

CITY OF BURLINGTON
“SERVICE ... AN ATTITUDE, A COMMITMENT”

INTEROFFICE MEMORANDUM

Engineering Services Department
Site Engineering Group

Date: March 24, 2022

TO: Rebecca Lau, Planner II
Community Planning Department

CC: Annette Simpson, Senior Engineering Technologist
Engineering Services Department

Melissa Torchia, Supervisor of Forest Protection
Roads, Parks and Forestry Department

Re: **2294 & 2300 Queensway Drive**
Application for Official Plan and Zoning By-law amendments and for Plan of Subdivision to allow the development of 24 townhouse units

File: **505-05/19, 520-10/19, 510-02/19**

Summary

This Urban Forestry and Landscaping review is based on the November 2021 circulation of the following documents and plans:

- Landscape Plan completed by Adesso Design Inc on November 2, 2021.
- Arborist Report completed by Nate Torenvliet on September 14, 2021.
- Vegetation Management Plan completed by Adesso Design Inc on November 2, 2021.
- Arborist Letter provided by Nate Torenvliet on February 16, 2022.

Please be advised that the Urban Forestry and Landscaping review of this application is considered preliminary at this time. Urban Forestry and Landscaping may provide additional comments, raise additional concerns, or request additional information upon receiving the outstanding or revised information, and upon further comprehensive review of its contents.

Re: Tree Protection

Private Trees:

1. Note trees 10cm or greater on private property and all trees of all sizes on public property are required to be inventoried for site plan applications in accordance with the City's site plan guidelines.
2. Please revise the letter prepared by Nate Torenvliet (Feb 16, 2022) to clearly note the specific steps that will be taken with respect to ensuring the preservation of trees in terms of pruning, fertilizing, watering, placing mulch/woodchips and any other methods expanded on within the Arborist Report. As of now, it is difficult to understand the timeline of which mitigative measures are being taken and in which order they will take place. Please also be specific in outlining the tools and methods being used in preserving these trees. For example, you mention using a hydrovac or airspade when completing the excavation work inside the TPZ's of trees, please outline the details of this work. The letter describes the term shovel-less excavation. The Vegetation Management Plan (VMP) (L-1) provided speaks to work being performed by hand. Please review the letter, VMP and the Arborist Report and clearly outline the proposed scope and methods to be undertaken and when as noted above and ensure the information is consistent.
3. The Arborist Report speaks to regulated trees 5-9, but does not speak to Trees, 4, 10 and 11. Please provide more information on trees 4, 10 and 11 within the report relative to encroachment, and mitigative measures and survivability of the tree based on the proposed works.
4. Please provide more details on installation of the ESC measures within the TPZ of trees and what and how methods will be used to preserve trees. This is tied to more details on when proposed mitigative measures are to be implemented (i.e., prior to start, air spade and prune etc.).
5. Please provide more detail to the likelihood of tree #9 being preserved and remaining healthy despite the construction of a retaining wall which encroaches into the tree's TPZ.
6. Please review and refer to the City's specifications for tree protection and preservation SS12A. Root and excavation methods proposed should be consistent with this document.

Public Trees:

1. You are proposing the removal of 3 public trees, one Littleleaf Linden of 13cm DBH in poor condition, one Ginkgo biloba of 3cm DBH in fair condition and one London Plane tree of 3cm DBH in fair condition. The Public Tree By-Law 68-2013 is applicable to this site and a tree permit is required for all works around city trees. This includes the payment of the Tree Permit fee and securities for trees to be retained. Removal of public trees will require council approval prior to permit issuance. Removal of public trees should be avoided where possible, and proposal for removal will require an

arborist's assessment of health and structural condition prior to the request being accepted.

2. Please revise the Arborist Report and include includes detailed reasoning and justification for the removal of the 3 public trees. Alternate layouts or construction methods considered should be outlined so there is clear justification for the removal request. This information will support staffs report to Council on whether to support or not support the removal request. .

Please ensure that the Arborist Report and the Vegetation Management Plan coordinate.

3. Similar to private trees, please reference and Review the City of Burlington's Tree Preservation and Protection Specification SS12A for further tree protection details. Review Section 8 of this specification for root pruning and protection methods for trees that will have excavations MPTZ.
4. Considering that the tree inventory took place 2019, and given that trees are living things, their DBH sizes may have increased since the time of the inventory. As such, please include a note on the Vegetation Management Plan, Arborist Report and elsewhere to ensure that the tree protection barriers are constructed based on the current day tree sizes which may differ from the information or minimum sizes within the Arborist Report. Please ensure this note gets captured across civil drawings inclusive of the CMMP.

Re: Landscape

1. Please ensure that the dense coniferous planting along the east property line of the site and adjacent to the amenity space remains to assist in headlight mitigation for the neighboring properties.
2. A minimum landscape buffer of 2.5m is recommended to ensure that there is suitable space for the proposed cedar hedges along the southern property line and common amenity are to grow. Please ensure that the species that are proposed to be planted are native and non-invasive.
3. Revise the fence along the east property line of the site to show a double boarded fence with no gaps and overlapped at minimum 3 inches.
4. As commented on in the second submission and also as acknowledged in the Landscape Response Letter: The submitted Landscape Concept and Amenity Space Concept plans are acceptable for the Official Plan and Zoning By-law amendments and subdivision applications (505-05/19, 520-10/19 & 510-02/19) but the following additional information and revisions to the plan is required.
 - a) Please ensure that the proposed plantings along the property line adjacent to Blocks 1 & 2 are feasible and have enough space to grow considering the 1.7m setback from the stairs considering there is also a French drain system. These plantings would be helpful to provide additional privacy to the neighboring property in which the site is adjacent to.
 - b) Remove the cedars shown to be planted between the 2.4m ht. double board fence along the west property line and the retaining wall with 1.8m ht. double board wood privacy fence attached. The cedars are shown to be planted in the middle of a swale, which is not recommended, and the cedars would become a difficult to access maintenance issue.
 - c) Provide construction details, stamped by a P.Eng. for the 1.8m ht. double board wood privacy fence attached to the top of the retaining wall, along the West and South property lines.
5. A Landscape Cost estimate should be provided including all plant material, fencing, unit paving and site furnishings. Any trees shown conceptually in the ROW should be included as a separate line item (Street Tree Planting).
6. Please ensure that all existing trees to remain and their relative tree protection fencing is shown on all civil drawings. Please also update all drawings to coordinate with the revised Arborist Report and Vegetation Management Plan. For example, the Preliminary Site Servicing Plan C2.2 currently shows trees 1, 3 and 14 to be relocated, whereas they are now proposed for removal.
7. At the site plan stage, we ask that you show the sediment control fencing in front of tree protection fencing.

Conditions of Draft Subdivision Approval

1. The applicant shall submit revised Landscape Plans for review and approval to the satisfaction of the Director of Engineering Services or designate.
2. The applicant shall provide a Landscape Cost Estimate that adheres to the latest and most up-to-date Landscape Plans.
3. The applicant shall submit a revised Arborist Report and Vegetation Management Plan for review and approval to the satisfaction of the Manager of Urban Forestry/City Arborist or designate.
4. Subject to the satisfaction of condition #3 above, the applicant shall obtain a Tree Permit for the removal of all public trees and for all work to be performed within the minimum tree protection zone and critical root zone and drip line of public trees in accordance with the Public Tree By-law 68-2013. Securities will be required to be posted for those public trees to be retained and compensation as cash-in-lieu for those to be removed in accordance with the City's method of calculation (aggregate caliper method). A Tree Permit will be issued upon receipt of the following:
 - a. Council approval and approval of the site plan.
 - b. Submission and approval of a letter of retention and undertaking of the contractor (certified arborist) performing the removals and work around public trees including proof of WSIB certificate and proof of commercial general liability to a limit not less than \$2,000,000. Payment of prescribed fees as outlined, inclusive of permit fees, securities, and compensation.
5. The applicant is required to install protective tree hoarding as prescribed within the approved Arborist Report and Vegetation Management Plan. All protection measures shall be installed and designed in accordance with the City of Burlington Tree Protection and Preservation specification No. SS12A. Tree protection must be installed prior to construction. Please note that as trees increase in size they may defer from the approved Vegetation Management Plan and Arborist Report. All protection measures should be consistent with the current tree size.
6. Submission and approval of a letter of retention and undertaking of the contractor (certified arborist) performing the removals and work around public trees including proof of WSIB certificate and proof of commercial general liability to a limit not less than \$2,000,000.
7. Submit for review and approval any other documents/drawings/items as deemed necessary by staff once revised drawings and reports and other materials are received.
8. Pay the City fees and post securities as identified in Schedule D.

Detailed Landscape and Forestry reviews help to lead the City of Burlington to a more sustainable and environmentally-friendly place to live which in return ultimately benefits all residents as well as wildlife. Please feel free to reach out to me if you have any further question regarding these landscape comments.

Regards,

Zelaikha Shareqi
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