



# **ARBORIST REPORT FOR BY-LAW ZONING AMENDMENT**

**566 SOUTHDALE ROAD & 818 EASY  
STREET, LONDON**

**Report prepared by  
Ron Koudys Landscape Architects Inc**

**September 5<sup>th</sup>, 2024**

**RKLA Project #24-192**



**Kathleen Garrett  
ON-3009A**

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## 1.0 INTRODUCTION AND EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

Ron Koudys Landscape Architects Inc. (RKLA) was retained by Paradise Home Inc. to prepare a tree assessment report in conjunction with the proposed development at 566 Southdale Road East & 818 Easy Street. 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 grading for the purpose of application for rezoning.

### 1.2 EXECUTIVE SUMMARY

The overall inventory captured 27 individual trees. Trees were identified within the subject site, and within 3 meters of the legal property boundary.

There is 1 tree (ID #24) classified as 'threatened' under O. Reg. 230/08: species at risk in Ontario, under *Endangered Species Act, 2007, S.O. 2007, c. 6*. A permit issued by the Ministry of Environment, Conservation and Parks (MECP) will need to be acquired for removal of this tree.

#### 1.2.1 TREE SPECIES COMPOSITION CHART

The following chart summarizes the number of each tree species observed in the tree inventory.

%	Qty	Botanical Name	Latin Name
37%	10	<i>Thuja spp.</i>	Cedar
15%	4	<i>Picea glauca</i>	White Spruce
11%	3	<i>Betula papyrifera</i>	Paper Birch
7%	2	<i>Acer platanoides</i>	Norway Maple
7%	2	<i>Acer saccharinum</i>	Silver Maple
4%	1	<i>Acer saccharum</i>	Sugar Maple
4%	1	<i>Gymnocladus dioicus</i>	Kentucky coffee tree
4%	1	<i>Picea pungens</i>	Colorado Spruce
4%	1	<i>Picea pungens var. gauca</i>	Colorado Blue Spruce
4%	1	<i>Quercus rubra</i>	Red Oak
4%	1	<i>Salix spp.</i>	Willow
100%	27		

#### 1.2.2 TREE REMOVAL AND PRESERVATION RECOMMENDATIONS

- Removal of all trees located within the subject site due to direct conflict with proposed building and/or parking.
- Removal of 4 trees located on the boundary with the subject site and City ROW. Coordination of removal will be coordinated with the City of London forestry department at the time of SPA.
- Preserve trees located beyond subject site.
- Pre, during, and post construction recommendations are outlined in the Construction Impact Mitigation Recommendations of this report.

## 2.0 SUBJECT SITE AND SCOPE OF WORK

Refer to Figure 1 for scope of tree inventory. The subject site is bound by Easy Street and Southdale Road East.

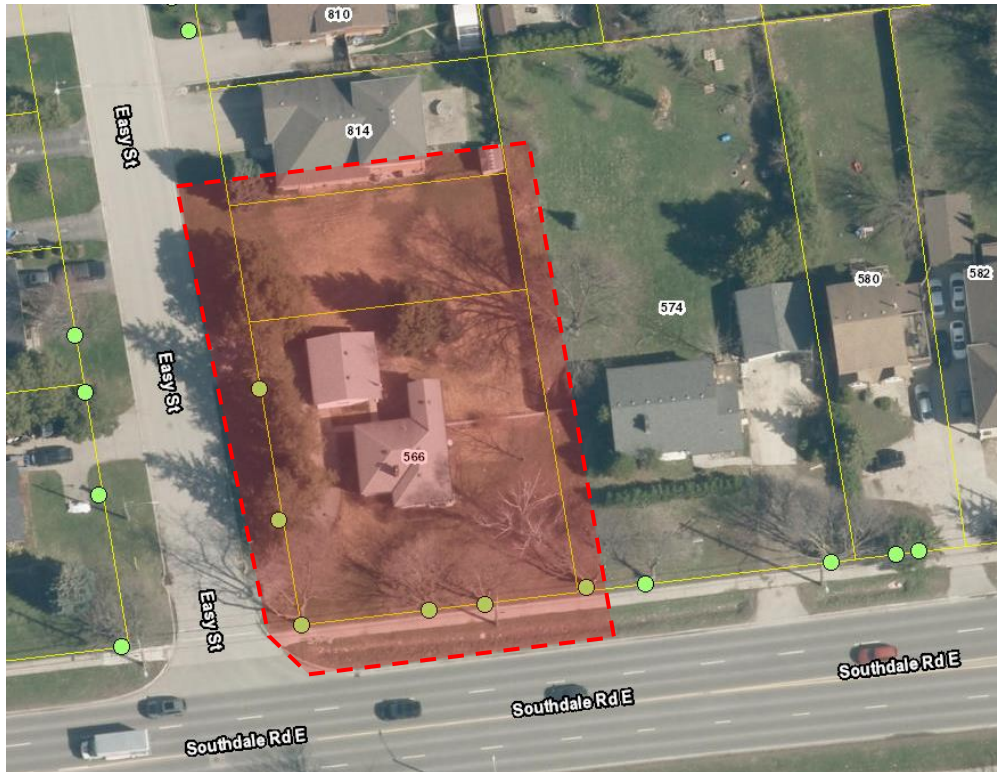


Figure 1 - Google mapping aerial images 2024. NTS

Red dashed line - Limit of inventory for phase 1

## 3.0 METHODOLOGY

Fieldwork was completed on August 7<sup>th</sup>, 2024 by Kathleen Garrett, ISA certified arborist ON 3009A. A topographic survey provided by MTE dated July 30<sup>th</sup>, 2024 was used as a base for the field work and determined tree location/ownership. Any tree not located on the survey was identified through aerial imagery and approximate field measurements. All trees with a minimum DBH of 10cm within the given scope were identified and assessed. Tree identification numbers include 1-27.

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.

## 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>Picea pungens var. glauca</i>	Colorado Blue Spruce	814 Easy Street	~40	3	4	Good	Good	Branch to grade, slightly sparse inner canopy	no anticipated impacts	preserve
2	<i>Thuja spp.</i>	Cedar	Subject Site	47, 19	5	4	Poor	Fair	Primary union at grade, cavity forming at base	conflict with proposed entrance	remove
3	<i>Thuja spp.</i>	Cedar	Subject Site	21, 18	3	3	Poor	Poor	Suppressed, included bark with seam	conflict with proposed entrance	remove
4	<i>Thuja spp.</i>	Cedar	Subject Site	27	4	4	Fair	Fair	Suppressed, epicormic growth	conflict with proposed entrance	remove
5	<i>Thuja spp.</i>	Cedar	Subject Site	22	3	4	Fair	Fair	Lean west, suppressed, epicormic growth at base	conflict with proposed entrance	remove
6	<i>Thuja spp.</i>	Cedar	Subject Site	44	4	4	Poor	Fair	Lean east, suppressed, major limb broken off, epicormic growth	conflict with proposed entrance	remove
7	<i>Thuja spp.</i>	Cedar	Subject Site	30	4	3	Fair	Fair	Lean south, deadwood, epicormic growth	conflict with proposed entrance	remove
8	<i>Picea glauca</i>	White Spruce	Subject Site	51	4	4	Fair	Good	Limbed up 3 meters, sparse	conflict with proposed building	remove

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566 Southdale Road & 818 Easy Street, London

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
9	<i>Picea glauca</i>	White Spruce	Subject Site	30	3	4	Fair	Good	Limbed up 3 meters, suppressed	conflict with proposed building	remove
10	<i>Thuja spp.</i>	Cedar	Subject Site	32	4	4	Poor	Fair	Major limb curled west, low union, hydro wires through canopy	conflict with proposed building	remove
11	<i>Thuja spp.</i>	Cedar	Subject Site	31	4	4	Poor	Fair	Union at grade, suppressed, cavity forming at base	conflict with proposed building	remove
12	<i>Thuja spp.</i>	Cedar	Subject Site	29	4	4	Fair	Fair	Major limb removed, lean south	conflict with proposed building	remove
13	<i>Thuja spp.</i>	Cedar	Subject Site	32	4	4	Fair	Fair	Lean south, significant epicormic growth	conflict with proposed building	remove
14	<i>Picea glauca</i>	White Spruce	Boundary with City ROW of Easy Street	45	5	4	Fair	Good	Limbed up 2 meters, lowers dead, wide flare	conflict with proposed building	remove
15	<i>Salix spp.</i>	Willow	Subject Site	26, 25	5	5	Poor	Fair	Low primary union, major epicormic growth	conflict with anticipated grading and poor tree condition	remove
16	<i>Acer saccharinum</i>	Silver Maple	Boundary with City ROW of Easy Street & Southdale Road E.	63	6	3	Poor	Poor	Hydro pruned, deadwood, major cavity on south side	conflict with anticipated grading and poor tree condition	remove
17	<i>Acer saccharum</i>	Sugar Maple	Boundary with City ROW of Southdale Road E.	51	5	3	Poor	Poor	Major crack at 1 meter, south side completely dead	conflict with anticipated grading and poor tree condition	remove
18	<i>Acer platanoides</i>	Norway Maple	Boundary with City ROW of Southdale Road E.	36, 25	5	5	Fair	Good	Canopy through hydro wires, low primary union	conflict with anticipated grading/ pedestrian	remove
19	<i>Acer platanoides</i>	Norway Maple	574 Southdale Road E.	56	6	5	Fair	Fair	Major epicormic growth, low primary union	to be removed under the 574 Southdale Road East development	remove

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
20	<i>Betula papyrifera</i>	Paper Birch	Subject Site	32	4	5	Fair	Good	Slight lean south, minor deadwood	conflict with proposed building	remove
21	<i>Betula papyrifera</i>	Paper Birch	Subject Site	20, 17	4	4	Fair	Fair	Low primary union, trunk wounds	conflict with proposed building	remove
22	<i>Betula papyrifera</i>	Paper Birch	Subject Site	36, 34	5	5	Fair	Fair	Low primary union, epicormic growth	conflict with proposed building	remove
23	<i>Quercus rubra</i>	Red Oak	Subject Site	26	4	5	Good	Good	Minor damage on branches	conflict with proposed building	remove
24	<i>Gymnocladus dioicus</i>	Kentucky Coffee Tree	Subject Site	14	3	5	Good	Good	No major damage present, lower branches pruned	conflict with proposed building	remove - permit from the MECP required for removal
25	<i>Acer saccharinum</i>	Silver Maple	574 Southdale Road E.	-70	7	5	Fair	Fair	Low primary union, not completely visible due to wood fence	to be removed under the 574 Southdale Road East development	remove
26	<i>Picea pungens</i>	Colorado Spruce	Subject Site	14	2	4	Good	Good	Slightly sparse on west side of canopy	conflict with proposed parking	remove
27	<i>Picea glauca</i>	White Spruce	Subject Site	-40	4	4	Fair	Good	Inner canopy sparse,	conflict with proposed parking	remove

## 5.0 POTENTIAL CONSTRUCTION IMPACTS ON TREES

Some trees have been recommended for removal due to direct conflict with the proposed development. Some trees that have been recommended for preservation may be in proximity to the proposed construction. Trees to be preserved may be affected by the construction process, or by the construction itself. It is imperative that the design team and the construction crew understand the potential for, and the causes of tree damage. Trees recommended for preservation may experience some or all of the following potential construction impacts. Strategies and methods to avoid these impacts are outlined in the Construction Impact Mitigation Recommendations section of this report.

### 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 number 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 or crushed. 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 or crush 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 depending on a number of factors including soil type and tree species. 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 results in immediate root loss from cutting the roots which contributes to 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 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. These trees may experience higher intensity of direct sunlight resulting in leaf scald, sun scald, frost crack 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) Prior to any construction activity, tree preservation fencing is to be installed as per the attached tree preservation drawings and detail.
- b) It is recommended that the existing ground-layer vegetation at the base of trees to be preserved remain intact within the critical root zone so as not to disturb the soil around the base of the existing trees.
- c) Final site grading plans should ensure that the existing soil moisture conditions are maintained where possible.

### **6.2 RECOMMENDATIONS RELATED TO THE CONSTRUCTION PROCESS**

- a) Tree preservation fencing is to be maintained in good condition and effective for the duration of construction until all construction activity is complete or as approved for removal by the project arborist or landscape architect.
- b) Tree preservation fencing is to remain intact as per the tree preservation drawings, and can only be temporarily removed with the express written consent from the project arborist or landscape architect. Should tree preservation fencing be temporarily relocated or moved, it is to be reinstated as per the tree preservation plans as soon as possible.
- c) No construction, excavation, adding of fill, stockpiling of construction material, or heavy equipment is permitted within the critical root zone/within the tree preservation fencing.
- d) When excavation near a tree is required, and it is anticipated that roots will be severed and exposed, the duration of exposure is to be minimized to prevent root desiccation.
- e) During the excavation process, roots 25mm or larger that are severed and exposed should be hand pruned to leave a clean-cut surface. This work is to be undertaken by an ISA certified arborist. Exposed severed roots that cannot be covered in soil on the same day as the cuts are made are to be kept moist.

Exposed roots are to be kept moist by covering them with water soaked burlap or any other means available to prevent them from drying out.

- f) Avoid idling heavy equipment under or within close proximity to trees to be preserved to prevent canopy damage from exposure to the heat of the exhaust.
- g) Broken branches on trees within the subject site to be preserved should be cleanly cut as soon as possible after the damage has occurred. This work is to be undertaken by an ISA certified arborist.

### **6.3 POST-CONSTRUCTION RECOMMENDATIONS**

- a) Avoid discharging rain water leaders adjacent to retained trees, as this may result in an overly moist environment which can cause root rot.
- b) After all work is completed, tree preservation fences and any other impact mitigation materials must be removed.
- c) A final review must be undertaken by the project arborist or landscape architect to ensure that all mitigation measures as described above have been met.

## **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**

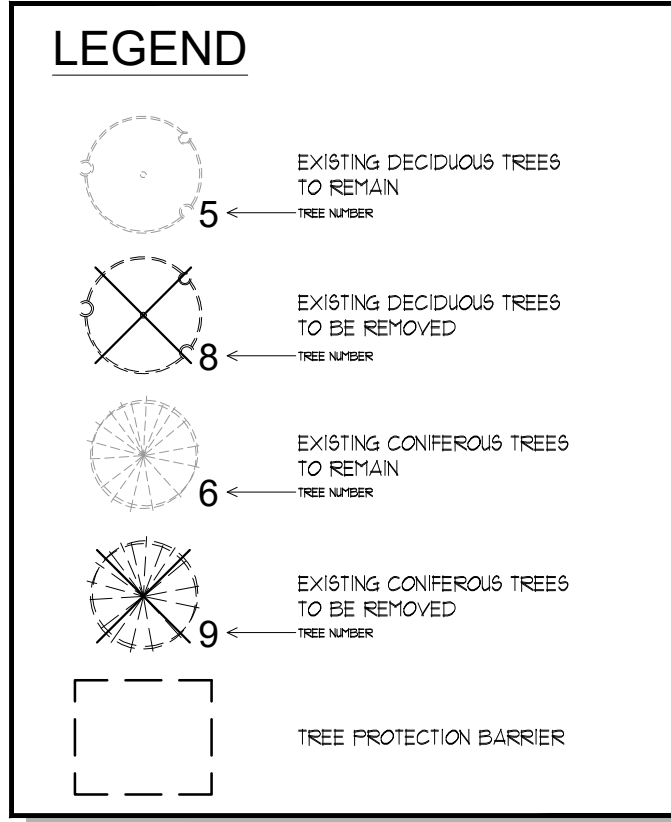
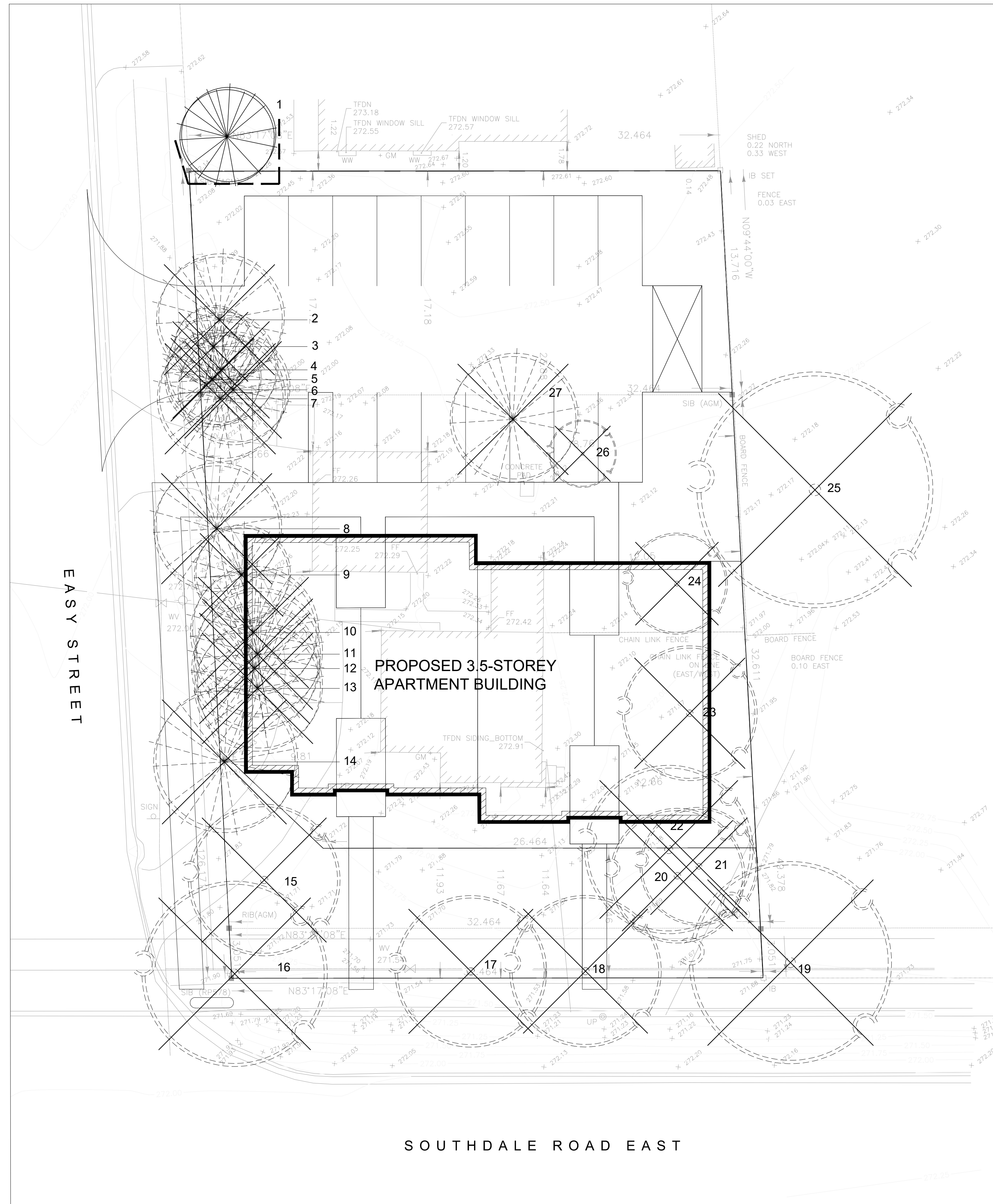
Office:  
Ron Koudys Landscape Architects Inc.  
368 Oxford Street East  
London, Ontario  
N6A 1V7  
Ph: 519-667-3322  
Fax: 519-645-2474

**Staff:**

Report author:

Kathleen Garrett, ISA Certified Arborist ON-3009A - [katie@rkla.ca](mailto:katie@rkla.ca)

## **9.0 APPENDIX A - TREE PRESERVATION DRAWINGS**



### TREE TO BE PRESERVED

ID #	GENERAL INFORMATION		SIZE	HEALTH & CONDITION			RECOMMENDATIONS				
ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIIUS (m)	CROWN CONDITION	STRUCTURAL COPH	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE
1	<i>Picea pungens var. glauca</i>	Colorado Blue Spruce	818 Easy Street	-40	3	4	Good	Good	Branch to grade, slightly sparse inner canopy	no anticipated impacts	preserve

### TREES TO BE REMOVED

ID #	GENERAL INFORMATION		SIZE	HEALTH & CONDITION			RECOMMENDATIONS				
ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIIUS (m)	CROWN CONDITION	STRUCTURAL COPH	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE
2	<i>Thuja spp.</i>	Cedar	Subject Site	47.19	5	4	Poor	Fair	Primary union at grade, cavity forming at base	conflict with proposed entrance	remove
3	<i>Thuja spp.</i>	Cedar	Subject Site	21.18	3	3	Poor	Poor	Suppressed, included bark with seam	conflict with proposed entrance	remove
4	<i>Thuja spp.</i>	Cedar	Subject Site	27	4	4	Fair	Fair	Suppressed, epicormic growth	conflict with proposed entrance	remove
5	<i>Thuja spp.</i>	Cedar	Subject Site	22	3	4	Fair	Fair	lean west, suppressed, epicormic growth at base	conflict with proposed entrance	remove
6	<i>Thuja spp.</i>	Cedar	Subject Site	44	4	4	Poor	Fair	lean east, suppressed, major limb broken off, epicormic growth	conflict with proposed entrance	remove
7	<i>Thuja spp.</i>	Cedar	Subject Site	30	4	3	Fair	Fair	lean south, deadwood, epicormic growth	conflict with proposed entrance	remove
8	<i>Picea glauca</i>	White Spruce	Subject Site	51	4	4	Fair	Good	limbed up 3 meters, sparse	conflict with proposed building	remove
9	<i>Picea glauca</i>	White Spruce	Subject Site	30	3	4	Fair	Good	limbed up 3 meters, suppressed	conflict with proposed building	remove
10	<i>Thuja spp.</i>	Cedar	Subject Site	32	4	4	Poor	Fair	Major limb curled west, low union, hydro wires through canopy	conflict with proposed building	remove
11	<i>Thuja spp.</i>	Cedar	Subject Site	31	4	4	Poor	Fair	Union at grade, suppressed, cavity forming at base	conflict with proposed building	remove
12	<i>Thuja spp.</i>	Cedar	Subject Site	29	4	4	Fair	Fair	Major limb removed, lean south	conflict with proposed building	remove
13	<i>Thuja spp.</i>	Cedar	Subject Site	32	4	4	Fair	Fair	lean south, significant epicormic growth	conflict with proposed building	remove
14	<i>Picea glauca</i>	White Spruce	Boundary with City ROW of Easy Street	45	5	4	Fair	Good	limbed up 2 meters, lowers dead, wide flare	conflict with proposed building	remove
15	<i>Salix spp.</i>	Willow	Subject Site	26.25	5	5	Poor	Fair	Low primary union, major epicormic growth	conflict with anticipated grading and poor tree condition	remove
16	<i>Acer saccharinum</i>	Silver Maple	Boundary with City ROW of Easy Street & Southdale Road E.	63	6	3	Poor	Poor	Hydro pruned, deadwood, major cavity on south side	conflict with anticipated grading and poor tree condition	remove
17	<i>Acer saccharum</i>	Sugar Maple	Boundary with City ROW of Southdale Road E.	51	5	3	Poor	Poor	Major oak at 1 meter, south side completely dead	conflict with anticipated grading and poor tree condition	remove
18	<i>Acer platanoides</i>	Norway Maple	Boundary with City ROW of Southdale Road E.	36.25	5	5	Fair	Good	Canopy through hydro wires, low primary union	conflict with anticipated grading/pedestrian	remove
19	<i>Acer platanoides</i>	Norway Maple	574 Southdale Road E.	56	6	5	Fair	Fair	Major epicormic growth, low primary union	to be removed under the 574 Southdale Road East development	remove
20	<i>Betula papyrifera</i>	Paper Birch	Subject Site	32	4	5	Fair	Good	Slight lean south, minor deadwood	conflict with proposed building	remove
21	<i>Betula papyrifera</i>	Paper Birch	Subject Site	20.17	4	4	Fair	Fair	Low primary union, trunk wounds	conflict with proposed building	remove
22	<i>Betula papyrifera</i>	Paper Birch	Subject Site	36.34	5	5	Fair	Fair	Low primary union, epicormic growth	conflict with proposed building	remove
23	<i>Quercus rubra</i>	Red Oak	Subject Site	26	4	5	Good	Good	Minor damage on branches	conflict with proposed building	remove
24	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	Subject Site	14	3	5	Good	Good	No major damage present, lower branches pruned	conflict with proposed building	remove - permit from the MECP required for removal
25	<i>Acer saccharinum</i>	Silver Maple	574 Southdale Road E.	-70	7	5	Fair	Fair	Low primary union, not completely visible due to tower fence	to be removed under the 574 Southdale Road East development	remove
26	<i>Picea pungens</i>	Colorado Spruce	Subject Site	14	2	4	Good	Good	Slightly sparse on west side of parking	conflict with proposed parking	remove
27	<i>Picea glauca</i>	White Spruce	Subject Site	-40	4	4	Fair	Good	Inner canopy sparse	conflict with proposed parking	remove



KEY MAP

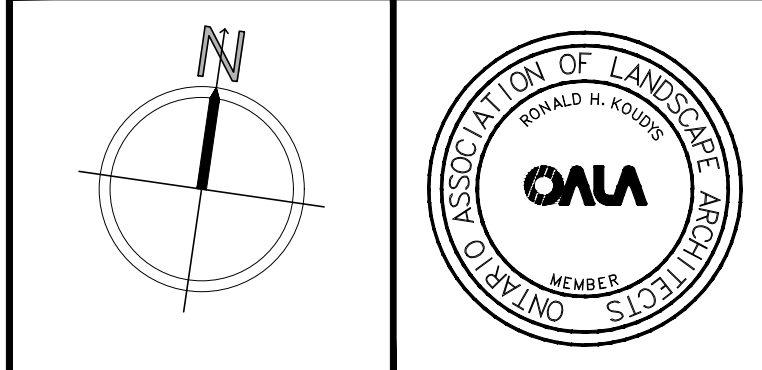


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Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
2024-09-05	ISSUED FOR ZBA	1

PLOTTING INFORMATION  
 PLOTTED DATE: 2024-09-05  
 PLOTTED SCALE: 1/1



PROJECT TITLE:  
**PROPOSED APARTMENT BUILDING**  
 566 SOUTHDAL ROAD &  
 818 EASY STREET, LONDON

DRAWING TITLE:  
**TREE PRESERVATION PLAN**

DATE: AUGUST, 2024	SCALE: AS NOTED	DRAWING No. T-1
DRAWN: RKL/Inc.	CHECKED BY: RJK	
PROJECT No. 24-192La		

**TREE PRESERVATION PLAN**  
 SCALE = 1:150