

## Adriana MacPherson

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**Subject:** FW: [External] Minor Variance application A027/22 563 Wycliffe Ave., Woodbridge for hearing March 24, 2022

**Attachments:** 563 Wycliffe Ave. 03-26-2021.pdf; 563 Wycliffe Avenue - Arborist Report and Tree Protection Plan.pdf; Vaughan cofa objection 03-23-2022.pdf; City of Vaughan request for decision A027-22.pdf

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**From:** Aldo Belvedere [REDACTED]  
**Sent:** March-23-22 11:37 AM  
**To:** Committee of Adjustment <CofA@vaughan.ca>  
**Cc:** Tony Carella <Tony.Carella@vaughan.ca>; Mary Belvedere [REDACTED]; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Aldo Belvedere [REDACTED]  
**Subject:** [External] Minor Variance application A027/22 563 Wycliffe Ave., Woodbridge for hearing March 24, 2022

Good morning Vaughan council members and committee of adjustment, I have attached a document with the pertinent pages (6) I wish to share, as well as the original arborist document in full and a request for decision. I wish to express the concerns of my wife Mary and I over the proposed minor variance application. I was originally contacted by my neighbor Matt Faida on March 26, 2021 mentioning that he was looking to get my signature on a document ( attached) that he sent me referencing that I am ok with him to proceed with landscaping work in his yard that would include a patio, and different trees and shrubs including at the fence line, and that an arborist would ensure proper pruning and damage control if they encountered roots from my 40 cm+ diameter trees. I specifically asked if he was putting a pool in, not wishing to deny them that choice but rather to understand if I should be more concerned about the trees in question that I had planted over 30 years ago that were 15 to 20 cm in diameter at the time. He answered that no they were definitely not putting a pool in and he planned a new patio adjacent to the rear of the house and soft landscaping and trees at the rear of the yard. I signed the document he sent for him as requested, wanting to keep good relations with my neighbors as I have for 30+ years and understanding there would be minimal damage to my trees with his plan. Within 2 weeks there were machines digging right from the fence line back into his property that were clearly for a pool. I was more concerned that he took his lot down about two feet at the property line, and about 8 feet deep within the root zone of my trees, damaging roots from my cedar hedge and trees. I immediately went over to talk with him about my concerns. I have pictures of major roots, some as large as 15 cm or more, that were dug up by the machines and placed in

his front yard for disposal if you wish to see them. I asked if he had an arborist on site as he promised for the original proposed job I agreed to, and there was none on site and they were not pruning by hand and looking after the tree roots as promised. At this time Matt's construction manager also began calling me foul names and using derogatory language towards me for simply going there to ask about the damage to my trees. Matt assured me he would cover any damages and not to worry and that he wished to be on good terms with his neighbors. I asked him why he lied to me about putting in a pool and he replied they had just decided which is highly unlikely within the time frame. As mentioned I would not have objected to a pool or any other reasonable work in his yard as it is his yard. I did however expect him to keep his promise of an arborist onsite to prune and mitigate damages to my trees which he did not.

You can see in the 6 pages I attached that none of the arborist recommendations were followed and I am quite concerned about the health and survival of my trees, let alone the potential cost to remove and replace them. The arborist clearly states damage to the trees is cumulative and irreversible once it has occurred, and that there are limited options to improve the health of trees damaged by construction, especially mature trees.

He has now submitted an application for a minor variance to install his pool, spa and waterfall feature equipment closer to my lot than the bylaws permit. I am asking that you enforce the bylaws and not approve this as it will cause more of a visual blight than currently exists, and importantly the equipment will be about 15 feet from my patio and the noise from the pumps and motors will be even louder than normal on my side because they will be against the back of a 6+ foot by 16+ foot block wall and the noise will naturally echo into my yard and not his and cause a major disturbance for using our patio as we have for many years. My home is pushed deeper into the lot because I am on a court. I had spoken to Matt on several occasions including after the digging of the roots and have always been civil with him as he has with me. He has gone from an original plan of soft landscaping including tall trees at the back of his lot (our property line) to a metal fence for 1/3rd, a 6+ foot high block wall of about 16 feet wide (likely for a water feature), and a shed for the balance. I asked him why he was stopping his fence about a third of the way across the back and could he at least continue it so I did not have a view of the partial fence, block wall with equipment, and a shed. He replied it was not his intention to carry the metal fence through as he did not have the room to do so.

I would have approached Matt to discuss this myself, however I lack the confidence that he is committed to ensuring that we do not have a negative outcome from his construction work. As it stands now if you approve the variance for the equipment we will have a view of partial fence, partial high block wall rear of a water feature, pool, spa, and water feature equipment, and the back of a shed, in addition to the noise made by all of his equipment and reflected into my yard close to my patio. I cannot be at the March 24th meeting in person at 6 PM, and I am asking that you endeavor to ensure I end up with an esthetically pleasing rear yard view, and no adverse noise issues, as well as potentially inspect the damage to my trees and a recommended course of action.

Thank you very much for your consideration,  
Respectfully,

Aldo and Mary Belvedere  
82 Kortright Place,  
Woodbridge,  
L4L 8S6

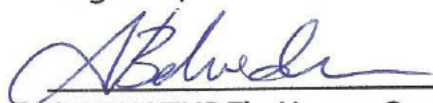
March 26, 2021

**Attention:** City of Vaughan Parks, Forestry, and Horticulture Operations

The homeowner at 563 Wycliffe Avenue has advised me that they will be completing landscaping work in their backyard which will require some activity within the tree protection zone of a tree or trees on my property. This work will be completed as per the approved Tree Protection Plan on file with the City of Vaughan and with a City of Vaughan permit.

The homeowner of 563 Wycliffe has committed to taking all reasonable efforts to protect any affected trees on my property and I hereby give my consent for this work to proceed.

Regards,



(SIGNATURE), Home Owner of 82 Kortright Place

Name: ALDO BELVEDERE  
(PLEASE PRINT)

CITY OF VAUGHAN

PARKS, FORESTRY  
& HORTICULTURAL.

- PROVIDE ARBORIST REPORT.



# Urban Forest Associates (UFA) Inc.

[restore@ufora.ca](mailto:restore@ufora.ca) 416-423-3387

## **Arborist Report and Tree Protection Plan for 563 Wycliffe Avenue, Vaughan (Woodbridge), Ontario.**

Prepared for Matthew Maida

March 18, 2021

### **A. Overview**

The property at 563 Wycliffe Avenue is a single detached residential house in Vaughan (Woodbridge), Ontario. The owner proposes to build a pool and new landscaping in the back yard, which will require tree removal and injury.

A permit is required to remove trees on the property more than 20cm diameter at breast height (DBH) according to the City of Vaughan Tree Protection By-Law 052-2018.



**Figure 1:** East-facing view of the existing front yard from the street. Tree 13 (red oak) is visible on the boulevard, with tree 12 (mazzard cherry), with trees 8-12 (English oak, Colorado spruce, white birch, cherry cultivar) and 16-19 (blue spruces) located east of the sidewalk. All trees in this area will be preserved.

### **B. Trees and Site Description**

The property was inspected on March 9, 2021 by Urban Forest Associates Inc. (UFA) staff. The front yard is a grass lawn on the west side with a mix of trees on the east side, north of the driveway and east/north of a stone walkway and front entrance. The north grove is dominated by blue and Colorado spruces (trees 9-10,

16-19), with a pyramidal English oak (tree 8), white birch (tree 11), and cherry cultivar (tree 12) in garden areas adjacent to the house and walkway. A metal gate on the north side of the house connects the front yard and back yard (a similar fence is present on the south side).

The back yard consists of cedar hedges along the north and east property lines, with gardens and grass lawn to the south and east, and a Japanese tree lilac (tree 7) growing near the northeast corner of the house. Along the south side of the property, a mix of tree species includes Norway spruce (trees 3, 6), blue spruce (trees 2, 5), little-leaved linden (tree 1), and Norway maple (tree 4), with a Japanese maple near the southeast corner of the house. A stone patio is located immediately east of the house and north/west of trees 1-6.

Refer to Table 1 for a full list of trees 10cm or more diameter at breast height and all boulevard trees on the subject property and within 6m on adjacent properties and proposed work.



**Figure 2:** South-facing view of the south side of the back yard, where trees 1-6 are located.





**Figure 3:** East-facing view on the north side of the back yard.



**Figure 4:** South-facing view of the south side of the back yard and trees 1-6.





**Figure 5:** Southwest-facing view of the southeast corner of the house and trees 1-4.



**Figure 6:** Northeast-facing view of the north side of the property and tree 7 (Japanese tree lilac).



**Urban Forest Associates (UFA) Inc.**  
[restore@ufo.ca](mailto:restore@ufo.ca) 416-423-3387

**Table 1.** Tree inventory at 563 Wycliffe Avenue and adjacent areas, Vaughan (Woodbridge), Ontario. Refer to Drawing AR-01 for tree location. The location of tree 24 represents a visual approximation that has not been placed by a surveyor. Refer to Appendix B for two pictures of each regulated private tree proposed for removal.

Tree #	Common Name	Botanical Name	DBH (cm) <sup>1</sup>	Cond. <sup>2</sup>	Private/City	Minimum Tree Protection Zone (m)	Estimated Canopy Width (m)	Notes	Action Request	Replacement Trees Required
1	little-leaved linden	<i>Tilia cordata</i>	39.9	G	Private	2.4	10	Included bark at branch junctures	Remove - Construction	2
2	blue spruce	<i>Picea pungens</i> "Glauca"	19.0	F	Private	-	4S	Suppressed form. Many small dead branches on the north side. Pruned from 0-2m height on the north side.	Remove - Construction	0
3	Norway spruce	<i>Picea abies</i>	32.3	G	Private	2.4	6	Small dead branches in the lower crown	Remove - Construction	2
4	Norway maple	<i>Acer platanoides</i>	28.2	G	Private	1.8	8	Many pruned sprouts at the base. Included bark at branch junctures. Pruning scars healing vigorously.	Remove - Construction	1
5	blue spruce	<i>Picea pungens</i> "Glauca"	27.4	G	Private	1.8	5	Small dead branches in the lower crown	Remove - Construction	1
6	Norway spruce	<i>Picea abies</i>	24.4	G	Private	1.8	5	Sparse branches from 6-12m height on the east side	Remove - Construction	1
7	Japanese tree lilac	<i>Syringa reticulata</i>	18.7	G	Private	-	4	Dual stem at 1.4m height with included bark. Pruned from 0-1.4m height on the west side.	Remove - Construction	0

<sup>1</sup> DBH refers to stem diameter at breast height, measured in centimetres, at 1.4 m above the ground.

<sup>2</sup> Cond./Condition refers to the general health of the tree assessed. Categories are defined as G = Good (healthy condition, with good form and structure), F = Fair (moderate health or less desirable form and structure), P = Poor (significant health concerns or extensive disease development and/or less desirable form and structure), or D = Dead. Since trees were not sampled for internal rot or climbed to look for hidden rot or holes, there could be hidden hazards that were not detected in this survey. Urban Forest Associates Inc. does not accept responsibility for damages caused from hidden tree faults that were not detected by ground observations. Further investigation would be required by a qualified arborist for such an assessment.

8	pyramidal English oak	<i>Quercus robur</i> "Fastigiata"	31.3	G	Private	2.4	4	Multi-stemmed with included bark at junctures. Pruning scars healing vigorously.	0
9	Colorado spruce	<i>Picea pungens</i>	28.5	G	Private	1.8	4E	Backfilled at the base. Minor chlorosis in the lower crown.	0
10	Colorado spruce	<i>Picea pungens</i>	21.9	G	Private	1.8	4W	Backfilled at the base. Minor chlorosis in the lower crown.	0
11	white birch	<i>Betula papyrifera</i>	17.5, 17.0 (28.7 base)	G	Private	1.8	8	Gypsy moth cocoon on the main stem. Multi- stemmed at 1.4m height with included bark.	0
12	ornamental cherry	<i>Prunus sp.</i>	26.8	F	Private	1.8	6	Multi-stemmed at 2m height with included bark. Poor form. Pruned in the upper crown. Some wetwood on the main stem.	0
13	red oak	<i>Quercus rubra</i>	3.5	G	City	1.2	1.5	Deeply planted. Small healing wound at the base on the east side.	0
14	blue beech	<i>Carpinus caroliniana</i>	4.3	G	City	1.2	1.5		0
15	ginkgo	<i>Ginkgo biloba</i>	3.2	G	City	1.2	10		0
16	blue spruce	<i>Picea pungens</i> "Glauc"	27	G	Private	1.8	5	Backfilled at the base. Small dead branches on the east side.	0
17	blue spruce	<i>Picea pungens</i> "Glauc"	29	G	Private	1.8	5	Backfilled at the base. Small dead branches on the south side.	0
18	blue spruce	<i>Picea pungens</i> "Glauc"	22	G	Private	1.8	4	Backfilled at the base. Small dead branches on the south side, slight sweep west.	0
19	blue spruce	<i>Picea pungens</i> "Glauc"	20	G	Private	1.8	4S	Backfilled at the base. Small dead branches on the west side.	0

20	mazzard cherry	<i>Prunus avium</i>	21, 19 (31 base)	F	Private (neighbour)	2.4	5E	Dual stem at 1m height with included bark	Injure	0
21	little-leaved linden	<i>Tilia cordata</i>	44	G	Private (neighbour)	3.0	12	Included bark at branch junctures. Small dead branches in the crown.	Injure	0
22	little-leaved linden	<i>Tilia cordata</i>	41	G	Private (neighbour)	3.0	11	Included bark at branch junctures. Small dead branches in the crown.	Injure	0
23	Norway maple	<i>Acer platanoides</i>	45	F	Private (neighbour)	3.0	10E	Large girdling roots on the west side. Minor rot at pruning scars at 2m height on the west side. Minor storm damage in the upper crown.	Injure	0
24	little-leaved linden	<i>Tilia cordata</i>	36	G	Private (neighbour)	2.4	9	Included bark at stem/branch junctures.		0

### **C. Tree Protection and Maintenance during Construction**

The owner has proposed the removal of existing back yard trees to accommodate new back yard landscaping. All trees in the front yard and on the City boulevard will be preserved in place, and construction access is proposed on the south side of the property to minimize encroachment on front yard trees.

1. The goal of tree protection is always to prevent damage from occurring if trees are to be maintained in healthy condition and remain an asset to the owners. Damage to trees is cumulative and usually irreversible once it has occurred. There are very limited options to improve the health of trees damaged by construction, and these may be ineffective. Mature trees do not respond well to large disturbances.
2. Some tree roots may be located within the construction area, but every effort shall be made to avoid cutting them. Any roots that cannot be avoided shall be cut cleanly to facilitate healing, using hand tools and not construction machinery. Wound dressing on the cut surfaces is not recommended. Project arborist supervision will be necessary for all excavation within tree protection zones, especially on the east and north sides of the back yard near neighbouring trees 20-23. No roots larger than 5cm diameter will be pruned without permission from the City arborist. Refer to Drawing AR-02 for location and details.
3. Tree protection hoarding or fencing will be installed prior to construction according to City guidelines and remain in place until construction is complete. 1.2m braced plywood fencing<sup>3</sup> will be established on in the front yard, while 1.2m snow fence on a 2x4 frame is permitted on the boulevard. Refer to Drawing AR-02 for tree protection locations and details.
4. Two plywood boards staked at grade must be established on the east side of the back yard prior to construction and kept in place until construction is complete to reduce the risk to neighbouring trees. Refer to Drawing AR-02 for location and details.
5. Periodic inspections by the project arborist or City staff are recommended during the entire construction period to ensure that tree protection remains in place and to monitor condition of the trees. Reports shall be submitted as requested to the owners and City of Vaughan. Any impacts to the trees shall be remedied immediately.
6. Construction materials or demolition debris may not be stored in areas required for tree protection; the protection zones cannot be used for any other purpose. No vehicle access of any kind is permitted within tree protection zones.
7. Concrete must not be mixed near the tree protection zones and any wash water from concrete mixing must be directed into designated disposal areas and not into the root zones of any trees.
8. Protected trees shall be watered at least once per week with 2.5cm of water for the June to October season to maintain their health if no natural rain 10mm or more has fallen during that period. The addition of 10cm of pine bark mulch to the areas within the tree protection zones prior to construction will also help to retain moisture in the root zone and reduce stress on the remaining trees. Any roots exposed for more than an hour from April 15 to November 15 must be covered within wet burlap until backfilling is completed, especially on the east side of the property.
9. Should it be necessary to install any new services on the site that require trenching the services can be open-trenched in areas outside tree protection zones but must be installed by tunneling if they cross within tree protection zones. Digging for shallow irrigation pipes (20cm or less below the surface) could be undertaken by hand or air spade if it can be done without cutting any roots, under the direct supervision of the project arborist.

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<sup>3</sup> Given that construction access is only proposed on the south side of the property, the full 2.5m plywood fencing in City of Vaughan specifications was determined to be unnecessary for the front yard.



#### **D. Tree Removal and Injury**

Regulate Private Trees Proposed for Removal due to Construction (5): 1, 3, 4, 5, 6

Unregulated Private Trees Proposed for Removal due to Construction (2): 2, 7

Trees Proposed for Injury due to Construction (4): 20, 21, 22, 23.

The work proposed within tree protection zones is minor and the trees are expected to recover if the tree protection plan is implemented as specified.

An estimated **47.5%** of the total existing tree canopy on the property (148.6m<sup>2</sup> of 312.93m<sup>2</sup>) is proposed for removal due to construction.

Refer to Appendix B for additional pictures of trees proposed for removal.

#### **E. Tree Replacement**

The owner is proposing to plant 27 columnar trees (60/250cm Wire-Basket) to replace the removed trees, in addition to a Saucer magnolia clump, shrubs, and herbs. Refer to Drawing PL (Planting Plan, dated September 4, 2020) for more information. Cash-in-lieu can be provided for any additional replacement trees (seven total) required.

The statement of Limiting Conditions of this Report, as presented in Appendix A, is an integral part of this report.



Alex Karney, MFC  
ISA Certified Arborist #ON-1674A

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## Appendix A

### Limiting Conditions of this Report

1. Urban Forest Associates Inc. ("UFA") has prepared this Report for use by the client named, only. This Report may not be relied on, in whole or in part, by third parties and UFA makes no representations or warranties to any such third parties whatsoever with respect to the appropriateness, accuracy or completeness of the information contained therein.
2. This Report has been prepared based in part on information provided to UFA by the client and by others. UFA does not guarantee the accuracy of such information. UFA is not responsible for any errors or omissions caused, directly or indirectly or in whole or in part, by any inaccurate or incomplete information provided by others.
3. It is understood that construction or landscaping work may be undertaken in relation to or based upon this Report. UFA will not be responsible for the appropriateness of any such work unless UFA is given the opportunity to comment in that regard, at the client's expense. After such consultation, if the scope or design of any such works undertaken changes, this Report may need to be modified to accommodate the new conditions. In such a circumstance the client must advise UFA of the nature of the changes and allow UFA, at the client's expense, to make any necessary changes, failing which this Report may not be relied on by the client.
4. This Report is not severable and UFA makes no representation or warranty to the client that any portion of this Report is accurate, appropriate or complete if that portion is excerpted from, or not read in context with, the remainder of the Report.
5. Unless otherwise agreed to in writing between the client and UFA;
  - i. Information contained in this Report reflects, subject to item ii), below, the condition of the trees addressed in the Report, and grounds at the time of the inspection. Tree conditions may change at any time after inspection and we cannot guarantee that changes will not occur or will not materially affect the condition of the trees. Follow-up inspections should be arranged to verify tree condition periodically.
  - ii. Inspections were carried out using currently accepted arboricultural techniques and are limited to what can be observed from ground observations without climbing, cutting, probing, coring, excavation, or snow removal. We are not responsible for any losses that may occur from conditions that could not have been observed by ground observations at the time that the inspection(s) was carried out.
  - iii. Prior to the commencement of UFA's work on the Report, the client will provide UFA with information as to the location of property lines and the ownership of trees to be investigated by UFA. UFA may rely on the accuracy and completeness of all such information and shall not be liable for damages or costs resulting from any errors or omissions in that regard. Further, the client agrees to indemnify and hold harmless UFA from any claims made against UFA in relation to property line violations or ownership of trees.
6. The client agrees that the client's recovery from UFA for breach of this Agreement or for negligence in relation to this Report is and shall be limited to the limits of UFA's liability and errors and omissions insurance in place at the time this Report is prepared.
7. Copyright in this Report and in any drawings or specifications prepared by UFA in that regard belongs to UFA and shall not be used by the client in relation to any other project. The client may retain copies of these documents for information and reference provided UFA has been paid in full for services rendered under this Agreement.

## Appendix B – Regulated Private Trees Proposed for Removal

Tree 1 (little-leaved linden)





Tree 1 (little-leaved linden)





Tree 3 (Norway spruce)





Tree 3 (Norway spruce)





Tree 4 (Norway maple)





Tree 4 (Norway maple)





Tree 5 (blue spruce)





Tree 5 (blue spruce)





Tree 6 (Norway spruce)

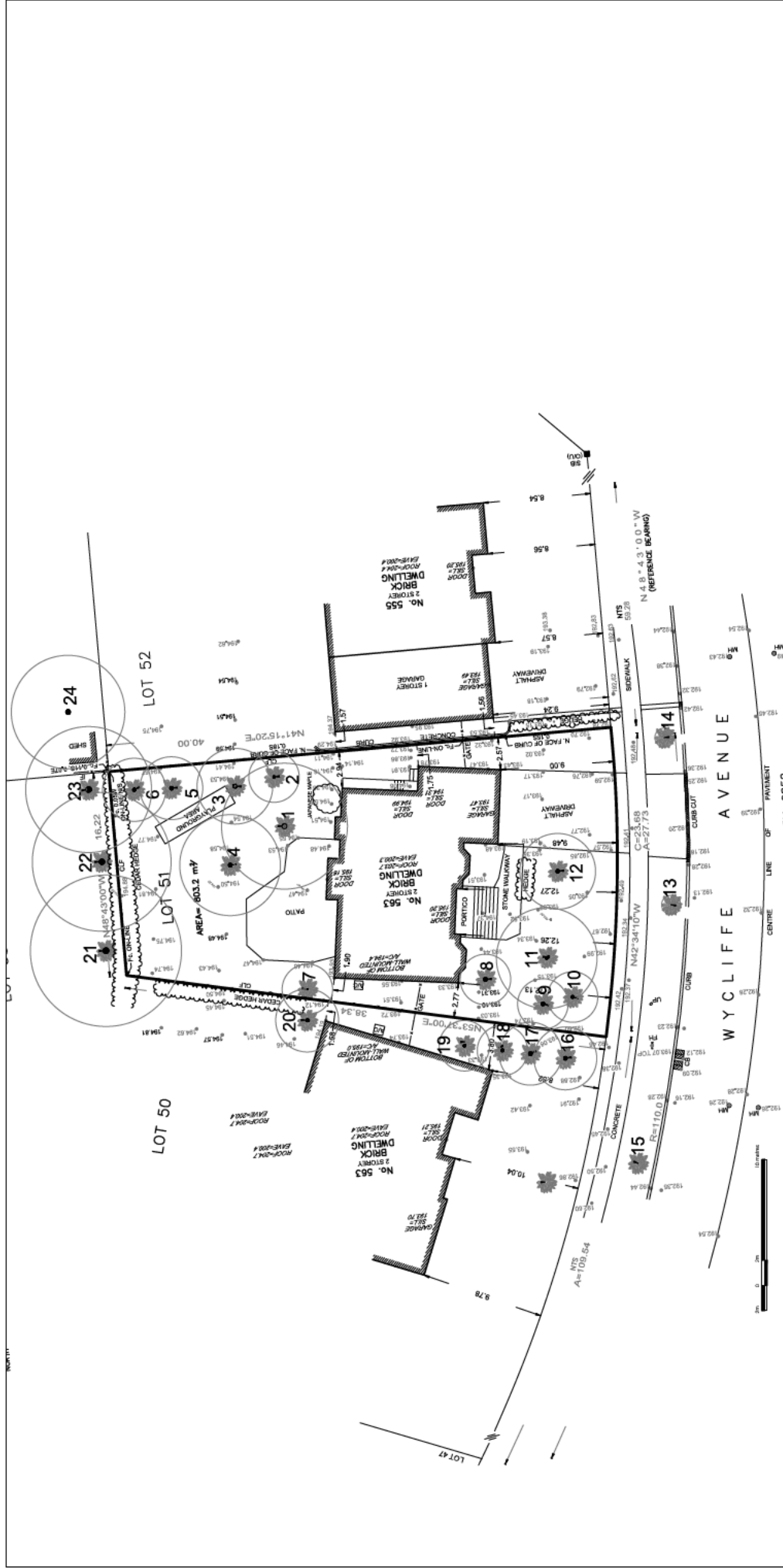




Tree 6 (Norway spruce)



NORTH



REVISIONS/ISSUE DATES	
NO.	DESCRIPTION
1	2/03/19   SUBMITTED FOR CLIENT REVIEW
2	
3	
4	
5	
6	
7	
8	
9	
10	

LEGEND

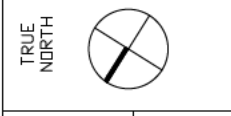
- 4 EXISTING TREE
- EXISTING TREE CANOPY

Survey Information Provided by:  
AKSAN PILLER CORPORATION LTD.  
543 MOUNT PLEASANT ROAD  
TORONTO, ON M4P 2L7  
TEL: 416-488-1174

Site Plan Information Provided by:  
UNCOMMON GROUND  
1440 HURONTARIO STREET  
MISSISSAUGA, ON L5G 3H4  
TEL: 905-274-0005

**Urban Forest Associates Inc.**  
331 Linmore Crescent, Toronto, ON M4J 4M1  
416-233-3387  
restore@ufora.ca

PROJECT:  
563 WYCLIFFE AVENUE  
VAUGHAN, ON



TRUE NORTH

DRAWN/CHECKED BY: AK/SS DATE: MAR 18, 2021

DRAWING TITLE: EXISTING CONDITIONS

DRAWING NO: AR-01 SCALE: 1:300 (11X17)

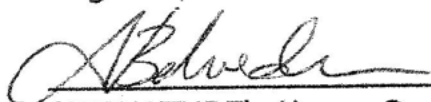
March 26, 2021

**Attention:** City of Vaughan Parks, Forestry, and Horticulture Operations

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Regards,



(SIGNATURE), Home Owner of 82 Kortright Place

Name: ALDO BELVEDERE  
(PLEASE PRINT)

CITY OF VAUGHAN



PARKS, FORESTRY  
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- PROVIDE ARBORIST REPORT.



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Prepared for Matthew Maida

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### B. Trees and Site Description

The property was inspected on March 9, 2021 by Urban Forest Associates Inc. (UFA) staff. The front yard is a grass lawn on the west side with a mix of trees on the east side, north of the driveway and east/north of a stone walkway and front entrance. The north grove is dominated by blue and Colorado spruces (trees 9-10,

DBH (cm)

TREE # common NAME

20	mazzard cherry	Prunus avium	21, 19 (31 base)	F	Private (neighbour)	2.4	5E	Dual stem at 1m height with included bark	Injure	0
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21, 22, 23 All 40+ cm at breast height  
stem diameter

ON BACK OF 82 KORTRIGHT  
REAR NEIGHBOR OF  
563 WYCLIFFE AVE.



## Urban Forest Associates (UFA) Inc.

[restore@ufora.ca](mailto:restore@ufora.ca) 416-423-3387

### C. Tree Protection and Maintenance during Construction

The owner has proposed the removal of existing back yard trees to accommodate new back yard landscaping. All trees in the front yard and on the City boulevard will be preserved in place, and construction access is proposed on the south side of the property to minimize encroachment on front yard trees.

1. The goal of tree protection is always to prevent damage from occurring if trees are to be maintained in healthy condition and remain an asset to the owners. Damage to trees is cumulative and usually irreversible once it has occurred. There are very limited options to improve the health of trees damaged by construction, and these may be ineffective. Mature trees do not respond well to large disturbances.

2. Some tree roots may be located within the construction area, but every effort shall be made to avoid cutting them. Any roots that cannot be avoided shall be cut cleanly to facilitate healing, using hand tools and not construction machinery. Wound dressing on the cut surfaces is not recommended. Project arborist supervision will be necessary for all excavation within tree protection zones, especially on the east and north sides of the back yard near neighbouring trees 20-23. No roots larger than 5cm diameter will be pruned without permission from the City arborist. Refer to Drawing AR-02 for location and details.

3. Tree protection hoarding or fencing will be installed prior to construction according to City guidelines and remain in place until construction is complete. 1.2m braced plywood fencing<sup>3</sup> will be established on in the front yard, while 1.2m snow fence on a 2x4 frame is permitted on the boulevard. Refer to Drawing AR-02 for tree protection locations and details.

4. Two plywood boards staked at grade must be established on the east side of the back yard prior to construction and kept in place until construction is complete to reduce the risk to neighbouring trees. Refer to Drawing AR-02 for location and details.

5. Periodic inspections by the project arborist or City staff are recommended during the entire construction period to ensure that tree protection remains in place and to monitor condition of the trees. Reports shall be submitted as requested to the owners and City of Vaughan. Any impacts to the trees shall be remedied immediately.

6. Construction materials or demolition debris may not be stored in areas required for tree protection; the protection zones cannot be used for any other purpose. No vehicle access of any kind is permitted within tree protection zones.

7. Concrete must not be mixed near the tree protection zones and any wash water from concrete mixing must be directed into designated disposal areas and not into the root zones of any trees.

8. Protected trees shall be watered at least once per week with 2.5cm of water for the June to October season to maintain their health if no natural rain 10mm or more has fallen during that period. The addition of 10cm of pine bark mulch to the areas within the tree protection zones prior to construction will also help to retain moisture in the root zone and reduce stress on the remaining trees. Any roots exposed for more than an hour from April 15 to November 15 must be covered within wet burlap until backfilling is completed, especially on the east side of the property.

9. Should it be necessary to install any new services on the site that require trenching the services can be open-trenched in areas outside tree protection zones but must be installed by tunneling if they cross within tree protection zones. Digging for shallow irrigation pipes (20cm or less below the surface) could be undertaken by hand or air spade if it can be done without cutting any roots, under the direct supervision of the project arborist.

<sup>3</sup> Given that construction access is only proposed on the south side of the property, the full 2.5m plywood fencing in City of Vaughan specifications was determined to be unnecessary for the front yard.

#### D. Tree Removal and Injury

Regulate Private Trees Proposed for Removal due to Construction (5): 1, 3, 4, 5, 6

Unregulated Private Trees Proposed for Removal due to Construction (2): 2, 7

Trees Proposed for Injury due to Construction (4): 20, 21, 22, 23.

The work proposed within tree protection zones is minor and the trees are expected to recover if the tree protection plan is implemented as specified.

**DAMAGE BASED ON LANDSCAPING NOT CURRENT PLAN**

An estimated 47.5% of the total existing tree canopy on the property (148.6m<sup>2</sup> of 312.93m<sup>2</sup>) is proposed for removal due to construction.

Refer to Appendix B for additional pictures of trees proposed for removal.

#### E. Tree Replacement

The owner is proposing to plant 27 columnar trees (60/250cm Wire-Basket) to replace the removed trees, in addition to a Saucer magnolia clump, shrubs, and herbs. Refer to Drawing PL (Planting Plan, dated September 4, 2020) for more information. Cash-in-lieu can be provided for any additional replacement trees (seven total) required.

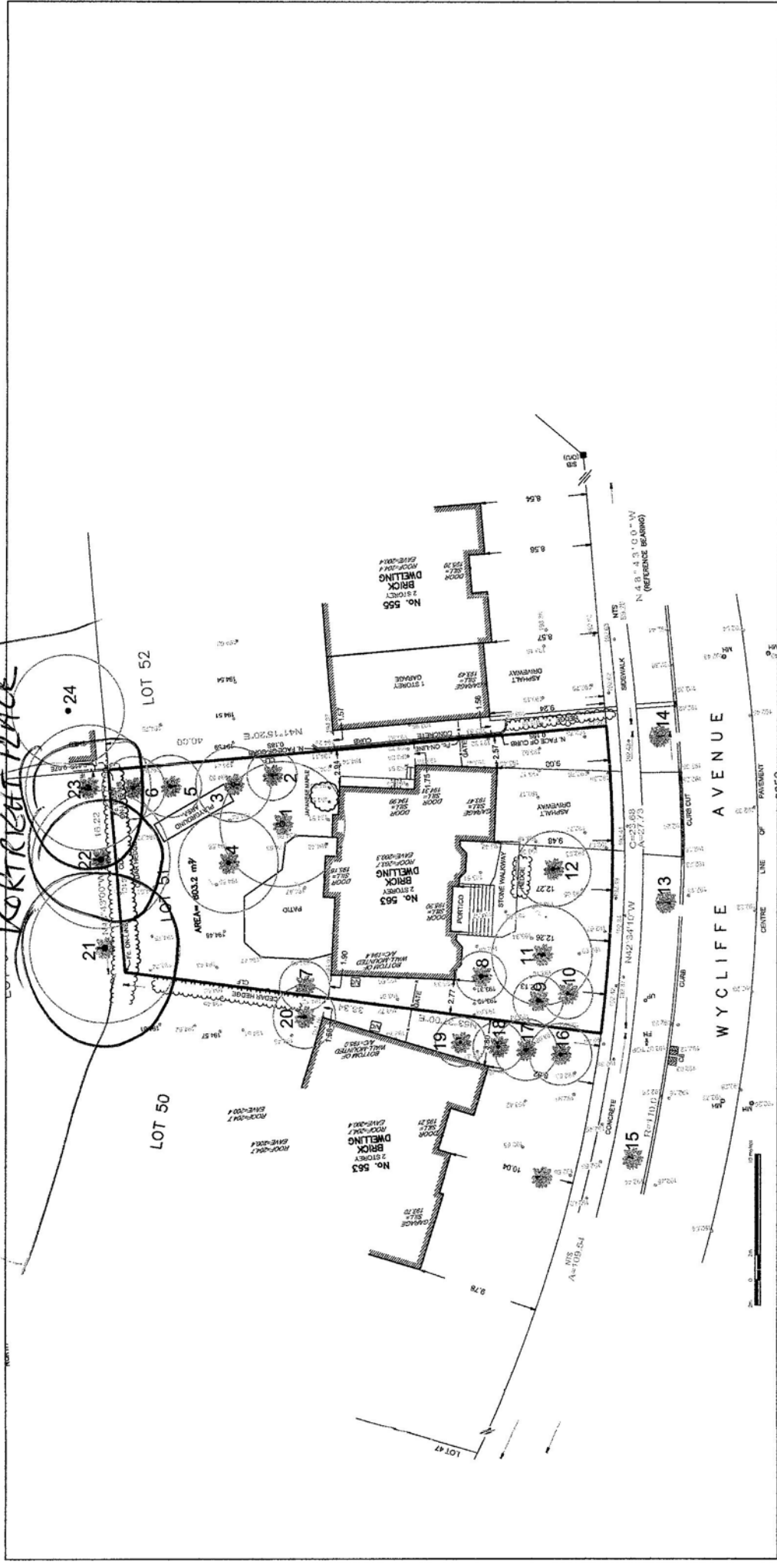
The statement of Limiting Conditions of this Report, as presented in Appendix A, is an integral part of this report.



Alex Karney, MFC  
ISA Certified Arborist #ON-1674A

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82 KORTENHALL PLACE



REVISIONS/ISSUE DATES	
NO.	DATE
1	21/03/19
2	
3	
4	
5	
6	
7	
8	
9	
10	

**LEGEND**

● 4 EXISTING TREE

○ EXISTING TREE CANOPY

Survey Information Provided by:

**AKSAN PILLER CORPORATION LTD.**  
943 MOUNT PLEASANT ROAD  
TORONTO, ON M4P 2L7  
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**UNCOMMON GROUND**  
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MISSISSAUGA, ON L5G 3H4  
TEL: 905-274-0005

**Urban Forest Associates Inc.**

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416-423-3387  
restore@ufora.ca

**PROJECT:**  
563 WYCLIFFE AVENUE  
VAUGHAN, ON

TRUE NORTH

DRAWN/CHECKED BY: AK/SS

DATE: MAR 18, 2021

DRAWING TITLE: EXISTING CONDITIONS

DRAWING NO: AR-01

SCALE: 1:300 (11X17)