



**220 Arkell Road, Guelph, Ontario,
Tree Preservation Plan**

May 28, 2019

Prepared for:

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220 ARKELL ROAD, GUELPH, ONTARIO, TREE PRESERVATION PLAN

This document entitled 220 Arkell Road, Guelph, Ontario, Tree Preservation Plan was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Rockpoint Properties Inc. (the "Client") to support the permitting process for Client's application for a Draft Plan Application (the "Application") for the development at 220 Arkell Road, in Guelph, ON (the "Project"). In connection thereto, this document may be reviewed and used by the provincial and municipal government agencies participating in the permitting process in the normal course of their duties. Except as set forth in the previous sentence, any reliance on this document by any third party for any other purpose is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document

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Introduction
May 28, 2019

1.0 INTRODUCTION

Stantec Consulting Limited (Stantec) has been retained by Rockpoint Properties Inc. to prepare a Tree Preservation Plan (TPP) for the proposed future development at 220 Arkell Road in Guelph, Ontario. The TPP has been prepared to support the Draft Plan Approval.

1.1 EXISTING SITE

The development site is located in southeast Guelph on Arkell Road between Victoria Road South and Gordon Street. The property is approximately 7.16ha (17.69 acres).



Methodology
May 28, 2019

2.0 METHODOLOGY

The tree inventory and assessment was conducted by Ms. Jennifer Koskinen, HBESfcon, Certified Arborist, and Ms. Ashley Hosker, Landscape Architect Student on May 8, 2017. Our inventory and assessment include the trees located within the property boundary, and trees on adjacent lands that may be impacted by the development or proposed grading work.

The detailed inventory data was collected for any trees 10 cm diameter at breast height (DBH) and greater. Inventory data includes tree species, general health condition, DBH, and dripline radius. Trees located within the property area were tagged with a numbered steel tree tag (i.e., trees #1, #2, #3 etc.). Trees located in dense planted vegetation units have been grouped in a vegetation unit identified with a letter ID, i.e. '1', '2', '3' etc. Trees within the vegetation units have been included in the detailed inventory. Trees that could not be physically tagged were provided a tree identification of 'A', 'B', 'B' etc. Tree data has been compiled in the Table 1, Detailed Tree Inventory, located in Appendix A.

Tree locations have been identified on the Tree Management Plan Drawings L-900 to L-905, located in Appendix 'A'.

2.1 TREE CONDITION RATING

Outlined below are the detailed guidelines utilized for the classification of condition rating:

Excellent: (Vigour Class 6: Healthy)

No major branch mortality: crown is reasonably normal with less than 10% branch or twig mortality; no signs of decay.

Good: (Vigour Class 5: Light Decline)

Branch mortality, twig dieback in 11-25% of the crown: broken branches or crown missing based on presence of old snags is less than 26%; minor evidence of decay.

Fair: (Vigour Class 4: Moderate Decline)

Branch mortality, twig dieback in 26-50% of the crown: broken branches or crown area missing based on presence of old snags is 50% or less; decay evident.

Poor: (Vigour Class 3: Severe Decline)

Branch mortality, 50% or more of the crown dead: broken branches or crown area missing based on presence of old snags in more than 50%; decay resulting in high hazard assessment.

Dead: (Vigour Class 2: Dead due to Natural Causes)

Tree is dead, either standing or down: phloem under bark has brown streaks: few epicormic shoots may be present.

Dead: (Vigour Class 1: Dead due to Human Causes)

Tree removed: tree has been sawed or girdled by human activity.



3.0 OBSERVATIONS AND ANALYSIS

3.1 OBSERVATIONS

The project site was a mix of landscaped trees surrounding the existing home with naturalized areas occurring along the perimeter of the site. Tree species included in the inventory are:

Manitoba Maple (*Acer negundo*), Red Maple (*Acer rubrum*), White Birch (*Betula papyrifera*), Sugar Maple (*Acer saccharum*), Silver Maple (*Acer saccharinum*), Hawthorn sp. (*Crataegus sp.*), Ash sp. (*Fraxinus sp.*), Honeylocust (*Gleditsia triacanthos*), Tamarack (*Larix laricina*), Apple sp. (*Malus sp.*), White Spruce (*Picea glauca*), Colorado Spruce (*Picea pungens*), White Pine (*Pinus strobus*), Scots Pine (*Pinus sylvestris*), Balsam Poplar (*Populus balsamifera*), Trembling Aspen (*Populus tremuloides*), Black Cherry (*Prunus serotina*), Buckthorn (*Rhamnus cathartica*), Staghorn Sumac (*Rhus typhina*), Willow sp. (*Salix sp.*), Basswood (*Tilia americana*), and Eastern White Cedar (*Thuja occidentalis*).

The following provides general observations of specific tree groupings within the project site.

Edge 1, 2, and 3

These sections were included to provide a general information for trees located along the edge of the significant woodland that abuts the site to the west. Species were young trees including Balsam Poplar, Manitoba Maple, and White Birch. There were no rare or endangered species observed 25 metres from the edge.

North Edge

Trees within this hedgerow are a mix of planted evergreens to typical naturalized farm edge type species such as Black Cherry, Buckthorn, and Apple. There were also mature Sugar Maple and White Elm. Several of the Sugar Maple and Black Cherry were located on the adjacent property.

East Edge

The east property line includes native trees and dense buckthorn (*Rhamnus sp.*). There were several buckthorn trees that were greater than 10cm DBH, and even 20cm DBH, buckthorn was not tagged as they are invasive, and the removal does not require compensation by the City of Guelph.

3.2 ANALYSIS

3.2.1 Trees to be Removed

Based on the proposed Draft Plan identified on Drawings L-900 and L-904, and associated proposed grades, the development has been designed to maximize the development area which has resulted in minimal opportunity for tree preservation within the interior of the site. Tree preservation will occur to the along the perimeter most of the north, east, and all the west as this area is part of the significant woodland.



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Observations and Analysis
May 28, 2019

It is important to note that as this analysis supports Draft Plan Application, during detailed design of Site Plan grading and servicing may affect the current preservation areas. As such during detailed design this report is to be used as a guide to mitigate impacts to preservation areas. Trees identified for preservation in this report may require removal due to grading or servicing upon review of detailed grading for the Site Plan submission.

Tree Removal Summary

The following is a summary of the total inventoried trees located within the subject property; trees to be retained; trees to be removed; and trees that require compensation:

- Total trees inventoried in area = 389
- Trees to be retained = 137
- Trees to be removed = 252
- Removals that are invasive species or trees in poor condition (with greater than 70% dead crown), or dead trees, without compensation = 26
- Trees to be removed with compensation = 226*

*excluding invasive species and trees in poor condition (with greater than 70% dead crown) or dead trees.

3.2.2 Tree Protection Fencing

Proposed Tree Protection Fencing (TPF) has been recommended for the trees to be retained along the property edge to the north, east, and 10m off the tree edge of the significant woodland to the west.

The TPF details conform to the current City of Guelph standard details and have been provided on the TPP, drawing L-904. Detailed information for TPF maintenance, installation and tree protection recommendations has been identified in Section 4.0 of this report. Refer to TPP, Drawing L-900 to L-904 in Appendix 'A' for the individual locations of the trees to be retained and proposed locations of Tree Protection Fencing.

3.3 COMPENSATION

The City of Guelph requires compensation for the loss of canopy cover for trees in fair to excellent condition, exempted from this are trees that fall under the listed conditions in section 3.2.1. The City requires a replacement ration of 3:1, or \$500 cash in lieu for each tree removed.

There will be 226 trees that removed will require compensation. As such that represents 678 native trees planted for compensation, or cash in lieu of as mentioned above.



4.0 CONSTRUCTION MITIGATION AND MANAGEMENT

4.1 CONSTRUCTION IMPACT

4.1.1 Potential Construction Impacts to Trees

Trees are living organisms that react to changes in their environment. Trees can be damaged during construction without showing signs of damage until several years later. Most of the impacts relate to the removal of roots that results in the slow death of the tree because of its inability to absorb sufficient water and nutrients. Contained within this section are descriptions of the potential impacts this project may have on the trees, and impact mitigation methods that are intended to aid in the design and construction process.

4.1.2 Soil Compaction and Root Damage

The leading cause of construction damage to trees is compaction of the soil around the roots or within the Tree Protection Zone (TPZ). The TPZ is the area around the tree or group of trees in which no grading or construction activity may occur (Harris 1992). Equipment entering a TPZ compresses the air pockets around the roots inhibiting the tree from absorbing nutrients and water. This damage ultimately reduces the health of the tree. Accordingly, during the removal stage, equipment use within the preservation zones should be restricted to ensure that the tree's roots are not disturbed, thereby, assisting in maintaining their continued health. The TPZ is protected and delineated by the TPF.

4.1.3 Mechanical Damage

Equipment can physically damage the trees through striking the trunk, limbs and/or roots. Felled trees can also cause damage during the tree removal stage of construction. Some damage is unavoidable due to the proximity of adjacent trees; however, using proper equipment and Best Management Practices (BMP) the damage can be minimized. The Contractor should be held responsible for all avoidable damage to the trees during all stages of development. Note: trees shall be felled away from adjacent trees to be retained to prevent damage to their stems, branches and crown.

4.1.4 Root Damage

The success of tree preservation is dependent not only on protecting the root zone from compaction and damage, it is also contingent upon the ability to ensure that the structural roots within the root plate are not disturbed. Impacts to this area may result in the structural failure of these trees.

Excavating soil within the dripline of a tree can damage roots by tearing and splitting. This damage can later lead to rot, which can kill the tree. When excavating the top 30-60 cm of soil adjacent to trees, care must be taken to minimize ripping or tearing of roots. Excavation should cleanly sever the roots prior to stripping and removal of soil. Exposed roots, greater than 2.5 cm diameter, shall be pruned back to the



soil face to prevent damage to the tree. No work should be completed within the dripline of preservation trees without the approval of the Project Arborist.

4.2 PROTECTING AND MANAGING TREES DURING CONSTRUCTION

The following recommendations are presented to provide appropriate tree protection and management during the construction for this project.

1. Tree protection fencing shall be installed to protect trees identified for preservation. TPF installation must conform to details and City of Guelph standards identified on the Tree Management Plan drawings located in Appendix 'B'. Upon installation of the tree protection fencing, the Contractor shall contact the Project Arborist to review and approve the fencing and its location prior to commencement of any site work. This shall be coordinated with City staff for approval. The protection fencing shall remain intact throughout the entire protection. The fencing will be inspected weekly and, if required, repaired. The fencing shall be removed at the completion of all site works.
2. Upon receiving the necessary project approvals and prior to the commencement of tree removals, all trees designated for preservation must be flagged in the field. All designated preservation areas must be left standing and undamaged during site works. Removals are to be completed outside of migratory bird nesting season from **April 10 to August 9**. Removals may take place during this restricted time only if the requirements of the Migratory Birds Convention Act are met and nesting activity is routinely monitored by qualified individuals (i.e., Wildlife Biologists).
3. The TPZ is the area around a retained tree that is to be protected by tree protection fencing. The TPZ is not to be used for any type of storage (e.g. storage of debris, construction material, surplus soils, and construction equipment). No trenching or tunneling for underground services shall be located within the TPZ. Construction equipment shall not be allowed to idle or exhaust within the TPZ.
4. Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Furthermore, no contaminants shall be dumped or flushed where they may meet the feeder roots of the trees. If roots from retained trees are exposed, or if it is necessary to remove limbs or portions of trees after construction has commenced, the Project Arborist shall be informed and the proper actions conforming to City Policies and By-laws shall be carried out.
5. Upon completion of the tree removals, all felled trees are to be removed from the site. No lumber or brush from the clearing is to be stored on the site. Any chipping, cutting or brush cleanup are to be completed outside of the bird nesting season. These works may take place during this restricted time only if the requirements of the Migratory Birds Convention Act are met and nesting activity is routinely monitored by qualified individuals (i.e., Wildlife Biologists).



220 ARKELL ROAD, GUELPH, ONTARIO, TREE PRESERVATION PLAN

Construction Mitigation and Management
May 28, 2019

6. The following is the process that shall be carried out if tree removals are requested during the restricted time indicated in the Migratory Birds Convention Act:
 - Contact a qualified individual (i.e., Wildlife Biologist) to determine if nesting birds are within the tree removal disturbance area. Stantec has a qualified bird specialist on staff that can be contacted
 - If the bird specialist has determined that there are nesting birds onsite, there will be no tree removals/chipping conducted within the boundary set out by the specialist. Tree removals can resume within this area at the end of the nesting season, August 9, or if the migratory bird specialist has determined the birds have left
 - If the bird specialist determines there are no migratory birds nesting within the disturbance area, the contractor has 7 days to conduct removals. At the end of 7 days, if removals and chipping is not complete, the bird specialist will return to the site and proceed with another assessment. If there are still no birds, work can resume for another 7 days. This process will continue until all removals and chipping is complete.



Disclaimer
May 28, 2019

5.0 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, discolored 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 vigor is constantly changing. They are not immune to changes in site conditions or seasonal variations in the weather.

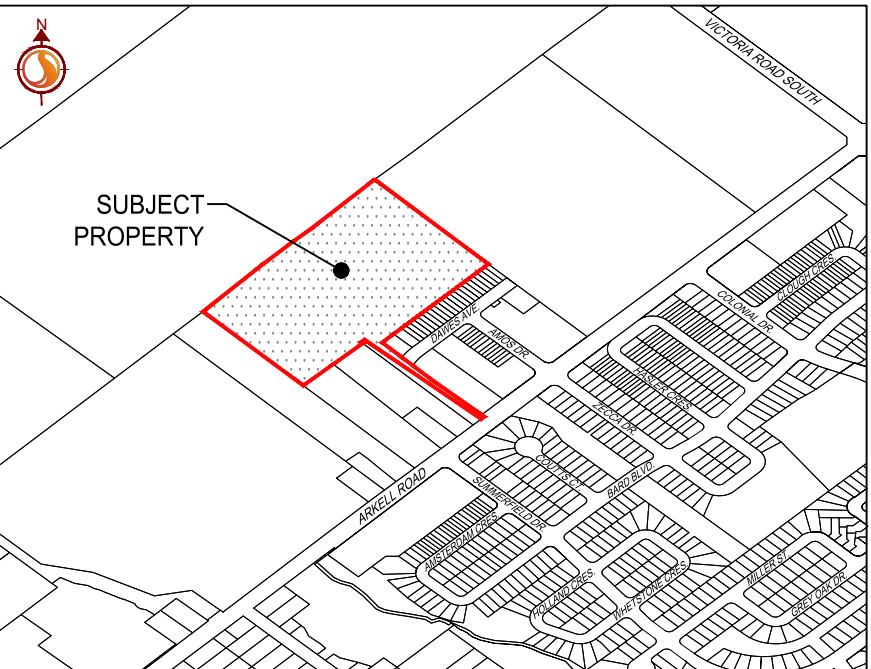
While reasonable efforts have been made to ensure the trees recommended for retention are healthy, no guarantees are offered or implied, that these trees or any part of them will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree or group of trees in all circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure if provided with the necessary combinations of stresses and elements. This risk can only be eliminated if the tree is removed.

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



APPENDIX A

**Tree Management Plan
Drawings L-900 to L-905**

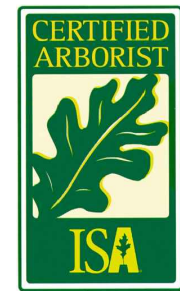


Legend

- EXISTING DECIDUOUS TREE
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- PROPOSED TREE PROTECTION FENCING
- EXISTING VEGETATION UNIT TO BE RETAINED AND PROTECTED
- EXISTING VEGETATION UNIT TO BE REMOVED
- EXISTING CONTOUR
- 352.92 PROPOSED ELEVATION

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JENNIFER KOSKINEN
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Client/Project

ROCKPOINT PROPERTIES INC.

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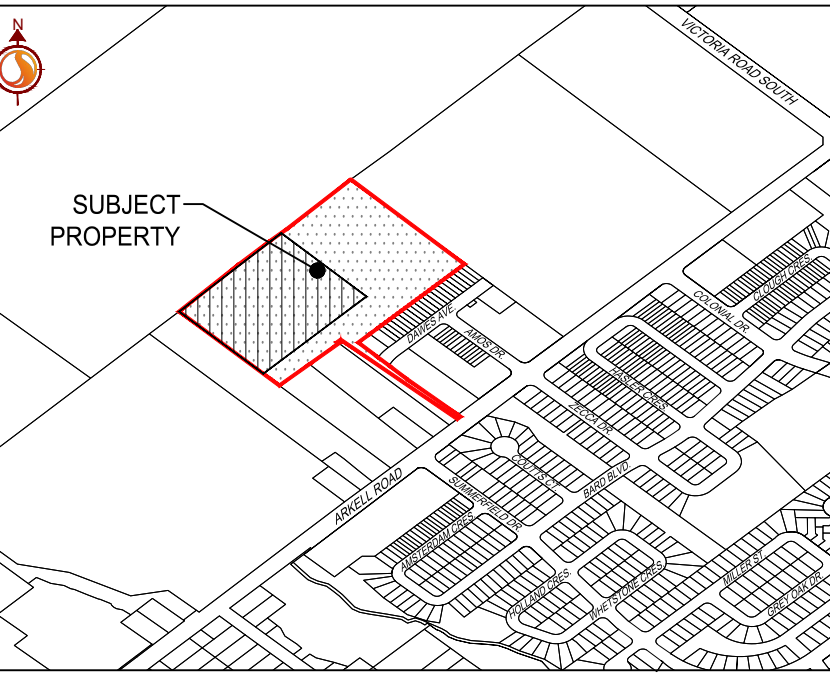
OVERALL TREE MANAGEMENT PLAN

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Drawing No.	L-900	Sheet		Revision

L-900

1 of 6

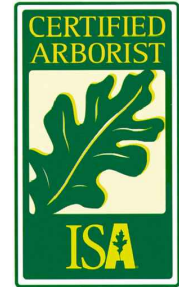
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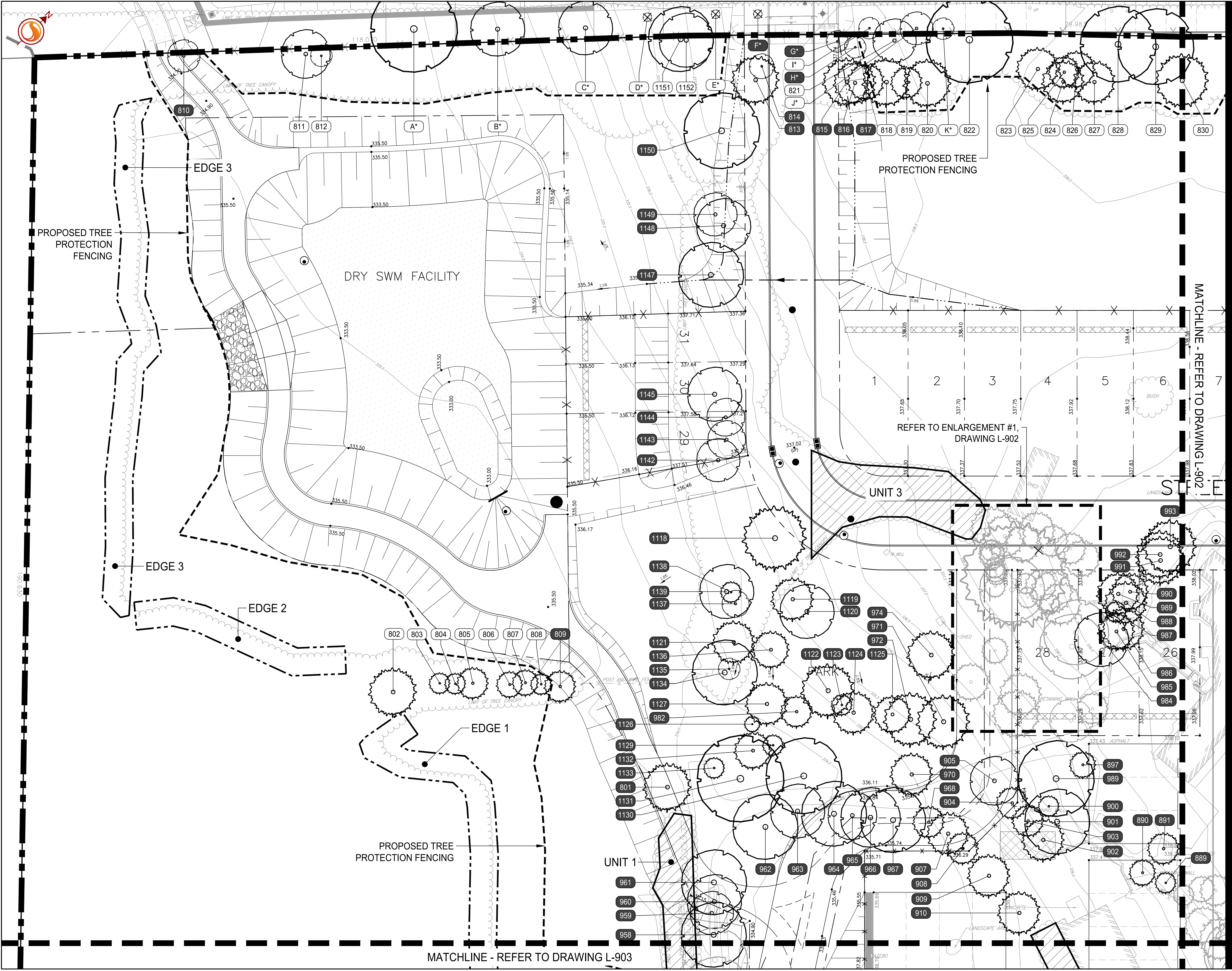
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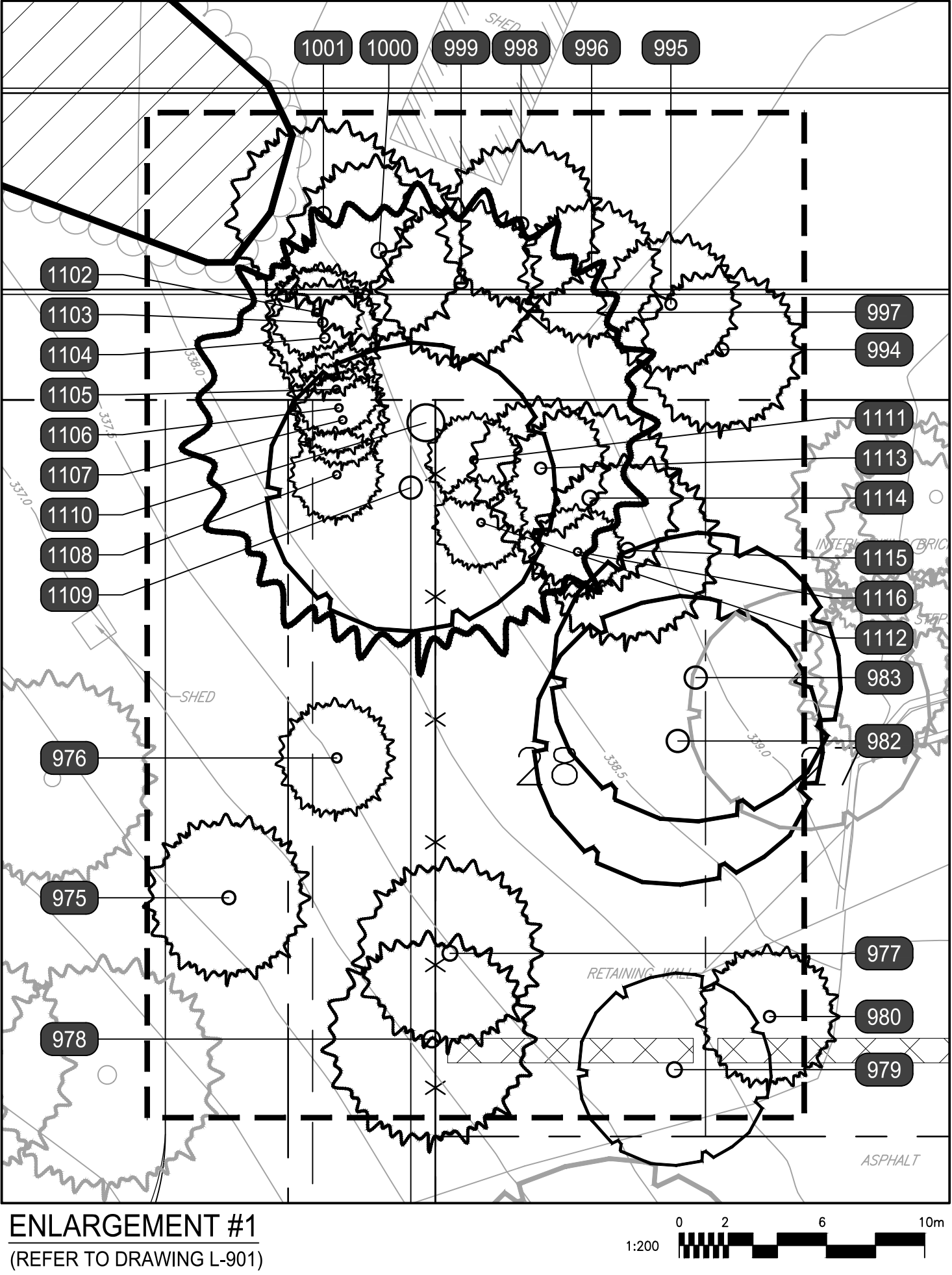
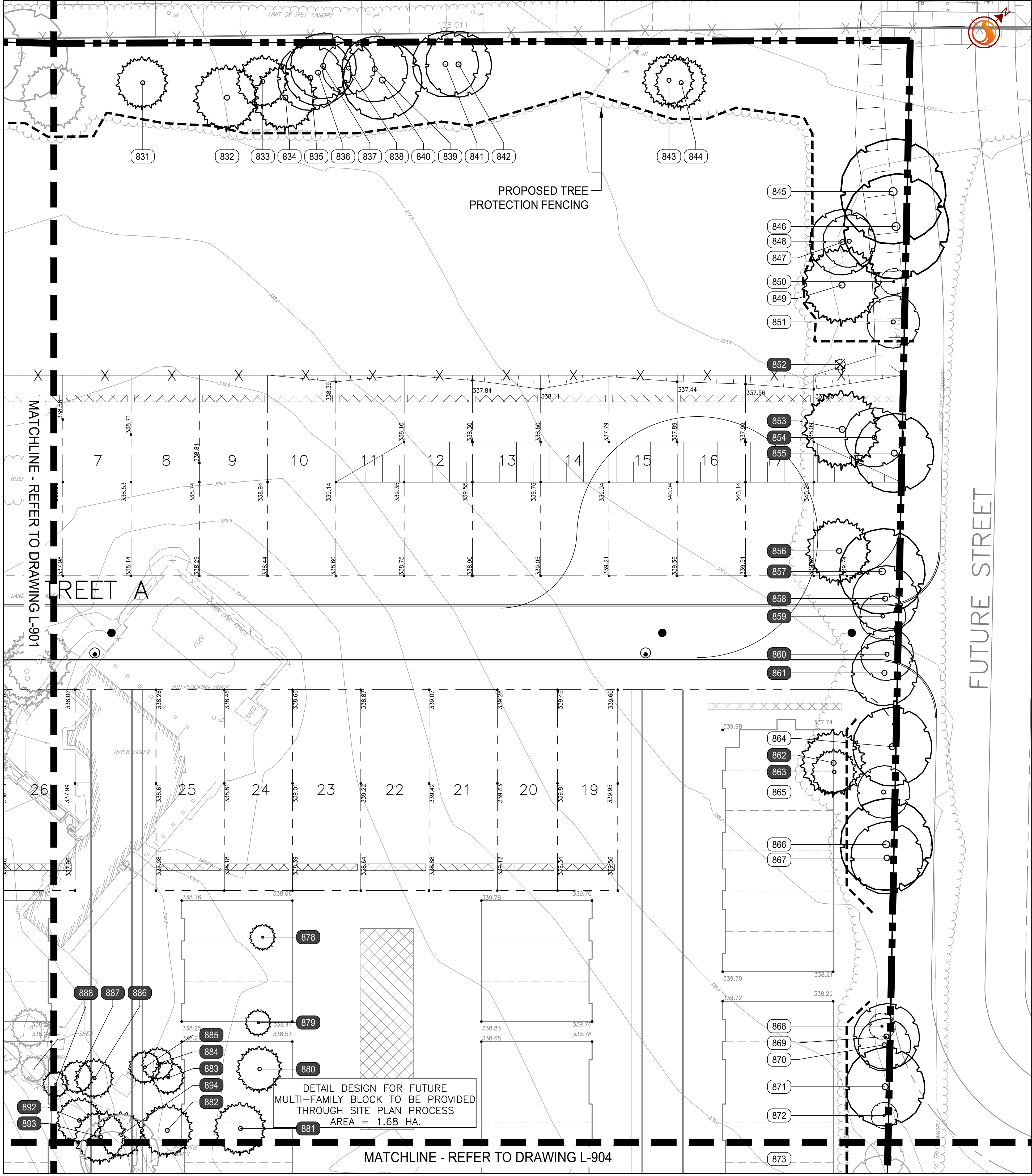
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TREE MANAGEMENT PLAN

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Drawing No.	L-901						



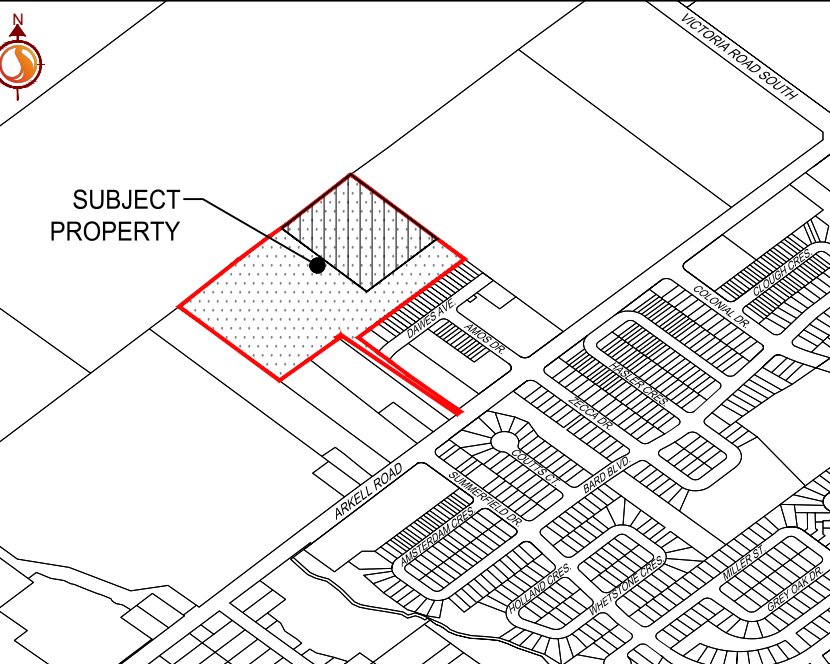
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Key Map NTS.



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TREE MANAGEMENT PLAN

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L-902 3 of 6 0



MATCHLINE - REFER TO DRAWING L-901

EDGE 1 UNIT 1

UNIT 2

PROPOSED TREE PROTECTION FENCING

MATCHLINE - REFER TO DRAWING L-904

DAWES AVENUE

SWM POND 116 (BLOCK 19)

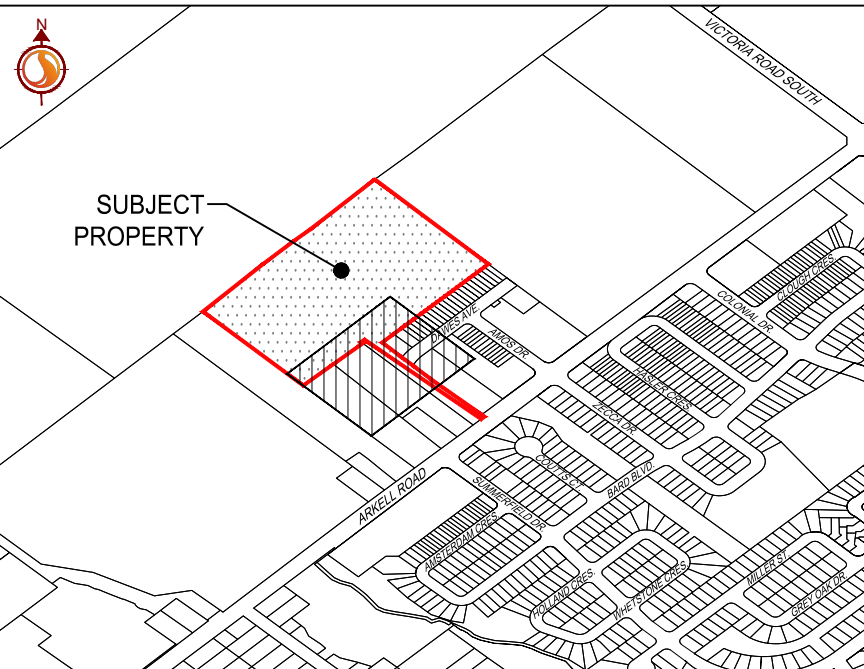


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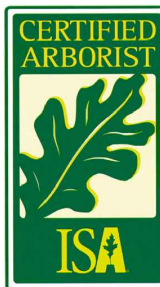


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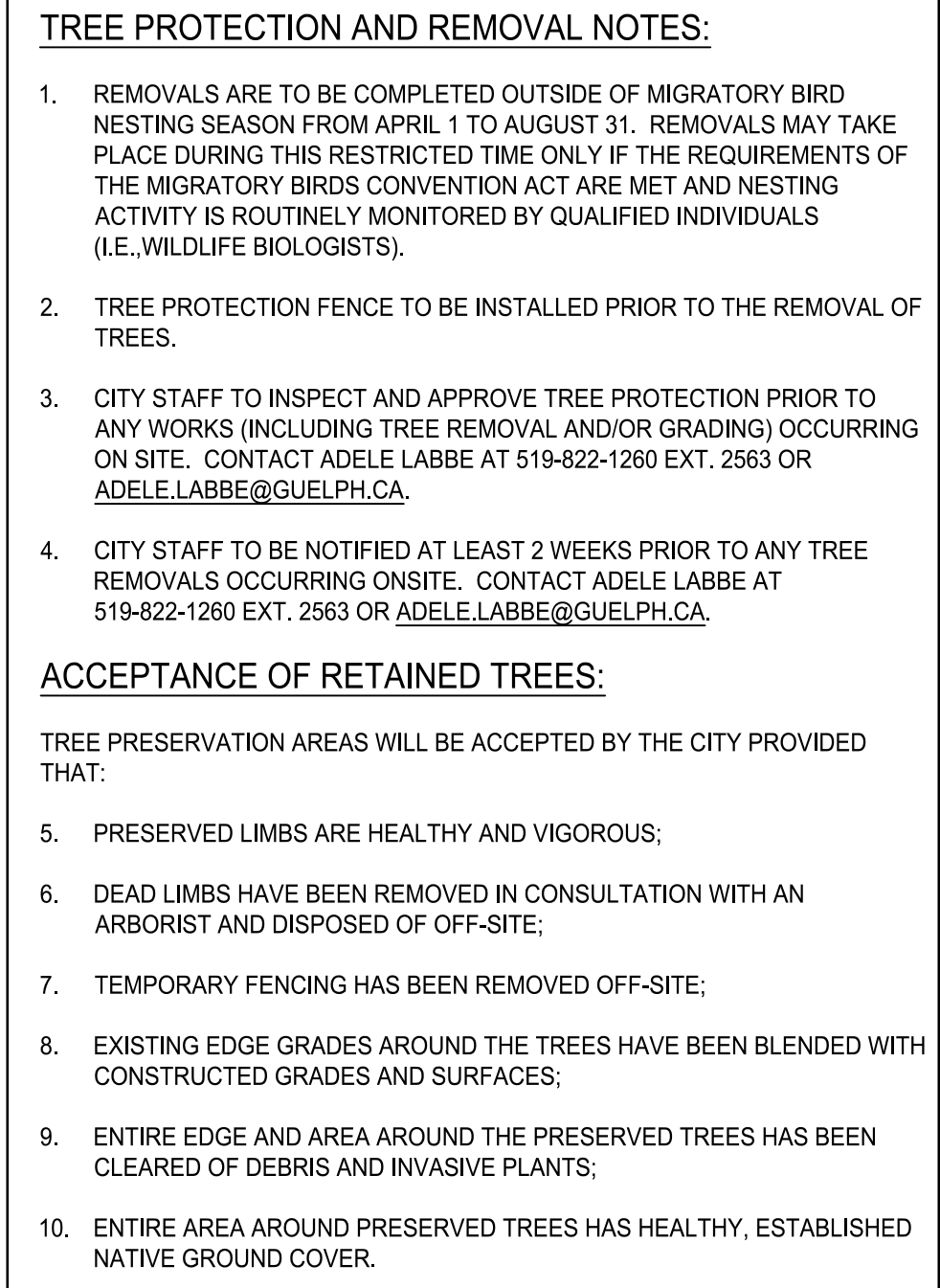
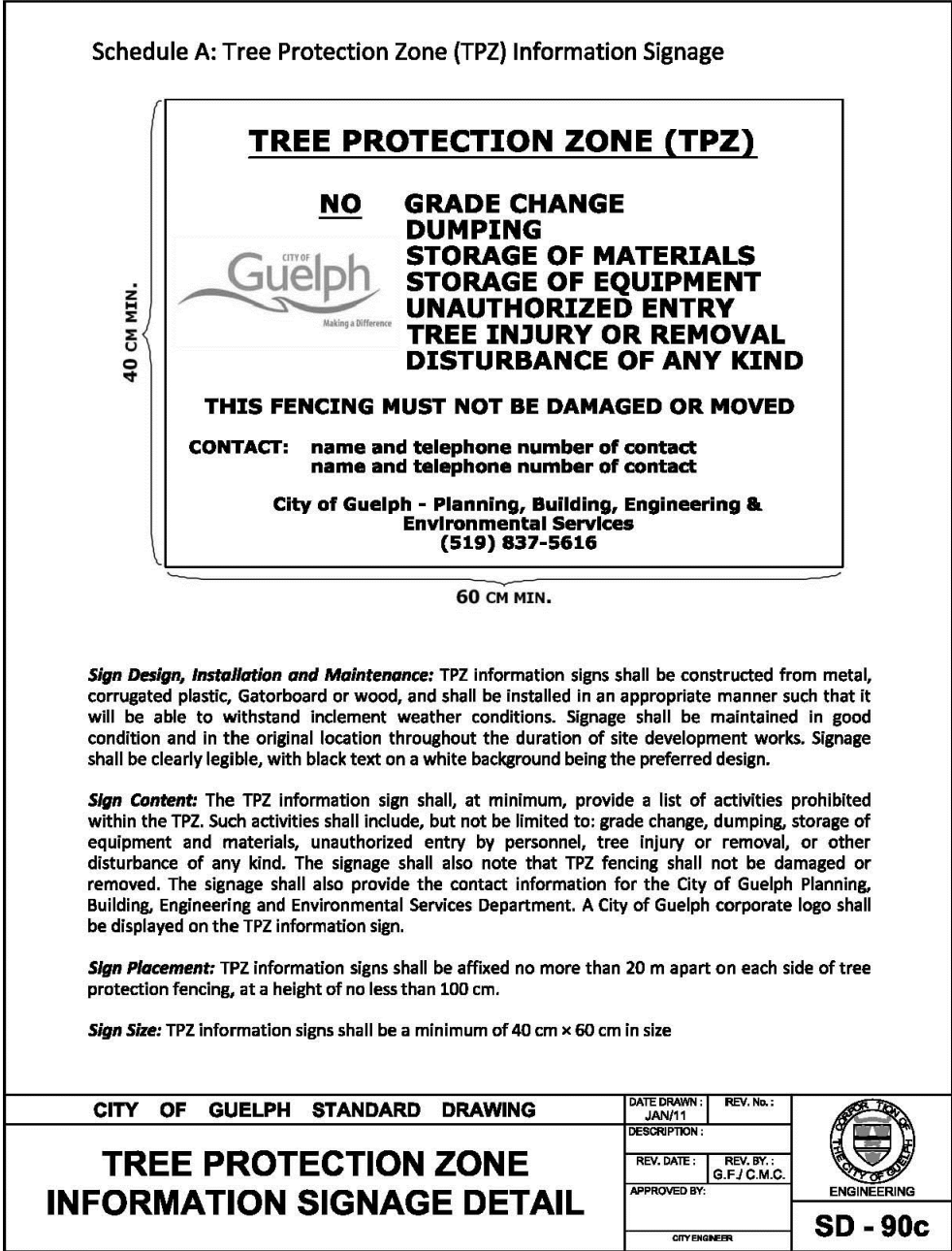
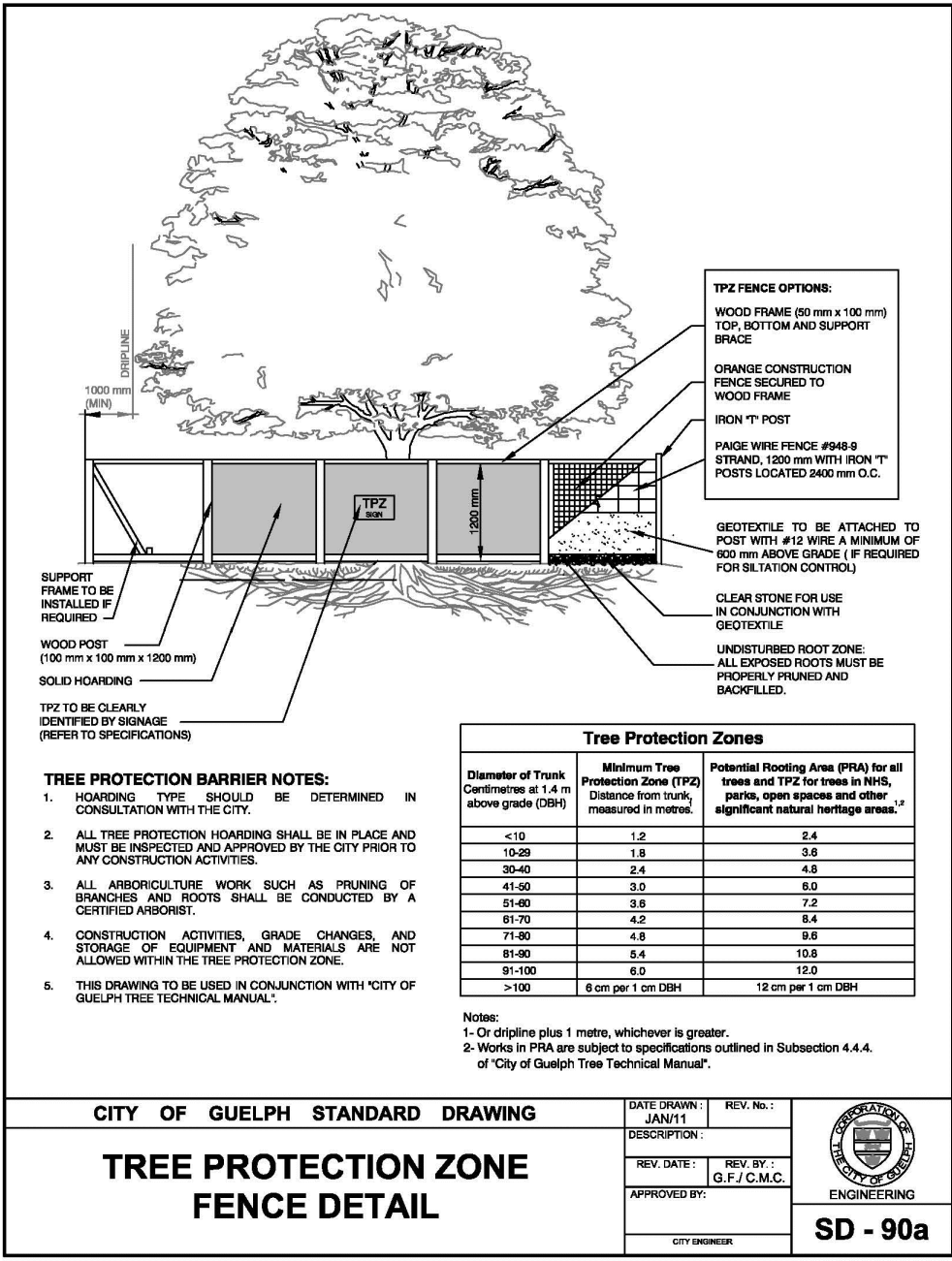
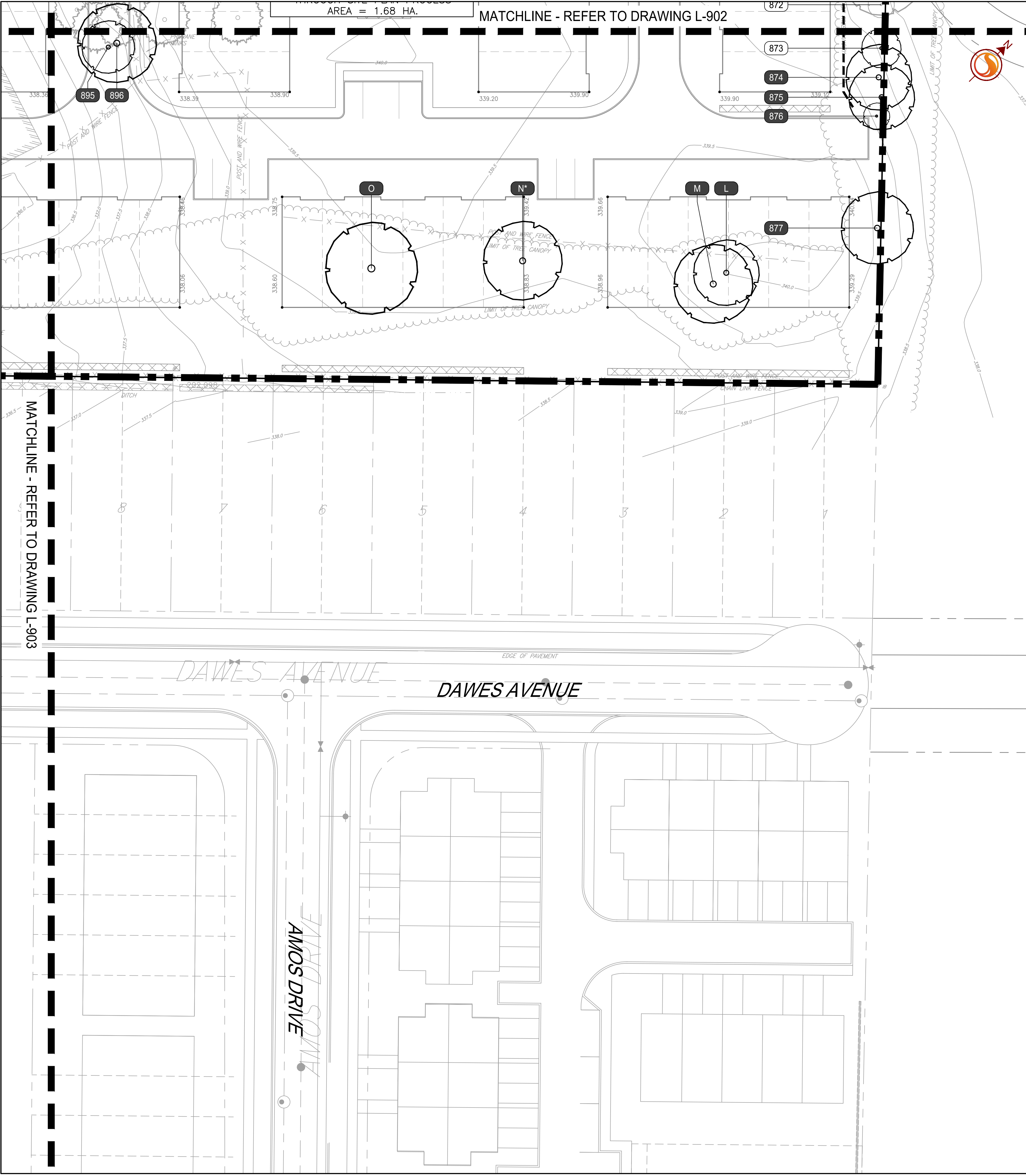
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TREE MANAGEMENT PLAN

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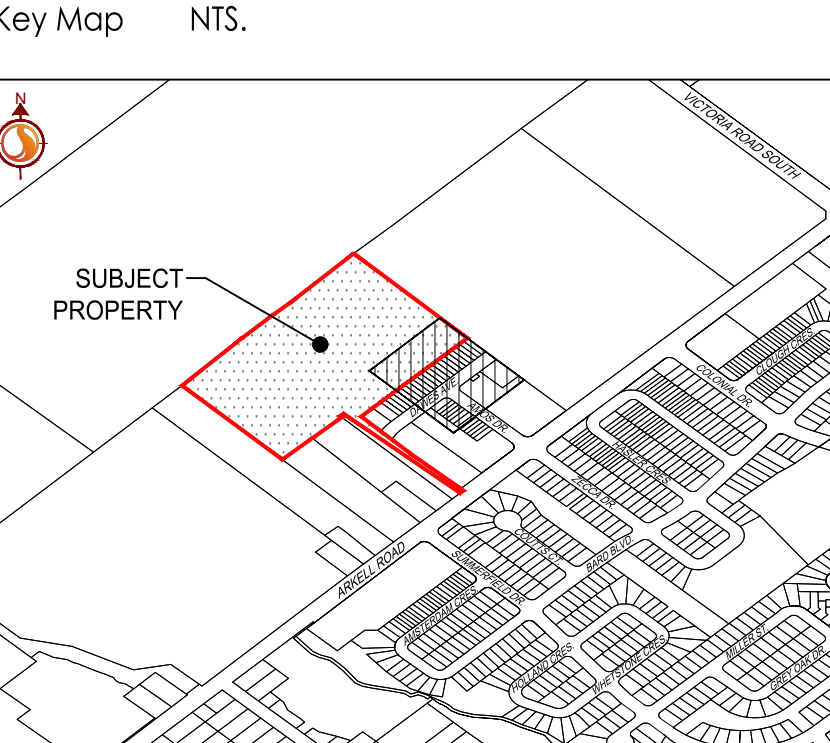


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GUELPH, ON

Title
TREE MANAGEMENT PLAN
DETAILS AND NOTES

Project No.
161413338

Drawing No.

Scale
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Sheet
5 of 6

Revision
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