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RE: TIPP Memo, 800 Burloak Drive Burlington, ON

Kuntz Forestry Consulting Inc. (KFCI) was retained by Emshih Developments Inc. to provide opinion on the requirements of a Tree Inventory and Preservation Plan (Arborist) report (TIPP), respecting the proposed development at 800 Burloak Drive in Burlington.

Methods

KFCI reviewed the site plan for the proposed development in the context of the development application process. We also reviewed current aerial imagery to scope the extent of tree resources on the subject property.

Results

It is apparent from the aerial imagery that the current land use is agricultural. The extent of tree resources on the subject property is relegated to the periphery of the site on the SE side of the property. The trees (3-4) appear to be smaller trees or shrubs midway along that side of the property and are likely not protected by the private tree bylaw (By-Law Number 2017-038). There are some small, planted conifer trees (6) within 6m of the SW side of the property, likely part of a landscaping effort for that property. These trees would not be protected under the private tree bylaw. Refer to Figure 1 for the Cities GIS Map.

The concept site plan for 800 Burloak Drive proposes the development of 2 8 storey mixed use buildings, a large surface level parking lot between the buildings and minor surrounding soft landscaping adjacent to the CN Railway line corridor. Refer to Figure 2 for the concept plan for the proposed development.

Discussion

Earth works for this development would preclude the retention of any trees on the subject property. Preservation planning for trees would be relegated to any trees on the adjacent property to the southwest. As those conifer trees are not large, preservation of the trees will be easily accomplished.

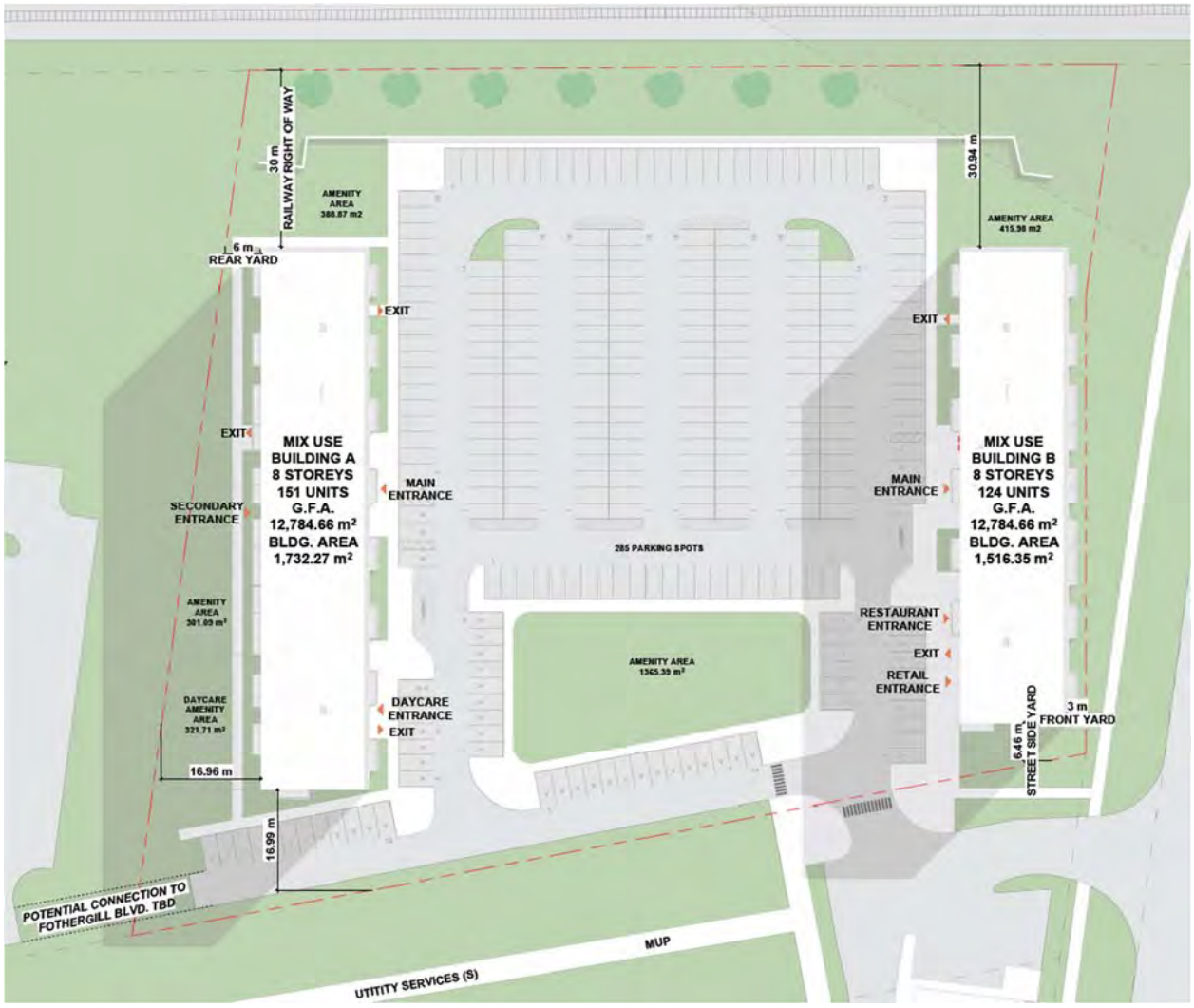
Preparation of a formal TIPP (Arborist Report), landscape plan (tree replacement plan) could easily be deferred the site plan stage.

Figure 1. City of Burlington GIS Map, 800 Burloak Drive.



(Source: Burlington Maps)

Figure 2. Emshih Developments Concept Plan – 800 Burloak Drive.



(Source: Emshih Developments)