

**219 BAYFIELD STREET, BARRIE, ONTARIO
ADAPTATIVE RE-USE DEVELOPMENT**

TREE INVENTORY, ANALYSIS, AND PRESERVATION PLAN



219 BAYFIELD STREET, BARRIE, ONTARIO, COUNTY OF SIMCOE

CITY OF BARRIE

COUNTY OF SIMCOE

FEBRUARY 2022

OUR FILE: LA 538-21
CITY OF BARRIE FILE: D28-055-2020

PREPARED BY:



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1.0 Scope/Assignment:

The Landmark Environmental Group Ltd. (LEGGroup) (Jim Hosick, OALA, ISA Arborist # 1098A) are retained by **Hillcorp Investment & Development Inc.** to provide Consulting Arboriculture services to lands at **219 Bayfield Street, Barrie Ontario**. The assignment is to prepare a Tree Inventory, Health Assessment, Canopy Survey and a Tree Preservation & Removal Report/Plan in support of a Zoning By-law Amendment with subsequent Site Plan Application. LEGroup is requested to create a tree inventory, assessment and preservation report to assess the existing trees on the subject site, indicate those trees that can be preserved and the methods for protecting the same. Further, 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.

Specifically, LEGroup is assigned to provide the following services:

- Review of pertinent City of Barrie Tree Protection/Preservation requirements and Engineering Standards as they pertain to the subject site along with the Lake Simcoe Region Conservation Authority (LSRCA) development policies (on non-regulated lands) as applicable and discuss with the respective staff if necessary;
- Conduct a field review to inventory tree specimens on the subject site and the impacts of any shared common property line trees on both the subject site and within the dripline of neighbouring properties as per City of Barrie tree preservation policy requirements, visually assessing and identifying the type, location, size and quality 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, General Assessment, Preservation and Removal Plan/Report that sets out the methodology, observations, criteria, analysis and recommendations of our review and area conditions;
- Indicate on a Tree Inventory and Protection Plan with Canopy Survey for 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 requirements of the Lake Simcoe Region Conservation Authority policies (on non-regulated lands).

2.0 Proposed Development:

The subject site is located on the south east intersection of Bayfield Street & Grove Street East and west of Drury Lane in the City of Barrie (see **Site Grading Plan, Appendix A**).

The subject site, municipally known as 219 Bayfield Street, is 0.09 ha and is square in configuration. Currently the site is comprised of a recently renovated multi-storey building with one road access via Bayfield Street, a rear gravel area and lawn area along Grove Street East.

The proposed site plan of the subject site intends to retain of the existing two-storey dwelling, add a three (3) meter landscaping buffer on the east and south property lines, create a road widening entrance (via Grove Street East) with parking spaces include a daylight triangle located in the west corner of the subject site (at Bayfield Street and Grove Street East intersection).

The subject site is surrounded by residential properties 2 & 14 Grove Street East to the north, residential properties 13 Grove Street East and 108 Drury Lane to the east, residential property 215 Bayfield Street to the south, and beyond Bayfield Street; residential properties 212, 216, 218 & 228 Bayfield Street to the west.

The limits of the Arborist study were confined to the developable area within the lot boundaries that may be affected as a result of the proposed development. This Tree Inventory, Analysis, Preservation Report is intended to satisfy the City of Barrie's requirements as set out in the Pre-consultation comments.

Below, is an air photo illustrating the location of the subject site (Property lines highlighted).



Figure 1: Air photo of Subject Site (Boundary Highlighted) and Surrounding Area (courtesy of Simcoe County GIS).

3.0 Method:

A summary of the inventory, observations and assessments that were determined in the field can be found in **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-marginal) are recommended for removal while those trees being assessed a condition rating of 3-4 (fair-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 10 cm dbh were captured. No shrubs or low understory perennials were captured in the data. Butternut (*Juglans cinerea*) were captured at any size according to the *Endangered Species Act, 2007*.

Each tree was assigned a Key Number (1-8) representing on-site trees, or a key letter (A-G) representing off-site trees of which only the canopy sizes were captured for preservation purposes. 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 Plan corresponding to the number or letter assigned and can be seen in the Tree Inventory, Assessment and Preservation Plan as shown in **Appendix B**.

4.0 Observations:

On June 8th 2021, LEGroup staff B. Bell (Consulting Arborist, Forestry Technician & ISA member) and R. Thivierge (Assistant Consulting Arborist & ISA Member) visited the subject site with the intent to review the trees and to create an inventory/assessment of individual tree specimens present within the subject site.

LEGroup staff observed a generally uneven terrain sloping downward toward the east corner of the property. The subject site is primarily lawn with trees found along the east and south property lines with the exception of Tree No. 1, found in the front yard of the subject site. The subject site's west corner was occupied by multiple streetlights, power poles/lines, a fire hydrant and a bus stop shelter.

A total of eight (8) trees were observed at a dbh (diameter at breast height) greater than ten (10) cm on the subject site and are recorded in the Tree Inventory and Assessment Table (**Appendix C**).

The following woody plant species were observed on the subject site during fieldwork:

Latin Name	Common Name	% Of Total Trees
<i>Acer negundo</i>	Manitoba Maple	25.0%
<i>Acer platanoides</i>	Norway Maple	37.5%
<i>Quercus rubra</i>	Red Oak	25.0%
<i>Picea glauca</i>	White Spruce	12.50%
Total Trees (subject to rounding)		100.00%

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

As shown in **Table 1** above, LEGroup staff found the subject site to mainly be comprised of Norway Maple (37.5%), followed by Red Oak (25.0%), Manitoba Maple (25.0%) and White Spruce (12.5%). LEGroup staff estimated that the trees found at the site are common urban tree species found in the region.

Most trees found on the subject site exhibited signs of stress such as epicormic branching, phototrophic/corrective leans and deadwood. Given the urban condition of the existing site, most trees suffered from root compaction, pruning wounds and street salt runoff, due to the sloping terrain. LEGroup staff assessed the subject site's trees to be ranging from a 1 (poor) to 2 (marginal) health assessment.

LEGroup staff observed one (1) tree located on the west side of the subject site and was identified to be Tree No. 1 (White Spruce). Positioned on the slope leading towards the existing building, Tree No.1 is

considered of low intrinsic value and in marginal health. LEGroup staff observed previous pruning wounds along the main trunk and Eastern Spruce Budworm damage. Overall Tree No.1 was observed to be in declining health (see **Photo A, Appendix D**).

LEGroup staff observed two (2) trees located near the north-east corner of the subject site and have been identified to be Tree Nos. 2 & 3 (Norway Maples). Both trees were located slightly onto the existing slope and were exhibiting health defects such as epicormic branching, included bark and trunk damage. The ground found at the basal area of Tree Nos. 2 & 3 was observed to be very compacted and could potentially lead to further lower trunk vulnerabilities (see **Photo B, Appendix D**). Although this species of trees can be very resistant to the urban conditions and can offer positive inputs to a property frontage, the trees have been found of low intrinsic value, invasive and in declining health.

LEGroup staff observed five (5) trees located along the northeast corner of the subject site and have been identified to be Tree Nos. 5-9 (Norway Maple, Manitoba Maple and Red Oak). Tree Nos. 5 & 6 have been observed to be of low intrinsic value with compacted root systems, epicormic branching and hazardous leans. Tree No. 7 had embedded metal within its basal trunk area and had multiple leaders with slight phototropic leans. Tree Nos. 8 & 9 (Red Oak), were observed to have been previously pruned and left standing with one sided branching canopy type (see **Photo C, Appendix D**). Root compaction due to large rocks and excess fill were observed by LEGroup staff and can subsequently diminish the trees' health and vigor.

LEGroup staff observed a total of seven (7) off-site trees (Tree A-G), and were observed to generally be in poor to marginal health condition and were mainly located towards the east corner of the subject site, on residential property 13 Grove Street East and residential property 108 Drury Lane. See **Inventory Table and Assessment** in **Appendix C** for further details such as tree types and canopy radius with corresponding key letter (A-G).

It is noted that Tree C located on the City of Barrie boulevard in the northeast corner of the site was found in marginal health condition due to the compacted and confined root system, epicormic branching, wounds from previous pruning and its canopy is encroaching into the above power lines.

Also, LEGroup staff observed the four (4) offsite trees located along the south side of the subject site, onto residential property 215 Bayfield Street and were identified to be Tree D, E, F, G (Norway Maples). Prior to LEGroup staff field review, a board fence (mentioned in the proposed development site plan, **Appendix A**) was installed within the driplines of Tree D-F near the south property line (as seen in **Photo D, Appendix D**). These trees were observed to have slight phototropic leans over the subject site, deadwood, branch dieback and cobra canker (*Eutypella parasitica*) observed on Tree G lower branch.

LEGroup staff did not identify any Butternut (*Juglans cinerea*) on the subject parcel during the on-site inventory in accordance with the requirements of the *Endangered Species Act, 2007*.

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 on the Tree Inventory and Preservation Plan were recorded and adjusted however; the locations are approximate as shown on **Drawing EX-1 & 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 are of the opinion that Tree No. 1 (White Spruce) is in marginal health, provides low intrinsic value at the front of the property, is expected to conflict with the proposed development and is therefore recommended for removal.

LEGroup staff have evaluated Tree Nos. 2 & 3 (Norway Maples) to be in marginal health, are considered an invasive species, of low intrinsic value and conflict with the proposed developable site; therefore Tree Nos. 2-3 are recommended for removal.

LEGroup staff have evaluated Tree Nos. 5 & 6 (Manitoba Maples) to be in poor to marginal health of low intrinsic value and conflict with the proposed developable site; therefore Tree Nos. 5 & 6 are recommended for removal.

LEGroup staff have attributed Tree Nos. 7-9 (Norway Maple & Red Oak), located on the northeast property limit, to be providing a considerable amount of privacy by buffering between the subject site and residential property 13 Grove Street East. The trees canopy also provides good shade in the warmer months, offer streetscape aesthetic value and do not conflict with the proposed development; therefore Tree No. 7-9 are recommended for preservation.

Trees A – G located offsite with canopies that extend into the subject site, have been found in marginal condition and with a portion of the tree's canopy crossing over to the subject site (see **TP-2, Appendix B**).

Tree C located on the City of Barrie boulevard in the northeast corner of the site was found in marginal health condition and its canopy is encroaching the above power lines. To minimize future problems of Tree C growth contacting powerlines and maintenance, it is recommended this tree to be removed.

LEGroup staff are recommending that Tree A, B & D-G are to be protected with tree preservation fencing on-site where the dripline of the off-site trees extends over the property line into the subject site as shown on **TP-1, Appendix B**. The five (5) meter development setback was not applied to this development since the two-storey building is existing.

6.2 Summary and Recommendations

In summary, as a result of a support to a proposed residential/office conversion at 219 Bayfield Street, the City of Barrie has required that the applicant submit a Tree Inventory, Health Assessment, Canopy Survey, Identification of Boundary Trees, Tree Preservation and Removal Plan for their review as set out in the Pre-consultation comments.

The summarized recommendations noted above are as follows:

- Tree No. 1 – 3, 5 & 6 on the proposed site is recommended for removal as delineated on **TP-2** in **Appendix B** due to their location within conflict with the developable land area, their low intrinsic value and poor condition;
- Tree C on the City of Barrie boulevard is recommended to be removed as it is located underneath active overhead powerlines.
- Tree Nos. 7-9 on the proposed site are recommended for retention due to their buffering characteristics and are non-conflicting with the developable area. Tree preservation fencing is to be provided at the dripline of each tree which represents the tree preservation zone as shown on **TP-2** in **Appendix B**. Where tree preservation fencing cannot be established at the dripline, the tree preservation fence should be installed as far as practical from the trunk. The Arborist/Landscape Architect or qualified personnel is recommended to be on site during the erection of the tree preservation fencing for guidance;
- That trees located off-site (Tree A, B, & D-G) be protected to the extent possible and that tree preservation fencing be provided at the dripline of each tree which represents the tree preservation zone as shown on **TP-2** in **Appendix B**. Where tree preservation fencing cannot be established at the dripline, the tree preservation fence should be installed as far as practical from the trunk. The Arborist/Landscape Architect or qualified personnel is recommended to be on site during the erection of the tree preservation fencing for guidance;
- That tree preservation signage (see **LD-1**, **Appendix B**) be erected at the time of the hoarding installation (tree preservation fencing) and attached to the preservation fencing;
- 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 all equipment has been removed;
- 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-1** in **Appendix B**.
- Removal of trees should occur outside of breeding bird season (April 1 – August 30), according to the *Migratory Birds Convention Act* (MBCA). If not possible, consultation with an ecologist to provide a nesting survey is required prior to construction;

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.

We hereby certify that we, Brock Bell and Rebecca Thivierge have:

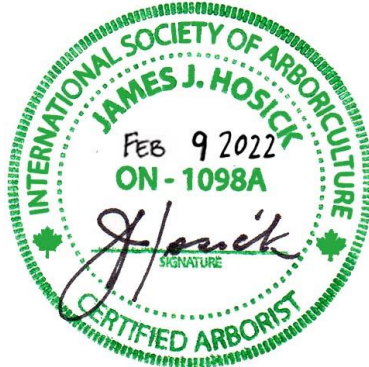
- Personally, perform visual inspection of the trees and property referred to in this arborist report and have stated our findings accurately in accordance with accepted arboricultural practices without personal interest or bias;
- No current or prospective interest in the property that is the subject 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 member in good standing with the International Society of Arboriculture (ISA); and
- That this report was review by certified Arborist Jim Hosick;

I trust the above-noted recommendations are of assistance. If there are any questions regarding the 219 Bayfield Street, Barrie, Adaptive Re-use Development Tree Inventory, Analysis, Preservation Report please feel free to contact our Firm at (705) 796-1122.

Reviewed by:



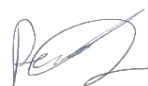
Jim Hosick, OALA, RPP
Landscape Architect-Principal,
ISA Certified Arborist No. 1098-A
ArborCanada Qualified Appraiser #2164
Member, American Society of Consulting Arborists
Landmark Environmental Group Ltd.



Prepared by:



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Assistant Consulting Arborist & ISA Member
Landmark Environmental Group Ltd.

8.0 Glossary of Arboricultural Terms

Adventitious – arising from parts of the root of stem and having no connection to apical meristems.

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.

Cambial Damage - Type of trees and shrubs injuries including gouges and cuts through the bark into the cambium, where cells activity occurs.

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.

Conk – fruiting body or non-fruiting body (sterile conk) of a fungus. Often associated with decay.

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 or 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.

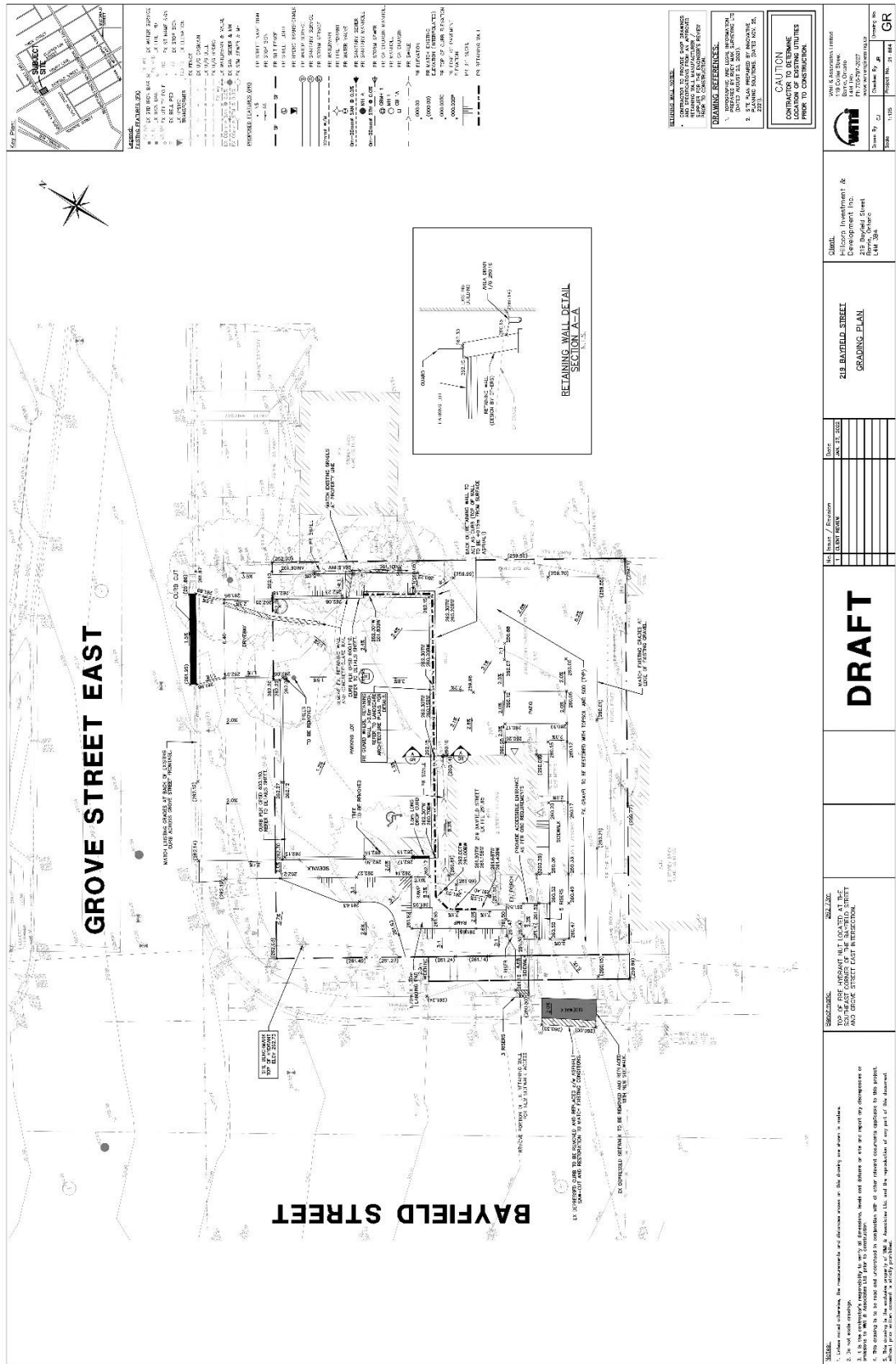
Interior Decay – Moisture or fungus that has entered a wound in a tree and has begun to rot away the internal, structural wood.

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.

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 or development.

Appendix A: Site Grading Plan



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219 Bayfield Street, Barrie, ON.
Landmark Environmental Group Ltd.

219 BAYFIELD STREET, COMMERCIAL DEVELOPMENT

FREE PRESERVATION PLAN

LANDMARK

PLANNING

OFFICE: 305.796.1122

3100 S. GATEWAY AVENUE, SUITE 100

LOS ANGELES, CA 90007

TEL: 310.796.1122

WWW.LANDMARKPLANNING.COM

PROJECT: 219 BAYFIELD STREET

DATE: 10/10/2018

BY: J. JIMENEZ

FOR: HILLTOP INVESTMENT & DEVELOPMENT

SCALE: 1" = 10'-0"

DATE: 10/10/2018

BY: J. JIMENEZ

FOR: HILLTOP INVESTMENT & DEVELOPMENT

LEGEND

ON SITE REGULATION OF THE LAND

OFF-SITE TREE LOCATION WITH COMPANY

TREE TO BE REMOVED

PROPERTY BOUNDARY

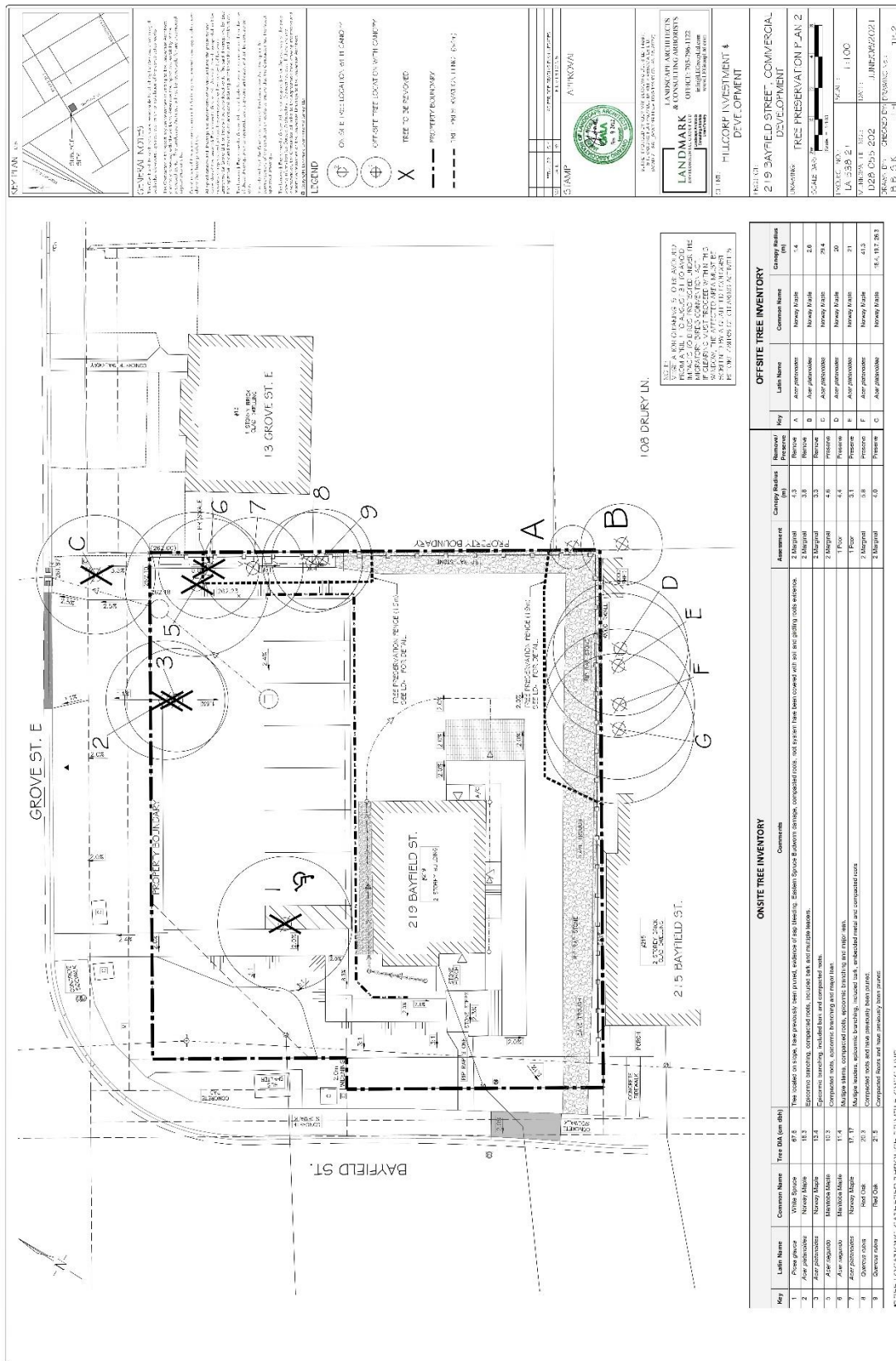
THE PROPOSED DEVELOPMENT

OFFSITE TREE INVENTORY

Key	Latin Name	Common Name	Assessment	Grouping Status (ft)	Removal/Preservation	Comments
1	Pinus ponderosa	Monterey Pine	2 Marginal	4.5	Remove	Tree located on slope, tree previously been pruned, evidence of sap bleeding, shallow roots, not system have been covered and not being planted.
2	Acacia greggii	Monterey Acacia	2 Marginal	3.8	Remove	Extensive branching, compacted roots, include bark and root system.
3	Acacia greggii	Monterey Acacia	2 Marginal	3.8	Remove	Extensive branching, compacted roots, include bark and root system.
4	Acacia greggii	Monterey Acacia	1 Poor	4.4	Preserve	Extensive branching, compacted roots, include bark and root system.
5	Acacia greggii	Monterey Acacia	1 Poor	4.4	Preserve	Extensive branching, compacted roots, include bark and root system.
6	Acacia greggii	Monterey Acacia	2 Marginal	4.5	Remove	Tree located on slope, tree previously been pruned, evidence of sap bleeding, shallow roots, not system have been covered and not being planted.
7	Acacia greggii	Monterey Acacia	2 Marginal	4.5	Remove	Extensive branching, compacted roots, include bark and root system.
8	Acacia greggii	Monterey Acacia	2 Marginal	4.5	Remove	Extensive branching, compacted roots, include bark and root system.
9	Acacia greggii	Monterey Acacia	2 Marginal	4.5	Remove	Extensive branching, compacted roots, include bark and root system.

ON SITE TREE INVENTORY

Key	Latin Name	Common Name	Assessment	Grouping Status (ft)	Removal/Preservation	Comments
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9	Acacia greggii	Monterey Acacia	2 Marginal	4.5	Remove	Extensive branching, compacted roots, include bark and root system.



219 Bayfield Street, Barrie, ON.
Landmark Environmental Group Ltd.

[illegible]

Tree Preservation Details (LD-2)

[illegible]

Appendix C: Tree Inventory and Assessment Table

ONSITE TREE INVENTORY					
Key	Latin Name	Common Name	Tree DIA (cm)	Comments	Assessment
1	<i>Picea glauca</i>	White Spruce	67.6	Tree located on slope, have previously been pruned, evidence of sap bleeding, Eastern Spruce Budworm damage, compacted roots, root system have been covered with soil and girdling roots evidence.	2 Marginal
2	<i>Acer platanoides</i>	Norway Maple	18.3	Epicormic branching, compacted roots, included bark and multiple leaders.	2 Marginal
3	<i>Acer platanoides</i>	Norway Maple	13.4	Epicormic branching, included bark and compacted roots.	2 Marginal
5	<i>Acer negundo</i>	Manitoba Maple	10.3	Compacted roots, epicormic branching and major lean.	2 Marginal
6	<i>Acer negundo</i>	Manitoba Maple	11.4	Multiple stems, compacted roots, epicormic branching and major lean.	1 Poor
7	<i>Acer platanoides</i>	Norway Maple	17, 17	Multiple leaders, epicormic branching, included bark, embedded metal and compacted roots	1 Poor
8	<i>Quercus rubra</i>	Red Oak	20.3	Compacted roots and have previously been pruned.	2 Marginal
9	<i>Quercus rubra</i>	Red Oak	21.5	Compacted Roots and have previously been pruned.	2 Marginal

OFFSITE TREE INVENTORY		
Key	Latin Name	Common Name
A	<i>Acer platanoides</i>	Norway Maple
B	<i>Acer platanoides</i>	Norway Maple
C	<i>Acer platanoides</i>	Norway Maple
D	<i>Acer platanoides</i>	Norway Maple
E	<i>Acer platanoides</i>	Norway Maple
F	<i>Acer platanoides</i>	Norway Maple
G	<i>Acer platanoides</i>	Norway Maple

Appendix D: Selected Site Photos



Photo A: Tree No. 1 (White Spruce), positioned on the sloping terrain, adjacent to Bayfield Street & Grove Street East intersection. Notice deadwood, branch dieback and overall declining health. Tree is recommended for removal. Photo facing south.



Photo B: Tree Nos. 2 & 3; Norway Maples (center of image), located onto the sloping terrain, heavy soil compaction observed at basal area and trunk wounds (suspected interior decay). Photo facing north.



Photo C: Tree Nos. 7 & 8 (Red Oak), located along the northeast property line. Notice compacted root systems due to large rocks and excess fill from previous site disturbances. Photo facing north.



Photo D: Tree D, E, F, G (Norway Maple), located onto residential property 215 Bayfield Street. Wooden fence and large stone (3m landscape buffer; Site Plan) constructed above the tree's root systems. Evidences of deadwood, epicormic branching and leans. Photo facing north.