

Tree Inventory Report and Preservation Plan Requirements

All submissions for approval of a Draft Plan of Subdivision, Zoning By-law Amendment, Land Division or Site Plan application, shall include a Tree Inventory Report and Preservation Plan prepared by a Certified Arborist or Landscape Architect. The report shall include all trees on the development site and those on adjoining lands that may be affected by the proposed construction activities. All trees with a caliper of 15 cm diameter breast height (DBH) and greater shall be included in the report. Tree species, size, health condition and whether they will be protected or removed, shall be provided in a table format and their location keyed into a site plan. All tree protection zones (TPZ) shall be indicated on the plan by showing the location of tree protection hoarding. All tree protection measures shall be in compliance with the City of Pickering Standard Detail P-1100 (Tree Protection Fencing) and P-1101 (Tree Protection Notes).

Tree Removal Compensation Requirements

As a condition of approval of a Draft Plan of Subdivision, Zoning By-law Amendment, Land Division or Site Plan application, compensation shall be provided for the removal of all existing live trees with a caliper of 15 cm DBH and greater (excluding Ash trees), to be removed from the subject lands for the purpose of development, or that die prior to the end of the maintenance period due to development impacts. Compensation shall be made in the form of replacement plantings or cash-in-lieu, to be paid to the City of Pickering to fund tree planting initiatives elsewhere within the City.

Replacement planting may be done on the development site or on other publicly owned lands in proximity of the site that have been approved by the City of Pickering and with written authorization of the subject landowner(s). Replacement planting shall be in the form of deciduous trees with a minimum caliper of 60 mm and/or coniferous trees with a minimum height of 1.8 m. The required boulevard tree planting for municipal right-of-ways will **not** be considered as part of the tree replacement compensation. Should compensation planting take the form of naturalization planting in an open space area where smaller size plant material may be more suitable, the City will determine the appropriate total quantity/value of the plant material that will be required. Reasonable effort must be taken to compensate for tree loss through on-site and/or off-site plantings by the developer.

Tree compensation shall be calculated as follows:

- Trees with a caliper of 15 cm to 29 cm DBH at a compensation ratio of 1:1
- Trees with a caliper of 30 cm to 49 cm DBH at a compensation ratio of 2:1
- Trees with a caliper of 50 cm to 74 cm DBH at a compensation ratio of 3:1
- Trees with a caliper of 75 cm DBH or greater at a compensation ratio of 4:1

Multi-stemmed trees shall be calculated on a per stem basis.

The cash-in-lieu value for the total number of trees required for compensation may be reduced by deducting the number of trees to be planted by the developer within the subject lands or other approved site(s). Cash-in-lieu shall be paid by the developer for the quantity of trees not planted at the unit rate outlined in the current year Summary of Fees & Charges.

The quantity and species of trees to be planted in compensation for tree removal and/or the cash-in-lieu amount shall be approved by the Director, Engineering Services.

Examples of tree compensation calculations

On the subject site there are 50 trees of various sizes and conditions proposed for removal; 15 of them do not require compensation as they are less than 15 cm in caliper or are dead, leaving 35 trees that require compensation. Based on the size ratios shown in the following table, 56 trees are required for compensation. See the examples in the scenarios provided for various ways that the compensation is calculated, depending on the size and type of development.

Existing tree sizes	No compensation required	1:1 Ratio	2:1 Ratio	3:1 Ratio	4:1 Ratio	Number of trees required
Trees < 15 cm cal. or dead	15					0
Trees with 15 to 29 cm cal.		20				20
Trees with 30 to 49 cm cal.			10			20
Trees with 50 to 74 cm cal.				4		12
Trees with 75 cm + cal.					1	4
Total trees required for compensation						56

Scenario 1

The subject site is being developed with 30 new townhome units and the site area and layout permits adequate space for tree planting so that more than 56 trees will be replanted on site to compensate for tree loss. No cash-in-lieu is required as tree loss is fully compensated through replanting.

Scenario 2

The subject site is being developed with 50 new townhouse units. The site area and layout permits 32 new trees to be planted on site. Compensation in the form of cash-in-lieu is required for 24 trees at the unit rate outlined in the Summary of Fees & Charges.

Scenario 3

The subject site is smaller but more densely treed with two (2) residential dwellings proposed. The rear yards can only accommodate a total of six (6) new trees as part of the compensation. Cash-in-lieu is required for 50 trees at the given unit rate but as only two (2) dwelling units are being constructed. The cap fee per dwelling unit may apply as outlined in the Summary of Fees & Charges.

Scenario 4

The subject site is being developed for a new 10,000 square meter industrial building and associated parking area that will cover the majority of the site. The layout permits that 20 new trees can be planted on site. Compensation in the form of cash-in-lieu is required for 36 trees at the unit rate outlined in the Summary of Fees & Charges.

Scenario 5

The subject site is an existing commercial plaza that is being expanded, adding another 1,200 square meters of floor area and the required parking spaces. The layout permits that only four (4) new trees can be planted on site. Cash-in-lieu is required for 52 trees at the given unit rate but as the addition is relatively small, the cap fee per 1,000 square meters of floor area or part thereof may apply as outlined in the Summary of Fees & Charges.