Arborist Report

Prepared For:
1959025 Ontario Inc

Site Address:
2076 Old Lakeshore Rd
Burlington, On, L7R 1A3
August 11, 2025

Prepared By:
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©2025 Gray Matter Forestry Consulting. All rights reserved. This document must be used in conjunction with the tree inventory lists, and Tree Preservation Plans with arborist comments (these plans are to be printed on the correct size to ensure scalability). This document must be used in whole and with all pages.

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Summary

The following Arborist Report is with respect to a development proposal at 2076 Old Lakeshore Rd, Burlington, On. The scope of work involves demolition and redevelopment of the 1 storey motel and construction of a 22-storey condo tower. **12** trees will be impacted. The details are provided herein.

23 City owned trees were assessed on site:

11 trees are recommended to be preserved throughout construction. No digging or material storage is to take place within their Tree Protection Zones (TPZs) and the trees should not be injured.

- Protection Fencing (TPF) should be installed following the Tree Protection Plan (Appendix 2).

12 trees (#12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23) have work planned in their critical root zones and are recommended for removal.

- These trees will require removal permits
- Tree # 12 is in poor condition and presents a hazard to the site.

It is imperative for all crew contracted to perform this construction to thoroughly understand this report and the recommendations stated within.

Introduction

This report is submitted in support of a development application at 2076 Old Lakeshore Road in Burlington. A Tree Protection Plan (TPP) prepared by Adesso Design Inc. is included as a supporting document, outlining the protection and removal of 23 trees adjacent to the subject property, including removals required to accommodate a proposed waterfront trail expansion.
An inventory and assessment of all privately owned trees greater than 10cm diameter at breast height (DBH) within 6 meters of the proposed construction and access routes as well as all city trees within the scope of the construction project were collected. GMFC was to document the current condition, size, and location of the trees as they relate to the proposed work. All trees within the scope of the survey were included in an inventory and assessed for protection or removal needs. Small shrubs and forest trees were not surveyed for this report.
Recommendations for tree preservation or removal are to be provided.
This report must be accompanied by the following additional documents:

1. A table detailing the tree inventory performed by the arborist on site. (Appendix 1)
2. The construction maps with the Arborist Comments, otherwise known as the Tree Protection Plan (TPP). (Appendix 2)

Limits of the Assignment

Gray Matter Forestry serves as the evaluator of trees concerning tree preservation practices. Construction supervisors are advised to integrate the information and suggestions outlined in this report into their construction approach to ensure the project is carried out reasonably.

This Arborist Report is formulated based on the project's defined scope and specifics regarding tree preservation, as discussed. All construction techniques proposed are confined to what has been outlined in the site plans and discussed with the Project Leader. Estimates, measurements, and remarks concerning tree preservation were derived from the proposed construction plans and on-site observations.

The Arborist Report was assembled using data collected from on-site inspections. A basic visual assessment of the trees was conducted; however, no formal ISA Tree Risk Assessment was conducted.

Further data regarding risk levels can be obtained through either a basic or advanced ISA Tree Risk Assessment.

Observations

Tree

- 23 trees were assessed for this report and labeled #1 - #23 in the Tree Inventory and Tree Protection Plan (TPP) included within Appendices 1 and 2.
- 22 trees were in good condition, 1 tree was in poor condition

  Tree #12 is failing towards subject property; extensive decay was noted at the base of a former bark inclusion and a large 36cm stem is leaning over the site.
- All trees in the inventory are part of a single stand located along the southwest corner of the property, situated on an armour stone retaining wall constructed along the waterfront path on City property.

  For further details and observations, refer to the Tree Inventory (Appendix 1).

Methodology

- The site was inspected on April 4, 2025, by Board Certified Master Arborist Clayton Gray (ON-2611BT).
- Tools used to assess the trees included a metric DBH measuring tape, metric measuring tape, and camera.
- All city owned trees, and all privately owned trees greater than 10cm DBH on the site or within 6m of the property line, were collected in the survey.
- Trees were studied for their proximity to existing and planned structures to determine recommendations or precautions for trees requiring removal or injury.

Discussion

To preserve and protect trees, proper recommendations must be followed and abided by the client for the duration of the project.

Regulatory Context

The City of Burlington Public Tree By-law 68-2013 regulates the preservation, protection, and management of all trees located on public property. It prohibits any injury, removal, pruning, or disturbance to public trees—including work within their drip lines—without a Tree Permit issued by the City Arborist. The by-law also requires strict adherence to Tree Protection Zones (TPZs) and prescribes conditions under which permits may be granted, including supervision by a certified arborist and restoration or replacement requirements.

In relation to the TPP for 2076 Old Lakeshore Road, all inventoried trees are located on public property and are therefore regulated under this by-law. The TPP aligns with the by-law by identifying which trees require protection and which are proposed for removal due to development impacts, including the planned waterfront trail expansion. It includes mapped TPZs, fencing specifications, and mitigation measures consistent with the City's standard requirements. Tree removals, where proposed, are subject to municipal approval, and all preservation efforts must comply with the procedures and restrictions set out in the by-law.

Tree Protection Zones

The City of Burlington's Specifications for Tree Protection and Preservation (#SS12A) define tree protection zones according to the following table

Trunk Diameter (DBH)	Minimum Tree Protection Zone (MTPZ) Distances Required	Critical Root Zone (CRZ) Distances Required
< 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

The TPP illustrates the minimum tree protection zones for preservation.

Tree Impacts and Compensation

Tree removals proposed to accommodate site development, and the planned waterfront trail expansion involve City-owned trees regulated under By-law 68-2013. As required by the by-law, compensation will be required for any healthy public trees approved for removal, typically in the form of replacement trees with a combined diameter equal to or greater than that of the trees

removed. Specific compensation requirements, including species, location, and planting specifications, will be determined by City staff during the permit review and approval process.

As noted above, Tree #12 is in poor condition and presents a safety hazard to the subject property.

Tree Protection Hoarding (Appendix 3)

Trees within Minimum Tree Protection Zones shall be protected by means of a "tree protection barrier" meeting the following specifications:

a) The required barrier is a 1.2 meter (4 ft) high orange plastic web snow fencing on 2" x 4" frame. Where orange plastic web fencing creates a restriction on sightlines, page wire fencing with reflective tape can be used.

b) 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 not be removed prior to the completion of construction without written authorization from the City Arborist.

c) All support and bracing used to safely secure the barrier should be located outside the MTPZ. All support and bracing should minimize damage to roots.

d) Where some fill or excavated material must be temporarily located near an MTPZ, a wooden barrier with silt fencing must be used to ensure no material enters the MTPZ.

e) No materials or fill may be stored within the MTPZ.

f) Equipment or vehicles shall not be operated, parked, repaired, or refueled within the MTPZ.

g) No construction activity, grade changes, surface treatment or excavations of any kind are permitted within the MTPZ without written authorization from the City Arborist.

h) A laminated Minimum Tree Protection Zone sign (see attached) must be attached to the most visible side of the Tree Protection, where it will be visible by those people entering the site. Minimum size must be 10"x14".

Tree Protection Signage

It is required that the client affix Tree Protection Signs to tree protection fencing. The signage should remain in place and in good repair throughout construction. The City of Burlington standard sign format is displayed in Appendix 5 within this report.

Staging Areas

All staging areas are understood to be outside tree TPZs. At no time are materials, vehicles, traffic or debris to be stacked, staged, or piled inside the hoarding (Tree Protection Fencing). We recommend all material be staged on the driveway, road or outside of tree TPZs.

Conclusions

This report provides an inventory and assessment of all trees within the scope of the proposed development at 2076 Old Lakeshore Road in Burlington, including recommendations for preservation and removal in accordance with the City of Burlington's Public Tree By-law 68-2013. A total of 23 City-owned trees were evaluated. Eleven trees are recommended for preservation with appropriate protection measures in place, while twelve are proposed for removal due to conflict with construction or documented structural concerns. The accompanying Tree Protection Plan outlines required mitigation measures. All proposed removals are subject to City approval, and compensation requirements will be determined during the permit process. Ongoing compliance with this report and associated approvals is essential to minimize impact to the urban forest and ensure successful project implementation.

Bibliography

Best Management Practices, Books 1-9 Companion publications to ANSI A300. (2001-2025). International Society of Arboriculture.

Clark, N. M. (1998). *Trees and Development, A Technical Guide to Preservation of Trees During Land Development*. International Society of Arboriculture.

Dujesiefken, D. &. (2015). *The CODIT Principle*. International Society of Arboriculture.

Westerfield, T. H. (2005). *Tree Protection During Construction and Landscaping Activities*.

Supporting Information

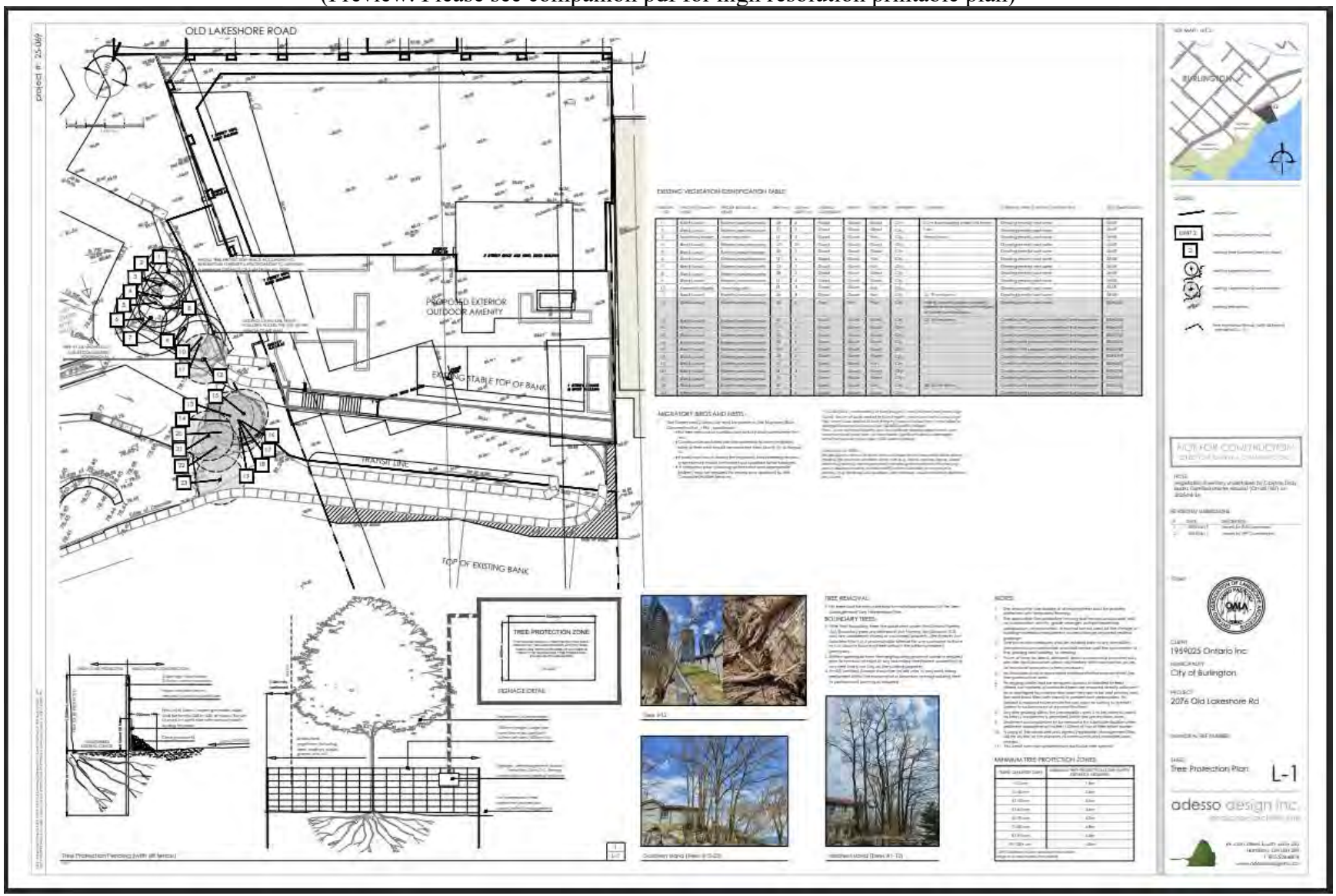
Appendix 1 – Tree Inventory

	Species	Botanical	DBH	Tree Ownership	Minimum Tree Protection Zone	Health	Structure	Condition	Crown Width (m)	Action	Permit Required? (Y/N)	Comments
1	Black Locust	*Robinia pseudoacacia*	28	City	2.4	Good	Good	Good	6	Preserve	N	0.7m from existing chain link fence
2	Black Locust	*Robinia pseudoacacia*	31	City	2.4	Good	Good	Good	9	Preserve	N	1.4m
3	Manitoba Maple	*Acer negundo*	13	City	2.4	Good	Fair	Good	3	Preserve	N	Heavy lean
4	Black Locust	*Robinia pseudoacacia*	37	City	2.4	Good	Good	Good	10	Preserve	N	
5	Black Locust	*Robinia pseudoacacia*	30	City	2.4	Good	Good	Good	7	Preserve	N	
6	Black Locust	*Robinia pseudoacacia*	14	City	2.4	Good	Fair	Good	4	Preserve	N	
7	Black Locust	*Robinia pseudoacacia*	53	City	3.6	Good	Fair	Good	7	Preserve	N	
8	Black Locust	*Robinia pseudoacacia*	28	City	2.4	Good	Good	Good	5	Preserve	N	
9	Black Locust	*Robinia pseudoacacia*	13	City	2.4	Good	Good	Good	4	Preserve	N	
10	Manitoba Maple	*Acer negundo*	12	City	2.4	Good	Fair	Good	3	Preserve	N	
11	Black Locust	*Robinia pseudoacacia*	24	City	2.4	Good	Fair	Good	8	Preserve	N	15, 19cm stems
12	Black Locust	*Robinia pseudoacacia*	36	City	2.4	Fair	Poor	Poor	6	Remove	Y	Failing towards subject property, extensive decay noted at the base of former bark inclusion. Hazardous.
13	Black Locust	*Robinia pseudoacacia*	30	City	2.4	Good	Good	Good	4	Remove	Y	23, 19cm stems
14	Black Locust	*Robinia pseudoacacia*	15	City	2.4	Good	Good	Good	5	Remove	Y	
15	Black Locust	*Robinia pseudoacacia*	26	City	2.4	Good	Good	Good	6	Remove	Y	
16	Black Locust	*Robinia pseudoacacia*	28	City	2.4	Good	Good	Good	6	Remove	Y	

	Species	Botanical	DBH	Tree Ownership	Minimum Tree Protection Zone	Health	Structure	Condition	Crown Width (m)	Action	Permit Required? (Y/N)	Comments
17	Black Locust	*Robinia pseudoacacia*	26	City	2.4	Good	Good	Good	6	Remove	Y	
18	Black Locust	*Robinia pseudoacacia*	23	City	2.4	Good	Good	Good	4	Remove	Y	
19	Black Locust	*Robinia pseudoacacia*	23	City	2.4	Good	Fair	Good	7	Remove	Y	
20	Black Locust	*Robinia pseudoacacia*	14	City	2.4	Good	Good	Good	3	Remove	Y	
21	Black Locust	*Robinia pseudoacacia*	35	City	2.4	Good	Good	Good	7	Remove	Y	
22	Black Locust	*Robinia pseudoacacia*	37	City	2.4	Good	Fair	Good	7	Remove	Y	28, 24cm stems
23	Tree-of-Heaven	*Ailanthus altissima*	35	City	2.4	Good	Good	Good	6	Remove	Y	

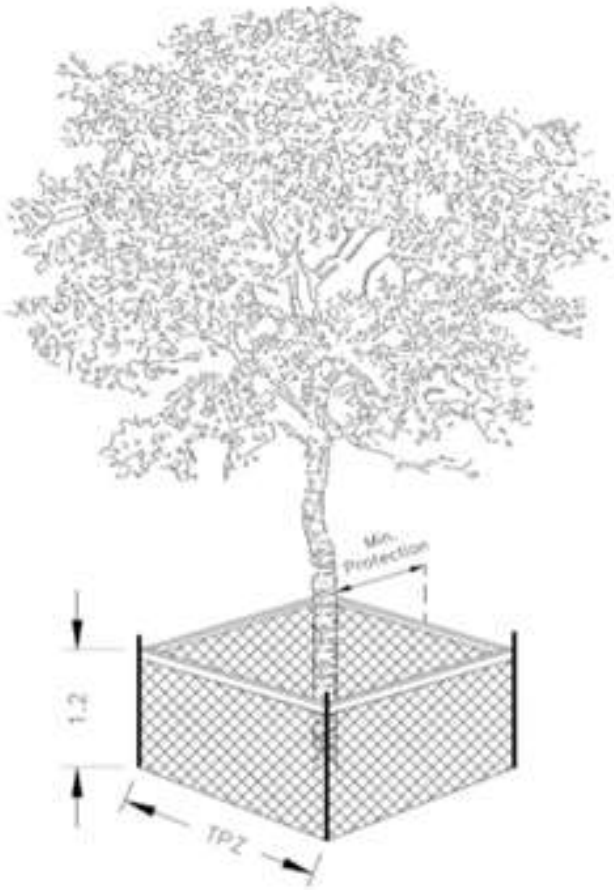
Appendix 2 - Tree Protection Plan (TPP)

(Preview. Please see companion pdf for high resolution printable plan)



Appendix 3 – Hoarding (TPF) 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".

Appendix 4 – Tree Protection Zone Sign Detail



Appendix 5 – Recommended Replacement Trees

Common Name	Binomial Name
Maple, Black	*Acer nigrum*
Maple, Red	*Acer rubrum*
Maple, Silver	*Acer saccharinum*
Maple, Freeman	*Acer x freemanii ˜Autumn Blaze™*
Maple, Sugar	*Acer saccharum*
Buckeye, Ohio	*Aesculus glabra*
Buckeye, Yellow	*Aesculus flava*
Horsechestnut, Common	*Aesculus hippocastanum*
Hackberry	*Celtis occidentalis*
Ironwood	*Ostrya virginiana*
Yellow-wood	*Cladrastis lutea*
Kentucky Coffeetree	*Gymnocladus dioicus*
Tulip Tree	*Liriodendron tulipifera*
Basswood	*Tilia americana*
Linden, ˜Redmond™	*Tilia americana ˜Redmond™*
Honey Locust	*Gleditsia triacanthos ˜Skyline™*
Elm, White, Valley Forge	*Ulmus americana ˜Valley Forge™*
London Plane	*Platanus x acerifolia*
Little Leaf Linden	*Tilia cordata*
Ginkgo	*Ginkgo biloba*
Oak, White	*Quercus alba*
Oak, Swamp White	*Quercus bicolor*
Oak, Bur	*Quercus macrocarpa*

Appendix 6 – Arborist Qualifications

Clayton Gray is a Board-Certified Master Arborist with over ten years in arboriculture and forestry related fields. Prior to his work as a consulting arborist, he attended Humber College's Urban Forestry program in 2018 and had been head climber and foreman at Westwood Tree Care in Burlington for several years. Prior to this he worked on a street tree maintenance contract for the City of Toronto with Davey Tree. He has a lifetime goal to plant one million trees by hand; he is over halfway there.

Certifications
International Society of Arboriculture BCMA (ON-2611BT)
ISA Tree Risk Assessment Qualification (TRAQ)

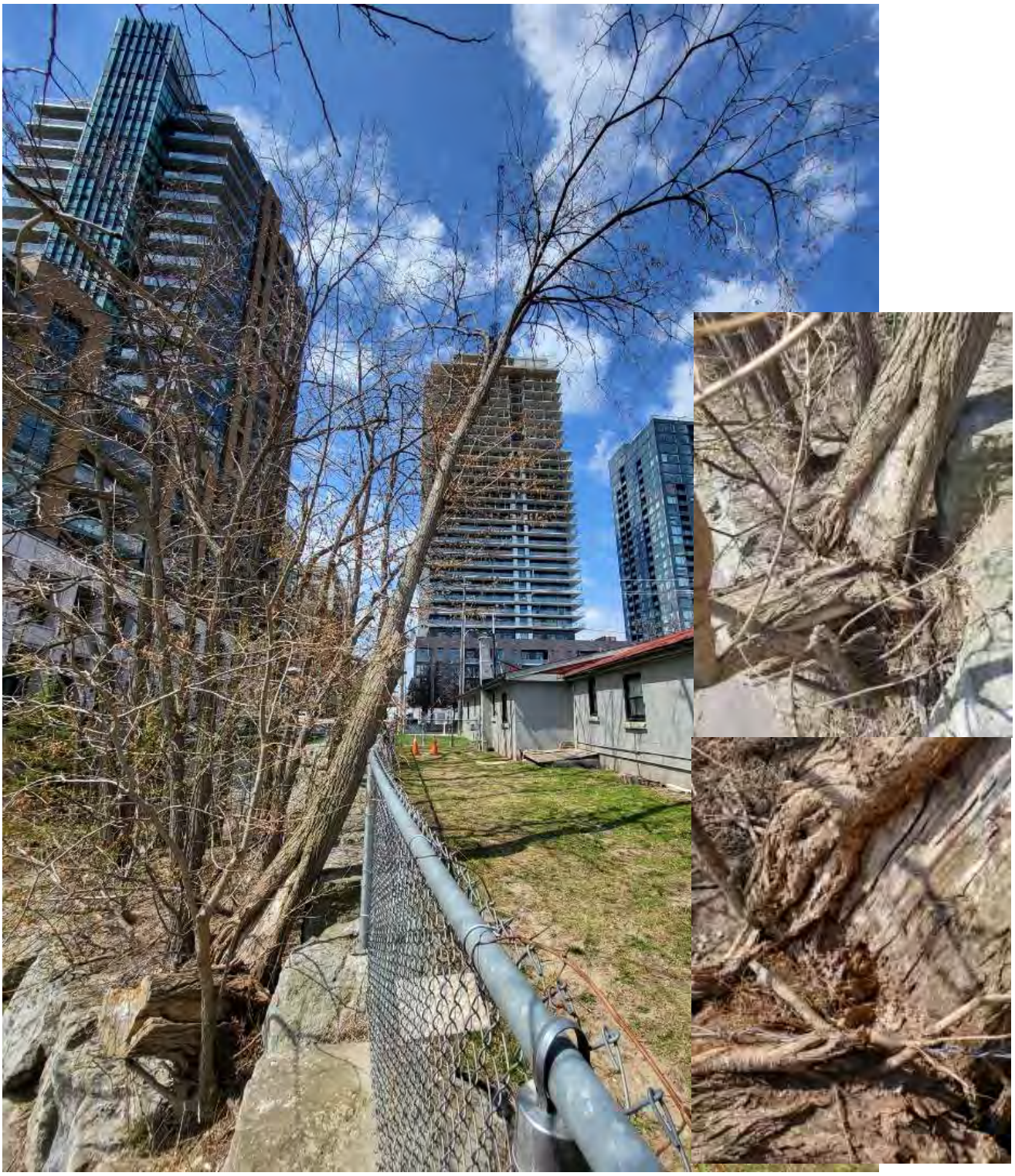
Appendix 7 – Photographs



Tree #1-12



Tree #13-23



Tree #12 Stem failing at base, extensive decay at former bark inclusion. Leaning over the subject property.

Appendix 8 - Assumptions and Limiting Conditions

1. No responsibility is assumed for matters legal in character.
2. Any legal descriptions provided to the consultant are assumed to be accurate. Property titles and ownership are presumed to be valid and marketable.
3. Every effort has been made to obtain information from reliable sources, and all data has been verified to the extent possible. However, the consultant cannot guarantee nor assume responsibility for the accuracy of information supplied by others.
4. The consultant is not obligated to provide testimony or appear in court in connection with this report unless a separate contractual agreement is made, including payment of an additional fee as outlined in the fee schedule and contract of engagement.
5. Any loss or alteration of any portion of this report renders the entire document invalid.
6. Possession of this report or a copy of it does not grant the right to publish or use it for any purpose other than by the intended recipient, unless prior written or verbal consent is expressly provided by the consultant.
7. No part of this report, nor any copy of it, may be shared with the public through advertising, public relations, news, sales, or other media by anyone, including the client, without the prior expressed written or verbal consent of the consultant. This includes, but is not limited to, references to value conclusions, the identity of the consultant, or any professional society or designation cited in the consultant's qualifications.
8. This report and the values expressed within it represent the professional opinion of the consultant. The consultants' fee is not contingent upon reporting a specific value, achieving a predetermined result, the occurrence of any subsequent event, or any particular findings to be reported.
9. The sketches, diagrams, graphs, and photographs included in this report are intended solely as visual aids. They are not necessarily to scale and should not be interpreted as engineering or architectural reports or surveys.
10. Unless otherwise stated: (1) the information in this report pertains solely to the items examined and reflects their condition at the time of inspection; and (2) the inspection was limited to a visual examination of accessible items without dissection, excavation, probing, or coring. No warranty or guarantee, express or implied, is provided against the possibility of future problems or deficiencies with the plants or property in question.

Appendix 9 - Certificate of Performance

I, Clayton Gray, certify that:

- I have personally inspected the tree(s), and the property referred to in this report and have stated my findings accurately. The extent of the evaluation is detailed in the attached report under the **Limits of the Assignment** section.
- I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias regarding the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures, arboricultural standards, and best practices.
- My evaluation, recommendations, and this report have been prepared in accordance with **commonly accepted arboricultural principles** and **industry standards**.
- No individual or organization has provided significant professional assistance to me, except as indicated in the report.
- My compensation is **not** contingent upon a predetermined outcome that favors the interests of the client or any other party, nor is it influenced by the results of this assessment, the attainment of specific results, or the occurrence of any future events.

I further certify that I am a **member in good standing** the **International Society of Arboriculture (ISA)**. I have been actively engaged in the field of arboriculture in a **full-time professional capacity for 10 years**.

Signed:



Clayton Gray
BCMA ON-2611BT, Tree Risk Assessment Qualified (TRAQ)
August 11, 2025