

**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: 121870**

Submission Date: December 3, 2021



IBI GROUP
200 East Wing–360 James Street North
Hamilton ON L8L 1H5 Canada
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Introduction

IBI Group 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;

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 Plan (Appendix D).
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' (Appendix E)
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. This information is summarized in Existing Tree Identification Table (Appendix C).

Tree Species

A total of eighty-seven (87) individual trees and twenty-five (25) were observed. 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 in Appendix B.

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

Findings and Recommendations

The development impacts forty-two (42) 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

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. Because tree locations and driplines have been estimated, field verification will be required to determine whether or not construction impact will occur within the MTPZ as shown in Appendix D.
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, whichever is greater, as shown on the Tree Protection Plan (See table on Appendix D).
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 landscaped areas within the proposed 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@IBIGroup.com

APPENDIX A – EXISTING SITE



ROYAL WINDSOR DRIVE

CN RAIL

WINSTON CHURCHILL BOULEVARD

ASPEN FOREST PARK

FORD DRIVE

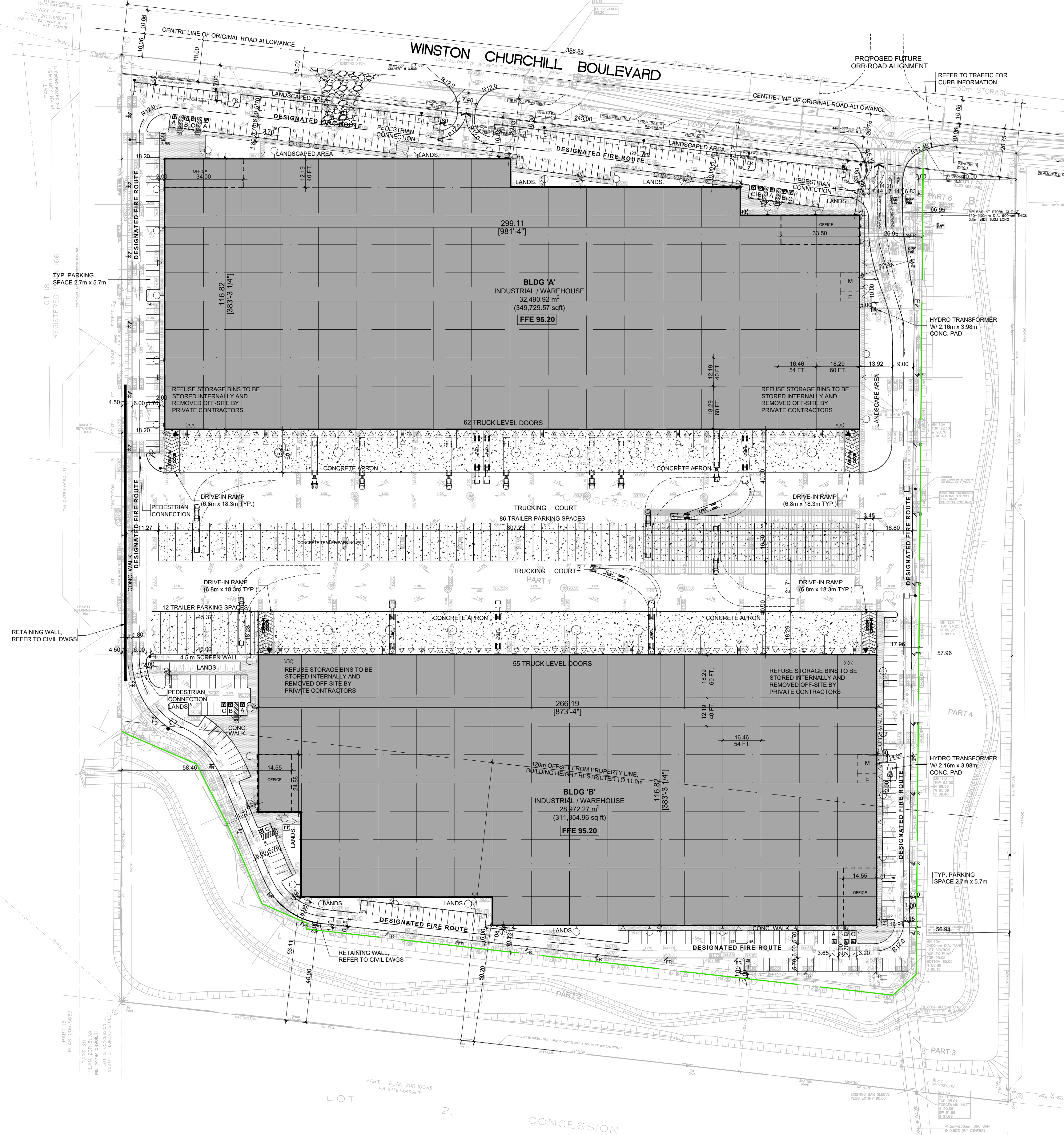
LAKESHORE ROAD WEST

LAKE ONTARIO



APPENDIX B – SITE PLAN

Figure 3 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
<input type="checkbox"/> CHANGE OF USE	ADDITION	1.1.2 (A)
<input type="checkbox"/> ALTERATION		1.1.2 (A)
MAJOR OCCUPANCY GROUP - E-2		3.1.1.1 (1)
BUILDING AREA (m²) EXISTING	NEW 32,490.92 TOTAL 32,490.92	1.4.1.2 (A)
BUILDING AREA (m²) EXISTING	NEW 32,490.92 TOTAL 32,490.92	1.4.1.2 (A)
NO. OF STOREYS ABOVE GRADE	1	3.2.1.1 & 1.4.1.2 (A)
MEZZANINE	NA	
HEIGHT OF BUILDING (m)	14.91	3.2.2.10 & 3.2.3
NUMBER OF STREETS / ACCESS ROUTES	3	3.2.2.30-43
BUILDING CLASSIFICATION	3.2.2.67	3.2.2.30-43
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.20-43
<input type="checkbox"/> BASEMENT ONLY		3.2.1.5
<input type="checkbox"/> IN LIEU OF ROOF RATING		3.2.2.17
<input type="checkbox"/> NOT REQUIRED		
STANDPIPE REQUIRED	YES	3.2.9
FIRE ALARM REQUIRED	YES	3.2.4
WATER SERVICE / SUPPLY IS ADEQUATE	YES	3.2.5.7
HIGH BUILDING	YES	3.2.6
PERMITTED CONSTRUCTION COMBUSTIBLE NON COMBUSTIBLE BOTH		3.2.2.20-43
ACTUAL CONSTRUCTION COMBUSTIBLE NON COMBUSTIBLE BOTH		
MEZZANINE AREA (m²)	NA	3.2.1.1 (1)-(8)
OCCUPANT LOAD BASED ON 1ST FLOOR OCCUPANCY E-2 LOAD T-2 PERSONS		3.1.7
BARRIER FREE DESIGN YES NO (EXPLAIN)		3.8
HAZARDOUS SUBSTANCES YES NO		3.3.1.2 & 3.3.1.9
REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES (FRR (HOURS))	LISTED DESIGN NO. OR DESCRIPTION (S8-2)
FLOORS 1, HOURS		
ROOF NA, HOURS		
MEZZANINE NA, HOURS		
FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. OR DESCRIPTION (S8-2)	
FLOORS NA, HOURS		
ROOF NA, HOURS		
MEZZANINE NA, HOURS		
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		3.3.3
WALL AREA OF EFP (m²)	LH (m) LH (ft) PERMITTED MAX % OF MAX % OF OPENINGS	LISTED DESIGN NO. OR DESCRIPTION (S8-2)
NORTH 1,238.88	+15 NA 100 NA NA NA NA NO YES	
SOUTH 1,219.22	+15 NA 100 NA NA NA NA NO YES	
EAST 3,948.28	+15 NA 100 NA NA NA NA NO YES	
WEST 3,948.28	+15 NA 100 NA 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

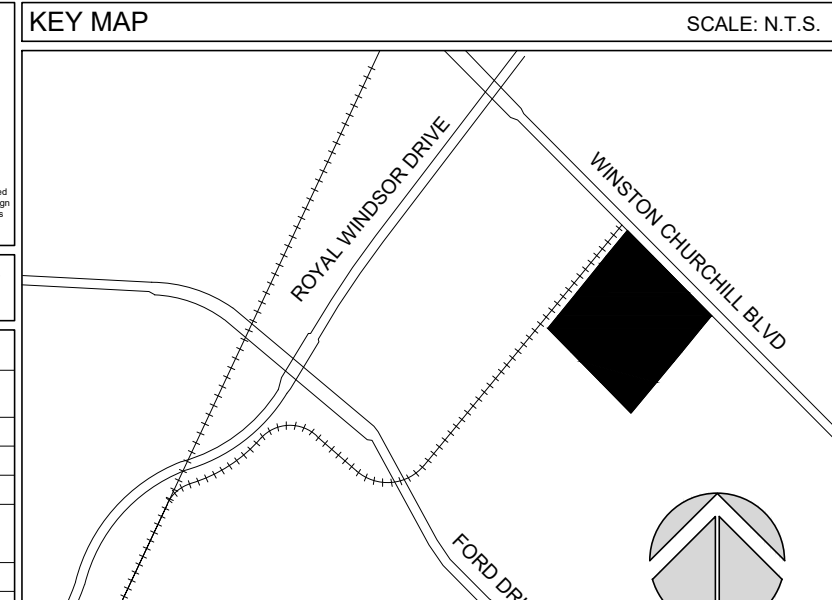
Name of Project: 772 Winston Churchill Blvd., Building B
Location: 772 Winston Churchill Blvd., Oakville, ON

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	Part 3
<input type="checkbox"/> CHANGE OF USE	ADDITION	1.1.2 (A)
<input type="checkbox"/> ALTERATION		1.1.2 (A)
MAJOR OCCUPANCY GROUP - E-2		3.1.1.1 (1)
BUILDING AREA (m²) EXISTING	NEW 28,872.27 TOTAL 28,872.27	1.4.1.2 (A)
BUILDING AREA (m²) EXISTING	NEW 28,872.27 TOTAL 28,872.27	1.4.1.2 (A)
NO. OF STOREYS ABOVE GRADE	1	3.2.1.1 & 1.4.1.2 (A)
MEZZANINE	NA	
HEIGHT OF BUILDING (m)	12.07	3.2.2.10 & 3.2.3
NUMBER OF STREETS / ACCESS ROUTES	3	3.2.2.30-43
BUILDING CLASSIFICATION	3.2.2.67	3.2.2.30-43
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.20-43
<input type="checkbox"/> BASEMENT ONLY		3.2.1.5
<input type="checkbox"/> IN LIEU OF ROOF RATING		3.2.2.17
<input type="checkbox"/> NOT REQUIRED		
STANDPIPE REQUIRED	YES	3.2.9
FIRE ALARM REQUIRED	YES	3.2.4
WATER SERVICE / SUPPLY IS ADEQUATE	YES	3.2.5.7
HIGH BUILDING	YES	3.2.6
PERMITTED CONSTRUCTION COMBUSTIBLE NON COMBUSTIBLE BOTH		3.2.2.20-43
ACTUAL CONSTRUCTION COMBUSTIBLE NON COMBUSTIBLE BOTH		
MEZZANINE AREA (m²)	NA	3.2.1.1 (1)-(8)
OCCUPANT LOAD BASED ON 1ST FLOOR OCCUPANCY E-2 LOAD T-2 PERSONS		3.1.7
BARRIER FREE DESIGN YES NO (EXPLAIN)		3.8
HAZARDOUS SUBSTANCES YES NO		3.3.1.2 & 3.3.1.9
REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES (FRR (HOURS))	LISTED DESIGN NO. OR DESCRIPTION (S8-2)
FLOORS 1, HOURS		
ROOF NA, HOURS		
MEZZANINE NA, HOURS		
FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. OR DESCRIPTION (S8-2)	
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SOUTH 1,219.22	+15 NA 100 NA NA NA NA NO YES	
EAST 3,948.28	+15 NA 100 NA NA NA NA NO YES	
WEST 3,948.28	+15 NA 100 NA NA NA NA NO YES	

SYMBOL LEGEND

- MAN DOOR
- LOADING DOCK DOOR
- DRIVE-IN / OVERHEAD DOOR
- FH HYDRANT + VALVE
- 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
- SNW SNOW STORAGE AREA
- REFUSE STORAGE BINS



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

PROJECT NORTH

TRUE NORTH

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

SITE STATISTICS

SITE AREA 155,945.04 m² or 38.53 acres

ZONING E-2 - BUSINESS EMPLOYMENT

LOT FRONTAGE	REQUIRED	PROVIDED
FRONT YARD (EAST) WINSTON CHURCHILL BLVD	30.00 m (MIN)	386.83 m
REAR YARD (WEST)	3.00 m	25.83 m
INTERIOR SIDE YARD (SOUTH)	3.00 m	56.94 m
INTERIOR SIDE YARD (NORTH) ADJACENT TO MAIN CONC	3.00 m	18.20 m

BUILDING A

OFFICE	32,490.92 m ²	or	349,730 sf
WAREHOUSE	31,524.24 m ²	or	339,325 sf
MECH / ELECTR.	103.62 m ²	or	1,115 sf

BUILDING B

OFFICE	28,872.27 m ²	or	311,855 sf
WAREHOUSE	724.16 m ²	or	7,795 sf
MECH / ELECTR.	28,144.49 m ²	or	302,945 sf
MECH / ELECTR.	103.62 m ²	or	1,115 sf

TOTAL BUILDING G.F.A. 61,463.19 m² or 661,585 sf

SITE COVERAGE 61,463.19 m² or 39.41 %

LANDSCAPED AREA (MIN 10%) 48,463.63 m² or 31.07 %

PAVED AREA 46,018.66 m² or 29.52 %

BUILDING HEIGHT (BUILDING A & B)

REQUIRED	PROVIDED
11.00 m (MAX) (bldg 'B' Only)	14.91 m

WAREHOUSING

1.0 space / 100 m ² for total 7,500 m ² of GFA	75 spaces
53,963.18 m ² @ 1.0 space / 200 m ²	270 spaces

TOTAL PARKING 345 spaces 367 spaces

ACCESSIBLE PARKING TYPE A & B SPACES 10 spaces 10 spaces

ACCESSIBLE PARKING TYPE C SPACES 4 + 1 for each 100 over 201

BICYCLE SPACES 18 spaces 18 spaces

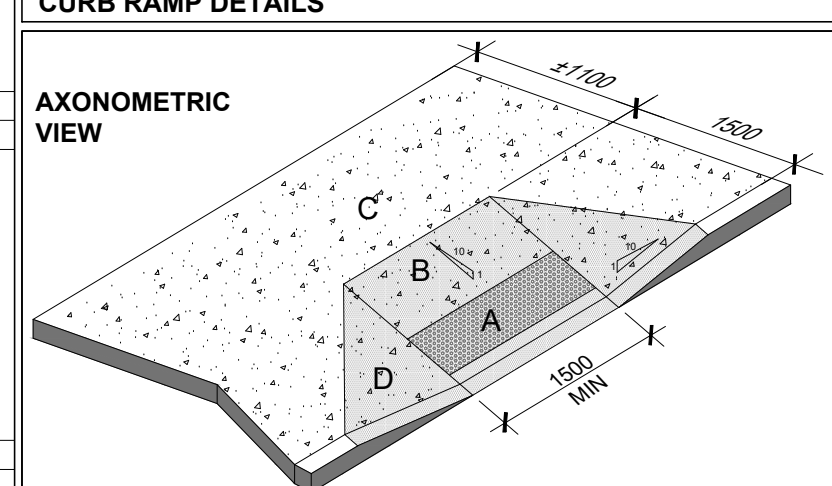
BUILDING 'A'

DOCK LEVEL DOORS	62 spaces
DRIVE IN DOORS	2 spaces

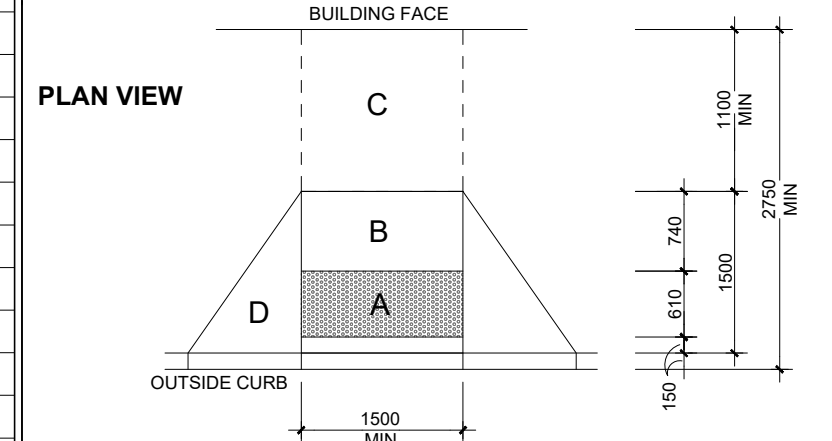
BUILDING 'B'

DOCK LEVEL DOORS	55 spaces
DRIVE IN DOORS	2 spaces

SNOW STORAGE TO BE REMOVED OFF-SITE



- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
 - BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
 - BE A MAX OF 1:10, WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:
 - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES.
 - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE.
 - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP.
 - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE.
 - EXTEND THE FULL WIDTH OF THE CURB RAMP.
 - ARE A MIN OF 610mm IN DEPTH, AND
 - BE SLIP-RESISTANT.



- A TACTILE SURFACE / DETECTABLE HAZARD INDICATOR** 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
- B SLOPE SURFACE @ 1:10 (max)**
- C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm**
- D FLARED SIDES WITH MAX SLOPE OF 1:10**

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 3.8.3.2, AND THE ONTARIO REGULATION 413/12 (made under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT 2005) (DEC 12, 2012), IN CONJUNCTION WITH THE CURB LINES FOR BARRIER-FREE DESIGN OF ONTARIO GOVERNMENT FACILITIES.

No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	MAR. 30 2021
2	ISSUED FOR SPA	APR. 9 2021

No.	REVISION	DATE
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BALDASSARRA
 Architects Inc.

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

OWNERS INFORMATION:

772 Winston Churchill Blvd.
 Oakville, Ontario

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2021	HP		1:1000
PROJECT No.	DRAWING No.		

O: 2105 **A-1.0**

APPENDIX C – 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	NORTHERN WHITE CEDAR	20.0	G	2.4	M	NONE	P	
741	ACER NEGUNDO	MANITOBA MAPLE	23.1	F	2.4	M	IMPACTED: UTILITIES	R	
742	JUGLANS NIGRA	BLACK WALNUT	27.0	G	2.4	M	NONE	P	
743	ACER SACCHARINUM	SILVER MAPLE	23.1	F	2.4	M	NONE	P	CLUMPS
744	ACER X FREEMANII	FREEMAN MAPLE	18.0	G	2.4	M	NONE	P	
745	JUGLANS NIGRA	BLACK WALNUT	12.0	F	2.4	M	NONE	P	
746	JUGLANS NIGRA	BLACK WALNUT	22.0	G	2.4	M	NONE	P	
747	ACER X FREEMANII	FREEMAN MAPLE	16.5	G	2.4	M	NONE	P	
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: UTILITIES	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	
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	NONE	P	
757	ULMUS PUMILA	SIBERIAN ELM	21.5	F	2.4	M	NONE	P	
758	PRUNUS VIRGINIANA	CHOKECHERRY	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	NONE	P	
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	

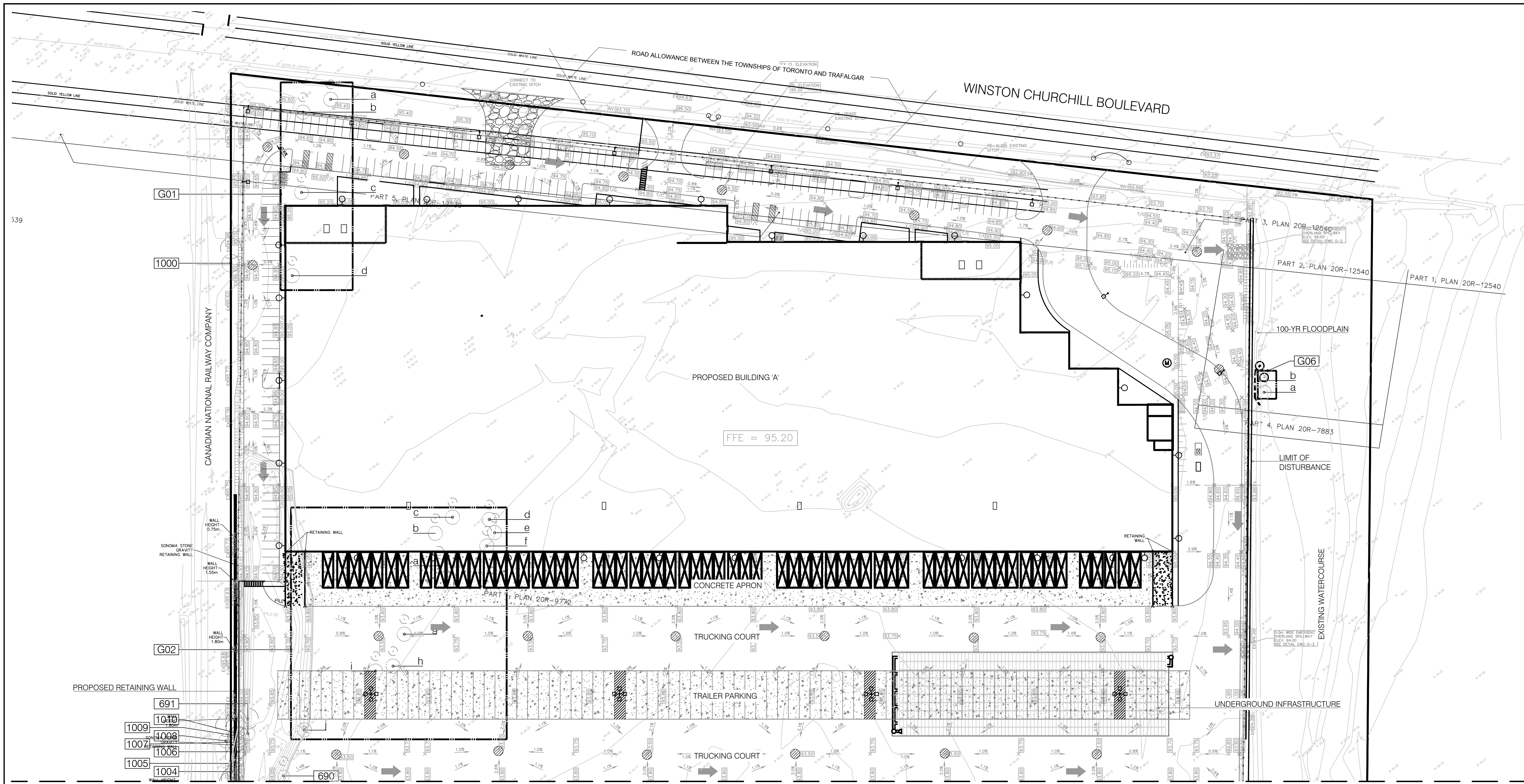
TREE NO. OR GRP	BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION ⁽²⁾	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP ⁽³⁾	IMPACTS OF DEVELOPMENT ⁽⁴⁾	RECOMMENDATION ⁽⁵⁾	COMMENTS ⁽⁶⁾
768	ULMUS AMERICANA	WHITE ELM	17.5	F	2.4	A	NONE	P	
769	QUERCUS RUBRA	RED OAK	13.0	F	2.4	M	NONE	P	
770	ACER X FREEMANII	FREEMAN MAPLE	19.0	F	2.4	M	NONE	P	
771	ACER X FREEMANII	FREEMAN MAPLE	14.5	G	2.4	M	NONE	P	
772	ACER NEGUNDO	MANITOBA MAPLE	42.0	G	3.0	M	NONE	P	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	
1008	ACER NEGUNDO	MANITOBA MAPLE	25.0	F	2.4	A	IMPACTED: ROADWAY, RETAINING WALL	R	
1009	ACER NEGUNDO	MANITOBA MAPLE	34.0	F	3.0	A	IMPACTED: ROADWAY, RETAINING WALL	R	
1010	ACER NEGUNDO	MANITOBA 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	NONE	P	
1012	PINUS STROBUS	EASTERN WHITE PINE	15.0	F	2.4	S	NONE	P	
1013	ACER BUERGERIANUM	TRIDENT MAPLE	25.0	G	2.4	A	IMPACTED: UTILITIES	R	
1014	ACER BUERGERIANUM	TRIDENT MAPLE	41.4	G	3.0	A	NONE	P	
1015	PICEA GLAUCA	WHITE SPRUCE	25.0	G	2.4	A	IMPACTED: UTILITIES	R	
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 SPP.	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: UTILITIES	R	
1022	GLEDITSIA TRIACANTHOSE VAR. INERMIS	HONEYLOCUST	35.0	G	3.0	A	NONE	P	
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	

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⁾	
1026	ACER PLATANOIDES	NORWAY MAPLE	90.0	P	5.4	M	NONE	P		
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 RUBRUM	RED 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
	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

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⁾	
	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	IMPACTED: UTILITIES	R	
	b	PICEA GLAUCA	WHITE SPRUCE	10.0	G	2.4	M	IMPACTED: UTILITIES	R	
G-08	a	PINUS NIGRA	AUSTRIAN PINE	10.0	G	2.4	M	NONE	P	
	b	PINUS NIGRA	AUSTRIAN PINE	11.0	G	2.4	M	NONE	P	
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	QUERCUS SPP.	COLUMNAR OAK	35.0	G	3.0	A	NONE	P	
	b	QUERCUS SPP.	COLUMNAR OAK	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 TRIACANTHOS	HONEYLOCUST	21.5	G	2.4	M	NONE	P	SPINES/THORNS
	b	GLEDITSIA TRIACANTHOS	HONEYLOCUST	17.0	G	2.4	M	NONE	P	SPINES/THORNS
G-14	a	PICEA GLAUCA	WHITE SPRUCE	11.0	G	2.4	M	IMPACTED: UTILITIES	R	
	b	PICEA GLAUCA	WHITE SPRUCE	11.0	G	2.4	M	IMPACTED: UTILITIES	R	

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⁾
G-15	a	CELTIS OCCIDENTALIS	11.0	G	2.4	M	NONE	P	
	b	CELTIS OCCIDENTALIS	11.5	G	2.4	M	NONE	P	
G-16	a	PINUS NIGRA	12.0	G	2.4	M	NONE	P	
	b	PINUS NIGRA	13.0	G	2.4	M	NONE	P	
G-17	a	TILIA AMERICANA	11.5	G	2.4	M	NONE	P	
	b	TILIA AMERICANA	12.0	G	2.4	M	IMPACTED: UTILITIES	R	
	c	TILIA AMERICANA	13.5	G	2.4	M	IMPACTED: UTILITIES	R	
G-18	a	ROBINIA PSEUDOACACIA	18.5	G	2.4	M	NONE	P	
	b	ROBINIA PSEUDOACACIA	13.5	G	2.4	M	NONE	P	
	c	ROBINIA PSEUDOACACIA	20.0	G	2.4	M	NONE	P	
G-19	a	QUERCUS ALBA	18.5	G	2.4	M	NONE	P	
	b	QUERCUS ALBA	16.0	G	2.4	M	NONE	P	
	c	QUERCUS ALBA	12.5	F	2.4	M	NONE	P	
	d	QUERCUS ALBA	11.5	F	2.4	M	NONE	P	
G-20	a	ULMUS PUMILA	11.5	F	2.4	M	NONE	P	
	b	ULMUS PUMILA	27.0	F	2.4	M	NONE	P	
	c	ULMUS PUMILA	16.0	F	2.4	M	NONE	P	
G-21	a	QUERCUS ALBA	15.5	F	2.4	M	NONE	P	
	b	QUERCUS ALBA	21.0	F	2.4	M	NONE	P	
G-22	a	FRAXINUS AMERICANA	15.5	F	2.4	M	NONE	P	
	b	FRAXINUS AMERICANA	15.0	F	2.4	M	NONE	P	
G-23	a	ACER X FREEMANII	14.0	G	2.4	M	NONE	P	
G-24	a	JUNIPERUS VIRGINIANA	21.6	F	2.4	M	NONE	P	
	b	JUNIPERUS VIRGINIANA	17.3	F	2.4	M	NONE	P	
	c	JUNIPERUS VIRGINIANA	22.5	F	2.4	M	NONE	P	
G-25	a	MORUS ALBA	13.0	F	2.4	A	NONE	P	
	b	MORUS ALBA	14.5	F	2.4	A	NONE	P	
	c	MORUS ALBA	21.5	F	2.4	A	NONE	P	

APPENDIX D – TREE PROTECTION PLAN



CLIENT
772 WINSTON CHURCHILL LIMITED PARTNERSHIP

2710-333 BAY STREET
 TORONTO, ON M5H 2R2

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ISSUES		
No.	DESCRIPTION	DATE
1	SPA SUBMISSION	2021-05-31
2	REISSUED FOR SPA	2021-11-10



CONSULTANTS

NOT FOR CONSTRUCTION

SEAL

PRIME CONSULTANT

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 ibigroup.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

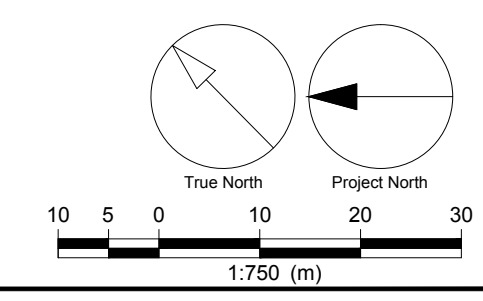
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TPP-1

ISSUE
1

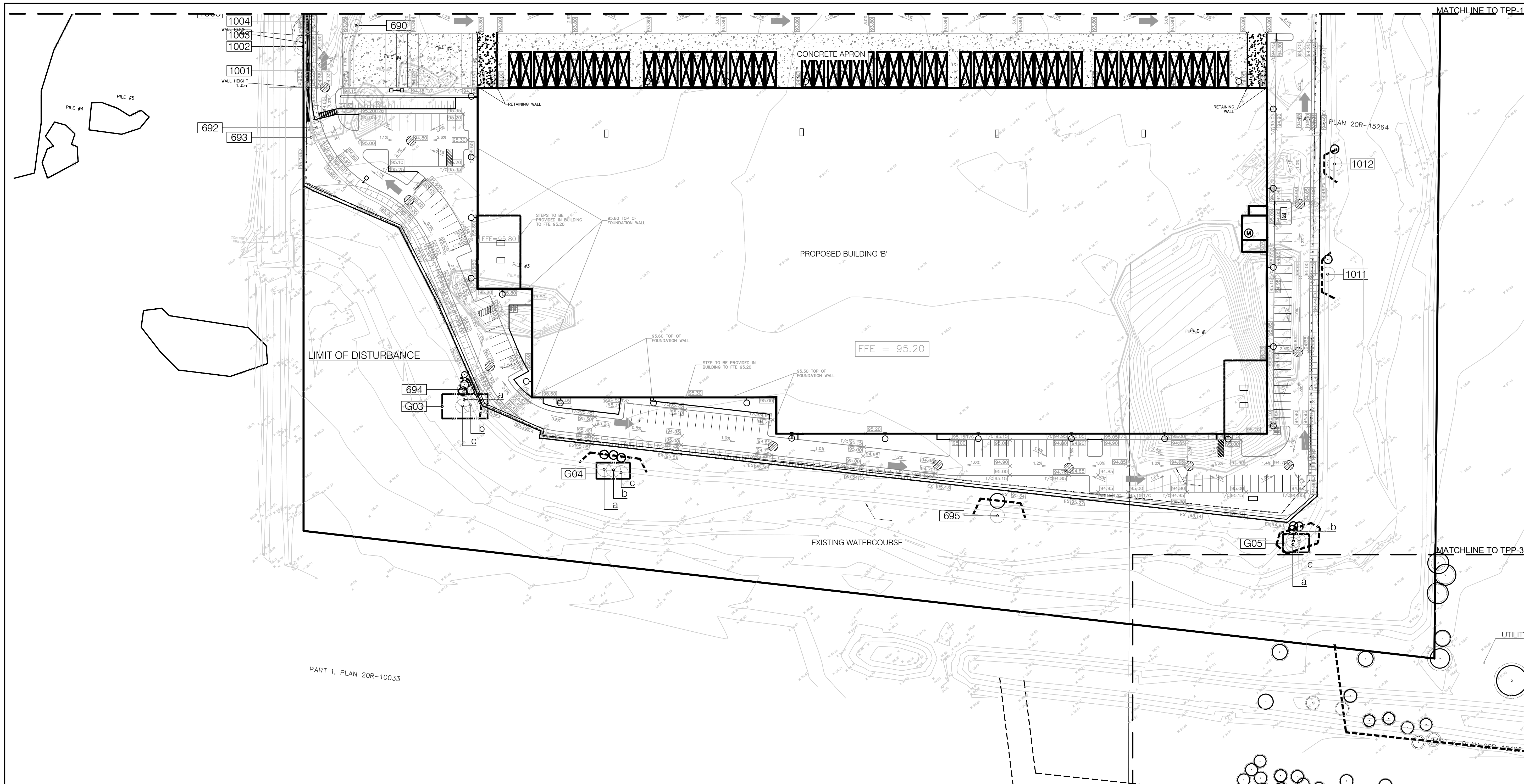
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- MINIMUM PROTECTION ZONE
- EX. DECIDUOUS TREE TO REMAIN
- EX. CONIFEROUS TREE TO REMAIN
- EX. DECIDUOUS TREE TO BE REMOVED
- TREE PROTECTION BARRIER, SEE DETAIL 1, TPD-2
- TREE GROUP
- TREE TAG / IDENTIFICATION

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



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PART 1, PLAN 20R-10033

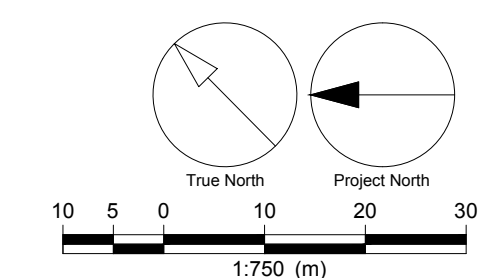
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MATCHLINE TO TPP-3

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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 TORONTO, ON M5H 2R2

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ISSUES	No.	DESCRIPTION	DATE
	1	SPA SUBMISSION	2021-05-31
	2	REISSUED FOR SPA	2021-11-10

KEY PLAN

CONSULTANTS

NOT FOR CONSTRUCTION

SEAL

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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-2	ISSUE 1
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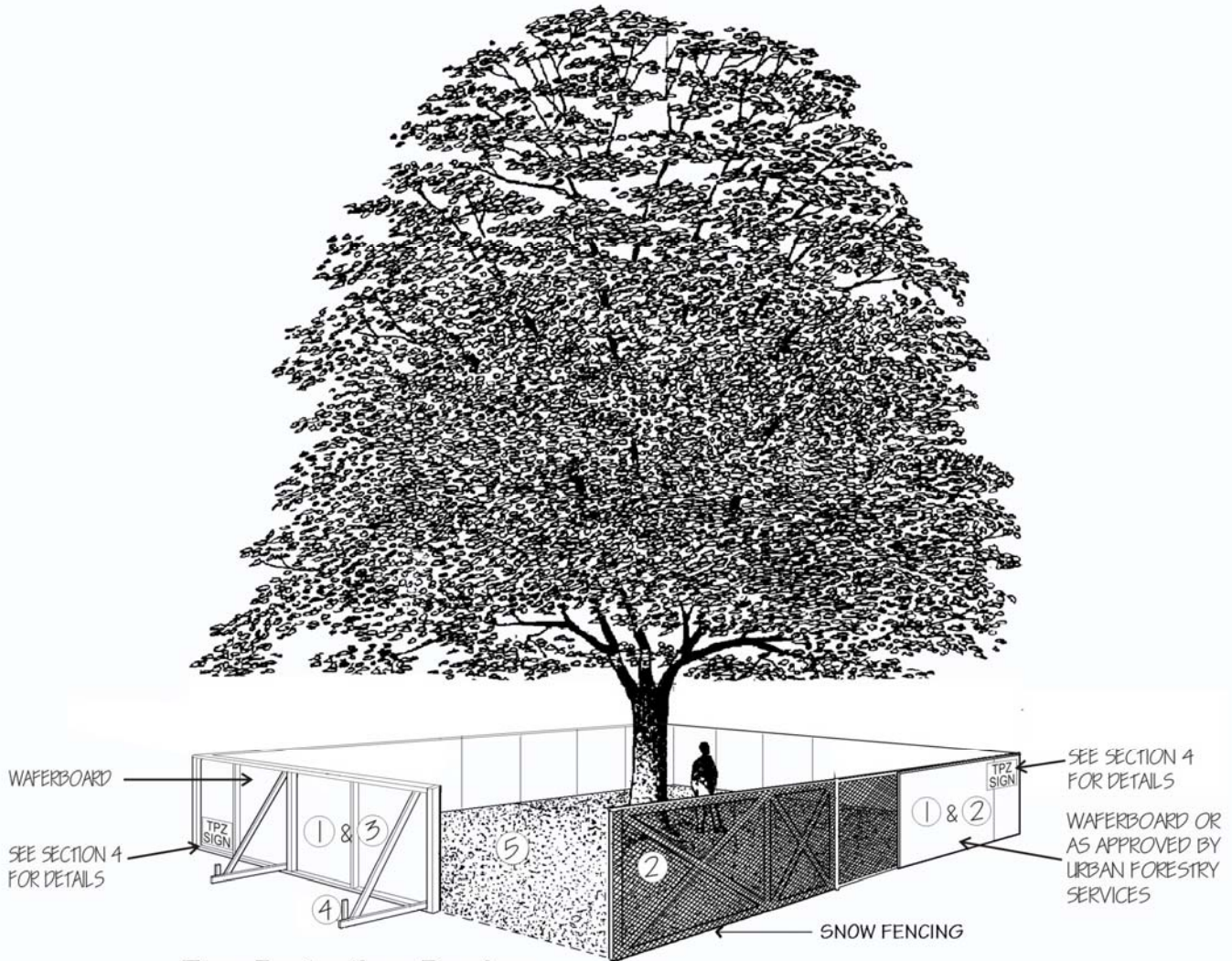
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APPENDIX E – TOWN OF OAKVILLETREE PROTECTION DETAIL



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



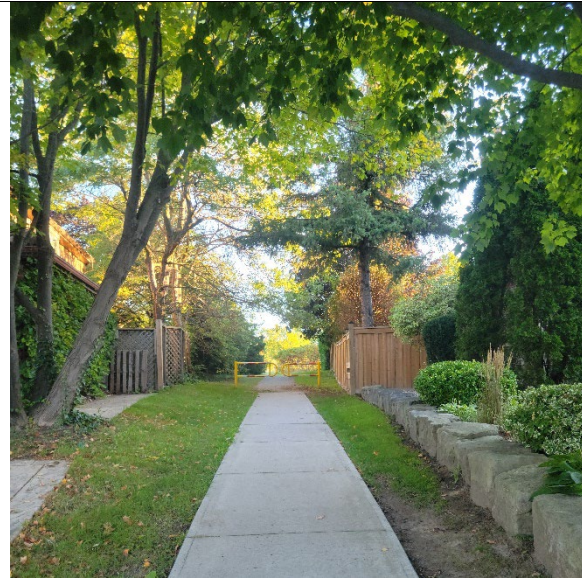
G-08



G-10



#774



Concrete pathway at Acacia Court looking north



Existing trail (at tree #741) looking west



North of the easement/berm looking west