Tree Inventory and Preservation Plan
70 Fountain Street East
Guelph, Ontario

prepared for

Fitzrovia Real Estate
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prepared by

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Introduction

Kuntz Forestry Consulting was retained by Fitzrovia Real Estate to complete a Tree Inventory and Preservation Plan as part of a development application for the subject property located at 70 Fountain Street East in Guelph, Ontario. The subject property is located on the west side of Fountain Street East, on the north side of Wyndham Street South, and on the east side of Farquhar Street. The subject property is situated within a mixed-use area.

The work plan for this study included the following:

- Prepare an inventory of trees measuring 10cm diameter at breast height (DBH) and greater on and within six metres of the subject property and trees of all sizes within the road right-of-way;
- Evaluate potential tree saving opportunities based on the proposed development plans, and;
- Document the findings in a Tree Inventory and Tree Preservation Plan.

The results of the evaluation are provided below.

Methodology

Trees measuring 10cm DBH and greater on and within six metres of the subject property and trees of all sizes within the road right-of-way were included in the tree inventory. Trees were located using a survey provided for the subject property, aerial imagery, and estimations made from known points in the field. Individual trees included in the inventory were identified as Trees 964 – 974 and A – G. Where trees occurred in groups, they were inventoried as polygons. One polygon was included in the inventory and was identified as Polygon P-1.

Tree resources were visually assessed for condition utilizing the following parameters:

Tree # – Number assigned to trees that corresponds to Figure 1.
Species – Common and botanical names provided in the inventory table.
DBH – Diameter (cm) at breast height, measured at 1.4m above the ground.
Condition – Condition of tree considering trunk integrity (TI), crown structure (CS) and crown vigor (CV). Condition ratings include poor (P), fair (F), and good (G).
Crown Dieback – Percentage of dead branches within the crown.
Dripline – Crown radius (m).
Comments – Any other relevant tree condition information.

Refer to Table 1 for the detailed tree inventory and Figure 1 for the locations of the trees and polygon. See Appendix A for site photographs.

Existing Site Conditions

The subject property is currently occupied by a two-storey office building, a surface parking area, walkways, and landscaped features. Tree resources exist in the form of landscape trees and self-seeded volunteers. Refer to Figure 1 for the existing site conditions.

Individual Tree Resources

The tree inventory was conducted on 16 October 2025. The inventory documented 18 trees and one polygon on and adjacent to the subject property.

Trees included in the inventory are comprised of Basswood (*Tilia americana*), Eastern White Cedar (*Thuja occidentalis*), Freeman Maple (*Acer x freemanii*), Ginkgo (*Ginkgo biloba*), Manitoba Maple (*Acer negundo*), Norway Maple (*Acer platanoides*), Red Maple (*Acer rubrum*), and Weeping Purple Beech (*Fagus sylvatica* 'Purpurea pendula').

Refer to Table 1 for the complete tree inventory information, Figure 1 for the locations of trees and polygon included in the inventory, and Appendix A for site photographs.

Proposed Development

The proposed development includes the demolition of the existing building and surface parking area and the construction of a 24-storey mixed-use building with an associated subsurface parking garage. It is presumed that the existing walkways associated with the existing building are to be removed and the existing sidewalks surrounding the subject site are to be retained as-is throughout the proposed development. Refer to Figure 1 for the proposed development plan.

Discussion

The following sections provide a discussion and analysis of development impacts, tree removal requirements, and tree preservation relative to the proposed development.

Development Impacts / Tree Removal

The removal of five trees will be required to accommodate the proposed development. The trees identified for removal include Trees 964, 965, 967, F, and G. These trees either conflict directly with the proposed development or the level of encroachment into their minimum tree protection zones (mTPZs) resulting from the proposed work would be at an intolerable level such that the trees would not be expected to overcome the injury.

Trees 964, 965, and 967 are located within the City-owned right-of-way and as such, permission from the City of Guelph will be required prior to the removal of these trees. Trees F and G are located along the property boundary between the subject property and a neighbouring property and as such, written permission from the respective neighbouring property owner will be required prior to the removal of these trees. Trees F and G are greater than 10cm DBH and are situated on private property.

Refer to Figure 1 for the locations of the trees identified for removal.

Tree Preservation

The preservation of the remaining 13 trees and one polygon, identified as Trees 966, 968 – 974, and A – E, and Polygon P-1, will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures must be implemented prior to the commencement of the proposed works to ensure tree resources designated for retention are not impacted.

Where the minimum tree protection zone (mTPZ) of a tree cannot be fully respected, including for Tree E, special mitigation measures have been prescribed and are outlined below.

Tree E

Encroachment into the mTPZ of Tree E will be required to accommodate excavation associated with the proposed subsurface parking garage. If the following mitigation measures are employed, long-term adverse effects are not anticipated for this tree.

1. Prior to the commencement of the proposed works, tree preservation fencing should be installed as indicated on Figure 1, unless otherwise specified.
2. Where excavation is required within the mTPZ of Tree E, the upper-most portion of the excavation should occur under the supervision of a Certified Arborist, up to a depth of approximately one metre below current grade.
3. Any exposed or damaged roots resulting from the excavation process should be pruned by a Certified Arborist in accordance with Good Arboricultural Standards.
4. Excavation deeper than approximately one metre below current grade may occur in the absence of a Certified Arborist as roots are not expected to occur at these depths.
5. Any branches that require pruning should be pruned by a Certified Arborist or other tree professional in accordance with Good Arboricultural Standards.

Refer to Figure 1 for the locations of the prescribed tree preservation fencing, the general Tree Protection Plan Notes, and the tree preservation fence details.

It should be noted that if the subject property is to be bound with construction hoarding and ESC fence, it is anticipated that the construction hoarding and ESC fence may sufficiently serve as tree preservation fencing. As such, some areas of dedicated tree preservation fencing may not be required, pending approval by the City of Guelph.

Summary and Recommendations

Kuntz Forestry Consulting was retained by Fitzrovia Real Estate to complete a Tree Inventory and Preservation Plan as part of a development application for the subject property located at 70 Fountain Street East in Guelph, Ontario. A tree inventory was conducted and reviewed in the context of the proposed development plan.

The findings of the study indicate a total of 18 trees and one polygon on and adjacent to the subject property. The removal of five trees will be required to accommodate the proposed development. The remaining 13 trees and one polygon can be preserved provided appropriate tree protection measures are implemented prior to the commencement of the proposed works.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for the locations of the prescribed tree preservation fencing, the general Tree Protection Plan Notes, and the tree preservation fence details.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.

- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.

- Special mitigation measures have been prescribed for select trees, as outlined in the *Tree Preservation* section of this report.

- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.

- Site visits pre, during, and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,

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Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the 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 of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (i.e. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree locations in the report may not be exact. Where KFCI's in-house GPS unit is used (if applicable), tree locations are accurate only to the extent that the technology allows, which can be variable based on satellite available, RTK network / cell coverage, canopy coverage, and/or projection transformation limitations. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the development plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the development plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

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

Table 1. Tree Inventory

Location: 70 Fountain Street East, Guelph Date: 16 October 2025 Surveyors: KNH

Tree #	Common Name	Scientific Name	DBH	Multistem DBH	TI	CS	CV	CDB	DL	DL+1	mTPZ	Comments	Owner	Action
964	Freeman Maple	*Acer x freemanii*	21.5	-	G	G	G		3.5	4.5	1.8		City	Remove
965	Basswood	*Tilia americana*	42, 40.5, 39, 35	78.5	P	P	P	90	7.0	8.0	4.8	Moribund, union at base, lean (L-M), decay (M) in trunk, cavity (L) at base	City	Remove
966	Freeman Maple	*Acer x freemanii*	22.5	-	G	G	G		3.5	4.5	1.8		City	Preserve
967	Weeping Purple Beech	*Fagus sylvatica* 'Purpurea pendula'	9	-	F	FG	F		1.5	2.5	1.2	Crook (L), decay (L) in trunk, asymmetrical crown (L)	City	Remove
968	Ginkgo	*Ginkgo biloba*	8.5	-	F	G	F		1.0	2.0	1.2	Cavity (L)	City	Preserve
969	Ginkgo	*Ginkgo biloba*	11.5	-	G	G	G		1.5	2.5	1.8		City	Preserve
970	Red Maple	*Acer rubrum*	14	-	FG	F	FG		2.0	3.0	1.8	Poor branch unions, epicormic branching (L)	City	Preserve
971	Red Maple	*Acer rubrum*	8	-	F	F	F	10	1.5	2.5	1.2	Cavity (L), epicormic branching (L)	City	Preserve
972	Weeping Purple Beech	*Fagus sylvatica* 'Purpurea pendula'	8	-	FG	FG	G		1.5	2.5	1.2	Crook (L), asymmetrical crown (L)	City	Preserve
973	Eastern White Cedar	*Thuja occidentalis*	24	-	F	G	G		3.0	4.0	1.8	V-union at 1.5m with included bark	City	Preserve
974	Eastern White Cedar	*Thuja occidentalis*	19, 18, 11	28.5	F	G	G		3.0	4.0	1.8	V-union at base with included bark, lean (L)	City	Preserve
A	Norway Maple	*Acer platanoides*	~40, 38, 26, 10	~62	F	F	F		6.0	7.0	4.2	V-union at base, shoots at base, lean (L), asymmetrical crown (L)	City	Preserve
B	Norway Maple	*Acer platanoides*	~34, 28, 14	~46	FG	FG	F		5.0	6.0	3.0	Lean (L), asymmetrical crown (L), union at base	City	Preserve
C	Norway Maple	*Acer platanoides*	~24	-	G	FG	F		4.0	5.0	1.8	Asymmetrical crown (L)	City	Preserve
D	Norway Maple	*Acer platanoides*	~24	-	FG	FG	F		4.0	5.0	1.8	Lean (L), asymmetrical crown (L)	City	Preserve
E	Norway Maple	*Acer platanoides*	~105, 50	~116.5	F	FG	F		9.0	10.0	7.0	V-union at 0.5m and 2m with included bark, lean (L)	Neighbour	Preserve (Injure)
F	Norway Maple	*Acer platanoides*	~12, 12	~17	PF	F	F		3.5	4.5	1.8	V-union at 0.5m with included bark, included fence (H), lean (L), asymmetrical crown (M)	Subject / Neighbour	Remove

G	Manitoba Maple	*Acer negundo*	~14, 12	~18.5	F	F	F	10	3.5	4.5	1.8	V-union at 0.5m with included bark, lean (L), fence (L), asymmetrical crown (M), epicormic branching (M)	Subject / Neighbour	Remove
P-1	Norway Maple	*Acer platanoides*	<10	-	F	F	F				1.2	Ten trees; nine trees acceptable growing stock, one tree unacceptable growing stock	City	Preserve

Codes		
DBH	Diameter at Breast Height	*(cm)*
TI	Trunk Integrity	*(G, F, P, D)*
CS	Crown Structure	*(G, F, P, D)*
CV	Crown Vigor	*(G, F, P, D)*
CDB	Crown Dieback	*(%)*
mTPZ	Minimum Tree Protection Zone	*(m)*
DL	Dripline (Radius)	*(m)*
DL+1	Dripline Plus One Metre (Radius)	*(m)*
Owner	Ownership of Tree	*(Subject, Neighbour, City)*
D = dead, P = poor, F = fair, G = good ~ = estimate (VL) = very light, (L) = light, (M) = moderate, (H) = heavy		

Appendix A. Site Photographs

Image 1. Tree 964

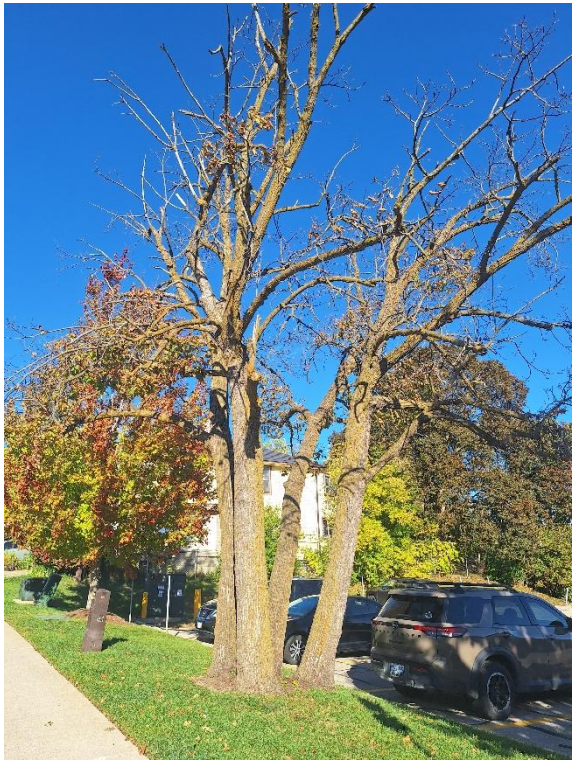

Image 2. Tree 965

Image 3. Tree 966

Image 4. Tree 967

Image 5. Tree 968

Image 6. Tree 969

Image 7. Tree 970

Image 8. Tree 971

Image 9. Tree 972

Image 10. Trees 973 and 974

Image 11. Trees A – D and Polygon P-1

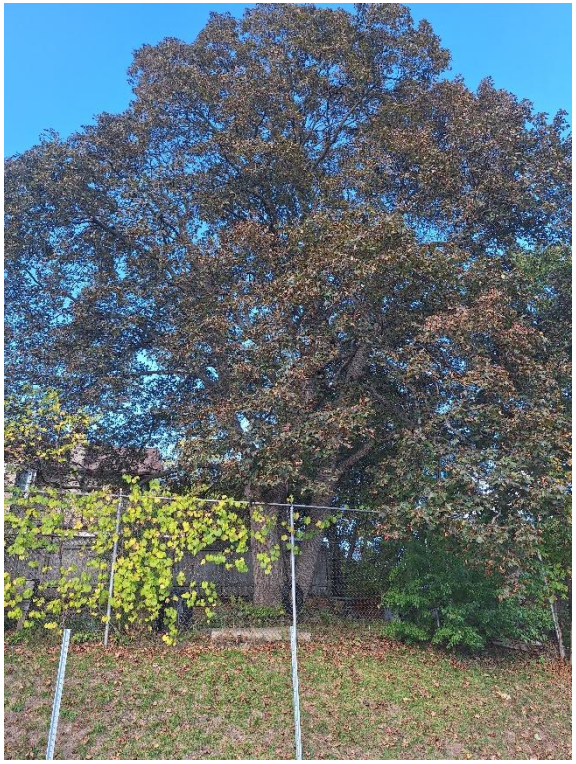

Image 12. Tree E

Image 13. Trees F and G