



The Tree Specialists, Inc.

Providing professional tree care & consulting services

Tel: (905) 469-1717
Fax: (905) 469-9614
dcarnevale@thetreespecialists.com

#23-2172 Wycroft Rd
Oakville, ON L6L 6R1

July 15, 2008

Villarboit Development Corporation
151 Spinnaker Way, Suite 5
Vaughan, ON L4K 4C3

Attention: Mr. Guery Goyo

RE: Tree Preservation Report for Villarboit – Highway 26 – Owen Sound

I have been retained by Mr. Guery Goyo, of *Villarboit Development Corporation*, to provide an arborist consulting report concerning the above subject site. The purpose of this report is to provide a tree preservation plan, with recommendations, regarding all trees affected by the proposed development.

History and Definition of Assignment:

I have been advised by Mr. Bernstein, of Terraplan Landscape Architects, that the above subject site is scheduled for development, which includes the proposed construction of a commercial shopping center inclusive of parking, as per attached site plan survey in Appendix A. Due to the high density nature of this project, there is limited opportunity to preserve trees except along the outer perimeter of the site. The trees involved with this project are regulated under the City of Owen Sound Tree By-law 1994-020.

My assignment is as follows:

1. Survey all trees regulated under the City of Owen Sound Tree By-law 1994-020, assess their condition and determine if they are suitable for preservation.
2. Provide recommendations for tree preservation.
3. Determine if proposed construction will adversely affect the health of such trees.

Assumptions and Limiting Conditions:

See Appendix B:

Tree Identification and Location:

See Site Plan Survey in Appendix A for tree location and Table #1 for species identification, condition, and recommendations.

Table #1 - Tree Survey for Villarboit – Highway 26 – Owen Sound

Tree #	Species	DBH (cm)	Condition	Comments	Recommendation	TPZ* Radius (m)
6721	Norway spruce	57	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6722	Norway spruce	51	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6723	Norway spruce	46	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6724	Poplar	53	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6725	Poplar	80	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6726	Poplar	51	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6727	Poplar	53	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6728	Poplar	46	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6729	Poplar	52	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6730	Poplar	53	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6731	Poplar	43	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6732	Sugar maple	42	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6733	Poplar	68	Fair	- privately owned - in direct conflict with proposed construction	Remove	

Tree #	Species	DBH (cm)	Condition	Comments	Recommend - ation	TPZ* Radius (m)
6734	Poplar	40	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6735	Poplar	53	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6736	Poplar	43	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6737	Poplar	41	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6738	Poplar	41	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6739	Poplar	43	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6740	Poplar	63	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6741	Poplar	46	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6742	Poplar	45	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6743	Poplar	42	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6744	Poplar	44	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6745	Poplar	46	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6746	Sugar maple	66	Fair	- privately owned - in direct conflict with proposed construction - medium amounts of deadwood throughout crown and canopy	Remove	

Tree #	Species	DBH (cm)	Condition	Comments	Recommend - ation	TPZ* Radius (m)
6747	Sugar maple	71	Poor	- privately owned - in direct conflict with proposed construction - medium amounts of deadwood throughout crown and canopy - large open decaying cavity present at base of tree	Remove	
6748	Norway maple	43	Fair	- privately owned - in direct conflict with proposed construction - medium amounts of deadwood present throughout crown and canopy	Remove	
6749	Sugar maple	47	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6750	Poplar	93	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6751	Norway maple	59	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6752	Norway maple	55	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6753	Norway maple	51	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6754	Silver maple	67	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6755	Silver maple	64	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6756	Norway maple	53	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6757	Silver maple	49	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6758	Silver maple	59	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6759	Norway maple	40	Fair	- privately owned - in direct conflict with proposed construction	Remove	

Tree #	Species	DBH (cm)	Condition	Comments	Recommend - ation	TPZ* Radius (m)
6760	Sugar maple	40	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6761	Sugar maple	63	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6762	Chinese elm	57	Poor-Fair	- privately owned - in direct conflict with proposed construction	Remove	
6763	Chinese elm	41	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6764	Poplar	100	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6765	Norway spruce	49	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6766	Norway spruce	43	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6768	Poplar	53	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6769	Poplar	83	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6770	Poplar	53	Poor	- privately owned - in direct conflict with proposed construction	Remove	
6771	Poplar	49	Poor-Fair	- privately owned - in direct conflict with proposed construction	Remove	
6772	Silver maple	47	Poor-Fair	- privately owned - in direct conflict with proposed construction	Remove	
6773	G.W. Willow	68	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6774	Norway spruce	43	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6775	Norway spruce	73	Fair	- privately owned - in direct conflict with proposed construction	Remove	

Tree #	Species	DBH (cm)	Condition	Comments	Recommend - ation	TPZ* Radius (m)
6776	Norway spruce	93	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6777	White ash	43	Poor-Fair	- privately owned - in direct conflict with proposed construction	Remove	
6778	White ash	40	Fair	- privately owned - clear of proposed construction - will retain 100% of minimum required TPZ - scheduled to be protected by hoarding, if required - suitable for preservation	Preserve	3.0
6779	White ash	40	Fair	- privately owned - clear of proposed construction - will retain 100% of minimum required TPZ - scheduled to be protected by hoarding, if required - suitable for preservation	Preserve	3.0
6780	Poplar	71	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6781	Poplar	41	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6782	Poplar	52	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6783	Poplar	50	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6784	Poplar	41	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6785	Poplar	46	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6786	Poplar	49	Fair	- privately owned - in direct conflict with proposed construction	Remove	
6787	Poplar	44	Poor-Fair	- privately owned - in direct conflict with proposed construction	Remove	

Tree #	Species	DBH (cm)	Condition	Comments	Recommendation	TPZ* Radius (m)
6788	Silver maple	41	Poor-Fair	- privately owned - in direct conflict with proposed construction - severe leaning condition due to growing environment - vigorous growth throughout crown and canopy - no signs of decline	Remove	

Site Notes and Comments:

1. Section “A” primarily consists of poplar and white ash saplings with black walnut, white birch and Norway maple scattered throughout. All trees within this area are saplings of which 90% range in diameter from 5-15cm and are in fair-good condition. The remaining 10% of trees range in diameter from 16-25cm and are also in fair-good condition. Depending on access and site conditions, specific sapling trees within this area are suitable for transplanting using a 60” and/or 90” tree spade truck.

Section “B” primarily consists of white ash saplings with black walnut, white birch and poplar scattered throughout. All trees within this area are saplings that are less than 15cm in diameter and in fair condition. Depending on access and site conditions, specific sapling trees within this area are suitable for transplanting using a 60” and/or 90” tree spade truck.

Section “C” primarily consists of white ash and poplar saplings with understory white birch scattered throughout. All trees within this area are saplings of which range in diameter from 5-20cm and are in fair-good condition. Depending on access and site conditions, specific sapling trees within this area are suitable for transplanting using a 60” and/or 90” tree spade truck.

Section “D” primarily consists of poplar and ash saplings with black walnut, white birch and Norway maple scattered throughout. In addition, there are approximately ten (10) slippery elm saplings located at the northwest corner of the zone. All trees within this area are saplings of which 90% range in diameter from 5-15cm and are in fair-good condition. The remaining 10% of trees range in diameter from 16-25cm and are also in fair-good condition. Depending on access and site conditions, specific sapling trees within this area are suitable for transplanting using a 60” and/or 90” tree spade truck.

2. As listed above, sixty-seven (67) trees were surveyed of which two are clear of proposed construction, located at the northeast corner of the property and suitable for preservation – trees # 6778 and 6779. Hoarding is not required in this case as proposed construction is located approximately 60 metres from either tree.
3. Two (2) of the remaining sixty-five (65) trees are in a state of irreversible decline and/or dead/hazardous in condition and are not suitable for preservation – trees # 6747 and 6770. Both trees are located on the subject site, are in direct conflict with proposed construction and are not suitable for preservation. With the above in mind, I recommend removing and replacing both trees rather than attempting to preserve and protect during construction.
4. Proposed development is in direct conflict with all remaining sixty-three (63) trees located on the subject site. Successful tree preservation for any of these sixty-three trees would require an extreme redesign of proposed construction so as to prevent unnecessary injury to roots and retain minimum required tree preservation zones. In this case, I have been advised by my client that construction can not be altered to facilitate minimum TPZ distances. With the above in mind, I recommend removing and replacing all sixty-three trees rather than attempting to preserve and protect during the construction process.

Conclusions:

As listed above, sixty-seven (67) trees are involved with this project; these trees are regulated under the City of Owen Sound Tree By-law 1994-020. Of these sixty-seven trees, two (2) are suitable for preservation, clear of proposed construction by approximately 60 metres and are scheduled for preservation. Due to their distance, it's not necessary to install hoarding around either tree. Two (2) trees are in irreversible decline and are not suitable for preservation and should be removed and replaced rather than attempting to preserve during construction. Finally, the remaining sixty-three (63) trees located on the subject site are in direct conflict with proposed construction and can not be sufficiently protected during construction and, as such require removal and replacement.

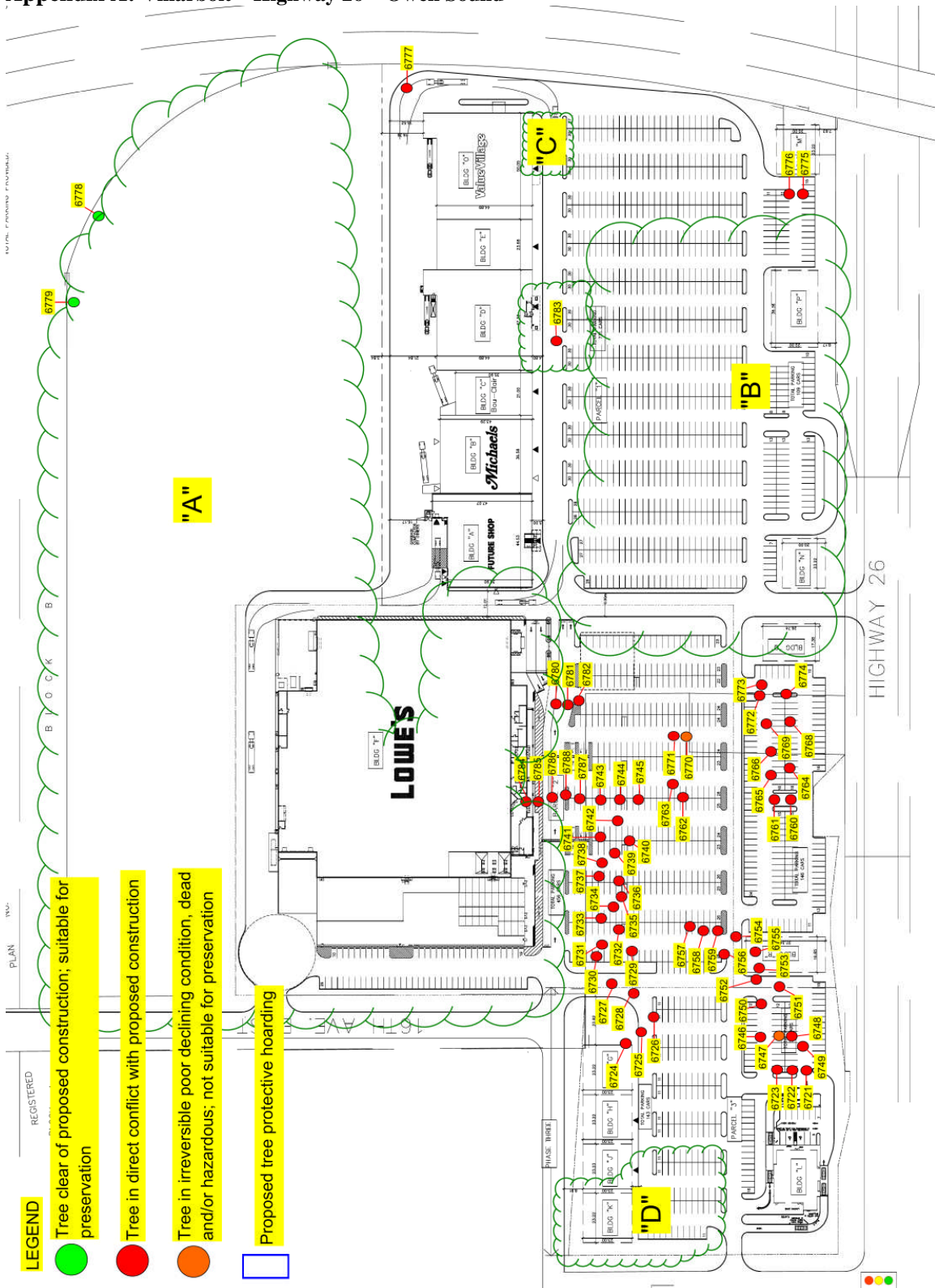
I trust this report meets your needs. If you have any questions or require further information, please do not hesitate to contact me directly at 905-469-1717.

Yours truly,



Davide P. Carnevale *H.B.Sc.F.*
President/Consulting Arborist ASCA #370

Appendix A: Villarboit – Highway 26 – Owen Sound



Appendix B:

ASSUMPTIONS AND LIMITING CONDITIONS

1. Care as been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *The Tree Specialists, Inc.* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. 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 to whom it is addressed, without the prior expressly written or verbal consent of the author or his company.
3. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report.
4. **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 was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.**
5. 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. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties.