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Tree Inventory and Preservation Plan Report

Subject Property:

2403 Khalsa Gate
Oakville, ON

Prepared For:

Adesso Design Inc.
69 John Street S., Suite 250
Hamilton, ON L8N 2B9

Prepared By:

Jackson Arboriculture Inc.
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Brantford, ON N3R 0B8
Oakville Business Licence No. 24-109269

30 July 2024

Jackson Arboriculture Inc. Project No. 494

1.0 Introduction

Jackson Arboriculture Inc. was retained by Adesso Design Inc. to complete a Tree Inventory and Preservation Plan report for a group of properties situated at 2403 Khalsa Gate in the Town of Oakville, Ontario, hereby referred to as the subject property. It is understood that an application will be filed with the Town for the construction of an addition to the existing building on site and additional parking.

The following study has been completed in accordance with the Town of Oakville's Private Tree Protection Procedure and the Tree Protection During Construction Procedure.

2.0 Methodology

At the onset of the project the scope of work was coordinated with the client and the consulting team. Prior to conducting a site visit, the topographic survey of the subject property and current aerial photography were overlaid utilizing geographic information software, for use on site during the completion of the tree inventory. The tree locations, the topographic survey and the site plan were then overlaid and a tree preservation analysis was completed to determine the impacts to each tree included in the inventory.

2.1 Tree Inventory

Site visits were conducted on the 10th of June 2024 to complete the tree inventory. All trees 10 cm in diameter and larger situated on subject property, on neighbouring property within 6 m and within the road allowance were included in the tree inventory. A visual assessment was completed on each tree included in the inventory and the following information is provided in the tree inventory table (Table 1):

- **Tree #**: A number assigned to each tree correlating to the tree inventory (Table 1) and the Tree Preservation Plan (Sheet L-1) as prepared by Adesso Design Inc.
- **Species**: Common and scientific (Latin) species names.
- **DBH**: The trunk diameter at breast height, measured in centimeters at 1.4 m from the ground.
- **Condition**: The health of the tree considering the trunk integrity, the crown structure and the crown vigour; each rated as poor, fair or good. The condition ratings are based on the signs, symptoms and defects exhibited by each tree, considering the conditions in which it is growing.
- **mTPZ**: The minimum tree preservation zone distance measured in meters from the base of the tree trunk at which tree protection fence is to be installed (Table 2).
- **Location**: The property where the tree is situated.
- **Comments**: Any additional notes relevant to the tree's health or growing conditions.
- **Recommendation**: The recommended removal or preservation of each tree based on the results of the impact assessment.

The trees included in the inventory are identified with numbers 1-46 and were located using the topographic survey provided and a tablet computer with a GPS chip.

2.2 Impact Assessment

A tree preservation analysis was completed on each tree included in the tree inventory considering the impacts from the proposed development and many other factors including, but not limited to, tree condition, species, DBH and the existing site conditions. The impacts from the proposed development will occur where tree roots conflict with construction machinery during pre-grading, construction, grading and servicing.

During the tree preservation analysis the minimum Tree Preservation Zone (mTPZ) distance, as outlined in the Town of Oakville's Tree Protection During Construction Procedure, was utilized to determine the potential impacts to each tree included in the inventory. Where encroachment is required within the mTPZ, tree removal may be required.

The mTPZ distance is the minimum distance at which development can safely occur without considerably damaging a tree's root system. The mTPZ distance is based on the diameter of the tree and measured in meters from the base of the stem. Refer to Table 2 for the mTPZ distances based on trunk diameter.

Table 2. Minimum tree preservation zone distances.

DBH (cm)	Min. Tree Preservation Zone Distance (m)*
	Radius
< 10	1.8
10 – 30	2.4
31 – 50	3.0
51 – 60	3.6
61 – 70	4.2
71 – 80	4.8
81 – 90	5.4
91 – 100	6.0
101 – 110	6.6

*As measured from the outside of the tree trunk.

3.0 Existing Conditions

The subject property is currently occupied by a spiritual building, some outbuildings, manicured lawn and asphalt and gravel parking areas. The property is bound by Pine Glen Road to the

north, manicured lawn to the east, residential development to the south and Khalsa Gate to the west.

4.0 Tree Inventory Results

The results of the tree inventory indicate that a total of 46 trees reside on subject property, on neighbouring property within 6 m and in the road allowances. The trees included in the inventory appear to be comprised of landscape plantings.

No rare, threatened or endangered tree species were documented in the tree inventory. Refer to Table 1 for the complete tree inventory and Sheet L-1 for the tree locations.

5.0 Proposed Development

The proposed development includes the construction of a one-storey addition to the existing spiritual building on site and additional asphalt parking.

6.0 Discussion

The following sections outline the tree removal requirements, tree preservation opportunities, tree preservation recommendations and the tree valuation methodology.

6.1 Tree Removal

The removal of Trees 1, 4-10, 12-14, 16-21, 27 and 35-43 will be required to accommodate the proposed development.

Trees 12, 13, 14, 16, 17 and 18 reside within the Town owned road allowance. Public tree removal permits may be required prior to their removal.

6.2 Tree Preservation

The preservation of Trees 2, 3, 11, 15, 22-26, 28-34 and 44-46 will be possible with the use of appropriate tree protection measures. Tree protection measures must be implemented prior to the commencement of construction to ensure that the trees identified for preservation are not adversely impacted by the proposed development.

Encroachment within the mTPZ of Trees 3 and 45 will be required to accommodate the proposed development. If any tree roots are exposed during construction they must be pruned by a Certified Arborist in accordance with good arboricultural practice to ensure that the root systems are not damaged by construction.

Tree protection fence must be installed at the mTPZ distance unless noted otherwise in this report and on Sheet L-1. Refer to Sheets L-1 and L-2 for the tree protection fence locations, the tree

protection fence detail and additional tree protection plan notes. Refer to Table 1 for the mTPZ distance for each tree.

6.3 Tree Preservation Recommendations

The following recommendations are made in attempts to reduce the impacts to trees identified for preservation:

- Tree protection fence must be installed at the mTPZ distance outlined in this report, in Table 1 and on Sheet L-1 unless noted otherwise.
- Once tree protection fence has been installed it must not be moved, relocated or altered in any way (unless repairing fallen fence etc.) for the duration of the construction period.
- No intrusion into an area identified on Sheet L-1 as a tree preservation zone (TPZ) is allowed at anytime during construction.
- No storage of machinery, construction debris, materials, waste or any other items is allowed within a TPZ.
- Any tree branches and roots that conflict with the proposed development must be pruned by a Certified Arborist in accordance with acceptable arboricultural practice.
- Tree protection fencing should be inspected by a Certified Arborist prior to and during construction to ensure that the fencing remains intact and in good repair throughout the stages of development.

6.4 Tree Valuation

As outlined in the Tree Protection During Construction Procedure, a tree valuation is required for each tree included in the tree inventory. The values were calculated using the Trunk Formula Technique as outlined in the Guide for Plant appraisal, 10th Edition. The Trunk Formula Technique is used to determine the value of trees that are larger than what is commonly available for purchase from a nursery. The Ontario Supplement (2003) provides regionally relevant data pertaining to basic tree costs.

The Appraised Value is calculated by multiplying the Basic Tree Cost by three depreciation factors (Condition Rating, Functional Limitation Rating, and External Limitation Rating) as described in the Guide. The following equation is utilized to calculate the Appraised Value:

Appraised Value = Basic Tree Cost x Condition Rating x Functional Limitation Rating x External Limitation Rating

The Basic Tree Cost is calculated by multiplying the unit tree cost by the cross-sectional area of the subject tree. The unit tree cost is supplied by the Regional Plant Appraisal Council and published within the Ontario Supplement (2003). For Ontario, the unit tree cost has been set at \$6.51/cm^2 (within the Supplement) and this value has been used in the valuation calculations. For multi-stemmed trees, the appraised trunk area considers the cross-sectional area of all stems. The following equation is utilized to calculate the Basic Tree Cost:

Basic Tree Cost = Appraised Tree Trunk Area x Unit Tree Cost

Functional Limitation Ratings and External Limitation Ratings are calculated according to the methods outlined in the guide. Condition ratings were calculated based on the assessed condition of the trees on the site. The final values were rounded to the nearest $100 for values greater than $2000, and to the nearest $5 for values less than $2000.

Some trees included in the tree inventory are less than 10 cm in diameter and a tree of similar size could possibly be purchased from a tree nursery. As such, the value of trees 10 cm in diameter was set to the equivalent value of a newly planted street tree in the Town of Oakville at $550. The value of the cedar trees in Unit 33 was set at $300 per tree.

Refer to Appendix A for the individual tree calculations.

7.0 Summary

Jackson Arboriculture Inc. was retained by Adesso Design Inc. to complete a Tree Inventory and Preservation Plan report for a group of properties situated at 2403 Khalsa Gate in the Town of Oakville, Ontario. A tree inventory was conducted and an impact assessment was completed in the context of the proposed development plan.

The tree inventory documented a total of 46 Trees situated on subject property, in the road allowances and on neighbouring property within 6 m of the property boundaries. The results of the impact assessment indicate that the removal of 27 trees included in the tree inventory will be required to accommodate the proposed development.

Respectfully submitted,
Jackson Arboriculture Inc.

Jeremy Jackson

Jeremy Jackson, H.B.Sc.,
ISA Certified Arborist #ON-1089A
GIS Analyst

8.0 Limitations of Assessment

It is our policy to attach the following limitations of assessment to ensure that the client, municipalities and agencies are fully aware of what is technically and professionally realistic when visually assessing and retaining trees.

The assessment of the trees presented in 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 such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree and direction of any lean, the general condition of the trees and the surrounding site, and the proximity of property and people.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour constantly change. They are not immune to changes in site conditions, or seasonal variations in the weather conditions, including severe storms with high-speed winds.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree of group of trees or their component parts in al circumstances. Inevitably a standing tree will always pose some risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

9.0 References

Guide for Plant Appraisal – 10th Edition, 2019. Council of Tree & Landscape Appraisers. International Society of Arboriculture, Atlanta, Georgia. 181 pp.

Ontario Supplement to the Guide for Plant Appraisal – 8th Edition, 2003. ISA Ontario. International Society of Arboriculture, Champaign, Illinois. 26 pp. Updated 2003.

Table 1. Tree Inventory

Location: 2403 Khalsa Gate, Oakville Date: 10 June 2024 Surveyors: JJJ

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	CC	mTPZ	Location	Comments	Recom.
1	Trembling Aspen	*Populus tremuloides*	16	PF	P	P	2	I	2.4	Subject Property	Stem wound, 80% crown dieback	Remove
2	Norway Maple	*Acer platanoides*	31, 43	FG	G	G	5	I	3.6	Subject Property	Union at 1 m	Preserve
3	Silver Maple	*Acer saccharinum*	49	G	G	FG	6	D	3.0	Subject Property	Epicormic branching, flower gall	Preserve
4	Northern Catalpa	*Catalpa speciosa*	41	G	G	G	4	I	3.0	Subject Property	Union at 2 m	Remove
5	Norway Maple	*Acer platanoides*	14	G	G	G	3	I	2.4	Subject Property		Remove
6	Silver Maple	*Acer saccharinum*	50	G	G	G	8	D	3.0	Subject Property		Remove
7	Norway Maple	*Acer platanoides*	52	FG	G	G	5	D	3.6	Subject Property	Growth deficit	Remove
8	Crab Apple species	*Malus spp.*	27	FG	G	G	4	I	2.4	Subject Property	Pruning wounds, epicormic branching	Remove
9	Blue Spruce	*Picea pungens*	30	G	G	G	2.5	CD	2.4	Subject Property		Remove
10	Weeping Willow	*Salix babylonica*	63, 57, 83	F	PF	PF	8	D	6.0	Subject Property	30% crown dieback	Remove
11	Silver Maple	*Acer saccharinum*	37	G	F	F	4	D	2.4	Subject Property	Union at 2 m, 20% crown dieback	Preserve
12	Green Ash	*Fraxinus pennsylvanica*	2, 2	F	G	G	0.5	D	1.8	Town ROW	Union at ground	Remove
13	Siberian Elm	*Ulmus pumila*	4	G	G	G	1	D	1.8	Town ROW		Remove
14	Manitoba Maple	*Acer negundo*	3, 2, 3	F	FG	G	1	D	1.8	Town ROW	Union at ground	Remove
15	Crab Apple species	*Malus spp.*	5	G	G	G	1	D	1.8	Town ROW		Preserve
16	Siberian Elm	*Ulmus pumila*	3	G	G	G	1	I	1.8	Town ROW		Remove
17	Siberian Elm	*Ulmus pumila*	8, 9, 9	F	FG	G	2.5	D	2.4	Town ROW	Union at ground	Remove
18	Siberian Elm	*Ulmus pumila*	6	G	G	G	1.5	I	1.8	Town ROW		Remove
19	Silver Maple	*Acer saccharinum*	17, 15, 13, 14, 20, 11	F	F	F	4	D	3.0	Subject Property	Union at ground, 20% crown dieback	Remove
20	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	7	P	P	P	0.5	D	1.8	Subject Property	90% crown dieback, stem wound, tree was never planted - appears to have just been placed on the ground	Remove
21	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	6	P	P	P	0.5	D	1.8	Subject Property	90% crown dieback, set on ground not really planted	Remove
22	Red Maple	*Acer rubrum*	4, 3, 5	F	FG	FG	1.5	D	1.8	Subject Property	Union at ground, interveinal chlorosis, 10% crown dieback	Preserve
23	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	6	F	F	F	1	D	1.8	Subject Property	Stem wound, 10% crown dieback	Preserve
24	Freeman's Maple	*Acer x freemanii*	7	G	G	G	1.5	D	1.8	Subject Property		Preserve
25	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	6	FG	G	G	1	D	1.8	Subject Property	Stem wounds	Preserve

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	CC	mTPZ	Location	Comments	Recom.
26	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	7	G	G	G	1	D	1.8	Subject Property		Preserve
27	Freeman's Maple	*Acer x freemanii*	1	P	P	P	1	D	1.8	Subject Property	Main stem dead, crown comprised of coppice growth	Remove
28	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	7	FG	G	G	1	D	1.8	Subject Property	Stem wounds	Preserve
29	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	6	F	G	G	1	D	1.8	Subject Property	Stem wounds	Preserve
30	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	7	G	FG	FG	1.5	D	1.8	Subject Property	10% crown dieback	Preserve
31	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	7	F	F	F	1	D	1.8	Subject Property	20% crown dieback, epicormic branching, stem wound	Preserve
32	Freeman's Maple	*Acer x freemanii*	6	F	FG	FG	1.5	D	1.8	Subject Property	Stem wound, 10% crown dieback	Preserve
Unit 33	Eastern White Cedar	*Thuja occidentalis*	~5	G	G	G	0.5	CD	1.8	Subject Property	23 cedar trees in hedge <10 cm DBH	Preserve
34	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	6	F	P	P	1	D	1.8	Subject Property	Stem wound, coppice growth, 50% crown dieback	Preserve
35	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	6	G	G	G	1	D	1.8	Subject Property		Remove
36	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	6	G	G	G	1	D	1.8	Subject Property		Remove
37	Black Locust	*Robinia pseudoacacia*	5, 3	F	FG	G	2	D	1.8	Subject Property	Union at ground	Remove
38	Red Maple	*Acer rubrum*	4, 4, 3	F	FG	G	1	D	1.8	Subject Property	Union at ground	Remove
39	Red Maple	*Acer rubrum*	4, 3, 3	F	FG	FG	1	D	1.8	Subject Property	Union at ground,10% crown dieback	Remove
40	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	6	G	G	G	1	D	1.8	Subject Property		Remove
41	Japanese Flowering Lilac	*Syringa reticulata 'Ivory Silk'*	6	FG	FG	FG	1	D	1.8	Subject Property	Stem wound, 10% crown dieback	Remove
42	Freeman's Maple	*Acer x freemanii*	6	G	G	G	1.5	D	1.8	Subject Property		Remove
43	Freeman's Maple	*Acer x freemanii*	6	G	G	G	1	D	1.8	Subject Property		Remove
44	Red Maple	*Acer rubrum*	4, 3, 4	FG	F	F	1	D	1.8	Subject Property	Union at ground, 20% crown dieback	Preserve
45	Silver Maple	*Acer saccharinum*	55	G	G	G	7	D	3.6	Subject Property	Flower gall	Preserve
46	Pin Oak	*Quercus palustris*	29	G	FG	FG	4	D	2.4	Subject Property	Chlorotic, 10% crown dieback	Preserve

Table Legend

DBH	Diameter at Breast Height (cm)
TI	Trunk Integrity (G, F, P)
CS	Crown Structure (G, F, P)
CV	Crown Vigor (G, F, P)
DL	Dripline (m)
mTPZ	Minimum Tree Preservation Zone Distance (m)
Recom.	Recommendation (preserve/remove)
G	Good
F	Fair

P	Poor
EAB	Emerald Ash Borer
~	Estimate

Appendix A – Tree Valuation Calculations

Tree #	Common Name	DBH	*Appraised Trunk Area* (cm^2)	*Unit Tree Cost (RPAC)* ($/$cm^2$)	*Basic Tree Cost* $	Depreciation: Condition Rating %	Depreciation: Functional Limitation Rating %	Depreciation: External Limitation Rating %	***Appraised Tree Value*** $	***Rounded Final Value*** $
1	Trembling Aspen	16	201	$6.51	$1,308	0.2	0.5	0.6	$78	**$80**
2	Norway Maple	31, 43	2206	$6.51	$14,361	0.75	0.7	0.7	$5,278	**$5,300**
3	Silver Maple	49	1885	$6.51	$12,270	0.75	0.9	0.8	$6,626	**$6,600**
4	Northern Catalpa	41	1320	$6.51	$8,590	0.9	0.6	0.8	$3,711	**$3,711**
5	Norway Maple	14	154	$6.51	$1,002	0.9	0.6	0.8	$433	**$435**
6	Silver Maple	50	1963	$6.51	$12,776	0.9	0.5	0.9	$5,174	**$5,200**
7	Norway Maple	52	2123	$6.51	$13,818	0.75	0.7	0.7	$5,078	**$5,100**
8	Crab Apple species	27	572	$6.51	$3,725	0.75	0.9	0.9	$2,263	**$2,300**
9	Blue Spruce	30	707	$6.51	$4,599	0.9	0.9	0.9	$3,353	**$3,400**
10	Weeping Willow	63, 57, 83	11074	$6.51	$72,092	0.2	0.7	0.8	$8,074	**$8,100**
11	Silver Maple	37	1075	$6.51	$6,996	0.6	0.7	0.7	$2,057	**$2,100**
12	Green Ash	2, 2	6	$6.51	$39	0.6	0.8	0.4	$550	**$550**
13	Siberian Elm	4	13	$6.51	$82	0.9	0.6	0.5	$550	**$550**
14	Manitoba Maple	3, 2, 3	17	$6.51	$111	0.6	0.6	0.5	$550	**$550**
15	Crab Apple species	5	20	$6.51	$128	0.9	0.8	0.6	$550	**$550**
16	Siberian Elm	3	7	$6.51	$46	0.9	0.8	0.8	$550	**$550**
17	Siberian Elm	8, 9, 9	177	$6.51	$1,152	0.6	0.6	0.5	$550	**$550**
18	Siberian Elm	6	28	$6.51	$184	0.9	0.6	0.5	$550	**$550**
19	Silver Maple	17, 15, 13, 14, 20, 11	1099	$6.51	$7,154	0.6	0.3	0.7	$901	**$900**
20	Japanese Flowering Lilac	7	38	$6.51	$250	0.2	0.9	0.7	$550	**$550**
21	Japanese Flowering Lilac	6	28	$6.51	$184	0.2	0.9	0.7	$550	**$550**
22	Red Maple	4, 3, 5	39	$6.51	$254	0.6	0.9	0.7	$550	**$550**
23	Japanese Flowering Lilac	6	28	$6.51	$184	0.6	0.9	0.7	$550	**$550**
24	Freeman's Maple	7	38	$6.51	$250	0.9	0.9	0.7	$550	**$550**
25	Japanese Flowering Lilac	6	28	$6.51	$184	0.75	0.9	0.7	$550	**$550**
26	Japanese Flowering Lilac	7	38	$6.51	$250	0.9	0.9	0.7	$550	**$550**
27	Freeman's Maple	1	1	$6.51	$5	0.2	0.9	0.7	$550	**$550**
28	Japanese Flowering Lilac	7	38	$6.51	$250	0.75	0.9	0.7	$550	**$550**
29	Japanese Flowering Lilac	6	28	$6.51	$184	0.6	0.9	0.7	$550	**$550**
30	Japanese Flowering Lilac	7	38	$6.51	$250	0.75	0.9	0.7	$550	**$550**
31	Japanese Flowering Lilac	7	38	$6.51	$250	0.6	0.9	0.7	$550	**$550**
32	Freeman's Maple	6	28	$6.51	$184	0.6	0.9	0.7	$550	**$550**

Tree #	Common Name	DBH	*Appraised Trunk Area* (cm^2)	*Unit Tree Cost (RPAC)* ($/$cm^2$)	*Basic Tree Cost* $	Depreciation: Condition Rating %	Depreciation: Functional Limitation Rating %	Depreciation: External Limitation Rating %	***Appraised Tree Value*** $	***Rounded Final Value*** $
Unit 33	Eastern White Cedar	5	20	$6.51	$128	n/a	n/a	n/a	$300 each	**$300 each**
34	Japanese Flowering Lilac	6	28	$6.51	$184	0.2	0.9	0.9	$550	**$550**
35	Japanese Flowering Lilac	6	28	$6.51	$184	0.9	0.9	0.9	$550	**$550**
36	Japanese Flowering Lilac	6	28	$6.51	$184	0.9	0.9	0.9	$550	**$550**
37	Black Locust	5, 3	27	$6.51	$176	0.6	0.9	0.9	$550	**$550**
38	Red Maple	4, 4, 3	32	$6.51	$208	0.6	0.9	0.9	$550	**$550**
39	Red Maple	4, 3, 3	27	$6.51	$176	0.6	0.9	0.9	$550	**$550**
40	Japanese Flowering Lilac	6	28	$6.51	$184	0.9	0.9	0.9	$550	**$550**
41	Japanese Flowering Lilac	6	28	$6.51	$184	0.75	0.9	0.9	$550	**$550**
42	Freeman's Maple	6	28	$6.51	$184	0.9	0.9	0.9	$550	**$550**
43	Freeman's Maple	6	28	$6.51	$184	0.9	0.9	0.9	$550	**$550**
44	Red Maple	4, 3, 4	32	$6.51	$208	0.6	0.9	0.7	$550	**$550**
45	Silver Maple	55	2375	$6.51	$15,459	0.9	0.8	0.7	$7,791	**$7,800**
46	Pin Oak	29	660	$6.51	$4,298	0.75	0.7	0.8	$1,805	**$1,805**

Codes	
DBH	Diameter at Breast Height
Con.	Condition