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December 9, 2022
Project 2369

City of Pickering
Municipal Property & Engineering Div.
Operations & Emergency Services Dept.
Pickering Civic Complex
1 The Esplanade
Pickering, Ontario
L1V 6K7

Attention: Arnold Mostert

Reference: Preliminary Arborist Report
640 Liverpool Road
Townhouse Development
City of Pickering

Introduction

Cosburn Nauboris Ltd. was retained by Brian Moss and Associates Ltd. to conduct a Tree Inventory and Assessment for a proposed 51-unit townhouse development.
The proposed development site is bordered by Annland Street to the north, Liverpool Road to the east, Wharf Street to the south, and an open space parcel bordering Frenchman's Bay.
This report is addressing the trees on site and the potential for preservation.
The site is currently 6 residential lots.

Tree Assessment

Trees were inventoried and statistics were compiled in Table 1. This table is attached to this report and is also included on the Tree Preservation Plan TP1. The statistics are to be used for determining the value of trees for retention or removal, the location of Tree Protection Zones and Barriers and a quantitative assessment of trunk diameter for tree compensation as may be required by the municipality for removals.

Trees were assessed to determine their condition based on guidelines outlined in the Guide for Plant Appraisal 10th Edition as published by the Council of Tree and Landscape Appraisers 2019. Factors such as the health, form and structure are considered in this evaluation.

Trees with poor form, double trunks with included bark, split trunks or branches, poor branch connections, excess dead wood, reduced branching in the crown, poor leaf development, signs of insect, fungal or bacterial infestations, have reduced ratings.

Assessments occur in different seasons and not all identifying traits of trees are present at the time of an inspection, features such as; buds, flowers, leaves, fruit, diseases, and insect infestation may not all be visible to complete a thorough investigation. The assessment is based on observation from the ground, limiting observations of the tops of crowns and does not include below grade observations. Trees are living entities and their condition will change during the season, as such this report is as accurate as possible at the time of the inspection.

Methodology

An inventory and assessment of the trees for this site was completed on September 23 and 28, 2022, as required by the City of Pickering.

The trees within the site were tagged with sequentially numbered metal tags while trees on adjacent lands are noted and identified by alphabetic letters.

Their attributes were recorded in Table 1 using the following parameters:

Tree #:	Metallic tag number or letter reference
Genus & Species:	Scientific nomenclature of genus and species
Common Name:	Commonly used name
DBH:	Diameter at Breast Height (1.4 m from the ground using a diameter tape)/estimated
Crown Spread:	Estimated extent of the branch structure from the trunk
TPZ:	The Minimum Tree Protection Zone as defined by the municipality
Condition Rating:	As a percentage based on health, form and structure as defined by the Council of Tree and Landscape Appraisers Guide for Plant Appraisals
	Or more generally as:
	Good: 67-100%
	Fair: 34-66%
	Poor: 0-33%
Action:	Removal or Preservation
Comments:	Relevant observations

Tree locations based on the survey prepared by J.D. Barnes Limited May 5, 2022, canopy spread, required TPZ's, Tree Protection Barriers and identifying reference are illustrated on the Tree Preservation Plan TP1. Additional tree locations are estimated based on field observations.

Assessment

The tree assessment found a total of 85 trees broken down as follows: 67 private trees; 5 private boundary trees, 3 private trees on adjacent lands within 6 meters of the property line. All private trees inventoried and assessed were over 15 cm DBH in size. There were also 10 City-owned trees on adjacent boulevards.

The general health of the trees was fair. A number of trees were in poor condition, and there was one high risk tree hazardous identified (tree #344) and subsequently removed after receiving permission from the City on October 3, 2022.

The site contained many mature trees including maple, pine, spruce, willow, apple, elm, magnolia, mountain ash, horsechestnut, ornamental pear, ivory silk lilac, fir, catalpa, and cedar hedges.

A detailed summary of trees is included in Table 1 appended to this report and is also shown on the Tree Preservation Plan TP1.

Discussion

Preservation Methods

Six (6) trees in total: trees M, N, O (on adjacent lands), and P, Q, R (City trees) are to be protected as per the City of Pickering Tree Preservation and Protection Fencing Detail P-1100 at locations shown on the Tree Preservation Plan TP1.

Removals

Due to the proposed layout of lots, roads, house siting, and associated grading that will be involved, all 67 trees within the site, 5 boundary trees, and 7 trees on adjacent City boulevards are proposed to be removed.

The owner should be aware that tree clearing shall be subject to the Migratory Bird Convention Act, S.C. 1994 c 22 current to May 5, 2011, Sections; 4-Purpose, 5-Prohibitions, 12 –Regulations, Schedules section 2 Article 5 and the Fish and Wildlife Conservation Act, 1997, SO 1997, c 41.

These provincial and federal regulations have restrictions on disturbing, taking, or killing nests, eggs, or birds particularly during bird nesting periods. We are in the Canadian Wildlife area C2 that indicates peak nesting season is from April 1 to August 31, however nesting can occur at other times as well. Clearing operations should not be conducted during this period unless appropriate monitoring such as bird nesting surveys are provided by a qualified naturalist that confirms birds are not actively nesting at the time of clearing.

Boundary trees #320, 329, 359, 360, and 365 are jointly owned with the adjacent landowner(s). Removal of these trees will need approval of the adjacent landowner(s).

Ontario Forestry Act
R.S.O. 1990, CHAPTER F.26
Boundary trees
10. (1) An owner of land may, with the consent of the owner of adjoining land, plant trees on the boundary between the two lands. 1998, c. 18, Sched. I, s. 21.
Trees common property
(2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1998, c. 18, Sched. I, s. 21.

Compensation

The City of Pickering tree removal compensation policy notes:

Tree compensation shall be calculated as follows. Multi-stemmed trees shall be calculated on a per stem basis.
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

Replacement planting is 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 rights-of-way is not considered as part of the tree replacement compensation. Should compensation planting take the form of naturalization planting in an open space area where smaller sized plant material may be more suitable, the City determines what the appropriate total quantity/value of the plant material will be. Reasonable effort must be taken to compensate for tree loss through on-site and/or off-site plantings by the developer.

Recognizing that many development sites will have insufficient space to plant all the trees required for compensation, the City may take cash-in-lieu with the funds to be used for tree planting initiatives within the neighbouring community if possible. At this time, staff have been requesting cash-in-lieu compensation at a rate of $550 per tree for the quantity of trees that are not planted. As some development sites may be densely forested or contain many large trees, the compensation required for these developments may be cost prohibitive. As such, a maximum value required for cash-in-lieu has been currently set at:

- *$3,300 per dwelling unit for residential developments*

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.

A total of 79 trees are recommended for removal requiring 156 replacement trees with a value of $85,800.00.

Final compensation to be determined and will be subject to proposed on site tree planting that will offset the above noted amount to determine any cash-in-lieu balance.

Tree compensation calculations are included in Table 1 appended to this report.

Conclusion

Cosburn Nauboris Ltd. was retained by Brian Moss and Associates Ltd. to conduct a Tree Inventory and Assessment for a proposed 51-unit townhouse development located at 640 Liverpool Road.

The proposed development will require the removal of a total of 79 trees with a compensation requirement of 156 replacement trees or a monetary value of $85,800.00 as cash in lieu.

A total of 6 trees: M, N, O (on adjacent lands), and P, Q, R (City trees) are to be preserved and protected as required by the City of Pickering and as illustrated on the Tree Preservation Plan TP1.

This report will be revised accordingly subject to proposed grading and servicing design and related tree impacts.

Limitations of Assessment

The inspection of the trees was made using accepted arboriculture practices and is limited to visual examination. There was no climbing, probing, coring, dissection, and detailed root examination involving excavation. While reasonable efforts have been made to assess trees in this report, there is no guarantee offered, or implied that these trees or any of their parts may have problems or deficiencies that may arise in the future. Trees are living organisms and their health and vigour change over time and are subject to changes in site and weather conditions. As such trees should be re-assessed periodically. The assessments made in this report are valid at the time of inspection.

The determination of ownership of any subject tree(s) is the responsibility of the landowner(s). Any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner(s). Any recommendation to remove or retain trees does not grant permission to encroach in any manner onto adjacent private properties.

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COSBURN NAUBORIS LIMITED

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ISA Certified Arborist ON-1249A
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encl. Table 1 Detailed Tree Inventory, assessment, and compensation calculations
Appendix A Guidelines for Tree Management
Preliminary Tree Preservation Plan TP1, Rev. #1
Tree Preservation Details TP2, Rev. #2

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	Table 1					Tree Inventory			
	Project: # 2369				Dates	09/23/2022 & 09/28/2022		City of Pickering	
Tag #	Genus Species	Common Name	DBH cm	Crown spread - m	Health Condition	Comment	Action	Compensation Trees 15cm+	tree value
	City Owned Trees								
331	*Thuja occidentalis*	White Cedar	25	6	Fair	20/12/10 clump	Remove	1	$ 550.00
342	*Sorbus sp.*	Mountain Ash	8	2	Fair	conflict w/overhead utility	Remove	FALSE	
346	*Acer saccharinum*	Silver Maple	71	10	Fair	trunk cavity / decay	Remove	3	$ 1,650.00
350	*Aesculus hippocastanum*	Common Horsechestnut	33	7	Fair	24/23, union @0.4m ht.	Remove	2	$ 1,100.00
351	*Salix alba*	White Willow	0	6	Poor	140cm dbh stump, suckering / sprouts	Remove	FALSE	$ -
352	*Sorbus sp.*	Mountain Ash	33	5	Fair	top dieback	Remove	2	$ 1,100.00
353	*Salix alba*	White Willow	0	6	Poor	130cm dbh stump, suckering / sprouts	Remove	FALSE	$ -
P	*Pyrus calleryana*	Flowering Pear	8	2	Fair	street tree in tree grate	Preserve		
Q	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Lilac	5	1.5	Fair	street tree in tree grate	Preserve	0	$ -
R	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Lilac	6	2	Good	street tree in tree grate	Preserve		
	Private Trees								
301	*Thuja occidentalis*	White Cedar	35	5	Fair	28/21 codom. stems	Remove	2	$ 1,100.00
302	*Thuja occidentalis*	White Cedar	20	3	Fair	in hedgerow	Remove	1	$ 550.00
303	*Thuja occidentalis*	White Cedar	15	3	Poor	90% dieback, in hedgerow	Remove	1	$ 550.00
304	*Thuja occidentalis*	White Cedar	20	3	Fair	in hedgerow	Remove	1	$ 550.00
305	*Thuja occidentalis*	White Cedar	25	3	Fair	50% dieback, in hedgerow	Remove	1	$ 550.00
306	*Thuja occidentalis*	White Cedar	26	3	Fair	in hedgerow	Remove	1	$ 550.00
307	*Thuja occidentalis*	White Cedar	27	4	Good	22/15, in hedgerow	Remove	2	$ 1,100.00
308	*Picea pungens*	Colorado Spruce	68	6	Fair	30% dieback	Remove	3	$ 1,650.00
309	*Pinus nigra*	Austrian Pine	25	4	Poor	lean, topped	Remove	1	$ 550.00
310	*Thuja occidentalis*	White Cedar	27	3	Fair	bark missing/decay on east side trunk	Remove	1	$ 550.00
311	*Thuja occidentalis*	White Cedar	36	6	Good	26/24 stems at grade	Remove	2	$ 1,100.00
312	*Picea pungens glauca*	Blue Colorado Spruce	52	6	Fair	30% dieback	Remove	3	$ 1,650.00
313	*Picea pungens glauca*	Blue Colorado Spruce	60	7	Fair	40% dieback	Remove	3	$ 1,650.00

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314	*Pinus nigra*	Austrian Pine	15	4	Poor	80% dieback, in thicket	Remove	1	$	550.00
315	*Abies balsamea*	Balsam Fir	40	6	Fair	trunk base decay, 5° lean	Remove	2	$	1,100.00
316	*Pinus strobus*	White Pine	87	10	Fair	dead stubs, intersecting branches	Remove	4	$	2,200.00
317	*Thuja occidentalis*	White Cedar	35	5	Fair	26/23 union @ 0.2m ht.	Remove	2	$	1,100.00
318	*Picea glauca*	White Spruce	42	6	Fair	40% dieback	Remove	2	$	1,100.00
319	*Pinus nigra*	Austrian Pine	31	5	Fair	25/18, tip blight, 40% dieback	Remove	2	$	1,100.00
321	*Thuja occidentalis*	White Cedar	21	3	Fair		Remove	1	$	550.00
322	*Thuja occidentalis*	White Cedar	30	4	Poor	extreme lean, within hedgerow	Remove	2	$	1,100.00
323	*Thuja occidentalis*	White Cedar	17	3	Fair	within hedgerow	Remove	1	$	550.00
324	*Thuja occidentalis*	White Cedar	48	6	Fair	34/18/18/18/13, within hedgerow	Remove	5	$	2,750.00
325	*Thuja occidentalis*	White Cedar	22	3	Fair	19/10, within hedgerow	Remove	1	$	550.00
326	*Thuja occidentalis*	White Cedar	45	5	Good		Remove	2	$	1,100.00
327	*Thuja occidentalis*	White Cedar	32	3	Fair	25/17/11	Remove	2	$	1,100.00
328	*Acer platanoides*	Norway Maple	64	10	Fair	stem decay from old pruning cuts	Remove	3	$	1,650.00
330	*Thuja occidentalis*	White Cedar	28	4	Fair	23/16, trunk decay	Remove	2	$	1,100.00
332	*Picea abies*	Norway Spruce	62	7	Good		Remove	3	$	1,650.00
333	*Thuja occidentalis*	White Cedar	18	2	Poor	45° lean, root failure	Remove	1	$	550.00
334	*Thuja occidentalis*	White Cedar	18	3	Fair		Remove	1	$	550.00
335	*Thuja occidentalis*	White Cedar	15	2.5	Fair		Remove	1	$	550.00
336	*Thuja occidentalis*	White Cedar	16	3	Fair		Remove	1	$	550.00
337	*Thuja occidentalis*	White Cedar	18	3	Fair		Remove	1	$	550.00
338	*Thuja occidentalis*	White Cedar	33	4	Fair	27/19	Remove	2	$	1,100.00
339	*Thuja occidentalis*	White Cedar	16	2.5	Fair		Remove	1	$	550.00
340	*Thuja occidentalis*	White Cedar	24	3	Fair		Remove	1	$	550.00
341	*Thuja occidentalis*	White Cedar	20	3	Fair		Remove	1	$	550.00
343	*Picea abies*	Norway Spruce	105	14	Fair		Remove	4	$	2,200.00
344	*Acer platanoides*	Norway Maple	63	16	Poor	**hazard**, codom., trunk split/crack 1.4m long	Remove	3	$	1,650.00
345	*Malus sp.*	Apple	34	5	Fair		Remove	2	$	1,100.00
347	*Ulmus americana*	White Elm	35	12	Fair	31/16	Remove	3	$	1,650.00
348	*Catalpa speciosa*	Northern Catalpa	70	12	Fair	internal stem decay / carpenter ants	Remove	3	$	1,650.00
349	*Magnolia sp.*	Magnolia	33	8	Fair	18/17/15/15	Remove	4	$	2,200.00

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354	*Picea abies*	Norway Spruce	73	10	Fair		Remove	3	$	1,650.00
355	*Picea abies*	Norway Spruce	42	9	Fair		Remove	2	$	1,100.00
356	*Picea abies*	Norway Spruce	72	10	Fair		Remove	3	$	1,650.00
357	*Acer negundo*	Manitoba Maple	47	10	Fair	40/17/17, clump	Remove	4	$	2,200.00
358	*Acer negundo*	Manitoba Maple	21	4	Fair		Remove	1	$	550.00
361	*Picea abies*	Norway Spruce	73	10	Fair		Remove	3	$	1,650.00
362	*Picea abies*	Norway Spruce	37	7	Fair	23/22/18	Remove	3	$	1,650.00
363	*Picea abies*	Norway Spruce	39	7	Poor	90% dieback, top-heavy canopy	Remove	2	$	1,100.00
364	*Picea abies*	Norway Spruce	69	8	Fair		Remove	3	$	1,650.00
366	*Acer negundo*	Manitoba Maple	32	8	Fair	18/15/14/13/10, clump	Remove	2	$	1,100.00
367	*Acer negundo*	Manitoba Maple	30	8	Poor	22/21, stems fused	Remove	2	$	1,100.00
A	*Pinus nigra*	Austrian Pine	22	4	Poor	95% dieback, severe bow in stem	Remove	1	$	550.00
B	*Thuja occidentalis*	White Cedar	30	4	Fair		Remove	2	$	1,100.00
C	*Thuja occidentalis*	White Cedar	24	3	Fair		Remove	1	$	550.00
D	*Thuja occidentalis*	White Cedar	40	6	Fair	29/27 at grade	Remove	2	$	1,100.00
E	*Thuja occidentalis*	White Cedar	49	6	Fair	30/20/18/16/15/13/10/8	Remove	6	$	3,300.00
F	*Thuja occidentalis*	White Cedar	15	3	Fair	within hedgerow	Remove	1	$	550.00
G	*Thuja occidentalis*	White Cedar	31	4	Fair	23/16/10/10, within hedgerow	Remove	2	$	1,100.00
H	*Thuja occidentalis*	White Cedar	30	4	Fair	within hedgerow	Remove	2	$	1,100.00
I	*Thuja occidentalis*	White Cedar	30	4	Fair	within hedgerow	Remove	2	$	1,100.00
J	*Thuja occidentalis*	White Cedar	31	4	Fair	26/16, within hedgerow	Remove	2	$	1,100.00
K	*Thuja occidentalis*	White Cedar	31	4	Fair	27/12/10, within hedgerow	Remove	1	$	550.00
L	*Acer negundo*	Manitoba Maple	30	8	Fair		Remove	2	$	1,100.00
	Boundary Trees									
320	*Thuja occidentalis*	White Cedar	28	4	Fair	boundary w/ City	Remove	1	$	550.00
329	*Thuja occidentalis*	White Cedar	14	2.5	Good	8/8/7/5, boundary w/ City	Remove	FALSE	$	-
359	*Acer saccharinum*	Silver Maple	110	14	Fair	unbalanced canopy, 70/60 stems pruned	Remove	4	$	2,200.00
360	*Acer negundo*	Manitoba Maple	48	8	Fair	36/25/20, boundary w/private land	Remove	4	$	2,200.00
365	*Acer negundo*	Manitoba Maple	20	8	Fair	thru fence, boundary w/private land	Remove	1	$	550.00
	Trees on Adjacent Lands									
M	*Acer negundo*	Manitoba Maple	33	7	Fair	1-stem is topped, next to fence	Preserve			

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N	*Picea glauca*	White Spruce	21	3	Fair	1-sided canopy	Preserve	0	$ -
O	*Acer saccharum*	Sugar Maple	26	5	Good		Preserve		
		City owned trees	10						
		private trees	67				Compensation	156	$ 85,800.00
		count site trees	72						
		count trees adjacent lands	3				number of units	51	
		total trees	85				per unit	$ 3,300.00	
		remove	79				max compensation		$ 168,300.00
		preserve	6				adjusted compensation		

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Appendix A Guidelines for Tree Management

General Guidelines

The survival rates for trees, which are in close proximity to construction, are dependent on the resultant changes to a variety of environmental and anthropogenic factors including; species resilience to construction, extent of root damage or removal, changes to soil grades over the roots and removal of limbs and branches.

Construction activities bring about changes to a variety of environmental factors, including the existing microclimate, winds, temperature, soil moisture, amount of available sunlight, soil quality, and the level of the water table. Subsequent human activities also may damage the structure and/or physiological activities of the trees. Following construction trees should be monitored for signs of deteriorating health, these signs may not become visible for several years after the damage has occurred. Therefore, recommendations for tree preservation are to be re-assessed over time, and trees are to be monitored as their potential to deteriorate and become hazardous can increase or change over time.

Tree Protection Fencing

Tree protection fencing should be installed for all trees to be protected per Municipal requirements and inspected and approved by the consulting ISA Arborist/Forester /Town/City prior to commencement of site soil stripping or construction and be maintained throughout construction period by the contractor/owner.

Protective Fencing location and details are indicated on the Tree Assessment Plan TP1.

Within the Tree Protection Zone (TPZ) there must be no:

Construction;

Altering of grades;

Storage of construction materials, equipment, soil, waste, or debris;

Disposal of concrete, gas, oil, or paint;

Movement of vehicles equipment or pedestrians.

Tree protection fencing shall be monitored by the consulting ISA Arborist/Forester on a semi-annual basis with repairs completed by the contractor as required.

Excavation and Fill

Excavation and filling works are not to occur inside the Tree Protection Zone.

When excavating near protected tree roots, Air Knives or low-pressure Hydro Vac excavation are the preferred method to expose roots. All exposed roots should be pruned cleanly back to the remaining soil using acceptable horticultural pruning practices. All root pruning to be performed by or under supervision of a Certified Arborist or tree professional.

When installation of conduits, irrigation lines or other service, is required directional micro tunnelling below the root system is the preferred method. When trenching is required, it is preferred that trenching occurs at a distance from the trunk of at least 12 times the diameter of the trunk.

Trenching should be completed utilizing high pressure Air Knives or low-pressure Hydro Vac excavation, exposing roots to be pruned for insertion of pipes of lines.

Pruning Practices

All roots to be removed are to be exposed by Air Knife or Low-Pressure Hydro Vac excavation. Roots are to be cut clean with accepted horticultural practises under supervision of the consulting ISA Arborist, using secateurs, loppers, or saws prior to excavation. All exposed roots are to be watered and back filled as soon as possible to prevent desiccation.

All limbs to be removed to provide access for construction should be pruned cleanly, utilizing clean; secateurs in accordance with approved horticultural practices under supervision of the consulting ISA Arborist. All pruning cuts should be made to a growing point such as a bud, twig, or branch. Poor cut location, poor cut angle and torn cuts are not acceptable

All limbs damaged or broken during the course of construction should be pruned cleanly, utilizing clean secateurs in accordance with approved horticultural practices under supervision of the consulting ISA Arborist. All pruning cuts should be made to a growing point such as a bud, twig, or branch. Poor cut location, poor cut angle and torn cuts are not acceptable.

Extensive pruning is best completed before plants break dormancy. Pruning should be limited to the removal of no more than a quarter (1/4) of the total bud and leaf bearing branches.

Pruning should include the careful removal of:

deadwood,

branches that are weak, damaged, diseased,

secondary leaders of conifers,

trunk and root suckers,

trunk waterspouts, and

tight V-shaped or weak crotches.

Root Feeding

When the construction requires roots to be removed the ability of the trees to provide nutrients and water to the upper portions of the trees will be reduced and will potentially reduce health and vigor of the trees. Where grades adjacent to trees that are slated for preservation have changed, root feeding is recommended. To supplement new root development, affected trees should receive an application of granular slow-release fertilizer with a high phosphate component and a mycorrhizal fungus inoculant to improve the symbiotic relationship that aids in nutrient uptake. This should be worked into the soil that is placed back over the roots so that it is not visible to children or animals. Trees should be well irrigated during and post construction to reduce desiccation of the roots, encourage development of soil microorganisms and this should be continued during the dry conditions.

Removals

Dead or dying specimens are to be removed to prevent further damage to the existing vegetation.

Trees that are to be removed should be cut down in such a way that falling trees do not damage the vegetation which does not require removal.