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ARBORIST REPORT

**PROPOSED RESIDENTIAL SUBDIVISION
(FORMER SCHOOL BLOCK)
193 NAUTICAL BOULEVARD
BLOCK 220 - PLAN 20M-840
TOWN OF OAKVILLE
ONTARIO**

**PREPARED FOR:
MENKES LAKESHORE WOODS INC.
4711 YONGE STREET, SUITE 1400**

**PREPARED BY:
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OUR PROJECT NO:
21-5711**

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Enclosed:
V100 Existing Tree Inventory & Preservation Plan

Introduction

Strybos Barron King Ltd. was retained by Menkes Lakeshore Woods Inc. to prepare an Arborist Report for the subject property in accordance with Town of Oakville Tree Bylaw requirements. The purpose of this report is to determine the location, species composition, character and health of existing trees and assess opportunities for preservation in relation to the proposed Draft Plan of Subdivision.

Site Context

The subject site (193 Nautical Blvd., Block 220 Plan 20M-840) is a former School Block situated on the south side of Nautical Blvd., abutting existing, single family, residential subdivision to the east and west and Shell Park to the south. Currently, the site contains a vacant field. A small number of existing trees occur at the southeast corner of the site, adjacent to the existing walkway easement connecting the adjacent subdivision to the park. The remainder of the site is void of trees. A number of planted and naturalized trees occur within the Shell Park property adjacent to the south limit of the subject property.

Plans Utilized

A Topographic Plan, provided by Menkes Lakeshore Woods Inc., as well as a Draft Plan of Subdivision prepared by GSAI were used as reference to determine the location of existing trees within and immediately adjacent to the subject site in relation to the proposed development works.

Tree Inventory *(See Appendix A and Attached V100)*

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 *V100 – Existing Tree Inventory, Preservation & Removals Plan* for locations of and information pertaining to specific trees)

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

Tree No.	This number refers to inventory number assigned to the tree on the plan.
Tree Species	The common names are provided for each tree.
Botanical Name	The Botanical names are provided for each tree.
Diameter (cm)	This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree.
Crown Dia. (m)	This refers to the diameter (in Meters) of the canopy of the tree and indicates the drip zone.
Health G/F/P	The general assessed health of the tree.
Structure	This is an assessment of the trees overall form.
Comments	A general description of each tree’s condition and/or pertinent characteristics is provided.
Direction	This indicated if the tree is persevered or removed and reason for removal.
Min TPZ (m)	Indicated minimum Tree Protection Zone hoarding.
Tree Categories	Refers to the Category allocated for Public, Private, and Exempt trees within the Oakville tree bylaw.

Tree Inventory List

EXISTING TREE INVENTORY											
KEY	SPECIES	BOTANICAL NAME	CALIPER	CROWN	HEALTH	STRUCTURE	COMMENTS	PRESERVATION DIRECTION	MIN. TPZ	TREE	KEY
			IN (cm)	IN (m)	G/F/P					CATEGORY	
1	Red Maple	<i>Acer rubrum</i>	16.0	6.0	Good	Good form	Immature landscape accent tree	Preserve	1.8	2	1
2	Sumac	<i>Rhus typhina</i>	9.0	5.5	Good	Tree form	Stem splits at 1m HT.	Preserve	1.2	Exempt	2
3	Willow spp.	<i>Salix spp.</i>	25.0	6.0	Good	Pollarded form	Dense, crossing epicormic branches from heavily pruned stem	Preserve	1.8	2	3
4	Colorado Blue Spruce	<i>Picea pungens</i>	26.0	4.0	Good	Narrow form	Crowded by adjacent tree, branching to grade	Preserve	1.8	2	4
5	Colorado Blue Spruce	<i>Picea pungens</i>	17.0	3.0	Fair	One sided form	No clear leader	Preserve	1.8	2	5
6	Colorado Blue Spruce	<i>Picea pungens</i>	19.0	3.0	Good	Narrow form	Crowded by adjacent tree, branching to grade	Preserve	1.8	2	6
7	Colorado Blue Spruce	<i>Picea pungens</i>	20.0	4.0	Good	Asymmetrical form	Crowded by adjacent tree, branching to grade	Preserve	1.8	2	7
8	Linden	<i>Tilia cordata</i>	20.0	5.0	Good	Good form	Immature landscape accent tree	Preserve	1.8	2	8
9	Linden	<i>Tilia cordata</i>	17.0	5.0	Good	Good form	Planted row of landscape accent trees	Preserve	1.8	2	9
10	Linden	<i>Tilia cordata</i>	22.0	5.0	Good	Good form	Planted row of landscape accent trees	Preserve	1.8	2	10
11	Linden	<i>Tilia cordata</i>	16.0	5.0	Good	Good form	Planted row of landscape accent trees	Preserve	1.8	2	11
12	Linden	<i>Tilia cordata</i>	19.0	5.0	Good	Good form	Planted row of landscape accent trees	Preserve	1.8	2	12
13	Colorado Blue Spruce	<i>Picea pungens</i>	22.0	4.0	Good	Good form	Slight dieback on lower branches	Preserve	1.8	2	13
14	Colorado Blue Spruce	<i>Picea pungens</i>	24.0	5.0	Good	Asymmetrical form	Slight lean, dieback on lower branches	Preserve	1.8	2	14
15	White Pine	<i>Pinus strobus</i>	23.0	6.0	Good	Good form	Dieback on lower branches	Preserve	1.8	2	15
16	White Pine	<i>Pinus strobus</i>	24.0	6.0	Good	Good form	Branching to grade	Preserve	1.8	2	16
17	Norway Maple	<i>Acer platanoides</i>	14.0	4.0	Good	Good form	Landscape accent tree	Preserve	1.8	Exempt	17
18	Norway Maple	<i>Acer platanoides</i>	16.0	4.0	Good	Good form	Landscape accent tree	Preserve	1.8	2	18
19	White Spruce	<i>Picea glauca</i>	11.0	4.0	Good	Good form	Planted landscape buffer	Preserve	1.8	3	19
20	White Spruce	<i>Picea glauca</i>	8.0	4.0	Good	Good form	Planted landscape buffer	Preserve	1.2	3	20
21	White Spruce	<i>Picea glauca</i>	12.0	4.0	Good	Good form	Planted landscape buffer	Preserve	1.8	3	21
22	Hackberry	<i>Celtis occidentalis</i>	14.0	5.0	Good	Good form	High crown, Part of a planted buffer of trees along the existing chain link fence	Preserve	1.8	3	22
23	Sugar Maple	<i>Acer saccharum</i>	12.0	4.0	Good	Good form	Part of a planted buffer of trees along the existing chain link fence	Preserve	1.8	Exempt	23
24	Serviceberry	<i>Amelanchier spp.</i>	3.0	2.0	Good	Pyramidal	Branching from grade, Part of a planted buffer of trees along the existing chain link fence	Preserve	1.2	Exempt	24
25	Serviceberry	<i>Amelanchier spp.</i>	6.0	2.0	Good	Pyramidal	Branching from grade, Part of a planted buffer of trees along the existing chain link fence	Preserve	1.2	Exempt	25
26	Serviceberry	<i>Amelanchier spp.</i>	4.0	2.0	Good	Pyramidal	Branching from grade, Part of a planted buffer of trees along the existing chain link fence	Preserve	1.2	Exempt	26
27	Basswood	<i>Tilia americana</i>	26.0	9.0	Good	Multi-stemmed	Asymmetrical form, crowded by adjacent tree, branching to grade	Preserve	1.8	1	27
28	Basswood	<i>Tilia americana</i>	27.0	8.0	Good	Multi-stemmed	One sided form, branching to grade	Preserve	1.8	1	28

Tagged trees in adjacent parkland											
TAG	SPECIES	BOTANICAL NAME	CALIPER	CROWN	HEALTH	STRUCTURE	COMMENTS	PRESERVATION DIRECTION	MIN. TPZ	TREE	TAG
			IN (cm)	IN (m)	G/F/P					CATEGORY	
323	White Pine	<i>Pinus strobus</i>	11.0	3.5	Good	Good form	Recently planted buffer	Preserve	1.8	3	323
324	White Pine	<i>Pinus strobus</i>	5.0	2.5	Good	Good form	Recently planted buffer	Preserve	1.2	3	324
325	White Pine	<i>Pinus strobus</i>	6.0	3.0	Good	Good form	Recently planted buffer	Preserve	1.2	3	325
326	White Pine	<i>Pinus strobus</i>	8.0	3.0	Good	Good form	Recently planted buffer	Preserve	1.2	3	326
327	White Pine	<i>Pinus strobus</i>	8.0	3.0	Good	Good form	Immature tree	Preserve	1.2	3	327
328	Basswood	<i>Tilia americana</i>	62.0	11.0	Good	Multi-stemmed	Low spreading scaffold branches	Preserve	4.2	3	328
329	Basswood	<i>Tilia americana</i>	23.0	7.0	Good	Multi-stemmed	Low spreading scaffold branches	Preserve	1.8	3	329
330	Basswood	<i>Tilia americana</i>	32.0	10.0	Good	Multi-stemmed	One sided form, crowded by adjacent tree	Preserve	2.4	3	330
331	Norway Spruce	<i>Picea abies</i>	19.0	5.0	Good	Good form	Slight dieback on crowded side	Preserve	1.8	3	331
332	Hawthorn	<i>Crataegus spp.</i>	13.0	4.0	Fair	Multi-stemmed	One sided form, crowded by adjacent shrubs	Preserve	1.8	3	332
333	Norway Spruce	<i>Picea abies</i>	32.0	6.0	Good	Good form	Branching to grade	Preserve	2.4	3	333
334	Norway Spruce	<i>Picea abies</i>	18.0	6.0	Good	Good form	Slight dieback on lower branches	Preserve	1.8	3	334
335	Norway Spruce	<i>Picea abies</i>	15.0	4.0	Good	Good form	Slight dieback on lower branches	Preserve	1.8	3	335
336	Apple	<i>Malus spp.</i>	26.0	7.0	Fair	Multi-stemmed	Included bark, weak crotch, some deadwood and dieback throughout	Preserve	1.8	3	336
337	Apple	<i>Malus spp.</i>	12.0	5.0	Poor	Multi-stemmed	Fence ingrown	Injure	1.8	3	337
338	London Plane Tree	<i>Platanus acerifolia</i>	34.0	11.0	Good	Good form	Minor epicormic growth on lower branches	Preserve	2.4	3	338
339	London Plane Tree	<i>Platanus acerifolia</i>	25.0	6.0	Poor	Dead leader	Basal decay, likely hollow stem, deadwood throughout	Injure	1.8	3	339
340	Hawthorn	<i>Crataegus spp.</i>	17.0	5.0	Fair	Double stem	Crowded by adjacent tree	Preserve	1.8	3	340
341	Bur Oak	<i>Quercus macrocarpa</i>	6.0	2.0	Good	Good form	Immature tree	Preserve	1.2	3	341
342	Red Maple	<i>Acer rubrum</i>	6.0	2.0	Good	Good form	Immature tree	Preserve	1.2	3	342
343	Red Oak	<i>Quercus rubra</i>	10.0	3.0	Good	Good form	Immature tree	Preserve	1.2	3	343
344	Norway Spruce	<i>Picea abies</i>	38.0	6.0	Good	Good form	Branching to grade	Preserve	2.4	3	344
345	Norway Spruce	<i>Picea abies</i>	41.0	6.0	Good	Good form	Branching to grade	Preserve	3.0	3	345
346	Norway Spruce	<i>Picea abies</i>	33.0	7.0	Good	Good form	Branching to grade	Preserve	2.4	3	346
347	Willow		25.0	6.0	Good	Good form	Crowded by adjacent tree	Preserve	1.8	3	347
348	Poplar		26.0	7.0	Good	One sided form formcrowded by adjacent tree	Crowded by adjacent tree	Preserve	1.8	3	348
349	Bur Oak		9.0	4.0	Good	Good form	Immature tree	Preserve	1.2	3	349

Observations

The trees found within and immediately adjacent to the site consist of predominantly planted landscape accent and buffer trees which occur in the adjacent residential rear yards to the east and within Shell Park, adjacent to the south property limit. A small number of immature, planted trees occur along the southeast limit of the subject property, next to the existing walkway which leads to the park from the adjacent subdivision to the east. The inventoried trees range from immature to mature, and, with the exception of a small number, the majority of the trees are in good health and condition. A mix of native and non-native trees were inventoried, but the predominant species noted are Colorado Blue Spruce (*Picea pungens*), Linden (*Tilia cordata*), White Pine (*Pinus strobus*), White Spruce (*Picea glauca*), Basswood (*Tilia americana*), Norway Spruce (*Picea abies*), Red Oak (*Quercus rubra*), Bur Oak (*Quercus macrocarpa*), Red Maple (*Acer rubrum*), Sugar Maple (*Acer saccharum*), Willow (*Salix spp.*), Poplar (*Populus spp.*), Apple (*Malus spp.*), and London Plane Tree (*Platanus acerifolia*). The rear yard trees have been planted as part of formal landscaping and are generally immature to semi-mature. A grouping of immature White Spruce trees has been planted as a coniferous buffer just beyond the southeast corner of the property. To the west of that grouping, along the existing chain link fence, are one Sugar Maple, one Hackberry and three standard Serviceberry trees. These trees were also planted as part of a landscape buffer between the subject site and the adjacent park. Two naturalized, semi-mature Basswood trees occur immediately west of the existing opening in the fence.

The trees along the north side of Shell Park are composed of a mix of planted coniferous buffer planting as well as some older, naturalized trees adjacent to the chain link fence. Several Basswoods, Apples, Hawthorn and two London Plane trees occur immediately adjacent to the existing fence. Staggered rows of immature to semi-mature Norway Spruce and White Pine trees have been planted to supplement the naturalized trees to provide a buffer between the park and the subject property.

Tree Removals

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from demolition of buildings and proposed removal of existing landscape features, future construction of a new building, new landscape construction, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws (Refer to Table 1-Tree Protection Zones).

Table 1 - Tree Protection Zones

<i>Trunk Diameter (DBH)</i>	<i>Minimum Protection Zone</i>
<10 cm	1.8m
10-30 cm	2.4 m
31-50 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 and/or crown impacts.

Private Tree By-Law

Table 2 – Tree Categories

TREE CATEGORIES	
1	Trees with diameters of 15cm or more, situated on private property, on the subject site.
2	Trees with diameters of 15cm 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 15cm diameter and located on private property.

The Town of Oakville’s Private Tree Bylaw 2017-038 (PTPB) protects trees found on private property that are 15cm DBH (Diameter at Breast Height) or greater.

The By-law states that:

- A permit is required to remove **any tree with** a diameter of **15cm DBH** or greater
- A permit is required to remove **any** Town owned tree

Based on the proposed Draft Plan of Subdivision, along with the location of the existing trees, no trees are recommended for removal (pending the final grading and servicing requirements).

A proposed walkway block (Block 39) leads from the subdivision into Shell Park. In order to facilitate this walkway, slight encroachment into the TPZ of tree# 337 & 339 will be required. Additional tree removals within the park will be required in order to align with Block 39, pending Town of Oakville Parks review.

Draft Plan Approval Process and the Private Tree Protection Bylaw

All trees associated with the subject site that are regulated under the Private Tree Protection Bylaw shall remain as such until the time of final Draft Plan Approval. Once formal approval is granted, the PTPB is superseded by the specific conditions of the approved Draft Plan conditions and the trees can be removed in accordance with those conditions.

Tree Protection Measures

The following tree preservation and protection measures are required as indicated on the V100 - *Existing Tree Inventory & Preservation Plan*

Pre-Construction

- Prior to construction, the tree to be preserved shall be protected with tree protection hoarding. (See Appendix C -Tree Protection Hoarding Detail). The hoarding is to be installed along the edge of the tree protection zone and/or as noted on the V100 Plan. Prior to obtaining final Draft Plan Approval, the hoarding is to be inspected by Development Services. Once approved, it shall be maintained for the duration of site construction. It shall not be removed until authorised by the Consulting Arborist and Town of Oakville.
- The limits of tree protection hoarding shall be confirmed in the field by the Consulting Arborist and Town of Oakville.
- Where limbs or portions of trees are to be pruned to remove deadwood or accommodate construction, they will be removed by a qualified Arborist in accordance with acceptable arboricultural practice.
- All garbage and foreign debris shall be removed from the tree preservation zones prior to construction.

During Construction

- Areas within the protective hoarding shall remain undisturbed for the duration of construction and shall not be used for the storage of excavated fill, building materials, structures, or equipment.
- Minor grading works will be permitted at the edge of the preservation zone as required to correct localized depressions adjacent to the new development. This work to be undertaken under the supervision of the Consulting Arborist.
- Where root systems of trees to be preserved are exposed or damaged by construction work, they are to be trimmed neatly by a qualified Arborist in accordance with acceptable arboricultural practice. The exposed area shall be backfilled with appropriate material to prevent desiccation.
- The Consulting Arborist must be notified prior to the temporary removal of a section of hoarding to gain access for fine grading or other works. All works to be supervised by the Consulting Arborist.
- No cables of any type shall be wrapped around or installed on trees to be preserved. No contaminants will be dumped or flushed where feeder roots of trees exist.
- Protective hoarding may be removed following rough topsoil grading to permit planting, fine grading, seeding, or sodding as required during final landscaping. This work shall be undertaken under the supervision of the Consulting Arborist to ensure that existing trees remain undamaged.
- Layout and installation of planting within tree protection zones shall be supervised by the Consulting Arborist.

Post-Construction

- Following construction, the limits of the preservation zones shall be inspected by the Consulting Arborist and Town of Oakville. Any remaining dead, diseased, or hazardous limbs or trees are to be removed by a qualified tree professional as directed by the Consulting Arborist.

To ensure that the Tree Preservation and Protection Measures are properly implemented, the Consulting Arborist shall be involved at the following stages of construction in the vicinity of the tree preservation zones:

1. Upon layout of protective hoarding.
2. During pruning and removal of existing trees.
3. Periodically during construction to ensure that hoarding remains in place and no damage occurs to trees to be preserved.
4. Upon fine grading of site

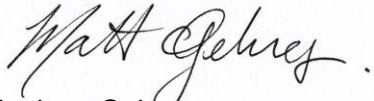
Conclusion

Strybos Barron King Ltd. was retained by Menkes Lakeshore Woods Inc. 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 Draft Plan of Subdivision.

The subject property is void of trees with the exception of a small number of trees which occur at the southeast corner of the site. Based on the proposed Draft Plan of Subdivision all trees within and adjacent to the subject property can be preserved and protected (pending detailed grading and servicing requirements). All preserved trees within and immediately adjacent to the property are to be protected in accordance with Town of Oakville tree protection standards and for the duration of the construction works (Refer to Appendix C – *Tree Protection Hoarding Detail*).

Prepared By:

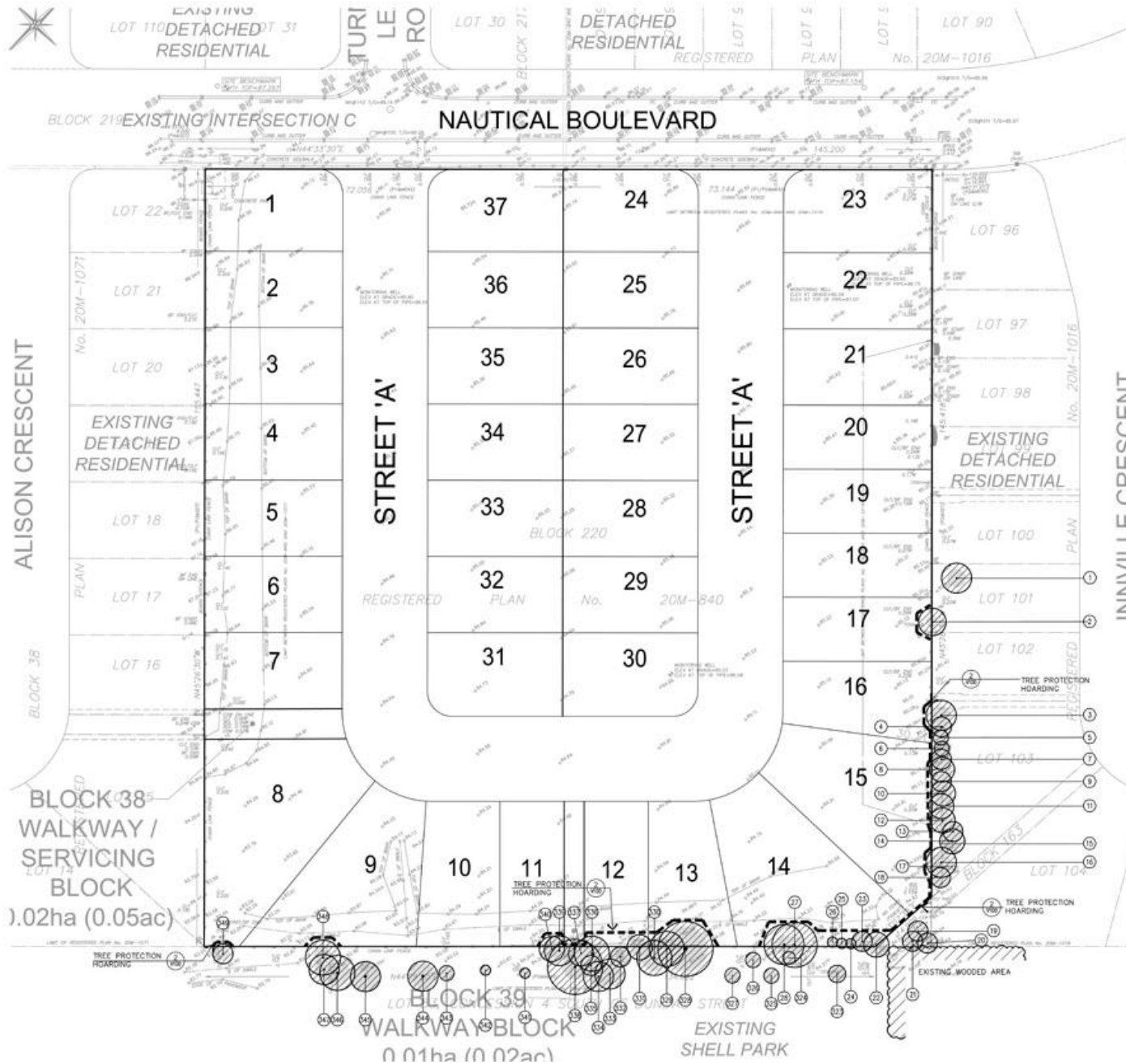
STRYBOS BARRON KING LTD.



Matthew Gehres

ISA Certified Arborist #ON-1114A
Senior Landscape Technologist

APPENDIX A – TREE INVENTORY CONTEXT PLAN (NTS)
 (REFER TO V100 FOR DETAILED INFORMATION PERTAINING TO EXISTING TREES)



Appendix B – SITE PHOTOGRAPHS



Northeast corner of site – view southeast



Tree# 1 & 2 – view east



Tree# 3-12 – view northeast



Tree# 13-18 – view east



Tree# 19-21 – view south



Tree# 22-26 – view south

Appendix B – SITE PHOTOGRAPHY



Tree# 27 & 28 – view west



Tree# 323 – view northeast



Tree# 24-27 – view north




Tree# 328-340 – view north



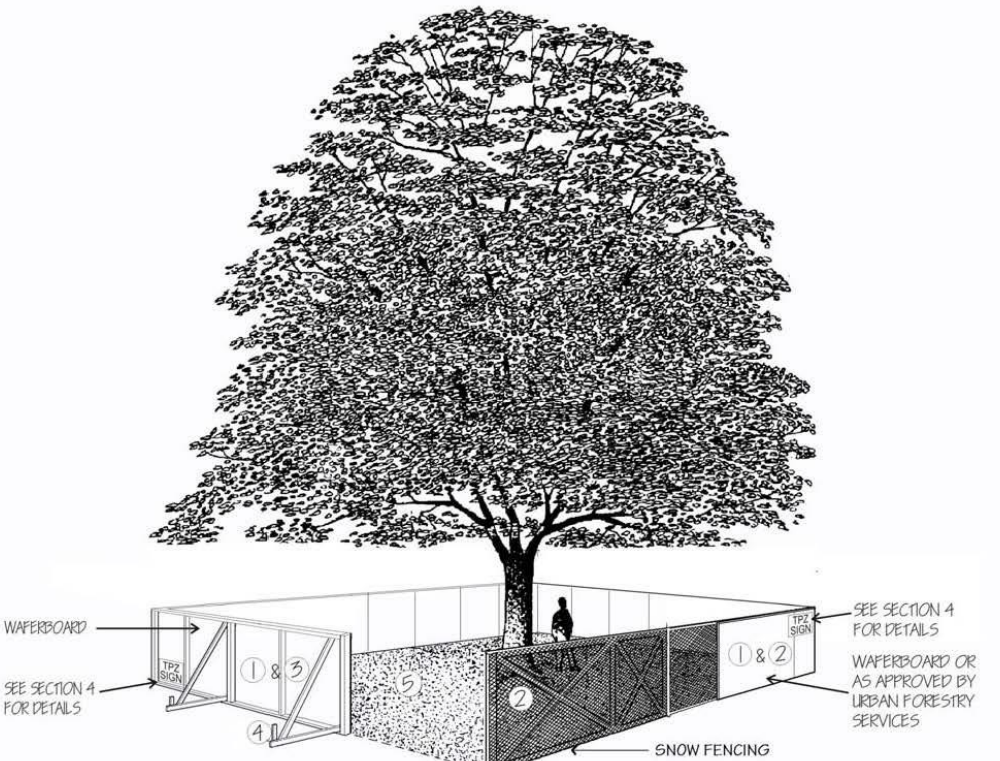
Tree# 343-349 – view northwest

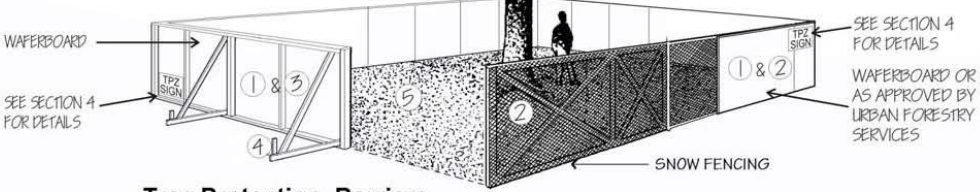
Appendix C – TREE PROTECTION HOARDING DETAIL



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.