



Front Elevation - 3D Render

The Abdullah Home

1360 Lakeshore Rd. West, Oakville ON

Proj #: 2059 REV: DDR2

SCALE: NTS
SEPTEMBER 12, 2023



Right Elevation - 3D Render

The Abdullah Home

1360 Lakeshore Rd. West, Oakville ON

Proj #: 2059 REV: DDR2

SCALE: NTS
SEPTEMBER 12, 2023



Rear Elevation - 3D Render

The Abdullah Home

1360 Lakeshore Rd. West, Oakville ON

Proj #: 2059 REV: DDR2

SCALE: NTS
SEPTEMBER 12, 2023



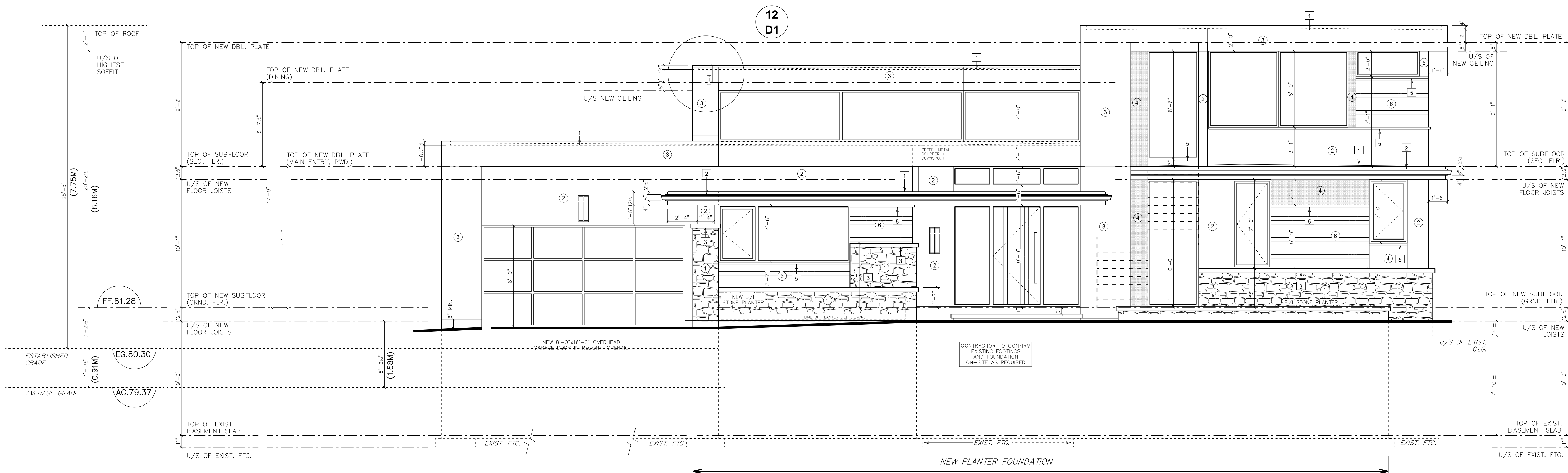
Left Elevation - 3D Render

The Abdullah Home

1360 Lakeshore Rd. West, Oakville ON

Proj #: 2059 REV: DDR2

SCALE: NTS
SEPTEMBER 12, 2023

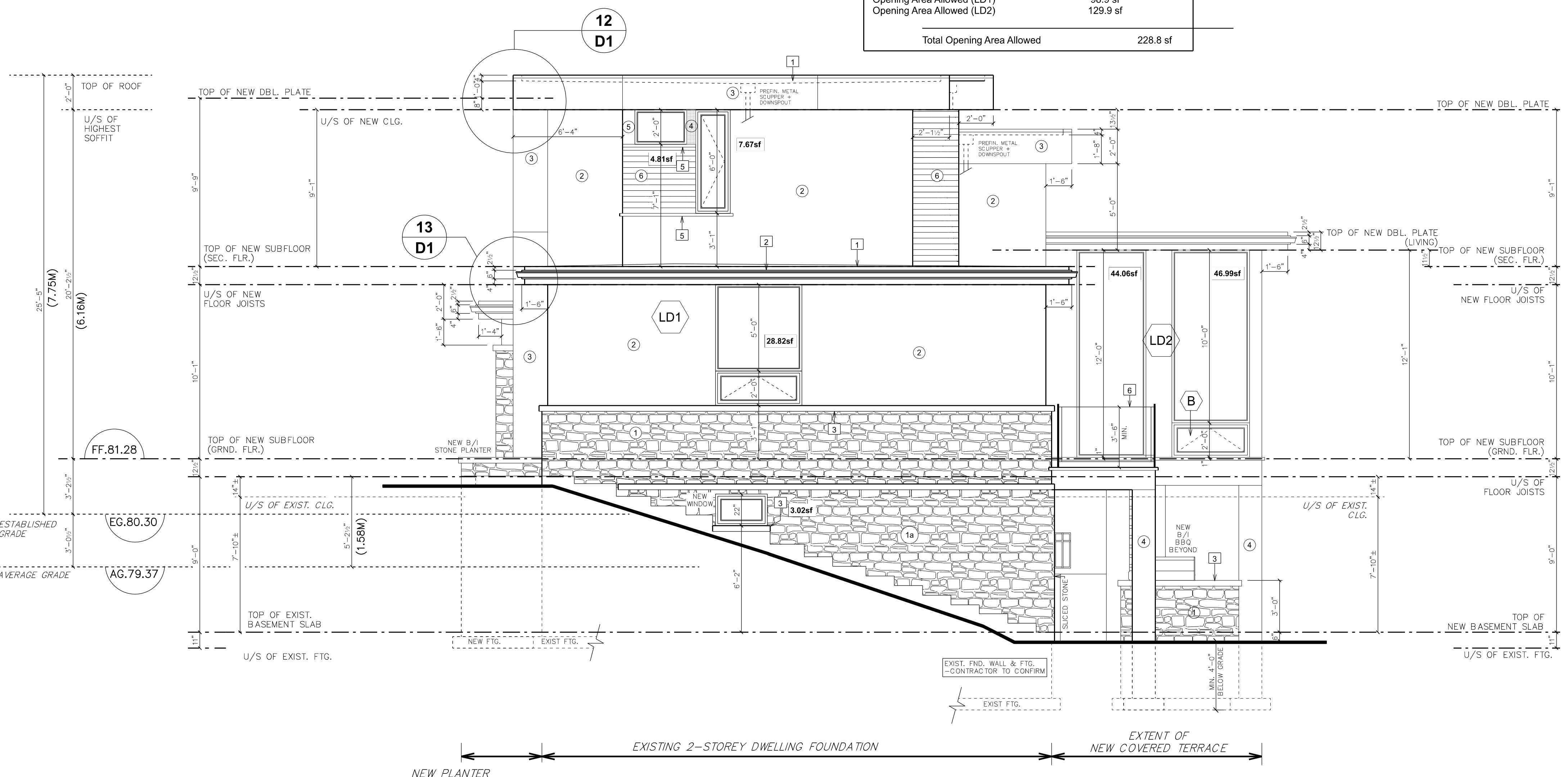
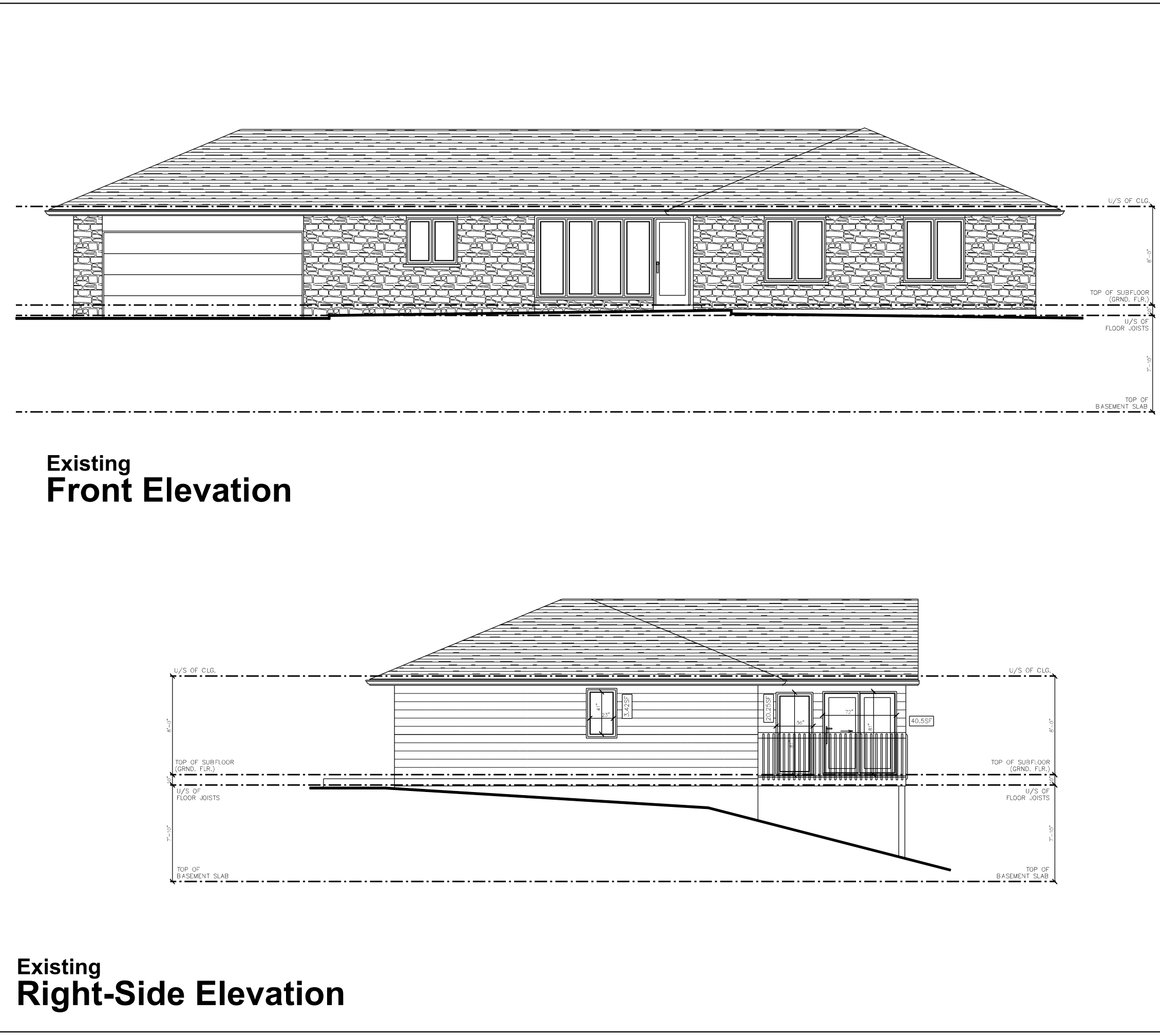


Front (West) Elevation

Allowable Glazed Openings Calculations - LD1	
Limiting Distance - LD1	2.44m
Total Exposed Building Face	1038.2 sf (96.5sm)
Wall Area: Plane - A1	918.7 sf (85.3sm)
Opening Area Allowed	98.9 sf (9.2sm)
Allowable Glazed Openings Calculations - LD2	
Limiting Distance - LD2	9.45m
Total Exposed Building Face	1038.2 sf (96.5sm)
Wall Area: Plane - A2	170.3 sf (15.8sm)
Opening Area Allowed	129.9 sf (12.0sm)
Total Allowable Glazed Openings Calculations	
Opening Area Allowed (LD1)	98.9 sf
Opening Area Allowed (LD2)	129.9 sf
Total Opening Area Allowed	228.8 sf

Unprotected Openings Calculations - Right-Side	
Limiting Distance	2.44m
Wall Area	1038.2 sf (96.5sm)
Opening Area Allowed	228.8 sf (22.0%)
Opening Area Existing	67.30 sf (7.3%)
Opening Area Removed	67.30 sf (7.3%)
Opening Area Proposed	135.4 sf (14.7%)
Total Opening Area Proposed	135.4 sf (14.7%)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.



Right-Side (South) Elevation

Drawing Legend

- 1.0 Materials
 - 1 New Natural Stone
 - 1a New Natural Stone to Replace Existing Concrete
 - 2 Pigmented Epoxy Stucco
 - 3 ACM Panel - Light
 - 4 ACM Panel - Dark
 - 5 Prefin. Alum. Panel - Corner Windows
 - 6 4" Prefinished Horizontal Wood Siding

2.0 Roofing

- 1 2-Ply Torched On Rubber Membrane Roof Sloped As Per Drainage Plan

3.0 Trim, Cornice, Moulding, & Gutter Notes

- 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough
- 4" Cut Stone Sill c/w 2" Projection
- 4" Cut Stone Coping Cap w/ 2" Projection
- 2" Prefinished Metal Sill w/ 2" Projection
- 5a Metal Drip Cap & Edge

4.0 Railing, Post

- 6 Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement
- 7 6"x6" Extra Clad Site-Painted Wood Post

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. Qualification information required unless the design is exempt under Division C - 3.2.3.1. of the 2012 Ontario Building Code.

Peter Giordano
Name
Signature
20961
BCIN
Registration information required unless the design is exempt under Division C - 3.2.3.1. of the 2012 Ontario Building Code.
David W. Small Designs Inc.
Firm Name
29999
BCIN

no.	date	revision / comment
1	Oct 08/23	Issued To Owner For Building Permit Application

Project:

The Abdullah Home
1360 Lakeshore Road W
Part of Lot 23, Concession 4
South of Dundas Street
Town of Oakville
Regional Municipality of Halton

Drawing:

Front & Right-Side Elevations

Scale: 1/4"=1'-0"

Date: Oct 2023

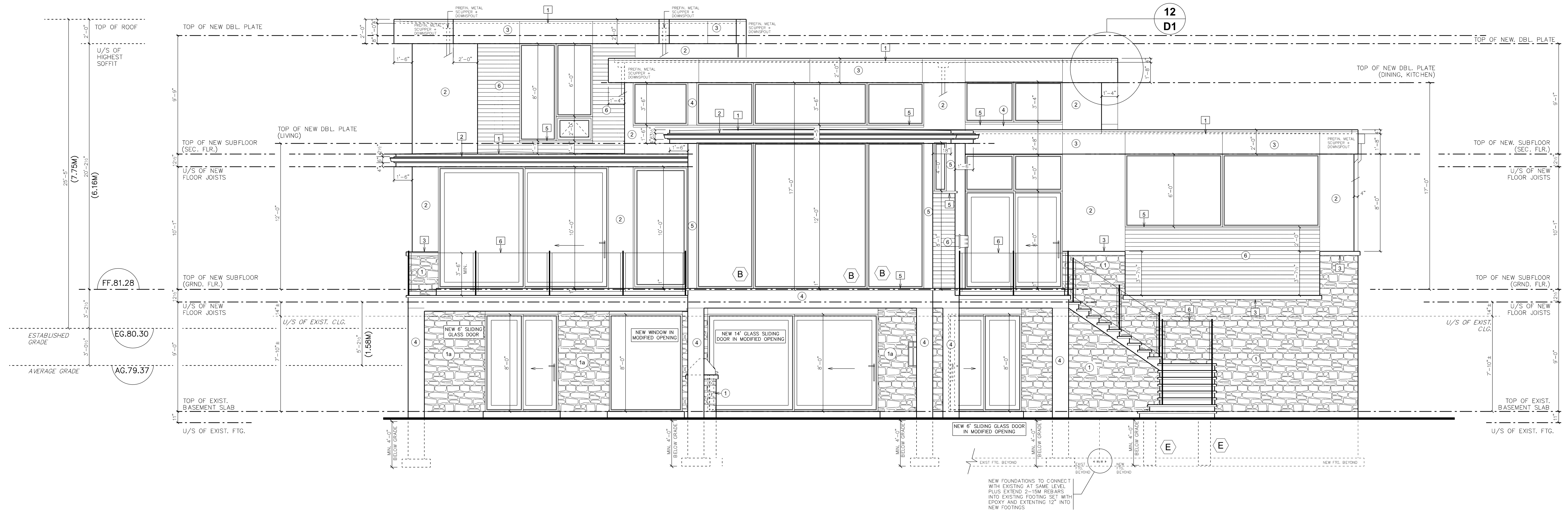
Dwn by: BS

Proj. no.: 23-2059

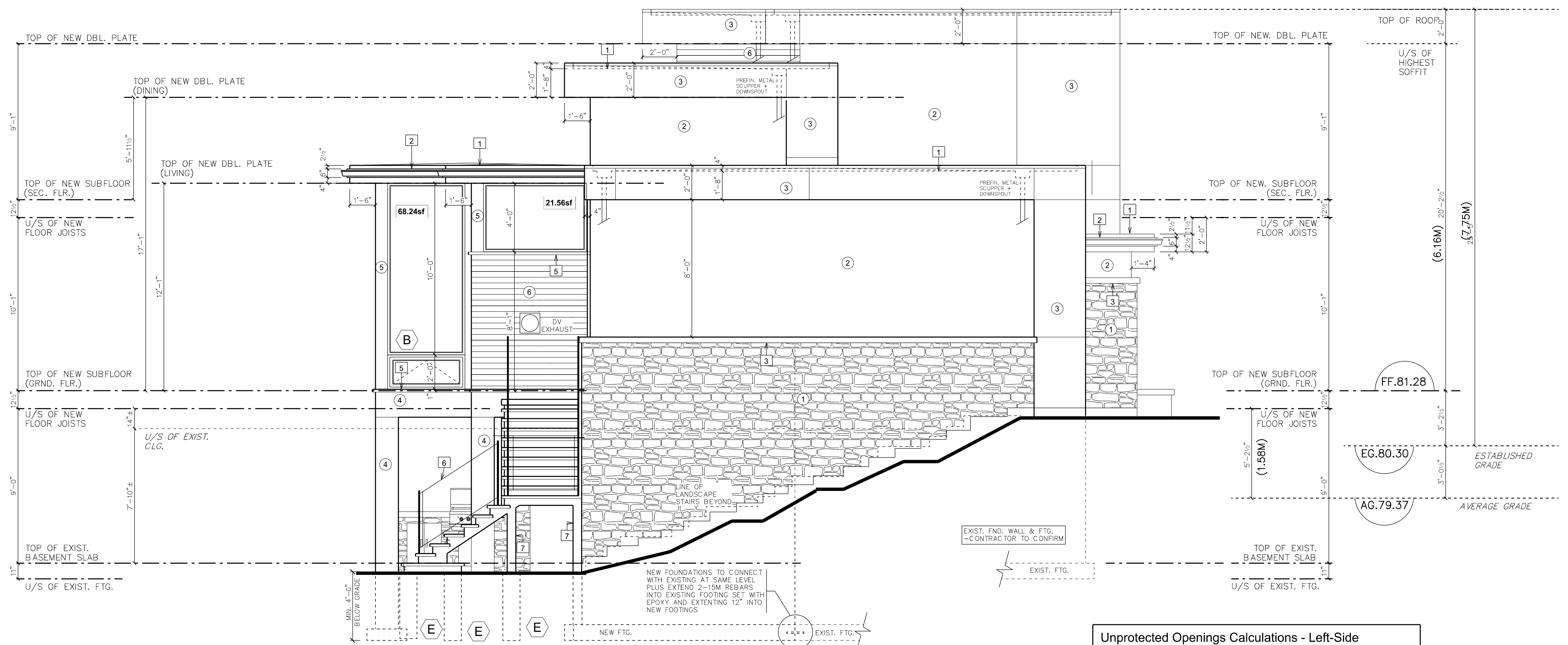
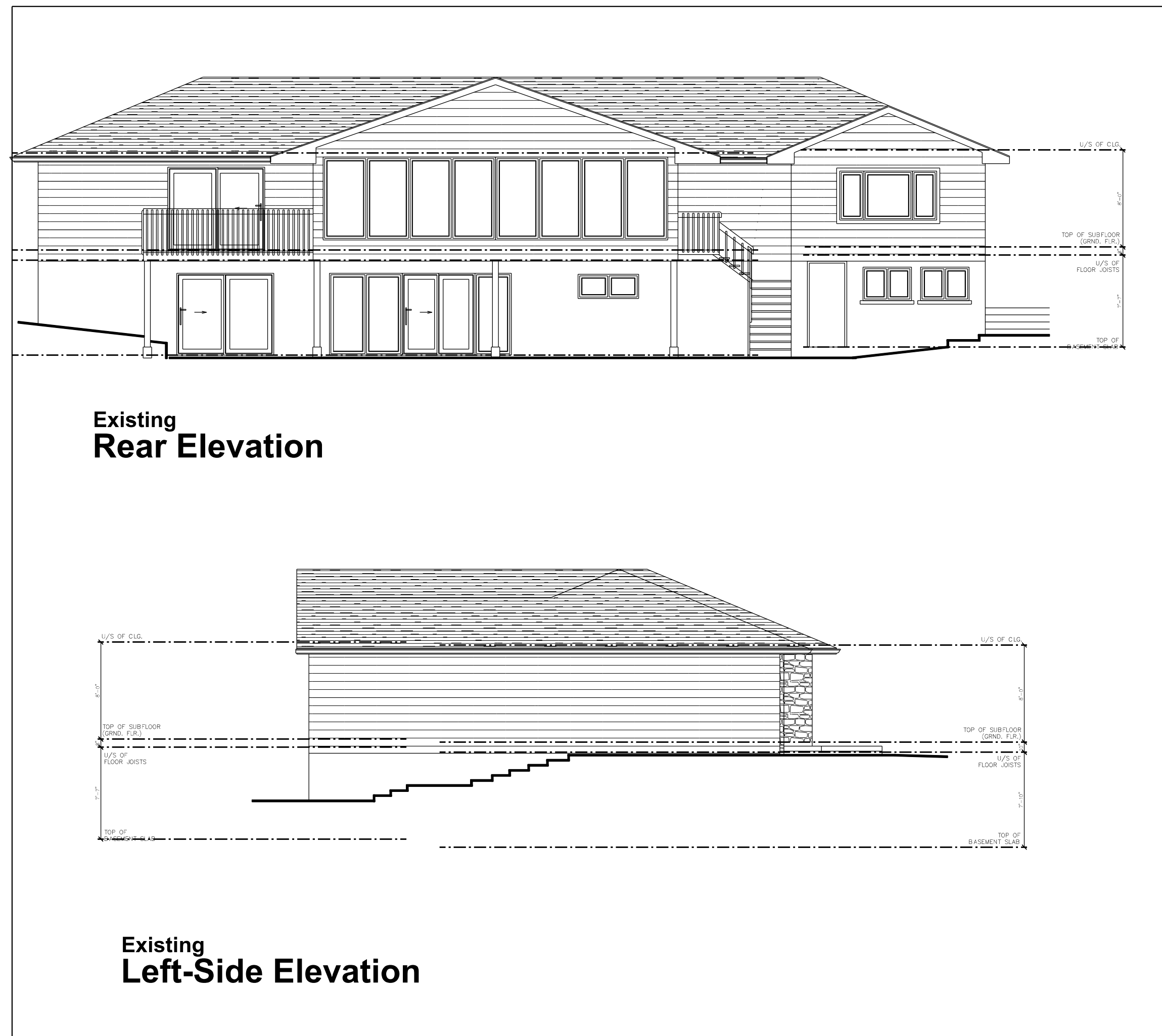
A5

David Small Designs

Architecture + Interior Design



Rear (East) Elevation



Left-Side (North) Elevation

Unprotected Openings Calculations - Left-Side	
Limiting Distance	4.24m
Wall Area	1018.7 sf (94.6 sm)
Opening Area Allowed	202.9 sf (19.9%)
Opening Area Existing	N/A sf (N/A %)
Opening Area Removed	N/A sf (N/A %)
Opening Area Proposed	89.8 sf (8.8 %)
Total Opening Area Proposed	89.9 sf (8.8%)
Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.	

Drawing Legend

1.0 Materials

- 1 New Natural Stone
- 1a New Natural Stone to Replace Existing Concrete
- 2 Pigmented Epoxy Stucco
- 3 ACM Panel - Light
- 4 ACM Panel - Dark
- 5 Prefin. Alum. Panel - Corner Windows
- 6 4" Prefinished Horizontal Wood Siding

2.0 Roofing

- 1 2-Ply Torch On Rubber Membrane Roof Sloped As Per Drainage Plan

3.0 Trim, Cornice, Moulding, & Gutter Notes

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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 Ontario Building Code.

Peter Giordano
Name
2091
BCN
Registration Information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 Ontario Building Code.
David W. Small Designs Inc.
Firm Name
2099
BCN

Project:

The Abdullah Home
1360 Lakeshore Road W

Part of Lot 23, Concession 4
South of Dundas Street
Regional Municipality of Halton

Drawing:

Rear & Left-Side
Elevations

Scale: 1/4"=1'-0"

Date: Oct 2023

Dwn by: BS

Proj. no.: 23-2059

A6

David
Small
Designs

Architecture +
Interior Design



Welwyn Consulting

October 23, 2023

David Small Designs Inc.

c/o Siobhan Hope
4-1405 Cornwall Road
Oakville, Ontario L6J 7T5 siobhan@dsd.ca

**SUBJECT: Arborist Report and Tree Preservation Plan
1360 Lakeshore Road West, Oakville**

Dear Siobhan:

Attached please find the Arborist Report & Tree Preservation Plan that has been prepared for the above listed property. It is the client's responsibility to review the entire report to ensure all required tree permit application forms are filed with the Town of Oakville.

This report includes an evaluation of all subject site trees of 15cm and greater in DBH (diameter at breast height) and all neighbouring and Town-owned trees regardless of DBH within 6 metres of the subject site's property lines. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with the following Town of Oakville By-Laws required to obtain a Site Alteration Permit:

- *Site Alteration By-Law No. 2003-021 and Amendment No.2008-124*
- *Private Tree Protection By-law No. 2017-038*
- *Trees on Town Property By-Law No.2009-025*
- *Tree Protection Policy and Specifications for Construction near Trees*

Included in the report (if applicable) are Valuation Appraisals of any Town-owned trees as required by the Town of Oakville to obtain any necessary tree permits. This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

Tom Bradley B.Sc. (Agr.)
A.S.C.A. Registered Consulting Arborist #492
I.S.A. Certified Arborist #ON-1182A
I.S.A. Certified Tree Risk Assessor
Butternut Health Assessor (O.M.N.R.)
Welwyn Consulting (Business Licence #18-108827)
(905) 301-2925 welwyntrees@gmail.com



Welwyn Consulting

Arborist Report and Tree Preservation Plan

1360 Lakeshore Rd. W., Oakville

Prepared For

David Small Designs Inc.
c/o Siobhan Hope
4-1405 Cornwall Road
Oakville, Ontario L6J 7T5 siobhan@dsd.ca

Prepared By

Tom Bradley B.Sc. (Agr.)
A.S.C.A. Registered Consulting Arborist #492
I.S.A. Certified Arborist #ON-1182A
I.S.A. Certified Tree Risk Assessor
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(905) 301-2925 welwyntrees@gmail.com

Prepared On

October 23, 2023



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Summary

This Arborist Report and Tree Preservation Plan addresses all subject site trees with a diameter at breast height (DBH) of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6 metres of the subject site that may be affected by the proposed property development, and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ), and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are **eighteen (18) trees** that may be affected by the proposed site development plan:

- Seven (7) trees on the subject site
- Eight (8) neighbouring trees within 6 metres of the subject site's property lines
- No (0) shared ownership trees along any subject site property lines
- Three (3) Town-owned trees within 6m of the subject site's property lines

Table 1: Tree Preservation and Removal

<u>TREES TO PRESERVE</u>	<u>TREE NUMBER</u>	<u>TOTAL</u>
i) Subject Site Trees	1, 11, 18	3
ii) Neighbouring Trees	2, 3, 5, 6, 7, 8, 9, 15	8
iii) Town-owned Trees	12, 13, 14	<u>3</u>
	# of Trees to be Preserved:	14
<u>TREES TO REMOVE</u>	<u>TREE NUMBER</u>	<u>TOTAL</u>
i) Subject Site Trees	4, 10, 16, 17 (site plan conflict)	4
ii) Neighbouring Trees	0	0
iii) Town-owned Trees	0	<u>0</u>
	# of Trees to be Removed:	4
	Total Trees on or adjacent to Subject Site:	18

Specific tree-related issues on this site:

Please refer to Page 9 of this report for on-site supervision requirements by a Certified Consulting Arborist during the proposed construction activities at 1360 Lakeshore Road West, Oakville.



Introduction

This Arborist Report and Tree Preservation Plan provides the current condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site that may be affected by the proposed site development plan as indicated by the attached site plan in Appendix A. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable and minimize the potential impact of construction injury to the trees through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices.

Assignment

Welwyn Consulting was contacted by **David Small Designs Inc.** to provide an Arborist Report and Tree Preservation Plan, as required by the Town of Oakville's Tree Protection By-Laws, to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. This report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner, and provide a long-term tree preservation and management plan for the site.

Limits of Assignment

This report is limited to assessing/documenting the health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site during Welwyn Consulting's site survey on **October 18, 2023**. All evaluations are based upon a visual inspection of the trees from the ground, and the analysis of photos and any samples taken during that inspection.

Unless specifically stated in the report:

- 1.) Neither aerial inspections nor root excavations were performed on any trees on or within 6 metres of the subject site.
- 2.) A Level II Basic Assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations on the subject site.
- 3.) A Level I Limited Visual Assessment was used for any off-site trees as required.

Purpose and Use

The purpose of this report is to document the current health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site, and to provide an Arborist Report and Tree Preservation Plan that complies with the Town of Oakville's Tree Protection and Site Alteration Bylaws.

This report is intended for the exclusive use of **David Small Designs Inc.** Upon submission by and payment to Welwyn Consulting, this report will be licensed for use by **David Small Designs Inc.** at their discretion.



Observations

The proposed development is located in an established residential area near the intersection of Lakeshore Road West and Woodhaven Park Drive within the Town of Oakville. This site presently contains a single family dwelling that will be reconfigured upon its existing foundation. Welwyn Consulting visited the site on **October 18, 2023** to conduct the tree inventory and take photographs of the trees on site as well as any neighbouring or Town-owned trees that may be affected by the proposed site plan.



Photo #1



Photo #2

Figure #1: These 2 photos show the front and rear yard of the subject site at 1360 Lakeshore Road West as they appeared during the tree inventory conducted on October 18, 2023.

Appendices

Appendix A contains the most current site plan supplied by **David Small Designs Inc.** which provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for Town-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building

Appendix B contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health, structural condition and their physical location/ownership provide the basis for their recommended preservation or removal.

Appendix C contains the Tree Appraisal values for any Town-owned trees on municipal property adjacent to the subject site that may be impacted by the proposed site plan.

Appendix D contains selected photos of trees on this site.



Trees to Preserve (14)

NOTES:

- 1.) It is the responsibility of the client to ensure that all architects, engineers, and contractors involved with the project be provided with a copy of the entire Arborist Report and Tree Preservation Plan for review prior to the commencement of construction activities on this site.
- 2.) All subject site trees 15cm DBH or greater and any hedge with stems that measure 15 cm DBH or greater are protected by the Private Tree Protection By-Law (2017-038). All Town-owned trees regardless of DBH are protected by the Trees on Town Property By-Law (2009-025).
- 3.) A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

■ **Tree #1**

Red Oak (subject site)

This tree is located in the front yard at 1360 Lakeshore Road West adjacent to the existing driveway. This tree shall be protected for the duration of the proposed construction activities on this site.

This subject site tree shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the tree's continued survival.

NOTES:

- 1.) The existing asphalt driveway located approx. 1.5m from Tree #1's south base is proposed for reconfiguration. The driveway's location will be moved to 4m from Tree #1's south base.
- 2.) Primary hoarding (**green** lines as shown in Appendix A on pg. 22 of this report) shall be installed at the existing driveway's north edge prior to construction of the proposed dwelling. The existing driveway will then be removed by hand (no heavy equipment) to the north edge of the proposed driveway located 4m from Tree #1's south base.
- 3.) Upon completion of the driveway reconfiguration, secondary hoarding (**purple** lines as shown in Appendix A on pg. 22 of this report) will be installed to provide greater protection of Tree #1's root system.

■ **Trees #2, 3, 5, 6 and 7**

Neighbouring trees

These five (5) trees are located on the neighbouring property north of the subject site at 1360 Lakeshore Road West. These 5 trees must be protected for the duration of the proposed construction activities on this site.

(Next page)



Welwyn Consulting

These five (5) neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the trees' continued survival.

NOTE: The proposed paverstone walkway will be located outside the minimum TPZ values for Trees #2, 3, 5, 6 and 7.

■ **Trees #8, 9 and 15**

Neighbouring trees

These three (3) trees are located on the neighbouring property south of the subject site at 1360 Lakeshore Road West. These 3 trees must be protected for the duration of the proposed construction activities on this site.

These three (3) neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the trees' continued survival.

■ **Tree #11**

Scotch Elm (subject site)

This tree is located in the front yard at 1360 Lakeshore Road West. This tree shall be protected for the duration of the proposed construction activities on this site. Note that this tree is below 15cm DBH.

This subject site tree shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the tree's continued survival.

■ **Trees #12, 13 and 14**

Town-owned trees

These three (3) trees are located in the boulevard area of the front yard at 1360 Lakeshore Road West on lands owned by the Town of Oakville. These 3 trees must be protected for the duration of the proposed construction activities on this site.

These three (3) Town-owned trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the trees' continued survival.

NOTE: *As required by the Town of Oakville, all site servicing (water, sanitary, gas and hydro) must be outside the minimum TPZ of Town trees. Where this is not possible, trenchless method such as directional boring must be used under supervision of the project arborist.*



■ **Tree #18**

White Spruce (subject site)

This tree is located in the front yard at 1360 Lakeshore Road West. This tree shall be protected for the duration of the proposed construction activities on this site.

This subject site tree shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the tree's continued survival.

NOTES:

- 1.) Reconfiguration of the existing asphalt driveway will encroach 1.4m into the minimum 2.4m TPZ for Tree #18.
- 2.) *A Certified Consulting Arborist shall be on-site during the proposed driveway foundation reconfiguration excavation to determine the size and quantity of Tree #18's roots that could be affected. Any roots in the immediate area of the excavation shall be assessed and, if feasible and reasonable, be properly pruned by the attending Arborist. This action is anticipated to minimize the extent of root injury and provide any pruned roots with the best opportunity to regenerate.*
- 3.) A Tree Protection Audit report documenting the results of the above on-site supervision shall be prepared by the project Consulting Arborist for submission to the Town of Oakville's Urban Forestry Department.



Trees to Remove (4)

NOTES:

- 1.) Prior to construction, all trees scheduled for removal should be removed to grade level to increase the safety for both the property owner and any contractors.
- 2.) *The Private Tree Protection By-Law 2017-038 regulates all trees up until final Site Plan approval. During the Site Plan Process, trees shall not be removed as they are part of the formal submission. Once final Site Plan approval has been granted, the by-law is superseded by conditions that are set out in the approved Site Plan. Once Site Plan approval is granted, the private trees to be removed are not subject to the Private Tree By-Law procedure.*

■ **Trees #4 and 10**

Rear yard trees (subject site)

These two (2) trees are in conflict with the proposed site plan and are proposed to be safely removed to grade level prior to the commencement of any on-site construction activities.

■ **Trees #16 and 17**

Colorado Blue Spruces (subject site)

These two (2) front yard trees are conflict with the proposed site plan and are proposed to be safely removed to grade level prior to the commencement of any on-site construction activities.



Tree Replacement Policy (Town of Oakville)

The following information reflects the Town of Oakville's updated Tree Replacement Policy as of May 2, 2017:

- As a condition of issuing a tree removal permit, one (1) replacement tree must be planted for every 10cm DBH of healthy tree removed (e.g. one 50cm DBH tree removed = 5 replacement trees)
- Any hedge with stems that measure 15cm or more in diameter will require a permit to remove.
- A \$300.00 security deposit is required for each tree to be planted. The security deposit will be refunded once a final inspection of the replacement plantings is complete.
- Replacement trees must be planted on the same property as those removed. Where it is not possible to properly grow replacement trees on the site, the security deposit may be donated to the town to plant on nearby town property.
- The minimum tree replacement size is 30mm caliper (3cm diameter) deciduous tree, or a 150cm high coniferous tree in a five-gallon container, balled in burlap, or in a wire basket.

Partial Permit Fee Schedule - 2022

- \$50.00 for the first tree removed (15 to 24cm DBH) in a 12-month period.
- \$350.00 for each additional tree, and all trees larger than 24 cm DBH.
- No fee for dead and high risk trees, Ash trees, and Buckthorn, but a permit is still required.
- Tree replacement and security deposit may be a condition of removal.

Town of Oakville DESP Policy Updates:

- Tree Replacements:
 - 1.) All trees within the proposed building footprint and within 1m (accounting for minimum over-dig only) regardless of DBH are exempt from the requirement for replacement tree planting.
 - 2.) All trees of 15cm DBH and greater that are further than 1m from the proposed building foundation will require replacement tree plantings. This includes but is not limited to removals due to proposed driveway construction, trees in poor structural condition and unacceptable levels of root loss due to building foundation over-dig, etc. Dead/imminent hazard trees, and dead Ash trees due to Emerald Ash Borer (EAB) do not require compensation tree planting.
 - 3.) DESP may require/request replacement planting as compensation if there are numerous large-diameter, healthy, or desirable tree species within the building footprint or within 1m (over-dig limit).
 - 4.) DESP requests that best efforts are made to plant as many trees as the lot can reasonably accommodate. DESP is not able to accept 'cash in lieu of planting' for the DESP tree planting – only for the private tree by-law tree permits.



Tree replacement planting options include:

- Large/medium stature trees such as Oak, Tulip Tree, Kentucky Coffee Tree, Zelkova, Linden, etc.
- Small ornamental/flowering trees, such as Dogwood, Japanese Lilac, etc.
- Columnar/narrow form trees such as columnar Tulip Tree, columnar European Hornbeam, columnar English Oak, etc. These can be planted with closer spacing to form a privacy screen or hedge row.
- The least-preferred option is to plant a hedge row of White Cedars, where possible, or other large conifers such as Eastern White Pine, Eastern Hemlock, etc. Juniper/Yew/Emerald Cedars are not accepted as primary replanting.

Tree Replacement Planting Plan: 1360 Lakeshore Road West, Oakville

I.D.#	Tree Species	Exposure	Mature Height	Mature Canopy	Soil Type and Zone
R1 – R2 (2 trees)	Japanese Tree Lilac <i>Syringa reticulata</i>	Full sun to part shade	10m	5m	Adaptable to various soils and urban conditions – Zone 4
R3 – R4 (2 trees)	Blue Beech <i>Carpinus caroliniana</i>	Part sun to full shade	10m	10m	Prefers well-drained soil and shelter from wind – Zone 3
R5 – R9 (5 trees)	White Spruce <i>Picea glauca</i>	Full sun	25m	10m	Adaptable to cold, exposed areas, drought and heat once established – Zone 2
R10 (1 tree)	Hackberry <i>Celtis occidentalis</i>	Part sun to full shade	18m	16m	Adaptable to urban soils and difficult growing conditions – Zone 2

NOTES:

- 1.) Replacement tree numbers were derived as follows:
 - a. Tree #4 – 25cm DBH 2 replacement trees
 - b. Tree #10 – 29cm DBH 3 replacement trees
 - c. Tree #16 – 24cm DBH 2 replacement trees
 - d. Tree #17 – 30cm DBH 3 replacement trees
10 replacement trees
- 2.) Ten (10) replacement trees and their approximate proposed locations are marked with the symbol **Rx** on the site plan in Appendix A on Page 22 of this report.



Tree Care Recommendations

Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling recommendations by Welwyn Consulting are made as a part of "due diligence" to alert tree owners to the 'potential' for tree failure and to provide hazard mitigation options based upon observed conditions. Cabling reduces but does not eliminate a tree's hazard or failure potential.

- **There are no trees recommended for cabling on this site at this time.**

Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1st year following construction injury. Uptake of nutrients and water in compacted soils can be reduced, and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.

Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

- **There are no trees recommended for pruning on this site at this time.**



Root Pruning

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning must be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Dry-Vac or Air-Spade technologies provide two of the least invasive methods for root zone excavation, and should be performed under the supervision of a Certified Arborist.*

General Methodology (other than hydro-vac/air spade)

Under the direction of a Certified Consulting Arborist, and using hand and/or mechanical excavation methods, the soil shall be carefully removed starting approximately 4m perpendicular to the edge of the proposed building foundation area. Digging in a line parallel to the roots rather than across them should minimize cracking of any large roots near the tree's base. The soil shall be removed in layers approximately 1.0m deep to minimize the potential for striking any large roots that may have been close to the soil surface.

■ **Tree #18: White Spruce (subject site)**

A Certified Consulting Arborist shall be on-site during the proposed driveway foundation reconfiguration excavation to determine the size and quantity of Tree #18's roots that could be affected. Please refer to Page 9 for further information.

Irrigation

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees.

The top 30cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.*

Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**



Horizontal Mulching

It may be determined by the Certified Consulting Arborist that trees within close proximity of construction activities will require a layer of composted wood chip mulch applied to the root zones inside the TPZ hoarding. Decomposed wood mulch 5–10cm (2–4 inches) deep applied to a tree's root zone should help to retain soil moisture, regulate soil temperature, and provide a natural organic source of nutrients in their elemental form over time. Piling of mulch against the tree stem shall be avoided. Fresh wood chip mulch shall be applied to a depth of 10-15cm beneath steel plates or plywood on vehicle and equipment traffic areas within close proximity to the TPZ to distribute weight on the soil and help reduce potential root zone soil compaction.

- **There are no specific mulching requirements at this time.**

Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- **There are no root zone aeration improvements required on this site at this time.**

Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation.

Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- **There are no trees recommended for transplanting on this site at this time.**



Tree Preservation Plan

The following Tree Preservation Plan shall be implemented prior to any on-site construction activity.

Hoarding

Hoarding is used to define the **Tree Protection Zone (TPZ)**, which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding must be installed prior to any construction activity, and remain intact until construction and landscaping is completed. The TPZ must **NOT** be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil.

As required by the Town of Oakville, hoarding shall be constructed of 4x8 plywood or waferboard sheets using 2x4 top and bottom rail construction with supports and braces. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction and supports & braces or T-bars when protecting street trees where site line obstruction is a concern. TPZ signage shall be posted in visible locations on the TPZ hoarding. The architect of record for the project shall update the most current site plan/grading plan to include all existing trees properly plotted and numbered, with tree canopy diameters and TPZ hoarding locations clearly indicated and to scale.

NOTE: A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

Hoarding Installation

A diagram of the proposed hoarding plan for this site can be found in Appendix A on Page 22 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix B starting on Page 23 of this report, and the hoarding shall be installed using the following guidelines:

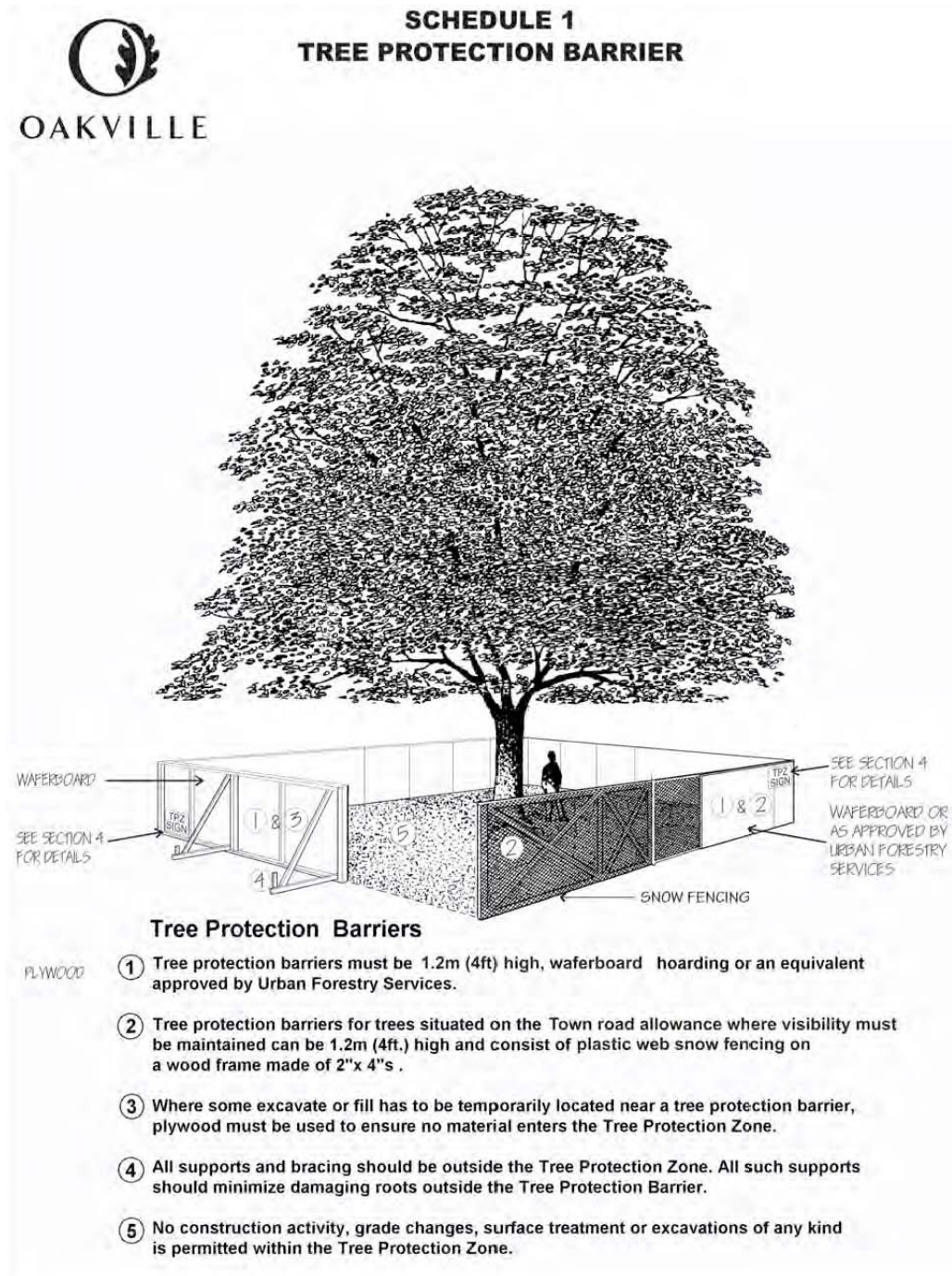
- 1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected, or up to all existing and/or proposed hard surfaces to allow for construction.
- 2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection shall have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
- 3) Encroachment within a tree's TPZ will require a special permit from the Town of Oakville and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.



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Town of Oakville TPZ Hoarding Specifications

The diagram below provides the Town of Oakville's standards for Tree Protection Zone (T.P.Z) hoarding.

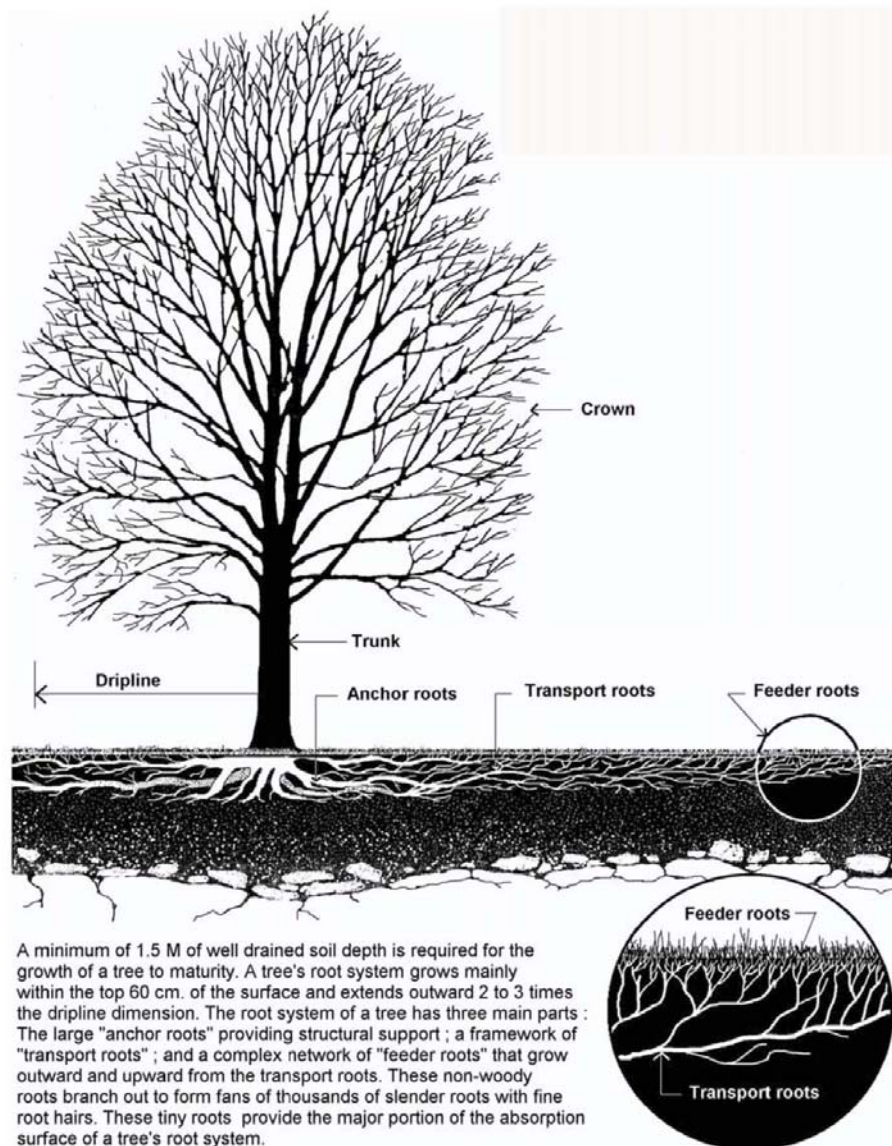




Welwyn Consulting

Optimal Tree Crown and Root Structure – Town of Oakville

DETAIL TP-1



The Crown and Root Structure of a Tree in an Optimum Growing Environment

Name: _____

Date: **November 2016**

Scale: **N.T.S.**

File No: - _____



OAKVILLE

Note:
Graphic and technical information supplied by
the City of Toronto, Urban Forestry Services

S:\DEPARTMENT\PARKS\FOR&CMTY\Tree Protection Details\THE CROWN AND ROOT STRUCTURE.CDR



Tree Preservation Plan Summary

I.) Pre-Construction Phase

- It is recommended that an on-site meeting take place with the project Certified Consulting Arborist, a representative from the Town of Oakville's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If permitted by the Town of Oakville, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- If permitted by the Town of Oakville, prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

III.) Post-Construction Phase

- Remove hoarding only after permission from the Town of Oakville.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

NOTE:

Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.



ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

Care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible. The consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.



CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.
- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Consulting Arborist through the *American Society of Consulting Arborists (A.S.C.A)* and both a Certified Arborist and Certified Tree Risk Assessor with the *International Society of Arboriculture (I.S.A)*. I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

Signed: _____

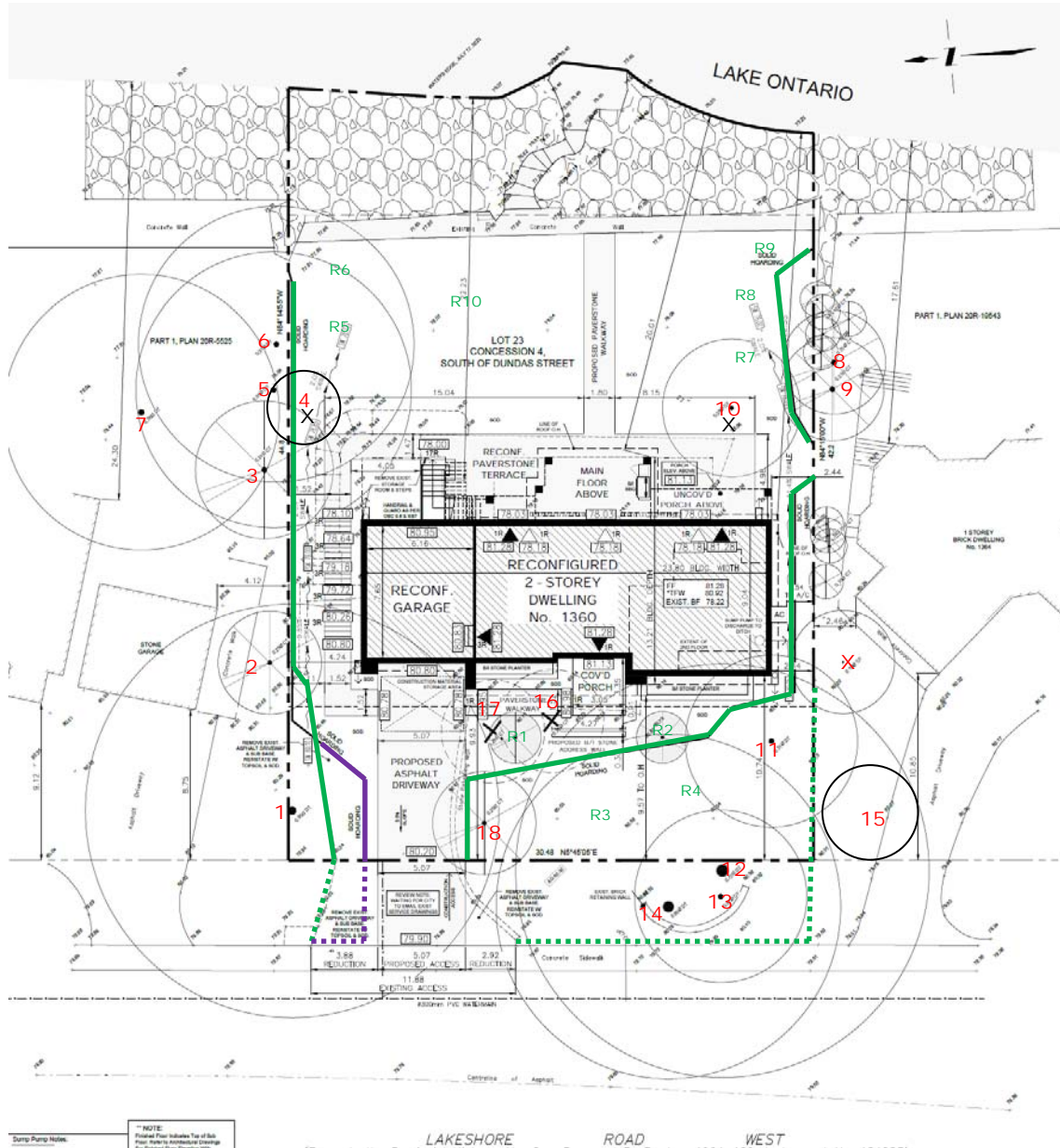
Date: October 23, 2023



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Appendix A: Proposed Site Plan – 1360 Lakeshore Road West, Oakville

Note: The locations of Trees #4 and 15 are approximations. The proposed Tree Protection Zone (TPZ) hoarding is drawn as green lines and has been drawn to scale on the site plan by the project architect. Rx denotes ten (10) replacement trees and their approximate proposed locations. X denotes a previously removed neighbouring tree.



Legend:

Primary Hoarding ——— Framed Hoarding - - - - -
Secondary Hoarding ——— (to be installed after driveway reconfiguration)
(Water and sanitary services to be determined)



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Appendix B: Tree Survey – 1360 Lakeshore Road West, Oakville

* denotes estimated DBH due to restricted site access/private property

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
1	Subject Site	Red Oak	<i>Quercus rubra</i>	96	18	14	Good	Good	Small-caliper deadwood in canopy; branch canopy above 6m; existing driveway at south tree base	Preserve: TPZ = 6.0m
2	Neighbour	Colorado Blue Spruce	<i>Picea pungens</i> 'Glauca'	25*	10	5	Good	Good	Small-caliper deadwood in canopy; branch canopy above 2m and shaded and reduced on west side	Preserve: TPZ = 2.4m
3	Neighbour	Colorado Blue Spruce	<i>Picea pungens</i> 'Glauca'	30*	11	5	Good	Good	Small-caliper deadwood in canopy; branch canopy above 2m	Preserve: TPZ = 2.4m
4	Subject Site	Amur Maple	<i>Acer ginnala</i>	7, 16, 18 (25)	7	7	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow adpressed included bark union at tree base; branch canopy shaded and reduced on north side	Remove: Proposed site plan in conflict with the tree
5	Neighbour	Austrian Pine	<i>Pinus nigra</i>	45*	14	12	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 6m from tree base; branch canopy above union and shaded/reduced on west side	Preserve: TPZ = 3.0m
6	Neighbour	Austrian Pine	<i>Pinus nigra</i>	45*	13	10	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy above union and shaded/reduced on west side	Preserve: TPZ = 3.0m
7	Neighbour	Crimson King Norway Maple	<i>Acer platanoides</i> 'Crimson King'	45*	16	9	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 5m from tree base; branch canopy above union	Preserve: TPZ = 3.0m
8	Neighbour	White Spruce	<i>Picea glauca</i>	40*	12	7	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base and shaded/reduced on west side	Preserve: TPZ = 3.0m
9	Neighbour	White Spruce	<i>Picea glauca</i>	40*	12	7	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base and shaded/reduced on east side	Preserve: TPZ = 3.0m



I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
10	Subject Site	Flowering Crabapple	<i>Malus spp.</i>	11, 17, 21 (29)	4	7	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; epicormic shoots on stem and canopy branches; branch canopy above 1.8m	Remove: Proposed site plan in conflict with the tree
11	Subject Site	Scotch Elm	<i>Ulmus glabra</i>	10, 10 (14)	10	8	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow included bark union 0.5m from tree base; branch canopy above 2m; below 15cm DBH	Preserve: TPZ = 2.4m
12	Town of Oakville	Red Oak	<i>Quercus rubra</i>	85	24	17	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 10m from tree base; branch canopy above 10m; approx. 10 degree corrected stem lean south	Preserve: TPZ = 5.4m
13	Town of Oakville	White Ash	<i>Fraxinus americana</i>	37	22	5	Good	Good	Small-caliper deadwood in canopy; branch canopy above 8m and shaded and reduced on north and south sides	Preserve: TPZ = 3.0m
14	Town of Oakville	White Ash	<i>Fraxinus americana</i>	55	20	12	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow adpressed included bark union 8m from tree base; central leader growing east above union; branch canopy above 4m and shaded/reduced on south side	Preserve: TPZ = 3.6m
15	Neighbour	Austrian Pine	<i>Pinus nigra</i>	35*	12	8	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base and shaded/reduced on west side	Preserve: TPZ = 3.0m
16	Subject Site	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	24	14	4	Fair	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 3m and shaded/reduced on north side; reduced foliage in canopy	Remove: Proposed site plan in conflict with the tree
17	Subject Site	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	30	14	5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 2.5m from tree base and shaded/reduced on south side	Remove: Proposed site plan in conflict with the tree



I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
18	Subject Site	White Spruce	<i>Picea glauca</i>	23	12	4	Fair	Good	Small-caliper deadwood in canopy; approx. 10 degree stem sweep west; apical dieback 3m from top; lower branch canopy clearance pruned 2m from tree base	Preserve: TPZ = 2.4m

Tree Protection Zone Standards – Town of Oakville 2023

Trunk Diameter (DBH)	Tree Protection Zone (distance from trunk)
<10cm	1.8m
10-30cm	2.4m
31-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm	6.0m
100cm or greater	Add 10cm to TPZ for every cm of DBH



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Appendix C: Tree Valuation Appraisals – Trunk Formula Method

TREE APPRAISAL Trunk Formula Method

Tree Number: Twelve (12)
Address: 1360 Lakeshore Road West, Oakville
Owner: Town of Oakville
Date of Appraisal: October 18, 2023
Appraiser: Tom Bradley
Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Red Oak	<i>Quercus rubra</i>
2	Condition:	81 %	
3	DBH:	85 cm	
4	Location:	75 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	81 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm ²
7	Replacement Plant Cost:	\$340.00
8	Installation Cost: (1.5x Plant Cost)	\$510.00
9	Installed Tree Cost:	\$850.00
10	Unit Tree Cost:	\$13.37

Calculations by Appraiser Using Field and/or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	5672 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	5608 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$75,822.91
14	Appraised Value (#13 x #5 x #2 x #4) :	\$37,425.72
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$37,400



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TREE APPRAISAL Trunk Formula Method

Tree Number: Thirteen (13)
 Address: 1360 Lakeshore Road West, Oakville
 Owner: Town of Oakville
 Date of Appraisal: October 18, 2023
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	White Ash		<i>Fraxinus americana</i>
2	Condition:		81 %	
3	DBH:		37 cm	
4	Location:		65 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	71 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm ²
7	Replacement Plant Cost:	\$180.00
8	Installation Cost: (1.5x Plant Cost)	\$270.00
9	Installed Tree Cost:	\$450.00
10	Unit Tree Cost:	\$7.08

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	1075 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	1011 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$7,607.93
14	Appraised Value (#13 x #5 x #2 x #4) :	\$2,852.73
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$2,850



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TREE APPRAISAL Trunk Formula Method

Tree Number: Fourteen (14)
 Address: 1360 Lakeshore Road West, Oakville
 Owner: Town of Oakville
 Date of Appraisal: October 18, 2023
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	White Ash	
2	Condition:		78 %
3	DBH:		35 cm
4	Location:		65 %

*Fraxinus
americana*

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	70 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm ²
7	Replacement Plant Cost:	\$180.00
8	Installation Cost: (1.5x Plant Cost)	\$270.00
9	Installed Tree Cost:	\$450.00
10	Unit Tree Cost:	\$7.08

Calculations by Appraiser Using Field and/or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	962 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	898 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$6,808.21
14	Appraised Value (#13 x #5 x #2 x #4) :	\$2,420.11
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$2,420



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Appendix D: Site Photos – 1360 Lakeshore Road West, Oakville



Photo #3 (Tree #4 – 25cm DBH – proposed for removal)



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Appendix D: Site Photos – 1360 Lakeshore Road West, Oakville (cont.)



Photo #4 (Tree #10 – 29cm DBH – proposed for removal)



Photo #5 (Tree #16 – 24cm DBH – proposed for removal)



Photo #6 (Tree #17 – 30cm DBH – proposed for removal)