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ARBORIST REPORT

PROPOSED TOWNHOUSE DEVELOPMENT
2170 GHENT AVENUE
CITY OF BURLINGTON

PREPARED FOR
ARGO NORTHERN CARDINAL GHENT LP
C/O ARGO DEVELOPMENT CORPORATION
4900 PALLADIUM WAY, SUITE 105
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OUR PROJECT NO:
24-6035

November 14, 2024

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Enclosed: full size V*100 - Tree Inventory & Preservation Plan*

ARBORIST REPORT
2170 Ghent Avenue, Burlington

Introduction
Strybos Barron King Ltd. was retained by Argo Northern Cardinal Ghent LP to prepare an Arborist Report for the subject property in accordance with City of Burlington guidelines.

Site Context
The subject site (2170 Ghent Avenue) is located on the south side of Ghent Avenue, abutting existing residential properties to the east, west and south. Currently, the property is vacant land. The proposal for this property will see the construction of a townhouse development of 20 units. Most of the existing trees occur along and adjacent to the property limits. Two existing trees occur along the municipal boulevard flanking Ghent Avenue.

Plans Utilized
A proposed Site Plan prepared by Limberlost Building Design., topographic survey prepared by Wahba Surveying, and Google Earth Satellite imagery were used as reference to determine the location of existing trees within and adjacent to the subject site in relation to the proposed development.

Tree Inventory *(refer to tables below)*
Trees were identified both within and immediately adjacent to the subject property during a site visit conducted by ISA Certified Arborist, Matthew Gehres of Strybos Barron King Ltd. Approximate tree DBH and crown values were given for the trees in the adjacent rear lots that were not accessible. The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure. All trees 10cm and greater have been inventoried as a part of this application (Refer to *V100 – Tree Inventory and Preservation Plan* for locations of and information pertaining to specific trees).

Tree Inventory Table Descriptions *(See Existing Tree Inventory - Pages 1 &2)*

Key#	This number refers to inventory number assigned to the tree on the plan.	
Species	The common names are provided for each tree.	
Caliper	This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree.	
Crown	Canopy Width	An estimation of the average diameter of the tree canopy, in metres.
Health	The general assessed health of the tree.	
Structure	This is an assessment of the trees overall form.	
Comments	A general description of each tree's condition and/or pertinent characteristics is provided.	
Direction	This indicates either preservation or removal of the tree (as noted on the plan)	
Min. TPZ	Recommended Tree Preservation Zone (in metres).	

ARBORIST REPORT
2170 Ghent Avenue, Burlington

TREE INVENTORY LIST

EXISTING TREE INVENTORY

KEY	TAG NO.	SPECIES	BOTANICAL	DBH	CROWN	HEALTH	CONDITION %	STRUCTURE	COMMENTS	PRESERVATION	OWNER	MIN. TPZ	% OF TPZ IMPACT	CRZ	% OF CRZ IMPACT	KEY
				(centimetres)	(metres)	G/F/P				DIRECTION		(metres)	(metres)	(metres)	(metres)	
1		Hackberry	*Celtis occidentalis*	48	16	Fair - Poor	60%	Asymmetrical	Minor deadwood, Broken Branches, Street Tree, Adjacent to Utility Pole	Remove	Municipal	2.4	100.00%	4.0	100.00%	1
2		White Cedar Hedge	*Thuja occidentalis*	whip-10	2	Good	85%	Hedge	Branching to Grade, Adjacent to Fence, Crowded by Adjacent Tree	Preserve	Boundary	1.8	36.08%	1.8	36.08%	2
3		Austrian Pine	*Pinus abies*	33	8	Poor	25%	Irregular	Broken Leader, Raised Canopy, Minor Deadwood	Preserve	Neighbour	2.4	23.54%	4.0	35.79%	3
4		Norway Maple	*Acer platanoides*	25	10	Good	85%	Asymmetrical	Slight Lean, Included Bark, Minor Deadwood	Preserve	Neighbour	2.4	0.00%	4.0	0.00%	4
5	401	White Mulberry	*Morus alba*	17, 18	4	Fair	60%	One Sided	Multi-stem, Crowded by Adjacent Tree, Broken Branches	Remove	Subject Site	2.4	100.00%	4.0	100.00%	5
6	402	White Mulberry	*Morus alba*	11	4	Fair	60%	One Sided	Crowded by Adjacent Tree, Broken Branches	Remove	Subject Site	2.4	100.00%	4.0	100.00%	6
7	403	White Mulberry	*Morus alba*	9, 13	4	Fair	60%	One Sided	Broken Branches, Crowded by Adjacent Tree, Multi-stem	Remove	Subject Site	2.4	100.00%	4.0	100.00%	7
8	404	Siberian Elm	*Ulmus pumilla*	15	4	Poor	25%	Irregular	Adjacent to Fence, Minor Deadwood, Crowded by Adjacent Tree	Remove	Neighbour	2.4	100.00%	4.0	100.00%	8
9	405	Siberian Elm	*Ulmus pumilla*	17	4	Poor	25%	Irregular	Epicormic Growth, Crowded by Adjacent Tree, Adjacent to Fence	Remove	Boundary	2.4	100.00%	4.0	100.00%	9
10	406	Siberian Elm	*Ulmus pumilla*	19	6	Poor	25%	Irregular	Poor Pruning, Adjacent to Fence, Crowded by Adjacent Tree	Remove	Neighbour	2.4	100.00%	4.0	100.00%	10
11	407	Siberian Elm	*Ulmus pumilla*	11	4	Poor	25%	Irregular	Epicormic Growth, Crowded by Adjacent Tree, Adjacent to Fence	Remove	Neighbour	2.4	100.00%	4.0	100.00%	11
12	408	Siberian Elm	*Ulmus pumilla*	12	4	Poor	25%	Irregular	Crowded by Adjacent Tree, Epicormic Growth, Adjacent to Fence	Remove	Neighbour	2.4	100.00%	4.0	100.00%	12
13	409	Siberian Elm	*Ulmus pumilla*	22	6	Poor	25%	Irregular	Poor Pruning, Adjacent to Fence, Crowded by Adjacent Tree	Remove	Boundary	2.4	100.00%	4.0	100.00%	13
14	410	White Mulberry	*Morus alba*	16	6	Poor	25%	Irregular	Leaning, Multi-stem, Crowded by Adjacent Tree, Epicormic Growth, Adjacent to Fence	Remove	Boundary	2.4	100.00%	4.0	100.00%	14
15	411	Siberian Elm	*Ulmus pumilla*	11, 14, 15, 18	8	Poor	25%	Irregular	Vine Entangled, Adjacent to Fence, Crowded by Adjacent Tree, Adjacent to Fence	Remove	Boundary	2.4	100.00%	4.0	100.00%	15
16	412	Siberian Elm	*Ulmus pumilla*	15	6	Poor	25%	Irregular	Epicormic Growth, Crowded by Adjacent Tree, Adjacent to Fence	Remove	Neighbour	2.4	100.00%	4.0	100.00%	16
17	413	Siberian Elm	*Ulmus pumilla*	19	6	Poor	25%	Irregular	Poor Pruning, Adjacent to Fence, Crowded by Adjacent Tree	Remove	Boundary	2.4	100.00%	4.0	100.00%	17
18	414	Manitoba Maple	*Acer negundo*	13, 14, 15	5	Fair	60%	Multi-Stem	Adjacent to Fence, Vine Entangled, Epicormic Growth	Remove	Subject Site	2.4	100.00%	4.0	100.00%	18
19		Columnar Red Maple	*Acer rubrum*	10	3	Good	85%	Narrow	Minor Deadwood, Adjacent to Fence	Preserve	Neighbour	1.8	0.00%	1.8	0.00%	19
20		Columnar Red Maple	*Acer rubrum*	10	3	Good	85%	Narrow	Adjacent to Fence, Minor Deadwood	Preserve	Neighbour	1.8	3.12%	1.8	3.12%	20
21		Columnar Red Maple	*Acer rubrum*	10	3	Good	85%	Narrow	Crowded by Adjacent Tree, Minor Deadwood, Adjacent to Fence	Preserve	Neighbour	1.8	5.93%	1.8	5.93%	21
22		Saucer Magnolia	*Magnolia x soulangeana*	20	8	Good	85%	Asymmetrical	Adjacent to Fence, Minor Deadwood, Crowded by Adjacent Tree	Preserve	Neighbour	2.4	0.00%	4.0	0.35%	22
23		Columnar Red Maple	*Acer rubrum*	10	3	Good	85%	Narrow	Minor Deadwood, Crowded by Adjacent Tree, Adjacent to Fence	Preserve	Neighbour	1.8	19.77%	1.8	19.77%	23
24		White Spruce	*Picea glauca*	17	4	Good	85%	Pyramidal	Adjacent to Fence, Raised Canopy, Crowded by Adjacent Tree	Preserve	Neighbour	2.4		4.0		24
25	415	Hackberry	*Celtis occidentalis*	44	8	Fair	60%	Asymmetrical	Minor Deadwood, Crowded Branching, Poor Pruning	Remove	Subject Site	3.0	100.00%	5.0	100.00%	25
26	416	Black Walnut	*Juglans nigra*	50	10	Fair	60%	Asymmetrical	Crowded by Adjacent Tree, Adjacent to Fence, Broken Branches, Minor Deadwood, Vine Entangled, Adjacent to Overhead Wires	Preserve	Boundary	3.0	0.23%	5.0	11.01%	26
27	417	Black Walnut	*Juglans nigra*	69, 88	14	Good	85%	Asymmetrical	Multi-Stem, Included Bark, Vine Entangled, Crowded by Adjacent Tree, Adjacent to Fence, Minor Deadwood, Broken Branches, Adjacent to Overhead Wires	Preserve	Subject Site	5.4	14.67%	9.0	26.58%	27
28		Honey-locust	*Gleditsia triacanthos*	24	8	Fair	60%	Asymmetrical	Minor Deadwood, Adjacent to Overhead Wires, Crowded by Adjacent Tree	Preserve	Neighbour	2.4	0.00%	4.0	0.28%	28
29		Yew	*Taxus canadensis*	whip-10	4	Fair	60%	Group	Crowded by Adjacent Tree, Crowded Branching, Adjacent to Overhead Wires, Adjacent to Fence	Preserve	Neighbour	1.8	0.00%	1.8	0.00%	29
30		White Cedar Hedge	*Thuja occidentalis*	whip-10	3	Fair	60%	Hedge	Dieback in Lower Branches, Adjacent to Overhead Wires, Vine Entangled, Adjacent to Fence	Preserve	Neighbour	2.4	0.00%	4.0	0.00%	30
31	418	Red Oak	*Quercus rubra*	57	16	Fair	60%	Asymmetrical	Broken Branches, Minor Deadwood, Slight Lean	Preserve	Subject Site	3.6	8.65%	6.0	22.72%	31
32		Emerald Cedar Hedge	*Thuja occidentalis 'smaragd*	whip-10	2	Good	85%	Hedge	Adjacent to Fence, Branching to Grade, Adjacent to Overhead Wires	Preserve	Neighbour	1.8	18.76%	1.8	18.76%	32
33		White Mulberry	*Morus alba*	30	8	Fair	60%	Asymmetrical	Crowded Branching, Adjacent to Overhead Wire, Adjacent to Fence	Preserve	Neighbour	2.4	12.16%	4.0	17.97%	33
34		White Mulberry	*Morus alba*	whip-10	4	Fair	60%	Group	Epicormic Growth, Branching to Grade, Crowded Branch	Remove	Subject Site	1.8	100.00%	1.8	100.00%	34
35		Sugar Maple	*Acer saccharum*	43	8	Poor	25%	Asymmetrical	Slight Lean, Adjacent to Parking Lot, Minor Deadwood, Crowded Branching, Pruned Roots Visible	Remove	Boundary	3.0	100.00%	5.0	100.00%	35
36		Butternut (Cultivated)	*Juglans cinerea (cultivated)*	60	10	Poor	25%	Irregular	Dieback in Canopy, Declining, Major Deadwood, Cankers, High Crown, Signs of Decay, Pruned Roots Visible	Remove	Boundary	3.6	100.00%	6.0	100.00%	36
37		White Cedar Hedge	*Thuja occendentalis*	10-23	8	Fair	60%	Group	Branching to Grade, Vine Entangled, Minor Deadwood	Remove	Subject Site	2.4	100.00%	4.0	100.00%	37
38		Cherry	*Prunus spp.*	7	3	Good	85%	Immature	Epicormic Growth, Crowded Branching Slight Lean	Preserve	Municipal	1.8	0.00%	1.8	0.00%	38

Observations

The trees inventoried within and within close proximity to the subject site are described as primarily immature to mature, naturalized trees which occur in groupings and rows along the property limits. Existing Cedar hedges flank the east and south property limits on the adjacent residential lots. These hedges are generally fair to good health. A mature Hackberry is located along the Ghent Avenue right of way. This tree is in generally poor to fair health and condition. A number of deciduous and coniferous tree groupings and individuals occur along the shared property boundary and neighbouring lots. These trees are mainly composed of Red Maple, White Spruce, Saucer Magnolia, Cherry, White Mulberry, Siberian Elm, Sugar Maple, Butternut (cultivated), Austrian Pine and Yew. In general, most of these trees are in fair to good health and condition. Two mature Black Walnut trees and one mature Red Oak tree occur along the south limit of the subject site. A mature Sugar Maple and cultivated Butternut are located along the southwest corner of the property. Both of these trees exhibit significant levels of decline and are in poor overall health and condition.

Discussion

Based on the proposed construction, servicing and grading requirements, all trees within the subject site will require removal with the exception of the two mature Black Walnuts and Red Oak (Tree# 26, 27 & 31) at the south end of the site. Based on the site grading requirements, a retaining wall is required along the north and south property limit. Several boundary and neighbouring trees will require removal to accommodate the construction of this wall. Encroachment into the CRZ & TPZ of several trees to be retained along the limits of the walls will also be required. Construction mitigation measures to limit the amount of root disturbance within these encroachment areas are proposed in this report.

Tree Removals/Injuries

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

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a Minimum Tree Preservation Zone (MTPZ) as per City of Burlington standard requirements *(*Refer to Table1-Tree Protection Zones*).*

Table 1 - Tree Protection Zones

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

Trees are recommended for preservation or removal based on proximity of the TPZ to the limit of construction, in conjunction with the overall tree health, size and anticipated ability to withstand root or crown impacts.

Based on the proposed site plan, servicing grading and construction works, a total of **twenty (20)** trees require removal. Of these, **seven (7)** trees are within the subject site, **twelve (12)** are boundary or neighbouring trees and **one (1)** is a Municipal tree. Consent from the adjacent property owner(s) will be required prior to the removal of boundary and/or neighbouring trees.

City of Burlington Private Tree Bylaw

The City of Burlington's Private Tree Bylaw prohibits the removal of all trees found on private property of 20cm DBH (Diameter at Breast Height) or greater or the removal of more than five trees of greater than 10cm DBH and less than 20cm DBH in one calendar year without a permit to do so.

The provisions of this bylaw do not apply to the injury, destruction or removal of trees where the removal of the tree is for the purpose of satisfying condition to the approval of a site plan, or a plan of subdivision. However, the City of Burlington's tree compensation requirement does apply.

Calculation of Tree Removal Compensation

Existing private and neighboring tree replacements will be identified by the City using an aggregate caliper calculation method. Replacement trees are to be sized at 50mm caliper. It is recommended that the replacement trees are replanted on the subject site. If there is no room on site for the replacement trees, cash in lieu of the amount of $250.00 per replacement tree will be required.

Tree Preservation and Construction Mitigation Recommendations

The following tree protection measures are recommended to be undertaken by the owner to successfully preserve the trees noted on the Tree Preservation Plan. Encroachment into the CRZ & TPZ of several neighbouring trees is required to accommodate the proposed retaining wall. Root daylighting and pruning works are proposed to mitigate the amount of root damage incurred. Encroachments into the TPZ of these trees is minimal and the trees are expected to tolerate these injuries.

Pre-Construction

Root Exposure and Pruning

A root pruning trench is proposed along the limit of excavation associated with the proposed new retaining wall adjacent to existing trees to be preserved.

Root Pruning Trench

- Prior to site plan construction works, daylighting of the existing roots is to be undertaken to expose the root systems of the trees where TPZ encroachments are required. This daylighting trench is to occur along the limit of excavation for the proposed new retaining wall as shown on the V100.
- This will be completed using Dry-Vac or air spade excavation by a certified operator.
- Root investigation/pruning trench to be approximately 300mm wide x 900mm deep.
- Urban Forestry is to be contacted prior to root exposure and pruning works.

- If roots greater than 50mm are exposed, a permit to remove the tree may be required. This is to be determined by the Consulting Arborist and Urban Forestry.
- All authorized root pruning is to be undertaken by a certified Arborist, utilizing arboricultural best practices.
- The trench is to be backfilled with suitable material immediately after pruning works.
- The Consulting Arborist shall be on site during root exposure and pruning activity.

Tree Protection Hoarding

- All trees to be preserved will be protected with City approved tree protection hoarding. This hoarding shall be maintained for the duration of site construction. It shall not be removed until authorized by the Consulting Arborist and the City. The hoarding shall be constructed at the location as noted on the Tree Inventory & Preservation Plan (V100 & V101).
- Once installed, the limits of protection hoarding shall be approved in the field by the Consulting Arborist.

During Construction

- Areas within the protection hoarding shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building materials, structures, or equipment.
- No cables of any type shall be wrapped around or installed in trees to be preserved. No contaminants will be dumped or flushed where feeder roots of trees exist.
- Where limbs or portions of trees require pruning to remove deadwood or accommodate construction, they will be removed by a qualified Arborist in accordance with acceptable arboricultural practice.

During Construction

- Areas within the protection hoarding shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building materials, structures, or equipment.
- No cables of any type shall be wrapped around or installed in trees to be preserved. No contaminants will be dumped or flushed where feeder roots of trees exist.
- Where limbs or portions of trees require pruning to remove deadwood or accommodate construction, they will be removed by a qualified Arborist in accordance with acceptable arboricultural practice.

Post-Construction

- Following construction, the limits of the “Tree Protection Zone” shall be inspected by the Consulting Arborist. Any pruning, watering, fertilization, or replacement requirements will be determined at that time.
- Tree protection hoarding may be removed to facilitate final landscape fine grading and tree planting. This must be completed under the review of the Consulting Arborist.

To ensure that the above measures are properly implemented, the Consulting Arborist shall be involved at the following stages of construction:

1. During root exposure and pruning works
2. Upon layout and installation of protective hoarding
3. Periodically during construction to ensure that hoarding remains in place and no damage occurs to trees to be preserved
4. Upon fine grading of site or other landscape works
5. Upon completion of construction activities

Conclusion

Strybos Barron King Ltd. was retained by Argo Northern Cardinal Ghent LP to prepare an Arborist Report for the subject property in accordance with the City of Burlington requirements. The report summarizes the trees inventoried within and immediately adjacent to the site and provides recommendations for retention and removal in context with the proposed Site Plan and grading works. The *V100 – Tree Inventory & Preservation Plans* should be used as a reference with this report for detailed information pertaining to existing trees.

The owner is proposing to construct townhouse development with 20 units. Due to the constraints of the proposed limits of construction, **twenty (20)** trees will require removal. Of these, **seven (7)** trees are within the subject site, **twelve (12)** are boundary or neighbouring trees and **one (1)** is a Municipal tree. The city is to determine the compensation required for these removals. Consent from the adjacent property owner(s) will be required prior to the removal of boundary and/or neighbouring trees. All other trees are to be preserved and protected.

Prepared By:
STRYBOS BARRON KING LTD.

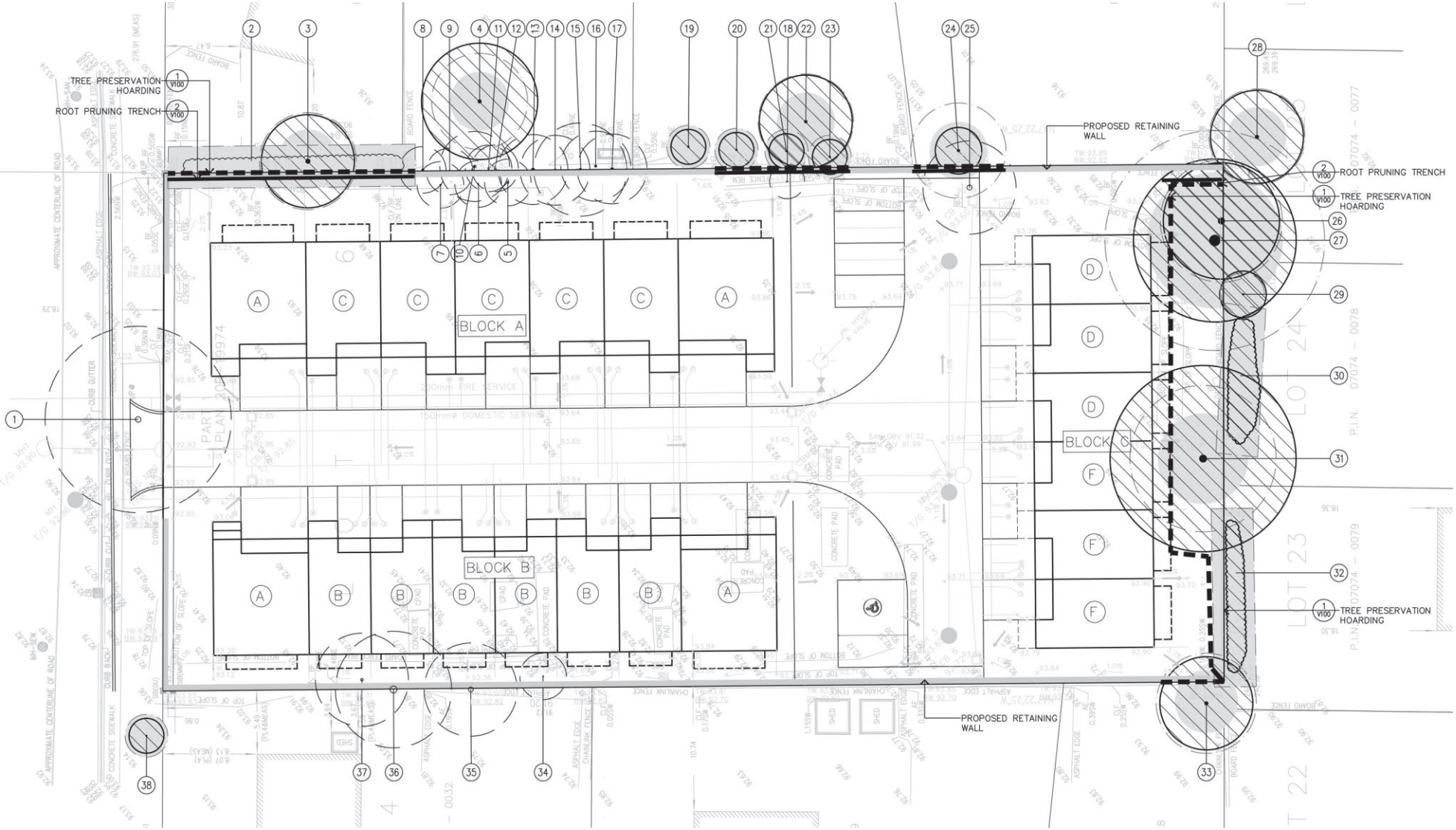


Matthew Gehres
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Senior Landscape Technologist

ARBORIST REPORT
2170 Ghent Avenue, Burlington

Appendix A – CONTEXTUAL TREE INVENTORY & PRESERVATION PLAN

(refer to V100 for information pertaining to individual trees and preservation detail)





Tree # 1



Tree #s 2 & 3



Tree #s 5-17



Tree #s 18-25



Tree #s 26-31



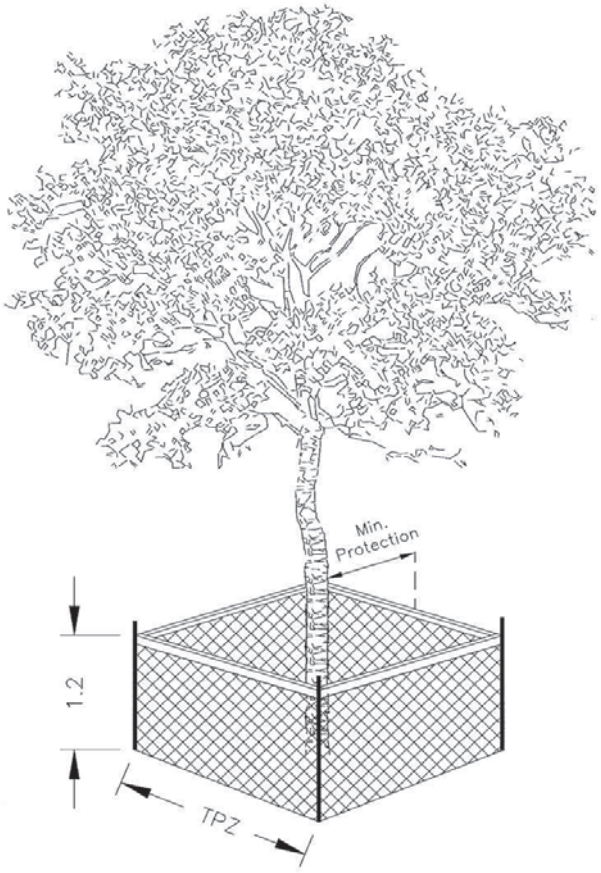
Tree #s 31-33

ARBORIST REPORT
2170 Ghent Avenue, Burlington
Appendix C – Site Photographs

	
Tree #s 35-37	Tree #s 38

Appendix C – TREE PROTECTION HOARDING DETAIL

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 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".