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City Comments Re: 490, 496 & 508 Walker's Line, Burlington

To whom this may concern,

Lakeshore Tree Services Inc. was retained to conduct an arborist tree inventory and analysis.

Urban Forestry Comments & Landscape Comments

Comment #1 Regarding Arborist Report and Tree Protection Plan:

An Arborist Report, Tree Inventory and Protection Plan is required to document all existing trees greater than 10cm DBH on site and on adjacent properties within 6m of the property lines as well all trees of any size on city property. Ensure your Tree Inventory Table is provided as an Excel file. Define all abbreviations and technical terms used in these documents, including "R.Z." and "Category" in the Tree Inventory Table. Please see the City of Burlington: Pre-Submission Checklist for further requirements.

Response #1:

The tree inventory spreadsheet has a legend at the bottom of the sheet that explains all of the abbreviations. Regarding the category column the legend at the bottom of the sheet also explains what each number means associated with the category column.

Comment #2 Regarding Arborist Report and Tree Protection Plan:

Tree protection hoarding should be shown as per the City of Burlington's Tree Protection and Preservation Specification SS12A. Include a copy of the specification on the Tree Inventory and Protection Plan that includes all notes (1-8) from the specification. The specification can be found using this link: https://www.burlington.ca/en/homeproperty-andenvironment/resources/Forestry/Tree-Protection/City-of-Burlington-StandardSpecificationfor-Tree-Protection-and-Preservation.pdf Ensure the tree impact and protection recommendations are coordinated with and incorporate other construction disciplines. Potential conflicts with the drainage, grading, and servicing plans. exist with trees 1S, 2S, 3S, 4S, 5S, 6E, 7E, 3W, and 25. Verify if other shared/neighbour trees may also be impacted.

Response #2:

Tree hoarding is proposed for the proposed work currently. In regard to the impact and potential impacts to surrounding neighbouring trees the specific construction details are not determining on the methods of construction to determine the exact injury or impact this construction may have. Until the methods of construction have been finalized there is not enough knowledge to determine the severity.

Comment #3 Regarding Arborist Report and Tree Protection Plan:

The proposed development shows considerable work within the minimum tree protection zone and critical root zone of several shared/neighbour trees. As proposed, a pre-construction tree root investigation report will be required to support this application, documenting exploratory root excavation of all affected trees in the public right-of-way, the eastern boundary, and in the corner of tree 3W to confirm root impacts and proposal for permit requirements identified.

Response #3:

Tree 3W is no longer being impacted as the plans have been revised to ensure work is outside of the trees tree protection zone. At this time there is not enough information to know the specific method for some of the work proposed (storm water management pipe). Once the plan is approved and there are more information and specific construction methods there will be the proper arboriculture methods taken i.e. preconstruction root exploration, or remedial efforts done post disturbance or injury.

Comment #4 Regarding Arborist Report and Tree Protection Plan:

This report will also need to comment on the degree of canopy clearing/raising required to facilitate construction and the final height of townhomes. Any and all mitigative measures as a result of the findings will need to be incorporated into the arborist report and tree protection plan.

Response #4:

The proposed site plan and package are outside of all the tree canopies the trees within and surrounding the site should not require any clearing or raising of the canopies as this was taken into consideration to ensure minimal impact to trees that have been proposed to be preserved.

Comment #5 Regarding Arborist Report and Tree Protection Plan

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.

Response #5:

The plan has been revised multiple time to consider and change certain aspects of the project in order to ensure minimal removals as possible in order to facilitate this proposed site plan. The arborist report provides detail to the specific reason and why the proposed trees are for removal at this time.

Comment #6 Regarding Arborist Report and Tree Protection Plan

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.

Response #6:

Noted.

Comment #7 Regarding Arborist Report and Tree Protection Plan

Removal of public trees will require replacement plantings that are to be proposed shown on City property. 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 site plan stage.

Response #7:

The landscape plan will reflect planting requirements reflected from the removals of existing trees.

Comment #8 Regarding Arborist Report and Tree Protection Plan

The removal of private trees shall be considered as a last resort as any existing private tree should be prioritized for preservation. Trees that are to be removed will require a plan for replacement. Private trees that are 15cm in DBH will be counted toward replacement requirements using the City's aggregate caliper method. Tree replacements will be based on the following sizes: a minimum of 50mm caliper for deciduous species and a minimum of 1.2m in height for coniferous species. Proposals for private tree replacements shall be shown on the subject property. 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 site plan stage.

Response #8:

Noted and will be reflected as apart of the landscape plan.

Comment #9 Regarding Arborist Report and Tree Protection Plan

Removal of trees on neighbouring properties, or that are located on a shared property line (boundary trees) will require consent from the adjoining and/or adjacent owner(s).

Response #9:

This will be obtained prior to site plan submission and the site plan, arborist report and tree protection is finalized and all of the preconstruction tree requirements have been satisfied.

Comment #10 Regarding Arborist Report and Tree Protection Plan

Where impacts are proposed (i.e., encroachment/injury) to neighboring and/or boundary trees the adjoining and/or adjacent owner(s) shall be consulted and made aware of the proposed development and potential impacts to their trees and/or boundary trees and the applicant shall submit a document in writing from adjoining and/or adjacent owner(s) that there are no concerns with the proposal for those trees, or the applicant's qualified tree professional (as defined in Pre-Submission Checklist) shall address the potential impacts to the neighbor's trees and/or boundary trees and provide an attestation in the Arborist Report that the impacts proposed will not be a detriment to the trees, and they will remain in healthy condition. Information in the report shall also include the preservation methods, including pruning and fertilizing, that can be implemented by the owner to ensure the health of trees on neighboring properties.

Response #10:

This has been noted and the arborist report has recommendations for any trees that are to be injured and should have remedial preservation methods taken.

Comment #11 Regarding Arborist Report and Tree Protection Plan

Private trees that are regulated and require removal or injury to facilitate project works may require a private tree permit depending on the timing of removal and/or injury relative to planning application(s). Note that in the case private trees are proposed for removal prior to site plan approval, the City's Private Tree By-law 40-2022 (https://www.burlington.ca/en/by-laws-and-animal-services/resources/By-laws/By-law-Search/2022-By-laws/040-2022-By-law.pdf) would apply. Please consult with the City at all stages of your project (i.e., demolition) to ensure compliance. Additional documentation may be required.

Response #11:

Noted.

Comment #12 Regarding Arborist Report and Tree Protection Plan

All trees proposed to be retained and their corresponding tree protection hoarding (vertical and/or horizontal) shall be illustrated on all Civil drawings and on the Construction Management and Mobility Plans.

Response #12:

Tree protection hoarding is shown on the Tree Protection Plan T1 and should be properly shown on the other plans submitted.

My name is Jeffrey Hocking, an Arborist with Lakeshore Tree Services Inc. and I am writing this letter to inform you that we have been retained in producing the Arborist Report and Tree Protection Plan. The comment matrix and response table were read and answered as best as possible at this time and information provided. Please let me know if you have any questions regarding this process and I will do my best to answer them.

Regards,



Mr. Jeffrey Hocking,
ISA Certified Arborist
Lakeshore Tree Services Inc.



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