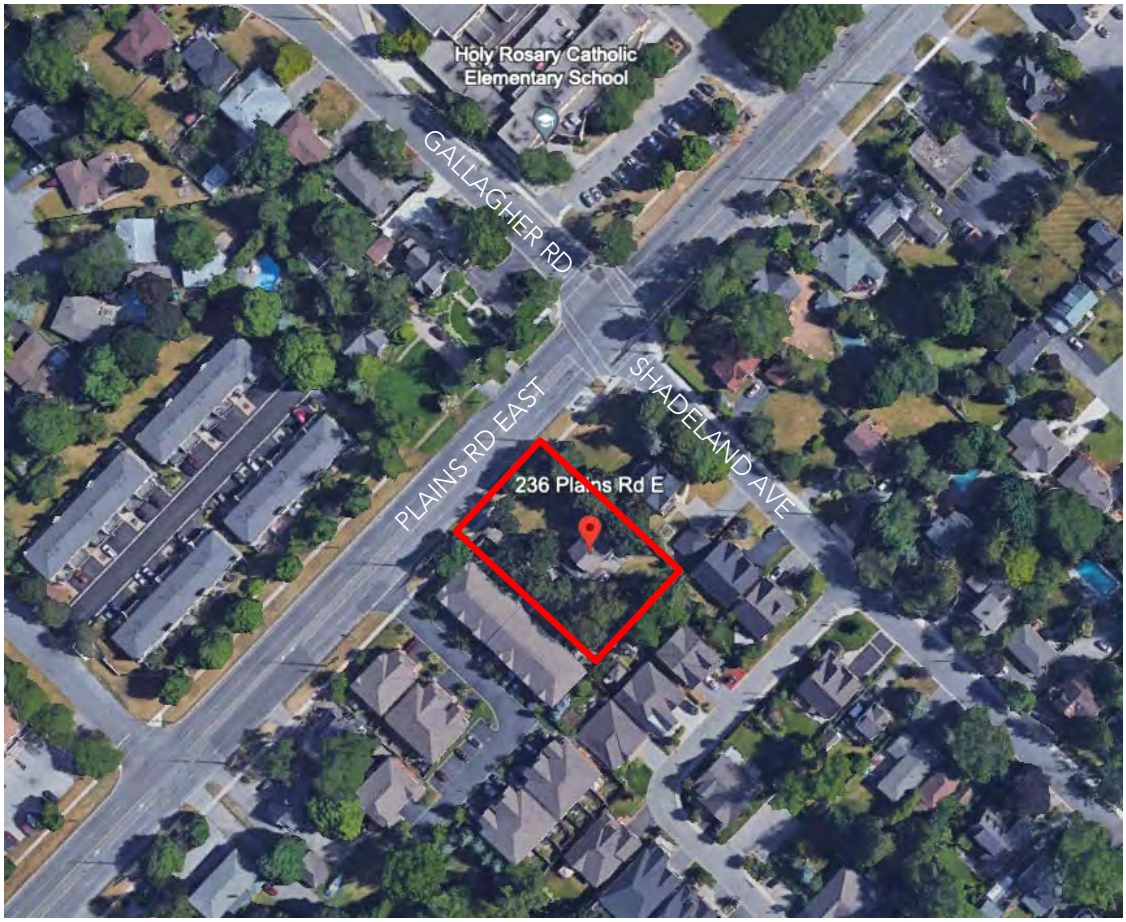
HERITAGE IMPACT ASSESSMENT



236 PLAINS ROAD EAST, BURLINGTON

18 DEC 2023 /Updated 15 Apr 2024

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EXECUTIVE SUMMARY

Megan Hobson consulting was retained by Weston Consulting, on behalf of Albert Faccenda, to provide a scoped *Heritage Impact Assessment* (HIA) for a proposed townhouse development at 236 Plains Road East in Burlington. A heritage assessment is required because the proposed development is adjacent to the c.1906 Roelfson House, a Listed heritage property located at 242 Plains Road East.

Mitigation is required to protect trees along the east property line that contribute to the heritage character of the Roelfson House at 242 Plains Road East. Protection of these trees is also important because they will provide visual screening between the Roelfson House and the proposed 3-storey townhouse development.

Therefore, the following mitigation measures indicated in the preliminary proposal are required:

1. maintain the existing grade and preserve trees along the east property line

2. protect existing trees along the east property line during demolition and construction; identified in the Arborist's Report as trees 2, 3, 18, 19, 20 and 21

3. if a sound barrier wall is required, install an attractive wood fence in a manner that does not damage existing trees along the east property line

The existing dwelling on the subject property that is proposed for demolition has not been previously identified as a heritage property. Research and site review indicates that it was built c.1940 and does not have significant architectural, historical, or contextual value to warrant further heritage protection. It has been evaluated according to *Ontario Regulation 09/06* and does not meet the minimum requirements for Designation under the *Ontario Heritage Act*.

However, since the subject dwelling is a representative example of a well-constructed c.1940 Suburban Vernacular dwelling, it is recommended that the following items be salvaged prior to demolition:

- the cut stone sills and aluminum window shutters
- the front door with leaded glass sidelights
- interior doors and hardware, including wood doors and French doors with etched glass
- oak flooring, baseboards, and staircase components
- cast iron radiators

1.0 INTRODUCTION

Preparation of this report included historical research, site investigation, and a review of relevant heritage policies and applicable legislation. Comments made by heritage staff at the Pre-Consultation were provided to the consultant. The interior of the existing building was not accessed but recent real estate photos were reviewed and are included in the appendix of this report. Preliminary architectural drawings prepared for the Planning Application were provided to the consultant by Weston Consulting and are included in the appendix of this report. Additional information requested by the consultant include the Preliminary Grading Plan, Arborist Report, and Proposed Sound Barrier design. This supplementary information is included in the appendix of this report.

2.0 LOCATION & SITE DESCRIPTION

The subject property is located at 236 Plains Road East. It is a large rectangular lot on the south side of Plains Road East just west of the intersection at Plains Road East and Shadeland Avenue/Gallagher Road. Surrounding land uses include residential commercial and institutional.



LOCATION MAP – the subject property is located on the south side of Plains Road East near the intersection of Plains Road East and Shadeland Avenue. Shadeland Avenue becomes Gallagher Road north of Plains Road East.

Plains Road East is a busy transportation corridor. The existing built form is low-rise and includes residential, multi-residential, commercial and institutional uses. The subject property is located near an intersection where the historical evolution of the area from agricultural in the 19th century to suburban in the 20th century remains legible. The immediate context includes older residences -some converted for commercial use, a large Post-War school (Holy Rosary Catholic School) and

recent residential subdivisions and townhouse developments. The older residential lots are characterized by single-detached homes with large setbacks from Plains Road East that contain lawns and mature trees.

The subject property contains a 1.5-storey dwelling with a detached double garage at the rear. There is a large lawn in front of the subject building. The front lawn slopes down slightly from Plains Road East. A large portion of the rear yard has been paved for parking. There are mature trees lining the driveway on the west side of the property and a row of mature trees along the east property line. There is one large tree in the front yard near the public sidewalk.



PLAINS ROAD EAST from left to right; c.1906 Roelfson House, c.1940 dwelling (subject property), late 20th-century townhouse development

The subject dwelling is a modest Suburban Vernacular style dwelling with a gambrel roof and a concrete block foundation. The ground floor is clad with a textured brick veneer with narrow cut-stone sills below the windows. The second floor has a large dormer that is clad with aluminum siding. The windows have decorative aluminum storms and shutters. The front door has leaded sidelights.

The interior was not accessed but recent Real Estate photos were reviewed and are included in the appendix of this report. The photos indicate that the interior retains some original features, such as the Mission style oak staircase, narrow strip oak flooring, oak baseboards, wood doors and French doors with etched glass. There are coved plaster ceilings on the first floor. There is one fireplace on the 1st floor, but the surround does not appear to be original.

There is one outbuilding on the subject property in the form of a 1-storey detached 2-car garage in the rear corner of the lot. This is a utilitarian structure without architectural detailing and does not have heritage interest.





236 PLAINS ROAD EAST – the subject property contains a c.1940 dwelling and a detached garage





FRONT ENTRANCE & INTERIOR

3.0 HERITAGE PLANNING CONTEXT

Aldershot, East Flamborough



EAST FLAMBOROUGH - LOT 5, BROKEN FRONT – settled & farmed by the Fonger & Gallagher families

Historically, the subject property is located on Part of Lot 5 in the concession along the lakefront called the Broken Front. The fertile land in this area known as the Burlington Plains was settled early. Originally it was part of East Flamborough in the Wentworth County but is not part of the City of Burlington in Halton County.

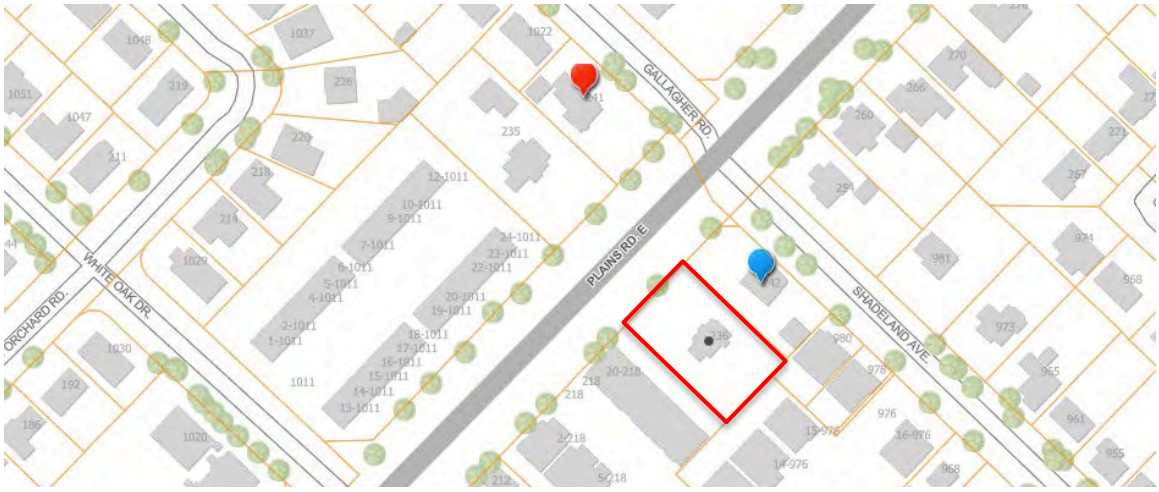
The early settlement of Lot 5 is associated with the Fonger family. In 1876, a portion of the Fonger farm was sold to the Gallagher family who were also one of the earliest families to settle in Aldershot. The Gallaghers built a farmhouse house on the north side of Plains Road East in 1880 that is still standing. Despite suburban encroachment, agricultural uses survived into the 20th century and there are still greenhouses on Gallagher Road.

The 1955 aerial photos shows the area in transition. In 1958, shortly after this photo was taken, Percival Gallagher severed land from the family farm to build the 'White Oak Manor' subdivision. The subdivision of the Gallagher Farm reflects the suburbanization of the area in the Post-War era, a pattern of development that continues to evolve with a move to higher density along Plains Road East.



1955 AERIAL PHOTO shows an area in transition from rural to suburban. There are houses on the north side of Plains Road East backing onto agricultural land, including the Gallagher orchards and greenhouses. There are houses on the south side of Palins Road East backing onto new residential surveys.

The subject property is located across the street from the **Gallagher Farmhouse (241 Plains Rd E)** East) and is directly adjacent to the **Roelfson House (242 Plains Rd E).** The Reolfson House was built in 1906 by Bernard Roelfson (1832-1913).



HERITAGE MAPPING – the subject property has no heritage status - it is adjacent to one listed heritage property at 242 Plains Road East and is in close proximity to one Designated heritage property at 241 Plains Road East

The Gallagher Farmhouse (1880), 241 Plains Road East – Designated



Gallagher Farmhouse



Melons being harvested on the Gallager farm [BM}

The Gallagher Farmhouse is a stuccoed Gothic Revival style farmhouse associated with the Gallagher family, who were early settlers and important fruit growers in Aldershot. It was built in 1880 when the family purchased property from the Fonger family. The Tweedsmuir history of Aldershot states that the Gallaghers "had the last large apple orchards on the Plains Road, with over 3,000 fruit trees." The Gallagher Farmhouse has architectural, historical and contextual significance to the community of Aldershot and is Designated under Part IV of the *Ontario Heritage Act.*

The Roelfson House (1906), 242 Plains Road East – Listed





Roelfson House, built c.1906

The Roelfson House was built in 1906 for Barney Roelfson's son-in-law and daughter Alberta Young. The 1911 Census lists Barney Roelfson (79 years, Widower) as a 'Gardener and Bee Keeper'. He is listed as the Head of the Household and is living with his son-in-law Warner Young (57 years), daughter Alberta Young (48 years) and grandson William Young (24 years). The Roelfson family were one of Aldershot's early farming families and moved to Lot 5, Broken Front

in 1868. They are related to the Fonger family by marriage. John Fr. Fonger's daughter Mary Fonger (1792-1841) married William Roelfson (1787-1838), the father of Barney Woelfson.

The Roelfson House is a good example of a brick Dutch Colonial style dwelling with a gambrel roof. It is associated with the subdivision of residential lots fronting on Plains Road East that occurred in the early 20th cenutry. The Roelfson House architectural and contextual significance to the community of Aldershot and is Listed on the Municipal Heritage Register.

The subject dwelling (c.1940), 236 Plains Road East – no heritage status

The subject property contains a c.1940 dwelling that does not have heritage status. The Suburban Vernacular style is somewhat unusual in the use of a gambrel roof form that mimics the roof form of the earlier Roelfson House next door. The choice of a Gambrel roof may indicate shared ownership and/or a familial connection between the two properties. The c.1940 date of construction of the subject dwelling is not indicative of significant historical connections to the early settlement of Aldershot by the Fonger and Gallagher families. Rather, it is indicative of the Inter-war suburbanization of this area as land uses transitioned from agricultural to suburban.



236 PLAINS RD E – the subject dwelling was built c.1940 – it has not heritage status and is proposed for demolition



PLAINS RD E #242 The Roelfson House #236 The subject property

236 Plains Road East - Evaluation according to Ontario Regulation 09/06

An evaluation according to *Ontario Regulation 09/06; Criteria for Determining Cultural Heritage Value under the Ontario Heritage Act* is provided in the table below:

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It is a representative example of a c.1940 Suburban Vernacular dwelling. This was a common mass-produced housing type in Ontario in the Inter-war period. The gambrel roof may be a reference to the c.1906 Dutch Colonial style of the Roelfson House next door.
ii) Displays a high degree of craftsmanship or artistic merit	NO	It does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a modest 1.5-storey dwelling.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	NO	It does not have significant historic associations.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	It does not have potential to yield further information.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	It is a common Inter-war suburban house typology that is not associated with a significant builder, designer of theorist.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	The area is in transition. It supports the former residential character of Plains Road East in the 1930s and 1940s.
ii) Is physically, functionally, visually, or historically linked to its surroundings	NO	It is a late example of a single-detached dwelling on Plains Road East.
iii) Is a landmark	NO	It has no heritage status and has not been identified by the community as a landmark.

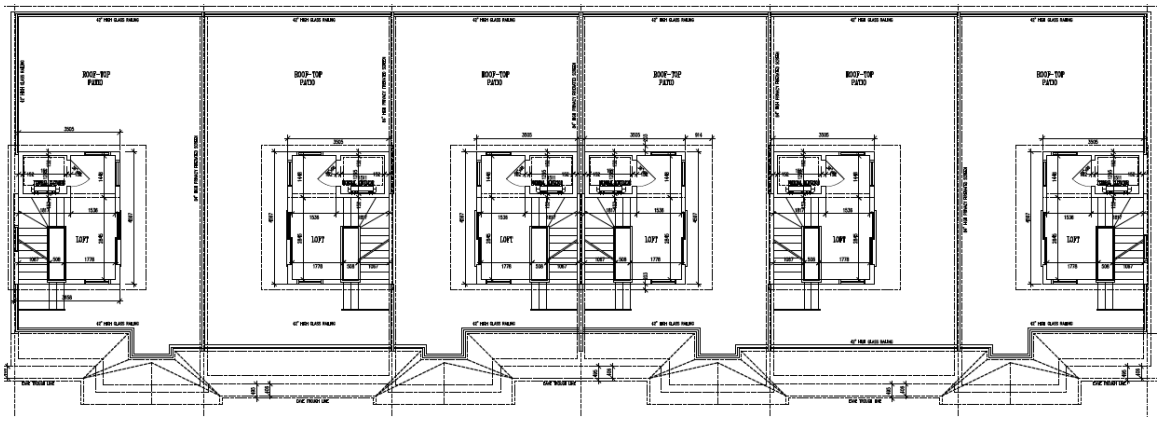
Evaluation Summary: the property does not meet minimum requirements for Designation

4.0 PROPOSED DEVELOPMENT

The proposed development consists of a block of six 3-storey townhouses with basements and rooftop patios. The third floor is integrated into the roofline. The height to the roof ridge is 31'11" (approximately 9.7 m). Each unit has an integrated garage and room for one car in front of each garage. Unit Type A has two roof dormers, Unit Type B has a front facing gable and one roof dormer. The style is Neo-Traditional, combining traditional elements such as the side-gable form, brick cladding, roof dormers and traditional window shapes with contemporary elements such as the large picture windows above the garages, the vertical wood siding and metal roofing.

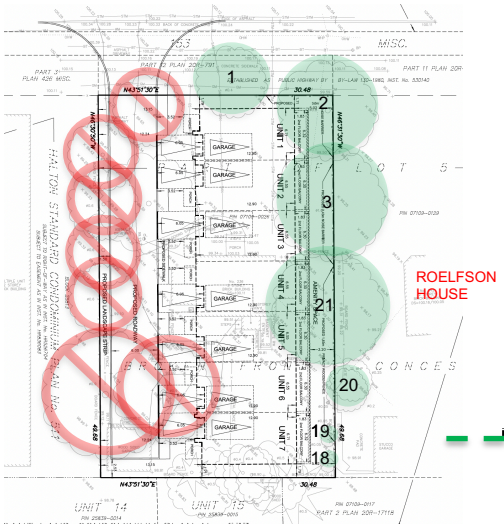


PROPOSED EAST ELEVATION [Sagittarius Design & Drafting] – six 3-storey townhouses with integrated garages – units are oriented towards the driveway



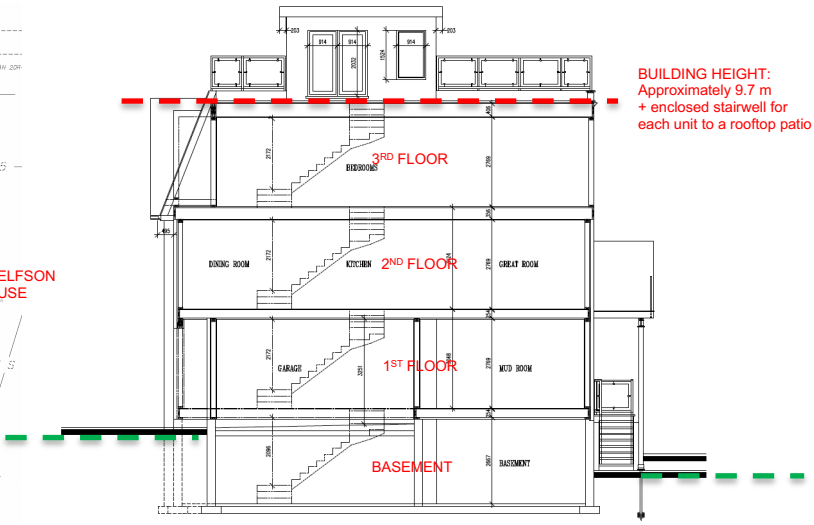
ROOF PLAN – each unit will have private outdoor amenity space on the roof that is accessed by stairwells – the stairwells are set back from the roof edge to reduce their visual impact from the ground

The townhouse units are oriented westward with the side facing Plains Road East and the rear side backing onto the adjacent heritage property at 242 Plains Road East. The units face a new driveway that will be built in the same approximate location as the existing driveway. A retaining wall is required to address the sloped nature of the site and facilitate the proposed townhouse form. The retaining wall has been limited to the west and a portion of the south property line, so that the existing grade can be retained elsewhere. The retaining wall and grade changes will require removal of 8 mature trees on the west side of the property that flank the existing driveway.

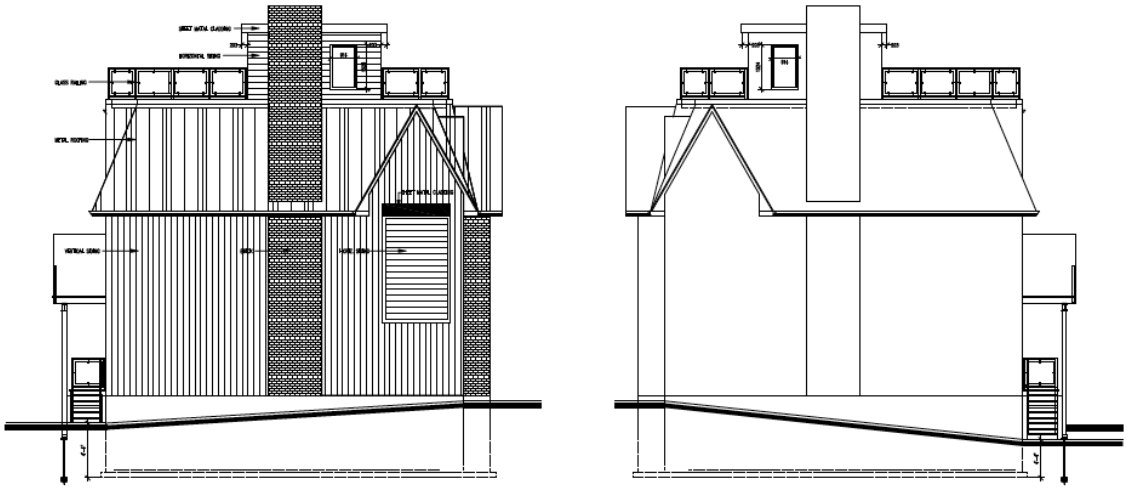


PROPOSED SITE PLAN

- tree removals (red circle)
- trees to be retained (green circle)

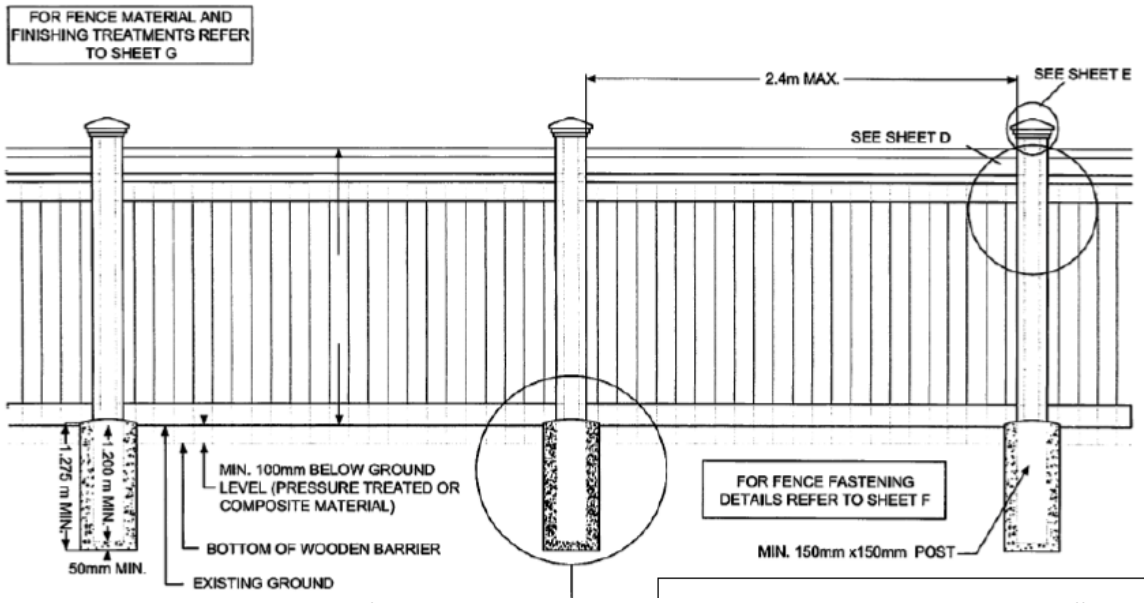


SECTION – 3-storey townhouse with one level below grade
- note the change in grade across the site



PROPOSED NORTH & SOUTH ELEVATIONS – architectural detailing is provided to enhance the elevation facing Plains Road including a roof gable and a brick chimney that extends to the ground – there are no windows on this elevation for privacy and to limit noise due to the heavy volume of traffic on Plans Road East and proximity to an intersection

The traffic study indicates that a 3.0 m noise barrier wall will be required on the east side due to heavy volume of traffic on Plains Road East and the proximity to an intersection. A proposed design for a stained wood fence has been provided that is compatible with the residential character of adjacent heritage property to the east. The Tree Protection Plan includes recommendations for location of the post location to prevent damaging tree roots.



PROPOSED SOUND BARRIER DESIGN for the 3.0 m wall that is required along the east property line to reduce traffic noise inside the residential units. Excavations required for the fence posts are within the Minimum Tree Protection Zone (MTPZ), therefore this work will be completed using hand tools only, as required in the Tree Protection Plan.

5.0 HERITAGE IMPACT ASSESSMENT

The 3-storey height and Neo-Traditional style of the proposed townhouse development is compatible with the existing built form in this area and with the adjacent heritage resources. The proposed residential use is compatible with existing land uses, including land uses that support the conservation of adjacent heritage resources.

The proposed development is inward facing and is not street oriented due to the lot configuration and narrow frontage on Plains Road East. Impacts on the existing character of the **Plain Road East streetscape** have been mitigated through:

- a setback that maintains a green street edge and retains the existing tree near the public sidewalk

Potential impacts to trees along the east property line due to site grading and installation of a noise barrier wall are a concern because trees along the east property line contribute to the character of the adjacent heritage building known as the **Roelfson House (1906)** located at 241 Plains Road East. In addition, these trees will provide visual screening between the heritage building and the proposed development. Therefore, it is important that these trees be protected.

The potential for negative impacts to trees along the east property line has been minimized through the following mitigation measures:

- the existing grade will be maintained along the east property line (**Appendix C**: Preliminary Grading and Servicing Plan by S. Llewellyn & Associates Ltd.)

- existing trees along the east property line have been surveyed and a *Tree Protection Plan* has been provided (**Appendix D**: Arborist Report & Tree Protection Plan by Urban Arboretum)
- installation of the Noise Barrier fence will be guided by the Tree Protection Plan that requires work within the Tree Protection Zone to be done by hand (**Appendix D**: Tree Protection Plan)
- an enhanced fence design for the required Noise Barrier along the east property line has been provided that is constructed of stained wood (**Appendix E**: Proposed Noise Barrier Design)

The proposed development requires demolition of the existing c.1940 dwelling and detached garage located on the property. The c.1940 dwelling has been evaluated and does not meet the minimum requirements for Designation under the *Ontario Heritage Act*. However, it has been identified as a well-built example of a c.1940 Suburban Vernacular dwelling that contains items that may be suitable for salvage. Therefore, it is recommended that the following items be salvaged prior to demolition:

- the cut stone sills and aluminum window shutters
- the front door with leaded glass sidelights
- interior doors and hardware, including wood doors and French door with etched glass
- oak flooring, baseboards, and staircase components
- cast iron radiators

These items have been identified in the captions below photographs in **Appendix A**.

Impact Assessment for new development adjacent to a heritage property according to Ministry guidelines in the *Ontario Heritage Tool Kit:*

NEGATIVE IMPACTS *Ontario Heritage Toolkit (2006)*	IMPACT ASSESSMENT	RECOMMENDATIONS
INDIRECT IMPACTS		
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadowing on the adjacent heritage resource is not a concern because the proposed townhouse development is limited to 3-storeys in height.	No mitigation required
Isolation of a heritage attribute from its surrounding environment, context or or a significant relationship	Isolation of the adjacent heritage resources is not a concern because it is located on a corner lot to the east of the subject property.	No mitigation required
Direct or indirect obstruction of significant views or vistas	There will be no impact on views to the adjacent	No mitigation required.

within, from, or of built and natural features	heritage resource from Plains Road East.	
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	The proposed multi-residential use is compatible with the commercial use of the adjacent heritage resource.	No mitigation required.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	Land disturbances, grade changes, and installation of noise barrier wall may have negative impacts on existing trees along the east property line that contribute to the character of the adjacent heritage resource.	Mitigation required: • The existing grade should be retained along the east property line to avoid damage to mature vegetation. • A Tree Protection Plan is required. • Any work done within the Tree Protection Zone to install posts for the noise barrier wall must be done by hand and supervised by an Arborist. • Archaeological potential is unknown but is considered low because the site has been disturbed by agricultural activities in the 19th century and suburban development in the 20th century. Consult the appropriate Ministry to confirm archaeological requirements.

6.0 CONCLUSIONS & RECOMMENDATIONS

The subject property contains a c.1940 dwelling that is proposed for demolition and it is adjacent to the c.1906 Roelfson House, a Listed heritage property located on the southwest corner of Plains Road East and Shadeland Avenue.

Mitigation is required to protect trees along the east property line that contribute to the heritage character of the Roelfson House at 242 Plains Road East. Protection of these trees is also important because they will provide visual screening between the Roelfson House and the proposed 3-storey townhouse development.

Therefore, the following mitigation measures indicated in the preliminary proposal are required:

1. maintain the existing grade and preserve trees along the east property line

2. protect existing trees along the east property line during demolition and construction; identified in the Arborist's Report as trees 2, 3, 18, 19, 20 and 21

3. if a sound barrier wall is required, install an attractive wood fence in a manner that does not damage existing trees along the east property line

The existing dwelling on the subject property that is proposed for demolition has not been previously identified as a heritage property. Research and site review indicates that it was built c.1940 and does not have significant architectural, historical, or contextual value to warrant further heritage protection. It has been evaluated according to *Ontario Regulation 09/06* and does not meet the minimum requirements for Designation under the *Ontario Heritage Act*.

However, since the subject dwelling is a representative example of a well-constructed c.1940 Suburban Vernacular dwelling, it is recommended that the following items be salvaged prior to demolition:

- the cut stone sills and aluminum window shutters
- the front door with leaded glass sidelights
- interior doors and hardware, including wood doors and French doors with etched glass
- oak flooring, baseboards, and staircase components
- cast iron radiators

7.0 SOURCES

Burlington History Index, see entries for the 'Fonger Family' and the 'Gallagher Family'

City of Burlington, Municipal Heritage Register https://www.burlington.ca/en/planning-and-development/municipal-cultural-heritage-register.aspx

Emory, C. and Ford, B. *From Pathway to Skyway; A History of Burlington* (1967)

Flamborough Archives & Heritage Society, 'Early Settlement, East Flamborough' (Mar 25, 2022)

----------, 'The Gallagher Family of East Flamborough Township' (August 26, 2022)

Gallagher, Gordon. 'A Development History of Burlington', (1972) BPL D27-2

Ministry of Tourism, Culture & Sport (MTCS), Ontario Heritage Toolkit (2006)

Turcotte, Dorothy. *Burlington; Memories of Pioneer Days* (1989). See 'Fonger', p 47 and 'Gallagher', p. 63.

Tweedsmuir History, *Aldershot Scrapbook*, Vol. 1, BPL

Urban Arboretum Tree Consulting, *Arborist Report: 236 Plains Road East, Burlington* (Nov 30, 2023)

8.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching architectural history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



242 PLAINS RD E 236 PLAINS RD EAST



ROW OF LARGE TREES BETWEEN ON THE PROPERTY LINE BETWEEN 242 & 236 PLAINS RD E



236 PLAINS RD E – adjacent Townhouse complex visible on the right



236 PLAINS RD E – front yard slopes down from Plains Road East



236 PLAINS RD E – tree lined driveway on the west side of the property – detached garage



236 PLAINS RD E – mature trees along the East property line



236 PLAIN RD E – front elevation – 1.5-storey Suburban style house with a gambrel roof, built c.1940
*POTENTIAL SALVAGE ITEM: cut stone sills, aluminum window shutters



236 PLAINS RD E – concrete block foundation, textured brick veneer, narrow cut stone sills, aluminum siding on dormer, aluminum storms and window shutters



c.1880 Gallager Farmhouse – Gothic Revival



c.1920s Tudor Revival



c.1906 Roelfson House – Edwardian Dutch Colonial



c.1920s Tudor Revival

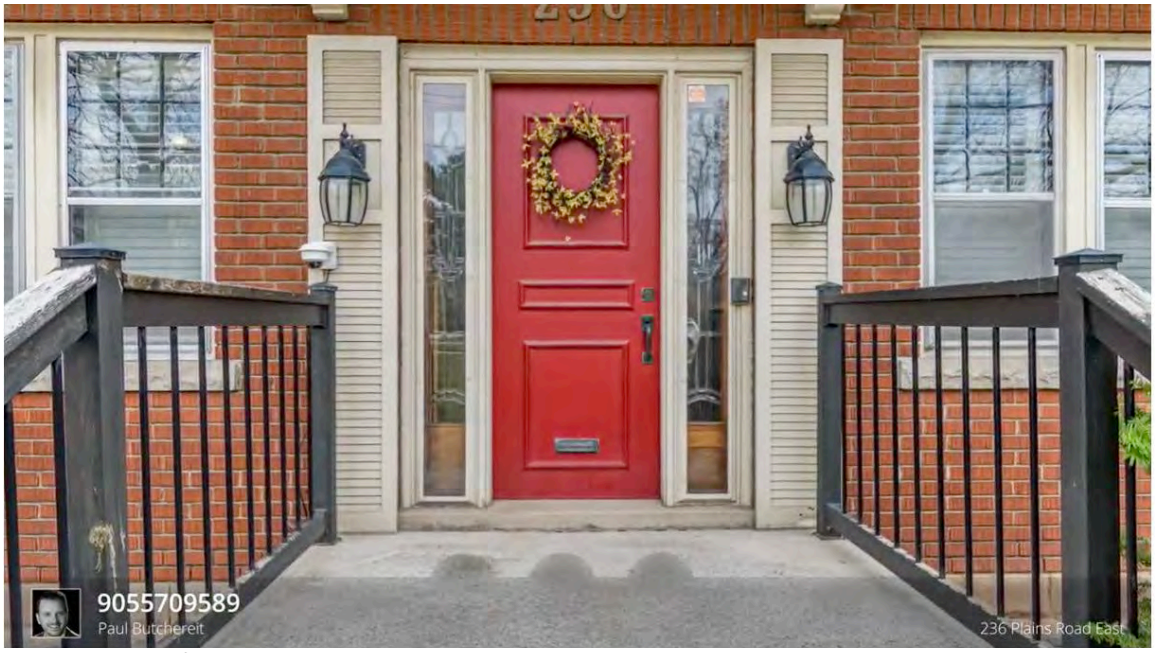
CONTEXT – 19th and early 20th century residential buildings in close proximity to the subject property



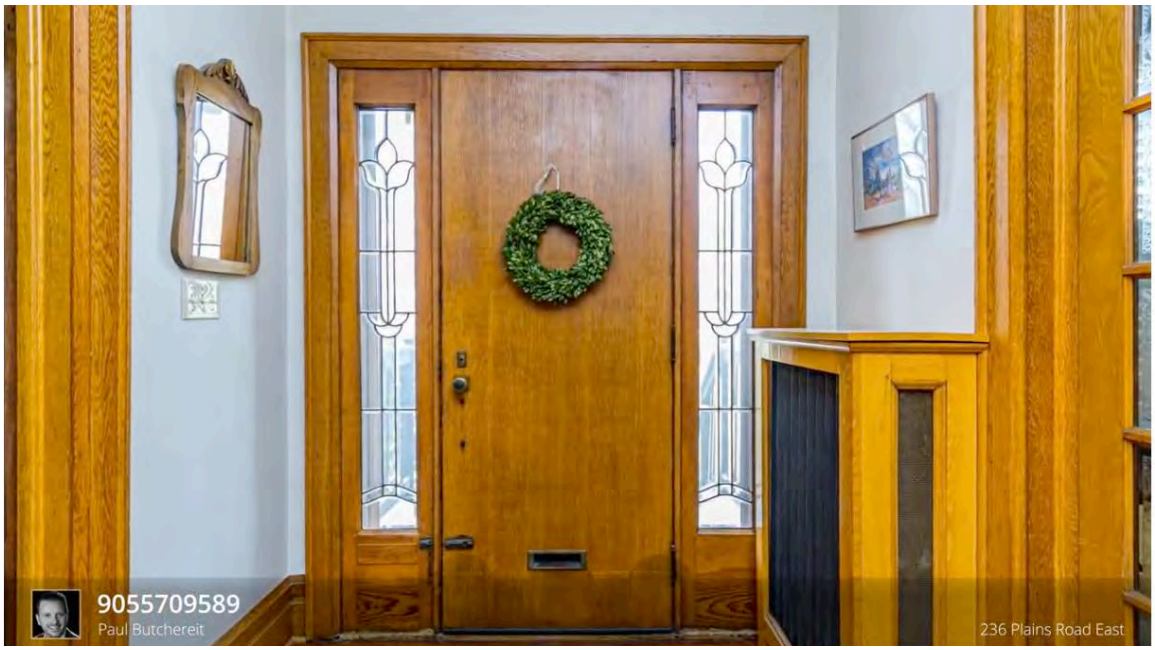
CONTEXT – Late 20th century infill; Holy Rosary Catholic School - NE corner of Plains Rd E & Gallagher Ave



CONTEXT – Late 20th century infill: townhouse development – adjacent to the subject property



236 PLAIN RD E – front entrance, exterior [2023 Real Estate photo]



236 PLAIN RD E. – front entrance, interior [2023 Real Estate photo]

*POTENTIAL SALVAGE ITEMS: front entry with solid wood door and leaded glass sidelights – cast iron radiator



236 PLAIN RD E – front hall [2023 Real Estate photo]

*POTENTIAL SALVAGE ITEMS: French doors with etched glass, wood trim, wood flooring, wood stair railings

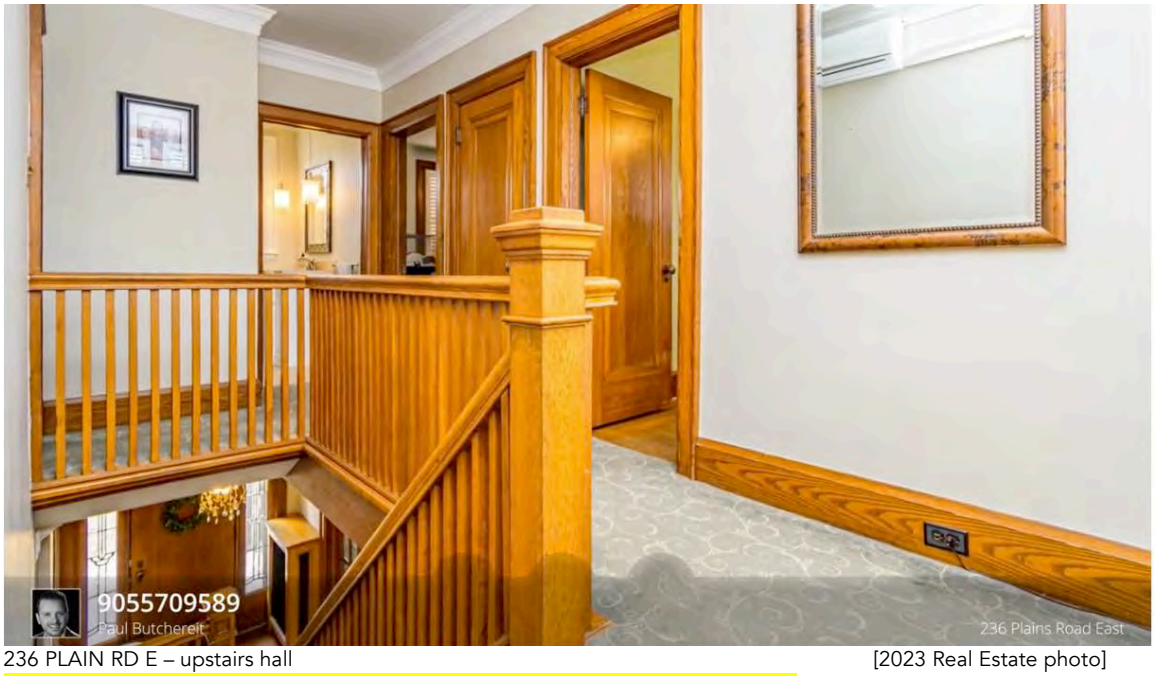


236 PLAIN RD E – 1st floor living room / office [2023 Real Estate photo]

*POTENTIAL SALVAGE ITEM: French doors with etched glass



236 PLAIN RD E – 1st floor kitchen [2023 Real Estate photo]



236 PLAIN RD E – upstairs hall [2023 Real Estate photo]

*POTENTIAL SALVAGE ITEMS: wood trim, wood stair railings, wood doors



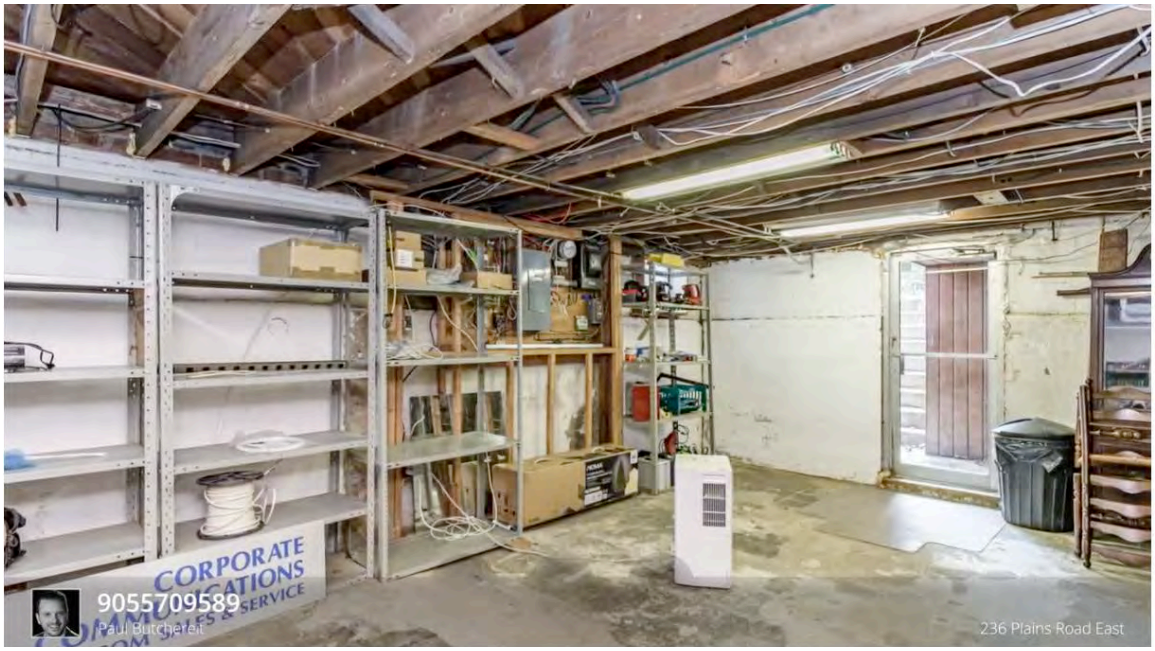
236 PLAIN RD E – 2nd floor bedroom [2023 Real Estate photo]

*POTENTIAL SALVAGE ITEMS: wood trim, wood flooring, wood doors



236 PLAIN RD E – 2nd floor bedroom [2023 Real Estate photo]

*POTENTIAL SALVAGE ITEMS: wood trim, wood flooring – cast iron radiator



236 PLAIN RD E - basement [2023 Real Estate photo]

*POTENTIAL MATERIAL SALVAGE: floor framing lumber



236 PLAIN RD E – basement entry [2023 Real Estate photo]



236 PLAIN RD E – back yard [2023 Real Estate photo]

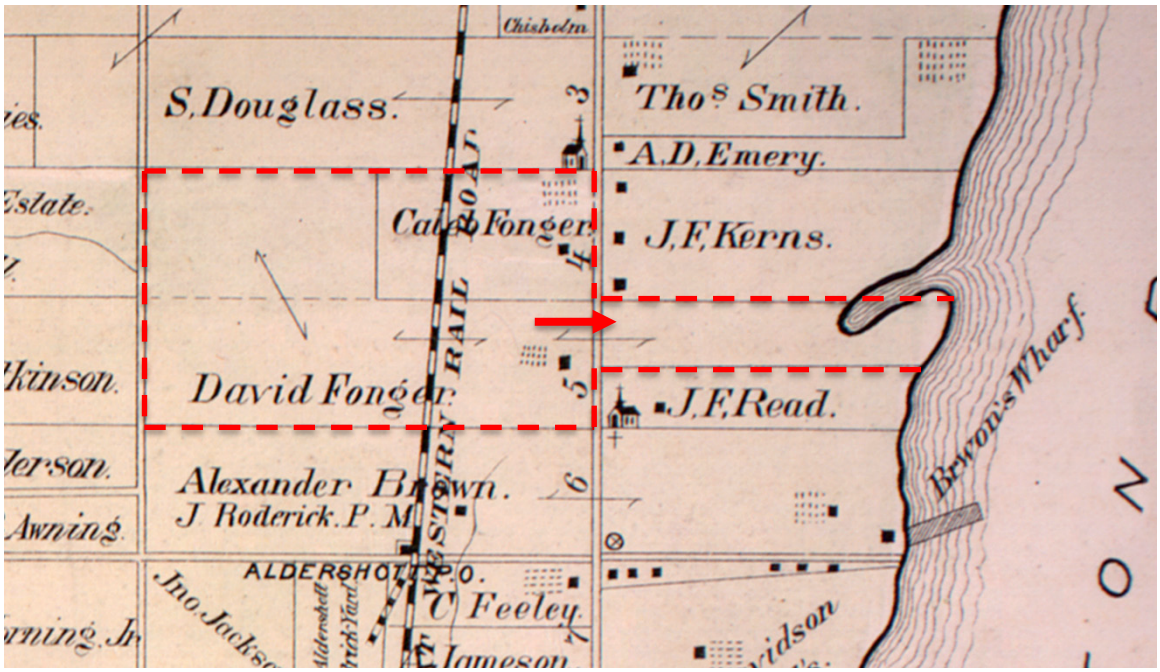


236 PLAIN RD E – east side yard [2023 Real Estate photo]



236 PLAIN RD E – detached garage & paved parking area [2023 Real Estate photo]

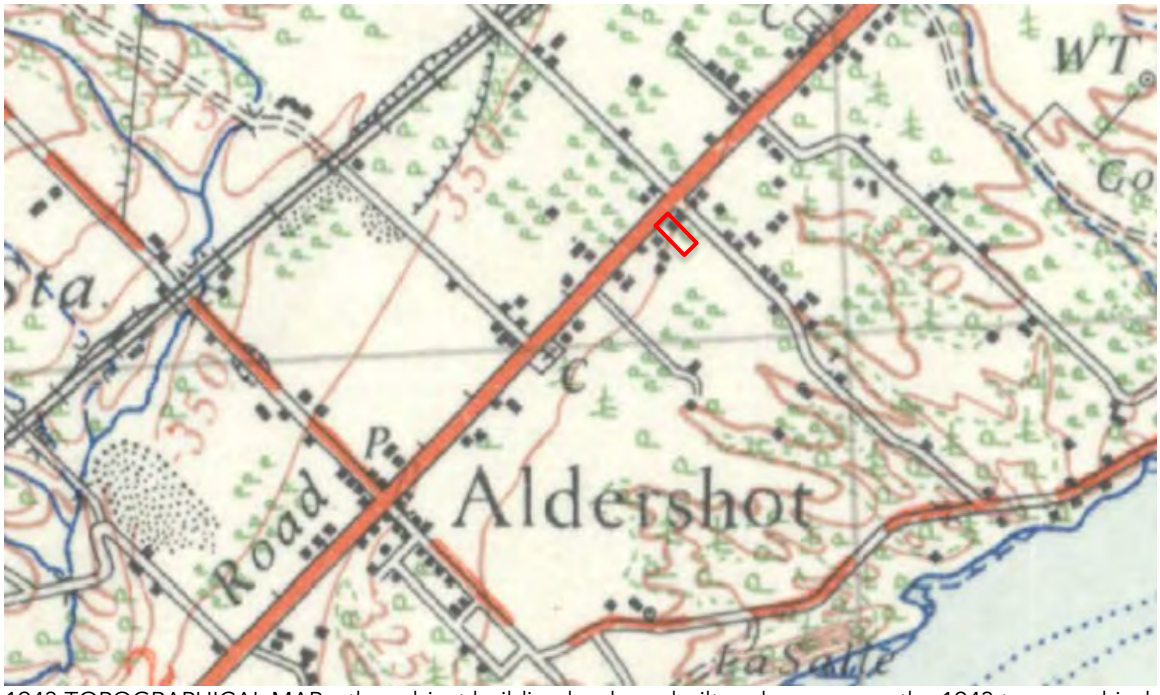
APPENDIX B: HISTORIC DOCUMENTATION



1875 WENTWORTH COUNTY ATLAS, East Flamborough – the subject property is located in Lot 5, Broken Front – an area that was settled by the Fonger Family and then sold to the Gallagher family in 1876. There are no structures recorded in the location of the subject property on the south side of the road that is now Plains Road East. The David Fonger and Caleb Fonger farmhouses are located on the north side of the road that is now Plains Road East.



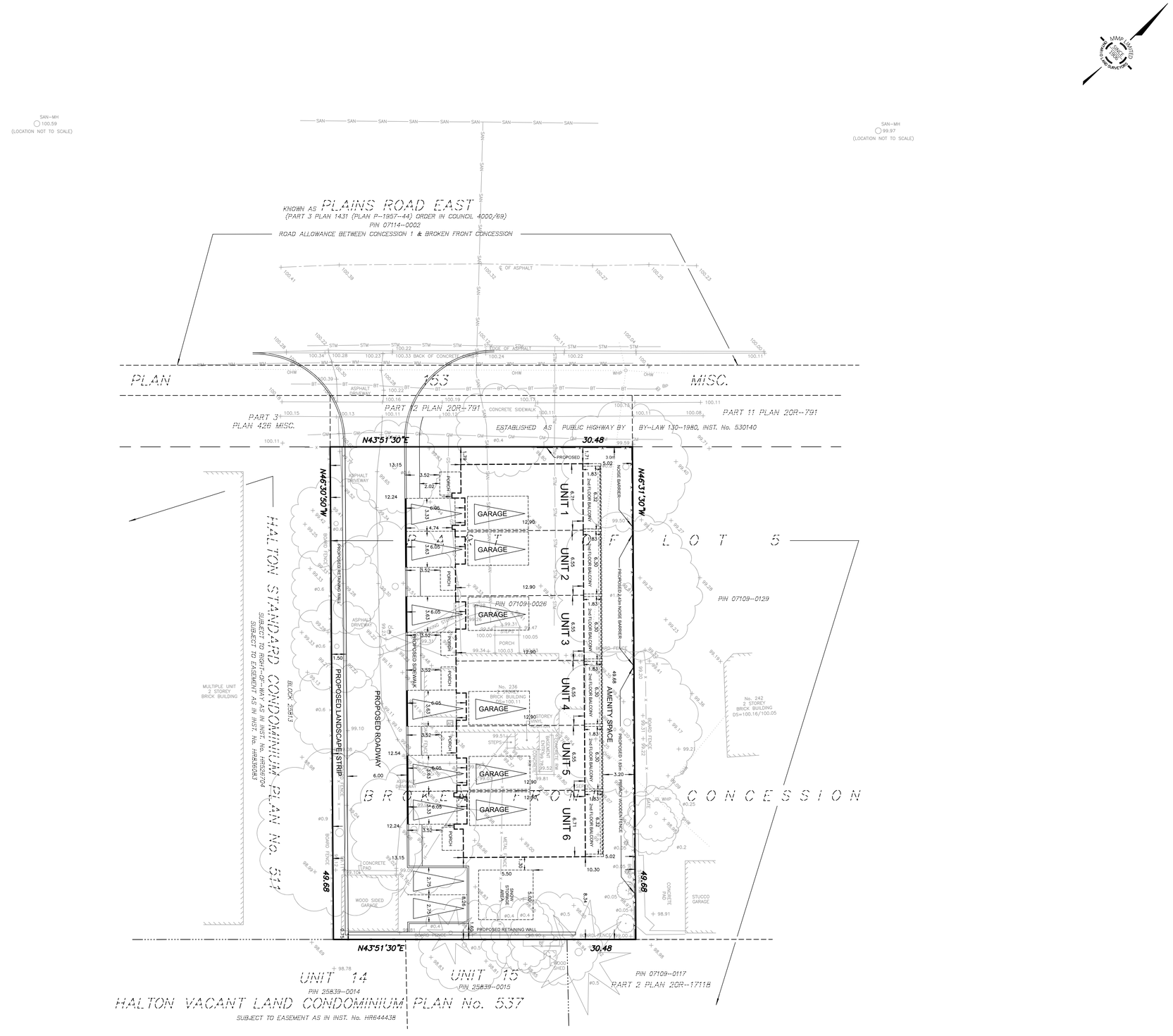
1927 TOPOGRAPHICAL MAP – the subject building has not been built yet and does not appear on the 1927 Topographical map



1943 TOPOGRAPHICAL MAP – the subject building has been built and appears on the 1943 topographical map – note the topographical line that crosses the property indicating a change in grade

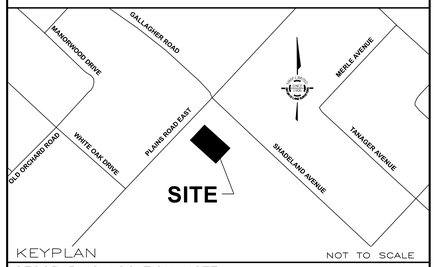


1955 AERIAL PHOTO – an area in transition from rural to suburban - residential lots on the north side of Plains Road East backing onto agricultural land – residential lots on the south side of Plains Road East backing onto residential subdivisions



236 PLAINS ROAD EAST

PLAN ISSUED FOR ZONING BY-LAW AMENDMENT



KEYPLAN NOT TO SCALE

GEOGRAPHIC LOCATION NOTE

PART OF

LOT 5
BROKEN FRONT CONCESSION

GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH

NOW IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

MacKAY, MacKAY & PETERS LIMITED-ONTARIO LAND SURVEYORS

© 2023

METRIC *DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048*

LEGEND

PIN DENOTES PROPERTY IDENTIFICATION NUMBER

DENOTES TYPICAL PARKING SPACE OF MIN. 2.75m X 6.00m

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 298

ELEVATION = 97.915 METRES (CGVD28:78 ADJUSTMENT)

BENCHMARK SET ON CITY PLATE ON SOUTH FACE AT SOUTHEAST CORNER OF GLENVIEW PUBLIC SCHOOL No. 143 TOWNSEND AVENUE

CITY OF BURLINGTON ZONING BY-LAW 2020
EXISTING ZONING REGULATION - RM1-346

ZONE	REQUIRED	PROVIDED
LOT WIDTH @ 9.1m	20.0m (min)	30.48m
LOT AREA	0.1 ha (min)	0.1513 ha
FRONT YARD	12.0m (min)	1.71m
REAR YARD	9.0m (min)	8.26m
SIDE YARD	10% OF ACTUAL LOT WIDTH (3.05m)	5.02m
STREET SIDE YARD	9m (min)	N/A
BUILDING HEIGHT	2.5 STOREYS (max)	3 STOREYS
LANDSCAPE AREA & BUFFER ABUTTING R2.1 AND R5 ZONES	6m (min)	3.20m (EAST) 1.35m (WEST)
DEEMED STREET WIDTH	36m	36.58m
PROHIBITED USE: TOWNHOUSE		

NOTES

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- PROPERTY DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY MMP LIMITED DATED MAY 3, 2023 (23-044)
- PROPOSED BUILDINGS ARE POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

CAUTION

- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED
- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES
- THIS SITE PLAN IS PROTECTED BY COPYRIGHT INCLUDING ALL RELATED DIGITAL PRODUCTS

CERTIFICATION NOTE

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED

WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF SEVEN 3 STOREY TOWNHOMES LOCATED AT 236 PLAINS ROAD EAST AND CERTIFY THAT:

PROPOSED BUILDING SETBACKS AS SHOWN

PROPOSED BUILDING SITE STATISTICS AS SHOWN

APRIL 3, 2024
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR: MACKAY, MACKAY & PETERS LIMITED

No.	DATE	REVISIONS
8	APRIL 3, 2024	ADD ADDITIONAL DIMENSION AND UPDATE STATISTICS
7	MARCH 27, 2024	ADDITIONAL DIMENSIONS PER PLANNING CONSULTANT
6	MARCH 6, 2024	REMOVE UNIT, ADD PARKING AND SNOW STORAGE
5	DECEMBER 6, 2023	UPDATE PER LATEST ENGINEERING DESIGN
4	NOVEMBER 24, 2023	REVISIONS PER PLANNING CONSULTANT
3	NOVEMBER 23, 2023	REVISIONS PER PLANNING CONSULTANT
2	NOVEMBER 1, 2023	REVISED BUILDINGS AS PER CLIENTS INSTRUCTIONS
1	OCTOBER 13, 2023	SITE PLAN COMPLETED

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375

halton@mmplimited.com
mmplimited.com

E:\(20) Halton\(TWP) FLAMBOROUGH EAST\BF CON\LOT 5\23-044\SP\23-044-SP.dwg

DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. No.
K.J.D.		23-044-SP	1

PROPOSED RESIDENCES
236 PLAINS ROAD
BURLINGTON, ONTARIO

LIST OF DRAWINGS:
A0.01 - COVER SHEET
A1.01 - BASEMENT FLOOR PLAN
A1.02 - GROUND FLOOR PLAN
A1.03 - SECOND FLOOR PLAN
A1.04 - THIRD FLOOR PLAN
A4.01 - SECTION THROUGH/DETAILS
A2.01 - FRONT ELEVATION
A2.02 - REAR ELEVATION
A2.03 - SIDE ELEVATIONS

SAGITTARIUS
design & drafting
99 HANOVER PLACE
HAMILTON, ONTARIO
L8K - 5X7
Phone: (905) 973-9839
e-mail: milos1129@yahoo.ca

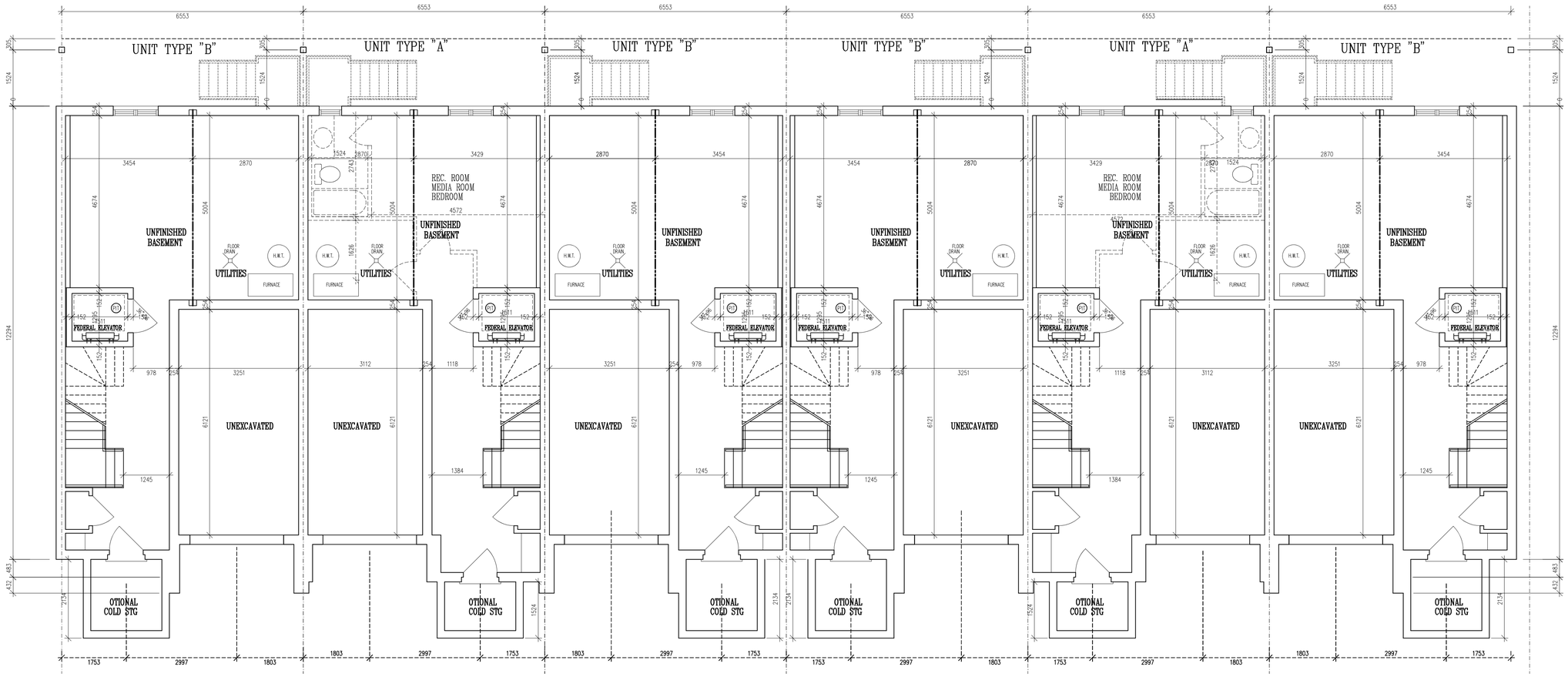
established
1983

APRIL 8 2024

established
1983

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99 HANOVER PLACE
HAMILTON, ONTARIO
L8K – 5X7
Phone: (905) 973-9839
e-mail: sagit1129@rogers.com

BASEMENT FLOOR PLAN



PIT FOR SIZE OF ELEVATOR PIT AND SHAFT REFER TO "FEDERAL" ELEVATOR SHOP DRAWINGS

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE O.B.C. AND LOCAL AUTHORITY HAVING JURISDICTION.
2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
3. ALL WOOD MEMBERS TO BE CONSTRUCTION SPRUCE No.2, UNLESS NOTED OTHERWISE.
4. INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
5. ALL CONSTRUCTION BETWEEN GARAGE AND DWELLING UNIT SHALL PROVIDE AN EFFECTIVE BARRIER FROM GAS AND EXHAUST. DOOR TO HAVE WEATHER STRIP'G AND SELF CLOSER.
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8. RESISTANCE TO FORCED ENTRY TO CONFORM TO SECTION 9.6.8. OF THE O.B.C.
9. FIREPLACE TO CONFORM TO SEC. 9.22 OF THE O.B.C. CHIMNEY TO CONFORM TO SEC. 9.21 OF THE O.B.C.
10. ANY DEVIATION FROM APPROVED PLAN MUST BE APPROVED BY LOCAL BUILDING DEPARTMENT.
11. SIZES OF ALL BEAMS AND LINTELS MUST BE CONFIRMED UPON FINAL TRUSS LAY OUT.
12. STEEL : G40.21-M 300W; ø=0.90
    STEEL BEAM WITH WELDED PLATE c/w 6"x1/2" & 3/8" THICK BRACKETS @ 24" O.C.TO SUPPORT BRICK. ALL BRICK VENEER ANGEL IRON LINTELS TO BE ANCHORED AT 24" O.C. TO PREVENT TWISTING.
13. THERMAL DESIGN & INSULATION AS PER SECTIONS SB-12, TABLE 3.1.1.2A(IP)
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17. THERMAL RESISTANCE OF WINDOWS AND DOORS AS PER SB-12, TABLE 3.1.1.2A(IP)

TO PERFORM ACTUAL CONSTRUCTION THE BUILDER SHALL USE SET OF DRAWINGS SEALED – THEREFORE APPROVED – BY THE LOCAL BUILDING DEPARTMENT

PROPOSED RESIDENCES
236 PLAINS ROAD
BURLINGTON, ONTARIO

GROUND FLOOR PLAN

DATE:	April 8, 2024
SCALE:	3/16"=1'-0"
DWG BY:	M.T.
FILE:	2314

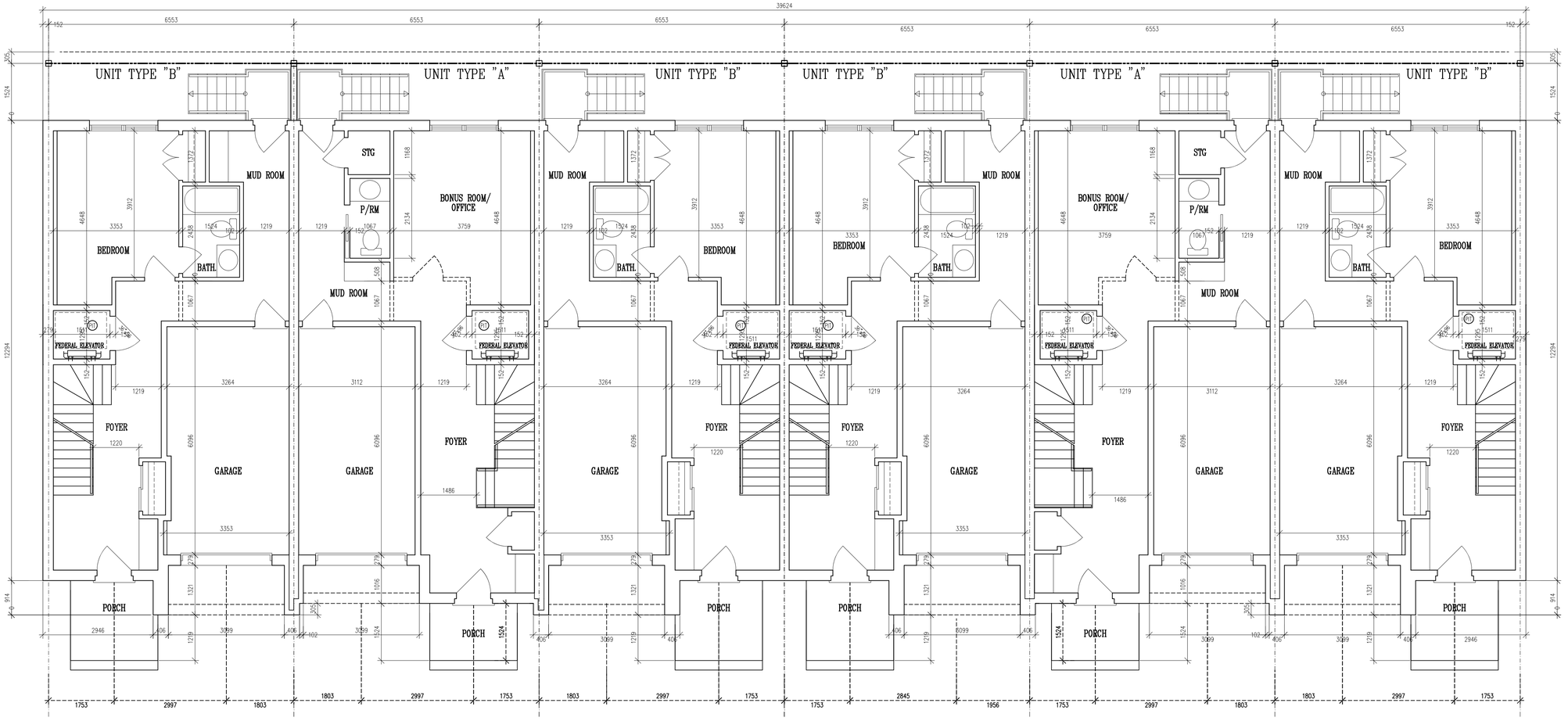
DWG No.

A1.01

NOT ISSUED FOR CONSTRUCTION UNTIL SIGNED AND DATED

GROUND FLOOR PLAN

SAGITTARIUS
design & drafting
99 HANOVER PLACE
HAMILTON, ONTARIO
L8K – 5X7
Phone: (905) 973-9839
e-mail: sagit1129@rogers.com
established 1983



(PIT) FOR SIZE OF ELEVATOR PIT AND SHAFT REFER TO "FEDERAL" ELEVATOR SHOP DRAWINGS

GENERAL NOTES:

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PROPOSED RESIDENCES
236 PLAINS ROAD
BURLINGTON, ONTARIO

GROUND FLOOR PLAN
873.5 sq.ft.–incl. garage
651.3 sq.ft.– without garage

DATE:	April 8, 2024
SCALE:	3/16"=1'-0"
DWG BY:	M.T.
FILE:	2314

DWG No.

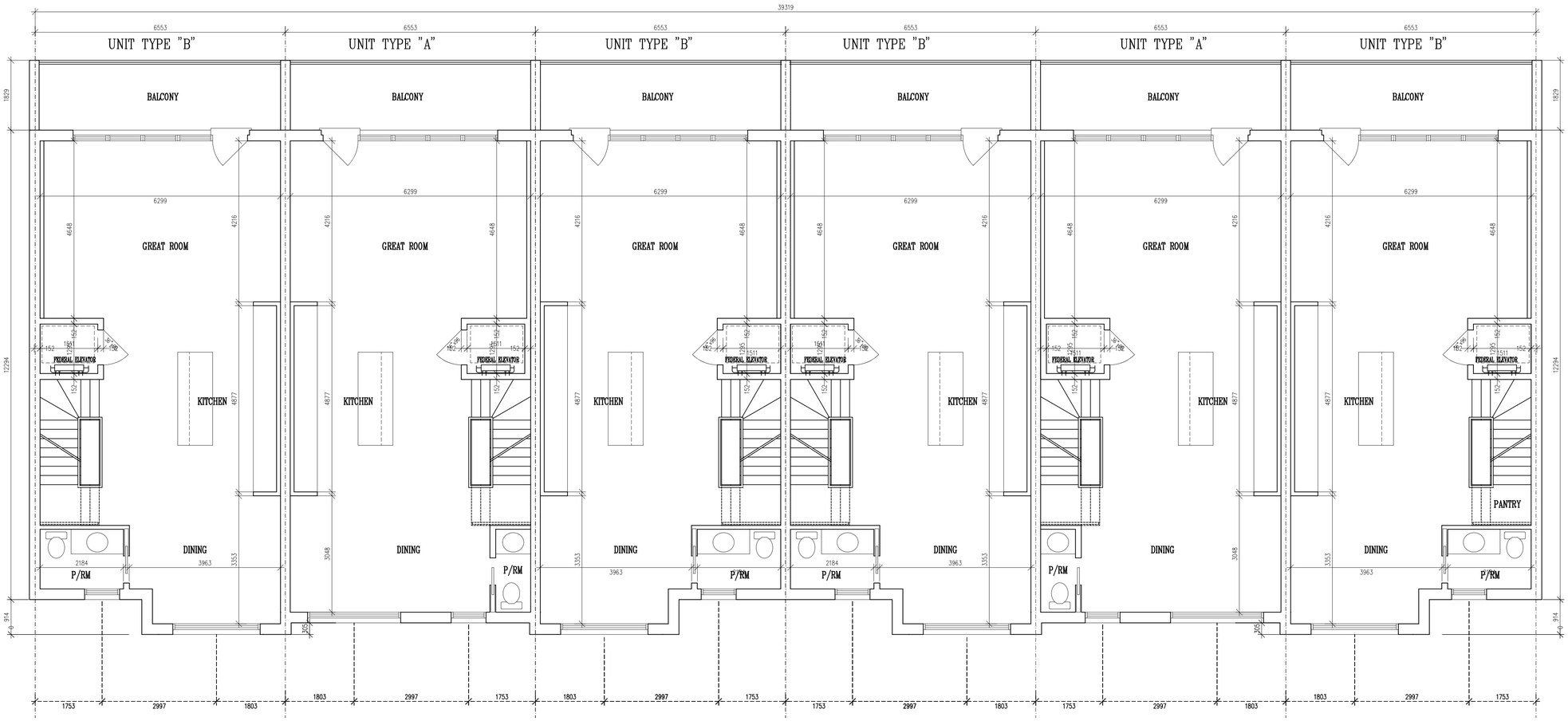
A1.02

NOT ISSUED FOR CONSTRUCTION UNTIL SIGNED AND DATED

established
1983

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99 HANOVER PLACE
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e–mail: sagit1129@rogers.com

SECOND FLOOR PLAN



PIT FOR SIZE OF ELEVATOR PIT AND SHAFT REFER TO "FEDERAL" ELEVATOR SHOP DRAWINGS

PROPOSED RESIDENCES
236 PLAINS ROAD
BURLINGTON, ONTARIO

SECOND FLOOR PLAN
904.2 sq.ft. –unit "B"
910.2 sq.ft. –unit "A"

DATE:	April 8, 2024
SCALE:	3/16"=1'–0"
DWG BY:	M.T.
FILE:	2314

DWG No.

A1.03

NOT ISSUED FOR CONSTRUCTION
UNTIL SIGNED AND DATED

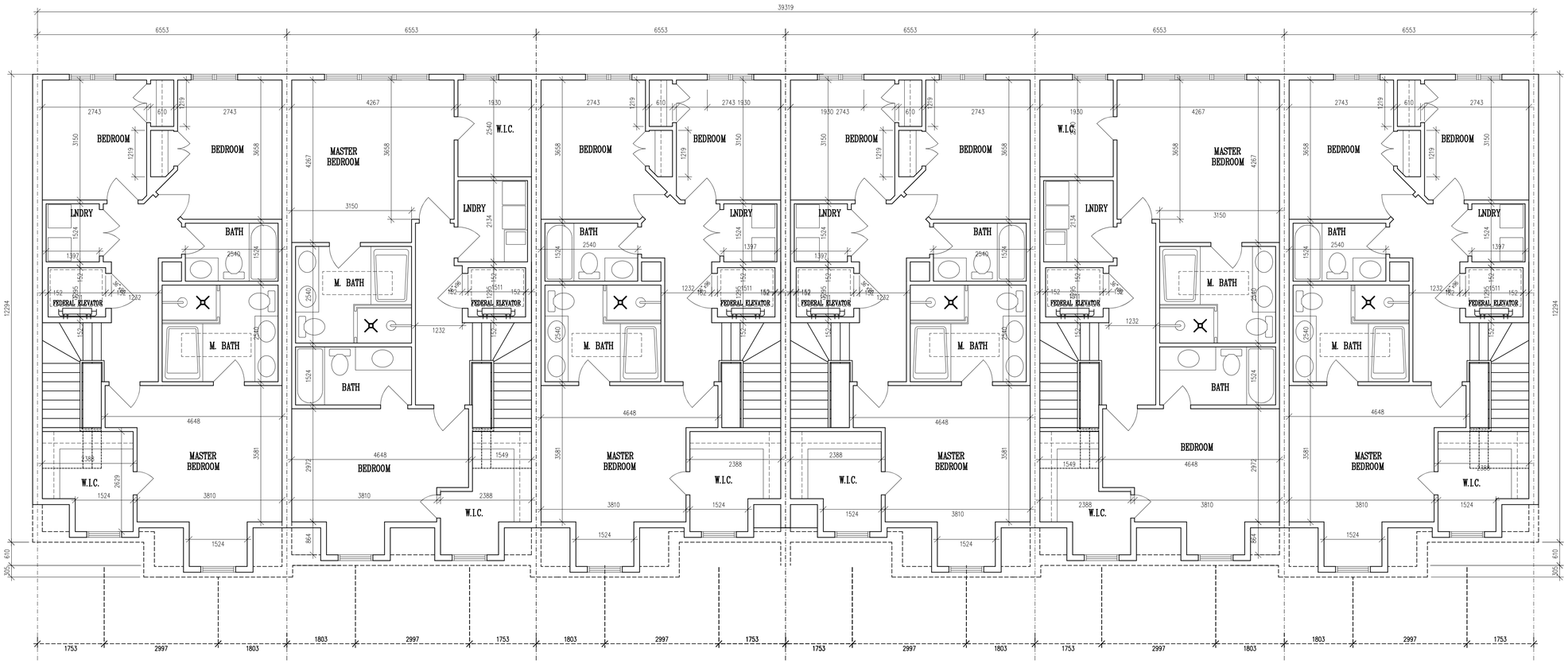
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e-mail: sagit1129@rogers.com
established 1983

THIRD FLOOR PLAN



(PIT) FOR SIZE OF ELEVATOR PIT AND SHAFT REFER TO "FEDERAL" ELEVATOR SHOP DRAWINGS

PROPOSED RESIDENCES
236 PLAINS ROAD
BURLINGTON, ONTARIO

THIRD FLOOR PLAN
874.3 sq.ft. –unit "A"
862.8 sq.ft. –unit "B"

DATE:	April 8, 2024
SCALE:	3/16"=1'-0"
DWG BY:	M.T.
FILE:	2314

DWG No.
A1.04

NOT ISSUED FOR CONSTRUCTION
UNTIL SIGNED AND DATED

GENERAL NOTES:

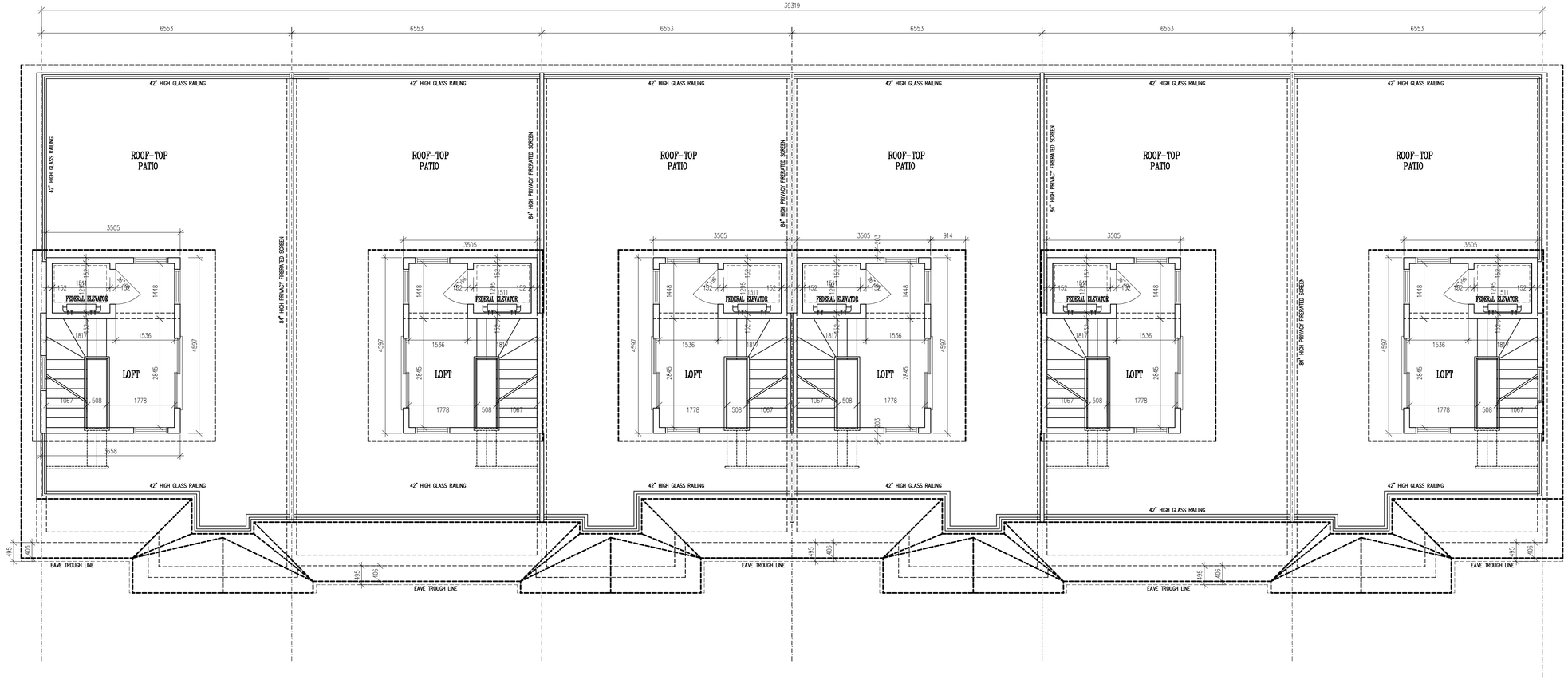
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established
1983

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e–mail: sagit1129@rogers.com

ROOF–TOP PLAN VIEW



(PIT) FOR SIZE OF ELEVATOR PIT AND SHAFT REFER TO "FEDERAL" ELEVATOR SHOP DRAWINGS

PROPOSED RESIDENCES
236 PLAINS ROAD
BURLINGTON, ONTARIO

ROOF–TOP LOFT PLAN
181.00 sq.ft.

DATE:	April 8, 2024
SCALE:	3/16"=1'–0"
DWG BY:	M.T.
FILE:	2314
	DWG No. A1.05

NOT ISSUED FOR CONSTRUCTION UNTIL SIGNED AND DATED

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established
1983

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e–mail: sagit1129@rogers.com

FRONT ELEVATION – EAST



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10. ANY DEVIATION FROM APPROVED PLAN MUST BE APPROVED BY LOCAL BUILDING DEPARTMENT.
11. SIZES OF ALL BEAMS AND LINTELS MUST BE CONFIRMED UPON FINAL TRUSS LAY OUT.
12. STEEL : G40.21–M 300W; ø=0.90
    STEEL BEAM WITH WELDED PLATE ⌯ 6"x1/2"
    & 3/8" THICK BRACKETS @ 24" O.C.TO SUPPORT BRICK.
    ALL BRICK VENEER ANGEL IRON LINTELS TO BE ANCHORED AT 24" O.C. TO PREVENT TWISTING.
13. THERMAL DESIGN & INSULATION AS PER SECTIONS SB–12, TABLE 3.1.1.2A(IP)
14. STAIRS, RAMPS, HANDRAILS & GUARDS AS PER SECTION 9.8. OF THE O. B. C.
    ATTACHMENT OF HANDRAILS AS PER SUPPLEMENTARY STANDARDS TO THE O. B. C. SB–7
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PROPOSED RESIDENCES
236 PLAINS ROAD
BURLINGTON, ONTARIO

ELEVATION

DATE:	April 8, 2024
SCALE:	3/16"=1'–0"
DWG BY:	M.T.
FILE:	2314

DWG No.

A2.01

NOT ISSUED FOR CONSTRUCTION UNTIL SIGNED AND DATED

established
1983

SAGITTARIUS
design & drafting
99 HANOVER PLACE
HAMILTON, ONTARIO
L8K – 5X7
Phone: (905) 973-9839
e-mail: sagit1129@rogers.com

REAR ELEVATION – WEST



GENERAL NOTES:

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236 PLAINS ROAD
BURLINGTON, ONTARIO

ELEVATION

DATE:	April 8, 2024
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FILE:	2314

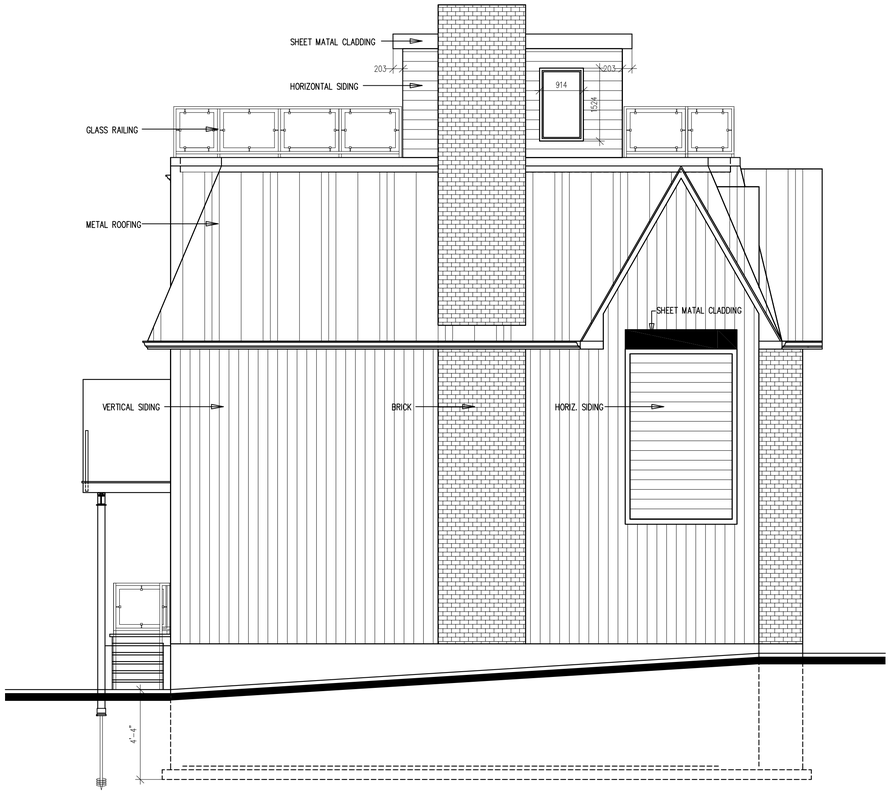
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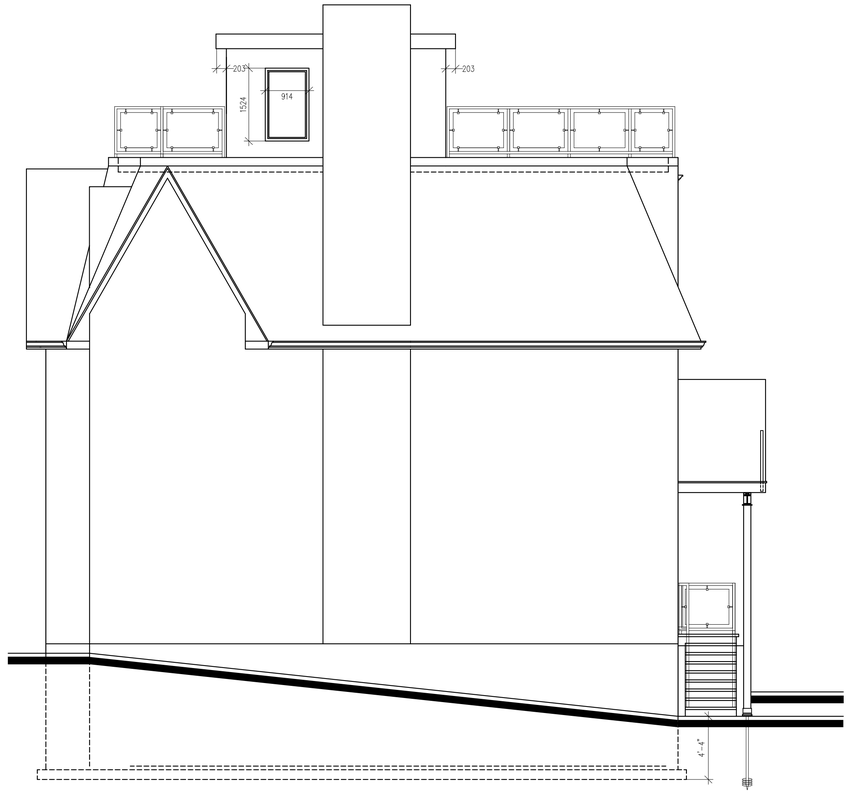
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LEFT SIDE ELEVATION – NORTH



RIGHT SIDE ELEVATION – SOUTH



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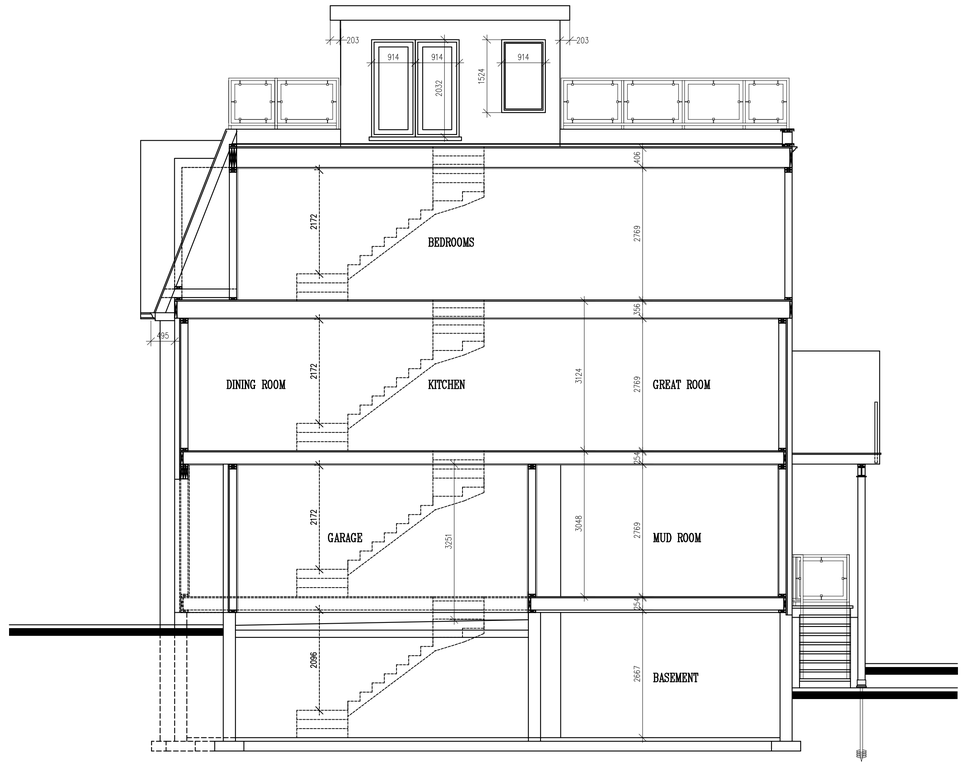
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SECTION THROUGH



PIT FOR SIZE OF ELEVATOR PIT AND SHAFT REFER TO "FEDERAL" ELEVATOR SHOP DRAWINGS

PROPOSED RESIDENCES
236 PLAINS ROAD
BURLINGTON, ONTARIO

TYPICAL SECTION

DATE:	April 8, 2024
SCALE:	3/16"=1'–0"
DWG BY:	M.T.
FILE:	2314

DWG No.

A4.01

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ARBORIST REPORT

Pertaining to:

236 Plains Rd. E.
Burlington, ON
L7T 2C3

Prepared for:

Weston Consulting
201 Millway Ave.
Vaughan, ON
L4K 5K8

Prepared by:

Urban Arboretum Tree Consulting
2309 Mountain Grove Ave.
Burlington, ON
L7P 2H8
P. 647-884-7716
contact@urbanarboretum.ca

Created: November 30, 2023
Last revised: November 30, 2023

Introduction

Urban Arboretum Tree Consulting (the arborist) was retained by Weston Consulting (the client) to complete an arborist report pertaining to 236 Plains Road East, Burlington (the subject site). The report was requested relative to the demolition of an existing residential dwelling and the construction of a new multi-residential structure (the scope).

The purpose of this report is to:

- Establish species, size and condition of trees as required by the City of Burlington Private Tree By-law 40-2022 & Public Tree By-law 68-2013, also to provide written tree protection recommendations.
- Provide a Tree Protection Plan showing required tree protection measures in accordance with the City of Burlington's Tree Protection and Preservation Specification SS12A & Guide to Tree Protection.

Methodology

1. The subject site was assessed on May 31, 2022 by the arborist.

2. Photos were taken at the time of assessment and the most representative are attached as Appendix I.

3. The methods used to collect data and the information provided in this report complies with the details and instructions provided in the City of Burlington SS12A Standard for Tree Protection and Preservation, Guide to Tree Protection, Private Tree By-law 04-2022, and Public Tree By-law 068-2013.

4. Trees within the following categories were assessed and recorded in this Arborist Report:

Ownership Category	Description
1 - Private	Trees with diameters of 20 cm or greater, situated on private property on the subject site.
2 – Neighbor	Trees with diameters of 20 cm or greater, situated on private property within 6 meters of the subject site.
5 – Public	Trees of all diameters situated within City property.
6 – Boundary	Trees located on the property line with an adjoining site where the property line crosses the main stem of the tree prior to the formation of the first scaffold limb.

5. Trunk diameter was measured using a calibrated diameter tape. The measurement was taken at 1.4 meters above ground level, generally referred to as the diameter at breast height (DBH). For trees located on adjacent private property DBH was estimated.

6. Trees were assessed in consideration of overall biological condition and structural condition and assigned a condition rating ranging from good (70-100%) to fair (40-69%) to poor (0-39%) for both categories.

7. Tree protection comments were added by the arborist to a grading plan created by S. Llewellyn & Associates Ltd. drawing C101 project 23057 dated Nov 27, 2023.

Tree Protection Plan

Pre-Construction

1. The following tree protection measures must be read in conjunction with the Tree Protection Plan (Appendix III). Both documents must be provided to the site supervisor prior to any work commencing on the site.

2. Where indicated on the Tree Protection Plan roots must be exposed and pruned cleanly by a certified arborist according to good arboricultural practices. Tearing roots hinders wound closure and can increase risk of disease and root rot. The air spade must be operated between 90-120 PSI. The trench must be a minimum 61cm (2ft) in depth and 61cm (2ft) in width.

3. No disturbance is allowed within the Tree Protection Zone (TPZ) of protected trees without permission from the City of Burlington.

Trunk Diameter (DBH)	Minimum Tree Protection Zone (MTPZ)	Critical Root Zone (CRZ)
< 10 cm	1.8 m	1.8m
10 - 40 cm	2.4 m	4.0m
41 - 50 cm	3.0 m	5.0m
51 – 60 cm	3.6 m	6.0m
61 – 70 cm	4.2 m	7.0m
71 – 80 cm	4.8 m	8.0m
81 – 90 cm	5.4 m	9.0m
91-100+ cm	6 m	10.0m

4. Tree Protection Zones (TPZ) distances must be measured from the outside edge at the base of the tree.

5. The City of Burlington requires signs to be mounted on the construction-facing side of the tree protection barriers for the duration of the project. Signs can be found in the City of Burlington SS12A Standard Specification for Tree Protection and Preservation document detail TP-3. Tree protection sign example:



6. Once all tree protection measures have been installed, City of Burlington Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree protection requirements. Photographs that clearly show the installed tree protection shall be provided for City of Burlington Forestry staff review.

Construction Phase

7. It is the responsibility of the site supervisor to inspect the condition of the tree protection measures outlined on the tree protection plan and within this report each morning. If disturbance to the barriers is observed, it is to be repaired prior to work commencing on site that day.

8. Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved, or removed until authorized by Urban Forestry.

9. During construction, if any tree roots are exposed or disturbed outside the tree protection zone (TPZ), care is to be taken to minimize their disturbance. If roots must be removed outside the TPZ, they are to be cleanly pruned. Tearing roots hinders wound closure and can increase risk of disease and root rot.

Post-Construction

10. At the completion of the project, Urban Forestry is to be notified prior to removal of the tree protection fencing on the site. With approval, the fencing may be dismantled.

Additional Notes

1. For additional information on tree care and management techniques as a tree owner see http://www.treesaregood.com/treeowner/treeownerinformation.aspx for a list of educational brochures provided by the International Society of Arboriculture.

Questions or requests for additional information relative to this report should be directed to the undersigned at 647-884-7716.



Kyle Berwick, N.P.D., R.P.F. in Training
I.S.A. Board Certified Master Arborist # ON-1786B
I.S.A. Tree Risk Assessment Qualified
Certified Butternut Health Assessor #437

Limitations of Assessment

It is the policy of Urban Arboretum Tree Consulting to include this disclaimer to ensure our clients are aware of the technical and professional with respect to the limitations inherent in our work. assessing and retaining trees.

This Report was based on the project scope and details for tree preservation provided for review by to the Arborist. The Arborist assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information provided to the Arborist.

The assessment(s) of the tree(s) presented in this report have been made using accepted and proper arboricultural techniques. This includes an aboveground examination of the tree(s) including but not limited to evidence of structural defects, external indicators of rot or decay, cracking, included bark unions, pests and diseases, foliage and shoot health, natural or unnatural lean, root structures, site conditions, proximity to property and people. Unless otherwise explicitly noted in writing, assessments do not include probing, coring, sounding, climbing assessments, root excavation, pull testing, or any other advanced assessment techniques.

Notwithstanding the recommendations and conclusions in this report, it must be recognized that trees are living organisms and their health, structure and vigor are constantly changing. They can be susceptible to changes in the seasons or weather conditions. Weather events such as windstorms, ice storms and thunderstorms may result in partial or complete tree failure irrespective of assessment results.

All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring, or other invasive procedures, unless otherwise noted in the report. No warranty or guarantee is made, express or implied, that problems or deficiencies will not occur in the future. The consultant shall not be responsible for damages caused by any tree defects and assumes no responsibility for the correction of defects or tree related problems.

The undersigned provides no warranty, either expressed or implied, as to the suitability of the information contained in the report for any purpose. It remains the responsibility of the client to determine applicability to his/her case.

All reports and other correspondence are confidential and are the property of the undersigned and its named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal, or alteration of any part of the report invalidates the entire report.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. The assessment presented in this report is only valid at the time of inspection. Living with trees means accepting some degree of risk.



Kyle Berwick, N.P.D., R.P.F. in Training
I.S.A. Board Certified Master Arborist # ON-1786B
I.S.A. Tree Risk Assessment Qualified
Certified Butternut Health Assessor #437

Appendix I – Photographs



Photo 1. Trees 1-3.



Photo 2. Trees 4-10.



Photo 3. Trees 9-11.



Photo 4. Trees 12-17.



Photo 5. Trees 18 & 19.



Photo 6. Tree 20.



Photo 7. Tree 21.

Appendix II – Tree Inventory

Date: November 30, 2023

Urban Arboretum

Chart Details:

Tree #: Inventoried trees were assigned an identification number
Species: Includes the botanical name and common name of each tree.
DBH: Diameter in cm measured at 1.4 meters from the ground (diameter at breast height). DBH measurements for trees on neighboring properties are estimated.
Crown Radius: Average radius of drip line in meters.
Biological Condition Rating: Overall condition rating from good to fair to poor based on overall health.
Structural Condition Rating: Overall rating from good to fair to poor based on tree Structure.
Condition Comments: Specific observations from the visual assessment that have informed the condition rating.
Minimum TPZ (MTPZ): Minimum required tree protection zone in meters.
Critical Root Zone (CRZ): Critical root zone as described in City of Burlington in meters.
Ownership Category: Ownership of tree based on the supplied survey.
Recommended Action & Details: Arborist Recommendations.

Tree #	Species	DBH (cm)	Crown Radius (m)	Biological Condition	Structural Condition	Condition Comments	Min TPZ (m)	CRZ (m)	Ownership Category	Recommended Action & Details
1	*Acer platanoides* (Norway maple)	39	2.5	Good	Fair	Asymmetrical crown; full canopy.	2.4	4	Public	**Injure** - due to proposed over-dig and site access within MTPZ.
2	*Acer platanoides* (Norway maple)	67.5	5	Good	Fair - Good	Large frost rib in trunk; fair central leader; full crown.	4.2	7	Private	**Injure** - due to proposed over-dig and site access within MTPZ.
3	*Acer platanoides* (Norway maple)	86	6	Good	Fair	Full crown; Bifurcates at ~2.5m with a fair union; candidate for cabling.	5.4	9	Private	**Injure** - due to proposed over-dig and site access within MTPZ.

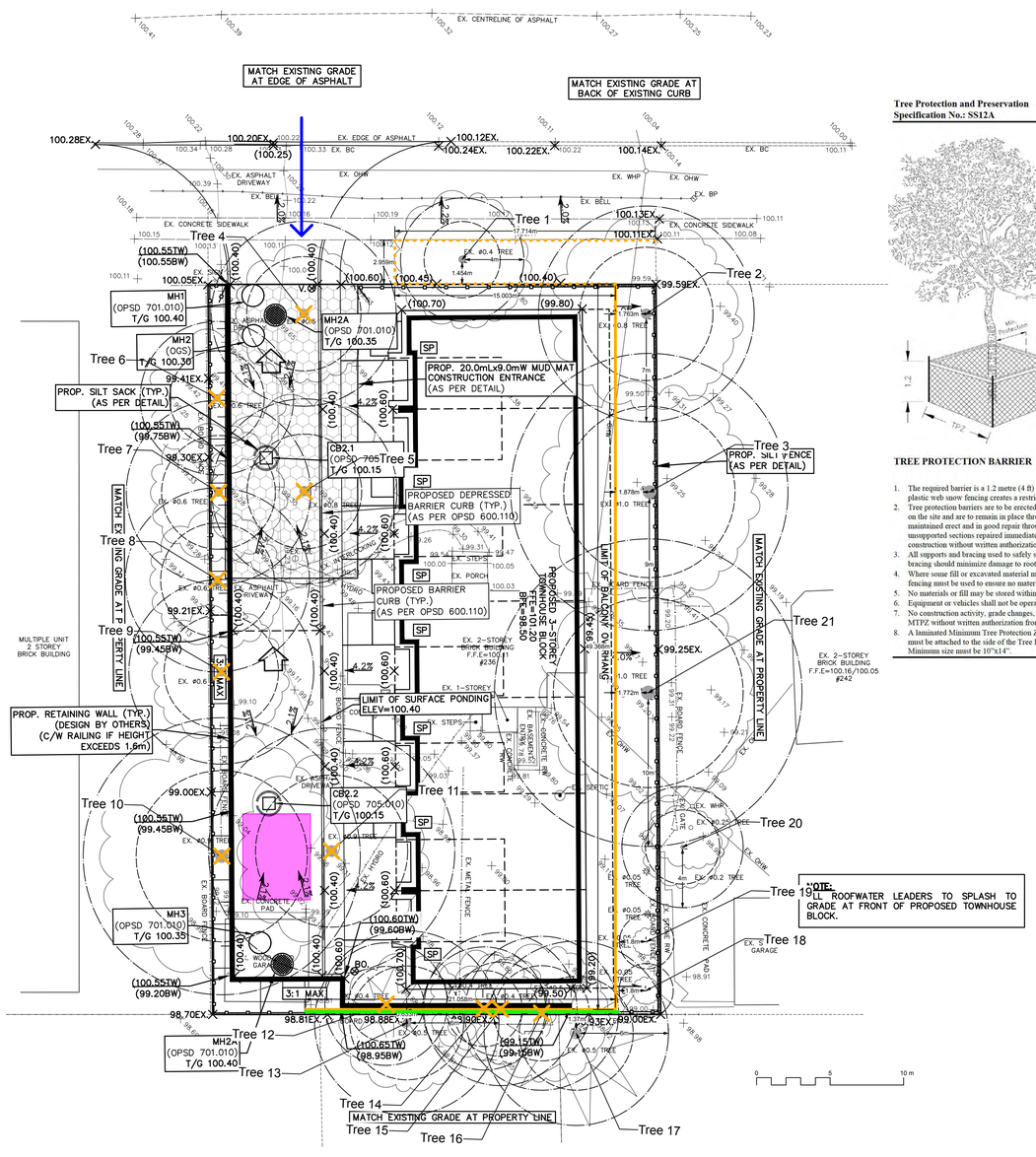
Tree #	Species	DBH (cm)	Crown Radius (m)	Biological Condition	Structural Condition	Condition Comments	Min TPZ (m)	CRZ (m)	Ownership Category	Recommended Action & Details
4	*Acer platanoides* (Norway maple)	58	3	Good	Fair	Eutypella canker in main trunk; fair central leader; full crown.	3.6	6	Private	**Remove** - due to proposed driveway.
5	*Acer platanoides* (Norway maple)	60.5	5.5	Good	Fair	Bifurcates at ~5m with a fair union; large diameter leader lost in the past; full crown.	3.6	6	Private	**Remove** - due to proposed driveway.
6	*Acer platanoides* (Norway maple)	45	3	Good	Fair	Bifurcates at ~5m with a fair union; full crown.	3	5	Private	**Remove** - due to proposed retaining wall installation.
7	*Acer platanoides* (Norway maple)	54.5	2.5	Good	Poor	Large lower limbs removed with incipient decay; top removed at ~6m.	3.6	6	Private	**Remove** - due to proposed retaining wall installation.
8	*Acer platanoides* (Norway maple)	53	3	Fair	Fair	Bifurcates at ~6m with fair union; large frost crack in trunk.	3.6	6	Private	**Remove** - due to proposed retaining wall installation.
9	*Acer platanoides* (Norway maple)	58	4	Good	Fair	Bifurcates at ~3m with a fair union; large girdling root at base; asymmetrical crown due to past pruning.	3.6	6	Private	**Remove** - due to proposed retaining wall installation.

Tree #	Species	DBH (cm)	Crown Radius (m)	Biological Condition	Structural Condition	Condition Comments	Min TPZ (m)	CRZ (m)	Ownership Category	Recommended Action & Details
10	*Acer platanoides* (Norway maple)	85	5	Good	Fair - Poor	Bifurcates at ~3m with a fair union; sunken trunk under scaffold limb indicating possible decay; asymmetrical crown due to Tree 11.	5.4	9	Private	**Remove** - due to proposed retaining wall installation.
11	*Acer platanoides* (Norway maple)	75.5	6	Good	Fair	Three main stems at ~2m with a fair - good union; full crown; decurrent crown structure.	4.8	8	Private	**Remove** - due to proposed driveway.
12	*Thuja occidentalis* (white cedar)	34	4	Fair	Poor	Suppressed by Tree 13; four main stems from base (13, 17, 14 & 23) with poor unions; one main stem is dead.	2.4	4	Private	**Remove** - due to proposed retaining wall installation.
13	*Morus alba* (white mulberry)	55	3	Fair	Fair	Full crown; Bifurcates at ~2m with a fair union.	3.6	6	Neighbor	**Injure** - significant injury due to proposed retaining wall installation within MTPZ. Air spade and root pruning recommended.
14	*Morus alba* (white mulberry)	38	3	Good	Fair	Included union (22 & 31) at 1m with slime flux.	2.4	4	Private	**Remove** - due to proposed retaining wall installation.

Tree #	Species	DBH (cm)	Crown Radius (m)	Biological Condition	Structural Condition	Condition Comments	Min TPZ (m)	CRZ (m)	Ownership Category	Recommended Action & Details
15	*Morus alba* (white mulberry)	42	2.5	Good	Fair	Natural lean to south due to Trees 14 & 16; full crown.	3	5	Private	**Remove** - due to proposed retaining wall installation.
16	*Morus alba* (white mulberry)	48	4	Good	Fair	Minor deadwood; asymmetrical crown due to Tree 17.	3	5	Boundary	**Remove** - due to proposed retaining wall installation.
17	*Picea abies* (Norway spruce)	55	5	Good	Fair	Good central leader; good new growth; asymmetrical crown due to Tree 16.	3.6	6	Neighbor	**Injure** - significant injury due to proposed retaining wall installation within MTPZ. Air spade and root pruning recommended.
18	*Populus tremuloides* (trembling aspen)	9	1	Good	Good	Good central leader; full canopy.	1.8	1.8	Private	**Preserve** - tree protection fence.
19	*Populus tremuloides* (trembling aspen)	11	1	Good	Good	Good central leader; full canopy.	1.8	1.8	Private	**Preserve** - tree protection fence.
20	*Populus tremuloides* (trembling aspen)	25	2	Good	Good	Good central leader; full canopy.	2.4	4	Neighbor	**Preserve** - tree protection fence.

Tree #	Species	DBH (cm)	Crown Radius (m)	Biological Condition	Structural Condition	Condition Comments	Min TPZ (m)	CRZ (m)	Ownership Category	Recommended Action & Details
21	*Acer platanoides* (Norway maple)	92	7	Good	Fair	Three main stems at ~2m with a fair union; existing steel cables in all three stems; minor deadwood.	6	10	Private	**Injure** - due to proposed over-dig and site access within MTPZ.

Appendix III – Tree Protection Plan



Tree Protection and Preservation Specification No.: SS12A

Detail TP-1 – Tree Protection Detail.

Trunk Diameter (DBH) [2]	Minimum Tree Protection Zone (MTPZ) Distances Required [3]	Critical Root Zone (CRZ) Distances Required [3&4]
< 10 cm	1.8 m	1.8 m
11 - 40 cm	2.4 m	4.0 m
41 - 50 cm	3.0 m	5.0 m
51 - 60 cm	3.6 m	6.0 m
61 - 70 cm	4.2 m	7.0 m
71 - 80 cm	4.8 m	8.0 m
81 - 90 cm	5.4 m	9.0 m
91 - 100+ cm	6.0 m	10.0 m

NOTES:

[1] The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.

[2] Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.

[3] Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work and is subject to Section 6 of this specification.

[4] Where work is being performed beyond the Minimum Tree Protection Zone but within the Critical Root Zone the works are subject to Section 8 of this specification.

TREE PROTECTION BARRIER

1. The required barrier is a 1.2 metre (4 ft) high orange plastic web snow fencing on 2" x 4" frame. Where orange plastic web snow fencing creates a restriction to sightlines, page wire fencing with reflective tape can be used.
2. Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The barriers shall be maintained erect and in good repair throughout the duration of construction operations with breaks and unsupported sections repaired immediately. Tree protection may be not be removed prior to the completion of construction without written authorization from the Manager of Urban Forestry or designate.
3. All supports and bracing used to safely secure the barrier should be located outside the MTPZ. All supports and bracing should minimize damage to roots.
4. Where some fill or excavated material must be temporarily located near a MTPZ, a wooden barrier with silt fencing must be used to ensure no material enters the MTPZ.
5. No materials or fill may be stored within the MTPZ.
6. Equipment or vehicles shall not be operated, parked, repaired, or refueled within the MTPZ.
7. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the MTPZ without written authorization from the Manager of Urban Forestry or designate.
8. A laminated Minimum Tree Protection Zone sign (See Detail TP-3 – Minimum Tree Protection Zone Sign) must be attached to the side of the Tree Protection where it will be visible by persons entering the site. Minimum size must be 10"x14".

Tree #	Species	DBH (cm)	Crown Radius (m)	Biological Condition Rating	Structural Condition Rating	Condition Comments	Min TPZ (m)	CRZ (m)	Ownership Category	Recommended Action & Details
1	*Acer platanoides* (Norway maple)	39	2.5	Good	Fair	Asymmetrical crown; full canopy.	2.4	4	Public	**Injure** - due to proposed over-dig and site access within MTPZ.
2	*Acer platanoides* (Norway maple)	67.5	5	Good	Fair - Good	Large frost rib in trunk; fair central leader; full crown.	4.2	7	Private	**Injure** - due to proposed over-dig and site access within MTPZ.
3	*Acer platanoides* (Norway maple)	86	6	Good	Fair	Full crown; Bifurcates at ~2.5m with a fair union; candidate for cabling.	5.4	9	Private	**Injure** - due to proposed over-dig and site access within MTPZ.
4	*Acer platanoides* (Norway maple)	58	3	Good	Fair	Eutypella canker in main trunk; fair central leader; full crown.	3.6	6	Private	**Remove** - due to proposed driveway.
5	*Acer platanoides* (Norway maple)	60.5	5.5	Good	Fair	Bifurcates at ~5m with a fair union; large diameter leader lost in the past; full crown.	3.6	6	Private	**Remove** - due to proposed driveway.
6	*Acer platanoides* (Norway maple)	45	3	Good	Fair	Bifurcates at ~5m with a fair union; full crown.	3	5	Private	**Remove** - due to proposed retaining wall installation.
7	*Acer platanoides* (Norway maple)	54.5	2.5	Good	Poor	Large lower limbs removed with incipient decay; top removed at ~6m.	3.6	6	Private	**Remove** - due to proposed retaining wall installation.
8	*Acer platanoides* (Norway maple)	53	3	Fair	Fair	Bifurcates at ~6m with fair union; large frost crack in trunk.	3.6	6	Private	**Remove** - due to proposed retaining wall installation.
9	*Acer platanoides* (Norway maple)	58	4	Good	Fair	Bifurcates at ~3m with a fair union; large girdling root at base; asymmetrical crown due to past pruning.	3.6	6	Private	**Remove** - due to proposed retaining wall installation.
10	*Acer platanoides* (Norway maple)	85	5	Good	Fair - Poor	Bifurcates at ~3m with a fair union; sunken trunk under scaffold limb indicating possible decay; asymmetrical crown due to Tree 11.	5.4	9	Private	**Remove** - due to proposed retaining wall installation.
11	*Acer platanoides* (Norway maple)	75.5	6	Good	Fair	Three main stems at ~2m with a fair - good union; full crown; decurrent crown structure.	4.8	8	Private	**Remove** - due to proposed driveway.
12	*Thuja occidentalis* (white cedar)	34	4	Fair	Poor	Suppressed by Tree 13; four main stems from base (13, 17, 14 & 23) with poor unions; one main stem is dead.	2.4	4	Private	**Remove** - due to proposed retaining wall installation.
13	*Morus alba* (white mulberry)	55	3	Fair	Fair	Full crown; Bifurcates at ~2m with a fair union.	3.6	6	Neighbor	**Injure** - significant injury due to proposed retaining wall installation within MTPZ. Air spade and root pruning recommended.
14	*Morus alba* (white mulberry)	38	3	Good	Fair	Included union (22 & 31) at 1m with slime flux.	2.4	4	Private	**Remove** - due to proposed retaining wall installation.
15	*Morus alba* (white mulberry)	42	2.5	Good	Fair	Natural lean to south due to Trees 14 & 16; full crown.	3	5	Private	**Remove** - due to proposed retaining wall installation.
16	*Morus alba* (white mulberry)	48	4	Good	Fair	Minor deadwood; asymmetrical crown due to Tree 17.	3	5	Boundary	**Remove** - due to proposed retaining wall installation.
17	*Picea obies* (Norway spruce)	55	5	Good	Fair	Good central leader; good new growth; asymmetrical crown due to Tree 16.	3.6	6	Neighbor	**Injure** - significant injury due to proposed retaining wall installation within MTPZ. Air spade and root pruning recommended.
18	*Populus tremuloides* (trembling aspen)	9	1	Good	Good	Good central leader; full canopy.	1.8	1.8	Private	**Preserve** - tree protection fence.
19	*Populus tremuloides* (trembling aspen)	11	1	Good	Good	Good central leader; full canopy.	1.8	1.8	Private	**Preserve** - tree protection fence.
20	*Populus tremuloides* (trembling aspen)	25	2	Good	Good	Good central leader; full canopy.	2.4	4	Neighbor	**Preserve** - tree protection fence.
21	*Acer platanoides* (Norway maple)	92	7	Good	Fair	Three main stems at ~2m with a fair union; existing steel cables in all three stems; minor deadwood.	6	10	Private	**Injure** - due to proposed over-dig and site access within MTPZ.

Tree Protection Comments:

•Tree protection comments were added by the arborist to a grading plan created by S. Llewellyn & Associates Ltd. drawing C101 project 23057 dated Nov 27, 2023.

• It is the responsibility of the site supervisor to inspect the condition of the tree protection measures outlined on the tree protection plan each morning. If disturbance to the barriers is observed, it is to be repaired prior to work commencing on site that day.

• Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Urban Forestry.

• Tree Protection Zones (TPZ) distances must be measured from the outside edge at the base of the tree.

• Where indicated on the Tree Protection Plan roots must be exposed using an air spade and pruned cleanly by a certified arborist according to good arboricultural practices. Tearing roots hinders wound closure and can increase risk of disease and root rot. The air spade must be operated between 90-120 PSI. The trench must be minimum 61cm (2ft) in depth and 61cm (2ft) in width.

• During construction, if any tree roots are exposed or disturbed outside the tree protection zone (TPZ), care is to be taken to minimize their disturbance. If roots must be removed outside the TPZ, they are to be cleanly pruned. Tearing roots hinders wound closure and can increase risk of disease and root rot.

• All landscape and construction work within the Minimum Tree Protection Zones (MTPZs) of affected trees must be competed using hand tools only.

• At the completion of the project, the Forestry Department is to be notified prior to removal of the tree protection fencing on the site. With approval, the fencing may be dismantled.

Tree Protection Plan
Appendix III

236 Plains Rd. E. Burlington, ON.

Legend:

- Tree Removal
- 4' Tall Plywood Tree Protection Fencing
- 4' Tall Snow Fence Tree Protection Fencing
- Minimum Tree Protection Zone
- Critical Tree Protection Zone
- Material Storage Area
- Site Access Route Approx. Width: 3m
- Air spade location

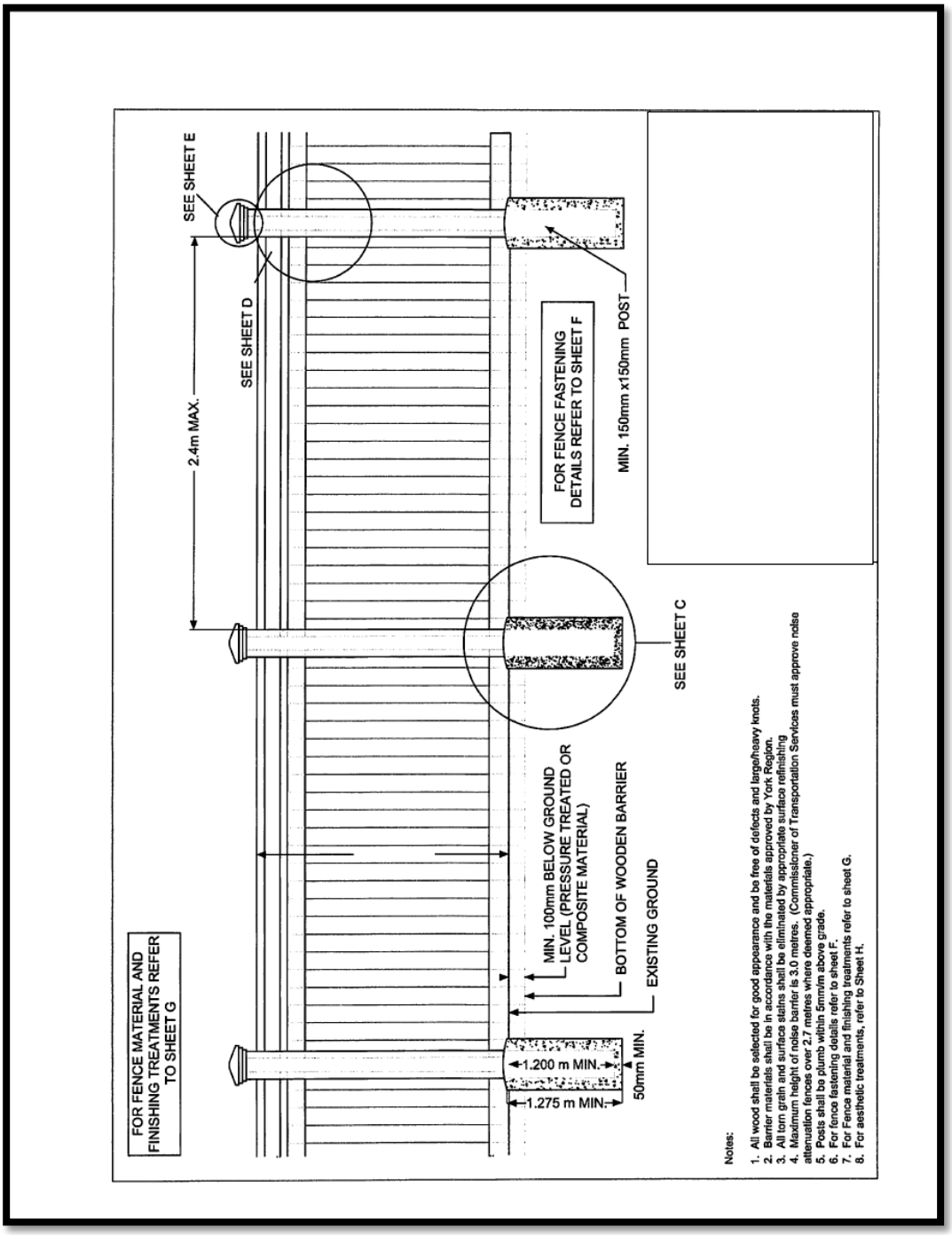
Urban Arboretum
2309 Mountain Grove Ave.
Burlington, ON
L7P 2H8
647-884-7716
contact@urbanarboretum.ca

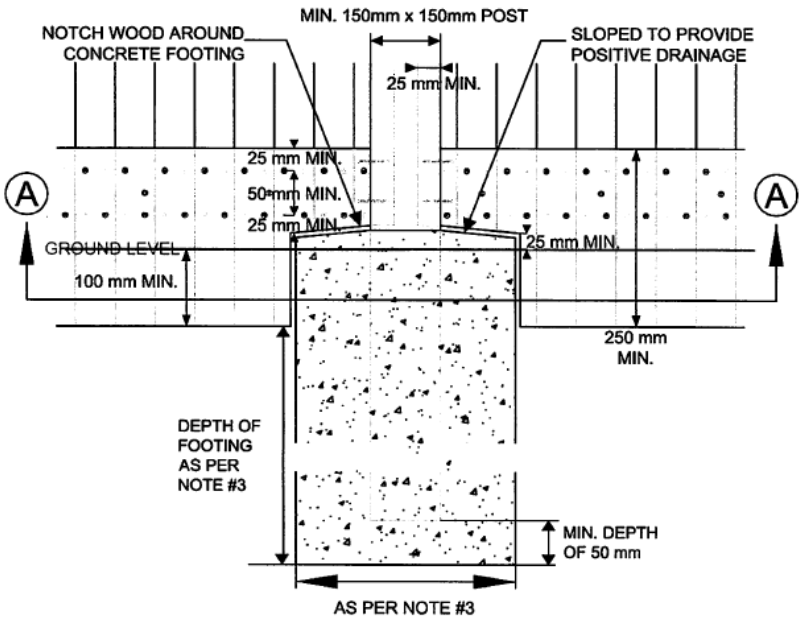
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Date Created:	Nov 30, 2023

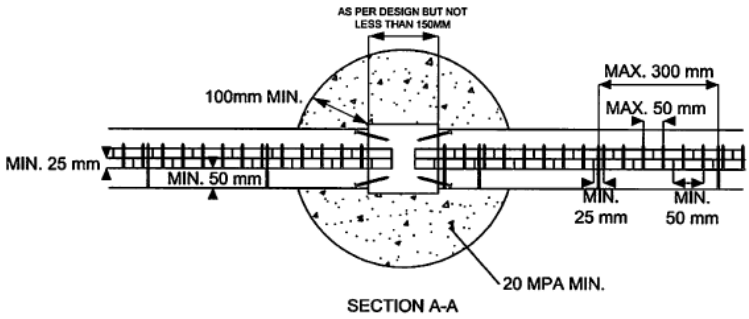
Drawing No.

TPP1

NOISE BARRIER DESIGN

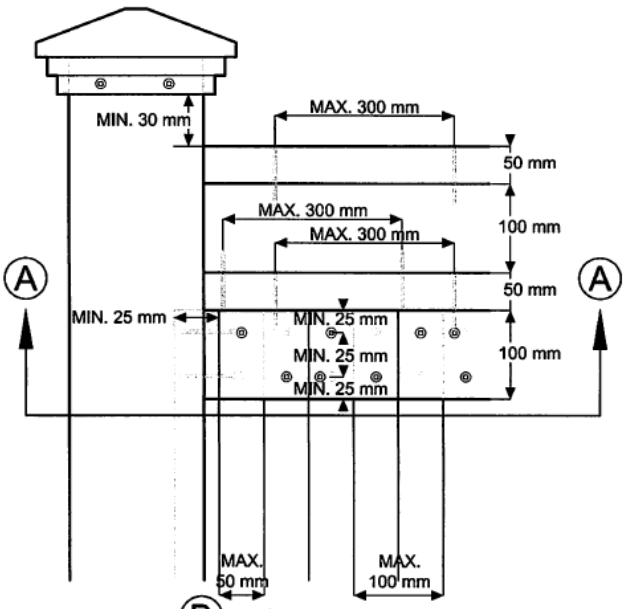


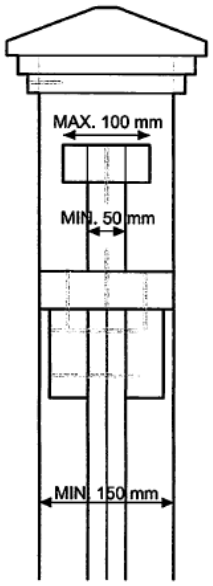




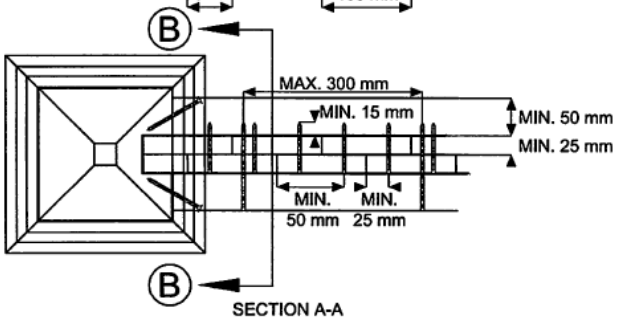
Notes:

1. The pole bases shall be either augered or hand dug if required due to utility constraints.
2. All grassed areas will be reinstated with a minimum of 100 mm good quality imported topsoil and/or sod.
3. The foundation requirements and the use of sonotubing shall be designed on a site-specific basis as approved by a Structural Engineer in accordance with the Canadian Highway Bridge Design Code (latest edition). An alternative saddle design system that is made of galvanized steel plate may be considered.
4. All material below finished grade shall be pressure treated or composite material.
5. All earth fill areas to be compacted to 95% maximum dry density or as identified in a soils report if appropriate..
6. All wood to be National Lumber Grading Associoation. (NLGA)
7. All the footing to be founded on undisturbed soil and minimum below freezing depth.
8. ALL DIMENSIONS IN mm ARE NOMINAL SIZES.
SEE SHEET G FOR CONVERSION CHART





SECTION B-B

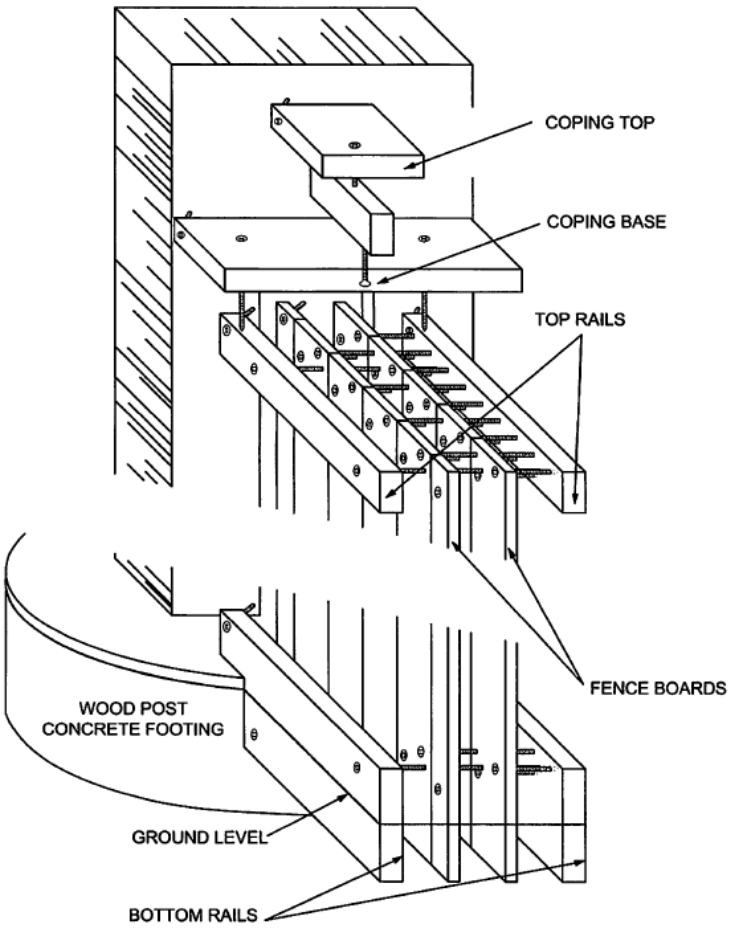


SECTION A-A

Notes:

1. All bare metal components shall be fabricated of either nonferrous materials or hot dip galvanized as per CSA Standards.
2. All rails to be fastened by minimum screw arrangement shown on Sheet F. Board and post thickness to be chosen based upon density criteria. Refer to Sheet G.
3. Nail Guns may be used when appropropriate.

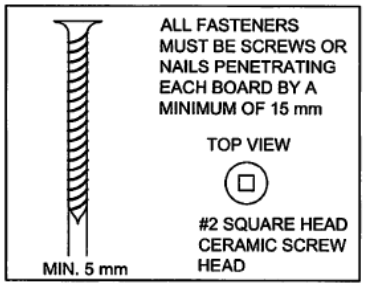
ALL DIMENSIONS IN mm ARE NOMINAL SIZES.
SEE SHEET G FOR CONVERSION CHART



Notes:

1. After setting posts and allowing concrete to cure, the top and bottom rails on the homeowners side of the fence should be fastened.
2. Screw or nail the vertical rails into place starting with the homeowners side rails; each post shall be notched to allow the rails to terminate inside the post (see Sheet D).
3. Fasten the Region side top and bottom cross members into place.
4. Attach an approved coping feature to the top rails and cap the post.
5. Backfill the area around the bottom rail ensuring to maintain a buried depth of at least 100mm.
6. All fastener lengths to be determined as per Detail "A" on this drawing.

DETAIL A



STAIN FOR WOOD FENCE

SHALL CONSIST OF:

- A BASE OF BLENDED RESINS AND OILS IN A WATER SUSPENSION
- SUSPENDED SOLIDS WHICH ARE NOT LESS THAN 21% AND NOT GREATER THAN 31% BY VOLUME
- V.O.C.'S (VOLATILE ORGANIC COMPOUNDS) WHICH ARE NOT IN EXCESS OF 350g/L IN ACCORDANCE WITH A.S.T.M. D-2369
- LEVELS OF LIQUID MICROBICIDES AND ANY OTHER POTENTIAL TOXIC SUBSTANCES WHICH ARE ENVIRONMENTALLY SAFE (NOT REQUIRING PROVINCIAL OR FEDERAL REGISTRATION)
- NONE OF THE FOLLOWING HAZARDOUS SUBSTANCES:
  - FOLPET (N-(TRICHLOROMETHYLTHIO) PHTHALIMIDE)
  - BIS (TRIBUTYLTIN) OXIDE
  - COPPER NAPHTHENATE
  - COPPER 8 QUINOLINOLATE
  - ZINC NAPHTHENATE
- SUFFICIENT OXIDE PIGMENTS TO OBTAIN DESIRED COLOUR TONE AND LEVEL OF OPACITY (COLOUR TO BE APPROVED BY YORK REGION FOR EACH INSTALLATION)

APPLICATION OF STAIN:

APPLY TWO (2) COATS ON CLEAN DRY WOOD USING SPRAY, BRUSH OR DIPPING METHODS TO ACHIEVE FULL COVERAGE OF ALL EXPOSED SURFACES. APPLY OUTDOORS ONLY IN SUITABLE WEATHER CONDITIONS DURING WHICH THE TEMPERATURE IS BETWEEN 5° C AND 21° C FOR A PERIOD OF 48 HOURS FOLLOWING APPLICATION.

MINIMUM WOOD BOARD THICKNESS CHART

TO OBTAIN 20KG/m² SOUND ATTENUATION

SPECIES	ACTUAL WOOD THICKNESS
JACK PINE	2 x 22 mm THICKNESS
RED PINE	2 x 22 mm THICKNESS
PONDEROSA PINE	2 x 22 mm THICKNESS
EASTERN PINE	2 x 22 mm THICKNESS
WESTERN PINE	2 x 25 mm THICKNESS
WESTERN CEDAR	2 x 25 mm THICKNESS
EASTERN CEDAR	2 x 28 mm THICKNESS
NORTHERN WHITE CEDAR	2 x 28 mm THICKNESS
RED SPRUCE	2 x 22 mm THICKNESS
WHITE SPRUCE	2 x 25 mm THICKNESS
SPF	2 x 28 mm THICKNESS

DIMENSIONAL LUMBER CONVERSION CHART

NOMINAL (mm)	ACTUAL (mm)	NOMINAL (in.)	ACTUAL (in.)
25	19	1	0.75
50	38	2	1.5
100	89	4	3.5
150	140	6	5.5
200	184	8	7.25
250	235	10	9.25
300	286	12	11.25