Arborist Report For
1884 Liverpool Road
Pickering, ON (February 26, 2026)

DAWhiteTreeCare.com Tel: 416 431 2453, e-mail: *DAWhiteTreeCare@gmail.com*
D. Andrew White M. Sc. ISA Certified Arborist ON-0734. 78 Marcella St. Toronto, ON, M1G 1L2.

1. Introduction

The following is an arborist report for the property at 1884 Liverpool Road, in Pickering Ontario. The purpose of this report was to inventory the trees on the site and ascertain the potential impacts of the proposed construction of residential complex on the trees on, and near, the subject site.

This report was prepared for:

Louisville Homes Limited
86 Hillside Drive,
East York, ON M4K 2M6

2. Methods

On-site inspections were made on November 27 and 28, 2024, and November 5, 2025. The sizes of individual trees were measured as diameter at breast height (DBH), breast height being 140 cm from ground level. From the data collected plant Condition Rating (CR), Location Rating (LR), Species Rating (SR), and minimum Tree Protection Zones (TPZ), were estimated.[1,2]

3. Discussion

There are plans to build a residential complex at 1884 Liverpool Road. The existing lots 1884 Liverpool Road and 1885 Glendale Drive are to be combined. Several non-exempt trees would need to be injured or removed, in order to allow for the proposed demolition and construction (Table 1, Fig. 1, Photos 1-31).

Roadside Trees:

One large right-of-way silver maple tree would be less than its 7.2 metre TPZ from grade changes. All of the grade changes would be in the outer drip-line of the tree. The greatest grade disturbances would be more than 5 metres from the tree (Fig. 1, Photos 1-3).

A spruce tree (#2) would be too close to a proposed walkway to be retained. The tree is inside the right-of-way (Fig. 1, Photos 4-6).

A maple tree (#8) bordering a right-of-way easement would be removed. The tree is in very poor condition, and its removal should be considered (Fig. 1, Photos 12-15).

Grade modifications near these to trees need to be further assessed. The injury of the trees may be such that their removal may need to be considered (Fig. 1, Photos 1-9).

Nineteen (19) Alberta spruce trees, and a (1) mulberry tree, in the right-of-way would be removed. The small ornamental trees would be very close to proposed grade changes (Fig. 1, Photos 1-9).

Tree Protection:
A large maple and a spruce tree would be protected by a single 1.2 m (4 ft) web-fence **tree protection barrier**. The barrier would extend beyond the 2.4 metre to 7.2 metre TPZ radii of the trees in open areas, where feasible. Otherwise the barrier would extend to the edge of the public sidewalk and the **margin** of the worksite **setback**. The worksite extends to the right-of-way border. The spruce trees (#2) would not be enclosed in the barrier, if it cannot be retained (4.2 Appendix, Fig. 1).

Private On-Site Trees:

Four (4) live trees over 15 cm DBH would be too close to the worksite and grade changes to be retained. Several of the trees are in poor conditions. A large maple tree (#6) is either dead or moribund (Fig. 1, Photos 6-19).

Five (5) sumac shrubs over 15 cm would be removed. The shrubs would be too close to the worksite and grade changes to be retained (Fig. 1, Photos 6-19).

Neighbouring Trees:

There are to be grade changes almost to the northern property line of the site. Several of the trees have bases directly on the property line, where the margin of a driveway would be built. This would entail severing nearly half of the TPZ areas (40-50%) of the border trees. It would be difficult to retain these border trees without major changes to the Site Plan Proposal (Table 1, Fig. 1).

Three (3) trees neighbouring the northeast property line could be retained with risk of injury. The trees are on the neighbouring property. The grade changes in the outer third of the trees' drip-lines (Fig. 1, Photos 20-24).

Thirteen (13) trees over 15 cm DBH bordering the north side of the site are less than their TPZ radii from proposed grade changes and landscaping work. The deep excavation within the setbacks would be at risk of direct root injury. The removal of the trees needs to be considered, pending permission of the joint property owners. Barring permission to remove particular trees, the trees would be retained with significant risk of injury (Fig. 1, Photos 20-31).

Tree Protection:
Neighbouring trees would be protected by a span of 1.2 m (4 ft) plywood **tree protection barrier**. The barrier would extend along the setbacks, as far from the off-site trees as possible (4.2 Appendix, Fig. 1, Photos 20-31).

3.2 Replacement Trees:

At least twenty (20) new trees need to be accounted for as replacements for the trees over 15 cm DBH that would be removed. At least five (5) trees need to be accounted for, as compensation for the small trees between 15 cm and 29 cm DBH that would be removed (Table 1, Fig. 1).

If the trees adjacent to the northern border of the site are to be removed, twenty-eight (28) additional replacement trees need to be accounted for (Table 1, Fig. 1).

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

A landscape plan is to be developed for the 1884 Liverpool Road property. Allowing for adequate spacing (>5 m), canopy gaps, and soil volume (30 m^3), there would be inadequate space on the site for the full complement of replacement trees. The City of Pickering would be compensated cash-in-lieu for replacement trees that cannot be accommodated to the site (Table 1, Fig.1).

All new trees would be of large calliper nursery grown stock. The trees would be transplanted as according to municipal codes and bylaws.[4,5]

(1) Minimum 60 mm calliper (2-inch wide stem) for deciduous trees
(2) Minimum 1.8 m height for coniferous trees

Trees would best be transplanted during the spring or autumn. Mid-summer transplanting should be avoided. These trees are to be maintained in good condition. Supplemental watering may be required during the drier periods of the year, especially during the first two or three years after their transplantation. [4,5]

3.3 Root Pruning:

Some roots near the drip-line margin of the maple tree (#1). The deepest excavation would be in the outer drip-line of the trees. The excavation and/or grade disturbances would be too at least 35 cm to 40 cm deep within its TPZ area (Fig. 1).

A root inspection would be necessary to gauge the root pruning that that may be required. The root inspection trenches *would be* dug close to the proposed excavation margins as would be possible (Fig. 1). To minimise further root injury, the trench would either be dug manually, or with the aid of an air-spade. The exploratory trenches are to be inspected for roots that extend into the excavation zone. Of special concern would be roots over 5 cm width and large framework roots. [1,2]

If the root injuries incurred by the excavation should prove to be intolerable, a reconsideration of the (1) tree removal plans and/or (2) the construction plans may be necessary. If the root injuries are judged to be acceptable, root pruning and reburial could still be necessary. These remedial measures would ameliorate such root injury as could be incurred during the final excavation and resurfacing work. [1,2]

4. Conclusions

To allow for the proposed construction of residential complex at 1884 Liverpool Road, and 1885 Glendale Drive, four (4) privately owned trees over 15 cm DBH would need to be removed, and five (5) shrubs over 15 cm DBH would be removed., and twenty (20) ornamental and naturalized trees would be removed.

Thirteen (13) neighbouring trees over 15 cm DBH would be at great risk of root and crown injury. The removal of the trees would be necessary, within the current Site Plan Proposal. Three other neighbouring trees could be retained with some risk of injury.

One (1) City owned tree would be at risk of injury, and two (2) City owned tree would be removed. One of the right-of-way trees is located on the property line.

Four (4) privately owned live trees over 15 cm DBH would be **removed**.

Five (5) privately owned **shrubs** over 15 cm DBH would be **removed**.

Thirteen (13) neighbouring **trees** over 15 cm DBH should be **removed**.

Three (3) neighbouring trees over 15 cm DBH would be at risk of **injury**.

.
Twenty (20) small ornamental right-of-way trees would be **removed**.

One (1) right-of-way tree would be at risk of root **injury**.

Two (2) right-of-way trees would be **removed**.

All of the trees to be retained would be protected by barriers and existing fences during the demolition and construction work on the site.

D. Andrew White M. Sc.

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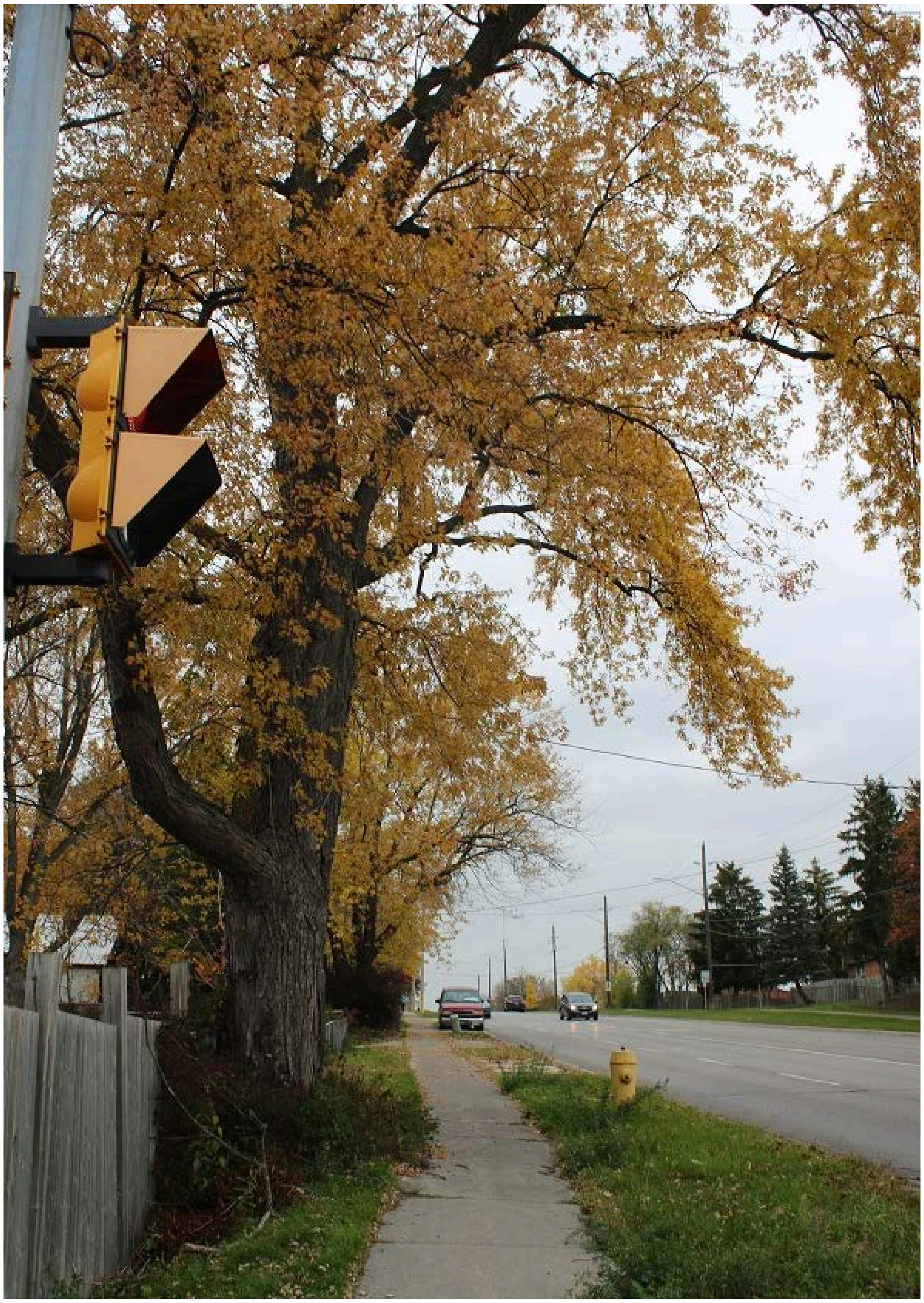
February 26, 2026

5. Tree Data:

Photograph #1: Tree #1 on the roadside of the 1884 Liverpool Road property (2024).



Photograph #2: Tree #1 on the roadside of the 1884 Liverpool Road property (2025).

Photograph #3: Crown of tree #1 on the roadside of the 1884 Liverpool Road property (2024).

Photograph #4: Trees #2 and #3 near the corner of the 1884 Liverpool Road property (2024).

Photograph #5: Tree #2 on the corner of the 1884 Liverpool Road property (2024).

Photograph #6: Tree #2 on the corner of the 1884 Liverpool Road property (2025).

Photograph #7: Tree #7 on the front yard of the 1884 Liverpool Road property (2024).

Photograph #8: Ornamental trees #4+ on the roadside of the 1884 Liverpool Road property (2025).

Photograph #9: Tree #10, and ornamental trees #4+, on the roadside of the 1884 Liverpool Road property (2024).

Photograph #10: Tree#6 in the backyard of the 1884 Liverpool Road property (2024).

Photograph #11: Tree #7 in the backyard of the 1884 Liverpool Road property (2024).

Photograph #12: Trees #8 and #9 on the front yard of the 1884 Liverpool Road property (2025).

Photograph #13: Tree #9 on the front yard of the 1884 Liverpool Road property (2025)

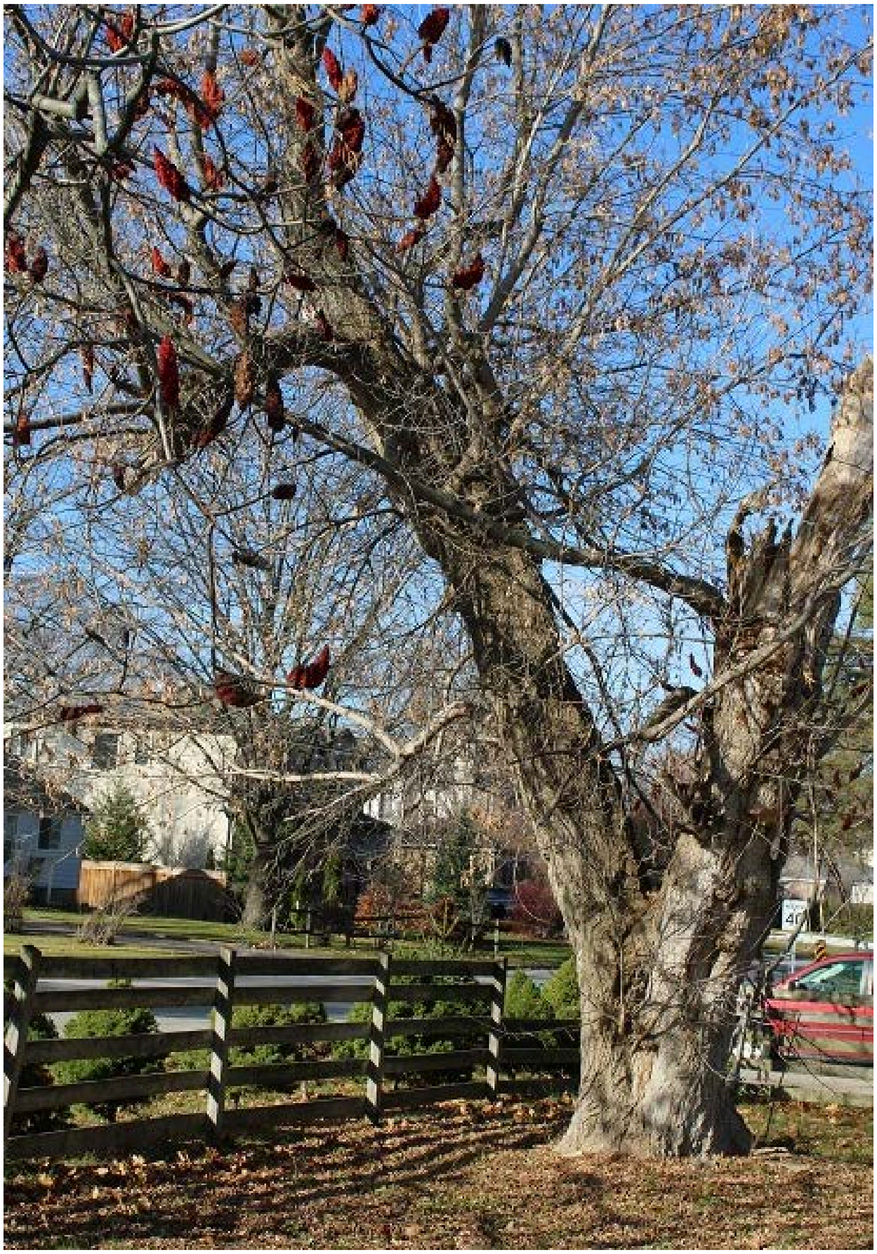
Photograph #14: Tree #8 on the front yard of the 1884 Liverpool Road property (2025).

Photograph #15: Trunks of trees #8 and #9 on the front yard of the 1884 Liverpool Road property (2024).

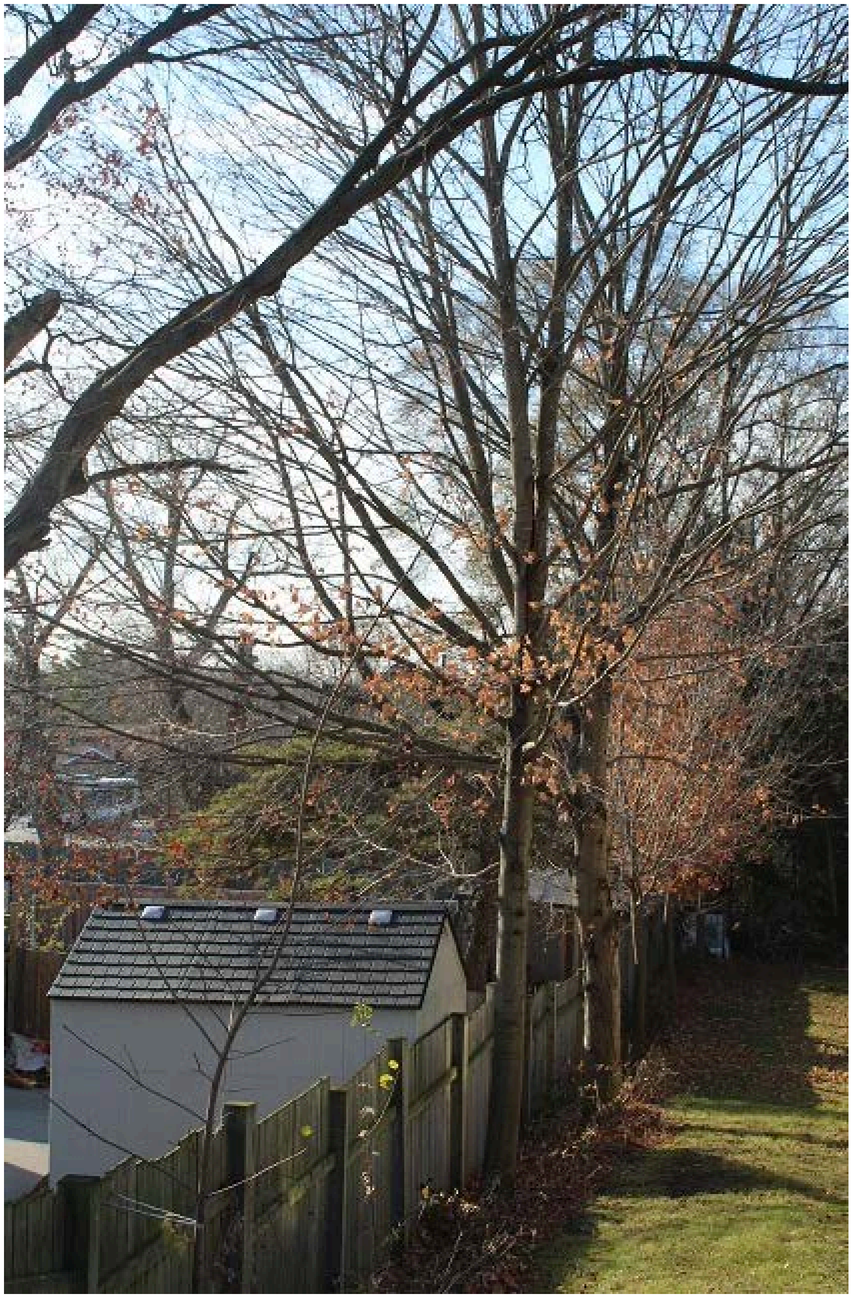
Photograph #16: Trunks of trees #8 and #9 on the front yard of the 1884 Liverpool Road property (2025)

Photograph #17: Trees #10 and shrubs #4+ on the corner of the 1884 Liverpool Road property (2024).

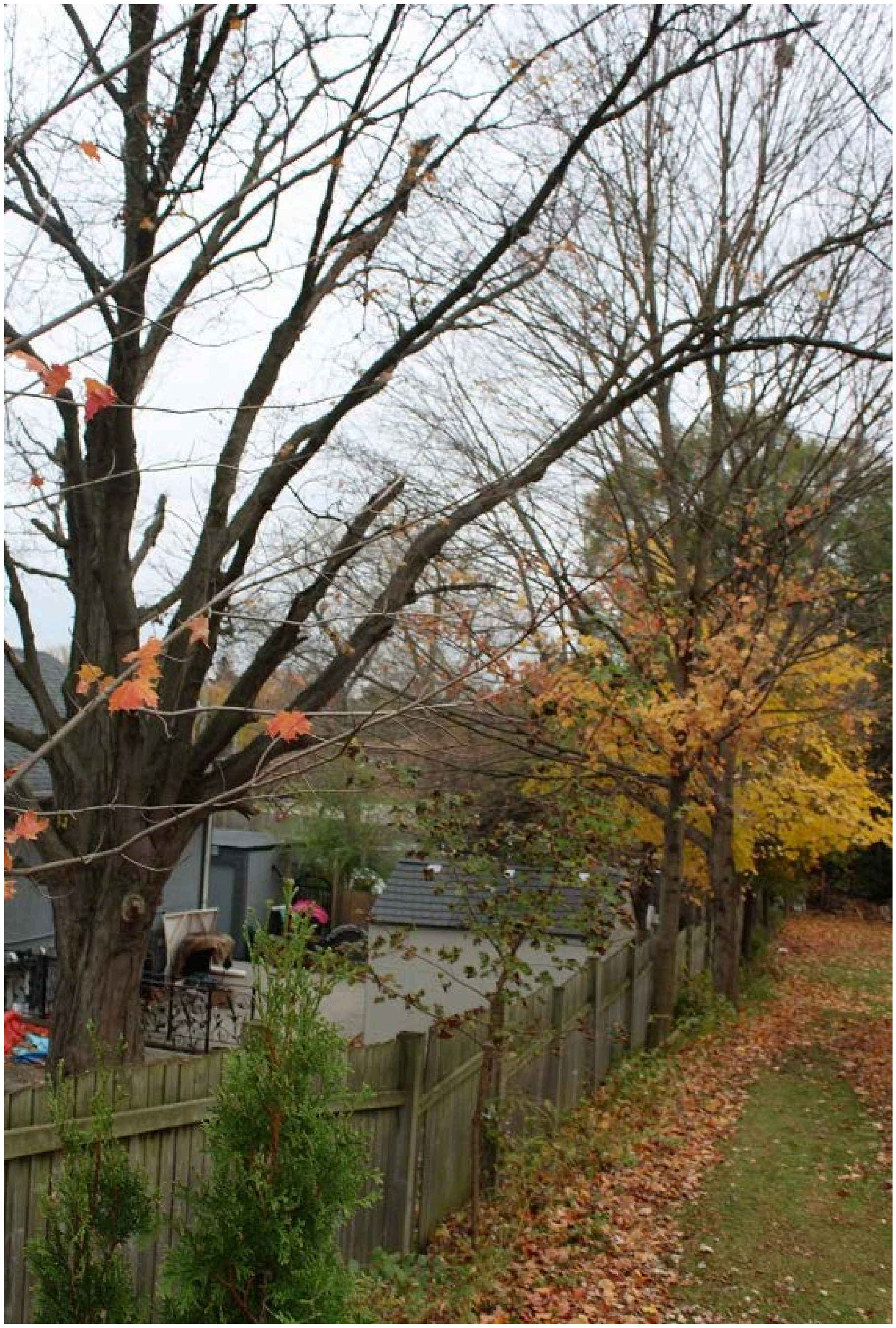
Photograph #18: Trees #10 and shrubs #4+ on the corner of the 1884 Liverpool Road property (2024).



Photograph #19: Tree #10 on the front yard of the 1884 Liverpool Road property (2025).



Photograph #20: Trees #14 and #15 neighbouring the 1884 Liverpool Road property (2024).



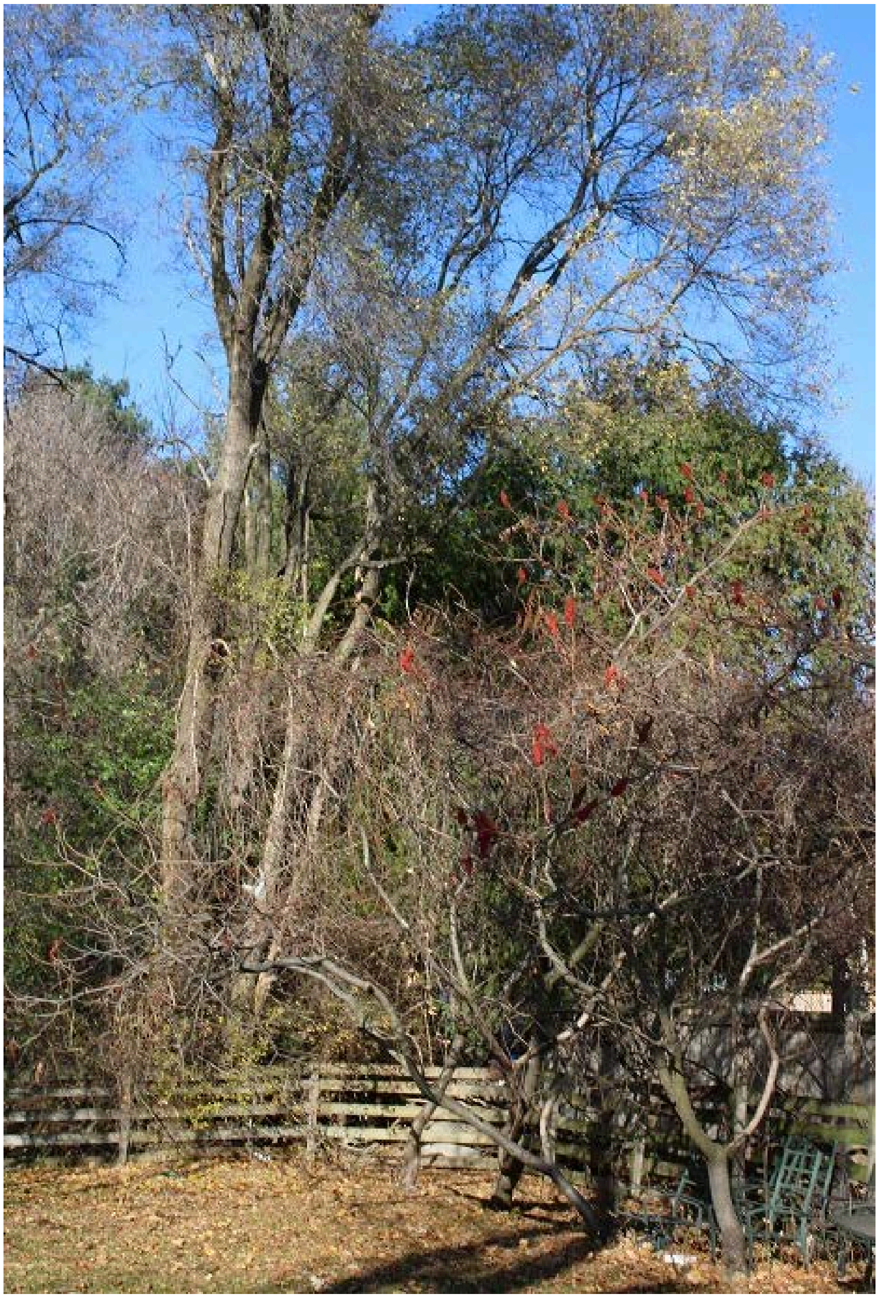
Photograph #21: Trees #14 and #15 neighbouring the 1884 Liverpool Road property (2025).

Photograph #22: Trees #14 and #15 neighbouring the 1884 Liverpool Road property (2025).

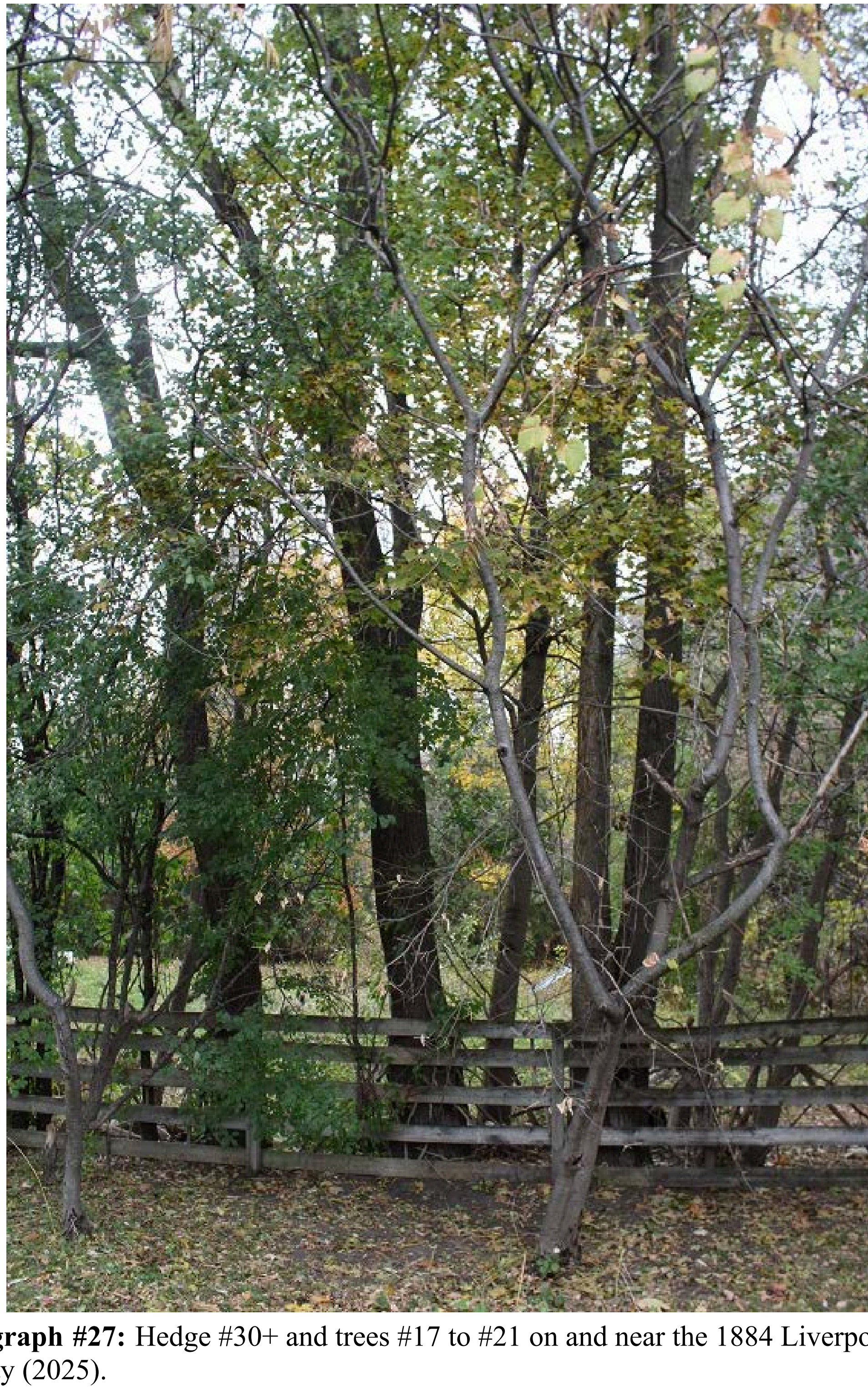
Photograph #23: Trees #12, #14 and #15, on and near the backyard of the 1884 Liverpool Road property (2024).

Photograph #24: Trees #12, #14 and #15, on and near the backyard of the 1884 Liverpool Road property (2025).

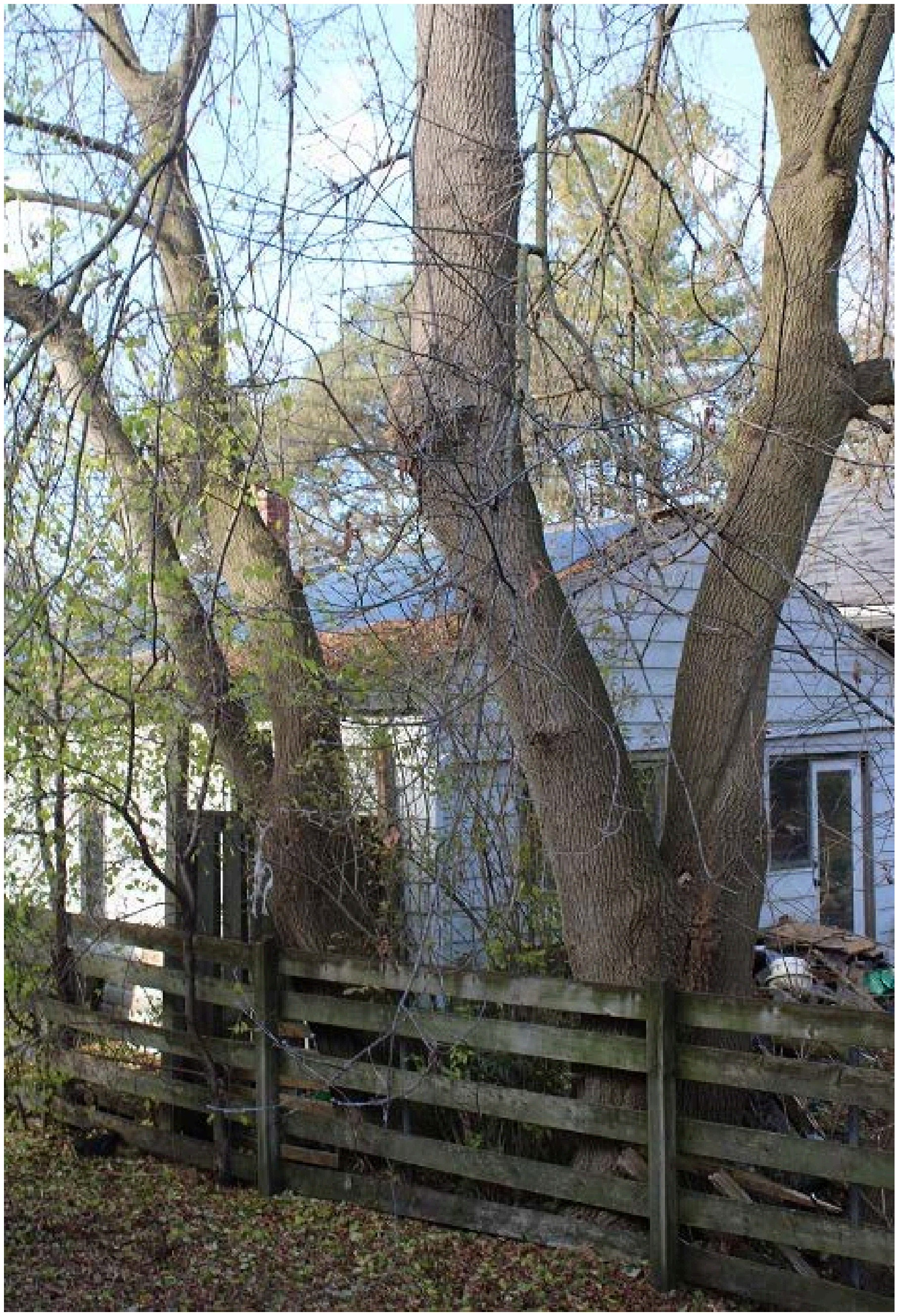
Photograph #25: Hedge #30+ and trees #17 to #21 on and near the 1884 Liverpool Road property (2025).



Photograph #26: Hedge #30+ and trees #17 to #21 on and near the 1884 Liverpool Road property (2024).



Photograph #27: Hedge #30+ and trees #17 to #21 on and near the 1884 Liverpool Road property (2025).



Photograph #28: Trees bordering the 1884 Liverpool Road property (2024).

Photograph #29: Trees bordering the 1884 Liverpool Road property (2025).

Photograph #30: Shrubs #29+ in the backyard of the 1884 Liverpool Road property (2024).

Photograph #31: Shrubs #29+ in the backyard of the 1884 Liverpool Road property (2024).

Table #1. Tree number (No.), species, diameter at breast height (DBH), comments, Condition Rating (CR) and Tree Category.

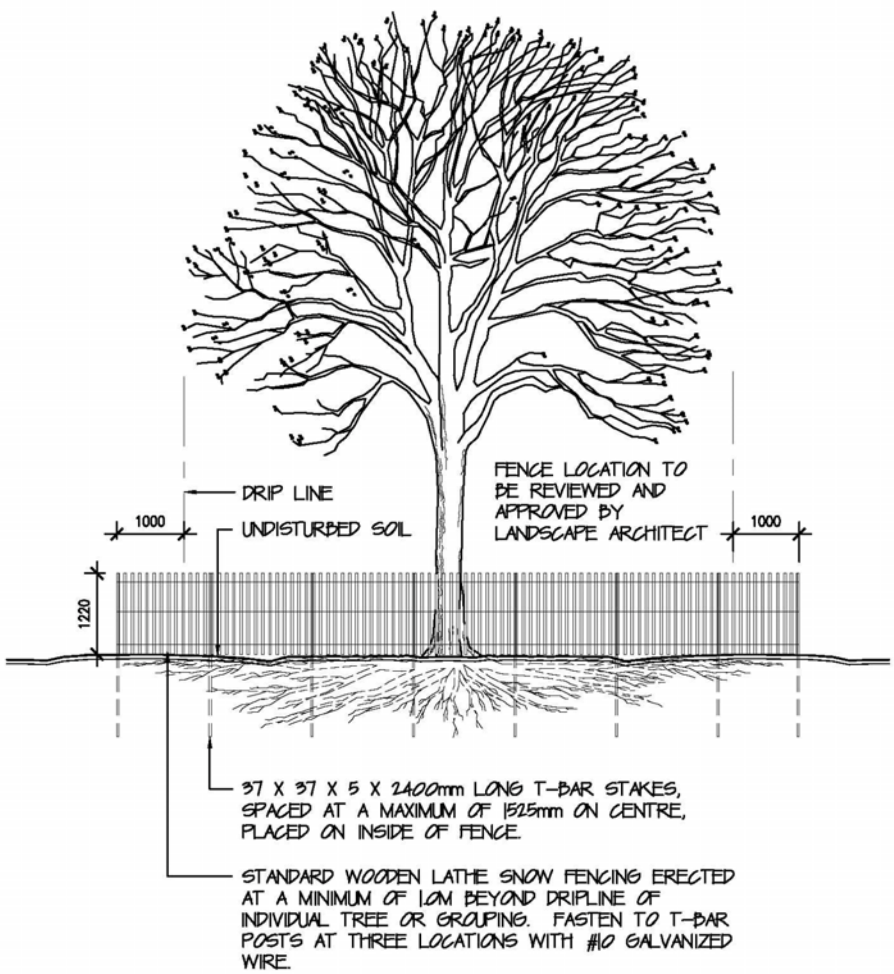
No.	Tree Species	DBH	Comments & TPZ	CR	TC
#1	Silver Maple	58-99 cm (135 m)	**Injure:** Tree with 2 leaders at 1.2 m from grade TPZ: 6 m (8.4 m)	60%	City RoW
#2	Blue Spruce	39 cm	**Remove:** Tree with crown base at 1.6 m from grade, adjacent to proposed walkway TPZ: 2.4 m	72.5%	City Easement
#3	Scots Pine	62 cm	**Remove:** Tree near fence with crown base at 2.2 m from base TPZ: 4.2 m	62.5%	Private
#4+	Alberta Spruces, 5x	8-10	Remove 9: Ornamental trees in poor air to good condition TPZ: 1.2-1.8 m	40-80 %	City
#5+	Alberta Spruce, 14x	8-10	Remove 14: Ornamental trees in poor air to good condition TPZ: 1.2-1.8 m	50-80 %	City
#6	Sugar Maple	78 cm	Dead remove: Apparently dead tree with several leaders at 2.5 m from grade TPZ: 4.8 m	0%	Private
#7	Cherry tree	32 cm	**Remove:** Tree with irregular crown form. TPZ: m	52.5%	Private
#8	Manitoba Maple	89 cm	**Remove:** Tree with trunk deadwood at 0 to 1.4 m from base TPZ: 5.4 m	50%	City Border Easement

No.	Tree Species	DBH	Comments & TPZ	CR	TC
#9	Manitoba Maple	159 cm	**Remove:** Tree with trunk decay at 1.2 to 2 m from grade TPZ: 9.6 m	45%	Private
#10	Manitoba Maple	122 cm	**Remove:** Tree with 2 leaders at 1.6 m from base, with one leader truncated TPZ: 7.8 m	45%	Private
#11	Black Walnut	14 cm	Exempt: Small tree near sumacs in good condition TPZ: 1.8 m	65%	Private
#12	Scots Pine	31 cm	**Remove:** Tree with truncated leader with crown base at 1.6 m from grade TPZ: 2.4 m	52%	Private border
#13	Sugar Maple	6 cm	**Injure:** Small tree in good condition TPZ: 1.2 m	80%	City Private border
#14	Sugar Maple	28 cm	**Remove 1:** Tree near worksite in fair condition TPZ: 1.8 m	65%	Neigh
#15	Sugar Maple	38 cm	**Remove 1:** Tree near worksite in low-fair condition TPZ: 2.4 m	65%	Neigh
#16+	White Cedars, 10x	10-22 cm	Protect: Hedge trees in fair to good condition TPZ: 1.8 m	65-70%	Neigh
#17 #18 #18b	Siberian Elm Siberian Elm Manitoba Maple	36 cm 56 cm 22-23	**Remove 3:** Leaning trees near worksite, with high crown bases TPZ: 2.4-3.6-m	55-60%	Neigh border

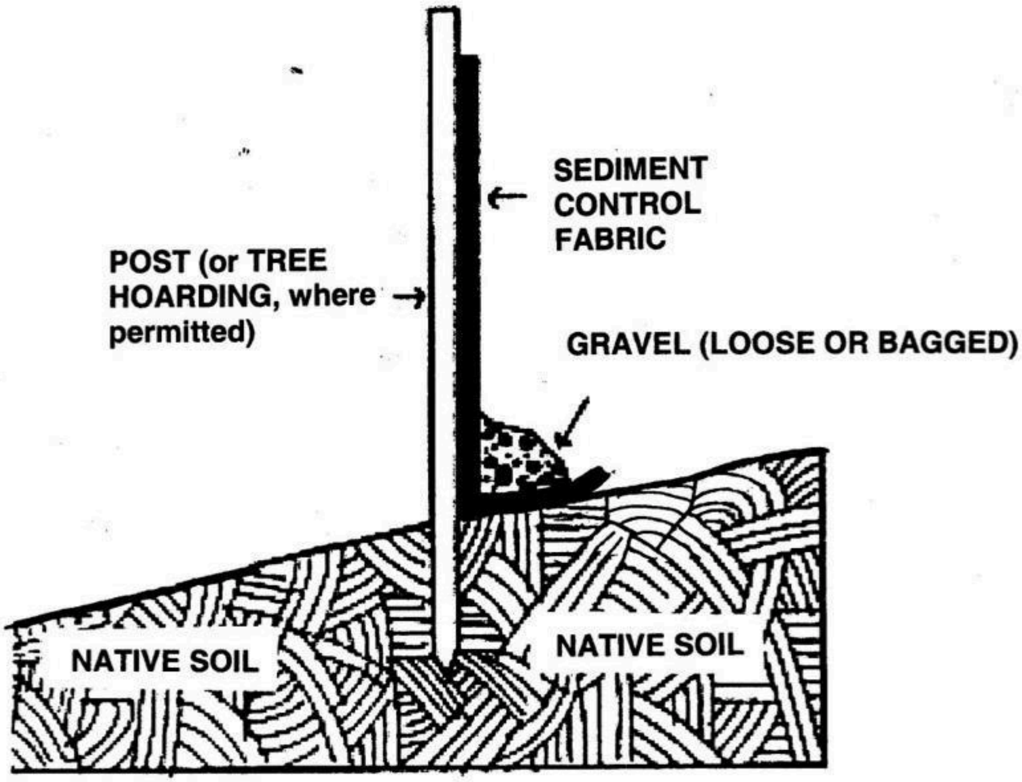
No.	Tree Species	DBH	Comments & TPZ	CR	TC
#19 #20 #21 #22 #22b #23	Siberian Elm Siberian Elm Siberian Elm Siberian Elm Manitoba Maple Siberian Elm	42-52 cm 22-23 cm 64 cm 64 cm 29 cm 46 cm	**Remove 6:** Leaning trees near worksite, with high crown bases TPZ: 1.8-4.2 m (5.4 m)	55-62.5 %	Neigh border
#24	Manitoba Maple	42 cm	**Remove 1:** Leaning tree near worksite with 2 trunks, one trunk removed TPZ: 3.0 m	52.5%	Neigh border
#25 #26	Manitoba Maple Manitoba Maple	66 cm 62 cm	**Remove 2:** Leaning trees near worksite in low-fair condition TPZ: 4.2 m	50-52.5 %	Neigh border
#27 #28	Sugar Maple Sugar Maple	16 cm 24 cm	**Injure 2:** Trees near worksite in good condition TPZ: 1.8 m	75-80%	Neigh border
#29+	Stag-horn Sumacs, 3x	14, 15, 16 cm	Remove 2: Shrubs over 15 cm DBH near old property boundary, 2 over 15 cm DBH TPZ: 1.2-1.8 m	65-75%	Private
#30+	Stag-horn Sumacs, 5x	12-16 cm	Remove 3: Shrubs over 15 cm DBH near fence boundary, 2 over 15 cm DBH TPZ: 1.2-1.8 m	65-75%	Private
#31	White Mulberry	12-18	Remove 1: small tree near RoW fence, SW. Naturalized tree TPZ: 1.8 m	75%	Town

Figure #1: Arborist's Plan and layout of the 1884 Liverpool Road property. Trees are numbered, and tree protection barriers (red) are indicated.

6.0 Appendix



REVISION NO.	ENGINEERING SERVICES	City of PICKERING
SCALE NTS		
DRAWN A. MOSTERT	TREE PRESERVATION PROTECTIVE FENCING	
APPROVED		
DATE MARCH 2008		P.6.7



**Construction Detail: SEDIMENT CONTROL FENCE
For Use Over Tree Root Zones
or Frozen Soil Conditions**

Urban Forestry Ravine & Natural Feature Protection, June 30 2010

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH SNOW FENCING OR SIMILAR STRUCTURES ERECTED OUTSIDE THE DRIP LINE OF THE TREES, PRIOR TO COMMENCEMENT OF CONSTRUCTION. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE DONE IN A LIKE MANNER WITH SNOW FENCING OR OTHER SIMILAR STRUCTURES AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER THE ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS ARE TO BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE CLEANLY CUT IN ACCORDANCE WITH ACCEPTABLE ARBORICULTURAL PRACTICES.
5. WHERE ROOT SYSTEMS OF PROTECTIVE TREES ARE EXPOSED DIRECTLY ADJACENT TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACK-FILLED WITH APPROPRIATE MATERIAL IN A TIMELY MANNER TO PREVENT DRYING.
6. WHERE NECESSARY, THE TREES SHALL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREE.
7. TREES SCHEDULED FOR PRESERVATION THAT HAVE DIED OR BEEN DAMAGED BEYOND REPAIR SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE BY TREES OF A SIMILAR SIZE AND SPECIES OR SUCH SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT.
8. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE CONTRACTOR SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING AND ROOT FEEDING TO THE SATISFACTION OF THE CITY OF PICKERING.
9. SHOULD A CONFLICT OCCUR BETWEEN TREES SCHEDULED FOR PRESERVATION AND THE PROPOSED CONSTRUCTION, APPROVAL SHALL BE OBTAINED IN WRITING FROM THE CITY OF PICKERING PRIOR TO PROCEEDING WITH THE REMOVAL OF SUCH.
10. ANY TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED IN ENTIRETY INCLUDING ALL STUMPS AND ROOTS AND DISPOSED OF OFF SITE. NO BURYING OF TREE BRANCHES AND STUMPS WILL BE PERMITTED.

REVISION NO.	ENGINEERING SERVICES	City of PICKERING
SCALE		
DRAWN A. MOSTERT	TREE PRESERVATION NOTES	
APPROVED		
DATE MARCH 2008		P.6.8

7. References

1- Council of Tree Landscape Appraisers. 2019. Guide for Plant Appraisal. 10th Edition. International Society of Arboriculture.

2- International Society of Arboriculture of Ontario. 2022. Ontario Supplement to Guide for Plant Appraisal 10th Edition. Ontario Chapter, International Society of Arboriculture.

3-.City of Pickering. 2025. Pickering Website. http://www.cityofpickering.com . Pickering Civic Complex. One The Esplanade. Pickering, ON L1V 6K7.

4- City of Pickering. 2003. TREE PROTECTION BY-LAW - BY-LAW NUMBER 6108/03. Corporation of the City of Pickering.

5- City of Pickering. 2003. 2022. Tree Inventory, Preservation, and Removal Compensation Requirements; 905.683.7575; https://www.pickering.ca/en/city-hall/resources/tree-inventory-preservation-removal-compensation-requirements.pdf ; Corporation of the City of Pickering.

6- MMAH. 2005. Greenbelt Plan No. 208/2005. Feb 28, 2005. Ministry of Municipal Affairs & Housing.