

What we asked

- Provide a buffer between this development and our adjacent properties by requiring standard setbacks to the west and rear (north).
- Protect and preserve the perimeter trees, especially to the west and north

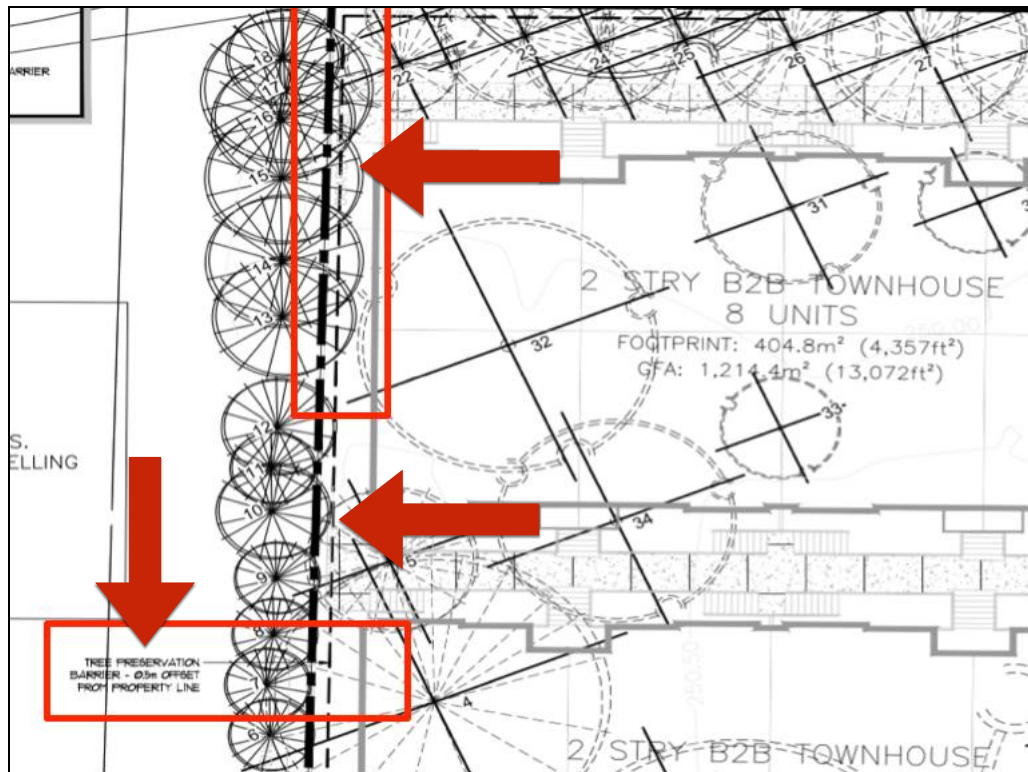
- Provide a buffer between this development and our adjacent properties by requiring standard setbacks to the west and rear (north).
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WESTERLY INTERIOR SIDE YARD SETBACK

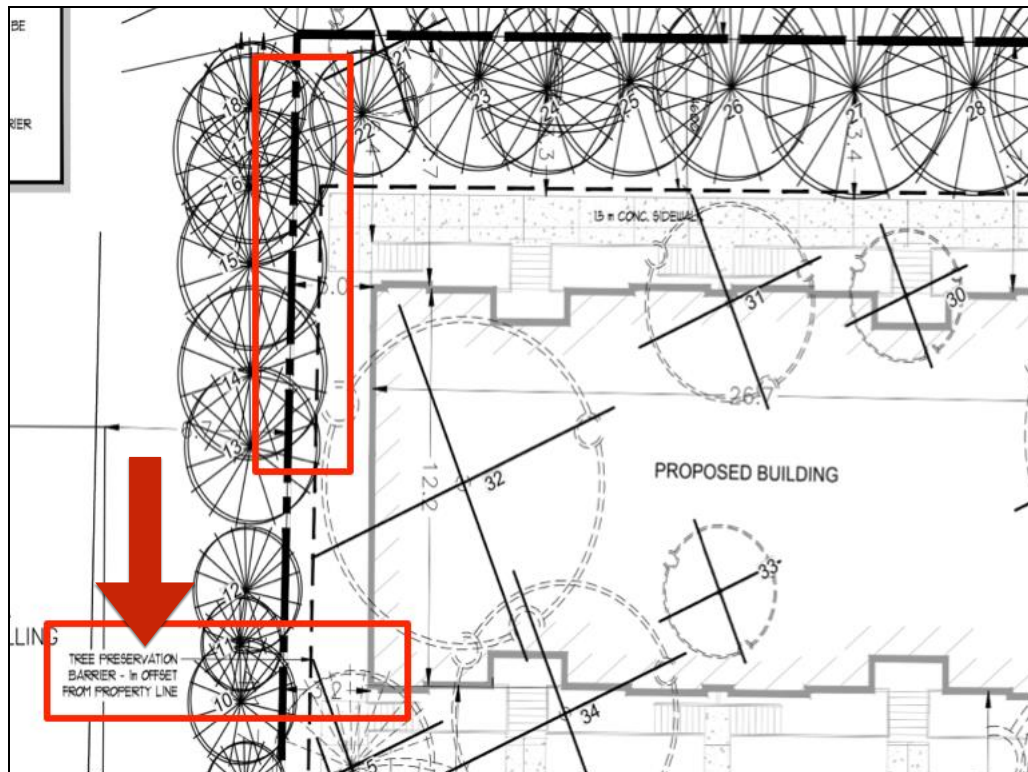
I am going to prove the 3m side yard setback is NOT sufficient to protect and preserve the trees along western property line

TREE PROTECTION ZONE

There are several inaccuracies within the tree report and tree plan that are key to staff recommendations regarding the side yard setback



- when side yard setbacks were 1.7m, the original tree plan set the tree protection zone - indicated by the dashed line, at 0.5m from the west property line.
- The tree protection zone is supposed to establish the necessary distance required to protect the trees
- Notice how the canopy for the larger trees extend beyond this zone.
- these trees are on the neighbouring property and are not supposed to be impacted by this development.

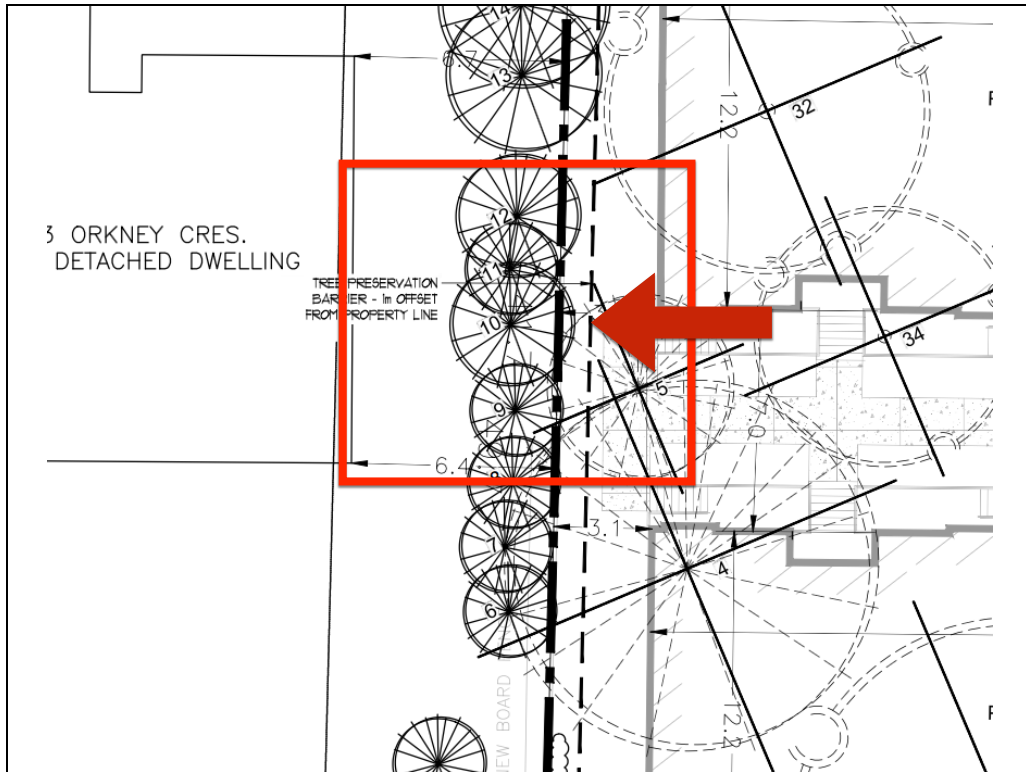


- With side yard setbacks now at 3m, the latest tree plan sets the tree protection zone at 1m
- Which is correct and why is it changing?

CRITICAL ROOT ZONE

The critical root zone determines how much separation distance is required to protect and preserve these trees

1. The canopy measurements represent the drip line of the trees. Several of the canopy measurements are **incorrect**, in some cases by greater than 1m



Slide 8

| ID # | BOTANICAL NAME | COMMON NAME | LOCATION BLANK=WITHIN SUBJECT SITE | DBH (cm) | CANOPY RADIUS (m) | CROWN CONDITION 1- DEAD 5- HEALTHY | STRUCTURAL CONDITION | COMMENTS | PROPOSED ACTION | RATIONALE |
|------|-----------------------|--------------|---------------------------------------|----------|-------------------|------------------------------------|----------------------|--|-----------------|---------------------|
| 9 | <i>Abies balsamea</i> | Balsam Fir | beyond subject site - 123 Ohlney Cres | 20 | 15 | 5 | good | uneven crown supressed on east side | PRESERVE | BEYOND SUBJECT SITE |
| 10 | <i>Abies balsamea</i> | Balsam Fir | beyond subject site - 123 Ohlney Cres | 30 | 2 | 5 | 4 | uneven crown | PRESERVE | BEYOND SUBJECT SITE |
| 11 | <i>Abies balsamea</i> | Balsam Fir | beyond subject site - 123 Ohlney Cres | 10 | 15 | 5 | good | uneven crown supressed on east side | PRESERVE | BEYOND SUBJECT SITE |
| 12 | <i>Abies balsamea</i> | Balsam Fir | beyond subject site - 123 Ohlney Cres | 20 | 2 | 5 | good | uneven crown supressed on east side | PRESERVE | BEYOND SUBJECT SITE |
| 13 | <i>Picea glauca</i> | White Spruce | beyond subject site - 123 Ohlney Cres | 28 | 25 | 5 | 4 | uneven crown trunks up + 10' on slight slope, min exp roots | PRESERVE | BEYOND SUBJECT SITE |
| 14 | <i>Picea glauca</i> | White Spruce | beyond subject site - 123 Ohlney Cres | 25 | 2.75 | 4 | 4 | uneven crown trunks up + 10' on slight slope, min exp roots | PRESERVE | BEYOND SUBJECT SITE |
| 15 | <i>Picea glauca</i> | White Spruce | beyond subject site - 123 Ohlney Cres | 25 | 2.75 | 5 | 4 | uneven crown trunks up + 10' on slight slope, min exp roots | PRESERVE | BEYOND SUBJECT SITE |
| 16 | <i>Abies balsamea</i> | Balsam Fir | beyond subject site - 123 Ohlney Cres | 15 | 25 | 5 | good | uneven crown supressed on east side | PRESERVE | BEYOND SUBJECT SITE |

- The drip line for tree #10 is shown as 2m, which is smaller than several other trees, even though the diameter is the largest in this section at 30cm.



- It appears the drip line measurement for tree #10 was taken based on the canopy on the east side of the tree, which is sparse



- rather than the west side which is much larger, measuring 3.3m even AFTER PRUNING BY THE OWNER

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Schedule C

The Critical Root Zone is measured horizontally and radially in all directions from the outside bark at the base of the trunk

- Critical Root Zone should be measured horizontally and radially in all directions



- meaning that the west side canopy should have been considered to establish the drip line of this tree



- the majority of the trees on the property of 123 Orkney have been pruned with lower branches/boughs removed

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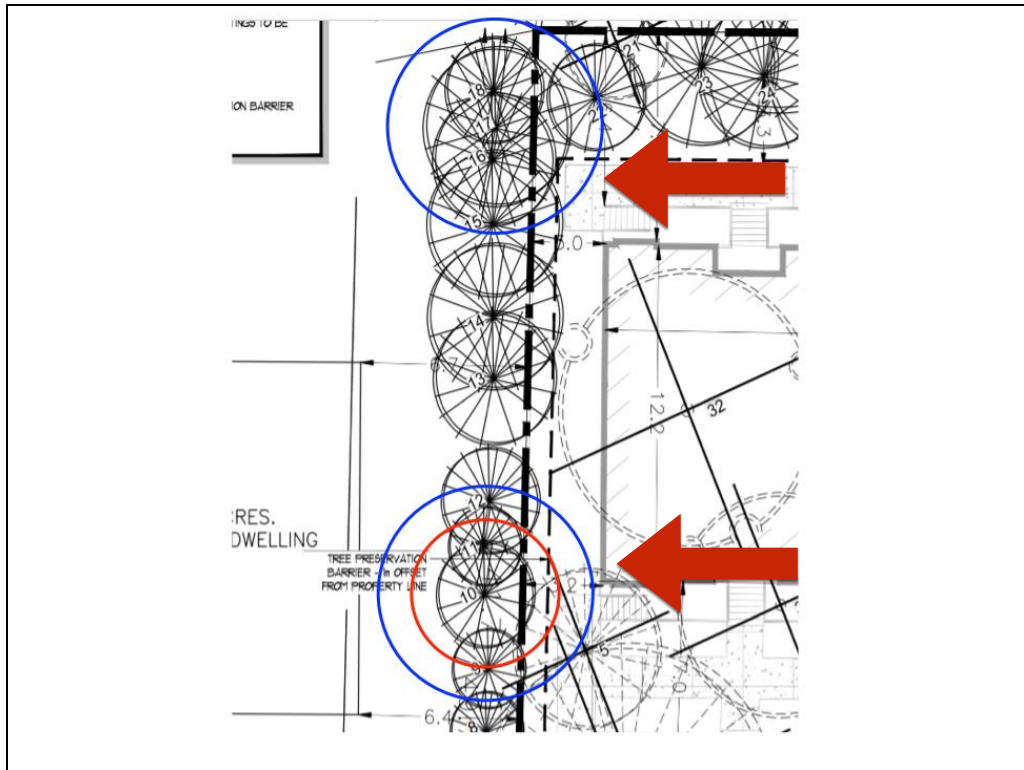
Schedule C

If any drip line cannot be measured, the alternate dimension shown in the Table below shall be used

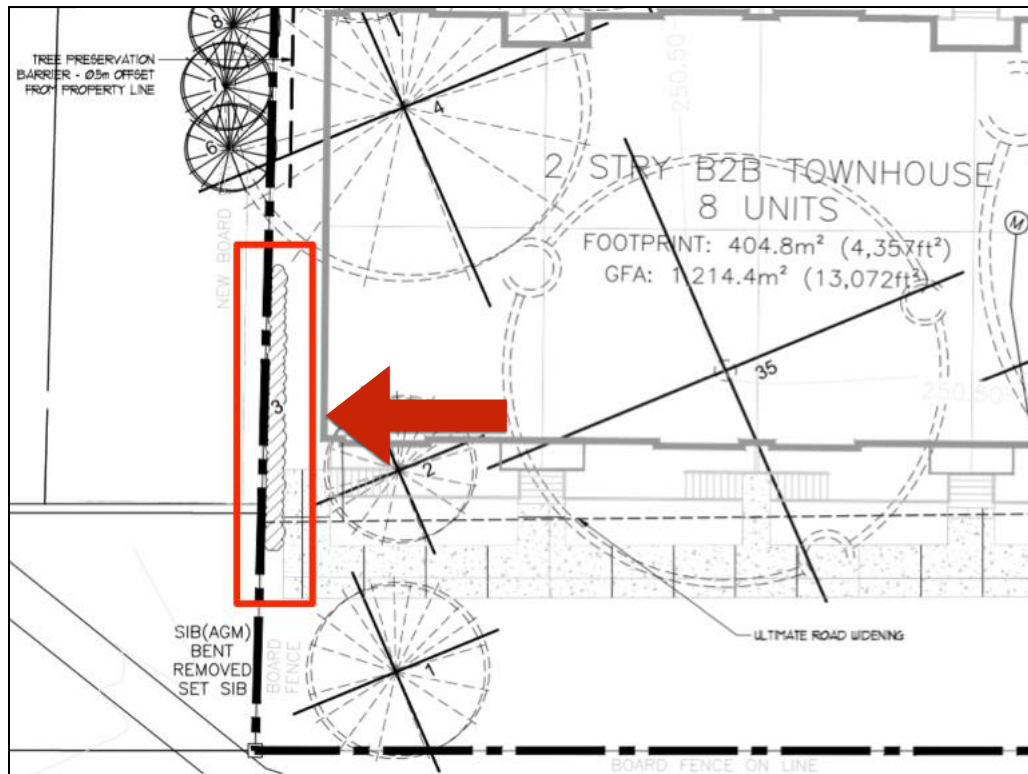
if drip line can't be measured the alternative DBH method shall be used

| Trunk diameter measured at 1.4m above Natural Ground Level | Critical Root Zone shall be: |
|--|--------------------------------|
| Less than 10cm | 1.2 m |
| 10 -29 cm | 3.6 m |
| 30 - 40 cm | 4.8 m |
| 41 - 50 cm | 6.0 m |
| 51 - 60 cm | 7.2 m |
| 61 - 70 cm | 8.4 m |
| 71-80 cm | 9.6 m |
| 81-90 cm | 10.8 m |
| 91-100 cm | 12.0 m |
| >100 cm | 12 cm for each 1cm of diameter |

- For tree #10, with a diameter of 34cm, based on up to date measurements, the critical root zone shall be 4.8m



- red circle represents the more recent measurement of tree #10's canopy.
- blue circle represents the DBH method which is recommended in this case
- notice the proximity of the critical root zone to the proposed building at a 3m setback
- notice also the critical root zone for tree #17 near the top and how it extends well past the tree protection zone



An additional example of the tree report and plan not accurately representing the trees on this site

- this is highlighting cedar hedge #3 from the tree plan.

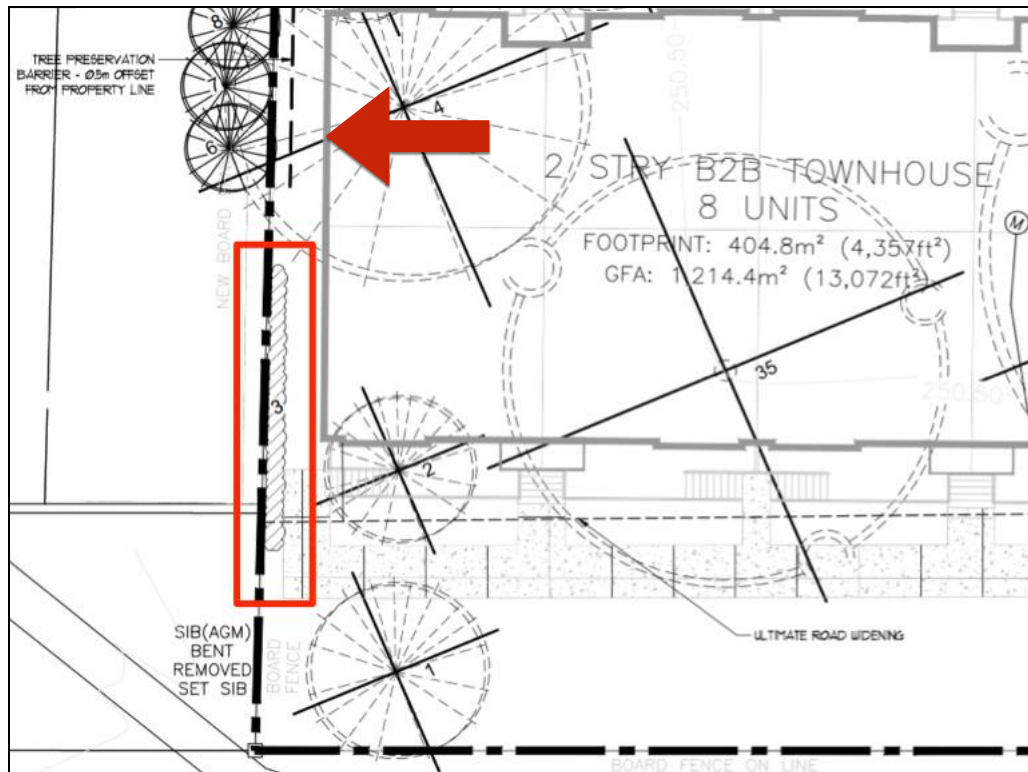
Slide 18



- which is in fact a row of trees



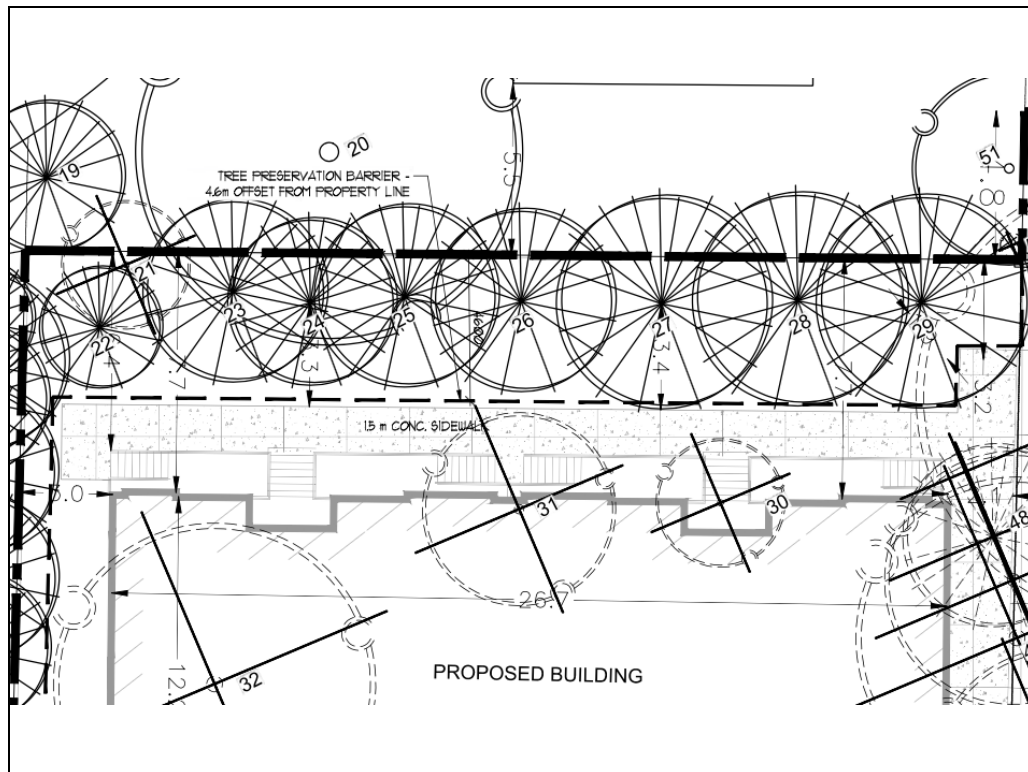
- these trees are located on 123 Orkney Cres property, NOT 536 Windermere as shown on the tree plan



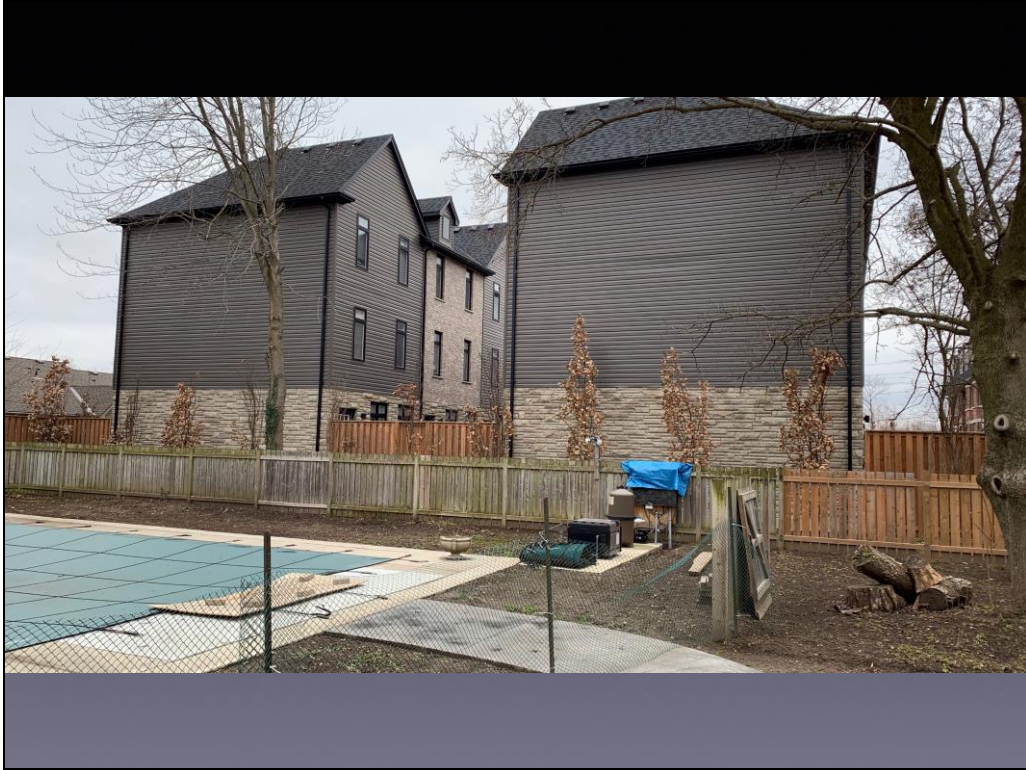
- these trees do not appear to be considered when establishing the tree protection zone, as you can see from where the dashed line ends.

| Trunk diameter measured at 1.4m above Natural Ground Level | Critical Root Zone shall be: |
|--|--------------------------------|
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| 30 - 40 cm | 4.8 m |
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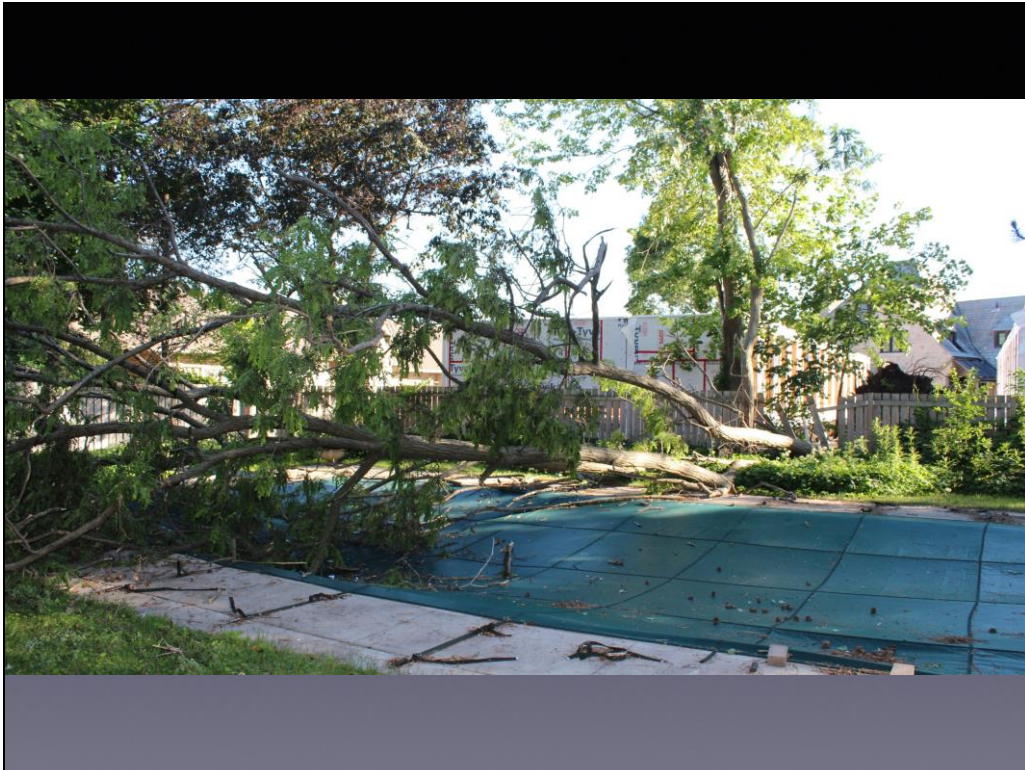
- One of these trees has a diameter of 14cm, and a critical root zone of 3.6m.
- which extends beyond the 3m side yard setback recommended.



- A similar situation regarding inaccurate canopy measurements also occurs with regards to the trees along the northern property line
- some measures are off by more than 1m
- calling in to question the tree protection zone on this side as well.
- If we don't get this right, these trees, and the screening they provide may be lost



This is the back yard of 1 Medway Cres, behind another recent townhouse development at 1576 Richmond St.



This is the tree that came down during the construction of these townhouses



- here is the cause. The foundation was established too close to the tree and significantly compromised the critical root zone.



It may be possible to support 12 townhouse units on this site. I don't know. What I do believe is that the concept we all have been asked to consider only serves to prove what can NOT be supported in a positive, sustainable manner

- Please, let's follow best practices and not cut corners in order to make a development fit when it can not meet existing standards

What we are asking

- Maintain the existing setback rules for the westerly interior side yard setback and the northerly rear yard setback to ensure appropriate buffer space between adjacent properties
- Provide strong and specific language to protect and preserve all existing trees along the perimeter of the site with 123 Orkney Crescent and 127 Orkney Crescent, with the following exceptions (#21 - invasive species, #53 and #61 - dead or poor condition)
- Approve the reduced front yard setback of 2.1m, but reject the requested special provision for increased maximum encroachment into the front yard depth of 0.2 metres from the front property line