

ATTACHMENT 10

8204 KIPLING

**Tree Inventory and Preservation Plan Report
8204 Kipling Avenue
Vaughan, Ontario**

prepared for

**Studio tla
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prepared by



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KUNTZ FORESTRY CONSULTING Inc. Project P2693

Introduction

Kuntz Forestry Consulting Inc. was retained by Studio tla to complete a Tree Inventory and Preservation Plan for the proposed development at 8204 Kipling Avenue in the City of Vaughan, Ontario. The subject property is located on the southwest corner of Kipling Avenue and Meeting House Road, within a residential area.

The work plan for this tree preservation study included the following:

- Prepare inventory of the tree resources greater than 15cm DBH on and within six metres of the subject property;
- Evaluate potential tree saving opportunities based on proposed development plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figure 1.

Species - common and botanical names provided in the inventory table.

DBH - diameter (centimeters) at breast height, measured at 1.4 m above the ground.

Condition - condition of tree considering trunk integrity, crown structure and crown vigor. Condition ratings include poor (P), fair (F) and good (G).

Comments - additional relevant detail.

The results of the evaluation are provided below.

Methodology

Trees greater than 15cm DBH on and within six metres of the subject property were included in the tree inventory. Trees were located using topographic survey provided for the subject property and a handheld GPS unit (Trimble GeoExplorer® 6000 series) accurate to ± 1 m. Trees included in the tree inventory were tagged with numbers 124-200 and 474-496. Tree locations are shown on Figure 1. See Table 1 for the results of the inventory.

Existing Site Conditions

The subject property is currently comprised of a two-storey brick building, an asphalt driveway, and open field. Tree resources exist in the form of landscaping trees and naturally-occurring trees. Refer to Figure 1 for the existing site conditions.

Tree Resources

The tree inventory was conducted on 16 March 2021. The inventory documented 100 trees on and within six metres of the subject property. Refer to Table 1 for the full tree inventory, Figure 1 for the location of trees reported in the tree inventory, and Appendix A for the photographs of the trees.

Tree resources were comprised of Manitoba Maple (*Acer negundo*), Horsechestnut (*Aesculus hippocastanum*), Black Walnut (*Juglans nigra*), Apple (*Malus spp.*), White Spruce (*Picea glauca*), Blue Spruce (*Picea pungens*), Eastern Cottonwood (*Populus*

deltoides), Black Locust (*Robinia pseudoacacia*), White Willow (*Salix alba*), Eastern White Cedar (*Thuja occidentalis*), and Siberian Elm (*Ulmus pumila*).

Proposed Development

The proposed development includes the demolition of the existing dwelling and the construction of a mid-rise residential building, six blocks of townhouses, and associated amenities and parkings. Refer to Figure 1 for the proposed development plan.

Discussion

The following sections provide a discussion and analysis of tree impacts and tree preservation relative to the approved development and existing conditions.

Development Impacts/Tree Removal

The removal of 78 trees is required to accommodate the proposed development. Trees required removal include Trees 124-134, 155-200, 474, 476, and 478-496. Of which, 70 trees are greater than 20cm DBH located on the private property and Tree 129 is located on the road right-of-way; a permit from the City of Vaughan is required prior to their removal. Trees 483 and 484 are partially or entirely located on the neighbouring property owned by Canadian Pacific Railway Company; written consent is required prior to their removal.

The removal of Tree 153 is recommended as it has a large split and considered as a hazard tree. Refer to Figure 1 for the locations of the proposed tree removals.

Tree Preservation

The preservation of the remaining 21 trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures are required to be implemented prior to any grading or construction activity on site to ensure tree resources designated for retention are not impacted. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes and the tree preservation fence detail.

Tree Compensation

The City of Vaughan requires replacement for any by-law protected tree removal. In total, 71 replacement trees are required as compensation of the proposed tree removals. The total value of compensation for tree removals on the private properties are: $118 * \$550 = \$64,900$. Refer to Landscape Plan for the proposed plantings.

Tree Valuation

Street trees along Kipling Avenue (Tree 129) belong to the City of Vaughan. Street trees within the City of Vaughan property must be evaluated using the Trunk Formula Method (TFM). Refer to Appendix B for the individual tree value computations. See below for the methodology used to calculate the appraised value of the trees. The value was calculated using the Trunk Formula Technique. This method is described in the Guide for Plant

Appraisal, 10th Edition (CTLA 2018). The Ontario Supplement (2003) provides regionally relevant data pertaining to basic costs for trees.

Trunk Formula Technique

This method is used for trees that are larger than what is commonly available for transplant from a nursery. The Unit Tree Cost of the replacement tree is derived from a survey of nurseries or supplied by the Regional Plant Appraisal Council and published within the Ontario Supplement (2003). For Ontario, the unit tree cost has been set at \$6.51/cm² within the Supplement and this value has been used for the calculation.

The Basic Tree Cost is calculated by multiplying the unit tree cost by the cross-sectional area of the subject tree. For multi-stemmed trees, the appraised trunk area considers the cross-sectional area of all stems. The Appraised Value is calculated by multiplying the Basic Reproduction Cost by the three depreciation factors (Condition Rating, Functional Limitation Rating, and External Limitation Rating, as described in the Guide).

The appraised value is therefore calculated using the following equation:

$$\text{Basic Tree Cost} = \text{Appraised Tree Trunk Area} \times \text{Unit Tree Cost}$$

$$\text{Appraised Value} = \text{Basic Tree Cost} \times \text{Condition Rating} \times \text{Functional Limitation Rating} \times \text{External Limitation Rating}$$

Functional Limitation Ratings and External Limitation Ratings are calculated according to the methods outlined in the guide. Condition ratings were calculated based on the assessed condition of the trees on the site and in accordance with the guide.

Results

The total appraised value of trees located on the City road right-of-way, including Tree 129 was calculated at \$16,232.

Tree Removal Cost

The removal of 77 trees is proposed to accommodate the proposed development. Tree removal cost of 77 trees is: $\$500 \times 77 = \$38,500$.

Tree Protection Cost

The remaining 23 trees will be preserved. The total length of required tree preservation fence is 27.9m (round to 28m). Tree protection cost will be \$400 per 3m hoarding with ¾" plywood and 4x4 posts. The total tree protection cost is \$3,733.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Studio tla to complete a Tree Inventory and Preservation Plan for the proposed development at 8204 Kipling Avenue in the City of Vaughan, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 100 trees on and within six metres of the subject property. The removal of 78 trees is required to accommodate the proposed development. The removal of additional one tree is recommended due to hazardous condition. The remaining 21 trees can be saved provided appropriate tree protection measures are installed prior to the proposed development.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.
- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.
- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.
- Site visits, pre, during and post construction is recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

Kaho Hayashi

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Associate Forest Ecologist
ISA Certified Arborist #ON-2153A

Reference

Council of Tree and Landscape Appraisers, 10th Edition, 2018 Guide for Plant Appraisal, CTLA TFM.

International Society of Arboriculture, Champaign, Illinois. 170 pp.

Ontario Supplement to the Guide for Plant Appraisal- 8th Edition, 2003. ISA Ontario.
International Society of Arboriculture, Champaign, Illinois. 26 pp. Updated 2003.

Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: 8204 Kipling Avenue, Vaughan

Date: 16 March 2021

Surveyors: KH

Tag #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	Comments	Owner	Protected by the City By-law	Action
124	Blue Spruce	<i>Picea pungens</i>	21	G	P	P	75	2	1.8	Dead leader, grape vine competition (H)	Private	Yes	Remove
125	Black Walnut	<i>Juglans nigra</i>	24	FG	G	FG		3	1.8	Co-dominance in crown, grape vine competition (M)	Private	Yes	Remove
126	Black Walnut	<i>Juglans nigra</i>	54, 45	F	F	F	20	6	4.2	Co-dominance at 0.6m, deadwood, dead leader, dead branches (L), epicormic branches (H)	Private	Yes	Remove
127	Eastern White Cedar	<i>Thuja occidentalis</i>	22, 21, 21	F	FG	FG		2	1.8	Co-dominance at 0.3m, sweep (L), crook (L)	Private	Yes	Remove
128	White Spruce	<i>Picea glauca</i>	21	G	G	FG		2	1.8		Private	Yes	Remove
129	Horsechestnut	<i>Aesculus hippocastanum</i>	86	F	FG	FG		5	5.4	Co-dominance at 1.6m with 3 stems, pruning wounds (L), cavity, epicormic branches (M)	City	Yes	Remove
130	Apple	<i>Malus spp.</i>	10-28 (avg. 18)	F	F	F		3.5	2.4	Union at base with 7 stems, crack, crook (M), epicormic branches (H)	Private	Yes	Remove
131	Manitoba Maple	<i>Malus spp.</i>	16	FG	G	F		1.5	1.8	Co-dominance at 1.5m, sweep (L), crook (L), epicormic branches (M)	Private	No	Remove
132	Manitoba Maple	<i>Acer negundo</i>	15, 14.5	FG	G	F		2	1.8	Co-dominance at base, epicormic branches (M)	Private	Yes	Remove
133	Black Walnut	<i>Juglans nigra</i>	17.5	G	G	G		3	1.8		Private	No	Remove
134	Manitoba Maple	<i>Acer negundo</i>	14, 8	F	F	F		2	1.8	Union at 0.3m, lean (L), crook (L), epicormic branches (H)	Private	Yes	Remove
135	Manitoba Maple	<i>Acer negundo</i>	20, 17	F	G	F		3	1.8	Union at base, sweep (L), epicormic branches (H)	Neighbour	Yes	Preserve
136	Black Locust	<i>Robinia pseudoacacia</i>	16	FG	F	G		2	1.8	Bow (L) to south, asymmetrical crown (H), understorey tree	Neighbour	No	Preserve
137	Black Locust	<i>Robinia pseudoacacia</i>	15	FG	FG	FG		2	1.8	Bow (L) to south, co-dominance at 3m	Private	No	Preserve
138	Black Locust	<i>Robinia pseudoacacia</i>	18.5	F	F	FG		2.5	1.8	Bow (M) to east, co-dominance at 2m	City	Yes	Preserve
139	Black Locust	<i>Robinia pseudoacacia</i>	83	FG	G	FG		5	5.4	Co-dominance in crown	City	Yes	Preserve
140	Black Locust	<i>Robinia pseudoacacia</i>	19	F	F	PF	50	2.5	1.8	Co-dominance at 1.5m but 1 stem dead	Private	No	Preserve
141	Black Walnut	<i>Juglans nigra</i>	14, 10	FG	G	FG		2	1.8	Co-dominance at base, bow (L)	Neighbour	Yes	Preserve
142	Black Walnut	<i>Juglans nigra</i>	21	FG	FG	FG		2	1.8	Union at 2m, crook (M)	Neighbour	Yes	Preserve
143	Black Locust	<i>Robinia pseudoacacia</i>	21	FG	FG	FG		3	1.8	Co-dominance in crown, asymmetrical crown (M)	Neighbour	Yes	Preserve
144	Black Walnut	<i>Juglans nigra</i>	30	FG	G	FG		3	2.4	Co-dominance in crown	Neighbour	Yes	Preserve
145	Black Walnut	<i>Juglans nigra</i>	20	FG	G	FG		2.5	1.8	Co-dominance at 3m	Private	Yes	Preserve
146	Black Locust	<i>Robinia pseudoacacia</i>	38	FG	G	FG		4	2.4	Co-dominance in crown	Private	Yes	Preserve
147	Black Locust	<i>Robinia pseudoacacia</i>	24	G	G	G		3	1.8		Private	Yes	Preserve
148	Black Walnut	<i>Juglans nigra</i>	28	FG	G	FG		4	1.8	Co-dominance in crown	Private	Yes	Preserve
149	Black Locust	<i>Robinia pseudoacacia</i>	28	G	G	G		3.5	1.8		Private	Yes	Preserve
150	Black Locust	<i>Robinia pseudoacacia</i>	28.5	G	FG	G		4	1.8	Asymmetrical crown (M)	Private	Yes	Preserve
151	Black Locust	<i>Robinia pseudoacacia</i>	52	F	G	FG		5	3.6	Co-dominance in crown	Private	Yes	Preserve
152	Manitoba Maple	<i>Acer negundo</i>	17.5	FG	G	FG		2.5	1.8	Co-dominance in crown	Private	No	Preserve
153	Manitoba Maple	<i>Acer negundo</i>	33, 22	P	PF	F		5	2.4	Union at 0.5m, larger stem has vertical split, bow (M), crook (M), epicormic branches (H) ==> hazard	Private	Yes	Preserve
154	Black Locust	<i>Robinia pseudoacacia</i>	38, 33	FG	G	FG		5	3	Co-dominance at base	Private	Yes	Preserve
155	Manitoba Maple	<i>Acer negundo</i>	23, 18, 10	FG	G	FG		2.5	1.8	Union at base and 1.2m with included bark (M)	Private	Yes	Preserve
156	Black Locust	<i>Robinia pseudoacacia</i>	14, 14	FG	G	G		2.5	1.8	Co-dominance at base	Private	Yes	Remove
157	Manitoba Maple	<i>Acer negundo</i>	10.5, 9.5, 7, 6	F	G	FG		2	1.8	Union at base, crook (M), epicormic branches (M)	Private	Yes	Remove
158	Manitoba Maple	<i>Acer negundo</i>	12, 11, 10.5	PF	F	F		2	1.8	Union at 0.2m and 1m, crook (M), vertical crack, epicormic branches (M)	Private	Yes	Remove
159	Manitoba Maple	<i>Acer negundo</i>	12, 11, 11	PF	F	F		2	1.8	Union at 0.5m, lean (H), sweep (M)	Private	Yes	Remove
160	Manitoba Maple	<i>Acer negundo</i>	13, 12.5	F	F	F		2.5	1.8	Co-dominance at 0.2m, lean (L) to northwest, crook (L), epicormic branches (M)	Private	Yes	Remove
161	Siberian Elm	<i>Ulmus pumila</i>	16	F	FG	FG	15	2.5	1.8	Lost leader, broken branches (L)	Private	No	Remove
162	Manitoba Maple	<i>Acer negundo</i>	11.5, 11, 11, 9	F	F	F		2.5	1.8	Union at base and 1m, crook (M), epicormic branches (M)	Private	Yes	Remove
163	Manitoba Maple	<i>Acer negundo</i>	13, 9, 8	F	F	F		2	1.8	Union at base and 1m, crook (M), epicormic branches (M)	Private	Yes	Remove
164	Manitoba Maple	<i>Acer negundo</i>	10, 8, 7, 5	F	F	PF	20	2	1.8	Union at base and 0.6m, dead leader	Private	Yes	Remove
165	Black Walnut	<i>Juglans nigra</i>	22, 14	FG	G	G		3	1.8	Union at 1m with included bark (M)	Private	Yes	Remove
166	Black Walnut	<i>Juglans nigra</i>	36	G	G	G		4	2.4		Private	Yes	Remove
167	Manitoba Maple	<i>Acer negundo</i>	8.5, 7.5, 6.5	PF	F	F		1.5	1.8	Union at base, crook (H), bow (L) to south	Private	Yes	Remove
168	Manitoba Maple	<i>Acer negundo</i>	19	F	F	F		2	1.8	Lean (L) to west, crook (L), sweep (L), union at 2m with included bark (M), epicormic branches (H)	Private	No	Remove
169	Manitoba Maple	<i>Acer negundo</i>	21.5	FG	F	F	15	3	1.8	Co-dominance at 1.8m with included bark (M), epicormic branches (H)	Private	Yes	Remove
170	Manitoba Maple	<i>Acer negundo</i>	24	F	F	PF	20	2.5	1.8	Co-dominance at 2m with included bark (M), deadwood, crook (M), epicormic branches (H)	Private	Yes	Remove
171	Black Walnut	<i>Juglans nigra</i>	28	FG	G	G		3.5	1.8	Co-dominance in crown	Private	Yes	Remove
172	Manitoba Maple	<i>Acer negundo</i>	11, 10, 10	F	F	PF	20	2	1.8	Union at base, crook (M), dead branches (L), epicormic branches (H)	Private	Yes	Remove
173	Manitoba Maple	<i>Acer negundo</i>	11, 8, 7.5	F	F	F		2	1.8	Union at base and 0.6m, bow (M) to east, crook (M), epicormic branches (H)	Private	Yes	Remove
174	Black Walnut	<i>Juglans nigra</i>	19.5	FG	G	G		2.5	1.8	Co-dominance in crown	Private	No	Remove
175	Manitoba Maple	<i>Acer negundo</i>	16.5, 11, 10	F	F	PF	15	2.5	1.8	Union at base, crook (M), dead branches (L), epicormic branches (H)	Private	Yes	Remove
176	Black Walnut	<i>Juglans nigra</i>	18, 9.5, 6	F	FG	F		2	1.8	Union at base, base in subject property but 18cm and 6cm stems growing into the neighbouring property, included fence (H)	Private	Yes	Remove
177	Manitoba Maple	<i>Acer negundo</i>	16.5, 11	F	F	F		2	1.8	Union at base, crack, co-dominance at 2.5m, crook (L), epicormic branches (H)	Private	Yes	Remove

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178	Black Walnut	<i>Juglans nigra</i>	23	FG	G	G		3	1.8	Co-dominance in crown	Private	Yes	Remove
179	Manitoba Maple	<i>Acer negundo</i>	10.5, 9	F	FG	F		2	1.8	Union at base, crook (M), epicormic branches (H)	Private	Yes	Remove
180	Manitoba Maple	<i>Acer negundo</i>	11.5, 11	F	F	F		2	1.8	Union at 0.3m with included bark (M), crook (M), sweep (L), epicormic branches (H)	Private	Yes	Remove
181	Manitoba Maple	<i>Acer negundo</i>	16, 8, 6	F	F	F		2	1.8	Union at base, crook (M), epicormic branches (H)	Private	Yes	Remove
182	Black Walnut	<i>Juglans nigra</i>	18.5	G	G	G		2.5	1.8		Private	No	Remove
183	Black Walnut	<i>Juglans nigra</i>	41	F	FG	FG		5	3	Co-dominance at 2m with 3 stems, included fence (M)	Private	Yes	Remove
184	White Willow	<i>Salix alba</i>	42	F	F	F		5	3	Lean (M) to southwest, broken branches (L), epicormic branches (M)	Private	Yes	Remove
185	White Willow	<i>Salix alba</i>	45, 43	F	F	F		6	4.2	Union at base, lean (L-M), crook (M), epicormic branches (H), grape vine competition (M)	Private	Yes	Remove
186	Eastern Cottonwood	<i>Populus deltoides</i>	11.5, 11, 8	FG	G	G		2	1.8	Union at base	Private	Yes	Remove
187	Manitoba Maple	<i>Acer negundo</i>	8.5, 7.5, 7, 6.5, <5	F	FG	FG		2	1.8	Union at base with 8 stems, epicormic branches (H)	Private	Yes	Remove
188	Black Walnut	<i>Juglans nigra</i>	22, 19	F	FG	FG		4	1.8	Co-dominance at 0.3m with included bark (M), crook (M)	Private	Yes	Remove
189	Black Walnut	<i>Juglans nigra</i>	18	G	G	G		3	1.8		Private	No	Remove
190	Black Walnut	<i>Juglans nigra</i>	21	FG	G	G		2.5	1.8	Co-dominance at 3m	Private	Yes	Remove
191	Black Walnut	<i>Juglans nigra</i>	11.5, 10, 6	FG	G	G		2.5	1.8	Union at base	Private	Yes	Remove
192	White Willow	<i>Salix alba</i>	33, 26, 22, 16, 15, 12	F	F	F		5	3	Union at base and 1m, crook (M), epicormic branches (H)	Private	Yes	Remove
193	White Willow	<i>Salix alba</i>	22, 19, 14	FG	FG	FG		3	1.8	Union at base, sweep (L)	Private	Yes	Remove
194	Manitoba Maple	<i>Acer negundo</i>	23, 15, 14	F	F	P	75	4	1.8	Union at base, co-dominance at 1.6m, lean (L) to east, crook (M), grape vine competition (H)	Private	Yes	Remove
195	Black Walnut	<i>Juglans nigra</i>	20	G	G	F		3	1.8	Crook (L), grape vine competition (M)	Private	Yes	Remove
196	Black Walnut	<i>Juglans nigra</i>	28.5	G	G	G		4	1.8		Private	Yes	Remove
197	White Willow	<i>Salix alba</i>	-80, 50	P	PF	PF	30	7	6	Union at base, lean (H) to south, broken branches (M), dead branches (M), epicormic branches (M)	Private	Yes	Remove
198	White Willow	<i>Salix alba</i>	-65, 45	PF	PF	PF	30	8	4.8	Union at base, bow (M-H) to south and southeast, broken branches (M), epicormic branches (H)	Private	Yes	Remove
199	White Willow	<i>Salix alba</i>	30-60 (avg. 45)	PF	PF	PF	40	8	5.4	Union at base with 7 stems, bow (M-H) but 1 stem failed, deadwood, broken branches (M), dead branches (M), epicormic branches (H)	Private	Yes	Remove
200	White Willow	<i>Salix alba</i>	52	F	PF	PF	40	4	3.6	Lean (L) to east, crook (M), co-dominance in crown, broken branches (H), epicormic branches (H)	Neighbour	Yes	Remove
474	White Willow	<i>Salix alba</i>	32	F	F	PF	30	6	2.4	Union at 0.3m, 1 stem lost, lean (M) to southwest, dead branches (M), broken branches (L), epicormic branches (M)	Private	Yes	Remove
475	White Willow	<i>Salix alba</i>	18	PF	PF	PF	30	4	1.8	Lean (M) to west, crook (M), dead branches (M), epicormic branches (L)	Neighbour	No	Preserve
476	White Willow	<i>Salix alba</i>	-60, 40	P	PF	PF	30	7	4.8	Union at 1m, cavity at base, broken branches (M), dead branches (M), epicormic branches (H) ==> hazard	Private	Yes	Remove
477	Black Walnut	<i>Juglans nigra</i>	16.5	G	G	G		2	1.8		Neighbour	No	Preserve
478	White Willow	<i>Salix alba</i>	27, 22	P	PF	P	60	5	1.8	Co-dominance at 1.5m, 1 stem lost leader at 6m, broken branches (M), epicormic branches (M)	Private	Yes	Remove
479	White Willow	<i>Salix alba</i>	56, 28	F	PF	P	60	7	4.2	Union at 0.6m, crook (M), deadwood, dead branches (H), broken branches (M), epicormic branches (L)	Private	Yes	Remove
480	White Willow	<i>Salix alba</i>	37	F	P	P	60	5	2.4	Co-dominance in crown, dead leader, dead branches (H), epicormic branches (L)	Private	Yes	Remove
481	White Willow	<i>Salix alba</i>	32	P	P	P	50	5	2.4	Cavity at base, lean (M) to west, overhead utility wire in crown, dead branches (M), epicormic branches (L) ==> hazard	Private	Yes	Remove
482	White Willow	<i>Salix alba</i>	54, 42	F	P	P	40	5	4.2	Union at 0.8m, crook (M), sweep (L), broken branches (M), dead branches (M), epicormic branches (L)	Private	Yes	Remove
483	White Willow	<i>Salix alba</i>	44, 40	PF	P	P	50	7	3.6	Union at 0.6m, sweep (M), crook (M), deadwood, dead branches (M), broken branches (M), epicormic branches (M)	Neighbour	Yes	Remove
484	White Willow	<i>Salix alba</i>	56, 52	P	PF	PF	60	7	4.8	Union at base, 1 stem lost leader at 5m, deadwood, dead branches (M), broken branches (M), epicormic branches (M)	Private/Neighbour	Yes	Remove
485	White Willow	<i>Salix alba</i>	-65	P	P	P	75	7	4.2	Cavity at base, union at 2m, deadwood, dead branches (H), broken branches (M), epicormic branches (L) ==> hazard	Private	Yes	Remove
486	White Willow	<i>Salix alba</i>	21.5	F	P	P	80	2	1.8	Almost dead	Private	Yes	Remove
487	White Willow	<i>Salix alba</i>	36, 27	P	P	P	90	4	2.4	Almost dead, union at base	Private	Yes	Remove
488	Manitoba Maple	<i>Acer negundo</i>	21	P	PF	F	60	2	1.8	Crook (M), union at 2m but larger stem lost leader at 3m	Private	Yes	Remove
489	White Willow	<i>Salix alba</i>	-28	P	P	P	80	4	1.8	Union at base but 1 stem dead	Private	Yes	Remove
490	White Willow	<i>Salix alba</i>	32, 22	P	P	P	90	2	2.4	Co-dominance at 0.6m, crack, both stems lost leader at 5m, deadwood, only epicormic branches (L) alive	Private	Yes	Remove
491	White Willow	<i>Salix alba</i>	32	PF	P	P	60	4	2.4	Union at base but smaller stem dead, the other stem dead leader, dead branches (M)	Private	Yes	Remove
492	White Willow	<i>Salix alba</i>	-40, 40	P	P	P	90	4	3.6	Union at base, only epicormic branches (L) alive	Private	Yes	Remove
493	White Willow	<i>Salix alba</i>	41	F	P	P	75	4	3	Union at base but 1 stem failed, dead leader, broken branches (M), dead branches (H), epicormic branches (M)	Private	Yes	Remove
494	White Willow	<i>Salix alba</i>	-45, 45	PF	P	P	40	6	4.2	Union at base, lean (M), dead leader, broken branches (M), dead branches (M), epicormic branches (M)	Private	Yes	Remove

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495	Eastern Cottonwood	<i>Populus deltoides</i>	13.5, 9	FG	G	G		1.5	1.8	Union at base	Private	Yes	Remove
496	Manitoba Maple	<i>Acer negundo</i>	16, 13, 11	P	F	F		2.5	1.8	Union at 0.5m, crook (H), 16cm stem has stem wound (H)	Private	Yes	Remove

Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Die Back	(%)
DL	Dripline in radius	(m)
mTPZ	minimum Tree Protection Zone	(m)
Owner	Private, Neighbour, City, Region	
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heav		

Appendix A. Photographs of trees



Image 1. Tree 124



Image 2. Tree 125



Image 3. Tree 126



Image 4. Tree 127



Image 5. Tree 128



Image 6. Tree 129



Image 7. Tree 153



Image 8. Tree 154



Image 9. Trees on the western perimeter



Image 10. Trees 184 (left) and 185



Image 11. Willows on the western perimeter



Image 12. Willows on the northern perimeter



Image 13. Trees 197-198

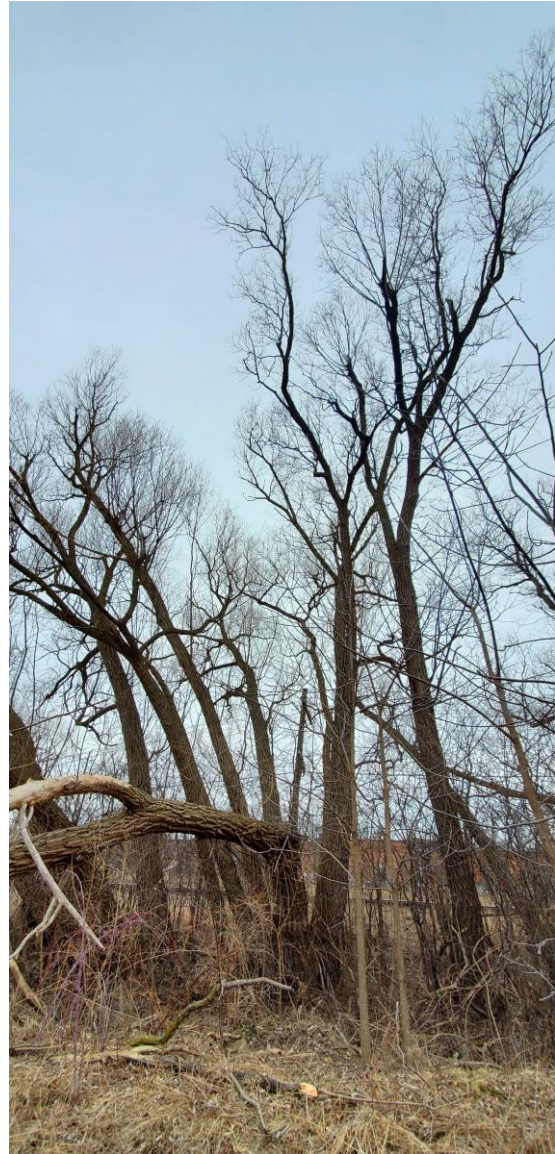


Image 14. Trees 199-200 & 474-478



Image 15. Tree 476 base



Image 16. Tree 481 base

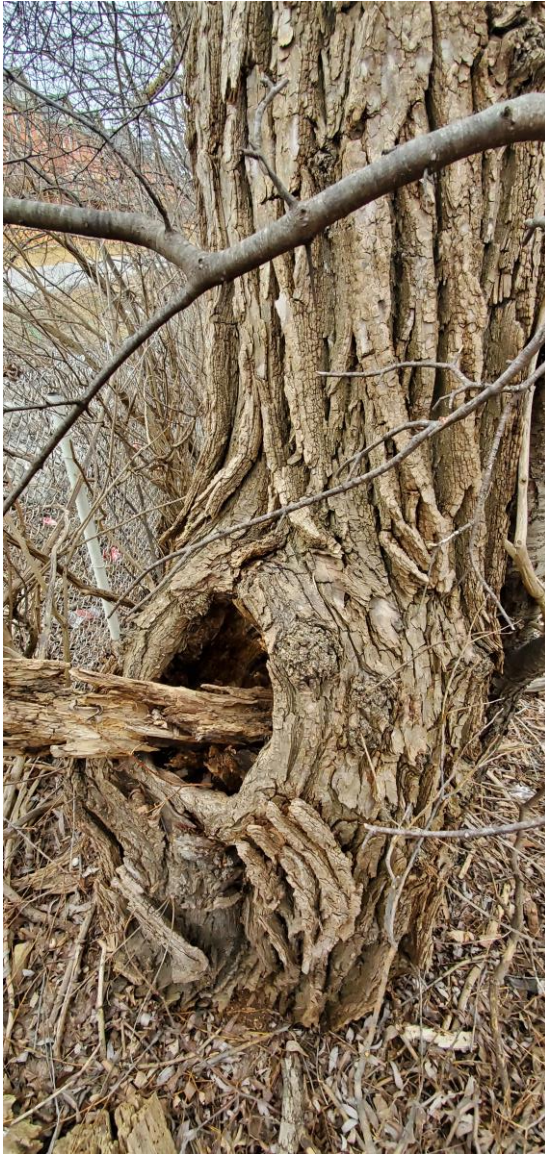


Image 17. Tree 485 base



Image 18. Tree 484 and 496

Appendix B. Tree Valuation

Tree #	Common Name	Scientific Name	DBH	OC	APPRAISED TRUNK AREA (cm ²)	AREA OF REPLACEMENT TREE (cm ²)	INSTALLED COST (\$)	UNIT TREE COST (\$)	BASIC TREE COST \$	Species RATING %	Species VALUE \$	Condition RATING %	Condition VALUE \$	Location RATING %	FINAL VALUE \$
129	Horsechestnut	Aesculus hippocastanum	86	F	5806	64	\$882	\$13.78	\$79,978.44	0.62	\$49,187	0.6	\$29,512	0.55	\$16,232
Total															\$16,232

Location: 8024 Kipling Avenue, Vaughan

Appendix C. Tree Preservation Fence Details

