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Bezaire Partners

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2021 08 13

Bellocorp Developments
55 Lebovic Avenue,
Toronto ON M1L2TZ

bellocorpdevelopments@gmail.com

Att: Tossin Bello

Dear Tossin:

Re: Tree Condition Report

I am pleased to submit this report on the condition of trees located on your proposed subdivision lands.

PURPOSE:

To undertake the field work required to prepare a review of the tree species and condition located on the property at the intersection of North Talbot and Southwood Lakes Blvd in Windsor ON.

BACKGROUND:

For the preparation of this report, we relied on the following resources:

- A proposed draft plan of subdivision prepared by Verhaegen Land Surveyors dated April 29, 2021.
- A topographic survey prepared by Verhaegen Land Surveyors dated February 10, 2021.
- A 2021 air photograph prepared by MTE based on County of Essex mapping showing the various zones of vegetation on the site.
- A Preliminary SAR Screening Report prepared by MTE
- A Planning Pre-submission Letter prepared by the City of Windsor Planning

The site is a 7.908 acre rectangular parcel described as Part of Lots 306 and 307 Concession North of Talbot Road in the Geographic Township of Sandwich South, now in the City of Windsor, County of Essex

The property is zoned RD1.4, permitting residential development and further described by the following municipal address and roll numbers:

1095 NORTH TALBOT RD (3739-070-140-04100-0000)

1185 NORTH TALBOT RD (3739-070-140-04000-0000)

APPROACH:

Bezaire Partners made a preliminary visit to the site to assess the nature of the site and the overall condition of the tree species. Our preliminary review revealed the following

- The site may have at one time been an agricultural parcel. Most of the trees present on the site are pioneer species which added to the site as it started to re-vegetate.
- The site is in a disturbed condition with some existing damage to trees.
- Parts of the site are inaccessible because of the heavy amount of brush in the area and in some cases, we were unable to access the trees.
- The site is extremely heavily treed but many of the trees are undesirable species for residential properties.

Based on the above preliminary findings, we determined that the following approach would be most productive.

- Walk the entire parcel and identify those trees which are desirable tree species and which could be retained for the purpose of providing trees on the residential properties.
- Document the tree species, size, and general condition.
- Tag the trees individually so that their location is known and so that a surveyor, if required, could identify the location and relative elevation of the tagged trees.
- We found we determined that most of the desirable species were found to consist of trees 150 mm diameter end larger.
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FINDINGS:

The field work was completed by Bill Roesel (Professional Forester (retired)) on August 7, 2021. The following table shows the significant desirable species that were found on site. The key in the first column refers to the tree location shown on the plan at Appendix 3. Note that the locations on the site plan are not measured or surveyed. They locations are not to be used other than to assist a surveyor in locating the desirable species.

Key	Botanical Name	Common Name	Size cm (dbh)	Condition	Comments
1	Carya ovata	Hickory Shagbark	40	Good	
2	Carya ovata	Hickory	39	Good	
3	Quercus macrocarpa	Bur Oak	24	Good	
4	Quercus macrocarpa	Bur Oak	26	Good	
5	Quercus macrocarpa	Bur Oak	45	Good	
6	Quercus macrocarpa	Bur Oak	41	Good	
7	Quercus macrocarpa	Bur Oak	23	Good	
8	Quercus macrocarpa	Bur Oak	17	Good	
9	Quercus macrocarpa	Bur Oak	19	Good	
10	Quercus macrocarpa	Bur Oak	21	Good	
11	Quercus macrocarpa	Bur Oak	24	Good	
12	Quercus macrocarpa	Bur Oak	15	Good	
13	Quercus rubra	Red oak	16	Good	

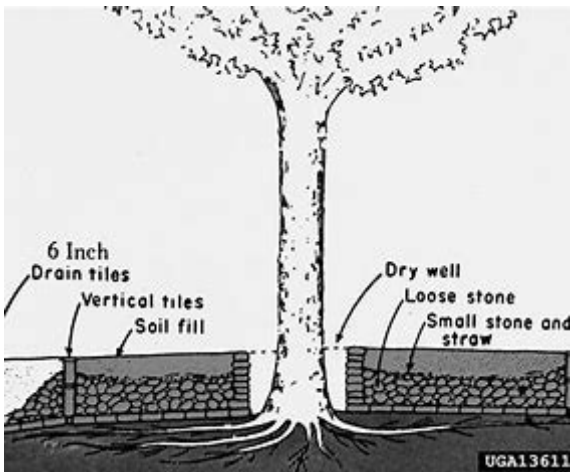
Key	Botanical Name	Common Name	Size cm (dbh)	Condition	Comments
14	Quercus rubra	Red oak	16	Good	
15	Quercus macrocarpa	Bur Oak	17	Good	
16	Quercus macrocarpa	Bur Oak	18	Good	
17	Quercus macrocarpa	Bur Oak	65	Good	
18	Quercus rubra	Red oak Silver	24	Good	
19	Acer saccharinum	Maple	48	Good	
20	Quercus rubra	Red oak	75	Good	
21	Quercus macrocarpa	Bur Oak	57	Good	
22	Pinus sylvestris / Picea abies	Scots Pine / Norway Spruce	various	Fair	Small cluster of Scots Pine and Norway Spruce
23	Picea abies	Norway Spruce	54	Fair	
24	Picea abies	Norway Spruce	21	Fair	
25	Picea abies	Norway Spruce	18	Fair	
26	Picea abies	Norway Spruce	32	Fair	
27	Picea abies	Norway Spruce	35	Fair	
28	Picea abies	Norway Spruce	35	Fair	
29	Quercus macrocarpa	Bur Oak	42	Good	
30	Carya ovata	Shagbark Hickory	34	Good	
31	Quercus macrocarpa	Bur Oak	34	Good	
32	Quercus macrocarpa	Bur Oak	38	Good	
33	Quercus macrocarpa	Bur Oak	37	Good	
34	Quercus macrocarpa	Bur Oak	60	Good	
35	Quercus macrocarpa	Bur Oak	40	Good	
36	Tilia americana	Basswood	50	Fair	
37	Tilia americana	Basswood Sugar	Various	Fair	Clump
38	Acer saccharum	Maple	30	Good	
39	Quercus macrocarpa	Bur Oak	28	Good	
40	Quercus palustris	Pin Oak	40	Good	
41	Pinus strobus	White Pine	30 - 40	Good	Row of 16 trees
42	Pinus strobus	White Pine	30 - 40	Good	Row of 9 trees
43	Tilia americana	Basswood White	22/24	Good	Twin trunk
44	Pinus strobus	White Pine	45	Good	

Table No. 1: Desirable Species

NEXT STEPS:

In order to determine whether any of the above trees can be saved as an amenity for the subdivision, the following is required:

1. The desirable trees found in Table No. 1 have been tagged on site
2. The developer should engage a surveyor to obtain the location and relative elevation of each tree.
3. The location of each tree should be compared to the building envelope to determine which trees can be maintained.
4. The elevation of each tree should be compared to the proposed grade of the property. If the tree elevation is +/- 4 inches from the proposed grade, the tree can be saved without additional cost. (see [BlockTreeWell.jpg \(800x600\) \(tntech.edu\)](#))



If the elevation of the tree is greater than +/- 4 inches, saving the tree will require the use of special techniques which may include gabion filled tree wells for trees that are too low and precast concrete retaining walls for trees that are too high. Drainage must be checked to avoid any sort of anaerobic condition.

(see <https://bugwoodcloud.org/images/768x512/1361174.jpg>)

APPENDIX 1 - MTE PLAN SHOWING SITE LOCATION AND SIZE



Appendix 2 - MTE Site plan with Vegetative Zones Overlay



Appendix 3 MTE Site Plan with Tree Location Overlay (Not Surveyed)



This concludes our report.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Bezaire', with a horizontal line extending to the right and a small dot at the end.

Paul Bezaire *OALA, RPP MCIP*
Partner