



December 20, 2024

ARBORIST REPORT

375 Kingston Road, Pickering, Ontario

BACKGROUND

MHBC was retained to conduct an inventory of the existing trees within the boundaries of the property known as 375 Kingston Road, as they pertain to the City of Pickering Tree By-laws. This investigation examined 82 trees within and around the subject property. Field work was completed December 2, 2024, this report relates to the condition of the trees at that time.

PROCEDURE

The on-site inventory of existing trees was carried out using the current survey of the property and relies on the accuracy of this survey. The inventory includes all trees within the site boundary, all trees within 6.0 metres of the site boundary and all City owned trees along the adjacent boulevards.

This inventory is summarized graphically in the Tree Inventory Plans TI-1 – TI-2, which shall always be read in conjunction with this report and shall form part of this report. For the purposes of this report, trees and groupings of trees are identified in terms of species, size, condition, and recommendations.

The following rating system was used in describing the general condition of the trees inventoried:

- Good: Indicates a condition of vigor and no major concerns.
- Fair: Indicates an adequate tree, which may have some minor issues.
- Poor: Indicates declining health, bad form, or other more serious issues.
- Dead: Indicates a dead tree that should be removed.

ASSUMPTIONS AND LIMITING CONDITIONS

- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible and is assumed to be correct; however MHBC can neither guarantee nor be responsible for the accuracy of information provided by others.
- It is assumed that the properties are not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
- Unless otherwise required by law, possession of this report or a copy thereof does not imply right of publication or use for any purpose in whole or in part by any other than the person or company by whom it was commissioned.
- The use of excerpts from this report or alterations to this report, without the authorization of MHBC Planning will invalidate the entire report. This report may not be used for any purpose other than its intended purpose as outlined.

- Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination or accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the plants inventoried may not arise in the future.
- The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. The recommendation to remove or maintain any tree(s) does not grant authority to encroach in any manner onto adjacent private properties.

SUMMARY OF TREES INVENTORIED

Tree #	Common Name	Botanical Name	DBH (CM)	Canopy (M)	Condition	Structure	Comments	Recommendation
163	Colorado Blue Spruce	<i>Picea pungens</i> var. <i>glauca</i>	23	3	F/P	P	Moderate/significant bow in trunk, Moderate/significant needle drop	Remove due to construction
164	Honey Locust	<i>Gleditsia triacanthos</i>	24	6	F	F	Mild bow in trunk	Remove due to construction
165	Honey Locust	<i>Gleditsia triacanthos</i>	33	12	F	F		Remove due to construction
166	Colorado Blue Spruce	<i>Picea pungens</i> var. <i>glauca</i>	17	-	D	-	Previously removed	Remove due to condition
167	Colorado Blue Spruce	<i>Picea pungens</i> var. <i>glauca</i>	28	5	F/P	P	Previously removed	Remove due to construction
168	Honey Locust	<i>Gleditsia triacanthos</i>	29	9	F	F	Non-ideal form, Conflicting with hydro line	Remove due to construction
169	Honey Locust	<i>Gleditsia triacanthos</i>	29	9	F	F	Conflicting with hydro line, conflicting with light standard	Remove due to construction
170	Honey Locust	<i>Gleditsia triacanthos</i>	26	8	F	F	Conflicting with hydro line	Remove due to construction
171	Colorado Blue Spruce	<i>Picea pungens</i> var. <i>glauca</i>	24	5	P	F/P	Moderate/significant needle drop	Remove due to construction
172	Honey Locust	<i>Gleditsia triacanthos</i>	25	8	F	F	Conflicting with hydro line	Remove due to construction
173	Honey Locust	<i>Gleditsia triacanthos</i>	24	8	F	F	Conflicting with hydro line	Remove due to construction
174	Colorado Blue Spruce	<i>Picea pungens</i> var. <i>glauca</i>	23	5	D	-	Tree is 100% dead	Remove due to construction

175	Honey Locust	Gleditsia triacanthos	39	14	F	P	Significant structural failure evident	Remove due to construction
176	Norway Maple	Acer platanoides	47	18	F	F	Moderate root growing below root flare	Remove due to construction
177	Norway Maple	Acer platanoides	35	16	F	F		Remove due to construction
178	Norway Maple	Acer platanoides	31	15	F	F	3 stems at 0.3m, bowed trunks	Remove due to construction
179	Norway Maple	Acer platanoides	36	16	F	F	Co-dominant leaders, callousing wound at 1.0m	Remove due to construction
180	Austrian Pine	Pinus nigra	33	11	F	F/P	Moderate/significant bow in trunk and upper structure	Remove due to construction
181	Austrian Pine	Pinus nigra	32	12	F/G	F		Remove due to construction
182	Austrian Pine	Pinus nigra	31	10	F	F/P	Moderate bow in trunk(phototrophic related)	Remove due to construction
183	Austrian Pine	Pinus nigra	34	11	F	F	Mild/moderate lean	Remove due to construction
184	Norway Maple	Acer platanoides	33	8	F	F	Parking signs nailed to tree	Remove due to construction
185	Norway Maple	Acer platanoides	28	7	F	F	Mild dead wood in canopy	Remove due to construction
186	Norway Maple	Acer platanoides	25	7	F	F	Moderate dead wood in canopy	Remove due to construction
187	Norway Maple	Acer platanoides	18	6	P	P	Significant dead wood in canopy, Significant rot within trunk	Remove due to construction
188	Norway Maple	Acer platanoides	24	8	F	F	Mild dead wood in canopy	Remove due to construction
189	Austrian Pine	Pinus nigra	31	-	D	-	Tree is 100% dead	Remove due to condition
190	Austrian Pine	Pinus nigra	21	-	D	-	Previously removed	Remove due to condition
191	Austrian Pine	Pinus nigra	34	12	F	F		Remove due to construction
192	Austrian Pine	Pinus nigra	36	13	F	F		Remove due to construction
193	Freemanii Maple	Acer Freemanii	6	2	F/G	G		Remove due to construction
194	Freemanii Maple	Acer Freemanii	7	2	F	F	Significant damage above root flare	Remove due to construction

195	Freemanii Maple	Acer Freemanii	19	3	F/G	G		Remove due to construction
196	Honey Locust	Gleditsia triacanthos	7	2	F	F	Exposed roots	Remove due to construction
443	Norway Maple	Acer platanoides	103	14	F/P	P	Cavity in trunk, significant internal rot, major limbs previously removed, suspected significant failure risk	Remove due to construction
444	Norway Maple	Acer platanoides	29	8	F	F	Previous limb failure	Remove due to construction
445	Norway Maple	Acer platanoides	32	8	F	F/P	Shallow roots, significant root girdling	Remove due to construction
446	Colorado Blue Spruce	Picea pungens var. glauca	46	6	F	F		Remove due to construction
447	Honey Locust	Gleditsia triacanthos	19	8	F	F	Suckers at base	Remove due to construction
448	Manitoba Maple	Acer negundo	35	10	F	F/P	Moderate lean, growing through fence	Remove due to construction
449	Manitoba Maple	Acer negundo	21	12	F	F/P	Multi-stem, growing through fence	Remove due to construction
450	Manitoba Maple	Acer negundo	21	9	F	F/P	Multi-stem, growing through fence	Remove due to construction
451	Manitoba Maple	Acer negundo	21	11	F	F	Multi-stem, moderate lean	Remove due to construction
452	American Elm	Ulmus americana	29	7	F	F		Remove due to construction
453	Colorado Blue Spruce	Picea pungens var. glauca	38	8	F	F		Remove due to construction
454	Manitoba Maple	Acer negundo	16	5	F	F		Remove due to construction
455	Austrian Pine	Pinus nigra	20	6	F	F	2 stem at 1.0 metre	Remove due to construction
456	Sugar Maple	Acer saccharum	43	12	F	F		Retain
457	Buckthorn	Rhamnus cathartica	26	9	F	F	Multi-stem, mild to moderate lean	Retain
458	Japanese Red Maple	Acer palmatum	12	9	F	F		Retain
459	Norway Maple	Acer platanoides	69	15	F	F	Shallow roots	Retain

460	Colorado Blue Spruce	Picea pungens var. glauca	51	12	F	F	Minor deadwood throughout	Retain
461	Manitoba Maple	Acer negundo	19	7	F	F	Moderate lean, 2 stem at 0.9 metres	Retain
462	Manitoba Maple	Acer negundo	26	8	F	F		Retain
463	Flowering Crabapple Tree	Malus Sp.	30	9	F	F	2 stem at 1.3 metres	Retain
464	Manitoba Maple	Acer negundo	91	16	F	F	Signs of internal rot	Remove due to construction
465	Austrian Pine	Pinus nigra	13	4	F	F		Remove due to construction
466	Austrian Pine	Pinus nigra	24	7	F	F		Remove due to construction
467	Austrian Pine	Pinus nigra	12	4	F	F	Minor deadwood in canopy	Retain
468	Honey Locust	Gleditsia triacanthos	30	15	F	F		Retain
469	Honey Locust	Gleditsia triacanthos	30	12	F	F		Remove due to construction
470	Colorado Blue Spruce	Picea pungens var. glauca	20	3	F/P	F	Minor to moderate deadwood throughout	Remove due to construction
471	Colorado Blue Spruce	Picea pungens var. glauca	18	3	F	F		Remove due to construction
472	Siberian Elm	Ulmus pumila	44	11	F	F	2 stem at 1.5 metres	Remove due to construction
473	Norway Maple	Acer platanoides	26	6	F	F		Remove due to construction
474	Norway Maple	Acer platanoides	33	7	F	F		Remove due to construction
475	Norway Maple	Acer platanoides	27	6	F	F		Remove due to construction
476	Norway Maple	Acer platanoides	34	6	F	F		Remove due to construction
O1	Austrian Pine	Pinus nigra	~45	17	F/G	F/G		Remove due to construction
O2	Manitoba Maple	Acer negundo	~20	7	F	F		Remove due to construction
O3	Manitoba Maple	Acer negundo	~40	13	F/P	P	Previously removed	Remove due to construction

O4	Manitoba Maple	Acer negundo	~15	5	F	P	Poor form	Retain
O5	Manitoba Maple	Acer negundo	~27	9	F/P	P	Poor form, fruiting bodies evident	Retain
O6	Colorado Spruce	Picea pungens	~25	8	F/G	F		Retain
O7	Colorado Spruce	Picea pungens	~25	7	F/G	F		Retain
O8	Colorado Spruce	Picea pungens	~25	7	F/G	F		Retain
O9	Siberian Elm	Ulmus pumila	~26	8	F	F		Retain
O10	Siberian Elm	Ulmus pumila	~29	10	F	F		Retain
O11	Siberian Elm	Ulmus pumila	~34	12	F	F		Retain
O12	Siberian Elm	Ulmus pumila	~23	8	F	F		Retain
O13	Siberian Elm	Ulmus pumila	~52	13	F	F	Mild lean	Retain
O14	Siberian Elm	Ulmus pumila	~36	11	F	F		Retain

The above table summarizes the on-site trees. The remaining trees will be subject to tree protection per City of Pickering standards as outlined on drawings 1-TI-2. It is noted that not all trees marked for retention require tree protection hoarding. Refer to TI-1 for size and layout of tree protection hoarding.

PHOTO RECORD



Tree 163



Trees 164, 165



Tree 168



Trees 169, 170



Trees 170, 171



Trees 172, 173



Tree 174



Tree 175



Trees 176, O2



Trees 177 – 179



Trees 180 – 183



Tree 184



Trees 185, 186



Tree 187



Tree 188



Trees 189, 191, 192



Trees 193, O4 – O7



Tree 194



Tree 195



Tree 196



Tree 443



Trees 444, 445



Tree 446



Tree 447



Trees 448, 449



Trees 450 – 452



Tree 453



Tree 454



Trees 455, O9, O10



Tree 455



Tree 456



Tree 457



Tree 458



Trees 459, 460



Trees 461, 462



Tree 463



Tree 464



Trees 465, 466



Trees 465 – 468



Trees 469 – 471



Tree 472



Tree 473



Trees 474 – 476



Tree O1



Tree O8



Trees O11 – O14

TREE PROTECTION RECOMMENDATIONS

The following standards shall apply to any trees that are identified to be retained. Where the municipality enforces its own standards, those of the governing municipality shall supersede the recommendations contained herein. In all other instances, the following recommendations shall be treated as minimum standards for tree protection and retention.

1.0 ESTABLISH A TREE PROTECTION ZONE

The purpose of the tree protection zone is to prevent root damage, soil compaction and soil contamination during construction activities. Workers and machinery shall not disturb the tree protection zone in any way. In order to prevent access, the following recommendations are offered.

- Install tree protection hoarding as per City of Pickering detail 1-TI-2.
- Allow no fill, equipment, supplies, or waste within the tree protection zone.
- Maintain the tree protection hoarding in good condition for the duration of construction.
- Tree protection hoarding is not to be removed until all construction activities have been completed.

2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimeters in diameter or roots that are injured or diseased should be performed as follows:

- Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be employed during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist.
- No wound dressings or pruning paint shall be used to cover the ends of each cut.
- All roots requiring pruning shall be cut using any of the following tools:
Large or small loppers, Hand pruners, Small hand saws, Wound scribes
- Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

3.0 FERTILIZATION AND IRRIGATION

The following measures are recommended:

- Aeration and deep root fertilize to ensure that all trees receive the appropriate nutrients for healthy growth.
- Fertilizer must be a low nitrogen formula such as 5-30-30 to promote root growth rather than shoot growth.
- If construction occurs during July and / or August, roots must be irrigated during conditions of drought.

4.0 ESTABLISH MAINTENANCE PROGRAM

Pre-Construction:

- Prune all trees to remove any deadwood and obstruction prune as required.

During Construction:

- Irrigate tree preservation zones during drought conditions (June through September), in an attempt to reduce the effects of drought stress.
- Inspect the site every month to ensure that all tree protection fence / hoarding is in place and in good condition, inspect the trees to monitor condition.

Post-Construction:

- Prune crowns to remove any newly developed deadwood only. Do not remove any live growth.
- Inspect the trees three times per year (May, July, and September) to monitor condition for a minimum period of 2 additional years.

5.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and tree protection fencing / hoarding has been removed, is to be carried out in such a way that it will not cause damage to any of the trees or their roots. The trees must be protected to the same standards listed earlier in this report, but without the use of tree protection fence or hoarding.

The following guidelines are recommended:

- **No grade changes** are permitted which include adding and/or removing soil.
- **No excavation** is permitted that can cause damage to the roots of the tree.
- **No heavy equipment** can be used to compact the soil within the tree preservation zone.
- Where possible, hard surface paving around trees to be protected should be constructed using permeable products such as interlocking stone. Areas to be paved must be hand dug when encroaching within the tree protection zone.

CONCLUSIONS

Based on our investigations, we are of the opinion that sixty-one (61) of the trees inventoried will require removal to facilitate the proposed construction or due to their condition. All other trees can be successfully retained if the recommendations within this report are followed. No tree shall be harmed or removed prior to applying for and receiving the requisite permits from the City of Pickering.

Trees which are to remain shall be protected according to the tree protection details and the required protection hoarding shall be installed, inspected and approved prior to the commencement of any construction activities.

Should you have any questions regarding this report, please contact the undersigned directly.

Respectfully submitted,

MHBC Planning, Urban Design & Landscape Architecture



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