

ARBORIST REPORT & TREE PROTECTION PLAN

Brant/Ghent Phases 1, 2, 3

City of Burlington

June 2021

TERRASTORY
environmental consulting inc.

ARBORIST REPORT & TREE PROTECTION PLAN

Brant/Ghent Phases 1, 2, 3

City of Burlington

Prepared for:

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24 June 2021

This report has been prepared by Terrastory Environmental Consulting Inc. (hereinafter "Terrastory") for the client. All information, conclusions, and recommendations contained in this report are subject to the scope and limitations set out in the agreement between Terrastory and the client and qualifications contained in this report. This report shall not be relied upon by any third parties without the prior written consent of Terrastory. Terrastory is not responsible for any injury, loss, or damages arising from improper use of this report by third parties. Excerpts of this report or alterations to this report taken without the authorization of Terrastory invalidates the report and any conclusions therein.

Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.

Notwithstanding any recommendations concerning tree preservation or removal made herein, this report does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. This report does not confirm tree ownership nor authorize the client to encroach or enter onto adjacent properties to destroy or injure trees situated on adjacent properties without the owner's consent.

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1 INTRODUCTION

Terrastory Environmental Consulting Inc. (hereinafter "Terrastory") was retained by Seferian Design Group to prepare this Arborist Report and Tree Protection Plan (TPP) in support of a three-phase development application at the intersection of Brant Street and Ghent Avenue (hereinafter "Study Area") in Burlington. Each development phase will involve the construction of a mixed use residential building with associated above- and below-grade parking, amenity space (including privately-owned public spaces), and landscaping. Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications are required to facilitate the proposed development, which is also subject to site plan control.

Several private and public trees occur within or adjacent to the proposed development area. The purpose of this study is to inventory and characterize trees with the potential to be adversely affected by the proposed development plan (over the short- or long-term), and to provide mitigation measures and other recommendations to address relevant tree protection requirements. The scope and approach of this study are considerate of the City's private tree (By-law No. 02-2020), public tree (By-law 68-2013), and related tree protection policies (Specification No.: SS12A). The need for this study was identified by City Urban Forestry and Landscape staff at the 17 June 2020 pre-consultation meeting. It is understood that this report will form part of the development application package to be submitted for consideration by the City.

This report has been prepared in the absence of receiving grading/servicing plans for review. It is anticipated that updates to the recommendations and conclusions of this report and TPP will be required at future design phases.

2 APPROACH AND METHODS

This Arborist Report is composed of three discrete components which are outlined briefly below and further described in the following sections.

- **Conduct a tree inventory and health assessment** capturing trees that may be impacted by the proposed development plan (see **Section 2.1**).
- **Predict the effects** of the application on the assessed trees and ascertain the net effects once mitigation measures and other technical recommendations are implemented (see **Section 2.2**).
- **Determine whether the application considered herein addresses applicable tree protection and related policies** (see **Section 2.3**).

2.1 Tree Inventory and Health Assessment

A tree inventory and health assessment was carried out by Terrastory's ISA-certified Arborist and ISA-qualified Tree Risk Assessor (T. Knight) on 6 June 2020. All private trees 10 cm diameter at breast height (DBH) or greater and all municipal trees regardless of size, located within or immediately adjacent to the proposed area of disturbance (e.g., building envelopes, servicing, grading, etc.), were inventoried and assessed from the ground. Trees situated on adjacent private properties near the proposed areas of disturbance were reviewed as necessary and to the extent possible from areas in which access was granted. All assessed trees were: (1) labeled using metal number-stamped tags, (2) identified to species, (3) measured at breast-height (approximately 1.37 metres above ground) with calipers and/or DBH tape, (4) assessed for crown diameter, and (5) assessed for risk features, indicators of decline, and growth constraints (e.g., open wounds, live

crown ratio, disease, etc.). None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment.

Based on the information collected an overall visual assessment of tree health and structural integrity as viewed from the ground are provided, supported by preservation/removal direction based on each tree's characteristics (e.g., health, location, ecological value, cultural value, etc.) and the nature of the proposed development plan. Many of the assessed trees were geolocated on the topographic survey and are shown on the TPP in **Figure 1**. In instances where a tree ≥10 cm DBH had not been surveyed, Terrastory staff recorded the location with a high-accuracy GPS (Mesa II). It is further noted that several trees shown on the topographic survey are no longer existing (particularly in the Phase 1 Study Area) and appear to have been removed between 2016-2017.

Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.

2.2 Effects Assessment and Mitigation

Trees may be negatively impacted during construction, grading, and other activities associated with implementation of the proposed development plan via the following pathways:

- Direct tree removal in areas where trees conflict with the development envelopes or areas of site alteration (e.g., grading, etc.).
- Mechanical injury to the trunk, roots, branches, and/or foliage during construction activities.
- Soil compaction within the rooting zone.
- Smothering or exposure of roots due to changes in grade.
- Alterations to any biophysical condition or parameter (e.g., light regime, soil moisture regime, etc.) in which a tree was previously accustomed.

An assessment of the potential for tree impacts associated with implementation of the proposed development plan is provided in **Section 4.2**.

2.3 Tree Protection Policy Context

This Arborist Report has been prepared consistent with the City of Burlington's tree protection requirements. This includes:

- **By-law 02-2020** – subject to certain exemptions, this By-law prohibits the injury, destruction, or removal of a tree ≥20 cm diameter at breast height (DBH) without authorization via a Tree Permit secured from the Manager of Urban Forestry. This By-law also prohibits the injury, destruction, or removal of more than five (5) trees between 10-20 cm DBH in any one calendar year without a Tree Permit.
- **By-law 68-2013** – this By-law prohibits the injury, destruction, or removal of public trees without authorization via a Tree Permit secured from the City Arborist. The deposition or placement of materials which may impede the free passage of water, air, or nutrients to the roots of a public tree are also prohibited without authorization.
- **Specification No.: SS12A** – this policy supports the implementation of By-law 68-2013 by directing activities adjacent to trees within the City's right-of-way.

- **Site Plan Application Guidelines (2014)** – for *Planning Act* applications which are subject to site plan control, the City's Site Plan Application Guidelines specify the content to be incorporated into Arborist Reports (Section 9.0). The guidelines also specify that trees >15 cm DBH are to be replaced via an aggregate caliper formula.

Provincial/federal legislative requirements related to the protection of breeding birds and bird nests apply to on-site trees (and vegetation of any size) pursuant to the *Migratory Birds Convention Act* (for designated migratory birds) and *Fish and Wildlife Conservation Act* (for some Corvids and other designated non-migratory birds). Several bat species may roost in cracks/crevices and/or foliage of the larger-diameter on-site trees, some of which (particularly Myotis species and Tri-colored Bat) are afforded protection under the provincial *Endangered Species Act*.

Subsection 10(3) of the provincial *Forestry Act* prohibits the injury or destruction of a tree growing on the boundary of an adjoining property without the neighbouring landowners' consent. Per case law in Ontario a tree is considered shared if any portion of its trunk (i.e., area between the root collar and lowest canopy branch) extends across a property line.

The mitigation measures and technical recommendations offered herein are aimed at demonstrating consistency of the application with the aforementioned municipal, provincial, and federal requirements.

3 TREE INVENTORY AND HEALTH ASSESSMENT

A total of 137 trees within and adjacent to the proposed area of disturbance were inventoried and assessed. This includes 36 trees in Phase 1, 59 trees in Phase 2, and 42 trees in Phase 3. The full results of the tree inventory and health assessment are provided in **Appendix 1**. The locations of all trees assessed are shown in **Figure 1**. Select photographs of the assessed trees and Study Area are provided in **Appendix 2**. A summary of the overall tree composition is provided below in **Table 1**.

Table 1. Composition and Abundance of Trees ≥10 cm DBH within and/or adjacent to the proposed Areas of Development and Disturbance.

Species	Total Assessed	Percentage of Total (%)
Austrian Pine	2	1.48
Black Walnut	9	6.67
Common Apple	3	2.22
Common Pear	1	0.74
Eastern White Cedar	1	0.74
Green Ash	3	2.22
Honey Locust	2	1.48
Lilac	1	0.74
Little-leaf Linden	1	0.74
London Plane Tree	2	1.48
Manitoba Maple	51	37.78

Species	Total Assessed	Percentage of Total (%)
Northern Catalpa	2	1.48
Norway Maple	13	9.63
Norway Spruce	8	5.93
Red Oak	1	0.74
Siberian Elm	7	5.19
Silver Maple	2	1.48
Sugar Maple	1	0.74
Tulip Tree	1	0.74
White Elm	12	8.89
White Mulberry	10	7.41
Wych Elm	2	1.48
TOTAL	**135**	**~100**

4 TREE EFFECTS ASSESSMENT AND MITIGATION

4.1 Proposed Application and Development Plan

The following tree effects assessment provides an evaluation of the potential for the proposed development plan to result in negative effects to regulated trees and offers several technical recommendations to mitigate such effects. The effects assessment herein is based on the site plan and related drawings which are overlaid with the assessed tree locations in **Figure 1**. The proposed development plan consists of the following elements:

- Demolition of existing residences and structures;
- Removal of existing parking spaces and other infrastructure;
- Construction of 3 separate mixed use residential buildings;
- Installation of municipal servicing;
- Construction of new entrances from Ghent Avenue;
- Construction of above-grade and underground parking;
- Creation of amenity areas including privately-owned public spaces;
- Streetscape upgrades; and
- Landscape plantings, hardscaping, and sodding.

The major project phases for which effects on trees are assessed include demolition, site preparation (e.g., clearing/grubbing, grading, etc.), construction, and servicing.

4.2 Tree Effects Assessment and Technical Recommendations

Based on the proposed development plan shown in **Figure 1**, all trees inventoried and assessed trees require removal. It is understood that the site is proposed to be graded/disturbed to the property limits, restricting the potential to accommodate tree protection. It is noted that many trees within

the Study Area comprise non-native species and/or exhibit poor condition, particularly the Manitoba Maples which comprise nearly 38% of the trees assessed.

Terrastory has not been provided with grading or servicing plans for review at this time. Certain trees situated in the proposed privately-owned public space in the eastern portion of the Phase 2 Study Area could potentially be retained depending on grading/servicing details and whether modifications to the landscape concept plan can be accommodated. Further consideration related to tree protection potential in this area should occur through future design phases.

Given the possibility that nesting birds or roosting bats occupy on-site trees during their activity periods, the following measures are recommended to guide the necessary tree removals:

- **All necessary tree removals will be completed outside the primary bird nesting and bat activity periods (i.e., to be completed between October 1 and March 31). If limited tree removal is required during this period, a survey will be conducted by a qualified professional within two (2) days of the commencement of tree removal activities to determine habitat suitability and (if necessary) whether any active bird nests and/or roosting bats are present. Should a nesting bird or roosting bat be identified, a mitigation plan must be developed (which may include discussions with relevant agencies) to address regulatory requirements.**

The proposed development plan would result in impacts to (and/or need for removal of) several boundary trees (i.e., trees with shared ownership which are situated along a property line) and neighbouring trees (i.e., trees situated wholly on adjacent properties). Several of these trees were inventoried/assessed during the 6 June 2020 tree inventory (e.g., #801-805, #867-872) and incorporated into the assessment herein; others could not be accessed (i.e., due to fencing, etc.) and require would permissions to enter from multiple landowners in order to appropriately assess. In certain areas, the dripline of neighbouring trees was delineated on-site and shown on the TPP in **Figure 1** to ensure such trees are considered through the development review process, particularly at the rear of 1448 Graham's Lane (Phase 1) and along the western boundary of 2022 Prospect Street (Phase 2). Additional information related to these boundary/shared trees (i.e., size, location [if the tree was not surveyed], health and structural condition, etc.) should be collected following first submission.

Per case law in Ontario a tree is considered shared if any portion of its trunk (i.e., area between the root collar and lowest canopy branch) extends across a property line. Section 10(3) of the *Forestry Act* prohibits the injury or destruction of a tree growing on the boundary of adjoining properties without the landowners' consent. The following measure is recommended to address impacts to or removal of shared/neighbouring trees:

- **The Applicant must secure approval to impact all boundary/neighbouring trees from relevant property owners prior to construction.**

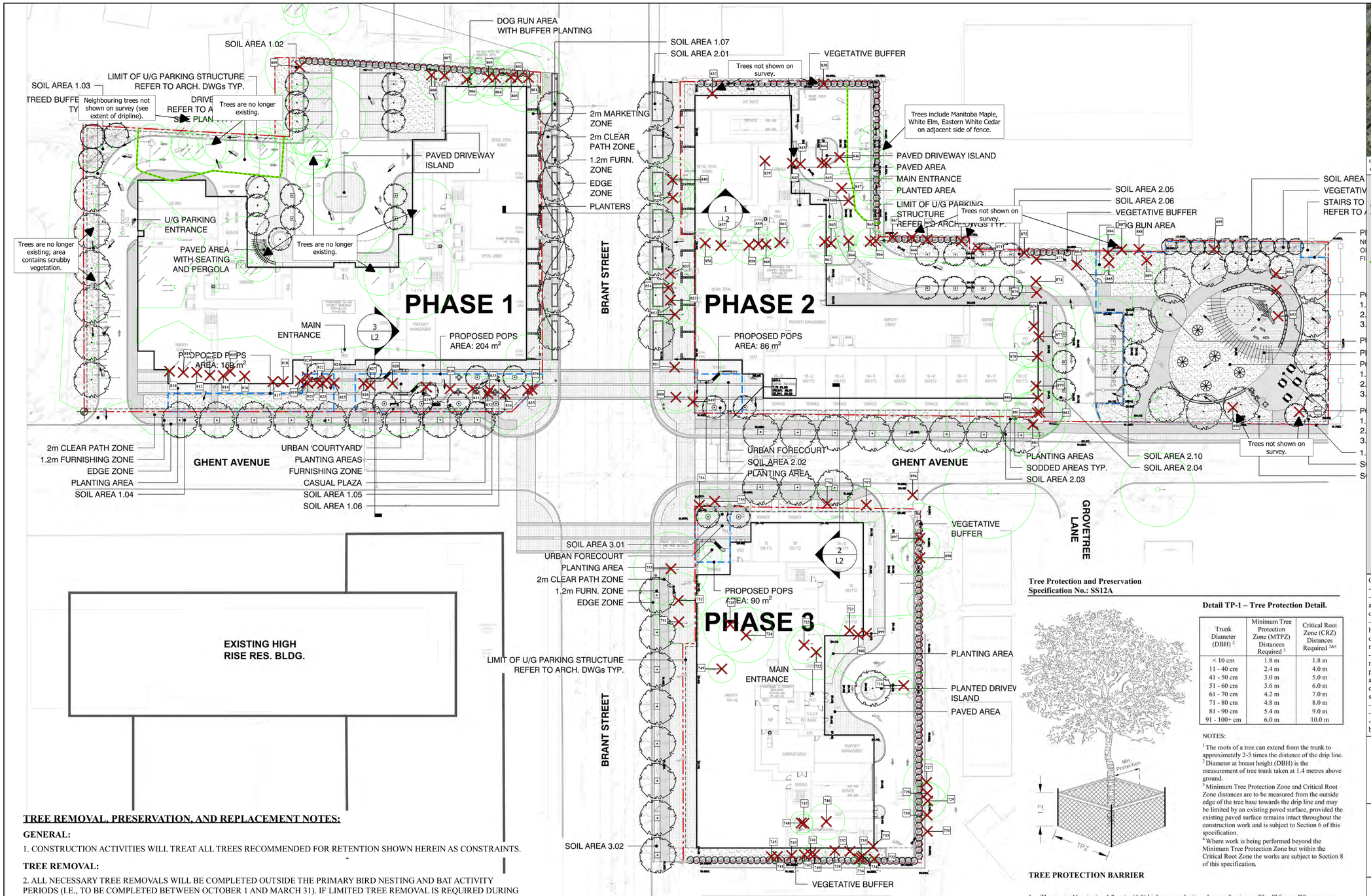
- **Additional tree protection measures may be needed to avoid/minimize boundary/neighbouring tree impacts, to be considered through further design phases.**

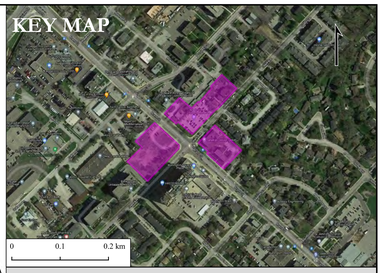
The City's Site Plan Application Guidelines require that removals of deciduous trees ≥15 cm DBH and coniferous trees >4.5 m tall be replaced using an aggregate caliper formula. Of the 137 trees proposed to be removed, 118 are either 1) ≥15 cm DBH or 2) municipal trees (which must be replaced regardless of size). The aggregate caliper of these 118 trees is calculated to be 4269 cm, which includes all stems ≥15 cm DBH for multi-stemmed trees. Potential impacts to boundary/neighbouring trees that could not be assessed herein may also occur and should be considered through future design phases, which may affect the aggregate caliper calculation. Trees that cannot be replaced on-site are subject to $400 cash-in-lieu.

5 CONCLUSIONS

A total of 137 trees were inventoried and assessed as part of a three-phase development application at Brant Street and Ghent Avenue in Burlington. All assessed trees are anticipated to require removal to support the proposed development plan, which involves the construction and servicing of three multi-use residential towers. Several additional trees on neighbouring properties also have the potential to be impacted by the proposed development plan given their close proximity to the property lines. The City's Site Plan Application Guidelines (2014) require tree replacement based on an aggregate caliper formula.

Terrastory has not been provided with grading/servicing plans for review to date. It is anticipated that updates to this Arborist Report and Tree Protection Plan will be necessary following first submission and as part of future design phases. Such updates should include a more fulsome assessment of boundary/neighbouring trees.





Legend

Tree Assessment

- Tree to be Removed
- Dripline of Trees on Neighbouring Properties

TREE REMOVAL, PRESERVATION, AND REPLACEMENT NOTES:

GENERAL:

1. CONSTRUCTION ACTIVITIES WILL TREAT ALL TREES RECOMMENDED FOR RETENTION SHOWN HEREIN AS CONSTRAINTS.

TREE REMOVAL:

2. ALL NECESSARY TREE REMOVALS WILL BE COMPLETED OUTSIDE THE PRIMARY BIRD NESTING AND BAT ACTIVITY PERIODS (I.E., TO BE COMPLETED BETWEEN OCTOBER 1 AND MARCH 31). IF LIMITED TREE REMOVAL IS REQUIRED DURING THIS PERIOD, A SURVEY WILL BE CONDUCTED BY A QUALIFIED ECOLOGIST WITHIN TWO (2) DAYS OF THE COMMENCEMENT OF TREE REMOVAL ACTIVITIES TO DETERMINE HABITAT SUITABILITY AND/OR CONFIRM THE PRESENCE/ABSENCE OF NESTING BIRDS AND ROOSTING BATS. SHOULD A NESTING BIRD OR ROOSTING BAT BE IDENTIFIED, A MITIGATION PLAN MUST BE DEVELOPED (WHICH MAY INCLUDE DISCUSSIONS WITH RELEVANT AGENCIES) TO ADDRESS REGULATORY REQUIREMENTS.

SHARED/BOUNDARY TREES:

3. THE APPLICANT MUST SECURE APPROVAL TO IMPACT AND/OR REMOVE ALL BOUNDARY AND NEIGHBOURING TREES FROM SEVERAL ADJACENT PROPERTY OWNERS PRIOR TO CONSTRUCTION.

TREE REPLACEMENT:

4. SEE LANDSCAPE PLAN BY SEFERIAN DESIGN GROUP.

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.

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 Manager of Urban Forestry or designate.
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 Manager of Urban Forestry or designate.
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".

GENERAL NOTES:
-Tree inventory completed by ISA-certified Arborist T. Knight on 6 June 2020.
-The tree health and structural assessment was undertaken consistent with accepted arboricultural techniques. None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment.
-Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.
-Notwithstanding any recommendations concerning tree preservation or removal made herein, this plan does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. This plan does not confirm tree ownership nor authorize the client to encroach or enter onto adjacent properties to destroy or injure trees situated on adjacent properties without the owner's consent.
-Verify all drawing dimensions.
-Numeric scale is for a 24x36 inch print. Do not scale.
-Contractor to report any discrepancies, errors, or omissions to the project Arborist before proceeding.

TERRASTORY
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Specialists in Natural Heritage, Tree Protection, and Environmental Policy

CERTIFIED ARBORIST ISA
Tristan Knight
#ON-1663A

1:400

0 10 20 30 m

Location:
Brant/Ghent Phases 1, 2, 3,
City of Burlington

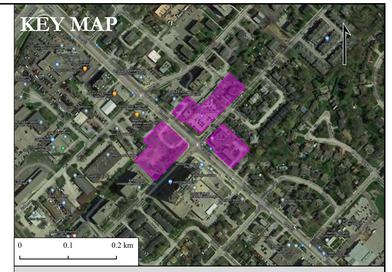
Project No.: 2064
Date: 2021-06-24
By: TK **Checked:**
Orthophotograph Date: n/a

Figure 1:
Tree Protection Plan

TREE INVENTORY SPREADSHEET:

Tag No.	Common Name	Scientific Name	Ownership[1]	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[2]	Structural Condition[2]	Tree Preservation Direction
801	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	37, 41	8	included bark, epicormic shoots at pruning cuts, minor deadwood	fair/good	poor	**Remove** - retention not feasible given development plans received.
802	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	32, 27	9	included bark at 1 m, deadwood	fair	poor	**Remove** - retention not feasible given development plans received.
803	Manitoba Maple	*Acer negundo*	789 Brant Street	14	4	somewhat corrected lean, epicormic shoots	fair	fair	**Remove** - retention not feasible given development plans received.
804	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	35, 25	7	included bark at 1 m, epicormic shoots, minor deadwood	fair	poor	**Remove** - retention not feasible given development plans received.
805	Manitoba Maple	*Acer negundo*	Shared with 788 Brant Street	20	4	epicormic shoots, 1 stem cut, 25° lean	poor	poor	**Remove** - retention not feasible given development plans received.
806	Siberian Elm	*Ulmus pumila*	Applicant	50	7	bacterial wetwood, significant canopy decline with large diameter deadwood	poor	poor	**Remove** - retention not feasible given development plans received.
807	Siberian Elm	*Ulmus pumila*	Shared with 789 Brant Street	39	7	epicormic shoots, minor lean, canopy decline, mower damage on roots, roots constricted by pavement	fair/poor	poor	**Remove** - retention not feasible given development plans received.
808	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	14	5	roots constricted by pavement, bacterial wetwood	poor	poor	**Remove** - retention not feasible given development plans received.
809	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	71	10	bacterial wetwood from wounds, significant canopy decline	poor	poor	**Remove** - retention not feasible given development plans received.
810	Manitoba Maple	*Acer negundo*	Applicant	27, 27	6	poor stem attachment, one stem cut, lean	fair	poor	**Remove** - retention not feasible given development plans received.
811	Manitoba Maple	*Acer negundo*	Applicant	28	7	epicormic shoots, lean	fair	poor	**Remove** - retention not feasible given development plans received.
812	Manitoba Maple	*Acer negundo*	Applicant	38	8	stem cavity, lean, epicormic shoots	fair	poor	**Remove** - retention not feasible given development plans received.
813	Manitoba Maple	*Acer negundo*	Applicant	53	9	lean, epicormic shoots	fair	poor	**Remove** - retention not feasible given development plans received.
814	Manitoba Maple	*Acer negundo*	Applicant	44, 20	7	poor stem attachment and included bark, lean, epicormic shoots	fair	poor	**Remove** - retention not feasible given development plans received.
815	Manitoba Maple	*Acer negundo*	Applicant	33	5	lean	fair/good	poor	**Remove** - retention not feasible given development plans received.
816	White Elm	*Ulmus americana*	Applicant	11	4		good	good	**Remove** - retention not feasible given development plans received.
817	White Mulberry	*Morus alba*	Applicant	12	4	minor deadwood	good	good	**Remove** - retention not feasible given development plans received.
818	Manitoba Maple	*Acer negundo*	Applicant	31, 20	4	included bark, lean, epicormic shoots	fair/good	poor	**Remove** - retention not feasible given development plans received.
819	Norway Spruce	*Picea abies*	Applicant	32	5	callused wound with resin, shaded branches dead	fair/good	fair/fair	**Remove** - retention not feasible given development plans received.
820	White Mulberry	*Morus alba*	Applicant	24	3	bulging stem, lean, epicormic shoots	fair	fair	**Remove** - retention not feasible given development plans received.
821	Norway Spruce	*Picea abies*	Applicant	38	5	shaded branches dead	good	good	**Remove** - retention not feasible given development plans received.
822	Manitoba Maple	*Acer negundo*	Applicant	15	3	primary stem pruned, severe epicormic shoots	poor	poor	**Remove** - retention not feasible given development plans received.
823	Norway Spruce	*Picea abies*	Applicant	39	4	shaded branches dead	good	good	**Remove** - retention not feasible given development plans received.
824	Norway Spruce	*Picea abies*	Applicant	38	4	shaded branches dead	good	good	**Remove** - retention not feasible given development plans received.
825	Manitoba Maple	*Acer negundo*	Applicant	53	5	broken scaffold branch, secondary stem removed, epicormic shoots, deadwood, lean	poor	poor	**Remove** - retention not feasible given development plans received.
826	Manitoba Maple	*Acer negundo*	Applicant	33	6	stem entwined with IF826, lean	poor	poor	**Remove** - retention not feasible given development plans received.
827	White Mulberry	*Morus alba*	Applicant	30, 30	6	girdled by fence, stem entwined with tf825	poor	poor	**Remove** - retention not feasible given development plans received.
828	Northern Catalpa	*Catalpa speciosa*	Applicant	32, 60, 63	10	poor stem attachment at base	good	poor	**Remove** - retention not feasible given development plans received.
829	Norway Spruce	*Picea abies*	Applicant	31	2	small crown	fair	fair	**Remove** - retention not feasible given development plans received.
830	Norway Spruce	*Picea abies*	Applicant	28	3		good	good	**Remove** - retention not feasible given development plans received.
831	Norway Spruce	*Picea abies*	Applicant	30	4		good	good	**Remove** - retention not feasible given development plans received.
832	White Mulberry	*Morus alba*	Applicant	42	4	lean, canopy decline	poor	poor	**Remove** - retention not feasible given development plans received.
833	Norway Spruce	*Picea abies*	Applicant	31	3		good	good	**Remove** - retention not feasible given development plans received.
834	Northern Catalpa	*Catalpa speciosa*	Applicant	30	4		good	good	**Remove** - retention not feasible given development plans received.
835	Manitoba Maple	*Acer negundo*	Applicant	12	3	poor stem attachment with other smaller stems	good	poor	**Remove** - retention not feasible given development plans received.
836	Manitoba Maple	*Acer negundo*	Applicant	12	3	poor stem attachment with other smaller stems	good	poor	**Remove** - retention not feasible given development plans received.
837	Tulip Tree	*Liriodendron tulipifera*	Applicant	28	4		good	good	**Remove** - retention not feasible given development plans received.
838	White Mulberry	*Morus alba*	Possibly shared with 789 Brant Street	21, 14, 18, 22, 20	7	poor stem attachment , pollarded form, bacterial wetwood, significant canopy decline, roots under pavement	poor	poor	**Remove** - retention not feasible given development plans received.
839	Green Ash	*Fraxinus pennsylvanica*	Applicant	10, 11	3	roots constricted by house, included bark, no current signs of Emerald Ash Borer	good	poor	**Remove** - retention not feasible given development plans received.
840	Norway Maple	*Acer platanoides*	Applicant	36	8	slight lions tail	good	good	**Remove** - retention not feasible given development plans received.
841	Norway Maple	*Acer platanoides*	Applicant	41	10	slight lions tail	good	good	**Remove** - retention not feasible given development plans received.
842	Norway Maple	*Acer platanoides*	Applicant	12	3		good	good	**Remove** - retention not feasible given development plans received.
843	White Elm	*Ulmus americana*	Applicant	13	3	lean	good	fair	**Remove** - retention not feasible given development plans received.
844	White Elm	*Ulmus americana*	Applicant	10	2	phototropic lean	good	fair	**Remove** - retention not feasible given development plans received.
845	Manitoba Maple	*Acer negundo*	Applicant	10	2	lean	good	fair	**Remove** - retention not feasible given development plans received.
846	White Elm	*Ulmus americana*	Applicant	16, 16	4	included bark	good	poor	**Remove** - retention not feasible given development plans received.
847	Eastern White Cedar	*Thuja occidentalis*	Applicant	14	2		good	good	**Remove** - retention not feasible given development plans received.
848	White Elm	*Ulmus americana*	Applicant	20	4	included bark at 2 m, stem abrasion against metal pole	good	good	**Remove** - retention not feasible given development plans received.
849	Honey Locust	*Gleditsia triacanthos*	Municipal	11	3	stem eaten guy-wires	fair	fair	**Remove** - retention not feasible given development plans received.
850	Norway Maple	*Acer platanoides*	Municipal	20	4	pruned	good	good	**Remove** - retention not feasible given development plans received.
851	Manitoba Maple	*Acer negundo*	Municipal	47, 58	6	included bark, epicormic shoots at pruning cuts, some deadwood	fair	poor	**Remove** - retention not feasible given development plans received.
852	Norway Maple	*Acer platanoides*	Municipal	20	5	minor deadwood, small stem crack	fair/good	fair/good	**Remove** - retention not feasible given development plans received.
853	Black Walnut	*Juglans nigra*	Municipal	27	6		good	good	**Remove** - retention not feasible given development plans received.
854	Black Walnut	*Juglans nigra*	Municipal	53	6	one stem cut	fair/good	fair/good	**Remove** - retention not feasible given development plans received.
855	Black Walnut	*Juglans nigra*	Municipal	8	1	deadwood	fair	fair	**Remove** - retention not feasible given development plans received.
856	Manitoba Maple	*Acer negundo*	Applicant	19, 20	4	poor stem attachment, epicormic shoots	fair	poor	**Remove** - retention not feasible given development plans received.
857	Manitoba Maple	*Acer negundo*	Applicant	17, 23, 16, 16	4	poor stem attachment, significant deadwood	poor	poor	**Remove** - retention not feasible given development plans received.
858	White Mulberry	*Morus alba*	Applicant	19, 19, 12, 15	5	poor stem attachment at base, bacterial wetwood	poor	poor	**Remove** - retention not feasible given development plans received.
859	Black Walnut	*Juglans nigra*	Applicant	31	7		good	good	**Remove** - retention not feasible given development plans received.
860	Black Walnut	*Juglans nigra*	Applicant	14	5		good	good	**Remove** - retention not feasible given development plans received.
861	Manitoba Maple	*Acer negundo*	Applicant	19, 12	5	cavity, poor stem attachment at base, lean	fair/good	poor	**Remove** - retention not feasible given development plans received.
862	White Elm	*Ulmus americana*	Applicant	12	4	stem abrasion from fallen scaffold, dieback	fair	fair	**Remove** - retention not feasible given development plans received.
863	Manitoba Maple	*Acer negundo*	Applicant	15, 10, 10	4	most larger stems dead	poor	poor	**Remove** - retention not feasible given development plans received.
864	Manitoba Maple	*Acer negundo*	Applicant	11	4	constricted by adjacent garage	fair	fair	**Remove** - retention not feasible given development plans received.
865	Manitoba Maple	*Acer negundo*	Applicant	12, 12, 14	4	phototropic lean, epicormic shoots, poor stem attachment	fair	poor	**Remove** - retention not feasible given development plans received.
866	Manitoba Maple	*Acer negundo*	Applicant	16	5	growing against fence, primary stem cut	good	poor	**Remove** - retention not feasible given development plans received.
867	Norway Maple	*Acer platanoides*	Possibly shared with 2022 Prospect Street	21	4	growing through fence	good	poor	**Remove** - retention not feasible given development plans received.
868	Manitoba Maple	*Acer negundo*	Possibly shared with 2022 Prospect Street	10, 12, 20, 14	5	multiple stems growing against fence, primary stem cut, lean, some stems dead	poor	poor	**Remove** - retention not feasible given development plans received.
869	Green Ash	*Fraxinus pennsylvanica*	Possibly shared with 2022 Prospect Street	12	2	sloughing bark, growing through fence	poor	poor	**Remove** - retention not feasible given development plans received.
870	Manitoba Maple	*Acer negundo*	Possibly shared with 2022 Prospect Street	18	3	growing through fence, included bark, lean	fair/poor	poor	**Remove** - retention not feasible given development plans received.
871	Manitoba Maple	*Acer negundo*	Possibly shared with 2022 Prospect Street	13, 16, 12	4	lean, poor stem attachment, growing through fence, minor deadwood	fair/poor	poor	**Remove** - retention not feasible given development plans received.
872	Manitoba Maple	*Acer negundo*	Possibly shared with 2022 Prospect Street	18, 12	3	lean, growing through fence, poor stem attachment, 1 stem dead	poor	poor	**Remove** - retention not feasible given development plans received.
873	Manitoba Maple	*Acer negundo*	Applicant	16	3	lean, broken branches, competition with *Vitis*, growing adjacent to fence	fair/good	poor	**Remove** - retention not feasible given development plans received.
874	White Mulberry	*Morus alba*	Applicant	15	2	leader pruned, epicormic shoots, phototropic lean	poor	poor/h	**Remove** - retention not feasible given development plans received.
875	Manitoba Maple	*Acer negundo*	Applicant	10	3	stem abrasion, stem twisting, constrained by fence	fair/good	fair/poor	**Remove** - retention not feasible given development plans received.
876	Manitoba Maple	*Acer negundo*	Applicant	48	6	one scaffold branch dead, poor structure, epicormic shoots	fair/poor	poor	**Remove** - retention not feasible given development plans received.
877	Manitoba Maple	*Acer negundo*	Applicant	39	5	45°, sprouting at base	fair	poor	**Remove** - retention not feasible given development plans received.
878	Manitoba Maple	*Acer negundo*	Applicant	32	4	lean, epicormic shoots, open wound, cavity with rot	fair	poor	**Remove** - retention not feasible given development plans received.
879	Manitoba Maple	*Acer negundo*	Applicant	44	4	previously failed stem pruned, epicormic shoots, crooked stem	fair	poor	**Remove** - retention not feasible given development plans received.
880	Manitoba Maple	*Acer negundo*	Applicant	34, 45	7	lean, some deadwood	fair	poor	**Remove** - retention not feasible given development plans received.
881	Manitoba Maple	*Acer negundo*	Applicant	28	5	topped to avoid hydo wires, lean, epicormic shoots, several large cavities	poor	poor	**Remove** - retention not feasible given development plans received.
882	Manitoba Maple	*Acer negundo*	Applicant	29	7	significant deadwood, asymmetric crown, epicormic shoots, growing against fence	fair/poor	poor	**Remove** - retention not feasible given development plans received.
883	Austrian Pine	*Pinus nigra*	Municipal	36	5	50% browsing needles	poor	poor	**Remove** - retention not feasible given development plans received.
884	Green Ash	*Fraxinus pennsylvanica*	Applicant	16, 14	5	included bark, no current signs of EAB	good	poor	**Remove** - retention not feasible given development plans received.
885	White Elm	*Ulmus americana*	Applicant	17	5	phototropic lean, included bark, growing through fence	fair/good	poor	**Remove** - retention not feasible given development plans received.
886	White Elm	*Ulmus americana*	Applicant	45	8	phototropic lean, stem growing against large nearly dead ash	good	fair/poor	**Remove** - retention not feasible given development plans received.
887	White Elm	*Ulmus americana*	Applicant	16	5	somewhat suppressed	fair/good	fair/good	**Remove** - retention not feasible given development plans received.
888	White Elm	*Ulmus americana*	Applicant	14, 10, 10, 9	5	poor stem attachment, somewhat suppressed	fair/good	fair	**Remove** - retention not feasible given development plans received.
889	White Elm	*Ulmus americana*	Applicant	37	7	supmocker feeding holes, bacterial wetwood in canopy at included bark	good	fair	**Remove** - retention not feasible given development plans received.
890	Norway Maple 'Crimson King'	*Acer platanoides*	Applicant	38	7		good	good	**Remove** - retention not feasible given development plans received.
891	Little-leaf Linden	*Tilia cordata*	Applicant	90	9	callused wound, minor epicormic shoots, canopy over hydro wires	good	good	**Remove** - retention not feasible given development plans received.
892	Common Apple	*Malus pumila*	Applicant	19	3	stem twisting	good	fair	**Remove** - retention not feasible given development plans received.
893	Common Apple	*Malus pumila*	Applicant	30	4	stem twisting, included bark	good	fair	**Remove** - retention not feasible given development plans received.
894	Common Pear	*Pyrus communis*	Applicant	22	3	callused wound	good	good	**Remove** - retention not feasible given development plans received.
895	Common Apple	*Malus pumila*	Applicant	26	4	cracked and sloughing bark but minor, full canopy	fair	fair	**Remove** - retention not feasible given development plans received.
896	Lilac	*Syringa vulgaris*	Municipal	6	1		good	good	**Remove** - retention not feasible given development plans received.
897	Black Walnut	*Juglans nigra*	Applicant	74	12	severe included bark	good	poor	**Remove** - retention not feasible given development plans received.
898	Black Walnut	*Juglans nigra*	Applicant	42	13	one stem previously cut	good	good	**Remove** - retention not feasible given development plans received.
899	Silver Maple	*Acer saccharinum*	Applicant	23	6	stem twisting, some deadwood	fair	fair	**Remove** - retention not feasible given development plans received.
900	Black Walnut	*Juglans nigra*	Applicant	74	12	stem crooked	good	fair	**Remove** - retention not feasible given development plans received.
721	Manitoba Maple	*Acer negundo*	Applicant	11	3	lean, dead branches	fair/poor	fair/poor	**Remove** - retention not feasible given development plans received.
722	Red Oak	*Quercus rubra*	Applicant	32, 57	8	severe included bark	good	poor	**Remove** - retention not feasible given development plans received.
723	Black Walnut	*Juglans nigra*	Applicant	34	11	minor chipped bark, girdling root, mower damage on roots	good	good	**Remove** - retention not feasible given development plans received.
724	London Plane Tree	*Platanus x acerifolia*	Applicant	39	9	callused stem cracks	good	good	**Remove** - retention not feasible given development plans received.
725	London Plane Tree	*Platanus x acerifolia*	Applicant	50	9		good	good	**Remove** - retention not feasible given development plans received.
726	Manitoba Maple	*Acer negundo*	Applicant	38	5	epicormic shoots, 45° lean	fair/good	poor	**Remove** - retention not feasible given development plans received.
727	Wych Elm	*Ulmus glabra*	Shared with 2030 Grove Tree Lane	38	6	slight lean	good	good	**Remove** - retention not feasible given development plans received.
728	Manitoba Maple	*Acer negundo*	Shared with 2020 Grove Tree Lane	32	7	pruned, dead scaffold branch, crooked stem	fair	poor	**Remove** - retention not feasible given development plans received.
729	Manitoba Maple	*Acer negundo*	Shared with 2030 Grove Tree Lane	46	9	lean, small solar light drilled into stem	good	fair/poor	**Remove** - retention not feasible given development plans received.
730	Norway Maple	*Acer platanoides*	Shared with 2022 Grove Tree Lane	22	6	small solar light drilled into stem, callused wound	good	fair	**Remove** - retention not feasible given development plans received.
731	Silver Maple	*Acer saccharinum*	Shared with 2022 Grove Tree Lane	32	4	growing against fence, stem crooked	good	fair	**Remove** - retention not feasible given development plans received.
732	Manitoba Maple	*Acer negundo*	Applicant	21	5	lean, epicormic shoots	fair/good	poor	**Remove** - retention not feasible given development plans received.
733	Norway Maple	*Acer platanoides*	Applicant	12	4		good	good	**Remove** - retention not feasible given development plans received.
734	Manitoba Maple	*Acer negundo*	Applicant	22, 12	6	lean, poor stem attachment, epicormic shoots	fair/good	poor	**Remove** - retention not feasible given development plans received.
735	Manitoba Maple	*Acer negundo*	Applicant	26	5	minor epicormic shoots, lean	good	poor	**Remove** - retention not feasible given development plans received.
736	Wych Elm	*Ulmus glabra*	Applicant	20	5	abrasion on smaller stem, grown against fence	good	fair	**Remove** - retention not feasible given development plans received.
737	Manitoba Maple	*Acer negundo*	Applicant	19	5	30° lean, stem twisting	good	poor	**Remove** - retention not feasible given development plans received.
738	Manitoba Maple	*Acer negundo*	Applicant	31, 23	4	poor stem attachment, stem growing in small well with abrasion against concrete, epicormic shoots	poor	poor	**Remove** - retention not feasible given development plans received.
740	Manitoba Maple	*Acer negundo*	Applicant	29	5	stem cooked and leaning, minor deadwood, roots constricted by pavement	fair/good	poor	**Remove** - retention not feasible given development plans received.
741	White Mulberry	*Morus alba*	Applicant	16	4	bacterial wetwood at pruning cut, phototropic lean, roots constricted by pavement	fair	poor	**Remove** - retention not feasible given development plans received.
742	White Mulberry	*Morus alba*	Applicant	11	3	roots constricted by pavement	fair/good	fair/good	**Remove** - retention not feasible given development plans received.
743	Manitoba Maple	*Acer negundo*	Applicant	18	4	previous stem cut, lean, epicormic shoots	fair	poor	**Remove** - retention not feasible given development plans received.
744	Manitoba Maple	*Acer negundo*	Applicant	24, 16	8	basal rot, lean, epicormic shoots, compacted soil	poor	poor	**Remove** - retention not feasible given development plans received.
745	Manitoba Maple	*Acer negundo*	Applicant	20, 28	7	lean, poor stem attachment, compacted soil, deadwood	fair/poor	poor	**Remove** - retention not feasible given development plans received.
746	White Elm	*Ulmus americana*	Applicant	24, 26, 22	8	girdling root, roots constricted by pavement, severe included bark	good	poor	**Remove** - retention not feasible given development plans received.
747	White Mulberry	*Morus alba*	Applicant	24	8	deadwood, bacterial ooze, included bark	fair/poor	poor	**Remove** - retention not feasible given development plans received.
748	Manitoba Maple	*Acer negundo*	Applicant	25	7	lean, compacted soil, girdling root	fair/good	poor	**Remove** - retention not feasible given development plans received.
749	Sugar Maple	*Acer saccharum*	Applicant	20, 24	7	included bark, stem splitting	good	poor	**Remove** - retention not feasible given development plans received.
751	Norway Maple	*Acer platanoides*	Municipal	40	6	mower damage on roots, compacted soil, girdling root	good	fair/good	**Remove** - retention not feasible given development plans received.
752	Norway Maple	*Acer platanoides*	Municipal	46	9	mower on roots, compacted soil, girdling root	good	fair/good	**Remove** - retention not feasible given development plans received.
753	Manitoba Maple	*Acer negundo*	Municipal	64	6	one stem cut, copious epicormic shoots at pruning cut, lean	fair/good	poor	**Remove** - retention not feasible given development plans received.
754	Honey Locust	*Gleditsia triacanthos*	Municipal	17	5	mower damage on roots	good	good	**Remove** - retention not feasible given development plans received.
755	Norway Maple	*Acer platanoides*	Municipal	22	4		good	good	**Remove** - retention not feasible given development plans received.
756	Norway Maple	*Acer platanoides*	Municipal	30	6	municipal, mower damage on roots, girdling root	good	good	**Remove** - retention not feasible given development plans received.
757	Austrian Pine	*Pinus nigra*	Municipal	48	6	no root flare,, supmocker feeding excavations	good	fair/good	**Remove** - retention not feasible given development plans received.

[1] All determinations of tree locations are approximate and have been made in the absence of on site direction from a licensed surveyor.
[2] Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.



Legend

Tree Assessment

- Tree to be Removed
- Dripline of Trees on Neighbouring Properties

GENERAL NOTES:
-Tree inventory completed by ISA-certified Arborist T. Knight on 6 June 2020.
-The tree health and structural assessment was undertaken consistent with accepted arboricultural techniques. None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment.
-Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.
-Notwithstanding any recommendations concerning tree preservation or removal made herein, this plan does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. This plan does not confirm tree ownership nor authorize the client to encroach or enter onto adjacent properties to destroy or injure trees situated on adjacent properties without the owner's consent.
-Verify all drawing dimensions.
-Numeric scale is for a 24x36 inch print. Do not scale.
-Contractor to report any discrepancies, errors, or omissions to the project Arborist before proceeding.

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Specialists in Natural Heritage, Tree Protection, and Environmental Policy

Tristan Knight
#ON-1663A

Location:
Brant/Ghent Phases 1, 2, 3,
City of Burlington

Project No.: 2064
Date: 2021-06-24
By: TK **Checked:**
Orthophotograph Date: n/a

Figure 2:
Tree Inventory Spreadsheet

Appendix 1. Tree Inventory and Health Assessment

Tag No.	Common Name	Scientific Name	Ownership[1]	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[2]	Structural Condition[2]	Tree Preservation Direction
801	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	37, 41	8	included bark, epicormic shoots at pruning cuts, minor deadwood	fair/good	poor	**Remove** - retention not feasible given development plans received.
802	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	32, 27	9	included bark at 1 m, deadwood	fair	poor	**Remove** - retention not feasible given development plans received.
803	Manitoba Maple	*Acer negundo*	788 Brant Street	14	4	somewhat corrected lean, epicormic shoots	fair	fair	**Remove** - retention not feasible given development plans received.
804	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	35, 25	7	included bark at 1 m, epicormic shoots, minor deadwood	fair	poor	**Remove** - retention not feasible given development plans received.
805	Manitoba Maple	*Acer negundo*	Shared with 788 Brant Street	20	4	epicormic shoots, 1 stem cut, 25° lean	poor	poor	**Remove** - retention not feasible given development plans received.
806	Siberian Elm	*Ulmus pumila*	Applicant	50	7	bacterial wetwood, significant canopy decline with large diameter deadwood	poor	poor	**Remove** - retention not feasible given development plans received.
807	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	39	7	epicormic shoots, minor lean, canopy decline, mower damage on roots, roots constricted by pavement	fair/poor	poor	**Remove** - retention not feasible given development plans received.
808	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	14	5	roots cosntricted by pavement, bacterial wetwood	poor	poor	**Remove** - retention not feasible given development plans received.
809	Siberian Elm	*Ulmus pumila*	Shared with 788 Brant Street	71	10	bacterial wetwood from wounds, significant canopy decline	poor	poor	**Remove** - retention not feasible given development plans received.
810	Manitoba Maple	*Acer negundo*	Applicant	27, 27	6	poor stem attachment, one stem cut, lean	fair	poor	**Remove** - retention not feasible given development plans received.
811	Manitoba Maple	*Acer negundo*	Applicant	28	7	epicormic shoots, lean	fair	poor	**Remove** - retention not feasible given development plans received.
812	Manitoba Maple	*Acer negundo*	Applicant	38	8	stem cavity, lean, epicormic shoots	fair	poor	**Remove** - retention not feasible given development plans received.
813	Manitoba Maple	*Acer negundo*	Applicant	51	9	lean, epicormic shoots	fair	poor	**Remove** - retention not feasible given development plans received.
814	Manitoba Maple	*Acer negundo*	Applicant	44, 20	7	poor stem attachment and included bark, lean, epicormic shoots	fair	poor	**Remove** - retention not feasible given development plans received.
815	Manitoba Maple	*Acer negundo*	Applicant	33	5	lean	fair/good	poor	**Remove** - retention not feasible given development plans received.
816	White Elm	*Ulmus americana*	Applicant	11	4		good	good	**Remove** - retention not feasible given development plans received.
817	White Mulberry	*Morus alba*	Applicant	12	4	minor deadwood	good	good	**Remove** - retention not feasible given development plans received.

Tag No.	Common Name	Scientific Name	Ownership[1]	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[2]	Structural Condition[2]	Tree Preservation Direction
818	Manitoba Maple	*Acer negundo*	Applicant	31, 20	4	included bark, lean, epicormic shoots	fair/good	poor	**Remove** - retention not feasible given development plans received.
819	Norway Spruce	*Picea abies*	Applicant	32	5	callused wound with resin, shaded branches dead	fair/good	fairfair	**Remove** - retention not feasible given development plans received.
820	White Mulberry	*Morus alba*	Applicant	24	3	bulging stem, lean, epicormic shoots	fair	fair	**Remove** - retention not feasible given development plans received.
821	Norway Spruce	*Picea abies*	Applicant	38	5	shaded branches dead	good	good	**Remove** - retention not feasible given development plans received.
822	Manitoba Maple	*Acer negundo*	Applicant	15	3	primary stem pruned, severe epicormic shoots	poor	poor	**Remove** - retention not feasible given development plans received.
823	Norway Spruce	*Picea abies*	Applicant	39	4	shaded branches dead	good	good	**Remove** - retention not feasible given development plans received.
824	Norway Spruce	*Picea abies*	Applicant	38	4	shaded branches dead	good	good	**Remove** - retention not feasible given development plans received.
825	Manitoba Maple	*Acer negundo*	Applicant	53	5	broken scaffold branch, secondary stem removed, epicormic shoots, deadwood, lean	poor	poor	**Remove** - retention not feasible given development plans received.
826	Manitoba Maple	*Acer negundo*	Applicant	33	6	stem entwined with #826, lean	poor	poor	**Remove** - retention not feasible given development plans received.
827	White Mulberry	*Morus alba*	Applicant	30, 30	6	girdled by fence, stem entwined with #825	poor	poor	**Remove** - retention not feasible given development plans received.
828	Northern Catalpa	*Catalpa speciosa*	Applicant	32, 60, 63	10	poor stem attachment at base	good	poor	**Remove** - retention not feasible given development plans received.
829	Norway Spruce	*Picea abies*	Applicant	31	2	small crown	fair	fair	**Remove** - retention not feasible given development plans received.
830	Norway Spruce	*Picea abies*	Applicant	28	3		good	good	**Remove** - retention not feasible given development plans received.
831	Norway Spruce	*Picea abies*	Applicant	30	4		good	good	**Remove** - retention not feasible given development plans received.
832	White Mulberry	*Morus alba*	Applicant	42	4	lean, canopy decline	poor	poor	**Remove** - retention not feasible given development plans received.
833	Norway Spruce	*Picea abies*	Applicant	31	3		good	good	**Remove** - retention not feasible given development plans received.
834	Northern Catalpa	*Catalpa speciosa*	Applicant	30	4		good	good	**Remove** - retention not feasible given development plans received.
835	Manitoba Maple	*Acer negundo*	Applicant	12	3	poor stem attachment with other smaller stems	good	poor	**Remove** - retention not feasible given development plans received.

Tag No.	Common Name	Scientific Name	Ownership[1]	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[2]	Structural Condition[2]	Tree Preservation Direction
836	Manitoba Maple	*Acer negundo*	Applicant	12	3	poor stem attachment with other smaller stems	good	poor	**Remove** - retention not feasible given development plans received.
837	Tulip Tree	*Liriodendron tulipifera*	Applicant	28	4		good	good	**Remove** - retention not feasible given development plans received.
838	White Mulberry	*Morus alba*	Possibly shared with 789 Brant Street	21, 14, 18, 22, 20	7	poor stem attachment , pollarded form, bacterial wetwood, significant canopy decline, roots under pavement	poor	poor	**Remove** - retention not feasible given development plans received.
839	Green Ash	*Fraxinus pennsylvanica*	Applicant	10, 11	3	roots constricted by house, included bark, no current signs of Emerald Ash Borer	good	poor	**Remove** - retention not feasible given development plans received.
840	Norway Maple	*Acer platanoides*	Applicant	36	8	slight lions tail	good	good	**Remove** - retention not feasible given development plans received.
841	Norway Maple	*Acer platanoides*	Applicant	41	10	slight lions tail	good	good	**Remove** - retention not feasible given development plans received.
842	Norway Maple	*Acer platanoides*	Applicant	12	3		good	good	**Remove** - retention not feasible given development plans received.
843	White Elm	*Ulmus americana*	Applicant	13	3	lean	good	fair	**Remove** - retention not feasible given development plans received.
844	White Elm	*Ulmus americana*	Applicant	10	2	phototropic lean	good	fair	**Remove** - retention not feasible given development plans received.
845	Manitoba Maple	*Acer negundo*	Applicant	10	2	lean	good	fair	**Remove** - retention not feasible given development plans received.
846	White Elm	*Ulmus americana*	Applicant	16, 16	4	included bark	good	poor	**Remove** - retention not feasible given development plans received.
847	Eastern White Cedar	*Thuja occidentalis*	Applicant	14	2		good	good	**Remove** - retention not feasible given development plans received.
848	White Elm	*Ulmus americana*	Applicant	20	4	included bark at 2 m, stem abrasion against metal pole	good	good	**Remove** - retention not feasible given development plans received.
849	Honey Locust	*Gleditsia triacanthos*	Municipal	11	3	stem eaten guy-wires	fair	fair	**Remove** - retention not feasible given development plans received.
850	Norway Maple	*Acer platanoides*	Municipal	20	4	pruned	good	good	**Remove** - retention not feasible given development plans received.
851	Manitoba Maple	*Acer negundo*	Municipal	47, 58	6	included bark, epicormic shoots at pruning cuts, some deadwood	fair	poor	**Remove** - retention not feasible given development plans received.
852	Norway Maple	*Acer platanoides*	Municipal	20	5	minor deadwood, small stem crack	fair/good	fair/good	**Remove** - retention not feasible given development plans received.

Tag No.	Common Name	Scientific Name	Ownership[1]	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[2]	Structural Condition[2]	Tree Preservation Direction
853	Black Walnut	*Juglans nigra*	Municipal	27	6		good	good	**Remove** - retention not feasible given development plans received.
854	Black Walnut	*Juglans nigra*	Municipal	53	6	one stem cut	fair/good	fair/good	**Remove** - retention not feasible given development plans received.
855	Black Walnut	*Juglans nigra*	Municipal	8	1	deadwood	fair	fair	**Remove** - retention not feasible given development plans received.
856	Manitoba Maple	*Acer negundo*	Applicant	19, 20	4	poor stem attachment, epicormic shoots	fair	poor	**Remove** - retention not feasible given development plans received.
857	Manitoba Maple	*Acer negundo*	Applicant	17, 23, 16, 16	4	poor stem attachment, significant deadwood	poor	poor	**Remove** - retention not feasible given development plans received.
858	White Mulberry	*Morus alba*	Applicant	19, 19, 12, 15	5	poor stem attachment at base, bacterial wetwood	poor	poor	**Remove** - retention not feasible given development plans received.
859	Black Walnut	*Juglans nigra*	Applicant	31	7		good	good	**Remove** - retention not feasible given development plans received.
860	Black Walnut	*Juglans nigra*	Applicant	14	5		good	good	**Remove** - retention not feasible given development plans received.
861	Manitoba Maple	*Acer negundo*	Applicant	19, 12	5	cavity, poor stem attachment at base, lean	fair/good	poor	**Remove** - retention not feasible given development plans received.
862	White Elm	*Ulmus americana*	Applicant	12	4	stem abrasion from fallen scaffold, dieback	fair	fair	**Remove** - retention not feasible given development plans received.
863	Manitoba Maple	*Acer negundo*	Applicant	15, 10, 10	4	most larger stems dead	poor	poor	**Remove** - retention not feasible given development plans received.
864	Manitoba Maple	*Acer negundo*	Applicant	11	4	comstricted by adjacent garage	fair	fair	**Remove** - retention not feasible given development plans received.
865	Manitoba Maple	*Acer negundo*	Applicant	12, 12, 14	4	phototropic lean, epicormic shoots, poor stem attachment	fair	poor	**Remove** - retention not feasible given development plans received.
866	Manitoba Maple	*Acer negundo*	Applicant	16	5	growing against fence, primary stem cut	poor	poor	**Remove** - retention not feasible given development plans received.
867	Norway Maple	*Acer platanoides*	Possibly shared with 2022 Prospect Street	21	4	growing through fence	good	poor	**Remove** - retention not feasible given development plans received.
868	Manitoba Maple	*Acer negundo*	Possibly shared with 2022 Prospect Street	10, 12, 20, 14	5	multiple stems growing against fence, primary stem cut, lean, some stems dead	poor	poor	**Remove** - retention not feasible given development plans received.
869	Green Ash	*Fraxinus pennsylvanica*	Possibly shared with 2022 Prospect Street	12	2	sloughing bark, growing through fence	poor	poor	**Remove** - retention not feasible given development plans received.
870	Manitoba Maple	*Acer negundo*	Possibly shared with 2022 Prospect Street	18	3	growing through fence, included bark, lean	fair/poor	poor	**Remove** - retention not feasible given development plans received.

Tag No.	Common Name	Scientific Name	Ownership[1]	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[2]	Structural Condition[2]	Tree Preservation Direction
871	Manitoba Maple	*Acer negundo*	Possibly shared with 2022 Prospect Street	13, 16, 12	4	lean, poor stem attachment, growing through fence, minor deadwood	fair/poor	poor	**Remove** - retention not feasible given development plans received.
872	Manitoba Maple	*Acer negundo*	Possibly shared with 2022 Prospect Street	18, 12	3	lean, growing through fence, poor stem attachment, 1 stem dead	poor	poor	**Remove** - retention not feasible given development plans received.
873	Manitoba Maple	*Acer negundo*	Applicant	16	3	lean, broken branches, competition with *Vitis*, growing adjacent to fence	fair/good	poor	**Remove** - retention not feasible given development plans received.
874	White Mulberry	*Morus alba*	Applicant	15	2	leader pruned, epicormic shoots, phototropic lean	poor	poorh	**Remove** - retention not feasible given development plans received.
875	Manitoba Maple	*Acer negundo*	Applicant	10	3	stem abrasion, stem twisting, constrained by fence	fair/good	fair/poor	**Remove** - retention not feasible given development plans received.
876	Manitoba Maple	*Acer negundo*	Applicant	48	6	one scaffold branch dead, poor structure, epicormic shoots	fair/poor	poor	**Remove** - retention not feasible given development plans received.
877	Manitoba Maple	*Acer negundo*	Applicant	39	5	45°, sprouting at base	fair	poor	**Remove** - retention not feasible given development plans received.
878	Manitoba Maple	*Acer negundo*	Applicant	32	4	lean, epicormic shoots, open wound, cavity with rot	fair	poor	**Remove** - retention not feasible given development plans received.
879	Manitoba Maple	*Acer negundo*	Applicant	44	4	previously failed stem pruned, epicormic shoots, crooked stem	fair	poor	**Remove** - retention not feasible given development plans received.
880	Manitoba Maple	*Acer negundo*	Applicant	34, 45	7	lean, some deadwood	fair	poor	**Remove** - retention not feasible given development plans received.
881	Manitoba Maple	*Acer negundo*	Applicant	28	5	topped to avoid hyrdo wires, lean, epicormic shoots, several large cavities	poor	poor	**Remove** - retention not feasible given development plans received.
882	Manitoba Maple	*Acer negundo*	Applicant	29	7	significant deadwood, asymmetric crown, epicormic shoots, growing against fence	fair/poor	poor	**Remove** - retention not feasible given development plans received.
883	Austrian Pine	*Pinus nigra*	Municipal	36	5	50% browning needles	poor	poor	**Remove** - retention not feasible given development plans received.
884	Green Ash	*Fraxinus pennsylvanica*	Applicant	16, 14	5	included bark, no current signs of EAB	good	poor	**Remove** - retention not feasible given development plans received.
885	White Elm	*Ulmus americana*	Applicant	17	5	phototropic lean, included bark, growing through fence	fair/good	poor	**Remove** - retention not feasible given development plans received.
886	White Elm	*Ulmus americana*	Applicant	43	8	phototropic lean, stem growing against large nearly dead ash	good	fair/poor	**Remove** - retention not feasible given development plans received.
887	White Elm	*Ulmus americana*	Applicant	16	5	somewhat suppressed	fair/good	fair/good	**Remove** - retention not feasible given development plans received.
888	White Elm	*Ulmus americana*	Applicant	14, 10, 10, 9	5	poor stem attachment, somewhat suppressed	fair/good	fair	**Remove** - retention not feasible given development plans received.

Tag No.	Common Name	Scientific Name	Ownership[1]	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[2]	Structural Condition[2]	Tree Preservation Direction
889	White Elm	*Ulmus americana*	Applicant	37	7	sapsucker feeding holes, bacterial wetwood in canopy at included bark	good	fair	**Remove** - retention not feasible given development plans received.
890	Norway Maple 'Crimson King'	*Acer platanoides*	Applicant	38	7		good	good	**Remove** - retention not feasible given development plans received.
891	Little-leaf Linden	*Tilia cordata*	Applicant	90	9	callused wound, minor epicormic shoots, canopy over hydro wires	good	good	**Remove** - retention not feasible given development plans received.
892	Common Apple	*Malus pumila*	Applicant	19	3	stem twisting	good	fair	**Remove** - retention not feasible given development plans received.
893	Common Apple	*Malus pumila*	Applicant	30	4	stem twisting, included bark	good	fair	**Remove** - retention not feasible given development plans received.
894	Common Pear	*Pyrus communis*	Applicant	22	3	callused wound	good	good	**Remove** - retention not feasible given development plans received.
895	Common Apple	*Malus pumila*	Applicant	26	4	cracked and sloughing bark but minor, full canopy	fair	fair	**Remove** - retention not feasible given development plans received.
896	Lilac	*Syringa vulgaris*	Municipal	6	1		good	good	**Remove** - retention not feasible given development plans received.
897	Black Walnut	*Juglans nigra*	Applicant	74	12	severe included bark	good	poor	**Remove** - retention not feasible given development plans received.
898	Black Walnut	*Juglans nigra*	Applicant	42	13	one stem previously cut	good	good	**Remove** - retention not feasible given development plans received.
899	Silver Maple	*Acer saccharinum*	Applicant	23	6	stem twisting, some deadwood	fair	fair	**Remove** - retention not feasible given development plans received.
900	Black Walnut	*Juglans nigra*	Applicant	74	12	stem crooked	good	fair	**Remove** - retention not feasible given development plans received.
721	Manitoba Maple	*Acer negundo*	Applicant	11	3	lean, dead branches	fair/poor	fair/poor	**Remove** - retention not feasible given development plans received.
722	Red Oak	*Quercus rubra*	Applicant	32, 57	8	severe included bark	good	poor	**Remove** - retention not feasible given development plans received.
723	Black Walnut	*Juglans nigra*	Applicant	34	11	minor chipped bark, girdling root, mower damage on roots	good	good	**Remove** - retention not feasible given development plans received.
724	London Plane Tree	*Platanus x acerifolia*	Applicant	39	9	callused stem cracks	good	good	**Remove** - retention not feasible given development plans received.
725	London Plane Tree	*Platanus x acerifolia*	Applicant	50	9		good	good	**Remove** - retention not feasible given development plans received.
726	Manitoba Maple	*Acer negundo*	Applicant	38	5	epicormic shoots, 45° lean	fair/good	poor	**Remove** - retention not feasible given development plans received.

Tag No.	Common Name	Scientific Name	Ownership[1]	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[2]	Structural Condition[2]	Tree Preservation Direction
727	Wych Elm	*Ulmus glabra*	Shared with 2020 Grove Tree Lane	38	6	slight lean	good	good	**Remove** - retention not feasible given development plans received.
728	Manitoba Maple	*Acer negundo*	Shared with 2020 Grove Tree Lane	32	7	pruned, dead scaffold branch, crooked stem	fair	poor	**Remove** - retention not feasible given development plans received.
729	Manitoba Maple	*Acer negundo*	Shared with 2020 Grove Tree Lane	46	9	lean, small solar light drilled into stem	good	fair/poor	**Remove** - retention not feasible given development plans received.
730	Norway Maple	*Acer platanoides*	Shared with 2022 Grove Tree Lane	22	6	small solar light drilled into stem, callused wound	good	fair	**Remove** - retention not feasible given development plans received.
731	Silver Maple	*Acer saccharinum*	Shared with 2022 Grove Tree Lane	32	4	growing against fence, stem crooked	good	fair	**Remove** - retention not feasible given development plans received.
732	Manitoba Maple	*Acer negundo*	Applicant	21	5	lean, epicormic shoots	fair/good	poor	**Remove** - retention not feasible given development plans received.
733	Norway Maple	*Acer platanoides*	Applicant	12	4		good	good	**Remove** - retention not feasible given development plans received.
734	Manitoba Maple	*Acer negundo*	Applicant	22, 12	6	lean, poor stem attachment, epicormic shoots	fair/good	poor	**Remove** - retention not feasible given development plans received.
735	Manitoba Maple	*Acer negundo*	Applicant	26	5	minor epicormic shoots, lean	good	poor	**Remove** - retention not feasible given development plans received.
736	Wych Elm	*Ulmus glabra*	Applicant	20	5	abrasion on smaller stem, grown against fence	good	fair	**Remove** - retention not feasible given development plans received.
737	Manitoba Maple	*Acer negundo*	Applicant	19	5	30° lean, stem twisting	good	poor	**Remove** - retention not feasible given development plans received.
738	Manitoba Maple	*Acer negundo*	Applicant	21, 23	4	poor stem attachment, stem growing in small well with abrasion against concrete, epicormic shoots	poor	poor	**Remove** - retention not feasible given development plans received.
740	Manitoba Maple	*Acer negundo*	Applicant	29	5	stem cooked and leaning, minor deadwood, roots constricted by pavement	fair/good	poor	**Remove** - retention not feasible given development plans received.
741	White Mulberry	*Morus alba*	Applicant	16	4	bacterial wetwood at pruning cut, phototropic lean, roots constricted by pavement	fair	poor	**Remove** - retention not feasible given development plans received.
742	White Mulberry	*Morus alba*	Applicant	11	3	roots constricted by pavement	fair/good	fair/good	**Remove** - retention not feasible given development plans received.
743	Manitoba Maple	*Acer negundo*	Applicant	18	4	previous stem cut, lean, epicormic shoots	fair	poor	**Remove** - retention not feasible given development plans received.
744	Manitoba Maple	*Acer negundo*	Applicant	24, 16	8	basal rot, lean, epicormic shoots, compacted soil	poor	poor	**Remove** - retention not feasible given development plans received.

Tag No.	Common Name	Scientific Name	Ownership[1]	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[2]	Structural Condition[2]	Tree Preservation Direction
745	Manitoba Maple	*Acer negundo*	Applicant	20, 28	7	lean, poor stem attachment, compacted soil, deadwood	fair/poor	poor	**Remove** - retention not feasible given development plans received.
746	White Elm	*Ulmus americana*	Applicant	24, 26, 22	8	girdling root, roots constricted by pavement, severe included bark	good	poor	**Remove** - retention not feasible given development plans received.
747	White Mulberry	*Morus alba*	Applicant	24	8	deadwood, bacterial ooze, included bark	fair/poor	poor	**Remove** - retention not feasible given development plans received.
748	Manitoba Maple	*Acer negundo*	Applicant	25	7	lean, compacted soil, girdling root	fair/good	poor	**Remove** - retention not feasible given development plans received.
749	Sugar Maple	*Acer saccharum*	Applicant	20, 24	7	included bark, stem splitting	good	poor	**Remove** - retention not feasible given development plans received.
751	Norway Maple	*Acer platanoides*	Municipal	40	6	mower damage on roots, compacted soil, girdling root	good	fair/good	**Remove** - retention not feasible given development plans received.
752	Norway Maple	*Acer platanoides*	Municipal	46	9	mower on roots, compacted soil, girdling root	good	fair/good	**Remove** - retention not feasible given development plans received.
753	Manitoba Maple	*Acer negundo*	Municipal	64	6	one stem cut, copious epicormic shoots at pruning cut, lean	fair/good	poor	**Remove** - retention not feasible given development plans received.
754	Honey Locust	*Gleditsia triacanthos*	Municipal	17	5	mower damage on roots	good	good	**Remove** - retention not feasible given development plans received.
755	Norway Maple	*Acer platanoides*	Municipal	22	4		good	good	**Remove** - retention not feasible given development plans received.
756	Norway Maple	*Acer platanoides*	Municipal	30	6	municipal, mower damage on roots, girdling root	good	good	**Remove** - retention not feasible given development plans received.
757	Austrian Pine	*Pinus nigra*	Municipal	48	6	no root flare,, sapsucker feeding excavations	good	fair/good	**Remove** - retention not feasible given development plans received.

[1] - All determinations of tree locations are approximate and have been made in the absence of on-site direction from a licensed surveyor.

[2] - Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.

Appendix 2. Representative Photographs



Photo 1. Trees #801-808 in the northern corner of Phase 1 looking west (6 June 2021).



Photo 2. Trees #810-836 in Phase 1 looking south (6 June 2021).



Photo 3. Neighbouring trees at 1448 Graham's Way with dripline overhang over the Subject Property (6 June 2021).



Photo 4. Municipal trees along Brant Street in Phase 2 looking south (6 June 2021).



Photo 5. Trees along the northern edge of the parking lot in Phase 2 looking east (6 June 2021).



Photo 6. Trees #879-883 in Phase 2 looking south towards Ghent Avenue (6 June 2021).



Photo 7. Trees #722-725 in Phase 3 looking west towards Brant Street (6 June 2021).

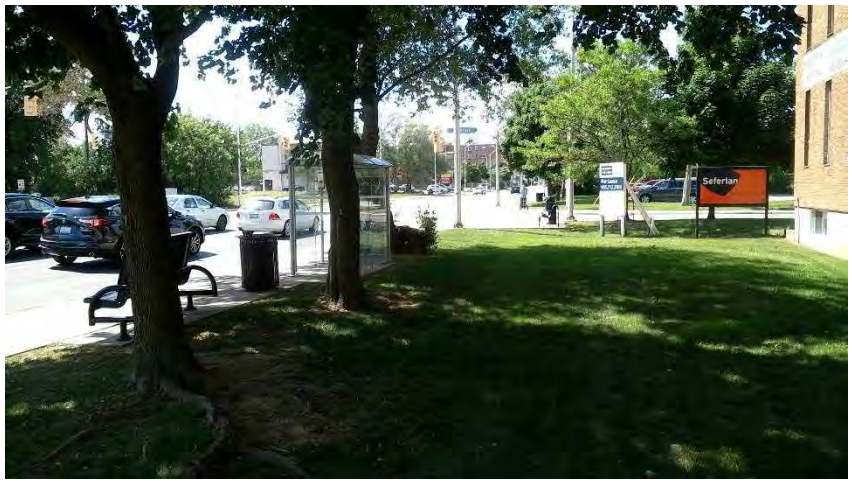
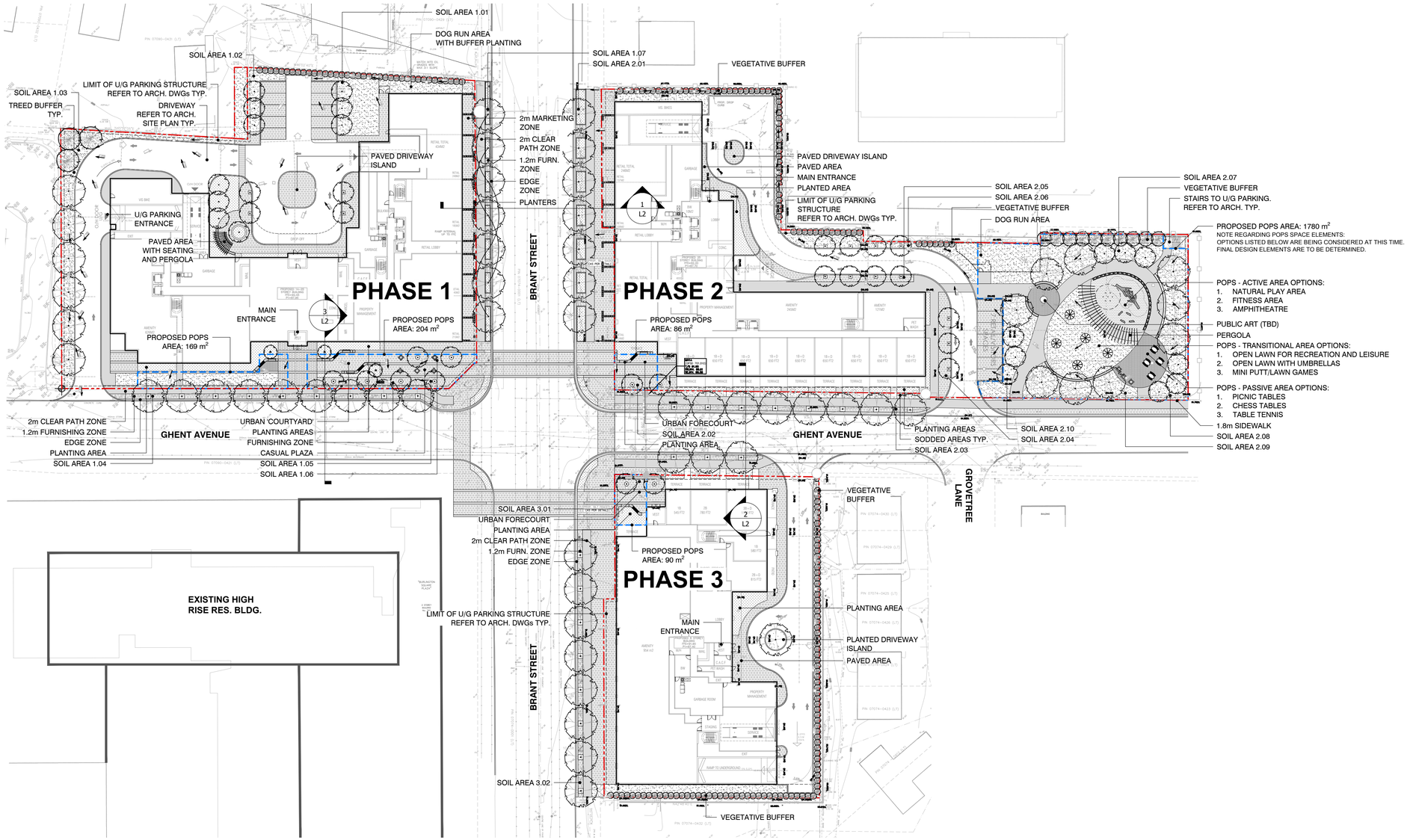


Photo 8. Trees #751-755 looking northwest along Brant Street in Phase 3 (6 June 2021).

Appendix 3. Site Plan



LANDSCAPE PLAN - GROUND FLOOR

SCALE 1:500

GENERAL NOTES

1. CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
2. AS AN INSTRUMENT OF SERVICE, THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT. THIS DRAWING MUST BE RETURNED UPON REQUEST, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
3. ALL DISCREPANCIES OR AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
4. THIS DRAWING FORMS PART OF A SET AND MAY NOT BE SEPARATED. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SET AND ALL SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
5. CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES UNLESS IDENTIFIED FOR REMOVAL OR DEMOLITION, INCLUDING ALL SURVEY BARS, STAKES AND MONUMENTS. CONTRACTOR IS TO REPAIR DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LIMITS OF CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK ON THE SITE. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IN UNCERTAINTY.
7. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND STAKING OF ALL UTILITIES PRIOR TO WORK COMMENCING ON THE SITE. CONTRACTOR IS NOT TO PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES.
8. CONTRACTOR TO VISIT THE SITE TO CONFIRM ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS. AMBIGUITY OR DISCREPANCY TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
9. DRAWINGS MAY NOT BE SCALED FOR APPROXIMATE LAYOUT. ALL MEASUREMENTS ARE METRIC. LAYOUT OF PLANT MATERIALS TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
10. CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN AND THE PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
11. AT THE END OF EACH WORK DAY, ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS ARE TO BE REMOVED FROM THE SITE. THE SITE IS TO BE KEPT CLEAN AND USEABLE AT ALL TIMES.
12. UPON FINAL COMPLETION OF THE PROJECT, ALL WORKMANSHIP AND MATERIALS ARE TO BE GUARANTEED FOR TWO FULL YEARS .
13. AT THE TIME OF FINAL INSPECTION ALL SEEDED AREAS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, IN FULL ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
14. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT.

SOIL VOLUME CALCULATIONS FOR TREE PLANTING

SOIL AREA NO.	SOIL AREA (m2)	AVERAGE PROPOSED SOIL DEPTH (m)	SOIL VOLUME (m3)	TREES PROPOSED	SOIL VOLUME PER TREE (M3)	SOIL CELLS
1.01	134.0	1	134.0	3	44.7	NO
1.02	114.0	1	114.0	3	38.0	NO
1.03	204.0	1	204.0	6	34.0	NO
1.04	143.0	1	143.0	9	15.9	YES
1.05	84.0	1	84.0	4	21.0	YES
1.06	30.0	1	30.0	2	15.0	YES
1.07	105.0	1	105.0	7	15.0	YES
2.01	105.0	1	105.0	7	15.0	YES
2.02	30.0	1	30.0	2	15.0	YES
2.03	122.0	1	122.0	8	15.3	YES
2.04	45.0	1	45.0	3	15.0	YES
2.05	60.0	1	60.0	4	15.0	YES
2.06	75.0	1	75.0	4	18.8	NO
2.07	219.0	1.2	262.8	5	52.6	NO
2.08	252.0	1.2	302.4	6	50.4	NO
2.09	142.0	1.2	170.4	3	56.8	NO
2.10	142.0	1.2	170.4	4	42.6	NO
3.01	30.0	1	30.0	2	15.0	YES
3.02	120.0	1	120.0	8	15.0	YES

NOTES:
1. ALL AREAS AND VOLUMES NOTED ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION
2. PROPOSED TREES INCLUDE ONLY THOSE TREES THAT PROVIDE TREE CANOPY COVERAGE (MEDIUM-LARGE CANOPY DECIDUOUS TREES)

NOTES:
All dimensions are the responsibility of the contractor to verify. This drawing is not to be scaled directly. Report all errors and omissions to Seferian Design Group Limited immediately.

Reproduction of this drawing, or use for any other purpose than that authorized by Seferian Design Group Limited is strictly forbidden. The copyrights to all designs and drawings are the property of Seferian Design Group Limited.

This drawing forms part of a set and may not be separated. This drawing is to be read in conjunction with all other drawings, notes and specifications included in the contract documents.

Any ambiguity in the drawings, specifications or details is to be reported to the Landscape Architect for direction. Do not proceed in uncertainty.

KEY PLAN



LEGEND

- PROPERTY LINE
- PROPOSE PRIVATELY OWNED PUBLIC SPACE (POPS)
- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS TREE PLANTING
- PROPOSED CONIFEROUS TREE PLANTING
- CONCRETE UNIT PAVING
- CONCRETE PAVING
- SOD
- PLANTING
- PLAYGROUND SURFACING (MULCH)

2	ISSUED FOR COORDINATION	JUN 15, 2021
1	ISSUED FOR REVIEW	FEB 25, 2021

CLIENT:

MOLINARO GROUP

PROJECT TITLE:

BRANT & GHENT
PHASES 1, 2 AND 3
BURLINGTON, ON

Seferian
SEFERIAN DESIGN GROUP
761 Brant Street, Suite 202
Burlington, ON | L7R 2H4
905.634.3110 | seferiandesign.com

SHEET TITLE:

LANDSCAPE PLAN
GROUND FLOOR - PHASES 1, 2 AND 3

DWG No:	L1	SCALE:	AS NOTED
		PROJECT NO:	20-062
STAMP:		DRAWN BY:	MF/MP
		DESIGN BY:	CS
		CHECKED BY:	CS
		SHEET No:	1 of 2
		NORTH	

DRAFT ONLY
NOT FOR CONSTRUCTION

PRINT DATE: Tuesday, June 15, 2021

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