



415 Oxford Street West Residential Development

Tree Inventory Report and Conceptual Protection Plan

Project Location:

415 Oxford Street West,
London, ON N6H 1T2

Prepared for:

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Appendix A – Tree Inventory

1.0 Introduction

MTE Consultants Inc. (MTE) was retained by Zelinka Priamo Ltd., to complete a Tree Preservation Plan (TPP) to support an Official Plan Amendment and Zoning By-law Amendment application for the proposed residential development at 415 Oxford Road West in London, Ontario (**Figure 1.1**).

Per the Record of Pre-application Consultation from the City of London dated May 16, 2023, the TPP is required to document the inventory of existing trees (>10 cm in diameter) and shrubs (>1.5 m in height) up to 3 m outside of the property lines.

This report begins to address the requirements set forth by the City of London and evaluates the potential for tree preservation. It is noted that the grading plan has not yet been completed and is anticipated as part of the Site Plan Application (SPA). As such, this TPP is conceptual and subject to confirmation based on future detailed grading plans.

Figure 1.1 – Site Location



2.0 Criteria

This report has been prepared to comply with the inventory requirements of the City of London Design Specifications and Requirements Manual, Chapter 12 Tree Planting and Protection Guidelines Section 12.2.2.

Data collected include botanical and common name, diameter-at-breast height (DBH) at 1.37 m above grade, estimated height, canopy diameter, 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 is 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 pruning or other measures, may require removal depending on location and the presence of targets

3.0 Tree Inventory

On January 30 and February 24, 2024, a total of 255 trees and shrubs were inventoried for this report **Appendix A**.

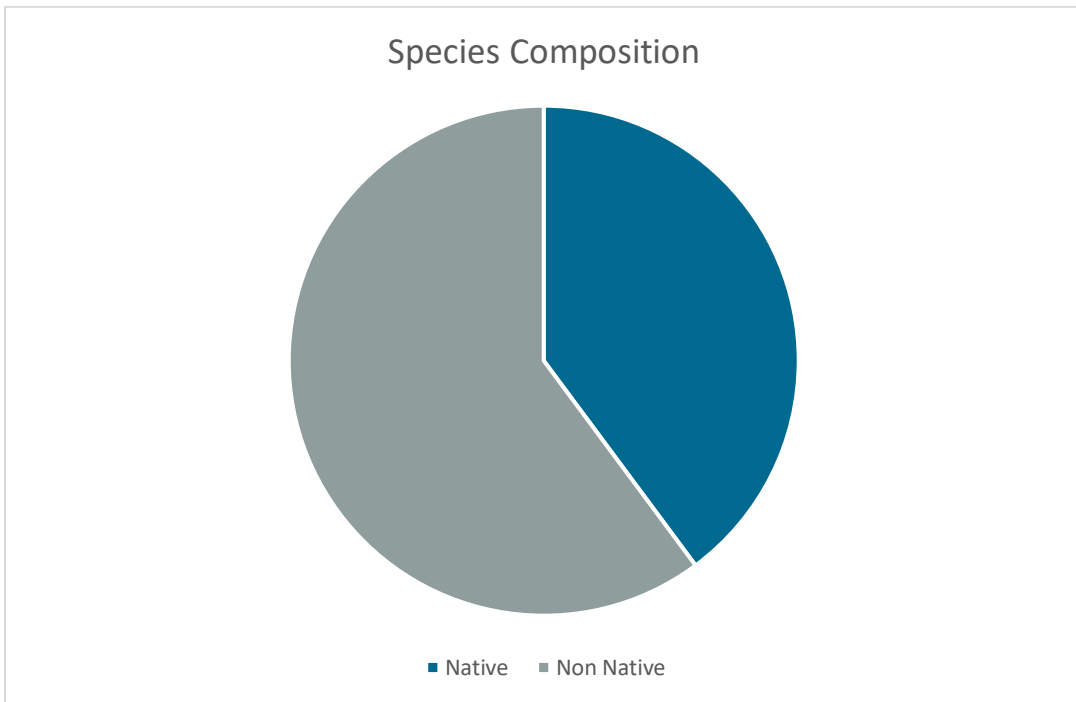
The most abundant species inventoried were Norway spruce (*Picea abies*) and Eastern white cedar (*Thuja occidentalis*). Additional species on the property include White spruce (*Picea glauca*), White pine (*Pinus strobus*), White ash (*Fraxinus americana*), Black walnut (*Juglans nigra*), Tamarack (*Larix laricina*), Sugar maple (*Acer saccharum*), Silver maple (*Acer saccharinum*), Siberian elm (*Ulmus pumila*), Scots pine (*Pinus sylvestris*), River birch (*Betula nigra*), Red oak (*Quercus rubra*), Yew (*Taxus* sp.), Red maple (*Acer rubrum*), Poplar (*Populus* sp.), Norway Spruce (*Picea abies*), Norway maple (*Acer platanoides*), White Mulberry (*Morus alba*), Manitoba maple (*Acer negundo*), London plane (*Platanus x acerifolia*), Juniper (*Juniperus virginiana*), Honey locust (*Gleditsia triacanthos*), Hackberry (*Celtis occidentalis*), European birch (*Betula pendula*), European beech (*Fagus sylvatica*), Elm (*Ulmus* sp.), Dawn redwood (*Metasequoia*), Willow (*Salix* sp.), Crab apple (*Malus* sp.), Colorado blue spruce (*Picea pungens*), Blue beech (*Carpinus caroliniana*), Buckthorn (*Rhamnus* sp.), Bitternut hickory (*Carya cordiformis*), and Austrian pine (*Pinus nigra*). Four (4) mature cedar (*Thuja occidentalis*) hedges were located on site.

No endangered or protected species were found during the inventory.

Due to its landscaping history, the site displays an abundance of diversity with at least 34 species found on site of both native and non-native variety (**Figure 3.1**). Of the 255 trees inventoried on-site, 52 are over 50 cm in DBH and would be considered “Distinctive” by the City of London (**Figure 3.2**).

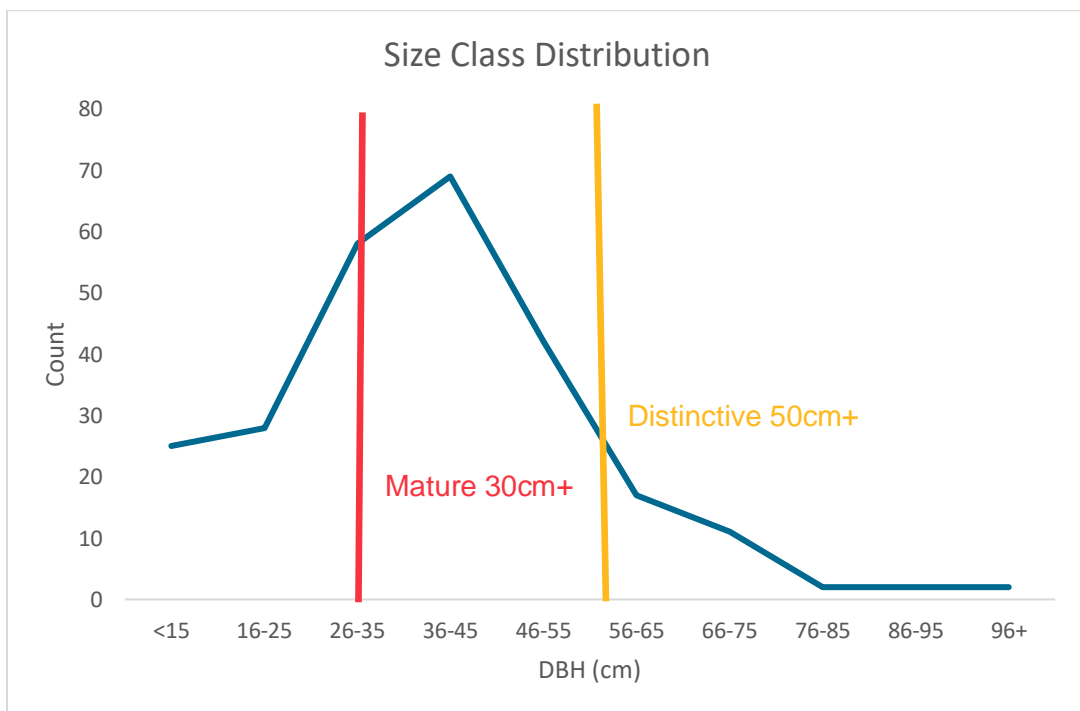
Trees on site are generally mature and in good health. Previous work on site to remove ponds and water features have impacted the rooting systems, damaging the roots of the trees surrounding them.

Figure 3.1 – Species distribution



Native tree species 40%, Non-native tree species 60%

Figure 3.2 – Size class distribution



Boundary Trees

According to the provided survey plan of existing tree locations, Trees #1-#7 appear to be boundary trees as well as Trees #31- #88 and #107. Boundary trees are 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 landowners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21.

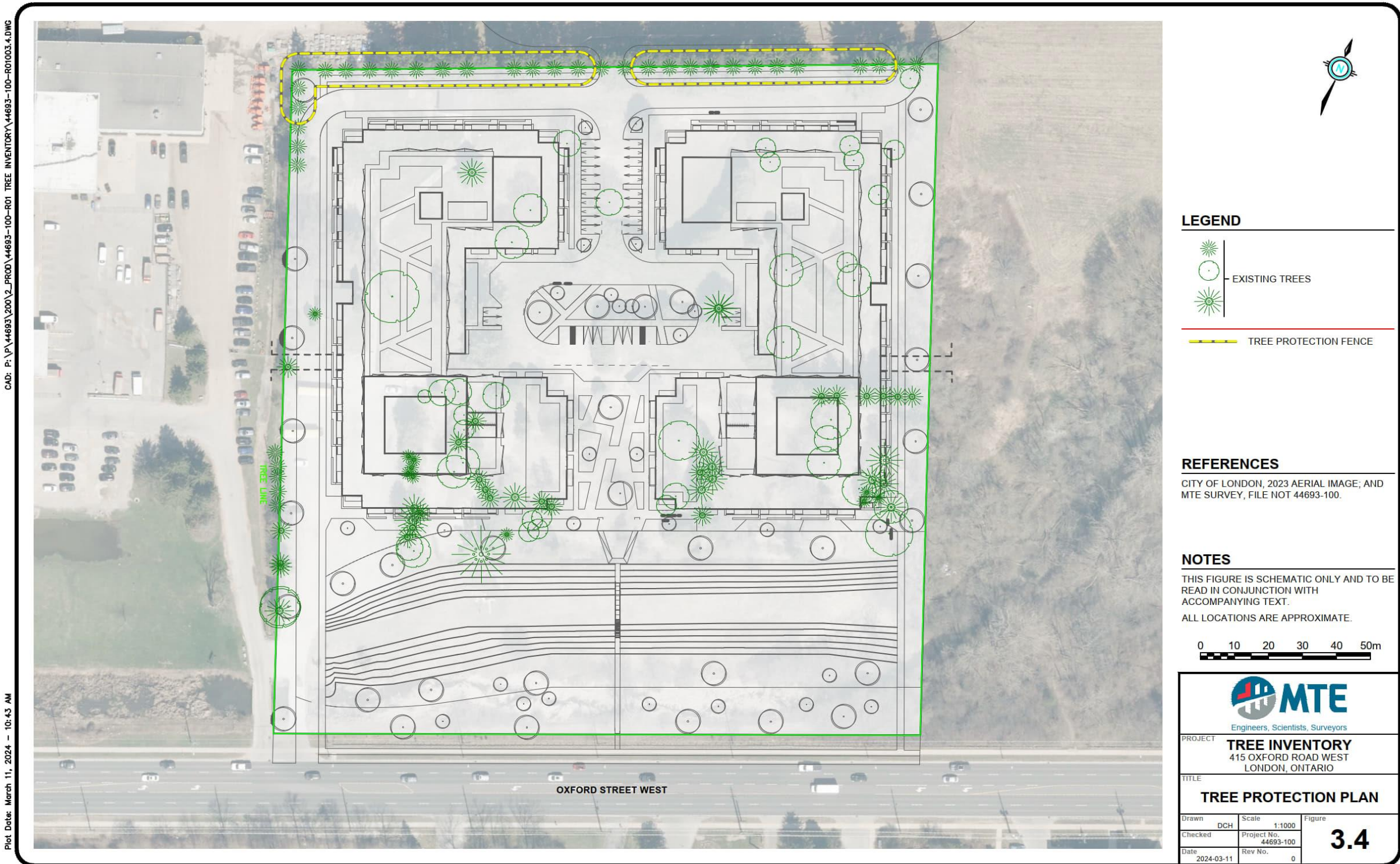
Consent must be obtained, in writing, from the co-owners of any boundary trees prior to any damage or removal.

Boundary tree designation at 415 Oxford Street West is subject to the most recent/complete site survey and may change as updates are made to tree protection planning.

Figure 3.3 Tree Locations



Figure 3.4 – Conceptual TPP



4.0 Tree Protection Measures

4.1 Standard Protection Measures

- Protection shall be in accordance with City of London Standard Contract Documents for Municipal Construction Projects 2023 Edition Section B – Part 5 – Tree Planting and Protection Guidelines (TPP). These guidelines shall be implemented or verified by an ISA Certified Arborist prior to any land clearing, demolition, excavation, construction, or grading operations within 30 m of the Tree Protection Zone (TPZ).
- The TPZ shall be established according to City of London Standard Contract Documents for Municipal Construction Projects 2023 Edition Section B – Part 5 – Tree Planting and Protection Guidelines (TPP), Section 2.5, Table 1: Tree Protection Zones
- Where the tree is flanked by a curb or sidewalk the barrier may be limited to the furthest extent of the grassed boulevard area.
- The TPZ shall be delineated according to the Tree Preservation Plan (TP2) and physically 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. This includes the daylighting of utilities and demolition of existing roadway infrastructure.
- Any damage to remaining trees that may occur during demolition or construction shall be reported to an ISA Certified Arborist as soon as possible so that appropriate treatments can be applied, and documentation can occur.

4.2 Tree Removals

- Shall be approved by the City of London Planning or Forestry department.
- Trees to be removed that exist within the TPZ of trees to remain shall be removed by a qualified arborist.
- The arborist shall remove trees in such a way as to not injure remaining trees or understory.
- Trees shall be removed and disposed of off-site.
- To comply with the Migratory Birds Convention Act, tree removals should not occur within the migratory bird breeding season (April 1-August 31 for Canada Nesting Zone C2) without prior clearance from a qualified ornithologist.

4.3 Pruning

- Shall be completed by a qualified arborist.
- Root pruning should be incorporated to reduce impacts on tree roots instead of the destructive practice of ripping or tearing with heavy equipment.
- Hand digging, low pressure hydro-vac or air spades may be used to uncover roots to avoid or have the Arborist prune.

Roots >5cm may be pruned to a depth which will meet the construction requirements with the approval of the City and performed by or under the supervision of an ISA Certified Arborist

4.4 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 avoided or exposed using less invasive methods (hand shoveling, air spade, hydro-excavating).
- Ensure hydro excavation is done with low pressure to expose roots.
- Avoid exposing excess root mass of trees marked for preservation.
- Avoid destroying roots while excavating.
- Roots >5cm in diameter if approved, should be cut cleanly with pruners or a saw by a qualified Arborist.
- Roots that are exposed should be covered with wet burlap or soil as soon as possible and watered regularly to prevent them from drying out.
- Watering is required until such time as the topsoil and sod has been replaced satisfactorily or as otherwise directed by the City.

5.0 Conclusions and Recommendations

The current tree preservation plan is conceptual in nature. The finalizing of this TPP will be subject to site design and grading plan finalization, along with neighbour consent.

In advance of the site design and grading plan finalization, preliminary recommendations include:

- i. All trees contained entirely within subject lands are likely to require removal to accommodate the proposed work.
- ii. Up to sixty (60) trees, many of which Distinctive (50cm + DBH) may be preserved along the northern property boundary.
- iii. Trees #1-#7 are poor in health or structure and should be removed. As boundary trees they will require neighbour's consent.
- iv. Tree #107 is a boundary tree, that will require the neighbour's consent for removal.

All of which is respectfully submitted,

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