159 HURONIA ROAD, BARRIE, ONTARIO

RESIDENTIAL DEVELOPMENT

TREE INVENTORY, ANALYSIS, PRESERVATION PLAN & CANOPY SURVEY

159 HURONIA ROAD, CITY OF BARRIE

COUNTY OF SIMCOE

MARCH 2023

OUR FILE: LA 752-22

TOWN FILE: D28-111-2021

PREPARED BY:

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1.0 Scope/Assignment:

The Landmark Environmental Group Ltd. (LEGroup) are retained by **Nicola & Helen Matassini** (hereafter referred to as the Owner) to provide Consulting Arboriculture services to the above noted commercial development located at **159 Huronia Road, Barrie Ontario**. The assignment is to prepare a Tree Inventory, Analysis and Preservation and Canopy Survey/Removal Plan in support of a residential development application that will be submitted to the City of Barrie. The purpose of this Report is to establish the characterization of the existing tree cover on the parcel and determine extents of tree removal and preservation. The intent is to preserve trees to the extent possible given the proposed land development and the methods for protecting the same. Those trees that cannot be preserved either by poor or declining health, structural deficiencies or to facilitate the proposed development on the site, are indicated to be removed. This Report is intended to be reviewed by the City of Barrie in compliance with applicable City by-laws and policies.

Specifically, LEGroup is assigned to provide the following services:

- Review of applicable City of Barrie Tree Protection/Preservation requirements and Engineering Standards as they pertain to the subject site along with pertaining Lake Simcoe Region Conservation Authority (LSRCA) development policies (on partially regulated lands) as applicable and discussion with respective staff if necessary;

- Conduct a field review to inventory tree specimens on the subject site and the impacts of any boundary trees on both the subject site and within the dripline of neighbouring properties as per City tree preservation policy requirements, by visually assessing and identifying the type, location, size and condition of any trees on site within the developable area and indicating the presence of any Butternut (*Juglans cinerea*) (in accordance with the *Endangered Species Act 2007*);

- Provide a Tree Inventory, Assessment, Preservation Report & Canopy Survey Plan Report that sets out the methodology, observations, criteria, analysis and recommendations of our review and area conditions;

- Prepare a '*Consent to Harm Agreement*' (per *Ontario Forestry Act*) as required, for distribution to the effected neighbouring properties as per City comments.;

- Indicate on a Tree Inventory and Protection Plan, those trees that are suitable for preservation or removal and providing the methods of protecting the same;

It is the intent in the undertaking of this Report, to comply with the City of Barrie tree preservation by-laws and policies and any pertaining requirements of the Lake Simcoe Region Conservation Authority.

2.0 Proposed Development:

The subject site is located on the north east corner of the intersection at Huronia Road and Little Avenue and is municipally described as 159 Huronia Road, Barrie. The site has a total area of approximately 0.13ha and is rectangular in configuration.

The subject site contains an existing dwelling, with a gravel parking space in the front of the property. The proposed multi-residential development is a three-storey townhouse unit fronting onto Huronia Road (see **Site Plan**, **Appendix A**).

The subject site is bounded by properties that are zoned as Residential Single Detached Dwelling First Density which include 304 Little Avenue to the east, 149 Huronia Road to the north, 156 & 160 Huronia Road to the west and 205 Huronia Road to the south.

The limits of the Arborist study were confined to the subject site property lines (159 Huronia Road) and the trees in the general vicinity that may be affected as a result of the proposed development.

LEGroup staff also undertook a Level 1 (visual) structural assessment for trees on the subject site and those trees crossing over the property line from outside of the subject site.

This Tree Inventory & Assessment, Tree Preservation Report & Canopy Survey Plan is submitted as part of the planning application documents associated with a multi-residential development to be submitted to the City of Barrie.

Below, is an air photo illustrating the location of the subject site (red lines delineate the subject site limits):

Figure 1: Air photo of subject site (highlighted in red) and surrounding area (Courtesy *Simcoe County GIS*).

3.0 Method:

LEGroup is requested to create a Tree Inventory, Assessment, Preservation Plan and Canopy Survey Plan that identifies specific trees over 10 cm DBH (diameter at breast height) that are directly affected by the development and to conduct a scoped field review of existing trees within the development portion of the subject site. As a requirement in the arbor field review process, LEGroup conducted a general inventory identifying boundary trees and trees on adjacent properties that have canopies with driplines overlapping the subject site.

Onsite tree locations and neighbouring vegetation were captured using a Trimble Geo 7x GNSS satellite device with ArcGIS software and laser range finders that estimate the distance of trees to property lines.

A summary of the inventory, observations and assessments that were determined in the field can be found in **Tree Inventory and Assessment Table**, **Appendix C** at the end of this report. The tree assessments were identified in accordance with the detailed typical criteria used in best arboricultural practices to indicate the merits of tree preservation including the species (*Latin* and common names), size diameter at breast height (DBH), maturity, biological health, structural concerns (if any), condition rating and recommendations for preservation or removal of existing specimen trees.

Condition ratings applied to overall tree assessments using the above-noted criteria range from 0 (dead) to 4 (Good). Typically, those trees being assessed a condition rating of 1-2 (Poor to Marginal) are recommended for removal while those trees being assessed a condition rating of 3-4 (Fair to Good) are recommended for preservation unless there are extenuating circumstances regarding the development of the site. The criterion is also applied to assist in assessment of their potential for survival in-situ post construction. For the purposes of this Report, only those trees over ten (10) cm DBH were captured. No shrubs or low understory perennials were captured in the data.

Captured tree locations are referenced to County of Simcoe GIS open-source data and are considered approximate. Each onsite tree was assigned a Key Number (1-27) tagged on site and each offsite tree was assigned a Key Letter (A- E [grouping]). Observations relating to each tree were tabulated in the **Tree Inventory and Assessment Table** (**Appendix C**). Each tree was also located on a Tree Inventory and Preservation Map corresponding to the Key Number or Letter assigned and can be seen in the **Tree Inventory, Assessment and Preservation Plans** (**TP-1**) shown in **Appendix B**.

4.0 Observations:

On March 1st, 2023, LEGroup staff B. Bell (Consulting Arborist; ISA Certified Arborist ON-2850A) and R. Thivierge (Arbor & Landscape Technologist) visited the subject site with the intent to review the trees and create an inventory/assessment of the individual tree specimens present within the proposed development at 159 Huronia Road.

LEGroup staff observed Manitoba Maple, Norway Spruce, Balsam Poplar and Siberian Elm on the subject site, generally located along the east property line.

LEGroup staff observed twenty-seven (27) trees at a DBH (diameter breast height) greater than ten (10) centimeters on the subject site (Tree Nos. 1-27), seventeen (17) of which were identified as boundary trees (Tree Nos. 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, & 23). LEGroup also reviewed four (4) offsite trees (Trees A-D). All trees and woody plant material can be seen in the Tree Inventory and Assessment Table (**Appendix C**).

The following woody plant species were observed on the subject site during fieldwork and give an indication of the species make-up of the site:

Botanical Name	Common Name	% Composition
Acer negundo	Manitoba Maple	25.9%
Picea abies	Norway Spruce	14.8%
Populus balsamifera	Balsam Poplar	3.7%
Ulmus pumila	Siberian Elm	55.6%
Total (Subject to Rounding)		**100.0%**

Table 1: List of Observed Woody Plant Species on the Subject Site

As shown in **Table 1** above, the most frequently encountered tree species on the subject site is Siberian Elm (55.6%), followed by Manitoba Maple (25.9%), Norway Spruce (14.8%), and Balsam Poplar (3.7%).

LEGroup staff observed trees to be located along the property lines stretching into the north east corner of the subject site. In general, the trees on the subject site were given a health assessment ranging from poor to fair with health and structural deficiencies such as epicormic branching (suckering), multi-leader, included bark, branch dieback and poor branch structure.

LEGroup staff observed Tree Nos. 1-8 to be located along the north property line (see **Photo A**, **Appendix D**). Tree Nos. 1-8 (Manitoba Maple & Balsam Poplar) are assessed to be in poor condition due to epicormic branching, branch dieback, multi-leaders causing poor form and included bark. Tree no. 5 (Balsam Poplar) was found to have had a leader that failed and is now caught into the canopy of Tree no. 4 causing concern for branches failure.

Tree Nos. 9-23 are located along the east property line (Siberian Elms) are assessed to be in poor condition with epicormic branching, one sided branching, bark damages, poor form and branch dieback. Siberian Elm trees tend to grow rapidly causing them to possess poor form characteristics and grow inadequately for long term health.

Tree Nos 24-27 (Norway Spruce) are assessed to be in fair condition with minor epicormic branching, one sided branching and lower branch dieback.

Generally, trees along the east side of the site were observed to be in poor condition which is caused from their inherent tree characteristics of having a high growth rate and poor form. This in turn is commonly observed in trees by their stress response of epicormic branching (branch suckering) and branch dieback and applicable in this scenario.

LEGroup staff also made a cursory review of existing trees exterior to the subject site to visually assess the quality of the vegetation and noted two (2) Silver Maple, one (1) Common Apple, and one (1) dead Eastern White Cedar that is located on the City of Barrie boulevard of Huronia Road. On initial review being taken solely on the property of 159 Huronia Street, Tree C is a large Silver Maple with branches extending up to 10 meter in length and into the subject site.

LEGroup staff also observed that tree Nos. 3, 4 & 9-23 are boundary trees (co-owned trees) bordering 149 Huronia and 304 Little Avenue and the subject site. These trees were all found to be in poor condition with defects including epicormic branching, multiple leaders, branch dieback and one-sided branching. On initial review Tree no. 9 & 10 (Siberian Elm) are concerning trees as they have considerable dieback and are located directly adjacent to the neighboring buildings and fencing on 304 Little Avenue.

5.0 Study Criteria

Tree observations were recorded individually, as set out in the **Tree Inventory and Assessment Table** (**Appendix C**), in accordance with the criteria established by common arboricultural practices including:

- ✓ Latin/Common Name of tree;
- ✓ Size (mm cal);
- ✓ Condition/Comments; and
- ✓ Recommendation for Preservation or Removal

Tree locations are on the Tree Inventory and Preservation Plan were recorded and adjusted however; the locations are approximate as shown on **Drawing TP-1 in Appendix B.**

6.0 Analysis and Recommendations

6.1 Analysis

The following analysis criteria were generally applied to measure the merits of tree preservation:

- Species (including native & non-native)
- Size/Maturity
- Structure
- Health
- Location
- Areas of proposed development.

These criteria were applied to the tree assessments to determine the extent of preservation and removal. In addition, the criterion is applied to assess of their potential for survival in-situ post construction.

LEGroup staff observed all of the trees on the subject site (Tree Nos. 1-27) included in the Tree Inventory Table (**Appendix C**) are in poor to fair condition with various health and structural defects such as trunk leans, co-dominant stems, multi-leader, included bark, epicormic branching and many of the trees have functional limitations such as proximity to fencing and being co-owned along property lines.

LEGroup staff recommend trees that are not in declining health and do not conflict with the proposed development are retained and preserved with tree preservation fencing as outlined in **TP-1** and **TP-2**, **Appendix B**.

Specifically, LEGroup staff recommend the preservation of Tree Nos. 24-26 that are located on the Little Avenue frontage of the subject site as they provided adequate buffering capacity with Little Avenue and are generally good candidates for retention due to their fair health and good vigor.

As it currently stands, LEGroup staff recommend the preservation of Tree Nos. 3-4, & 9-23 that are boundary trees located along the shared property line until such time permission is granted by the adjacent neighbors. These trees are in poor declining condition and are ultimately not suitable candidates for retention but they will require permission for their removal.

LEGroup staff recommend trees that are in poor to fair health and conflict with the proposed development, be removed. Therefore, LEGroup staff recommends the removal of Tree Nos. 1, 2, 5, 6, 7, & 8 that are in poor to fair condition with branch dieback, epicormic branching, and signs of decline associated with suppressed canopy conditions.

LEGroup staff notes that the canopies of offsite Trees B - E (grouping) referenced in the Observations Section above, cross over the property line of the subject site as shown in **EX-1**, **Appendix B**. Tree A has a dripline that fall outside of the development footprint giving low concern of root/tree interference however this tree is dead and located in the City of Barrie Road widening area and recommend its removal.

LEGroup staff note that in addition to the tree preservation line, the City of Barrie requires an additional 5m development setback from the preservation fencing to the development footprint as outlined in the City's *Tree Protection Manual* (see **TP-1 & TP-2, Appendix B**). If a 'consent to harm' or 'consent to removed' is obtained from the neighboring property owners (149 Huronia Road & 304 Little Avenue), there may be flexibility in the 5m development setback after receiving the 'Consent to Harm' agreement. Efforts for tree preservation including root care, alternative grading and excavation techniques could also be explored to minimize potential damage to existing trees.

6.2 Summary and Recommendations

In summary, as a result of a a proposed development application for 159 Huronia Road, the City of Barrie has required that the Applicant submit a Tree Inventory and Assessment, Tree Preservation Report & Canopy Survey Plan for their review.

The summarized recommendations noted above are as follows:

- That boundary Tree Nos. 3-4, & 9-23 are to be retained and protected with tree preservation fencing on-site or as far away as possible from the trunk, as shown on **TP-1** and **TP-2** in **Appendix B**;
- That offsite Trees B - E (grouping) are to be retained and protected with tree preservation fencing on-site or as far away from the trunk as possible where the dripline of the offsite trees extends over the property line onto the subject site as shown on **TP-1** and **TP-2**, **Appendix B**, in accordance with the *City of Barrie Tree Preservation Detail BSD-1232 and* to be monitored during and post construction;
- That onsite Tree Nos. 1, 2, 5, 6, 7, & 8 removed as outlined on **TP-1** and **TP-2**, **Appendix B**;
- That boundary Tree Nos. 3-4, & 9-23 and offsite Tree Trees B - Grouping E require the applicant to obtain a 'Consent to Harm' or 'Consent to Remove' agreement (*Ontario Forestry Act*) as per the City of Barrie requirements;
- That tree preservation signage (see dwg **LD-1**, **Appendix B**) be erected at the time of hoarding installation (tree preservation fencing) attached to the preservation fencing;
- That vegetation clearing is to be avoided from April 1 to October 1, if clearing must proceed within this window, the affected area must be screened by a qualified ecologist 48 hours before tree clearing activities;
- No equipment storage or refueling is to take place within the tree preservation zone as established by the preservation fencing;
- Tree preservation fencing is to be removed only after construction on the site is complete and removal of construction equipment;
- Existing tree branching that interferes with the development works may be lightly pruned by qualified personnel;
- For other preservation methods, please refer to the Tree Preservation Notes on drawing **LD-2** in **Appendix B.**

7.0 Arborist's Declaration

It is the policy of Landmark Environmental Group Ltd to attach the following clause regarding the limitations:

The Consulting Arborist's visual assessment and recommendations, made in this Report, have been completed based on accepted arboricultural practices and represents a fair and accurate assessment of the number, type, size and condition of trees on the subject property. Such visual assessments of all tree components could include scars, bark damage, external decay, insect infestations, discolored foliage, crown dieback, an excessive degree of lean from the vertical and above-ground root defects. In addition, environmental conditions, which could affect overall health of the trees such as damaging maintenance practices, have also been taken into consideration where appropriate. However, no tree was dissected, cored or rooting systems assessed through excavation.

I hereby certify that I, Brock Bell has:

- Personally, performed a visual inspection of the trees and property referred to in this report and have stated our findings accurately in accordance with accepted arboricultural practices without personal interest or bias;
- No current or prospective interest in the property that is the subject of this Report and have no personal interest or bias with respect to the parties involved;
- That our analysis, opinions and conclusions stated are our own and based on commonly accepted arboricultural practices;
- That our compensation is not contingent on the reporting of a predetermined conclusion that favours the client;
- That we are members in good standing with the International Society of Arboriculture (ISA); and
- This report was reviewed by Certified Arborist & Landscape Architect Principal Jim Hosick.

I trust the above-noted recommendations are of assistance. If there are any questions regarding the **159 Huronia Road Development** Tree Inventory, Analysis, Preservation Report please feel free to contact our Firm at (705) 796-1122.

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8.0 Glossary of Arboricultural Terms

Arboriculture – practice and study of the care of trees and other woody plants in the landscape.

Blackened Bark – surface area of bark is black in colour, often a sign of interior decay

Bleeding – flow of sap from plant wounds, injuries, or pathogen invasion.

Branch – stem arising from a larger stem. A subdominant stem.

Canopy – collective branches and foliage of a tree or a group of trees' crowns.

Cavity – open or closed hollow within a tree stem, usually associated with decay.

Co-dominant branches/stems – forked branches nearly the same size in diameter, arising from a common junction and lacking a normal branch union.

Coppice – growth sprouting from the stumps

Crown – upper part of the tree, measured from the lowest branch, including all the branches and foliage.

DBH – acronym for tree diameter at breast height. Measured 1.4 meters above ground.

Dieback – condition in which the branches in the tree crown die from the tips toward the centre.

Drip-line – imaginary line defined by the branch spread of a single plant or group of plants.

Epicormic Shoot – Shoot arising from a latent of adventitious bud (growth point).

Girdling Root – root that encircles all or part of the trunk of a tree or other roots and constricts the vascular tissue and inhibits secondary growth and the movement of water and photosynthates.

Included Bark – bark that becomes embedded in a crotch (union) between branch and trunk or between codominant stems. Causes a weak structure.

Interior Decay – Moisture or fungus that has entered a wound in a tree and has begun to rot away the internal, structural wood.

Leader – primary terminal shoot or trunk of a tree. Large, usually upright stem. A stem that dominates a portion of the crown by suppressing lateral branches.

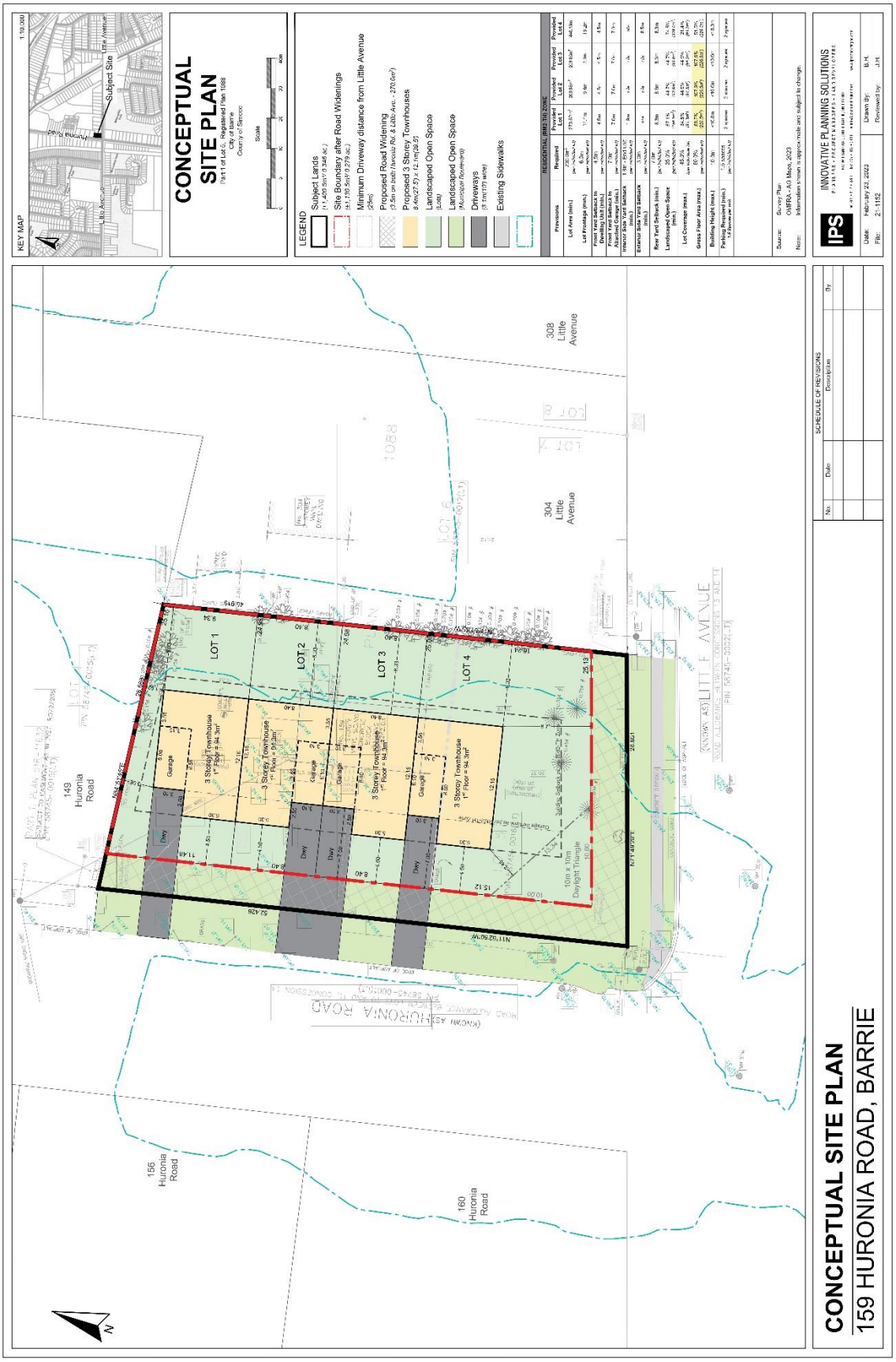
Pruning – removing branches from a tree or other plants to achieve a specified objective.

Seam – a crack or split running with the grain for part of, or the full length of a log.

Topped- Main leader of a tree removed causing poor form and horizontal growth to takeover vertical growth.

Tree Protection Zone (TPZ) – Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction.

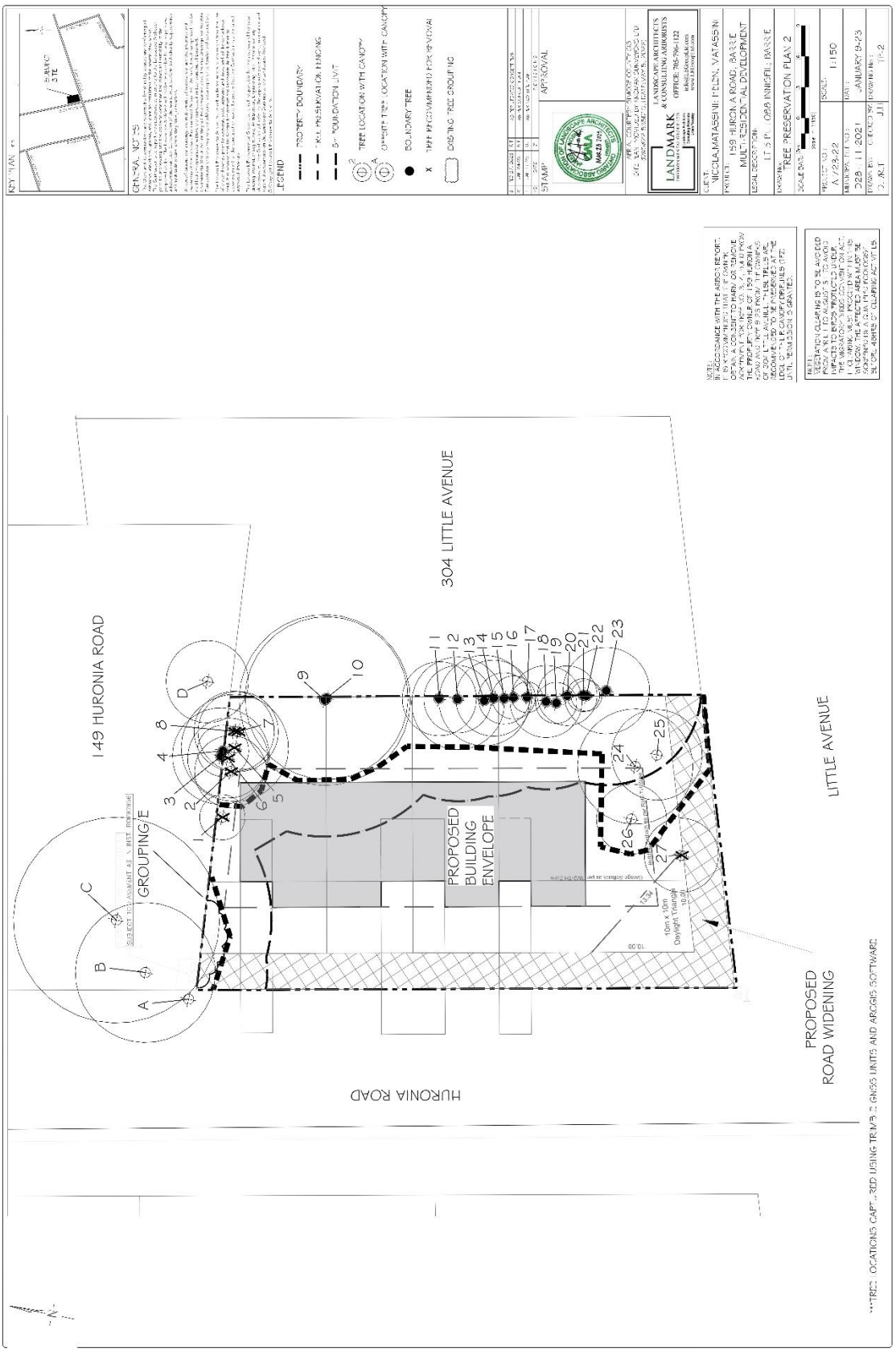
Appendix A: Site Plan



Appendix B: Tree Inventory and Preservation Plan (EX-1, TP-1, TP-2 & LD-2)

Tree Inventory/Preservation Plan (TP-1)

Tree Inventory/Preservation Plan (TP-2)



Tree Preservation Details (LD-2)

Appendix C: Tree Inventory and Assessment Table

ONSITE TREE INVENTORY								
KEY	TREE LOCATION	*BOTANICAL NAME*	COMMON NAME	DBH (cm)	COMMENTS	CONDITION	CANOPY RADIUS (m)	RECOMMENDATION
1	Onsite Tree	*Acer negundo*	Manitoba Maple	16	lean to west, epicormic branching, branch dieback, poor form	1 Poor	2.2	Remove
2	Onsite Tree	*Acer negundo*	Manitoba Maple	18.5	lean to west, epicormic branching, poor trunk form	1 Poor	3.5	Remove
3	Boundary Tree	*Acer negundo*	Manitoba Maple	13, 18	multiple leaders included bark, lean to west, branch dieback	1 Poor	4.7	Preserve
4	Boundary Tree	*Acer negundo*	Manitoba Maple	11.5	epicormic branching, lean to north	2 Marginal	2.5	Preserve
5	Onsite Tree	*Populus balsamifera*	Balsam Poplar	50	large branch dieback, large hangar, epicormic branching,	1 Poor	5.2	Remove
6	Onsite Tree	*Acer negundo*	Manitoba Maple	22.5	lean to west, epicormic branching, suppressed canopy	1 Poor	3.9	Remove
7	Onsite Tree	*Acer negundo*	Manitoba Maple	13.5	epicormic branching, lean to east, branch rubbing	1 Poor	3.9	Remove
8	Onsite Tree	*Acer negundo*	Manitoba Maple	13	rubbing branches, epicormic branching, poor trunk suppressed canopy	1 Poor	3.9	Remove
9	Boundary Tree	*Ulmus pumila*	Siberian Elm	31.5	dead broken branches, branch dieback, riverbank grapevine	1 Poor	8.3	Preserve
10	Boundary Tree	*Ulmus pumila*	Siberian Elm	60	multiple leaders included bark, epicormic branching, branch dieback, bark damage at base	1 Poor	7.9	Preserve
11	Boundary Tree	*Ulmus pumila*	Siberian Elm	12, 20, 11	epicormic branching, multiple leaders included bark, branch dieback	1 Poor	3.6	Preserve
12	Boundary Tree	*Ulmus pumila*	Siberian Elm	12	epicormic branching, branch dieback	1 Poor	4.5	Preserve
13	Boundary Tree	*Ulmus pumila*	Siberian Elm	17	epicormic branching, branch dieback,	1 Poor	4.4	Preserve
14	Boundary Tree	*Ulmus pumila*	Siberian Elm	19, 11	multiple leaders included bark, epicormic branching, branch dieback	1 Poor	3.7	Preserve
15	Boundary Tree	*Ulmus pumila*	Siberian Elm	9	epicormic branching, branch dieback	1 Poor	2.5	Preserve
16	Boundary Tree	*Ulmus pumila*	Siberian Elm	11	epicormic branching, branch dieback	1 Poor	2.1	Preserve
17	Boundary Tree	*Ulmus pumila*	Siberian Elm	8, 6	epicormic branching, multiple leaders	1 Poor	1.5	Preserve
18	Boundary Tree	*Ulmus pumila*	Siberian Elm	18	multiple leaders included bark, epicormic branching, branch dieback	1 Poor	3.5	Preserve
19	Boundary Tree	*Ulmus pumila*	Siberian Elm	8.5	epicormic branching, branch dieback	1 Poor	2.0	Preserve
20	Boundary Tree	*Ulmus pumila*	Siberian Elm	19, 16.5	epicormic branching, branch dieback, dual stem included bark at base	1 Poor	2.9	Preserve
21	Boundary Tree	*Ulmus pumila*	Siberian Elm	10	epicormic branching, branch dieback,	1 Poor	1.6	Preserve
22	Boundary Tree	*Ulmus pumila*	Siberian Elm	7.5	epicormic branching, branch dieback	1 Poor	1.5	Preserve
23	Boundary Tree	*Ulmus pumila*	Siberian Elm	12.5	dual stem, epicormic branching, branch dieback	1 Poor	4.2	Preserve
24	Onsite Tree	*Picea abies*	Norway Spruce	44.5	lower branch pruning, one sided branching	3 Fair	5.6	Remove
25	Onsite Tree	*Picea abies*	Norway Spruce	41.5, 40	epicormic branching, one sided branching, co dominant included bark, dual stem	3 Fair	4.4	Remove
26	Onsite Tree	*Picea abies*	Norway Spruce	33.5	branch dieback, epicormic branching, lower branch pruning	2 Marginal	3.4	Remove
27	Onsite Tree	*Picea abies*	Norway Spruce	52.5	branch dieback, cytospora canker on branches	3 Fair	3.6	Remove

BOUNDARY TREE

Offsite Tree/Canopy Survey Inventory Table

OFFSITE TREE INVENTORY						
KEY	**TREE LOCATION**	**BOTANICAL NAME**	**COMMON NAME**	**DBH**	**CONDITION**	**CANOPY RADIUS (m)**
A	ROWA	*Thuja occidentalis*	Eastern White Cedar	22	0 Dead	0.0
B	OFFSITE TREE	*Acer saccharinum*	Silver Maple	-	-	6.8
C	OFFSITE TREE	*Acer saccharinum*	Silver Maple	-	-	10.0
D	OFFSITE TREE	*Malus ssp.*	Common Apple	-	-	4.0
GROUPING - E	OFFSITE TREE LINE	*Thuja occidentalis*	Eastern White Cedar	-	-	DRIPLINE

Appendix D: Selected Site Photos

Photo A: Typical view of the area along the north east side of property where Tree 1-9 are located featuring a Balsam Poplar in the center of the photo. Photo taken looking north.

Photo B: Typical view of the east side of the subject site featuring poor Siberian Elm trees located along the shared property lines. Photo is facing east.