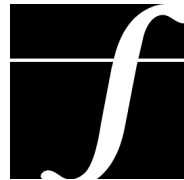


ARBORIST REPORT

with Tree Survey Plan and
Tree Preservation/Removal Plan

2069 Lakeshore Road
Burlington, Ontario



Ferris + Associates Inc.
Landscape Architecture and Urban Design

~~April 23, 2021~~

Revised: April 12, 2022

Arborist Report for Development Applications

Municipal Address of Property:
2069 Lakeshore Road
 Burlington, Ontario

Section 1 - Arborist Report

Name of Consulting Arborist:

Paul Ferris

T. 416.366.6800

Ferris + Associates Inc. 11 Church Street, Suite 302, Toronto, Ontario M5E 1W1

Date of Inspection: **March 7, 2021**

Tree No.	Tree Species	DBH (cm) *	MTPZ (m) **	Crown Diameter (m)	Trunk Integrity	Crown Vigour & Structure	Plant Condition *** Health & Structure Elements	Observations & Comments
1a	Ivory Silk <i>Syringa reticulata</i> Tree has been removed by others	4	1.8	1	Fair	Fair	Fair	- within City Right of Way (Lakeshore Road) - new tree planted in open pit with metal frame - wound on trunk near base west side - very poor soils with construction debris. Recommend removal and replacement with proposed streetscape works for 2069 Lakeshore
2	Ivory Silk <i>Syringa reticulata</i>	3.5	1.8	1	Fair	Fair	Fair	- within City Right of Way (Lakeshore Road) - new tree planted in open pit with metal frame - trunk on angle toward the road - appears to have been hit by vehicle - very poor soils with construction debris. Recommend removal and replacement with proposed streetscape works for 2069 Lakeshore
3	White birch <i>Betula papyrifera</i> Tree has been removed by owner fall 2021	23 & 26.5	2.4	5	Very Poor	Extremely poor	Extremely poor	- On Private Property on Subject Site - located inside 0.6m high precast retaining wall - Crown mortality >75%; fungal growth on trunk section. - vines grafted on to trunk - top major leader branches dead Recommend removal because of condition

Arborist Report
 2069 Lakeshore Road
 Prepared by Ferris + Associates Inc.

Tree No.	Tree Species	DBH (cm) *	MTPZ (m) **	Crown Diameter (m)	Trunk Integrity	Crown Vigour & Structure	Plant Condition *** Health & Structure Elements	Observations & Comments
4	Little leaf linden <i>Tilia cordata</i>	25.5	2.4	7	Poor to Fair	Poor	Poor	- Within City Right of Way (Lakeshore Road) - Street tree with tree grate and guard; poor crown form - Asymmetrical crown form completely over road. - tree in tree grate with appearance of heavily soil Recommend removal and replacement with proposed streetscape works for 2069 Lakeshore
5	White birch <i>Betula papyrifera</i> Tree has been removed by owner fall 2021	12, 22, 15	2.4	6	Poor to Fair	Poor	Poor	- On Private Property on Subject Site - Trunks diverge with north trunk dead; - dieback present in other stems; <20% crown mortality; - imbalanced crown form. Recommend removal because of condition
6	London plane tree <i>Platanus x acerifolia</i>	58	3.6	14	Fair	Fair	Fair	- On Private Property on Subject Site - base of trunk +/- 1m above adjacent sidewalk grade - Large spreading tree located at street corner; - trunk with no major defects; defined root flare; - crown with minimal mortality; lower crown pruned - lower branches to the west in conflict with sidewalk. Removal required to accommodate development
7	Black walnut <i>Juglans nigra</i>	49 & 47.5	3.0	14	Fair	Fair	Fair	- On Private Property on Subject Site - Large spreading two-stemmed tree; stems split at approx. 0.5m; girdling root present; minimal deadwood present; SE stem with trunk sweep form; thinning crown condition; some crown cleaning appears to have occur Removal required to accommodate development
8	Norway maple <i>Acer platanoides</i>	19	2.4	6	Very Poor	Poor	Very Poor	- Within City Right of Way (Pearl Street) - Small street tree with tree guard; poor trunk and crown vigour; deadwood present; poor crown form. Recommend removal and replacement with proposed streetscape works for 2069 Lakeshore
9	Norway maple <i>Acer platanoides</i>	18.5	2.4	5	Very Poor	Poor	Very Poor	- Within City Right of Way (Pearl Street) - Street tree with tree guard; trunk with lean; - tree located in small square shaped soil opening; - deadwood in crown; low crown vigour. Recommend removal and replacement with proposed streetscape works for 2069 Lakeshore
10	Norway maple <i>Acer platanoides</i>	28	2.4	7	Poor	Poor	Poor	- Within City Right of Way (Pearl Street) - Street tree with tree guard; trunk with vertical scar; - trunk lean; low crown vigour; - crown predominately on S & W sides – poor form. Recommend removal and replacement with proposed streetscape works for 2069 Lakeshore

Tree No.	Tree Species	DBH (cm) *	MTPZ (m) **	Crown Diameter (m)	Trunk Integrity	Crown Vigour & Structure	Plant Condition *** Health & Structure Elements	Observations & Comments
11	Manitoba maple <i>Acer negundo</i>	51.5	3.6	16	Very Poor	Very poor	Very poor	<ul style="list-style-type: none"> - On Private Property on Subject Site - one major trunk stem recently removed - cavity in smaller trunk in old branch stub; - previously observed fungal growth at tree base; - large vertical white-faced scar & rot site at 5-6m - stem overhanging building; profuse epicormic branching. Recommend removal because of condition

*Diameter at Breast Height (DBH) measured at 1.4m above ground level.

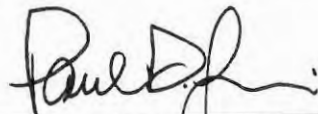
** Tree Protection Zone (MTPZ) indicates the minimum protection distance required and is to be measured from the outside edge of the tree base.

*** Plant Condition rating is determined based on International Society of Arboriculture (I.S.A.) protocol.

I verify that the information provided above is true, accurate and has been provided to the best of my ability.

Paul D. Ferris

Name of Certified/Registered Consulting
Arborist or Registered Professional Forester



Signature of Certified/Registered Consulting
Arborist or Registered Professional Forester

April 23, 2021

Date

Tony Molnar

Name of Certified/Registered Consulting
Arborist or Registered Professional Forester



Signature of Certified/Registered Consulting
Arborist or Registered Professional Forester

April 23, 2021

Date

Existing Tree Conditions



Tree T1A Tree has been removed by others



Tree T1A - Trunk Damage and Soil



Tree T2

Description: Trees T1A and T2 are recently planted street trees presumably installed by the City. As shown in the photos these trees are unprotected and adjacent to a construction site. Their condition and soil materials appear less than ideal.

Reason for Removal: Due to the health condition and planting soil we are recommending these trees be removed. In addition they are located in conflict with the new Downtown Streetscape Guidelines.

These trees will be replaced as part of the proposed streetscape landscape plan by the 2069 Lakeshore development where they will be in compliance with the Downtown Streetscape Guidelines.



Tree T3 Tree was removed by Property Owner fall 2021



Tree T3 - Base Tree was removed by Property Owner fall 2021

Description: This birch tree is located on private property elevated behind a retaining and in extremely poor condition.

Reason for Removal: The existing health and structural condition dictates its removal due to potential danger to the public on the immediately adjacent municipal sidewalk.

In addition it would be in conflict with the proposed development and Downtown Streetscape Guidelines

Arborist Report
2069 Lakeshore Road
Prepared by Ferris + Associates Inc.



Tree T3 - Trunk with Vines

Tree was removed by Property Owner fall 2021

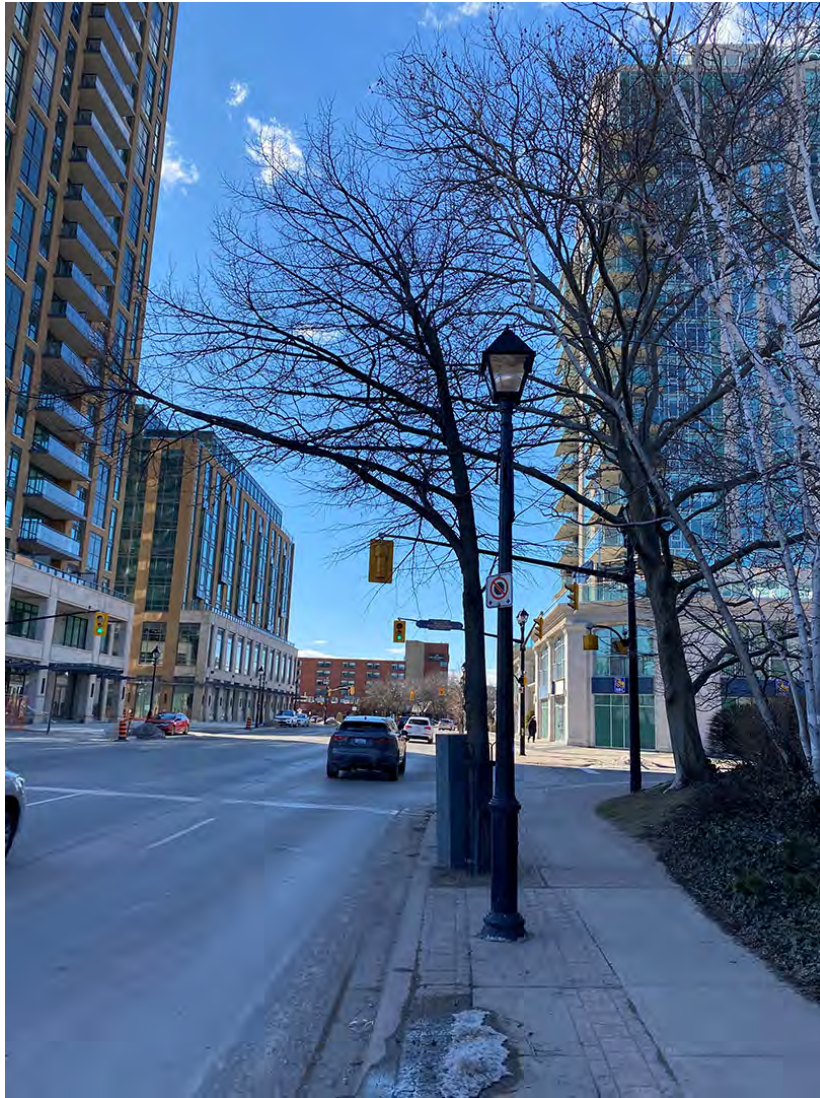


Tree T3 - Canopy

Tree was removed by Property Owner fall 2021

Further visual evidence supporting the removal of Tree T3

This tree will be replaced as part of the proposed streetscape landscape plan by the 2069 Lakeshore development



Tree 4



Tree 4 - Base

Description: Little Leaf Linden tree located in the public right of way that F+A has deemed to be in Poor condition due to its planting location, soil condition and one sided canopy hanging over the Lakeshore Road. In addition, its location is in conflict with the new Downtown Streetscape Guidelines paving and planting details. Originally recommended for removal, City staff have disagreed on its condition and recommended its preservation so it will remain in place. **After further review of the detailed design, City staff have concluded that this tree cannot be retained, and identified that this tree be subject to removal.**

Arborist Report
2069 Lakeshore Road
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Tree 5 Tree was removed by Property Owner
fall 2021

Description: Tree 5 is a Birch located on private property and in overall poor condition.

Reason for Removal: Primarily for its poor health condition and potential danger to the public on the municipal sidewalk, however it is also in conflict with the proposed development.

Description: Tree 6 is a London Plane tree located on private property and in overall fair condition.

Reason for Removal: The preservation of this tree would not be possible due to its elevated trunk base setting would be in conflict with the implementation with the new Downtown Streetscape Guidelines. In addition its location and canopy would be in conflict with the proposed development.

These trees will be replaced as part of the proposed streetscape landscape plan by the 2069 Lakeshore development



Tree 6



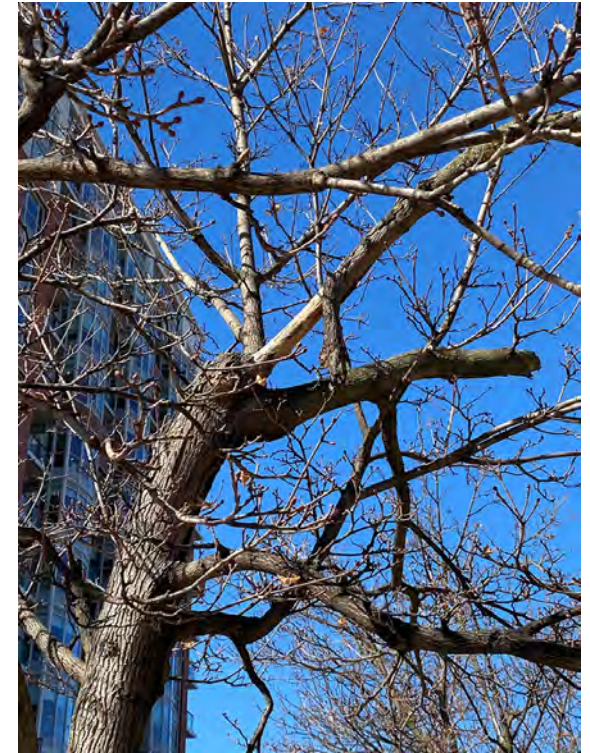
Tree 6 - Base



Tree 7



Tree 8



Tree 8 - Canopy

Description: Tree 7 is a Black Walnut located on private property and in overall fair condition.

Reason for Removal: This tree is located in the middle of the proposed development site making its preservation not possible

Description: Tree 8 is a Norway Maple located in the public right of way and in overall very poor condition.

Reason for Removal: The preservation of this tree is not recommended due to its overall health condition and conflict with the implementation with the new Downtown Streetscape Guidelines. In addition, it is also in conflict with the proposed driveway of the development.

This tree will be replaced as part of the proposed streetscape landscape plan by the 2069 Lakeshore development



Tree 9



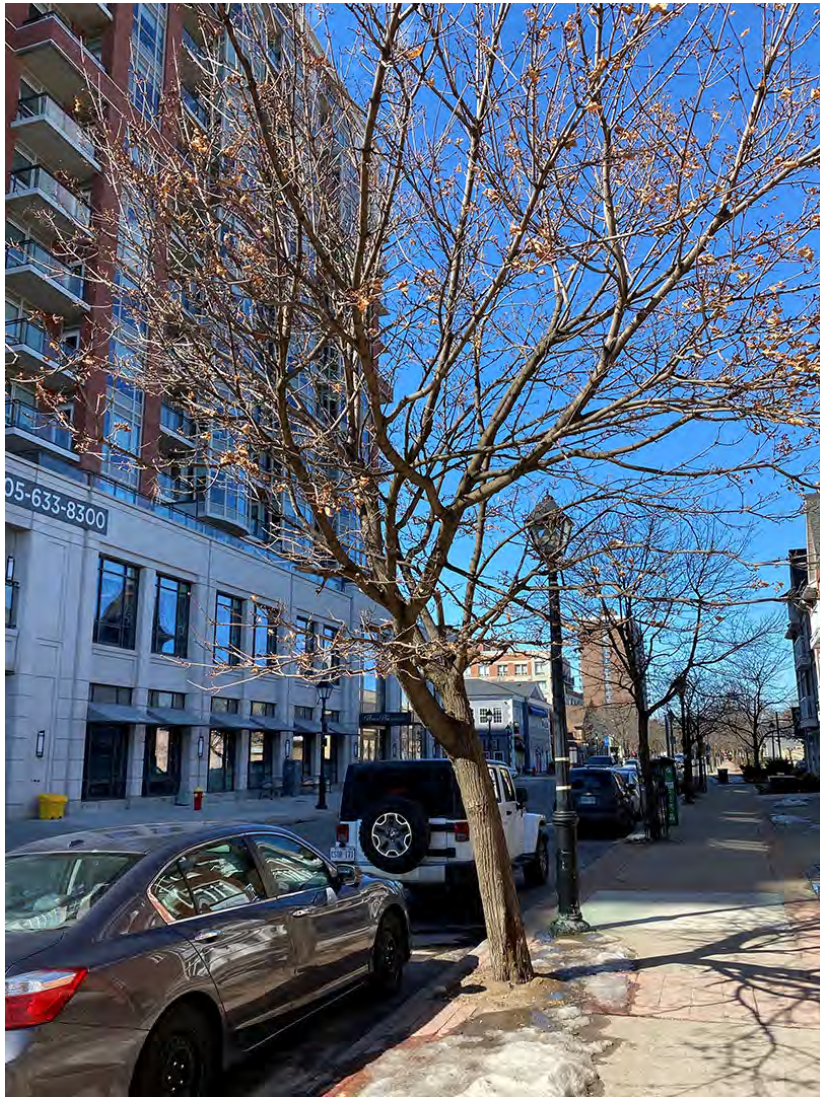
Tree 9 - Base



Tree 9 - Canopy

Description: Tree 9 is a Norway Maple located in the public right of way and in overall very poor condition.

Reason for Removal: The preservation of this tree is not recommended due to its overall health condition and conflict with the implementation with the new Downtown Streetscape Guidelines.



Tree 10



Tree 10 - Trunk

Description: Tree 10 is a Norway Maple located in the public right of way and in overall poor condition.

Reason for Removal: The preservation of this tree is not recommended due to its overall health condition and conflict with the implementation with the new Downtown Streetscape Guidelines.



Tree T11



Tree T11 - Trunk



Tree T11 - Canopy

Description: Tree 11 is a Manitoba Maple located on private property and in overall very poor condition. One major trunk has previously been removed to accommodate the construction of the adjacent development as shown in the middle photo above. The remaining tree has a major ascending branch with a scar and rot site (shown in the above right photo) which should be removed for the safety of the existing building.

Reason for Removal: This tree should be removed primarily due to its overall health condition and potential danger to the existing building. It is also in conflict with the proposed development.

Report Recommendations

Existing Public Streetscape Trees

Trees ~~T1A and~~ Tree T2 are recommended for removal to accommodate the Downtown Burlington Streetscape

Tree 4 is to be ~~preserved~~ removed. After further review by the City of the detailed design, it was identified that this tree cannot be retained.

Tree T8 is required to be removed to accommodate the driveway of the proposed driveway

Trees T9 and T10 are recommended for removal due to health condition and to accommodate the Downtown Streetscape

Existing Privately Owned Trees

Trees T3 and T5 are recommended for removal primarily due to health conditions Trees have been removed by Property Owner

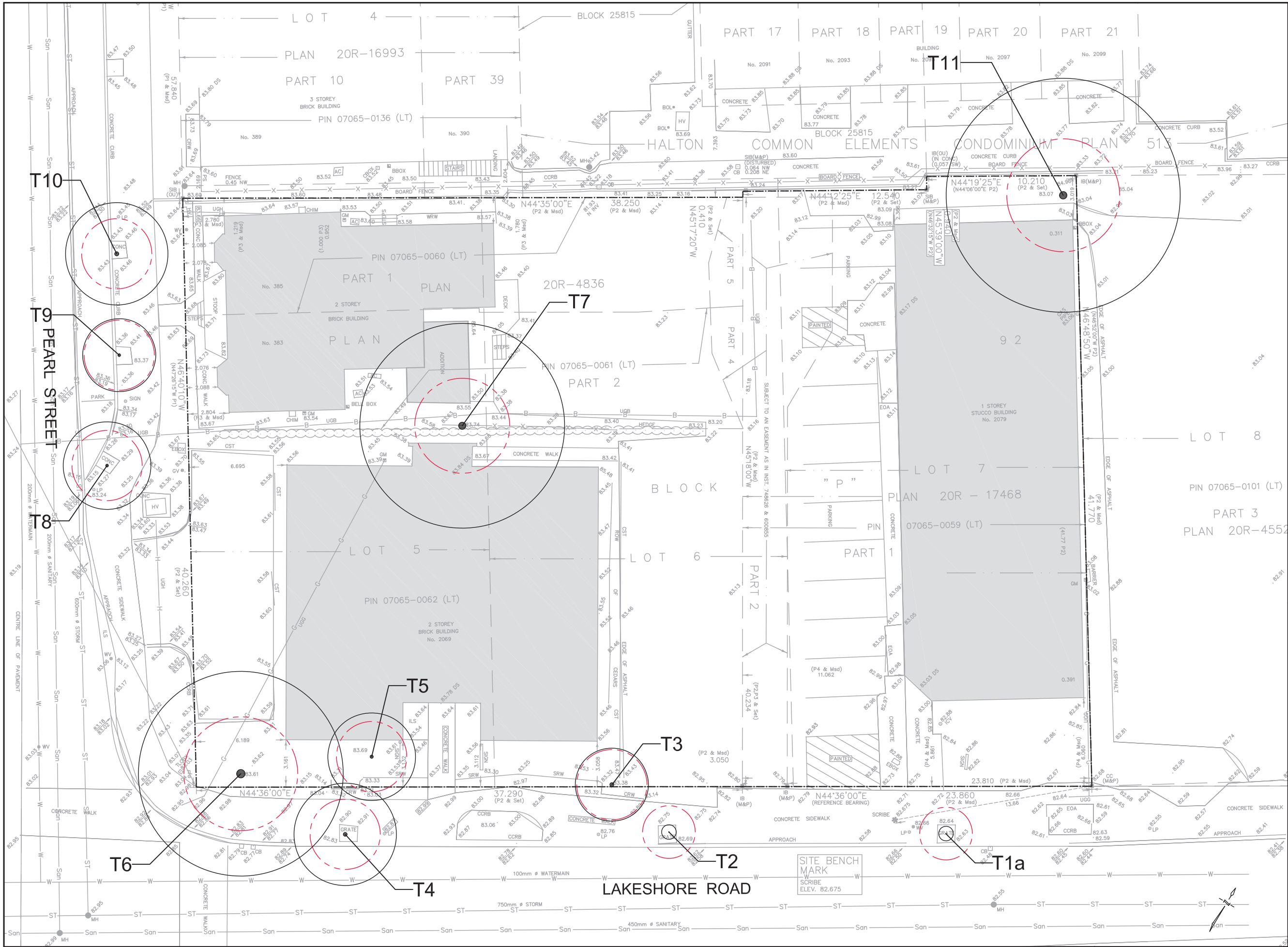
Tree T6 is recommended for removal to accommodate the Downtown Burlington Streetscape and the proposed development

Tree T7 is required to be removed to accommodate the proposed development

Tree T11 is are recommended for removal due to health condition and to accommodate Downtown Streetscape

Tree Removal Summary

Tree	Public	Private
T1A	X	
T2	X	
T3		X
T4	X	
T5		X
T6		X
T7		X
T8	X	
T9	X	
T10	X	
T11		X
TOTAL	5	5 3



Notes

BASE INFORMATION PROVIDED BY:
A.T. McLAREN LIMITED

BASED ON:
TOPOGRAPHIC SURVEY OF PART OF
LOTS 5, 6 & 7, BLOCK "P"
COMPILED PLAN 92
IN THE CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

Legend

Existing Trees,
refer to Arborist Report

- Extent of Tree Protection Zone
(Typical) as per City of Toronto
Standards
- Deciduous Trees
- Coniferous Trees
- Property Line

TREE LOCATIONS HAVE BEEN LOCATED
IN FIELD AND ARE APPROXIMATE

2.	MAR. 08-21	Issued for Arborist Report
1.	AUG. 25-17	Issued for Arborist Report
No.	Date:	Revision
This drawing is to be used for the following purpose:		Not to be used for construction unless signed by the Landscape Architect

Ferris + Associates Inc.

Landscape Architecture and Urban Design
111 Church Street
Suite 302
Toronto, Ontario
M5E 1W1
Telephone 416 366 6800
Facsimile 416 364 6808

Client:
**Lakeshore (Burlington)
Inc.**

Project:
2069 Lakeshore Road

Burlington, Ontario

Drawing Title:
**Existing Tree Survey
Plan**

Date Plotted:
AUGUST 2017

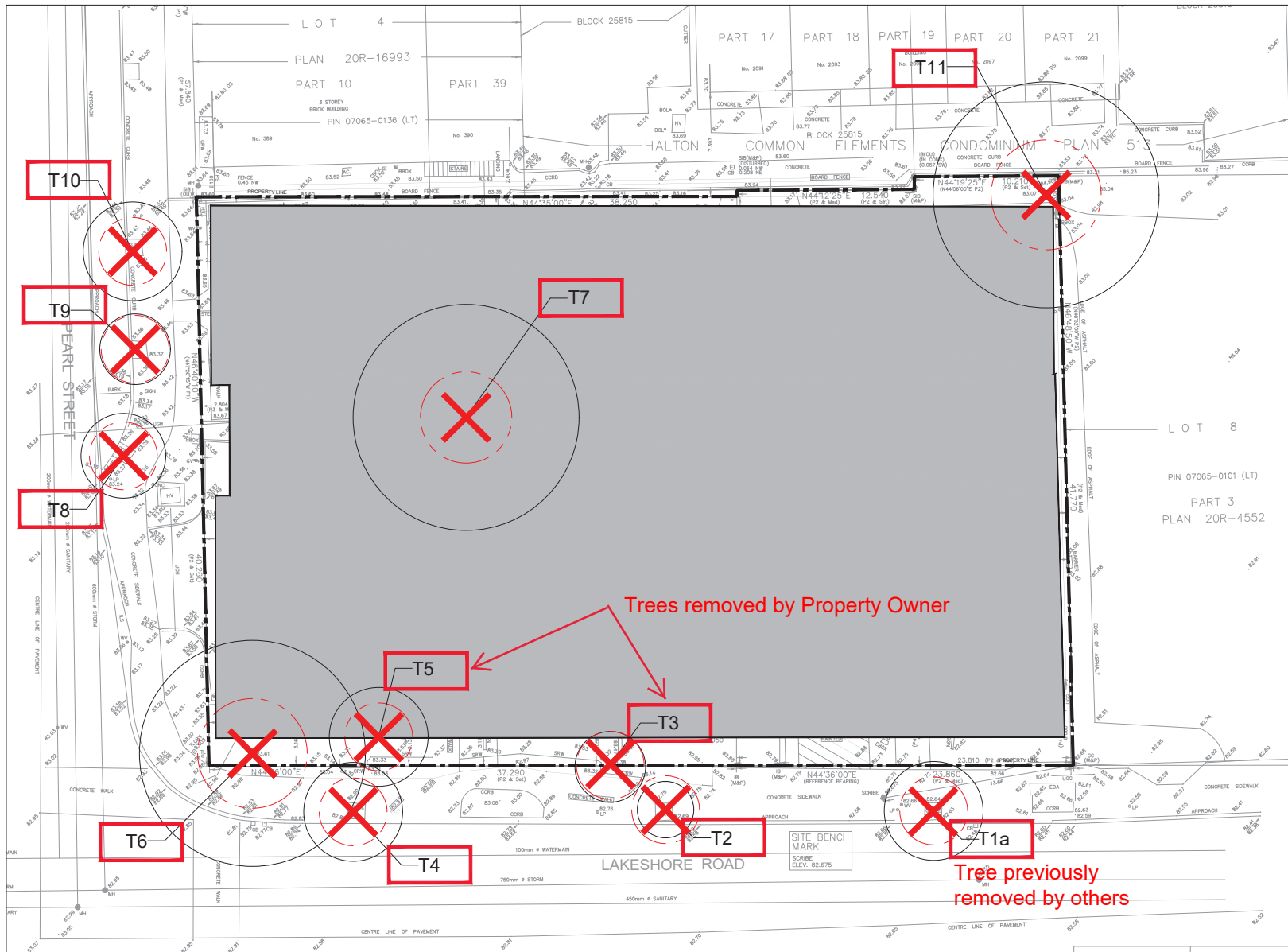
Scale:
1:250

Drawn:
AD

Checked:
PF

Project No:
2529

Drawing No:
TS-1



GENERAL NOTES:
 1. LEGAL DESCRIPTION OF PROPERTY: LOT 6, BLOCK 10, COMPLEX PLAN 92, CITY OF BURLINGTON.
 2. JUDICIAL INFORMATION PROVIDED BY: TURNER FLEISCHER ARCHITECTS.
 3. SURVEY INFORMATION PROVIDED BY: ATLASUR LIMITED.
 4. ARBORIST REPORT PROVIDED BY: FERRIS & ASSOCIATES.

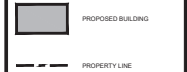


KEY PLAN n.t.s.

- NOTES**
1. Do not scale the drawings.
 2. The contractor shall check and verify all dimensions and conditions on the project and immediately report any discrepancies to the consultant before proceeding with the work.
 3. The contractor is to be aware of all existing and proposed services and utilities. The contractor shall know all underground services and utility lines located by each agency having jurisdiction prior to commencing work.

LEGEND

EXISTING TREES -refer to Arborist Report



1	2022-MAY 18	Re-issued for the Plan Application
2	2021-MAY 27	Updated for the Plan Application
3	2021-MAY 27	Re-issued for the Plan Application
4	2020-MAY 12	Issued for the Plan Application
5	2019-JUNE 7	Issued for the Plan Application

Project: 2069 Lakeshore Road

Location: Burlington, Ontario

Prepared for: Carriage Gate Homes

Project Architects: Turner Fleischer Architects

Ferris & Associates Inc.

Landscape Architecture and Urban Design
 11 Chapel Street
 Burlington, Ontario
 N7S 1Y1
 Telephone: 905.333.8888



Drawing Title: TREE PRESERVATION/REMOVAL PLAN

Date: May 27th, 2021
 Scale: AS SHOWN
 Drawn: CB
 Checked: POF
 Project No: 2069
 Drawing No: TPR1

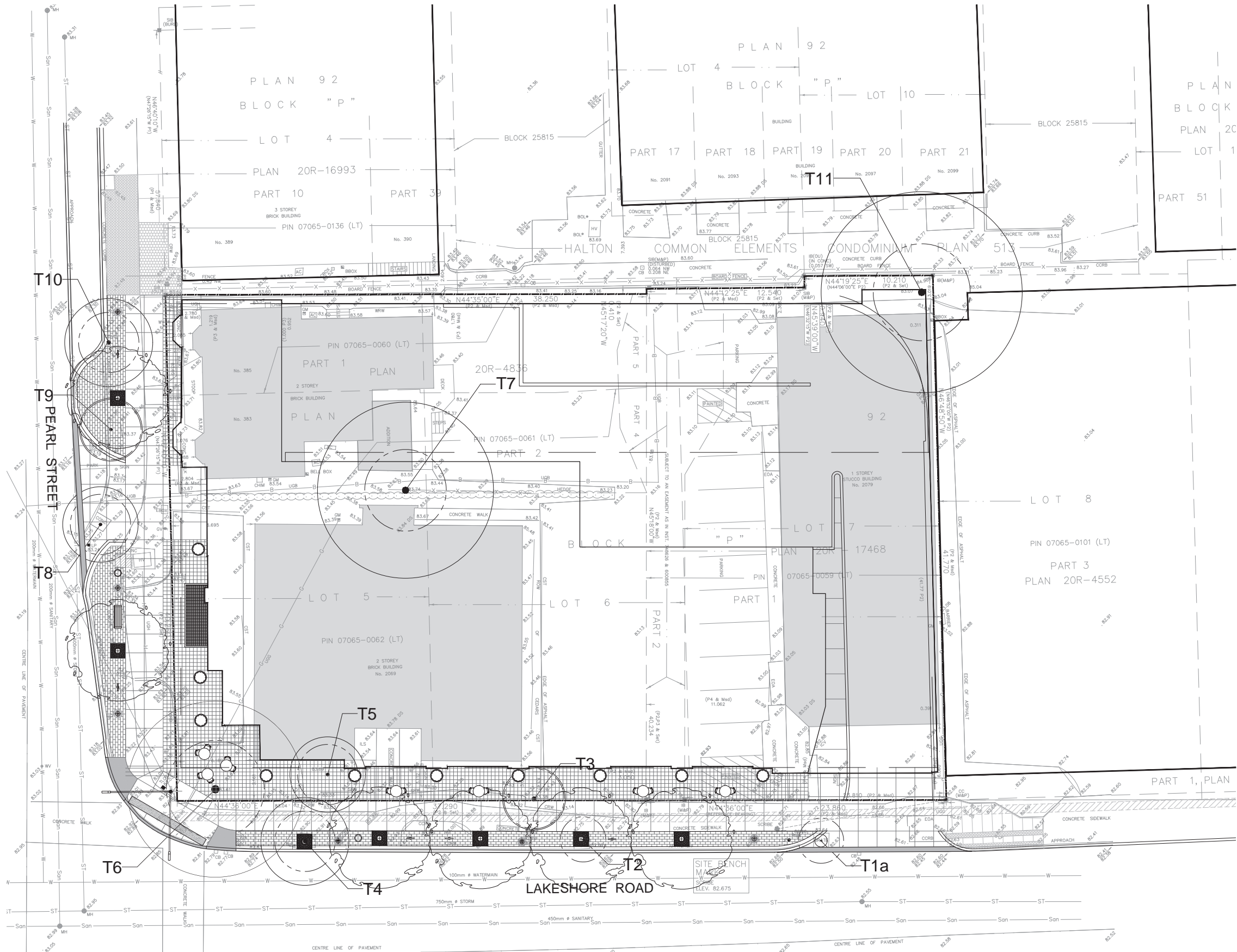
1 TPR1 TREE PRESERVATION/REMOVAL PLAN

1:100

NOTE:
 TOTAL EXISTING CALIPER REMOVED = 418mm
 REFER TO ARBORIST REPORT

Trees removed by Property Owner

Tree previously removed by others



Notes
BASE INFORMATION PROVIDED BY:
A.T. McLAREN LIMITED
BASED ON:
TOPOGRAPHIC SURVEY OF PART OF
LOTS 5, 6 & 7, BLOCK "P"
COMPILED PLAN 92
IN THE CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

No. Date: Revisions

Legend
Existing trees
refer to
Deciduous Trees
Coniferous Trees
Property Line

2.	ISSUED FOR ARBORIST REPORT	21-03-08
1.	ISSUED FOR ARBORIST REPORT	17-08-25
No.	Issued	YY-MM-DD

This drawing is to be used for the following purpose:
Not to be used for construction unless signed by the landscape architect.

Project: 2069 Lakeshore Road

Prepared for: LAKESHORE (BURLINGTON) INC.

Location: Burlington, Ontario

Ferris + Associates Inc.
Landscape Architecture and Urban Design
11 Church Street
Suite 302
Toronto, Ontario
M5E 1W1
Telephone 416 366 6800

Drawing Title: EXISTING TREE SURVEY PLAN COMPOSITE

Date: AUGUST 2017
Scale: 1:150
Drawn: AD
Checked: PDF
Project No: 2529
Drawing No:

TS-1