



TREE PRESERVATION REPORT FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENTS

**455 Highbury Road North
London, Ontario**

Report prepared by
Ron Koudys Landscape Architects Inc

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RKLA Project #22-271



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ON-3009A

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

1.1 INTRODUCTION

Ron Koudys Landscape Architects Inc. (RKLA) was retained by the developer to prepare a tree assessment report in conjunction with the proposed development at 455 Highbury Ave. North. The intent of this report is to summarize the findings of the tree assessment and make recommendations regarding tree preservation and removal based on tree health, the current site plan, and anticipated site grading for the purpose of application for rezoning.

Note that refinement of these recommendations will be made upon design refinement at the time of application for site plan approval.

1.2 EXECUTIVE SUMMARY

The inventory captured 12 individual trees. Trees were identified within the subject site, and within 3 meters of the legal property boundary. No species classified as endangered or threatened under the Ontario Endangered Species Act, 2007, S.O. 2007, c. 6 were observed during the tree inventory. All trees observed are common to the current land uses and can be characterized as anthropogenic or opportunistic.

1.2.1 TREE SPECIES COMPOSITION CHART

The following chart summarizes the amount of each tree species observed.

%	Qty	Botanical Name	Common Name
42%	5	<i>Celtis occidentalis</i>	Hackberry
25%	3	<i>Juglans nigra</i>	Black Walnut
33%	4	<i>Robinia pseudoacacia</i>	Black Locust
100%	12		

1.2.2 TREE REMOVAL AND PRESERVATION RECOMMENDATIONS

- Removal of all 12 trees located within the subject site required.
- Follow pre-construction recommendations outlined in the Construction Impact Mitigation Recommendations in this report.

2.0 SUBJECT SITE AND SCOPE OF WORK

The subject site is located at 455 Highbury Road Ave. N. The site has an existing self-storage building located in the northeast corner of the site. The southwest area of the site is currently a designated Tree Protection Area.

Refer to Figure 1 for scope of tree inventory.

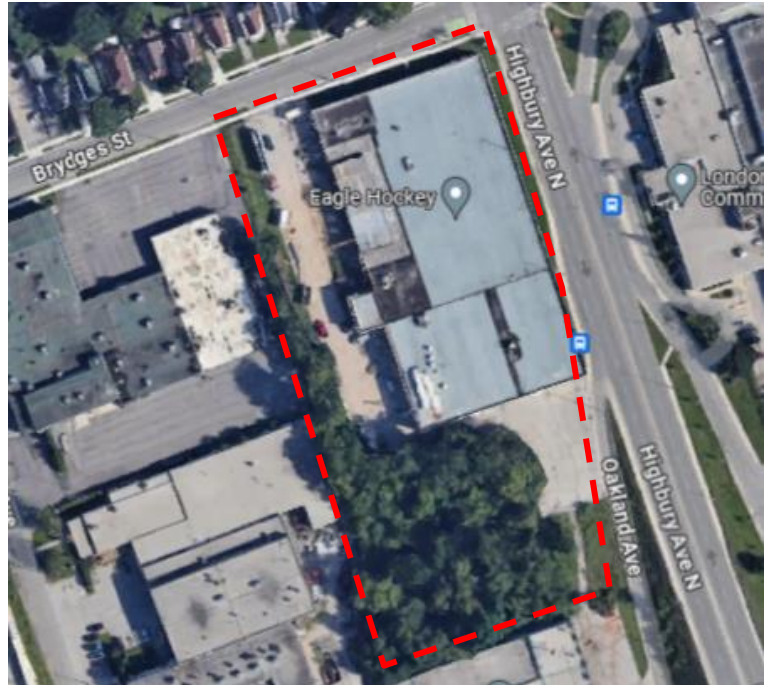


Figure 1 - City of London mapping with 2022 aerial imagery. NTS

Red dashed line - Limit of inventory



3.0 METHODOLOGY

Field work was completed on April 11, 2023 by RKLA staff member Luke Koudys, ISA certified arborist ON 2965A and Kathleen Garrett, ISA certified arborist ON 3009A. In Summer 2023, the majority of the trees in the southwest corner of the property were removed in compliance with a permit and authorization granted by the City of London Forestry Operations (permit #FO2211436816). 12 trees were retained, and a re-planting plan was provided to Forestry Operations at the time of acquiring the permit. However, the layout and sitting of the proposed detached self-storage buildings mean that the previously proposed preservation plan will need to be amended, as per the attached Landscape Plan. The 12 trees marked for retention were located based on aerial imagery and approximate field measurements. All trees with a minimum DBH of 10cm within the given scope were identified and assessed. Each tree was assigned a number which are identified in the tree data table and on the tree preservation plan. Tree identification numbers include 1-12.

The following information was recorded for each individual tree:

- Genus + specific epithet (Species)
- Diameter at breast height (DBH) (centimetres)
- Crown radius (metres)
- Crown Condition (overall general vigour of crown)
- Structural Form (excellent, good, fair, poor)
- Structural Integrity (good, fair, poor, hazard)
- General Comments

3.1 HEALTH ASSESSMENT

Trees were assessed following accepted arboricultural techniques and best practices using a limited visual inspection. The inspection included a 360-degree visual examination of the above-ground parts of each tree for structural defects including cavities, wounds, scars, external indicators of internal decay, evidence of insect presence, discoloured or deformed foliage, canopy and root distribution, and the overall condition of the tree. Evaluation of tree health was based on visible tree health indicators including live buds, foliage condition, deadwood, structural defects, form, and signs of disease or insect infestation. If needed, field observations were reviewed against available online imagery of the site to assist in determining tree canopy health. Quantified health assessments included in the inventory are explained here:

Crown Condition Assessment

- 5 Healthy: less than 10% crown decline
- 4 Slight decline: 11% - 30% crown decline
- 3 Moderate decline: 31% - 60% crown decline
- 2 Severe decline: 61% - 90% crown decline
- 1 Dead - No visible indication of living foliage or buds in crown

Structural Form Assessment

- Excellent: An ideal expression of a specific tree species, true to form, balanced canopy, good flare, typical internode length, full crown, etc.
- Good: A satisfactory and generally expected expression of a specific tree species, with only minor or typical variances from an ideal form.
- Fair: Nearly satisfactory, with defects or a combination of defects such as codominant leaders, unbalanced crown, poor/no flare, shortened internodes, has been poorly pruned, etc.
- Poor: Significantly flawed expression of a specific tree species

Structural Integrity Assessment

- Good: Defects if present are minor (e.g. twig dieback, small wounds); defective tree part is small (e.g. 5-8 cm diameter limb) providing little if any risk.
- Fair: Defects are numerous or significant (e.g. dead scaffold limbs); defective parts are moderate in size (e.g. limb greater than 5-8 cm in diameter).
- Poor: Defects are severe (trunk cavity in excess of 50%); defective parts are large (e.g. majority of crown).
- Hazard: Defects are severe and acute; defective part or collective defective parts render the tree a high risk threat to potential targets.

3.2 CRITICAL ROOT ZONES

The critical root zone of a tree is the portion of the root system that is the minimum necessary to maintain tree vitality and stability. Critical root zones are commonly prescribed by municipal bylaws based solely on DBH and/or drip line, and are typically expressed as a circular shape around the tree. There are a number of other factors, however, that are considered when establishing a critical root zone.

Factors that inform location and extent of a tree preservation barriers to protect the critical root zone include: species tolerance to root loss and other construction impacts (as established by authoritative resources and professional experience), tree trunk size (DBH), tree health and vigour, structural condition, landscape context, soil type,

moisture availability, topography, ground cover, crown size (drip line) and balance, current physical root restrictions, visible root arrangement, relationship to neighbouring trees, relationship between tree and proposed construction, type of proposed construction, etc.

The City of London Tree Protection By-Law (C.P.-1555-252) defines the Critical Root Zone as “the area of land within a radius of ten (10) cm from the trunk of a tree for every one (1) cm of trunk diameter”. The Tree Preservation drawing graphically represents this radius for trees to be preserved.

4.0 TREE INVENTORY AND PRESERVATION/REMOVAL RECOMMENDATIONS

4.1 TREE DATA TABLE

The following recommendations are based on requirements of the current site plan. Grey indicates recommended removal.

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATIONS	
ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE
1	<i>Celtis occidentalis</i>	Hackberry	subject site	27	3.5	5	Fair	Fair	Trunk growing right next to hydro pole, trunk lean from base to crown	conflict with proposed construction	remove
2	<i>Celtis occidentalis</i>	Hackberry	subject site	24,24	3.5	4	Fair	Fair	Codominant, primary union at grade, canopy slightly suppressed, minor deadwood throughout canopy	conflict with proposed construction	remove
3	<i>Celtis occidentalis</i>	Hackberry	subject site	29	3.5	4	Fair	Good	Canopy covered in grapevine, slightly crooked trunk	conflict with proposed construction	remove
4	<i>Celtis occidentalis</i>	Hackberry	subject site	28	3	4	Fair	Good	No major trunk wounds, canopy slightly suppressed	conflict with proposed construction	remove
5	<i>Celtis occidentalis</i>	Hackberry	subject site	23	3	4	Fair	Good	Minor canopy dieback (yellowing leaves), canopy suppressed	conflict with proposed construction	remove
6	<i>Juglans nigra</i>	Black Walnut	subject site	18	3	5	Good	Good	Full form	conflict with proposed construction	remove
7	<i>Juglans nigra</i>	Black Walnut	subject site	18	3	5	Fair	Good	Canopy slightly suppressed	conflict with proposed construction	remove
8	<i>Juglans nigra</i>	Black Walnut	subject site	37	3.5	4	Fair	Fair	Crooked trunk, minor lower trunk wounds, low crown	conflict with proposed construction	remove
9	<i>Robinia pseudoacacia</i>	Black Locust	subject site	47, 30, 19	4	5	Fair	Fair	Multi-stem 3, primary union at grade, epicormic growth	conflict with proposed construction	remove
10	<i>Robinia pseudoacacia</i>	Black Locust	subject site	32, 31, 29	4	5	Fair	Fair	Multi-stem 3, primary union at grade, epicormic growth	conflict with proposed construction	remove
11	<i>Robinia pseudoacacia</i>	Black Locust	subject site	28	3.5	5	Fair	Good	Canopy suppressed	conflict with proposed construction	remove
12	<i>Robinia pseudoacacia</i>	Black Locust	subject site	31, 14	4	5	Fair	Fair	Multi-stem 2, primary union at grade, epicormic growth, suppressed canopy	conflict with proposed construction	remove

5.0 POTENTIAL CONSTRUCTION IMPACTS ON TREES

No trees have been recommended for preservation due to direct conflict with the proposed development.

5.1 SOIL COMPACTION

Soil compaction is caused by heavy or repeated compression or vibration of the soil around the tree. Soil compaction reduces the amount and size of macro and micro pore space that is vital for subsurface movement of air and water. The harmful effects of soil compaction include, but are not limited to: slower water infiltration, poor aeration, reduced root growth and an overall increased susceptibility to biotic and abiotic stressors.

5.2 ROOT LOSS

Root loss occurs when roots are severed. The majority of roots are typically located within the top 60cm of soil and can extend outward up to three times the extent of the tree drip line. Excavation of any kind within the critical root zone* can sever roots. Two categories of roots need to be considered when evaluating impacts of root loss - small, fibrous absorbing roots, and large structural roots. Significant loss of either or both of these functions can cause stress and/or affect the structural stability of the tree. Note, however, that it is commonly accepted that healthy trees can typically tolerate and recover from the removal of approximately 33% (up to a maximum of 50%) of their root mass. Thorough consideration regarding extent of acceptable root removal is dependent on individual species characteristics, root loss distribution, and site specific conditions (*ref. Trees and Development: A Technical Guide to Preservation of Trees During Land Development by Nelda Matheny and James R. Clark, 1998. Pg 72*).

* Refer to 'Critical Root Zones' in this report for definition.

5.3 GRADE CHANGES

Lowering of the grade around trees has immediate and long term effects on trees. Lowering of grade requires immediate root loss from cutting the roots which results in water stress from the root removal and potential reduced structural stability.

Raising the grade around a tree can be equally damaging. The addition of fill over the root zone of a tree alters the roots' ability for normal water and gas exchange that is necessary for healthy root growth and stability. Fill essentially suffocates the roots and can lead to the slow and eventual decline of the tree.

5.4 MECHANICAL DAMAGE

Mechanical damage is caused by physical contact with a tree that damages the tree to any degree. During land development and construction activities, there is an increased risk of both minor and fatal mechanical damage to trees from construction equipment. Minor damage can create entry points for insects and pathogens, and fatal damage can cause irreparable structural damage.

5.5 CHANGES TO EXPOSURE - SUN AND WIND

Trees can be negatively affected by increased exposure to sun or wind when neighbouring trees are removed. This can be of particular concern when 'interior trees' (trees that have developed surrounded by other trees) are suddenly exposed to forest edge conditions. These trees may experience higher intensity of direct sunlight resulting in leaf scald, and instability due to increased wind and snow loads.

Trees can be negatively affected by decreased exposure to sunlight. Proposed development that includes tall buildings located to the south and west of mature existing trees can greatly reduce the amount of daily direct sunlight. While this change in environment may not cause the immediate or eventual death of a tree, it can certainly slow development and alter growing habits and patterns, and must therefore be a consideration when evaluating trees for potential preservation.

5.6 SOIL CONTAMINATION

Soil health around a tree can be compromised by contamination from spills or leaks of fuels, solvents, or other construction related fluids.

5.7 WATER AVAILABILITY

Grading and servicing requirements for development can affect water availability for trees. Trees may experience a loss of available water due to a lowered water table or the capture or redirection of subsurface and/or overland flow. Conversely, trees may experience an increase of available water due to changes in site grading and storm water retention efforts.

The successful survival of the trees to be preserved is largely dependent on adhering to the construction impact mitigation recommendations that follow.

6.0 CONSTRUCTION IMPACT MITIGATION RECOMMENDATIONS

The following general recommendations are provided to guide the removal process, mitigate construction impacts, and ensure compliance with provincial, federal, and municipal regulatory requirements. Some of the recommendations listed below are noted to be undertaken by an ISA certified arborist.

6.1 PRE-CONSTRUCTION RECOMMENDATIONS

- a) Trees approved for removal are to be clearly indicated in the field (marked with spray paint or other agreed upon method) by the project arborist or landscape architect prior to any tree removal operations. All removals to be undertaken by an ISA certified arborist.
- b) In accordance with the Migratory Birds Convention Act, 1994, all removals must take place between September 1st and March 31st to avoid disturbing nesting migratory birds. If tree removal occurs between April 1st and August 31st, a biologist is required to complete a search for nests. Once cleared, the contractor has 48 hours to remove. If removal does not occur within 48 hours, another search will be required.
- c) Care should be taken during the felling operation to avoid damaging the branches, stems, trunks, and roots of nearby trees to be preserved. Where possible, all trees are to be felled towards the construction zone to minimize impacts on adjacent vegetation. All removals to be undertaken by an ISA certified arborist.

7.0 DISCLAIMER

The assessment of the trees presented within this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay, evidence of insect presence, discoloured foliage, the general condition of the trees and

the surrounding site, as well as the proximity of property and people. None of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour is constantly changing. They are not immune to changes in site conditions or seasonal variations in the weather.

While reasonable efforts have been made to ensure the trees recommended for retention are healthy, no guarantees are offered or implied, that these trees or any part of them will remain standing.

Note that this arborist report has been prepared using the latest drawings and information provided by the client. Any subsequent design or site plan changes affecting trees may require revisions to this report. Any new information or drawings are to be provided to RKLA prior to report submission to planning authorities.

8.0 CONTACT INFORMATION

Office:

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Ph: 519-667-3322

Fax: 519-645-2474

Staff:

Field work:

Luke Koudys, ISA Certified Arborist ON-2965A – Luke@rkla.ca

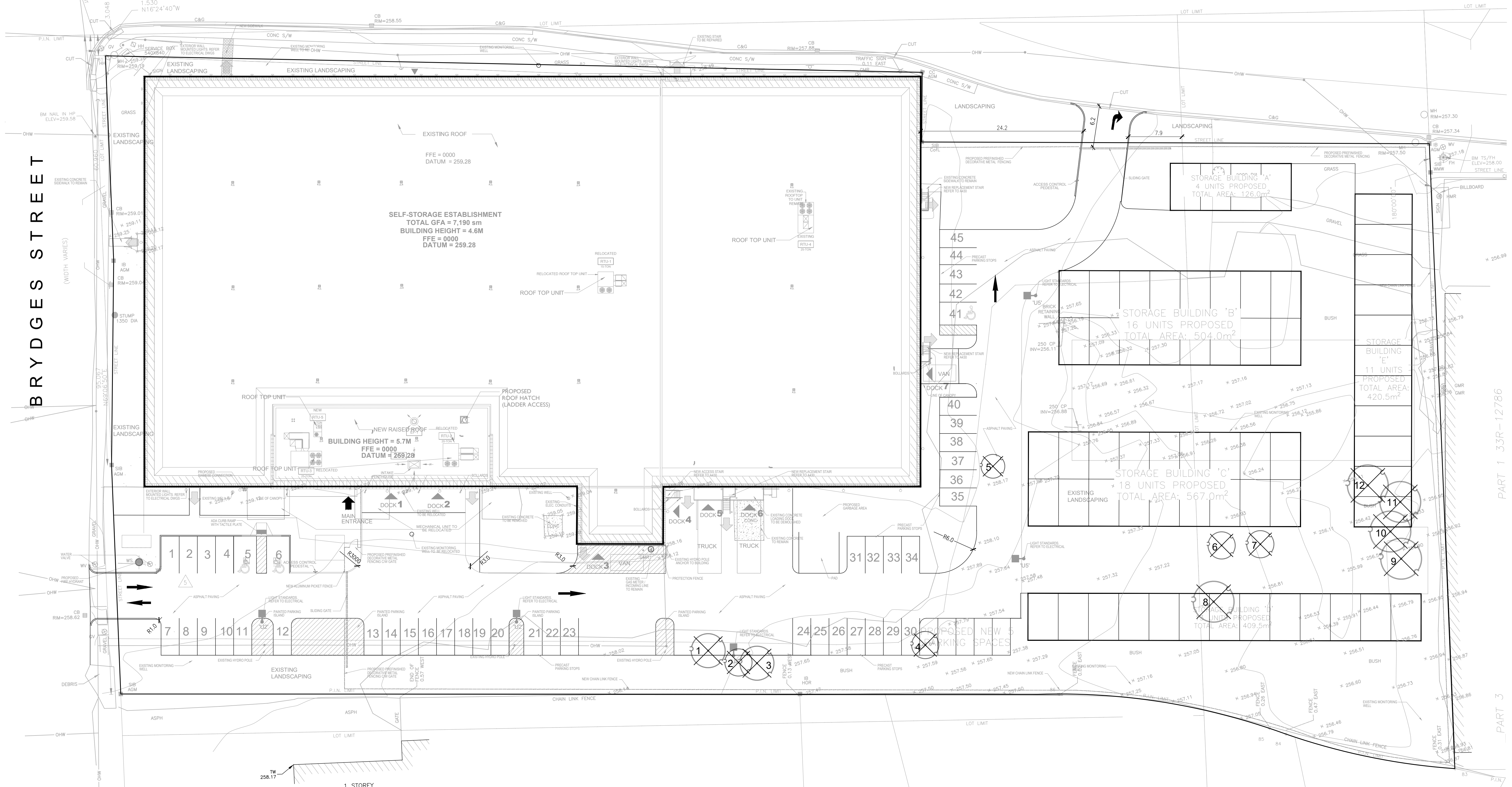
Field work and report author:

Kathleen Garrett, ISA Certified Arborist ON-3009A – katie@rkla.ca

9.0 APPENDIX A - TREE PRESERVATION DRAWINGS

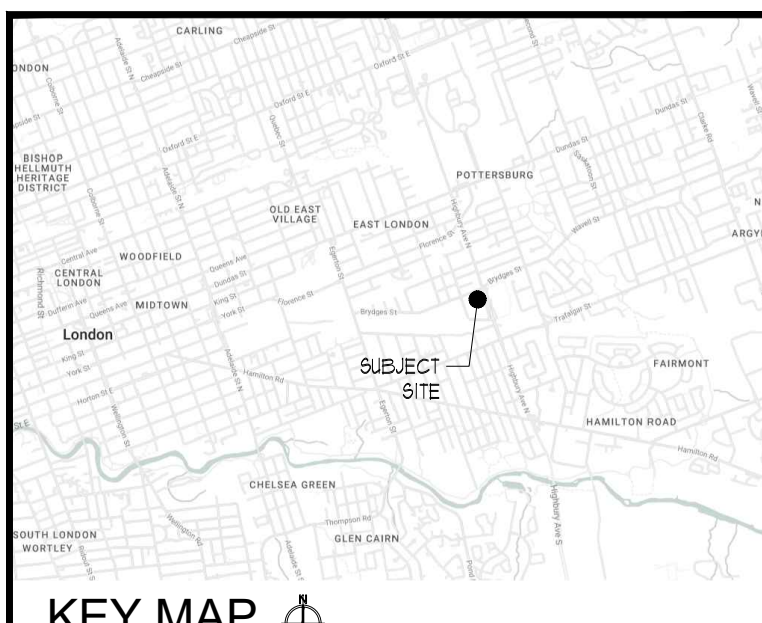
HIGHBURY AVE NORTH

(WIDTH VARIES)



BRYDGES STREET

TREE PRESERVATION PLAN
SCALE = 1:300



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Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
2024-04-18	ISSUED FOR ZBA	1

PLOTTING INFORMATION:
 PLOTTED DATE = 2024-04-18
 PLOTTED SCALE = 1:1

PROJECT TITLE:
APPLE SELF STORAGE
455 HIGHBURY AV N
LONDON, ON

DRAWING TITLE:
TREE PRESERVATION PLAN

DATE: APRIL, 2024	SCALE: AS NOTED	DRAWING No. T-1
DRAWN: RKL/Inc.	CHECKED BY: RAJK	
PROJECT No. 22-271Lc		

TREES TO BE REMOVED

ID #	GENERAL INFORMATION			SIZE	HEALTH & CONDITION			RECOMMENDATIONS		
	BOTANICAL NAME	COMMON NAME	LOCATION		COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE			
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11	<i>Robinia pseudacacia</i>	Black Locust	subject site	28	1.5	5	Fair	Canopy suppressed	conflict with proposed construction	remove
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