Crataegus species</i>	15	Remove	2
16	Hawthorn	<i>Crataegus species</i>	15	Remove	2
17	Hawthorn	<i>Crataegus species</i>	15	Remove	2
18	Hawthorn	<i>Crataegus species</i>	15	Remove	2
19	Hawthorn	<i>Crataegus species</i>	15	Remove	2

	Species	Botanical	DBH (cm) @ 1.4 m	Action	Replacement trees
20	Ash	<i>Fraxinus spp.</i>	30	Remove	
21	Hawthorn	<i>Crataegus species</i>	25	Remove	3
22	Hawthorn	<i>Crataegus species</i>	15	Remove	2
23	Hawthorn	<i>Crataegus species</i>	20	Remove	2
24	Hawthorn	<i>Crataegus species</i>	15	Remove	2
25	Hawthorn	<i>Crataegus species</i>	15	Remove	2
26	Callery Pear	<i>Pyrus calleryana</i>	45	Remove	5
27	Buckthorn	<i>Rhamnus cathartica</i>	15	Remove	
28	Hawthorn	<i>Crataegus species</i>	15	Remove	2
29	Hawthorn	<i>Crataegus species</i>	15	Remove	2
30	Hawthorn	<i>Crataegus species</i>	20	Remove	2
31	Hawthorn	<i>Crataegus species</i>	34	Remove	3
32	Hawthorn	<i>Crataegus species</i>	15	Remove	2
33	Hawthorn	<i>Crataegus species</i>	20	Remove	2
34	Callery Pear	<i>Pyrus calleryana</i>	25	Remove	3
35	Red Maple	<i>Acer rubrum</i>	15	Remove	2
36	Hawthorn	<i>Crataegus species</i>	15	Remove	2
37	Hawthorn	<i>Crataegus species</i>	15	Remove	2
38	Hawthorn	<i>Crataegus species</i>	15	Remove	2



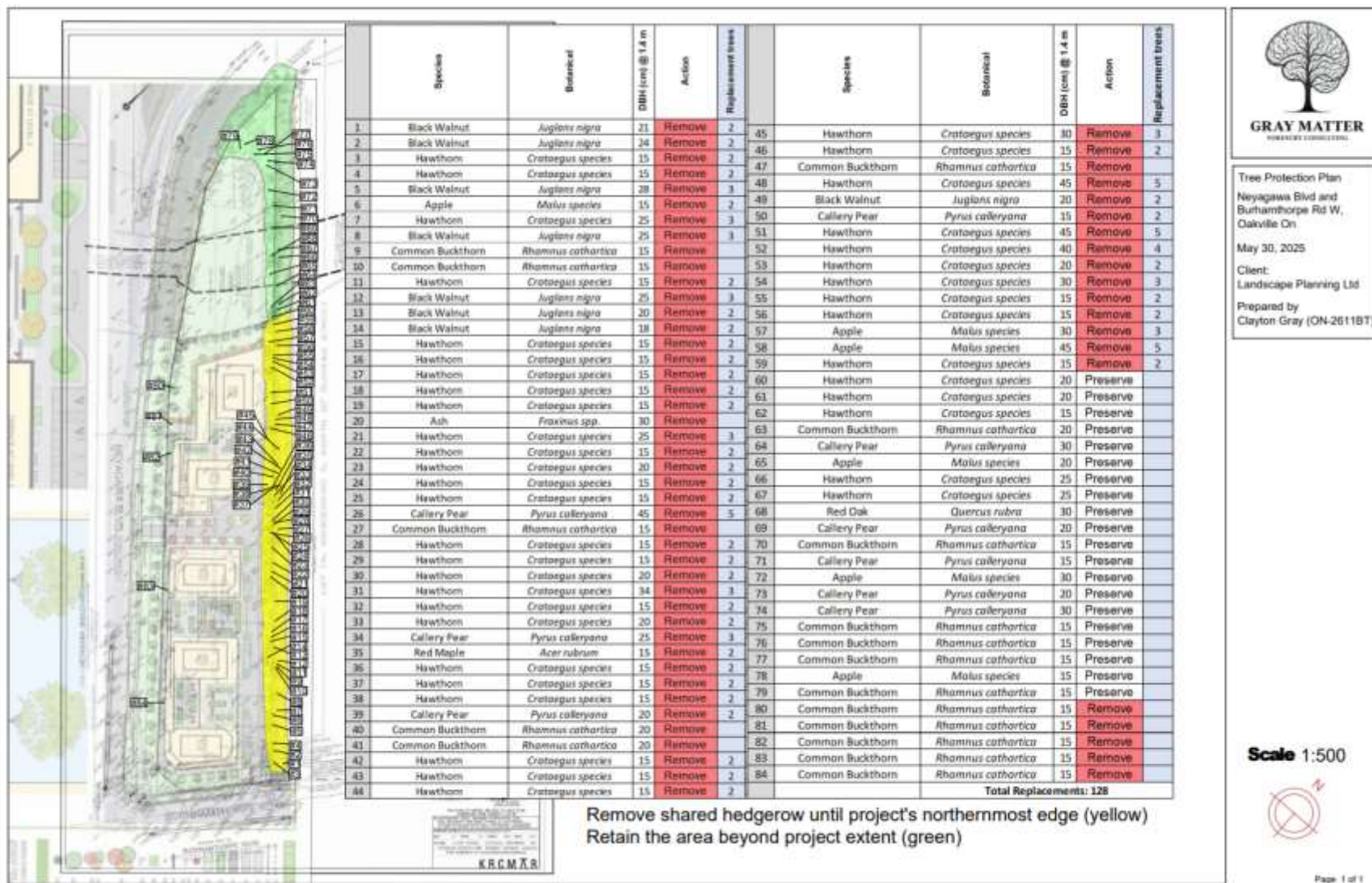
	Species	Botanical	DBH (cm) @ 1.4 m	Action	Replacement trees
39	Callery Pear	<i>Pyrus calleryana</i>	20	Remove	2
40	Buckthorn	<i>Rhamnus cathartica</i>	20	Remove	
41	Buckthorn	<i>Rhamnus cathartica</i>	20	Remove	
42	Hawthorn	<i>Crataegus species</i>	15	Remove	2
43	Hawthorn	<i>Crataegus species</i>	15	Remove	2
44	Hawthorn	<i>Crataegus species</i>	15	Remove	2
45	Hawthorn	<i>Crataegus species</i>	30	Remove	3
46	Hawthorn	<i>Crataegus species</i>	15	Remove	2
47	Buckthorn	<i>Rhamnus cathartica</i>	15	Remove	
48	Hawthorn	<i>Crataegus species</i>	45	Remove	5
49	Black Walnut	<i>Juglans nigra</i>	20	Remove	2
50	Callery Pear	<i>Pyrus calleryana</i>	15	Remove	2
51	Hawthorn	<i>Crataegus species</i>	45	Remove	5
52	Hawthorn	<i>Crataegus species</i>	40	Remove	4
53	Hawthorn	<i>Crataegus species</i>	20	Remove	2
54	Hawthorn	<i>Crataegus species</i>	30	Remove	3
55	Hawthorn	<i>Crataegus species</i>	15	Remove	2
56	Hawthorn	<i>Crataegus species</i>	15	Remove	2
57	Apple	<i>Malus species</i>	30	Remove	3
58	Apple	<i>Malus species</i>	45	Remove	5
59	Hawthorn	<i>Crataegus species</i>	15	Remove	2
60	Hawthorn	<i>Crataegus species</i>	20	Preserve	
61	Hawthorn	<i>Crataegus species</i>	20	Preserve	
62	Hawthorn	<i>Crataegus species</i>	15	Preserve	

	Species	Botanical	DBH (cm) @ 1.4 m	Action	Replacement trees
63	Buckthorn	<i>Rhamnus cathartica</i>	20	Preserve	
64	Callery Pear	<i>Pyrus calleryana</i>	30	Preserve	
65	Apple	<i>Malus species</i>	20	Preserve	
66	Hawthorn	<i>Crataegus species</i>	25	Preserve	
67	Hawthorn	<i>Crataegus species</i>	25	Preserve	
68	Red Oak	<i>Quercus rubra</i>	30	Preserve	
69	Callery Pear	<i>Pyrus calleryana</i>	20	Preserve	
70	Buckthorn	<i>Rhamnus cathartica</i>	15	Preserve	
71	Callery Pear	<i>Pyrus calleryana</i>	15	Preserve	
72	Apple	<i>Malus species</i>	30	Preserve	
73	Callery Pear	<i>Pyrus calleryana</i>	20	Preserve	
74	Callery Pear	<i>Pyrus calleryana</i>	30	Preserve	
75	Buckthorn	<i>Rhamnus cathartica</i>	15	Preserve	
76	Buckthorn	<i>Rhamnus cathartica</i>	15	Preserve	
77	Buckthorn	<i>Rhamnus cathartica</i>	15	Preserve	
78	Apple	<i>Malus species</i>	15	Preserve	
79	Buckthorn	<i>Rhamnus cathartica</i>	15	Preserve	
80	Buckthorn	<i>Rhamnus cathartica</i>	15	Remove	
81	Buckthorn	<i>Rhamnus cathartica</i>	15	Remove	
82	Buckthorn	<i>Rhamnus cathartica</i>	15	Remove	
83	Buckthorn	<i>Rhamnus cathartica</i>	15	Remove	
84	Buckthorn	<i>Rhamnus cathartica</i>	15	Remove	
Total Replacements: 128					



Appendix 2 - Tree Protection Plan (TPP)

(Preview. Please see companion pdf for high resolution printable plan)





Appendix 3 – Recommended Replacement Trees

Name	Binomial Name
Maple, Black	<i>Acer nigrum</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Silver	<i>Acer saccharinum</i>
Maple, Freeman	<i>Acer x freemanii ~ Autumn Blaze™</i>
Maple, Sugar	<i>Acer saccharum</i>
Buckeye, Ohio	<i>Aesculus glabra</i>
Buckeye, Yellow	<i>Aesculus flava</i>
Horsechestnut,	<i>Aesculus hippocastanum</i>
Hackberry	<i>Celtis occidentalis</i>
Ironwood	<i>Ostrya virginiana</i>
Yellow-wood	<i>Cladrastis lutea</i>
Kentucky Coffeetree	<i>Gymnocladus dioicus</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Basswood	<i>Tilia americana</i>
Linden, ~ Redmond™	<i>Tilia americana ~ Redmond™</i>
Honey Locust	<i>Gleditsia triacanthos ~ Skyline™</i>
Elm, White, Valley Forge	<i>Ulmus americana ~ Valley Forge™</i>
London Plane	<i>Platanus x acerifolia</i>
Little Leaf Linden	<i>Tilia cordata</i>
Ginkgo	<i>Ginkgo biloba</i>
Oak, White	<i>Quercus alba</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, Bur	<i>Quercus macrocarpa</i>

Appendix 4 – Arborist Qualifications

Clayton Gray is a Board-Certified Master Arborist with over ten years in arboriculture and forestry related fields. Prior to his work as a consulting arborist, he attended Humber College's Urban Forestry program in 2018 and had been head climber and foreman at Westwood Tree Care in Burlington for several years. Prior to this he worked on a street tree maintenance contract for the City of Toronto with Davey Tree. He has a lifetime goal to plant one million trees by hand, he is over halfway there.

Certifications

International Society of Arboriculture BCMA (ON-2611BT)

ISA Tree Risk Assessment Qualification (TRAQ)



Appendix 5 – Photographs



Figure 1 View of the site and hedgerow from the north



Figure 2 View of the site and hedgerow from the south



Figure 3 The hedgerow was very densely vegetated and full of hawthorn, making direct access impractical



Appendix 6 - Assumptions and Limiting Conditions

1. No responsibility is assumed for matters legal in character.
2. Any legal descriptions provided to the consultant are assumed to be accurate. Property titles and ownership are presumed to be valid and marketable.
3. Every effort has been made to obtain information from reliable sources, and all data has been verified to the extent possible. However, the consultant cannot guarantee nor assume responsibility for the accuracy of information supplied by others.
4. The consultant is not obligated to provide testimony or appear in court in connection with this report unless a separate contractual agreement is made, including payment of an additional fee as outlined in the fee schedule and contract of engagement.
5. Any loss or alteration of any portion of this report renders the entire document invalid.
6. Possession of this report or a copy of it does not grant the right to publish or use it for any purpose other than by the intended recipient, unless prior written or verbal consent is expressly provided by the consultant.
7. No part of this report, nor any copy of it, may be shared with the public through advertising, public relations, news, sales, or other media by anyone, including the client, without the prior expressed written or verbal consent of the consultant. This includes, but is not limited to, references to value conclusions, the identity of the consultant, or any professional society or designation cited in the consultant's qualifications.
8. This report and the values expressed within it represent the professional opinion of the consultant. The consultants' fee is not contingent upon reporting a specific value, achieving a predetermined result, the occurrence of any subsequent event, or any particular findings to be reported.
9. The sketches, diagrams, graphs, and photographs included in this report are intended solely as visual aids. They are not necessarily to scale and should not be interpreted as engineering or architectural reports or surveys.
10. Unless otherwise stated: (1) the information in this report pertains solely to the items examined and reflects their condition at the time of inspection; and (2) the inspection was limited to a visual examination of accessible items without dissection, excavation, probing, or coring. No warranty or guarantee, express or implied, is provided against the possibility of future problems or deficiencies with the plants or property in question.



Appendix 7 - Certificate of Performance

I, Clayton Gray, certify that:

- I have personally inspected the tree(s), and the property referred to in this report and have stated my findings accurately. The extent of the evaluation is detailed in the attached report under the **Limits of the Assignment** section.
- I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias regarding the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures, arboricultural standards, and best practices.
- My evaluation, recommendations, and this report have been prepared in accordance with **commonly accepted arboricultural principles** and **industry standards**.
- No individual or organization has provided significant professional assistance to me, except as indicated in the report.
- My compensation is **not** contingent upon a predetermined outcome that favors the interests of the client or any other party, nor is it influenced by the results of this assessment, the attainment of specific results, or the occurrence of any future events.

I further certify that I am a **member in good standing** the **International Society of Arboriculture (ISA)**. I have been actively engaged in the field of arboriculture in a **full-time professional capacity for 10 years**.

Signed:

Clayton Gray
BCMA ON-2611BT, Tree Risk Assessment Qualified (TRAQ)
June 2, 2025