



Tree Inventory and Preservation Plan – Arborist Report

Elm Road (Fieldgate Developments)

Town of Whitchurch Stouffville

Region's File Number SP.23.W.0113

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Project No: 2917

Date: May 29, 2025 (revised Feb. 09, 2026)

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Appendices

- i) Tree Inventory
- ii) Site Photos

Drawings

- TP-1 Tree Preservation Plan
- TP-2 Details & Notes
- TP-3 Tree Inventory

1.0 Introduction

Cosburn Giberson Landscape Architects (CGLA) has been retained by Fieldgate Developments Inc. to prepare an Arborist's Report (including Tree Preservation Plan) with respect to a proposed residential development in the Town of Whitchurch Stouffville.

This document, the Arborist's Report, has been prepared to provide site specific recommendations for tree protection and arboricultural maintenance within the context of future site development.

This report and the accompanying Tree Protection Plan drawings & notes TP-1, TP-2, TP-3, have been prepared by Daniel Beauchesne, Landscape Architect and I.S. A. Certified Arborist ON-2497A

Cosburn Giberson Landscape Architects, Danny@cgl.ca

1.1 Site Location and Context

The development site is situated in the heart of Whitchurch-Stouffville, Ontario, within the Regional Municipality of York. This location is adjacent to Glad Park Public School, an elementary institution offering programs from Kindergarten through Grade 8.

The surrounding neighborhood is predominantly residential, featuring a mix of single-family homes and townhouses. Nearby amenities include St. Mark Catholic Elementary School, St. Mark's Roman Catholic Church, and various recreational facilities such as the Whitchurch-Stouffville Soccer Club and Spirit Junior Hockey. Public transit options are accessible, with YRT bus stops located within walking distance at Millard Street and Glad Park Avenue.

This area is characterized by its family-friendly environment, proximity to educational institutions, and convenient access to community services.

1.2 Study Objectives

The purpose of this study is to:

- Provide an assessment and inventory of all existing trees over 10cm DBH (at 1.4 metres up from tree base) on site and all high landscape value trees adjacent to site boundaries.
- Provide task specific short and long-term design and management recommendations to ensure that trees to be preserved are maintained in a healthy and sustainable state during and following site construction. The guiding principal underlying this report is to minimize potential impacts on any existing trees to be preserved.
- Assess the potential impacts of the proposed development on existing trees on and within 6 metres adjacent to the subject lands and the preservation suitability of existing woody vegetation within the context of future site development.

2.0 Site Assessment and Analysis

2.1 Study Methodology

Field work including tree tagging (where possible) and assessment was completed on May 28th, 2025. Following this, the Tree Inventory, Preservation Plan and Arborist's Report were prepared.

Please note that all measurements in this report are expressed in the metric system of measurement. In addition, adjacent trees located within the school yard, or newly planted trees were not tagged, and have been identified by letter on the Tree Preservation Plan and Inventory.

All tree inventory and assessment were completed from ground level. An arborist's diameter tape was deployed in the field to obtain an accurate tree trunk diameter measured at 1.4 meters above ground level (DBH).

The Tree Survey/ Arborist's Report (Tree Inventory List) includes the following information:

- Tree Tag number
- Common name
- Botanical name
- DBH in centimetres (diameter at 1.4 metres above ground level) Approximate height in metres
- Health & Condition rating (Dead, Poor, Fair, Good)
- Approximate crown spread in metres
- Remarks
- Tree Status

A review of available background information was completed as follows:

- Topographic survey prepared by J.D.Barnes
Project No. 23-21-895-00
November 1st, 2023

Each inventoried tree was assessed for condition using a generalized rating system for Biological Health and for Tree Structure. A four-level scale of biological health and condition with descriptors of D (Dead), P(Poor) F(Fair), and G(Good) was used.

Following completion of the Tree Survey Arborist's Report (Tree Inventory) the proposed site works were reviewed in context of existing tree locations to determine required Tree Protection fencing locations and to protect tree rooting zones and then the Tree Preservation Plans were prepared (refer to drawings TP-1,TP-2,TP-3).

2.2 Existing Site Conditions

Vehicular access to the site is not currently available. However, existing municipal sidewalks run along the east and south property lines, and an asphalt pathway to the west provides direct access to the adjacent elementary school. The subject property is presently an undeveloped field with sparse vegetation primarily along its perimeter. For additional details on existing site conditions, please refer to Drawing EX1.

2.3 Existing Woody Vegetation Summary

Existing woody vegetation on and immediately adjacent to the site is composed of moderate landscape value landscape plantings. No rare, endangered, threatened or species of special concern (Species at Risk) were found within the study area.

Tree resources were comprised of Manitoba Maple (*Acer negundo*), Sugar Maple (*Acer saccharum*), Green Ash (*Fraxinus pennsylvanica*), Horse Chestnut (*Aesculus hippocastanum*), Little Leaf Linden (*Tilia cordata*), Hackberry (*Celtis occidentalis*) & Thornless Honeylocust (*Gleditsia triacanthos*)

For information related to existing trees within the study area refer to Appendix i) Tree Survey Arborist Report/and Master Tree Species List.

2.4 Explanation of Tree Impacts

The proposed development includes the construction of a 3 building, 20-unit townhouse complex with surface parking, landscaping and entranceway's providing access from Ninth Line and Elm Road.

To accommodate the proposed development, the removal of twelve trees will be necessary. This includes Trees #26–29, 31, 32–37, and Tree D. Trees 26–29 & 31-35 are recommended for removal due to their species and/or their location within areas that will be directly affected by grading activities. Trees 36, 37, and D are situated within the footprint of the proposed drive aisle connecting to Ninth Line, making their removal unavoidable.

No existing neighbouring trees will be injured by the proposed development. Sedimentation and erosion control measures will be implemented by the project consulting Engineers, which will provide additional protection for any trees located outside of the development.

Refer to Table 1 for a list summarizing tree impacts related to each tagged tree.

Refer to Tree Protection Plans for graphic and chart description of preservation status of all tagged and untagged trees on site.

2.5 Tree Compensation

The proposed development includes the removal 7 trees located on regional property (Trees # 32, 33, 34, 35, 36, 37 & D), as well as 4 private trees to be removed (Trees # 26, 27, 28 & 29). This development is also proposing to remove 1 tree within the municipal right-of-way (tree #31). Compensation will be provided through payment by the developer. Refer to the table 2 and 3.

Total compensation value required to be paid is:

York Region -\$11,818.43

Municipality -\$4,740.00

Table 1 - Summary of existing tree impacts

<u>Tree Tag No.</u>	<u>Reason for removal</u>
20	N/A
21	N/A
22	N/A
23	N/A
24	N/A
25	N/A
26	Grading within TPZ / Root Impacts / Growing into existing fence
27	Grading within TPZ / Invasive species / Growing into existing fence
28	Grading within TPZ / Growing into existing fence
29	Grading within TPZ / Growing into existing fence
30	N/A
31	Grading within TPZ / Root Impacts / hazardous lean
32	Grading within TPZ / Root Impacts
33	Grading within TPZ / Root Impacts
34	Grading within TPZ / Root Impacts
35	Grading within TPZ / Root Impacts
36	Grading within TPZ / Root Impacts / Conflicts with proposed drive aisle
37	Grading within TPZ / Root Impacts / Conflicts with proposed drive aisle
A	N/A
B	N/A
C	N/A
D	Grading within TPZ / Root Impacts / Conflicts with proposed drive aisle
E	N/A

Tree Compensation**Table 2 – York Region**

$$\text{Number of replacement trees} = \left(\left(\frac{\text{DBH of tree to be removed}}{\text{Replacement Tree Caliper Size}} \right) * \text{Condition rating} \right)$$

Number of Replacement Trees Required (Regional)							
Note: Replacement Tree size is 5 (50mm caliper) The cost of a deciduous replacement tree is \$909.11							
Tree No.	Species	Common Name	DBH (cm)	Condition Rating (%)	No. of Replacement Trees	No. of Replacement Trees (Rounded)	Compensation Value (\$)
32	Celtis occidentalis	Hackberry	22	1.0	4.4	4	\$3,636.44
33	Aesculus hippocastanum	Horse Chestnut	22	1.0	4.4	4	\$3,636.44
34	Fraxinus pennsylvanica	Green Ash	5	1.0	1	1	\$ 909.11
35	Tilia cordata	Little Leaf Linden	27	1.0	5.4	5	\$4,545.55
36	Gleditsia triacanthos	Thornless Honeylocust	10	0.80	1.6	2	\$1,818.22
37	Celtis occidentalis	Hackberry	10	1.0	2.0	2	\$1,818.22
D	Gleditsia triacanthos	Thornless Honeylocust	3	1.0	0.6	1	\$ 909.11
			Total Number of Replacement Trees Required			19	\$21,818.64
			Total Number of Proposed Trees (subtract from total replacement trees required)			11	\$10,000.21
			Required Financial Compensation				\$11,818.43

Table 3 – Private / Public

Private Tree #	Species	DBH (cm)	Compensation Plantings
26	Sugar Maple (Acer saccharum)	17	2
27	Manitoba Maple (Acer negundo)	35, 17	N/A Species
28	Green Ash (Fraxinus pennsylvanica)	5, 4	N/A Size
29	Green Ash (Fraxinus pennsylvanica)	17	2

Public Tree #	Species	DBH (cm)	Tree Removal Compensation
31	Freeman Maple (Acer x freemani)	43	\$4,740

3.0 Construction Implementation Control and Tree Protection Management

3.1. Pre-Construction Maintenance

Prior to commencement of construction the following tasks should be performed by a qualified tree care practitioner under on site supervision of the Landscape Architect/Certified Arborist in order to preserve the health and safety of all existing trees to be preserved:

- Removal of any man-made debris.
- Remove any existing hangers in tree crowns from all trees to be preserved and chip.
- Supply and place 75 mm deep shredded bark mulch in a 5m radius on site side around trees to be preserved. No mulch shall be placed within 15cm of tree trunks.
- All dead and prior pruning stubs will be disposed of off-site and chipped.
- All cut woody debris shall be chipped, and wood chips re-used as surface mulch on site.
- All trees to be preserved will require protection with continuous tree protection barrier fencing per detail I, drawing TP-2 during entire construction period.
- No site construction works / tree removals may commence prior to obtaining approval from the Municipality
- Tree Preservation signage shall be installed on the Tree Preservation fencing on construction side of fencing. Signage must remain in place for the entire construction period.

In addition to the immediately required arboricultural tasks noted above the following short and long term best management practices are to be performed.

3.1.1 Short Term Management - Construction Period

- Debris removal during construction period.
- Should excessive dust accumulate on foliage during construction tree foliage should be sprayed with water if necessary, should there be a lack of rainfall.
- Tree limb pruning including selective removal of any dead, diseased and crossing limbs and/or broken and hanging limbs should be performed prior to construction to eliminate any risk of limb failure.
- All existing watersprouts and basal shoots should be removed from all trees to remain and woody debris disposed of off-site.
- All pruning shall comply with I.S.A Tree Pruning Guidelines and the ANSI A300 pruning standards.
- No flush cuts of stubs or ripping or tearing of bark is permitted.
- Pruned branch structure shall leave crown of trees in symmetrical balance.
- No more than 25% of tree canopy shall be removed at any pruning cycle.

3.1.2 Long Term Management - Following Construction

- A review at project completion by the project Landscape Architect/Certified Arborist is recommended to identify any potentially hazardous tree or limbs/trees to be pruned/cut as required.
- Removal of all adventitious suckers and basal shoots from all trees.

In order to limit potential disturbances to existing vegetation to be protected, specific design features should be applied. In order to minimize impacts on trees to be protected, it is recommended where possible, that the TPZ area and ground surface within TPZ's area and ground surface within the TPZ zones remain in an undisturbed state.

It is recommended that any future landscape plantings include a range of native tree, shrub, and perennial species for enhancement of local biodiversity values.

3.2 Controls During Construction

During construction, run-off and siltation from construction activities should be controlled through the use of Tree Protection fencing installation including siltation control fabric on project side of fence to effectively reduce sedimentation impacts on the existing vegetation to be protected and on local downstream ecosystems. All construction vehicle access and egress will be limited to areas outside of Tree Protection Zones (TPZ'S).

Potentially hazardous, diseased or damaged limbs shall be pruned from dripline edge under on site supervision of Landscape Architect/Certified Arborist.

Tree Protection fencing must be maintained in good repair for the entire duration of work until construction is complete.

During construction, any excavation or activity that will affect the critical rooting zones of any tree shall be monitored by the Landscape Architect/Certified Arborist. Should roots be injured or cut the arborist shall prune or cut flush the injured root with a sharp implement. All cut and/or exposed roots shall be backfilled immediately to prevent desiccation.

No fill or disturbance to any vegetation shall occur within the TPZ'S during construction. All tree preservation fencing shall be removed following total completion of construction.

Should any trees to be protected be damaged during construction the project Landscape Architect/Consulting Arborist should be notified immediately. All recommended mitigative works shall be completed immediately at the contractor's expense.

Any man-made debris and/or construction debris that collects and /or is dumped in the TPZ should be removed immediately.

All arboricultural works shall be performed by a qualified tree care practitioner under on site supervision of the Landscape Architect/Certified Arborist.

3.3 Post-Construction Inspection

Following completion of construction, a site inspection shall be completed and required post construction maintenance work including the following will be identified as follows:

- Any dead, damaged, diseased or branches damaged by machinery will require removal.
- Any damaged bark shall be carefully traced back to living tissue with a sharp knife.
- Do not apply wound dressing.
- Upon the approval of the Municipality, Tree Protection fencing may be removed.

3.4 Program Monitoring

During critical phases of construction, such as excavation or other activity adjacent to or within the TPZs, execution of the construction management measures in the field will be monitored and documented by the Landscape Architect/Certified Arborist. A regular meeting schedule with representatives from project consultants and owner's representative in attendance will be formulated to ensure that the Tree Protection program is being followed and Tree Protection fencing is maintained.

If required, a Certified Arborist shall be retained to complete all required removals and/or pruning of trees that are dangerous, diseased, dying or pose a risk to adjacent residents prior to acceptance of the site.

4.0 Conclusions

In review of Section 2.0 Site Assessment and Analysis along with relevant regulatory background information the following conclusions are derived:

1. The subject Tree Protection Zones (TPZ) are predominantly vegetated with tree species which are commonly found in the Greater Toronto Area.
2. The existing trees on site have value due to their scenic quality, ecological functions, carbon sequestering, microclimate benefits, wildlife staging and habitat provision and moderate landscape value species composition. The presence of a number of moderate or better landscape value trees is a valuable characteristic in any urbanizing setting .
3. The existing trees to be preserved within the subject site boundaries have been maintained to a moderate level.
4. At the time of inspection areas within Tree Protection Zones were found to be mainly free of construction related or other man-made debris.
5. No Provincially listed Species at Risk under the Endangered Species Act (2007) were located or adjacent to site boundaries.
6. Due to the extensive layout and grading required for the proposed development the noted 8 existing trees on site are proposed for removal.

5.0 Recommendations

In order to minimize potential construction implementation impacts of the proposed site construction on the existing woody vegetation to be preserved, the following mitigative procedures are recommended:

1. An arboricultural field review shall be conducted prior to site work completion to identify any potential hazardous trees, diseased, damaged, crossing or dead limbs for removal.
2. All recommended Tree Preservation management procedures should be performed by a qualified tree care practitioner. (i.e. I.S.A. Certified Arborist, Registered Professional Forester or approved equal) under on site supervision of the project Landscape Architect/Certified Arborist. All proposed work within the Tree Preservation Zones (TPZ's) will be subject to Municipal review and approval.
3. 1200mm height farm wire and orange plastic barrier fencing shall be installed around all trees to be preserved following plan TP-1. 600 mm height siltation fabric shall be installed on inside of Tree Preservation fencing. All Tree Preservation fencing locations shall be verified and certified by Landscape Architect/Certified Arborist prior to any commencement of site construction activity.
4. Any grading of areas adjacent to the TPZ's shall address the need for directing drainage flows towards existing vegetation to be preserved in order to maintain existing soil moisture regimes in the TPZ.
5. All man-made and construction debris within the TPZ's shall be removed and disposed of off- site. Prevention of debris deposition and dispersal throughout the site through the use of waste and recycling receptacles on site is recommended.
6. No site works are to be undertaken within the TPZ without prior approval from the Municipality. Due to the proposed location of the north walkway, tree #38 will require work to be done within the TPZ. Work within this space shall be done by hand, without any machinery (Refer to municipal details NHF-400 – NHF-404 on drawing TP-2). A certified Arborist is to be on site during construction to ensure no further damage is done to the tree, and if required, provide recommendation on how to treat any significant pruning cuts.
7. Any cut woody debris shall be chipped and retained for re-use on site or by the Municipality
8. All construction access routes shall be limited to designated and approved routes.
9. No existing trees are recommended to be subject to fertilizer application at this time.
10. The Municipality will require compensation planting or cash-in-lieu for any trees not authorized to be removed. Any tree plantings shall be subject to a minimum two year warranty or until Assumption is granted by the Municipality
11. During construction and prior to final approval by the Municipality, the Consulting Arborist along with appropriate Municipal staff shall intermittently inspect the entire site. Any noted hazardous trees must be identified and removed prior to Assumption or earlier if deemed hazardous at the sole cost of the Owner/ Applicant. Any records of maintenance or removals are to be submitted to the Municipality.

12. In accordance with the Migratory Bird Conservation Act, removals should occur outside of the breeding bird season (April 1- August 30th) if applicable. If this is not possible, clearance with an ecologist should occur prior to construction to ensure no loss of bird nest, egg or unfledged young.
13. Minor grading works may be permitted at the edge of the preservation zone as required to correct localized grading issues adjacent to the proposed development at the discretion of the Municipality. This work is to be undertaken under the supervision of the consulting Arborist. The consulting Arborist is to verify in writing to the Town, confirming that the work has been completed as per the approved design using best arboricultural practices.
14. Areas within the tree protection zone shall remain undisturbed for the duration of site construction (unless otherwise noted) and shall not be used for the storage of excavated till, building/construction material, structures or equipment.
15. The limit of tree protection hoarding shall be confirmed in the field by the Consulting Arborist, Town Staff and Conservation Authority (if applicable). The Owner/ Applicant shall be responsible for ongoing maintenance and repairs to tree protection fencing to the satisfaction of the Municipality, until final approval by the Town and Conservation Authority (if applicable) . The Owner/Applicant shall not remove and not cause or permit any tree preservation fencing to be removed without the approval of the Town and Conservation Authority (if applicable).

7.0 Signatory Page

This is to certify that this report has been prepared by Daniel Beauchesne, O.A.L.A. I.S.A. Certified Arborist ON-2497A

I verify that the information provided in this report is true, accurate and has been provided to the best of my ability.

A handwritten signature in black ink, appearing to read 'Daniel Beauchesne', written over a horizontal line.

Signature

Date: February 09, 2026

Limitations of the Report

- 1) Please note, any risk management related recommendations in this report, are limited to the condition of the tree(s) and site at the time of inspection.
- 2) Only trees noted on Appendix 1 - Tree Survey/ Arborist Report were assessed.
- 3) The time frame for re-inspection of trees for risk management purposes is one year from inventory date.
- 4) Any tree, whether it has visible weakness or not, will fail if forces applied exceeds strength of the tree or its parts.

APPENDIX i)
Tree Inventory

Tree No.	Botanical Name	Common Name	Diameter at 1.4m Height (cm)	Height (m)	Condition rating (P, F, G)	Crown Spread (m)	TPZ	Remarks	Final Tree Status (P,I,R) -Preserve - Injure - Remove
20	Acer saccharum	Sugar Maple	17	8	F	5	1.8		P
21	Acer negundo	Manitoba Maple	25/20	10	F	7	1.8	Trunk damage at base	P
22	Acer negundo	Manitoba Maple	27/25/25	10	F	9	1.8	Leaning to the east	P
23	Acer negundo	Manitoba Maple	22	7	G	6	1.8		P
24	Acer saccharum	Sugar Maple	27 , 10	7	G	9	1.8		P
25	Acer saccharum	Sugar Maple	20/17/17	7	G	9	1.8		P
26	Acer saccharum	Sugar Maple	17	6	F	5	1.8		R
27	Acer negundo	Manitoba Maple	35/17	8	F	7	2.4	In fence line	R
28	Fraxinus pennsylvanica	Green Ash	5 , 4	6	F	4	1.8	In fence line	R
29	Fraxinus pennsylvanica	Green Ash	17	6	F	4	1.8	In fence line	R
30	Acer negundo	Manitoba Maple	22	7	F	5	1.8		P
31	Acer platanoides	Norway Maple	43	18	F	11	3	Leaning to the south	R
32	Celtis occidentalis	Hackberry	22	9	G	6	1.8		R
33	Aesculus hippocastanum	Horse Chestnut	22	8.5	G	5	1.8		R
34	Fraxinus pennsylvanica	Green Ash	5	4	G	1.5	1.2		R
35	Tilia cordata	Little Leaf Linden	27	8	G	8	1.8		R
36	Gleditsia triacanthos	Thornless Honeylocust	10	7.5	F	3.5	1.8	Deadwood present	R
37	Celtis occidentalis	Hackberry	10	6	G	4	1.8		R
38	Celtis occidentalis	Hackberry	27	8	G	9	1.8		P
A	Picea pungens	Blue Spruce	33	12	G	6	2.4		P
B	Picea pungens	Blue Spruce	27	12	G	6	1.8		P
C	Picea pungens	Blue Spruce	35	12	G	7	2.4		P
D	Gleditsia triacanthos	Thornless Honeylocust	3	3	G	1	1.2	Staked with water bag	R
E	Acer saccharum	Sugar Maple	35	9	G	9	2.4		P

Master Species List

Botanical Name

Common Name

Acer negundo
Acer platanoides
Acer saccharum
Aesculus hippocastanum
Celtis occidentalis
Fraxinus pennsylvanica
Gleditsia triacanthos
Picea pungens
Tilia americana

Manitoba Maple
Norway Maple
Sugar Maple
Horse Chestnut
Hackberry
Green Ash
Thornless Honey Locust
Blue Spruce
Little Leaf Linden

APPENDIX ii)
Site Photos



Photo #1 – Trees #20 & 30

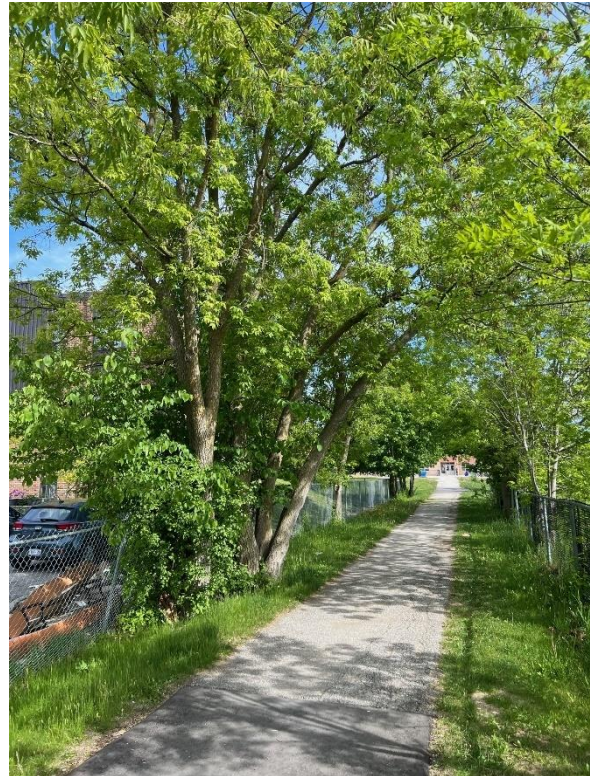


Photo # 2- Trees #21-25



Photo # 3- Trees #28-29



Photo # 4- Trees #26-27



Photo # 5- Trees A,B & C



Photo # 6- Trees #32-33



Photo # 7- Trees #34-35



Photo # 8- Trees #36 & D



Photo # 9- Tree #31