ARBORIST REPORT

2072 Lakeshore Road
Burlington, Ontario

Ferris + Associates
a division of NAK DS Inc.

May 01, 2024

Arborist Report for Development Applications

Municipal Address of Property:
2072 Lakeshore Road
Burlington, Ontario

Consulting Arborist Information:

Ferris + Associates a division of NAK DS Inc.

Paul Ferris

pferris@ferrisassociatesinc.com

T. 416.366.6800

11 Church Street, Suite 302, Toronto, Ontario M5E 1W1

Date of Inspection:

June 23, 2023; 7°C cloudy with rain

Scope of Work:

Ferris + Associates a division of NAK DS Inc. were retained to review the site and identify and evaluate all trees 20cm and greater on the subject site and within 6m of the subject site as well as all trees on adjacent street frontages of the subject property as required by the City of Burlington Tree By-Law.

Tree No.	Tree Species	DBH (cm) *	TPZ (m) **	Crown Diameter (m)	Trunk Integrity	Crown Vigour & Structure	Plant Condition *** (Health & Structure Conditions)	Observations & Comments	Ownership	Assessment	Protective Measure
1	Little leaf linden *Tilia cordata*	31.5	2.4	7	Fair	Fair	Fair	Street tree between concrete sidewalk and curb; tree located in restricted root habitat; metal guard present around tree with fill-in concrete pavers between street trees; trunk with no major visible defects; balanced crown condition.	City	Remove	N/A
2	Little leaf linden *Tilia cordata*	29	2.4	6	Fair	Poor	Poor to fair	Street tree between concrete sidewalk and curb; tree located in restricted root habitat; metal guard around tree with fill-in concrete pavers between street trees; trunk with no major visible defects; portion of crown dead.	City	Remove	N/A
3	Common hackberry *Celtis occidentalis*	9	1.8	2	Good	Good	Good	Small street tree located between concrete sidewalk and curb; tree located in restricted root habitat; fill-in concrete pavers between street trees; balanced crown form; mulch around tree base.	City	Remove	N/A

Tree No.	Tree Species	DBH (cm) *	TPZ (m) **	Crown Diameter (m)	Trunk Integrity	Crown Vigour & Structure	Plant Condition *** (Health & Structure Conditions)	Observations & Comments	Ownership	Assessment	Protective Measure
4	Common hackberry *Celtis occidentalis*	6	1.8	1.5	Good	Good	Good	Small street tree located between concrete sidewalk and curb; tree located in restricted root habitat; fill-in concrete pavers between street trees; balanced crown form; around tree; crown pruned.	City	Remove	N/A
5	Common hackberry *Celtis occidentalis*	10	1.8	2.5	Good	Good	Good	Small street tree located between concrete sidewalk and curb; tree located in restricted root habitat; fill-in concrete pavers between street trees; balanced crown form; mulch around tree; crown pruned.	City	Remove	N/A
6	Little leaf linden *Tilia cordata*	11.5	2.4	2	Good	Good	Good	Small street tree located between concrete sidewalk and curb at west end of tree row; tree located in restricted root habitat, mulch around base; fill-in concrete pavers between street trees; balanced crown form; metal guard around tree; declining crown growth.	City	Remove	N/A
7	Little leaf linden *Tilia cordata*	42	3.0	9	Fair	Fair	Fair	Crown of tree pruned on building side – imbalanced crown form; dense crown condition; few trunk base sprouts present.	Private	Remove	N/A

Tree No.	Tree Species	DBH (cm) *	TPZ (m) **	Crown Diameter (m)	Trunk Integrity	Crown Vigour & Structure	Plant Condition *** (Health & Structure Conditions)	Observations & Comments	Ownership	Assessment	Protective Measure
8	Little leaf linden *Tilia cordata*	33.5	2.4	10	Good	Fair	Fair to good	Slight trunk lean to tree; tree located near concrete walkway; dense and balanced crown.	Private	Remove	N/A
9	Little leaf linden *Tilia cordata*	27	2.4	4	Poor	Poor	Poor	Tree trunk with no major visible defects; girdling root; poor crown form; some crown deadwood.	Private/City (Boundary)	Remove	N/A
10	Little leaf linden *Tilia cordata*	29	2.4	6	Fair	Fair	Fair	Tree trunk with no major visible defects; dense and balanced crown condition; crown pruned.	Private	Remove	N/A
11	Little leaf linden *Tilia cordata*	20	2.4	5	Fair	Fair	Fair	Tree trunk with no major visible defects; dense and balanced crown condition; crown pruned.	Private	Remove	N/A
12	Little leaf linden *Tilia cordata*	27	2.4	7	Fair	Fair	Fair	Tree trunk with no major visible defects; dense and balanced crown condition; crown pruned.	Private	Remove	N/A
13	Little leaf linden *Tilia cordata*	29	2.4	7	Fair	Fair	Fair	Tree trunk with no major visible defects; dense and balanced crown condition; crown pruned.	Private	Remove	N/A
14	Little leaf linden *Tilia cordata*	27	2.4	5	Fair	Poor	Poor to fair	Tree trunk with no major visible defects; balanced crown but thinning; crown pruned; declining crown growth.	Private	Remove	N/A

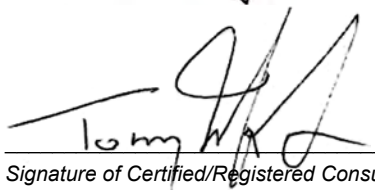
Tree No.	Tree Species	DBH (cm) *	TPZ (m) **	Crown Diameter (m)	Trunk Integrity	Crown Vigour & Structure	Plant Condition *** (Health & Structure Conditions)	Observations & Comments	Ownership	Assessment	Protective Measure
15	Little leaf linden *Tilia cordata*	30.5	2.4	6	Fair	Fair	Fair	Tree trunk with no major visible defects; dense and balanced crown condition; crown pruned.	Private	Remove	N/A
16	Little leaf linden *Tilia cordata*	22.5	2.4	5	Poor	Poor	Poor	Tree located at end of tree row – west side of entrance driveway; poor crown form; crown pruned; thinning crown.	Private	Remove	N/A
17	Little leaf linden *Tilia cordata*	29.5	2.4	8	Good	Fair	Fair to good	Tree located east side of entrance driveway; surface roots; dense and balanced crown condition.	Private	Remove	N/A
18	Little leaf linden *Tilia cordata*	46	3.0	9	Fair	Fair	fair	Tree located near asphalt parking area; vertical trunk scar – fluxing seam; dense and balanced crown.	Private	Remove	N/A
19	Black walnut *Juglans nigra*	96.5	6.0	18	Poor	Poor	Poor	Large spreading crown tree located immediately beside building; crown prune to avoid dead branches to fall on building; crown with deadwood remaining – thinning crown condition; crown growth declining.	Private	Remove	N/A

* Diameter at Breast Height (DBH) measured at 1.37m above ground level for private and public trees. For trees with double-stems or multi-stems the total DBH for the tree is the summation of all the stems.

** Tree Protection Zone (TPZ) indicates the minimum protection distance required and is to be measured from the outside edge of the tree base for all private trees that are being injured, destroyed or removed that measure 20cm or greater and trees of any size on City property.

*** Plant Condition rating is determined based on International Society of Arboriculture (I.S.A.) protocol.

I verify that the information provided above is true, accurate and has been provided to the best of my ability.

Paul D. Ferris		*May 01, 2024*
Name of Certified/Registered Consulting Arborist or Registered Professional Forester	*Signature of Certified/Registered Consulting Arborist or Registered Professional Forester*	*Date*
Tony Molnar		*May 01, 2024*
Name of Certified/Registered Consulting Arborist or Registered Professional Forester	*Signature of Certified/Registered Consulting Arborist or Registered Professional Forester*	*Date*

Existing Tree Conditions



Fig. 1 - Tree T1

Description: Tree T1 is a Little Leaf Linden located in the public right of way that has been evaluated to be in Fair condition. Its location is in conflict with the proposed new vehicular driveway entrance.

Reason for Removal: Due to the health condition and location we are recommending this tree be removed. In addition, its location is in conflict with the proposed bike lane. Therefore, tree preservation is not possible. This tree will be replaced as part of the proposed streetscape landscape plan by the 2072 Lakeshore Road development in order to be in compliance with the Downtown Streetscape Guidelines.

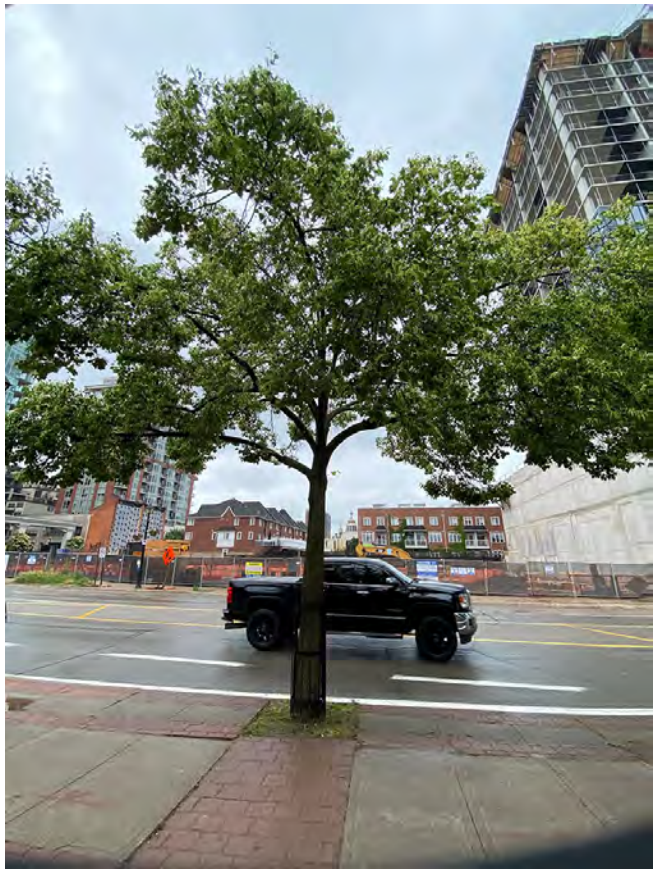


Fig. 2 - Tree T2



Fig. 3 - Tree T2 Canopy

Description: Tree T2 is a Little Leaf Linden located in the public right of way that has been evaluated to be in Poor to Fair condition due to its compromised growing conditions.

Reason for Removal: Due to the health condition and location we are recommending this tree be removed.
In addition, its location is in conflict with the new City curb alignment and bike lane (per Downtown Streetscape Guidelines).
Therefore, tree preservation is not possible.
This tree will be replaced as part of the proposed streetscape landscape plan by the 2072 Lakeshore Road development in order to be in compliance with the Downtown Streetscape Guidelines.



Fig. 4 - Tree T3

Description: Tree T3 is a Common Hackberry located in the public right of way and has been evaluated to be in Good condition. However, its location is in conflict with the implementation of the new Downtown Streetscape Guidelines.

Reason for Removal: We are recommending this tree be removed due to its location being in conflict with the implementation of the grading for the new Downtown Streetscape Guidelines.
Therefore, tree preservation is not possible.
This tree will be replaced as part of the proposed streetscape landscape plan by the 2072 Lakeshore Road development in order to be in compliance with the Downtown Streetscape Guidelines.



Fig. 5 - Tree T4

Description: Tree T4 is a Common Hackberry located in the public right of way and has been evaluated to be in Good condition. However, its location is in conflict with the implementation of the new Downtown Streetscape Guidelines.

Reason for Removal: We are recommending this tree be removed due to its location being in conflict with the implementation of the grading for the new Downtown Streetscape Guidelines.
Therefore, tree preservation is not possible.
This tree will be replaced as part of the proposed streetscape landscape plan by the 2072 Lakeshore Road development in order to be in compliance with the Downtown Streetscape Guidelines.



Fig. 6 - Tree T5

Description: Tree T5 is a is a Little Leaf Linden located in the public right of way and has been evaluated to be in Good condition. However, its location is in conflict with the implementation of the new Downtown Streetscape Guidelines.

Reason for Removal: We are recommending this tree be removed due to its location being in conflict with the implementation of the grading for the new Downtown Streetscape Guidelines. Therefore, tree preservation is not possible.
This tree will be replaced as part of the proposed streetscape landscape plan by the 2072 Lakeshore Road development in order to be in compliance with the Downtown Streetscape Guidelines.

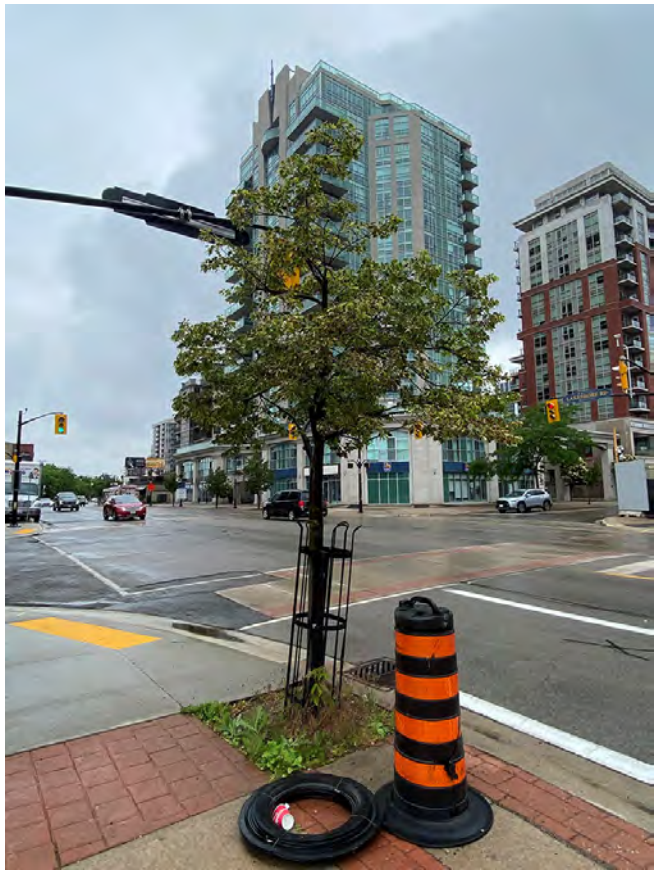


Fig. 7 - Trees T6

Description: Tree T6 is a Little Leaf Linden located in the public right of way and has been evaluated to be in Fair condition. However, its location is in conflict with the implementation of the new Downtown Streetscape Guidelines and the visibility triangle.

Reason for Removal: We are recommending this tree be removed due to its location being in conflict with the implementation of the grading for the new Downtown Streetscape Guidelines and in conflict with the visibility triangle.
Therefore, tree preservation is not possible.
This tree will be replaced as part of the proposed streetscape landscape plan by the 2072 Lakeshore Road development in order to be in compliance with the Downtown Streetscape Guidelines.



Fig. 8 - Trees T7



Fig. 9 - Tree T7 Base of Trunk

Description: Tree T7 is a Little Leaf Linden located on private property that has been evaluated to be in Fair condition.

Reason for Removal: The preservation of this tree would not be possible due to its elevated trunk base setting and its location is in conflict with underground structure of the proposed development.
Therefore, tree preservation is not possible.



Fig. 10 - Tree T8



Fig. 11 - Tree T8 Base of Trunk

Description: Tree T8 is a Little Leaf Linden located on private property that has been evaluated to be in Fair to Good condition.

Reason for Removal: The preservation of this tree would not be possible because it conflicts with the implementation of the development's building location.



Fig. 12 - Tree T9



Fig. 13 - Tree T9 Canopy

Description: Tree T9 is a Little Leaf Linden located on the boundary between private (subject) property and City right-of-way and has been evaluated to be in Poor condition.

Reason for Removal: Due to the tree's poor health condition, it conflicts with the visibility triangle and the proposed streetscape enhancement treatment, the preservation of this tree would not be possible.

This tree may be replaced as part of the proposed streetscape landscape plan by the 2072 Lakeshore Road development in order to be in compliance with the Downtown Streetscape Guidelines.



Fig. 14 - Tree T10

Description: Tree T10 is a Little Leaf Linden located on private property that has been evaluated to be in Fair condition.

Reason for Removal: The preservation of this tree would not be possible because it conflicts with the implementation of the development's streetscape enhancement construction.



Fig. 15 - Tree T11

Description: Tree T11 is a Little Leaf Linden located on private property that has been evaluated to be in Fair condition.

Reason for Removal: The preservation of this tree would not be possible because it conflicts with the implementation of the development's building location.



Fig. 16 - Tree T12

Description: Tree T12 is a Little Leaf Linden located on private property that has been evaluated to be in Fair condition.

Reason for Removal: The preservation of this tree would not be possible because it would conflict with the implementation of the development's underground structure.



Fig. 17 - Tree T13

Description: Tree T13 is a Little Leaf Linden located on private property that has been evaluated to be in Fair condition.

Reason for Removal: The preservation of this tree would not be possible because it would conflict with the implementation of the development's underground structure.



Fig. 18 - Tree T14

Description: Tree T14 is a Little Leaf Linden located on private property that has been evaluated to be in Poor to Fair condition.

Reason for Removal: The preservation of this tree would not be possible due to its unfavorable health condition and because it would conflict with the implementation of the development's underground structure.



Fig. 19 - Tree T15

Description: Tree T15 is a Little Leaf Linden located on private property that has been evaluated to be in Fair condition.

Reason for Removal: The preservation of this tree would not be possible due to its conflict with the implementation of the development's underground structure.



Fig. 20 - Tree T16



Fig. 21 - Tree T16

Description: Tree T16 is a Little Leaf Linden located on private property that has been evaluated to be in Poor condition.

Reason for Removal: The preservation of this tree would not be possible due to its unfavorable health condition and because it would conflict with the implementation of the development's underground structure.



Fig. 22 - Tree T17

Description: Tree T17 is a Little Leaf Linden located on private property that has been evaluated to be in Fair to Good condition.

Reason for Removal: The preservation of this tree would not be possible due to its location that would conflict with the implementation of the development's underground structure.



Fig. 23 - Tree T18



Fig. 24 - Tree T18 Trunk

Description: Tree T18 is a Little Leaf Linden located on private property that has been evaluated to be in Fair condition.

Reason for Removal: The preservation of this tree would not be possible due to its location being in conflict with the new driveway entrances and because its location would conflict with the implementation of the development's underground structure.



Fig. 25 - Tree T19



Fig. 26 - Tree T19 Canopy



Fig. 27 - Tree T19 Trunk

Description: Tree T19 is a Black Walnut located on private property that has been evaluated to be in Poor condition.

Reason for Removal: The preservation of this tree would not be possible due to its unfavorable health condition and location being in conflict with the development's building structure.

Summary of Report Recommendations

Existing Public Streetscape Trees

Tree T1 is recommended for removal due to its location that conflicts with the proposed bike lane and the Downtown Burlington Streetscape Guidelines.

Trees T2 is recommended for removal due to its health conditions and conflict with the new City curb and bike lane and to accommodate the Downtown Burlington Streetscape Guidelines.

Tree T3 is recommended for removal due to its conflict with the proposed grading in order to be in compliance with the Downtown Burlington Streetscape Guidelines.

Tree T4 is recommended for removal due to its location being in conflict with the Downtown Burlington Streetscape Guidelines.

Tree T5 is recommended for removal due to its conflict with the proposed grading in order to be in compliance with the Downtown Burlington Streetscape Guidelines.

Tree T6 is recommended for removal due to it being in conflict with the implementation of the proposed grading and the visibility triangle as well as to accommodate the Downtown Burlington Streetscape Guidelines.

Existing Privately Owned Trees

Tree T7 is recommended for removal due to its location conflicting with the proposed underground structure.

Tree T8 is recommended for removal in order to accommodate the building location of the proposed development.

Tree T10 is recommended for removal because it conflicts with the implementation of the development's streetscape enhancement construction.

Tree T11 is recommended for removal in order to accommodate the building location of the proposed development.

Tree T12 is recommended for removal due to its location being in conflict with the proposed underground structure.

Tree T13 is recommended for removal due to its location being in conflict with the proposed underground structure.

Tree T14 is recommended for removal due to its unfavourable health condition and and because it would conflict with the implementation of the proposed underground structure.

Tree T15 is recommended for removal due to its location conflicting with the proposed underground structure.

Tree T16 is recommended for removal due to its Poor health condition and and because it would conflict with the implementation of the proposed underground structure.

Tree T17 is recommended for removal due to its location conflicting with the proposed underground structure.

Tree T18 is recommended for removal due to it conflicting with the proposed driveway entrances and underground structure.

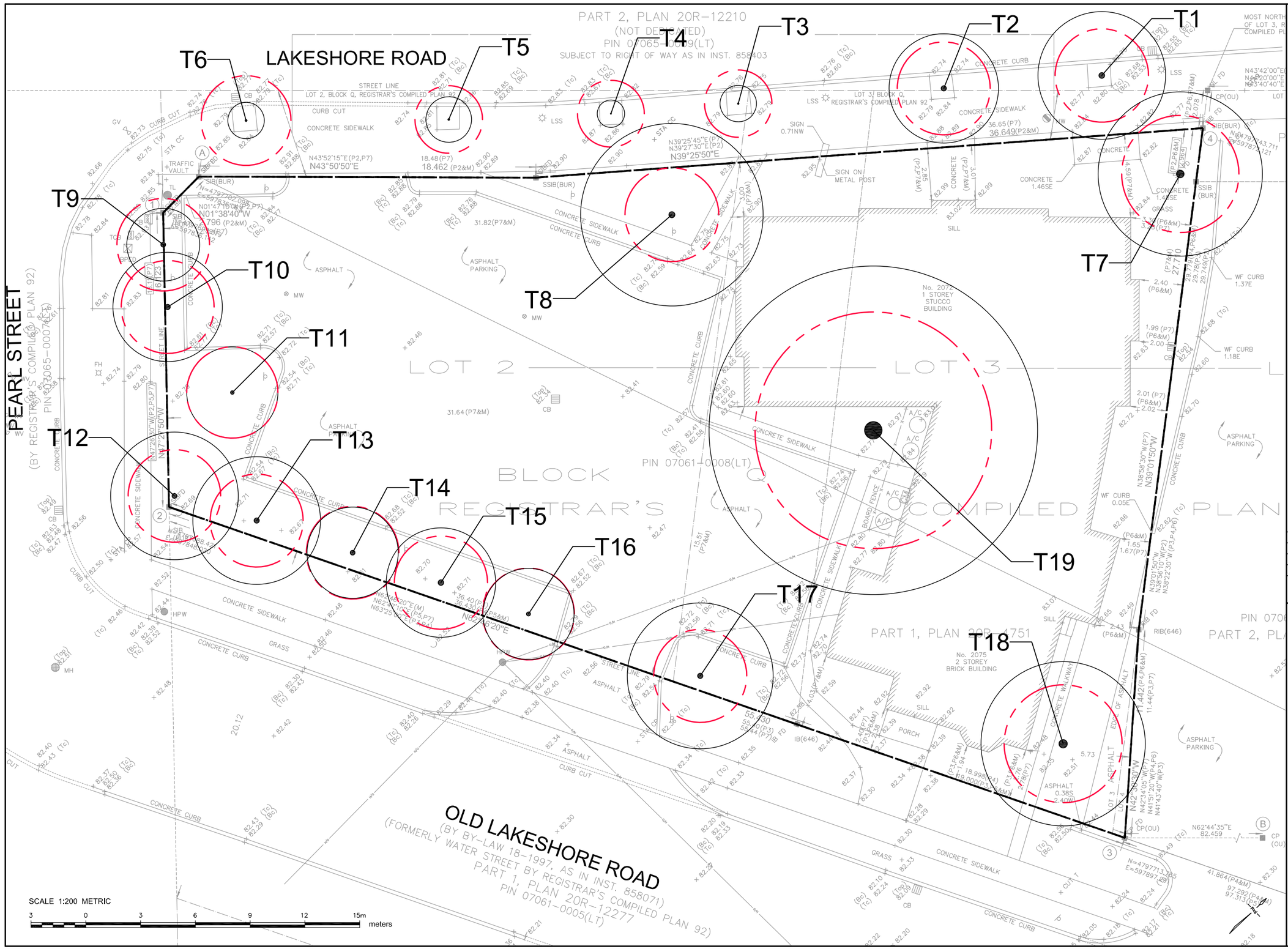
Tree T19 is recommended for removal due to its Poor health condition and and because it would conflict with the implementation of the proposed building structure.

Boundary Tree

Tree T9 which is located on the boundary between private (subject) property and City right-of-way, is recommended for removal due to its Poor health condition and its conflict with the visibility triangle to be in compliance with the Downtown Burlington Streetscape Guidelines.

Tree Replacement Calculation

Diameter at Breast Height of Tree to be Removed on Private Property	Number of Replacement Trees Required	Number of Trees to be Removed on Private Property	Number of Trees to be Replaced
20 cm to 35 cm	2	10	20
36 cm to 74 cm	3	2	6
75 cm or more	4	1	4
		Total	**30**



Notes

BASE INFORMATION PROVIDED BY:
KRCMAR SURVEYORS LTD. SURVEY
COMPLETED ON JANUARY 9, 2023.

BASED ON:
PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
PART OF LOTS 2 AND 3
BLOCK Q
REGISTRAR'S COMPILED PLAN 92
CITY OF BURLINGTON
(FORMERLY IN THE TOWNSHIP OF NELSON)
REGIONAL MUNICIPALITY OF HALTON

Legend

Existing Trees,
refer to Arborist Report

Extent of Tree Protection Zone (Typical) as per City of Burlington Standards

T10 Deciduous Trees

T10 Coniferous Trees

Property Line

TREE LOCATIONS HAVE BEEN LOCATED IN FIELD AND ARE APPROXIMATE

No.	Date:	Revision
1.	MAY 01-24	Issued for Arborist Report

This drawing is to be used for the following purpose: Not to be used for construction unless signed by the Landscape Architect

Ferris + Associates
a division of NAK DS Inc

11 Church Street
Suite 302
Toronto, Ontario
M5E 1W1
Telephone 416 366 6800

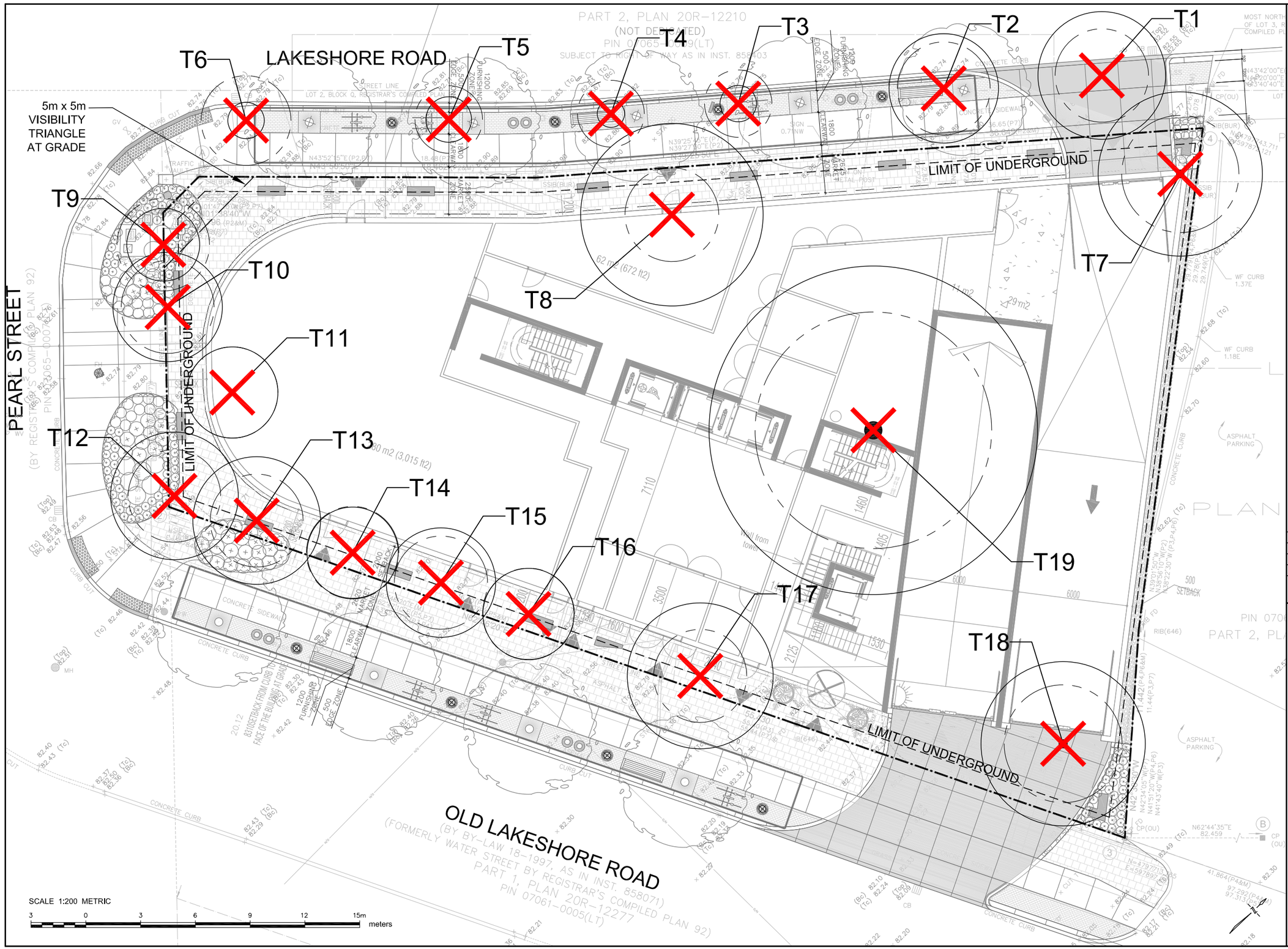
Client: Acamar Dwelling Corp.

Project: 2072 Lakeshore Road

Burlington, Ontario

Drawing Title: Existing Tree Survey Plan

Date Plotted:	MAY 2024
Scale:	1:200
Drawn:	AD
Checked:	PF
Project No:	2722
Drawing No:	TS-1



Notes

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REGISTRAR'S COMPILED PLAN 92
CITY OF BURLINGTON
(FORMERLY IN THE TOWNSHIP OF NELSON)
REGIONAL MUNICIPALITY OF HALTON

Legend

Existing Trees,
refer to Arborist Report

Extent of Tree Protection Zone (Typical) as per City of Burlington Standards

T10 Deciduous Trees

T10 Coniferous Trees

Trees to be Removed

Trees to be Injured

Property Line

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Project: 2072 Lakeshore Road

Burlington, Ontario

Drawing Title: Tree Protection Plan

Date Plotted:	MAY 2024
Scale:	1:200
Drawn:	AD
Checked:	PF
Project No:	2722
Drawing No:	TPP