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## ARBORIST REPORT

SHACCA CALEDON HOLDINGS  
PROPOSED MIXED USE DEVELOPMENT  
16114 AIRPORT ROAD  
CALEDON EAST, TOWN OF CALEDON  
ONTARIO

TOWN OF CALEDON  
PLANNING  
RECEIVED

December 3, 2020

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PREPARED FOR:  
SHACCA CALEDON HOLDINGS  
C/O GLEN SCHNARR & ASSOCIATES INC.  
700-10 KINGSBRIDGE GARDEN CIRCLE  
MISSISSAUGA, ONTARIO  
L5R 3K6

PREPARED BY:  
STRYBOS BARRON KING LTD.  
5770 HURONTARIO STREET  
SUITE 320  
MISSISSAUGA, ONTARIO  
L5R 3G5

ISA CERTIFIED ARBORIST  
MATTHEW GEHRES ON-1114A  
OUR PROJECT NO:  
16-4898

April 4, 2017  
REVISED 2019-11-06 – Resubmission

REVISED 2020-11-20 - Resubmission

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Enclosed:	Full Size Tree Inventory & Preservation Plan

## **Introduction**

Strybos Barron King Ltd. was retained by Shacca Caledon Holdings c/o Glen Schnarr & Associates Inc. to prepare an Arborist Report for the subject property in accordance with Town of Caledon requirements. The purpose of this study is to determine the composition, character and health of existing trees and assess opportunities for preservation in relation to a proposed mixed-use development. The subject property is located at 16114 Airport Road (northwest corner of Walker Road West and Airport Road) in Caledon East, Town of Caledon, Ontario.  
(See Appendix A – Development Site Plan).

The owner is filing applications in support of a mixed-use development on the subject property. In order to achieve this, a number of existing trees within the subject site will require removal. The existing woodlot beyond the west limit of development, as well as a number of trees flanking the Heritage Property and Airport Road right of way can be preserved and protected.

## **Site Context**

The subject site is located on the northwest corner of Walker Road West and Airport Road. Currently, much of the developable portion of the site is open field including a two-storey brick dwelling along the Airport Road frontage. An existing woodlot comprises much of the property's west side. Mixed plantations, hedgerows and naturalized groupings of trees make up much of the southeast corner of the property. An existing residential subdivision is located to the north, an existing woodlot to the west and two, single family lots to the southwest. The southeast corner of the property flanks Walker Road West.

## **Plans Utilized**

A topographic survey prepared by David B. Searles Surveying Ltd. as well as a Site Plan prepared by FBP Architects Inc. were used to determine the location of trees or groupings of trees in relation to the proposed future development works.

## **Tree Inventory**

Trees were identified within and immediately adjacent to the subject property. The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure.

Refer to attached Appendix B and attached plan V100 - *Tree Inventory and Preservation Plan* for locations of, and details pertaining to specific trees.

## **Inventory Summary**

For analysis purposes, the existing trees have been categorized into four groupings: 1) Existing house landscaping 2) West Woodlot 3) Plantation and Naturalized Groupings, and 3) Regional Right of Way trees.

**1) Existing House Landscape**

There are a number of trees located within the existing house frontage. Most of these trees are composed of semi-mature to mature Paper Birch and Larch trees. A smaller number of Green Ash, White Cedar and naturalized trees such as Manitoba Maple, Crabapple and Black walnut flank the north side of the house. Most of the trees along the north side of the house will require removal. A mature Butternut tree (Tree# 6 – 63cm DBH) is located within the Regional Right of Way in front of the house. This tree is to be preserved and protected within the context of the development site plan; however, will likely need to be removed during the future proposed Regional road widening works. This will be determined by the Region.

**2) West Woodlot**

The entire area west of the limit of development is composed of existing woodlot. The edge of this portion of the woodlot is primarily composed of Poplar, and Green Ash trees. There is a small number of less mature Sugar Maple, Black Cherry, Common Beech and Black Walnut along the edge. The species composition of the woodlot edge changes slightly within the southern 1/3 of the edge. The species along this edge are composed mainly of Black Locust, Green Ash and Black Cherry. Many of the semi-mature Ash trees are exhibiting signs of decline likely due to Emerald Ash Borer (EAB). Several slash piles are located along the woodlot edges. There is a sparse shrub edge mainly limited to small clusters of Red Osier Dogwood. Because the limit of development has been set well to the east of the woodlot, it can be properly preserved and protected during the development process.

**3) Plantation & Naturalized Groupings**

Much of the southeast corner of the property contains a mixed plantation as well as naturalized deciduous groupings and cedar hedgerow. The mixed plantation is composed of several species planted in rows. The species include: Larch, White Spruce, Ash, Red Oak and Basswood. The largest species in size within the plantation are Larch and Ash, with the smaller species limited to Red Oak, Basswood and White Spruce. A deciduous understory of saplings has begun to regenerate the plantation. A mature cedar hedgerow occurs immediately west of the plantation and is situated along a remnant paige wire fence.

A mixed, naturalized grouping of trees as well as a stand of Paper Birch occurs at the southeast limit of the property. A number of semi-mature to mature trees including: Black Locust, Green Ash, Black Walnut, White Elm and Sugar Maple are located along an existing slope just beyond the east limit of #5 Walker Road West. A number of these trees flank the shared property line between the subject property and #5 Walker Road West. The health and condition of these trees vary from poor to good. Several Ash trees within this grouping are dead. The east limit of this grouping is dominated by a mixed stand of trees composed mainly of Paper Birch. Several Green Ash saplings ring the outside edge of the stand. A cluster of dead, semi-mature green ash trees occur along the southwest corner of the stand.

**4) Regional Right of Way Trees**

An existing row of primarily Paper Birch trees flanks the right of way along Airport Road. These semi-mature trees are in generally fair to good overall health and condition. Based on the development concept plan, preservation of these trees is likely. One mature Norway Spruce and two White Cedar trees will need to be removed to accommodate the new driveways.

The associated Tree Inventory & Preservation Plan (V100) prepared by our office offers detailed tree information, locations and removal/preservation recommendations.

**Recommendations**

Based on the proposed Site Plan, the adjacent woodlot, several trees within the new block associated with the Heritage House as well as several trees along the Airport Road frontage are to be retained and protected throughout the construction process. All trees located on adjacent lands are to be protected with the exception of one dead Green Ash tree which shares the property limit with #5 Walker Road West.

Town of Caledon approved tree protection hoarding is proposed along the limit of the woodlot dripline as well as around all other trees to be preserved and protected. Tree protection hoarding limits and locations are detailed on the attached V100.

**Tree Protection Measures** *(Refer to Appendix D)*

The following tree protection measures should be undertaken by the owner.

**Pre-Construction**

- Prior to construction, tree protection hoarding is to be installed as per the approved Tree Inventory & Preservation Plan. The hoarding shall be maintained for the duration of site construction. It shall not be removed until authorized by the Consulting Arborist.
- The limits of protection hoarding shall be confirmed in the field by the Consulting Arborist and the Town of Caledon.

**During Construction**

- Areas within the protection hoarding shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building materials, structures or equipment.
- Minor grading works will be permitted at the edge of the preservation zone as required to correct localized depressions adjacent to the new development. This work to be undertaken under the supervision of the Consulting Arborist.

**Compensation Requirements**

Compensation planting will be provided both within the development area and within the established NHS buffers to the satisfaction of the Town and Conservation Authority. Details regarding species and densities/quantities will be determined during the SPA process.

**Butternut Compensation**

- Potential Butternut Compensation Planting location to be determined within the NHS buffer area. Detailed locations and companion planting specifications will be determined in accordance with MECP requirements.

**Woodlot Edge Management:**

- All EAB effected Ash trees within 10m of the South and East limits of the woodlot edge are to be removed, or cut to a height where a stump is far enough away from sidewalks and private property. This is to mitigate fall hazards adjacent to walker Road and the adjacent existing residential lots. An EAB effected trees along the woodlot edge adjacent to the NHS buffer area will be left to become snags and provide wildlife habitat

**Conclusion**

Strybos Barron King Ltd. was retained by Shacca Caledon Holdings c/o Glen Schnarr & Associates Inc. to prepare an Arborist Report for the subject property in accordance with Town of Caledon requirements.

Based on the proposed Site Plan, several trees will require removal; however, the existing woodlot to the west as well as several trees within the Heritage Home property and along the Airport Road right of way can be preserved and protected throughout the development construction process. A robust compensation planting plan is proposed within the NHS buffer.

**Prepared By:**

**STRYBOS BARRON KING LTD.**



**Matthew Gehres**

*ISA Certified Arborist ISA ON-1114A*

*Senior Landscape Technologist*

**GENERAL NOTES:**

1. All dimensions are in meters unless otherwise stated.
2. All dimensions are to the centerline of the road unless otherwise stated.
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**NOTES:**

NOTHING SHOWN SPACES SHALL COMPLY WITH SPECIFIED IN THE 2015-2016 ZONING BY-LAW.

WE ENTRUSTED TO THE ARCHITECT/ENGINEER TO PROVIDE A PROFESSIONAL DESIGN AND TO PROVIDE A PROFESSIONAL DESIGN AND TO PROVIDE A PROFESSIONAL DESIGN.

**DEVELOPMENT CONCEPT PLAN**  
SHACCA CALEDON HOLDINGS INC.  
16114 AIRPORT ROAD  
PART 1: PLAN OF PART OF LOT 4 CONCESSION & E.H.S. TOWN OF CALEDON, REGION OF P.E.I.

**Development Statistics - Town Site**

Setback - Street	1.00ha (0.25ac)
Setback - Road	0.10ha (0.02ac)
Compensation Area Buffer	0.00ha (0.00ac)
Residential Area	0.10ha (0.02ac)
Commercial Area	0.00ha (0.00ac)
Open Space (2.0m Reserve)	0.10ha (0.02ac)
Green Area	0.00ha (0.00ac)
Red Area	0.00ha (0.00ac)

**Development Statistics - 16114 Airports Residential**

Total Units	32 Units (10.52ha) = 34 Units
Total Residential Density	32 Units / 10.52ha = 3.04 Units/ha
Total Landscaped / Green Storage	0.00ha (0.00ac)
Total Road Surface (2.0m Reserve)	0.10ha (0.02ac)
Total Green Storage to 16114 Area	0.00ha (0.00ac)
Total Parked / On-Street	0.00ha (0.00ac)
Total Parked / On-Street	0.00ha (0.00ac)
Building Coverage	0.10ha (0.02ac)

**Development Statistics - Retail Commercial (Buildings A & B)**

Total GFA	1,211.50m² (13,100ft²)
Building Coverage	17.2%
Total Landscaped / Green Storage	0.00ha (0.00ac)
Total Road Surface (2.0m Reserve)	0.10ha (0.02ac)
Total Green Storage to 16114 Area	0.00ha (0.00ac)
Total Parked / On-Street	0.00ha (0.00ac)
Total Parked / On-Street	0.00ha (0.00ac)
Total Barrier Free Parking Provided	0.00ha (0.00ac)
Delivery Spacing Provided	0.00ha (0.00ac)

**Notes:**

1. The Site Area includes the Residential Area, Commercial Area, and the 16114 Airports Residential Area.
2. The Site Area includes the Residential Area, Commercial Area, and the 16114 Airports Residential Area.
3. The Site Area includes the Residential Area, Commercial Area, and the 16114 Airports Residential Area.
4. The Site Area includes the Residential Area, Commercial Area, and the 16114 Airports Residential Area.
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10. The Site Area includes the Residential Area, Commercial Area, and the 16114 Airports Residential Area.

**Townhouse Unit Breakdown**

MODEL	UNITS	HEIGHT (STOREYS)	UNIT GFA (GFI)	TOTAL GFA (GFI)
TOWNHOUSE				
TYPE 1	12	2	1816	21792
CORNER	2	2	1816	36384
INTERIOR	10	2	1816	18160
INTERIOR	10	2	1816	18160
END	8	2	1816	14528
<b>TOTAL</b>	<b>32</b>			<b>62680</b>

**Summary:**

Barriers	32 Units	62680 GFI
Barriers	32 Units	62680 GFI
Barriers	32 Units	62680 GFI
Barriers	32 Units	62680 GFI
Barriers	32 Units	62680 GFI
Barriers	32 Units	62680 GFI
Barriers	32 Units	62680 GFI
Barriers	32 Units	62680 GFI
Barriers	32 Units	62680 GFI
Barriers	32 Units	62680 GFI

**Along with:**

CL ROAD RADIUS	0.00ha (0.00ac)
CL ROAD RADIUS	0.00ha (0.00ac)
CL ROAD RADIUS	0.00ha (0.00ac)
CL ROAD RADIUS	0.00ha (0.00ac)
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CL ROAD RADIUS	0.00ha (0.00ac)

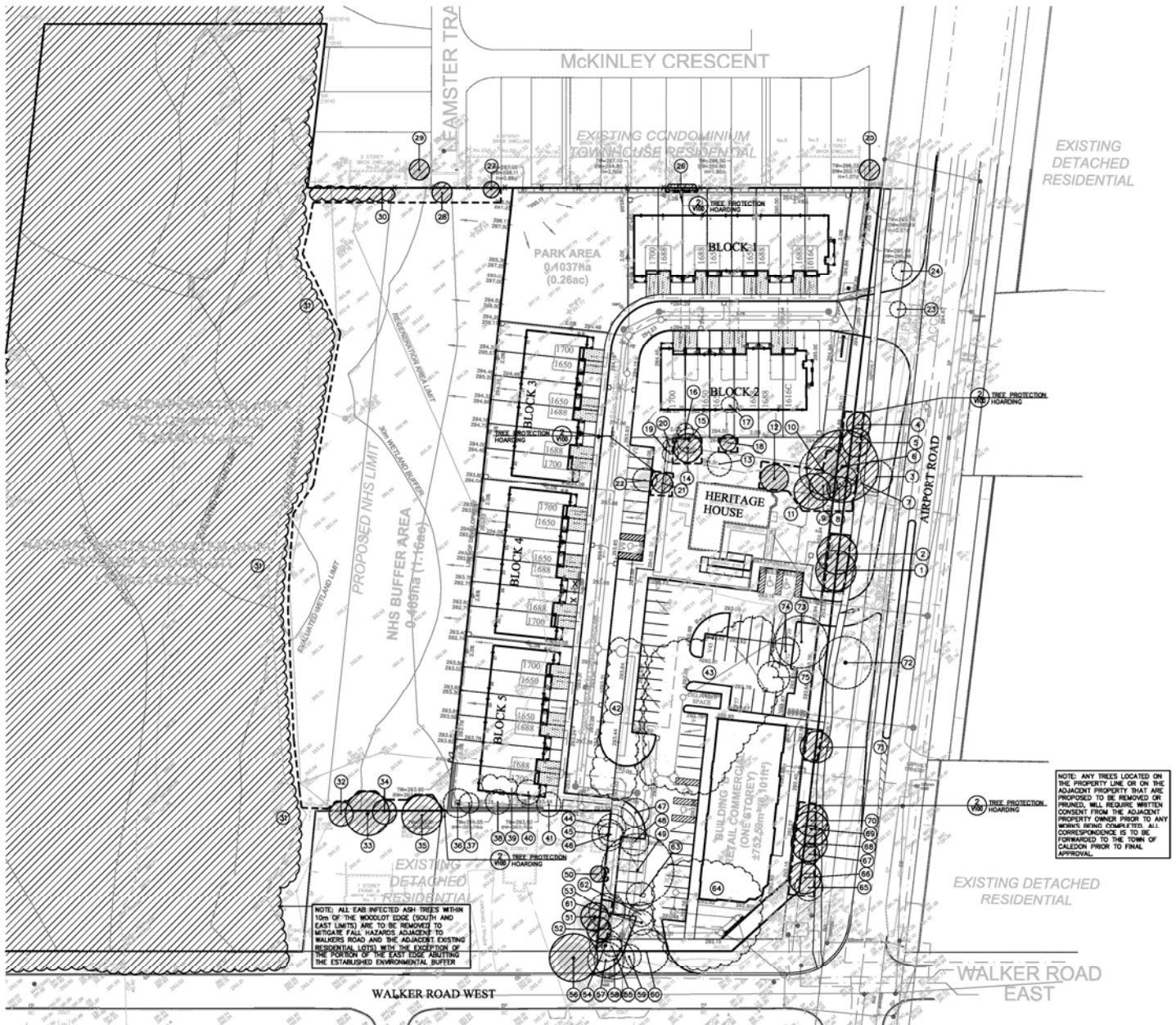
**Commercial Statistics**

Site Area	0.00ha (0.00ac)
Coverage	0.00ha (0.00ac)
Parking / Walkway	0.00ha (0.00ac)
Landscaping	0.00ha (0.00ac)
Commercial GFA	0.00ha (0.00ac)

**Total Parking Required:** 62 Spaces (1 space per 20m²)  
**Total Barrier Free Parking Required:** 32 Spaces (1 Type 1, 1 Type 2)  
**Total Barrier Free Parking Provided:** 42 Spaces (1 Type 1, 2 Type 2)  
**Delivery Spacing Provided:** 1









**Appendix B – Contextual Tree Inventory & Preservation Plan**





**Appendix C – Site Photographs**

	
<p>Woodlot edge beyond west limit of development (looking south)</p>	<p>Woodlot edge beyond west limit of development (looking north)</p>
	
<p>Mixed Plantation and Cedar Hedge</p>	<p>Naturalized Grouping and Birch Stand at southeast corner of property</p>
	
<p>Regional Right of Way Trees</p>	<p>Regional Right of Way Trees</p>

**Appendix D – Tree Protection Hoarding Detail**

