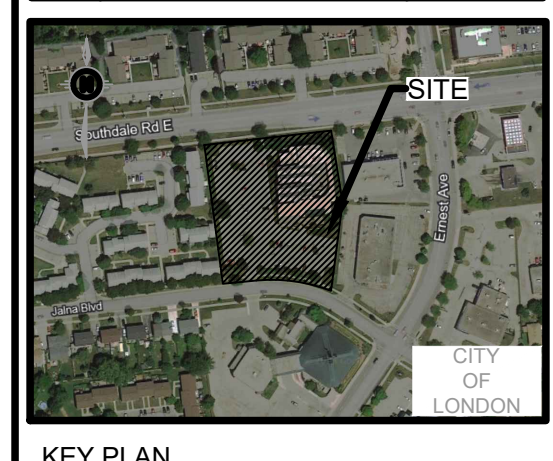
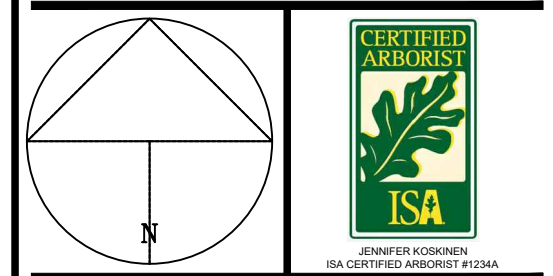


NO.	REVISION/ISSUE	DATE
1	ZBA	NOV 10/23



- LEGEND
- 000 TREE IDENTIFICATION TAG EXISTING TREE TO BE RETAINED
  - \*000 TREE NOT SURVEYED IDENTIFICATION TAG EXISTING TREE TO BE RETAINED
  - 000 TREE IDENTIFICATION TAG EXISTING TREE TO BE REMOVED
  - A TREE IDENTIFICATION FOR TREE NOT PHYSICALLY TAGGED
  - TREE PROTECTION FENCE

CLIENT:  
900 JALNA SP LTD



CONSULTING ARBORISTS

PROJECT TITLE:  
900 JALNA BOULEVARD  
900 JALNA BOULEVARD LONDON, ON

DRAWING TITLE:  
TREE PROTECTION PLAN PLAN

DRAWN BY: IA  
CHECKED BY: JK  
DATE: NOVEMBER 2023  
SCALE: 1:250  
PROJECT NO. DWG. NO.

TMP-1

TABLE 1. Detailed Tree Inventory for 900 Jalna Boulevard, London, ON  
Date Data Collected: October 11, 2023.

Tree Tag # or ID	Botanical Name	Common Name	DBH (cm)	Dripline Radius (m)	Tree Protection Zone (m) Radius	Condition				Comments	Ownership	Action	City Compensation DBH Removed
						trunk integrity	crown structure	crown vigor	overall condition				
458	<i>Gleditsia triacanthos var. 'inermis'</i>	Honeylocust	41	6	3	Excellent	Good	Good	Good		Project	REMOVE	41
459	<i>Gleditsia triacanthos var. 'inermis'</i>	Honeylocust	26	3.5	1.8	Fair	Poor	Fair	Poor	Minimum live crown.	Project	REMOVE	26
460	<i>Acer platanoides</i>	Norway Maple	12,(3)14,16	3	1.8	Fair	Good	Good	Fair	One stem in poor; buckthorn and lilac adjacent	Project	REMOVE	16
461	<i>Morus alba</i>	White Mulberry	<10,10	1	1.8	Good	Good	Good	Good		Project	REMOVE	10
462	<i>Syringia reticulata</i>	Ivory Silk Lilac	23	2	1.8	Good	Good	Good	Good		Project	REMOVE	23
463	<i>Acer platanoides</i>	Norway Maple	35	5.5	2.4	Good	Good	Good	Good		Project	REMOVE	35
464	<i>Picea pungens</i>	Colorado Spruce	33	2	2.4	Fair	Fair	Fair	Fair		Project	REMOVE	33
465	<i>Syringia reticulata</i>	Ivory Silk Lilac	36	4	2.4	Good	Good	Good	Good		Project	REMOVE	36
466	<i>Acer platanoides</i>	Norway Maple	17	1	1.8	Fair	Fair	Fair	Fair		Project	REMOVE	17
467	<i>Morus alba</i>	White Mulberry	24,25	6	1.8	Fair	Fair	Good	Fair	Rot hole on lower trunk, dieback due to shading.	Project	REMOVE	25
468	<i>Syringia reticulata</i>	Ivory Silk Lilac	26	4	1.8	Good	Good	Good	Good		Project	REMOVE	26
469	<i>Picea pungens</i>	Colorado Spruce	44	4	3	Good	Good	Good	Good		Project	REMOVE	44
470	<i>Picea pungens</i>	Colorado Spruce	30	2	2.4	Good	Good	Good	Good		Project	REMOVE	30
471	<i>Picea pungens</i>	Colorado Spruce	28	2	1.8	Fair	Fair	Good	Fair		Project	REMOVE	28
472	<i>Malus sp.</i>	Crabapple	15	3.5	1.8	Good	Good	Good	Good		Project	REMOVE	15
473	<i>Acer x freemanii</i>	Freeman Maple	19,38	4	2.4	Good	Good	Good	Good		Project	REMOVE	38
474	<i>Malus sp.</i>	Apple	10,13,18,21	4	1.8	Good	Good	Good	Good		Project	REMOVE	21
475	<i>Picea pungens</i>	Colorado Spruce	21	2	1.8	Good	Good	Good	Good		Project	REMOVE	21
476	<i>Picea glauca</i>	White Spruce	25	3	1.8	Good	Good	Good	Good		Project	REMOVE	25
477	<i>Juglans nigra</i>	Black Walnut	16	3	1.8	Good	Good	Good	Good		Project	REMOVE	16
478	<i>Picea glauca</i>	White Spruce	21	2	1.8	Good	Good	Good	Good	Cytospora canker sap on trunk.	Project	REMOVE	21
479	<i>Picea pungens 'glauca'</i>	Colorado Blue Spruce	10	1	1.8	Good	Good	Good	Good		Project	REMOVE	10
480	<i>Gleditsia triacanthos var. 'inermis'</i>	Honeylocust	17	2.5	1.8	Fair	Fair	Fair	Fair	Overall tree appearance is stressed.	Project	REMOVE	17
481	<i>Picea pungens</i>	Colorado Spruce	30	3	2.4				Dead		Project	REMOVE	30
482	<i>Pinus nigra</i>	Austrian Pine	42	5	3	Excellent	Excellent	Excellent	Excellent		Project	REMOVE	42
483	<i>Pinus nigra</i>	Austrian Pine	32	5	2.4	Fair	Good	Good	Fair	Wound on lower trunk may be healing.	Project	REMOVE	32
484	<i>Tilia cordata</i>	Littleleaf Linden	11,14	3	1.8	Fair	Good	Good	Fair		Project	REMOVE	14
485	<i>Pinus nigra</i>	Austrian Pine	16	2.5	1.8	Good	Good	Good	Good		Project	REMOVE	16
486	<i>Pinus nigra</i>	Austrian Pine	42	4	3	Good	Good	Good	Good		Project	REMOVE	42
487	<i>Pinus nigra</i>	Austrian Pine	40	4	2.4	Good	Good	Good	Good		Project	REMOVE	40
488	<i>Pinus nigra</i>	Austrian Pine	44	4	3	Good	Good	Good	Good		Project	REMOVE	44
489	<i>Picea glauca</i>	White Spruce	15	2	1.8	Good	Good	Good	Good		Project	REMOVE	15
490	<i>Picea glauca</i>	White Spruce	22	2	1.8	Good	Good	Good	Good		Project	REMOVE	22
491	<i>Gleditsia triacanthos var. 'inermis'</i>	Honeylocust	27	5	1.8	Good	Good	Good	Good		Project	REMOVE	27
A	<i>Picea abies</i>	Norway Spruce	25 to 30	3	2.4	Good	Good	Good	Good		Private - Neighbour	Retain	
B	<i>Picea pungens</i>	Colorado Spruce	15 to 20	2	1.8	Good	Good	Good	Good		Private - Neighbour	Retain	
C	<i>Picea abies</i>	Norway Spruce	30 to 35	3	2.4	Good	Good	Good	Good		Private - Neighbour	Retain	
D	<i>Picea abies</i>	Norway Spruce	30 to 35	3	2.4	Good	Good	Good	Good		Private - Neighbour	Retain	
E	<i>Picea abies</i>	Norway Spruce	25 to 30	3	2.4	Good	Good	Good	Good		Private - Neighbour	Retain	
F	<i>Gleditsia triacanthos var. 'inermis'</i>	Honeylocust	37	5	2.4	Good	Good	Good	Good		City - ROW	Retain	
G	<i>Ginkgo biloba</i>	Ginkgo	<10	0.5	1.2	Good	Good	Good	Good		City - ROW	Retain	
H	<i>Gleditsia triacanthos var. 'inermis'</i>	Honeylocust	39	5	2.4	Good	Good	Good	Good		City - ROW	Retain	
I	<i>Gleditsia triacanthos var. 'inermis'</i>	Honeylocust	39	5	2.4	Good	Good	Good	Good		Private - Neighbour	Retain	
J	<i>Quercus rubra</i>	Red Oak	<10	2	1.2	Poor	Fair	Fair	Poor	Half of stem is rot in wound.	City - ROW	Retain	
K	<i>Syringia reticulata</i>	Ivory Silk Lilac	10	1.5	1.8	Fair	Fair	Fair	Fair	Tree appears in decline.	City - ROW	Retain	
L	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	12	3	1.8	Good	Good	Good	Good		City - ROW	Retain	
M	<i>Acer x freemanii</i>	Freeman Maple	33	6	2.4	Fair	Good	Good	Fair	Wound on lower trunk.	City - ROW	REMOVE	33
N	<i>Tilia cordata</i>	Littleleaf Linden	35 to 40	6	2.4	Good	Good	Good	Good		City - Private	Retain	
O	<i>Celtis occidentalis</i>	Hackberry	(2)10 to 15	2.5	1.8	Good	Good	Good	Good		Private - Neighbour	Retain	
P	<i>Acer platanoides</i>	Norway Maple	(6)10 to 10	3	1.8	Good	Good	Good	Good		Private - Neighbour	Retain	

1.1 Summary of Tree Impacts

ACTION	TOTAL
Retain	15
Removal	35
Total # trees inventoried	50

1.2 Summary of Compensation

City of London Compensation is determined by the total DBH proposed for removal. London Plan Policy 399 requires 1 tree for every 10 centimetres of DBH removed.

Total DBH in cm to be removed = 931

Total # of compensation trees required = 93 Trees

City of London Tree Protection Notes:

- Site monitoring will be the responsibility of the developer, contractor or project manager. Random checks may be done by City staff at any time and without notice.
- A weekly photograph will be taken by the developer, contractor or project manager and submitted to the City depicting a well maintained and intact barrier with weather proof signage posted.
- If there are any proposed changes to the TPZ, the City will require notification immediately and no changes may be made without prior written approval from the City.
- Any damage to a tree during construction must be reported to the City immediately and an Arborist shall make recommendations on how remediation will take place. Any remediation will take place as soon as possible to protect the health of the tree. Failure to do so may result in penalties under the Boulevard Tree Protection By-law, and/or as listed in the Standard Contract Documents for Municipal Construction Section 5 part B.
- Any tree damage during construction must be reported to the Manager, Forestry Operations or designate immediately. This includes the following:
  - The topping or removal of branches from a tree other than in accordance with the approved Tree Protection Plan and accepted arboricultural practices;
  - The cutting or tearing of the roots of a tree within the drip line other than in accordance with the approved Tree Protection Plan and accepted arboricultural practice;
  - The scraping, gouging or compaction of the soil within the Tree Protection Zone by the placement of soil, fill, heavy equipment, vehicles, building or other materials thereon or by the movement of vehicles or equipment there over;
  - Depositing within the tree's drip line any fill, or toxic/harmful substance;
  - The removal of soil from within a tree's drip line.
- Any roots outside the TPZ that require pruning or exposure, shall be located by hand digging or low pressure hydro vac/ Air spade excavation and pruned to the face of the excavation by a Certified Arborist.
- If at any point, roots that have grown out past the drip line, become exposed or severed it is required that an Arborist is notified and proper root pruning procedures are employed.
- If roots are exposed but not severed and do not require pruning it is mandatory that they are properly covered with soil or burlap and watered at least twice a day or as needed. This shall continue until the soil and sod have been replaced or until otherwise directed by the Arborist, or the City.
- To avoid damage to tree roots, existing ground levels shall be retained within the TPZ
- Subject to justification, in a circumstance where digging within the TPZ is permitted, only hand held tools or a displacement tool such as compressed air or hydro-vac systems are permitted.
- Where equipment must travel across City property to access the work area, designated travel corridors shall be established to the satisfaction of the City in order to minimize soil compaction or damage to trees and other values.
- If there is a barrier within 1 metre of a path that is to be used by any vehicle or machinery during work at any time, additional protection such as horizontal tree protection, is required (3.3.8).
- Horizontal Tree Protection will consist of Geoterra construction Mats or an approved equivalent, or a 100mm minimum mulch path that spans the width of the widest piece of equipment that will be used on site for the duration of the work. Plywood boards will then be placed on top of the mulch. An image of this will be included in the photograph that is to be submitted weekly to the Manager, Forestry Operations or designate.
- Any amendments required by the City to maintain the tree protection measures on site shall be implemented to the satisfaction of the City.
- Failure to maintain an approved Tree Protection Plan will result in a warning by the City with 1 day to comply and bring the tree protection measures in line with the approved Tree Protection Plan. A second infraction may be dealt with by the issuance of a Stop Work order and possible fines as per the Boulevard Tree Protection By-law or the Tree Conservation By-law and/or as listed in the Standard Contract Documents for Municipal Construction Section 5 part B.

Post Construction Inspection/Remediation:

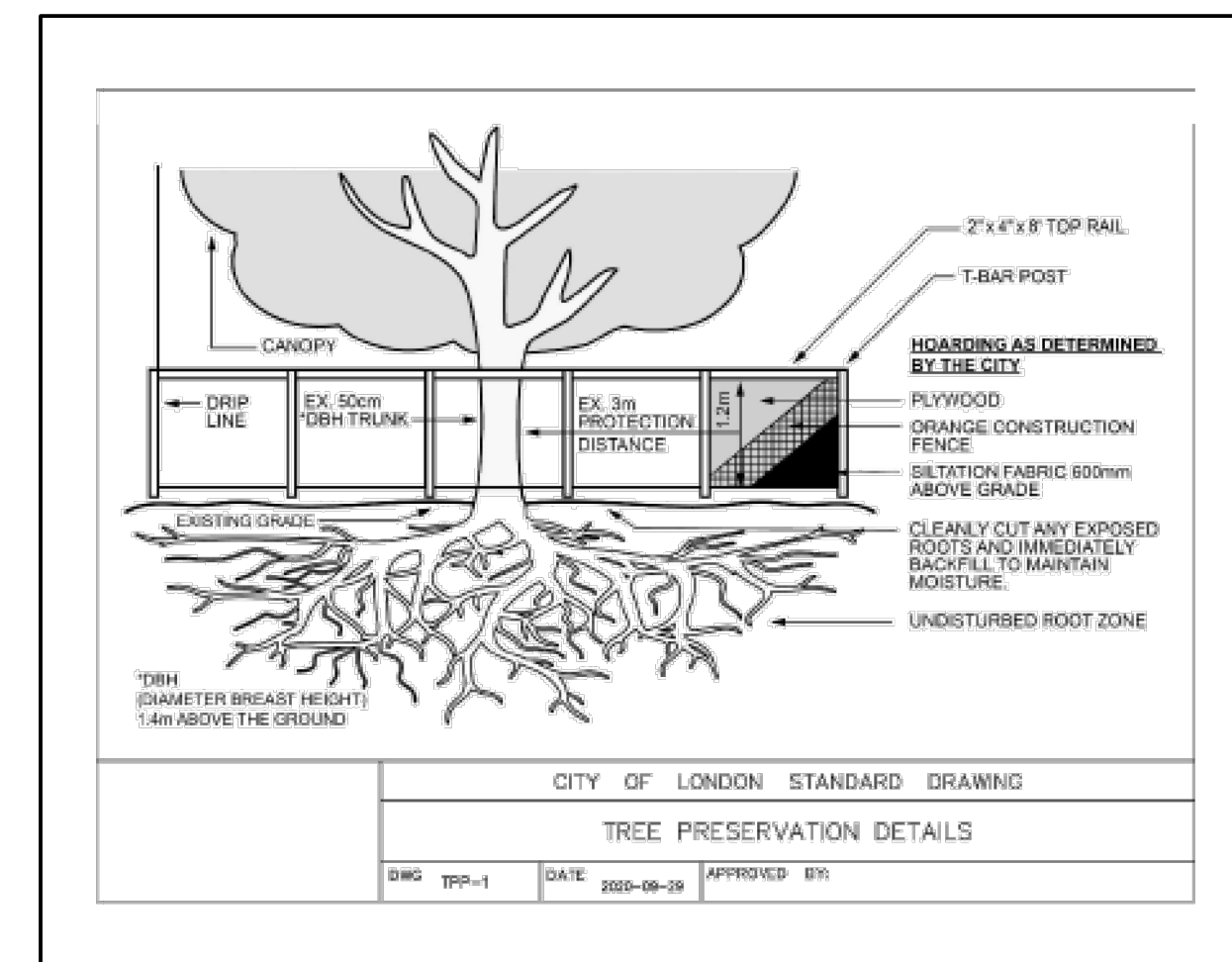
- An ISA Certified Arborist shall inspect all retained trees and their rooting area to assess if any additional remediation work is required to ensure their future health and survival.
- If the inspection indicates damage to retained trees, the Arborist shall prepare a post construction remediation plan for approval to the Manager, Forestry Operations or designate. The remediation plan may include but is not limited to: Pruning, deep root fertilization; irrigation; aeration; tree planting; either as a single activity or as a combination.
- An Arborist or Landscape Architect shall inspect the project site and certify that any and all measures specified in the tree protection plan or post construction remediation plan have been completed as per the plan. This certification is required before final acceptance and approval of the work by the city.
- An assessment will be done by an Arborist or Landscape Architect to confirm that all protocols were met during construction or demolition.

City of London Tree Protection Barrier Notes:

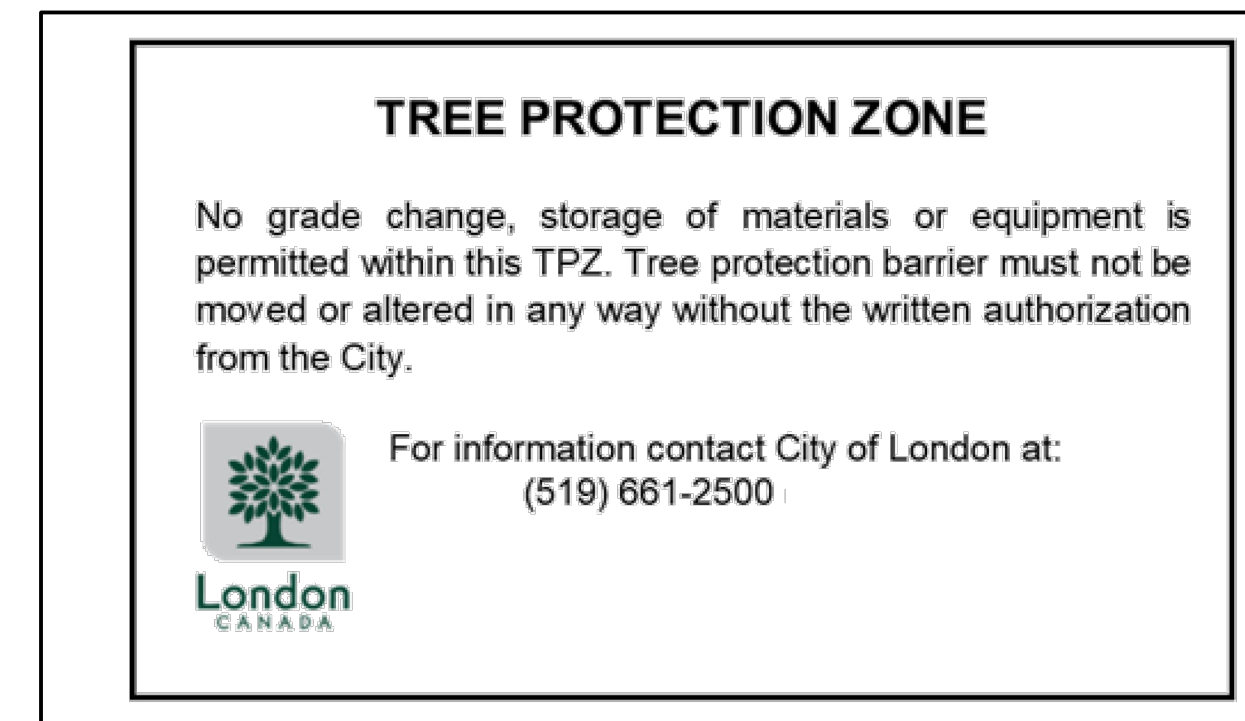
All barriers shall be erected, secure, and complete with signage posted prior to any demolition, construction or other works. Materials must comply with all barrier specifications, as well as all supports and bracing used to secure the barrier should be located outside the TPZ. All supports and bracing shall be located as to minimize damage to roots.

Barrier Specifications

- Height can be 1.2 m (4'), visibility on boulevards must be maintained;
- T-Bar Posts are to be used for support
- 2"x4"s are to be used for top rails;
- Spacing between vertical posts to be no further apart than 2.4 m (8');
- Structure must be sturdy with posts driven firmly in to the ground;
- Continuous plastic mesh screening (e.g. orange snow fencing) is to be used;
- Signage must be posted, sign must be a minimum of 40cm x 60cm and water proof, Figure 12.3;
- Where some excavate or fill has to be temporarily located near tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone;
- In addition to tree protection fencing, sediment fencing might be required, this will be determined in the Tree Protection Plan by an Arborist.



CITY OF LONDON TREE PROTECTION FENCE DETAIL N.T.S.



CITY OF LONDON TREE PROTECTION FENCE SIGNAGE N.T.S.

NO.	REVISION/ISSUE	DATE
1	ZBA	NOV 10/23

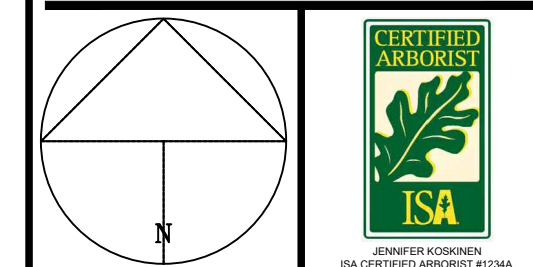


KEY PLAN

LEGEND

CLIENT:

900 JALNA SP LTD



TR CONSULTING ARBORISTS

PROJECT TITLE:

900 JALNA BOULEVARD

900 JALNA BOULEVARD LONDON, ON

DRAWING TITLE:

TREE PROTECTION PLAN PLAN

DRAWN BY: IA

CHECKED BY: JK

DATE: NOVEMBER 2023

SCALE:

PROJECT NO. DWG. NO.

TMP-2