



# JACKSON ARBORICULTURE INC.

*CONSULTING AND GIS ANALYSIS*

118 Pleasant Ridge Road, Brantford ON, N3R 0B8

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## Tree Inventory and Preservation Plan Report

Subject Property:

**3005 Dundas Street West**  
Oakville, ON

Prepared For:

**Adesso Design Inc.**  
69 John Street S., Suite 250  
Hamilton, ON L8N 2B9

Prepared By:

**Jackson Arboriculture Inc.**  
118 Pleasant Ridge Rd.  
Brantford, ON N3R 0B8  
Oakville Business Licence No. 22-109109

29 March 2023

Jackson Arboriculture Inc. Project No. 374

## 1.0 Introduction

Jackson Arboriculture Inc. was retained by Adesso Design Inc. to complete a Tree Inventory and Preservation Plan report for a property situated at 3005 Dundas Street West in the Town of Oakville, Ontario, hereby referred to as the subject property. It is understood that a development application will be filed with the Town for the construction of two residential towers.

The following study has been completed in accordance with the Town of Oakville's Tree Protection During Construction Procedure (EN-TRE-001-001).

## 2.0 Methodology

At the onset of the project the scope of work was coordinated with the client and the consulting team. Prior to conducting a site visit, the topographic survey of the subject property and current aerial photography were overlaid utilizing geographic information software, for use on site during the completion of the tree inventory. The tree locations, the topographic survey and the site plan were then overlaid and a tree preservation analysis was completed to determine the impacts to each tree included in the inventory.

### 2.1 Tree Inventory

A site visit was conducted on the 9<sup>th</sup> of March 2023 to complete the tree inventory. All trees 10 cm in diameter and larger situated on subject property, on neighbouring property within 6 m and within the road allowances were included in the tree inventory. A visual assessment was completed on each tree included in the inventory and the following information is provided in the tree inventory table (Table 1):

- **Tree #:** A number assigned to each tree correlating to the tree inventory and the Tree Preservation Plan (Sheet L-1).
- **Species:** Common and scientific (Latin) species names.
- **DBH:** The trunk diameter at breast height, measured in centimeters at 1.4 m from the ground.
- **Condition:** The health of the tree considering the trunk integrity, the crown structure and the crown vigour; each rated as poor, fair or good. The condition ratings are based on the signs, symptoms and defects exhibited by each tree, considering the conditions in which it is growing.
- **mTPZ:** The minimum tree preservation zone distance measured in meters from the base of the tree trunk at which tree protection fence is to be installed (Table 2).
- **Crown Class:** The position of the tree's crown within the surrounding canopy, rated as dominant, co-dominant, intermediate or suppressed.
- **Location:** The property where the tree is situated.
- **Comments:** Any additional notes relevant to the tree's health or growing conditions.
- **Recommendation:** The recommended removal or preservation of each tree based on the impact assessment.

The trees included in the inventory are identified with numbers 1-59 and were located using the topographic survey provided and a tablet computer with a GPS receiver.

## 2.2 Impact Assessment

A tree preservation analysis was completed on each tree individually considering the impacts from the proposed development and many other factors including, but not limited to, tree condition, species, DBH and the existing site conditions. The impacts from the proposed development will occur where tree roots conflict with construction machinery during pre-grading and construction.

During the tree preservation analysis the minimum Tree Preservation Zone (mTPZ) distance, as outlined in the Town of Oakville's Tree Protection During Construction Procedure, was utilized to determine the potential impacts to each tree included in the inventory. Where encroachment is required within the mTPZ, tree removal may be required.

The mTPZ distance is the minimum distance at which development can safely occur without appreciably damaging a tree's root system. The mTPZ distance is based on the diameter of the tree and measured in meters from the base of the stem. Refer to Table 2 for the mTPZ distances based on trunk diameter.

**Table 2.** Minimum tree preservation zone distances.

DBH (cm)	Min. Tree Preservation Zone Distance (m)*
	Radius
< 10	1.8
10 – 30	2.4
31 – 50	3.0
51 – 60	3.6
61 – 70	4.2
71 – 80	4.8
81 – 90	5.4
91 – 100	6.0
101 – 110	6.6

\*As measured from the base of the tree trunk.

## 3.0 Existing Conditions

The subject property is comprised of a vacant lot occupied by cultural meadow, previously disturbed land and some asphalt paving. The property is bound by an agricultural field to the

north, Old Bronte Road to the east, Dundas Street West to the south, and Bronte Road to the west.

## 4.0 Tree Inventory Results

The results of the tree inventory indicate that a total of 56 trees reside on subject property, on neighbouring property within 6 m and within the road allowances. The trees included in the inventory appear to be comprised of naturally occurring trees with some landscape plantings.

The trees included in the inventory are comprised of the following species:

- Manitoba maple (*Acer negundo*),
- pear species (*Pyrus sp.*),
- willow species (*Salix sp.*),
- white poplar (*Populus alba*),
- black locust (*Robinia pseudoacacia*),
- apple species (*Malus sp.*),
- Norway maple (*Acer platanoides*),
- eastern cottonwood (*Populus deltoides*),
- honey locust cultivar (*Gleditsia triacanthose var. 'inermis'*) and
- Siberian elm (*Ulmus pumila*).

No rare, threatened or endangered tree species were documented in the tree inventory. Refer to Table 1 for the complete tree inventory and Sheet L-1 for the tree locations.

## 5.0 Proposed Development

The proposed development includes the construction of two residential towers, 27 and 30 stories in height, with underground parking. Access to the development is proposed from Old Bronte Road to the east.

## 6.0 Discussion

The following sections outline the tree removal requirements and the tree preservation opportunities.

### 6.1 Tree Removal

The removal of all of the trees included in the tree inventory will be required to accommodate the proposed development.

Trees 20-23 and 30 appear to reside on neighbouring property to the north. Permission from the property owner will be required prior to their removal, as per the Forestry Act, R.S.O. 1990.

Trees 11, 14, 16, 41 and 43 appear to reside in the Region or Municipal road allowance. Permission from the appropriate Regional and Municipal Departments will be required prior to their removal.

## 6.2 Tree Preservation

It will not be possible to preserve any of the trees included in the tree inventory.

## 7.0 Summary

Jackson Arboriculture Inc. was retained by Adesso Design Inc. to complete a Tree Inventory and Preservation Plan report for a property situated at 3005 in the Town of Oakville, Ontario. A tree inventory was conducted and an impact assessment was completed in the context of the proposed development plan.

The tree inventory documented a total of 56 Trees situated on subject property, on neighbouring property within 6 m and within the road allowances. The results of the impact assessment indicate that the removal of all of the trees included in the tree inventory will be required to accommodate the proposed development.

Respectfully submitted,  
**Jackson Arboriculture Inc.**

*Jeremy Jackson*

Jeremy Jackson, H.B.Sc.,  
ISA Certified Arborist #ON-1089A  
GIS Analyst

## Limitations of Assessment

It is our policy to attach the following limitations of assessment to ensure that the client, municipalities and agencies are fully aware of what is technically and professionally realistic when visually assessing and retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above ground parts of each 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 and direction of any lean, the general condition of the trees and the surrounding site, and the proximity of property and people.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour constantly change. They are not immune to changes in site conditions, or seasonal variations in the weather conditions, including severe storms with high-speed winds.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or group of trees or their component parts in all circumstances. Inevitably a standing tree will always pose some risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

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

**Table 1. Tree Inventory**

Location: 3005 Dundas St W, Oakville

Date: 9 Mar. 2023

Surveyors: JJJ

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	mTPZ	CC	Location	Comments	Recom.
1	Manitoba Maple	<i>Acer negundo</i>	16, 11	PF	F	F	2.4	CD	Subject Property	Main stem failed	Remove
2	Manitoba Maple	<i>Acer negundo</i>	22, 7, 8, 8	F	F	PF	2.4	CD	Subject Property	Union at ground, 30% crown dieback, stem wound	Remove
3	Manitoba Maple	<i>Acer negundo</i>	11, 7	P	P	P	2.4	CD	Subject Property	Main stem failed	Remove
4	Manitoba Maple	<i>Acer negundo</i>	70	P	P	P	4.2	CD	Subject Property	Main stem failed at 2 m, hollow stem with heart rot	Remove
5	Manitoba Maple	<i>Acer negundo</i>	56, 52	F	PF	PF	3.6	D	Subject Property	Union at 1 m, stem wound, 30% crown dieback	Remove
6	Pear species	<i>Pyrus sp.</i>	28, 27	FG	G	G	2.4	D	Subject Property	Union at ground	Remove
7	Manitoba Maple	<i>Acer negundo</i>	34, 30, 28	P	P	P	3.0	D	Subject Property	40 and 28 cm stems dead, 60% crown dieback	Remove
8	Manitoba Maple	<i>Acer negundo</i>	11, 8, 8, 7	F	F	FG	2.4	D	Subject Property	Union at ground, grapevine competition	Remove
9	Manitoba Maple	<i>Acer negundo</i>	14	PF	F	F	2.4	CD	Subject Property	Union at ground with stem wound and dry rot, grapevine competition	Remove
10	Manitoba Maple	<i>Acer negundo</i>	47, 15, 18	P	P	P	3.0	CD	Subject Property	Main stem fused and lying on the ground, epicormic branching	Remove
11	Manitoba Maple	<i>Acer negundo</i>	11	PF	F	F	2.4	CD	ROW	Heavy sweep/crook, grapevine competition	Remove
12	Willow species	<i>Salix sp.</i>	75	F	PF	PF	4.8	CD	Subject Property	30% crown dieback	Remove
13	Manitoba Maple	<i>Acer negundo</i>	69	P	P	P	4.2	CD	Subject Property	50% crown dieback, broken branches, stem wound at flare with heart rot	Remove
14	Willow species	<i>Salix sp.</i>	29	FG	F	F	2.4	CD	ROW	20% crown dieback	Remove
15	Willow species	<i>Salix sp.</i>	27, 39, 28, 20, 23, 21	F	FG	FG	3.0	CD	Subject Property	Union at 0.4 m	Remove
16	Pear species	<i>Pyrus sp.</i>	10	G	G	G	2.4	CD	ROW		Remove
17	Eastern Cottonwood	<i>Populus deltoides</i>	16, 15, 18	F	FG	G	2.4	CD	Subject Property	Union at ground	Remove
18	Manitoba Maple	<i>Acer negundo</i>	13, 10, 9	F	FG	G	2.4	CD	Subject Property	Union at ground	Remove
19	Manitoba Maple	<i>Acer negundo</i>	10, 7, 7, 7	F	FG	G	2.4	CD	Subject Property	Union at ground	Remove
20	Pear species	<i>Pyrus sp.</i>	~35	FG	G	G	3.0	CD	Neighbouring	Crook	Remove
21	Pear species	<i>Pyrus sp.</i>	~20, 10	FG	FG	G	2.4	CD	Neighbouring	Union at ground, lean	Remove
22	Pear species	<i>Pyrus sp.</i>	~30	F	F	FG	2.4	S	Neighbouring	Lean	Remove
23	Pear species	<i>Pyrus sp.</i>	~20, 20	F	F	FG	2.4	S	Neighbouring	Union at ground, lean	Remove
24	Manitoba Maple	<i>Acer negundo</i>	13, 7, 5	F	F	FG	2.4	S	Subject Property	Union at ground, lean	Remove
25	Manitoba Maple	<i>Acer negundo</i>	11	FG	G	G	2.4	CD	Subject Property	Lean	Remove

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	mTPZ	CC	Location	Comments	Recom.
26	Willow species	<i>Salix sp.</i>	60, 39	F	FG	G	3.6	CD	Subject Property	Union at ground with stem wound with heart rot	Remove
27	Manitoba Maple	<i>Acer negundo</i>	47	F	FG	FG	3.0	CD	Subject Property	Union at 1.2 m	Remove
28	Manitoba Maple	<i>Acer negundo</i>	49, 47, 31, 19	F	FG	G	3.0	CD	Subject Property	Union at ground	Remove
29	Manitoba Maple	<i>Acer negundo</i>	19, 43, 25	F	FG	G	3.0	CD	Subject Property	Union at ground	Remove
30	Willow species	<i>Salix sp.</i>	~20, 20, 20	P	P	P	2.4	CD	Neighbouring	Union at ground, stems failed and heavily leaning or lying on ground	Remove
31	Manitoba Maple	<i>Acer negundo</i>	20, 17, 17	P	P	P	2.4	CD	Subject Property	Union at ground, stems failed and lying on ground, grapevine competition	Remove
32	Manitoba Maple	<i>Acer negundo</i>	16, 15, 14, 23	F	F	F	2.4	CD	Subject Property	Unions at ground and 1 m, grapevine competition	Remove
33	Manitoba Maple	<i>Acer negundo</i>	20, 15, 5	F	G	G	2.4	CD	Subject Property	Union at 1.1 m	Remove
34	Apple species	<i>Malus sp.</i>	9, 10	F	FG	G	2.4	I	Subject Property	Union at 0.2 m	Remove
35	White Poplar	<i>Populus alba</i>	11	G	G	G	2.4	CD	Subject Property		Remove
36	White Poplar	<i>Populus alba</i>	11, 14	F	FG	G	2.4	CD	Subject Property	Union at ground with included bark	Remove
37	White Poplar	<i>Populus alba</i>	10	G	G	G	2.4	CD	Subject Property		Remove
38	White Poplar	<i>Populus alba</i>	10	G	G	G	2.4	CD	Subject Property		Remove
39	White Poplar	<i>Populus alba</i>	36	G	G	G	3.0	CD	Subject Property		Remove
40	Black Locust	<i>Robinia pseudoacacia</i>	14	G	G	G	2.4	I	Subject Property	Light lean	Remove
41	Manitoba Maple	<i>Acer negundo</i>	10, 10	F	FG	G	2.4	CD	ROW	Union at ground	Remove
42	Pear species	<i>Pyrus sp.</i>	10, 8, 7	F	F	FG	2.4	D	Subject Property	Union at ground	Remove
43	Apple species	<i>Malus sp.</i>	11	G	G	G	2.4	D	ROW		Remove
44	Manitoba Maple	<i>Acer negundo</i>	50	F	FG	G	3.0	CD	Subject Property	Union at 2 m, stem wound at flare with dry rot	Remove
45	Norway Maple	<i>Acer platanoides</i>	45	FG	G	G	3.0	CD	Subject Property	Union at 2 m	Remove
46	Norway Maple	<i>Acer platanoides</i>	41	FG	G	G	3.0	CD	Subject Property	Union at 2 m	Remove
47	Norway Maple	<i>Acer platanoides</i>	24, 21	P	F	FG	2.4	CD	Subject Property	Union at ground with heavy canker flare	Remove
48	Norway Maple	<i>Acer platanoides</i>	35	G	G	G	3.0	CD	Subject Property	Light stem wounds	Remove
49	Eastern Cottonwood	<i>Populus deltoides</i>	11	G	G	G	2.4	CD	Subject Property		Remove
50	Eastern Cottonwood	<i>Populus deltoides</i>	12	G	G	G	2.4	CD	Subject Property		Remove
51	Honey Locust cultivar	<i>Gleditsia triacanthos</i> var. 'inermis'	40	G	G	G	3.0	CD	Subject Property		Remove
52	Honey Locust cultivar	<i>Gleditsia triacanthos</i> var. 'inermis'	42	G	G	G	3.0	CD	Subject Property		Remove
53	Apple species	<i>Malus sp.</i>	19, 23	F	FG	FG	2.4	S	Subject Property	Union at 1.2 m, stem wounds	Remove
54	Honey Locust cultivar	<i>Gleditsia triacanthos</i> var. 'inermis'	32	G	G	G	3.0	CD	Subject Property		Remove



Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	mTPZ	CC	Location	Comments	Recom.
55	Apple species	<i>Malus sp.</i>	14, 22, 8	P	P	P	2.4	I	Subject Property	Union at 0.5 m, 60% crown dieback	Remove
56	Eastern Cottonwood	<i>Populus deltoides</i>	13	G	G	G	2.4	D	Subject Property		Remove
57	Siberian Elm	<i>Ulmus pumila</i>	13	G	G	G	2.4	D	Subject Property		Remove
58	Willow species	<i>Salix sp.</i>	10	G	FG	G	2.4	CD	Subject Property	Lean in crown	Remove
59	Siberian Elm	<i>Ulmus pumila</i>	11	G	G	G	2.4	D	Subject Property		Remove

**Table Legend**

DBH	Diameter at Breast Height (cm)
TI	Trunk Integrity (G, F, P)
CS	Crown Structure (G, F, P)
CV	Crown Vigor (G, F, P)
DL	Dripline (m)
mTPZ	Minimum Tree Preservation Zone Distance (m)
CC	Canopy Closure
Recom.	Recommendation (preserve/remove)
G	Good
F	Fair
P	Poor
D	Dominant
CD	Co-dominant
I	Intermediate
S	Suppressed
~	Estimate