



952 Southdale Road

Tree Preservation Report

Project Location:

952 Southdale Road, London, ON

Prepared for:

Westdell Development Corporation
782 Richmond Street, London, ON

Prepared by:

MTE Consultants
123 St. George Street
London, ON N6A 3A1

June 19, 2020

MTE File No.: 45606-100





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1.0 Introduction

MTE Consultants Inc. (MTE) was retained by Westdell Development Corporation to complete the Tree Preservation Report for the proposed type development to be constructed 952 Southdale Road in the City of London [Figure 1].

Located at the intersection of Colonel Talbot Road and Southdale Road, the property is bounded to the north by an asparagus farm, and to the east by part of the North Talbot Wetlands PSW and the Buttonbush Swamp-South ESA. Current land use is agriculture. Further information on the development can be found in the Environmental Impact Study Report (MTE 2020).

The existing conditions and tree preservation details for the site are illustrated on the enclosed MTE drawings: TP1 and TP2.

Figure 1.0 – Site Location (1:2500)



2.0 Criteria

This report has been prepared to conform to the City of London ‘Tree Protection By-law C.P.-1515-228 – Passed August 30, 2016, Consolidated as of July 25, 2017.

3.0 Tree Inventory

On June 10, 2020 a total of 29 trees were reviewed for this Tree Preservation Report along the north property limit of the site. Trees along the east boundary of the development lands are treated as a single group as they are in a wooded setting and will be protected from the development by the 5m buffer to the North Talbot Wetlands PSW boundary.

The most dominant species on site is Black Walnut (*Juglans nigra*). Other native species found on the development lands include Sugar Maple (*Acer saccharum*), Bitternut Hickory (*Carya cordiformis*), Hawthorn (*Crataegus sp.*) and Black Cherry (*Prunus serotina*). [Table 3.1].

No trees within the development lands were found to be wildlife trees or bat habitat trees.

Table 3.1: Tree Inventory

Tree No.	DBH (cm)	Botanical Name	Common Name	Notes	Recommendation
1	65	<i>Acer saccharum</i>	Sugar Maple	50% decline. Near hydro pole	remove
2	48	<i>Juglans nigra</i>	Black Walnut	construction conflict	remove
3	32	<i>Juglans nigra</i>	Black Walnut	construction conflict	remove
4	66	<i>Juglans nigra</i>	Black Walnut	co-dominant 2-stem	remove
5	43	<i>Juglans nigra</i>	Black Walnut	30% decline	retain
6	36	<i>Juglans nigra</i>	Black Walnut	co-dominant 3-stem	retain
7	12	<i>Carya cordiformis</i>	Bitternut Hickory	good vigour	retain
8	11	<i>Carya cordiformis</i>	Bitternut Hickory	healthy tree	retain
9	10	<i>Juglans nigra</i>	Black Walnut	healthy tree	retain
10	12	<i>Crataegus species</i>	Hawthorn	healthy tree	retain
11	27	<i>Juglans nigra</i>	Black Walnut	40% decline	remove
12	56	<i>Carya cordiformis</i>	Bitternut Hickory	construction conflict	remove
13	54	<i>Juglans nigra</i>	Black Walnut	construction conflict	remove
14	11	<i>Crataegus species</i>	Hawthorn	construction conflict	remove
15	11	<i>Acer saccharum</i>	Sugar Maple	healthy tree	retain
16	11	<i>Carya cordiformis</i>	Bitternut Hickory	construction conflict	remove
17	32	<i>Juglans nigra</i>	Black Walnut	10% decline	retain
18	17	<i>Juglans nigra</i>	Black Walnut	construction conflict	remove
19	41	<i>Juglans nigra</i>	Black Walnut	construction conflict	remove
20	10	<i>Carya cordiformis</i>	Bitternut Hickory	healthy tree	retain
21	11	<i>Crataegus species</i>	Hawthorn	construction conflict	remove
22	11	<i>Crataegus species</i>	Hawthorn	construction conflict	remove
23	22	<i>Prunus serotina</i>	Black Cherry	construction conflict	remove
24	60	<i>Acer saccharum</i>	Sugar Maple	20% decline but good tree	retain

Tree No.	DBH (cm)	Botanical Name	Common Name	Notes	Recommendation
25	37	Juglans nigra	Black Walnut	healthy tree	retain
26	14	Acer saccharum	Sugar Maple	healthy tree	retain
27	38	Juglans nigra	Black Walnut	healthy tree	retain
28	46	Juglans nigra	Black Walnut	healthy tree	retain
29	19	Juglans nigra	Black Walnut	healthy tree	retain

4.0 Development Proposal

The proposed development will be multi-family residential in the north part of the site and commercial in the south part of the site. Half of the trees surveyed are in good health and can be preserved during development. Trees 1, 11 and 23 are in declining health and are candidates for removal. Tree 1 is exhibiting severe decline, possibly from increased road salt spray resultant from increased traffic on Colonel Talbot Road. Trees 11 and 23 are also exhibiting canopy decline due to unknown circumstances. Trees 1-29 are located on and/or near the shared property line with 2574 Colonel Talbot Road to the north. The owner of 2574 Colonel Talbot Road must be notified prior to any tree removals along this property line. Trees 2, 3, 4, 12, 13, 14, 16, 18, 19, 21, 22, and 23 will be within the proposed grading envelope for the development and are also candidates for removal.

5.0 Tree Protection Measures

5.1 Standard Protection Measures

The contractor shall meet with the consultant on site prior to commencing operations to review tree protection requirements and mark the Tree Protection Zone (TPZ). Tree protection measures shall be in accordance with Section 12 of the City of London Design Specifications & Requirements Manual.

Overall tree protection measures shall be implemented prior to any tree removals, land clearing, demolition, excavation, construction or grading operations within 30m of the TPZ. The TPZ shall be established according to the Tree Preservation Plans (TP2). The TPZ shall be delineated by tree protection fencing which shall be 1.2m high, orange vinyl snow fencing secured at 2.4m intervals with 2.0m high iron T-posts driven 0.60m into the ground or an approved alternate. A 2X4 wood top-rail will be affixed at either end to the T-post.

The consultant shall be contacted to inspect the tree protection fencing once it has been installed and prior to any further site works.

During construction, no equipment, materials or tools shall be stored within the TPZ.

Unless noted otherwise, tree protection fencing shall remain in place until all construction work is completed. The consultant shall be contacted should work within the TPZ be required for any reason during the development process.

The consultant shall be informed if any temporary haul or access roads must pass over the root area of trees to remain. A road bed of mulch shall be installed and maintained to a depth of 15cm to prevent compaction of the root zone. Access should be limited or restricted in periods of high soil moisture.

Any damage to trees to remain that may happen as a result of demolition or construction related operations shall be reported to the consultant as soon as possible so that appropriate treatments can be applied.

Care shall be taken to avoid damaging any trees on neighbouring properties.

Tree tags shall be removed from all trees to remain when tree protection measures are removed.

5.2 Tree Removals

Trees shall be felled so as to fall outside of the TPZ.

Trees to be removed which have branches extending into the canopies of trees to remain should be removed by a qualified arborist. The arborist shall remove trees in such a way as to not injure trees in the TPZ or the remaining understory.

Trees shall be removed and disposed of off-site.

In order to comply with the Migratory Birds Convention Act, tree removals should not occur within the migratory bird breeding season (May 1-August 31) without prior clearance from a qualified biologist.

5.3 Pruning

All pruning (if applicable) shall be completed by a qualified arborist.

Pruning cuts greater than 10cm, except for dead wood, shall be avoided.

If temporary access is needed, branches shall be tied back to hold them out of the clearance zone.

5.4 Excavations

Excavations at the edge of the TPZ may be conducted carefully using a backhoe or excavator until roots greater than 4cm in diameter are encountered. Any roots greater than 4cm in diameter should be exposed using less invasive methods (hand shoveling, air spade, hydro-excavating) and cut cleanly, by hand with clean tools. Care should be taken to avoid exposing excess root mass of trees to remain.

Any roots >4cm in diameter, which may be damaged during excavations shall be exposed to sound tissue and cut cleanly with a saw.

Exposed roots should be backfilled or covered as soon as possible. In hot, dry weather, when roots may be exposed for even a short period of time, it may be necessary to periodically wet exposed roots to prevent them drying out.

6.0 Conclusions and Recommendations

Based on the proposed development plan, it is concluded that:

- i. fourteen trees within the developable lands will be removed to accommodate the development; and
- ii. 15 trees within the developable lands will be preserved as part of the development; and
- iii. all trees within the ESA on the east side of the site will be preserved

It is recommended that:

- iv. the tree preservation fencing be installed according to the location and details shown on the enclosed tree preservation drawings; and
- v. consideration be given to adjusting the sidewalk locations to reduce impacts to and ultimately preserve trees along the north property line; and
- vi. tree preservation fencing be inspected by MTE Consultants Inc. prior to and during construction to ensure that it is working properly

All of which is respectfully submitted,

MTE Consultants Inc.

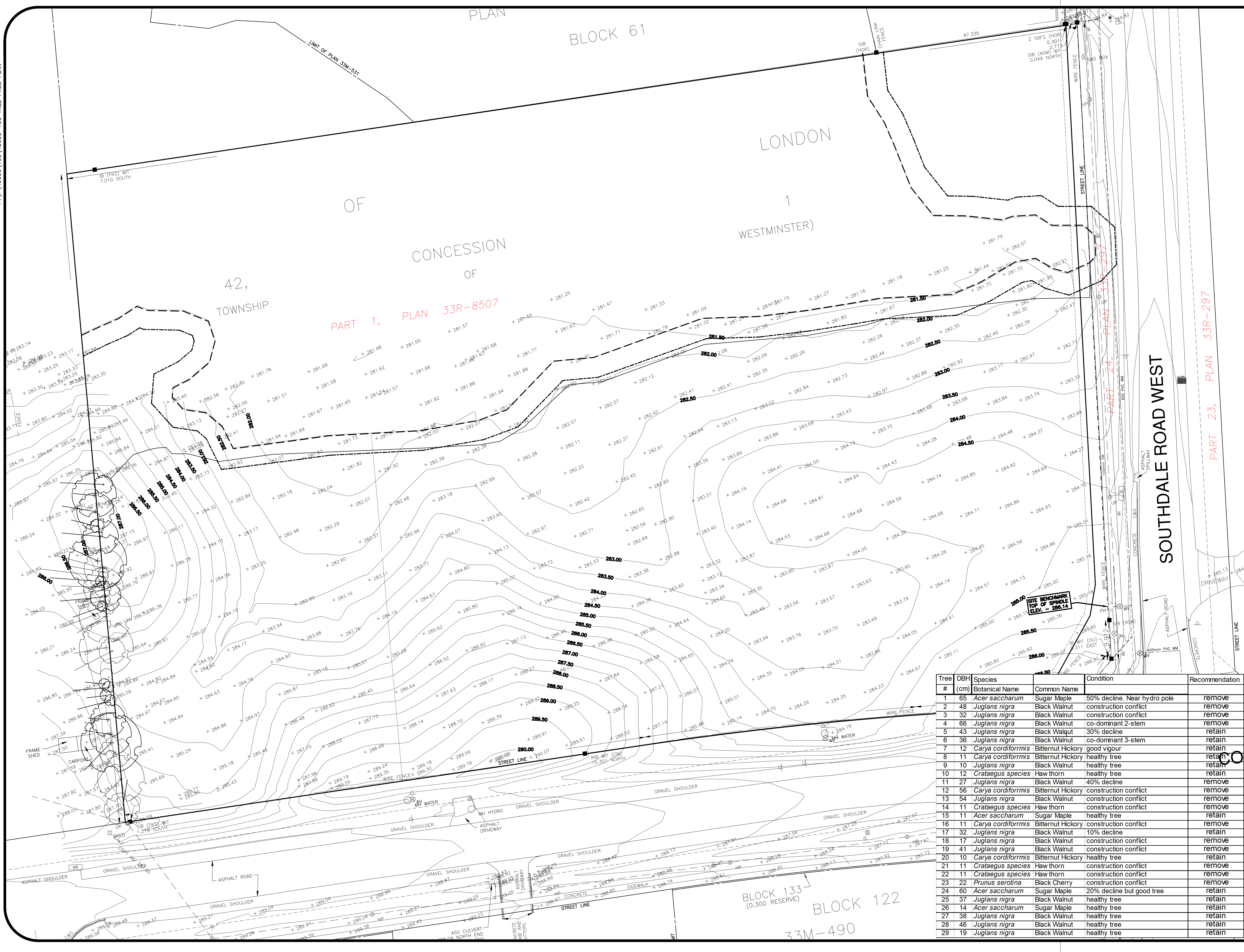


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WLH:

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KEY PLAN N.T.S.

NOTE TO CONTRACTOR :
 DO NOT SCALE DRAWINGS.
 CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
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1	FOR 1st SUBMISSION	WLH	17/06/20
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Engineers, Scientists, Surveyors

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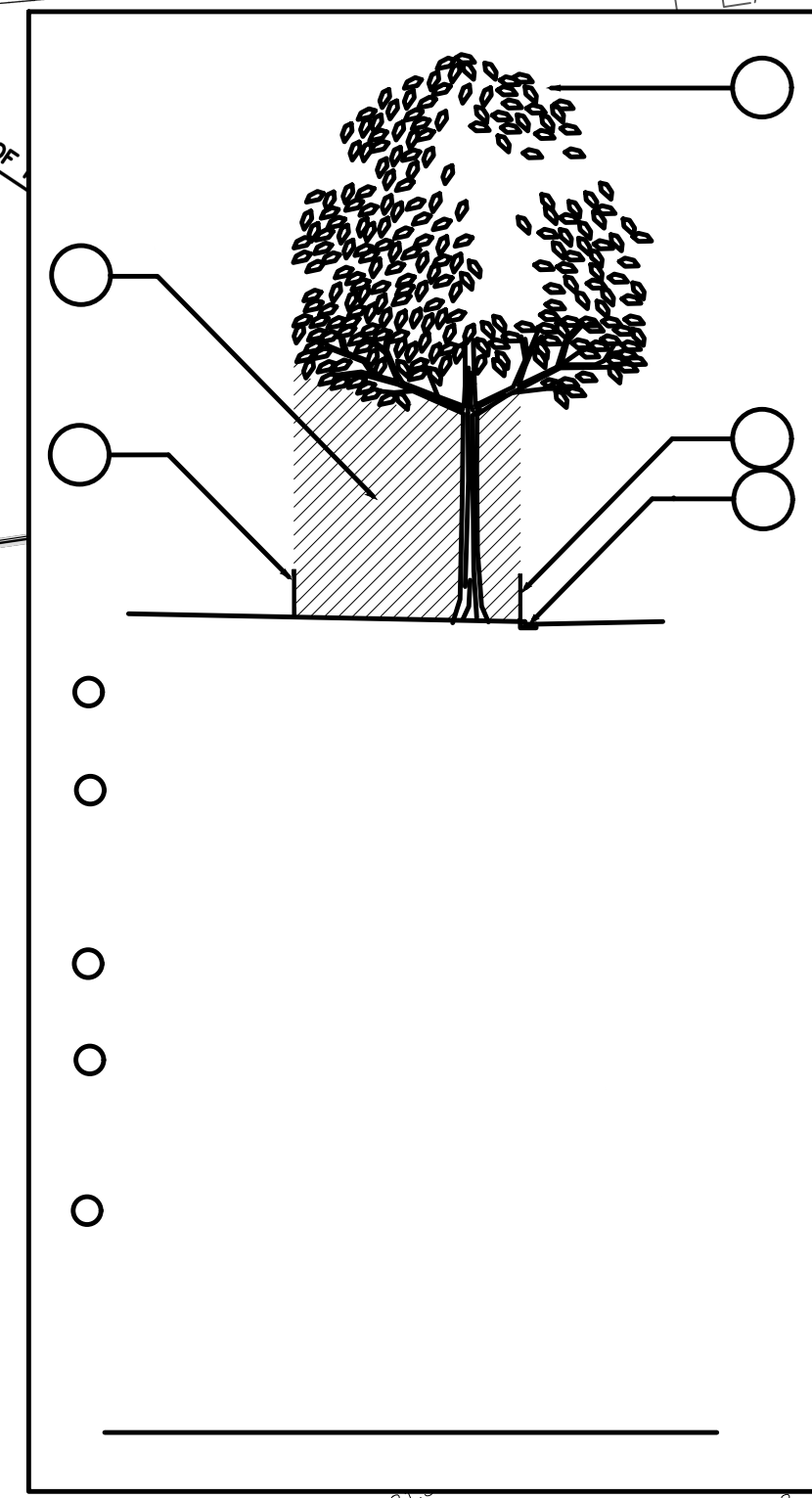
Tree #	DBH (cm)	Species	Botanical Name	Common Name	Condition	Recommendation
1	65	<i>Acer saccharum</i>	<i>Acer saccharum</i>	Sugar Maple	50% decline. Near hydro pole	remove
2	48	<i>Juglans nigra</i>	<i>Juglans nigra</i>	Black Walnut	construction conflict	remove
3	32	<i>Juglans nigra</i>	<i>Juglans nigra</i>	Black Walnut	construction conflict	remove
4	66	<i>Juglans nigra</i>	<i>Juglans nigra</i>	Black Walnut	co-dominant 2-stem	remove
5	43	<i>Juglans nigra</i>	<i>Juglans nigra</i>	Black Walnut	30% decline	retain
6	36	<i>Juglans nigra</i>	<i>Juglans nigra</i>	Black Walnut	co-dominant 3-stem	retain
7	12	<i>Carya cordiformis</i>	<i>Carya cordiformis</i>	Bitternut Hickory	good vigour	retain
8	11	<i>Carya cordiformis</i>	<i>Carya cordiformis</i>	Bitternut Hickory	healthy tree	retain
9	10	<i>Juglans nigra</i>	<i>Juglans nigra</i>	Black Walnut	healthy tree	retain
10	12	<i>Crataegus species</i>	<i>Crataegus species</i>	Haw thorn	healthy tree	retain
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DRAWING
 EXISTING CONDITIONS
 PLAN

Project Manager	WLH	Project No.	45606-100
Design By	WLH	Checked By	WLH
Drawn By	WLH	Checked By	WLH
Surveyed By		Drawing No.	TP1
Date	Jun.11/20		
Scale	1:400	Sheet	1 of 2

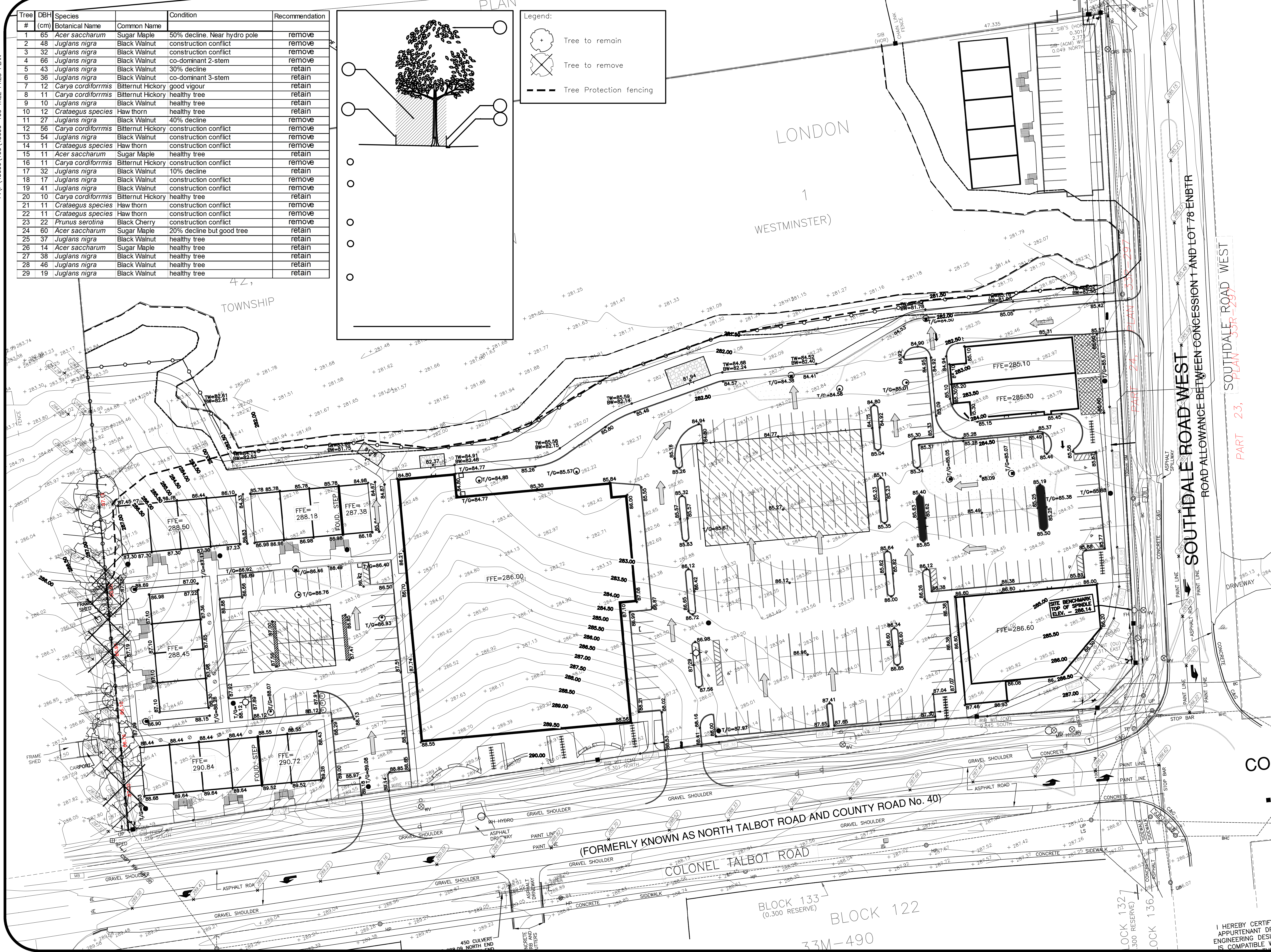
P:\P\45606\100\45606-100 TREE PRES PLAN

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Legend:

- Tree to remain
- Tree to remove
- Tree Protection fencing



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1	FOR 1st SUBMISSION	WLH	17/06/20
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DRAWING

TREE PRESERVATION PLAN

Project Manager	WLH	Project No.	45606-100
Design By	WLH	Checked By	WLH
Drawn By	WLH	Checked By	WLH
Surveyed By		Drawing No.	TP2
Date	Jun.11/20		
Scale	1:400		

Sheet 2 of 2

PRELIMINARY