adesso design inc.
218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4

September 15, 2021

Tania Dowhaniuk
Intermediate Technician – Landscaping
Capital Works Department
426 Brant Street
Burlington, Ontario L7R3Z6

2294 & 2300 QUEENSWAY DRIVE
VEGETATION MANAGEMENT PLAN & LANDSCAPE CONCEPT
FILE: 505-05/19, 520-10/19 & 510-02/19

Tania:

We have reviewed the comments dated June 15th, 2021 and respond as follows:

Comment 8 from January 22 was not addressed:
8. All existing trees along shared property lines or on neighboring properties are noted to be preserved, tree preservation fencing is shown and there are notations are included on the Vegetation Management Plan (L-1) regarding excavation and grading within driplines of trees (e.g. root pruning with hand saw or secateurs, hand digging footings). But due to the large proportion of the root zones affected (up to 30.5%) and pruning of some trees will be required to accommodate proposed fencing (e.g. 3m ht. wood noise fence about 0.5m away from a Colorado Spruce on neighboring property) the following should be provided:

a. The adjacent property owner(s) shall be consulted and made aware of the proposed development and potential impacts to their trees and boundary trees and requested to submit in writing that there are no concerns with proposed treatment of the existing trees.
OR

b. A qualified professional (e.g. Arborist certified by the International Society of Arboriculture (ISA), including ISA number; qualified by Ministry of Training, Colleges and Universities (MTCU) or Ontario Training and Apprentice Board (OTAB); registered professional Forester in Ontario, etc.) shall be retained to address the potential impacts on the neighbor's trees and/or boundary trees and provide a letter or report confirming in their opinion regarding impacts to the boundary trees from proposed construction. The arborist letter or report shall also include the preservation methods, including pruning and fertilizing, that can be implemented by the owner to ensure the health of neighbor's tree and/or boundary trees along mutual lot lines.

A Tree Inventory and Preservation Plan and Arborist Report are required to be submitted,

which address the trees on neighboring properties which will be affected by the proposed development. The reduced setbacks and development in the minimum tree protection zones(MTPZ) of existing trees on neighboring properties cannot be approved until it has been demonstrated that the trees will survival and damage mitigated.

An arborist report is included with the re-submission package, outlining the impact to the neighbouring trees as well as recommendations to help reduce damage and increase recovery success of the preserved trees. An arborist will be on-site to oversee the excavation around the trees to be preserved as well.

Public Trees:
As noted in previous comments (January 2020), "There are six city trees along the Queensway Drive right-of-way that are maintained by the City of Burlington and protected by the City's Public Tree Bylaw 68-2013. The trees include a Littleleaf Linden in "Poor" condition (13cm DBH), and two Kentucky Coffee trees, Ginkgo, European Hornbeam, and London Plan trees in "Fair" to "Good" condition (all 3cm DBH). All trees are proposed to be preserved, but the 3cm DBH London Plane Tree in "Fair" condition is proposed to be relocated due to the proposed driveway location. Relocation of the city tree requires confirmation from the Manager of Urban Forestry or delegate….."

The Roads, Parks and Forestry department do not accept transplanting existing trees in the right-of-way, as there is poor success rate and high potential for future maintenance issues. The removal of existing city trees to accommodate the proposed development must be approved by Council, with written support from the Manager of Urban Forestry or delegate.

The trees previously marked to be transplanted have been revised to be removed. Replacement trees will be planted in the boulevard to fit with the new development.

The submitted Landscape Concept and Amenity Space Concept plans are acceptable for the Official Plan and Zoning By-law amendments and subdivision applications (505-05/19, 520-10/19 & 510-02/19) but the following additional information or revisions will be required to be submitted at the Site Plan Approval stage:

The landscape plan will address the noted comments as part of the Site plan Approval Stage.

If you have any questions or concerns please feel free to contact me.

Regards,
adesso design inc.
per:



Graham Taylor,
Landscape Architect