Tree Inventory and Preservation Plan
1376 – 1382 Plains Road East
Burlington, Ontario

prepared for

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prepared by

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Introduction

Kuntz Forestry Consulting Inc. (KFCI) was retained by Rester Management to complete a Tree Inventory and Preservation Plan as part of a development application for the subject site located at 1376 – 1382 Plains Road East in the City of Burlington, Ontario. The subject site is located on the east side of Plains Road East, south of Brant Street, and north of Maple Avenue, within a mixed-use area.

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 site and trees of all sizes within the adjacent road right-of-way;
- Evaluate potential tree saving opportunities based on the proposed development plans, and;
- Document the findings in a Tree Inventory and Preservation Plan.

The results of the evaluation are provided below.

Policy Framework

The City of Burlington By-law 40-2022 (Private Tree By-law) applies to trees with a DBH greater than 20cm growing on private property within the Urban Planning Boundary of the City of Burlington. The subject site is situated within the Urban Planning Boundary and as such, the trees located on private lands on and adjacent to the subject site are subject to the provisions of this by-law.

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.

Methodology

Trees measuring 10cm DBH and greater on and within six metres of the subject site and trees of all sizes within the adjacent road right-of-way were included in the tree inventory. Trees were located using aerial imagery and estimations made from known points in the field. Trees included in the inventory were identified as Trees 1 – 7.

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 1.4 metres 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.

Refer to Table 1 for the results of the tree inventory and Figure 1 for the locations of the trees included in the inventory. See Appendix A for site photographs.

Existing Site Conditions

The subject site is occupied by two one- to two-storey buildings and surface parking areas. A Canadian National Railway line exists adjacent to the southeast boundary of the subject site. Tree resources exist in the form of self-seeded volunteers. Refer to Figure 1 for the existing site conditions.

Individual Tree Resources

The tree inventory was conducted on 24 November 2025. The inventory documented seven trees on and adjacent to the subject site. Tree resources were comprised of Black Walnut (*Juglans nigra*) and Siberian Elm (*Ulmus pumila*). Refer to Table 1 for the results of the tree inventory and Figure 1 for the locations of the trees included in the inventory. See Appendix A for site photographs.

Proposed Development

The proposed development involves the demolition of the existing buildings and surface parking areas and the construction of a 25-storey mixed-use building with an associated subsurface parking garage. A crash wall is proposed adjacent to the southeast boundaries of the subject site. The adjacent Plains Road East streetscape is to be redesigned as part of the proposed development. Vehicular access to site is proposed from the adjacent 1400 Plains Road East property. 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 three trees, identified as Trees 3 – 5, will be required to accommodate the proposed development. Excavation associated with the construction of the proposed subsurface parking garage and the proposed crash wall is expected to occur well within the critical root zones (CRZs) and minimum tree protection zones (mTPZs) of Trees 3 – 5 and as such, these trees will require removal.

Trees 3 – 5 are located on the neighbouring Canadian National Railway property and as such, written permission from the Canadian National Railway will be required prior to the removal of these trees.

Refer to Figure 1 for the locations of the trees identified for removal.

Tree Preservation

The preservation of four trees, identified as Trees 1, 2, 6, and 7, will be possible. No tree preservation fencing has been prescribed for Trees 1, 2, 6, or 7 as the critical root zones (CRZs) and minimum tree protection zones (mTPZs) of these trees do not intersect the subject site boundaries.

Refer to Figure 1 for the locations of the trees identified for preservation and for the general Tree Protection Plan Notes.

Tree Removal Compensation

The City of Burlington requires replacement plantings to compensate for the removal of private trees measuring 20cm DBH and greater, in accordance with the following ratios:

DBH of Tree Identified for Removal	Compensation Ratio
20cm – 35cm	2:1
36cm – 74cm	3:1
75cm +	4:1

As Trees 3 – 5 are smaller than 20cm DBH, no replacement plantings will be required to compensate for their removal.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Rester Management to complete a Tree Inventory and Preservation Plan as part of a development application for the subject site located at 1376 – 1382 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 seven trees on and adjacent to the subject site. The removal of three trees will be required to accommodate the proposed development. The remaining four trees can be preserved.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for the general Tree Protection Plan Notes.

- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the critical root zone (CRZ) or minimum tree protection zone (mTPZ) of a tree at any time during or after construction.

- Branches and roots that extend beyond the critical root zone (CRZ) or minimum tree protection zone (mTPZ) of a tree and require pruning must be pruned by a Certified 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,

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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 (i.e. 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 locations in the report may not be exact. Where KFCI's in-house GPS unit is used (if applicable), tree locations are accurate only to the extent that the technology allows, which can be variable based on satellite available, RTK network / cell coverage, canopy coverage, and/or projection transformation limitations. 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 development plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the development 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: 1376 - 1382 Plains Road East, Burlington Date: 24 November 2025 Surveyor: KNH

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	S/H Rating	DL	CDB	mTPZ	Encr. mTPZ	CRZ	Encr. CRZ	Comments	Owner	Action	Comp.
1	Siberian Elm	*Ulmus pumila*	26.5	G	F	F	0.550	4.0		2.4	0	4.0	0	Epicormic branching (M)	Neighbour (1400 Plains Road East)	Preserve	-
2	Siberian Elm	*Ulmus pumila*	~14	PF	PF	F	0.375	3.0		2.4	0	4.0	0	Included fence (H), vine competition (M), epicormic branching (M)	Neighbour (Canadian National Railway)	Preserve	-
3	Siberian Elm	*Ulmus pumila*	~16	G	PF	F	0.375	3.0		2.4	-	4.0	-	Vine competition (M), epicormic branching (M)	Neighbour (Canadian National Railway)	Remove	0
4	Siberian Elm	*Ulmus pumila*	~14	F	PF	F	0.375	3.0		2.4	-	4.0	-	Included fence (M), vine competition (M), epicormic branching (M)	Neighbour (Canadian National Railway)	Remove	0
5	Siberian Elm	*Ulmus pumila*	~14	G	F	F	0.550	3.0		2.4	-	4.0	-	Vine competition (L), epicormic branching (M)	Neighbour (Canadian National Railway)	Remove	0
6	Black Walnut	*Juglans nigra*	~18	G	F	F	0.550	4.0		2.4	0	4.0	0	Vine competition (M)	Neighbour (Canadian National Railway)	Preserve	-
7	Black Walnut	*Juglans nigra*	~20	G	F	F	0.550	5.0		2.4	0	4.0	0	Vine competition (M)	Neighbour (Canadian National Railway)	Preserve	-

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	(%)
DL	Dripline (Radius)	(m)
CDB	Crown Dieback	(%)
mTPZ	Minimum Tree Protection Zone (Measured from Edge of Trunk)	(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, Neighbour)
Comp.	Compensation Planting Requirements	(# of trees)
~ = estimate P = poor, F = fair, G = good (L) = light, (M) = moderate, (H) = heavy		

Appendix A: Site Photographs


Image 1. Tree 1


Image 2. Tree 2


Image 3. Trees 3 (left) and 4 (right)



Image 4. Tree 5 (centre)



Image 5. Trees 6 (right) and 7 (left)