Jack Radecki Consulting Arborist

May 20, 2021

Tree Preservation Notes Dunlop Barrie

Please find attached a site plan (Tree Preservation Plan) showing all trees and their associated minimum tree protection zones based on the drip line radius of each tree. It has been superimposed onto Site Plan showing all the Limits of Development. Also attached is a concise tree inventory chart based on my notes from the visit I made on November 30, 2020.

I have read the pdf labelled “Barrie Limit of Tree Preservation for Development Applications. I have also read and will refer to the Barrie Tree Protection Manual Version 4.

Please note that this letter contains information to better understand the ability to try to preserve trees affected by this development plan. It is also my understanding that the initial submission will not contain any tree protection measures as the majority of trees if not all conflict with this Site Plan. I have taken pictures of all trees on site that can be made available upon request.

Please find below my notes. Please refer to the Tree Inventory Chart. Unless the tree numbers are found below, generally speaking most trees are not viable to maintain or are invasive species.

Tree numbers 6 and 10

The Barrie Tree Manual asks for “any trees on site that could have or should have been protected”. Tree numbers 6 and 10 are Black Walnuts in Good condition and can be found adjacent to the property line.

Tree number 19

This is an invasive suckering Manitoba Maple on City Right of Way. In my opinion this tree can be removed without any protection or compensation.

Tree number 20

This tree was surveyed by Rudy Mak and found to be a boundary tree. I have reviewed pictures showing that approximately 55 percent of the base of the tree is on municipal right of way. The Barrie Tree Manual provides a formula for tree compensation. In my opinion the final dollar value should be 40 percent of the whole based on ownership.

Tree number 21

This is a municipal tree. The current Site Plan shows a curved entrance which encroached the minimum tree protection zone. In my opinion the development work will greatly impact this tree without any hoarding or tree friendly excavation practices.

Tree number 22

This a neighbour tree very close to the property line. The minimum tree protection zone overlaps the property line. Although this area falls into a greenspace, there is still a need for Tree Protection Hoarding.

Tree number 23

This is either a neighbour or co-owned tree. The current fence may or may not represent the property line. However, this tree has been damaged, is decaying at the base and poses a high risk for failure. In my opinion this tree should be removed ASAP for safety reasons.

Tree numbers 25, 26 and 27

Although these trees are considered to be invasive, they in fact provide a privacy barrier for the neighbours who own the trees. Adding hoarding along the edge of the proposed soft landscaping space would offer some protection to impending root damage.

Please note that pictures are available that were taken on November 30, 2020. Subsequent pictures of tree number 20 taken by the surveyors are also available.

Submitted by:

Jack Radecki B.Sc.F. R.C.A. 342 on May 20, 2021

30 Churchill Crescent, Lindsay, Ontario K9V 3Y6 705-324-2043 Cell 905-751-5049

#342

Tree Inventory 119 and 121 Henry Street

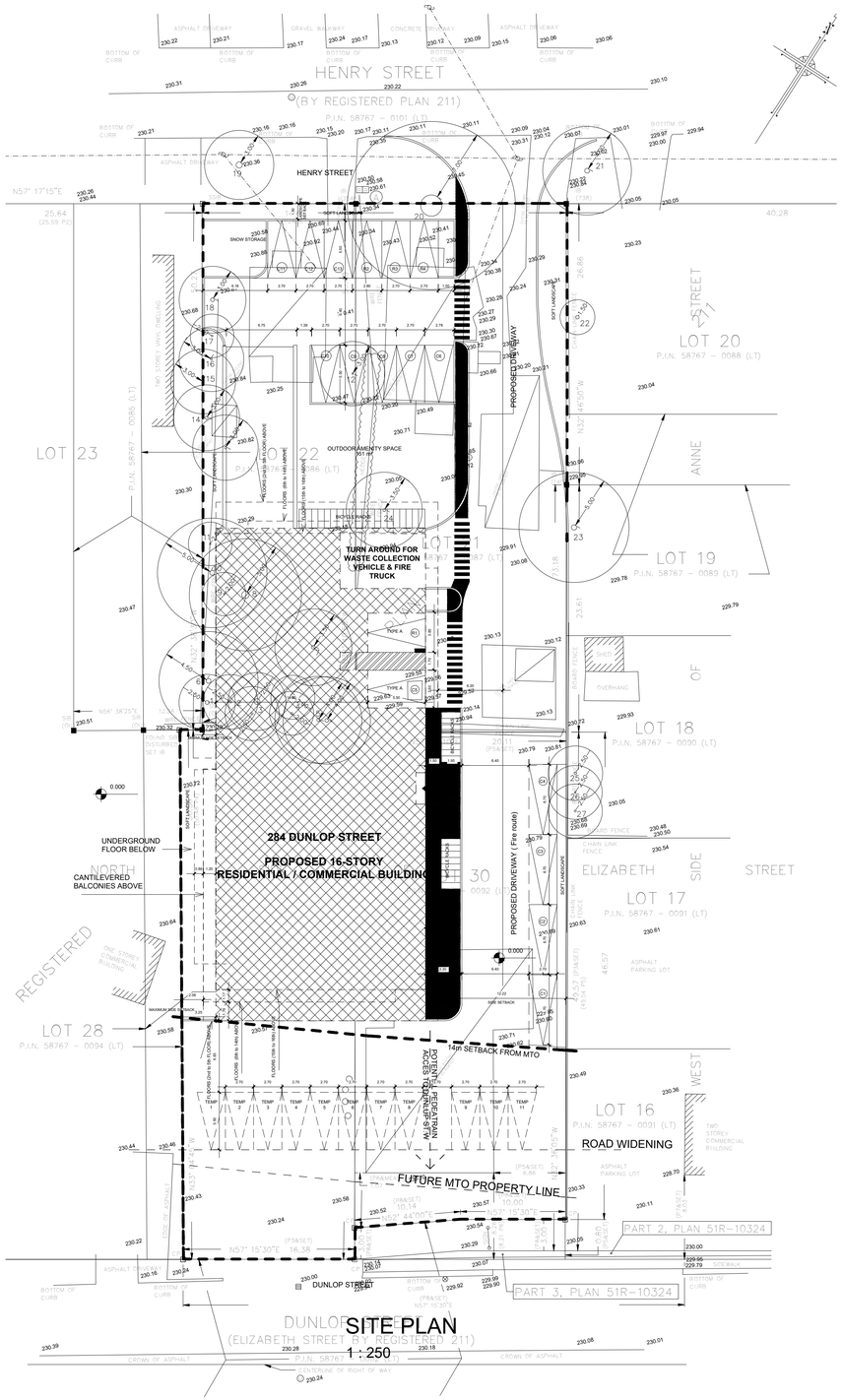
Tree #	**Species**	**Condition**	**DBH cm.**	**DLR meters**	Ownership	**Remarks**
1	Manitoba Maple Clump	Poor	25/26/18	2.5	121	Invasive becoming hazardous
2	Sugar Maple	Fair	22	2.5	121	Within building envelope
3	Manitoba Maple	Poor-Fair	27/18	2.5	121	Invasive becoming hazardous
4	Manitoba Maple	Poor-Fair	20	2	121	Invasive becoming hazardous
5	Black Walnut	Fair	31/35	4	121	Within building envelope
6	Black Walnut	Good	45	4.5	121	Within building envelope
7	Manitoba Maple	Fair	20/34/29	3.5	121	Within building envelope
8	Sugar Maple	Fair	69	5	121	Within building envelope
9	White Elm	Fair	14/13	2	121	Invasive
10	Black Walnut	Good	46	5	121	Within building envelope
11	Manitoba Maple	Fair	15	2	121	Invasive
12	Black Walnut	Fair	15/13/12	3	121	Within building envelope
13	Sugar Maple	Fair	24	3	121	Within building envelope
14	Black Walnut	Fair	27/12	3	121	Invasive
15	White Mulberry	Poor-Fair	18/12	3	121	Invasive
16	Black Walnut	Fair	19	3	121	Invasive
17	Manitoba Maple	Poor-Fair	16	2	121	Invasive
18	Manitoba Maple	Poor	10/12/15/13/10	3	121	Invasive becoming hazardous

Prepared by Jack Radecki B.Sc.F. R.C.A. 342
DBH refers to diameter breast height
DLR refers to drip line radius

Tree Inventory 119 and 121 Henry Street

Tree #	Species	Condition	DBH cm.	DLR meters	Ownership	Remarks
19	Manitoba Maple	Poor-Fair	10/13/13/15	3	City Barrie	Invasive
20	Silver Maple	Fair	102	7	Co-owned City Barrie / 119 Henry	Property line determined by surveyors – see report
21	Silver Maple	Fair	47	4	City Barrie	See notes on tree preservation
22	Scots Pine	Fair	33	1.5	Lot 20	DLR within greenspace – see preservation notes
23	Black Walnut	Poor	51	5	Lot 19	Base damaged and decayed Within building envelope Becoming hazardous
24	Sugar Maple	Fair	20/25	3.5	119	Within building envelope
25	Manitoba Maple	Poor-Fair	21/18/16	2.5	Lot 18	Invasive
26	Manitoba Maple	Poor-Fair	15	2.5	Lot 18	Invasive
27	Manitoba Maple	Poor-Fair	18/12	2.5	Lot 18	Invasive

Prepared by Jack Radecki B.Sc.F. R.C.A. 342
DBH refers to diameter breast height
DLR refers to drip line radius



COMMERCIAL		
TOTAL GFA (APPROX.)	1,058 m2	11,388 Sq.Ft.
FIRST FLOOR :	477 m2	5,134 Sq.Ft.
SECOND FLOOR :	581 m2	6,253 Sq.Ft.
RESIDENTIAL		
RESIDENTIAL GFA	8,802.8 m2	94,753 Sq.Ft.
SITE AREA	3,531.20 m2	38,009.5 Sq.Ft.
FLOOR SPACE INDEX (F.S.I)		3.55
RESIDENTIAL :		
TOTAL NUMBER OF UNITS:		124
COMBINATION OF APARTMENT UNITS:		
1–BEDROOM UNITS (28)		
2–BEDROOM UNITS (72)		
3–BEDROOM UNITS (24)		
UNIT PER HECTARE		351.15
PROPOSED NUMBER OF PARKING SPACES:		
RESIDENTIAL UNITS:		124 SPACES (INCLUDING 1 TYPE–A & 5 TYPE–B BARRIER–FREE SPACES)
RETAIL/OFFICE:		23 SPACES (INCLUDING 1 TYPE–A BARRIER–FREE SPACES)
TOTAL PROPOSED:		147 SPACES
+ 12 TEMPORARY PARKING IN MTO SETBACK AREA		
BICYCLE PARKING :		
LONG TERM (PARKING LEVELS):		56 BIKE
SHORT TERM (MAIN FLOOR):		38 BIKE PARKING SPOTS

PROJECT ADDRESS:
284 - 286 Dunlop St. W. & 119 -121 Henry St., Barrie, ON

PROVISION		PROPOSED
GROSS LOT AREA		3531.20 m2
LOT AREA AFTER WIDENING (AS PER FUTURE MTO PROPERTY LINE)		3335.89 m2
FUTURE LOT AREA (AS PER FUTURE MTO RESERVE SETBACK)		2821.53 m2
LOT FRONTAGE		36.48 m
FRONT YARD SETBACK		14 m from Future MTO Property Line
SIDE YARD SETBACK	(West)	1.26 m
	(East)	12.22 m
FRONT FACADE STEP–BACK		3.00 m (Starting from 5th Floor) 4.50 m (Starting from 15th Floor)
LOT COVERAGE		37.7 % OF FUTURE LOT AREA
GROSS FLOOR AREA		10,076.4 SQ.M 108,462 SQ.F
STREET LEVEL FLOOR HEIGHT		4.50 m
BUILDING HEIGHT		50.10 m
LANDSCAPE BUFFER		NORTH: 1.50 m EAST: 2.89 m WEST: 0.99 & 1.90 m
AMENITY AREA		INDOOR: 207 m2 (2nd FL.) : 207 sq.m OUTDOOR: GROUND FL.: 151 m2 SECOND FL: 53 m2 ROOF TOP.: 571 m2 PRIVATE BALCONIES:313m2 TOTAL: 775m2 Total Indoor and Outdoor amenities area : 839 sq.m

NO.	DATE	REVISION DESCRIPTION	NOTE
01	2018-11-1	ISSUED FOR PRE-CONSULTATION APPLICATION	CITY
02	2019-07-18	ISSUED FOR CLIENT REVIEW	CLIENT
03	2019-08-02	ISSUED FOR CLIENT REVIEW	CLIENT
04	2020-01-20	ISSUED FOR CLIENT REVIEW	CLIENT
05	2020-02-07	ISSUED FOR CLIENT REVIEW	CLIENT
06	2020-02-14	ISSUED FOR CLIENT REVIEW	CLIENT
07	2020-06-30	ISSUED FOR COORDINATION	CONSULTANT
08	202014-05-	ISSUED FOR REZONING APPLICATION	CITY

STAMP

NORTH

24" X 36" SHEET SIZE

236 Lesmill Road, Toronto, ON, M3B 2T5 I Phone: 416.850.0021
info@urbanscapearchitect.com I www.urbanscapearchitect.com

SHEET TITLE
TREE PRESERVATION PLAN
SCALE1 : 250

PROJ./REV. NO.
USG 18-254

PROJECT
DUNLOP BARRIE RENTAL
284-286 Dunlop St. W. & 119-121 Henry, Barrie

DWG NO.
A1.1

Tree 1

Tree 2 and 3

Tree 2 and 3

Tree 5 and 4

Tree 5

Tree 6, 1, 2,3a

Trees 6, 1, 2, and 3

Tree 6

Tree 7 looking west

Tree 7

Tree 7a

Trees 8 and 6

Tree 8

Trees 9, 10, and 11

Trees 10, 9, and 8

Tree 10

Tree 11a

Tree 12

Tree 13 to 18

Tree 13

Tree 13a

Tree 14

Tree 15

Tree 16

Tree 17

Tree 18

Tree 19

Tree 20 survey a

Tree 20 survey b

Tree 20

Tree 20a

Tree 21

Tree 21a

Tree 22

Tree 23 decay

Tree 23 injury

Tree 23

Tree 24

Tree 25, 26, 27