



January 10, 2019
RS# 2017-014

Muskoka D & M Corp.

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via email to: csellers@ipsconsultinginc.com

**SUBJECT: Letter of Opinion – Boundary Tree Setback Encroachment,
233 and 246 Dunlop St. West, City of Barrie**

As you know, RiverStone Environmental Solutions Inc. (hereafter, “RiverStone”) was retained to prepare a *Tree Inventory and Preservation Plan* as required by the City for the approval of a residential condominium structure in the City of Barrie. The condominium structure is to be constructed on two (2) parcels (hereafter, “Subject Property”) located at 233 and 245 Dunlop Street westError! Reference source not found.. It is understood that these two lots have been merged to facilitate the proposed development across the properties.

Following public meetings and consultation with the City planning staff, the original site plan for the development has essentially flipped, north to south, with the main structure now positioned toward the southern boundary, with the entrance driveway to the north. As noted in the tree inventory and verified during a survey, there were a number of trees noted along northern property boundary that fall on either side of the boundary while some occur on the boundary (boundary trees). City policies (BSD-1235) dictate setback distances from trees that are to be retained, which include boundary trees. The “Tree Preservation Limit” is at the extent of the canopy, while an additional 5 m setback is required to the foundation of a building. Based on the updated site plan for the property, the structure has been moved to avoid being within the Tree Preservation Limit and additional 5 m setback; however, the parking spaces are now positioned under the canopy of four (4) trees (three along the northern property boundary and one along the southeast property boundary).

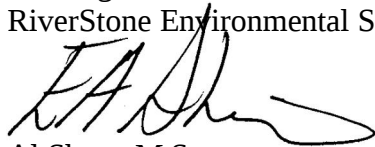
The Tree Preservation Limit is established to prevent negative impacts to the trees from root damage during excavation/grading, as well as changes in drainage pattern that would alter root access to water. In order to mitigate those potential impacts, measures must be taken to limit root damage during construction of the parking areas under the trees identified as being retained, and also utilize methods and products that promote water infiltration to feed tree roots.

It is our opinion that the reduction in setback under the specified trees will not have a negative impact on the adjacent trees, should the following measures are diligently applied prior to and during construction of the driveway and parking spaces. The proposed mitigation measures are as follows:

- **The parking spaces that encroach on the boundary trees should be constructed last, after the building and associated driveway (asphalt).**
- **Prior to construction, Tree Protection Fencing (as per BSD-1232 and BSD-1233) should be installed at the dripline of retained trees on the subject property.**
- **During grading and site alteration of the parking areas identified on the Figure below, care should be taken to not grade beyond the necessary depth for the parking base, and hand tools be used where needed to expose tree roots.**
- **In the event of mechanical injury to any retained trees during construction, the following is recommended:**
 - **Prune damaged limbs cleanly and according to standard arboricultural practices.**
 - **Cleanly prune any damaged roots that have been exposed according to standard arboricultural practices.**
 - **Trim loose bark but avoid enlarging any open wounds.**
- **In order to encourage infiltration of water into the ground in the area of the boundary trees, permeable materials will be used for the parking surface. The product pictures shown on the attached Figure below is Ecoraster, an interlocking grid product, that is filled with crushed gravel and allows considerable infiltration of water, as opposed to conventional pavement. Ecoraster or similar type product will be used in the parking areas shown on the Figure below.**
- **All boundary trees be assessed by an arborist one year following construction of the parking spaces to assess tree health. Should any damage be visible, consultation with the City be initiated to determine the cause of the damage and procedure for replacement.**

Please contact us if there are any questions regarding the report, or if further information is required.

Best regards,
RiverStone Environmental Solutions Inc.



Al Shaw, M.Sc.
Senior Ecologist/Principal

DRAWING

PROJECT INFORMATION

PROJECT No.:	17399
DRAWN BY:	MM
CHECKED BY:	IS
DATE:	08.01.2011
SCALE:	NOT

CLIENT
MUSKOKA D & M CORP.
190 HOTCHKISS ST.,
GRAVENHURST, ON,
DOUG GRAY
dgray@granitecondos.com

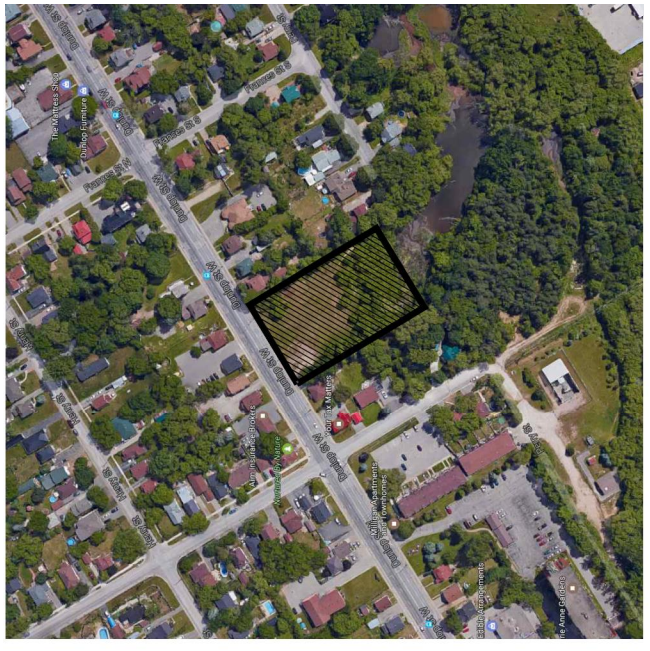


ONTARIO ASSOCIATION
OF
ARCHITECTS
IAN S. MALCOLM
LICENCE
2853

NO.	REVISION	DATE
1	CLIENT REVIEW	JUN 15/17
2	NEW TOPO	AUG 16/17
3	ISSUE FOR SUBMISSION	SEPT 01/17
4	ISSUE FOR REVIEW	MAY 15/18
5	ROAD WIDENING	SEPT 07/18
6	CLIENT REVIEW	NOV 08/18
7	SITE LIGHT. COOD.	NOV 15/18
8	ISSUE FOR SUBMISSION	NOV 16/18
9	TREE SURVEY ADDED	JAN 08/19

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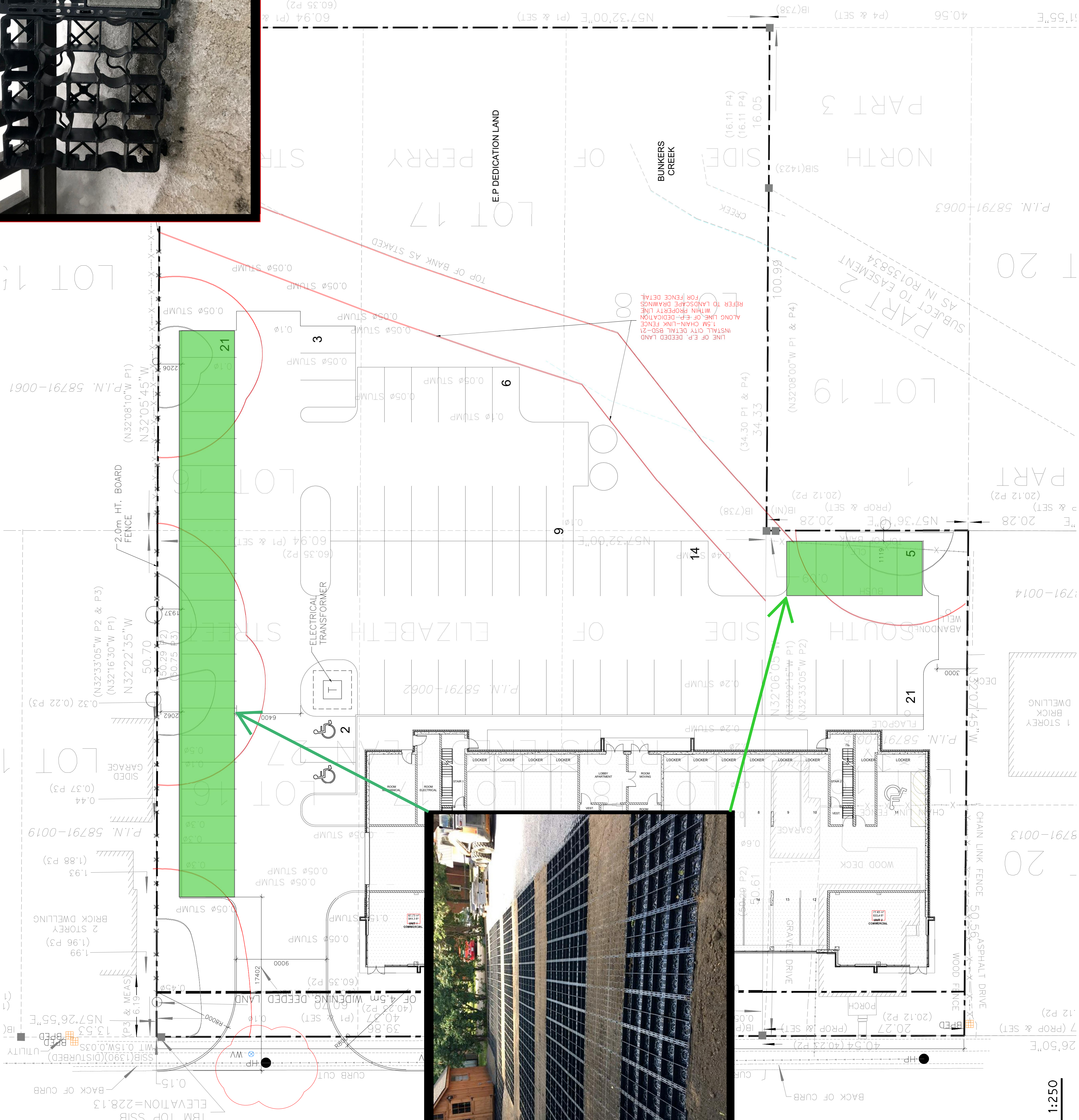
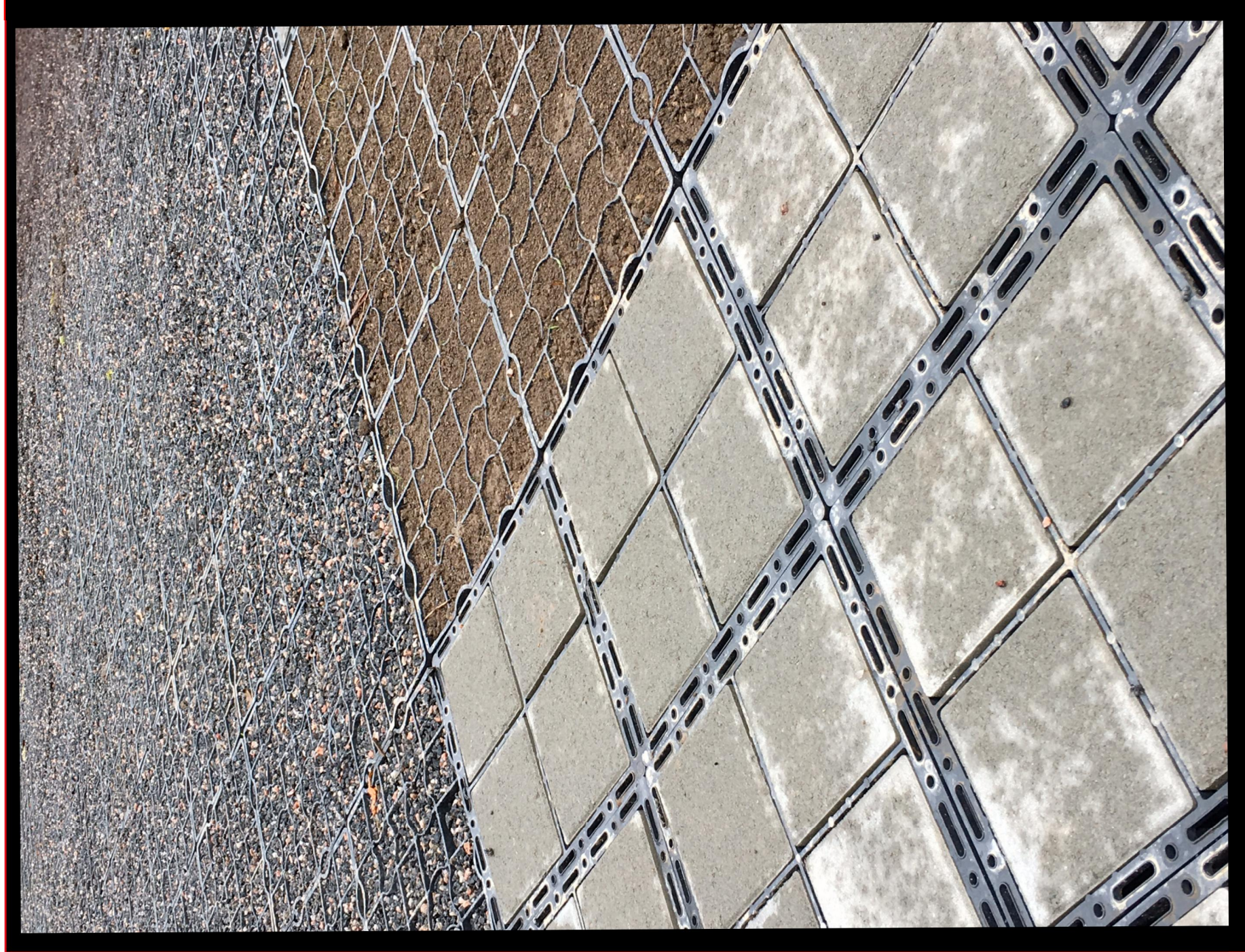


KEY PLAN



SIDE OF ELIZABETH STREET,
SIDE OF PERRY STREET
BARRIE, COUNTY OF SIMCOE

TITLE		MUA-APARTMENTS (CURRENTLY RM2)	
7178.62 m ² (1,777 ACRES)	1636.12 m ² (0.40 ACRES)		
5178.5 m ²			
BUILDING AREA	1,215.02 m ² (130,737 sq. ft.)		
GROSS FLOOR AREA	7,667.24 m ² (82,529.48 sq. ft.)		
COMMERCIAL AREA	165.16 m ² (1,777.77 sq. ft.)		13.6%
STANDARDS	MUA STANDARDS	RV2 STANDARDS	PROVIDED
LOT AREA (MIN.)	--	750 m ²	5542.50 m ²
LOT FRONTAGE (MIN.)	--	12.0 m	80.88 m
FRONT YARD, (NORTH)	5.0 m MAX.	7.0 m MIN.	0.56m AFTER WIDE.
SIDE YARD, (WEST)	3.0 m MAX.	1.8 m MIN.	21.32 m
SIDE YARD, (EAST)	3.0 m MAX.	1.8 m MIN.	3.00 m
REAR YARD (SOUTH)	7.0 m MIN.	7.0 m MIN.	70.23 m
LOT COVERAGE (MAX. % OF SITE AREA)	N/A	35.0%	16.9%
LANDSCAPED OPEN SPACE	N/A	35.0%	1470.07m ² (28,392.39m ²)
HT. OF MAIN BUILDINGS	16.5 m MAX.	10.0 m MAX.	25.85 m
ASILE WIDTH	6.4 m MIN.	6.4 m MIN.	6.4 m
AREA OF FRONT YARD LANDSCAPED (MINIMUM)	N/A	N/A	0.00m ² (00.00%)
NUMBER OF PARKING SPACES (RESIDENTIAL)	96 SPACES (Ø1 SPACE /UNIT)	96 SPACES (Ø1 SPACE /UNIT)	96 SPACES (Ø1 SPACE /UNIT)
NUMBER OF PARKING SPACES (COMMERCIAL)	7 SPACES (Ø1 SPACE /24m ²)	7 SPACES (Ø1 SPACE /24m ²)	7 SPACES (Ø1 SPACE /23.6m ²)
TOTAL PARKING			96
NUMBER OF APT. UNITS			96



SITE PLAN 1:250