1494 Commissioners Road West, London, ON

Tree Preservation Report

Project Location:
1494 Commissioners Road West, London, ON

Prepared for:
Maroun Moubarak
7264 Longwoods Road
London, ON N5P 1L4

Prepared by:
MTE Consultants Inc.
123 St. George Street
London, ON N6A 3A1

August 28, 2023

MTE File No.: 42446-200

Engineers, Scientists, Surveyors.

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1.0 INTRODUCTION

MTE Consultants Inc. (MTE) was retained by Maroun Moubarak to update the Tree Preservation Report to reflect a revised residential development proposal at 1494 Commissioners Road in London, ON [Figure 1]. The previous tree preservation report was prepared in 2012 by BioLogic.

The proposed development and tree preservation details for the site are illustrated on the enclosed MTE drawing: Tree Preservation Plan TP1.1 and TP1.2.

Figure 1.0 – Site Location

2.0 CRITERIA

This report has been prepared as a requirement of City of London Zoning By-law Amendment approval process and conforms to Section 12 of the City of London Design Specifications & Requirements Manual (March 2022).

Data collected includes Botanical and Common Name, DBH at 1.37m above grade, estimated height and canopy diameter, and health and structural rating according to the following rating system:

Health:

Excellent (1) - health and vigour are exceptional, no pest, disease, or distress symptoms

Good (2) - health and vigour are average, no significant or specific distress symptoms, no significant pest or disease

Fair (3) - health and vigour are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable

Marginal (4) - health and vigour are significantly compromised, distress is highly visible and present to the degree that survivability in in question

Poor (5) - decline has progressed beyond the point of being able to return to a healthy condition again, long-term survival is not expected, moribund/ dead trees

Structure:

Excellent (1) - no obvious structural problems

Good (2) - some minor structural problems may be present which do not require corrective action

Moderate (3) - normal, typical, structural issues present which can be corrected with pruning

Marginal (4) - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.

Poor (5) - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets

3.0 TREE INVENTORY

On August 25, 2023, a total of twenty (26) trees were re-assessed for this Tree Preservation Report.

The individual species found on site were predominantly Sugar Maple. There were also lesser numbers found of Trembling Aspen, European Larch (non-native) and Norway Maple (undesirable and/or invasive). A total of six (25) individual trees and one (1) group of trees (5) are addressed [Table 3.1].

No potential wildlife/bat habitat trees were noted on the site.

Tree 25 is on City lands and will require approval from forestry prior to removal. According to Schedule A of the City of London CP-22 the associated fees to remove this tree will be $4,090.

Tree 3 was found to be a boundary tree as defined by the Forestry Act:

> *(2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1998, c. 18, Sched. I, s. 21*

Boundary trees are protected by the Forestry Act:

> *(3) Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the landowners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21.*

Table 3.1: Tree Inventory

Tree No.	DBH (cm)	Stem 2	Common Name	Botanical Name	Rad. (m)	Health	Struct.	Notes	Recommendation
1	92		SUGAR MAPLE	*Acer saccharum*	11	2	2	mature, specimen, should tolerate minor disturbance	PRESERVE
2	36		EUROPEAN LARCH	*Larix decidua*	4	1	1	on neighbouring land	REMOVE
3	34		EUROPEAN LARCH	*Larix decidua*	4	1	1	boundary tree	REMOVE
4	40		NORWAY MAPLE	*Acer platanoides*	5	2	2	non-native tree in wooded area	PRESERVE
5			VARIOUS					Maple, Ash, Walnut, Black Locust, etc. in good health. Grading will be out of dripline	PRESERVE
6	30		TREMBLING ASPEN	*Populus tremuloides*	4	3	3	poor crown form	PRESERVE
7	30		TREMBLING ASPEN	*Populus tremuloides*	4	3	3	poor crown form	PRESERVE
8	42		SUGAR MAPLE	*Acer saccharum*	5	2	1		REMOVE
9	20		SUGAR MAPLE	*Acer saccharum*	2	2	1		REMOVE
10	23	15	SUGAR MAPLE	*Acer saccharum*	3	2	2	2 stems will lead to poor form in future	REMOVE
11	20		SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE
12	17		SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE
13	14		SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE
14	14		SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE
15	17		SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE

Tree No.	DBH (cm)	Stem 2	Common Name	Botanical Name	Rad. (m)	Health	Struct.	Notes	Recommendation
16	19		SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE
17	20		SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE
18	64	35	SUGAR MAPLE	*Acer saccharum*	8	3	4	topped, ganoderma, rot at base with poor connections to two stems	REMOVE
19	16	14	SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE
20	13		SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE
21	44		SUGAR MAPLE	*Acer saccharum*	5	1	1		REMOVE
22	11		SUGAR MAPLE	*Acer saccharum*	1	1	1		REMOVE
23	23		SUGAR MAPLE	*Acer saccharum*	3	1	1		REMOVE
24	26		WHITE CEDAR	*Thuja occidentalis*	3	2	1		REMOVE
25	59		SUGAR MAPLE	*Acer saccharum*	7	3	4	carpenter ants lots of chaff, internal rot	REMOVE
26	13		WHITE ELM	*Ulmus americana*	2	1	1		REMOVE

Decline Legend: 1=0-20%, 2=21-40%, 3=41-60, 4=61-80, 5=moribund/dead
Structure Legend: 1=Excellent, 2=Good, 3=Fair, 4=Marginal, 5=Poor

4.0 DEVELOPMENT PROPOSAL

The proposed development is a residential development consisting of a small 10-unit, 4 level apartment building with associated parking and roadways. The proposed development is adjacent to a woodland and ravine to the east and southwest, which is to remain undeveloped. All trees beyond the development limits will be preserved. Tree Preservation fencing will be installed at the limits of grading where trees are nearby.

Tree 1, Sugar Maple, is outside development limits of the new site plan and is proposed to be preserved. This mature, specimen Sugar Maple should tolerate minor disturbance.

According to the survey plan provided, it appears, Trees 2 is on the neighbouring property, and Tree 3 is a boundary tree. Both are European Larch, which are non-native species. Both will be removed to accommodate the development. Agreement from the adjacent landowner must be obtained prior to removal.

Tree 4 is a mid-age Norway Maple which is healthy and outside of the development footprint and can be saved as part of this site plan.

Tree 5 collectively, is the woodland portion of the site. As a group the woodland is healthy, mostly native Sugar Maple, Walnut and Ash. The majority of the development is outside of the dripline of woodland, and these can be preserved.

Trees 6 and 7 are mid-aged Trembling Aspens with poor canopy structure typical of the species. Preservation is not recommended; however, they are on adjacent lands and will be protected.

Tree 8-26 are mostly young to mid-age Sugar Maple with White Cedar and one White Elm. No specimen trees are present within the cluster. Many of these trees are showing signs of mechanically caused bark wounds. Some have trunks that have grown around an existing wire fence. These trees are within the proposed development limits and preservation is neither practical nor recommended.

Twenty-one (21) privately owned trees totaling 801cm DBH will be removed to accommodate the development.

5.0 TREE PROTECTION MEASURES

5.1 Standard Protection Measures

- Shall be in accordance with Section 12 of the City of London Design Specifications & Requirements Manual.
- Shall be implemented and verified by an ISA Certified Arborist prior to any land clearing, demolition, excavation, construction or grading operations within 30m of the TPZ.
- Where hazard trees must be removed from within the TPZ, hazard trees will be felled prior to installation of tree protection measures.
- Tree Protection Zone (TPZ) shall be delineated according to the Tree Preservation Plan (TP2) by orange vinyl fencing installed according to City of London Standard Drawing TPP-1 Tree Preservation Details.
- No equipment, materials or tools shall be stored within the TPZ.
- Tree protection fencing shall remain in place until all construction work is completed.

- An ISA Certified Arborist shall be contacted should work within the TPZ be required for any reason during the development process.
- Any damage to trees to remain that may happen as a result of demolition or construction related operations shall be reported to an ISA Certified Arborist as soon as possible so that appropriate treatments can be applied.
- Tree tags shall be removed from all trees to remain when tree protection measures are removed.

5.2 Tree Removals

- Trees shall be felled so as to fall outside of the TPZ.
- Trees to be removed which have branches extending into the canopies of trees to remain should be removed by a qualified arborist.
- The arborist shall remove trees in such a way as to not injure trees in the TPZ or the remaining understory.
- Trees shall be removed and disposed of off-site.
- In order to comply with the Migratory Birds Convention Act, tree removals should not occur within the migratory bird breeding season (April 9-August 16 for Canada Nesting Zone C2) without prior clearance from a qualified biologist.

5.3 Pruning

- (If applicable) Shall be completed by a qualified arborist.

5.4 Excavations

- May be conducted carefully using heavy equipment until roots greater than 5cm in diameter are encountered at the edge of the TPZ.
- Roots greater than 5cm in diameter should be exposed using less invasive methods (hand shoveling, air spade, hydro-excavating) and cut cleanly, by hand with clean tools.
- Avoid exposing excess root mass of trees marked for preservation.
- Roots >5cm in diameter damaged during excavations shall be exposed to sound tissue and cut cleanly with pruners or a saw.
- Exposed roots should be backfilled or covered as soon as possible.
- Roots shall not be left exposed overnight.
- In hot, dry weather it may be necessary to regularly wet exposed roots to prevent them drying out during immediate construction activity.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the proposed development plan, it is concluded that:

i. Twenty-one (21) totaling 801cm total DBH will be removed to accommodate the development; and

ii. One City-owned tree will require removal pending approval from City of London Forestry; and

iii. All trees outside of the development limits will be preserved.

It is recommended that:

iv. Tree preservation fencing be installed according to the location and details shown on the enclosed tree preservation drawing; and

v. Tree preservation fencing be inspected by MTE Consultants Inc. prior to and during construction to ensure that it is working properly.

All of which is respectfully submitted,

MTE Consultants Inc.

Will Huys
ISA Certified Arborist ON-1183A
519-204-6510 ext. 2246
whuys@mte85.com

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Figures

Tree #	DBH (cm)	Stem 2	Common Name	Scientific Name	Canopy Rad. (m)	Health	Struct.	Notes	Recommendation
1	92		SUGAR MAPLE	*Acer saccharum*	11	2	2	mature, speciment, should tolerate minor disturbance	PRESERVE
2	36		EUROPEAN LARCH	*Larix decidua*	4	1	1	on neighbouring land	REMOVE
3	34		EUROPEAN LARCH	*Larix decidua*	4	1	1	boundary tree	REMOVE
4	40		NORWAY MAPLE	*Acer platanoides*	5	2	2	non-native tree in wooded area	PRESERVE
5			VARIOUS					Maple, Ash, Walnut, black Locust, etc. in good health. Grading will be out of dripline	PRESERVE
6	30		TREMBLING ASPEN	*Populus tremuloides*	4	3	3	poor crown form	PRESERVE
7	30		TREMBLING ASPEN	*Populus tremuloides*	4	3	3	poor crown form	PRESERVE
8	42		SUGAR MAPLE	*Acer saccharum*	5	2	1		REMOVE
9	20		SUGAR MAPLE	*Acer saccharum*	2	2	1		REMOVE
10	23	15	SUGAR MAPLE	*Acer saccharum*	3	2	2	2 stems will lead to poor form in future	REMOVE
11	20		SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE
12	17		SUGAR MAPLE	*Acer saccharum*	2	1	1		REMOVE
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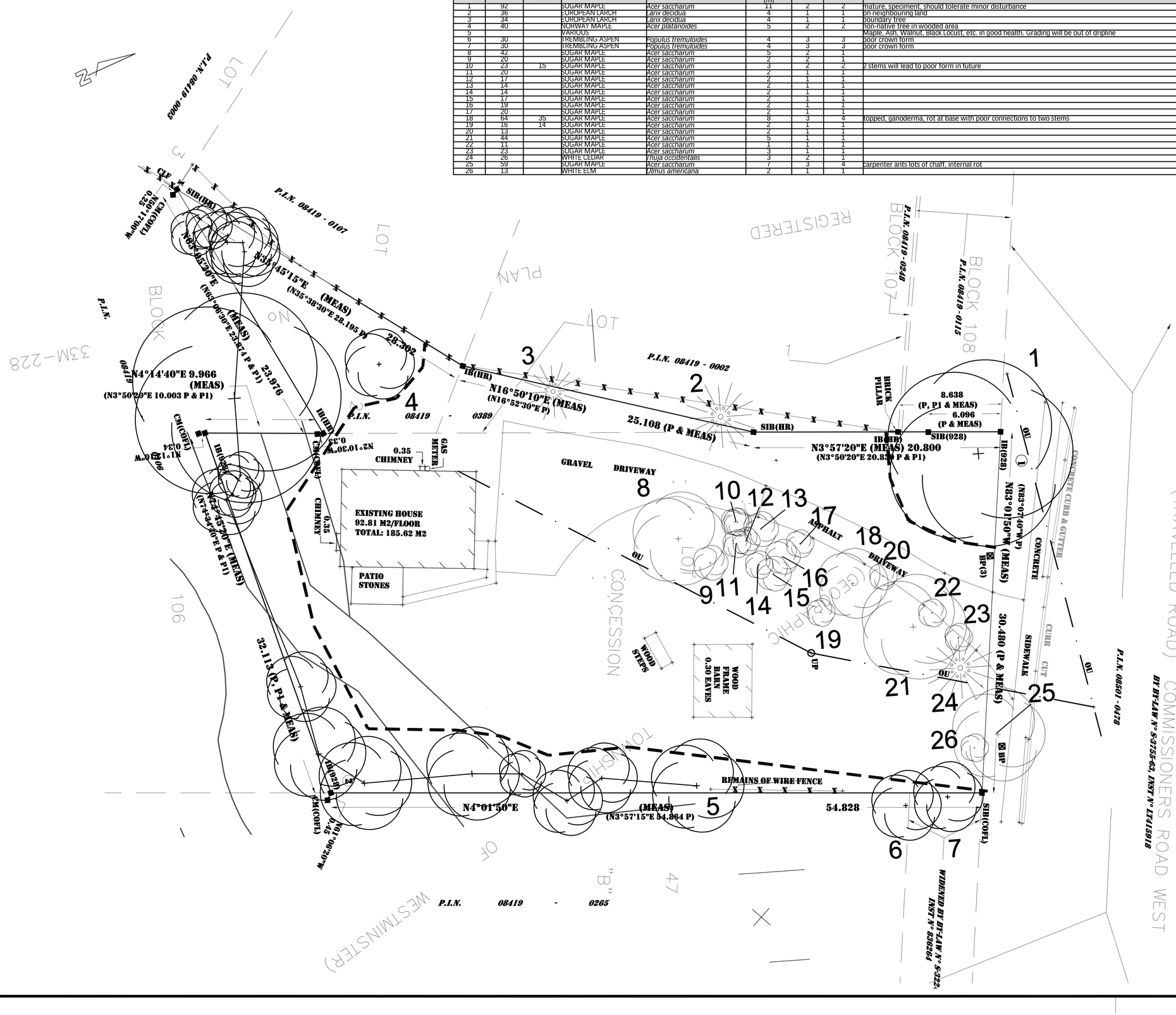
23	23		SUGAR MAPLE	*Acer saccharum*	3	1	1		REMOVE
24	26		WHITE CEDAR	*Thuja occidentalis*	3	2	1		REMOVE
25	59		SUGAR MAPLE	*Acer saccharum*	7	3	4	carpenter ants lots of chaff, internal rot	REMOVE
26	13		WHITE ELM	*Ulmus americana*	2	1	1		REMOVE



LEGEND

252 TREE TO PRESERVE

252 TREE TO REMOVE

TREE PRESERVATION FENCING

CITY of LONDON

MTE

Engineers, Scientists, Surveyors

OWNER

MAROUN MOUBARAK

1494 COMMISSIONERS ROAD

DRAWING

EXISTING CONDITIONS PLAN

Project Manager: D. HAYMAN	Project No.: 42446-200
Design By: WLH	Checked By: DGH
Drawn By: WLH	Checked By:
Surveyed By: OTHERS	Drawing No.: TP1.1
Date: Aug.24/23	
Scale: 1:150	Sheet 1 of 2

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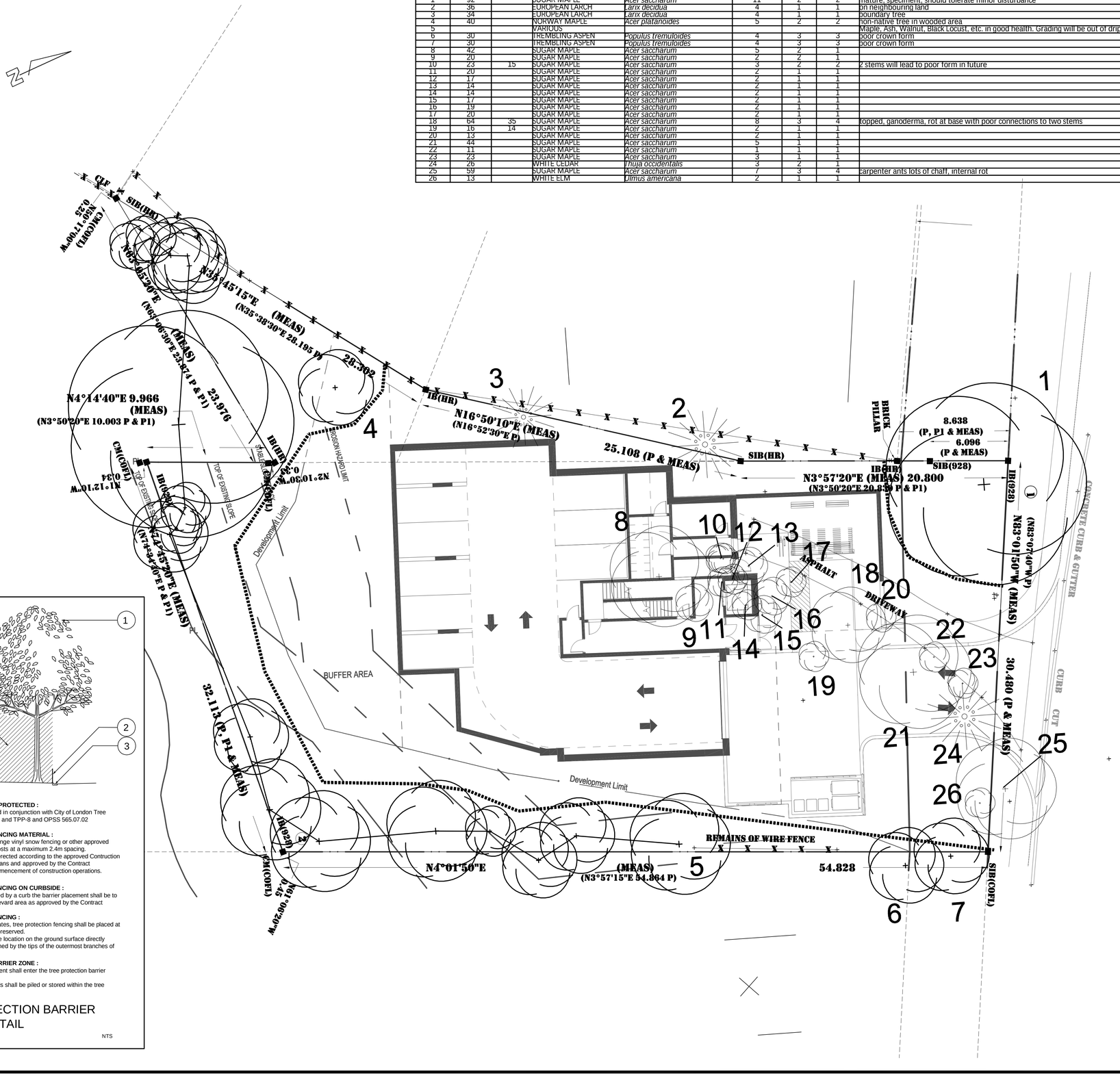

SPECIFIC NOTES :

(1) EXISITNG TREE TO BE PROTECTED :
1.1 This detail shall be used in conjunction with City of London Tree Protection specification TPP-7 and TPP-8 and OPSS 565.07.02

(2) TREE PROTECTION FENCING MATERIAL :
2.1 Minimum 1.2m high orange vinyl snow fencing or other approved material supported by steel posts at a maximum 2.4m spacing.
2.2 Fencing material shall erected according to the approved Contruction Drawing Tree Management Plans and approved by the Contract Administrator prior to the commencement of construction operations.

(3) TREE PROTECTION FENCING ON CURBSIDE :
3.1 Where the tree is flanked by a curb the barrier placement shall be to the furthest extent of the boulevard area as approved by the Contract Administrator.

(4) TREE PROTECTION FENCING :
4.1 Where space accomodates, tree protection fencing shall be placed at the dripline of the trees to be preserved.
4.2 Dripline is defined as the location on the ground surface directly beneath a theoretical line defined by the tips of the outermost branches of the trees.

(5) TREE PROTECTION BARRIER ZONE :
5.1 No construction equipment shall enter the tree protection barrier zone.
5.2 No construction materials shall be piled or stored within the tree protection barrier zone.

TREE PROTECTION BARRIER FENCING DETAIL

NTS

LEGEND

252 TREE TO PRESERVE

252 TREE TO REMOVE

TREE PRESERVATION FENCING

CITY of LONDON

MTE
Engineers, Scientists, Surveyors

OWNER
MAROUN MOUBARAK

1494 COMMISSIONERS ROAD

DRAWING
TREE PRESERVATION PLAN

Project Manager: D. HAYMAN	Project No.: 42446-200
Design By: WLH	Checked By: DGH
Drawn By: WLH	Checked By:
Surveyed By: OTHERS	Drawing No.: TP1.2
Date: Aug.24/23	
Scale: 1:150	Sheet 2 of 2