

**Tree Inventory and Preservation Plan Report  
1899 Brock Road  
Phase 1  
Pickering, Ontario**

prepared for

**SmartCentres  
3200 Highway 7  
Vaughan, ON L4K 5Z5**

prepared by



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146 Lakeshore Road West  
PO Box 1267 Lakeshore W PO  
Oakville ON L6K 0B3  
t: 289.837.1871  
e: [consult@kuntzforestry.ca](mailto:consult@kuntzforestry.ca)

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KUNTZ FORESTRY CONSULTING INC Project P2293

## Introduction

Kuntz Forestry Consulting Inc. was retained by SmartCentres to complete a Tree Inventory and Preservation Plan in support of a development application for Phase 1 of the property located at 1899 Brock Road in Pickering. The property is a commercial plaza, located at the northeast corner of Brock Road and Pickering Parkway. A Tree Inventory and Preservation Plan for the entire property was originally prepared by our office and dated 11 February 2020. This report respects trees to be impacted by Phase 1 only.

The work plan for this tree preservation study included the following:

- Prepare inventory of the individual tree resources over 15cm diameter at breast height (DBH) and trees of all diameters within the road right-of-way on and within six metres of the subject property.
- Evaluate potential tree saving opportunities based on proposed development plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

## Methodology

The tree inventory was conducted on 15 January 2020 and 6 February 2020. Trees were located using the topographic survey provided and estimations made in-field. Trees within and adjacent to Phase 1 that could be tagged were tagged with the numbers 801-825 and 988-1000. Trees that could not be tagged were identified as Trees C-E.

Individual tree resources were assessed utilizing the following parameters:

**Tree #** - number assigned to tree that corresponds to Figure 1.

**Species** - common and botanical names provided in the inventory table.

**DBH** - diameter (centimetres) at breast height, measured at 1.4 m above the ground.

**Condition** - condition of tree considering trunk integrity, crown structure, and crown vigour. Condition ratings include poor (P), fair (F) and good (G).

**Comments** - additional relevant detail.

Tree locations are shown on Figure 1. See Table 1 for the results of the inventory.

## Existing Site Conditions

The subject property is currently occupied by a retail plaza with surface parking. Tree resources exist in the form of landscape trees and aerial imagery. Refer to Figure 1 for the existing conditions.

## Individual Tree Resources

The inventory documented 34 trees on and within six metres of the Phase 1 lands. Refer to Table 1 for the full tree inventory and Figure 1 for the locations of trees reported in the tree inventory.

Tree resources were comprised of Blue Spruce (*Picea pungens*), Shademaster Honey Locust (*Gleditsia triacanthos 'inermis'*), Japanese Flowering Lilac (*Syringa reticulata*), Norway Spruce (*Picea abies*), Red Oak (*Quercus rubra*), and White Spruce (*Picea glauca*).

## Proposed Development

The demolition of the existing structures and the construction of a condominium with three towers and underground parking is proposed for the site. Refer to Figure 1 for the proposed site plan.

## Discussion

The following sections provide a discussion and analysis of development impacts, tree removal requirements, and tree preservation relative to the proposed development and existing conditions.

### *Development Impacts/Tree Removals*

The proposed work for Phase 1 will require the removal of 31 tree resources. Tree removals are identified as Trees 801-815, 988-1000, and C-E.

All trees identified for removal are located on the subject property.

Refer to Figure 1 for the location of tree removals.

### *Tree Preservation*

The preservation of Trees 823-825 will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures will have to be implemented prior to construction to ensure designated tree resources are not impacted by the development. Refer to Figure 1 for the location of required tree preservation fencing and further tree protection plan notes.

## Compensation

The City of Pickering requires the following tree replacement ratios in accordance with their "Tree Inventory, Preservation, and Removal Compensation Requirements" document. Multi-stemmed trees are compensated for by individual stem.

DBH of Tree to be Cut or Removed	Number of Replacement Trees Required
15cm to 29cm	1
30cm to 49cm	2
50cm to 74cm	3
75cm or greater	4

Twenty-three (23) replacement trees will be required for the removals on and adjacent to Phase 1 (see Table 1).

## Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by SmartCentres to complete a Tree Inventory and Preservation Plan in support of a development application for Phase 1 of the property located at 1899 Brock Road in Pickering. A tree inventory was conducted and reviewed in the context of the proposed development plan.

The findings of the study indicate a total of 34 trees on and within six metres of the subject property. The removal of 31 trees will be required to accommodate Phase 1. Three trees can be saved provided appropriate tree protection measures are installed prior to construction.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for additional tree preservation notes.

- Tree protection barriers and fencing should be erected at locations prescribed on Figure 1.
- Tree protection measures will have to be implemented prior to construction to ensure the trees identified for preservation are not impacted by the development.
- Branches and roots that extend past prescribed tree protection zones that require pruning must be pruned by a qualified 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 mitigation measures are implemented.

Respectfully Submitted,

**Kuntz Forestry Consulting Inc.**

Celine Batterink

Celine Batterink, H.B.Sc. Ecology  
Associate Ecologist, ISA Certified Arborist #ON1546-A  
Email: [cbatterink@kuntzforestry.ca](mailto:cbatterink@kuntzforestry.ca)  
Phone: 289-837-1871 ext 18

### 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 (ie. 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 location in the report may not be exact. 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 site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site 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: 1899 Brock Road, Pickering

Date: Jan 15, Feb 6 2020

Surveyors: CB & CD

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	mTPZ	Comments	Action	Comp.
801	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	22	G	G	F-G		1.8	Epicormic Branching (L)	Remove	1
802	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	23	G	G	F-G		1.8	Epicormic Branching (L)	Remove	1
803	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	24	G	G	F-G		1.8	Epicormic Branching (L)	Remove	1
804	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	21	G	G	F-G		1.8	Epicormic Branching (L)	Remove	1
805	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	20.5	G	F	F		1.8	Epicormic Branching (M), Leader Pruned in Crown, Asymmetrical Crown (M)	Remove	1
806	Lilac, Japanese Flowering	<i>Syringa reticulata</i>	24	F	F	F		1.8	Pruning Wounds (L), Poor Form (M), Multiple Branch Attachments, Vertical Scaffolding Limbs	Remove	1
807	Lilac, Japanese Flowering	<i>Syringa reticulata</i>	27.5	F	F	F		1.8	Pruning Wounds (L), Poor Form (M), Multiple Branch Attachments, Vertical Scaffolding Limbs	Remove	1
808	Blue Spruce	<i>Picea pungens</i>	20	G	F	F	10	1.8		Remove	1
809	Red Oak	<i>Quercus rubra</i>	15	F	P-F	P-F	30	1.8	Fungus and Bore, Dessicated Leaves	Remove	1
810	Red Oak	<i>Quercus rubra</i>	17.5	G	G	G		1.8		Remove	1
811	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	10	G	G	G		1.8	Bow (L)	Remove	
812	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	10	G	G	G		1.8		Remove	

813	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	11	G	G	G		1.8		Remove	
814	Blue Spruce	<i>Picea pungens</i>	~16	G	G	P-F		1.8	Chlorotic	Remove	1
815	White Spruce	<i>Picea glauca</i>	12.5	G	G	F-G	10	1.8	Chlorotic	Remove	
823	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	13	G	G	G		1.8		Retain	
824	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	10	G	G	F-G		1.8	Epicormic Branching (L)	Retain	
825	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	18	G	G	G		1.8		Retain	
988	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	20.5	G	F	F-G		1.8	Asymmetrical Crown (L), Poor Form (L)	Remove	1
989	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	10	G	F-G	F-G		1.8	Poor Form (L)	Remove	
990	Blue Spruce	<i>Picea pungens</i>	~17	G	F	F	15	1.8		Remove	1
991	Blue Spruce	<i>Picea pungens</i>	~17	F-G	F	F	20	1.8	Broken Branches (L)	Remove	1
992	Blue Spruce	<i>Picea pungens</i>	~18	G	F-G	F-G		1.8	Broken Branches (L)	Remove	1
993	Norway Spruce	<i>Picea abies</i>	~13	F-G	P-F	P-F	35	1.8		Remove	
994	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	17	F-G	F-G	F-G		1.8	Exposed Root (M), Asymmetrical Crown (L), planted too high	Remove	1
995	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	26	F-G	F-G	F-G		1.8	Exposed Root (L), Epicormic Branching (L), Union at 2m	Remove	1
996	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	28.5	G	G	G		1.8		Remove	1

997	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	25	G	G	F-G		1.8	Epicormic Branching (L)	Remove	1
998	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	29	G	F-G	F-G		1.8	Epicormic Branching (L)	Remove	1
999	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	27	G	G	G		1.8	Epicormic Branching (L)	Remove	1
1000	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	25.5	G	G	F-G		1.8		Remove	1
C	Blue Spruce	<i>Picea pungens</i>	~15	G	F	F	20	1.8	Asymmetrical Crown (L)	Remove	1
D	Red Oak	<i>Quercus rubra</i>	6.5	G	G	G		1.2		Remove	
E	Honey Locust (shademaster)	<i>Gleditsia triacanthos inermis</i>	5.5	G	G	F		1.2	Lean (L)	Remove	

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)
CDB	Crown Die Back	(%)
mTPZ	Minimum Tree Protection Zone	(m)
Comp.	Compensation Trees Required	(number of trees)
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy; (VH) = very heavy		