



**ARBORIST REPORT**  
**Project: 2019-26**

**Proposed Retirement Home Development**  
**Part of Lot 2, Concession 6**  
**15728 Airport Road**  
**Caledon, ON L7C1P6**

May 26, 2021

By:

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On behalf of:

Wyndham Holdings Inc.  
222 Mountainview Road North  
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## 1. Introduction

Hill Design Studio was retained by Wyndham Holdings Inc. to provide tree management services in support of the proposed development at 15728 Airport Road in Caledon, ON.

A Tree Inventory and Preservation Plan (TIPP) and Arborist Report detailing the existing conditions, protection and removals of trees are required by the Town of Caledon. The tree inventory and assessment was conducted by Catherine Hodgins, ISA Certified Arborist, on June 17, 2020.

The site plan for this development, prepared by ABA Architects Inc., is used as the base information for the Tree Inventory and Preservation Plan (See Figure 1). Surveyed tree locations were provided by Young & Young Surveying Inc. with additional trees identified and approximately located during the site visit on June 17, 2020 and using the Town of Caledon aerial photography.

## 2. Tree Inventory Categories

Each tree was assigned a number located on the TIPP and data in the following categories were recorded for each:

- ... Species (botanical name)
- ... Diameter at Breast Height (DBH in cm)
- ... Canopy Diameter (drip line in m)
- ... Biological Health Rating (Condition)
- ... Results of Assessment (Preserve or Remove)
- ... Additional Notes

All trees within 6m of the subject site on adjacent property were also inventoried and tagged where possible. Dead trees within the tree stand and hedge rows were not inventoried or included in the total tree count on the site.

## 3. Tree Inventory Data Summary and Analysis

A total of 352 trees were inventoried in this report. Specific data as noted was recorded for individual specimens and groups of like species, with locations and identification numbers shown on Tree Inventory and Protection Plan L1 and Tree Inventory List L2. (See Appendix).

A majority of the trees on and off site are cultural landscape plantings, including both native and non-native species, which comprise the bulk of trees observed:

- ... Norway Spruce (*Picea abies*)
- ... White Spruce (*Picea glauca*)
- ... Colorado Blue Spruce (*Picea pungens*)
- ... Sugar Maple (*Acer saccharum*)
- ... Basswood (*Tilia americana*)
- ... Eastern White Cedar (*Thuja occidentalis*),
- ... Austrian Pine (*Pinus nigra*).

Also present, though in smaller quantities are opportunistic species including:

- ... Manitoba Maple (*Acer negundo*)
- ... Tree of Heaven (*Ailanthus altissima*)
- ... Mountain Ash (*Sorbus aucuparia*).

The remaining species composition includes:

- ... Norway Maple (*Acer platanoides*)
- ... Red Cedar (*Juniperus virginiana*)
- ... Black Cherry (*Prunus serotina*)
- ... Scots Pine (*Pinus sylvestris*)
- ... White Birch (*Betula papyrifera*)
- ... American Larch (*Larix laricina*)

Generally, trees onsite are mature or in decline, and many of the hedgerow coniferous trees are suppressed due to proximity of planting. High quality specimens exist, however on the whole the condition of onsite vegetation onsite can be categorized as 'Fair'.

#### 4. Recommendations

The proposed site plan prepared by ABA Architects, and the associated Functional Servicing and Preliminary Stormwater Management report prepared by Crozier Consulting Engineers propose development and grading disturbance to the property limits on all sides, offering little opportunity for tree preservation.

Trees are recommended for protection where:

- 1) Volume of post-development undisturbed rootzone is judged to be sufficient to sustain the tree in good health;
- 2) Existing health is strong enough to warrant the preservation attempt;
- 3) The tree poses no liability risk (failure, falling limbs etc.) to person or property; and
- 4) Tree species is suitable for the location in relation to the proposed development.

Accordingly, given the intensity of development proposed on site, it is our recommendation that 346 of the trees on site or in the right of way will need to be removed due to impacts of the proposed development.

5 trees within the Airport Road right-of-way are recommended for preservation. Tree protection fencing is recommended to be installed in the locations shown on the TIPP and will conform to the detail as shown on the TIPP. The fence will remain in place undisturbed until construction has been completed.

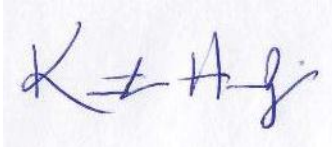
## 5. Conclusion

Based on the proposed site plan, it is our opinion due to the anticipated impacts of the proposed development and the current health, structural conditions and/or species of trees, 346 trees on the subject property and in the right of way cannot be preserved.

As long as the tree protection fencing is installed and maintained for the duration of construction activities as per the Tree Inventory and Preservation Plan, it is our opinion the 5 trees within the right of way warrant preservation.

### Report Prepared By:

#### Hill Design Studio



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## APPENDIX

Tree Inventory and Preservation Plan L1  
Tree Inventory List L2

TOWN OF CALEDON  
PLANNING  
RECEIVED  
Jul 29, 2021

Arborist Report: 15728 Airport Rd, Caledon, Ontario

May 26, 2021