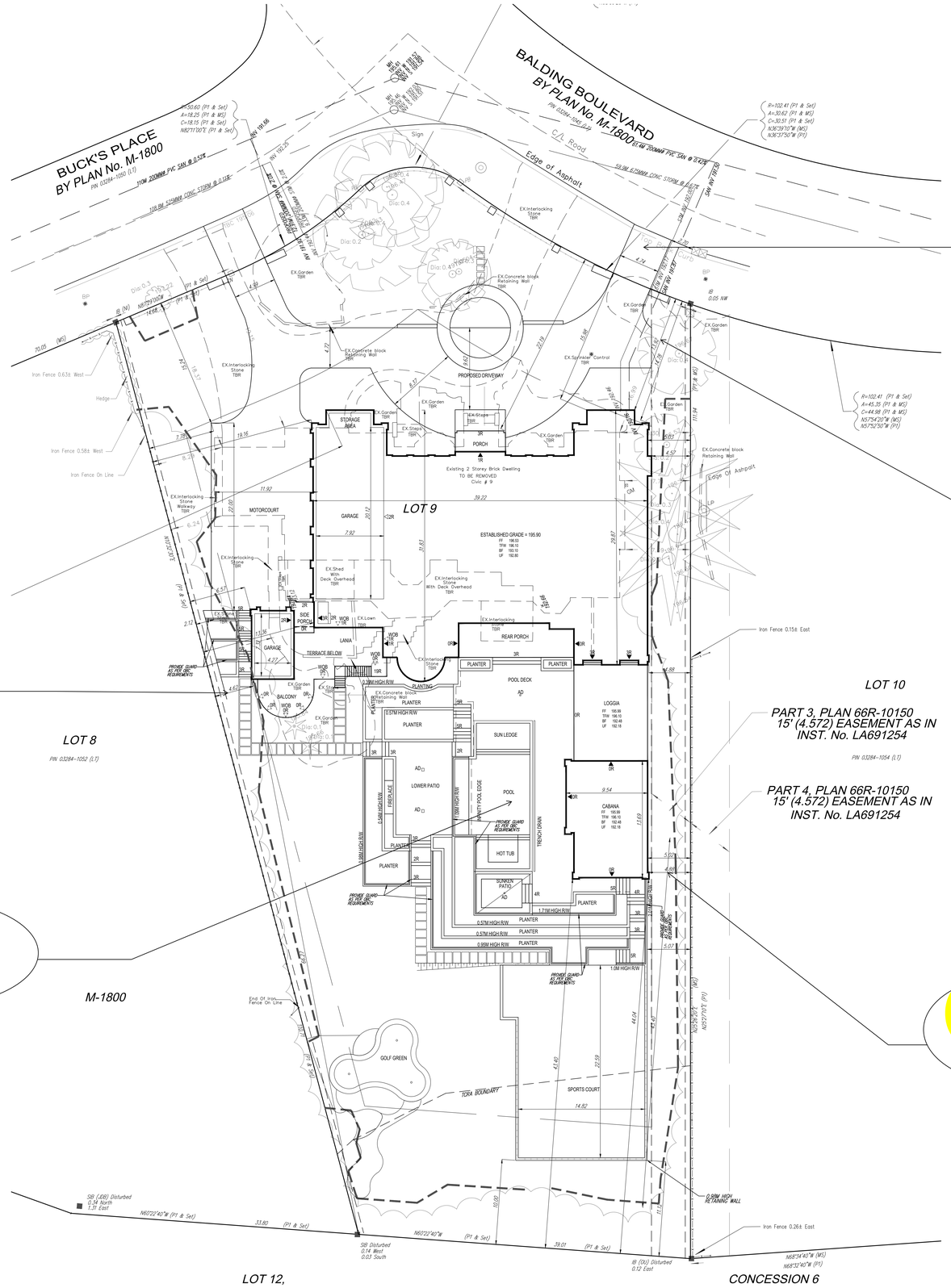
#	Zoning By-law 01-2021	Variance requested
1	A minimum interior side yard setback (east) of 7.7m is required. [Section 4.5, 7.2.2]	To permit a minimum interior side yard setback (east) of 4.8m
2	A minimum interior side yard setback (west) of 6.24m is required. [Section 4.5, 7.2.2]	To permit a minimum interior side yard setback (west) of 4.6m
3	A minimum front yard setback of 15.0 metres is required. [Section 4.5, 7.2.2]	To permit a minimum front yard setback of 13.9 metres.
4	A maximum building height of 9.5 metres is permitted. [Section 4.5, 7.2.2]	To permit a maximum building height of 10.87 metres.
5	A circular driveway shall not provide access to more than one road. [Section 6.7.4]	To permit a circular driveway to access more than one road.
6	A swimming pool shall only be located in the rear yard of a lot. [Section 4.21]	To permit a swimming pool to be located not in the rear yard.



DRIVEWAY ENTRANCE #5

13.92m #3

4.62m #1

POOL #6

4.88m #2

ZONING		
SITE DATA	BY-LAW 001-2021	PROPOSED
ZONE	RE (EN)	
LOT FRONTAGE	45.0 M	65.72 M
LOT AREA	4000 M2	6362.41 M2
FRONT YARD SETBACK	15.0 M	13.92 M (HOUSE) 22.19 M (PORCH)
SIDE YARD SETBACK	6.24 M	4.62 M (GARAGE)
	7.69 M	4.88 M
REAR YARD SETBACK	15.0 M	43.40 M
GROUND FLOOR AREA		778.08 M2
GROSS FLOOR AREA		1808.46 M2
LOT COVERAGE NOT INCL. PORCH		15.73% (1000.73 M2)
LOT COVERAGE OF FRONT PORCH		0.22% (14.29 M2)
LOT COVERAGE OF LANAI & BALCONY		1.30% (82.82 M2)
LOT COVERAGE OF LOGGIA & CABANA		3.57% (227.37 M2)
LOT COVERAGE OF PATIO		0.82% (52.15 M2)
TOTAL COVERAGE		21.64% (1377.36 M2)
BLDG HEIGHT TO PEAK	9.5 M	10.87 M
BLDG HEIGHT TO MIDPOINT	9.5 M	10.10 M
DRIVEWAY WIDTH	9.0 M	8.37 M
COMBINED DRIVEWAY WIDTH AT STREET	15.0 M	9.73 M
EAVE PROJECTION	0.5 M	0.56 M
FRONT YARD AREA		1453.38 M2
DRIVEWAY AREA		498.82 M2
WALKWAY & STEP AREA		14.69 M2
FRONT YARD LANDSCAPING	50% (726.69M2)	1453.38 - 498.82 = 954.56 M2 (65.67%)
FRONT YARD SOFT LANDSCAPING	60% (436.01M2)	954.56 - 14.69 = 939.87 M2 (129%)
REAR YARD AREA		2976.25 - 135 = 2841.25 M2
HARDSCAPE AREA INC. RET. WALLS, POOL, POOL DECK, SPORT COURT		1046.35 M2
REAR YARD SOFT LANDSCAPING	60% (1704.75 M2)	2976.25 - 1046.35 = 1929.90 M2 (67.92%)

LEGEND

ST	STORM CONNECTION	PROP. SINGLE	
SA	SANITARY CONNECTION	PROPOSED 3:1 SLOPE	
W	WATER CONNECTION	ENGINEERED FILL LOT	
H	HYDRO CONNECTION	TRANSFORMER	
	DOUBLE CATCH BASIN	CABLE TV PEDESTAL	
	CATCH BASIN	BELL PEDESTAL	
	CLEANOUT	HYDRO METER	
	VALVE AND CHAMBER	GAS METER	
	STREET LIGHT	AIR-CONDITIONING UNIT	
	VALVE AND BOX	TELECOM. JUNCTION BOX	
	SANITARY MANHOLE	SUMP PUMP	
	STORM MANHOLE	EXTERIOR DOOR LOCATION	
	COMMUNITY MAIL BOX	ACCESSIBLE APPLICATION DOOR LOCATION	
	DOWNSPOUT LOCATION		
FF	FINISHED FLOOR ELEVATION	WINDOWS PERMITTED	
TFW	TOP OF FOUNDATION WALL	REV. REVERSE PLAN	
BF	FINISHED BASEMENT SLAB	WOB WALK-OUT BASEMENT	
UF	UNDERSIDE OF FOOTING	WOD WALK-OUT DECK	
UFS	UNDERSIDE OF FOOTING @ SLOPE	100.00 PROPOSED GRADE	
UFR	UNDERSIDE OF FOOTING @ SLOPE & PIER(S)	100.00 EXISTING GRADE	
		FLOOR DRAIN	
		FIRE HOSEBIBB	
		FINISHED GRADE ELEVATIONS	

IAN ROBERTSON DESIGN GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO IAN ROBERTSON DESIGN PRIOR TO COMMENCEMENT OF WORK.
2. IAN ROBERTSON DESIGN IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL OR ELECTRICAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE APPROPRIATE CONSULTANT BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
4. IAN ROBERTSON DESIGN HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE CONSTRUCTION REVIEW OF THE BUILDING. IAN ROBERTSON DESIGN SHALL NOT BE HELD LIABLE FOR CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF IAN ROBERTSON DESIGN. THIS DRAWING IS NOT TO BE SCALED.

#	Description	Date	By
3	REVISED & RE-ISSUED FOR COORDINATION	5/19/23	BM
2	ISSUED FOR COORDINATION	5/19/23	BM
1	ISSUED FOR DISCUSSION	06/15/22	MG

REVISIONS

Surveyor Stamp

Client: CLAUDIO RIZZARDO

Project: 9 BUCKS PLACE
CITY OF VAUGHAN

Sheet Title: SITE PLAN

Municipal Address / Development: 9 BUCKS PLACE

Drawn By: MG/BM	Checked By: BM	Lot No.: LOT 9	
Project No.: 21-29	Plan: M-1800	Page: SP-1	
Scale: 1:200	Date: 12/01/21		

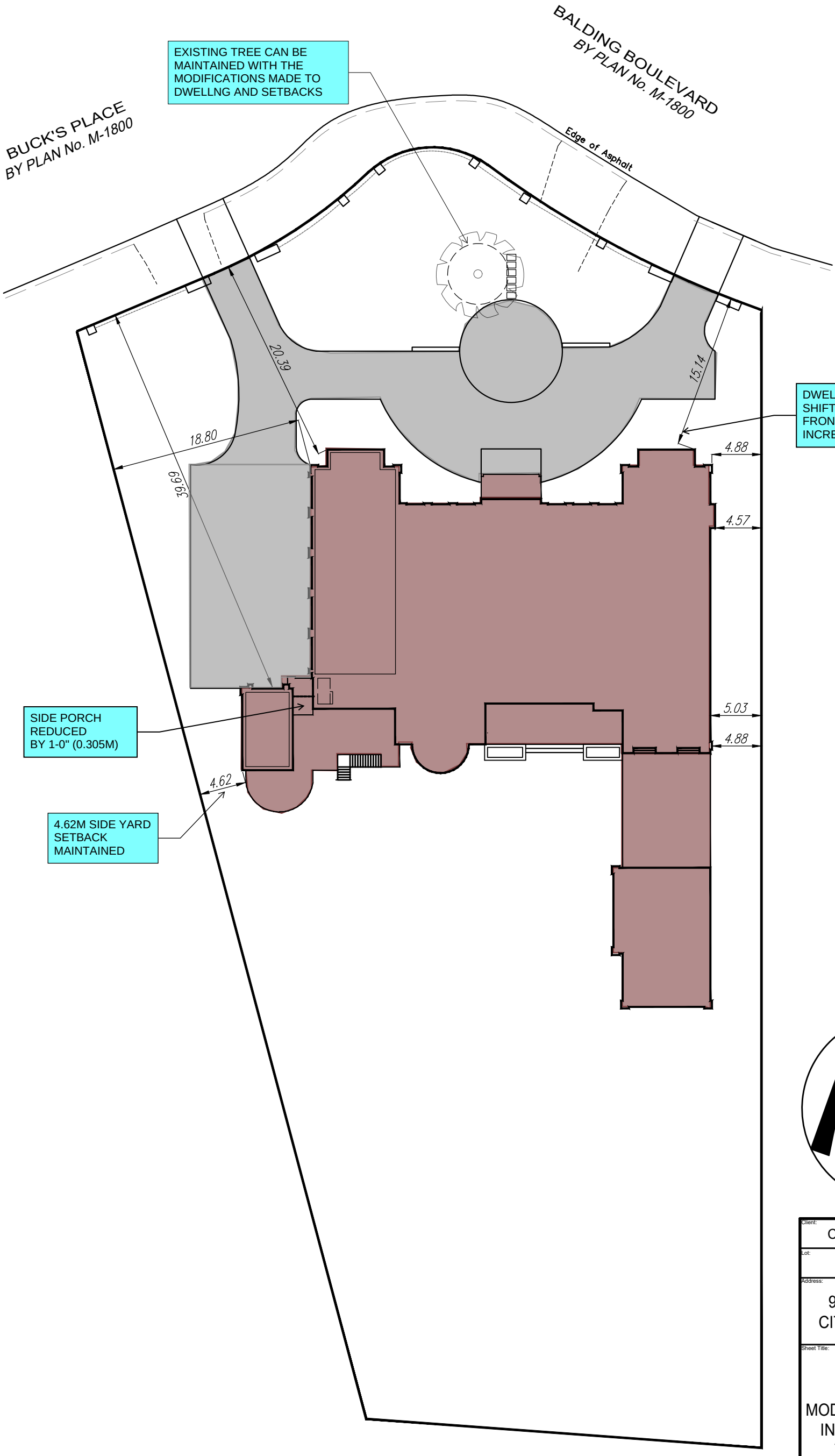
TRUE NORTH

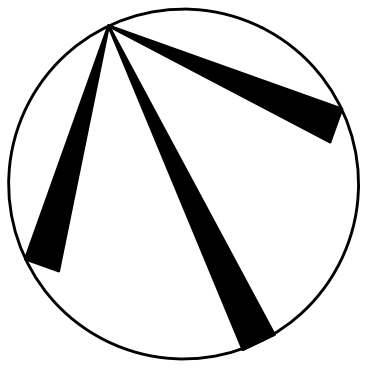
PROJECT NORTH

IAN ROBERTSON DESIGN

20 RIVERMEDE ROAD, UNIT 101, VAUGHAN, ONTARIO, L4K 3K3
PHONE: (416)-882-1114 FAX: (905)-660-1570 WWW.IANROBERTSONDESIGN.CA

LOT 9 - 9 BUCKS PLACE





Client: CLAUDIO RIZZARDO

Lot: LOT 9

Address: 9 BUCKS PLACE CITY OF VAUGHAN

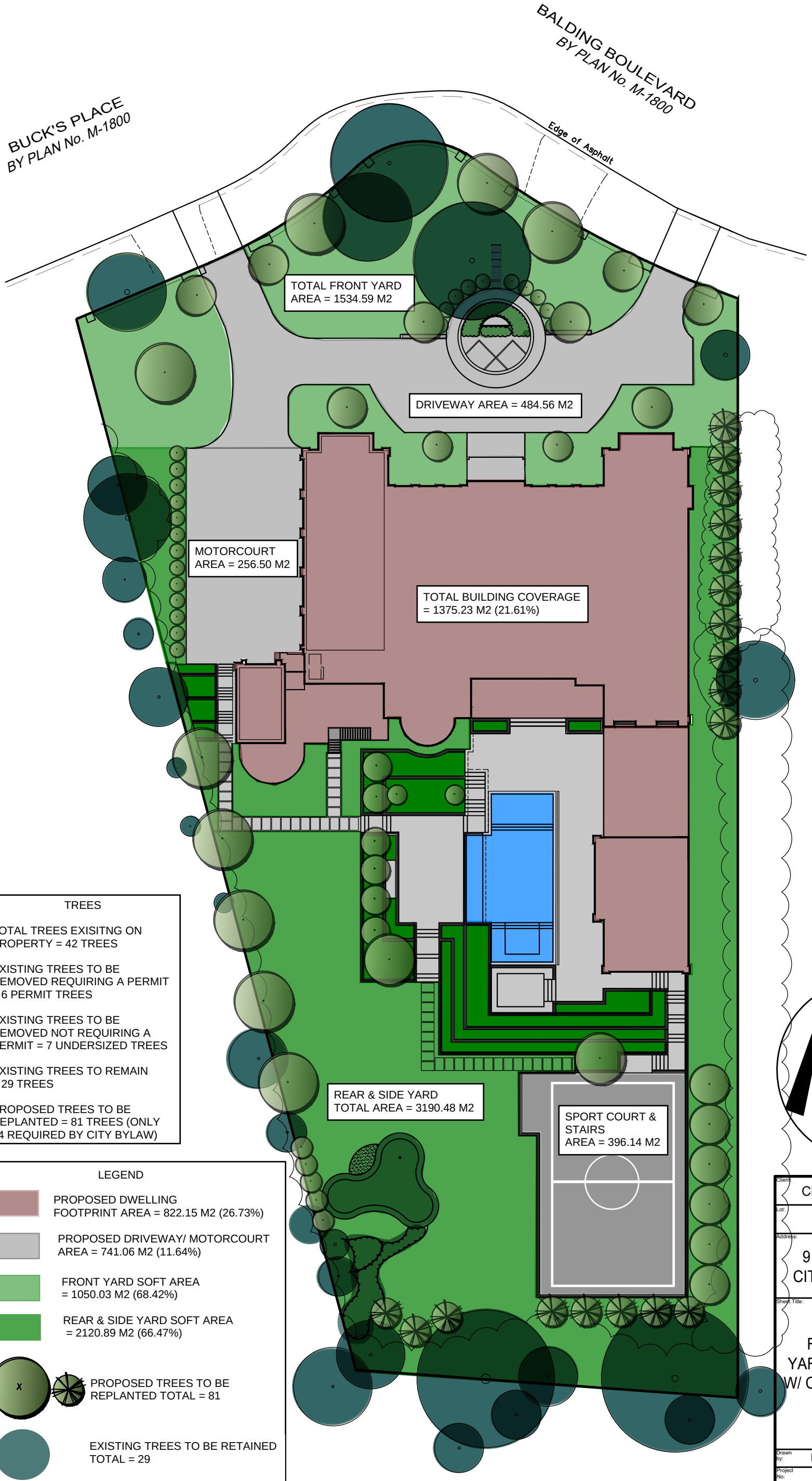
Sheet Title: MODIFIED SITEPLAN W/ INCREASED FRONT YARD SETBACK

Drawn by: BM	Date: 03/02/23
Project No: 21-29	Page: 1 OF 3
Scale: 1:400	

20 RIVERMEDE ROAD, UNIT 101, VAUGHAN, ONTARIO, L4K 3N3
PHONE: (416) 663-0111; FAX: 1 (866) 602-1163; WWW.IANROBERTSONDESIGN.CA

IANROBERTSONDESIGN

LOT 9 - 9 BUCKS PLACE



TREES

TOTAL TREES EXISITNG ON PROPERTY = 42 TREES

EXISTING TREES TO BE REMOVED REQUIRING A PERMIT = 6 PERMIT TREES

EXISTING TREES TO BE REMOVED NOT REQUIRING A PERMIT = 7 UNDERSIZED TREES

EXISTING TREES TO REMAIN = 29 TREES

PROPOSED TREES TO BE REPLANTED = 81 TREES (ONLY 14 REQUIRED BY CITY BYLAW)

LEGEND

PROPOSED DWELLING FOOTPRINT AREA = 822.15 M2 (26.73%)

PROPOSED DRIVEWAY/ MOTORCOURT AREA = 741.06 M2 (11.64%)

FRONT YARD SOFT AREA = 1050.03 M2 (68.42%)

REAR & SIDE YARD SOFT AREA = 2120.89 M2 (66.47%)

PROPOSED TREES TO BE REPLANTED TOTAL = 81

EXISTING TREES TO BE RETAINED TOTAL = 29

Client: CLAUDIO RIZZARDO

Lot: LOT 9

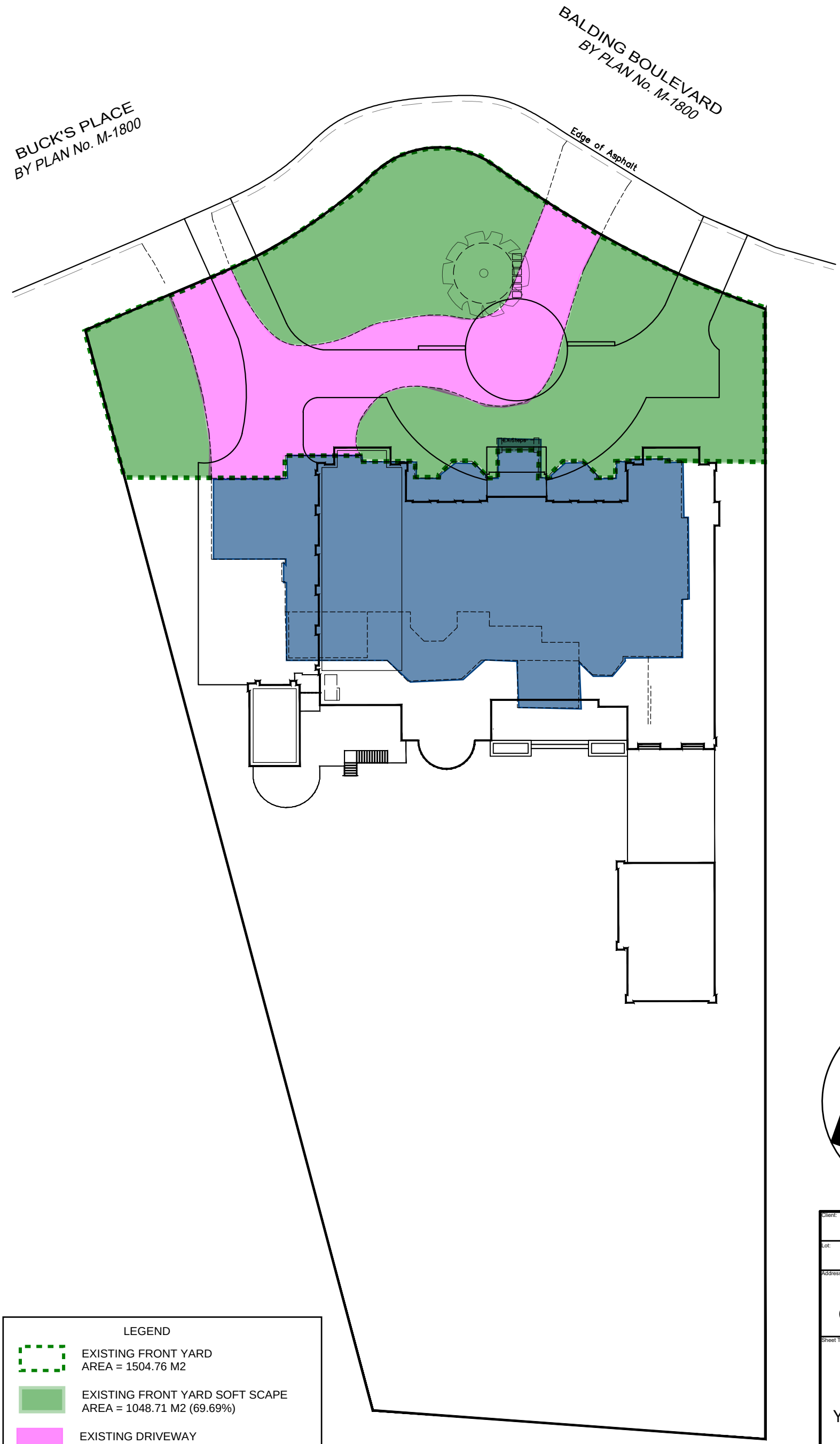
Address: 9 BUCKS PLACE CITY OF VAUGHAN

Sheet Title: FRONT & REAR YARD LANDSCAPING W/ COVERAGE CALCS

Drawn by: BM	Date: 03/02/23
Project No: 21-29	Page: 2 OF 3
Scale: 1:400	

IANROBERTSONDESIGN
20 RIVERMEDE ROAD, UNIT 101, VAUGHAN, ONTARIO, L4K 3N3
PHONE: (416) 663-0111; FAX: 1 (866) 602-1163; WWW.IANROBERTSONDESIGN.CA

LOT 9 - 9 BUCKS PLACE



LEGEND

EXISTING FRONT YARD
AREA = 1504.76 M2

EXISTING FRONT YARD SOFT SCAPE
AREA = 1048.71 M2 (69.69%)

EXISTING DRIVEWAY
AREA = 456.05 M2 (30.31%)

IAN ROBERTSON DESIGN

Client: CLAUDIO RIZZARDO

Lot: LOT 9

Address: 9 BUCKS PLACE
CITY OF VAUGHAN

Sheet Title: EXISTING FRONT YARD LANDSCAPING

Drawn by: BM

Date: 03/02/23

Project No: 21-29

Page: 3 OF 3

Scale: 1:400

20 RIVERMEDE ROAD, UNIT 101, VAUGHAN, ONTARIO, L4K 3N3
PHONE: (416) 663-0111; FAX: 1 (866) 602-1163; WWW.IANROBERTSONDESIGN.CA

#	Zoning By-law 01-2021	Variance requested
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10.87m

#4

FRONT ELEVATION

IANROBERTSONDESIGN

REVISIONS		
1.	DEC 12	ISSUED FOR REVIEW

CLIENT: OWNER

PROJECT: 9 BUCKS PLACE

PROJECT NUMBER: 21 - 29

SCALE: 1/8" = 1'-0"

DRAWING NO.: 8 OF 11

20 RIVERMEDE ROAD, UNIT 101, VAUGHAN, ONTARIO, L4K 3N3
PHONE: (416) 650-2111 | FAX: 1 (866) 682-1153 | WWW.IANROBERTSONDESIGN.CA

#	Zoning By-law 01-2021	Variance requested
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10.87m
#4

LEFT SIDE ELEVATION

IANROBERTSONDESIGN

REVISIONS		
1.	DEC 12	ISSUED FOR REVIEW

CLIENT: OWNER

PROJECT: 9 BUCKS PLACE

PROJECT NUMBER: 21 - 29

SCALE: 1/8" = 1'-0"

DRAWING NO.: 9 OF 11

20 RIVERMEDE ROAD, UNIT 101, VAUGHAN, ONTARIO, L4K 3N3
PHONE: (416) 693-0111 - FAX: 1 (866) 592-1163, WWW.IANROBERTSONDESIGN.CA

#	Zoning By-law 01-2021	Variance requested
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10.87m

#4

RIGHT SIDE ELEVATION

IANROBERTSONDESIGN

REVISIONS		
1.	DEC 12	ISSUED FOR REVIEW

CLIENT: OWNER

PROJECT: 9 BUCKS PLACE

PROJECT NUMBER: 21 - 29

SCALE: 1/8" = 1'-0"

DRAWING NO.: 10 OF 11

20 RIVERMEDE ROAD, UNIT 101, VAUGHAN, ONTARIO, L4K 3N3
PHONE: (416) 650-2111 / FAX: 1 (866) 602-1162, WWW.IANROBERTSONDESIGN.CA

#	Zoning By-law 01-2021	Variance requested
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10.87m

#4

REAR ELEVATION

IANROBERTSONDESIGN

REVISIONS		
1.	DEC 12	ISSUED FOR REVIEW

CLIENT: OWNER

PROJECT: 9 BUCKS PLACE

PROJECT NUMBER: 21 - 29

SCALE: 1/8" = 1'-0"

DRAWING NO.: 11 OF 11

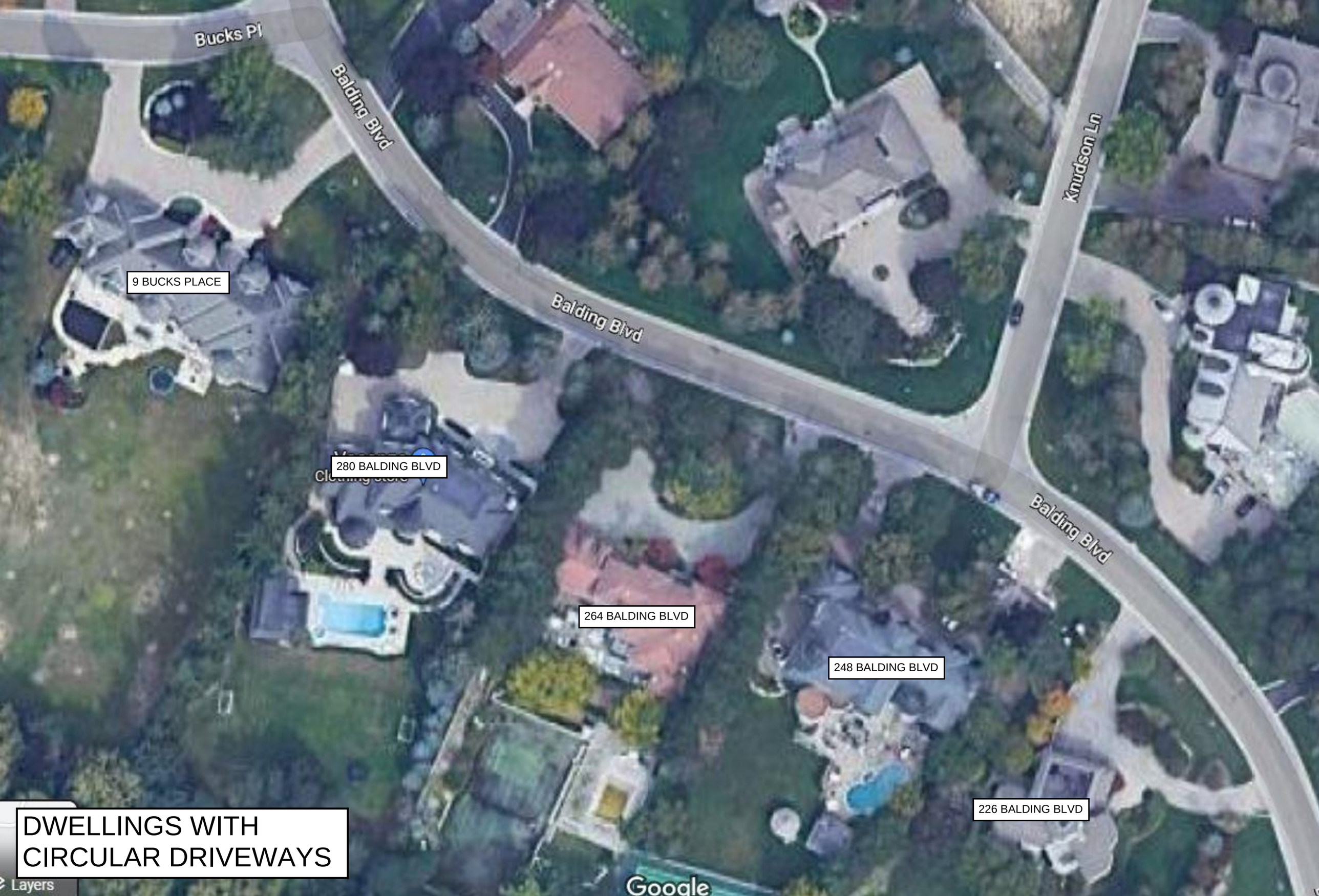
20 RIVERGLEDE ROAD, UNIT 101, VAUGHAN, ONTARIO, L4K 0K9
PHONE: (416) 663-3111 - FAX: 1 (866) 662-1163 - WWW.IANROBERTSONDESIGN.CA

APPENDIX A

CIRCULAR DRIVEWAYS

90 BALDING BLVD.

DRIVEWAY/ HARDSCAPE AREA
NO EXISTING TREES PRESERVED


Bucks Pl
Balding Blvd
Balding Blvd
Knudson Ln
9 BUCKS PLACE
280 BALDING BLVD
Balding Blvd
264 BALDING BLVD
248 BALDING BLVD
226 BALDING BLVD
DWELLINGS WITH CIRCULAR DRIVEWAYS
Layers
Google

DWELLINGS WITH CIRCULAR DRIVEWAYS

90 BALDING BLVD

85 BALDING BLVD

72 BALDING BLVD

54 BALDING BLVD

65 BALDING BLVD
10 SANDY DRIVE

38 SANDY DRIVE

23 SANDY DRIVE

37 SANDY DRIVE

51 SANDY DRIVE

69 SANDY DRIVE

Balding Blvd

Sandys Dr

72

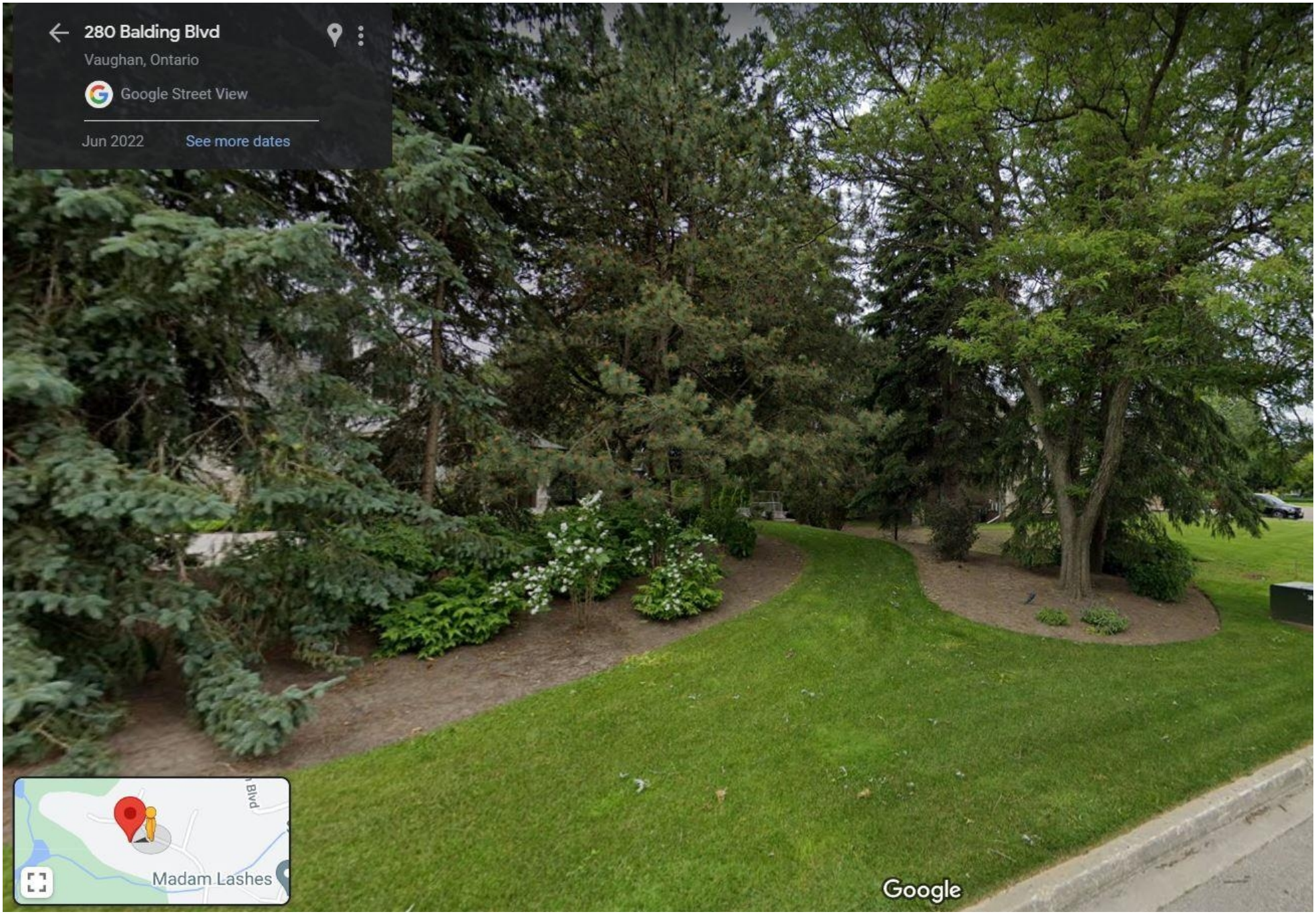
APPENDIX B

STREETVIEWS FROM
280 BALDING BVLD AND
9 BUCKS PLACE

280 BALDING BLVD.

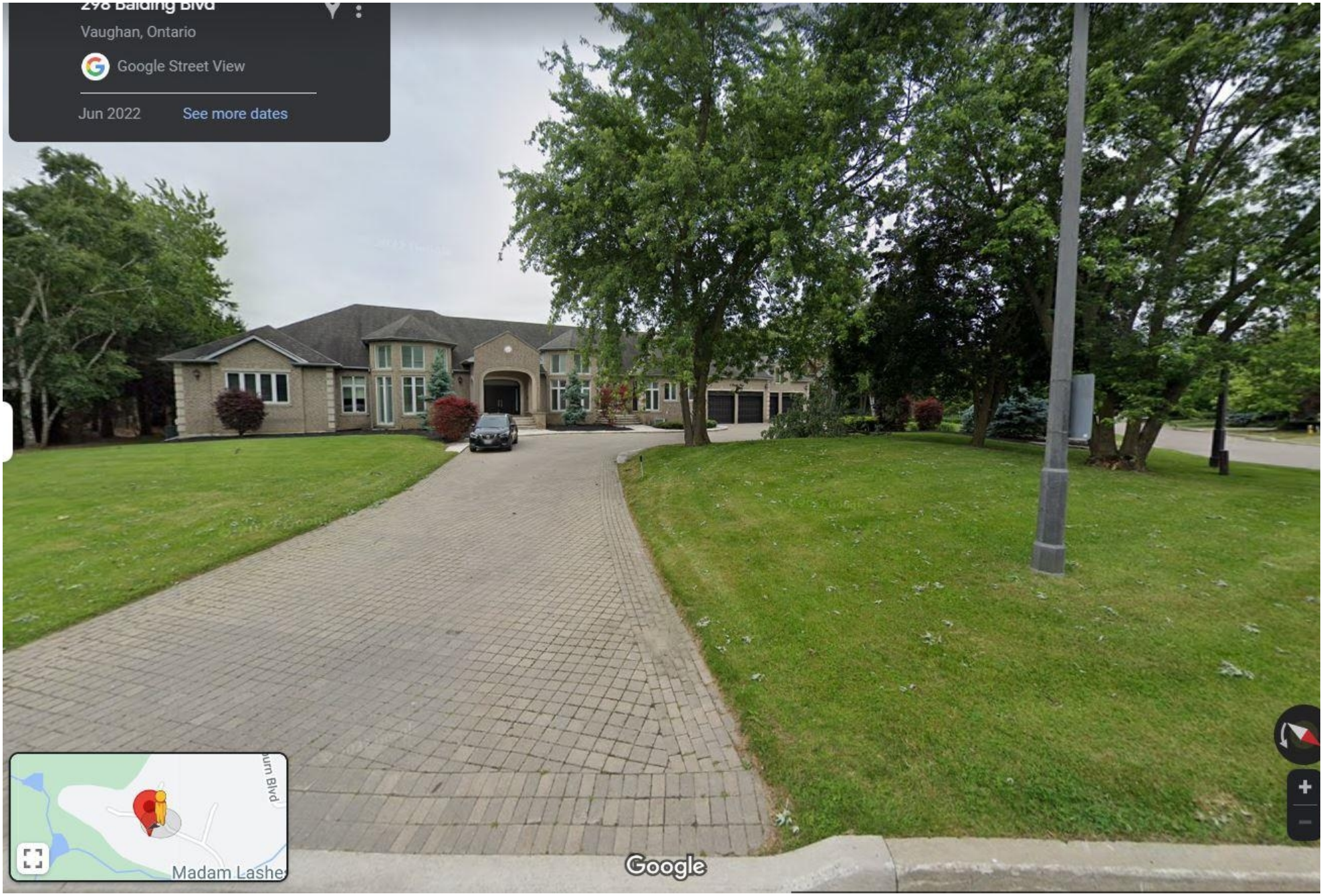
STREETVIEW OF 280 BALDING BLVD. FROM THE EAST

EXISTING TREES & FOLIAGE AT
280 BALDING BLVD.



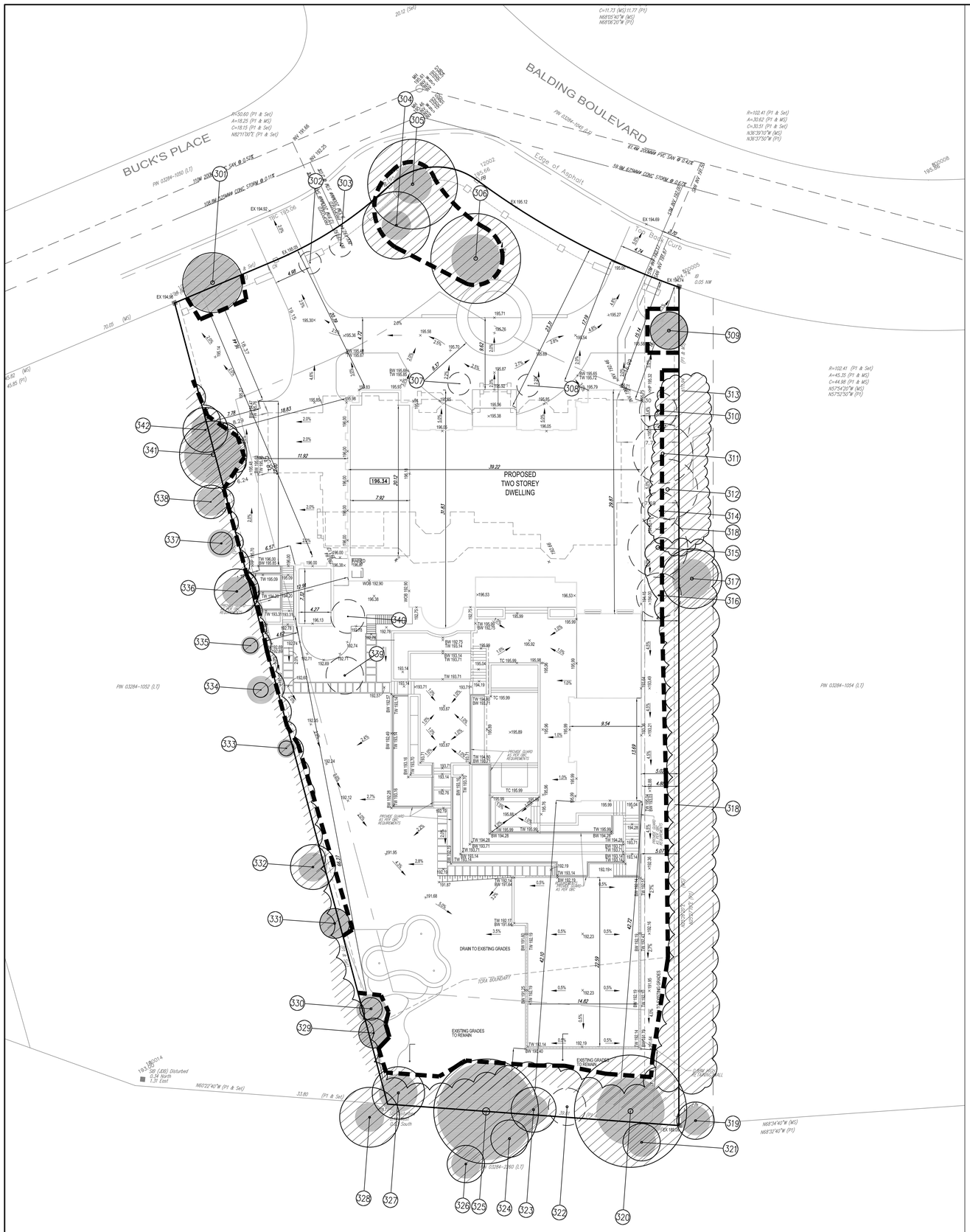
STREETVIEW OF THE EAST PROPERTY LINE
BETWEEN 280 BALDING AND 9 BUCKS PLACE.

9 BUCKS PLACE AT EAST PROPERTY LINE



9 BUCKS PLACE AT
BALDING BLVD. ENTRANCE

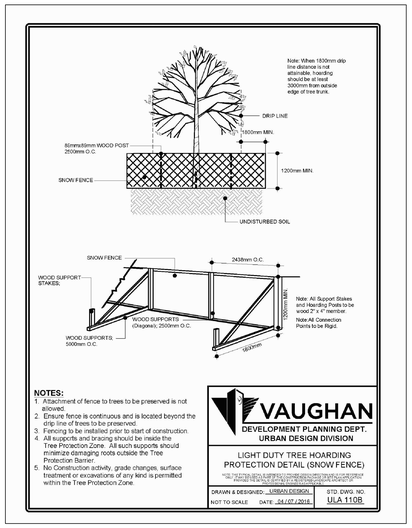
9 BUCKS PLACE AT
BUCKS PLACE ENTRANCE

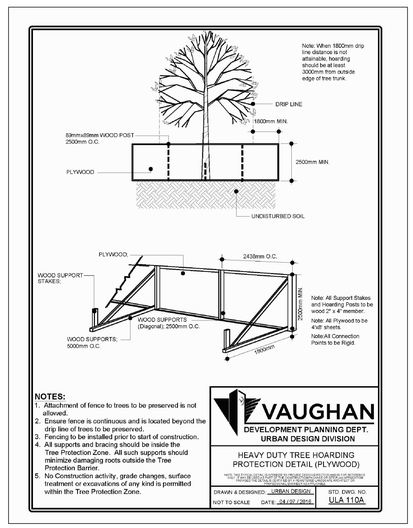


EXISTING TREE INVENTORY

KEY	COMMON NAME	BOTANICAL NAME	DBH (centimetres)	CROWN (metres)	HEALTH G/F/P	STRUCTURE	COMMENTS	PRESERVATION DIRECTION	MIN. TPZ (metres)	REPLACEMENT QTY	KEY
301	NORWAY MAPLE	*Acer platanoides*	51	8	G	PYRAMIDAL	CODOMINANT STEMS, GIRDLING ROOTS, CROWDING IN UPPER BRANCHES	PRESERVE	3.6		301
302	COLORADO BLUE SPRUCE	*Picea pungens 'Glauca'*	11	2	G	IMMATURE	LOCATED IN GARDEN BED, MINOR NEEDLE DIEBACK AND DISCOLOURATION.	REMOVE	1.8	Exempt	302
303	COLORADO BLUE SPRUCE	*Picea pungens 'Glauca'*	10	2	G	IMMATURE	LOCATED IN GARDEN BED, MINOR NEEDLE DIEBACK AND DISCOLOURATION.	REMOVE	1.8	Exempt	303
304	NORWAY MAPLE	*Acer platanoides*	21, 28, 24	5	G	MULTI-STEM	CROWDED BY ADJACENT TREE, GIRDLING ROOTS, CODOMINANT STEMS	PRESERVE	1.8		304
305	SILVER MAPLE	*Acer Saccharinum*	34.5, 29, 35, 34	12	G	MULTI-STEM	CROWDED BY ADJACENT TREE, CODOMINANT STEMS, OVERCROWDING, BRANCHES CUT AT BASE, DIEBACK IN CANOPY, DEAD BRANCHING PRESENT.	PRESERVE	2.4		305
306	SILVER MAPLE	*Acer Saccharinum*	49; 26	12	G	MULTI-STEM	CODOMINANT STEMS, CROWDED BY ADJACENT TREE, SUCKERING AT BASE, DECAY AT BASE, LARGE STRUCTURAL BRANCH BROKEN OFF AT TIME OF REVIEW.	PRESERVE	3.0		306
307	COLORADO BLUE SPRUCE	*Picea pungens 'Glauca'*	5	2	G	IMMATURE	ADJACENT TO HOUSE, DIEBACK ON THE HOUSE SIDE	REMOVE	1.2	Exempt	307
308	COLORADO BLUE SPRUCE	*Picea pungens 'Glauca'*	5	2	G	IMMATURE	ADJACENT TO HOUSE, DIEBACK ON THE HOUSE SIDE	REMOVE	1.2	Exempt	308
309	SILVER MAPLE	*Acer Saccharinum*	39	8	F	ONE SIDED FORM	SLIGHT LEAN IN TRUNK. MINOR BROKEN BRANCING, MULTIPLE LEADERS, INCLUDED BARK AT STEM UNIONS.	PRESERVE	2.4		309
310	PAPER BIRCH	*Betula Papyrifera*	28, 14, 15	8	F	ONE SIDED FORM	LEANING, CROSSING STEMS, WEAK STRUCTURE	REMOVE	1.8	3	310
311	AUSTRIAN PINE	*Pinus nigra*	40	8	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	REMOVE	3.0	2	311
312	AUSTRIAN PINE	*Pinus nigra*	46	8	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	REMOVE	3.0	3	312
313	WHITE CEDAR HEDGE	*Thuja Occidentalis*	5;6		F	HEDGE	13 STEMS IN TOTAL, LOCATED ON ADJACENT PROPERTY	PRESERVE	1.2		313
314	WHITE SPRUCE	*Picea glauca*	18	5	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	REMOVE	1.8	Exempt	314
315	SILVER MAPLE	*Acer Saccharinum*	51	8	F	PYRAMIDAL	CROWDED BY ADJACENT TREE	REMOVE	3.6	4	315
316	WHITE SPRUCE	*Picea glauca*	20	6	P	ONE SIDED FORM	DIEBACK ON SOUTH SIDE, POOR CONDITION, THIN CANOPY	REMOVE	1.8	1	316
317	WHITE SPRUCE	*Picea glauca*	40	8	F	ONE SIDED FORM	LOCATED ON ADJACENT PROPERTY	PRESERVE	2.4		317
318	NORWAY SPRUCE	*Picea abies*	28	-	F	HEDGEROW	12 STEMS TOTAL LOCATED ON ADJACENT PROPERTY. CROWDED BY ADJACENT TREES. SOME NEEDLE DIEBACK THROUGHOUT EACH TREE, OWNER PRUNED LOWER BRANCHING TO ELEVATE CANOPY.	PRESERVE	1.8		318
319	NORWAY MAPLE	*Acer platanoides*	28	5	F	ONE SIDED FORM	OVERCROWDING IN UPPER BRANCHES.	PRESERVE	1.8		319
320	WILLOW SP.	*Salix sp.*	67	15	F	ONE SIDED FORM	DEADWOOD, EVIDENCE OF WATER SPROUTS	PRESERVE	4.2		320
321	NORWAY MAPLE	*Acer platanoides*	28	5	F	ONE SIDED FORM	LEANING, CROWDED BY ADJACENT TREE	PRESERVE	1.8		321
322	DEAD	*DEAD*					BROKEN BRANCHES, CRACKED BARK, HAZARD	REMOVE		Exempt	322
323	SILVER MAPLE	*Acer platanoides*	10-28	6	F	ONE SIDED FORM	LEANING, CROWDED BY ADJACENT TREE	PRESERVE	1.8		323
324	DEAD	*DEAD*					BROKEN BRANCHES, HAZARD	PRESERVE		Exempt	324
325	WILLOW SP.	*Salix sp.*	98	14	F	ONE SIDED FORM	DEAD BRANCHES IN UPPER CANOPY	PRESERVE	6.0		325
326	SILVER MAPLE	*Acer Saccharinum*	26	6	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	PRESERVE	1.8		326
327	MANITOBA MAPLE	*Acer negundo*	30	7	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	PRESERVE	2.4		327
328	SILVER MAPLE	*Acer Saccharinum*	26	8	F	ONE SIDED FORM	CROWDED BY ADJACENT TREES, LEANING, GROWING ON SLOPE	PRESERVE	1.8		328
329	SILVER MAPLE	*Acer Saccharinum*	20	4	F	ONE SIDED FORM	SUCKERING AT BASE, LEANING, ONCE SIDED FORM	PRESERVE	1.8		329
330	SILVER MAPLE	*Acer Saccharinum*	28	3	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	PRESERVE	1.8		330
331	WHITE SPRUCE	*Picea glauca*	26	4	F	ONE SIDED FORM	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		331
332	WHITE SPRUCE	*Picea glauca*	24	6	F	ONE SIDED FORM	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		332
333	ARMSTRONG RED MAPLE	*Acer rubrum 'Armstrong'*	9	2	F	PYRAMIDAL	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.2		333
334	ARMSTRONG RED MAPLE	*Acer rubrum 'Armstrong'*	10	2	F	PYRAMIDAL	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		334
335	ARMSTRONG RED MAPLE	*Acer rubrum 'Armstrong'*	9	3	F	PYRAMIDAL	LOCATED ON ADJACENT PROPERTY , IMMATURE/NEWLY PLANTED	PRESERVE	1.2		335
336	NORWAY MAPLE	*Acer platanoides*	26	6	F	ONE SIDED FORM	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		336
337	NORWAY MAPLE	*Acer platanoides*	21	3	F	ONE SIDED FORM	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		337
338	AUSTRIAN PINE	*Pinus nigra*	25-28	12	F	HEDGE ROW	(8 STEMS IN TOTAL); INDIVIDUAL FORM ONE SIDED DUE TO CROWDING BY ADJACENT TREES. LOCATED ON ADJACENT PROPERTY, NEEDLE DIEBACK AND PRUNED TO ELEVATE CANOPY/CROWN.	PRESERVE	1.8		338
339	COLORADO BLUE SPRUCE	*Picea pungens 'Glauca'*	23	5	F	PYRAMIDAL	LOCATED IN GARDEN BED	PRESERVE	1.8		339
340	CHERRY SP.	*Prunus sp.*	11,12	4.5	F	MULTI-STEM	MINOR DIEBACK IN CANOPY, PRUNING OF BRANCHES FOR FORM	REMOVE	1.8	1	340
341	SILVER MAPLE	*Acer Saccharinum*	51, 43	5	F	PYRAMIDAL	LOCATED ON ADJACENT PROPERTY; CODOMINANT STEMS, SUCKERING AT BASE	PRESERVE	3.6		341
342	PAPER BIRCH	*Betula Papyrifera*	18, 19	6	F	PYRAMIDAL	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		342

1 V100 TREE INVENTORY





2 V100 TREE PROTECTION HOARDING

GENERAL NOTES

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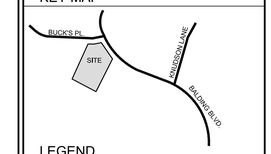
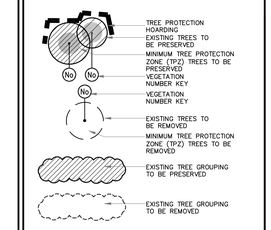
KEY MAP



LEGEND



MATTHEW J. REGIMBAL
International Society of Arboriculture
Certified Arborist #ON-1758A
Date: MAY 06, 2022

No.	DATE.	REVISION.	BY.
11	MAR. 14, 2023	UPDATED PER COMMENTS	M.R.
10	MAR. 06, 2023	ISSUED FOR RESUBMISSION	M.R.
9	FEB. 07, 2023	ISSUED FOR SUBMISSION	M.R.
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5	OCT. 12, 2022	ISSUED FOR REVIEW	A.S.
4	OCT. 3, 2022	ISSUED FOR REVIEW	A.S.
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2.	SEPT 13, 2022	ISSUED FOR REVIEW	A.S.
1.	MAY 6, 2022	ISSUED FOR REVIEW	A.S.

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LANDSCAPE ARCHITECTURE

PROJECT.

PROPOSED RESIDENTIAL DWELLING
9 BUCK'S PLACE
WOODBRIDGE, ON

DRAWING TITLE.

TREE INVENTORY AND PRESERVATION PLAN

SCALE. 1: 250	PROJECT No. 5726
DATE. APRIL 2022	
DRAWN BY. A.S.	DRAWING No. V100
CHECKED BY. M.R.	

COMPENSATION PLANTING

KEY	QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	COND.	REMARKS	DT	ON	PO	CAUTION
DECIDUOUS TREES													
AR	5	Acer rubrum	Red Maple	4000	2000	60	as shown	WB	FULL FORM	–	YES	–	–
ARA	4	Acer rubrum 'Armstrong'	Armstrong Red Maple	4000	1000	60	as shown	WB	FULL FORM	–	–	–	–
CB	2	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2000	1000	50	as shown	WB	FULL FORM	YES	–	–	–
CC	2	Cercis canadensis	Eastern Redbud	3000	1500	50	as shown	WB	FULL FORM	–	YES	YES	–
FS	28	Fagus sylvatica 'Dawyck Green'	Dawyck Green Beech	3500	1500	50	as shown	WB	FULL FORM	–	–	–	–
LT	3	Liriodendron tulipifera	Tulip Tree	4000	2000	60	as shown	WB	FULL FORM	–	YES	YES	–
PC	6	Pyrus calleryana 'Capital'	Capital Ornamental Pear	3500	2000	60	as shown	WB	FULL FORM	–	–	–	*
PCC	4	Pyrus calleryana 'Chanticleer'	Chanticleer Ornamental Pear	3500	1000	60	as shown	WB	FULL FORM	–	–	–	*
QR	1	Quercus rubra	Red Oak	4000	2000	60	as shown	WB	FULL FORM	–	YES	–	–
QRF	6	Quercus robur 'Fastigiata'	Pyrimidal English Oak	4000	1000	50	as shown	WB	FULL FORM	–	–	–	–
TC	2	Tilia cordata	Little-leaf Linden	4000	2000	60	as shown	WB	FULL FORM	–	–	YES	–
CONIFEROUS TREES													
PA	5	Picea abies	Norway Spruce	1750	1500	–	as shown	WB	FULL FORM	YES	–	–	–
PG	3	Picea glauca	White Spruce	1750	1500	–	as shown	WB	FULL FORM	YES	YES	–	–
TC	10	Tsuga canadensis	Eastern Hemlock	1750	1500	–	as shown	WB	FULL FORM	–	YES	–	–

NOTE: COMPENSATION PLANT MATERIAL SPECIES AND LOCATION MAY CHANGE BASED ON AVAILABILITY AND ONSITE CONDITIONS. QUANTITIES WILL BE ACHIEVED.

GENERAL NOTES:

MAINTENANCE and ACCEPTANCE:
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IMMEDIATELY AFTER ANY PLANTING HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.
- SUCH MAINTENANCE SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, VIGOROUS AND HEALTHY GROWING CONDITION INCLUDING CULTIVATING AND WEEDING, WATERING WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.
- AT TIME OF INSPECTION FOR INITIAL & FINAL ACCEPTANCE, ALL PLANTING BEDS AND TREE PITS SHALL BE FRESHLY CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND RUBBISH AND SHALL BE IN A NEAT AND TIDY CONDITION.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 2 (TWO) YEARS FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND LOCAL AUTHORITY UNLESS OTHERWISE NOTED.
- MAINTAIN PLANTING BEDS AND TREE PITS FREE OF WEEDS THROUGHOUT THE GUARANTEE PERIOD.
- THE DEVELOPER SHALL REGULARLY REMOVE DEBRIS FROM THE WETLAND UNTIL THE COMPLETION OF ALL BUILDING CONSTRUCTION WITHIN THE DEVELOPMENT.

UTILITIES:
- APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOULEVARD.
- ALL UTILITIES WITHIN THE BOULEVARDS MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOULEVARD.

RODENT PROTECTION:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEE PERIOD. PROTECTIVE WIRE MESH GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE PLACED A MINIMUM OF 50mm OUT FROM THE TREE TRUNK ON ALL SIDES. SUFFICIENT MESH SHOULD BE CUT TO COMPLETE THIS CIRCUMFERENCE AS WELL AS TO PROVIDE A MINIMUM OF 25mm OVERLAP.
- THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 12mm SQUARE MESH, 19 GAUGE AND SUPPLIED IN 600mm ROLLS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE TIE. ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOOT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

SODDING:
- PREPARE A MINIMUM 100mm DEPTH OF TOPSOIL WITH A 10-6-4 COMMERCIAL FERTILIZER AT 7.3Kg./100Sq.m. AND SUPER PHOSPHATE AT 5Kg./100Sq.m.. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT.
- LAY No. 1 NURSERY SOD ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING.
- IMMEDIATELY AFTER INSTALLATION, SOD MUST BE WATERED AND ROLLED.

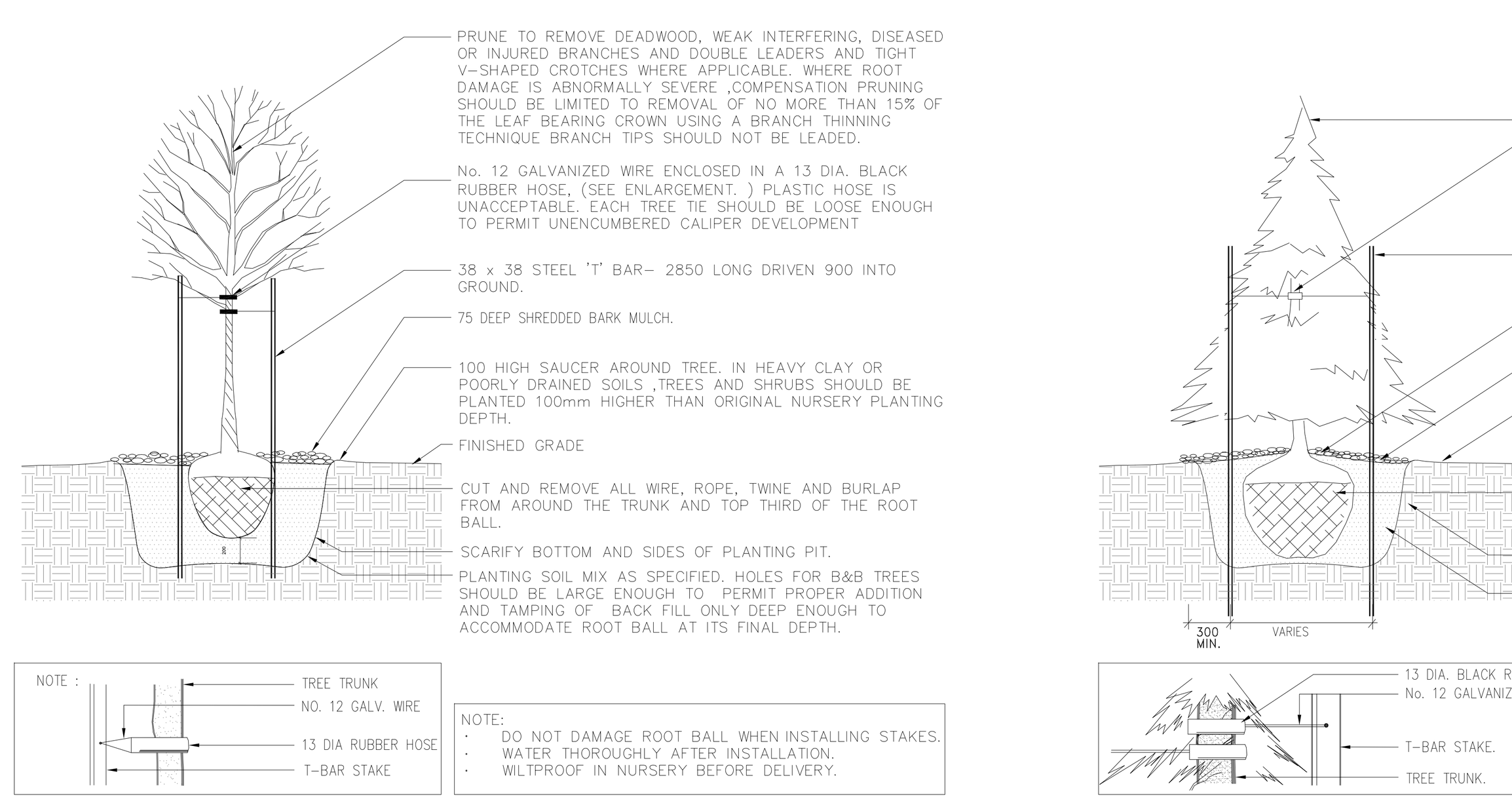
PLANTING:
(UNLESS OTHERWISE SPECIFIED)
- PREPARE PLANTING SOIL BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE WITH 500g. BONE MEAL AND 750g COMMERCIAL FERTILIZER PER CUBIC METER. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.
- EXCAVATE AND PROVIDE PLANTING SOILS AS PER PLANTING DETAILS.
- PROVIDE ALL SHRUBS AND TREES ACCORDING TO THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARD TO QUALITY AND GRADING AND SIZED AS PER PLANT LIST.
- SPRAY ALL PLANTINGS IN LEAF WITH ANTIDESICCANT. PROVIDE TREES WITH STAKES.
- PLANTS ARE TO BE No. 1 NURSERY GROWN, UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLE SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
- TREES ARE TO HAVE STURDY, STRAIGHT TRUNKS.
- TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
- DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND.
- ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS.
- DO NOT SOD BETWEEN PLANTS. EXCAVATE ENTIRE AREA OF SHRUB BED UNIFORMLY TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

TOPSOIL:
- USE EVENLY MIXED TOPSOIL OF FERTILE, FRIABLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 5.5 TO 7.5 pH..
- ALL TOPSOIL SHOULD BE FREE OF SUBSOILS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEOUS MATTER.

TREE LOCATION:
- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.
- TREES ARE NOT TO BE PLANTED LESS THAN 1M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 2m FROM FIRE HYDRANTS AND TRANSFORMERS, AND 4m FROM LIGHT STANDARDS.
- THE CONTRACTOR IS TO STAKE OUT LOCATIONS OF TREE PITS. THIS STAKE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PITS.
- BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO REQUEST A STAKE OUT ALL UNDERGROUND SERVICES.
- THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY MAY, AT THEIR DISCRETION REDISTRIBUTE TREE LOCATIONS, PRIOR TO PLANTING, IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.

1 / V101 LANDSCAPE GENERAL NOTES

NOTE :
- DO NOT DAMAGE ROOT BALL WHEN INSTALLING STAKES.
- WATER THOROUGHLY AFTER INSTALLATION.
- WILTPROOF IN NURSERY BEFORE DELIVERY.
- SOIL DEPTH FOR PLANTING OVER SLAB SHALL BE AS FOLLOWS:
  - DECIDUOUS TREE 1000 + 50 DRAINAGE COURSE.
  - CONIFEROUS TREE 950 + 20 DRAINAGE COURSE.
  - FLOWERING SHRUB 850 + 50 DRAINAGE COURSE.
  - SHRUB 700 + 50 DRAINAGE COURSE.
  - LAWN 400 + 50 DRAINAGE COURSE.



NOTE:
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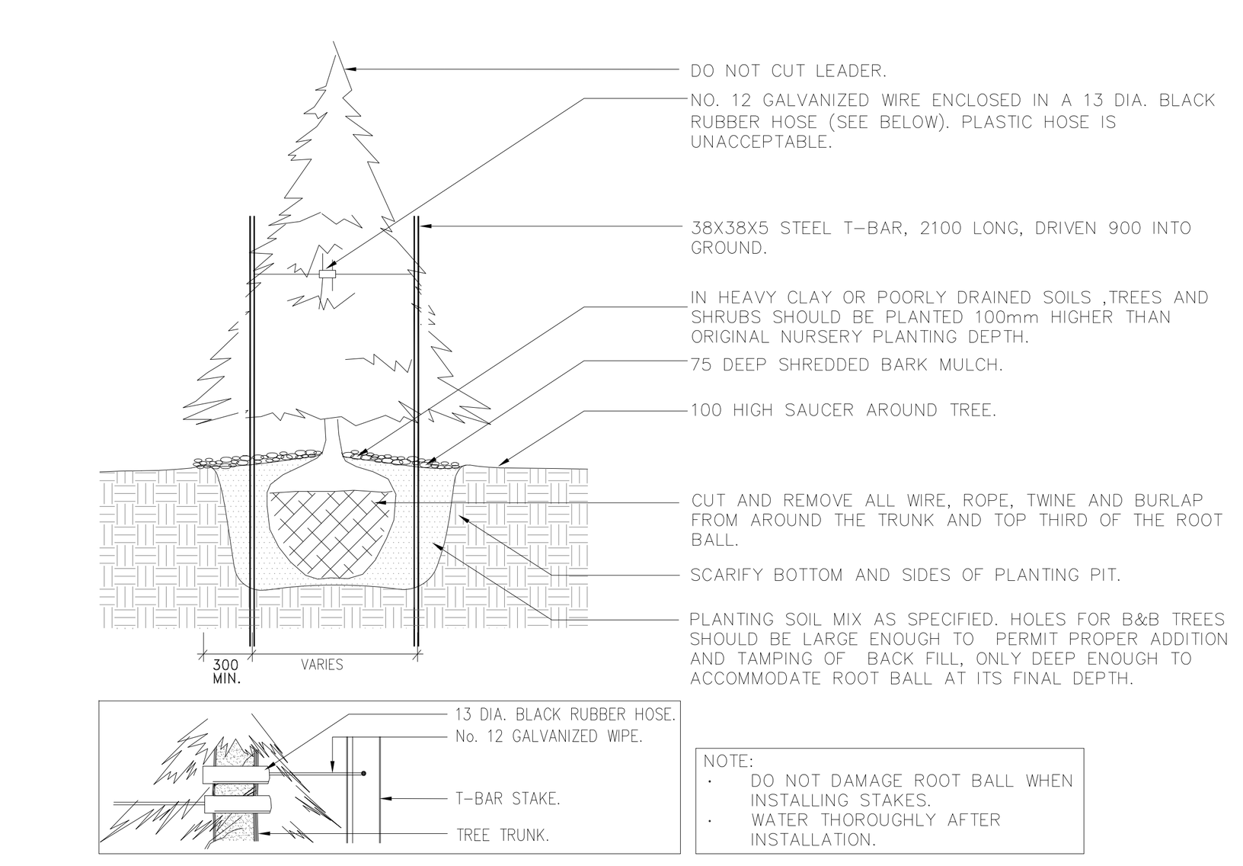
- WATER THOROUGHLY AFTER INSTALLATION.
- WILTPROOF IN NURSERY BEFORE DELIVERY.

DECIDUOUS TREE PLANTING DETAIL



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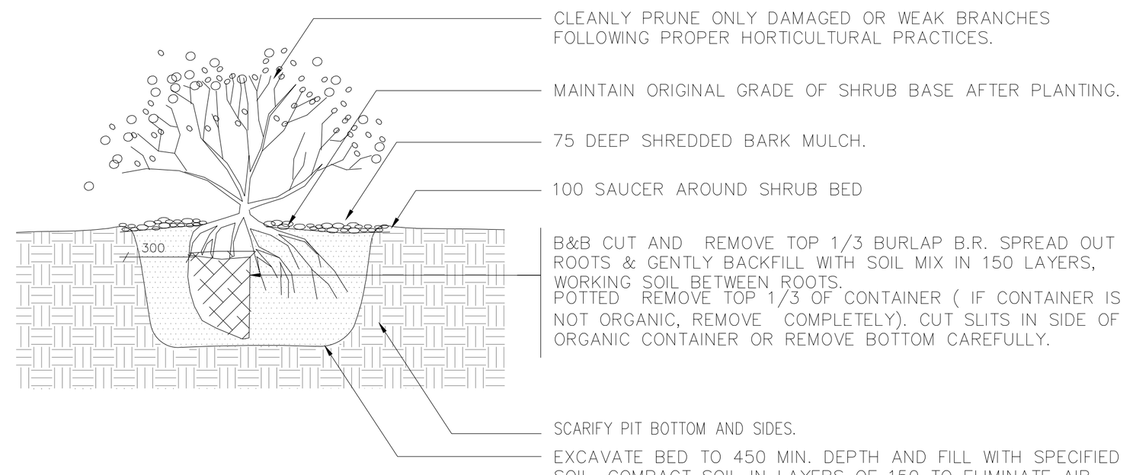
- WATER THOROUGHLY AFTER INSTALLATION.

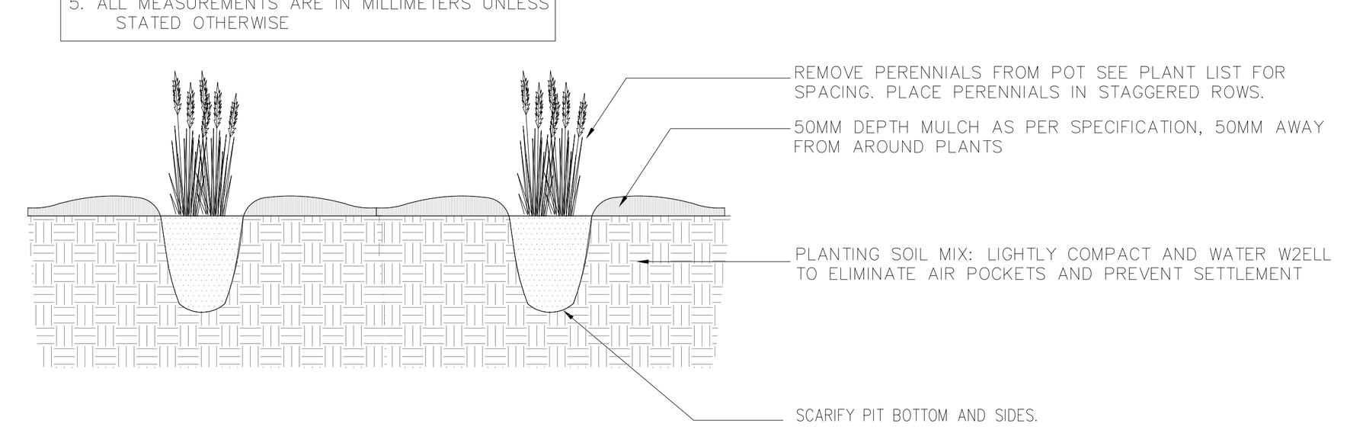
CONIFEROUS TREE PLANTING DETAIL



NOTE:
DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.

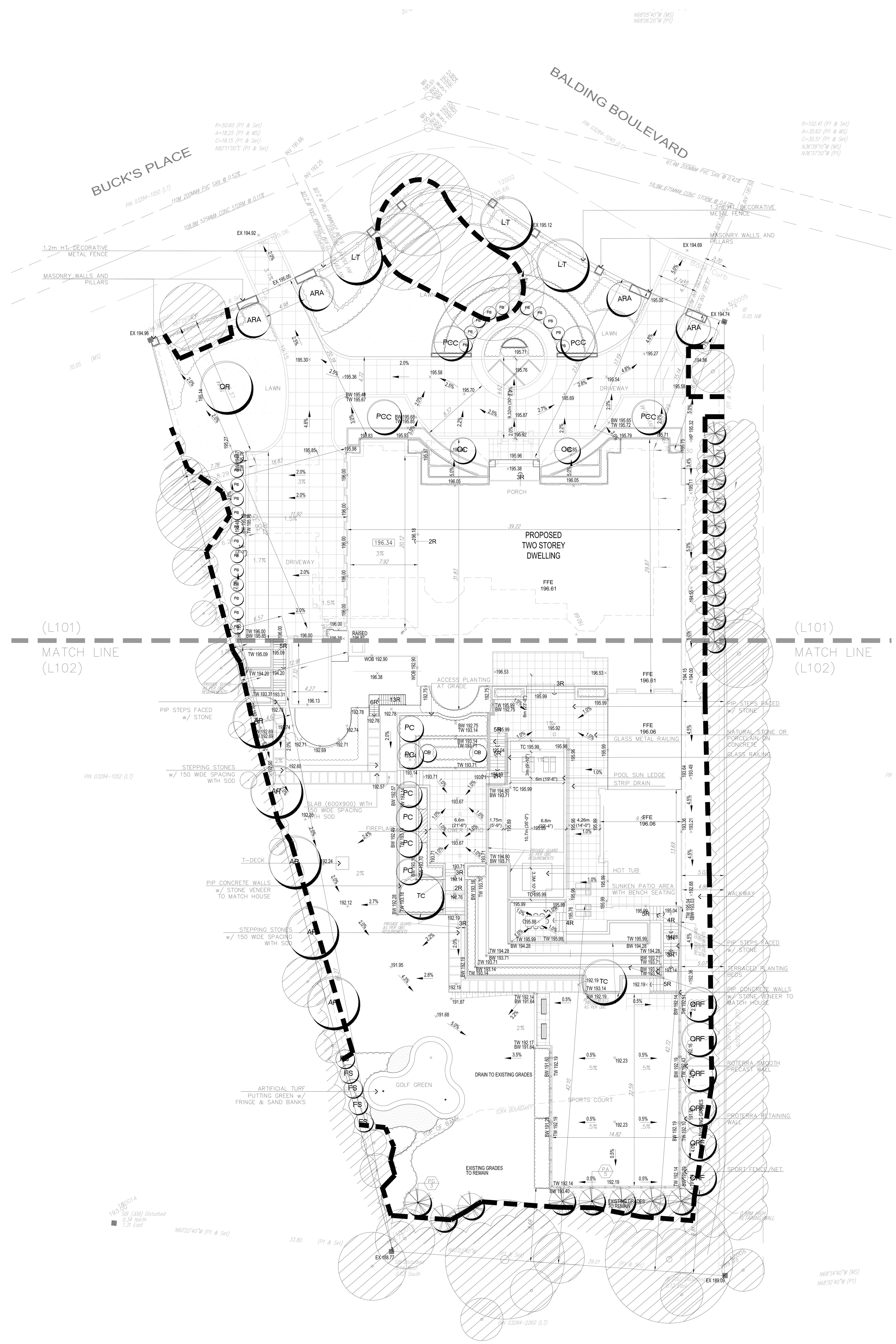
SHRUB PLANTING DETAIL

NOTES:
1. SEE SPECIFICATIONS FOR PLANTING SOIL REQUIREMENTS.
2. PROVIDE 100MM HIGH EARTH SAUCER AROUND SHRUB BED WITH 100MM WIDE SMOOTH BED EDGE TO RETAIN MULCH.
3. MINIMAL PERENNIAL POT SIZE IS 1 GALLON NURSERY STANDARD.
4. REMOVE PERENNIAL POT (INCL. FIBRE POT) AND SCARIFY ROOT BALL BEFORE PLANTING
5. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE



PERENNIAL PLANTING DETAIL

2 / V101 PLANTING DETAILS



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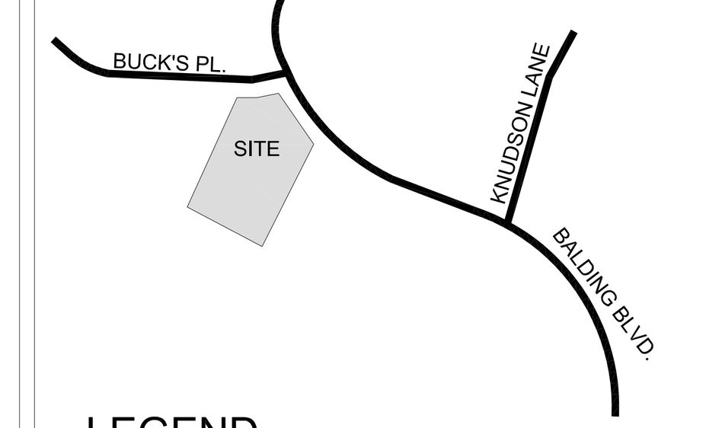
KEY MAP



LEGEND

- TREE PROTECTION HOARDING
- EXISTING TREES TO BE PRESERVED
- MINIMUM TREE PROTECTION ZONE (TPZ) TREES TO BE PRESERVED
- DECIDUOUS TREE
- ORNAMENTAL TREE
- PRECAST CONCRETE PAVERS (PEDESTRIAN)
- PRECAST CONCRETE PAVERS (VEHICULAR)
- SHRUB/ PERENNIAL PLANTING
- RETAINING WALL/PLANTER
- 1.2m HT. DECORATIVE METAL FENCE
- MASONRY WALL AND PILLAR
- PATIO SLAB
- BENCH
- LOUNGE CHAIR
- TABLE

No.	DATE.	REVISION.	BY.
11	MAR. 14, 2023	UPDATED PER COMMENTS	M.R.
10	MAR. 06, 2023	ISSUED FOR RESUBMISSION	M.R.
9	FEB. 07, 2023	ISSUED FOR SUBMISSION	M.R.
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1.	MAY 6, 2022	ISSUED FOR REVIEW	A.S.

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PROJECT.
PROPOSED RESIDENTIAL DWELLING
9 BUCK'S PLACE
WOODBRIDGE, ON

DRAWING TITLE.
COMPENSATION PLANTING PLAN

SCALE.	1:250	PROJECT No.	5726
DATE.	APRIL 2022		
DRAWN BY.	A.S.	DRAWING No.	V101
CHECKED BY.	M.R.		

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

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ASSOCIATES
SALVATORE VIOLA, OALA, CSLA
MATTHEW REGIMBAL, LOHTA, ISA
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ARBORIST REPORT

PROPOSED 2 STOREY RESIDENTIAL DWELLING
9 BUCK'S PLACE
WOODBRIDGE, ONTARIO

PREPARED FOR:
CLAUDIO RIZZARDO

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

ISA CERTIFIED ARBORIST
MATTHEW REGIMBAL ON-1758A
OUR PROJECT NO:
21-5726

February 7, 2023
Updated March 14th, 2023 Per City Comments

TABLE OF CONTENTS

Full size copies of the V100 and V101 accompany this report.

Appendix A - TREE INVENTORY AND PRESERVATION PLAN

Introduction

Strybos Barron King Ltd. was retained by Claudio Rizzardo to prepare an Arborist Report for the subject property in accordance with City of Vaughan tree bylaw requirements. The proposal will see the demolition of the existing residence and the construction of a new 2 storey, single family dwelling, including new driveway layout, pool and landscaping. This report is to be read in conjunction with a completed *V100 – Tree Inventory & Preservation Plan* also prepared by Strybos Barron King Ltd.

Site Context (See Appendix A – Key Plan)

The subject site (9 Buck's Place) is located on northwest of the intersection of Langstaff Road and Valeria Boulevard, existing residential lots to the west, north and east. Currently the property contains an existing, single-family dwelling, a round about driveway, and some existing trees located in the front yard. The rear yard abuts the Board of Trades golf course and has neighbouring properties on both sides.

Plans Utilized

A Survey prepared by R-PE Surveying Ltd., along with a proposed Site and Grading Plan prepared by Ian Robertson Design, Google earth and a site review conducted by Strybos Barron King were used as reference to determine the location of existing trees in relation to the existing buildings and site conditions as well as to inform any constraints associated with the proposed new house construction and site planning.

Methodology

The trees discussed in this report were inventoried during a field study at the subject site by ISA Certified Arborist Matthew Regimbal held on May 6th 2022 and reviewed again on October 12, 2023 with the updated concept design to review trees located on and within close proximity to the site and to determine the health and condition of the trees as well as to make recommendations for the removal/preservation of existing trees associated with the proposed construction constraints. For the purposes of determining a Diameter Breast Height (D.B.H.) for each of the trees, trunk diameters were measured using a caliper tape at 1.4 metres from existing grade and recorded in centimetres. The trees were assessed using a health and condition rating of poor, fair or good, depending on overall vigour, presence of disease and structural integrity as recommended in the Guide for Plant Appraisal, 9th Edition, published by the International Society of Arboriculture.

Tree Inventory (See Appendix C – Tree Inventory Plan for *context* and refer to enclosed V100 – Tree Inventory, Preservation & Removals Plan for *details* pertaining to individual trees)

Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and a 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.

During construction continued….

Existing Tree Inventory List

KEY	COMMON NAME	BOTANICAL NAME	DBH	CROWN	HEALTH	STRUCTURE	COMMENTS	PRESERVATION	MIN. TPZ	REPLACEMENT QTY	KEY
			(centimetres)	(metres)	G/F/P			DIRECTION	(metres)		
301	NORWAY MAPLE	*Acer platanoides*	51	8	G	PYRAMIDAL	CODOMINANT STEMS, GIRDLING ROOTS, CROWDING IN UPPER BRANCHES	PRESERVE	3.6		301
302	COLORADO BLUE SPRUCE	*Picea pungens 'Glauca"*	11	3	G	IMMATURE	LOCATED IN GARDEN BED, MINOR NEEDLE DIEBACK AND DISCOLOURATION.	REMOVE	1.8	Exempt	302
303	COLORADO BLUE SPRUCE	*Picea pungens 'Glauca"*	10	3	G	IMMATURE	LOCATED IN GARDEN BED, MINOR NEEDLE DIEBACK AND DISCOLOURATION.	REMOVE	1.8	Exempt	303
304	NORWAY MAPLE	*Acer platanoides*	21, 28, 24	9	G	MULTI-STEM	CROWDED BY ADJACENT TREE, GIRDLING ROOTS, CODOMINANT STEMS	PRESERVE	1.8		304
305	SILVER MAPLE	*Acer Saccharinum*	34.5, 29, 35, 34	12	G	MULTI-STEM	CROWDED BY ADJACENT TREE, CODOMINANT STEMS, OVERCROWDING, BRANCHES CUT AT BASE, DIEBACK IN CANOPY, DEAD BRANCHING PRESENT.	PRESERVE	2.4		305
306	SILVER MAPLE	*Acer Saccharinum*	49; 26	12	G	MULTI-STEM	CODOMINANT STEMS, CROWDED BY ADJACENT TREE, SUCKERING AT BASE, DECAY AT BASE, LARGE STRUCTURAL BRANCH BROKEN OFF AT TIME OF REVIEW.	PRESERVE	3.0		306
307	COLORADO BLUE SPRUCE	*Picea pungens 'Glauca"*	5	3	G	IMMATURE	ADJACENT TO HOUSE, DIEBACK ON THE HOUSE SIDE	REMOVE	1.2	Exempt	307
308	COLORADO BLUE SPRUCE	*Picea pungens 'Glauca"*	5	3	G	IMMATURE	ADJACENT TO HOUSE, DIEBACK ON THE HOUSE SIDE	REMOVE	1.2	Exempt	308
309	SILVER MAPLE	*Acer Saccharinum*	39	5	F	ONE SIDED FORM	SLIGHT LEAN IN TRUNK. MINOR BROKEN BRANCING, MULTIPLE LEADERS, IINCLUDED BARK AT STEM UNIONS.	PRESERVE	2.4		309
310	PAPER BIRCH	*Betula Papyrifera*	28, 14, 15	5	F	ONE SIDED FORM	LEANING, CROSSING STEMS, WEAK STRUCTURE	REMOVE	1.8	3	310
311	AUSTRIAN PINE	*Pinus nigra*	40	8	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	REMOVE	3.0	2	311
312	AUSTRIAN PINE	*Pinus nigra*	46	8	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	REMOVE	3.0	3	312
313	WHITE CEDAR HEDGE	*Thuja Occidentalis*	5,6		F	HEDGE	13 STEMS IN TOTAL, LOCATED ON ADJACENT PROPERTY	PRESERVE	1.2		313
314	WHITE SPRUCE	*Picea glauca*	18	5	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	REMOVE	1.8	Exempt	314
315	SILVER MAPLE	*Acer Saccharinum*	51	8	F	PYRAMIDAL	CROWDED BY ADJACENT TREE	REMOVE	3.6	4	315
316	WHITE SPRUCE	*Picea glauca*	20	6	P	ONE SIDED FORM	DIEBACK ON SOUTH SIDE, POOR CONDITION, THIN CANOPY	REMOVE	1.8	1	316
317	WHITE SPRUCE	*Picea glauca*	40	8	F	ONE SIDED FORM	LOCATED ON ADJACENT PROPERTY	PRESERVE	2.4		317
318	NORWAY SPRUCE	*Picea abies*	28	-	F	HEDGEROW	12 STEMS TOTAL LOCATED ON ADJACENT PROPERTY. CROWDED BY ADJACENT TREES, SOME NEEDLE DIEBACK TRHOUGHOUT EACH TREE, OWNER PRUNED LOWER BRANCHING TO ELEVATE CANOPY.	PRESERVE	1.8		318
319	NORWAY MAPLE	*Acer platanoides*	28	5	F	ONE SIDED FORM	OVERCROWDING IN UPPER BRANCHES.	PRESERVE	1.8		319
320	WILLOW SP.	*Salix sp.*	67	15	F	ONE SIDED FORM	DEADWOOD, EVIDENCE OF WATER SPROUTS	PRESERVE	4.2		320
321	NORWAY MAPLE	*Acer platanoides*	28	5	F	ONE SIDED FORM	LEANING, CROWDED BY ADJACENT TREE	PRESERVE	1.8		321
322	DEAD	*DEAD*					BROKEN BRANCHES, CRACKED BARK, HAZARD	REMOVE		Exempt	322
323	SILVER MAPLE	*Acer platanoides*	10-28	6	F	ONE SIDED FORM	LEANING, CROWDED BY ADJACENT TREE	PRESERVE	1.8		323
324	DEAD	*DEAD*					BROKEN BRANCHES, HAZARD	PRESERVE		Exempt	324
325	WILLOW SP.	*Salix sp.*	98	14	F	ONE SIDED FORM	DEAD BRANCHES IN UPPER CANOPY	PRESERVE	6.0		325
326	SILVER MAPLE	*Acer Saccharinum*	26	6	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	PRESERVE	1.8		326
327	MANITOBA MAPLE	*Acer negundo*	30	7	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	PRESERVE	2.4		327
328	SILVER MAPLE	*Acer Saccharinum*	26	8	F	ONE SIDED FORM	CROWDED BY ADJACENT TREES, LEANING, GROWING ON SLOPE	PRESERVE	1.8		328
329	SILVER MAPLE	*Acer Saccharinum*	20	4	F	ONE SIDED FORM	SUCKERING AT BASE, LEANING, ONCE SIDED FORM	PRESERVE	1.8		329
330	SILVER MAPLE	*Acer Saccharinum*	28	3	F	ONE SIDED FORM	CROWDED BY ADJACENT TREE	PRESERVE	1.8		330
331	WHITE SPRUCE	*Picea glauca*	26	4	F	ONE SIDED FORM	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		331
332	WHITE SPRUCE	*Picea glauca*	24	6	F	ONE SIDED FORM	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		332
333	ARMSTRONG RED MAPLE	*Acer rubrum 'Armstrong'*	9	2	F	PYRAMIDAL	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.2		333
334	ARMSTRONG RED MAPLE	*Acer rubrum 'Armstrong'*	10	2	F	PYRAMIDAL	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		334
335	ARMSTRONG RED MAPLE	*Acer rubrum 'Armstrong'*	9	2	F	PYRAMIDAL	LOCATED ON ADJACENT PROPERTY , IMMATURE/NEWLY PLANTED	PRESERVE	1.2		335
336	NORWAY MAPLE	*Acer platanoides*	26	6	F	ONE SIDED FORM	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		336
337	NORWAY MAPLE	*Acer platanoides*	21	3	F	ONE SIDED FORM	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		337
338	AUSTRIAN PINE	*Pinus nigra*	25-28	12	F	HEDGE ROW	(8 STEMS IN TOTAL); INDIVIDUAL FORM ONE SIDED DUE TO CROWDING BY ADJACENT TREES, LOCATED ON ADJACENT PROPERTY, NEEDLE DIEBACK AND PRUNED TO ELEVATE CANOPY/CROWN.	PRESERVE	1.8		338
339	COLORADO BLUE SPRUCE	*Picea pungens 'Glauca'*	23	5	F	PYRAMIDAL	LOCATED IN GARDEN BED	PRESERVE	1.8		339
340	CHERRY SP.	*Prunus sp.*	11,12	4.5	F	MULTI-STEM	MINOR DIEBACK IN CANOPY, PRUNING OF BRANCHES FOR FORM	REMOVE	1.8	1	340
341	SILVER MAPLE	*Acer Saccharinum*	51, 43	9	F	PYRAMIDAL	LOCATED ON ADJACENT PROPERTY, CODOMINANT STEMS, SUCKERING AT BASE	PRESERVE	3.6		341
342	PAPER BIRCH	*Betula Papyrifera*	18, 19	6	F	PYRAMIDAL	LOCATED ON ADJACENT PROPERTY	PRESERVE	1.8		342

Observations

The trees identified within and immediately adjacent to the property are composed of immature to mature landscape accent trees that were planted as part of the lot's landscaping for aesthetic value and privacy. Three larger mature Norway and Silver Maples are found located in the front lawn area. These trees are showing signs of crowding and decline with some structural branches broken at the time of review, decay in some locations, and girdling roots. A cedar hedge flanks the southwest property line adjacent to the existing neighbours house and driveway. Smaller dwarf species of Colorado spruce and other shrubbery and vegetation can be found in existing manicured gardens. Along the side and rear of the neighboring property to the south, a row of Mature Norway spruce is found pruned by the home however to elevate the lower branching and some needle dieback throughout is present. Some trees including a Paper Birch, Silver Maple, and White spruce are found on the side yard of the property which will require removal for the proposed construction access. A naturalized grouping of trees consisting of Norway Maple, Willow, Silver Maple and White Spruce is found planted on a slope which provides a buffer between the yard and the adjacent board of trades golf course. The north Neighbouring property has a mixed dense planting of Silver Maple, Red Maple (Armstrong), Birch and Austrian Pine running the length of the property limit. Mainly the rest of the site is found clear of trees except for a few smaller non bylaw trees and shrubs planted as landscape features around the existing dwelling.

Discussion

Based on the proposed Site Plan, as well as the species composition and condition of several trees, Six (6) trees, subject to the private tree bylaw, are recommended for removal. Seven (7) non bylaw size trees and two (2) additional trees that have been identified as dead and will also require removal. All neighbouring trees as well as boundary trees are to be preserved and protected.
protected.

Private Tree By-Law

The City of Vaughan's Private Tree Bylaw protects trees found on private property that are 20cm DBH (Diameter at Breast Height) or greater as well as Tree of all diameters situated within the City Road allowance adjacent to the subject site.

The By-law states that:

- A permit is required to remove **any private tree** with a diameter of 20cm (8 in) or greater at either the base of the tree or at breast height (for multi-stemmed trees, DBH represents the sum of largest three [3] stems)
- A permit is required to remove **any city owned tree**.

Tree Protection & Removal Costs

Based on the City of Vaughan guidelines, the estimated tree protection and tree removal costs are required.

Estimated Tree Protection Cost: $5,000.00

Estimated Tree Removals Cost: $4,000.00

Tree Removal and Compensation Requirements

As part of the City of Vaughan Private Property Tree Removal Application process, a replanting plan is required to compensate for the removal of healthy trees due to proposed construction. The number of trees to be replanted is determined by the number and size of trees being removed using the following formula:

Table 1 – City of Vaughan Replacement Table

City of Vaughan Tree Replacement Requirements

Trunk Diameter at Breast Height	Replacement QTY Value	Number of Removals	Total Replacements
Less than 20 cm	0	7 Trees @ 0	0
20 - 30cm	1	2 Trees @ 1	2
31 - 40cm	2	1 Tree @ 2	2
41 - 50cm	3	2 Trees @ 3	6
More than 50cm	1	4 Trees @ 4	4
		Total	14

Summary of Removals

Based on the proposed Site Plan, recent comments from City staff, and existing tree conditions a total of Six (6) trees, subject to the private tree bylaw require removal. These trees will require a permit prior to removal.

Tree Replacement

As a condition of the tree removal process, compensation in the form of tree planting is required on the subject site in accordance with City of Vaughan's Replacement Tree Requirements. Fourteen **(14)** new trees are required to be re-planted on private property. The compensation cost is therefore: 14 x $550= $7,700.00. Strybos Barron King has been retained to complete the landscape plans for the project and have included a compensation plan with proposed locations and species to cover the 14 compensation plantings on site. (*A copy of Compensation planting V101 accompanies the report and non scaled copy found in appendix D for context.*) Please note that species and minor adjustments to locations may change with the final construction of the house. Additional trees beyond the 14 have been proposed for the site as well.

Tree Preservation

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species, and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws *(Refer to Table 2-Tree Protection Zones).*

Table 2 – Tree Protection Zones

Trunk Diameter (DBH)	***Minimum Protection Zone***
<10 cm	1.2m
10-29 cm	1.8 m
30-40 cm	2.4 m
41-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100 cm	6.0 m
< 100 cm	6cm per 1cm DBH

Tree Protection Measures

The trees shown to be preserved, are to be preserved and protected during construction. The following tree preservation and protection measures are required as indicated on the V100 – Tree Inventory & Preservation Plan:

Pre-Construction

- Prior to construction, the tree to be preserved shall be protected with City of Vaughan approved tree protection hoarding. (See Appendix C -Tree Protection Hoarding Detail) This hoarding shall be maintained for the duration of site construction. It shall not be removed until authorised by the Consulting Arborist.
- The limits of tree protection hoarding shall be confirmed in the field by the Consulting Arborist.
- Where limbs or portions of trees are to be pruned to remove deadwood or accommodate construction, they will be removed by a qualified Arborist in accordance with acceptable arboricultural practice.
- All garbage and foreign debris shall be removed from the tree preservation zones prior to construction.

During Construction

- Areas within the protective hoarding shall remain undisturbed for the duration of 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.
- Where root systems of trees to be preserved are exposed or damaged by construction work, they are to be trimmed neatly by a qualified Arborist in accordance with acceptable arboricultural practice. The exposed area shall be backfilled with appropriate material to prevent desiccation.

- The Consulting Arborist must be notified prior to the temporary removal of a section of hoarding to gain access for fine grading or other works. All works to be supervised by the Consulting Arborist.
- No cables of any type shall be wrapped around or installed on trees to be preserved. No contaminants will be dumped or flushed where feeder roots of trees exist.
- Protective hoarding may be removed following rough topsoil grading to permit planting, fine grading, seeding, or sodding as required during final landscaping. This work shall be undertaken under the supervision of the Consulting Arborist to ensure that existing trees remain undamaged.
- Layout and installation of planting within tree protection zones shall be supervised by the Consulting Arborist.

Post-Construction

- Following construction, the limits of the preservation zones shall be inspected by the Consulting Arborist. Any remaining dead, diseased, or hazardous limbs or trees are to be removed by a qualified tree professional as directed by the Consulting Arborist.

To ensure that the Tree Preservation and Protection Measures are properly implemented, the Consulting Arborist shall be involved at the following stages of construction in the vicinity of the tree preservation zones:

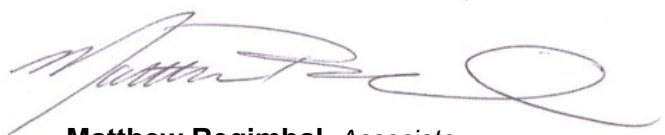
1. Upon layout of protective hoarding.
2. During pruning and removal of existing trees.
3. Periodically during construction to ensure that hoarding remains in place and no damage occurs to trees to be preserved.
4. Upon fine grading of site and during layout of planting, or other landscape works.
5. Upon completion of construction activities.

Conclusion

Claudio Rizzardo to prepare an Arborist Report for the subject property in accordance with City of Vaughan tree bylaw requirements. The proposal will see the construction of a new single-family dwelling. Based on the proposed site plan and species composition and condition, Six (6) trees subject to City's Private tree bylaw will be removed. A permit from the City of Vaughan will be required prior to removal.

The planting of fourteen (14) compensation trees, for the removal of the trees on site will be achieved with the landscape design which also accompanies this report.

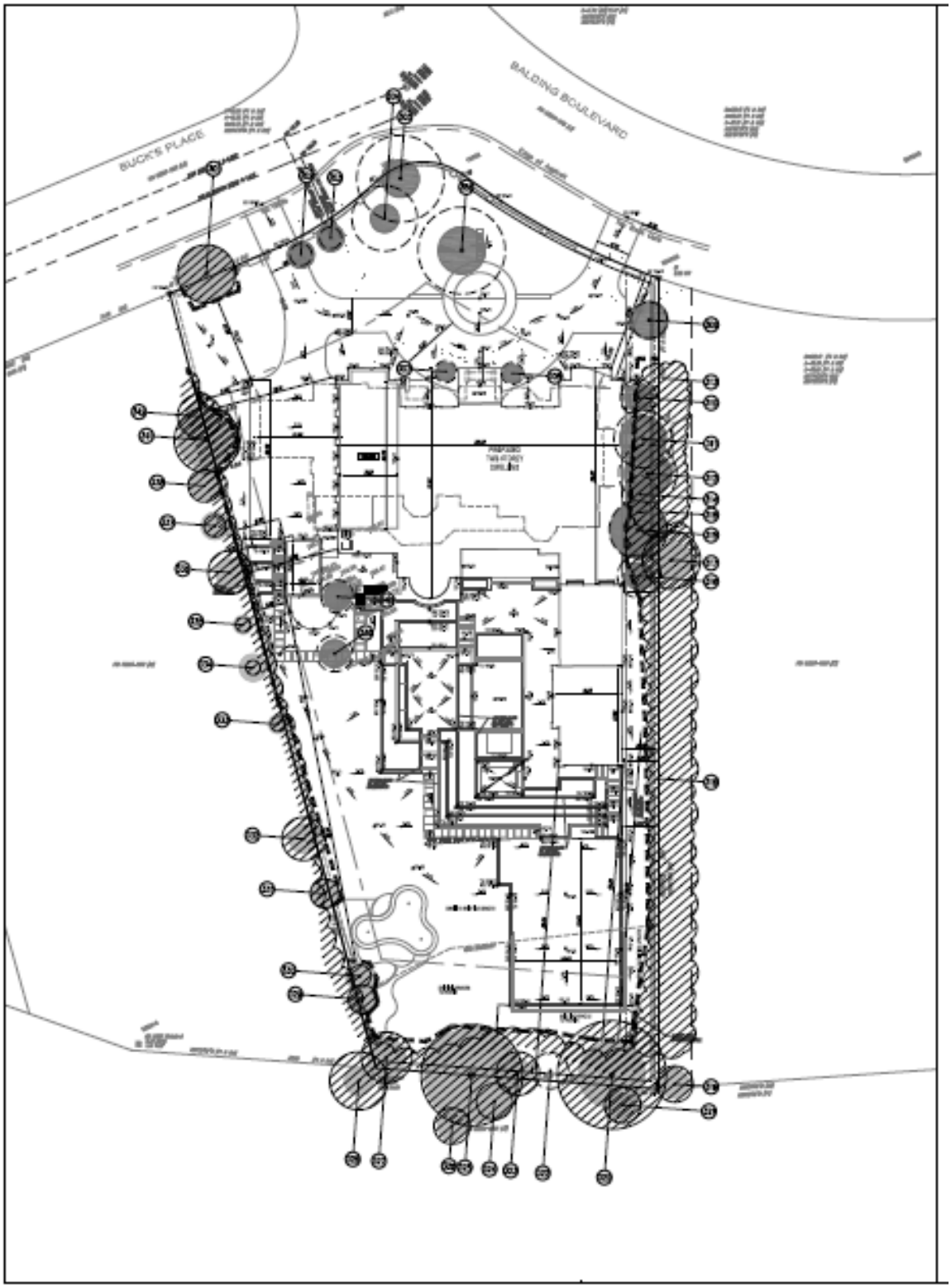
Prepared By:
STRYBOS BARRON KING LTD.



Matthew Regimbal. *Associate*
ISA Certified Arborist ON-1758A
Senior Landscape Designer/Technologist

Appendix A – TREE INVENTORY AND PRESERVATION PLAN for context

Note: Drawing for reference locations only and not to scale. Full sized scale copy of the V100 accompanies this report.



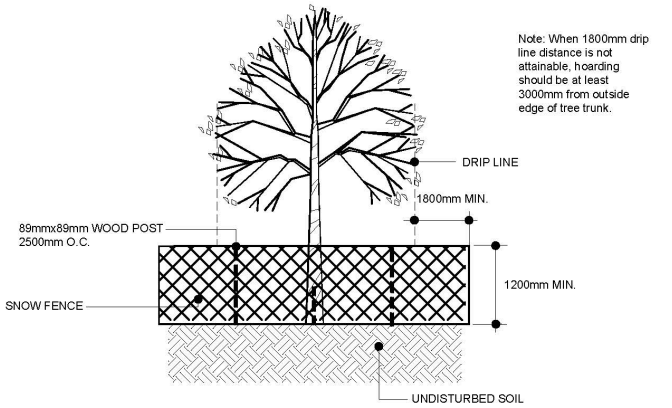
Appendix B -*SITE PHOTOGRAPHS*

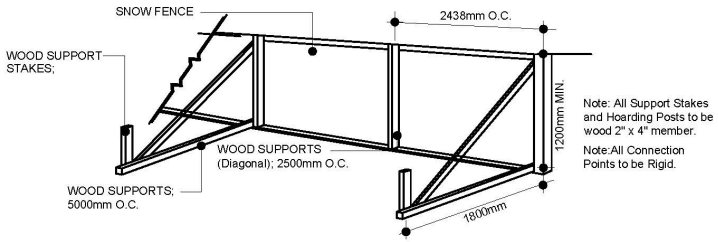
<table>
<tr><td>  </td><td>  </td></tr>
<tr><td>Tree #'s 301 - Norway Maple to be preserved</td><td>Tree #'s 302 & 303 - Colorado Spruce to be removed</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Tree #'s 304-306 Norway Maple and Silver Maple Proposed Removal</td><td>Tree #'s 304-306 Norway Maple and Silver Maple Proposed Removal</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Tree #'s 310 to 317 Side Yard Planting in conflict with construction access to be removed</td><td>Trees #'s 18 Neighbours Planting of Norway Spruce to remain. Noted dieback in needles.</td></tr>
</table>

Appendix B -*SITE PHOTOGRAPHS*

	
Trees #'s 18 Neighbours Planting of Norway Spruce to remain. Noted dieback in needles.	Trees #'s 319 to 332 Rear buffer along golf course. To remain. (2 dead trees to be removed #322 & 324
	
Trees #'s 319 to 332 Rear buffer along golf course. To remain. (2 dead trees to be removed #322 & 324	Trees #'s 319 to 332 Rear buffer along golf course. To remain. (2 dead trees to be removed #322 & 324
	
Tree#'s 336-342 - View at North Neighbours Property	Tree#'s 333-335 North Neighbours Maples (view north)

Appendix C -*TREE PROTECTION HOARDING*





NOTES:

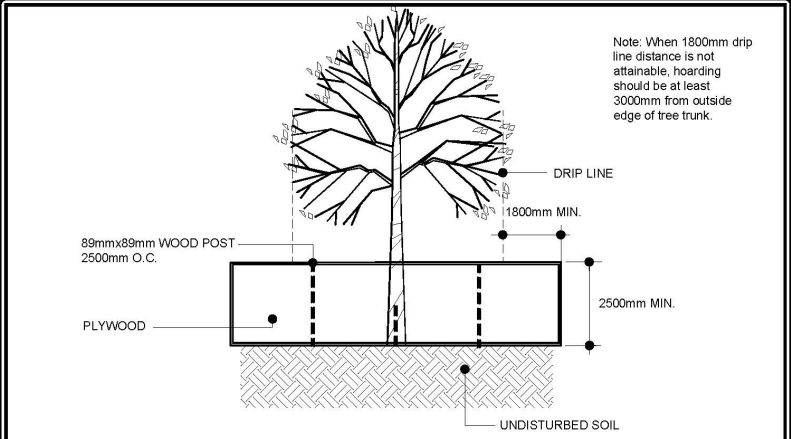
1. Attachment of fence to trees to be preserved is not allowed.
2. Ensure fence is continuous and is located beyond the drip line of trees to be preserved.
3. Fencing to be installed prior to start of construction.
4. All supports and bracing should be inside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No Construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

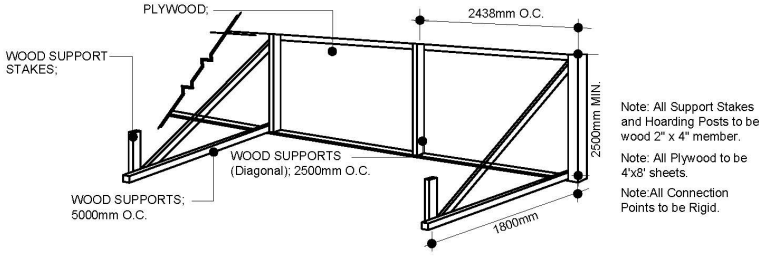
VAUGHAN
DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION

LIGHT DUTY TREE HOARDING
PROTECTION DETAIL (SNOW FENCE)

NOTE: THIS TYPICAL DETAIL IS INTENDED TO PROVIDE DESIGN DIRECTION AND IS FOR REFERENCE ONLY. IT MAY BE USED AS PART OF THE CONSTRUCTION PACKAGE OR SITE PLAN APPLICATION PROVIDED THE DETAIL IS CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER AS APPLICABLE.

DRAWN & DESIGNED: URBAN DESIGN
NOT TO SCALE DATE: 04 / 07 / 2016
STD. DWG. NO. ULA 110B





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2. Ensure fence is continuous and is located beyond the drip line of trees to be preserved.
3. Fencing to be installed prior to start of construction.
4. All supports and bracing should be inside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No Construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

VAUGHAN
DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION

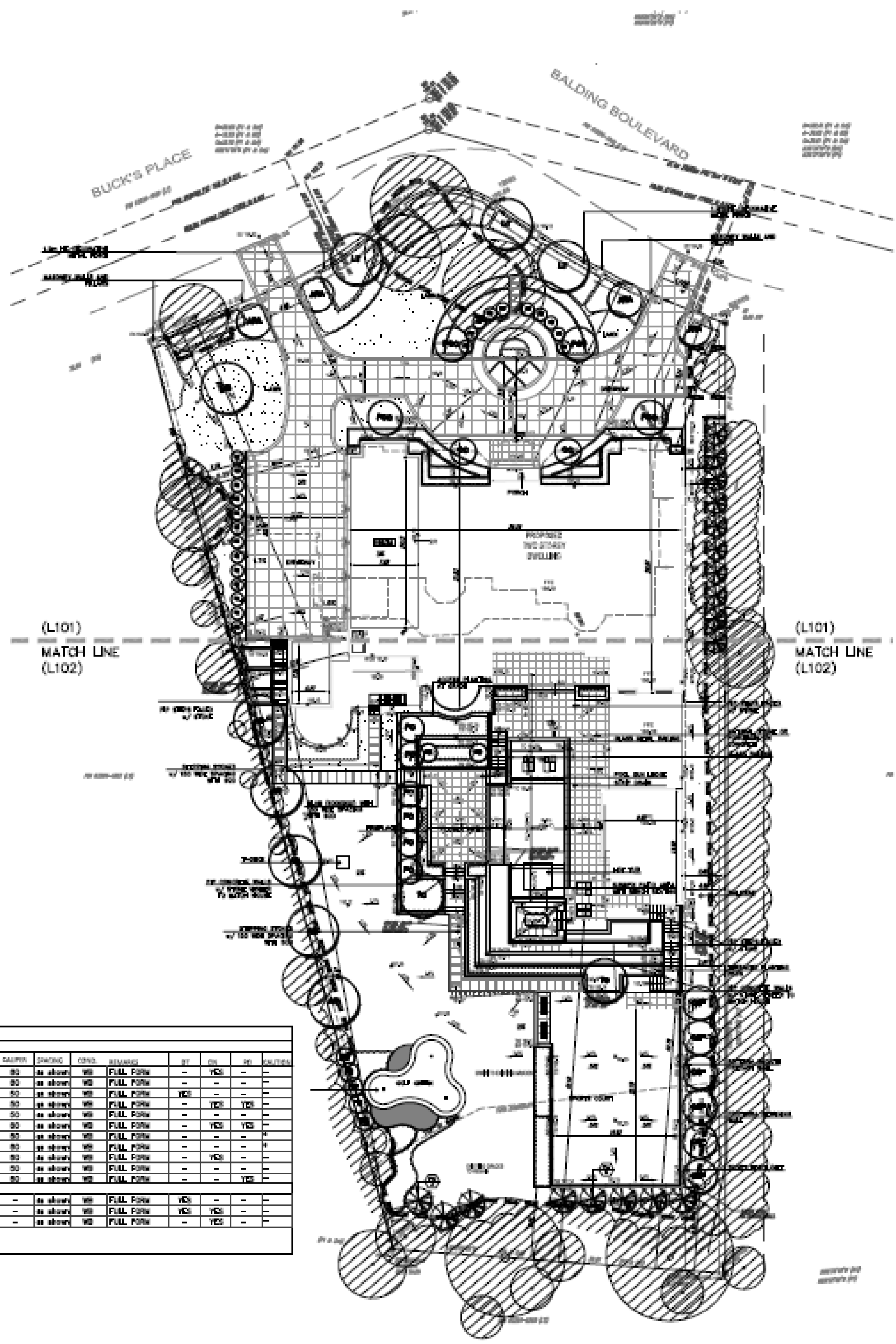
HEAVY DUTY TREE HOARDING
PROTECTION DETAIL (PLYWOOD)

NOTE: THIS TYPICAL DETAIL IS INTENDED TO PROVIDE DESIGN DIRECTION AND IS FOR REFERENCE ONLY. IT MAY BE USED AS PART OF THE CONSTRUCTION PACKAGE OR SITE PLAN APPLICATION PROVIDED THE DETAIL IS CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER AS APPLICABLE.

DRAWN & DESIGNED: URBAN DESIGN
NOT TO SCALE DATE: 04 / 07 / 2016
STD. DWG. NO. ULA 110A

Appendix D -*Compensation Planting Layout*

(Full size drawing and details accompany the report)



COMPENSATION PLANTING

DECIDUOUS TREES

KEY	QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	COND.	REMARKS	BT	ON	RD	CAUTION
AR	5	Acer rubrum	Red Maple	4000	2000	60	as shown	WB	FULL FORM	–	YES	–	–
ARA	4	Acer rubrum 'Armstrong'	Armstrong Red Maple	4000	1000	60	as shown	WB	FULL FORM	–	–	–	–
CB	2	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	3000	1000	50	as shown	WB	FULL FORM	YES	–	–	–
CC	2	Cercis canadensis	Eastern Redbud	3000	1500	50	as shown	WB	FULL FORM	–	YES	YES	–
FS	28	Fagus sylvatica 'Dawyck Green'	Dawyck Green Beech	3500	1500	50	as shown	WB	FULL FORM	–	–	–	–
LT	2	Liriodendron tulipifera	Tulip Tree	4000	2000	60	as shown	WB	FULL FORM	–	YES	YES	–
PC	8	Pyrus calleryana 'Capital'	Capital Ornamental Pear	3500	2000	60	as shown	WB	FULL FORM	–	–	–	H
PCC	4	Pyrus calleryana 'Chanticleer'	Chanticleer Ornamental Pear	3500	1000	60	as shown	WB	FULL FORM	–	–	–	H
QR	1	Quercus rubra	Red Oak	4000	2000	60	as shown	WB	FULL FORM	–	YES	–	–
QRF	6	Quercus robur 'Fastigiata'	Pyramidal English Oak	4000	1000	50	as shown	WB	FULL FORM	–	–	–	–
TC	2	Tilia cordata	Little-leaf Linden	4000	2000	60	as shown	WB	FULL FORM	–	–	YES	–
CONIFEROUS TREES													
PA	5	Picea abies	Norway Spruce	1750	1500	–	as shown	WB	FULL FORM	YES	–	–	–
PG	3	Picea glauca	White Spruce	1750	1500	–	as shown	WB	FULL FORM	YES	YES	–	–
TC	10	Tsuga canadensis	Eastern Hemlock	1750	1500	–	as shown	WB	FULL FORM	–	YES	–	–

NOTE: COMPENSATION PLANT MATERIAL SPECIES AND LOCATION MAY CHANGE BASED ON AVAILABILITY AND ONSITE CONDITIONS. QUANTITIES WILL BE ACHIEVED.