Tree Inventory and Preservation Plan
127 Plains Road West
Burlington, Ontario

prepared for

Losani Investment Corporation
430 McNeilly Road
Stoney Creek, Ontario L8E 5E3

prepared by

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23 October 2024

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Introduction

Kuntz Forestry Consulting Inc. (KFCI) was retained by Losani Investment Corporation to complete a Tree Inventory and Preservation Plan as part of a development application for the property located at 127 Plains Road West in the City of Burlington, Ontario. The subject property is located on the west corner of the intersection between Plains Road West and Howard Road, within a mixed-use area.

The work plan for this tree preservation study included the following:

- Prepare an inventory of the tree resources greater than 10cm diameter at breast height (DBH) on and within six metres of the subject property and trees of all sizes within the road right-of-way;
- Evaluate potential tree saving opportunities based on proposed development plans, and;
- Document the findings in a Tree Inventory and Preservation Plan.

The results of the evaluation are provided below.

Policy Framework

The City of Burlington By-law 40-2022 (Private Tree By-law) applies to trees with a diameter at breast height greater than 20cm growing on private property within the Urban Planning Boundary of the City of Burlington. The subject property occurs within the Urban Planning Boundary and as such, the trees located on private lands on and adjacent to the subject property are subject to the provisions of this by-law.

The City of Burlington By-law 68-2013 (Public Tree By-law) applies to trees of all sizes located on public property, including within the road right-of-way.

Methodology

Trees greater than 10cm DBH on and within six metres of the subject property and all trees of all sizes within the road right-of-way were included in the tree inventory. Trees were located using the topographic survey provided for the subject property and estimations made from known points in the field. Trees included in the inventory were identified as Trees 545 – 554 and A. Where appropriate, trees were tagged with their identification numbers. Trees that were not tagged were identified using the alphabetic sequence. One polygon (group of trees) was identified as Polygon P-1. See Table 1 for the results of the tree inventory and Figure 1 for the locations of the trees and polygon.

Tree resources were visually assessed for condition utilizing the following parameters:

Tree # – Number assigned to trees that corresponds to Figure 1.
Species – Common and botanical names provided in the inventory table.
DBH – Diameter (cm) at breast height, measured at 1.4m above the ground.
Condition – Condition of tree considering trunk integrity (TI), crown structure (CS) and crown vigor (CV). Condition ratings include poor (P), fair (F), and good (G).
Crown Dieback – Percentage of dead branches within the crown.
Dripline – Crown radius (m).
Comments – Any other relevant tree condition information.

Existing Site Conditions

The subject property is currently occupied by a two-storey brick building and surface parking area. Vehicular access exists from Plains Road West and Howard Road. Tree resources exist predominantly in the form of landscape trees. Refer to Figure 1 for existing site conditions.

Individual Tree Resources

The tree inventory was conducted on 1 March 2024. The inventory documented 11 trees and one polygon on and adjacent to the subject property and within the road right-of-way. Refer to Table 1 for the full tree inventory and Figure 1 for the locations of trees and polygon reported in the tree inventory.

Tree resources were comprised of Eastern Red Cedar (*Juniperus virginiana*), Norway Maple (*Acer platanoides*), Red Maple (*Acer rubrum*), and Siberian Elm (*Ulmus pumila*).

Proposed Development

The existing two-storey building and surface parking area are to be demolished and the construction of a new 24-storey residential condominium with an associated subsurface parking garage is proposed for the subject property. Vehicular access is proposed from Plains Road West and Howard Road. Refer to Figure 1 for the proposed site plan.

Discussion

The following sections provide a discussion and analysis of tree impacts and tree preservation relative to the proposed development and existing conditions.

Development Impacts / Tree Removal

The removal of ten trees and one polygon will be required to accommodate the proposed development. The trees and polygon identified for removal include Trees 545 – 554 and Polygon P-1. These trees and polygon either conflict directly with the proposed development or the level of encroachment into their minimum tree protection zones (mTPZs) and / or critical root zones (CRZs) resulting from the proposed work would be at an intolerable level such that they would not be expected to overcome the injury.

Trees 545, 549, and 553, and Polygon P-1 are located fully or partially within the adjacent road rights-of-way and as such, permission from the City of Burlington will be required prior to the removal of these trees. All other trees identified for preservation are located within the boundaries of the subject property. Trees 546 – 548 and 551 measure 20cm DBH or greater. As such, a permit will be required prior to their removal, in accordance with the City of Burlington's By-law 02-2020 (Private Tree By-law).

Tree Preservation

The preservation of the one remaining tree, identified as Tree A, will be possible. Tree preservation fencing has not been prescribed for Tree A as the minimum tree protection zone

(mTPZ) and critical root zone (CRZ) of this tree do not intersect the subject property boundaries. Refer to Figure 1 for the general Tree Protection Plan Notes.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Losani Investment Corporation to complete a Tree Inventory and Preservation Plan as part of a development application for the property located at 127 Plains Road West in the City of Burlington, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 11 trees and one polygon on and adjacent to the subject property. The removal of ten trees and one polygon will be required to accommodate the proposed development. The one remaining tree can be preserved.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for tree preservation fencing locations and general Tree Protection Plan Notes and tree preservation fence details.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.

- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.

- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.

- Site visits, pre, during, and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,

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Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: 127 Plains Road West, Burlington Date: 1 March 2024 Surveyor: KNH

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	S/H Rating	DL	CDB	mTPZ	Encr. mTPZ	CRZ	Encr. CRZ	Comments	Owner	Action
545	Norway Maple	*Acer platanoides*	30	F	F	F	0.550	4	10	2.4	-	4.0	-	Girdling roots (L), poor form (L), epicormic branching (M)	Shared (Subject / City)	Remove
546	Red Maple	*Acer rubrum*	~20	G	F	F	0.550	3		2.4	-	4.0	-	Vine competition (H)	Subject	Remove
547	Red Maple	*Acer rubrum*	~20	G	FG	F	0.550	3		2.4	-	4.0	-	Vine competition (H)	Subject	Remove
548	Red Maple	*Acer rubrum*	~24	G	FG	F	0.550	3		2.4	-	4.0	-	Vine competition (H)	Subject	Remove
549	Norway Maple	*Acer platanoides*	~26	FG	F	F	0.550	4		2.4	-	4.0	-	Vine competition (H), lean (L), epicormic branching (L)	City	Remove
550	Red Maple	*Acer rubrum*	19	G	G	G	0.900	3		2.4	-	4.0	-		Subject	Remove
551	Red Maple	*Acer rubrum*	22	G	G	G	0.900	3		2.4	-	4.0	-		Subject	Remove
552	Red Maple	*Acer rubrum*	~16	G	FG	F	0.550	2		2.4	-	4.0	-	Vine competition (H)	Subject	Remove
553	Norway Maple	*Acer platanoides*	~24	F	PF	F	0.375	3		2.4	-	4.0	-	Vine competition (H), multiple branch attachments, poor branch unions, epicormic branching (L)	City	Remove
554	Red Maple	*Acer rubrum*	~12	G	FG	F	0.550	2		2.4	-	4.0	-	Vine competition (H)	Subject	Remove
A	Siberian Elm	*Ulmus pumila*	~40	PF	PF	PF	0.375	5	30	2.4	0	4.0	0	Vine competition (M), epicormic branching (M), included fence (H)	Neighbour	Preserve
P-1	Eastern Red Cedar	*Juniperus virginiana*	~3	G	G	G	0.900	1		1.8	-	1.8	-	Two trees	City	Remove

Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Dieback	(%)
S/H Rating	Structural / Health Rating	(%)
mTPZ	Minimum Tree Protection Zone, as measured from edge of tree	(m)
Encr. mTPZ	Amount of Encroachment into the Minimum Tree Protection Zone	(%)
CRZ	Critical Root Zone	(m)
Encr. CRZ	Amount of Encroachment into the Critical Root Zone	(%)
Owner	Ownership of Tree	(Subject, City, Neighbour)
P = poor, F = fair, G = good, ~ = estimate, (VL) = very light, (L) = light, (M) = moderate, (H) = heavy		

Appendix A: Site Photographs



Image 1. Tree 547



Image 2. Tree 548



Image 3. Trees 549 (right) and 550 (left)



Image 4. Trees 552 (right) and 553 (left)



Image 5. Tree 554



Image 6. Polygon P-1



Image 7. Tree A