



# 566-578 Colborne Street

## Tree Preservation Report

**Project Location:**

566-578 Colborne Street, London, ON

**Prepared for:**

Anast Holdings  
279 Springbank Drive, London, ON

**Prepared by:**

MTE Consultants Inc.  
123 St. George Street  
London, ON N6A 3A1

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**MTE File No.:** 53977-300





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# 1.0 INTRODUCTION

MTE Consultants Inc. (MTE) has been retained by Anast Holdings to provide the Tree Preservation Report for the proposed development at 566-578 Colborne Street, London, ON [Figure 1]. The site is located on the east side of Colborne Street, bound by existing residential properties to the north, east, and south.

Tree impacts are anticipated during the development process including during demolition of any existing features on site that may be necessary.

The proposed concept development and preliminary tree preservation details for the site are illustrated on the enclosed MTE drawing: Tree Preservation Plan T1.1.

Figure 1.0 – Site Location



## 2.0 CRITERIA

This report has been prepared as a requirement of City of London Site Plan Approval process and conforms to Section 12 of the City of London Design Specifications & Requirements Manual (March 2022).

Boundary trees as defined by the Forestry Act:

*(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*

Boundary trees are protected by the Forestry Act:

*(3) Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21.*

For the purposes of this report 'Boundary Trees' are further identified as such where some part of the root flare straddles the common property line in the opinion of the author. Additional confirmation by others may be necessary in instances of dispute between landowners.

Tree removals will be subject to London Plan Policy 399 which states in part:

*399\_4.b Trees will generally be replaced at a ratio of one replacement tree for every ten centimetres of tree diameter that is removed. Guidelines, municipal standards, or by-laws may be prepared to assist in implementation of this policy.*

*399 4.c Trees should be replaced on the same site, however, if inadequate land is available on the site from which the trees are removed..a cash-in-lieu fee by-law may be established by the City.*

Specific tree data collected includes Botanical and Common Name, DBH at 1.37m above grade (for multistem trees the DBH is calculated as follows:  $\sqrt{\text{stem1}^2+\text{stem2}^2+\text{stem3}^2+\text{stem4}^2+\text{stem5}^2}$ ), estimated height and canopy diameter, and health and structural rating according to the following rating system:

### **Health:**

- |               |  |
|---------------|--|
| Excellent (1) | health and vigour are exceptional, no pest, disease, or distress symptoms  |
| Good (2)      | health and vigour are average, no significant or specific distress symptoms, no significant pest or disease  |
| Fair (3)      | health and vigour are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable |
| Marginal (4)  | health and vigour are significantly compromised, distress is highly visible and present to the degree that survivability in in question                  |
| Poor (5)      | decline has progressed beyond the point of being able to return to a healthy condition again, long-term survival is not expected, moribund/ dead trees   |

**Structure:**

- Excellent (1) no obvious structural problems
- Good (2) some minor structural problems may be present which do not require corrective action
- Moderate (3) normal, typical, structural issues present which can be corrected with pruning
- Marginal (4) serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.
- Poor (5) hazardous structural condition which cannot be effectively corrected with runing or other measures, may require removal depending on location and the presence of targets

### 3.0 TREE INVENTORY

On March 21, 2024 all trees >10cm Diameter at Breast Height at 1.37m above grade (DBH) within the right-of-way (ROW), boundary trees, and trees within private property where some level of conflict between proposed activities and tree health appears to exist were inventoried.

A total of 32 trees were inventoried for this report.

The most abundant species inventoried is Common Hackberry (*Celtis occidentalis*) (8).

Additional native/non-invasive species inventoried include Silver Maple (*Acer saccharinum*), Green Mountain Sugar Maple (*Acer saccharum* 'Green Mountain'), Horsechestnut (*Aesculus hippocastanum*), White Ash (*Fraxinus americana*), Honeylocust (*Gleditsia triacanthos*), Black Walnut (*Juglans nigra*), Red Oak (*Quercus rubra*), and Basswood (*Tilia Americana*) [Table 3.1].

Undesirable and/or invasive species noted on the site include Manitoba Maple (*Acer negundo*), Norway Maple (*Acer platanoides*), Tree-of-Heaven (*Ailanthus altissima*), White Mulberry (*Morus alba*), Common Buckthorn (*Rhamnus cathartica*), and Black Locust (*Robinia pseudoacacia*).

Tree 8 is a boundary tree and should be preserved.

Tree 1 is a large, moribund White Ash near the north property line with many dead limbs in the canopy. This tree will inevitably create future risks and should be removed regardless of the development.

Trees 6, 13, and 14 are young, volunteer stems of non-desirable/invasive species and could, at the City's discretion, reasonably be exempt from London Plan policy 399, due to their nature as an unsuitable species.

Trees 17-26 are on adjacent, privately-owned land.

Trees 27-32 are within the City of London Right-of-way (ROW).

**Table 3.1: Tree Inventory**

Tree No.	DBH (cm)	Common Name	Botanical Name	Ht. (m)	Rad. (m)	Health	Struct.	Notes	Ownership	Potential Conflict	Recommendation
1	100	White Ash	Fraxinus americana	25	12	4	4	mostly dead, many large dead limbs	Client	Bldg	Remove
2	75	Manitoba Maple	Acer negundo	20	9	2	4	included bark, weak crown	Client	Prkg	Remove
3	33	Manitoba Maple	Acer negundo	15	4	2	1	ok for species	Client	Bldg	Remove
4	25	Common Hackberry	Celtis occidentalis	15	3	1	1	good tree	Client	Bldg	Remove
5	25	American Basswood	Tilia americana	15	3	1	2	near top of ret. Wall	Client	Bldg	Remove
6	29	White Mulberry/ Manitoba Maple	Morus alba/ Acer negundo	12	3	3	4	multistem mess	Client	Bldg	Remove
7	40	Common Hackberry	Celtis occidentalis	20	5	1	1	minor witches broom	Client	Amnty	Preserve
8	100	Black Walnut	Juglans nigra	25	12	1	1	good tree	Boundary	Prkg	Preserve
9	105	Black Walnut	Juglans nigra	25	13	2	2	previous limb removals	Client	Prkg	Remove
10	31	Honeylocust	Gleditsia triacanthos	18	4	1	1	slightly suppressed, thorny	Client	Prkg	Remove
11	40	Norway Maple	Acer platanoides	18	5	1	2	medium live crown ratio (lcr)	Client	Prkg	Remove
12	59	Norway Maple	Acer platanoides	18	7	1	3	missing central leader, weak	Client	Bldg	Remove
13	24	Black Locust	Robinia pseudoacacia	11	3	1	1	junk	Client	Prkg	Remove
14	10	Tree of Heaven	Ailanthus altissima	8	1	1	1	junk	Client	Prkg	Remove
15	30	Common Hackberry	Celtis occidentalis	16	4	1	1	good tree	Client	Prkg	Preserve
16	24	Honeylocust	Gleditsia triacanthos	16	3	1	2	twisted crown	Client	Prkg	Remove
17	40	Black Locust	Robinia pseudoacacia	20	5	2	2	pruned high	Adjacent	Prkg	Preserve
18	40	Black Locust	Robinia pseudoacacia	20	5	2	2	pruned high	Adjacent	Prkg	Preserve
19	33	Common Hackberry	Celtis occidentalis	16	6	1	3	multi-stem, will have fut. Inc. bark	Adjacent	None	Preserve
20	20	Common Hackberry	Celtis occidentalis	16	4	1	1	good tree	Adjacent	None	Preserve
21	25	Horsechestnut	Aesculus	10	3	1	1	on adjacent lands, apparently OK	Adjacent	None	Preserve
22	20	Common Hackberry	Celtis occidentalis	10	2	1	1	on adjacent lands, apparently OK	Adjacent	None	Preserve
23	15	Common Buckthorn	Rhamnus cathartica	6	2	2	1	on adjacent lands, apparently OK	Adjacent	None	Preserve
24	18	Common Hackberry	Celtis occidentalis	10	2	1	1	on adjacent lands, apparently OK	Adjacent	None	Preserve
25	20	Manitoba Maple	Acer negundo	12	2	1	1	on adjacent lands, apparently OK	Adjacent	None	Preserve
26	20	Green Mountain Sugar Maple	Acer saccharum ' Green Mountain'	14	2	1	1	good tree	London	Bldg/SW	Preserve
27	99	Silver Maple	Acer saccharinum	25	12	3	3	exposed roots from removal of ret. Wall on northside	London	DW/Bldg	Remove - Contact Forestry

Tree No.	DBH (cm)	Common Name	Botanical Name	Ht. (m)	Rad. (m)	Health	Struct.	Notes	Ownership	Potential Conflict	Recommendation
28	32	White Mulberry	Morus alba	12	4	3	3	junk tree co-dominant with 29	London	None	Remove - Contact Forestry
29	20	Common Hackberry	Celtis occidentalis	14	2	1	1	some rot at base with good response growth	London	None	Preserve - Adjust SW
31	45	Norway Maple	Acer platanoides	18	5	2	2	ok for species	London	SW	Preserve
32	25	Red Oak	Quercus rubra	18	3	1	1	good tree	London	SW	Preserve
32	18	Norway Maple	Acer platanoides	10	2	1	1	topped for hydro	London	DW	Remove - Contact Forestry

## 4.0 DEVELOPMENT PROPOSAL

As part of the proposed concept development, the existing structures on site will remain. It is proposed to develop four (4) three-storey stacked townhouses fronting the proposed internal shared parking area. The entrance to the shared parking area will be between existing dwellings 572 and 578 Colborne Street. Each of the stacked townhouses is proposed to have 2 units, for the total of 8 proposed units to be developed. Existing parking areas will be re-oriented and expanded to accommodate additional residents.

Several potential conflicts may arise between the location of inventoried trees and the development including new building construction, new surface parking, new sidewalks, and amenity features. Trees in conflict with proposed new buildings and parking areas, where >20% of their root mass, within the dripline, must be impacted should be considered for removal. Where site features can be adjusted to protect roots of desirable trees which are candidates for preservation, efforts should be made to do so. Where grading will require significant cut or fill, trees will likely have to be removed.

Tree 1 is a large, moribund White Ash near the north property line with many dead limbs in the canopy. This tree will inevitably create future risks and should be removed regardless of the development.

Trees 6, 13, and 14 are young, volunteer stems of non-desirable/invasive species and could, at the City's discretion, reasonably be exempt from London Plan policy 399, due to their nature as an unsuitable species.

Tree 8 is a boundary tree and should be preserved. The concept site plan proposes an amenity area within a large part of the canopy of this tree. Efforts should be made to disturb as little area within the dripline as possible.

Tree 7 is within the amenity area and should be preserved. Efforts should be made to disturb as little area within the dripline as possible.

The current concept site plan proposes a concrete sidewalk within the dripline of the City-owned trees 28 and 29. Tree 28 is a White Mulberry and could be removed by the City as it is invasive, and also is growing co-dominant with, and affecting the future growth tree 29. Tree 29 is a native, Common Hackberry which could be preserved. Consideration should be given to moving the sidewalk north, out of the dripline of tree 29.

According to the concept site plan 10 trees on site, totaling 517cm of DBH will be removed. This calculation does not include trees 6, 13, and 14 as suggested above. This will require compensation equivalent to 52 trees according to London Plan Policy 399.

Trees 27, 28 and 32 are City owned trees and will require approval from the Forestry division prior to removal. To request the removal or to apply for consent to injure the roots of the City trees, contact Forestry Dispatcher at [trees@london.ca](mailto:trees@london.ca) with details of your request. Any person who contravenes any provision of this By-law is guilty of an offence and if convicted under this By-law is liable to a minimum fine of \$500.00 and a maximum fine of \$100,000.00.

Two trees on the site, all boundary trees, and trees beyond the development limits should be preserved. Tree Preservation fencing should be installed at the limits of grading where trees are nearby and as shown on T1.1.



## 5.0 TREE PROTECTION MEASURES

### 5.1 Standard Protection Measures

- Shall be in accordance with Section 12 of the City of London Design Specifications & Requirements Manual.
- Shall be implemented and verified by an ISA Certified Arborist prior to any land clearing, demolition, excavation, construction or grading operations within 30m of the TPZ.
- Where hazard trees must be removed from within the TPZ, hazard trees will be felled prior to installation of tree protection measures.
- Tree Protection Zone (TPZ) shall be delineated according to the Tree Preservation Plan (TP2) by orange vinyl fencing installed according to City of London Standard Drawing TPP-1 Tree Preservation Details.
- No equipment, materials or tools shall be stored within the TPZ.
- Tree protection fencing shall remain in place until all construction work is completed.
- An ISA Certified Arborist shall be contacted should work within the TPZ be required for any reason during the development process.
- Any damage to trees to remain that may happen as a result of demolition or construction related operations shall be reported to an ISA Certified Arborist as soon as possible so that appropriate treatments can be applied.

### 5.2 Tree Removals

- Trees shall be felled so as to fall outside of the TPZ.
- Trees to be removed which have branches extending into the canopies of trees to remain should be removed by a qualified arborist.
- The arborist shall remove trees in such a way as to not injure trees in the TPZ or the remaining understory.
- Trees shall be removed and disposed of off-site.
- In order to comply with the Migratory Birds Convention Act, tree removals should not occur within the migratory bird breeding season (April 9-August 16 for Canada Nesting Zone C2) without prior clearance from a qualified biologist.
- To request the removal or to apply for consent to injure the roots of the City trees, contact Forestry Dispatcher at [trees@london.ca](mailto:trees@london.ca) with details of your request. Any person who contravenes any provision of this By-law is guilty of an offence and if convicted under this By-law is liable to a minimum fine of \$500.00 and a maximum fine of \$100,000.00.

### 5.3 Pruning

- (If applicable) Shall be completed by a qualified arborist.

## 5.4 Excavations

- May be conducted carefully using heavy equipment until roots greater than 5cm in diameter are encountered at the edge of the TPZ.
- Roots greater than 5cm in diameter should be exposed using less invasive methods (hand shoveling, air spade, hydro-excavating) and cut cleanly, by hand with clean tools.
- Avoid exposing excess root mass of trees marked for preservation.
- Roots >5cm in diameter damaged during excavations shall be exposed to sound tissue and cut cleanly with pruners or a saw.
- Exposed roots should be backfilled or covered as soon as possible.
- Roots shall not be left exposed overnight.
- In hot, dry weather it may be necessary to regularly wet exposed roots to prevent them drying out during immediate construction activity.

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the proposed development plan, it is concluded that:

- i. ten privately-owned trees totaling 517cm total DBH may be removed to accommodate the development; and
- ii. three City-owned trees may require removal pending approval from City of London Forestry; and
- iii. all boundary trees, trees on adjacent lands and two trees on the site will be preserved.

It is recommended that:

- iv. the proposed sidewalk be relocated out of the dripline of tree 29; and
- v. tree preservation fencing be installed according to the location and details shown on the enclosed tree preservation drawing; and
- vi. tree preservation fencing be inspected by MTE Consultants Inc. prior to and during construction to ensure that it is working properly.

All of which is respectfully submitted,

**MTE Consultants Inc.**



**Will Huys**

ISA Certified Arborist ON-1183A

519-204-6510 ext. 2246

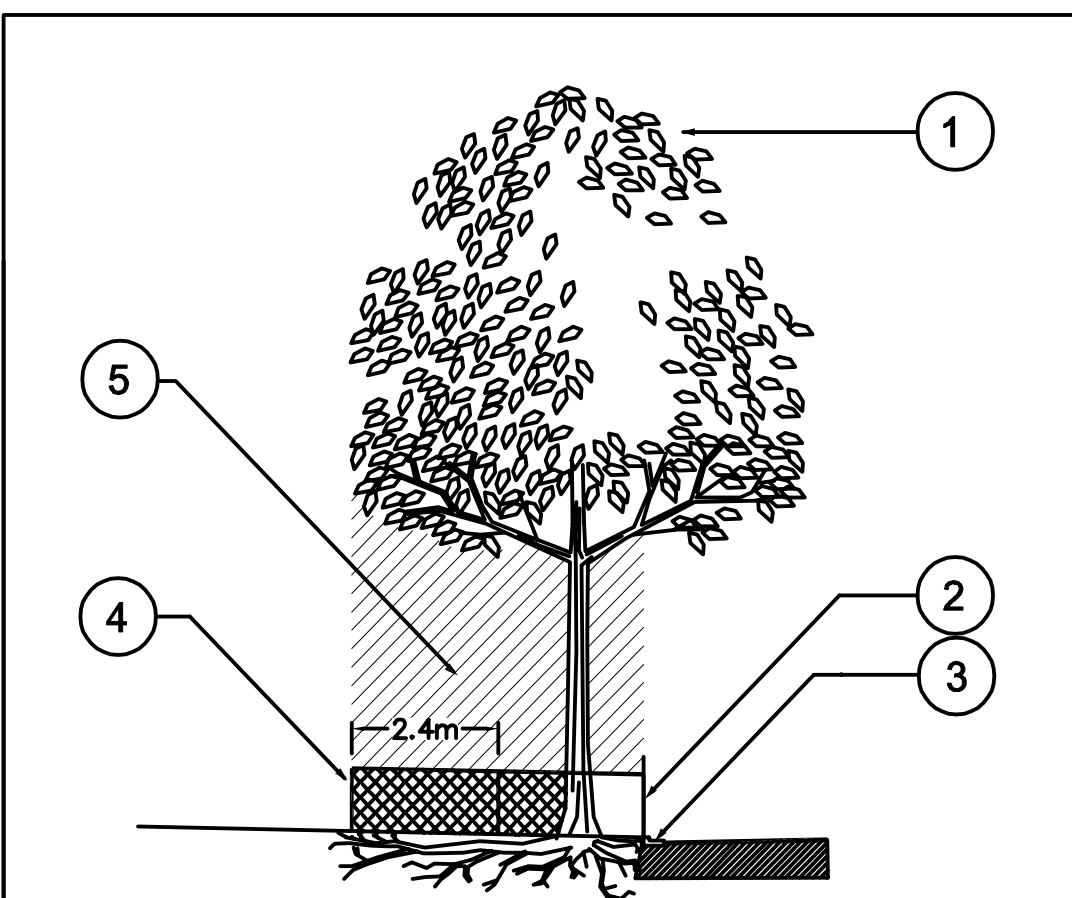
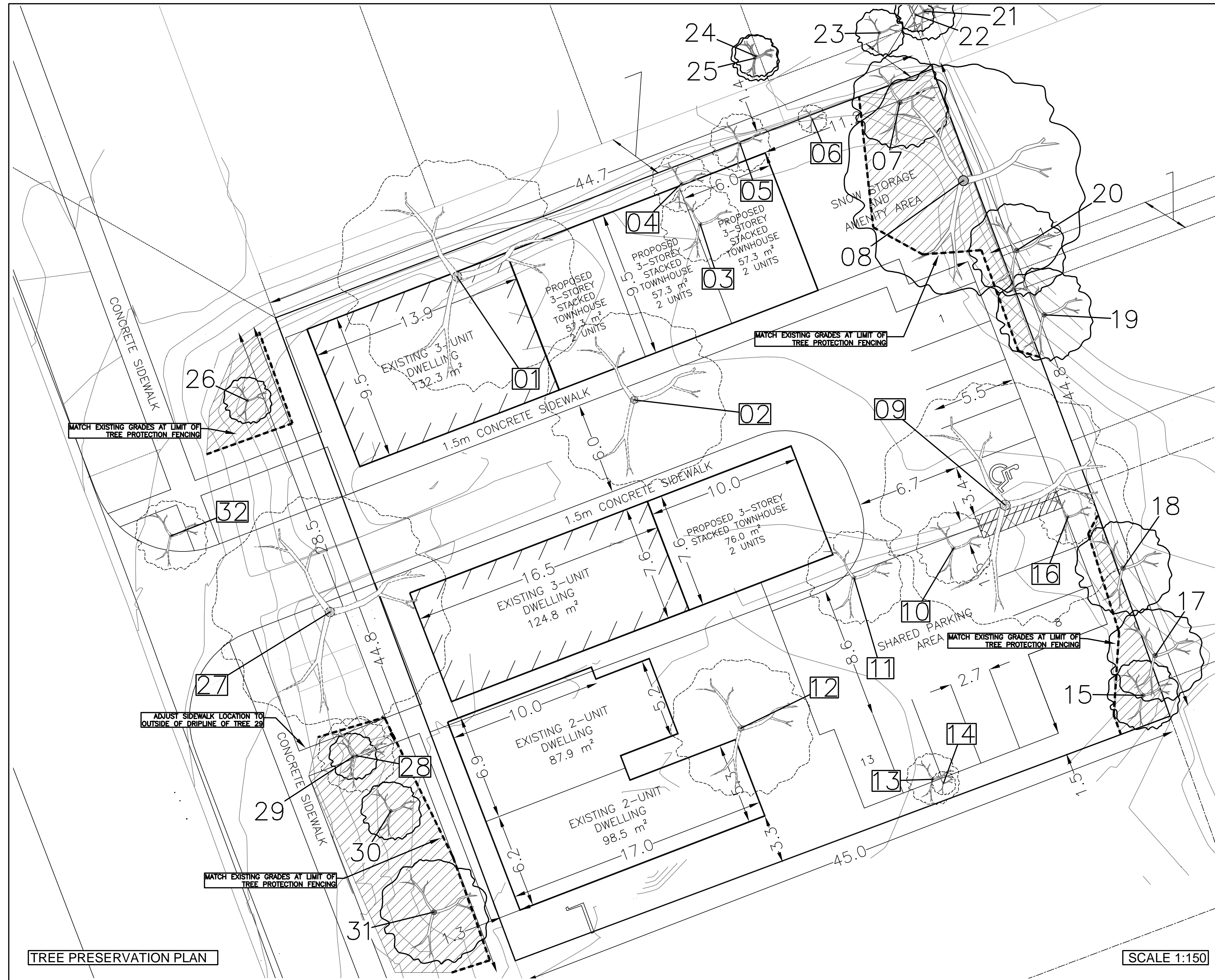
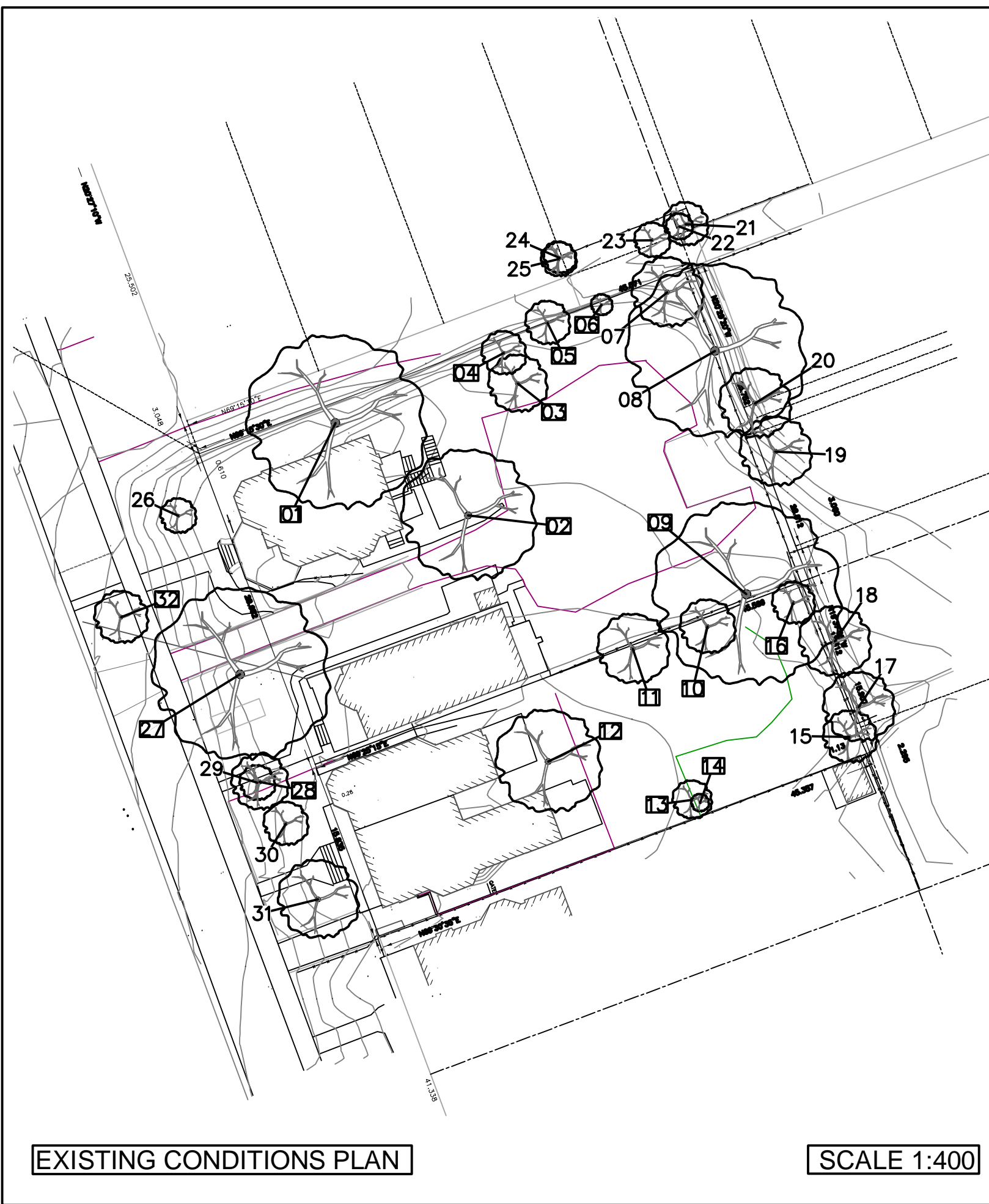
[whuys@mte85.com](mailto:whuys@mte85.com)

WLH:sdm

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# Figures

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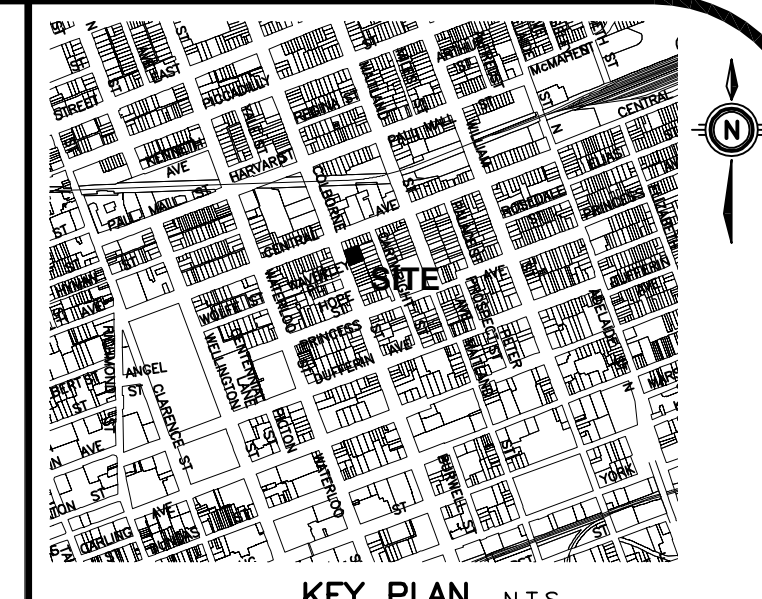


- SPECIFIC NOTES :**
- 1 EXISTING TREE TO BE PROTECTED :**
    - 1.1 This detail shall be read in conjunction with the Tree Preservation Report and/or the project specification
    - 1.2 Where practical, overall tree protection measures shall be implemented prior to any tree removals, land clearing, demolition, excavation, construction or grading operations within 30m of the Tree Protection Zone.
  - 2 TREE PROTECTION FENCING MATERIAL :**
    - 2.1 Tree protection fencing shall be 1.2m high, orange vinyl snow fencing secured at 2.4m intervals with 2.0m high iron T-posts driven 0.60m into the ground or an approved alternate.
    - 2.2 A 2x4 wood top-rail will be affixed at either end to the T-post.
    - 2.3 Fencing material shall be erected according to the approved Construction Drawings, Tree Management Plans and be approved by the Contract Administrator prior to the commencement of construction operations.
  - 3 TREE PROTECTION FENCING ON CURBSIDE :**
    - 3.1 Where the tree is flanked by a curb the barrier placement shall be to the furthest extent of the boulevard area as approved by the Contract Administrator.
  - 4 TREE PROTECTION FENCING ON OPEN SIDE:**
    - 4.1 Where space accommodates, tree protection fencing shall be placed at the dripline of the trees to be preserved.
    - 4.2 Dripline is defined as the location on the ground surface directly beneath a theoretical line defined by the tips of the outermost branches of the trees.
  - 5 TREE PROTECTION BARRIER ZONE :**
    - 5.1 No construction equipment shall enter the tree protection barrier zone.
    - 5.2 No construction materials shall be piled or stored within the tree protection barrier zone.

**TREE PROTECTION BARRIER FENCING DETAIL N.T.S.**

Tree #	DBH (cm)	Stem 2	Stem 3	Stem 4	Stem 5	Common Name	Scientific Name	Ht. (m)	Canopy Rad. (m)	Health	Struct.	Notes	Ownership	Conflict	Recommendation
1	100					White Ash	<i>Fraxinus americana</i>	25	12	4	4	mostly dead, many large dead limbs	Client	Bldg	Remove
2	75					Manitoba Maple	<i>Acer negundo</i>	20	9	2	4	Included bark, weak crown attachments	Client	Prkg	Remove
3	33					Manitoba Maple	<i>Acer negundo</i>	15	4	2	1	ok for species	Client	Bldg	Remove
4	25					Common Hackberry	<i>Celtis occidentalis</i>	15	3	1	1	good tree	Client	Bldg	Remove
5	25					American Basswood	<i>Tilia americana</i>	15	3	1	2	near top of ret. Wall	Client	Bldg	Remove
6	12	10	12	12	17	White Mulberry/Manitoba Maple	<i>M. alba/A. negundo</i>	12	1	3	4	multistem mess	Client	Bldg	Remove
7	40					Common Hackberry	<i>Celtis occidentalis</i>	20	5	1	1	minor witches broom	Client	Amnty	Preserve
8	100					Black Walnut	<i>Juglans nigra</i>	25	12	1	1	good tree	Boundary	Prkg	Preserve
9	105					Black Walnut	<i>Juglans nigra</i>	25	13	2	2	previous limb removals	Client	Prkg	Remove
10	31					Honeylocust	<i>Gleditsia triacanthos</i>	18	4	1	1	slightly suppressed, thorny	Client	Prkg	Remove
11	40					Norway Maple	<i>Acer platanoides</i>	18	5	1	2	medium live crown ratio (lcr)	Client	Prkg	Remove
12	59					Norway Maple	<i>Acer platanoides</i>	18	7	1	3	missing central leader, weak attachments	Client	Bldg	Remove
13	22	10				Black Locust	<i>Robinia pseudoacacia</i>	11	3	1	1	junk	Client	Prkg	Remove
14	10					Tree of Heaven	<i>Ailanthus altissima</i>	8	1	1	1	junk	Client	Prkg	Remove
15	30					Common Hackberry	<i>Celtis occidentalis</i>	16	4	1	1	good tree	Client	Prkg	Preserve
16	24					Honeylocust	<i>Gleditsia triacanthos</i>	16	3	1	2	twisted crown	Client	Prkg	Remove
17	40					Black Locust	<i>Robinia pseudoacacia</i>	20	5	2	2	pruned high	Adjacent	Prkg	Preserve
18	40					Black Locust	<i>Robinia pseudoacacia</i>	20	5	2	2	pruned high	Adjacent	Prkg	Preserve

Tree #	DBH (cm)	Stem 2	Stem 3	Stem 4	Stem 5	Common Name	Scientific Name	Ht. (m)	Canopy Rad. (m)	Health	Struct.	Notes	Ownership	Conflict	Recommendation
19	10					Common Hackberry	<i>Celtis occidentalis</i>	16	6	1	3	multi-stem, will have fut. inc. bark	Adjacent	None	Preserve
20	20					Common Hackberry	<i>Celtis occidentalis</i>	16	4	1	1	good tree	Adjacent	None	Preserve
21	25					Horsechestnut	<i>Aesculus hippocastanum</i>	10	3	1	1	on adjacent lands, apparently OK	Adjacent	None	Preserve
22	20					Common Hackberry	<i>Celtis occidentalis</i>	10	2	1	1	on adjacent lands, apparently OK	Adjacent	None	Preserve
23	15					Common Buckthorn	<i>Rhamnus cathartica</i>	6	2	2	1	on adjacent lands, apparently OK	Adjacent	None	Preserve
24	18					Common Hackberry	<i>Celtis occidentalis</i>	10	2	1	1	on adjacent lands, apparently OK	Adjacent	None	Preserve
25	20					Manitoba Maple	<i>Acer negundo</i>	12	2	1	1	on adjacent lands, apparently OK	Adjacent	None	Preserve
26	20					Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	14	2	1	1	good tree	London	Bldg/SW	Preserve
27	99					Silver Maple	<i>Acer saccharinum</i>	25	12	3	3	exposed roots from removal of ret. Wall on northside	London	DW/Bldg	Remove - Contact Forestry
28	32					White Mulberry	<i>Morus alba</i>	12	4	3	3	junk tree co-dominant with 29	London	None	Remove - Contact Forestry
29	20					Common Hackberry	<i>Celtis occidentalis</i>	14	2	1	1	some rot at base with good response growth	London	None	Preserve - Adjust SW
31	45					Norway Maple	<i>Acer platanoides</i>	18	5	2	2	ok for species	London	SW	Preserve
32	18					Norway Maple	<i>Acer platanoides</i>	10	2	1	1	topped for hydro	London	DW	Remove - Contact Forestry
33	25					Red Oak	<i>Quercus rubra</i>	18	3	1	1	good tree	London	SW	Preserve



SITE BM ELEV. = 251.08 m  
 SITE BENCHMARK FIRE HYDRANT 32.7m  
 WEST OF COLBORNE STREET LINE

- LEGEND:**
- EXISTING TREE TO PRESERVE
  - EXISTING TREE TO REMOVE
  - TREE PRESERVATION FENCING
  - TREE PROTECTION ZONE

8.		
7.		
6.		
5.		
4.		
3.		
2.		
1.	1ST SUBMISSION	WLH 2024-04-12
No.	REVISION	BY YYYY-MM-DD



519-204-6510

OWNER  
**ANAST HOLDINGS**

PROJECT  
**566-578 COLBORNE ST. BUILDING ADDITION**  
 London, ON

**TREE PRESERVATION PLAN**

Project Manager	DGH	Project No.	53977-300
Design By	WLH	Checked By	DGH
Drawn By	WLH	Checked By	
Surveyed By	MTE	Drawing No.	<b>T1.1</b>
Date	Mar. 21/24	Scale	AS SHOWN
Scale	AS SHOWN	Sheet	of 1