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LANDSCAPE ARCHITECTURE

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## ARBORIST REPORT

**PROPOSED RESIDENTIAL DEVELOPMENT  
70 OLD MILL ROAD  
TOWN OF OAKVILLE  
Site Plan # 1614.089.01**

***PREPARED FOR:*  
2317511 ONTARIO LTD.  
345 LAKESHORE ROAD EAST, SUITE 402  
OAKVILLE, ONTARIO  
L6J 1J5**

***PREPARED BY:*  
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***SBK PROJECT NO:*  
15-4710**

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# TABLE OF CONTENTS

<b>Introduction</b>	<b>1</b>
<b>Site Context</b>	<b>1</b>
<b>Plans Utilized</b>	<b>1</b>
<b>Tree Inventory</b>	<b>1</b>
<b>Tree Inventory List</b>	<b>2</b>
<b>Observations</b>	<b>2</b>
<b>Table 1- <i>Tree Protection Zones</i></b>	<b>2</b>
<b>Private Tree Bylaw</b>	<b>2</b>
<b>Table 2 <i>Tree Categories</i></b>	<b>2</b>
<b>Recommendations</b>	<b>3</b>
<b>Appraisal of Town Trees</b>	<b>3</b>
<b>Conclusion</b>	<b>3</b>
<b>Appendix A – Tree Inventory Plan</b>	<b>4</b>
<b>Appendix B – Site Photographs</b>	<b>5</b>
<b>Appendix C – Plant Appraisal Form – Trunk Formula Method</b>	<b>6</b>
<b>Appendix D – Tree Protection Hoarding Detail</b>	<b>7</b>

**ARBORIST REPORT**  
**70 Old Mill Road, Oakville**

**Introduction**

Strybos Barron King Ltd. was retained by 2317511 Ontario Ltd. to prepare an Arborist Report for the subject property in accordance with Town of Oakville Tree Bylaw requirements.

**Site Context**

The subject site (70 Old Mill Road) is located on the north west corner of Old Mill Road and Cornwall Road existing residential high rise developments to the west, railway to the north and GO parking to the east. Currently, the site contains a vacant field. A new residential high rise development is proposed for the property.

**Plans Utilized**

A topographic plan and site plan provided by One Space Unlimited Inc. was used as reference to determine the location of existing trees within and adjacent to the subject site.

**Tree Inventory** *(refer to tables below)*

Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure. (Refer to *L100 – Tree Inventory/Preservation/Removal Plan + Hardscape Plan* for locations of and information pertaining to specific trees)

**Tree Inventory Table Descriptions** *(See Existing Tree Inventory on Page 2)*

<b>Key#</b>	This number refers to inventory number assigned to the tree on the plan.
<b>Species</b>	The botanical and common names are provided for each tree.
<b>Caliper</b>	This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree.
<b>Health</b>	The general assessed health of the tree.
<b>Structure</b>	This is an assessment of the trees overall form.
<b>Comments</b>	A general description of each tree's condition and/or pertinent characteristics is provided.
<b>Direction</b>	This indicates either preservation or removal of the tree (as noted on the plan)
<b>Min. TPZ</b>	Recommended Tree Preservation Zone (in metres).

**ARBORIST REPORT**  
**70 Old Mill Road, Oakville**

EXISTING TREE INVENTORY											
KEY	SPECIES		CALIPER	CROWN	HEALTH	STRUCTURE	COMMENTS	PRESERVATION	TREE CATEGORY	MIN. TPZ	KEY
	COMMON NAME	BOTANICAL NAME	IN (cm)	IN (m)	G/F/P			DIRECTION			
1	HONEYLOCUST	<i>Gleditsia triacanthos</i>	15	4	GOOD	ASYMMETRICAL FORM	SLIGHT DIEBACK ON LOWER BRANCHES, CROWN SOMEWHAT ONE SIDED DUE TO ADJACENT RETAINING WALL	PRESERVE	5	1.8	1
2	HONEYLOCUST	<i>Gleditsia triacanthos</i>	13	4	GOOD	ASYMMETRICAL FORM	SLIGHT DIEBACK ON LOWER BRANCHES, CROWN SOMEWHAT ONE SIDED DUE TO ADJACENT RETAINING WALL	PRESERVE	5	1.8	2

**Observations**

The internal portion of the site is void of any trees. The only trees located within close proximity of the subject site are two Honeylocust trees located within the daylight triangle at the northwest intersection of Old Mill Road and Cornwall Road. These two trees are in generally good overall health and condition. An existing, concrete retaining wall, immediately adjacent to these trees has resulted in the tree’s slightly one sided form. These two trees are located within the Municipal right of way.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws (Refer to Table1-Tree Protection Zones).

**Table 1 - Tree Protection Zones**

<i>Trunk Diameter (DBH)</i>	<i>Minimum Protection Zone</i>
<10 cm	1.2m
10-29 cm	1.8 m
30-40 cm	2.4 m
41-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100 cm	6.0 m
< 100 cm	6cm per 1cm DBH

Trees are recommended for preservation or removal based on proximity of the TPZ to the limit of construction, in conjunction with the overall tree health, size and anticipated ability to withstand root or crown impacts.

**Private Tree By-Law**

**Table 2 – Tree Categories**

TREE CATEGORIES	
1	Trees with diameters of 20cm or more, situated on private property, on the subject site.
2	Trees with diameters of 20cm or more, situated on private property, within 6m of the subject site.
3	Trees of all diameters situated on Town owned parkland within 6m of the subject site.
4	Trees of all diameters situated within the City road allowance adjacent to the subject site.
Exempt	Trees that are less than 20cm diameter and located on private property.

**ARBORIST REPORT  
70 Old Mill Road, Oakville**

The Town of Oakville's Private Tree Bylaw protects trees found on private property that are 20cm DBH (Diameter at Breast Height) or greater.

The By-law states that:

- A Notification is required to remove **up to 4 trees** with a diameter of 20cm up to 75cm DBH within one calendar year.
- A permit is required to remove **five (5) or more trees** with a diameter of 20cm up to 75cm DBH within one calendar year.
- A permit is required to remove **any tree** with a diameter of 76cm DBH or greater.

**Recommendations**

At the request of the Town, Tree #1 & 2 are to be preserved. As noted above, these trees are in close proximity to an existing poured concrete retaining wall which will be removed as part of the proposed development works. Considering the size and condition of the trees, it is not likely that root material is present in the portion of the minimum TPZ that is occupied by the existing retaining wall. Prior to construction mobilization, hoarding shall be installed as indicated on the Tree Inventory/Preservation/Removal Plan + Hardscape Plan (See Appendix D – Hoarding Detail). All areas within the protective hoarding area shall remain undisturbed for the duration of construction and shall not be used for the storage of excavated fill, building materials, structures or equipment. If the root system or crown of the trees are exposed and/or damaged by construction work, they shall be pruned by a qualified arborist in accordance with acceptable arboricultural standards. Any exposed roots shall be backfilled with appropriate material to prevent desiccation.

**Appraisal of Town Trees** (Refer to Appendix C – Trunk Formula Method)

In accordance with the Town of Oakville tree Bylaw, an appraisal of Town owned trees adjacent to the subject property is required. Tree# 1 (15cm DBH Honeylocust) & Tree# 2 (13cm DBH Honeylocust) were appraised (a total of 2 trees). The "Guide for Plant Appraisal 9<sup>th</sup> Edition" as well as the "Ontario Supplement to Guide for Plant Appraisal 8<sup>th</sup> Edition Revised" were used in determining the appraised value of these trees as per the Trunk Formula Method. Based on our assessment, the total appraised value for these trees is **\$1,137.00** (\$646.00 for Tree #1 and \$491.00 for Tree #2).

**Conclusion**

Strybos Barron King Ltd. was retained by 2317511 Ontario Ltd. to prepare an Arborist Report for the subject property in accordance with Town of Oakville Tree Bylaw requirements. The report summarizes the trees inventoried within and immediately adjacent to the site and provides recommendations for preservation in the context of the proposed site plan. Both tree #'s 1 & 2 are to be preserved under this proposal.

Prepared By:

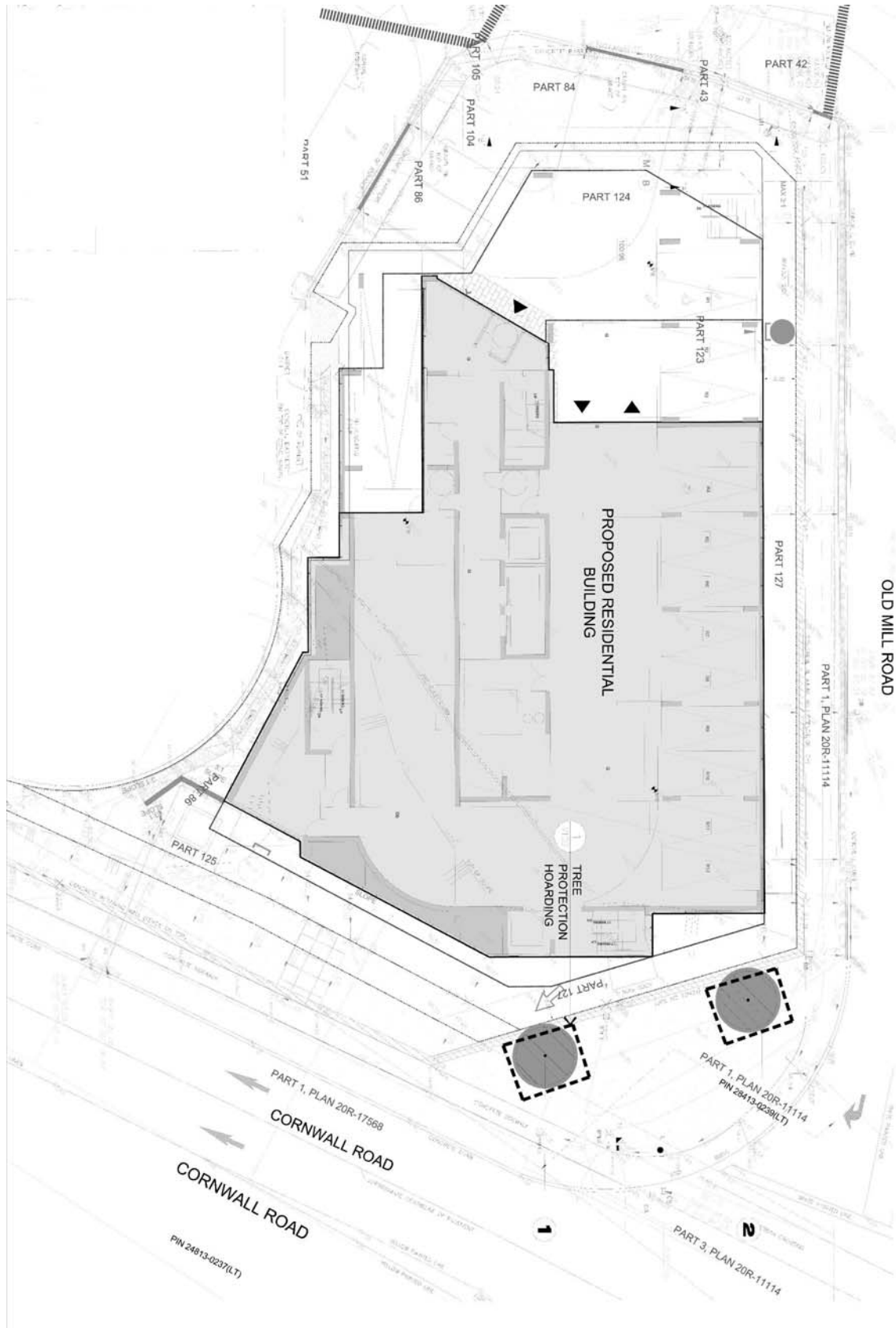
**STRYBOS BARRON KING LTD.**



**Matthew Gehres**

*I.S.A. Certified Arborist ON-1114A  
Senior Landscape Technologist  
Ext. 228*

**ARBORIST REPORT**  
**70 Old Mill Road, Oakville**  
**Appendix B – SITE PHOTOGRAPHS**



**ARBORIST REPORT  
70 Old Mill Road, Oakville**



Tree #1



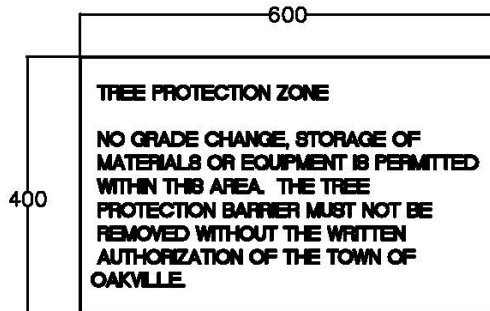
Tree #2

**ARBORIST REPORT**  
**70 Old Mill Road, Oakville**  
**Appendix C – PLANT APPRAISAL FORM**  
**TRUNK FORMULA METHOD**

		<i>Honeylocust</i>		<i>Honeylocust</i>	
Species (common name):					
Key #:		1		2	
Item	Description	Unit	Value	Unit	Value
1	<b>Condition</b>	%	94%	%	90%
2	<b>Diameter (cm)</b>	DBH	15	DBH	13
3	<b>Location</b>	%	75%	%	75%
4	<b>Species Rating</b>	%	66%	%	66%
5	<b>Replacement Tree Size (10cm dia.)</b>	cm	10	cm	10
6	<b>Replacement Tree Size (area)</b>	cm <sup>2</sup>	79	cm <sup>2</sup>	79
7	<b>Replacement Tree Cost</b>	each	\$300.00	each	\$300.00
8	<b>Installation Cost</b>	each	\$450.00	each	\$450.00
9	<b>Installation Tree Cost (Line 7+8)</b>	each	\$750.00	each	\$750.00
10	<b>Unit Tree Cost</b>	cm <sup>2</sup>	\$6.51	cm <sup>2</sup>	\$6.51
11	<b>Appraised Trunk Area (d<sup>2</sup>X.785)</b>	cm <sup>2</sup>	177	cm <sup>2</sup>	133
12	<b>Appraised Trunk Increase (Line 11 - 6)</b>		98		54
13	<b>Basic Tree Cost (Line 12X10+9)</b>	each	\$1,389	each	\$1,102
14	<b>Appraised Value (Line 13X4X2X3)</b>	each	\$646	each	\$491
	<b>Calculation for Location</b>				
	Site	75%		75%	
	Contribution	75%		75%	
	Placement	75%		75%	
	Average Location Factor	<b>75%</b>		<b>75%</b>	
15	<b>Appraised Value</b> Line 14 rounded up to nearest \$100 if appraisal value is more than \$5,000.00		<b>\$646.00</b>		<b>\$491.00</b>



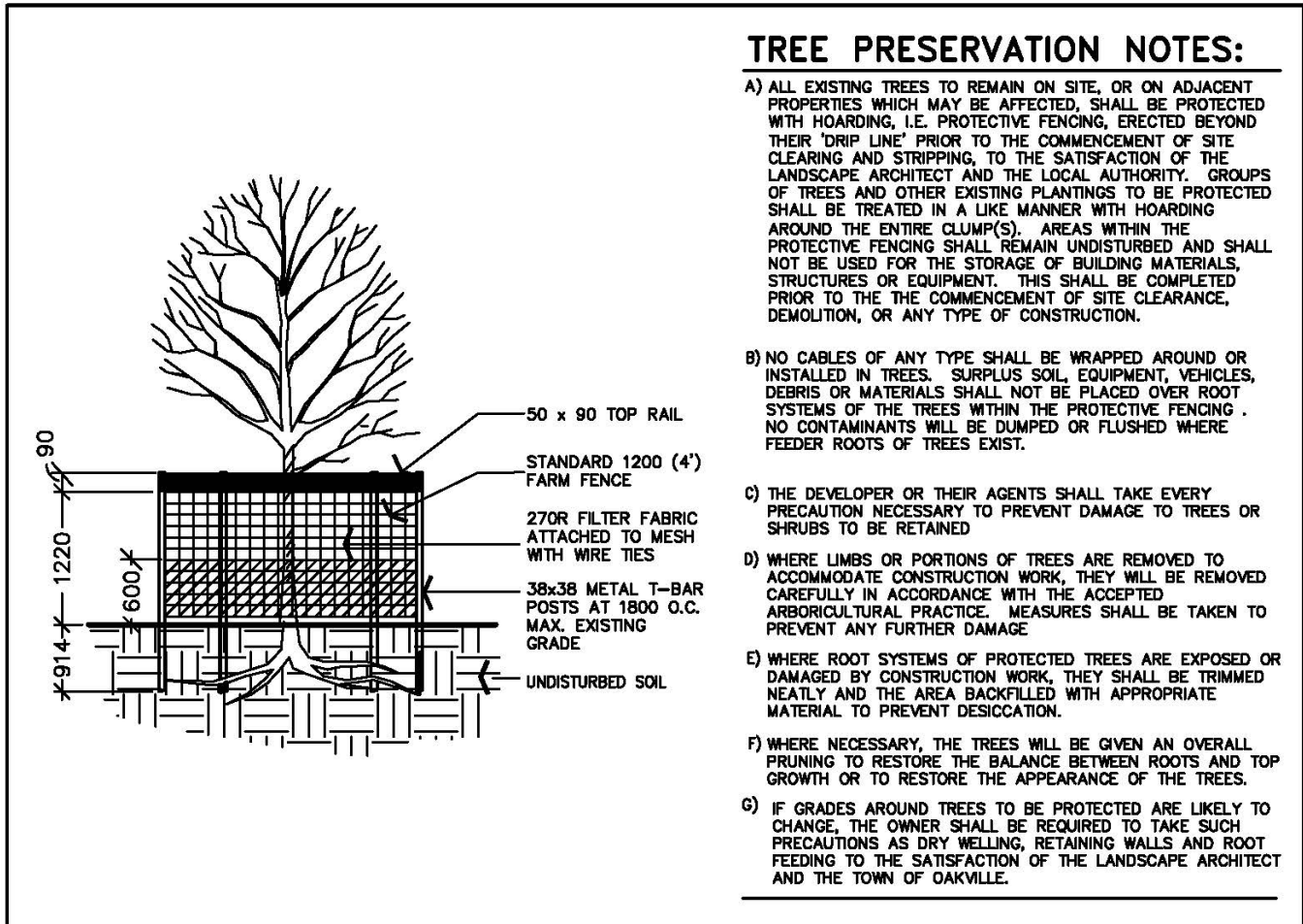
**ARBORIST REPORT**  
**70 Old Mill Road, Oakville**  
**Appendix D – TREE PROTECTION HOARDING DETAIL**



TREE PROTECTION ZONE SIGN

NOTES:

- A) SIGN SHOULD BE MOUNTED ON ALL SIDES OF THE TREE PROTECTION HOARDING FOR THE DURATION OF THE PROJECT.
- B) THE SIGN WILL BE A MINIMUM OF 400MMX600MM AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.



**TREE PRESERVATION NOTES:**

- A) ALL EXISTING TREES TO REMAIN ON SITE, OR ON ADJACENT PROPERTIES WHICH MAY BE AFFECTED, SHALL BE PROTECTED WITH HOARDING, I.E. PROTECTIVE FENCING, ERECTED BEYOND THEIR 'DRIP LINE' PRIOR TO THE COMMENCEMENT OF SITE CLEARING AND STRIPPING, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE LOCAL AUTHORITY. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS, STRUCTURES OR EQUIPMENT. THIS SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF SITE CLEARANCE, DEMOLITION, OR ANY TYPE OF CONSTRUCTION.
- B) NO CABLES OF ANY TYPE SHALL BE WRAPPED AROUND OR INSTALLED IN TREES. SURPLUS SOIL, EQUIPMENT, VEHICLES, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING . NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
- C) THE DEVELOPER OR THEIR AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED
- D) WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH THE ACCEPTED ARBORICULTURAL PRACTICE. MEASURES SHALL BE TAKEN TO PREVENT ANY FURTHER DAMAGE
- E) WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
- F) WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
- G) IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE TOWN OF OAKVILLE.