



# GreenPrint

Consulting Arborists

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A division of The Tree Specialists, Inc.

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Vogue Wycliffe (Oakville) Limited  
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**ATTENTION: Jared Bensky**

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406-560-9004

**RE: Tree Risk Assessment Survey  
3171-3175 Lakeshore Road West - Oakville**

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I have been retained by the client to complete a Tree Risk Assessment Survey regarding the above subject site. The purpose of this survey is to provide a supplemental detailed risk assessment for specific trees associated with the current development application.

In conjunction with the Arborist Report and Tree Inventory, Preservation and Removals Plan on file with the Town, completed by *MHBC Planning Urban Design & Landscape Architecture*, dated June 19, revised November 11, 2020, this tree risk assessment survey will specifically address the trees located along the north and east property lines.

As per the above referenced report, the trees in question are trees no. 906-954, which consist Manitoba Maples (*Acer negundo*) growing in a row on the subject site and/or located on a mutual property line. Each individual tree was inspected in accordance to the ANSI A300 standard for risk assessment and ISA's Best Management Practices: Tree Risk Assessment. In this case a Level 2 Basic Assessment was completed, which includes a detailed visual inspection of each tree and its surrounding site. This assessment is ground-based and requires the assessor to inspect completely around the tree, looking at the site and at visible buttress, roots, trunk, and branches. It includes looking at the tree from a distance, as well as close up, to consider crown shape and surroundings. If required, basic tools were used to assess areas of concern.

The client is concerned that the trees in question will become a high risk subsequent to completion of the proposed development. As per the attached Site Plan completed by *VA3 Design*, dated May 2016, the current target zones will change from open space to dwelling structures with outdoor balconies that have stairs with access to a landscaped lawn/garden area. In addition, a visitor parking pad is scheduled to be installed within the target area of tree no. 954.

The following assumptions were used to assess the risk rating for each tree.

1. The new targets consist of the following:
  - a. 3-storey dwelling will be located between 7.0 - 7.50m from the base of trees,
  - b. outdoor balconies are located between 5.0 – 6.0m from base of trees,
  - c. the landscape lawn/garden areas extend up to the base of each tree and
  - d. the outer edge of the visitor's parking pad is located 6.0m from tree no. 954.
2. The client has expressed that they have a low risk tolerance towards tree failure and, upon completion of the project, want to ensure that any remaining tree is structurally sound and a suitable candidate for long-term preservation.
3. In the majority of cases, regardless of ownership, the canopies of these trees primarily extend over the subject site and therefore will be the responsibility of the client to maintain in the future.

As per my site visit dated April 11-13, 2022, the following is a summary of my observations and individual assessments. See Tree Survey Map in Appendix I, Site Plan showing targets in Appendix II and Appendix III for corresponding pictures. See attached Hazard Tree Assessment Summary Table for assessment details.

1. Tree no. 906 suffered storm damage and was subsequently removed per the Town of Oakville Private Tree Removal Permit # 22-107689.
2. Taking into account the assumption listed above, eighteen (18) of the subject trees are recommended for removal being trees no. 909, 911, 913, 915, 916, 927, 928, 929, 931, 932, 936, 941, 948, 950, 951, 952, 953 and 954).
  - Two (2) trees are 100% dead (909 and 952).
  - Eight (8) trees have a high risk rating with no viable mitigation strategy thus requiring removal (911, 913, 916, 927, 950, 951, 953 and 954).
  - Eight (8) trees have a moderate to low risk rating with no viable maintenance strategy and thus are recommended for removal (915, 928, 929, 931, 932, 936, 941 and 948).

I trust this assessment meets your needs. If you have any questions or require further information, please do not hesitate to contact me directly at 289-813-9250.

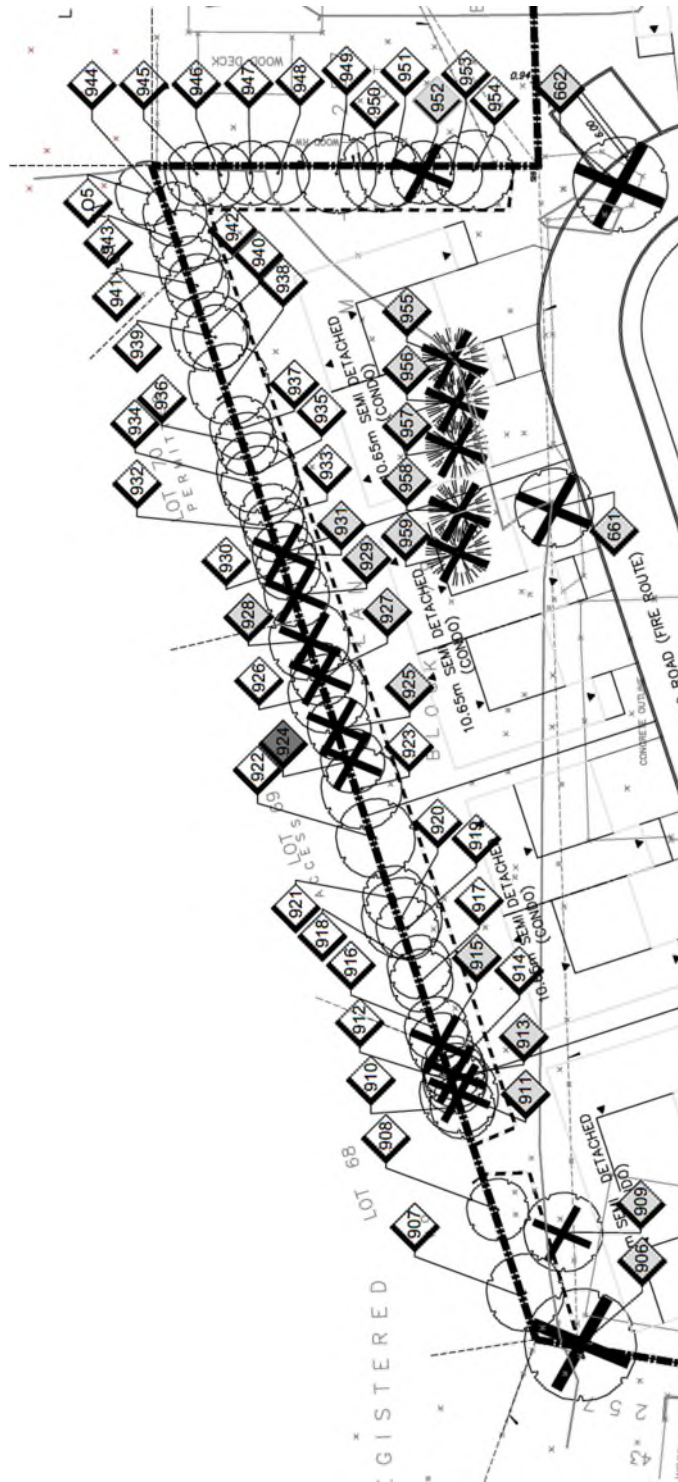
**GREENPRINT CONSULTING ARBORISTS**



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**Appendix I:** Tree Survey Map as per the Arborist Report and Tree Inventory, Preservation and Removals Plan on file with the Town, completed by *MHBC Planning Urban Design & Landscape Architecture*, dated June 19, revised November 11, 2020.



**Appendix II:** Site Plan completed by VA3 Design, dated May 2016 showing location of future target zones such as the dwellings, balconies, lawn/landscaped areas and the parking pad.



**Appendix III: Digital Images**

Photo #1:



Photo #2:



Photo #3:



Photo #4:





Photo #5:



Photo #6:



Photo #7:



Photo #8:



Photo #9:



Photo #10:



Photo #11:



Photo #12:





Photo #13:



Photo #14:



Photo #15:



Photo #16:



Photo #17:



Photo # 18:



Photo #19:



Photo # 20:





Photo #21:



Photo # 22:



Photo # 23:



**Appendix III:**

**ASSUMPTION AND LIMITING CONDITIONS**

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *GreenPrint Consulting Arborists* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report.
3. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.
4. This Report has been prepared by using the latest drawings and information provided by the client and may be intended for inclusion in a site plan approval or a similar planning submission. However, any subsequent design or site plan alteration affecting regulated trees may require revisions to this report.
5. Links / URLs found within the report to access web-based resources are current to the date of the report.
6. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties.



**Tree Risk Assessment**  
**3171-3175 Lakeshore Rd - Oakville**

Tree #	Species	DBH	Condition	Comments	Target Zones	Likelihood of failure	Likelihood of Impacting Target (Matrix 1)	Consequences of Failure (Matrix 2)	Recommendations/ Mitigation Options
907	Manitoba maple <i>Acer negundo</i>	37	P	Significant lean; 100% of canopy overhangs subject site.	Dwelling, deck, rear yard	Possible	Somewhat likely	Moderate	Prune to remove lowest 20cm south secondary leader
908	Manitoba maple <i>Acer negundo</i>	29	F	Slight lean to east; girdling root; included bark; minor deadwood; 95% of canopy overhangs subject site	Dwelling, deck, rear yard	Improbable	Unlikely	Low	Prune to remove lower over-extended limbs
909	Grey birch <i>Betula populifolia</i>	38	D	100% dead					Remove
910	Manitoba maple <i>Acer negundo</i>	30	P	Severe lean to west; poor form; two leaders removed in past	rear yard	Possible	Somewhat likely	Low	Prune to remove deadwood
911	Manitoba maple <i>Acer negundo</i>	36	F	significant lean over subject site; co-dominant leader previously removed; 100% canopy overhangs subject site	Dwelling, deck, rear yard	Probable	Likely	High	Remove
912	Manitoba maple <i>Acer negundo</i>	25	P	75% of canopy overhangs subject site; decay in upper trunk;	rear yard	Possible	Unlikely	Low	Prune to remove deadwood
913	Manitoba maple <i>Acer negundo</i>	20	F	Severe lean over subject site, poor form and structure	Dwelling, deck, rear yard	Probable	Likely	High	Remove
914	Manitoba maple <i>Acer negundo</i>	15	F	co-dominant stem previously removed; moderate lean;	rear yard	Improbable	Unlikely	Low	Prune
915	Manitoba maple <i>Acer negundo</i>	16	P	decay at base; moderate lean	rear yard	Probable	Somewhat likely	Moderate	Remove
916	Manitoba maple <i>Acer negundo</i>	18,20	P	included bark; advanced decay in leaders; stormbroken split in union; 2 stems fused at centre point	Dwelling, deck, rear yard	Probable	Likely	High	Remove
917	Manitoba maple <i>Acer negundo</i>	26	F	slight lean to west; minor deadwood; 65% of canopy overhangs subject site	rear yard, neighbours tree	Improbable	Unlikely	Low	Prune to remove deadwood
918	Manitoba maple <i>Acer negundo</i>	24	F	average vigour	Dwelling, deck, rear yard	Improbable	Unlikely	Low	Prune to elevate lowest 18cm north limb and elevate canopy over subject site

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919	Manitoba maple <i>Acer negundo</i>	30	F	girdled root; several significant bark scars in upper crown; 95% canopy overhangs subject site	Dwelling, deck, rear yard	Possible	Somewhat likely	Moderate	
920	Manitoba maple <i>Acer negundo</i>	31	F	girdled root; slight lean to south; 60% canopy overhangs subject site	Dwelling, deck, rear yard	Possible	Somewhat likely	Moderate	
921	Manitoba maple <i>Acer negundo</i>	20	P	Poor vigour; large deadwood; moderate lean to south	Dwelling, deck, rear yard	Possible	Somewhat likely	Moderate	
922	Manitoba maple <i>Acer negundo</i>	50	P	twisted trunk; included bark; stormbroken hangers in canopy; 50% canopy overhangs subject site	Deck, rear yard	Possible	Somewhat likely	Moderate	Prune to remove 15cm limb, head back canopy on south leader to reduce weight
923	Manitoba maple <i>Acer negundo</i>	35	P	poorly attached stem; decay in trunk; portion of stem 100% dead; 50% of canopy overhangs subject site	Dwelling, deck, rear yard	Probable	Somewhat likely	Moderate	Prune to remove dead stem and lowest stem
925	Manitoba maple <i>Acer negundo</i>	29	P	poor vigour; significant lean; minor deadwood; 100% of canopy overhangs subject site	Dwelling, deck, rear yard	Possible	Somewhat likely	moderate	Prune to remove south leader
926	Manitoba maple <i>Acer negundo</i>	40	F	minor deadwood; 10% of canopy overhangs subject site	rear yard, neighbours tree	Improbable	Unlikely	Low	Prune to remove deadwood over subject site
927	Manitoba maple <i>Acer negundo</i>	30	P	poor vigour; significant lean; large deadwood; split in secondary union; decay at main union; 100% of canopy overhangs subject site	Dwelling, deck, rear yard	Imminent	Very likely	High	Remove
928	Manitoba maple <i>Acer negundo</i>	39	P	poor vigour; storm broken leader; large deadwood; 100% of remaining canopy overhangs neighbours site	rear yard	Imminent	Likely	Moderate	Remove
929	Manitoba maple <i>Acer negundo</i>	27	P	advanced girdled root; decay in trunk; 50% of crown storm broken; 100% of canopy overhangs subject site	Dwelling, deck, rear yard	Imminent	Likely	Moderate	Remove

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930	Manitoba maple <i>Acer negundo</i>	14,22	F	minor deadwood; one stem previously removed; 95% of canopy overhangs neighbours site	rear yard	Possible	Unlikely	Low	Prune to remove deadwood over subject site
931	Manitoba maple <i>Acer negundo</i>	16	P	Poor vigour; significant lean; minor deadwood; 100% of canopy overhangs subject site, poor form and structure	rear deck, landscaped rear yard	Possible	Somewhat likely	Low	Remove
932	Manitoba maple <i>Acer negundo</i>	27	P	Significant lean; no upward response growth; poorly attached union; 100% of canopy overhangs subject site	Dwelling, deck, rear yard	Possible	Somewhat likely	Moderate	Remove
933	Manitoba maple <i>Acer negundo</i>	28	F	minor deadwood; 35% of canopy overhangs subject site	Rear yard	Improbable	Unlikely	Low	Prune to remove deadwood over subject site
934	Manitoba maple <i>Acer negundo</i>	36	F	minor deadwood	Rear yard	Improbable	Unlikely	Low	Prune to remove lowest 15cm limb and deadwood
935	Manitoba maple <i>Acer negundo</i>	33	F	minor deadwood	Rear yard	Improbable	Unlikely	Low	Prune to remove deadwood
936	Manitoba maple <i>Acer negundo</i>	17	P	50% dead; 100% of canopy overhangs subject site	rear yard	Probable	Unlikely	Low	Remove due to poor condition
937	Manitoba maple <i>Acer negundo</i>	30	P	minor decay at base; minor deadwood; 30% of canopy overhangs subject site	rear yard	Possible	Unlikely	Low	Prune to remove deadwood
938	Manitoba maple <i>Acer negundo</i>	40	F	minor included bark at main union; minor deadwood; 80% of canopy overhangs subject site	Dwelling, deck, rear yard	Improbable	Unlikely	Low	Prune to remove deadwood over subject site and 20cm south limb
939	Manitoba maple <i>Acer negundo</i>	22	F	Moderate lean; 100% of canopy overhangs subject site	Dwelling, deck, rear yard	Improbable	Unlikely	Low	Prune to remove deadwood over subject site
940	Manitoba maple <i>Acer negundo</i>	32	F	minor deadwood; 60% of canopy overhangs subject site	Dwelling, deck, rear yard	Improbable	Unlikely	Low	Prune to remove deadwood
941	Manitoba maple <i>Acer negundo</i>	17	P	Significant lean; basal decay at base; large deadwood; 90% of canopy overhangs subject site	rear yard, deck	Possible	Somewhat likely	Moderate	Remove
942	Manitoba maple <i>Acer negundo</i>	30	F	Large deadwood; 10% canopy overhangs subject site	rear yard	Improbable	Unlikely	Low	Prune to remove deadwood over subject site

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943	Manitoba maple <i>Acer negundo</i>	15	F	minor deadwood; 50% of canopy overhangs subject site	rear/side yard	Improbable	Unlikely	Low	Prune to remove deadwood over subject site
944	Manitoba maple <i>Acer negundo</i>	30	F	included bark at main union; minor deadwood; 80% of canopy overhangs subject site	rear/side yard	Possible	Unlikely	Low	Prune to remove deadwood over subject site
945	Manitoba maple <i>Acer negundo</i>	26	F	limited root flare; 10% of canopy overhangs subject site	side yard	Improbable	Unlikely	Low	NWR
946	Manitoba maple <i>Acer negundo</i>	20	F	minor deadwood; slight lean; limited root flare; 20% of canopy overhangs subject site	side yard	Improbable	Unlikely	Low	NWR
947	Manitoba maple <i>Acer negundo</i>	20	F	Slight lean; minor deadwood; no portion of canopy overhangs subject site	NA	Improbable	Unlikely	Low	NWR
948	Manitoba maple <i>Acer negundo</i>	30	P	50% missing bark at main union with limited compartment-alization; heavy bark scarring; 90% of canopy overhangs subject site	dwelling, sideyard	Probable	Likely	Moderate	Remove
949	Manitoba maple <i>Acer negundo</i>	37	P	large deadwood; 95% of canopy overhangs subject site	dwelling, sideyard	Improbable	Unlikely	Low	Prune to remove deadwood over subject site
950	Manitoba maple <i>Acer negundo</i>	35	P	Large deadwood, poorly attached union, fungus growing at base; 85% canopy overhangs subject site	Dwelling, deck, sideyard	Probable	Likely	High	Remove
951	Manitoba maple <i>Acer negundo</i>	23,22	P	Large bark scars at base, in trunk/limbs; included bark; weak attachment; poor vigour	dwelling, sideyard	Probable	Likely	High	Remove
952	Manitoba maple <i>Acer negundo</i>	24	D	100% dead					Remove
953	Manitoba maple <i>Acer negundo</i>	30	P	Decay evident at base, growing on minor lean; 100% canopy overhangs subject site	dwelling, front yard	Probable	Likely	High	Remove



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954	Manitoba maple <i>Acer negundo</i>	27,38	P	Large cavity in SE leader; large sections of deadwood in upper crown; included bark	Parking lot, common area	Probable	Likely	High	Remove