# TREE MANAGEMENT REPORT
**Project: 2023-92**

**Proposed Development**
**81 College**
**Guelph, ON**

December 09, 2025

By:

Hill Design Studio,
1601 River Road East, #303
Kitchener, ON  N2A 3Y4
Ph: (226) 686-0700
Email: info@hilldesign.ca

On behalf of:

Client
Rabbi Raphael Steiner
81 College Ave. West
N1G 1S2

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# 1. Introduction

Hill Design Studio was retained by Rabbi Rapheal Steiner to provide arboricultural consultation services in support of the proposed development at 81 College Avenue West in Guelph, Ontario.

## 1.1 Proposed Development

The owner of the site is proposing the construction of a new 3-storey building, and a 2-storey residence with a private yard and open green space. The proposed development also consists of a new outdoor amenity area, play area, and walking paths throughout the site. In addition, a new asphalt driveway and two parking areas at the front and rear of the proposed buildings are included within the new site scope of work.

## 1.2 Existing Conditions

The subject site currently consists of an existing residence, asphalt driveway with a small parking area located within the front yard of the residence. There is a concrete walkway that follows the existing building footprint within the rear yard. The remainder of the site is existing sod and shrub plantings with multiple tree groupings located throughout.

# 2. Methodology

## 2.1 Site Work

The tree inventory and assessment was conducted by Aaron Hill, ISA Certified Arborist, on November 14, 2023 and updated on July 30, 2025. Survey, prepared by Van Harten Surveying, was used as the base information for the Tree Management Plan. Tree preservation and removal decisions were based upon the site plan prepared by A+ Link Architecture and the civil plan prepared by Van Harten.

## 2.2 Tree Inventory Requirements

Each tree with a diameter at breast height of 10cm or greater was assigned a number located on the TMP and data in the following categories were recorded for each:

- Species (botanical name)
- Diameter at Breast Height (DBH in cm)
- Canopy Diameter (drip line in m)
- Biological Health Rating (Condition)
- Results of Assessment (Preserve or Remove)
- Additional Notes

Trees within 6m of the subject site on adjacent property were also inventoried. Trees assigned a number only, were located using the survey by Van Harten. Trees assigned a number followed by an 'A' are approximately located based upon Hill Design Studio Site Visits on November 14, 2023 and July 30, 2025.

## 3. Observations and Recommendations

### 3.1 Tree Inventory Data Summary

A total of 41 trees were inventoried in this report. Specific data as noted in 2.2 above was recorded for each tree, and can be found in the Tree Inventory List, refer to Appendix B *Tree Management Plan, L1.*

The trees on the subject site, presumed boundary, and on the adjacent properties (within the 6m radius) consist of cultural plantings of varying species including:

Norway Spruce *Picea abies*, Blue Spruce *Picea pungens*, White Cedar *Picea glauca*, White Pine *Pinus strobus*, Scots Pine *Pinus sylvestris*, Norway Maple *Acer platanoides*, Freeman Maple *Acer x freemanii*, Silver Maple *Acer saccharinum*, Black Walnut *Julgans nigra*, Red Oak *Quercus rubra*, Bur Oak *Quercus macrocarpa*, European Beech *Fagus sylvatica*, Hawthorn *Crataegus* species, Cherry *prunus* species, Concolor Fir *Abies concolor*, Balsam Poplar *populus balsamifera*, Horse Chestnut *Aesculus hippocastanum*, and White Mulberry *Morus alba*.

Most of the trees located on adjacent properties bordering the subject site are Norway Maple, Norway Spruce, and White Cedars. The trees inventoried range in size from 15-74 DBH varying from poor to good condition, with most of the trees on site in good condition.

### 3.2 Recommendations

Trees are recommended for protection where:

1. Volume of post-development undisturbed root zone is judged to be sufficient to sustain the tree in good health;

2. Existing health is strong enough to warrant the preservation attempt;

3. The tree poses no liability risk (failure, falling limbs etc.) to person or property; and

4. Tree species are suitable for the location in relation to the proposed development.

Accordingly, given the intensity of the proposed development and grading, it is our recommendation that all 12 of the *subject property* trees should be removed due to the following:

- Trees #2, #6, #7, #8, #10 - 13, #21, #31, #33, #34 are proposed for removal. All the trees listed above (except for tree #7) are located within the footprint of the proposed construction works and will need to be removed.

- Tree #2 is located within the proposed building footprint and there is a hydro pole located within the center of the multiple stems which could be a potential hazard.

- Tree #6 is located in close proximity to the existing residence which will be demolished.

- Tree #7 is in poor condition, suppressed with 85% dieback, due to the poor health and structure the tree is recommended for removal.

- Tree #8 is to be removed, it is suppressed with a major lean and located within the proposed grading footprint adjacent to a proposed swale.

- Tree #10 is in poor condition, with 80% dieback and located within the proposed building footprint.

- Trees #11 - #13 and #21 are located within the proposed development footprint.

- Trees #31, #33, and #34 are suppressed with tree #34 having 80% dieback, and tree #33 containing trunk decay. Grading is proposed within the rootzones of the trees, which will decline the overall health and structure of the trees, thus creating a risk of failure.

The 27 *adjacent property, and presumed boundary* trees are to be preserved, with some minor impacts, discussion as follows:

- Trees #1, #3, #4, #9, #14A - #20, #22A - #30, #32A, #35 - #42 are located on an adjacent property/subject site boundary and all are recommended to be preserved.

- Trees #25, #28, #35, #16, and #9 will be impacted minimally by the construction of the proposed driveway, parking area, and proposed play area (safety surfacing and curb).

- Trees #1 and #39 are *presumed boundary trees* adjacent to the City ROW to be preserved. Tree #1 will receive some impacts due to the construction of a new sidewalk through the root zone, but not sufficient to warrant its removal. There is minor encroachment into the drip-line of Tree #39 from the proposed construction, this tree is to be preserved and impact will be minimal.

## 3.3 Tree Management Recommendations

- Tree protection fencing is recommended to be installed in the locations shown on the Tree Management Plan and will conform to the detail as shown (See Appendix B). The fence will remain in place undisturbed until construction has been completed, reducing the construction impacts to these trees.

- The owner is advised to discuss with the adjacent property owner and obtain written permission to impact these trees before construction begins. If the adjacent property owner agrees to preserve the trees, it is recommended that the arborist to be present onsite during the excavation to advise on remedial measures as required.

- It is recommended that all limbs of trees #35, #28, #25, #16, #9 and #1 overhanging the proposed areas of construction are pruned prior to construction.

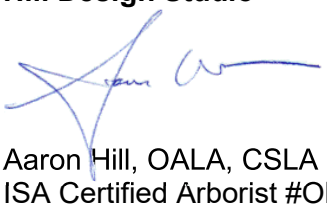
## 4. Conclusion

Based on the proposed development at 81 College Avenue West, it is our opinion that due to the anticipated impacts of the proposed building and site grading, a total of 11 subject property trees are to be removed. All 27 of the presumed boundary and adjacent property trees are to be preserved. Tree protection fencing will be installed prior to construction.

As long as the tree protection fencing is installed and maintained for the duration of construction activities as per the Tree Management Plan, it is our opinion the identified trees on adjacent properties proposed for preservation will be appropriately protected.

**Report Prepared By:**

**Hill Design Studio**



Aaron Hill, OALA, CSLA
ISA Certified Arborist #ON-3086A

*Appendix A.* – Limits of Assessment

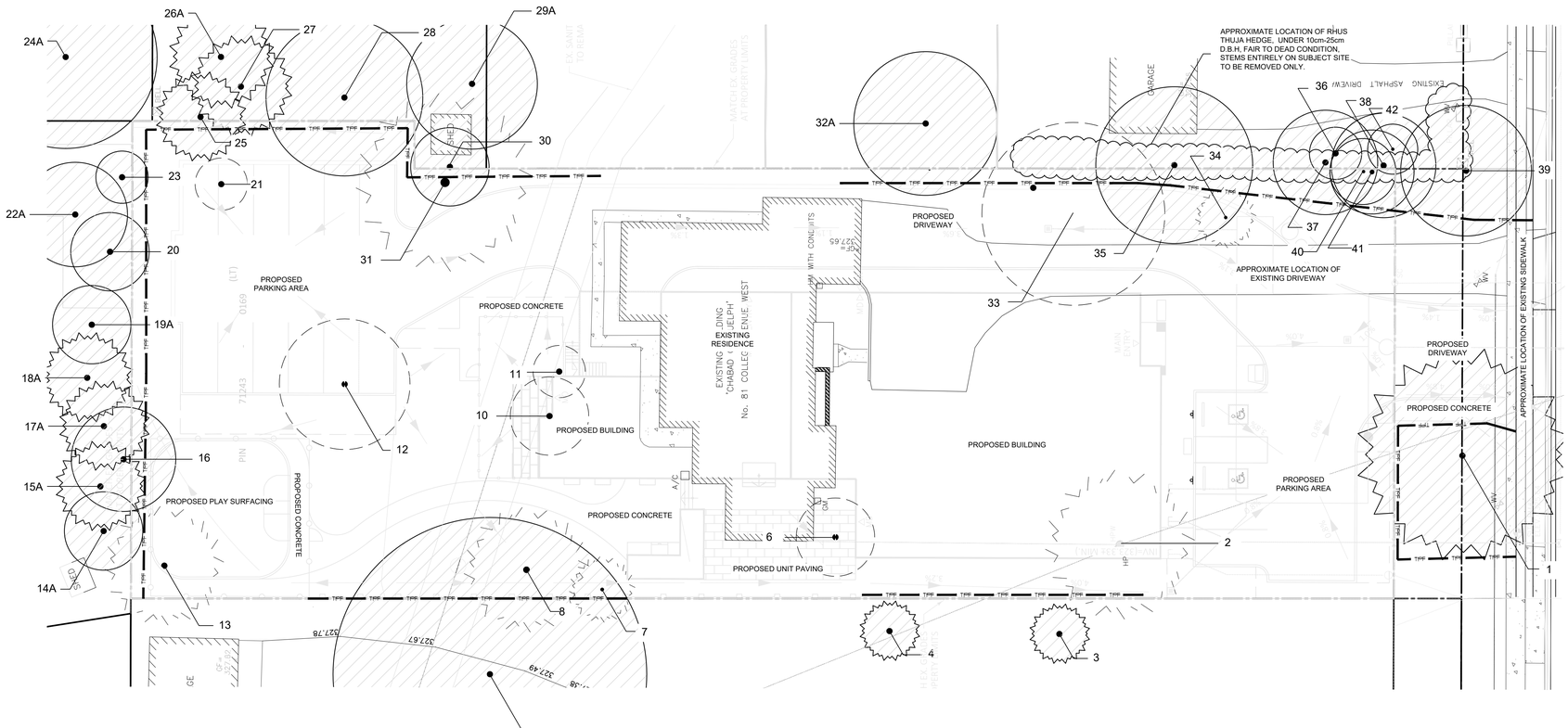
The following discussion is provided to ensure interested parties are clearly aware of the technical and professional limitations on recommendations for the retention of existing trees.

1) The assessment of the trees presented in this report has been made using accepted arboricultural techniques based on visual examination of the tree, structure, location and proximity to people and structures, to the extent possible at the time of year the inspection was conducted. Except where specifically noted in the report, assessment was based on visual inspection only.

2) Trees are living organisms, and their health and vigour constantly change over time. Decline in health can be attributed to many causes, including changes in site conditions, seasonal variations in weather conditions, insects, disease or other environmental impacts. Accordingly, the assessment presented in this report is valid only for the time of inspection. Periodic re-assessment of trees to be impacted is recommended to ensure validity of the conclusions presented.

3) 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 will maintain health or structure over time. It is both professionally and practically impossible to predict absolutely the performance of any tree, or group of trees, or their component parts over time. An existing tree will always pose some risk or potential for failure in the event of adverse environmental conditions, and this risk can only be eliminated if the tree is removed.

*Appendix B.* – Tree Management Plan, Drawing L1.




NOTES:

SITE VISIT DATE: NOVEMBER 14, 2023 AND JULY 30, 2025
TREE INVENTORY COMPLETED BY ISA CERTIFIED ARBORIST CATHERINE HODGINS #ON-2258A AND AARON HILL.

TREE LOCATIONS AND DRIPLINES BASED ON EXISTING CONDITIONS PROVIDED BY VAN HARTEN SURVEYING, HILL DESIGN STUDIO FIELD SURVEY AND CITY OF GUELPH AERIAL PHOTOGRAPHY.

TREES WITH "A" SUFFIX ARE APPROXIMATE, BASED ON AERIAL PHOTOGRAPHY AND HILL DESIGN STUDIO SITE REVIEW.

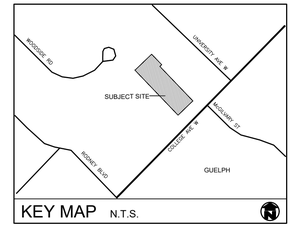
ALL VEGETATION 10cm D.B.H. AND GREATER ON SITE AND WITHIN 6m OF PROPERTY BOUNDARY HAVE BEEN IDENTIFIED.

A NOTICE OF IMPACT TO BE PROVIDED TO ADJACENT PROPERTY OWERS WHOES TREES MAY BE IMPACTED/INJURED DUE TO CONSTRUCTION ACTIVITIES (TREES #1, #9, #16, #25, #28, AND #35)

PRUNE ALL LIMBS OF TREES #1, #9, #16, #25, #28 AND #35 OVERHANGING THE PROPOSED CONSTRUCTION.

## LEGEND

- EXISTING INVENTORIED TREES TO REMAIN
- EXISTING INVENTORIED TREES TO BE REMOVED
- TPF — TREE PROTECTION FENCE

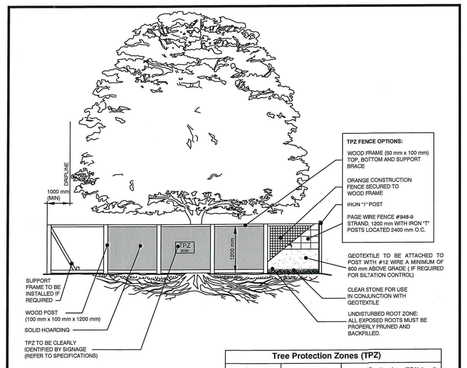



## GENERAL NOTES

1. ALL WORKMANSHIP WILL BE TO THE STANDARDS OF LANDSCAPE ONTARIO.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
3. SITE PLAN INFORMATION AS PER MBPC.
4. EXISTING CONDITIONS PROVIDED BY VAN HARTEN SURVEYING

## TREE INVENTORY LIST

| ID # | Tree Species (Latin Name) | Tree Species (Common Name) | D.B.H (cm) | Condition | Ownership | Status | Comments |
|---|---|---|---|---|---|---|---|
| 1 | Picea abies | Norway Spruce | 74 | Fair | Presumed Boundary Tree (Municipal R.O.W.) | Preserve | Evidence of possible trunk decay, electrical on trunk |
| 2 | Thuja occidentalis | White Cedar | 30/22/44/15/22/35 | Good | Subject site | Remove (in building footprint) | hydro pole in centre of clump |
| 3 | Picea pungens | Blue Spruce | 14 | Fair | Adjacent property (83 College Ave.) | Preserve | |
| 4 | Picea pungens | Blue Spruce | 14 | Fair | Adjacent property (83 College Ave.) | Preserve | |
| 6 | Juglans nigra | Black Walnut | 16/15/13/10 | Good | Subject site | Remove | Growing near foundation of existing reisdence |
| 7 | Picea pungens | Blue Spruce | 43 | Poor | Subject site | Remove | 85% dead, supressed |
| 8 | Picea pungens | Blue Spruce | 47 | Fair | Subject site | Remove | Supressed, leaning into site |
| 9 | Acer platanoides | Norway Maple | 85 | Good | Adjacent property (83 College) | Preserve | |
| 10 | Morus alba | White Mulberry | 25 | Poor | Subject site | Remove (in proposed building footprint) | 80% dead |
| 11 | Aesculus hippocastanum | Horse Chestnut | 11/8 | Good | Subject site | Remove (grading within rootzone) | |
| 12 | Populus balsamifera | Balsam Poplar | 32/31 | Good | Subject site | Remove (in proposed parking area) | |
| 13 | Picea pungens | Blue Spruce | 57 | Good | Subject site | Remove | |
| 14A | Prunus sp. | Cherry species | 15 | Fair | Adjacent property (77 Woodside Dr.) | Preserve | |
| 15A | Abies concolor | Concolor Fir | 22 | Fair | Adjacent property (77 Woodside Dr.) | Preserve | |
| 16 | Crataegus sp. | Hawthorn species | 11 | Good | Adjacent property (77 Woodside Dr.) | Preserve | |
| 17A | Abies concolor | Concolor Fir | 25 | Good | Adjacent property (77 Woodside Dr.) | Preserve | |
| 18A | Abies concolor | Concolor Fir | 24 | Good | Adjacent property (77 Woodside Dr.) | Preserve | |
| 19A | Fagus sylvatica | European Beech | 15 | Good | Adjacent property (79 Woodside Dr.) | Preserve | |
| 20 | Acer x freemanii | Freeman Maple | 12 | Good | Adjacent property (79 Woodside Dr.) | Preserve | |
| 21 | Acer platanoides | Norway Maple | 10 | Fair | Subject site | Remove | Trunk wound |
| 22A | Crataegus sp. | Hawthorn species | 13 | Good | Adjacent property (79 Woodside Dr.) | Preserve | |
| 23 | Quercus macrocarpa | Bur Oak | 16 | Good | Adjacent property (79 Woodside Dr.) | Preserve | |
| 24A | Acer saccharinum | Silver Maple | 50 | Good | Adjacent property (83 University Ave. W.) | Preserve | |
| 25 | Pinus strobus | White Pine | 24 | Good | Presumed Boundary Tree (83 University Ave. W.) | Preserve | |
| 26A | Picea abies | Norway Spruce | 35 | Good | Adjacent property (83 University Ave. W.) | Preserve | |
| 27 | Picea abies | Norway Spruce | 30 | Good | Adjacent property (83 University Ave. W.) | Preserve | |
| 28 | Acer platanoides | Norway Maple | 55 | Fair | Adjacent property (83 University Ave. W.) | Preserve | |
| 29A | Acer platanoides | Norway Maple | 25/12 | Good | Adjacent property (85 University Ave. W.) | Preserve | |
| 30 | Acer platanoides | Norway Maple | 20 | Poor | Presumed Boundary Tree (83 University Ave. W.) | Preserve | Topped |
| 31 | Pinus sylvestris | Scots Pine | 58 | Fair | Subject site | Remove (grading within rootzone) | Leaning, supressed |
| 32A | Quercus rubra | Red Oak | 25 | Good | Adjacent property (87 University Ave. W.) | Preserve | |
| 33 | Acer platanoides | Norway Maple | 76 | Fair | Subject site | Remove (grading within rootzone - driveway) | Evidence of possible trunk decay |
| 34 | Picea pungens | Blue Spruce | 36 | Poor | Subject site | Remove (grading within rootzone, condition) | 80% dead, supressed |
| 35 | Acer platanoides | Norway Maple | 50 | Good | Presumed Boundary Tree (77 College Ave.) | Preserve | |
| 36 | Acer platanoides | Norway Maple | 17 | Fair | Adjacent property (77 College Ave.) | Preserve | Supressed |
| 37 | Juglans nigra | Black Walnut | 36 | Fair | Adjacent property (77 College Ave.) | Preserve | Supressed |
| 38 | Acer platanoides | Norway Maple | 33 | Fair | Adjacent property (77 College Ave.) | Preserve | Supressed |
| 39 | Acer platanoides | Norway Maple | 30 | Good | Presumed Boundary Tree (Municipal R.O.W.) | Preserve | |
| 40 | Thuja occidentalis | White Cedar | 15 | Fair | Presumed Boundary Tree (77 College Ave.) | Preserve | Supressed |
| 41 | Thuja occidentalis | White Cedar | 30 | Fair | Presumed Boundary (77 College Ave.) | Preserve | Supressed |
| 42 | Thuja occidentalis | White Cedar | 20 | Fair | Adjacent property (77 College Ave.) | Preserve | Supressed |




**TREE PROTECTION BARRIER NOTES:**

1. ALL TREE PROTECTION TO BE IN ACCORDANCE WITH THE "TREE TECHNICAL MANUAL".
2. REFER TO SPECIFICATION FOR ADDITIONAL DETAILS AND REQUIREMENTS RELATED TO THIS DETAIL.
3. HOARDING TYPE SHOULD BE DETERMINED IN CONSULTATION WITH THE CITY.
4. ALL TREE PROTECTION HOARDING SHALL BE IN PLACE AND MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. ALL ARBORICULTURE WORK SUCH AS PRUNING OF BRANCHES AND ROOTS SHALL BE CONDUCTED BY OR UNDER THE SUPERVISIONS OF AN ARBORIST.
6. CONSTRUCTION ACTIVITIES, GRADE CHANGES, AND STORAGE OF EQUIPMENT AND MATERIALS ARE NOT ALLOWED WITHIN THE TREE PROTECTION ZONE.

**Tree Protection Zones (TPZ)**

| Diameter of Trunk Centimetres at 1.4 m above grade (DBH) | Minimum Tree Protection Zone (TPZ) Distance from trunk, measured in metres.[1] | Potential Rooting Area (PRA) for all trees and TPZ for trees in NHS,[2] parks, open spaces and other significant natural heritage areas.[1] |
|---|---|---|
| <10 | 1.2 | 2.4 |
| 10-29 | 1.8 | 3.6 |
| 30-40 | 2.4 | 4.8 |
| 41-50 | 3.0 | 6.0 |
| 51-60 | 3.6 | 7.2 |
| 61-70 | 4.2 | 8.4 |
| 71-80 | 4.8 | 9.6 |
| 81-90 | 5.4 | 10.8 |
| 91-100 | 6.0 | 12.0 |
| >100 | 6 cm per 1 cm DBH | 12 cm per 1 cm DBH |

Note:
1- Or dripline plus 1 metre, whichever is greater.
2- Natural Heritage System

CITY OF GUELPH STANDARD DRAWING

**TREE PROTECTION ZONE (TPZ) FENCE DETAIL**

DATE DRAWN: MAY/19 | REV. No.: | DESCRIPTION: N.T.S. | REV. DATE: | REV. BY: T.F. | APPROVED BY: MANAGER PARKS, OPERATIONS AND FORESTRY | PARKS OPERATIONS AND FORESTRY | UF 1.1

1 CITY OF GUELPH STANDARD TREE PROTECTION DETAIL
NTS


***Sign Design, Installation and Maintenance:*** TPZ information signs shall be constructed from metal, corrugated plastic, Gatorboard or wood, and shall be installed in an appropriate manner such that it will be able to withstand inclement weather conditions. Signage shall be maintained in good condition and in the original location throughout the duration of site development works. Signage shall be clearly legible, with black text on a white background being the preferred design.

***Sign Content:*** The TPZ information sign shall, at minimum, provide a list of activities prohibited within the TPZ. Such activities shall include, but not be limited to: grade change, dumping, storage of equipment and materials, unauthorized entry by personnel, tree injury or removal, or other disturbance of any kind. The signage shall also note that TPZ fencing shall not be damaged or removed. The signage shall also provide the contact information for the City of Guelph. A City of Guelph corporate logo shall be displayed on the TPZ information sign.

***Sign Placement:*** TPZ information signs shall be affixed no more than 20 m apart on each side of tree protection fencing, at a height of no less than 100 cm.

***Sign Size:*** TPZ information signs shall be a minimum of 40 cm × 60 cm in size

CITY OF GUELPH STANDARD DRAWING

**TREE PROTECTION ZONE (TPZ) INFORMATION SIGNAGE DETAIL**

DATE DRAWN: MAY/19 | REV. No.: - | DESCRIPTION: N.T.S. | REV. DATE: | REV. BY: - | APPROVED BY: MANAGER PARKS, OPERATIONS AND FORESTRY | PARKS OPERATIONS AND FORESTRY | UF 1.2

2 CITY OF GUELPH STANDARD TREE PROTECTION SIGNAGE DETAIL
NTS

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
AARON W. HILL
OALA MEMBER

REVISIONS

| no. | date | description | by |
|---|---|---|---|
| 1. | AUG.07.25 | Issued for Approval | EA |
| 2. | DEC.09.25 | Issued for Submission | EA |

PROPOSED DEVELOPMENT
81 College Ave. W.
Guelph, ON

Tree Management Plan

Hill Design Studio Inc.
226-686-0700 www.hilldesign.ca

| | |
|---|---|
| PROJECT NO.: 2023-92 | DRAWN BY: EA |
| SCALE: 1:200 | DESIGNED BY: EA |
| SHEET: L1 | APPROVED BY: AWH |
| | PLOT DATE: DEC.09.2025 |