



Arborist Report

Tree Preservation Plan

Pertaining to:

The Royal George Theatre
85 Queen Street, Niagara-on-the Lake

Prepared for:



Unity Design Studio

Prepared by:

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Revised on:

August 7, 2025



August 7, 2025

Arborwood Tree Service

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Client: Unity Design Studio
Property: Royal George Theatre – 85 Queen Street, Niagara-on-the-Lake
Subject Trees: (38) Private and Public

To whom it may concern,

Please find attached a revised Arborist Report prepared for the Tree Preservation Plan at 85 Queen Street, Niagara-on-the-Lake. This Report contains a Tree Preservation Plan, Site Map, Tree Inventory, Photos, Observations, and Recommended Actions.

Please reach out with any questions.

Kind regards,

Noah Frigault
Certified Arborist
ISA ON-2759A, TRAQ

Nick Owen MBA
Certified Arborist
ISA ON-2977A, ON-444A



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1. Introduction

1.1 PURPOSE OF THIS REPORT

This Report has been commissioned by Unity Design Studio and has been prepared by Certified Arborists from Arborwood Tree Service Inc. This Report provides a comprehensive assessment of all trees within the landscape, ensuring compliance with local regulations, supporting future development planning, and recommending best practices for the care and management of Subject Trees.

1.2 LIMITATIONS OF ASSESSMENT

The assessment(s) of the Subject Tree(s) produced in this Report follow the industry standards and best management practices as set by ANSI A300 and the International Society of Arboriculture (ISA). Tree assessments are based on visual observation, from the ground, of the above ground portion of the tree only (unless air spading of roots has been discussed prior). Limited visual assessments consider things such as structural defects, corrected or uncorrected leans, external evidence of decay, cracks or included bark unions, reaction wood and wound wood growth, presence of pests and disease, crown fullness and foliage (if applicable), live crown ratio, symmetry, shoot health, bud set (if applicable), growing space, and proximity to existing or proposed hardscapes. Unless otherwise requested, assessments do not include coring, probing, sounding, pull-testing, sonic tomography, aerial inspection, or any other advanced health or risk assessment techniques.

While reasonable efforts have been made to accurately assess the condition of the Subject Tree(s) and overall site, trees are living organisms that are vulnerable to the fragility of life and the harshness of nature. Extreme weather conditions and severe weather events may result in unforeseen decline, or partial or complete tree failures. No guarantee or warranty is offered or implied that the tree(s) will remain in their current condition for any duration of time. The assessment presented in this report is only valid at the time of inspection.



*The Royal George Theatre
85 Queen Street, Niagara-on-the-Lake*

2. Summary

Unity Design Studio has a proposed project at 85 Queen Street, Niagara-on-the-Lake for the demolition and reconstruction of an existing property and landscape. As required in the Niagara-on-the-Lake tree by-laws a Certified Arborist was requested and is required to provide an Arborist Report containing a Tree Preservation Plan (TPP).

An Inventory and Assessment of all trees on site was conducted by Certified Arborists, Noah Frigault and Nick Owen, and includes both Private and Public Subject Trees. The Arborists' site visit took place on Thursday, July 31st from approximately 8:00-10:00am under cool and drizzly conditions. In summary:

(38) Subject Trees were inventoried:

- (18) Private
- (14) Private on Neighbouring properties
- (6) Public

Subject Trees grouped by Recommended Action:

- (4) to *Protect* (highlighted Orange in Inventory Table & TPP)
- (1) with *Intent to Injure* (Yellow)
- (5) to *Retain* (Green)
- (28) for *Removal* (Red)

Hoarded-off Tree Protection Zones (TPZ) are required for the following (4) Subject Trees. No entry within fenced off areas is permitted during construction. TPZs are identified in the enclosed TPP with an orange dotted line:

- #1 – Public | Silver Maple (*Acer saccharinum*)
- #2 – Public | Tulip (*Tulipifera grandifolia*)
- #12 – Public | Norway Maple (*Acer platanoides*)
- #13 – Public | London Plane (*Platanus x acerifolia*)

The location of (1) Subject Tree buttress root system is in direct proximity to the proposed construction of a new driveway and is likely to be damaged as a result:

- #15 – Public | Norway Maple (*Acer platanoides*)

Information relating to Niagara-on-the-Lake Private Tree Protection By-law No. 5139-19 and Replanting Plan requirements can be found in the Recommendations and Appendix sections.

Additional specific details, observations, and recommended actions relating to Subject Trees can be found in the subsequent Inventory Table and TPP.

Arborist Report – Tree Preservation Plan – 85 Queen Street, Niagara-on-the-Lake – August 2025

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#	Species	DBH (in)	Biological Condition (Leaf Fall)	Structural Condition (Dead Limbs)	Condition Comments	Minimum TFC	Tree Character	Action	Recommendations & Details
1	Silver Maple (Acer saccharinum)	20	G	G	Small diseased rotbed throughout canopy	2.6	Private	Protect	Per Niagara on the Lake By-Law No. S129-19 tree protection legislation indicated an associated Tree Preservation Permit (TPP) application is required. Clearance grant right.
2	Tulip (Lilium genifolius)	33	FP	FP	Long vertical (rot) rotated to stem, Silver Map coming from crack. Upper trunk girdling due to pay line	2.6	Public	Protect	Per Niagara on the Lake By-Law No. S129-19 tree protection legislation indicated an associated Tree Preservation Permit (TPP) application is required. Clearance grant right.
3	White Mulberry (Morus alba)	68	G	G	Colonnade 2 stem (16", 12") twisted back along stems. Overlapped limbs.	4.2	Private	Remove	REMOVE due to proposed construction. Subject Tree classified as a Wild Tree in Niagara on the Lake By-Law No. S129-19. If tree is to be retained: installation of cables and bracing required. Tree reduction in size and leverage forms. Clearance from Theatre and surrounding structures.
4	White Mulberry (Morus alba)	30.5	G	G	Overlapped limbs.	2.6	Private	Remove	REMOVE due to proposed construction. Subject Tree classified as a Wild Tree in Niagara on the Lake By-Law No. S129-19. No Removal Permit required.
5	Red Maple (Acer rubrum)	70	G	G	Deadwood throughout central canopy. Overlapped limbs.	4.2	Private	Remove	REMOVE due to proposed construction. If tree is to be retained: removal diseased. Clearance from Theatre and surrounding structures.
6	Silver Maple (Acer saccharinum)	90	G	G	Crowding and proximate Silver Spruce. Coppice growth at base. Overlapped limbs.	4.2	Private	Remove	REMOVE due to proposed construction. If tree is to be retained: removal diseased. Clearance from Theatre and surrounding structures.
7	Blue Spruce (Picea pungens)	35	FP	F	Needlecast present. Crowded out by proximate Silver Maple	2.6	Private	Remove	REMOVE due to proposed construction. If tree is to be retained: First healthcheck (PHC) application to meet leafbedfall.
8	Cock Apple (Rhus typhina)	30	G	FP	Multi-stem. Areas of sparse foliage.	2.6	Private	Remove	REMOVE due to proposed construction.
9	Eastern White Cedar (Thuja occidentalis)	17	G	G	Good health and structure	2.6	Private	Remove	REMOVE due to proposed construction.
10	Norway Spruce (Picea abies)	18	G	G	Small diseased throughout canopy. Elongated limbs in upper canopy. Upper canopy limb height less than 1m above grade.	3.6	Private	Remove	REMOVE due to proposed construction.
11	Basswood (Tilia americana)	56	G	G	Colonnade 2 stem beginning at 3m above grade	3.6	Public	Remove	N/A
12	Norway Maple (Acer platanoides)	40.5	G	G	Previous heavy pruning on southeast. Large rot hole at base with good vertical stem. Detached section of decayed horizontal within canopy.	3	Public	Protect	Per Niagara on the Lake By-Law No. S129-19 tree protection legislation indicated an associated Tree Preservation Permit (TPP) application is required.
13	London Plane (Platanus x yveana)	16	F	G	Decayment firm. Tip of bark. Coppice growth at base. Proximate Willow, Amelanchier, Silver Birch present.	2.6	Public	Protect	Per Niagara on the Lake By-Law No. S129-19 tree protection legislation indicated an associated Tree Preservation Permit (TPP) application is required. Tree reduction in size and leverage forms. Clearance from Theatre and surrounding structures.
14	Japanese Maple (Acer palmatum)	25	G	G	Colonnade 2 stem (14", 10")	2.6	Private	Remove	REMOVE due to proposed construction.
15	Norway Maple (Acer platanoides)	71.5	G	G	Large colonnade union with very good structure 1m above grade. Small diseased throughout canopy. Bulbous roots grow into driveway and sidewalk. Trunk ground level and iron fence.	4.8	Public	Extend to remove	Due to better tree growth around colonnade area it is unlikely construction can be completed without damage to the tree. First construction healthcheck (PHC) application to meet assessment of substrate roots and direct root handling to engineer and health.
16	White Spruce (Picea glauca)	33	FP	G	Stunted growth. Will grow higher growing up through canopy	2.6	Private	Remove	Clearance and allow for proposed construction. Trunk not upper rise. PHC application for root handling.
17	Golden Ash (Fraxinus pennsylvanica 'Aurea')	30	G	G	Good health and structure.	2.6	Private	Remove	Clearance and allow for proposed construction.
18	Eastern Hemlock (Pseudotsuga canadensis)	40	G	G	Good health and structure.	2.6	Private	Remove	Clearance and allow for proposed construction.
19	Common Buckthorn (Rhamnus cathartica)	35	G	G	Deadwood throughout canopy. Low canopy limb height less than 1m above grade.	2.6	Private	Remove	Clearance and allow for proposed construction. Consider on backyard area.
20	White Spruce (Picea glauca)	11.5	G	G	Restricted growth. Galls present.	2.6	Private	Remove	REMOVE due to proposed construction.
21	Norway Maple (Acer platanoides)	42	F	F	Multiple defects on trunk. Internal decay. Bark holes and wood shavings at base. Large open cavity on tension side of stem (placement of defect heavily compromises structural integrity of union and limb).	3	Private	Remove	REMOVE due to proposed construction. Subject Tree classified as a Wild Tree in Niagara on the Lake By-Law No. S129-19. If tree is to be retained: Removal of cables and bracing required. Tree reduction in size and leverage forms. Clearance from Theatre and surrounding structures.
22	Norway Maple (Acer platanoides)	46.5	G	G	Good health and structure.	3	Private	Remove	REMOVE with neighbor's permission. Subject Tree classified as a Wild Tree in Niagara on the Lake By-Law No. S129-19. If tree is to be retained: Removal of cables and bracing required. Tree reduction in size and leverage forms. Clearance from Theatre and surrounding structures.
23	Black Walnut (Juglans nigra)	55	G	G	Good health and structure.	3.6	Private	Remove	REMOVE with neighbor's permission.
24	Norway Maple (Acer platanoides)	37	FP	FP	Large dead central stem. Large diseased throughout canopy.	2.6	Private	Remove	REMOVE with neighbor's permission.
25	Norway Maple (Acer platanoides)	35	F	FP	Large open cavity on tension side of central stem (placement of defect heavily compromises structural integrity of union and limb).	2.6	Private	Remove	REMOVE with neighbor's permission.
26	Norway Maple (Acer platanoides)	25	G	G	Multi-stem (10", 12", 12"). Small diseased throughout canopy.	2.6	Private	Remove	REMOVE with neighbor's permission.
27	Sycamore Maple (Acer pseudoplatanus)	30.5	FP	FP	Limited root decay. Dead tips in upper canopy. Large diseased.	2.6	Private	Remove	REMOVE due to proposed construction. If tree is to be retained: pruned and dead topped.
28	Norway Maple (Acer platanoides)	18	G	G	Large longer in lower canopy. small diseased throughout canopy.	2.6	Private	Remove	REMOVE due to proposed construction. Subject Tree classified as a Wild Tree in Niagara on the Lake By-Law No. S129-19. If tree is to be retained: Removal of cables and bracing required. Tree reduction in size and leverage forms. Clearance from Theatre and surrounding structures.
29	Norway Maple (Acer platanoides)	14	G	FP	Trunk scarred due to phytodietary growth response. small diseased throughout canopy.	2.6	Private	Remove	REMOVE due to proposed construction. Subject Tree classified as a Wild Tree in Niagara on the Lake By-Law No. S129-19. If tree is to be retained: Removal of cables and bracing required. Tree reduction in size and leverage forms. Clearance from Theatre and surrounding structures.
30	Norway Maple (Acer platanoides)	36	G	G	Fine diseased throughout canopy.	2.6	Private	Remove	REMOVE due to proposed construction. Subject Tree classified as a Wild Tree in Niagara on the Lake By-Law No. S129-19. If tree is to be retained: Removal of cables and bracing required. Tree reduction in size and leverage forms. Clearance from Theatre and surrounding structures.
31	Norway Maple (Acer platanoides)	24	G	G	Coppice growth at base. Trunk covered by grey moss. fine diseased throughout canopy.	2.6	Private	Remove	REMOVE due to proposed construction. Subject Tree classified as a Wild Tree in Niagara on the Lake By-Law No. S129-19. If tree is to be retained: Removal of cables and bracing required. Tree reduction in size and leverage forms. Clearance from Theatre and surrounding structures.
32	Blue Spruce (Picea pungens)	28	G	G	Needlecast present.	2.6	Private	Remove	REMOVE due to proposed construction. If tree is to be retained: PHC application to meet leafbedfall.
33	Blue Spruce (Picea pungens)	29	G	G	Needlecast present.	2.6	Private	Remove	REMOVE due to proposed construction. If tree is to be retained: PHC application to meet leafbedfall.
34	Weeping Beech (Fagus sylvatica 'Pendula')	40.5	G	G	Colonnade 2 stem (30", 18"). Exceptional health, form, and structure.	3.6	Private	Remove	REMOVE due to proposed construction.
35	White Spruce (Picea glauca)	15.5	G	G	Small diseased throughout canopy. Elongated limbs in upper canopy.	2.6	Private	Remove	REMOVE due to proposed construction. If tree is to be retained: removal diseased. Clearance from Theatre.
36	Balsam Fir (Abies balsamea)	17.5	G	G	Crowding out due to surrounding trees.	2.6	Private	Remove	REMOVE due to proposed construction. If tree is to be retained: removal diseased. Clearance from Theatre.
37	Paper Birch (Betula papyrifera)	25	G	G	Crowding out due to surrounding trees.	2.6	Private	Remove	REMOVE due to proposed construction. If tree is to be retained: removal diseased. Clearance from Theatre.
38	Willow amercian (Salix americana)	15.5	G	G	No sign of previous systemic injection holes.	2.6	Private	Remove	REMOVE due to proposed construction.

4. Tree Preservation Plan

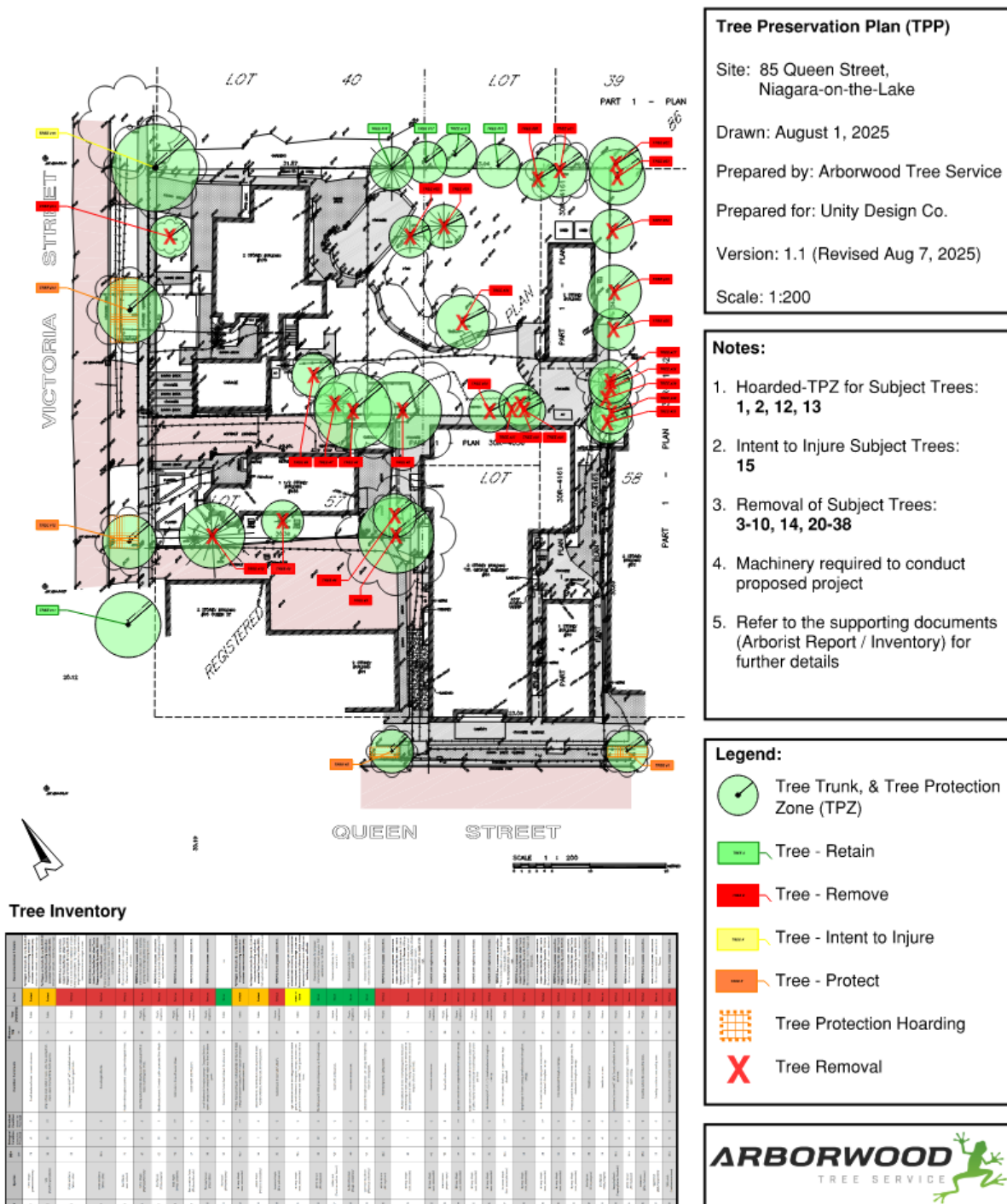


Figure 1 – Tree Preservation Plan

Arborist Report – Tree Preservation Plan – 85 Queen Street, Niagara-on-the-Lake – August 2025

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5. Recommendations

Based on observations during the Site Visit on July 31st 2025 at 85 Queen Street, the proposed project from Unity Design Studio shall incorporate the following Recommendations:

5.1 PRE-CONSTRUCTION

5.1.1 INSTALLATION OF (4) TREE PROTECTION ZONES

- Hoarded-off TPZ Area for (4) Subject Trees

5.1.2 REMOVAL OF (28) NOTED SUBJECT TREES

- (28) trees totaling 910cm DBH

5.2 POST-CONSTRUCTION

5.2.1 REPLANTING PLAN

- Removals – (28) totaling 939cm DBH
- Weed Trees – (11) at 367cm DBH
- Regulated Trees – (17) at 572cm DBH requiring **(63) replanted trees**

5.2.2 PLANT HEALTHCARE

- Low nitrogen Deep Root Feeding or Compost Tea to Subject Trees #15

For additional information or clarification regarding the Tree Preservation Plan or Recommendations presented in this Report please contact Arborwood Tree Service Inc.

6. Limits of Assignment / Investigation

To ensure the Client knows what is technically and professionally realistic in preserving trees, we include this clause regarding limitations.

The Subject Trees presented in this Report were assessed using conventional arboricultural techniques. This includes a visual examination of all the above ground parts of the tree(s). In this visual examination arborists look for scars, defects, external indications of decay (i.e., fungal fruiting bodies), evidence of attack by insects, discoloured foliage, the conditions of any visible root structures, the degree and direction of lean (if applicable), the general condition of the trees and surrounding area and the nearness of property and people. Unless otherwise stated the trees have not been cored, probed, climbed and there was no detailed inspection completed of the root crowns.

Trees are living organisms that are susceptible to changes in health and vitality at any time. They are not immune to the changes in site condition or seasonal variations in weather conditions. Trees will always pose some risk to surrounding property or persons. Only complete removal of all trees would eliminate all risk, as such the arborist cannot be liable for any damages caused in whole or in part by tree failure. Most trees have the potential for failure in extreme weather and that risk can only be eliminated if the tree is removed. Reasonable efforts have been made using industry best practices to ensure that the trees listed are healthy from a visual standpoint.

Implementation of the Report is the responsibility of the Client. Arborwood Tree Service Inc. does not hold any responsibility to ensure that the recommendations provided herein are followed.

Consultants: Noah Frigault, Nick Owen

Date: August 7th 2025



Appendix



7. Appendix

A. Photo Records

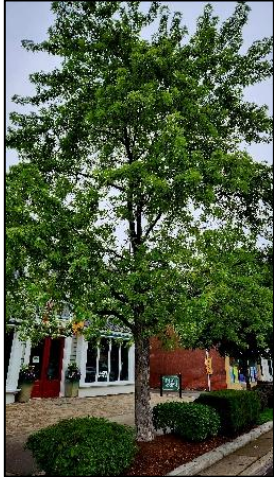


Photo 1 – Subject Tree 1



Photo 2 – Subject Tree 2



Photo 3 – Subject Tree 3



Photo 4 – Subject Tree 4



Photo 5 – Subject Tree 5



Photo 6 – Subject Tree 6



Photo 7 – Subject Tree 7



Photo 8 – Subject Tree 8

Arborist Report – Tree Preservation Plan – 85 Queen Street, Niagara-on-the-Lake – August 2025

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7. Appendix

A. Photo Records *(continued)*



Photo 9 – Subject Tree 9



Photo 10 – Subject Tree 10



Photo 11 – Subject Tree 11



Photo 12 – Subject Tree 12



Photo 13 – Subject Tree 13



Photo 14 – Subject Tree 14



Photo 15 – Subject Tree 15



Photo 16 – Subject Tree 16

7. Appendix

A. Photo Records *(continued)*



Photo 17 – Subject Tree 17



Photo 18 – Subject Tree 18



Photo 19 – Subject Tree 19



Photo 20 – Subject Tree 20



Photo 21 – Subject Tree 21



Photo 22 – Subject Tree 22



Photo 23 – Subject Tree 23

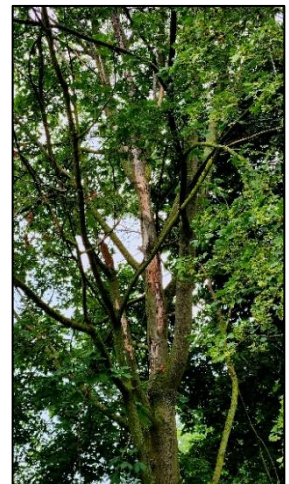


Photo 24 – Subject Tree 24

7. Appendix

A. Photo Records *(continued)*



Photo 25 – Subject Tree 25



Photo 26 – Subject Tree 26



Photo 27 – Subject Tree 27

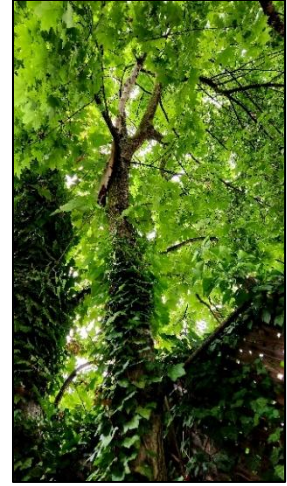


Photo 28 – Subject Tree 28



Photo 29 – Subject Tree 29



Photo 30 – Subject Tree 30



Photo 31 – Subject Tree 31



Photo 32 – Subject Tree 32

7. Appendix

A. Photo Records *(continued)*



Photo 33 – Subject Tree 33



Photo 34 – Subject Tree 34

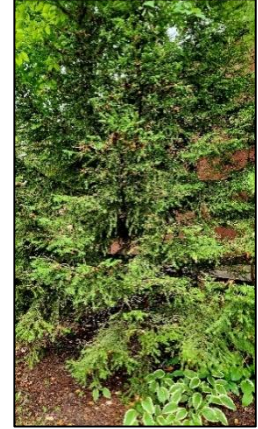


Photo 35 – Subject Tree 35



Photo 35 – Subject Trees 36-38



Photo 36 – Subject Trees 36-38

7. Appendix

B. Private Tree Protection By-law



Private Tree Protection By-law No. 5139-19

A reference guide to the private tree protection by-law.
If you have any questions, please contact a By-law Enforcement Officer at 905-468-3266.

Nuisance and Weed Trees

Nuisance Trees:

Female Gingko

Weed Trees:

Autumn Olive (*Elaeagnus umbellata*)
Black Alder (*Ainus glutinosa*)
Common Buckthorn (*Rhamnus cathartica*)
Cottonwood
European or Glossy Buckthorn (*Rhamnus frangula*)
Manitoba Maple
Norway Maple
Russian Olive
Salt Cedar
Siberian Elm
Tree of Heaven
White Mulberry (*Marus alba*)

Replacement and Replanting

Tree Replacement as the Condition of a Tree Removal Permit	
Diameter at Breast Height (DBH) in centimetres	Number of Replacement Trees
12.5-24	2
25-34	3
35-44	4
45-54	5
55-64	6
65-74	7
75-84	8
85-94	9
95-104	10
105-114	11
>115	12

The following list of trees are recommended for replacement or replanting as per the Ontario Tree Atlas, Ontario-Southwest Region 7E-3:

Alternate-Leaf Dogwood	Largetooth Aspen
American Beech	Northern Hackberry
American Chestnut	Pawpaw
American Elm	Peachleaf Willow
American Mountain-Ash	Pin Cherry
Balsam Poplar	Pin Oak
Basswood	Red Maple
Bitternut Hickory	Red Mulberry
Black Ash	Red Oak
Black Cherry	Sassafras
Black Oak	Serviceberries
Black Walnut	Shagbark Hickory
Black Willow	Silver Maple
Blue-Beech	Sugar Maple
Bur Oak	Swamp White Oak
Butternut	Sycamore
Cherry Birch	Tamarack
Chokecherry	Trembling Aspen
Eastern Hemlock	Tulip Tree
Eastern Redcedar	White Ash
Eastern White Cedar	White Birch
Eastern White Pine	White Oak
Green/Red Ash	Yellow Birch
Hawthorn	
Ironwood	

Map of Urban Areas



Replacement and Replanting

- Application Fee for Owners who are individuals: \$50 per tree for the first tree and \$25 per tree for subsequent trees under the same permit.
- Application Fee for Owners who are corporations: \$250 per tree.
- Use of Inspector for Owners who are individuals: No fee.
- Use of Inspector for Owners who are corporations: \$250 per visit.
- Cash in lieu for replacement planting by Owners who are Individuals: \$250 per tree.
- Cash in lieu for replacement Planting by Owners who are Corporations: \$500 per tree.

Arborist Report – Tree Preservation Plan – 85 Queen Street, Niagara-on-the-Lake – August 2025

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