

ARBORIST REPORT

Report Revised December 20, 2024

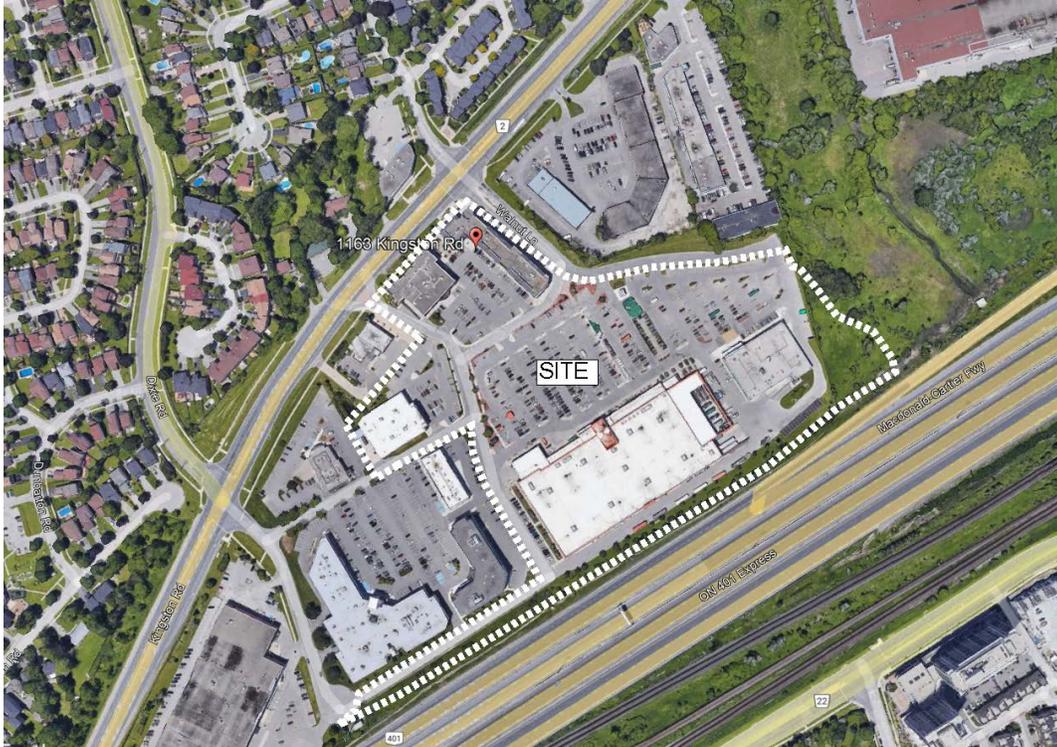
PROJECT NAME: 1163 Kingston Road
PROJECT NUMBER: TRC148
DATE OF INSPECTIONS: August 9, 2023
October 23, 2023
PERSONS PRESENT: Mike Hukezalie, ISA Certified Arborist

LOCATION: 1101A, 1105, 1163 Kingston Rd
Pickering, Ontario.
DESCRIPTION: Arborist report

Site Description

The MBTW Group has been retained to provide an Arborist Inspection Report for a possible future redevelopment site located at 1163 Kingston Road. The present lot is bordered by a naturalized creek area to the east, highway 401 to the south, existing mixed-use developments to the west and north. Kingston Road runs along a portion of the north end of the site. Refer to 'Aerial Image of Site' on this page for an overview. This area can be referred to as the "site" for the purposes of this report. The current site is comprised of mixed-use buildings, large parking areas, planting areas and private roadways. A small portion of the site consists of a naturalized area, which is located at the south-east corner.

This report provides a summary of information on the species, quantity, and condition of the one hundred-sixteen (116) trees associated with the site in question and examines how they may be impacted by the proposed site work.



**Aerial Photo:
Aerial Image of
Site**

T 416.449.7767
TF 1.800.504.4181 F 416.449.1803
255 Wicksteed Ave., Unit 1A, Toronto, ON, Canada M4H 1G8
www.mbtw-wai.com

landscape architecture
urban design
design guidance
architecture
golf design
leisure design

Nature of Work

This Arborist report provides information on existing trees based on the acceptable arboricultural procedures as recommended in the 'Guide for Plant Appraisal' prepared under contract by the "Council of Tree and Landscape Appraisers (CTLA), an official publication of the International Society of Arboriculture (I.S.A.), 9th edition, 2000". A rating of Good / Fair / Poor / Hazardous / Terminal Decline has been assigned to each tree based on health, structural integrity, species response and the age of the tree in comparison with species longevity. Trees that are dying are identified as being in the condition of Terminal Decline.

City of Pickering Tree By-Laws

The City's Tree Protection By-Law 6108/03 prevents the destruction of healthy trees in the specified tree protection areas in an effort to protect and preserve the environment. The permit requirements summarized below.

- Permits are required to remove any tree in a protected area in the City.
- Permits are not required for trees not located in the designated protection area.
- Permits are not required for trees located in the designated protection area if the tree is less than 25mm in diameter measured at a height of 1.5 metres above grade

Refer to Appendix C for an overview of the site in relation to the adjacent protection area as outlined by the City. A very small portion of the Protection Area falls within the site, however there are no trees found on site within this protection area.

Privately-Owned Trees Associated With The Site

A total of one hundred and nine (109) trees were documented on the subject site. The trees were found to be in various conditions, with all species consisting of primarily native species, with the exception of some non-native species (*Pyrus sp.* and *Picea sp.*) The majority of these trees are planted within curbed medians, boulevard and parking buffers that are associated with the various roadways and parking areas found on site. As such, most of these trees have been well maintained and managed and are of small size (5-15cm DBH on average). Three (3) trees (tags #859, #860 and #861) were documented within the naturalized area to the south east of the site. This area also consists of small clumps of Scots Pine, Ashe and Buckthorn. Tree #859 is to be preserved and protected. All other trees on site are to be removed to accommodate the future redevelopment. More information regarding the private trees is noted in the Tree Information Table (Appendix A).

There are trees located on the southern portion of the site are located adjacent to the highway 401 corridor, with a small clusters of conifer trees scattered amongst them. These conifers are all less than 10cm DBH, and were noted but not included in this inventory. There is a small number of trees on the 401 side of the chain link and barbed-wire fence (property line) were not included due to access reasons.

City-Owned Trees Associated With The Site

A total of seven (7) trees (#502, 504, 506, 509, 512, 514 and 517) were documented within the city right-of-way along the Kingston Rd frontage. These trees were found to be in all conditions, including dead, terminal decline, poor, fair and good. Trees planted adjacent to a large roadway are more prone to issues caused by issues such as pollution, salt and over-compaction, which could explain why some of these trees have suffered. Due to the proposed redevelopment and future streetscape reconstruction, these trees will require removal. Permits would be require for the removal and/or injury of these trees.

Tree Maintenance Program for Any Future Work

Pre-Construction

- Ensure that all permits for all trees identified in this report are obtained prior to site demolition and construction work. This would only apply to City trees.
- Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work. A consulting ecologist should be retained to inspect the site if tree removals occur between April and August.

During Construction

- Provide irrigation to any new trees during periods of drought. Provide the equivalent of 5cm depth of natural rainfall per week during May to October to ensure even soil moisture levels during the establishment period. The use of 'Gator Bags' is recommended in order to provide extended percolation of irrigation into the root zones of any proposed tree plantings.
- Do not over compact the planting soil for any proposed tree plantings. If the planting soil within the tree planting pits are severely compacted due to construction traffic or material stockpiles, the planting soil should be aerated or mechanically tilled to the satisfaction of the project Arborist.
- Remove any concrete dust, stones and construction debris from the planting soil mixture.
- Provide a one-year slow-release low nitrogen fertilizer such as 8-30-30 to promote root regeneration and plant vigor. Apply fertilizer during the active growing season from April to the end of July. Do not apply additional fertilizer from August onwards to prevent formation of soft new growth that will be damaged by cold weather

Post-Construction

- Ensure all new and existing trees impacted by additional infrastructure work are irrigated on a weekly basis if rainfall is less than 5cm per week to maintain even soil moisture level.
- Ensure all new trees are provided with an irrigation program for 2 years following installation.

Conclusion

The existing site conditions, tree species and quality were reviewed for the preparation of this report. In summary, a total of one hundred-fifteen (115) trees are to be removed to accommodate the future redevelopment. One (1) tree (#859) is to be preserved and protected. Removal permits are required for the City-owned trees along the Kingston Road frontage. Per the City's tree by-law, no permits would be required for any trees located outside of the protection area (refer to Appendix C). Any new planting requirements would be arranged during the site plan phase of any proposed work.

If new trees were to be planted on any future development, species should consist of primarily deciduous native species such as Silver Maple (*Acer saccharinum*), Northern Hackberry (*Celtis occidentalis*), Ironwood (*Ostrya*

virginiana), (Kentucky Coffee Tree (*Gymnocladus dioica*), Bur Oak (*Quercus Macrocarpa*), and disease resistant cultivars of the American Elm (*Ulmus americana* 'Princeton' or 'Jefferson'). Non-native and non-invasive tree species such as Freeman Maple (*Acer x freemanii*), Katsura Tree (*Cercidiphyllum japonicum*), Moraine Sweet Gum (*Liquidambar styracifolia* 'Moraine'), Silver Leaf Linden (*Tilia tomentosa*) and Zelkova (*Zelkova serrata*) could also be considered for planting on site.

REPORT PREPARED BY:



Mike Hukezalie
ISA Certified Arborist No. ON-2408A

December 20, 2024

Appendix A - Tree Information Table

TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CNPY. SPR (m)	COND.	REMARKS	PRES. STATUS
1 501	<i>Amelanchier canadensis</i>	Serviceberry	11	3	Fair		Remove
2 502	<i>Acer rubrum</i>	Red Maple	8	2	Terminal Decline	75% dead	Remove
3 503	<i>Amelanchier canadensis</i>	Serviceberry	10	4	Good	Planted high	Remove
4 504	<i>Acer ginnala</i>	Amur Maple	12	3	Poor	Frost crack, many dead branches	Remove
5 505	<i>Amelanchier canadensis</i>	Serviceberry	8	3	Good		Remove
6 506	N/A	N/A	5	1	Dead		Remove
7 507	<i>Amelanchier canadensis</i>	Serviceberry	8	4	Good		Remove
8 508	<i>Amelanchier canadensis</i>	Serviceberry	8	3	Good		Remove
9 509	<i>Acer ginnala</i>	Amur Maple	18	6	Fair	Exposed roots, slight damage to trunk	Remove
10 510	<i>Amelanchier canadensis</i>	Serviceberry	5	2	Good		Remove
11 511	<i>Amelanchier canadensis</i>	Serviceberry	8	4	Good		Remove
12 512	N/A	N/A	7	3	Dead		Remove
13 513	<i>Amelanchier canadensis</i>	Serviceberry	8	3	Good		Remove
14 514	<i>Acer ginnala</i>	Amur Maple	14	5	Good		Remove
15 515	<i>Acer ginnala</i>	Amur Maple	13	3	Good		Remove
16 516	<i>Acer ginnala</i>	Amur Maple	12	3	Good		Remove
17 517	<i>Acer ginnala</i>	Amur Maple	23	5	Fair	Measured at 0.3m high, co-dominant at 0.3m height	Remove
18 518	<i>Amelanchier canadensis</i>	Serviceberry	6	2	Poor	Few dead branches	Remove
19 519	<i>Amelanchier canadensis</i>	Serviceberry	3	1	Good		Remove
20 520	<i>Amelanchier canadensis</i>	Serviceberry	7	2	Poor	Poor vigor	Remove
21 521	<i>Amelanchier canadensis</i>	Serviceberry	7	2	Poor	Lean	Remove
22 522	<i>Gleditsia triacanthos</i>	Honeylocust	7	4	Good		Remove
23 523	<i>Gleditsia triacanthos</i>	Honeylocust	6	4	Good		Remove
24 524	<i>Gleditsia triacanthos</i>	Honeylocust	6	5	Good		Remove
25 525	<i>Gleditsia triacanthos</i>	Honeylocust	6	3	Good		Remove
26 526	<i>Gleditsia triacanthos</i>	Honeylocust	5	4	Good		Remove
27 527	<i>Gleditsia triacanthos</i>	Honeylocust	7	4	Good		Remove
28 528	<i>Gleditsia triacanthos</i>	Honeylocust	7	3	Good		Remove
29 529	<i>Gleditsia triacanthos</i>	Honeylocust	6	3	Good		Remove
30 530	<i>Gleditsia triacanthos</i>	Honeylocust	6	4	Fair	Damage at base	Remove
31 531	<i>Gleditsia triacanthos</i>	Honeylocust	13	6	Good		Remove

landscape architecture
urban design
design guidance
architecture
golf design
leisure design

T 416.449.7767
TF 1.800.504.4181 F 416.449.1803
255 Wicksteed Ave., Unit 1A, Toronto, ON, Canada M4H 1G8
www.mbtw-wai.com

32	532	<i>Amelanchier canadensis</i>	Serviceberry	5	2	Fair	Insect damage in bark	Remove
33	533	<i>Amelanchier canadensis</i>	Serviceberry	6	2	Good		Remove
34	534	<i>Amelanchier canadensis</i>	Serviceberry	6	2	Good		Remove
35	535	<i>Pyrus sp.</i>	Pear	8	2	Fair		Remove
36	536	<i>Pyrus sp.</i>	Pear	10	2	Poor	Leader dead	Remove
37	537	<i>Pyrus sp.</i>	Pear	10	2	Fair	Slight dieback	Remove
38	538	<i>Pyrus sp.</i>	Pear	13	3	Fair		Remove
39	539	<i>Celtis occidentalis</i>	Hackberry	23	7	Good		Remove
40	540	<i>Acer sacharrum</i>	Sugar Maple	6	3	Terminal Decline	80% dead	Remove
41	541	<i>Acer sacharrum</i>	Sugar Maple	7	4	Fair		Remove
42	542	<i>Pyrus sp.</i>	Pear	13	4	Terminal Decline	90% dead, measured from 0.9m height	Remove
43	543	<i>Pyrus sp.</i>	Pear	12	3	Fair		Remove
44	544	<i>Pyrus sp.</i>	Pear	14	3	Fair		Remove
45	545	<i>Pyrus sp.</i>	Pear	12	3	Fair		Remove
46	546	<i>Pyrus sp.</i>	Pear	14	3	Fair		Remove
47	547	<i>Pyrus sp.</i>	Pear	15	3	Fair		Remove
48	548	<i>Gleditsia triacanthos</i>	Honeylocust	32	8	Good		Remove
49	549	<i>Gleditsia triacanthos</i>	Honeylocust	30	8	Good		Remove
50	550	<i>Acer saccharinum</i>	Silver Maple	7	3	Poor	Slight damage to leader / trunk	Remove
51	551	<i>Ginkgo biloba</i>	Ginkgo	6	2	Good		Remove
52	552	<i>Ginkgo biloba</i>	Ginkgo	6	2	Good		Remove
53	553	<i>Picea pungens</i>	Colorado Spruce	18	3	Fair		Remove
54	554	<i>Picea pungens</i>	Colorado Spruce	15	3	Fair	Twist in stem	Remove
55	555	<i>Picea pungens</i>	Colorado Spruce	15	4	Dead		Remove
56	556	<i>Picea pungens</i>	Colorado Spruce	8	2	Dead		Remove
57	557	<i>Picea pungens</i>	Colorado Spruce	15	3	Poor	Dieback	Remove
58	558	<i>Picea pungens</i>	Colorado Spruce	15	3	Fair		Remove
59	559	<i>Picea pungens</i>	Colorado Spruce	12	3	Fair		Remove
60	560	<i>Picea pungens</i>	Colorado Spruce	13	3	Poor	Dieback	Remove
61	561	<i>Gleditsia triacanthos</i>	Honeylocust	15	5	Fair	Few dead branches	Remove
62	562	<i>Gleditsia triacanthos</i>	Honeylocust	15	5	Good		Remove
63	563	<i>Gleditsia triacanthos</i>	Honeylocust	13	4	Good		Remove
64	564	<i>Gleditsia triacanthos</i>	Honeylocust	19	6	Good		Remove
65	565	<i>Gleditsia triacanthos</i>	Honeylocust	26	10	Good		Remove
66	566	<i>Picea pungens</i>	Colorado Spruce	15	3	Fair		Remove
67	567	<i>Picea pungens</i>	Colorado Spruce	18	3	Fair		Remove
68	568	<i>Picea pungens</i>	Colorado Spruce	16	3	Fair		Remove
69	569	<i>Quercus alba</i>	White Oak	27	6	Good		Remove
70	570	<i>Celtis occidentalis</i>	Hackberry	12	5	Good		Remove
71	571	<i>Celtis occidentalis</i>	Hackberry	13	3	Good		Remove
72	572	<i>Pinus strobus</i>	White Pine	12	4	Good		Remove
73	573	<i>Pinus strobus</i>	White Pine	12	3	Good		Remove

74	574	<i>Celtis occidentalis</i>	Hackberry	10	3	Good		Remove
75	575	<i>Celtis occidentalis</i>	Hackberry	8	2	Good		Remove
76	576	<i>Celtis occidentalis</i>	Hackberry	10	3	Good		Remove
77	577	<i>Celtis occidentalis</i>	Hackberry	14	3	Good		Remove
78	578	<i>Quercus alba</i>	White Oak	28	3	Good		Remove
79	579	<i>Quercus alba</i>	White Oak	28	8	Good		Remove
80	580	<i>Picea pungens</i>	Colorado Spruce	17	3	Good		Remove
81	581	<i>Picea pungens</i>	Colorado Spruce	16	3	Good		Remove
82	582	<i>Picea pungens</i>	Colorado Spruce	17	3	Good		Remove
83	583	<i>Picea pungens</i>	Colorado Spruce	15	3	Good		Remove
84	584	<i>Picea pungens</i>	Colorado Spruce	20	3	Good		Remove
85	585	<i>Picea pungens</i>	Colorado Spruce	15	3	Good		Remove
86	586	<i>Picea pungens</i>	Colorado Spruce	14	3	Good		Remove
87	587	<i>Picea pungens</i>	Colorado Spruce	18	3	Good		Remove
88	588	<i>Picea pungens</i>	Colorado Spruce	15	3	Good		Remove
89	589	<i>Picea pungens</i>	Colorado Spruce	13	2	Good		Remove
90	590	<i>Picea pungens</i>	Colorado Spruce	16	3	Good		Remove
91	591	<i>Picea pungens</i>	Colorado Spruce	13	6	Good		Remove
92	592	<i>Picea pungens</i>	Colorado Spruce	14	6	Good		Remove
93	593	<i>Celtis occidentalis</i>	Hackberry	18	6	Good		Remove
94	594	<i>Celtis occidentalis</i>	Hackberry	16	6	Good		Remove
95	595	<i>Quercus alba</i>	White Oak	4,4	2	Poor	Main stem cut, two suckers now co-dominant stems at base	Remove
96	596	<i>Quercus alba</i>	White Oak	13	6	Good		Remove
97	597	<i>Celtis occidentalis</i>	Hackberry	18	5	Fair		Remove
98	598	<i>Celtis occidentalis</i>	Hackberry	16	5	Good		Remove
99	599	<i>Celtis occidentalis</i>	Hackberry	18	6	Good		Remove
100	600	<i>Celtis occidentalis</i>	Hackberry	15	5	Good		Remove
101	601	<i>Quercus alba</i>	White Oak	26	6	Good		Remove
102	602	<i>Quercus macrocarpa</i>	Bur Oak	19	6	Good		Remove
103	603	<i>Celtis occidentalis</i>	Hackberry	18	6	Good		Remove
104	604	<i>Celtis occidentalis</i>	Hackberry	22	6	Good		Remove
105	605	<i>Celtis occidentalis</i>	Hackberry	21	6	Good		Remove
106	606	<i>Quercus alba</i>	White Oak	25	8	Good		Remove
107	607	<i>Quercus alba</i>	White Oak	27	8	Good		Remove
108	608	<i>Gleditsia triacanthos</i>	Honeylocust	12	3	Good		Remove
109	609	<i>Gleditsia triacanthos</i>	Honeylocust	8	3	Good		Remove
110	610	<i>Celtis occidentalis</i>	Hackberry	6	2	Poor	Leader dead, slight dieback	Remove
111	611	<i>Gleditsia triacanthos</i>	Honeylocust	8	4	Good		Remove
112	612	<i>Acer rubrum</i>	Red Maple	10	4	Fair	Girdled stem at support stake wires	Remove
113	613	<i>Celtis occidentalis</i>	Hackberry	6	2	Fair	Few dead branches	Remove
114	859	<i>Ulmus pumila</i>	Siberian Elm	80	14	Fair	Codominant stems at 2m, within naturalized area	Preserve
115	860	<i>Celtis occidentalis</i>	Siberian Elm	13	3	Fair	Within naturalized area	Remove
116	861	<i>Celtis occidentalis</i>	Siberian Elm	15	3	Fair	Within naturalized area	Remove

Appendix B – Site Images



Image #1: View looking east along Kingston Road towards tree #501



Image #2: View looking west along Kingston Road towards tree #521



Image #3: View looking south along Walnut Lane



Image #4: View looking north along Walnut Lane towards Kingston Road



Image #5: View looking east along Walnut Lane (north end of Home Depot parking lot)

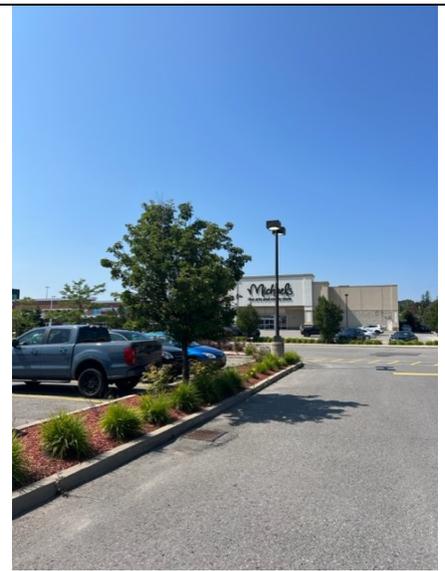


Image #6: View looking west along Walnut Lane (north end of Home Depot parking lot)



Image #7: View looking west towards group of conifer trees (#553 in foreground)



Image #8: View looking west along east-west laneway connecting to Dixie Road



Image #9: View looking east from cul-de-sac along east-west laneway connecting to Dixie Road



Image #10: View looking east along laneway running behind Home Depot



Image #11: View looking north along private road running parallel with Home Depot



Image #12: View looking west along laneway running behind Home Depot (tree #593 in foreground)



Image #13: View looking west along laneway running behind Home Depot



Image #14: View looking west along laneway running behind Home Depot

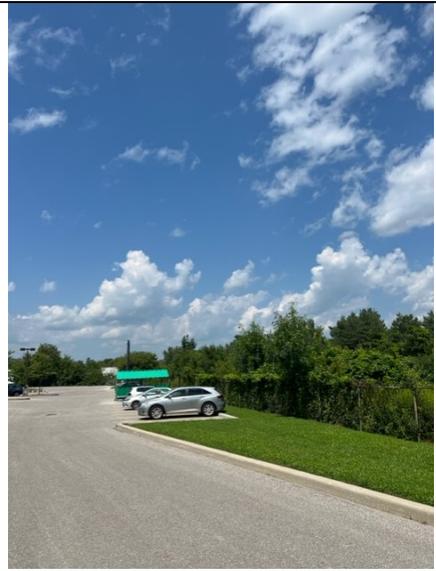


Image #15: View looking north along eastern portion of Food Basics parking lot



Image #16: View looking towards south-east corner of site



Image #17: View looking north-west within Food Basics parking lot



Image #18: View looking south within Food Basics parking lot

Appendix C – City of Pickering Protection Area



T 416.449.7767
TF 1.800.504.4181 F 416.449.1803
255 Wicksteed Ave., Unit 1A, Toronto, ON, Canada M4H 1G8
www.mbtw-wai.com

landscape architecture
urban design
design guidance
architecture
golf design
leisure design