Tree Inventory and Preservation Plan Report
1022 Gallagher Road and 236 Plains Road East
Burlington, Ontario

prepared for

BryDec Development Inc.
3324 Guelph Line
Burlington, Ontario L7P 0S7

prepared by

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KUNTZ FORESTRY CONSULTING INC. Project P4914

Introduction

Kuntz Forestry Consulting Inc. (KFCI) was retained by BryDec Development Inc. to complete a Tree Inventory and Preservation Plan Report as part of a development application for the subject properties located at 1022 Gallagher Road and 235 Plains Road East in the City of Burlington, Ontario. The subject properties are located on the north side of Plains Road East, west of Gallagher Road.

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

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

The results of the evaluation are provided below.

Policy Framework

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

The City of Burlington By-law 40-2022 (Private Tree By-law) applies to trees located within the Urban Planning Boundary that are 20cm DBH and greater.

Methodology

Trees greater than 10cm DBH on and within six metres of the subject property and all trees of all sizes within the road right-of-way were included in the tree inventory. Trees were located using a topographic survey provided for the subject property, aerial imagery, and estimations made from known points in the field. Trees included in the inventory were identified as 1-54.

Individual tree resources were visually assessed for condition utilizing the following parameters:

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

Existing Site Conditions

The subject properties are currently occupied by two detached dwellings, an in-ground swimming pool, asphalt driveways, and associated amenity areas. Tree resources exist in the form of landscape trees and self-seeded volunteers. Refer to Figure 1 for the existing site conditions.

Individual Tree Resources

The tree inventory was conducted on 8 January 2026. The inventory documented 54 trees on and adjacent to the subject property and within the road right-of-way. Refer to Table 1 for the results of the tree inventory and Figure 1 for the locations of the trees included in the tree inventory. Refer to Appendix A for photographs of the trees.

Tree resources were comprised of Norway Maple (*Acer platanoides*), Sugar Maple (*Acer saccharum*), Black Birch (*Betula lenta*), White Birch (*Betula papyrifera*), Redbud (*Cercis canadensis*), European Beech (*Fagus sylvatica*), Black Walnut (*Juglans nigra*), Magnolia (*Magnolia spp*.), Apple (*Malus spp*.), White Mulberry (*Morus alba*), White Spruce (*Picea glauca*), Blue Spruce (*Picea pungens*), White Pine (*Pinus nigra*), Pear (*Pyrus calleryana*), Black Locust (*Robinia pseudoacacia*), Ivory Silk Lilac (*Syringa reticulata 'Ivory Silk'*), Yew (*Taxus spp*.), Eastern White Cedar (*Thuja occidentalis*), Pyramid Cedar (*Thuja occidentalis 'Fastigiata'*), Little-leaf Linden (*Tilia cordata*), and Elm cultivar (*Ulmus spp*.).

Proposed Development

The proposed development includes the demolition of the existing buildings and the construction of an eight-storey senior apartment building with underground parking. Refer to Figure 1 for the proposed site plan.

Discussion

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

Development Impacts / Tree Removal

The removal of 42 trees will be required to accommodate the proposed development. The required tree removals include Trees 2-7, 9-11, 13-P21, 23, 24, 26-36, 38, 40-48, and 51. The removal of Tree 7 is required to accommodate the proposed driveway. The remaining trees require removal due to the direct conflict with the proposed underground parking. Refer to Figure 1 for the location of required tree removals.

Tree Preservation

The preservation of the remaining 12 trees, including Trees P1, 8, 12, P22, 25, 37, 39, 49, 50, 52, 53, and P54, will be possible with the use of appropriate tree protection measures as indicated on Figure 1.

Trees P1, 12, P22, 25, 37, 39, and 53

Encroachment into the minimum Tree Protection Zone (mTPZ) of Trees P1, 12, P22, 25, 37, 39, and 53 will be required to accommodate the proposed development. Shoring for the proposed underground parking is proposed within the mTPZ of these trees. The following mitigation measures must be implemented to ensure the trees respond well to the impacts of the proposed development.

- Prior to the proposed development, tree preservation fence must be installed as indicated on Figure 1. If the existing boundary fences will be retained, they will suffice as tree preservation fence.
- For Tree 53, tree preservation fence should be installed along the existing driveway as indicated on Figure 1 with thick orange line. After the demolition of the driveway, tree preservation fence should be modified to protect the larger extent as indicated on Figure 1 with thick magenta line.
- Excavation on the top 60m from the surface within the mTPZ of these trees should be completed using a low-pressure hydro vac or air spade excavation methods.
- Exposed roots should be pruned by a Certified Arborist in accordance with Good Arboricultural Standards.
- Excavation below 60m from the surface can be completed using shoring machines.

Tree P54

Tree P54 is a row of Pear trees planted along the property line on the adjacent property. Given the presence of the driveway and the retaining wall on the subject property, minimal roots should grow into the subject property. Therefore, no adverse impacts are anticipated to the trees.

Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and tree preservation fence details.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by BryDec Development Inc. to complete a Tree Inventory and Preservation Plan Report as part of a development application for the subject property located at 1022 Gallagher Road and 235 Plains Road East in the City of Burlington, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 54 trees on and adjacent to the subject property. The removal of 42 trees will be required to accommodate the proposed development. The remaining 12 trees can be saved with the use of appropriate tree protection measures, as outlined in Figure 1.

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

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

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

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

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

Respectfully Submitted,

Kuntz Forestry Consulting Inc.

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Limitations of Assessment

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

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

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

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

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

Table 1. Tree Inventory

Location: 1022 Gallagher Road and 235 Plains Road East, Burlington Date: 8 January 2026 Surveyor: KH

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	S/H Rating	CDB	DL	mTPZ	Encr. mTPZ (%)	CRZ	Encr. mTPZ (%)	Comments	Owner	Action
P1	Eastern White Cedar	*Thuja occidentalis*	8-25 (avg. 15)	F	F	F	F		1.5	2.4	40	4.0	45	Row of 8 trees	Neighbour	Injure
2	White Mulberry	*Morus alba*	33.5, 25.5	F/G	G	F/G	F/G		3.5	3.0	-	5.0	-	Union at base	Private	Remove
3	Norway Maple	*Acer platanoides*	60	F/G	G	F/G	F/G		6.0	3.6	-	6.0	-	Co-dominance at 2m with 4 stems	Private	Remove
4	Black Locust	*Robinia pseudoacacia*	~75, 65	P/F	F/G	F	P/F		6.0	6.0	-	10.0	-	Co-dominance at 1m with cavity and crack, union at 1.8m, total 3 stems	Private	Remove
5	Sugar Maple	*Acer saccharum*	21	G	G	G	G		2.5	2.4	35	4.0	-		Private	Remove
6	White Birch	*Betula papyrifera*	37	P/F	F/G	F/G	P/F		3.5	2.4	60	4.0	-	Tag #9737, lean (L) to south, sweep (L), cavity at base, broken branches (L)	Private/ City	Remove
7	Elm cultivar	*Ulmus spp.*	17	G	G	G	G		1.5	2.4	60	4.0	-		City	Remove
8	Blue Spruce	*Picea pungens*	~8	G	G	G	G		1.0	1.8	0	1.8	0		City	Preserve
9	Magnolia	*Magnolia spp.*	17, 15, 13.5, 12, 7	G	G	G	G		2.5	2.4	-	4.0	-	Union at base, 0.5m, and 1m, crook (M)	Private	Remove
10	White Pine	*Pinus strobus*	80	G	G	G	G		7.0	4.8	-	8.0	-	Pruning wounds (L), specimen tree	Private	Remove
11	White Pine	*Pinus strobus*	66.5	F	G	F/G	F		5.0	4.2	-	7.0	-	Stem wounds (M), pruning wounds (L), crook (L)	Private	Remove
12	White Spruce	*Picea glauca*	~75	G	G	G	G		5.0	4.8	20	8.0	35	Co-dominance at 2m with included bark (M)	Neighbour	Injure
13	White Pine	*Pinus strobus*	24	G	G	F/G	F/G		2.0	2.4	-	4.0	-		Private	Remove
14	White Pine	*Pinus strobus*	25	G	G	F/G	F/G		2.0	2.4	-	4.0	-		Private	Remove
15	White Pine	*Pinus strobus*	25	F/G	G	F/G	F/G		2.0	2.4	-	4.0	-	Co-dominance at 2.5m	Private	Remove
16	Eastern White Cedar	*Thuja occidentalis*	11.5, 11, 10.5	F	G	F	F		1.5	2.4	-	4.0	-	Union at base, sweep (M)	Private	Remove
17	White Birch	*Betula papyrifera*	28, 25.5	P	G	P/F	P	30	2.5	2.4	-	4.0	-	Union at base with 3 stems but 1 stem dead and snapped, fruiting bodies (M) at base	Private	Remove
18	Redbud	*Cercis canadensis*	15.5, 14, 11.5	G	G	F/G	F/G		2.5	2.4	-	4.0	-	Union at 0.5m and 1m, bow (L) to west, crook (M)	Private	Remove
19	Eastern White Cedar	*Thuja occidentalis*	7.5, 7, 6, 5.5	G	G	F/G	F/G		1.0	2.4	-	4.0	-	Union at base	Private	Remove

20	Eastern White Cedar	*Thuja occidentalis*	28, 21, 17	G	G	F/G	F/G		2.0	2.4	-	4.0	-		Private	Remove
P21	Eastern White Cedar	*Thuja occidentalis*	6-14 (avg. 11)	G	G	F/G	F/G		1.5	2.4	-	4.0	-	Row of 16 trees; 9 trees over 10cm DBH and 7 trees smaller than 10cm DBH	Private	Remove
P22	Eastern White Cedar	*Thuja occidentalis*	10-14 (avg. 12)	G	G	F/G	F/G		1.0	2.4	40	4.0	45	3 trees	Neighbour	Injure
23	Eastern White Cedar	*Thuja occidentalis*	22, 13, 10	G	G	F/G	F/G		1.5	2.4	-	4.0	-	Union at base and 0.5m	Private	Remove
24	Eastern White Cedar	*Thuja occidentalis*	18, 8	G	G	F/G	F/G		1.5	2.4	-	4.0	-		Private	Remove
25	Norway Maple	*Acer platanoides*	~45, 45	F/G	G	F/G	F/G		7.0	4.2	8	7.0	25	Two co-dominant stems	Neighbour	Injure
26	Blue Spruce	*Picea pungens*	20.5	G	G	G	G		1.5	2.4	-	4.0	-		Private	Remove
27	Apple	*Malus spp.*	54.5	F	P/F	F	P/F		4.0	3.6	-	6.0	-	Union at 1.8m, sweep (L), pruning wounds (M), crook (M), dead branches (L), topped at 4m, coppice growth (H)	Private	Remove
28	European Beech	*Fagus sylvatica*	31	G	G	G	G		3.0	2.4	-	4.0	-		Private	Remove
29	White Pine	*Pinus strobus*	84	F	G	F/G	F		7.0	5.4	-	9.0	-	Crook (M), poor form, pruning wounds (M), broken branches (M)	Private	Remove
30	European Beech	*Fagus sylvatica*	20.5, 12.5	G	G	G	G		2.5	2.4	-	4.0	-	Union at 0.6m	Private	Remove
31	Eastern White Cedar	*Thuja occidentalis*	36	F/G	F	F/G	F/G		2.0	2.4	-	4.0	-	Co-dominance at 2m with 6 stems; 2 stems topped	Private	Remove
32	Blue Spruce	*Picea pungens*	19.5	G	F	P/F	P/F	25	1.5	2.4	-	4.0	-	In decline, asymmetrical crown (M)	Private	Remove
33	Blue Spruce	*Picea pungens*	27	G	G	F	F	20	2.0	2.4	-	4.0	-		Private	Remove
34	Blue Spruce	*Picea pungens*	27.5	F/G	G	F	F	20	2.0	2.4	-	4.0	-	Bow (L)	Private	Remove
35	Blue Spruce	*Picea pungens*	21.5	G	G	F	F		1.5	2.4	-	4.0	-		Private	Remove
36	Blue Spruce	*Picea pungens*	19.5	G	G	P	P	80	1.0	2.4	-	4.0	-		Private	Remove
37	Norway Maple	*Acer platanoides*	~55	F/G	G	F/G	F/G		6.0	3.6	4	6.0	19	Two co-dominant stems	Neighbour	Injure
38	Yew	*Taxus spp.*	10.5	G	G	G	G		1.5	2.4	-	4.0	-		Private	Remove
39	Norway Maple	*Acer platanoides*	~55	G	G	F/G	F/G		5.0	3.6	3	5.0	12		Neighbour	Injure
40	Black Birch	*Betula lenta*	43.5, 25.5, 12.5	F/G	G	G	F/G		4.0	3.6	-	6.0	-	Union at base	Private	Remove
41	Blue Spruce	*Picea pungens*	~22	G	G	F/G	F/G		2.0	2.4	-	4.0	-		Private	Remove
42	Blue Spruce	*Picea pungens*	~24	G	G	F	F		2.0	2.4	-	4.0	-		Private	Remove
43	Blue Spruce	*Picea pungens*	~24	G	G	F	F		2.5	2.4	-	4.0	-		Private	Remove
44	European Beech	*Fagus sylvatica*	26	G	G	G	G		3.5	2.4	-	4.0	-		Private	Remove

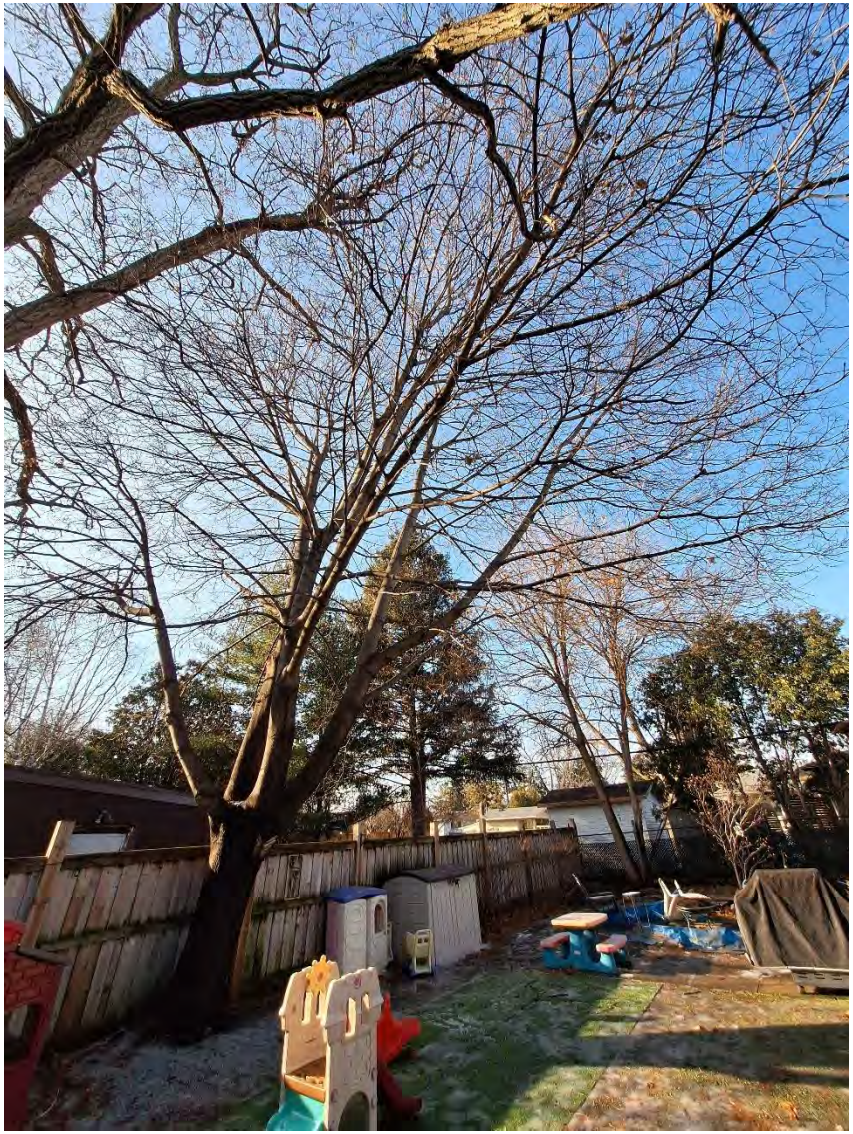
45	Black Walnut	*Juglans nigra*	81.5	F/G	F	F	F	20	6.0	5.4	-	9.0	-	Union at 1.6m with included bark (L), dead branches (M), broken branches (M)	Private	Remove
46	Pyramid Cedar	*Thuja occidentalis 'Fastigiata'*	~6, 6, 5	G	G	G	G		1.0	1.8	-	1.8	-		Private/ City	Remove
47	Pyramid Cedar	*Thuja occidentalis 'Fastigiata'*	~8, 6, 3	G	G	G	G		1.0	2.4	-	4.0	-		Private	Remove
48	Pyramid Cedar	*Thuja occidentalis 'Fastigiata'*	~10, 8	G	G	G	G		1.0	2.4	-	4.0	-		Private/ City	Remove
49	Little-leaf Linden	*Tilia cordata*	60	G	G	F/G	F/G		4.0	3.6	0	6.0	0		City	Preserve
50	Ivory Silk Lilac	*Syringa reticulata 'Ivory Silk'*	31	F/G	G	F/G	F/G		3.0	2.4	5	4.0	18	Union at 1.6m. pruning wounds (L)	City	Injure
51	Apple	*Malus spp.*	46.5	F	F	F	F	25	3.0	3.0	-	5.0	-	Dead branches (M), crook (M), fruiting bodies, epicormic branches (H)	Private	Remove
52	Little-leaf Linden	*Tilia cordata*	64	F/G	G	F/G	F/G		5.0	4.2	0	7.0	6	Seam (L), co-dominance at 4m, lean (L) to south	City	Preserve
53	Black Locust	*Robinia pseudoacacia*	~80	F	F	F	F		5.0	4.8	39	8.0	34	Burl (H), lean (L) to west, pruning wounds (L)	Neighbour	Injure
P54	Pear	*Pyrus calleryana*	6-12 (avg. 8)	G	G	F/G	F/G		1.0	2.4	-	4.0	-	Row of 7 trees; 2 trees over 10cm DBH and 5 trees smaller than 10cm DBH, planted at 0.6m from driveway	Neighbour	Injure

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

Appendix A: Site Photographs


Image 1. Trees P1


Image 2. Tree 2


Image 3. Tree 3

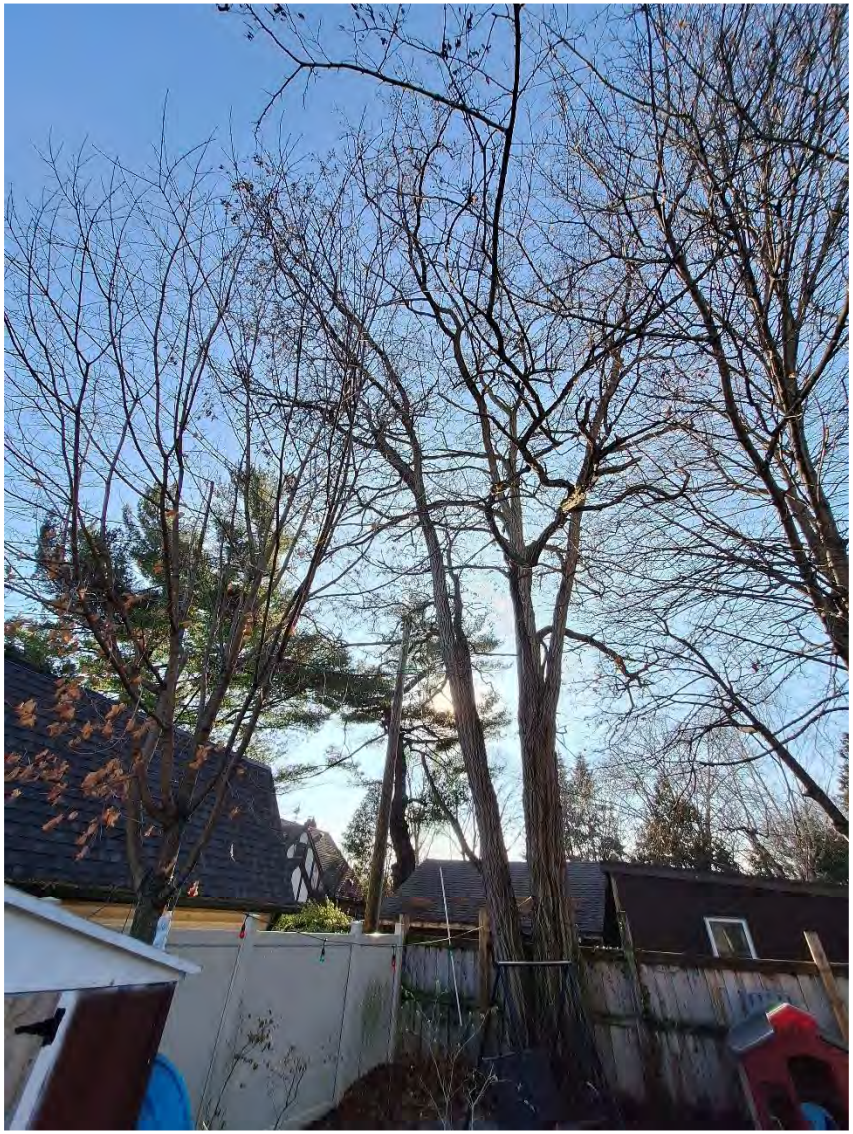

Image 4. Tree 4



Image 5. Tree 4 – lower trunk

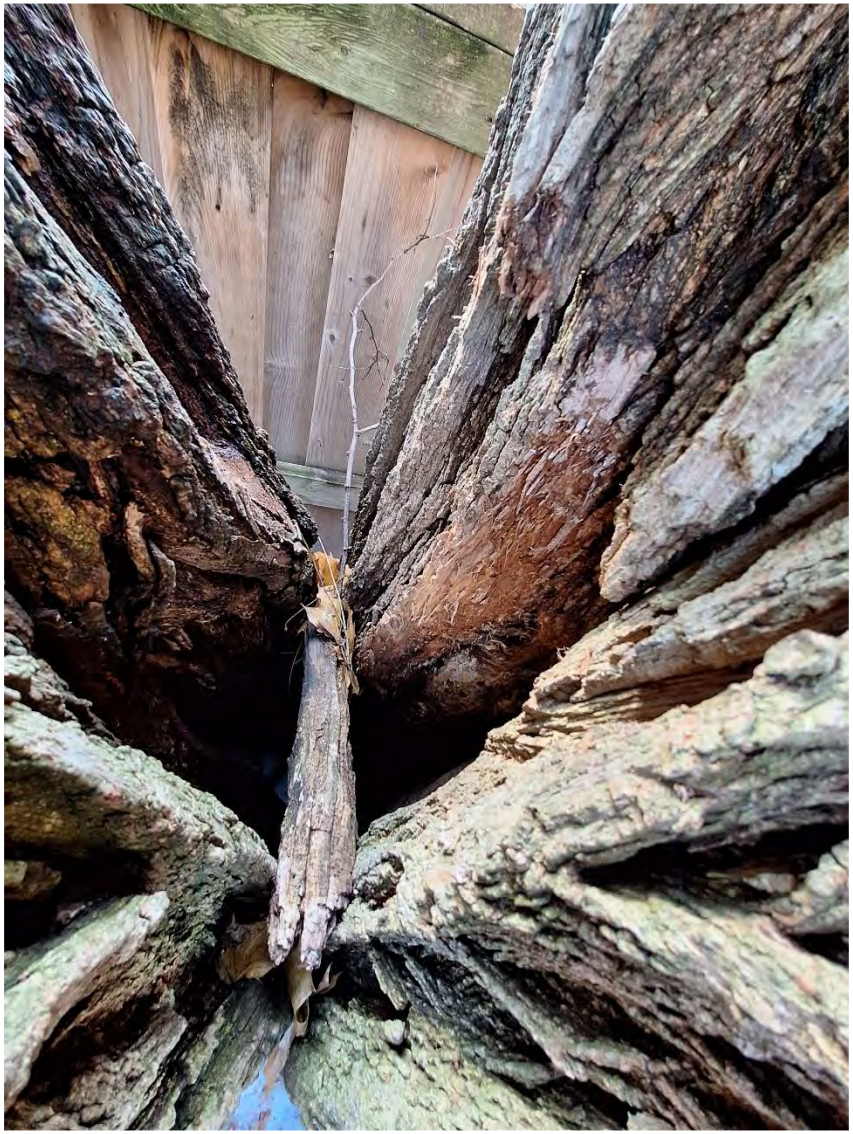


Image 6. Tree 4 – cavity at union



Image 7. Tree 5



Image 8. Tree 6



Image 9. Tree 7



Image 10. Tree 8



Image 11. Tree 9


Image 12. Tree 10


Image 13. Tree 11


Image 14. Tree 12



Image 15. Trees 13-15 (from right)



Image 16. Trees 16-19 (from right)



Image 17. Tree 20



Image 18. Tree P22 (on the other side of fence)



Image 19. Tree P21



Image 20. Trees 23 (right) and 24



Image 21. Trees 25 (behind board fence) and 26 (left)



Image 22. Tree 25 – shoring requires the removal of one of co-dominant stems



Image 23. Tree 27



Image 24. Tree 28



Image 25. Trees 29 (left) and 30



Image 26. Tree 31



Image 27. Trees 32-35 (from right)



Image 28. Trees 35 (right) and 36



Image 29. Trees 37 (behind board fence) and 38 (left)



Image 30. Tree 39

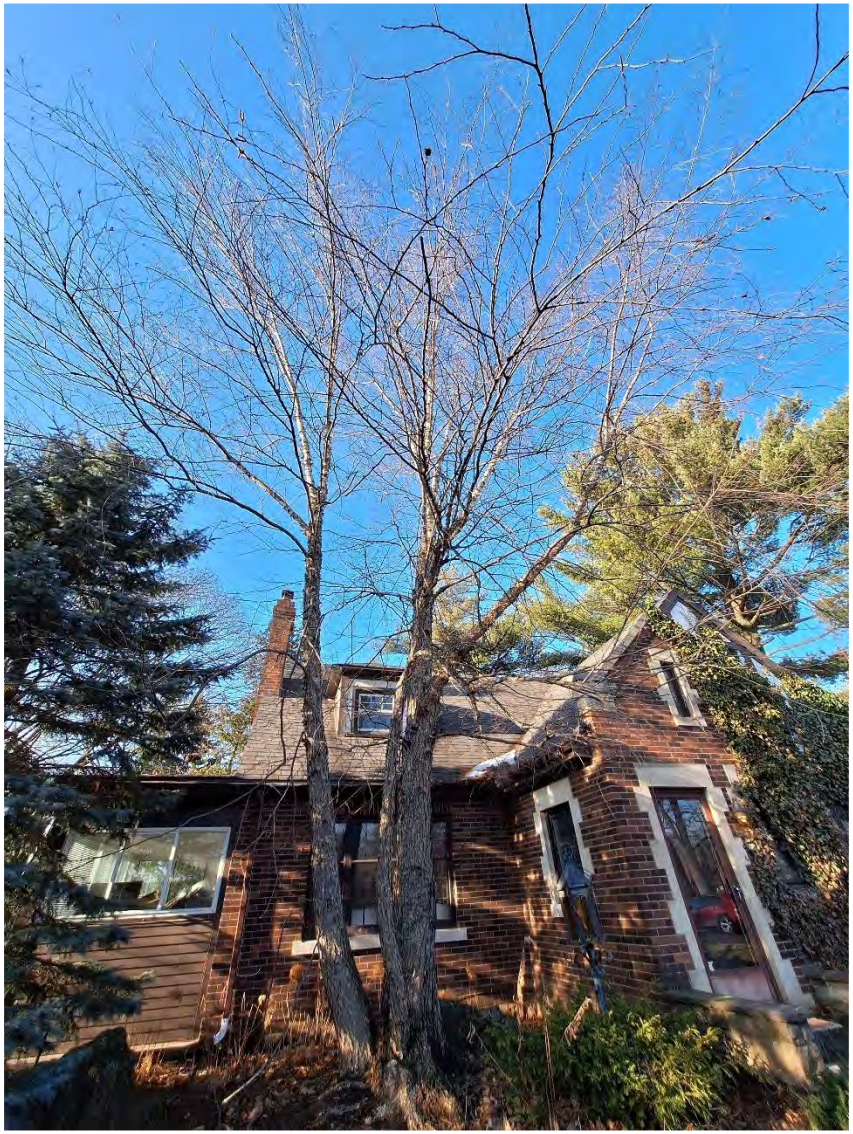


Image 31. Tree 40



Image 32. Trees 41-43 (from right)



Image 33. Tree 44



Image 34. Tree 45



Image 35. Trees 46-48 (from left)



Image 36. Tree 49



Image 37. Tree 50



Image 38. Tree 51



Image 39. Trees 52 (right) and 53



Image 40. Tree P54



Image 41. Tree P54