



TREE PRESERVATION REPORT FOR ZONING BY-LAW AMENDMENT

219 COMMISSIONERS ROAD WEST,
LONDON

Report prepared by
Ron Koudys Landscape Architects Inc

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RKLA Project #26-105



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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 client to prepare a tree assessment report in conjunction with the proposed development at 219 Commissioners Road West, London. 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 zoning by-law amendment.

1.2 EXECUTIVE SUMMARY

The inventory captured 9 individual trees and 1 vegetation unit. Trees were identified within the proposed reconstruction scope. 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 the trees observed are typical of the current land uses and can be classified as either 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
56%	5	<i>Acer negundo</i>	Manitoba Maple
33%	3	<i>Ulmus pumila</i>	Siberian Elm
22%	2	<i>Juglans nigra</i>	Black Walnut
11%	1	<i>Acer platanoides</i>	Norway Maple
100%	9		

1.2.2 TREE REMOVAL AND PRESERVATION RECOMMENDATIONS

- Recommended removal of 6 trees and 1 vegetation unit due to direct conflict with the proposed building and/ or parking lot.
- Recommended removal of 2 trees located within the City ROW due to direct conflict with the proposed building and poor tree condition. Approval from the City of London Forestry Department required for removal.
- Recommended preservation of 1 tree located on the adjacent property at 227 Commissioners Road.
- Review Construction Impact Mitigation recommendations in Section 6.0 of this report.

2.0 SUBJECT SITE AND SCOPE OF WORK

Refer to Figure 1 for the scope of the tree inventory.



Figure 1 – City of London mapping, 2025. NTS

Red dashed line – Limit of inventory

3.0 METHODOLOGY

Fieldwork was completed on March 31st, 2026 by RKLA staff member Kathleen Garrett, ISA certified arborist ON 3009A. A topographic survey provided by AGM dated February 23rd, 2026 was used as a base for the field work and determined tree location/ownership. Each tree was assigned a number which are identified in the tree data table and on the tree preservation plan. Tree identification numbers include 1-9 and veg unit 1.

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

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/ IMPACT MITIGATION	PRESERVE OR REMOVE
1	<i>Ulmus pumila</i>	Siberian Elm	City ROW/ Road Widening	39	3	4	Poor	Fair	low primary union, deadwood, snapped branches	direct conflict with the proposed building	remove
2	<i>Ulmus pumila</i>	Siberian Elm	City ROW/ Road Widening	33	3	4	Poor	Fair	leaning, trunk wounds, deadwood	direct conflict with the proposed building	remove
3	<i>Acer negundo</i>	Manitoba Maple	subject site	11, 8	2	5	Poor	Fair	fence grown, epicormic growth, low union	direct conflict with proposed parking lot	remove
4	<i>Acer negundo</i>	Manitoba Maple	subject site	17, 10	2.5	5	Poor	Fair	fence grown, epicormic growth, low union	direct conflict with proposed parking lot	remove
5	<i>Acer negundo</i>	Manitoba Maple	subject site	18, 17, 12	2.5	5	Poor	Fair	fence grown, epicormic growth, low union	direct conflict with proposed parking lot	remove
6	<i>Juglans nigra</i>	Black Walnut	subject site	32	3	5	Poor	Fair	leaning, deadwood	direct conflict with proposed parking lot	remove
7	<i>Ulmus pumila</i>	Siberian Elm	subject site	15, 12	2	5	Poor	Poor	suppressed, leaning	direct conflict with proposed parking lot	remove
8	<i>Juglans nigra</i>	Black Walnut	subject site	17	2.5	5	Poor	Fair	suppressed, leaning	direct conflict with proposed parking lot	remove
9	<i>Acer platanoides</i>	Norway Maple	227 Commissioners Road	~45	4.5	5	Fair	Good	limited visual assessment due to wood fence, low union	no anticipated impacts - tree protection barrier	preserve

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/ IMPACT MITIGATION	PRESERVE OR REMOVE
VEG 1	<i>Acer negundo</i> , <i>Ulmus pumila</i> , <i>Juglans nigra</i>	Manitoba Maple, Siberian Elm, Black Walnut	subject site	10-20	1.5-3	5	Fair	Good	sparse group of trees, approx. 30 individuals, grown opportunistically, understorey area being used as shelter with litter and inorganic materials	direct conflict with proposed parking lot	remove

5.0 POTENTIAL CONSTRUCTION IMPACTS ON TREES

Some trees have been recommended for removal due to direct conflict with the proposed construction or due to poor tree condition. 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. The tree 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 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) Prior to any construction activity, tree preservation fencing is to be installed as per the attached tree preservation drawings and detail.
- b) 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.
- c) 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.
- d) 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.
- e) 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.
- f) Final site grading plans should ensure that the existing soil moisture conditions are maintained.

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 per 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, 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. 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) Oak Wilt Prevention Measures: Where root or branch pruning of Oak (*Quercus* spp.) trees is required, all cut surfaces shall be immediately sealed with an appropriate latex-based paint to reduce the risk of oak wilt transmission.

Pruning of Oak trees should be avoided during the high-risk period (generally April through July) unless absolutely necessary for construction purposes. If pruning during this period is unavoidable, immediate sealing of all cut surfaces is mandatory. All work to be undertaken by an ISA certified arborist in accordance with current provincial guidelines.

- g) 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.
- h) Broken branches on trees within the subject site to be preserved should be cleanly cut as soon as possible after the damage has occurred. 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:
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368 Oxford Street East
London, Ontario
N6A 1V7
Ph: 519-667-3322

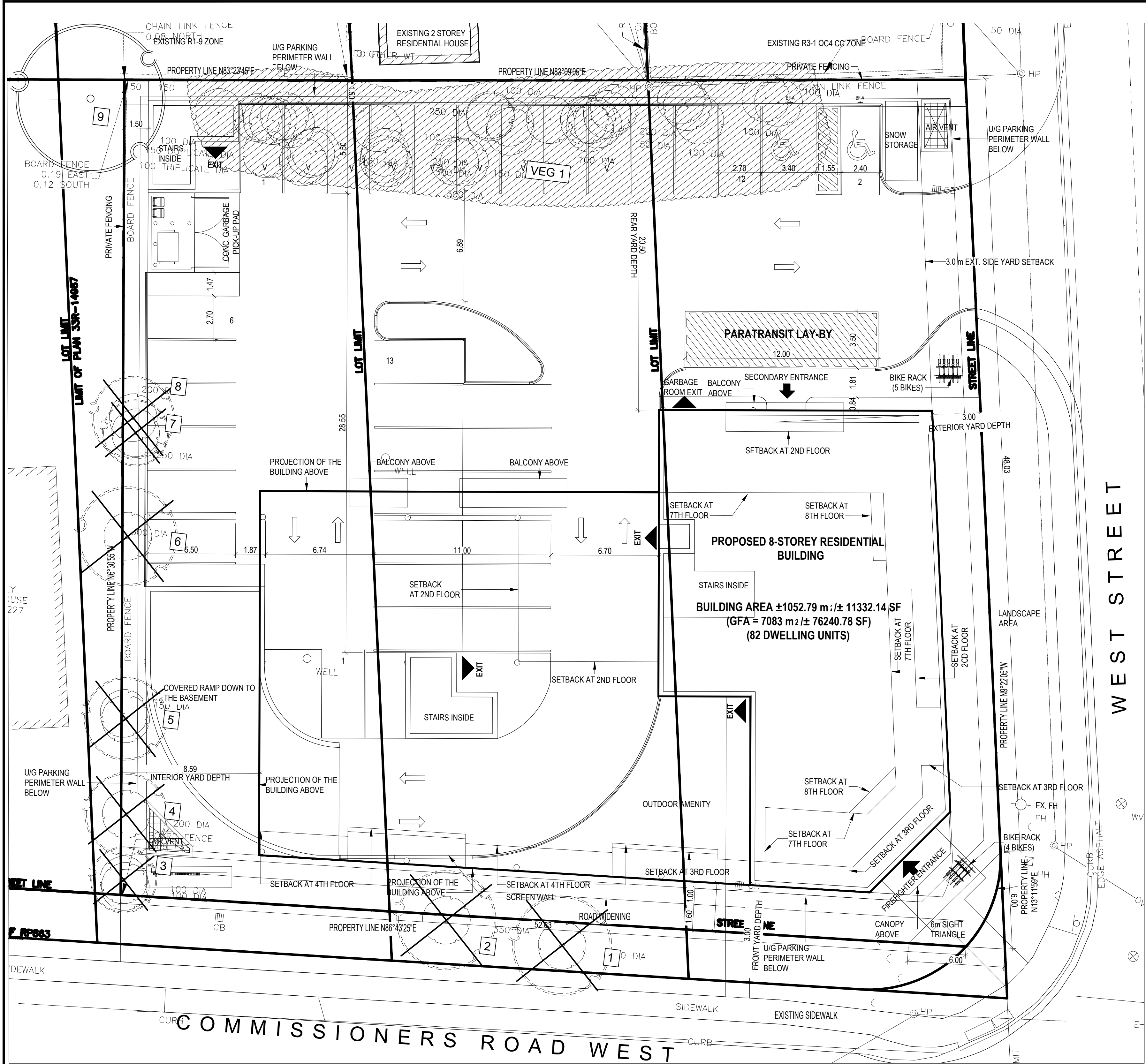
Fax: 519-645-2474

Staff:

Fieldwork and report author:

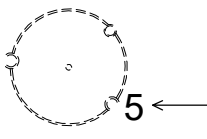
Kathleen Garrett, ISA Certified Arborist ON-3009A, TRAQ - katie@rkla.ca

9.0 APPENDIX A - TREE PRESERVATION DRAWINGS



TREE PRESERVATION PLAN
SCALE = 1:150

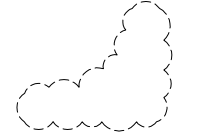
LEGEND


EXISTING DECIDUOUS TREES TO REMAIN
— TREE NUMBER

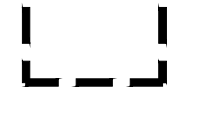

EXISTING DECIDUOUS TREES TO BE REMOVED
— TREE NUMBER


EXISTING CONIFEROUS TREES TO REMAIN
— TREE NUMBER


EXISTING CONIFEROUS TREES TO BE REMOVED
— TREE NUMBER


EXISTING PLANTINGS TO REMAIN


EXISTING PLANTINGS TO BE REMOVED


TREE PROTECTION BARRIER

TEMP. TREE PROTECTION BARRIER - N.T.S.

NOTES:

- EXISTING TREES ARE TO BE PROTECTED FROM CONSTRUCTION WITH THE INSTALLATION OF A 1200MM (4'-0") HIGH SNOW FENCE, HELD IN PLACE WITH 1800MM (6'-0") T-BAR.
- THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
- ALL SUPPORTS AND BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
- NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO MOVEMENT OF EQUIPMENT, STORAGE OF CLEANING OR EQUIPMENT, OR DUMPING OF SOLVENTS, GASOLINE, ETC. MAY OCCUR WITHIN THIS FENCE LINE.
- DO NOT PLACE DEWOLITION OR CONSTRUCTION MATERIALS UNDER TREE CANOPY.
- WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREAS SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, WOODEN CRIBBING SHOULD BE INSTALLED TO PROTECT TRUNKS FROM DAMAGE IN THE EVENT THAT HEAVY EQUIPMENT BREAKS DOWN THE SNOW FENCING. FENCE TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY THE SUBDIVIDER / BUILDER.

TREE PROTECTION ZONE

No grade change, storage of materials or equipment is permitted within this TPZ. Tree protection barrier must not be moved or altered in any way without the authorization from the City.

London CANADA

For information contact City of London Forestry Department at: (519) 661-2500

NOTES:

- SIGNAGE MUST BE POSTED ON TREE PROTECTION FENCING
- SIGN MUST BE A MINIMUM OF 48cm X 60cm
- SIGN MUST BE WATERPROOF
- RANDOM CHECKS MAY BE DONE BY CITY STAFF AT ANY TIME AND WITHOUT NOTICE.
- A WEEKLY PHOTOGRAPH WILL MUST BE TAKEN BY THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER AND SUBMITTED TO THE CITY DEPICTING A WELL MAINTAINED AND INTACT BARRIER WITH WEATHER PROOF SIGNAGE POSTED.

KEY MAP

RON KOUJDYS LANDSCAPE ARCHITECTS INC.

ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUJDYS, O.A.L.A., C.S.L.A., LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

Ronald H. Koujdy's, O.A.L.A., C.S.L.A. DATE

DATE	DESCRIPTION	No.
2026-05-26	ISSUED FOR REVIEW	1

PLOTTING INFORMATION:
PLOTTED DATE: 2026-05-26
PLOTTED SCALE: 1:1

PROJECT TITLE:
219 COMMISSIONERS ROAD WEST, LONDON

DRAWING TITLE:
TREE PRESERVATION PLAN

DATE:	SCALE:	DRAWING No.
MARCH 2026	AS NOTED	T-1
DRAWN: RKL4 Inc.	CHECKED BY: R.H.K.	
PROJECT No.		

26-105Lc