Parliament Oak Hotel, Niagara-On-The-Lake, Ontario, Arborist Report

August 28, 2024

Prepared for:
Two Sisters Resorts Corp.
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1.0 INTRODUCTION

Stantec was retained by Two Sisters Resorts Corp. (the Property Owner) to prepare an Arborist Report including a Tree management Plan for the property located at 325 King Street (the Site), in the Town of Niagara-on-the-Lake, Ontario.

1.1 SITE LOCATION

The property at 325 King Street is a square shaped parcel bordered by Regent Street to the west, Centre Street to the south, King Street to the east, and Gage Street to the north (refer to Figure 1).

Figure 1: Site Location

2.0 METHODOLOGY

Ted Heagle, ISA Certified Arborist, completed a tree inventory and assessment of trees at the Site on August 1st, 2024. The inventory assessment included the trees located within the Site, and trees on adjacent lands that may be impacted by the development.

Trees 12.5 cm diameter at breast height (DBH) and greater located within the Site were tagged and recorded in a Detailed Tree Inventory (DTI). Large groupings or stands were recorded in a General Tree Inventory (GTI). The data collected within the DTI for each tree includes tree genus, specific epithet (where possible to accurately determine), trunk integrity, crown structure, crown vigour, general health condition, DBH, and dripline radius. The tree locations were surveyed and recorded with a Trimble Catalyst GPS unit.

A Tree Management Plan (TMP), located in Appendix A, was prepared to identify the approximate existing tree locations, tree tag identification numbers, the adjusted dripline radius as well as the recommended action for each inventoried tree. The tree inventory data was compiled, and is available along with the recommended action, further justifications, and recommendations in Table A and B and is available in Appendix B.

2.1 TREE CONDITION RATING

The condition of inventoried trees was assessed using the following three categories:

Trunk Integrity (TI) - Assessment of the trunk for any defects.

Canopy Structure (CS) - Assessment of the scaffold branches and canopy of the tree.

Canopy Vigour (CV) - Assessment of the amount of deadwood versus live growth in the tree crown, also considers size, color and amount of foliage.

Outlined below are the detailed guidelines utilized for the condition classification:

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).

Dead: Tree exhibits no signs of life

3.0 OBSERVATION AND ANALYSIS

3.1 SITE OBSERVATIONS

The Site was characterized as private lands that consists of mature coniferous and deciduous tree species of various health conditions, one irregularly shaped school building with landscaped hedgerows and clusters around its perimeter. There is a large, grassed area, paved play area, semi-circle seating area, and parking lot. A total of 58 individual trees were inventoried on Site as a part of the the DTI and a total of 10 vegetation units containing 139 stems were inventoried through GTI. The species listed in Table 1 were observed on Site.

Table 1: Observed Species

Family	Genus species (common name)
Celastraceae (Spindle Tree family)	*Euonymus atropurpureus* (eastern burning bush)
Fabaceae (Legume family)	*Cercis canadensis* (redbud)
Fagaceae (Beech family)	*Quercus rubra* (red oak)
Juglandaceae (Walnut family)	*Juglans nigra* (black walnut)
Malvaceae (Mallow family)	*Tilia americana* (basswood)
Moraceae (Mulberry family)	*Morus alba* (white mulberry)
Oleaceae (Olive family)	*Fraxinus pennsylvanica* (green ash)
Pinaceae (Pine family)	*Picea abies* (Norway spruce) *Picea pungens* (Colorado spruce) *Pinus strobus* (eastern white pine)
Platanaceae (Sycamore family)	*Platanus occidentalis* (sycamore)
Rosaceae (Rose family)	*Prunus sp.* (cherry sp.) *Pyrus calleryana* (callery pear)
Salicaceae (Willow family)	*Salix sp.* (willow sp.)
Sapindaceae (Soapberry family)	*Acer negundo* (Manitoba maple) *Acer platanoides* (Norway maple) *Acer platanoides 'Crimson King'* (Crimson King maple) *Acer saccharum* (sugar maple) *Acer saccharinum* (silver maple)
Simaroubaceae (chouchun family)	*Ailanthus altissima* (tree of heaven)
Taxaceae (Yew family)	*Taxus sp.* (yew)

3.1.1 Endangered & Rare Species

There were no Species At Risk (SAR) found on Site.

3.2 ANALYSIS

3.2.1 Trees Recommended for Preservation and Protection

There are 15 trees from the DTI that are recommended to be retained and protected with a reduced Tree Protection Zone. Tree Protection Fencing will be installed prior to the commencement of the proposed demolition, grading and construction of the Parliament Oak Hotel.

- ***Protect - Reduced TPZ***: Fifteen (15) trees (#311, #313, #315-318, #321, #324-328, #335, #343-344) from the DTI will be preserved but protection hoarding will be installed on one side that is reduced from the minimum standard.

3.2.2 Trees for Removal

Forty-three (43) trees within the DTI and 139 stems within the GTI conflict with the demolition, proposed grading and construction of the Parliament Oak Hotel and will require removal.

3.2.3 Root Pruning

There are 15 trees in which roots may be encountered through the demolition, grading and excavating process. The proper arboriculture management technique in this case would be root pruning. Roots should be cleanly severed at the limits of grading and not pulled in order to mitigate damage to any trees to remain. All root pruning shall be completed prior to demolition and proposed grading under the direct supervision of a Certified Arborist to limit any damage to the trees.

Public Trees – 10 (#311, #313, #315-318, #321, #343-344)

Private Trees – 5 (#324–328, #335)

Due to the introduction of Oak Wilt in Ontario, pruning or wounding of Oaks is prohibited between April and November. Any pruning of Oak is to be completed from December to March. This will refer to trees #326 and #335.

4.0 CONSTRUCTION IMPACT MITIGATION AND MANAGEMENT

4.1 POTENTIAL CONSTRUCTION IMPACTS TO TREES

Trees are living organisms that react to changes in their environment. Trees can be damaged during construction without showing signs of damage until some years later. Most of the impacts relate to the removal of roots that results in the slow death of the tree as a result of its inability to absorb sufficient water and nutrients. Contained within this section are descriptions of the potential impacts this project may have on the trees, and impact mitigation methods that are intended to aid in the mitigation of impact during construction.

4.1.1 Soil Compaction and Root Damage

The leading cause of construction damage to trees is compaction of the soil around the roots or within the TPZ. The TPZ is the area around the tree or group of trees in which no grading or construction activity may occur. Equipment entering into a TPZ compresses the air pockets around the roots inhibiting the tree from absorbing nutrients and water. This damage ultimately degrades the health of the tree. Accordingly, during the removal stage, equipment use within the preservation zones should be restricted to ensure that the tree's roots are not disturbed, thereby assisting in maintaining their continued health. The TPZ is protected and delineated by the Tree Preservation Fencing.

4.1.2 Mechanical Damage

Equipment can physically damage the trees through striking the trunk, limbs and/or roots. Felled trees can also cause damage during the tree removal stage of construction. Some damage is unavoidable due to close proximity of adjacent trees; however, through the use of proper equipment and best management practices the damage can be minimized. The Contractor should be held responsible for all avoidable damage to the trees during all stages of development. Note, trees shall always be felled away from adjacent trees to be retained.

4.1.3 Root Damage

The success of tree preservation is dependent not only on protecting the root zone from compaction and damage; it is also contingent upon the ability to ensure that the structural roots within the root plate are not disturbed. Impacts to this area may result in the structural failure of these trees. Excavating soil 1 m outside a tree's dripline, or within a dripline can damage roots by tearing and splitting back to the stem. This damage can later lead to rot that can kill the tree. All work within the dripline of an existing tree shall be approved by an Arborist. When excavating the top 30-60 cm of soil adjacent to trees, care must be taken. Excavation should cleanly sever the roots prior to stripping and removal of soil. Exposed roots with a diameter greater than 2.5 cm (1 inch) shall be pruned back to the soil face to prevent damage to the tree.

4.2 PROTECTING AND MANAGING TREES DURING CONSTRUCTION

The following recommendations are presented to provide appropriate tree protection and management during the construction of this project.

1. Tree Preservation Hoarding shall be installed to protect trees identified for preservation. Tree Preservation Hoarding must be installed as per the detail identified on Drawing L-100. Upon installation of the Tree Preservation Hoarding, the Contractor shall contact the Environmental Inspector to review and approve the fencing and its location prior to commencement of any site work. This shall be coordinated with City staff for final approval (as required). The protection fencing shall remain intact throughout the entire project. The fencing will be inspected weekly, and if required, repaired. The fencing shall be removed at the completion of all site works.

2. Upon receiving the necessary project approvals and prior to the commencement of tree removals, all trees designated for preservation must be flagged in the field. All designated preservation areas must be left standing and undamaged during site works. Removals are to be completed outside of migratory bird nesting season from April 1 to August 15. If removals occur within the restricted activity period, due diligence measures, including pre-clearing nest sweeps will be employed in order to reduce risk to nesting birds protected under the Migratory Birds Convention Act, 1994 and Migratory Birds Regulations. These surveys will be completed by a qualified biologist.

3. The TPZ is the area around a retained tree that is to be protected by Tree Preservation Hoarding. The TPZ is not to be used for any type of storage (e.g. storage of debris, construction material, surplus soils, and construction equipment). No trenching or tunneling for underground services shall be located within the TPZ. Construction equipment shall not be allowed to idle or exhaust within the TPZ.

4. Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Further, no contaminants shall be dumped or flushed where they may come into contact with the feeder roots of the trees. In the event that roots from retained trees are exposed, or if it is necessary to remove limbs or portions of trees after construction has commenced, the Project Arborist shall be informed and the proper actions conforming to Town Policies and By-laws shall be carried out.

5. Upon completion of the tree removals, all felled trees are to be removed from the site. No lumber or brush from the clearing is to be stored onsite. Any chipping, cutting or brush clean-up is to be completed outside the bird nesting season. If these activities are to occur within the restricted activity period, due diligence measures, including pre-clearing nest sweeps will be employed in order to reduce risk to nesting birds protected under the Migratory Birds Convention Act, 1994 and Migratory Birds Regulations. These surveys will be completed by a qualified biologist.

6. The following is the process that shall be carried out if tree removals are requested during the restricted time indicated in the Migratory Birds Convention Act:

    i. Contact a qualified individual (i.e. Ornithologist), to determine if nesting birds are within the tree removal disturbance area. Stantec has a qualified bird specialist on staff that can be contacted.

    ii. If the bird specialist has determined that there are nesting birds on site, there will be no tree removals/chipping conducted within the boundary set out by the specialist. Tree removals can resume within this area at the end of the nesting season, August 31, or if the migratory bird specialist has determined that the nest is complete.

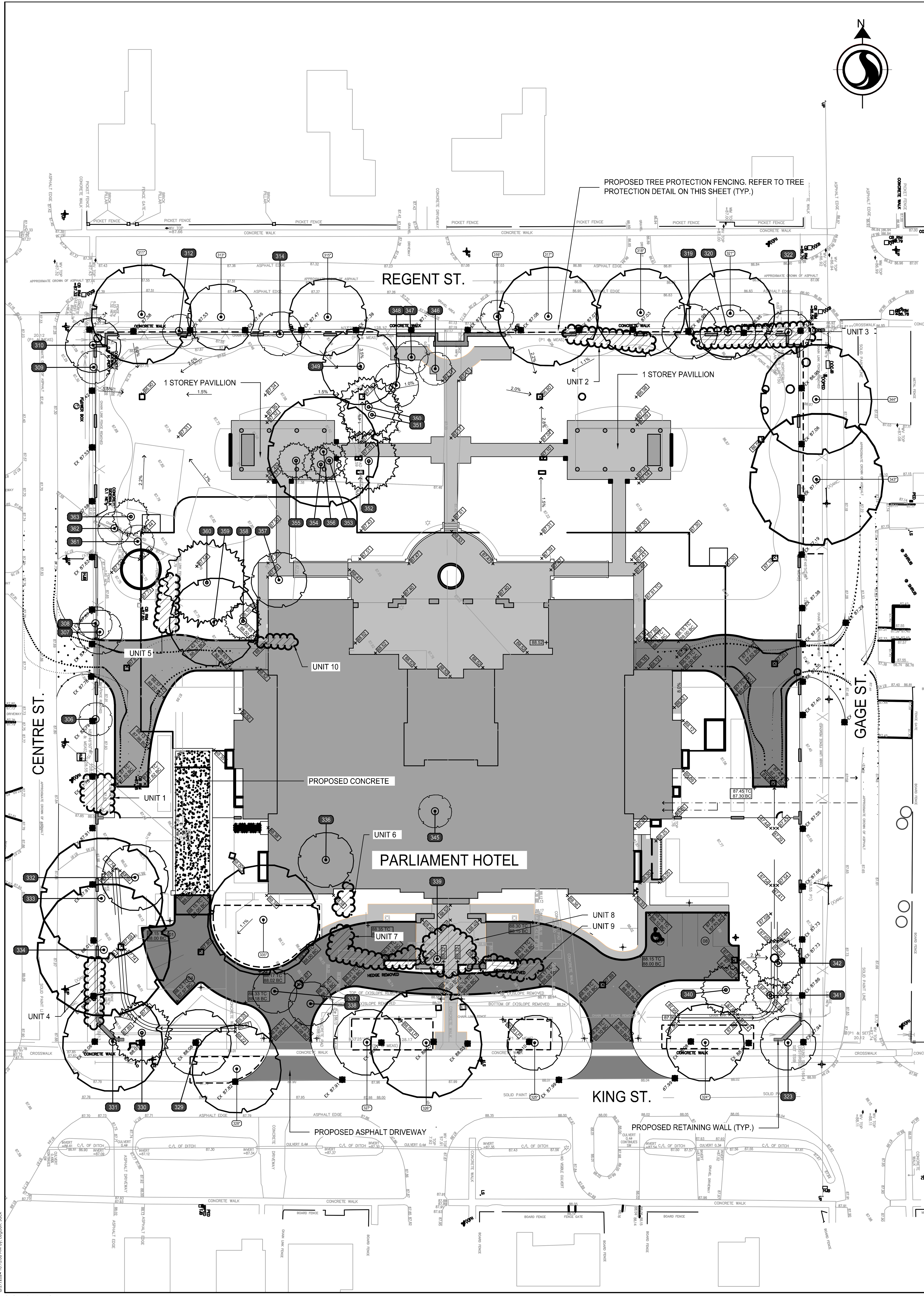
    iii. If the bird specialist determines there are no migratory birds nesting within the disturbance area, the contractor has 2 days to conduct removals. At the end of 2 days if removals and chipping is not complete, the bird specialist will return to the site and proceed with another assessment. If there are still no birds work can resume for another 2 days. This process will continue until all removals and chipping is complete.

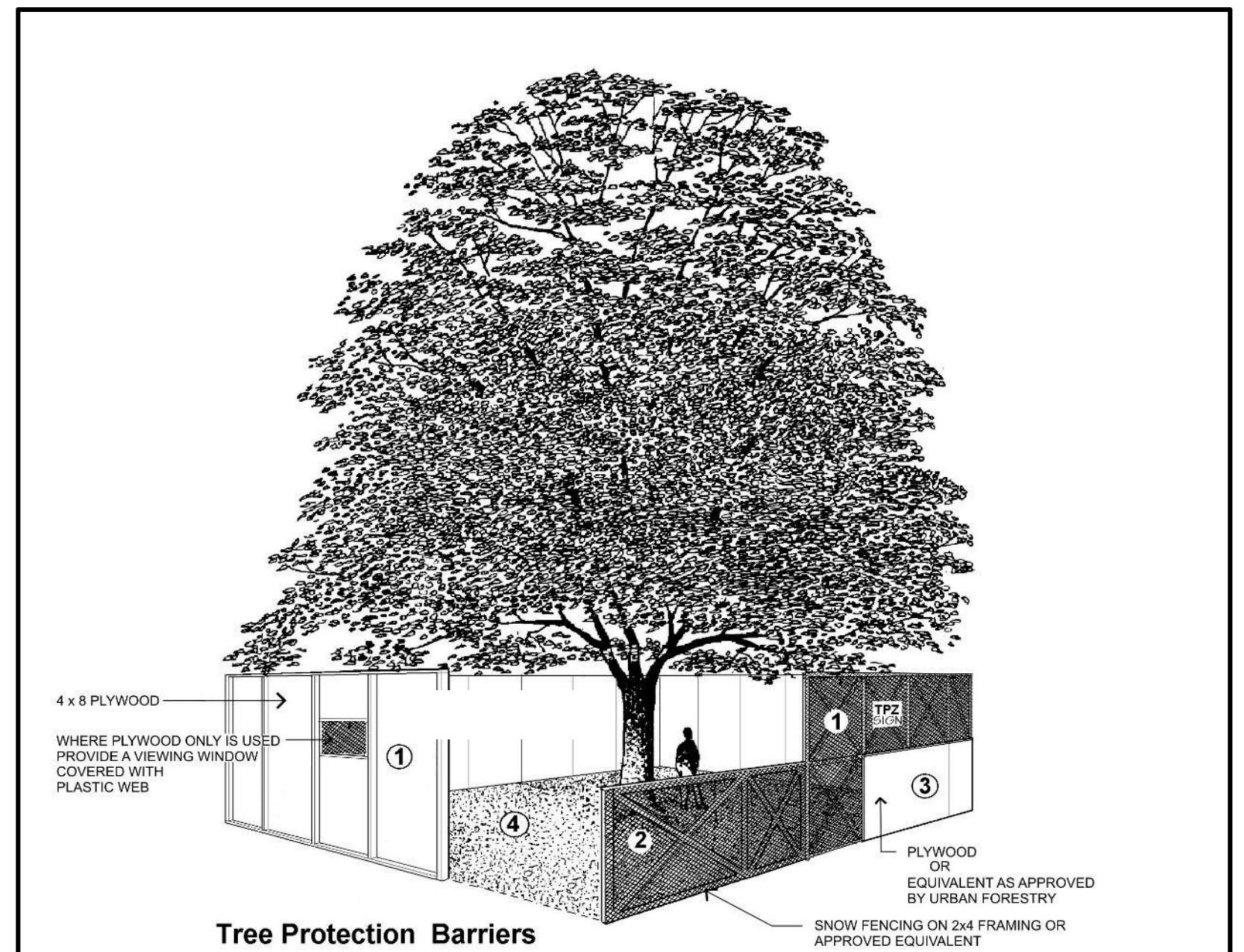
7. Due to the introduction of Oak Wilt in Ontario, pruning or wounding of Oaks is prohibited between April and November. Any pruning of Oak is to be completed from December to March.

5.0 SUMMARY

A total of 197 trees have been observed on Site. Fifty-eight (58) trees from the DTI and 139 stems from the GTI. Forty-three (43) trees from the DTI and all 139 stems from the 10 vegetation units conflict with the demolition, proposed grading and construction of the new hotel and will require removal. A total of 15 tress will be protected with a reduced TPZ and will require root pruning prior to demolition and grading.

APPENDIX A:
Tree Management Plan, Drawing L-900





Tree Protection Barriers

1. **Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accomodate any branches that may be lower.**
2. **Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s .**
3. **Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.**
4. **No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.**

Note:
Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provicial Standards (OPSD-219.130) heavy duty silt fence barrier and to the satisfaction of Urban Forestry. See Detail TP- 2

Detail TP-1

Figure 4: Detail TP-1

GENERAL

1. The Tree Management/Preservation Plan is to be read in conjunction with the associated Arborist Report and shall not be utilized as a standalone document.

TREE PROTECTION FENCING

1. The Contractor shall install Tree Protection Fencing (TPF) to protect trees identified for preservation.
2. All TPF will conform with the Arborist Report and detail(s) included on these plans. Where current governing Municipal/City standards differ, contact Project Arborist or Contract Administrator for direction.
3. No substitutions of materials, products or quantities will be accepted without the prior written permission of the Project Arborist.
4. Upon installation of the TPF, the Contractor shall contact the Project Arborist to review and approve the fencing and location(s) in writing prior to commencement of any site work.
5. The TPF shall remain in the approved locations throughout the duration of the site works and shall not be moved at any time to accommodate construction or site work.
6. The Contractor shall inspect TPF weekly and maintain as required through all stages of development/construction. The TPF shall be removed at the completion of all site works and disturbed areas shall be restored to original condition.

TREE PRESERVATION

1. The Tree Protection Zone (TPZ) is protected and delineated by the TPF or as otherwise defined in the approved Arborist Report. The Contractor is not to proceed in uncertainty.
2. Any potential or incurred injury/damage to adjacent tree(s) identified to be preserved shall be immediately reported to the Project Arborist and reviewed on site. Injury/damage includes any required arboricultural treatment including but not limited to: limb pruning, trunk damage, root exposure or required cutting/removal or any other activity that has the potential to harm the tree.
3. The TPZ is not to be used for any type of storage including materials, equipment or stockpiles.
4. No trenching or tunneling for underground services shall occur within the TPZ.
5. Any equipment use within the TPZ will be restricted throughout all stages of development. This applies to TPZs within or outside of the project limit line.
6. Absolutely no alteration of grades or construction activity is permitted within the TPF and TPZ. Absolutely no flushing of contaminant shall be permitted towards or within the TPZ.
7. When working adjacent to trees to be preserved site preparation measures such as pruning for overhead clearance may be required. Preparatory pruning shall only be performed when completed by or under the direct supervision of an ISA Certified Arborist (or approved qualified person as approved by the Project Arborist).
8. All pruning work shall be performed by a qualified individual and shall be in accordance with current horticultural practices including but not limited to:
   a. Pruning cuts shall be made just beyond the branch collar and should be limited to thinning cuts. Heading cuts will only be accepted in specific cases as directed by an arborist and should be avoided where possible.
   b. Pruning of all stems greater than 50 mm in diameter should be made with a three-cut method to avoid tearing living bark tissue.
   c. No wound dressings shall be applied.

16. Where soil excavation/grading work is required within the rooting zone of a tree to be preserved (the rooting zone often extends beyond the identified TPZ and can be 3 times the dripline radius or more):
   a. Roots shall be cleanly severed before stripping and removing soil to avoid damage to the tree and the root system. Roots to be cut using appropriate equipment (i.e. trencher adapted to this specific use/chainsaw/root pruning machine). Roots may be severed using the clean edge of a straight excavator bucket under supervision of an ISA Certified Arborist.
   b. No attempts to cut existing roots with the digging bucket of any heavy machinery will be permitted as it can cause the roots to tear and pull and be harmful to root regeneration and recovery.
   c. Any exposed roots of a tree to be preserved with a diameter greater than 2.5cm (1 inch) shall be pruned back to the soil face.
   d. An excavation area within the TPZ shall be backfilled immediately and/or roots shall be kept constantly moist with burlap covered with white plastic and checked a minimum of 2 times a day, for a maximum of 48 hours. If roots are to be exposed for a period greater than 48 hours, the exposed area shall be covered with a minimum of 150 mm (6 inches) of mulch and maintained in a moist condition during construction until the area can be properly backfilled.

17. Trees shall not have any rigging cables, fencing, signage or hardware of any sort attached or wrapped around them.
18. No contaminants or toxic materials shall be dumped or flushed where they may come into contact with the feeder roots of trees to be preserved.
19. The Contractor will be held responsible for all avoidable damage to preserved trees during all stages of construction.
20. Watering or other maintenance of trees to be preserved may be required if construction activities are observed to be causing stress or impacting health as determined by the Project Arborist.

TREE REMOVALS

1. Prior to the commencement of tree removals, all trees designated for removal must be clearly identified in the field.
2. Where possible, removals, chipping, and/or brush removal is to be completed outside of migratory bird nesting season from April 1 to August 31. If removals are to occur within the restricted activity period, due diligence measures, including pre-clearing nest sweeps will be employed to reduce risk to nesting birds protected under the Migratory Birds Convention Act, 1994 and Migratory Birds Regulations. These surveys must be completed by a qualified biologist or ornithologist.
3. Trees shall always be felled away from adjacent preserved trees to prevent avoidable damage to the crowns and stems

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BUCHANAN
expert tree care

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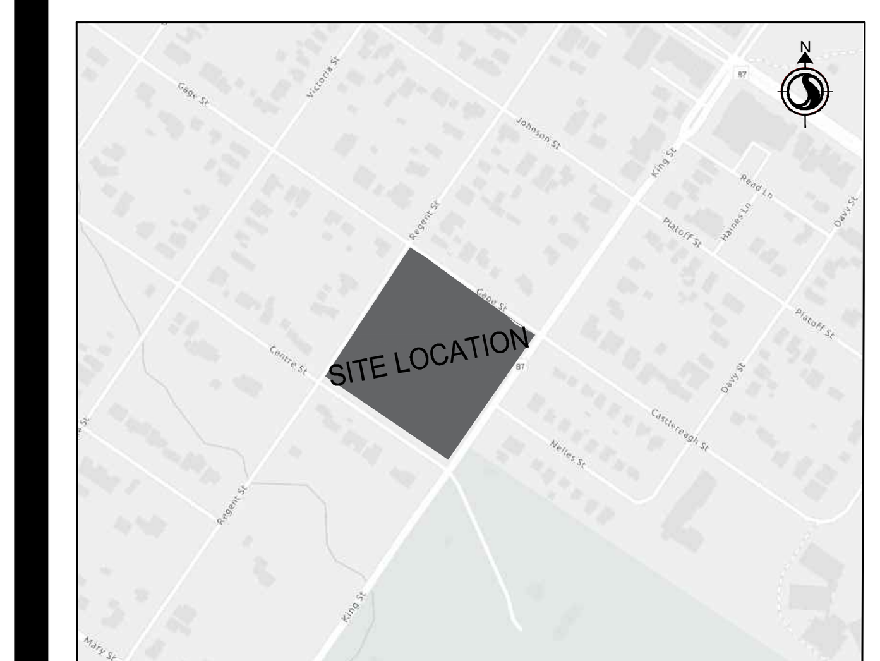
Key Map NTS.



Legend

- Existing Grade
- Proposed Grade
- Existing Deciduous Tree
- Existing Coniferous Tree
- Tree to be Retained and Protected Identification Tag
- Tree to be Retained and Protected, Injury Required
- Tree to be Removed Identification Tag
- Proposed Tree Protection Fencing
- Existing Vegetation Unit to be Retained and Protected
- Existing Vegetation Unit to be Removed

Revision/Issue	By	Appd	YYYY.MM.DD
REVISED PER UPDATED INVENTORY	JL	TH	2024.08.07

File Name: 160940942_L-TM	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
	KB		DW/WB	2023.02.02

Permit-Seal

CERTIFIED ARBORIST ISA
TED HEAGLE
ON-1740A

Client/Project
Two Sisters Resorts Corp.

325 KING STREET
NIAGARA-ON-THE-LAKE

ONTARIO, CANADA

Title

Tree Management Plan

Project No. 160940942

Scale 1:400 (0, 4, 12, 20m)

Revision

Sheet 1 of 1

Drawing No.
L-900

APPENDIX B:
Table A, Detailed Tree Inventory,
Table B, General Tree Inventory

TABLE A. Detailed Tree Inventory - 325 King Street - Two Sisters Resorts Corp.
Niagara-On-The-Lake, Ontario
Data collected: August 1st 2024

Tree ID	Botanical Name	Common Name	DBH (cm)						Dripline Radius (m)	Minimum TPZ (m)	Condition				Health & Structural Issues	Action	Removal/Injury Justification	Permit Type	Ownership
			Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Stem 6			Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition					
306	*Fraxinus pennsylvanica*	Green Ash	19	14	-	-	-	-	3.0	1.8	Poor	Fair	Good	Poor	Co-dominant. Epicormic growth. Growing within chain-link fence	Remove	Within Proposed Grading	Removal	Private
307	*Fraxinus pennsylvanica*	Green Ash	69	-	-	-	-	-	4.0	4.2	Poor	Poor	Poor	Poor	Major deadwood. Epicormic growth	Remove	Within Proposed Grading	Removal	Private
308	*Acer negundo*	Manitoba Maple	18	-	-	-	-	-	3.0	1.8	Poor	Poor	Good	Poor	Minor deadwood. Epicormic growth. Growing within chain-link fence. Trunk lean. Spiral fracture on stem	Remove	Within Proposed Grading	Removal	Private
309	*Morus alba*	White Mulberry	16	-	-	-	-	-	3.0	1.8	Poor	Poor	Good	Poor	Minor deadwood. Epicormic growth. Growing within chain-link fence. Trunk lean. Covered in vines	Remove	Within Proposed Grading	Removal	Private
310	*Morus alba*	White Mulberry	24	22	21	16	-	-	5.0	2.4	Poor	Poor	Good	Poor	Minor deadwood. Epicormic growth. Growing within chain-link fence. Co-dominant stems. Covered in vines	Remove	Within Proposed Grading	Removal	Private
311	*Acer saccharinum*	Silver Maple	111	-	-	-	-	-	9.0	6.7	Good	Good	Good	Good	Minor deadwood. Epicormic growth. Large burls on main stems	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Public
312	*Acer platanoides*	Norway Maple	15	-	-	-	-	-	3.0	1.8	Poor	Fair	Good	Fair	Minor deadwood. Epicormic growth. Growing within chain-link fence	Remove	Within Proposed Grading	Removal	Private
313	*Acer pseudoplatanus*	Sycamore Maple	38	-	-	-	-	-	6.0	2.4	Good	Good	Good	Good	Minor deadwood. Trunk lean	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Public
314	*Morus alba*	White Mulberry	22	18	16	12	-	-	4.0	2.4	Poor	Poor	Good	Fair	Minor deadwood. Epicormic growth. Co-dominant stems. Growing within chain-link fence	Remove	Within Proposed Grading	Removal	Private
315	*Acer saccharinum*	Silver Maple	95	-	-	-	-	-	7.0	6.0	Good	Poor	Fair	Fair	Minor deadwood. Epicormic growth. Thin crown. Aggressively pruned to reduce crown and remove deadwood. Lion tailing on large limbs	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Public
316	*Acer saccharum*	Sugar Maple	23	-	-	-	-	-	3.0	2.4	Good	Good	Good	Good	Minor deadwood	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Public
317	*Acer saccharinum*	Silver Maple	119	-	-	-	-	-	9.0	7.1	Good	Good	Good	Good	Minor deadwood. Epicormic growth. Large burls on main stems	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Public
318	*Tilia americana*	Basswood	70	-	-	-	-	-	8.0	4.2	Good	Good	Good	Good	Minor deadwood. Epicormic growth. Trunk lean	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Public
319	*Acer negundo*	Manitoba Maple	30	24	-	-	-	-	5.0	2.4	Poor	Poor	Good	Poor	Minor deadwood. Epicormic growth. Trunk lean. Growing within chain-link fence. Co-dominant stems. Covered in vines	Remove	Within Proposed Grading	Removal	Private
320	*Morus alba*	White Mulberry	18	18	12	-	-	-	5.0	1.8	Poor	Poor	Good	Poor	Minor deadwood. Epicormic growth. Trunk lean. Growing within chain-link fence. Co-dominant stems. Covered in vines	Remove	Within Proposed Grading	Removal	Private
321	*Tilia americana*	Basswood	90	-	-	-	-	-	8.0	5.4	Good	Good	Good	Good	Minor deadwood. Epicormic growth. Trunk lean	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Public
322	*Tilia americana*	Basswood	16	16	14	-	-	-	4.0	1.8	Poor	Fair	Good	Poor	Minor deadwood. Epicormic growth. Co-dominant stems. Growing within chain-link fence	Remove	Within Proposed Grading	Removal	Private
323	*Acer platanoides*	Norway Maple	52	-	-	-	-	-	5.0	3.6	Fair	Fair	Good	Fair	Minor deadwood. Trunk lean. One sided crown. Girdling roots. Large open area within canopy	Remove	Within Proposed Grading	Removal	Private
324	*Acer platanoides*	Norway Maple	60	-	-	-	-	-	7.0	3.6	Fair	Fair	Good	Fair	Minor deadwood. Trunk lean. One sided crown. Girdling roots. Large open area within canopy	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Private
325	*Acer platanoides*	Norway Maple	55	-	-	-	-	-	5.0	3.6	Fair	Fair	Fair	Fair	Minor deadwood. Thin crown. Girdling roots	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Private
326	*Quercus rubra*	Red Oak	62	-	-	-	-	-	10.0	4.2	Good	Good	Good	Good	Minor deadwood	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Private
327	*Acer platanoides*	Norway Maple	58	-	-	-	-	-	6.0	3.6	Fair	Fair	Good	Fair	Minor deadwood. One sided crown. Girdling roots. Aggressively pruned on one side	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Private
328	*Acer saccharinum*	Silver Maple	109	-	-	-	-	-	8.0	6.5	Good	Fair	Good	Fair	Minor deadwood. Epicormic growth	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Public
329	*Acer platanoides*	Norway Maple	43	-	-	-	-	-	6.0	3.0	Fair	Fair	Fair	Fair	Minor deadwood. One sided crown. Thin crown. Girdling roots	Remove	Within Proposed Grading	Removal	Private
330	*Taxus canadensis*	Yew	18	18	16	16	15	14	5.0	1.8	Good	Good	Good	Good	Minor deadwood. Co-dominant stems	Remove	Within Proposed Grading	Removal	Private
331	*Acer platanoides*	Norway Maple	76	-	-	-	-	-	9.0	4.8	Poor	Fair	Fair	Fair	Minor deadwood. Trunk lean. One sided crown. Girdling roots. Trunk wounds	Remove	Within Proposed Grading	Removal	Private
332	*Acer platanoides*	Norway Maple	40	-	-	-	-	-	6.0	2.4	Good	Fair	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
333	*Platanus occidentalis*	Sycamore	65	-	-	-	-	-	13.0	4.2	Fair	Good	Good	Good	Minor deadwood. Trunk lean	Remove	Within Proposed Grading	Removal	Private
334	*Acer saccharinum*	Silver Maple	134	-	-	-	-	-	14.0	8.0	Fair	Good	Good	Good	Minor deadwood. Trunk wounds. Epicormic growth	Remove	Within Proposed Grading	Removal	Private
335	*Quercus rubra*	Red Oak	137	-	-	-	-	-	13.0	8.2	Good	Good	Fair	Good	Historic tree. Minor deadwood. Epicormic growth. Minor dieback within canopy	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Private
336	*Acer negundo*	Manitoba Maple	20	17	16	16	16	-	5.0	1.8	Poor	Fair	Good	Fair	Minor deadwood. Epicormic growth. Co-dominant stems	Remove	Within Proposed Demolition	Removal	Private
337	*Quercus rubra*	Red Oak	28	-	-	-	-	-	4.0	2.4	Good	Good	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
338	*Quercus rubra*	Red Oak	63	-	-	-	8	-	4.0	4.2	Good	Good	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
339	*Pyrus calleryana*	Callery Pear	13	-	-	-	-	-	1.0	1.8	Good	Good	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
340	*Picea abies*	Norway Spruce	63	-	-	-	-	-	4.0	4.2	Good	Good	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
341	*Picea abies*	Norway Spruce	46	-	-	-	-	-	3.0	3.0	Fair	Fair	Good	Fair	Minor deadwood. Trunk wounds	Remove	Within Proposed Grading	Removal	Private
342	*Picea abies*	Norway Spruce	70	-	-	-	-	-	4.0	4.2	Good	Good	Good	Good	Minor deadwood. Trunk wounds	Remove	Within Proposed Grading	Removal	Private
343	*Acer saccharinum*	Silver Maple	101	-	-	-	-	-	12.0	6.0	Fair	Fair	Good	Fair	Minor deadwood. Raised crown. Trunk lean. Lions tailing on main stems	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Public
344	*Acer saccharinum*	Silver Maple	103	-	-	-	-	-	10.0	6.2	Fair	Fair	Fair	Fair	Minor deadwood. Thin crown. Trunk lean. Broken branch / Hanger	Protect - Reduced TPZ	Adjacent to Demoltion	Injury	Public
345	*Salix sp.*	Willow sp.	17	-	-	-	-	-	3.0	1.8	Fair	Fair	Good	Fair	Minor deadwood. Trunk lean	Remove	Within Proposed Demolition	Removal	Private
346	*Fraxinus pennsylvanica*	Green Ash	19	-	-	-	-	-	3.0	1.8	Poor	Poor	Fair	Poor	Minor deadwood. EAB. Trunk lean	Remove	Within Proposed Grading	Removal	Private
347	*Quercus rubra*	Red Oak	15	-	-	-	-	-	3.0	1.8	Good	Good	Good	Good	Minor deadwood. Trunk lean	Remove	Within Proposed Grading	Removal	Private
348	*Morus alba*	White Mulberry	28	26	17	-	-	-	4.0	2.4	Poor	Fair	Fair	Fair	Minor deadwood. Epicormic growth. Trunk lean. Co-dominant stems. Broken branch. Growing within bike rack	Remove	Within Proposed Grading	Removal	Private
349	*Acer saccharum*	Sugar Maple	70	-	-	-	-	-	7.0	4.2	Good	Good	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
350	*Pinus strobus*	White Pine	51	-	-	-	-	-	5.0	3.0	Good	Good	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
351	*Pinus strobus*	White Pine	52	-	-	-	-	-	5.0	3.6	Good	Good	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
352	*Pinus strobus*	White Pine	61	-	-	-	-	-	5.0	3.6	Fair	Good	Good	Good	Minor deadwood. Girdling roots. Trunk lean	Remove	Within Proposed Grading	Removal	Private
353	*Pinus strobus*	White Pine	41	-	-	-	-	-	3.0	2.4	Good	Fair	Good	Good	Minor deadwood. Raised crown. Growing through canopy of tree #356	Remove	Within Proposed Grading	Removal	Private
354	*Pinus strobus*	White Pine	36	-	-	-	-	-	3.0	2.4	Good	Fair	Good	Good	Minor deadwood. Raised crown. Growing through canopy of tree #356	Remove	Within Proposed Grading	Removal	Private
355	*Pinus strobus*	White Pine	57	-	-	-	-	-	3.0	3.6	Good	Fair	Good	Good	Minor deadwood. Raised crown. Growing through canopy of tree #356	Remove	Within Proposed Grading	Removal	Private
356	*Acer saccharinum*	Silver Maple	89	-	-	-	-	-	14.0	5.4	Good	Good	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
357	*Acer platanoides 'Crimson King'*	Crimson King Norway Maple	46	-	-	-	-	-	5.0	3.0	Fair	Good	Good	Good	Minor deadwood. Girdling roots	Remove	Within Proposed Grading	Removal	Private
358	*Picea pungens*	Colorado Spruce	36	-	-	-	-	-	3.0	2.4	Fair	Fair	Good	Fair	Minor deadwood. Trunk lean. One sided crown. Inner deadwood	Remove	Within Proposed Grading	Removal	Private
359	*Acer saccharinum*	Silver Maple	77	-	-	-	-	-	8.0	4.8	Good	Fair	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
360	*Pinus strobus*	White Pine	57	-	-	-	-	-	7.0	3.6	Good	Good	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private
361	*Morus alba*	White Mulberry	13	12	-	-	-	-	3.0	1.8	Poor	Poor	Good	Poor	Minor deadwood. Co-dominant stems. Epicormic growth. Growing within chain-link fence	Remove	Within Proposed Grading	Removal	Private
362	*Morus alba*	White Mulberry	19	14	13	-	-	-	3.0	1.8	Poor	Poor	Good	Poor	Minor deadwood. Co-dominant stems. Epicormic growth. Growing within chain-link fence	Remove	Within Proposed Grading	Removal	Private
363	*Picea abies*	Norway Spruce	70	-	-	-	-	-	3.0	4.2	Good	Good	Good	Good	Minor deadwood	Remove	Within Proposed Grading	Removal	Private

.1 Total Action Trees

Protect - Hoarding:	0
Protect - No Hoarding	0
Protect- Reduced TPZ:	15
Remove - Dead:	0
Remove - Construction:	43
Total:	**58**

.2 Total Permits Required

Tree Removal Permits (Table A):	43
Total Permits Required:	**43**

TABLE B. **General Tree Inventory - 325 King Street - Two Sisters Resorts Corp.**
Niagara-On-The-Lake, Ontario
Data collected: August 1st 2024

Vegetation Unit 1

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							
14	Fraxinus pennsylvanica	Green Ash	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence	Remove - construction	Within Proposed Grading	14	0	$ -	Private

Vegetation Unit 2

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							
3	*Morus alba*	White Mulberry	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence. Covered in vines	Remove - construction	Within Proposed Grading	3	0	$ -	Private
8	*Morus alba*	White Mulberry	6-10	Poor	Poor	Good	Poor	Growing within chain-link fence. Covered in vines	Remove - construction	Within Proposed Grading	8	0	$ -	Private
1	*Tilia americana*	Basswood	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence. Covered in vines	Remove - construction	Within Proposed Grading	1	0	$ -	Private

Vegetation Unit 3

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							
3	*Morus alba*	White Mulberry	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence. Covered in vines	Remove - construction	Within Proposed Grading	3	0	$ -	Private
8	*Tilia americana*	Basswood	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence. Covered in vines	Remove - construction	Within Proposed Grading	8	0	$ -	Private

Vegetation Unit 4

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							
4	*Morus alba*	White Mulberry	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence	Remove - construction	Within Proposed Grading	4	0	$ -	Private
3	Fraxinus pennsylvanica	Green Ash	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence	Remove - construction	Within Proposed Grading	3	0	$ -	Private
1	*Prunus sp.*	Cherry sp.	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence	Remove - construction	Within Proposed Grading	1	0	$ -	Private

Vegetation Unit 5

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							
4	*Morus alba*	White Mulberry	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence	Remove - construction	Within Proposed Grading	4	0	$ -	Private
3	*Acer negundo*	Manitoba Maple	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence	Remove - construction	Within Proposed Grading	3	0	$ -	Private
2	*Cercis canadensis*	Redbud	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence	Remove - construction	Within Proposed Grading	2	0	$ -	Private
1	*Juglans nigra*	Black Walnut	1-5	Poor	Poor	Good	Poor	Growing within chain-link fence	Remove - construction	Within Proposed Grading	1	0	$ -	Private

Vegetation Unit 6

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							
1	*Juglans nigra*	Black Walnut	6-10	Fair	Fair	Good	Fair	Naturalized	Remove - construction	Within Proposed Grading	1	0	$ -	Private
2	*Ailanthus altissima*	Tree of Heaven	6-10	Fair	Fair	Good	Fair	Naturalized	Remove - construction	Within Proposed Grading	2	0	$ -	Private
10	*Taxus canadensis*	Yew	1-5	Good	Good	Good	Good	Landscape hedgerow	Remove - construction	Within Proposed Grading	10	0	$ -	Private

Vegetation Unit 7

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							
1	*Acer platanoides*	Norway Maple	1-5	Fair	Fair	Good	Fair	Naturalized	Remove - construction	Within Proposed Grading	1	0	$ -	Private
1	*Ailanthus altissima*	Tree of Heaven	1-5	Fair	Fair	Good	Fair	Naturalized	Remove - construction	Within Proposed Grading	1	0	$ -	Private
12	*Taxus canadensis*	Yew	1-5	Good	Good	Good	Good	Landscape hedgerow	Remove - construction	Within Proposed Grading	12	0	$ -	Private

Vegetation Unit 8

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							
20	*Euonymus atropurpureus*	Eastern Burning Bush	1-5	Good	Good	Good	Good	Landscape planting	Remove - construction	Within Proposed Grading	20	0	$ -	Private
15	*Taxus canadensis*	Yew	1-5	Good	Good	Good	Good	Landscape planting	Remove - construction	Within Proposed Grading	15	0	$ -	Private
2	Fraxinus pennsylvanica	Green Ash	1-5	Fair	Fair	Good	Fair	Naturalized	Remove - construction	Within Proposed Grading	2	0	$ -	Private

Vegetation Unit 9

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							
15	*Taxus canadensis*	Yew	1-5	Good	Good	Good	Good	Landscape hedgerow	Remove - construction	Within Proposed Grading	15	0	$ -	Private

Private

TABLE B. **General Tree Inventory - 325 King Street - Two Sisters Resorts Corp.**
Niagara-On-The-Lake, Ontario
Data collected: August 1st 2024

Vegetation Unit 1

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							

Vegetation Unit 10

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Justification	# of Trees Removed	Required Compensation Trees	Private Tree Cash-en-Lieu Compensation	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition							
2	Fraxinus pennsylvanica	Green Ash	1-5	Fair	Fair	Good	Fair	Naturalized	Remove - construction	Within Proposed Grading	2	0	$ -	Private
3	*Taxus canadensis*	Yew	1-5	Good	Good	Good	Good	Landscape planting	Remove - construction	Within Proposed Grading	3	0	$ -	Private

.1 Total Action Trees

Protect - Hoarding:	0
Protect - No Hoarding	0
Protect- Reduced TPZ:	0
Remove - Dead	0
Remove - Construction:	139
Total:	**139**

.2 Total Permits Required

Tree Removal Permits:	139
Total Permits Required:	**139**

.3 Total Compensation Required (Private Trees)

Compensation Required for Trees Removed:	0
Total Compensation Required (Qty. of Trees):	**0**

.4 Total Cost of Cash-en-Lieu Replacement (Private Trees)

Total Cash in Lieu:	**$0**