Landscape Architects & Consulting Arborists
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RESPONSE TO COMMENTS

Nick Pirzas - Supervisor, Landscape Architecture, Engineering Services Department,
426 Brant Street, Burlington ON L7R 3Z6
Email: nick.pirzas@burlington.ca

Date:		Time:	
Project Name:	141-153 Plains Road West	HKA Job #:	2022-142
Re:	Urban Forestry & Landscape comments		

Dear Nick,

Please find below our responses to your comments dated April 8, 2024.

ITEM	COMMENTS	RESPONSE
	Advisory Comments	
1	A Landscape Concept Plan will be required showing the general layout and intent of what is proposed for landscaped areas, including landscape buffer planting, outdoor amenity areas, fence location and types and pedestrian circulation.	Noted. The comment has been addressed in the revised Landscape plan.
2	Where required, landscape buffers should provide separation and be designed to partially obstruct the views to adjacent properties along shared property lines. The landscape buffers should consist of a dense landscape screen including a combination of evergreen trees, deciduous trees, and understory shrubs. Or alternatively, a combination of solid screen fencing with evergreen and deciduous trees and understory shrubs.	Noted. The comment has been addressed in the revised Landscape plan.
3	Consider alternative design concepts that will result in fewer trees being proposed for removal. In the case that alternatives to the design are not possible, please provide detailed justification for the removal of every individual tree. The City of Burlington does not support the removal of trees due to condition alone. Similarly, work shall be modified to avoid working inside the minimum tree protection zone of all trees.	An alternative design concept is not feasible as all the existing trees conflict with the proposed development. Detailed justification for removal of every tree is mentioned in the Tree inventory chart.

4	The City's Public Tree By-law 68-2013 is applicable to the proposed development. A tree permit is required for all work around city trees, including the payment of the Tree Permit fee and securities for trees to be retained. Details regarding the issuance of a Public Tree Permit will be outlined in detail at the Building Stage.	Noted.
5	Removal of public and private trees will require replacement plantings that are to be proposed shown on City and private property respectively. Where there is no room for replacement trees, cash-in-lieu of replacement will be required. Specific compensation and replacement quantities will be identified at the Building Permit Stage	Noted. Replacement plantings are shown on city and private property.
	Detailed Comments	
	<u>Landscape Concept Plan Requirements</u>	
1	Show future City trees within Plain's Road ROW as "future tree planting by City" and remove any reference to species type. The applicable will make a cash contribution for city staff to plant at a later date.	Noted. The comment has been addressed in the revised Landscape plan.
2	Consider additional tree planting between building front and sidewalk along Plains Road West.	Noted. The comment has been addressed in the revised Landscape plan.
	<u>Arborist Report Requirements</u>	
1	The date(s) that the assessment was conducted, methodology and limitations; ensure assessments were completed within the last year (365 days)	Noted.
2	Section 2- Municipal Tree By-laws: Remove all references to private tree by-law as it is not applicable to development files.	The comment has been addressed in the revised report.
3	Section 3- Study Purpose: Modify to reference 10cm DBH instead of 20 DBH.	The comment has been addressed in the revised report.
4	Section 4- Study Process: Modify to reference 10cm DBH instead of 20 DBH.	The comment has been addressed in the revised report.
5	Section 8- Scope of Work: Remove all references to private tree by-law as it is not applicable to development files.	The comment has been addressed in the revised report.

6	Please ensure that all multi-stem trees are shown as one consolidated caliper in the chart using the sum of squares method below: **Method 1** – Measure the DBH of each trunk. The DBH for the tree is found by ta root of the sum of all squared stem DBHs rounding to the nearest whole number have three stems that all measure 5", 6" and 8" so the DBH would be $\sqrt{(5^2+6^2+8^2}$ $\sqrt{(125)}=11$". It should be noted in the comments that it is a multi-stem tree.	Noted. The comment has been addressed in the revised chart and report.
7	Replanting and cash-in-lieu compensation requirements should be referenced in the report if applicable. Please ensure that the numerical costs are not included as City staff will make that determination.	Noted. The comment has been addressed in the revised report.
8	Where applicable the minimum frequency of site inspections by a qualified tree professional during proposed works.	Noted.
9	Where applicable a consent letter for the removal or injury of boundary and/or neighbouring tree(s) (those located along the shared property line) or a neighbour tree(s) to be attached to the report document	Noted. There are no boundary trees on site.
	<u>Tree Protection Plan</u>	
1	Illustrates the proposed development (including property lines, easements, regulated areas, paved areas, buildings and entrances, landscaped areas, regulated limits, etc.) and is coordinated with the Site Plan and civil drawings (i.e., grading, servicing etc.).	Noted. The comment has been addressed in the revised Tree protection plan.
2	A label and location of all existing tree(s) over 10cm diameter breast height (DBH) within 6m of the property lines. Trunk for each tree to be scaled to size.	Noted. The comment has been addressed in the revised Tree protection plan.
3	Remove all references to compensation on plans. City staff will determine compensation through the aggregate caliper method prior to final approval.	Noted. The comment has been addressed in the revised drawings.
4	Location and labelling of all associated construction activities, including but not limited to: • Construction access route (with width measurements) • Construction material storage area(s) • Excavation area including limits of over-dig • Trenching and/or boring locations (with depths and width measurements) • All proposed servicing and utilities on both public and private property • Fill placement from excavation, or material being brought to the lot • Grade and surface changes	Noted.
	<u>Tree Inventory Table Requirements</u>	

1	Please provide a table in an excel format to be included with the report.	Noted. A table has been incorporated in the report.
	<u>Urban Design and Public Realm</u>	
1	Parking intake and exhaust areas are still located in the landscape area. The draft Zoning By-law contains a provision to permit these encroachments into the landscape area.	The parking intake and exhaust areas are moved away from the landscape area and screened with shrubs on all sides possible.

Sincerely,

HENRY KORTEKAAS & ASSOCIATES INC.



Tyler Main, B.L.A., ISA, O.A.L.A, C.S.L.A.
President, Principal Landscape Architect

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