PLAINS ROAD WEST

HIGHWAY 6

PROPERTY LINE

EX. SAN MH3

EX. 42.2m–200mmø SAN @ 1.0%

CENTRE LINE OF PAVEMENT

EX. DITCH TO BE RE–ALIGNED OFF PROPERTY LINE

EX. CSP CULVERT TO BE REMOVED AND DITCH TO BE RE–GRADED

BLDG 1 — STACKED TOWN HOME 6 UNITS

BLDG 2 — STACKED TOWN HOME 6 UNITS

BLDG 3 — STACKED TOWN HOME 6 UNITS

BLDG 4 — STACKED TOWN HOME 6 UNITS

BLDG 5 — STACKED TOWN HOME 6 UNITS

BLDG 6 — STACKED TOWN HOME 6 UNITS

BLDG 7 — STACKED TOWN HOME 6 UNITS

PRIVATE TERRACES

Permeable Pavers

Waste Pick-up

Waste Pick-up

Cast-In-Place Concrete Paving

Bike Racks

Mailbox

Benches

450m² AMENITY

UTILITY CORRIDOR

Proposed Retaining Wall (See Grading Plan)

Proposed Noise Barrier (By Others)

RETAINING WALL

RETAINING WALL (1.0m)

EXISTING AR POOL LOT

Seed Mix

Seed Mix

30m Setback Undisturbed

DEDICATION

PHASE 2 PHASE 1

EX. 2.0m x 2.0m BOX CULVERT

EX. HEADWALL

PR. HEADWALL

EX. HYDRANT

CONTRACTOR TO BREAK INTO EXISTING SANITARY SEWER AND INSTALL PR. STM MH13. BENCH AND PARGE MANHOLE, TO SUIT FOLLOWING INSTALLATION.

PR. CUPOLEX STORMWATER MANAGEMENT TANK
TOP OF TANK ELEV.=123.92
BOTTOM OF TANK ELEV.=122.20
INNER TANK HEIGHT=1.95m
(1.4m FOR DETENTION, 0.32m FOR RETENTION)
INLET INVERT=122.52
OUTLET INVERT=122.52
REQUIRED DETENTION VOLUME=140.00m³
PROVIDED DETENTION VOLUME=140.00m³
SWM TANK AREA=100.00m²

Scale 1:250
0 5 10 25
Page 24x36

KEY MAP:



LEGEND:

- Existing Tree to be Preserved
- Existing Tree to be Removed
- Tree Tag
- Tree Hoarding See L1-D1.

Landscape Notes

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2. Contractor to review layout on site with Landscape Architect prior to commencing work.
3. Contractor to verify grades and identify discrepancies prior to initiating work. Report any changes, discrepancies, or substitutions to the Landscape Architect for review prior to work.
4. It is the contractor's responsibility to locate and verify all existing utilities and services prior to construction.
5. Plant material support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
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9. Drawings are for construction only if Landscape Architects stamp is signed and dated by the Landscape Architect, and plans are approved by the Municipality.
10. Tree planting within the municipal right-of-way to be undertaken by the Municipality unless noted otherwise.
11. Unless otherwise specified all landscaped areas are to be sodded.
12. Unless otherwise specified, all undeveloped areas shall be undisturbed and kept free and clear of debris.
13. The Owner is to be aware of the Migratory Birds Convention Act, 1994. This Act is implemented by Environment Canada and the Owner is to make every effort to avoid removal of vegetation from the period of March 31st to August 31st

STAMP:

CORPORATION OF LANDSCAPE ARCHITECTS (Ontario Association of Landscape Architects) MEMBER

FINAL STAMP TO BE SIGNED AND DATED

NOT FOR CONSTRUCTION

WHITEHOUSE URBAN DESIGN
LANDSCAPE ARCHITECTS & URBAN DESIGNERS

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE:
1	For Zoning By-Law Amendment	2025-01-15

CLIENT:
1511 Old Plains Rd West Inc.

PROJECT TITLE:
1511 Old Plains Rd W

SHEET TITLE:
Preliminary Landscape Plan
Phase 1

DWG No. L1	**DRAWN BY:** JJ
SHEET No. 1 of 4	**DESIGN BY:** LWS and JJ
PROJECT No: 092-23	**CHECKED BY:** LWS
SCALE: As shown	**NORTH ARROW:**

Whitehouse Urban Design Inc.
3 Studebaker Place, Unit 1, Hamilton, ON L8L 0C8
905-546-1087

PLAINS ROAD WEST

Benches

Planter With Railing

Permeable Pavers

Cast-In-Place Concrete Paving

Waste Pick-up

Cast-In-Place Concrete Paving

Waste Pick-up

Bike Racks

Mailbox

Benches

Waste Pick-up

Proposed Retaining Wall (See Grading Plan)

Proposed Noise Barrier (By Others)

Proposed Fence Attached to Retaining Wall (See Grading Plan)

30m Setback Undisturbed

DEDICATION

PROPERTY LINE

PHASE 2 | PHASE 1

HIGHWAY 6

UTILITY CORRIDOR

ROADWAY RECONSTRUCTION

380 m² AMENITY

450m² AMENITY

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

BLDG 9

BLDG 10

SAN MH7A T/G 130.40

SAN MH10A T/G 129.72

SAN MH2A T/G 127.00

EXISTING POOL LOT

RETAINING WALL (1.0m)

RETAINING WALL

EX. CSP CULVERT TO BE REMOVED AND DITCH TO BE RE-GRADED

EX. DITCH TO BE RE-ALIGNED OFF PROPERTY LINE

EX. 200mmø SAN @ 0.92% (ASSUMED)

EX. 2.0m x 2.0m BOX CULVERT

EX. HEADWALL

PR. HEADWALL

CONTRACTOR TO BREAK INTO EXISTING SANITARY SEWER AND INSTALL PR. STM MH13. BENCH AND PARGE MANHOLE, TO SUIT FLOWING INSTALLATION.

PR. CUPOLEX STORMWATER MANAGEMENT TANK
TOP OF TANK ELEV.=123.92
BOTTOM OF TANK ELEV.=122.20
INNER TANK HEIGHT=1.95m
(1.4m FOR DETENTION, 0.32m FOR RETENTION)
INLET INVERT=122.52
OUTLET INVERT=122.52
REQUIRED DETENTION VOLUME=140.00m³
PROVIDED DETENTION VOLUME=140.00m³
SWM TANK AREA=100.00m²

Tree Replanting Table		
Compensation plantings - Phase 1:		19
Compensation plantings - Phase 2:		5
		24

Scale 1:250
0 5 10 25
Page 24x36

KEY MAP:



LEGEND:

- Existing Tree to be Preserved
- Existing Tree to be Removed
- 1 Tree Tag
- Tree Hoarding See L1-D1.

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STAMP:

ASSOCIATION OF LANDSCAPE ARCHITECTS
Whitehouse
FINAL STAMP TO BE SIGNED AND DATED
MEMBER
ONTARIO
NOT FOR CONSTRUCTION

WHITEHOUSE URBAN DESIGN
LANDSCAPE ARCHITECTS & URBAN DESIGNERS

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE:
1	For Zoning By-Law Amendment	2025-01-15

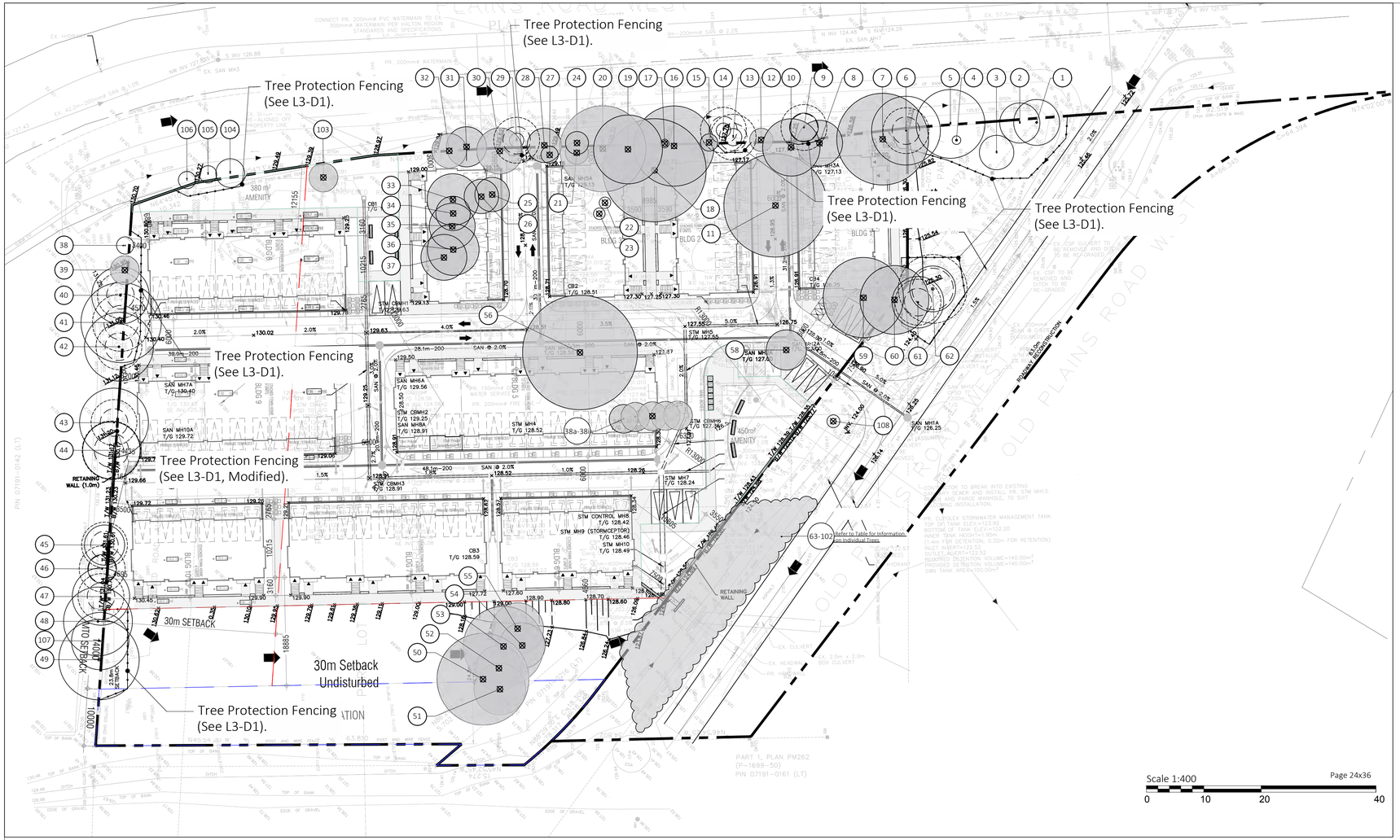
CLIENT:
1511 Old Plains Rd West Inc.

PROJECT TITLE:
1511 Old Plains Rd W

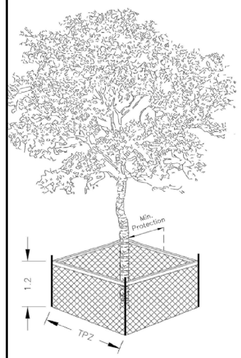
SHEET TITLE:
Preliminary Landscape Plan Overall

DWG No. L2	DRAWN BY: JJ
SHEET No. 2 of 4	DESIGN BY: LWS and JJ
PROJECT No: 092-23	CHECKED BY: LWS
SCALE: As shown	NORTH ARROW:

Whitehouse Urban Design Inc.
3 Studebaker Place, Unit 1, Hamilton, ON L8L 0C8
905-546-1087



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 [4&5]
< 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 will 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 City Arborist.
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 City Arborist.
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".

L3-D1 | TREE PROTECTION FENCING

Burlington

TREE PROTECTION ZONE (TPZ)

No equipment or vehicles shall be operated, parked, repaired or refueled within the Tree Protection Zone.

No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

No materials or fill may be stored within the Tree Protection Zone.

This tree protection barrier must not be removed prior to the completion of construction without written authorization from the City of Burlington, Urban Forestry Department.

For information, contact:
City of Burlington, Development and Infrastructure Division,
905-335-7642.

Arborist Report & Field Investigation done by:
Noah Frigault
ISA ON-2759A
Arborwood Tree Service
7838 Twenty Road Smithville, ON L0R 2A0


Trees 1-4


Trees 5-9


Trees 9-11


Tree 12


Trees 13-19


Trees 20-21


Trees 25-26


Trees 27-30


Trees 31-32


Trees 33-37


Trees 38a-38i


Trees 39-40


Trees 41-42


Trees 43-44


Trees 45-47


Trees 48,107,49

Trees 62-102


Tree 56


Tree 58


Trees 59-62


Tree 103


Trees 104-106


Forest Area 1


Forest Area 2


Forest Area 3


Forest Area 4

KEY MAP:



LEGEND:

- Existing Tree to be Preserved
- Existing Tree to be Removed
- Tree Tag
- Tree Hoarding See L1-D1.
- Minimum Tree Protection Zone.
- Critical root zone.
- DBH

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STAMP:

ONTARIO ASSOCIATION OF LANDSCAPE DESIGNERS — Whitehouse — MEMBER

FINAL STAMP TO BE SIGNED AND DATED

NOT FOR CONSTRUCTION

WHITEHOUSE URBAN DESIGN
LANDSCAPE ARCHITECTS & URBAN DESIGNERS

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE:
1	For Zoning By-Law Amendment	2025-01-15

CLIENT:
1511 Old Plains Rd West Inc.

PROJECT TITLE:
1511 Old Plains Rd W

SHEET TITLE:
Tree Inventory and Protection Plan

DWG No. L3	**DRAWN BY:** JJ
SHEET No. 3 of 4	**DESIGN BY:** LWS and JJ
PROJECT No: 092-23	**CHECKED BY:** LWS
SCALE: As shown	**NORTH ARROW:** N

Whitehouse Urban Design Inc.
3 Studebaker Place, Unit 1, Hamilton, ON L8L 0C8
905-546-1087

TREE INVENTORY

Tree #	Botanical Name	Common Name	DBH(cm)	Multi-Stem Calc.	Canopy(m)	Heatlh Condition	Structural Condition	Ownership	MTPZ (m)	CRZ (m)	Comments	Recommendation: Rationale
1	Gleditsia tricanthos	Honey Locust	34		8	Fair	Fair	Municipal	2.4	4	Lean	Retain
2	Gleditsia tricanthos	Honey Locust	18		7	Fair	Fair	Municipal	2.4	4	Lean	Retain
3	Gleditsia tricanthos	Honey Locust	20		6	Fair	Fair	Municipal	2.4	4		Retain
4	Acer Platanoides	Norway Maple	18,18,16,16,15	37.2	1.5	Fair-Good	Fair-Good	Municipal	2.4	4		Retain
5	Acer Platanoides	Norway Maple	12,12	17	12	Fair-Good	Fair-Good	Municipal	2.4	4		Retain
6	Acer Platanoides	Norway Maple	38		12	Fair	Fair	Private	2.4	4	Growing directly under powerlines. Lateral cracking. Bark delamination. Sheer plain crack on lowest stem. Deadwood.	Retain
7	Gleditsia tricanthos	Honey Locust	38,23	44.4	16	Fair-Good	Fair-Good	Private	3	5		Remove: Site servicing and grading requirements precludes preservation.
8	Quercus rubra	Red Oak	54		8	Fair	Fair	Private	3.6	6	Decurrent shape due to powerlines above. Cavity base. Woundwood present.	Remove: Proximity to building precludes preservation.
9	Picea abies	Norway Spruce	24		5	Poor	Poor	Municipal	2.4	4	Top competing for space with neighbouring Locust tree	Retain
10	Juglans nigra	Black Walnut	16		10	Fair	Fair	Private	2.4	4		Remove: Proximity to building precludes preservation.
11	Gleditsia tricanthos	Honey Locust	43		18	Fair-Good	Fair-Good	Private	3	5		Remove: Tree within proposed roadway
12	Juglans nigra	Black Walnut	67		4	Fair-Good	Fair-Good	Municipal	4.2	7	Deadwood in canopy. Cut communication lines hanging in canopy	Remove
13	Juglans nigra	Black Walnut	14		3	Fair-Good	Fair-Good	Municipal	2.4	4		Retain
14	Juglans nigra	Black Walnut	15		2.5	Fair-Good	Fair-Good	Municipal	2.4	4		Retain
15	Juglans nigra	Black Walnut	15		3	Fair	Fair	Shared: Private, Municipal	2.4	4		Remove
16	Juglans nigra	Black Walnut	14		14	Poor	Poor	Private	2.4	4		Remove
17	Acer Platanoides	Norway Maple	26		1.5	Dead	Dead	Municipal	2.4	4	Dead top. 25% live Crown ratio.	Remove
18	Quercus rubra	Red Oak	54		18	Fair	Fair	Private	3.6	6	Small deadwood threw canopy. Good reaction wood on tension side of limbs	Remove: Tree withing proposed development
19	Juglans nigra	Black Walnut	14		12	Fair	Fair	Private	2.4	4	Growing next to Walnut	Remove: Site servicing and grading requirements precludes preservation.
20	Acer saccharinum	Silver Maple	64		15	Good	Good	Private	4.2	7	Large deadwood. Codom with good reaction wood 15 feet up	Remove: Tree within building footprint.
21	Quercus rubra	Red Oak	58,14	59.7	4	Fair-Good	Fair-Good	Private	3.6	6	Deadwood through canopy	Remove: Site servicing and grading requirements precludes preservation.
22	Caragana arborescens 'Pendula'	Weeping Pea Shrub	N/A		N/A	N/A	N/A	Private	N/A	N/A	Not Found	Not Found by Arborist
23	Juglans nigra	Black Walnut	N/A		N/A	N/A	N/A	Private	N/A	N/A	Not Found	Not Found by Arborist
24	Acer negundo	Manitoba Maple	20,14,10	26.4	4	Fair	Fair	Municipal	2.4	4	Lateral cracks on main stem. Large deadwood. Potential root rot	Remove: Site servicing and grading requirements precludes preservation.
25	Acer negundo	Manitoba Maple	30		6	Fair	Fair	Private	2.4	4	Growing on a slight lean. Phototropism suggest lean isn't recent	Remove: Tree within building footprint.
26	Juglans nigra	Black Walnut	21		6	Fair-Good	Fair-Good	Private	2.4	4		Remove: Tree within building footprint.
27	Juglans nigra	Black Walnut	20		3	Fair-Good	Fair-Good	Private	2.4	4		Remove: Proximity to building precludes preservation.
28	Juglans nigra	Black Walnut	11		6	Fair-Good	Fair-Good	Municipality	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
29	Juglans nigra	Black Walnut	18,17,14	28.4	2.5	Fair-Good	Fair-Good	Municipality	2.4	4	Included bark observed at base where the 3 stems meet	Retain
30	Juglans nigra	Black Walnut	13		8	Fair	Fair	Private	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
31	Juglans nigra	Black Walnut	27,14		7	Fair-Good	Fair-Good	Municipality	2.4	4	Dead hanging branch in canopy	Remove: Site servicing and grading requirements precludes preservation.
32	Juglans nigra	Black Walnut	25		6	Fair	Fair	Shared: Private, Municipal	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
33	Acer Platanoides	Norway Maple	40,41	57.3	9	Fair-Good	Fair-Good	Private	3.6	6		Remove: Tree within building footprint.
34	Acer Platanoides	Norway Maple	25,18	30.1	6	Fair	Fair	Private	2.4	4		Remove: Tree within building footprint.
35	Ulmus pumila	Siberian Elm	19,31	36.4	8	Fair	Fair	Private	2.4	4	Sap sucker holes identified. Usual canopy deadwood for species. Invasive specimen.	Remove: Tree within building footprint.
36	Tilia americana	Basswood	29		9	Good	Good	Private	2.4	4	Poor branch connections. Typical for species	Remove: Tree within building footprint.
37	Acer Platanoides	Norway maple	38		8	Fair-Good	Fair-Good	Private	2.4	4	Dense canopy	Remove: Tree within building footprint.
38	Ulmus pumila	Siberian Elm	15		3	Fair	Fair	Adjacent: ON			Invasive specimen, uniform hedge	Retain
38a	Ulmus pumila	Siberian Elm	20,20,18,15	36.7		Fair	Poor	Private	2.4	4		Remove: Tree within building footprint.
38b	Ulmus pumila	Siberian Elm	8,15,25	30.2		Fair	Poor	Private	2.4	4		Remove: Tree within building footprint.
38c	Ulmus pumila	Siberian Elm	20			Fair	Fair	Private	2.4	4		Remove: Tree within building footprint.
38d	Ulmus pumila	Siberian Elm	18			Fair	Fair	Private	2.4	4		Remove: Tree within building footprint.
38e	Ulmus pumila	Siberian Elm	20,8,10	28.7		Fair	Poor	Private	2.4	4		Remove: Tree within building footprint.
38f	Ulmus pumila	Siberian Elm	15			Fair	Fair	Private	2.4	4		Remove: Tree within proposed roadway
38g	Ulmus pumila	Siberian Elm	10,15	18		Poor	Poor	Private	2.4	4		Remove: Tree within proposed roadway
38h	Ulmus pumila	Siberian Elm	14			Fair	Fair	Private	2.4	4		Remove: Tree within proposed roadway
38i	Ulmus pumila	Siberian Elm	18,16	24.1		Fair	Poor	Private	2.4	4		Remove: Tree within proposed roadway
39	Fraxinus americana	Ash	15,8,8	18.8		Dead	Dead	Adjacent: ON	2.4	4	Dead from Emerald Ash border	Removal by Owner is recommended
40	Acer saccharinum	Silver Maple	22,19,18	34.2	10	Good	Good	Adjacent: ON	2.4	4		Retain
41	Acer saccharinum	Silver Maple	34,30	45.3	14	Good	Good	Adjacent: ON	3	5		Retain
42	Acer saccharinum	Silver Maple	27,22	34.9	12	Fair-Good	Fair-Good	Adjacent: ON	2.4	4	Vines growing up and in canopy	Retain
43	Acer saccharinum	Silver Maple	18,17,15	28.9	12	Good	Good	Adjacent: ON	2.4	4		Retain
44	Acer saccharinum	Silver Maple	33,25	41.4	10	Good	Good	Adjacent: ON	3	5	Failure on the one codominant stem	Retain
45	Acer negundo	Manitoba Maple	25,16	29.7	7	Fair-Good	Fair-Good	Adjacent: ON	2.4	4		Retain
46	Acer saccharinum	Silver Maple	13,17	21.4	5	Fair-Poor	Fair-Poor	Adjacent: ON	2.4	4	17 DBH stem completely dead	Retain
47	Ulmus pumila	Siberian Elm	17		10	Fair	Fair	Adjacent: ON	2.4	4	Deadwood overhang parking lot	Retain
48	Acer saccharinum	Silver Maple	24,22	32.6	12	Good	Good	Adjacent: ON	2.4	4	Deadwood hanging over parking lot	Retain
49	Acer saccharinum	Silver Maple	34,34	48.1	14	Fair-Good	Fair-Good	Adjacent: ON	3	5	Elongated branch over parking lot, no central lead, large deadwood and canopy	Retain
50	Ailanthus altissima	Tree of Heaven	30,30	42.4	16	Fair-Good	Fair-Good	Private	3	5	Invasive specimen	Remove: Site servicing and grading requirements precludes preservation.
51	Ailanthus altissima	Tree of Heaven	34		9	Fair	Fair	Private	2.4	4	Invasive specimen. Heavy lean	Remove: Site servicing and grading requirements precludes preservation.
52	Acer negundo	Manitoba Maple	51		8	Fair	Fair	Private	3.6	6	Large crack on codominant limb 10 feet up from ground level	Remove: Site servicing and grading requirements precludes preservation.
53	Acer negundo	Manitoba Maple	63		14	Fair	Fair	Private	4.2	7		Remove: Site servicing and grading requirements precludes preservation.
54	Acer negundo	Manitoba Maple	30		8	Fair	Fair	Private	2.4	4	Moderate Lean	Remove: Site servicing and grading requirements precludes preservation.
55	Acer negundo	Manitoba Maple	35		9	Fair	Fair	Private	2.4	4	Moderate Lean	Remove: Site servicing and grading requirements precludes preservation.
56	Acer saccharinum	Silver Maple	74		20	Fair-Good	Fair-Good	Private	4.8	8	Large amounts of deadwood. 25-35% live crown ratio	Remove: Tree within building footprint.
57	Ulmus pumila	Siberian Elm	N/A	N/A	N/A	N/A	N/A	Private	N/A	N/A	Not Found	Not Found by Arborist
58	Salix	Pussy Willow	28,20,18	38.9	7	Fair-Good	Fair-Good	Private	2.4	4		Remove: Tree within proposed roadway
59	Gleditsia tricanthos	Honey Locust	35,35	49.5	14	Fair-Good	Fair-Good	Private (Lands to be acquired)	3	5	Dense canopy. Small interior deadwood	Remove: Tree within building footprint.
60	Gleditsia tricanthos	Honey Locust	42		12	Fair-Good	Fair-Good	Private (Lands to be acquired)	3	5	Dense canopy. Small interior deadwood	Remove: Site servicing and grading requirements precludes preservation.
61	Acer Platanoides	Norway maple	28		9	Fair-Good	Fair-Good	Municipal	2.4	4		Retain
62	Gleditsia tricanthos	Honey Locust	37,37	52.3	5-8m	Fair-Good	Fair-Good	Municipal	3.6	6	Multi-stem	Retain
63	Gleditsia triacanthos	Honey Locust	32			Fair	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
64	Gleditsia triacanthos	Honey Locust	37			Fair	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
65	Gleditsia triacanthos	Honey Locust	35			Fair	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
66	Gleditsia triacanthos	Honey Locust	41			Fair	Fair	Public	3	5		Remove: Site servicing and grading requirements precludes
67	Gleditsia triacanthos	Honey Locust	40			Fair	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
68	Gleditsia triacanthos	Honey Locust	15			Fair	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
69	Gleditsia triacanthos	Honey Locust	35			Fair	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
70	Gleditsia triacanthos	Honey Locust	50			Fair	Fair	Public	3	4		Remove: Site servicing and grading requirements precludes preservation.
71	Juglans nigra	Black Walnut	18,19	26.2		Good	Fair	Public	2.4	4	Low codom stem. Suspected included bark	Remove: Site servicing and grading requirements precludes preservation.
72	Gleditsia triacanthos	Honey Locust	19,10	24.5		Fair	Poor	Public	2.4	4	Cavity at base. Poor structure	Remove: Site servicing and grading requirements precludes preservation.
73	Juglans nigra	Black Walnut	16			Good	Good	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
74	Juglans nigra	Black walnut	23			Fair	Good	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
75	Gleditsia triacanthos	Honey Locust	18			Fair	Good	Public	2.4	4	Vines growing up tree. Understory deadwood	Remove: Site servicing and grading requirements precludes preservation.
76	Juglans nigra	Black Walnut	20			Fair	Fair	Public	2.4	4	Codom 15ft up. Reaction wood present at union	Remove: Site servicing and grading requirements precludes preservation.
77	Juglans nigra	Black Walnut	12			Good	Good	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
78	Juglans nigra	Black Walnut	17,13	21.4		Fair	Poor	Public	2.4	4	Poor union attachment(s). Large amounts of sway. Little reaction wood at base	Remove: Site servicing and grading requirements precludes preservation.
79	Juglans nigra	Black Walnut	23			Fair	Good	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
80	Juglans nigra	Black Walnut	24			Fair	Good	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
81	Juglans nigra	Black Walnut	12			Fair	Poor	Public	2.4	4	Phototropism. Competing for canopy space with tree number 79	Remove: Site servicing and grading requirements precludes preservation.
82	Juglans nigra	Black Walnut	16			Good	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
83	Juglans nigra	Black Walnut	15			Poor	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
84	Acer negundo	Manitoba Maple	32			Fair	Poor	Public	2.4	4	Typical irregular structure for the species	Remove: Site servicing and grading requirements precludes preservation.
85	Juglans nigra	Black Walnut	22,21	30.4		Good	Fair	Public	2.4	4	Response growth present at base. Large rubbing branch(s) 10 feet from ground level	Remove: Site servicing and grading requirements precludes preservation.
86	Juglans nigra	Black Walnut	16			Good	Good	Public	2.4	4	Growing on mound	Remove: Site servicing and grading requirements precludes preservation.
87	Juglans nigra	Black Walnut	20,21	29		Fair	Fair	Public	2.4	4	Going on mound. Response growth at base near codom.	Remove: Site servicing and grading requirements precludes preservation.
88	Juglans nigra	Black Walnut	16			Fair	Fair	Public	2.4	4	Growing on mound.	Remove: Site servicing and grading requirements precludes preservation.
89	Juglans nigra	Black Walnut	24			Good	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
90	Juglans nigra	Black Walnut	15			Good	Good	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
91	Juglans nigra	Black Walnut	16			Fair	Fair	Public	2.4	4	Vines growing up trees	Remove: Site servicing and grading requirements precludes preservation.
92	Juglans nigra	Black Walnut	24			Fair	Good	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
93	Juglans nigra	Black Walnut	19			Fair	Fair	Public	2.4	4	Decay present at base	Remove: Site servicing and grading requirements precludes preservation.
94	Juglans nigra	Black Walnut	18			Good	Good	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
95	Juglans nigra	Black Walnut	18			Good	Good	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
96	Rhus	Sumac	18			Poor	Poor	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
97	Rhus	Sumac	25,16	29.7		Poor	Poor	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
98	Rhus	Sumac	15			Poor	Poor	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
99	Rhus	Sumac	12			Poor	Poor	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
100	Juglans nigra	Black Walnut	18			Fair	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
101	Juglans nigra	Black Walnut	19			Fair	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
102	Juglans nigra	Black Walnut	19			Fair	Fair	Public	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
103	Juglans nigra	Black Walnut	18		5	Fair	Fair	Private	2.4	4		Remove: Site servicing and grading requirements precludes preservation.
104	Juglans nigra	Black Walnut	18		5	Fair	Fair	Municipal	2.4	4		Retain
105	Juglans nigra	Black Walnut	10		3	Fair	Fair	Municipal	1.8	1.8		Retain
106	Juglans nigra	Black Walnut	7		3	Fair	Fair	Municipal	1.8	1.8		Retain
107	Ulmus pumila	Siberian Elm	21		10	Fair	Fair	Adjacent:ON	2.4	4	Large hanging deadwood over parking lot	Retain
108	Gleditsia triacanthos	Honey Locust	N/A	N/A	N/A	N/A	N/A				Not Found	Not Found by Arborist

For the Tree Replanting Table, please see the accompanying Landscape Plan.

Private Tree Compensation Statement			78
DBH of Trees To Be Removed	**QTY**	**Compensation Ratio**	**Compensation Calculation**
20-35 cm	12	2:1	24
36-74 cm	18	3:1	54
≥ 75 cm	0	4:1	0

Summary:	
Total inventory in table	115
Public	61
Public for removal	47
Private - on site	41
Private for removal - on site	38
Private - adjacent	13
Private for removal - adjacent	1

MIGRATORY BIRDS

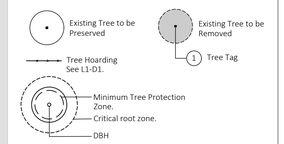
1. To assure compliance with the Migratory Birds Convention Act (MBCA 1994), incidental take of migratory birds, nests or eggs must be avoided by limiting activities during sensitive periods and mitigation measures to ensure appropriate nesting areas are re-established in the site.
2. Vegetation clearing should not take place within the active nesting season between March 31ST - August 31$^{St.}$
3. If the areas proposed for development are thoroughly checked during the active breeding season for bird nests by a qualified biologist during the construction phase, and no nests are found, then construction may be permitted.
4. If any birds are found nesting, then in consultation with Environment Canada, a suitable buffer should be established around the nest, and no activities will be permitted within this buffer until the birds have left. However, it is possible to remove vegetation when fewer birds are breeding at the beginning and end of the timing window (i.e. Sept 1ST - May 1St).

Arborist Report & Field Investigation done by:
Noah Frigault
ISA ON-2759A
Arborwood Tree Service
7838 Twenty Road Smithville, ON L0R 2A0

KEY MAP:



LEGEND:



Landscape Notes

1. Dimensions are shown in meters unless noted otherwise. Do not scale drawings.
2. Contractor to review layout on site with Landscape Architect prior to commencing work.
3. Contractor to verify grades and identify discrepancies prior to initiating work. Report any changes, discrepancies, or substitutions to the Landscape Architect for review prior to work.
4. It is the contractor's responsibility to locate and verify all existing utilities and services prior to construction.
5. Plant material support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
6. Contractor to provide minimum one (1) year warranty from date accepted on all work unless otherwise specified.
7. Grading and servicing shown is for information purposes. For grading and servicing information refer to engineering drawings.
8. For lighting information and power distribution refer to the electrical drawings.
9. Drawings are for construction only if Landscape Architects stamp is signed and dated by the Landscape Architect, and plans are approved by the Municipality.
10. Tree planting within the municipal right-of-way to be undertaken by the Municipality unless noted otherwise.
11. Unless otherwise specified all landscaped areas are to be sodded.
12. Unless otherwise specified, all undeveloped areas shall be undisturbed and kept free and clear of debris.
13. The Owner is to be aware of the Migratory Birds Convention Act, 1994. This Act is implemented by Environment Canada and the Owner is to make every effort to avoid removal of vegetation from the period of March 31st to August 31st

STAMP:

FINAL STAMP TO BE SIGNED AND DATED

NOT FOR CONSTRUCTION

WHITEHOUSE URBAN DESIGN
LANDSCAPE ARCHITECTS & URBAN DESIGNERS

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE:
1	For Zoning By-Law Amendment	2025-01-15

CLIENT:
1511 Old Plains Rd West Inc.

PROJECT TITLE:
1511 Old Plains Rd W

SHEET TITLE:
Tree Inventory and Protection Plan

DWG No. L4 | **DRAWN BY:** JJ
SHEET No. 4 of 4 | **DESIGN BY:** LWS and JJ
PROJECT No: 092-23 | **CHECKED BY:** LWS
SCALE: As shown | **NORTH ARROW:** N

Whitehouse Urban Design Inc.
3 Studebaker Place, Unit 1, Hamilton, ON L8L 0C8
905-546-1087