RON KOUDYS LANDSCAPE ARCHITECTS INC

TREE PRESERVATION REPORT FOR ZONING BYLAW AMENDMENT

928 & 934 OXFORD STREET WEST LONDON, ONTARIO

Report prepared by
Ron Koudys Landscape Architects Inc

March 14th, 2025

RKLA Project #25-109

CERTIFIED ARBORIST ISA™

Kathleen Garrett
ON-3009A

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1.0 Introduction and Executive Summary

1.1 Introduction

Ron Koudys Landscape Architects Inc. (RKLA) was retained by Forest City Computers to prepare a tree assessment report in conjunction with the proposed development at 928 & 934 Oxford Street West, London. The intent of this report is to summarize the findings of the tree assessment and make recommendations regarding tree preservation and removal based on tree health, the current site plan, and anticipated site grading for the purpose of application for rezoning.

1.2 Executive Summary

The inventory captured 38 individual trees. Trees were identified within the subject site, and within 3 meters of the legal property boundary. No species classified as endangered or threatened under the Ontario Endangered Species Act, 2007, S.O. 2007, c. 6 were observed during the tree inventory. All trees observed are common to the current land uses and can be characterized as anthropogenic or opportunistic.

1.2.1 Tree Species Composition Chart

The following chart summarizes the amount of each tree species observed.

%	Qty	Botanical Name	Common Name
21%	8	*Picea abies*	Norway Spruce
16%	6	*Pinus nigra*	Austrian Pine
11%	4	*Thuja spp.*	Cedar
8%	3	*Acer saccharum*	Sugar Maple
8%	3	*Pinus sylvestris*	Scots Pine
8%	3	*Rhamnus cathartica*	Buckthorn
5%	2	*Prunus serotina*	Black Cherry
3%	1	*Acer platanoides*	Norway Maple
3%	1	*Catalpa speciosa*	Northern Catalpa
3%	1	*Celtis occidentalis*	Hackberry
3%	1	*Cercis canadensis*	Eastern Redbud
3%	1	*Gleditsia tiacanthos*	Honey Locust
3%	1	*Juglans nigra*	Black Walnut
3%	1	*Juglans x intermedia*	Hybrid Walnut
3%	1	*Picea glauca*	Colorado Spruce
3%	1	*Robinia pseudoacacia*	Black Locust
100%	38	Total	

1.2.2 Tree Removal and Preservation Recommendations

- Remove 17 trees from the subject site.
- Tree removal consent requirements are detailed in the tree data table in section 4.0.
- Preserve 21 trees located on adjacent properties. Preservation recommendations will need to be reviewed at the time of SPA due to potential conflicts with grading requirements.

- Follow pre, during, and post construction recommendations outlined in the Construction Impact Mitigation Recommendations in this report.

2.0 SUBJECT SITE AND SCOPE OF WORK

The subject site is located along Oxford Street west as two property addresses: 934 and 928 Oxford Street West. There is an existing dwelling on each property address. Trees are generally located in association with the existing dwelling and within the backyard (south end) of the properties. The site is surrounded by residential properties to the east, west, south and fronts onto Oxford Street to the north.

Refer to Figure 1 for scope of tree inventory.

Figure 1 – City of London Mapping, 2024.
NTS Red dashed line – Limit of inventory

3.0 METHODOLOGY

Fieldwork at 934 Oxford Street West was initially conducted on August 14, 2023, by RKLA staff member Kathleen Garrett, an ISA-certified arborist (ON-3009A). The fieldwork was based on a topographic survey provided by Trueline Services Inc., dated April 20, 2023, which was used to determine tree locations and ownership.

To capture additional trees, a survey was conducted by MTE on August 21, 2023. Further fieldwork was carried out by Kathleen Garrett and Luke Koudys, an ISA-certified arborist (ON-2865A), on August 22, 2023.

The neighboring property at 928 Oxford Street West has since been incorporated into the subject site, and additional fieldwork was completed by Kathleen Garrett on February 5, 2025. Some trees documented in the original report for 934 Oxford Street West have been removed, and these changes are reflected in this updated report.

Trees that were not captured on the topographic survey were located based on approximate field measurements. All trees with a minimum DBH of 10cm within the given scope were identified and assessed. Each tree was assigned a number which are identified in the tree data table and on the tree preservation plan. Tree identification numbers include #1-38.

The following information was recorded for each individual tree:

- Genus + specific epithet (Species)
- Diameter at breast height (DBH) (centimetres)
- Crown radius (metres)
- Crown Condition (overall general vigour of crown)
- Structural Form (excellent, good, fair, poor)
- Structural Integrity (good, fair, poor, hazard)
- General Comments

3.1 Health Assessment

Trees were assessed following accepted arboricultural techniques and best practices using a limited visual inspection. The inspection included a 360-degree visual examination of the above-ground parts of each tree for structural defects including cavities, wounds, scars, external indicators of internal decay, evidence of insect presence, discoloured or deformed foliage, canopy and root distribution, and the overall condition of the tree. Evaluation of tree health was based on visible tree health indicators including live buds, foliage condition, deadwood, structural defects, form, and signs of disease or insect infestation. If needed, field observations were reviewed against available online imagery of the site to assist in determining tree canopy health. Quantified health assessments included in the inventory are explained here:

Crown Condition Assessment

5 Healthy: less than 10% crown decline
4 Slight decline: 11% - 30% crown decline
3 Moderate decline: 31% - 60% crown decline
2 Severe decline: 61% - 90% crown decline
1 Dead - No visible indication of living foliage or buds in crown

Structural Form Assessment

Excellent: An ideal expression of a specific tree species, true to form, balanced canopy, good flare, typical internode length, full crown, etc.

Good: A satisfactory and generally expected expression of a specific tree species, with only minor or typical variances from an ideal form.

Fair: Nearly satisfactory, with defects or a combination of defects such as codominant leaders, unbalanced crown, poor/no flare, shortened internodes, has been poorly pruned, etc.

Poor: Significantly flawed expression of a specific tree species

Structural Integrity Assessment

Good: Defects if present are minor (e.g., twig dieback, small wounds); defective tree part is small (e.g., 5-8 cm diameter limb) providing little if any risk.

Fair: Defects are numerous or significant (e.g., dead scaffold limbs); defective parts are moderate in size (e.g., limb greater than 5-8 cm in diameter).

Poor: Defects are severe (trunk cavity in excess of 50%); defective parts are large (e.g., majority of crown).

Hazard: Defects are severe and acute; defective part or collective defective parts render the tree a high-risk threat to potential targets.

3.2 Critical Root Zones

The critical root zone of a tree is the portion of the root system that is the minimum necessary to maintain tree vitality and stability. Critical root zones are commonly prescribed by municipal bylaws based solely on DBH and/or drip line, and are typically expressed as a circular shape around the tree. There are a number of other factors, however, that are considered when establishing a critical root zone.

Factors that inform location and extent of a tree preservation barriers to protect the critical root zone include: species tolerance to root loss and other construction impacts (as established by authoritative resources and professional experience), tree trunk size (DBH), tree health and vigour, structural condition, landscape context, soil type, moisture availability, topography, ground cover, crown size (drip line) and balance, current physical root restrictions, visible root arrangement, relationship to neighbouring trees, relationship between tree and proposed construction, type of proposed construction, etc.

4.0 Tree Inventory and Preservation/Removal Recommendations

4.1 Tree Data Table

The following recommendations are based on requirements of the current site plan. Grey indicates recommended removal.

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATIONS		
ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE	IMPACT MITIGATION
1	*Robinia pseudoacacia*	Black Locust	Subject site	45,32,18	3	5	Fair	Fair	Multi-stem 3, primary union at grade, minor dead branches	Conflict with entrance and fair condition	Remove	
2	*Cercis canadensis*	Eastern Redbud	Subject site	15,10,5,2	2	4	Fair	Good	Multi-stem 4, primary union at grade, minor dead branches	Conflict with building and fair condition	Remove	
3	*Thuja* spp.	Cedar	Subject site	20,15, 15,16,8	3	5	Fair	Fair	Multi-stem 5, primary union at grade	Direct conflict with building	Remove	

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATIONS		
ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE	IMPACT MITIGATION
4	*Thuja* spp.	Cedar	Subject site	12,9,5	2	4	Fair	Fair	Multi-stem 3, primary union at grade, tied to house	Direct conflict with building	Remove	
5	*Thuja* spp.	Cedar	Subject site	14, 7, 5, 5	2	3	Fair	Fair	Multi-stem 4, primary union at grade, leans east	Direct conflict with building	Remove	
6	*Picea glauca*	Alberta Spruce	Subject site	16	1.5	4	Fair	Fair	Dead canopy with trunk grown at the house foundation	Direct conflict with building	Remove	
7	*Prunus serotina*	Black Cherry	Subject site	~35	3.5	2	Poor	Poor	Trunk wounds, vines grown through trunk and into canopy	Minor conflict with proposed building and parking	Remove	
8	*Acer platanoides*	Norway Maple	Subject site	11	2	2	Good	Good	Slightly supressed	Direct conflict with proposed parking	Remove	
9	*Picea abies*	Norway Spruce	940 Oxford Street West	~15	2	4	Good	Good	Lower supressed canopy	No conflict	Preserve	Tree protection barrier
10	*Juglans* x *intermedia*	Hybrid Walnut	Boundary Subject site and 940 Oxford Street West	~18	4.5	5	Good	Good	Crooked leader towards east, lower supressed branching	Minor potential conflict with grading	Preserve	Tree protection barrier
11	*Celtis occidentalis*	Hackberry	Boundary Subject site 175 Deer Park Circle	~45	6	5	Fair	Fair	Girdling roots, minor dead wood, fence grown	Conflict with grading - review at SPA	Remove	Consent from 175 Deer Park Circle required
12	*Rhamnus cathartica*	Buckthorn	Subject site	13, 12, 10, 6, 5	2	2	Poor	Poor	Muli-stem 5, multiple dead branches and vines covering majority of canopy	Minor conflict with proposed parking and poor tree condition	Remove	
13	*Rhamnus cathartica*	Buckthorn	175 Deer Park Circle	25	4	3	Poor	Poor	Dbh taken below primary union	Minor potential conflict with grading	Preserve	Tree protection barrier
14	*Rhamnus cathartica*	Buckthorn	175 Deer Park Circle	18	3	3	Poor	Poor	Minor dieback, multiple minor trunk wounds	Minor potential conflict with grading	Preserve	Tree protection barrier
15	*Acer saccharum*	Sugar Maple	Boundary Subject site 175 Deer Park Circle	26	4	5	Fair	Fair	Growing in fence, supressed branching, slightly supressed	Minor potential conflict with grading	Preserve	Tree protection barrier

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATIONS		
ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE	IMPACT MITIGATION
16	*Acer saccharum*	Sugar Maple	Subject site	19	3	5	Fair	Good		Minor conflict with proposed parking	Remove	
17	*Catalpa speciosa*	Northern Catalpa	Subject site	51	6	4	Poor	Fair	Cavity along trunk, dead branching	Minor conflict with proposed parking	Remove	
18	*Juglans nigra*	Black Walnut	Subject site	26	5	4	Fair	Good	Dead wood	Minor conflict with proposed parking	Remove	
19	*Acer saccharum*	Sugar Maple	Subject site	25	4	5	Good	Good		Minor conflict with proposed parking	Remove	
20	*Thuja* spp.	Cedar	Subject site	38	4	4	Fair	Good	Minor epicormic growth along trunk	Minor conflict with proposed parking	Remove	
21	*Prunus serotina*	Black Cherry	Subject site	47	5	3	Fair	Fair	Minor trunk wounds, dead wood throughout canopy	Minor conflict with proposed parking	Remove	
22	*Picea abies*	Norway Spruce	175 Deer Park Circle	~40	4	4/5	Good	Good		No conflict	Preserve	Tree protection barrier
23	*Picea abies*	Norway Spruce	175 Deer Park Circle	~40	4	4/5	Good	Good		No conflict	Preserve	Tree protection barrier
24	*Gleditsia tiacanthos*	Honeylocust	Subject site	35	4	5	Good	Good		Conflict with entrance	Remove	
25	*Pinus sylvestris*	Scots Pine	169 Deer Park Circle	~25	2.5	1			beyond property boundary with limited assessment/access, covered in vines	No conflict	Preserve	Tree protection barrier
26	*Picea abies*	Norway Spruce	169 Deer Park Circle	~20	2	3	Fair	Good	beyond property boundary with limited assessment/access, suppressed	No conflict	Preserve	Tree protection barrier
27	*Pinus sylvestris*	Scots Pine	169 Deer Park Circle	~18	1.5	4	Fair	Good	beyond property boundary with limited assessment/access, suppressed, lean	Minor potential conflict with grading - review at SPA	Preserve	Tree protection barrier

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATIONS		
ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE	IMPACT MITIGATION
28	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~35, 40	3	4	Fair	Good	beyond property boundary with limited assessment/access, low primary union, sparse	No conflict	Preserve	Tree protection barrier
29	*Pinus sylvestris*	Scots Pine	169 Deer Park Circle	~20	2	4	Fair	Good	beyond property boundary with limited assessment/access	Minor potential conflict with grading	Preserve	Tree protection barrier
30	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~12	1.5	4	Fair	Good	beyond property boundary with limited assessment/access	Minor potential conflict with grading	Preserve	Tree protection barrier
31	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~20	2	4	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
32	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~20	2	4	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
33	*Picea abies*	Norway Spruce	169 Deer Park Circle	~15	1.5	3	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
34	*Picea abies*	Norway Spruce	169 Deer Park Circle	~15	1.5	3	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
35	*Picea abies*	Norway Spruce	169 Deer Park Circle	~18	1.5	3	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
36	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~18	1.5	4	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
37	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~10	1.5	4	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
38	*Picea abies*	Norway Spruce	169 Deer Park Circle	~15	2	4	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier

5.0 Potential Construction Impacts on Trees

Some trees have been recommended for removal due to direct conflict with the proposed development. Some trees that have been recommended for preservation may be in proximity to the proposed construction. Trees to be preserved may be affected by the construction process, or by the construction itself. It is imperative that the design team and the construction crew understand the potential for, and the causes of tree damage. Trees recommended for preservation may experience some or all of the following potential construction impacts. Strategies and methods to avoid these impacts are outlined in the Construction Impact Mitigation Recommendations section of this report.

5.1 Soil Compaction

Soil compaction is caused by heavy or repeated compression or vibration of the soil around the tree. Soil compaction reduces the amount and size of macro and micro pore space that is vital for subsurface movement of air and water. The harmful effects of soil compaction include, but are not limited to: slower water infiltration, poor aeration, reduced root growth and an overall increased susceptibility to biotic and abiotic stressors.

5.2 Root Loss

Root loss occurs when roots are severed. The majority of roots are typically located within the top 60cm of soil and can extend outward up to three times the extent of the tree drip line. Excavation of any kind within the critical root zone* can sever roots. Two categories of roots need to be considered when evaluating impacts of root loss - small, fibrous absorbing roots, and large structural roots. Significant loss of either or both of these functions can cause stress and/or affect the structural stability of the tree. Note, however, that it is commonly accepted that healthy trees can typically tolerate and recover from the removal of approximately 33% (up to a maximum of 50%) of their root mass. Thorough consideration regarding extent of acceptable root removal is dependent on individual species characteristics, root loss distribution, and site-specific conditions *(ref. Trees and Development: A Technical Guide to Preservation of Trees During Land Development by Nelda Matheny and James R. Clark, 1998. Pg 72)*.

* Refer to 'Critical Root Zones" in this report for definition.

5.3 Grade Changes

Lowering of the grade around trees has immediate and long-term effects on trees. Lowering of grade requires immediate root loss from cutting the roots which results in water stress from the root removal and potential reduced structural stability.

Raising the grade around a tree can be equally damaging. The addition of fill over the root zone of a tree alters the roots' ability for normal water and gas exchange that is necessary for healthy root growth and stability. Fill essentially suffocates the roots and can lead to the slow and eventual decline of the tree.

5.4 Mechanical Damage

Mechanical damage is caused by physical contact with a tree that damages the tree to any degree. During land development and construction activities, there is an

increased risk of both minor and fatal mechanical damage to trees from construction equipment. Minor damage can create entry points for insects and pathogens, and fatal damage can cause irreparable structural damage.

5.5 Changes to Exposure - Sun and Wind

Trees can be negatively affected by increased exposure to sun or wind when neighbouring trees are removed. This can be of particular concern when 'interior trees' (trees that have developed surrounded by other trees) are suddenly exposed to forest edge conditions. These trees may experience higher intensity of direct sunlight resulting in leaf scald, and instability due to increased wind and snow loads.

Trees can be negatively affected by decreased exposure to sunlight. Proposed development that includes tall buildings located to the south and west of mature existing trees can greatly reduce the amount of daily direct sunlight. While this change in environment may not cause the immediate or eventual death of a tree, it can certainly slow development and alter growing habits and patterns, and must therefore be a consideration when evaluating trees for potential preservation.

5.6 Soil Contamination

Soil health around a tree can be compromised by contamination from spills or leaks of fuels, solvents, or other construction related fluids.

5.7 Water Availability

Grading and servicing requirements for development can affect water availability for trees. Trees may experience a loss of available water due to a lowered water table or the capture or redirection of subsurface and/or overland flow. Conversely, trees may experience an increase of available water due to changes in site grading and storm water retention efforts.

The successful survival of the trees to be preserved is largely dependent on adhering to the construction impact mitigation recommendations that follow.

6.0 Construction Impact Mitigation Recommendations

The following general recommendations are provided to guide the removal process, mitigate construction impacts, and ensure compliance with provincial, federal, and municipal regulatory requirements. Some of the recommendations listed below are noted to be undertaken by an ISA certified arborist.

6.1 Pre-construction recommendations

a) Prior to any construction activity, tree preservation fencing is to be installed as per the attached tree preservation drawings and detail.
b) Trees approved for removal are to be clearly indicated in the field (marked with spray paint or other agreed upon method) by the project arborist or landscape architect prior to any tree removal operations. All removals to be undertaken by an ISA certified arborist.
c) In accordance with the Migratory Birds Convention Act, 1994, all removals must take place between September 1st and March 31st to avoid disturbing nesting migratory birds. If tree removal occurs between April 1st and August 31st, a biologist is required to complete a search for nests. Once cleared, the contractor has 48 hours to remove. If removal does not occur within 48 hours, another search will be required.

d) Care should be taken during the felling operation to avoid damaging the branches, stems, trunks, and roots of nearby trees to be preserved. Where possible, all trees are to be felled towards the construction zone to minimize impacts on adjacent vegetation. All removals to be undertaken by an ISA certified arborist.
e) It is recommended that the existing ground-layer vegetation at the base of trees to be preserved remain intact within the critical root zone so as not to disturb the soil around the base of the existing trees.
f) Final site grading plans should ensure that the existing soil moisture conditions are maintained.

6.2 Recommendations related to the construction process

a) Tree preservation fencing is to be maintained in good condition and effective for the duration of construction until all construction activity is complete or as per the project arborist or landscape architect.
b) Tree preservation fencing is to remain intact as per the tree preservation drawings, and can only be temporarily removed with the express written consent from the project arborist or landscape architect. Should tree preservation fencing be temporarily relocated or moved, it is to be reinstated as per the tree preservation plans as soon as possible.
c) No construction, excavation, adding of fill, stockpiling of construction material, or heavy equipment is permitted within the critical root zone/within the tree preservation fencing.
d) When excavation near a tree is required, and it is anticipated that roots will be severed and exposed, duration of exposure is to be minimized to prevent root desiccation.
e) During the excavation process, roots 25mm or larger that are severed and exposed should be hand pruned to leave a clean-cut surface. To be undertaken by an ISA certified arborist. Exposed severed roots that cannot be covered in soil on the same day as the cuts are made are to be kept moist. Exposed roots are to be kept moist by covering them with water-soaked burlap or any other means available to prevent them from drying out.
f) Avoid idling heavy equipment under or within close proximity to trees to be preserved to prevent canopy damage from exposure to the heat of the exhaust.
g) Broken branches on trees within the subject site to be preserved should be cleanly cut as soon as possible after the damage has occurred. To be undertaken by an ISA certified arborist.

6.3 Post-construction recommendations

a) Avoid discharging rain water leaders adjacent to retained trees, as this may result in an overly moist environment which can cause root rot.
b) After all work is completed, tree preservation fences and any other impact mitigation paraphernalia must be removed.
c) A final review must be undertaken by the project arborist or landscape architect to ensure that all mitigation measures as described above have been met.

7.0 Disclaimer

The assessment of the trees presented within this report has been made using accepted arboricultural techniques. These include a visual examination of the above-

ground parts of each tree for structural defects, scars, external indications of decay, evidence of insect presence, discoloured foliage, the general condition of the trees and the surrounding site, as well as the proximity of property and people. None of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour is constantly changing. They are not immune to changes in site conditions or seasonal variations in the weather.

While reasonable efforts have been made to ensure the trees recommended for retention are healthy, no guarantees are offered or implied, that these trees or any part of them will remain standing.

Note that this arborist report has been prepared using the latest drawings and information provided by the client. Any subsequent design or site plan changes affecting trees may require revisions to this report. Any new information or drawings are to be provided to RKLA prior to report submission to planning authorities.

8.0 Contact Information

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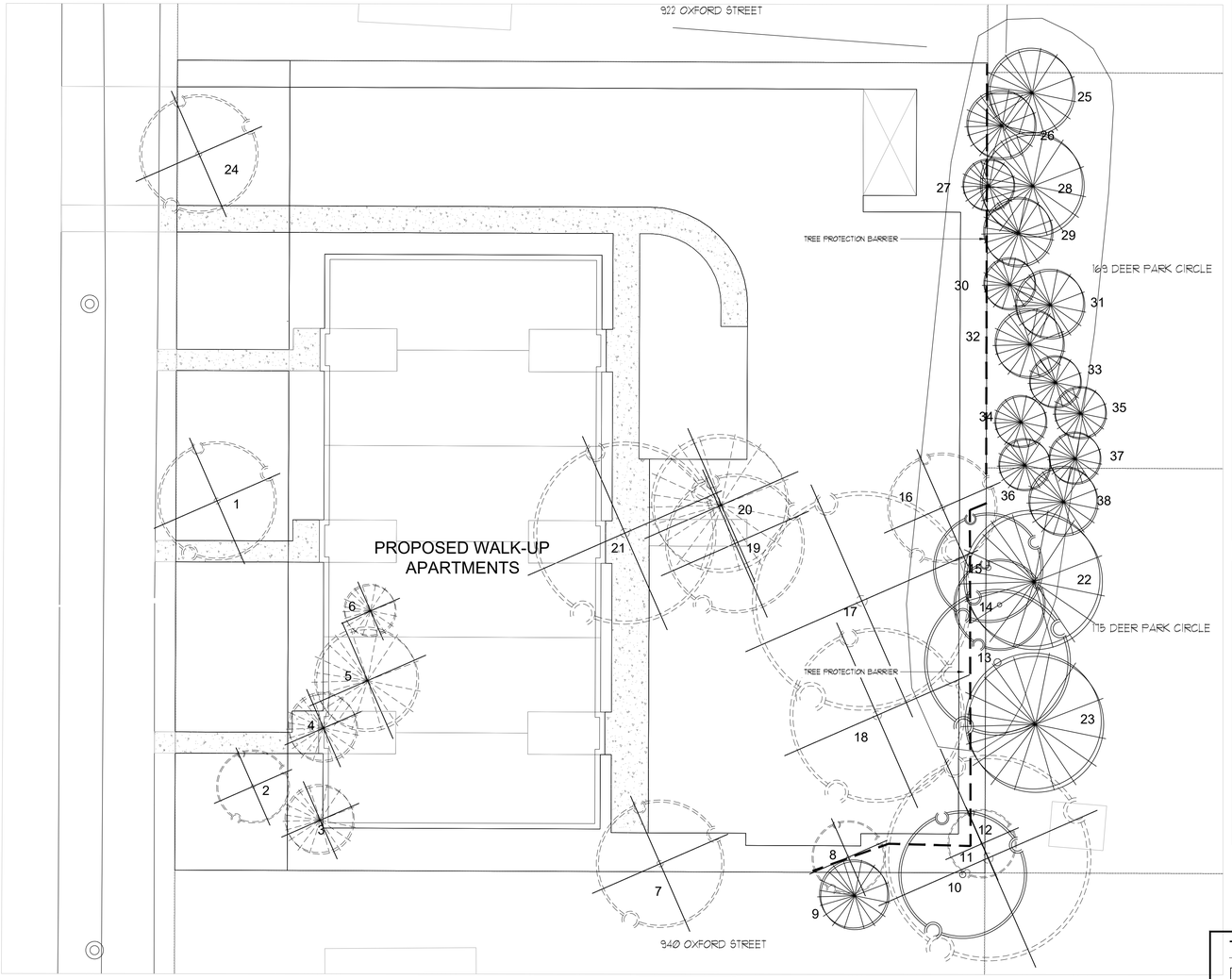
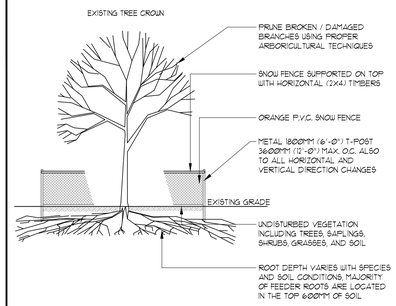
Luke Koudys, ISA Certified Arborist ON-2865A – Luke@rkla.ca

9.0 Appendix A - Tree Preservation Drawings



TREE PRESERVATION PLAN
SCALE = 1:150



NOTES:

1. EXISTING TREES ARE TO BE PROTECTED FROM CONSTRUCTION WITH THE INSTALLATION OF A 1200MM (4'-0") HIGH SNOW FENCE, HELD IN PLACE WITH 1800MM (6'-0") T-BAR.
2. THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
3. ALL SUPPORTS AND BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
4. NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
5. NO MOVEMENT OF EQUIPMENT, STORAGE OF CLEANING OR EQUIPMENT, OR DUMPING OF SOLVENTS, GASOLINE, ETC, MAY OCCUR WITHIN THIS FENCE LINE.
6. DO NOT PLACE DEMOLITION OR CONSTRUCTION MATERIALS UNDER TREE CANOPY.
7. WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREAS SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, WOODEN CRIBBING SHOULD BE INSTALLED TO PROTECT TRUNKS FROM DAMAGE IN THE EVENT THAT 'HEAVY' EQUIPMENT BREAKS DOWN THE SNOW FENCING.
8. FENCE TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY THE SUBDIVIDER / BUILDER.

TEMP. TREE PROTECTION BARRIER - N.T.S.

LEGEND

- 5 — EXISTING DECIDUOUS TREES TO REMAIN (TREE NUMBER)
- 8 — EXISTING DECIDUOUS TREES TO BE REMOVED (TREE NUMBER)
- 6 — EXISTING CONIFEROUS TREES TO REMAIN (TREE NUMBER)
- 9 — EXISTING CONIFEROUS TREES TO BE REMOVED (TREE NUMBER)
- TREE PROTECTION BARRIER

TREE PROTECTION ZONE

No grade change, storage of materials or equipment is permitted within this TPZ. Tree protection barrier must not be moved or altered in any way without the authorization from the City.

London CANADA

For information contact City of London
Forestry Department at:
(519) 661-2500

NOTES:

1. SIGNAGE MUST BE POSTED ON TREE PROTECTION FENCING
2. SIGN MUST BE A MINIMUM OF 40cm X 60cm
3. SIGN MUST BE WATERPROOF
4. RANDOM CHECKS MAY BE DONE BY CITY STAFF AT ANY TIME AND WITHOUT NOTICE.
5. A WEEKLY PHOTOGRAPH WILL MUST BE TAKEN BY THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER AND SUBMITTED TO THE CITY DEPICTING A WELL MAINTAINED AND INTACT BARRIER WITH WEATHER PROOF SIGNAGE POSTED.

TREE PROTECTION ZONE SIGNAGE

TREES TO BE REMOVED

ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE	IMPACT MITIGATION
	GENERAL INFORMATION			SIZE		HEALTH & CONDITION				RECOMMENDATIONS		
1	*Robinia pseudoacacia*	Black Locust	Subject site	45,32,18	3	5	Fair	Fair	Multi-stem 3, primary union at grade, minor dead branches	Conflict with entrance and fair condition	Remove	
2	*Cercis canadensis*	Eastern Redbud	Subject site	15,10,5,2	2	4	Fair	Good	Multi-stem 4, primary union at grade, minor dead branches	Conflict with building and fair condition	Remove	
3	*Thuja* spp.	Cedar	Subject site	20,15, 15,16,8	3	5	Fair	Fair	Multi-stem 5, primary union at grade	Direct conflict with building	Remove	
4	*Thuja* spp.	Cedar	Subject site	12,9,5	2	4	Fair	Fair	Multi-stem 3, primary union at grade, tied to house	Direct conflict with building	Remove	
5	*Thuja* spp.	Cedar	Subject site	14, 7, 5, 5	2	3	Fair	Fair	Multi-stem 4, primary union at grade, leans east	Direct conflict with building	Remove	
6	*Picea glauca*	Alberta Spruce	Subject site	16	1.5	4	Fair	Fair	Dead canopy with trunk grown at the house foundation	Direct conflict with building	Remove	
7	*Prunus serotina*	Black Cherry	Subject site	~35	3.5	2	Poor	Poor	Trunk wounds, vines grown through trunk and into canopy	Minor conflict with proposed building and parking	Remove	
8	*Acer platanoides*	Norway Maple	Subject site	11	2	2	Good	Good	Slightly supressed	Direct conflict with proposed parking	Remove	
11	*Celtis occidentalis*	Hackberry	Boundary Subject site 175 Deer Park Circle	~45	6	5	Fair	Fair	Girdling roots, minor dead wood, fence-grown	Conflict with grading - review at SPA	Remove	Consent from 175 Deer Park Circle required
12	*Rhamnus cathartica*	Buckthorn	Subject site	13, 12, 10, 6, 5	2	2	Poor	Poor	Multi-stem 5, multiple dead branches and vines covering majority of canopy	Minor conflict with proposed parking and poor tree condition	Remove	
16	*Acer saccharum*	Sugar Maple	Subject site	19	3	5	Fair	Good		Minor conflict with proposed parking	Remove	
17	*Catalpa speciosa*	Northern Catalpa	Subject site	51	6	4	Poor	Fair	Cavity along trunk, dead branching	Minor conflict with proposed parking	Remove	
18	*Juglans nigra*	Black Walnut	Subject site	26	5	4	Fair	Good	Dead wood	Minor conflict with proposed parking	Remove	
19	*Acer saccharum*	Sugar Maple	Subject site	25	4	5	Good	Good		Minor conflict with proposed parking	Remove	
20	*Thuja* spp.	Cedar	Subject site	38	4	4	Fair	Good	Minor epicormic growth along trunk	Minor conflict with proposed parking	Remove	
21	*Prunus serotina*	Black Cherry	Subject site	47	5	3	Fair	Fair	Minor trunk wounds, dead wood throughout canopy	Minor conflict with proposed parking	Remove	
24	*Gleditsia tiacanthos*	Honeylocust	Subject site	35	4	5	Good	Good		Conflict with entrance	Remove	

TREES TO BE PRESERVED

ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE	IMPACT MITIGATION
	GENERAL INFORMATION			SIZE		HEALTH & CONDITION				RECOMMENDATIONS		
9	*Picea abies*	Norway Spruce	940 Oxford Street West	~15	2	4	Good	Good	Lower supressed canopy	No conflict	Preserve	Tree protection barrier
10	*Juglans x intermedia*	Hybrid Walnut	Boundary Subject site and 940 Oxford Street West	~18	4.5	5	Good	Good	Crooked leader towards east, lower supressed branching	Minor potential conflict with grading	Preserve	Tree protection barrier
13	*Rhamnus cathartica*	Buckthorn	175 Deer Park Circle	25	4	3	Poor	Poor	Dbh taken below primary union	Minor potential conflict with grading	Preserve	Tree protection barrier
14	*Rhamnus cathartica*	Buckthorn	175 Deer Park Circle	18	3	3	Poor	Poor	Minor dieback, multiple minor trunk wounds	Minor potential conflict with grading	Preserve	Tree protection barrier
15	*Acer saccharum*	Sugar Maple	Boundary Subject site 175 Deer Park Circle	26	4	5	Fair	Fair	Growing in fence, supressed branching, slightly supressed	Minor potential conflict with grading	Preserve	Tree protection barrier
22	*Picea abies*	Norway Spruce	175 Deer Park Circle	~40	4	4/5	Good	Good		No conflict	Preserve	Tree protection barrier
23	*Picea abies*	Norway Spruce	175 Deer Park Circle	~40	4	4/5	Good	Good		No conflict	Preserve	Tree protection barrier
25	*Pinus sylvestris*	Scots Pine	169 Deer Park Circle	~25	2.5	1			beyond property boundary with limited assessment/access, covered in vines	No conflict	Preserve	Tree protection barrier
26	*Picea abies*	Norway Spruce	169 Deer Park Circle	~20	2	3	Fair	Good	beyond property boundary with limited assessment/access, suppressed	No conflict	Preserve	Tree protection barrier
27	*Pinus sylvestris*	Scots Pine	169 Deer Park Circle	~18	1.5	4	Fair	Good	beyond property boundary with limited assessment/access, suppressed, lean	Minor potential conflict with grading - review at SPA	Preserve	Tree protection barrier
28	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~35, 40	3	4	Fair	Good	beyond property boundary with limited assessment/access, low primary union, sparse	No conflict	Preserve	Tree protection barrier
29	*Pinus sylvestris*	Scots Pine	169 Deer Park Circle	~20	2	4	Fair	Good	beyond property boundary with limited assessment/access	Minor potential conflict with grading	Preserve	Tree protection barrier
30	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~12	1.5	4	Fair	Good	beyond property boundary with limited assessment/access	Minor potential conflict with grading	Preserve	Tree protection barrier
31	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~20	2	4	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
32	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~20	2	4	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
33	*Picea abies*	Norway Spruce	169 Deer Park Circle	~15	1.5	3	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
34	*Picea abies*	Norway Spruce	169 Deer Park Circle	~15	1.5	3	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
35	*Picea abies*	Norway Spruce	169 Deer Park Circle	~18	1.5	3	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
36	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~18	1.5	4	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
37	*Pinus nigra*	Austrian Pine	169 Deer Park Circle	~10	1.5	4	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier
38	*Picea abies*	Norway Spruce	169 Deer Park Circle	~15	2	4	Fair	Good	beyond property boundary with limited assessment/access	No conflict	Preserve	Tree protection barrier

KEY MAP

RON KOUDYS LANDSCAPE ARCHITECTS INC

Ronald H. Koudys, O.A.L.A. C.S.L.A. — DATE

DATE	DESCRIPTION	No.
2025-03-14	ISSUED FOR ZBA	2
2025-02-20	ISSUED FOR REVIEW	1

PLOTTING INFORMATION:
PLOTTED DATE = 2025-03-14
PLOTTED SCALE = 1:1

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — RONALD H. KOUDYS — OALA — MEMBER

PROJECT TITLE:

PROPOSED WALK-UP APARTMENT BUILDING
934 & 928 OXFORD STREET
LONDON

DRAWING TITLE:

TREE PRESERVATION PLAN

DATE:	SCALE:	DRAWING No.
FEBRUARY 2025	AS NOTED	T-1
DRAWN: RKLA Inc.	CHECKED BY: R.H.K.	
PROJECT No. 25-109Lb		