



801 Sarnia Road

Tree Preservation Report

Project Location:

801 Sarnia Road, London, ON

Prepared for:

2425290 Ontario Inc.

Prepared by:

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

October 21, 2021

Revised: November 25, 2024

MTE File No.: 43885-201





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Appendix

Appendix A – Tree Inventory

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1.0 INTRODUCTION

MTE Consultants Inc. (MTE) was retained by Royal Premier Homes to complete the Tree Preservation Report for the 11-level, 182-unit apartment building to be constructed at 801 Sarnia Road in the City of London [Figure 1].

The Subject Lands is a triangular piece of land at the east end of 801 Sarnia Road and part of it is within the rail line corridor that bounds the north and east edge of 801 Sarnia Road.

The proposed development and tree preservation details for the site are illustrated on the enclosed MTE drawings: Tree Preservation Plan. Tree locations shown are approximate to within 3m.

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).

An Ontario Land Surveyor should be used to confirm tree ownership where necessary. This report should not be used in any legally binding manner upon:

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.

Bat habitat trees are broadly defined where potential for Species At Risk (SAR) bats exists as characterized by “any standing live or dead trees ≥ 10 cm [DBH] with cracks, crevices, hollows, and/or loose or naturally exfoliating bark” roughly in accordance with the Survey Protocol for Species at Risk Bats within Treed Habitats (MNRF 2017). Additional studies may be required if confirmation of presence/absence of SAR bats is necessary.

Specific tree data collected includes Botanical and Common Name, DBH at 1.37m above grade, 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 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 September 2, 2021, all trees >10cm Diameter at Breast Height (DBH) at 1.37m above grade 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.

These trees were reviewed again on November 7, 2024 in response to changes to the proposed Site Plan.

A total of 41 trees were inventoried for this report [Appendix 1]. Trees were located using handheld GPS and are accurate to 4m. An OLS should be contacted if more accurate locations are required, however, it is anticipated that all trees will be removed from the development area and locations may be irrelevant.

The most dominant species on site is American Basswood (*Tilia americana*) (66%) followed by Black Walnut (*Juglans nigra*) (29%), Bitternut Hickory (*Carya cordiformis*) (2%) and Cottonwood Poplar (*Populus deltoides*) (2%).

No potential wildlife/bat habitat trees were noted on the site.

No Species at Risk were identified.

No trees on the development lands were identified as boundary trees.

Trees 68-86 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 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.

4.0 DEVELOPMENT PROPOSAL

The proposed development is a 11-level, 182-unit apartment building with associated parking on grade.

The eastern part of the subject lands will be cleared to provide space for on-grade parking, an entrance to the property, and a City of London multi-use path. All 41 trees will be removed to accommodate the proposed infrastructure. All trees beyond the development limits will be preserved. Tree Preservation fencing will be installed at the limits of grading where trees are nearby.

41 privately owned trees totaling 982cm of DBH will be removed.

At least 98 new trees will be compensated for in accordance with 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.

5.0 TREE PROTECTION MEASURES

5.1 Standard Protection Measures

- The Tree Protection Zone (TPZ) will be the area away from the development side of the Tree Protection Fencing
- 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.
- Tree tags shall be removed from all trees to remain when tree protection measures are removed.

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 1-August 31) 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 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:

- Forty-one trees (41) totaling 982cm total DBH will be removed to accommodate the development; and
- Nineteen of these are City-owned trees and will require removal pending approval from City of London Forestry; and
- In accordance with London Plan Policy 399 at least 98 new trees will be planted within the development lands, or a mix of tree planting and cash-in-lieu will be developed in consultation with the City.

It is recommended that:

- Tree preservation fencing be installed according to the location and details shown on the enclosed tree preservation drawing; and
- 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
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WLH:sdm

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Appendix A

Tree Inventory



TREE INVENTORY SUMMARY SHEET

Project: 43885-200
 Collector(s): Will Huys
 Date: Update Nov 7, 2024

Health/Decline
 1 = 0-20
 2 = 21-40
 3 = 41-60
 4 = 61-80
 5 = moribund/dead

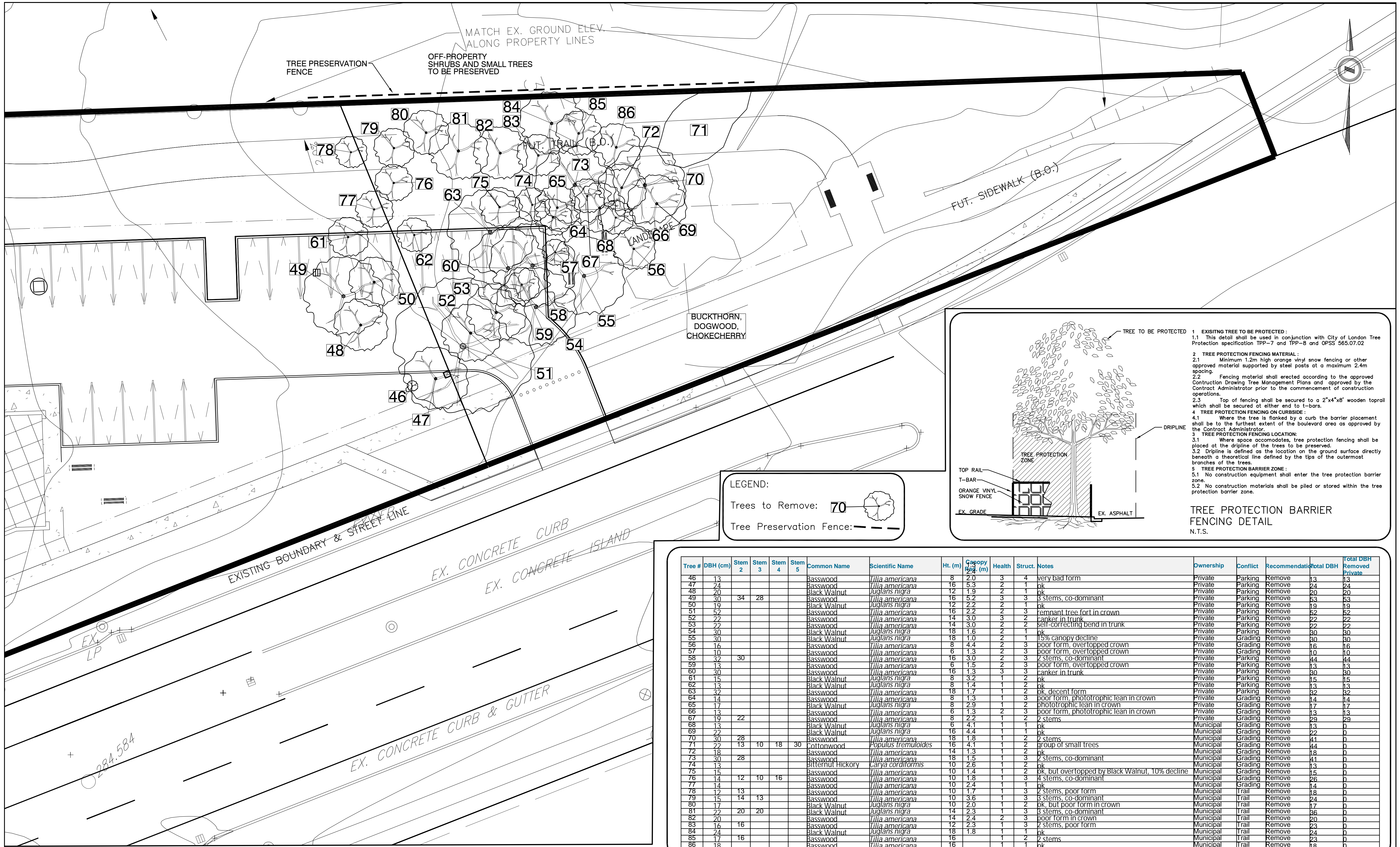
Structure
 1 = Excellent
 2 = Good
 3 = Fair
 4 = Marginal
 5 = Poor

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	Total DBH	Total DBH Removed Private	Total DBH Preserved Private	Total DBH Removed Public	Total DBH Preserved Public
46	13					Basswood	<i>Tilia americana</i>	8	1.3	3	4	very bad form	Private	Parking	Remove	13	13	0	0	0
47	24					Basswood	<i>Tilia americana</i>	16	2.4	2	1	ok	Private	Parking	Remove	24	24	0	0	0
48	20					Black Walnut	<i>Juglans nigra</i>	12	2.0	2	1	ok	Private	Parking	Remove	20	20	0	0	0
49	30	34	28			Basswood	<i>Tilia americana</i>	16	5.3	3	3	3 stems, co-dominant	Private	Parking	Remove	53	53	0	0	0
50	19					Black Walnut	<i>Juglans nigra</i>	12	1.9	2	1	ok	Private	Parking	Remove	19	19	0	0	0
51	52					Basswood	<i>Tilia americana</i>	16	5.2	2	3	remnant tree fort in crown	Private	Parking	Remove	52	52	0	0	0
52	22					Basswood	<i>Tilia americana</i>	14	2.2	3	2	canker in trunk	Private	Parking	Remove	22	22	0	0	0
53	22					Basswood	<i>Tilia americana</i>	14	2.2	2	2	self-correcting bend in trunk	Private	Parking	Remove	22	22	0	0	0
54	30					Black Walnut	<i>Juglans nigra</i>	18	3.0	2	1	ok	Private	Parking	Remove	30	30	0	0	0
55	30					Black Walnut	<i>Juglans nigra</i>	18	3.0	2	1	15% canopy decline	Private	Grading	Remove	30	30	0	0	0
56	16					Basswood	<i>Tilia americana</i>	8	1.6	2	3	poor form, overtopped crown	Private	Grading	Remove	16	16	0	0	0
57	10					Basswood	<i>Tilia americana</i>	6	1.0	2	3	poor form, overtopped crown	Private	Grading	Remove	10	10	0	0	0
58	32	30				Basswood	<i>Tilia americana</i>	16	4.4	2	3	2 stems, co-dominant	Private	Parking	Remove	44	44	0	0	0
59	13					Basswood	<i>Tilia americana</i>	6	1.3	2	3	poor form, overtopped crown	Private	Parking	Remove	13	13	0	0	0
60	30					Basswood	<i>Tilia americana</i>	16	3.0	3	3	canker in trunk	Private	Parking	Remove	30	30	0	0	0
61	15					Black Walnut	<i>Juglans nigra</i>	8	1.5	1	2	ok	Private	Parking	Remove	15	15	0	0	0
62	13					Black Walnut	<i>Juglans nigra</i>	8	1.3	1	2	ok	Private	Parking	Remove	13	13	0	0	0
63	32					Basswood	<i>Tilia americana</i>	18	3.2	1	2	ok, decent form	Private	Parking	Remove	32	32	0	0	0
64	14					Basswood	<i>Tilia americana</i>	8	1.4	1	3	poor form, phototrophic lean in crown	Private	Grading	Remove	14	14	0	0	0
65	17					Black Walnut	<i>Juglans nigra</i>	8	1.7	1	2	phototrophic lean in crown	Private	Grading	Remove	17	17	0	0	0
66	13					Basswood	<i>Tilia americana</i>	6	1.3	2	3	poor form, phototrophic lean in crown	Private	Grading	Remove	13	13	0	0	0
67	19	22				Basswood	<i>Tilia americana</i>	8	2.9	1	2	2 stems	Private	Grading	Remove	29	29	0	0	0
68	13					Black Walnut	<i>Juglans nigra</i>	6	1.3	1	1	ok	Municipal	Grading	Remove	13	0	0	13	0
69	22					Black Walnut	<i>Juglans nigra</i>	16	2.2	1	1	ok	Municipal	Grading	Remove	22	0	0	22	0
70	30	28				Basswood	<i>Tilia americana</i>	18	4.1	1	2	2 stems	Municipal	Grading	Remove	41	0	0	41	0
71	22	13	10	18	30	Cottonwood	<i>Populus tremuloides</i>	16	4.4	1	2	group of small trees	Municipal	Grading	Remove	44	0	0	44	0
72	18					Basswood	<i>Tilia americana</i>	14	1.8	1	2	ok	Municipal	Grading	Remove	18	0	0	18	0
73	30	28				Basswood	<i>Tilia americana</i>	18	4.1	1	3	2 stems, co-dominant	Municipal	Grading	Remove	41	0	0	41	0
74	13					Bitternut Hickory	<i>Carya cordiformis</i>	10	1.3	1	2	ok	Municipal	Grading	Remove	13	0	0	13	0
75	15					Basswood	<i>Tilia americana</i>	10	1.5	1	2	ok, but overtopped by Black Walnut, 10% decline	Municipal	Grading	Remove	15	0	0	15	0
76	14	12	10	16		Basswood	<i>Tilia americana</i>	10	2.6	1	3	4 stems, co-dominant	Municipal	Grading	Remove	26	0	0	26	0
77	14					Basswood	<i>Tilia americana</i>	10	1.4	1	1	ok	Municipal	Grading	Remove	14	0	0	14	0
78	12	13				Basswood	<i>Tilia americana</i>	10	1.8	1	3	2 stems, poor form	Municipal	Trail	Remove	18	0	0	18	0
79	15	14	13			Basswood	<i>Tilia americana</i>	10	2.4	1	3	3 stems, co-dominant	Municipal	Trail	Remove	24	0	0	24	0
80	17					Black Walnut	<i>Juglans nigra</i>	10	1.7	1	2	ok, but poor form in crown	Municipal	Trail	Remove	17	0	0	17	0
81	22	20	20			Black Walnut	<i>Juglans nigra</i>	14	3.6	1	3	3 stems, co-dominant	Municipal	Trail	Remove	36	0	0	36	0
82	20					Basswood	<i>Tilia americana</i>	14	2.0	2	3	poor form in crown	Municipal	Trail	Remove	20	0	0	20	0
83	16	16				Basswood	<i>Tilia americana</i>	12	2.3	1	3	2 stems, poor form	Municipal	Trail	Remove	23	0	0	23	0
84	24					Black Walnut	<i>Juglans nigra</i>	18	2.4	1	1	ok	Municipal	Trail	Remove	24	0	0	24	0
85	17	16				Basswood	<i>Tilia americana</i>	16	2.3	1	2	2 stems	Municipal	Trail	Remove	23	0	0	23	0
86	18					Basswood	<i>Tilia americana</i>	16	1.8	1	1	ok	Municipal	Trail	Remove	18	0	0	18	0
TOTAL																982	531	0	451	0

98.193

Appendix A

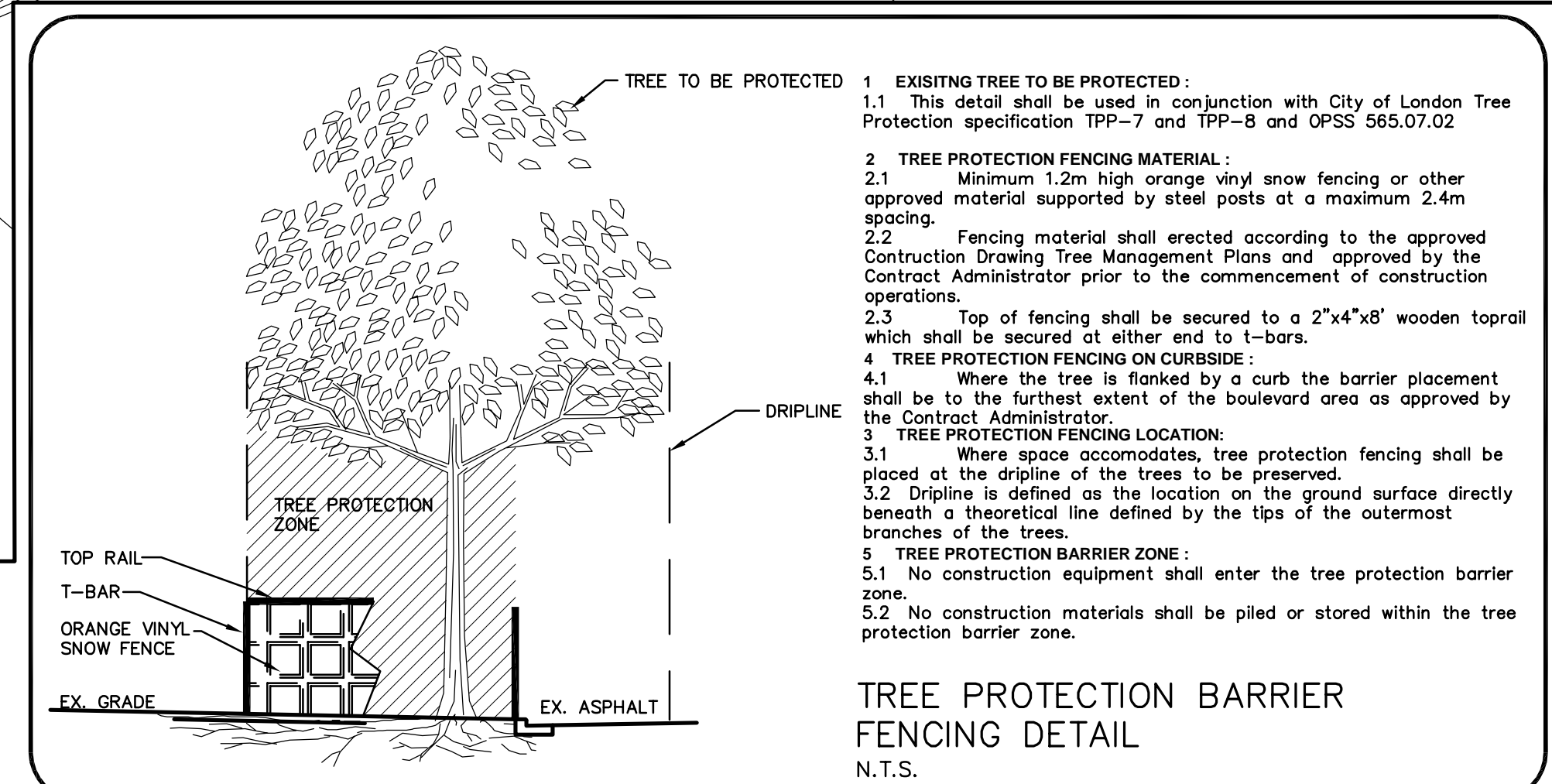
Tree Preservation Plan TP1.1



LEGEND:

Trees to Remove: 70

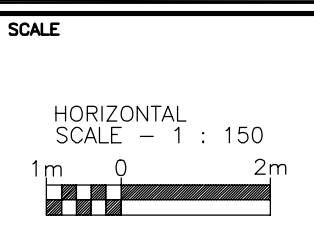
Tree Preservation Fence:



- EXISTING TREE TO BE PROTECTED:**
 - This detail shall be used in conjunction with City of London Tree Protection specification TPP-7 and TPP-8 and DPSS 565.07.02
- TREE PROTECTION FENCING MATERIAL:**
 - Minimum 1.2m high orange vinyl snow fencing or other approved material supported by steel posts at a maximum 2.4m spacing.
 - Fencing material shall be erected according to the approved Construction Drawing Tree Management Plans and approved by the Contract Administrator prior to the commencement of construction operations.
 - Top of fencing shall be secured to a 2"x4"x8" wooden top rail which shall be secured at either end to t-bars.
- TREE PROTECTION FENCING ON CURBSIDE:**
 - 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.
- TREE PROTECTION FENCING LOCATION:**
 - Where space accommodates, tree protection fencing shall be placed at the dripline of the trees to be preserved.
 - 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.
- TREE PROTECTION BARRIER ZONE:**
 - No construction equipment shall enter the tree protection barrier zone.
 - No construction materials shall be piled or stored within the tree protection barrier zone.

Tree #	DBH (cm)	Stem 2	Stem 3	Stem 4	Stem 5	Common Name	Scientific Name	Ht. (m)	Canopy Hgt. (m)	Health	Struct.	Notes	Ownership	Conflict	Recommendation	Total DBH	Total DBH Removed Private
46	13					Basswood	<i>Tilia americana</i>	8	2.0	3	4	very bad form	Private	Parking	Remove	13	13
47	24					Basswood	<i>Tilia americana</i>	16	5.3	2	1	ok	Private	Parking	Remove	24	24
48	20					Black Walnut	<i>Juglans nigra</i>	12	1.9	2	1	ok	Private	Parking	Remove	20	20
49	30	34	28			Basswood	<i>Tilia americana</i>	16	5.2	3	3	3 stems, co-dominant	Private	Parking	Remove	53	53
50	19					Black Walnut	<i>Juglans nigra</i>	12	2.2	2	1	ok	Private	Parking	Remove	19	19
51	52					Basswood	<i>Tilia americana</i>	16	2.2	2	3	remnant tree fort in crown	Private	Parking	Remove	52	52
52	22					Basswood	<i>Tilia americana</i>	14	3.0	3	2	canker in trunk	Private	Parking	Remove	22	22
53	22					Basswood	<i>Tilia americana</i>	14	3.0	2	2	self-correcting bend in trunk	Private	Parking	Remove	22	22
54	30					Black Walnut	<i>Juglans nigra</i>	18	1.6	2	1	ok	Private	Parking	Remove	30	30
55	30					Black Walnut	<i>Juglans nigra</i>	18	1.0	2	1	15% canopy decline	Private	Grading	Remove	30	30
56	16					Basswood	<i>Tilia americana</i>	8	4.4	2	3	poor form, overtopped crown	Private	Grading	Remove	16	16
57	10					Basswood	<i>Tilia americana</i>	6	1.3	2	3	poor form, overtopped crown	Private	Grading	Remove	10	10
58	32	30				Basswood	<i>Tilia americana</i>	16	3.0	2	3	2 stems, co-dominant	Private	Parking	Remove	44	44
59	13					Basswood	<i>Tilia americana</i>	6	1.5	2	3	poor form, overtopped crown	Private	Parking	Remove	13	13
60	30					Basswood	<i>Tilia americana</i>	16	1.3	3	3	canker in trunk	Private	Parking	Remove	30	30
61	15					Black Walnut	<i>Juglans nigra</i>	8	3.2	1	2	ok	Private	Parking	Remove	15	15
62	13					Black Walnut	<i>Juglans nigra</i>	8	1.4	1	2	ok	Private	Parking	Remove	13	13
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67	19	22				Basswood	<i>Tilia americana</i>	8	2.2	1	2	2 stems	Private	Grading	Remove	29	29
68	13					Black Walnut	<i>Juglans nigra</i>	6	4.1	1	1	ok	Municipal	Grading	Remove	13	0
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70	30	28				Basswood	<i>Tilia americana</i>	18	1.8	1	2	2 stems	Municipal	Grading	Remove	41	0
71	22	13	10	18	30	Cottonwood	<i>Populus tremuloides</i>	16	4.1	1	2	group of small trees	Municipal	Grading	Remove	44	0
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74	13					Bitternut Hickory	<i>Carya cordiformis</i>	10	2.6	1	2	ok	Municipal	Grading	Remove	13	0
75	15	12	10	16		Basswood	<i>Tilia americana</i>	10	1.4	1	2	ok, but overtopped by Black Walnut, 10% decline	Municipal	Grading	Remove	15	0
76	14	12	10	16		Basswood	<i>Tilia americana</i>	10	1.8	1	3	4 stems, co-dominant	Municipal	Grading	Remove	26	0
77	14					Basswood	<i>Tilia americana</i>	10	2.4	1	1	ok	Municipal	Grading	Remove	14	0
78	12	13				Basswood	<i>Tilia americana</i>	10	1.7	1	3	2 stems, poor form	Municipal	Trail	Remove	12	0
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86	18					Basswood	<i>Tilia americana</i>	16		1	1	ok	Municipal	Trail	Remove	18	0

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION
					DESIGN	OTHERS	1	REVISED AS PER CITY COMMENTS	30/06/22	
					DRAWN BY	WH		REVISED SITE PLAN	11/11/24	
					CHECKED	WH				
					APPROVED	WH				
					DATE			OCT/2021		



2425290 ONTARIO INC.
801 SARNIA ROAD

TREE PRESERVATION PLAN

PROJECT No. **43885-201**
SHEET No. **TP1**
PLAN FILE No.