

**772 Winston Churchill Boulevard
Oakville, ON L6J 7X4**

prepared for

**772 Winston Churchill Limited General Partnership
2710-333 Bay Street
Toronto, ON M5H 2R2**

prepared by

**ISA© Certified Arborist
Zara Brown, ON-2252A
PROJECT NO: 123558/141237**

Submission Date: November 22, 2023
Revision 8



Arcadis
200 East Wing–360 James Street North
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Introduction

Arcadis was retained by 772 Winston Churchill Limited General Partnership to conduct a Tree Inventory, and to prepare a Tree Preservation Plan and Arborist Report, as required by the Town of Oakville, and in support of the proposed industrial development. This report will provide:

- A tree inventory and visual assessment;
- Arborist Report;

Tree Protection Plans (TPP-1 to TPP-3) and Tree Protection Details (TPD-1 to TPD-2) accompany this report, updated November 2023 (Issue 5). Plans must be read in conjunction with this report

Existing Site Conditions

The report investigates the existing site (Appendix A) which comprises 38.53 acres (15.59 ha.) of undeveloped land. The subject lands are located on the west side of Winston Churchill Boulevard, south of the existing CN railway. To the west of the subject lands are Open Space and Low-Density Residential land uses. To the North is the CN railway and to the south is vacant land. To the east of the subject lands, across Winston Churchill Boulevard, there is an industrial building under construction. The subject site has no structures.

Construction on the subject lands requires utility connections in an 8.0m wide easement that currently has a crushed stone and concrete trail, a berm and vegetation that will tie-in to connections at Acacia Court.

Methodology

Tree resources were assessed and are reported using the following attributes:

Tree No. or Groups	identifier assigned to the tree (s) corresponding to those indicated in the Tree Protection Plans (TPP-1 to TPP-3).
Botanical Name	formal scientific name.
Common name	locally known English name.
DBH	diameter at breast height, in centimetres, measured at 1.4m above the adjacent ground.
Condition	condition of the specimen based on the visual assessment of the tree health reported as: Good (G) - dead branches less than 10%; signs of good compartmentalization on any wounds; no structural defects Fair (F) -10-30% dead branches; size or occurrence of wounds present some concerns; minor structural defects Poor (P) - more than 30% dead branches; weak compartmentalization; early leaf drop; presence of insects or disease; major structural defects Dead (D) - tree shows no signs of life
Minimum Tree Protection Zone (MPTZ)	Tree Protection zone as defined in the Town of Oakville Procedure EN-TRE-001-001 'Tree Protection During Construction Procedure' (TPD-2)
Ownership	Ownership of the tree or tree group

S – Subject Property

A - Adjacent Property

M – Municipal Property

Impacts of Development

determination of whether or not the specimen is impacted by the proposed construction:

None – no construction impact within the dripline

Limited – construction activity occurs at or within the dripline (less than 30%) and requires precautionary measures.

Impacted – construction activity occurs within a significant portion of the dripline or requires the removal of the specimen.

Recommendation

determination to retain/preserve, remove or transplant the specimen.

Comments

additional information on tree specimen

The tree inventory was conducted on May 13, 2021 and September 29, 2021, to include trees with a DBH of 10cm or more in the designated area. Trees were located using an android GIS application MapIt GIS Version 7.6.0.0Core – accuracy of tree locations are within 5m of the actual location. Tree locations have been updated using surveyed information provided by KRCMAR Surveyors Ltd dated October 25, 2022. This information is summarized in Existing Tree Identification Table (APPENDIX C & TPD-1).

Tree Species

A total of eighty-eight (88) individual trees and twenty-five (25) tree groups were observed for a total of one hundred and fifty-nine (159) trees. Species include:

Trident Maple	(<i>Acer buergerianum</i>)
Manitoba Maple	(<i>Acer negundo</i>)
Norway Maple	(<i>Acer platanoides</i>)
Freeman Maple	(<i>Acer x freemanii</i>)
Yellow Birch	(<i>Betula alleghaniensis</i>)
Hackberry	(<i>Celtis occidentalis</i>)
Dogwood	(<i>Cornus spp.</i>)
Honeylocust	(<i>Gleditsia triacanthos</i>)
Black Walnut	(<i>Juglans nigra</i>)
Eastern White Cedar	(<i>Juniperus virginiana</i>)
Mulberry	(<i>Morus alba</i>)
White Spruce	(<i>Picea glauca</i>)
Blue Spruce	(<i>Picea pungens</i>)
Austrian Pine	(<i>Pinus nigra</i>)
Eastern White Pine	(<i>Pinus strobus</i>)
Cherry	(<i>Prunus spp.</i>)
White Oak	(<i>Quercus alba</i>)
Swamp White Oak	(<i>Quercus bicolor</i>)
Red Oak	(<i>Quercus rubra</i>)
Red Oak	(<i>Quercus rubra</i>)
Columnar Oak	(<i>Quercus spp.</i>)
Common Buckthorn	(<i>Rhamnus cathartica</i>)

Common Buckthorn	<i>(Rhamnus cathartica)</i>
Black Locust	<i>(Robinia pseudoacacia)</i>
Northern White Cedar	<i>(Thuja occidentalis)</i>
Basswood	<i>(Tilia americana)</i>
Siberian Elm	<i>(Ulmus pumila)</i>

Proposed Development

772 Winston Churchill Limited Partnership has proposed to construct two (2) new industrial buildings on the 38.53 acre parcel. The proposed buildings are 34,490.92 m² and 28,972.27 m², respectively, and the proposed use is industrial. Buildings have been located to act as an acoustical barrier for the adjacent residential uses. The proposed concept is shown in the Site Plan (A-1.0, date February 17, 2023).

The development requires utility connections through an existing easement with connections at Acacia Court.

Findings and Recommendations

The development impacts forty-seven (47) of the existing trees which will be removed due to impacts of construction, including, but not limited to, proposed buildings, roadway, retaining wall, grading and trenching for utilities. The remaining trees within five (5) metres of disturbance will be retained with tree protection measure in place, in good condition, for the duration of construction.

Management and Quality Assurance

Pre-Construction Phase

1. TPZ Fencing: Tree Protection measures shall be installed prior to any site work
2. TPZ Signage: Tree Protection Zone barriers shall be clearly marked with signs stating that the area within is a TPZ and that no one is allowed to enter or disturb this area without authorization from the project Arborist.
3. Trunk Protection: Where there is potential mechanical damage to the tree trunk or buttress, the exposed are should be protected by thick wood planks on a closed cell foam pad (or other protective material), bound in place by straps or wires.
4. Root Pruning: Standard arboricultural practices shall be employed where root pruning is necessary to maintain the tree health and structural stability. Hand excavation or other approved methods shall be used for the asphalt removal to minimize root damage.
5. Grade Changes: Every effort shall be made to maintain the existing grades after the removal of the asphalt
6. Soil Decompaction: New exposed soil shall be manually decompacted to prepare the soil to receive new topsoil and plant material
7. Irrigation: Areas within the TPZ shall be watered and maintained to an acceptable level.
8. Pruning: Removal of dead, diseased and dying branches before construction is recommended to reduce risk of failure within the subject site during construction.

Construction Phase

Site Monitoring: Site monitoring is recommended to be completed at least three (3) times during construction to detect any decline in plant health. These inspections should be no more than six (6) months apart.

Post-Construction Phase:

1. **TPZ Fencing Removal:** All tree protection measures may be removed once all work on the subject site is complete or in order to facilitate propose landscape plantings. All plant material, existing and new must be maintained until the final inspection.
2. **Plant Health Mitigation:** If required, treatments should be prescribed where evidence suggests that it may be beneficial.
3. **Plant Replacement:** Existing trees shall be maintained in an acceptable condition for two (2) years after the completion of construction. Any tree that declines beyond acceptable depreciation, and fails to recover following treatment, shall be replaced with the same or alternate local species appropriate to the site.
4. **Landscape Inspection:** Upon completion of construction an arborist inspection shall be completed to verify that plant health has been maintained. Inspections will be completed annually to the end of the two (2) year warranty period

Compensation Requirements

Replacement trees are required as a condition of all individual tree removals. The number of replacement trees required within the Town of Oakville will be determined by the DBH of the living tree to be removed, as determine by the Town of Oakville [Replacement Trees and Security Deposit](#) requirements. One replacement tree is required for every 10 cm diameter of the private removed. Summary is shown below:

DBH OF TREE TO BE REMOVED IN CENTIMETRES	NUMBER OF REPLACEMENT TREES REQUIRED	NUMBER OF TREES TO BE REMOVED	TREE REPLACEMENT COMPENSATION REQUIRED
6-15	1	7	7
16-25	2	18	36
26-35	3	6	18
36-45	4	1	4
>45	DBH*0.10	0	0
TOTAL		32	65

A tree valuation was calculated for the Town-owned trees, with dbh over 10cm, proposed for removal within the sanitary easement. The value was calculated using the Trunk Formula Technique as described in the Guide for Plant Appraisal, 10th Edition (CTLA, 2019).

COMPENSATION SUMMARY	
Number of trees removed > 10cm DBH (not including dead)	46
Number of private trees removed > 10cm DBH (not including dead)	32
Number of trees required for compensation	65
Number of Town trees removed > 10cm DBH (not including dead)	14
Final Appraised values of Town trees to be removed (Appendix G)	\$16,975.96

Additional Recommendations

1. Layout of the works should be staked out to verify the Impacts to existing trees. Where field adjustments can be made to accommodate tree preservation, it recommended that the adjustments be considered.
2. Tree protection barriers shall be erected 1m outside of the minimum tree protection zones of trees proposed to be preserved. Barriers shall be erected prior to construction and shall remain in place, in good condition, for the duration of the project. Field verification is required to determine whether or not construction impact will occur within the MTPZ as shown in the Tree Protection Plans (TPP-1 to TPP-3).
3. Any pruning required for branches and roots that may extend past the TPZ must be carried out by a qualified Arborist or other tree professional, only as necessary – to prevent damage from construction activity or to prune broken limbs or roots. All pruning of tree roots and branches must be in accordance with good arboricultural standards.
4. Construction must be maintained outside of the TPZ or dripline, whichever is greater, as shown on the Tree Protection Details (TPD-1).
5. Tree inventory and tree protection are not shown for trees greater than 10cm beyond 6m of the area proposed to be disturbed for construction. Should the works associated with construction more move more than 5m beyond its current proposed limit of disturbance an additional tree inventory will be taken to determine if additional tree protection will be required.
6. The site design provides opportunities for plantings along the right of way at Winston Churchill Boulevard, within the proposed landscaped areas on the site, and along the edges of the proposed disturbed areas (restoration/enhancement). For the areas adjacent to the creek (to the east and south) enhanced planting to support the existing creek edge and screening of the industrial complex from adjacent uses is recommended.

Regards,



Zara Brown, OALA, CSLA, RLA, PMP
ISA© Certified Arborist # ON-2252A, Landscape Architect
Zara.Brown@Arcadis.com

APPENDIX A – EXISTING SITE



ROYAL WINDSOR DRIVE

CN RAIL

WINSTON CHURCHILL BOULEVARD

ASPEN FOREST PARK

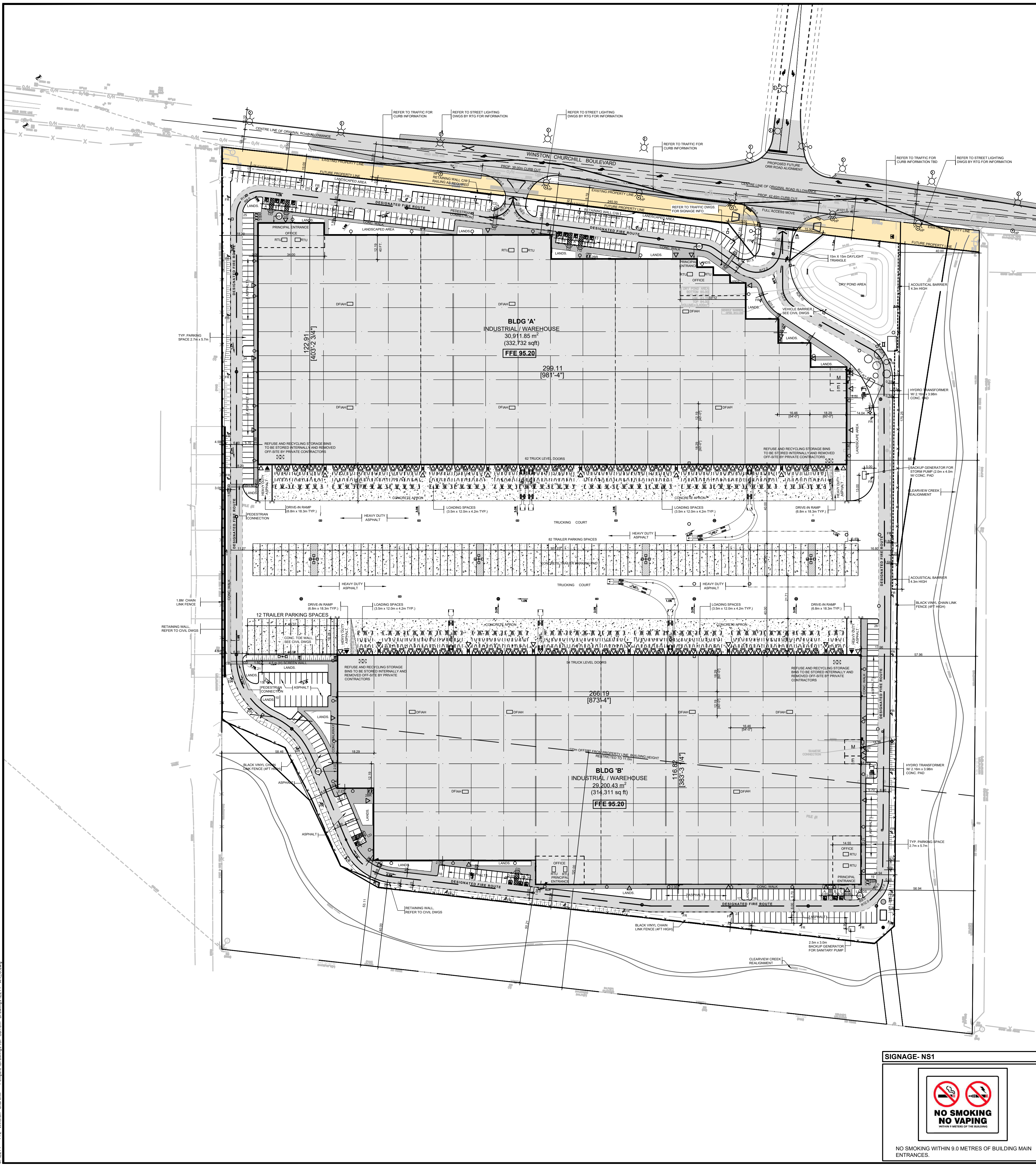
FORD DRIVE

LAKESHORE ROAD WEST

LAKE ONTARIO



APPENDIX B – SITE PLAN



Firm Name: Baldassarra Architects Inc.
Certificate of Practice Number: 5810
 30 Great Gulf Drive, Unit 20
 Concord, ON L4K 0K7
 Tel: (905) 660-0722
 Fax: (905) 660-7019

Name of Project: 772 Winston Churchill Blvd., Building A
Location: 772 Winston Churchill Blvd., Oakville, ON

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	Part 3									
CHANGE OF USE	ADDITION	1.1.2 (A)									
ALTERATION		3.1.2.1 (1)									
MAJOR OCCUPANCY GROUP - E-2		1.4.1.2 (A)									
BUILDING AREA (m²)	EXISTING: NEW: TOTAL: 30,911.85	1.4.1.2 (A)									
GROSS AREA (m²)	EXISTING: NEW: TOTAL: 30,911.85	3.2.1.1 & 1.4.1.2 (A)									
NO. OF STOREYS	ABOVE GRADE: BELOW GRADE: NA	3.2.1.1 & 1.4.1.2 (A)									
HEIGHT OF BUILDING (m)	14.31	3.2.1.9 & 3.2.5									
NUMBER OF STREETS / ACCESS ROUTES	3	3.2.2.39-40									
BUILDING CLASSIFICATION	3.2.2.07	3.2.2.39-40									
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.39-40									
BASEMENT ONLY		3.2.2.39-40									
IN LIEU OF ROOF RATING		3.2.2.39-40									
NOT REQUIRED		3.2.2.39-40									
STANDPIPE REQUIRED	YES NO	3.2.6									
FIRE ALARM REQUIRED	YES NO	3.2.4									
WATER SERVICE / SUPPLY IS ADEQUATE	YES NO	3.2.6.7									
HIGH BUILDING	YES NO	3.2.6									
PERMITTED CONSTRUCTION	COMBUSTIBLE NON-COMBUSTIBLE BOTH	3.2.2.39-40									
ACTUAL CONSTRUCTION	COMBUSTIBLE NON-COMBUSTIBLE BOTH	3.2.2.39-40									
MEZZANINE AREA (m²)	NA	3.2.1.1 (3)(8)									
OCCUPANT LOAD BASED ON	NO / PERSON LOAD T.O.D. PERSONS	3.1.1.7									
1ST FLOOR OCCUPANCY	E-2										
SHALL PERMIT ONLY											
BARRIER FREE DESIGN	YES NO (EXPLAIN)	3.8									
HAZARDOUS SUBSTANCES	YES NO	3.1.2 & 3.3.1.6									
REQUIRED HORIZONTAL ASSEMBLIES	FRR (HOURS) LISTED DESIGN NO. OR DESCRIPTION (S8-2)	3.2.2.39-40 & 3.2.1.4									
FIRE RESISTANCE RATING (SPR)	FLOORS: NA HOURS										
ROOF: NA HOURS											
MEZZANINE: NA HOURS											
FRR OF SUPPORTING MEMBERS	FLOORS: NA HOURS										
ROOF: NA HOURS											
MEZZANINE: NA HOURS											
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3										
WALL AREA OF OPENING	L.D. (m ²) L.H. (m) L.W. (m) PERMITTED OPENINGS (HOURS) PROPOSED OPENINGS (HOURS) FRR (HOURS) LISTED DESIGN DESCRIPTION COMB. (HOURS) NON-COMB. (HOURS) CLADDING (HOURS) CLADDING (HOURS)										
NORTH	1,508.86	+15	NA	100	6.16	NA	NA	NA	NO	YES	
SOUTH	1,219.22	+15	NA	100	12.37	NA	NA	NA	NO	YES	
EAST	3,845.26	+15	NA	100	16.02	NA	NA	NA	NO	YES	
WEST	3,845.26	+15	NA	100	15.71	NA	NA	NA	NO	YES	

Firm Name: Baldassarra Architects Inc.
Certificate of Practice Number: 5810
 30 Great Gulf Drive, Unit 20
 Concord, ON L4K 0K7
 Tel: (905) 660-0722
 Fax: (905) 660-7019

Name of Project: 772 Winston Churchill Blvd., Building B
Location: 772 Winston Churchill Blvd., Oakville, ON

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	Part 3								
CHANGE OF USE	ADDITION	1.1.2 (A)								
ALTERATION		3.1.2.1 (1)								
MAJOR OCCUPANCY GROUP - E-2		1.4.1.2 (A)								
BUILDING AREA (m²)	EXISTING: NEW: TOTAL: 29,200.43	1.4.1.2 (A)								
GROSS AREA (m²)	EXISTING: NEW: TOTAL: 29,200.43	1.4.1.2 (A)								
NO. OF STOREYS	ABOVE GRADE: BELOW GRADE: NA	3.2.1.1 & 1.4.1.2 (A)								
HEIGHT OF BUILDING (m)	14.31	3.2.1.9 & 3.2.5								
NUMBER OF STREETS / ACCESS ROUTES	3	3.2.2.39-40								
BUILDING CLASSIFICATION	3.2.2.07	3.2.2.39-40								
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.39-40								
BASEMENT ONLY		3.2.2.39-40								
IN LIEU OF ROOF RATING		3.2.2.39-40								
NOT REQUIRED		3.2.2.39-40								
STANDPIPE REQUIRED	YES NO	3.2.6								
FIRE ALARM REQUIRED	YES NO	3.2.4								
WATER SERVICE / SUPPLY IS ADEQUATE	YES NO	3.2.6.7								
HIGH BUILDING	YES NO	3.2.6								
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ACTUAL CONSTRUCTION	COMBUSTIBLE NON-COMBUSTIBLE BOTH	3.2.2.39-40								
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FIRE RESISTANCE RATING (SPR)	FLOORS: NA HOURS									
ROOF: NA HOURS										
MEZZANINE: NA HOURS										
FRR OF SUPPORTING MEMBERS	FLOORS: NA HOURS									
ROOF: NA HOURS										
MEZZANINE: NA HOURS										
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3									
WALL AREA OF OPENING	L.D. (m ²) L.H. (m) L.W. (m) PERMITTED OPENINGS (HOURS) PROPOSED OPENINGS (HOURS) FRR (HOURS) LISTED DESIGN DESCRIPTION COMB. (HOURS) NON-COMB. (HOURS) CLADDING (HOURS) CLADDING (HOURS)									
NORTH	1,507.25	+15	NA	100	8.34	NA	NA	NA	NO	YES
SOUTH	1,216.46	+15	NA	100	7.40	NA	NA	NA	NO	YES
EAST	2,852.82	+15	NA	100	16.73	NA	NA	NA	NO	YES
WEST	2,868.11	+15	NA	100	8.06	NA	NA	NA	NO	YES

SYMBOL LEGEND

- MAN DOOR
- LOADING DOCK DOOR
- DRIVE-IN / OVERHEAD DOOR
- FH HYDRANT - VALVE
- FD FIRE DEPARTMENT CONNECTION / SIAMSE
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- SANMH SANITARY MAN HOLE
- CBMH CATCH BASIN / MAN HOLE
- SMH STORM MAN HOLE
- HP HYDRO POLE STANDARD / UTILITY POLE
- BR BIKE RACK (2-3 BIKES)
- HT HYDRO TRANSFORMER
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE SIGNAGE
- SNOW STORAGE AREA
- REFUSE & RECYCLING STORAGE BINS
- LOADING SPACES (3.5m x 12.0m x 4.2m TYP.)
- CONCRETE FILLED STEEL BOLLARDS 'EXTERIOR TYPE A' IN ACCORDANCE WITH MS-25, REFER TO SHEET 0.0.
- B NO SMOKING SIGN

SIGNAGE- NS1

NO SMOKING WITHIN 9.0 METRES OF BUILDING MAIN ENTRANCES.

KEY MAP SCALE: N.T.S.

LEGAL DESCRIPTION
 BOUNDARY AND TOPOGRAPHIC SURVEY OF PART OF LOT 1 CONCESSION 3 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

AS PREPARED BY: KRCOMAR SURVEYORS LTD., 2015 ONTARIO LAND SURVEYORS

SITE STATISTICS

SITE AREA	155,945.04 m ²	or	38.53 acres
DEVELOPABLE SITE AREA	119,249.58 m ²	or	29.47 acres
ZONING	E-2 - BUSINESS EMPLOYMENT		
	REQUIRED	PROVIDED	
LOT FRONTAGE	30.00 m (MIN)	386.83 m	
FRONT YARD (EAST) WINSTON CHURCHILL BLVD.	3.00 m	16.85 m	
REAR YARD (WEST)	3.00 m	50.20 m	
INTERIOR SIDE YARD (SOUTH)	3.00 m	56.94 m	
INTERIOR SIDE YARD (NORTH) WESTINGHOUSE DRIVE	3.00 m	18.20 m	
BUILDING A OFFICE	30,911.85 m ²	or	332,732 sf
WAREHOUSE	863.06 m ²	or	9,290 sf
MECH. / ELECTR. / STAIRS	29,048.79 m ²	or	322,326 sf
BUILDING B OFFICE	29,200.43 m ²	or	314,311 sf
WAREHOUSE	720.49 m ²	or	7,755 sf
MECH. / ELECTR. / STAIRS	28,375.13 m ²	or	305,439 sf
TOTAL BUILDING G.F.A.	60,112.28 m ²	or	647,043 sf
SITE COVERAGE (DEV. SITE AREA)	60,112.28 m ²	or	50.41 %
LANDSCAPED AREA (MIN. 10%)	46,581.21 m ²	or	29.87 %
PAVED AREA	49,251.56 m ²	or	31.58 %
	REQUIRED	PROVIDED	
BUILDING HEIGHT (BUILDING A & B)	11.00 m (MAX) (Bldg 'A')	13.19 m (Bldg 'B')	11.00 m (Bldg 'B')
WAREHOUSING	1.0 space / 100 m ² for the 7,000 m ² of GFA 7,000 m ² @ 1.0 space / 100 m ²	75 spaces	
	0.5 space / 100 m ² for additional GFA 25,811.79 m ² @ 1.0 space / 100 m ²	263 spaces	
TOTAL PARKING		338 spaces	
ACCESSIBLE PARKING		9 spaces	10 spaces
ACCESSIBLE PARKING	TYPE A & B SPACES 3 + 2% of total provided		
ACCESSIBLE PARKING	TYPE C SPACES 1 for each 100 over 201	6 spaces	6 spaces
BICYCLE SPACES	17 spaces (1,000 m ² GFA @ 0.025 spaces/m ²)	17 spaces	9 trings / 18 spaces
BUILDING 'A'			
DOCK LEVEL DOORS		62 spaces	
DRIVE IN DOORS		2 spaces	
BUILDING 'B'			
DOCK LEVEL DOORS		54 spaces	
DRIVE IN DOORS		2 spaces	
SNOW STORAGE		TO BE REMOVED OFF-SITE	

No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	MAR. 30, 2021
2	ISSUED FOR SPA	APR. 9, 2021
3	RE-ISSUED FOR SPA	DEC. 15, 2021
4	RE-ISSUED FOR SPA	DEC. 16, 2022
5	ISSUED FOR STEEL AND PRECAST TENDER	FEB. 17, 2023

NO **REVISION** **DATE**

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
 T. 905.660.0722 | www.baldassarra.ca

ONTARIO ASSOCIATION OF ARCHITECTS
 A. BALDASSARRA
 LICENSE 3654

OWNERS INFORMATION:

772 Winston Churchill
 Oakville, ON

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2021	HP		1:1000
PROJECT No.	DRAWING No.		
O:2277	A-1.0		

APPENDIX C – EXISTING TREE IDENTIFICATION TABLE

EXISTING TREE IDENTIFICATION TABLE

TREE NO. OR GRP	BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION ⁽²⁾	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP ⁽³⁾	IMPACTS OF DEVELOPMENT ⁽⁴⁾	RECOMMENDATION ⁽⁵⁾	COMMENTS ⁽⁶⁾
690	ULMUS PUMILA	SIBERIAN ELM	15.5	F	2.0	S	IMPACTED: TRUCKING COURT	R	ANIMAL DAMAGE
691	CORNUS SPP.	DOGWOOD TREE	12.0	F	2.4	S	IMPACTED: ROADWAY	R	SEVERE LEAN
692	ULMUS PUMILA	SIBERIAN ELM	19.0	G	2.4	S	IMPACTED: ROADWAY, GRADING	R	
693	RHAMNUS CATHARTICA	COMMON BUCKTHORN	12.0	G	2.4	S	IMPACTED: GRADING	R	
694	PRUNUS SPP	CHERRY TREE	11.5	F	2.4	S	NONE	P	MINOR TRUNK DAMAGE
695	PRUNUS SPP	CHERRY TREE	12.0	G	2.4	S	NONE	P	
740	THUJA OCCIDENTALIS	WHITE CEDAR	20.0	G	2.4	M	IMPACTED: UTILITY EASEMENT	R	
741	ACER NEGUNDO	MANITOBA MAPLE	23.1	F	2.4	M	IMPACTED: UTILITY EASEMENT	R	
742	JUGLANS NIGRA	BLACK WALNUT	27.0	G	2.4	M	IMPACTED: UTILITY EASEMENT	R	
743	ACER SACCHARINUM	SILVER MAPLE	23.1	F	2.4	M	IMPACTED: UTILITY EASEMENT	R	CLUMPS
744	ACER X FREEMANII	FREEMAN MAPLE	18.0	G	2.4	M	IMPACTED: UTILITY EASEMENT	R	
745	JUGLANS NIGRA	BLACK WALNUT	12.0	F	2.4	M	IMPACTED: UTILITY EASEMENT	R	
746	JUGLANS NIGRA	BLACK WALNUT	22.0	G	2.4	M	IMPACTED: 5m CONSTRUCTION EASEMENT	R	
747	ACER X FREEMANII	FREEMAN MAPLE	16.5	G	2.4	M	IMPACTED: UTILITY EASEMENT	R	
748	ACER X FREEMANII	FREEMAN MAPLE	12.5	G	2.4	M	NONE	P	
749	QUERCUS RUBRA	RED OAK	27.0	G	2.4	M	IMPACTED: UTILITY EASEMENT	R	
751	CELTIS OCCIDENTALIS	HACKBERRY	12.5	G	2.4	M	NONE	P	
752	PINUS NIGRA	AUSTRIAN PINE	15.0	G	2.4	M	NONE	P	2 HARD NEEDLES
753	PINUS NIGRA	AUSTRIAN PINE	15.0	G	2.4	M	NONE	P	
754	ACER X FREEMANII	FREEMAN MAPLE	14.5	G	2.4	M	NONE	P	
755	ACER X FREEMANII	FREEMAN MAPLE	13.5	G	2.4	M	NONE	P	
756	QUERCUS ALBA	WHITE OAK	25.1	G	2.4	M	IMPACTED: 5m CONSTRUCTION EASEMENT	R	
757	ULMUS PUMILA	SIBERIAN ELM	21.5	F	2.4	M	IMPACTED: 5m CONSTRUCTION EASEMENT	R	
758	PRUNUS VIRGINIANA	CHOCHECHERRY	31.3	G	3.0	M	NONE	P	
759	TILIA AMERICANA	BASSWOOD	11.0	G	2.4	M	NONE	P	
760	CELTIS OCCIDENTALIS	HACKBERRY	10.5	G	2.4	M	NONE	P	
761	CELTIS OCCIDENTALIS	HACKBERRY	11.0	F	2.4	M	NONE	P	
762	CELTIS OCCIDENTALIS	HACKBERRY	11.0	G	2.4	M	NONE	P	
763	ULMUS PUMILA	SIBERIAN ELM	28.5	F	2.4	M	NONE	P	
764	QUERCUS ALBA	WHITE OAK	14.5	F	2.4	M	NONE	P	
765	ACER X FREEMANII	FREEMAN MAPLE	26.0	F	2.4	M	IMPACTED: 5m CONSTRUCTION EASEMENT	R	
766	MORUS ALBA	MULBERRY	40.0	F	3.0	A	NONE	P	PRUNED
767	QUERCUS ALBA	WHITE OAK	15.0	F	2.4	A	NONE	P	
768	ULMUS AMERICANA	WHITE ELM	17.5	F	2.4	A	NONE	P	
769	QUERCUS RUBRA	RED OAK	13.0	F	2.4	M	NONE	P	
770	ACER X FREEMANII	FREEMAN MAPLE	19.0	F	2.4	M	NONE	P	
771	ACER X FREEMANII	FREEMAN MAPLE	14.5	G	2.4	M	IMPACTED: 5m CONSTRUCTION EASEMENT	R	
772	ACER NEGUNDO	MANITOBA MAPLE	42.0	G	3.0	M	IMPACTED: 5m CONSTRUCTION EASEMENT	R	MODERATE LEAN
773	ACER NEGUNDO	MANITOBA MAPLE	43.4	G	3.0	M	NONE	P	
774	ACER NEGUNDO	MANITOBA MAPLE	97.0	D	6.0	M	NONE	P	
1000	ACER NEGUNDO	MANITOBA MAPLE	31.0	F	3.0	A	IMPACTED: ROADWAY, RETAINING WALL	R	
1001	ACER NEGUNDO	MANITOBA MAPLE	35.0	F	3.0	A	IMPACTED: ROADWAY, RETAINING WALL	R	
1002	ACER NEGUNDO	MANITOBA MAPLE	40.0	F	3.0	A	IMPACTED: ROADWAY, RETAINING WALL	R	
1003	ACER NEGUNDO	MANITOBA MAPLE	20.0	F	2.4	A	IMPACTED: ROADWAY, RETAINING WALL	R	EMBEDDED IN FENCE
1004	ACER NEGUNDO	MANITOBA MAPLE	19.0	F	2.4	A	IMPACTED: ROADWAY, RETAINING WALL	R	
1005	ACER NEGUNDO	MANITOBA MAPLE	22.0	F	2.4	A	IMPACTED: ROADWAY, RETAINING WALL	R	
1006	ACER NEGUNDO	MANITOBA MAPLE	14.5	F	2.4	A	IMPACTED: ROADWAY, RETAINING WALL	R	
1007	ACER NEGUNDO	MANITOBA MAPLE	32.0	F	3.0	A	IMPACTED: ROADWAY, RETAINING WALL	R	

EXISTING TREE IDENTIFICATION TABLE

TREE NO. OR GRP	BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION ⁽²⁾	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP ⁽³⁾	IMPACTS OF DEVELOPMENT ⁽⁴⁾	RECOMMENDATION ⁽⁵⁾	COMMENTS ⁽⁶⁾	
1008	ACER NEGUNDO	MANITоба MAPLE	25.0	F	2.4	A	LIMITED: RETAINING WALL	P		
1009	ACER NEGUNDO	MANITоба MAPLE	34.0	F	3.0	A	IMPACTED: ROADWAY, RETAINING WALL	R		
1010	ACER NEGUNDO	MANITоба MAPLE	15.0	F	2.4	A	IMPACTED: ROADWAY, RETAINING WALL	R	SEVERE LEAN	
1011	JUNIPERUS VIRGINIANA	EASTERN WHITE CEDAR	10.0	F	2.4	S	IMPACTED: ROADWAY, RETAINING WALL	R	SEVERE LEAN	
1012	PINUS STROBUS	EASTERN WHITE PINE	15.0	F	2.4	S	IMPACTED: ROADWAY, RETAINING WALL	R	SEVERE LEAN	
1013	ACER BUERGERIANUM	TRIDENT MAPLE	25.0	G	2.4	A	NONE	P		
1014	ACER BUERGERIANUM	TRIDENT MAPLE	41.4	G	3.0	A	NONE	P		
1015	PICEA GLAUCA	WHITE SPRUCE	25.0	G	2.4	A	NONE	P		
1016	GLEDITSIA TRIACANTHOSE VAR. INERMIS	HONEYLOCUST	20.0	F	2.4	A	NONE	P		
1017	GLEDITSIA TRIACANTHOSE VAR. INERMIS	HONEYLOCUST	25.0	F	2.4	A	NONE	P		
1018	TILIA AMERICANA	BASSWOOD	35.0	G	3.0	A	NONE	P		
1019	MALUS TREE	CRABAPPLE TREE	15.0	G	2.4	A	NONE	P		
1020	ACER PLATANOIDES	NORWAY MAPLE	35.0	G	3.0	A	NONE	P		
1021	ACER PLATANOIDES	NORWAY MAPLE	30.0	G	2.4	A	IMPACTED: UTILITY EASEMENT	R		
1022	GLEDITSIA TRIACANTHOSE VAR. INERMIS	HONEYLOCUST	35.0	G	3.0	A	IMPACTED: UTILITY EASEMENT	R		
1023	GLEDITSIA TRIACANTHOSE VAR. INERMIS	HONEYLOCUST	30.0	G	2.4	A	NONE	P		
1024	ACER PLATANOIDES	NORWAY MAPLE	30.0	G	2.4	A	NONE	P		
1025	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	25.0	F	2.4	A	NONE	P		
1026	ACER PLATANOIDES	NORWAY MAPLE	90.0	P	5.4	M	NONE	P	MILKY SAP	
1027	ACER BUERGERIANUM	TRIDENT MAPLE	85.0	F	5.4	M	NONE	P		
1028	QUERCUS RUBRA	RED OAK	100.0	G	6.0	M	NONE	P		
1029	QUERCUS RUBRA	RED OAK	110.0	G	6.0	M	NONE	P		
1030	QUERCUS RUBRA	RED OAK	90.0	G	5.4	M	NONE	P		
1475	QUERCUS ALBA	WHITE OAK	21.5	G	2.4	M	NONE	P		
1476	QUERCUS ALBA	WHITE OAK	34.5	G	3.0	M	NONE	P		
1477	QUERCUS RUBRA	RED OAK	34.5	G	3.0	M	NONE	P		
1478	BETULA ALLEGHANIENSIS	YELLOW BIRCH	65.0	F	4.2	M	NONE	P	SEVERE CAVITY IN MAIN LEADER	
1481	MORUS ALBA	MULBERRY	13.0	F	2.4	A	NONE	P		
1482	PRUNUS VIRGINIANA	CHOKECHERRY	13.5	F	2.4	M	NONE	P		
1483	MORUS ALBA	MULBERRY	21.5	F	2.4	M	NONE	P		
1484	QUERCUS BICOLOR	SWAMP WHITE OAK	54.0	F	3.6	M	NONE	P		
1485	QUERCUS BICOLOR	SWAMP WHITE OAK	27.5	F	2.4	M	NONE	P		
1486	MORUS ALBA	MULBERRY	23.0	F	2.4	M	NONE	P		
1487	QUERCUS BICOLOR	SWAMP WHITE OAK	52.0	F	3.6	M	NONE	P		
1488	QUERCUS BICOLOR	SWAMP WHITE OAK	49.5	F	3.0	M	NONE	P		
1489	ACER	MAPLE	45.7	F	3.0	M	NONE	P		
1491	QUERCUS BICOLOR	SWAMP WHITE OAK	28.0	F	2.4	M	NONE	P		
1492	QUERCUS BICOLOR	SWAMP WHITE OAK	35.5	F	3.0	M	NONE	P		
1493	QUERCUS BICOLOR	SWAMP WHITE OAK	30.0	F	2.4	M	NONE	P		
1494	QUERCUS BICOLOR	SWAMP WHITE OAK	42.5	F	3.0	M	NONE	P		
G-01	a	RHAMNUS CATHARTICA	COMMON BUCKTHORN	20.0	G	2.4	S	IMPACTED: GRADING	R	CLUMP
	b	RHAMNUS CATHARTICA	COMMON BUCKTHORN	18.5	G	2.4	S	IMPACTED: PARKING LOT	R	CLUMP
	c	RHAMNUS CATHARTICA	COMMON BUCKTHORN	14.0	G	2.4	S	IMPACTED: BUILDING CONSTRUCTION	R	CLUMP
	d	RHAMNUS CATHARTICA	COMMON BUCKTHORN	16.0	G	2.4	S	IMPACTED: BUILDING	R	CLUMP
G-02	a	RHAMNUS CATHARTICA	COMMON BUCKTHORN	23.5	G	2.4	S	IMPACTED: BUILDING, CONCRETE APRON	R	CODOMINANT (2 STEMS); INVASIVE SPECIES
	b	RHAMNUS CATHARTICA	COMMON BUCKTHORN	19.0	G	2.4	S	IMPACTED: BUILDING	R	INVASIVE SPECIES
	c	RHAMNUS CATHARTICA	COMMON BUCKTHORN	15.5	G	2.4	S	IMPACTED: BUILDING	R	INVASIVE SPECIES
	d	RHAMNUS CATHARTICA	COMMON BUCKTHORN	24.0	G	2.4	S	IMPACTED: BUILDING	R	INVASIVE SPECIES

EXISTING TREE IDENTIFICATION TABLE

TREE NO. OR GRP	BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION ⁽²⁾	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP ⁽³⁾	IMPACTS OF DEVELOPMENT ⁽⁴⁾	RECOMMENDATION ⁽⁵⁾	COMMENTS ⁽⁶⁾	
	e	RHAMNUS CATHARTICA	COMMON BUCKTHORN	20.5	G	2.4	S	IMPACTED: BUILDING	R	INVASIVE SPECIES
	f	RHAMNUS CATHARTICA	COMMON BUCKTHORN	23.5	G	2.4	S	IMPACTED: BUILDING	R	INVASIVE SPECIES
	g	RHAMNUS CATHARTICA	COMMON BUCKTHORN	23.5	G	2.4	S	IMPACTED: TRUCKING COURT	R	INVASIVE SPECIES
	h	RHAMNUS CATHARTICA	COMMON BUCKTHORN	22.5	G	2.4	S	IMPACTED: TRUCKING COURT	R	INVASIVE SPECIES
	i	RHAMNUS CATHARTICA	COMMON BUCKTHORN	17.0	G	2.4	S	IMPACTED: TRUCKING COURT, TRAILER PARKING	R	INVASIVE SPECIES
	j	RHAMNUS CATHARTICA	COMMON BUCKTHORN	22.5	G	2.4	S	IMPACTED: TRUCKING COURT	R	INVASIVE SPECIES
G-03	a	PINUS STROBUS	EASTERN WHITE PINE	15.0	F	2.4	S	NONE	P	
	b	PINUS STROBUS	EASTERN WHITE PINE	15.0	G	2.4	S	NONE	P	
	c	PINUS STROBUS	EASTERN WHITE PINE	12.0	P	2.4	S	NONE	P	
G-04	a	PINUS STROBUS	EASTERN WHITE PINE	15.0	G	2.4	S	NONE	P	
	b	PINUS STROBUS	EASTERN WHITE PINE	15.0	G	2.4	S	NONE	P	
	c	PINUS STROBUS	EASTERN WHITE PINE	15.0	G	2.4	S	NONE	P	
G-05	a	PINUS STROBUS	EASTERN WHITE PINE	15.0	G	2.4	S	NONE	P	
	b	PINUS STROBUS	EASTERN WHITE PINE	15.0	G	2.4	S	NONE	P	
	c	PINUS STROBUS	EASTERN WHITE PINE	10.0	G	2.4	S	NONE	P	
G-06	a	PINUS STROBUS	EASTERN WHITE PINE	10.0	G	2.4	S	NONE	P	
	b	PINUS STROBUS	EASTERN WHITE PINE	10.0	G	2.4	S	NONE	P	
G-07	a	PICEA GLAUCA	WHITE SPRUCE	10.0	G	2.4	M	NONE	P	
	b	PICEA GLAUCA	WHITE SPRUCE	10.0	G	2.4	M	NONE	P	
(752)G-08	a	PINUS	PINE	10.0	G	2.4	M	NONE	P	
	b	PINUS	PINE	11.0	G	2.4	M	NONE	P	
(757)G-09	a	ULMUS PUMILA	SIBERIAN ELM	34.0	F	3.0	M	NONE	P	
	b	ULMUS PUMILA	SIBERIAN ELM	25.0	F	2.4	M	NONE	P	
	c	ULMUS PUMILA	SIBERIAN ELM	21.50	P	2.4	M	NONE	P	
	d	ULMUS PUMILA	SIBERIAN ELM	25.50	P	2.4	M	NONE	P	
G-10	a			35.0	G	3.0	A	NONE	P	
	b			35.0	G	3.0	A	NONE	P	
G-11	a	PICEA PUNGENS	BLUE SPRUCE	20.0	G	2.4	A	NONE	P	
	b	PICEA PUNGENS	BLUE SPRUCE	20.0	G	2.4	A	NONE	P	
G-12	a	PICEA ABIES	NORWAY SPRUCE	20.0	G	2.4	A	NONE	P	
	b	PICEA ABIES	NORWAY SPRUCE	20.0	G	2.4	A	NONE	P	
G-13	a	GLEDITSIA TRIACANTHOSE VER. INERMIS	HONEYLOCUST	21.5	G	2.4	M	NONE	P	WITH SPINES/THORNS
	b	GLEDITSIA TRIACANTHOSE VER. INERMIS	HONEYLOCUST	17.0	G	2.4	M	NONE	P	WITH SPINES/THORNS
G-14	a	PICEA	SPRUCE	11.0	G	2.4	M	NONE	P	
	b	PICEA	SPRUCE	11.0	G	2.4	M	NONE	P	
G-15	a	CELTIS OCCIDENTALIS	HACKBERRY	11.0	G	2.4	M	NONE	P	
	b	CELTIS OCCIDENTALIS	HACKBERRY	11.5	G	2.4	M	NONE	P	
(752)G-16	a	PINUS	PINE	12.0	G	2.4	M	NONE	P	
	b	PINUS	PINE	13.0	G	2.4	M	NONE	P	
G-17	a	TILIA AMERICANA	BASSWOOD	11.5	G	2.4	M	NONE	P	
	b	TILIA AMERICANA	BASSWOOD	12.0	G	2.4	M	NONE	P	
	c	TILIA AMERICANA	BASSWOOD	13.5	G	2.4	M	NONE	P	
G-18	a	ROBINIA PSEUDOACACIA	BLACKLOCUST	18.5	G	2.4	M	NONE	P	
	b	ROBINIA PSEUDOACACIA	BLACKLOCUST	13.5	G	2.4	M	NONE	P	
	c	ROBINIA PSEUDOACACIA	BLACKLOCUST	20.0	G	2.4	M	NONE	P	
(764)G-19	a	QUERCUS ALBA	WHITE OAK	18.5	G	2.4	M	NONE	P	
	b	QUERCUS ALBA	WHITE OAK	16.0	G	2.4	M	NONE	P	

EXISTING TREE IDENTIFICATION TABLE

TREE NO. OR GRP	BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION ⁽²⁾	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP ⁽³⁾	IMPACTS OF DEVELOPMENT ⁽⁴⁾	RECOMMENDATION ⁽⁵⁾	COMMENTS ⁽⁶⁾
	c	QUERCUS ALBA	WHITE OAK	12.5	F	2.4	M	NONE	P
	d	QUERCUS ALBA	WHITE OAK	11.5	F	2.4	M	NONE	P
G-20	a	ULMUS	ELM	11.5	F	2.4	M	NONE	P
	b	ULMUS	ELM	27.0	F	2.4	M	NONE	P
	c	ULMUS	ELM	16.0	F	2.4	M	NONE	P
G-21	a	QUERCUS ALBA	WHITE OAK	15.5	F	2.4	M	NONE	P
	b	QUERCUS ALBA	WHITE OAK	21.0	F	2.4	M	NONE	P
G-22	a	FRAXINUS AMERICANA	WHITE ASH	15.5	F	2.4	M	NONE	P
	b	FRAXINUS AMERICANA	WHITE ASH	15.0	F	2.4	M	NONE	P
G-23	a	ACER X FREEMANII	FREEMAN MAPLE	14.0	G	2.4	M	NONE	P
G-24	a	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	21.6	F	2.4	M	NONE	P
	b	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	17.3	F	2.4	M	NONE	P
	c	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	22.5	F	2.4	M	NONE	P
G-25	a	MORUS ALBA	MULBERRY	13.0	F	2.4	A	NONE	P
	b	MORUS ALBA	MULBERRY	14.5	F	2.4	A	NONE	P
	c	MORUS ALBA	MULBERRY	21.5	F	2.4	A	NONE	P

(1) Trees recommended for PRESERVING in SHADED BOXES

(2) Condition:
 Good (G) - dead branches less than 10%; signs of good compartmentalization on any wounds; no structural defects
 Fair (F) -10-30% dead branches; size or occurrence of wounds present some concerns; minor structural defects
 Poor (P) - more than 30% dead branches; weak compartmentalization; early leaf drop; presence of insects or disease; major structural defects
 Dead (D) - tree shows no signs of life

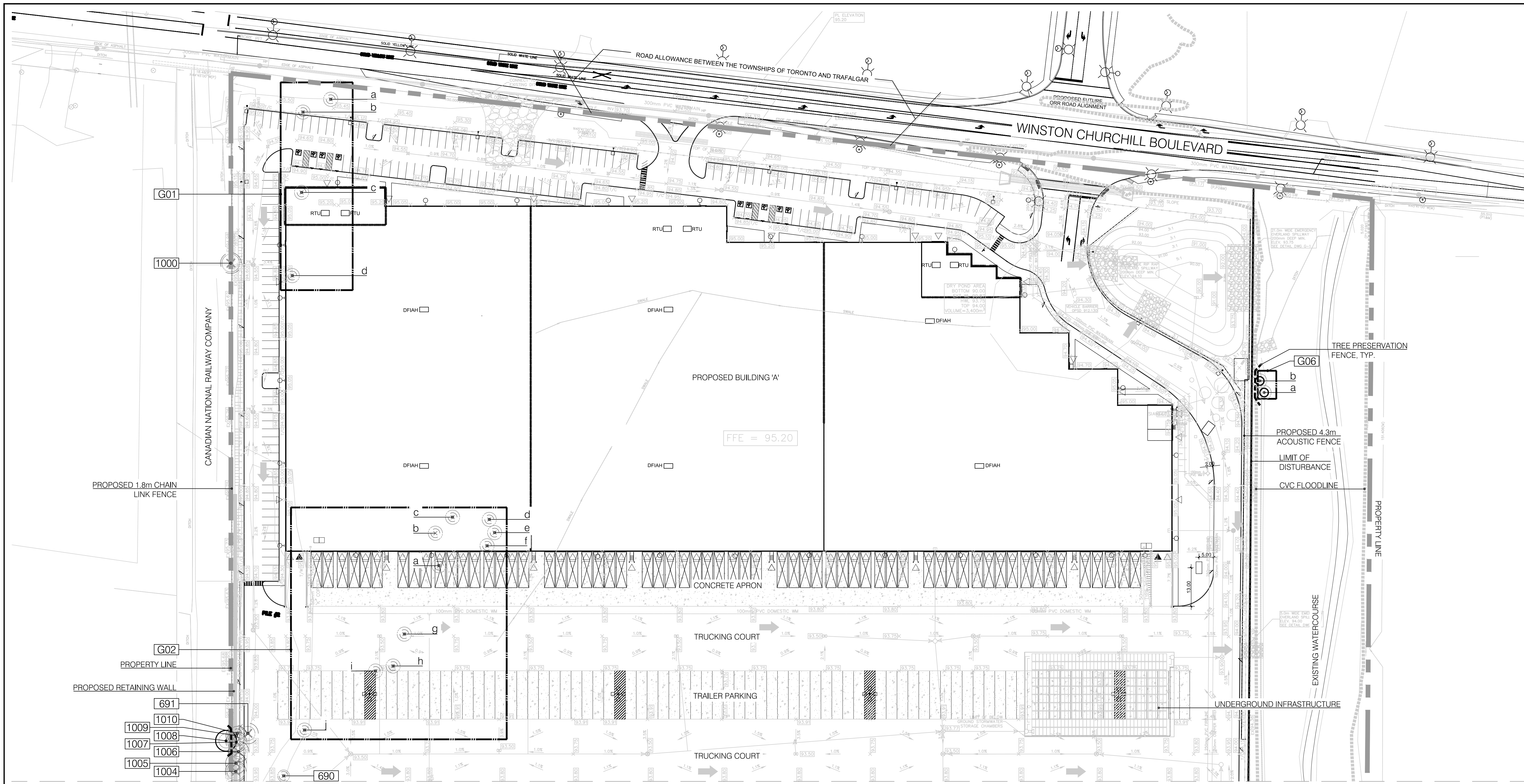
(3) Ownership:
 S - Subject Property
 A - Adjacent Property
 M - Municipal Property

(4) Impacts:
 NONE - no construction activity occurs at or within the dripline of a tree.
 LIMITED: XXX - construction activity occurs at or within the dripline of a tree, but is not likely to lead to tree death in the short term (5-10 years) if precautionary measures are taken; this may require root pruning.
 IMPACTED: XXX - construction activity (XXX = structures, fencing, trenching, grading, etc) which requires the direct removal of a tree or occurs within a significant portion of the canopy/root zone, such that the activity will significantly affect tree health leading to death in the short term

(5) Recommendation:
 P - Preserve
 R - Remove
 T - Transplant

(6) Comments based on tree health, condition, structure and existing physical constraints; recommendations for pruning or decompaction.

APPENDIX D – TREE PROTECTION PLAN

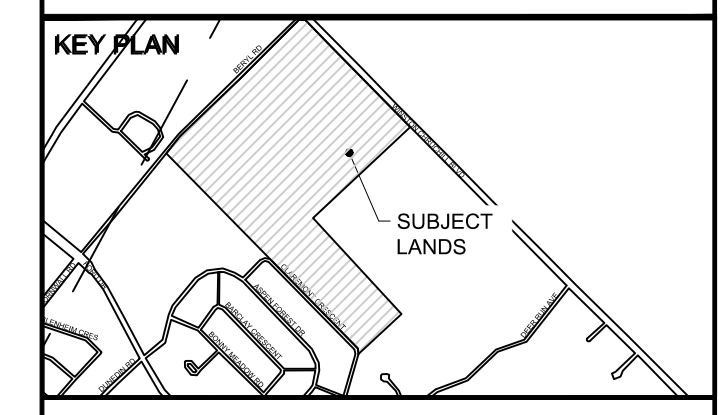


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1	SPA SUBMISSION	2021-05-31
2	REISSUED FOR SPA	2021-11-10
3	REISSUED FOR SPA	2022-12-15
4	SANITARY EASEMENT SUBMISSION	2023-09-26
5	4th SPA SUBMISSION	2023-11-30



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PRIME CONSULTANT

ARCADIS
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 Hamilton ON L8L 1H5 Canada
 tel 905 546 1010
 www.arcadis.com

PROJECT
WAREHOUSE DEVELOPMENT
 772 WINSTON CHURCHILL BLVD
 OAKVILLE, ONTARIO

PROJECT NO:
 133366

DRAWN BY:
Z. BROWN

CHECKED BY:
T. O'BRIEN

PROJECT MGR:
A. MINNS

APPROVED BY:
T. O'BRIEN

SHEET TITLE
TREE PROTECTION PLAN

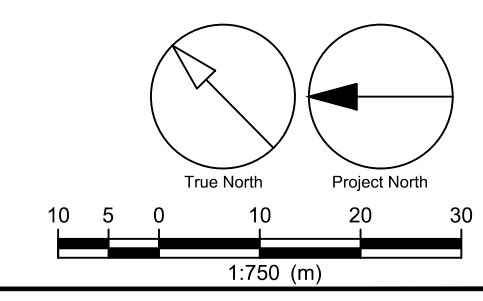
SHEET NUMBER
TPP-1

ISSUE
5

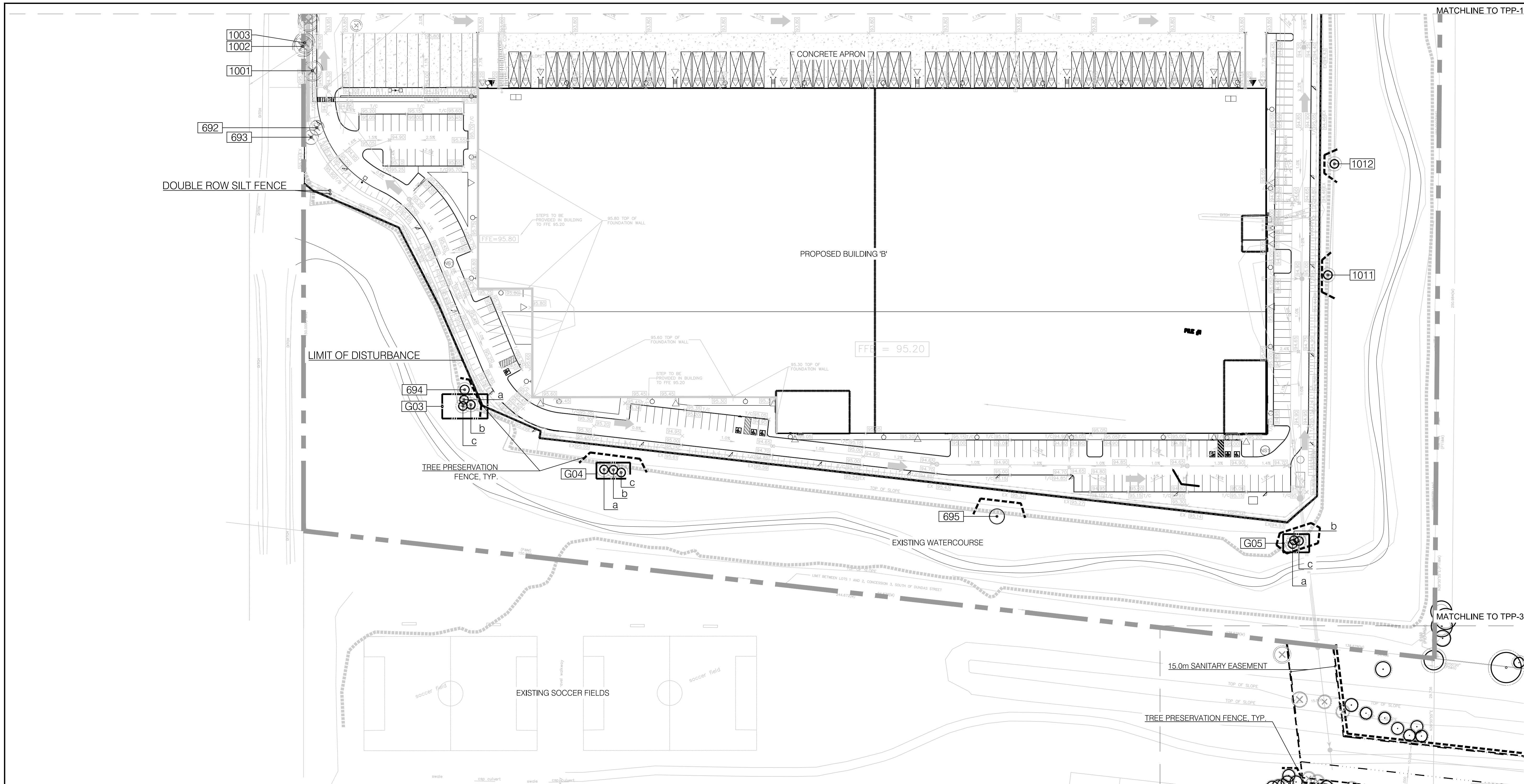
LEGEND

- MINIMUM PROTECTION ZONE
- EX. DECIDUOUS TREE TO REMAIN
- EX. CONIFEROUS TREE TO REMAIN
- EX. DECIDUOUS TREE TO BE REMOVED
- TREE PROTECTION BARRIER, SEE DETAIL 1, TPD-2
- TREE GROUP
- TREE TAG / IDENTIFICATION

FOR EXISTING TREE IDENTIFICATION TABLE AND TREE PROTECTION DETAILS REFER TO TPD-1 AND TPD-2



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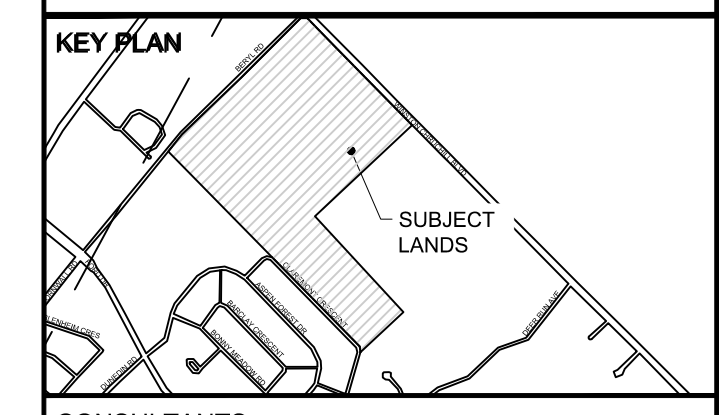


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ISSUES		
No.	DESCRIPTION	DATE
1	SPA SUBMISSION	2021-05-31
2	REISSUED FOR SPA	2021-11-10
3	REISSUED FOR SPA	2022-12-15
4	SANITARY EASEMENT SUBMISSION	2023-09-26
5	4th SPA SUBMISSION	2023-11-30



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PROJECT
WAREHOUSE DEVELOPMENT
 772 WINSTON CHURCHILL BLVD
 OAKVILLE, ONTARIO

PROJECT NO:
 133366
 DRAWN BY:
Z. BROWN
 PROJECT MGR:
A. MINNS
 CHECKED BY:
T. O'BRIEN
 APPROVED BY:
T. O'BRIEN

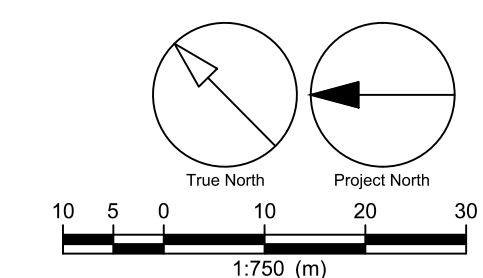
SHEET TITLE
TREE PROTECTION PLAN

SHEET NUMBER
TPP-2
 ISSUE
5

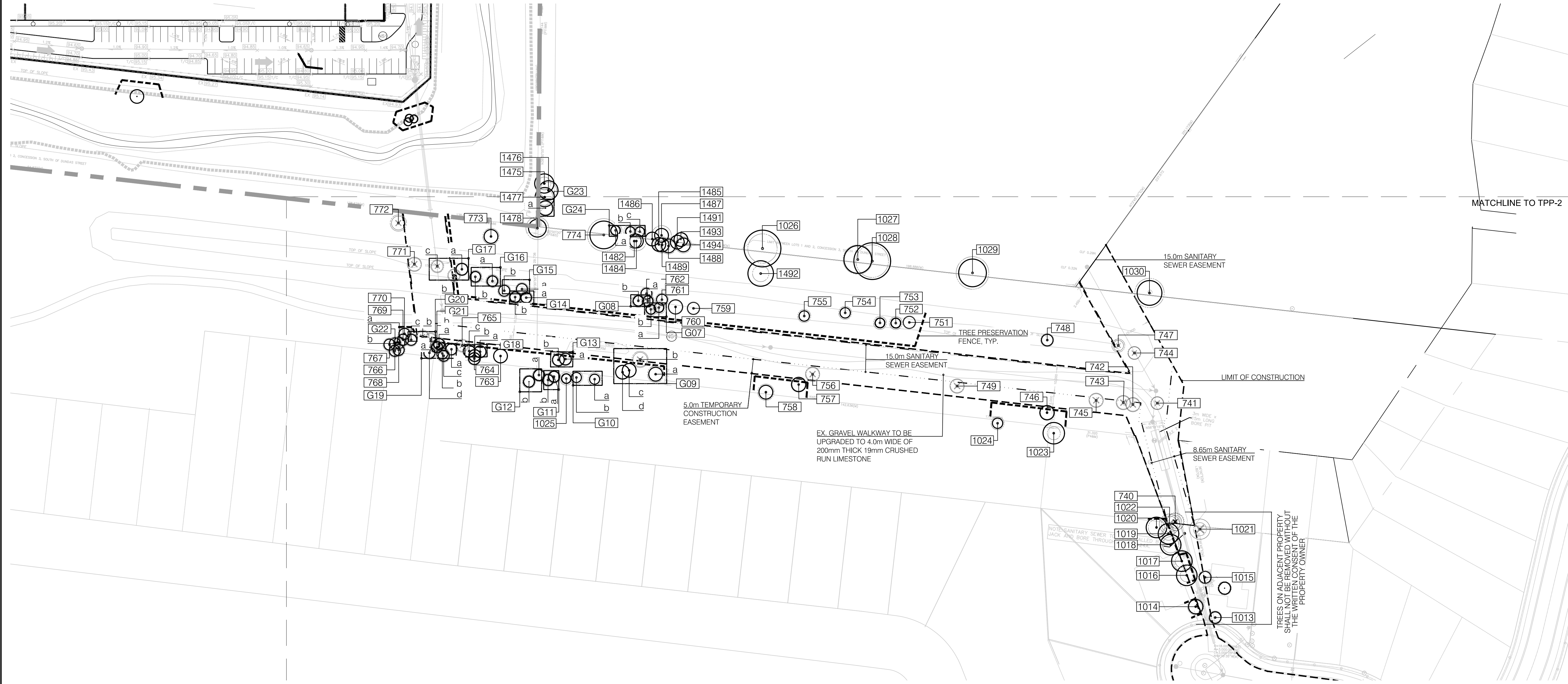
LEGEND

- MINIMUM PROTECTION ZONE
- EX. DECIDUOUS TREE TO REMAIN
- EX. CONIFEROUS TREE TO REMAIN
- EX. DECIDUOUS TREE TO BE REMOVED
- TREE PROTECTION BARRIER. SEE DETAIL 1, TPD-2
- TREE GROUP
- TREE TAG / IDENTIFICATION

FOR EXISTING TREE IDENTIFICATION TABLE AND TREE PROTECTION DETAILS REFER TO TPD-1 AND TPD-2



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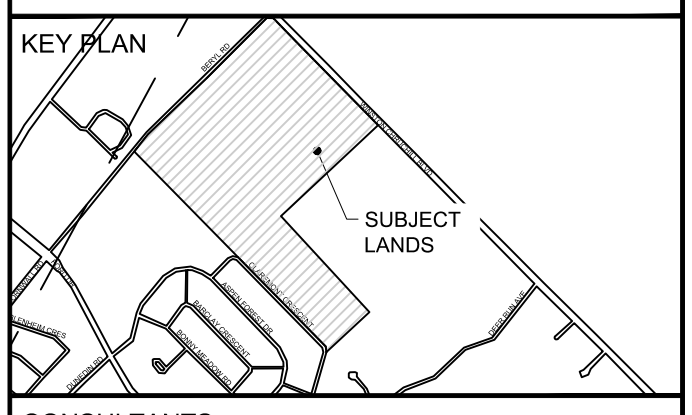


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No.	DESCRIPTION	DATE
1	SPA SUBMISSION	2021-05-31
2	REISSUED FOR SPA	2021-11-10
3	REISSUED FOR SPA	2022-12-15
4	SANITARY EASEMENT SUBMISSION	2023-09-26
5	4th SPA SUBMISSION	2023-11-30



CONSULTANTS

NOT FOR CONSTRUCTION

SEAL



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 www.arcadis.com

PROJECT
WAREHOUSE DEVELOPMENT
 772 WINSTON CHURCHILL BLVD
 OAKVILLE, ONTARIO

PROJECT NO:
 133366
 DRAWN BY: **Z. BROWN** CHECKED BY: **T. O'BRIEN**
 PROJECT MGR: **A. MINNS** APPROVED BY: **T. O'BRIEN**

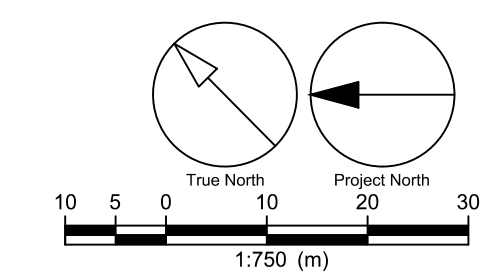
SHEET TITLE
TREE PROTECTION PLAN

SHEET NUMBER **TPP-3** ISSUE **5**

LEGEND

- MINIMUM PROTECTION ZONE
- EX. DECIDUOUS TREE TO REMAIN
- EX. CONIFEROUS TREE TO REMAIN
- EX. DECIDUOUS TREE TO BE REMOVED
- EX. CONIFEROUS TREE TO BE REMOVED
- TREE PROTECTION BARRIER, SEE DETAIL 1, TPD-2
- TREE GROUP
- TREE TAG / IDENTIFICATION

FOR EXISTING TREE IDENTIFICATION TABLE AND TREE PROTECTION DETAILS REFER TO TPD-1 AND TPD-2



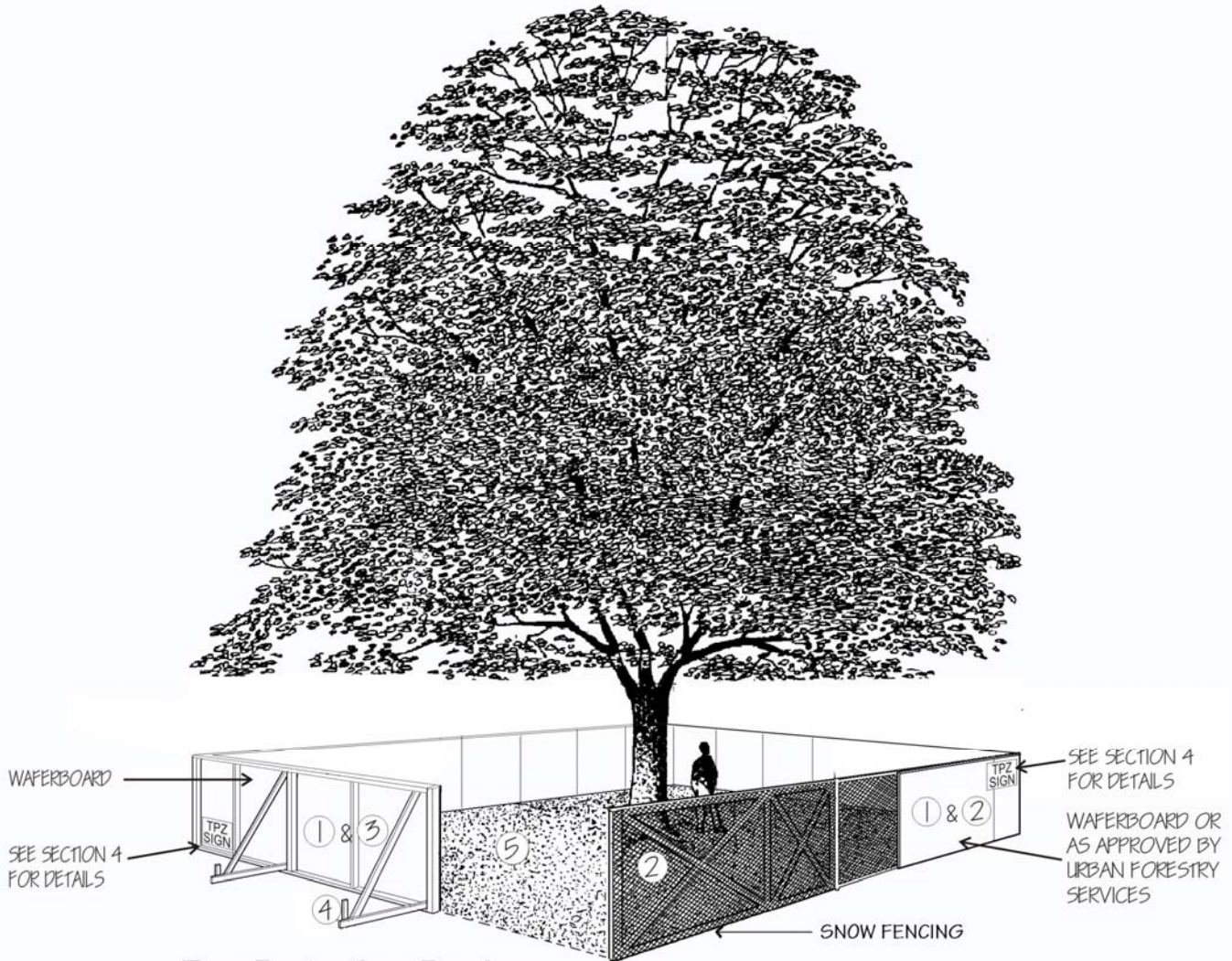
File Location: J:\133366_772_Winston_Chill\05_Design\05_Landscape\Sheets\133366_TPP.dwg Last Saved: December 19, 2023, 2:03:39 PM by Zara Brown

APPENDIX E – TOWN OF OAKVILLE TREE PROTECTION DETAIL



OAKVILLE

SCHEDULE 1 TREE PROTECTION BARRIER



Tree Protection Barriers

PLYWOOD

- ① Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
- ② Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s .
- ③ Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- ④ All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
- ⑤ No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

APPENDIX F – SITE PHOTOS



G-01



G-02



G-03 & 694



G-04



G-05



G-06



#1000



#692



#693



#744



#751



#1030



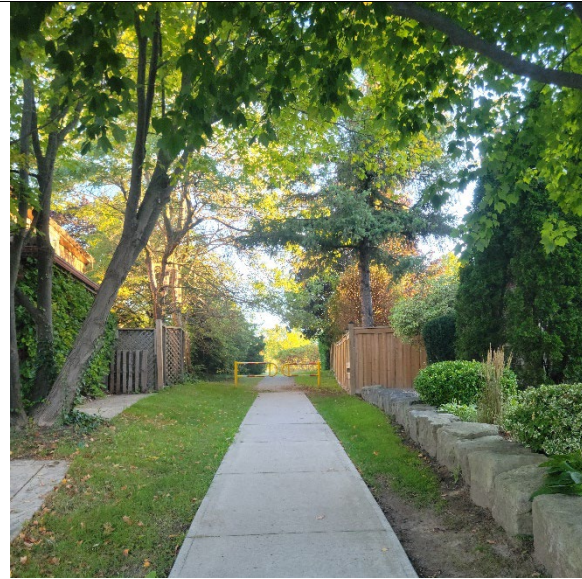
G-08



G-10



#774



Concrete pathway at Acacia Court looking north



Existing trail (at tree #741) looking west



North of the easement/berm looking west

APPENDIX G – TREE VALUATION TABLE

TREE APPRAISAL - MUNICIPAL TREES

#	BOTANICAL NAME	COMMON NAME	DBH (cm)	AREA OF		APPRAISED TREE TRUNK INCREASE	TA INCREASE X \$6.51/SQ CM	INSTALLED COST ³	BASIC TREE COST	SPECIES RATING ⁴	CONDITION	COND. RATING	LOCATION RATING	APPRAISED VALUE	FINAL
				TRUNK AREA ¹	REPLACEMENT TREE (SQ CM) ²										APPRAISED VALUE
740	THUJA OCCIDENTALIS	WHITE CEDAR	20.0	314.0	79.0	235.0	1529.9	\$ 607.50	\$ 2,137.35	0.70	G	0.85	0.75	\$ 953.79	\$ 953.79
741	ACER NEGUNDO	MANITOBA MAPLE	23.1	418.9	79.0	339.9	2212.6	\$ 250.53	\$ 2,463.17	0.39	F	0.7	0.75	\$ 504.33	\$ 744.00
742	JUGLANS NIGRA	BLACK WALNUT	27.0	572.3	79.0	493.3	3211.2	\$ 716.67	\$ 3,927.83	0.67	G	0.85	0.75	\$ 1,677.67	\$ 1,677.67
743	ACER SACCHARINUM	SILVER MAPLE	23.1	418.9	79.0	339.9	2212.6	\$ 877.50	\$ 3,090.14	0.61	F	0.7	0.75	\$ 989.62	\$ 989.62
744	ACER X FREEMANII	FREEMAN MAPLE	18.0	254.3	79.0	175.3	1141.5	\$ 925.00	\$ 2,066.46	0.65	G	0.85	0.75	\$ 856.29	\$ 856.29
745	JUGLANS NIGRA	BLACK WALNUT	12.0	113.0	79.0	34.0	221.6	\$ 716.67	\$ 938.27	0.67	F	0.7	0.75	\$ 330.04	\$ 744.00
746	JUGLANS NIGRA	BLACK WALNUT	22.0	379.9	79.0	300.9	1959.1	\$ 716.67	\$ 2,675.79	0.67	G	0.85	0.75	\$ 1,142.90	\$ 1,142.90
747	ACER X FREEMANII	FREEMAN MAPLE	16.5	213.7	79.0	134.7	877.0	\$ 925.00	\$ 1,802.00	0.65	G	0.85	0.75	\$ 746.70	\$ 746.70
749	QUERCUS RUBRA	RED OAK	27.0	572.3	79.0	493.3	3211.2	\$ 1,055.00	\$ 4,266.16	0.81	G	0.85	0.75	\$ 2,202.94	\$ 2,202.94
756	QUERCUS ALBA	WHITE OAK	25.1	494.6	79.0	415.6	2705.3	\$ 1,137.50	\$ 3,842.78	0.79	G	0.85	0.75	\$ 1,935.32	\$ 1,935.32
757	ULMUS PUMILA	SIBERIAN ELM	21.5	362.9	79.0	283.9	1848.0	\$ 250.53	\$ 2,098.50	0.39	F	0.7	0.75	\$ 429.67	\$ 744.00
765	ACER X FREEMANII	FREEMAN MAPLE	26.0	530.7	79.0	451.7	2940.3	\$ 925.00	\$ 3,865.31	0.65	F	0.7	0.75	\$ 1,319.04	\$ 1,319.04
771	ACER X FREEMANII	FREEMAN MAPLE	14.5	165.0	79.0	86.0	560.2	\$ 925.00	\$ 1,485.16	0.65	G	0.85	0.75	\$ 615.41	\$ 744.00
772	ACER NEGUNDO	MANITOBA MAPLE	42.0	1384.7	79.0	1305.7	8500.4	\$ 250.53	\$ 8,750.90	0.39	G	0.85	0.75	\$ 2,175.69	\$ 2,175.69

FINAL VALUE \$ 16,975.96

1. TA = 0.785(DBH)². Formula based on Table 4.6 Metric Units. Trunk Areas (TA) and Adjusted Trunk Areas (ATA) based on trunk diameter (d) at 1.4m. CTLA Guide for Plant Appraisal, 9th Edition (2000)
2. Based on a 10cm DBH replacement tree size
3. Values based on unit tree costs outlined in Ontario Supplement CTLA Guide for Plant Appraisal, 10th Edition (2021). Species not included
4. Species rating based on Ontario Supplement CTLA Guide for Plant Appraisal, 8th Edition (2003)
5. For trees with appraisal values less than \$744.00 (Town of Oakville's minimum value per tree), values were set to \$744.00.