

Urban Forest Innovations Inc.
1331 Northaven Drive
Mississauga ON L5G 4E8



September 23, 2022

The Town of Newmarket

395 Mulock Drive, P.O. Box 328, STN Main
Newmarket ON L3Y 4X7
c/o Umar Mahmood – Planner COA & Cultural Heritage

Re: 1155 & 1255 Stackhouse Road Block 5 – Consent Application – Peer Review

Mr. Mahmood,

As you have requested, Urban Forest Innovations, Inc. (UFI) has reviewed the arborist report and related application information submitted in support of a Consent Application to the Committee of Adjustment for severance to create a new lot and create of easements at 1155 & 1255 Stackhouse Road Block 5, Newmarket, ON.

This letter report outlines our review methodology and presents our comments.

Methodology

Document review

The following documents, provided by the Town of Newmarket, were reviewed:

- Arborist Report, prepared by MHBC Planning, Urban Design & Landscape Architecture, revised July 28, 2022
- Severance Sketch, prepared by MHBC Planning, Urban Design & Landscape Architecture, dated August 12, 2022
- Tree Report Form, prepared by Nick Miele, dated Oct 13, 2021
- Tree Inventory, Protection, and Removals Plan, prepared by MHBC Planning, Urban Design & Landscape Architecture, revised April 29, 2022

Additional documents provided in the submission package were reviewed briefly for context, but did not form a substantive part of this peer review.

With the exception of documents submitted prior to April, 2018, all reviewed documents are evaluated against the latest revised version of the Town of Newmarket *Tree Preservation, Protection, Replacement and Enhancement Policy* (April 2018 or latest version), hereinafter referred to as the *Policy*.

Site visit

A site visit was undertaken on February 16, 2022, to assess the site and verify the tree inventory details.

Comments

Based upon our review of the above-referenced documents, we have no additional comments to offer at this time. The previous comments as follows have been addressed.

Arborist report

1. The revised arborist report must prescribe tree protection fencing for trees designated for retention which are located in proximity to proposed work. This includes trees #3, 5, and 20.

June 2022 Update: This comment has been addressed.

Tree appraisal

2. The revised arborist report must provide a monetary value for 1) all Town-owned trees, and 2) all trees that are equal to or greater than 20cm diameter at breast height (DBH), that are to be preserved on or adjacent to the subject lands. These values must be calculated using methods in accordance with the Council of Tree and Landscape Appraisers (CTLA) Guide to Plant Appraisal, 9th edition, and the International Society of Arboriculture, Ontario Chapter, (ISAO) Regional Plant Appraisal Committee (RPAC) guidance for application of the Trunk Formula Method. Importantly, the applied appraisal methodology must not utilize a generic Unit Tree Cost (or basic tree cost) of \$6.51/cm². Although the use of a generic Unit Tree Cost was considered acceptable in the past, its use is no longer supported. Current guidelines instruct that actual Unit Tree Costs must be determined for every species considered in an appraisal based upon market prices for nursery stock (or reasonable substitutes) and tree installation. The Unit Tree Cost shall be derived by dividing Installed Cost (cost of tree stock plus installation cost) by the Cross

Sectional Area of the Replacement Tree (largest commonly available stock, typically 90 mm for many common species).

June 2022 Update: This comment has been addressed.

Tree compensation

3. A compensation amount calculated using the Depreciated Aggregate cm Method (DAM) (as outlined in the *Policy*) must be provided for all trees proposed for removal that are equal to or greater than 20cm diameter at breast height (DBH) and are located on or within 4.5 metres of the subject lands. Compensation calculations must be provided in the revised arborist report.

June 2022 Update: This comment has been addressed.

Prior to any demolition or construction activity on the subject lands, the Town must be notified in order to conduct an inspection of the installed tree protection fencing and other tree protection measures.

We trust that this letter will suffice for your current needs. Should you have any questions or require further assistance, please do not hesitate to contact us.

Respectfully submitted by,



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Limitations of Assessment

It is our policy to attach the following clause regarding limitations. We do this to ensure that the client is aware of what is technically and professionally realistic in assessing and retaining trees.

The assessment(s) of the tree(s) presented in this report has been made using accepted arboricultural techniques. These may include, among other factors, a visual examination of: the above-ground parts of the tree(s) for visible structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of pests or pathogens, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted, the tree(s) was not cored, probed, climbed or assessed using any advanced methods, and there was no detailed inspection of the root crown(s) involving excavation.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site or weather conditions, or general seasonal variations. Weather events such as wind or ice storms may result in the partial or complete failure of any tree, regardless of assessment results.

While reasonable efforts have been made to accurately assess the overall condition of the subject tree(s), no guarantee or warranty is offered, expressed or implied, that the tree(s) or any of its parts will remain standing or in stable condition. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts, regardless of the assessment methodology implemented. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. The assessment presented in this report is only valid at the time of inspection.