

THIS AGREEMENT made in Aurora as of the 23 day of March, 2021.

BETWEEN:

**AURORA (HGD) INC.**  
(the "Owner")

PARTY OF THE FIRST PART

- and -

**THE CORPORATION OF THE TOWN OF AURORA**  
(the "Town")

PARTY OF THE SECOND PART

**WHEREAS** the Ontario Municipal Board (as it then was) on January 23, 2017 approved a draft plan of subdivision and related conditions of approval in relation to File No. SUB-2015-01 (the "Draft Plan") that require the Owner to enter into agreements with the Town to satisfy all conditions, legal, financial (including fees and securities) and otherwise of the Town;

**AND WHEREAS** the Owner has requested the Town's approval for the removal of trees prior to entering into a subdivision agreement related to the Draft Plan;

**AND WHEREAS** subsection 51(26) of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, allows a municipality to enter into agreements imposed as a condition to the approval of a plan of subdivision and the agreements may be registered against the land to which it applies and the municipality is entitled to enforce the provisions of it against the owner and any and all subsequent owners of the land, subject to the *Land Titles Act*, R.S.O., 1990, c.L.5, as amended;

**AND WHEREAS** the Town and the Owner have agreed to set out and be bound by the terms and conditions contained in this Agreement;

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the covenants and promises contained in this Agreement and other good and valuable consideration, the parties to this Agreement covenant and agree with each other as follows:

**GLOSSARY OF TERMS**

1.1 In this Agreement, the following terms shall have the following meanings:

**"Agreement"** means this Agreement, all the Schedules referred to in this Agreement, all drawings, studies, specifications, plans and other documents referred to in this Agreement and all amendments in writing executed by each party to this Agreement;

**"Director"** means the administrative director of the Parks Division of the Town and shall include the designated representative of the Director or any person so designated by the Chief Administrative Officer of the Town or by the Director of that department, as may be changed from time to time, unless otherwise stated;

**"Lands"** means all of the real property more particularly described in Schedule "A" to this Agreement;

**"Owner"** means the registered owners of the Lands, and its successors in title, assigns or mortgagees in possession;

**"Plans"** means the plans, reports, drawings, studies and specifications relating to the Works as listed on Schedule "B" to this Agreement;

**"Securities"** means all letters of credit or other securities pledged by the Owner to the Town pursuant to subsection 5.2 of this Agreement, in a form satisfactory to the Treasurer with the Owner's name set forth on the Securities being the same as the Owner's name referenced in this Agreement;

**"Subdivision Agreement"** means the proposed agreement(s) to be entered into between the Owner and the Town respecting the registration of the proposed M-Plan(s) in accordance with the conditions of approval for the Draft Plan;

**"Town"** means The Corporation of the Town of Aurora;

**"Town Clerk"** means the clerk for the Town as defined in the *Municipal Act*, and may include the deputy clerk as such duties of the clerk may be assigned in accordance with the *Municipal Act*;

**"Town Solicitor"** means the Town Solicitor for the Town, or his/her designate;

**"Treasurer"** means the Treasurer of the Town as defined in the *Municipal Act*, and may include the deputy treasurer as such duties of the treasurer may be assigned in accordance with the *Municipal Act*;

**"Vegetation"** means all of the vegetation on the Lands, including, but not limited to, any and all plant life, trees and shrubs, vegetation groupings and individual stems smaller than 100 mm DBH, under storey and ground cover vegetation; and

**"Works"** means all of the vegetation management works to be performed, conducted, or maintained, or caused to be performed, conducted, or maintained in accordance with the Plans and pursuant to the terms of this Agreement, including, but not limited to, any clearing or grubbing, placing of fill, grading and/or excavation on the Lands and installing tree protection fencing along the limits of the construction/building area as required.

- 1.2 If the context permits, words or definitions importing the singular include the plural thereof and vice versa and words importing gender include masculine, feminine, and neuter.
- 1.3 The division of this Agreement into sections and the insertion of headings exist only for convenience of reference and are not intended to affect the construction or interpretation of this Agreement.

#### **TERM**

- 2.1 This Agreement shall remain in force and effect until such time as either all of the obligations contained in this Agreement have been completed and the related Securities have been released in their entirety; or all of the obligations contained in this Agreement have been incorporated into or subsumed or superseded by the Subdivision Agreement.

#### **PARKS DIVISION REQUIREMENTS**

- 3.1 The Owner shall carry out or cause to be carried out the Works, including the implementation of all arboricultural practices, protection measures, and compensation plantings where applicable, in accordance with the Plans and to the satisfaction of the Director. The Owner acknowledges that the Works may be required to be altered at the sole expense of the Owner in accordance with the Subdivision Agreement.
- 3.2 The Owner and the Town acknowledge and agree that it is the sole responsibility of the Owner, at the Owner's sole cost and expense, to obtain legal access over any external or adjoining lands or streets, should such access be required to complete the Works, prior to commencing with any such Works on said external or adjoining lands or streets.
- 3.3 The Owner shall not disturb any Vegetation, except as otherwise required in accordance with the Plans and as may otherwise be specifically set out in this Agreement. Any such unauthorized disturbance of the Vegetation on the Lands shall be treated as if it was a contravention of the Town's Private Tree Protection By-law No. 5850-16, as amended or successor thereto, and will be subject to any applicable remedies and/or associated penalties.
- 3.4 The Owner shall replace, to the satisfaction of the Director, any Vegetation which is to be preserved pursuant to this Agreement and which is removed, damaged or dies as a result of the Works.
- 3.5 The Owner acknowledges and agrees that nesting birds will not be harmed or disturbed, and that nests or eggs of migratory birds are not disturbed, destroyed or removed in contravention of any applicable legislation, including, but not limited to the *Fish and Wildlife Conservation Act*, 1997, S.O. 1997, c. 41, as amended or successor thereto and the *Migratory Birds Convention Act*, 1994, S.C. 1994, c. 22, as amended or successor thereto. Accordingly, the Owner shall not remove, or cause to be removed, any trees having greater than a 5cm trunk diameter during the annual bird nesting season between April 1<sup>st</sup> and August 31<sup>st</sup> of each calendar year. The Owner shall be in default of this Agreement with respect to any contraventions in this regard and the provisions of Section 7 of this Agreement shall prevail.
- 3.6 The Owner shall install tree protection fencing/hoarding on the Lands and shall maintain same in good condition during the completion of the Works to the satisfaction of the Director.
- 3.7 The Owner shall obtain the Director's approval of proposed fencing/hoarding locations on the Lands prior to the commencement of the Works;

- 3.8 Should there be insufficient space on the Lands to provide the compensation plantings shown on the Plans, the Owner shall, prior to the Town's release of the Securities, pay a fee to the Town which is equal to the balance of compensation plantings in such amount as determined by the Director, acting reasonably.

#### **LEGAL SERVICES DIVISION REQUIREMENTS**

- 4.1 This Agreement shall be registered on title to the Lands by the Town in the appropriate Land Registry Office to the satisfaction of the Town Solicitor and may be enforced by the Town against subsequent owners of the Lands. The Owner shall pay to the Town the cost of registration of this Agreement as well as any other costs incurred by the Town as a result of the registration of any other documents pertaining to this Agreement. The Owner shall also execute such further assurances as may be deemed necessary by the Town.
- 4.2 The Owner shall, at its own expense, obtain and register a discharge or a consent and postponement of any encumbrance on the Lands. Any consent and postponement by a mortgagee/encumbrancer of the Lands shall be in a form and substance satisfactory to the Town Solicitor and shall be delivered to the Town Solicitor by the Owner in an electronic format pursuant to the *Land Registration Reform Act*, R.S.O., 1990, c. L.4, as amended or successor legislation thereto, and the *Electronic Registration Act (Ministry of Consumer and Business Services Statutes)*, 1991, S.O. 1991, c. 44, as amended or successor legislation thereto, to the satisfaction of the Town Solicitor upon execution of this Agreement.

#### **FINANCE DEPARTMENT REQUIREMENTS**

- 5.1 Upon execution of this Agreement, the Owner shall pay to the Town to the satisfaction of the Treasurer any and all fees payable in accordance with this Agreement, including but not limited to the amounts set out on Schedule "C" to this Agreement and the Town's Fees and Charges By-law in effect at the time of the execution of this Agreement.
- 5.2 Upon execution of this Agreement, the Owner shall deliver to the Town, the Securities set out on Schedule "D" to this Agreement in a form satisfactory to the Treasurer.
- 5.3 The Owner and the Town acknowledge and agree that all Securities are held by the Town in relation to all of the Owner's obligations pursuant to this Agreement and that Securities held by the Town will not accrue any interest and no interest shall be payable to the Owner.
- 5.4 The Owner and the Town acknowledge and agree that the Treasurer may reduce or release the Securities upon the Owner's request and confirmation of the Director's approval provided that there are not any Claims in relation to this Agreement. Upon execution of the Subdivision Agreement, the Treasurer shall release the Securities.
- 5.5 Any cash Securities must be claimed by the Owner within two (2) years after all of the obligations contained in this Agreement have been fulfilled to the satisfaction of the Town. Any cash Securities that are unclaimed by the Owner after the said two (2) year period expires shall escheat to the Town and the Owner shall have no further right or entitlement to the cash Securities.

#### **DEFAULT PROVISIONS**

- 6.1 In the event that the Owner fails to comply with the terms and conditions set out in this Agreement, the Owner shall be in default under the Agreement and the Town shall deliver a notice to the Owner in writing of such default and of the steps and actions required to be taken by the Owner to remedy same. If the notice of default is not complied with and the default is not remedied within twenty (20) days from the date of issuance of such notice or other time period as agreed to by the Town, then the Treasurer may, in its sole discretion, and in addition to any other remedies provided for elsewhere in the terms of this Agreement or at law, draw upon and utilize the Securities to complete the requirements as set out in this Agreement, or refuse to reduce or release any of the Securities in relation to existing or anticipated damages or expenses arising from such breach or default, whether or not such Securities specifically relate to the breach or default or any deficiency as determined by the Town. If, in the opinion of the Town, such requirements must be done quickly because of any emergency, the existence of which shall be in the sole determination of the Town, then such requirements may be done without prior notice to the Owner, but the Owner shall be notified as soon as possible thereafter. The Town's use of the Securities shall not relieve the Owner of its obligations pursuant to this Agreement.

- 6.2 Notwithstanding Section 6.1 of this Agreement, if the default cannot be reasonably remedied within twenty (20) days or such other date as agreed to by the Town, the Owner shall be in compliance with the Town's notice as long as it:
- a) commences the correction of the default within the twenty (20) day period;
  - b) provides the Town with a schedule acceptable to the Town for such correction of the default; and
  - c) completes the correction of the default in accordance with such schedule.
- 6.3 The cost of any Works or other matters completed by the Town which is identified in this Agreement as an obligation of the Owner, shall be calculated by the Town, and such costs so incurred shall be limited to the actual costs incurred by the Town plus an additional fee of ten percent (10%) administration charge and a further fee of thirty percent (30%) as compensation to the Town for the dislocation and inconvenience caused to the Town as a result of the default on the part of the Owner to fulfil the obligation.

### GENERAL PROVISIONS

#### 7.1 Compliance with Applicable Legislation

- a) The Owner shall, at its own expense, comply with or cause to be complied with, all laws, rules, requirements, directions, orders, ordinances, by-laws and regulations of all federal, provincial, and municipal authorities in performance of the obligations contemplated in this Agreement. Without limiting the generality of the foregoing, the Owner shall comply with all Town By-laws, now or hereinafter in force with respect to the Lands, and obtain any necessary approvals required with respect to actions taken in connection with the subject matter of this Agreement.
- b) The Owner must obtain and maintain, at its own expense, all permits, licenses, regulatory approvals, and certificates required to complete the Works, and shall provide evidence of same to the satisfaction of the Director upon execution of this Agreement by the Town.

#### 7.2 Town Approval

The Owner acknowledges that this Agreement does not predetermine, prejudice, or constrain the Town's jurisdiction with respect to the approval, rejection, clearance, or imposition of conditions in relation to any development approvals that may in the future be proposed for the Lands.

#### 7.3 Inspections by the Town

The Town and its licensees, employees, agents and contractors, may at any time enter on any part of the Lands and any building(s) erected thereon during the term of this Agreement to ensure proper compliance with any of the terms of this Agreement or to perform any obligations of the Owner pursuant to this Agreement.

#### 7.4 Waiver

It is expressly understood and agreed by the Owner that the rights and remedies of the Town under this Agreement are cumulative and that the exercise by the Town of any right or remedy for the default or breach of any term, covenant or condition contained in this Agreement shall not be deemed to be a waiver of nor alter, affect or prejudice any other remedies or rights to which the Town may be lawfully entitled for the same default or breach. Any waiver by the Town of the strict observance, performance or compliance by the Owner of any term, covenant, condition or agreement contained in this Agreement or any indulgence granted by the Town to the Owner shall not be deemed to be a waiver of any subsequent default or breach by the Owner nor entitle the Owner to any similar indulgence being granted.

#### 7.5 Binding on Successors and Assigns

This Agreement shall be enforceable by and against the parties hereto, their heirs, executors, administrators, successors and assigns, and all the covenants by the Owner contained in this Agreement shall run with the Lands for the benefit of the Town and the land or interest in the land owned or to be owned by the Town in accordance with the terms of this Agreement.

#### 7.6 Indemnification and Claims

- a) The Owner, on behalf of itself, its subsidiaries, affiliates and associates, shall indemnify and keep indemnified and hold harmless the Town from and against all actions, suits, claims, and demands from all property damage, personal injury and contractual liability arising from the Owner's completion of the Works under this Agreement, including any Works completed by the Owner on the Town's lands and highways as may be required under this Agreement, and from all loss, costs, charges and expenses, including legal and adjusting expenses which may be brought against or made upon the Town by any party whatsoever or which may be incurred, sustained or paid by the Town in consequence of any actions taken or actions omitted to be taken by the Town, the Owner or their licensees, contractors or those for whom they are responsible at law in connection with this Agreement or the rights and obligations set out in this Agreement (the "Claims").
- b) For the purpose of this Section 7.6, "Claims" further means all claims, actions, suits and demands made by any third party directly against the Town.
- c) The Owner shall defend all Claims arising in relation to this Agreement and the Lands on the Town's behalf regardless of the Owner's liability or negligence.
- d) The Owner shall respond to and deal with all Claims in a prompt, courteous and efficient manner. The Owner shall contact the Town Solicitor and all claimants to acknowledge receipt of the Claim in writing within ten (10) business days upon being notified in writing of the Claim.
- e) Within thirty (30) days after receiving notice of a Claim, the Owner shall conduct an investigation and attempt to resolve the Claim to the satisfaction of the Town Solicitor.
- f) If the Owner fails to acknowledge the Claim in writing as set out in subsection 7.6 d), or if in the sole discretion of the Town Solicitor a Claim is not being dealt with in a satisfactory manner, the Town may appoint an insurance adjuster or other person to investigate, resolve and/or settle the Claim, and the Owner shall reimburse the Town for any and all related fees and charges.
- g) The Owner and/or the Owner's insurer shall assume the defence of any Claims served on the Owner or the Town, at the Owner's sole cost, including any related costs of the Town. The Owner shall keep the Town Solicitor apprised of the status of the legal proceedings in any such action.
- h) In addition to other remedies, failure by the Owner to pay any costs incurred by the Town resulting from any Claim, the Town may draw on the Securities delivered to the Town in accordance with Section 9.1, b) of this Agreement.
- i) This Agreement shall not be pleaded as a defence by the Owner in any action by any person for damages suffered by reason of this Agreement having been entered into between the Town and the Owner.

#### 7.7 Actions Precedent

Where in this Agreement, any Securities, or transfer of property right, or any other act is required to be done by any party prior to the execution of this Agreement and such act or acts have not been done, such omissions shall not operate to relieve the Owner of any obligations arising under this Agreement.

#### 7.8 Additional Works

If, at any time, a Director is of the opinion that additional installations or services not directly or implicitly provided for in this Agreement are necessary, the Owner shall construct, install, or perform such additional installations or services at the written request of such Director at no expense to the Town. Upon the written direction of a Director to construct, install or perform such additional installations or services, then such additional installations or services shall form part of the Works required in this Agreement.

#### 7.9 Acceptance of Additional Works

Where any acceptance or decision is required regarding the Works that are not specifically set out in this Agreement, such acceptance or decision shall be made by the applicable Director and his/her acceptance or decision shall be final and binding.

#### 7.10 Acceptance of Plans

The Owner acknowledges and agrees that the Town's acceptance of Plans listed on Schedule "B" to this Agreement shall not absolve the Owner from any liability for any errors in or omissions to the Plans, if subsequently discovered.

#### 7.11 Amendments to Agreement

- a) This Agreement may be amended upon consent of the parties as evidenced in writing.
- b) Notwithstanding subsection 7.11 a) above, this Agreement may be amended by substitution of any of the Schedules. The Owner may, at any time, provided that the Town is in agreement, add or replace a Schedule and such Schedule shall be deemed to:
  - i) be added to this Agreement; or
  - ii) replace the particular Schedule for the period of time to which it relates.

For greater certainty, if the Town does not agree with the addition or replacement of the Schedule, then that added or replaced Schedule may be declared null and void.

#### 7.12 Assignment

The Owner may assign this Agreement only with the consent of the Town, which consent shall not reasonably be withheld.

#### 7.13 Owner's Expense

The Owner agrees that every provision of this Agreement which obligates the Owner in any way, or where the Town performs an obligation of the Owner, shall be deemed to include the words "at the sole expense of the Owner" unless otherwise expressly stated.

#### 7.14 Notice

Any notice to be given pursuant to this Agreement shall, unless otherwise specified in this Agreement, be delivered by mail, email, or facsimile transmission to the parties to this Agreement as follows:

Owner: Aurora (HGD) Inc.  
3190 Steeles Avenue East, Suite 300, Markham, Ontario, L3R 1G9  
Attention: Farrah Ward, Senior Project Manager  
Phone: (905) 477-1177 Fax: (905) 477-7733  
Email: farrahw@geranium.com

Town: The Corporation of the Town of Aurora  
100 John West Way, Box 1000, Aurora, Ontario, L4G 6J1  
Attention: Town Clerk  
Phone: (905) 727-3123 Fax: (905) 726-4732  
Email: clerks@aurora.ca

or to such other address, email address or fax number as the Owner and the Town or those for whom they are at law responsible may respectively from time to time appoint in writing, and any such notice, if mailed, shall be conclusively deemed to be given to and received by the other party three (3) business days after the date of the mailing thereof, postage prepaid or if faxed or emailed, shall be received by the other party on the dated transmission of a facsimile or email.

#### 7.15 Independent Legal Advice

The Owner acknowledges and agrees that prior to executing this Agreement, it has obtained, or had a reasonable opportunity to obtain, independent legal advice with respect to this Agreement and the covenants and restrictions set out in this Agreement

#### 7.16 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.

7.17 Severability

If any provision or provisions of this Agreement are found to be void, voidable, illegal, or unenforceable, it or they shall be considered separate and severable from the remaining provisions of this Agreement, which shall remain in full force and effect, and shall be binding upon the parties to this Agreement as though the said provision or provisions had never been included.

7.18 Joint and Severability

Where more than one party is named as the "Owner" on page 1 hereof, the parties agree that wherever this Agreement provides that the Owner is responsible for costs or payments or incurring any liability or indemnity, such costs, payments or liability or indemnity shall be joint and several amongst the Owner.

7.19 Business Agreement

This Agreement is made for business purposes and is a "business agreement" as defined under the *Limitations Act, 2002*, S.O. 2002, c. 24, as amended from time to time (the "*Limitations Act, 2002*"). Further, no limitation periods set out in the *Limitations Act, 2002*, other than the ultimate limitation period set out in section 15 of the *Limitations Act, 2002*, shall apply to this Agreement and to the obligations imposed herein.

7.20 Counterparts and Electronic Signature

This Agreement may be executed in counterparts, each counterpart when so executed shall be deemed an original and all of which together shall constitute one and the same Agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature by any of the parties to any other party and the receiving party may rely on the receipt of such document so executed and delivered by facsimile or other electronic means as if the original had been received.

7.21 List of Schedules to Agreement

The following schedules attached to this Agreement shall form part of this Agreement:

- a) Schedule "A" - Legal Description of the Lands
- b) Schedule "B" - Plans, Drawings, Reports, Studies & Specifications
- c) Schedule "C" - Fees
- d) Schedule "D" - Securities

IN WITNESS WHEREOF the parties have set their hands and seals.

AURORA (HGD) INC.

per:

*Mario Giampietri*

Name: Mario Giampietri

Title: ASO

*AT*

Name: Andrew Tamlin

Title: ASO

I/We have the authority to bind the corporation.

THE CORPORATION OF THE TOWN OF AURORA

per:

*David Waters*

David Waters  
Director of Planning and Development Services

I have the authority to bind the corporation.

Ontario Municipal Board January 23, 2017  
Authorization By-law No. 6212-19, as amended,  
Schedule "B", row 3 enacted by Town of  
Aurora Council on October 22, 2019



**SCHEDULE "A"**  
**LEGAL DESCRIPTION OF THE LANDS**

All and singular that certain parcel or tract of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York, and being composed of:

Firstly,

PCL 99-1 SEC M2035; BLK 99 PL M2035; T/W PT LT 79 CON 1 & PT LT 29 PL 246, PTS 13 & 14, 65R3669 AS IN KI15981 & AU5886; S/T LT86273 AURORA S/T EASEMENT IN GROSS OVER PTS 1 & 2, 65R28792, AS IN YR801173; being all of PIN 03660-0013 (LT)

Secondly,

PT BLK 60 PL M2034, EXCEPT PT 1 65R4520, PT 1 65R10273 & PTS 1, 2, 3, 4 & 12, 65R25544; T/W PT LT 79 CON 1 & PT LT 29 PL 246, PTS 13 & 14, 65R3669, AS IN KI15981 & AU5886. S/T LT86268, LT86269, LT86271 & LT86289; being all of PIN 03660-0758 (LT)

**SCHEDULE "B"**

**PLANS, DRAWINGS, REPORTS, STUDIES & SPECIFICATIONS**

<b>Name</b>	<b>Firm</b>	<b>Last Revision Date</b>
Tree Inventory and Assessment Report Highland Gate Community - Phase 3	Schollen & Company Inc.	March 17, 2021

**SCHEDULE "C"**  
**FEES**

Legal Services Division	
Document Preparation/Review:	\$725.00
Registration:	\$223.00
<b>TOTAL:</b>	<b>\$948.00</b>

**SCHEDULE "D"  
SECURITIES**

Works & Compensation Planting	\$154,952.53
<b>TOTAL</b>	<b>\$154,952.53</b>

**TREE INVENTORY AND ASSESSMENT REPORT  
HIGHLAND GATE COMMUNITY – PHASE 3  
AURORA, ON**



Prepared for:  
**Highland Gate Developments Inc.**

Prepared By:



**March 17, 2021**  
SCI Project No. 2021012

# Tree Inventory and Assessment Report

Highland Gate Community Phase 3

Aurora, ON

Schollen & Company Inc.

March 17, 2021

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# Tree Inventory and Assessment Report

Highland Gate Community Phase 3

Aurora, ON

Schollen & Company Inc.

March 17, 2021

## 1.0 INTRODUCTION



**FIGURE 1 - KEY MAP (N.T.S.)**

Schollen & Company Inc. was retained by Highland Gate Developments Inc. (HGDI) to complete an inventory of the existing trees contained within and immediately beyond the Study Area located at 21 Golf Links Drive, Aurora, to assess the trees in the context of the proposed development and to prepare a plan to guide the protection of trees that are designated to be preserved and integrated within the design of the proposed development. The plan to re-develop the former Highland Gate Golf course as a residential infill community was approved by the Ontario Municipal Board (OMB) on December 1, 2016. The subject property was formerly operated as an eighteen-hole golf course.

The Highland Gate Community is proposed to be developed in 6 phases. The trees located within Phase 1 & 2 have been assessed previously, and some of them have been removed to facilitate the construction of these Phases (refer to the Tree Inventory and Assessment Report updated January 18, 2017 by Schollen & Company for a record of these trees). The report is focused on the trees that are located within and immediately beyond the limit of the area designated as Phase 3. Refer to the Key Map (Figure 1), for the location of Phase 3. Refer to the Phasing Plan (Figure 2) for the locations of each Phase in context with the proposed development.

The preparation of the Tree Inventory & Assessment Report and all associated field work was completed by ISA Certified Arborist Jeremy Dilks ON-2543A. The Tree Inventory was conducted on February 26<sup>th</sup> & March 3<sup>rd</sup> 2021.



The report provides a description, as well as specific comments related to the form, structure, health, condition and situation of each tree. In addition, the report sets out recommendations related to the potential for the preservation of the trees that are located within and immediately adjacent to the Study Area. These recommendations are indicated on the Tree Inventory & Assessment Matrix (Appendix A).

A topographic survey of the Study Area was used for this assessment. The survey illustrates the location of the trees in relation to existing buildings, structures, roads and property boundaries. This information was utilized to create the Tree Inventory & Assessment Plans TI-1 – 2. The Tree Inventory & Assessment Plans identify each tree that was inventoried and delineates if the tree is recommended to be preserved or removed.

The Tree Preservation Plans were prepared using the proposed grading and servicing plans prepared by SCS Consulting Group Ltd. to delineate the trees that are recommended to be retained and those that are required to be removed due to conflicts with the proposed construction. The Tree Preservation Plans identify the proposed configuration of Tree Preservation Fences.

The following summary of the assessment describes the findings and recommendations of the inventory and evaluation exercises. Refer to the corresponding drawings, Tree Inventory & Preservation Plan, Drawing TI-1 – 2 for an illustration of the locations of the existing trees. Refer to the Tree Inventory & Assessment Matrix for the condition, rating and recommendations related to each. The Tree Preservation Plans may need to be revised in the future to reflect consultation with the adjacent homeowners. It should be noted that discussions with adjacent property owners are ongoing and there may be minor changes in the final number of trees to be removed that will be reconciled if required, in an Amended Vegetation Management Plan and Agreement.

Trees within the site were evaluated based on the following parameters:

- Structure – Trees exhibiting major limb loss, structural defects, rubbing branches and situational hazards were designated to have poor structure and were assigned a lower rating. Trees that exhibit some of these characteristics but appear to be otherwise structurally sound were afforded a ranking of fair.
- Health – Trees exhibiting crown dieback, lack of vigor, splitting, trunk cavities and/or bark loss are designated to be in poor health and were assigned a lower rating. Trees that exhibit some of these characteristics but appear to be otherwise healthy were afforded a ranking of fair.
- Age/Size – Larger trees were assigned a higher merit for retention than saplings or over-mature specimens.
- Species Quality – Species that are non-native, invasive, characteristically weak-wooded or prone to disease were considered to be of low species quality. In addition, species that are not well suited for integration into the proposed residential landscape, such as thorn bearing trees, trees with characteristically poor form and branching characteristics were afforded a lower species quality ranking.
- Conflicts with Proposed Development – Trees that were designated to be removed are trees that will be in conflict with layout, grading and servicing of the proposed development.

A Landscape Plan will be prepared with the objective of compensating for the impacts of the trees removed.

Section 4.0 of the report sets out the recommendations for the mitigation of potential impacts that could arise during the construction period on trees that are designated to be retained. The report provides recommendations to ensure that tree protection measures are implemented throughout the construction period. The trees that are designated to be retained are not in conflict with (or near) the proposed area of disturbance.

## 2.0 GENERAL SUMMARY OF ASSESSMENT

Tree cover within the proposed development site is characteristic of the former golf course use. Tree groupings line the former fairways and rear property lines to screen adjacent properties from errant golf balls, direct the play, and enhance the aesthetic of the golf course.

Refer to the Tree Inventory & Assessment Plans TI-1 – 2 for the location of trees that are proposed to be retained within the Study Area. Trees are labelled numerically on the plan as a means to locate the tree and cross-reference it to the Tree Inventory and Assessment Matrix and Photo Sheet.

Further specific site assessment and evaluation of certain trees designated to remain on lands immediately adjacent the proposed development may be required prior to the initiation of grading and servicing operations. Recommendations for remedial pruning where required and modifications to maximize the extent of tree preservation will be made if required.

The trees located within and immediately beyond the other phases of work will be provided in a separate report.

## 3.0 SUMMARY OF ASSESSMENT

### 3.1 General Composition

The Over-Storey of Phase 3 comprises of 172 trees. Of the 172 trees assessed, 2 were assessed as a grouping and were considered to be a single vegetation unit. The following table provides a general description of the vegetation units found within the site, refer to the Tree Inventory & Assessment Matrix (Appendix A) for a detailed summary of the inventory and assessment.

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Common Name	Botanical Name	Composition (% of Inventoried Trees)	Average Condition Rating	Comment
Eastern White Cedar	<i>Thuja occidentalis</i>	14.5% (25)	Good	Native coniferous tree species, typically found in multi-stemmed (clumped) form. Typically found as single trees in the fairways and as hedgerows lining the rear of property lines.
Norway Maple	<i>Acer platanoides</i>	11.6% (20)	Good	Non-native/invasive deciduous tree species. Typically found as single planted trees in the fairways and naturalized along the edges of the fairways.
Scots Pine	<i>Pinus sylvestris</i>	9.3% (16)	Good	Non-native coniferous tree species. Typically found as single trees in the fairways.

Common Name	Botanical Name	Composition (% of Inventoried Trees)	Average Condition Rating	Comment
Manitoba Maple	<i>Acer negundo</i>	8.1% (14)	Fair	Naturalized deciduous tree species. Typically located along the edge of woodlots and in floodplains.
White Spruce	<i>Picea glauca</i>	7.6% (13)	Good	Native coniferous tree species. Typically found as single planted trees along the edges of fairways.
Austrian Pine	<i>Pinus nigra</i>	7.6% (13)	Good	Non-native coniferous tree species. Typically found as single planted trees along the edges of fairways.
Black Walnut	<i>Juglans nigra</i>	6.4% (11)	Good	Native deciduous tree species. Typically found as single planted trees along the edges of fairways and in private backyards.

A total of 172 trees were inventoried. The following provides a summary of the key findings of the inventory and assessment process:

- 121 trees were assigned a condition rating of 'Good.'
- 43 trees were assigned a condition rating of 'Fair.'
- 8 trees were assigned a condition rating of 'Poor.'
- 90 trees were assigned Recommendation 'A' – Tree to be retained where proposed grading allows.
- 80 trees were assigned Recommendation 'B' – Removal of tree required due to conflicts with proposed construction and grading.
- 2 trees were assigned Recommendation 'C' – Removal of tree recommended due to poor health and condition of species.

A Landscape Plan for the development will be prepared which will illustrate the proposed trees that will be planted throughout the new development.

## 4.0 PROTECTION, MANAGEMENT AND MONITORING

The following recommendations are set out to direct the protection, management and monitoring of existing vegetation communities that are designated to be retained.

### 4.1 Construction Impact Mitigation Recommendations

- A. Prior to the initiation of construction, trees that have been designated to be retained should be flagged in the field by the consultant in accordance with the approved plans.

- B. Prior to the initiation of construction, trees identified for removal should be removed by a qualified tree care company in accordance with the Tree Preservation Plans TP-1 – 2.
- C. Where selective tree removal is proposed adjacent to trees to remain, trees should be felled with the objective of minimizing damage to trees that have been designated to be retained. Any branches on trees that are to be preserved that are entangled with limbs of trees that are to be removed or that are anticipated to be damaged as a result of the felling process, should be removed utilizing approved arboricultural techniques.
- D. The trunks of trees to be removed should be cut off at grade. Stumps and root systems may have to be left undisturbed where their removal impacts the root systems of adjacent trees.
- E. Cut wood from Manitoba Maple and Buckthorn species should be removed from the site to prevent repropagation of aggressive invasive species.
- F. Where advised, when aggressive species such as Manitoba Maple and Buckthorn are located in close proximity to proposed rear yard areas, cut stumps of buckthorn should be treated with herbicide using a wick applicator by a licensed contractor to prevent suckering and regrowth from the cut stump.

#### **4.2 Construction Interface & Tree Protection Fencing**

Where grading, servicing or site alterations is proposed on lands that are located at the interface of the proposed construction and adjacent properties, care must be taken to avoid potential impacts on trees that are located on adjacent properties. The following actions and recommendations are to be implemented with the objective of mitigating impact on trees that are located outside of the Study Area.

- A. Tree protection fencing should be installed along the proposed configuration indicated on the Tree Preservation Plans – Drawing TP-1 – 2. Disturbance should not encroach beyond the limit of the tree protection fence. The fences should be installed as per the Tree Protection Fencing Details (TP-1 & TP-2, Town of Aurora Tree Protection Notes & Plans) on the Tree Preservation Plans or as otherwise approved. Location and construction of tree protection fences must be approved by Town of Aurora staff prior to any tree removal.
- B. Tree protection fence must be maintained in good repair throughout the duration of the construction period.
- C. Sediment control fence will be installed along base of or in conjunction with the tree protection fencing to prevent the migration of sediment and sediment laden runoff from the construction area. For a complete layout of all sediment control fencing for the proposed development, refer to Development Engineer's Plans and Details.
- D. Where alterations are required within the limit of the drip line, a detailed assessment of the tree should be completed by an ISA certified Arborist. Recommendation to mitigate potential impacts should be provided and the implementation or remedial measures should be undertaken under the oversight of an arborist.
- E. All tree care works that are recommended including root pruning, limb removal, etc. should be implemented in advance of grading and / or servicing activities. All works should be performed by a qualified tree care.

### **4.3 Woodland Edge Protection & Management**

The following actions are recommended to be implemented to facilitate the long-term protection and enhancement of the vegetation within the valley land corridors and open space blocks.

- A. Dead and dying trees within protected vegetated areas will be retained for wildlife and habitat purposes, except where they pose a threat or risk to humans. Dead limbs within 5.0m of the edge of the woodland should be pruned by qualified tree care professionals.
- B. Debris and garbage should be removed from the development edge abutting protected vegetation areas.
- C. Woody debris on the forest floor should remain for wildlife and habitat purposes.
- D. The natural occurring edge vegetation should be retained along the valley corridor woodlot edges where possible to decrease the negative impact from wind and sun scald.
- E. As part of the woodland edge management strategy, Buckthorn trees which are invasive, thorn bearing and occurring along the edge of proposed open space areas are to be selectively removed and treated with herbicide.
- F. New woodland edge plantings along the open space are proposed to compensate for any minor tree and understory removals that are in conflict with the new development and grading.

### **4.4 Post-Construction Monitoring of Restoration and Proposed Plantings**

In conjunction with future landscape proposals for the site including restoration, screen planting and boulevard tree planting, the following are short term warranty and monitoring issues to be implemented, and long-term recommendations for the retained vegetation areas.

- A. Contractor to warranty plant material for a period of two years.
- B. Contractor to water planted stock during droughts for a period of two years.
- C. Weed mats or brush blankets to be installed around plantings where abundant herbaceous competition is expected.
- D. Monitoring to include a 2-year inspection; once following the first growing season and winter, and again at end of second year. 2-year monitoring to include the removal of invasive species that have resprouted in close proximity to the development site. Landscape Consultant to monitor and report on compliance with approved plans and inspect and certify the condition of planted trees and shrubs within two weeks of planting and at the end of the 2-year maintenance period.

## **5.0 COMPENSATION & VALUATION REQUIREMENTS**

A full valuation of the trees assessed in Phase 3 has been completed per the requirements of the Town of Aurora's Tree Removal/Pruning and Compensation Policy to determine the replacement cost of each assessed tree. The valuation of the assessed trees was completed using the Aggregate Inch Replacement method, as described in section 7.1 of the Tree Removal/Pruning and Compensation Policy. Refer to the Tree Valuation

Matrix (Appendix B) for a full breakdown of the Valuation for each assessed tree. The results of the Valuation procedure are below.

- Total Value of **ALL** Assessed Trees: **\$370,897.89**
- Total Value of Assessed Trees Designated for Removal: **\$154,952.53**
- Total Value of Assessed Trees Designated for Retention: **\$215,945.36**

## **6.0 MIGRATORY BIRDS CONVENTION ACT**

Federal legislation prohibits the destruction of nests, eggs and young birds during the migratory bird nesting period between April 1<sup>st</sup> and August 31<sup>st</sup>.

All proposed tree removals are to be conducted outside of this window.

## **APPENDICES**

Appendix A – Tree Inventory and Assessment Matrix

Appendix B – Tree Valuation Matrix

Appendix C – Tree Inventory Plans (TI-1 – 2)

Appendix D – Tree Preservation Plans (TP-1 – 2)

Appendix E – Tree Inventory Photo Sheet

**SCHOLLEN & Company Inc.**  
**Tree Inventory & Assessment Matrix**  
**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**\*Recommendations**

**A** - Tree to be retained where proposed grading allows. (90 trees)

**B** - Removal of tree required due to conflicts with proposed construction and grading. (80 trees)

**C** - Removal of tree recommended due to poor health and condition of species. (2 trees)

**LEGEND**

(m): mild, (mo): moderate, (s): severe

**\*\*DBH:** Diameter at Breast Height (1.4m off finished grade). **Note:** DBH measurements may be estimated on trees located on private residential lands.

**\*\*\*Cumulative DBH:** Calculated using square root of all stems squared on multi-stemmed trees.

**\*\*\*\*Ownership Categories:**

PH3 - Tree is located within the extent of the Phase 3 works, entirely on the subject property

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Tree No.	Tag No.	Species		Condition Rating	DBH (individual stems)**	Cumulative DBH ****	Ownership Categories ****	Notes	Photo Reference No.	Date of Assessment	Recommendations*
		Botanical Name	Common Name								
263	-	Thuja occidentalis	Eastern White Cedar	Good	18 14 13 12 10	31	PH3	Clumped, healthy, at top of retaining wall	P122	2021-02-26	B
264	-	Pinus strobus	Eastern White Pine	Good	38	-	Private	Healthy	P122	2021-02-26	A
265	-	Acer platanoides	Norway Maple	Good	29	-	Private	Healthy	P123	2021-02-26	A
266	-	Pinus nigra	Austrian Pine	Good	43 39	58	Private	Codominant stems, union at 1.5m	P123	2021-02-26	A
267	-	Pinus nigra	Austrian Pine	Good	28	-	Private	Healthy	P124	2021-02-26	A
268	-	Pinus nigra	Austrian Pine	Good	32	-	Private	Healthy	P125	2021-02-26	A
269	-	Pinus sylvestris	Scots Pine	Good	28	-	Private	Healthy	P125	2021-02-26	A
270	-	Pinus strobus	Eastern White Pine	Good	46	-	Private	Healthy	P126	2021-02-26	A
271	-	Picea glauca	White Spruce	Good	32	-	Private	Healthy	P126	2021-02-26	A
272	-	Picea glauca	White Spruce	Good	30	-	Private	Healthy	P126	2021-02-26	A
273	-	Picea glauca	White Spruce	Good	47	-	Private	Healthy	P126	2021-02-26	A
274	1800	Thuja occidentalis	Eastern White Cedar	Good	43 40 40 36 25 18	85	PH3	Clumped, healthy	P127	2021-02-26	B
275	-	Picea glauca	White Spruce	Good	20	-	Private	Healthy	P128	2021-02-26	A
276	-	Pinus nigra	Austrian Pine	Good	27	-	Private	Healthy	P128	2021-02-26	A
277	-	Pinus nigra	Austrian Pine	Fair	27 20	34	Private	Codominant stems, weakly attached limbs at union	P128	2021-02-26	A
278	-	Thuja occidentalis	Eastern White Cedar	Good	18 14 12 7	27	Private	Clumped, healthy	P128	2021-02-26	A
279	-	Pinus sylvestris	Scots Pine	Good	24	-	Private	Healthy	P129	2021-02-26	A
280	1799	Pinus sylvestris	Scots Pine	Good	40	-	PH3	Healthy	P130	2021-02-26	B
281	1798	Pinus sylvestris	Scots Pine	Good	40	-	PH3	Healthy	P130	2021-02-26	B
282	1797	Thuja occidentalis	Eastern White Cedar	Good	50 48 30 20 18	80	PH3	Clumped, healthy	P131	2021-02-26	B

**SCHOLLEN & Company Inc.**  
**Tree Inventory & Assessment Matrix**  
**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

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Tree No.	Tag No.	Species		Condition Rating	DBH (individual stems)**	Cumulative DBH ****	Ownership Categories ****	Notes	Photo Reference No.	Date of Assessment	Recommendations*
		Botanical Name	Common Name								
283	1796	Pinus sylvestris	Scots Pine	Good	25 25	35	PH3	Healthy, codominant stems	P132	2021-02-26	B
284	1795	Acer saccharum	Sugar Maple	Fair	67	-	PH3	Peeled bark on limbs, mild dieback	P133	2021-02-26	B
285	-	Pinus nigra	Austrian Pine	Good	44	-	Private	Healthy	P134	2021-02-26	A
286	-	Pinus nigra	Austrian Pine	Good	45	-	Private	Healthy	P134	2021-02-26	A
287	-	Pinus nigra	Austrian Pine	Good	35	-	Private	Healthy	P134	2021-02-26	A
288	-	Pinus nigra	Austrian Pine	Good	51	-	Private	Healthy	P134	2021-02-26	A
289	1794	Acer saccharum	Sugar Maple	Good	20 8	22	PH3	Healthy, 2 stems	P135	2021-02-26	A
290	1793	Acer saccharum	Sugar Maple	Good	22	-	PH3	Healthy	P135	2021-02-26	A
291	1792	Picea pungens	Colorado Spruce	Poor	45	-	PH3	50% dead wood	P136	2021-02-26	A
292	-	Pinus sylvestris	Scots Pine	Good	24 23	33	Boundary	Healthy, codominant stems, included fence	P137	2021-02-26	B
293	1791	Acer saccharum	Sugar Maple	Good	50	-	Town	Healthy, low DBH measurement taken due to low branching habit	P138	2021-02-26	B
294	1790	Pinus sylvestris	Scots Pine	Good	55	-	PH3	Healthy	P139	2021-02-26	B
295	1789	Pinus sylvestris	Scots Pine	Fair	50	-	PH3	10% dead wood, crooked leader	P140	2021-02-26	A
296	1788	Pinus sylvestris	Scots Pine	Fair	90	-	PH3	Union at 1.7m, included bark at union, low DBH measurement taken due to low branching habit	P140	2021-02-26	A
297	0450	Pinus sylvestris	Scots Pine	Fair	51	-	PH3	Fair vigor	P141	2021-02-26	A
298	-	Acer saccharinum	Silver Maple	Good	78 48 41	100	Private	Healthy, clumped	P141	2021-02-26	A
299	1787	Pinus nigra	Austrian Pine	Good	45	-	PH3	Healthy	P141	2021-02-26	B
300	-	Picea pungens	Colorado Spruce	Good	43	-	Private	Healthy	P142	2021-02-26	A
301	-	Picea pungens	Colorado Spruce	Good	36	-	Private	Healthy	P142	2021-02-26	A
302	-	Picea pungens	Colorado Spruce	Good	44	-	Private	Healthy	P142	2021-02-26	A
303	-	Betula papyrifera	Paper Birch	Good	38 33 30	59	Private	Healthy, clumped	P143	2021-02-26	A
304	-	Picea pungens	Colorado Spruce	Good	36	-	Private	Healthy	P143	2021-02-26	A
305	-	Picea abies	Norway Spruce	Good	35	-	Private	Healthy	P143	2021-02-26	A
306	1786	Acer platanoides	Norway Maple	Good	44	-	PH3	Healthy	P144	2021-02-26	B
307G	-	Ulmus pumila	Siberian Elm (grouping)	Fair	5 - 40	-	Private	Elm grouping, ±15 stems, 40-50 ft. tall, 10% dead wood (typical)	P145	2021-02-26	A

**SCHOLLEN & Company Inc.**  
**Tree Inventory & Assessment Matrix**  
**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**\*Recommendations**

**A** - Tree to be retained where proposed grading allows. (90 trees)

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**LEGEND**

(m): mild, (mo): moderate, (s): severe

**\*\*DBH:** Diameter at Breast Height (1.4m off finished grade). **Note:** DBH measurements may be estimated on trees located on private residential lands.

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Tree No.	Tag No.	Species		Condition Rating	DBH (individual stems)**	Cumulative DBH ***	Ownership Categories ****	Notes	Photo Reference No.	Date of Assessment	Recommendations*
		Botanical Name	Common Name								
308	1785	Tilia americana	Basswood	Good	52	-	PH3	Suckers emerging from base (m)	P146	2021-02-26	B
309	1784	Thuja occidentalis	Eastern White Cedar	Good	28 25	38	PH3	Healthy, codominant stems	P147	2021-02-26	B
310	1783	Thuja occidentalis	Eastern White Cedar	Good	32 25 22 17 10	50	PH3	Healthy, clumped	P147	2021-02-26	B
311	1782	Thuja occidentalis	Eastern White Cedar	Good	30 28	41	PH3	Healthy, codominant stems	P147	2021-02-26	B
312	1781	Thuja occidentalis	Eastern White Cedar	Good	28 22 20 16 15 14	56	PH3	Healthy, clumped	P148	2021-02-26	B
313	1780	Thuja occidentalis	Eastern White Cedar	Good	28 26 25 24 15 15	63	PH3	Healthy, clumped	P149	2021-02-26	B
314	1779	Tilia americana	Basswood	Fair	31 31 30 30 25 24 23 20 19	79	PH3	Clumped	P150	2021-02-26	B
315	1778	Thuja occidentalis	Eastern White Cedar	Fair	32 30 18 10	48	PH3	Canopy crowded by adjacent maple, failed stem	P151	2021-02-26	B
316	1777	Thuja occidentalis	Eastern White Cedar	Good	45 35	57	PH3	Healthy, codominant stems	P152	2021-02-26	B
317	-	Acer platanoides	Norway Maple	Good	60	-	Private	Healthy	P153	2021-02-26	A
318	-	Betula papyrifera	Paper Birch	Good	22 20	30	Private	Healthy, codominant stems	P153	2021-02-26	A
319	0435	Acer negundo	Manitoba Maple	Fair	25	-	PH3	Lean (mo)	P154	2021-02-26	B
320	-	Juglans nigra	Black Walnut	Good	52	-	Private	Healthy	P154	2021-02-26	A
321	0434	Pinus sylvestris	Scots Pine	Fair	33	-	PH3	Fair vigor	P154	2021-02-26	B
322	-	Acer platanoides	Norway Maple	Fair	24	-	Private	10% dead wood	P154	2021-02-26	A

**SCHOLLEN & Company Inc.**  
**Tree Inventory & Assessment Matrix**  
**Highland Gate Community - Phase 3**

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PROJECT NO. 2021012

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Tree No.	Tag No.	Species		Condition Rating	DBH (individual stems)**	Cumulative DBH ****	Ownership Categories ****	Notes	Photo Reference No.	Date of Assessment	Recommendations*
		Botanical Name	Common Name								
323	1776	Acer negundo	Manitoba Maple	Fair	20 12 9 7	26	PH3	Clumped, adjacent to dead tree	P154	2021-02-26	B
324	-	Juglans nigra	Black Walnut	Good	46	-	Private	Healthy	P155	2021-02-26	A
325	-	Juglans nigra	Black Walnut	Good	39	-	Private	Healthy	P155	2021-02-26	A
326	1775	Malus sp.	Apple Species	Poor	41	-	Boundary	Large cavity in trunk at base, 20% dead wood, stem growing through fence	P156	2021-02-26	B
327	-	Acer saccharum	Sugar Maple	Fair	45	-	Private	Crooked stem, lean (m), lopsided/crowded canopy	P156	2021-02-26	A
328	-	Juglans nigra	Black Walnut	Good	95	-	Private	Healthy	P157	2021-02-26	A
329	0431	Juglans nigra	Black Walnut	Good	30 22	37	Boundary	Healthy, codominant stems	P158	2021-02-26	B
330	1774	Pinus nigra	Austrian Pine	Fair	35	-	PH3	10% dead wood	P159	2021-02-26	B
331	0429	Thuja occidentalis	Eastern White Cedar	Good	35 30 11	47	PH3	Healthy, clumped	P159	2021-02-26	B
332	1773	Acer platanoides	Norway Maple	Fair	20 18 18	32	PH3	Clumped, union at grade	P160	2021-02-26	B
333	1772	Abies concolor	Silver Fir	Good	24	-	PH3	Healthy	P161	2021-02-26	B
334	1771	Picea glauca	White Spruce	Good	20	-	PH3	Healthy	P161	2021-02-26	B
335	1770	Picea glauca	White Spruce	Good	22	-	PH3	Healthy	P161	2021-02-26	B
336	1769	Acer saccharum	Sugar Maple	Good	64	-	PH3	Mild dieback	P162	2021-02-26	B
337	-	Juglans nigra	Black Walnut	Good	54	-	Private	Healthy	P163	2021-02-26	A
338	1768	Acer platanoides	Norway Maple	Fair	21	-	PH3	Union at 1.5m, weakly attached limbs at union, frost crack	P164	2021-02-26	B
339	-	Thuja sp.	Cedar Species	Good	28 27	39	Private	Healthy, codominant stems	P165	2021-02-26	A
340	1767	Acer platanoides	Norway Maple	Good	22	-	Town	Healthy	P166	2021-02-26	B
341	-	Juglans nigra	Black Walnut	Fair	64	-	Private	Union at 1.8m, included bark at union, low DBH measurement taken due to low branching habit	P167	2021-02-26	A
342	-	Juglans nigra	Black Walnut	Good	35	-	Private	Healthy	P167	2021-02-26	A
343	1766	Acer saccharinum	Silver Maple	Fair	52	-	PH3	10% dead wood, dead limbs	P168	2021-02-26	B
344	0426	Pinus sylvestris	Scots Pine	Poor	29	-	PH3	40% dead wood, sparse canopy, poor vigor	P168	2021-02-26	B
345	1765	Acer saccharinum	Silver Maple	Poor	45 36	58	PH3	Codominant stems, 30% dead wood, lean (m)	P168	2021-02-26	B
346	1764	Pinus nigra	Austrian Pine	Fair	37	-	PH3	20% dead wood, sparse canopy	P169	2021-02-26	B

**SCHOLLEN & Company Inc.**  
**Tree Inventory & Assessment Matrix**  
**Highland Gate Community - Phase 3**

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PROJECT NO. 2021012

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Tree No.	Tag No.	Species		Condition Rating	DBH (individual stems)**	Cumulative DBH ***	Ownership Categories ****	Notes	Photo Reference No.	Date of Assessment	Recommendations*
		Botanical Name	Common Name								
347	1763	Populus sp.	Poplar Species	Fair	38	-	Boundary	Lean (mo), lopsided canopy	P170	2021-02-26	B
348	1762	Populus sp.	Poplar Species	Fair	30	-	Boundary	10% dead wood	P170	2021-02-26	B
349	1761	Acer platanoides	Norway Maple	Good	33	-	Boundary	Healthy	P170	2021-02-26	B
350	1760	Juglans nigra	Black Walnut	Good	63	-	Boundary	Healthy	P171	2021-02-26	B
351	0411	Juglans nigra	Black Walnut	Good	48	-	Boundary	Healthy	P171	2021-02-26	B
352	1759	Robinia pseudoacacia	Black Locust	Good	93	-	PH3	Healthy	P172	2021-02-26	A
353	1758	Tilia americana	Basswood	Fair	42 36	55	PH3	10% dead wood, suckers emerging from base removed	P173	2021-02-26	A
354	1757	Tilia americana	Basswood	Poor	23 22 21 20 20 19 19 18 18 18 17 17 16 9 8 8 6 6	71	PH3	Clumped, poor branching structure	P174	2021-02-26	C
355	0400	Pinus sylvestris	Scots Pine	Good	25	-	PH3	Healthy	P175	2021-02-26	A
356	1756	Acer saccharinum	Silver Maple	Fair	86	-	PH3	10% dead wood, poor branching structure	P176	2021-02-26	B
357	1755	Robinia pseudoacacia	Black Locust	Good	60	-	PH3	Healthy	P176	2021-02-26	A
358	0397	Tilia americana	Basswood	Fair	57	-	PH3	10% dead wood, suckers emerging from base (s)	P177	2021-02-26	A
359	1754	Acer platanoides	Norway Maple	Good	28	-	PH3	Healthy	P178	2021-02-26	A
360	-	Picea pungens	Colorado Spruce	Fair	34	-	Private	40% dead wood	P179	2021-02-26	A
361	-	Pinus nigra	Austrian Pine	Good	30	-	Private	Healthy	P179	2021-02-26	A
362	1753	Acer negundo	Manitoba Maple	Good	35	-	PH3	Healthy	P180	2021-02-26	B
363	1752	Acer platanoides	Norway Maple	Good	51	-	PH3	Healthy	P181	2021-02-26	B

**SCHOLLEN & Company Inc.**  
**Tree Inventory & Assessment Matrix**  
**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**\*Recommendations**

**A** - Tree to be retained where proposed grading allows. (90 trees)

**B** - Removal of tree required due to conflicts with proposed construction and grading. (80 trees)

**C** - Removal of tree recommended due to poor health and condition of species. (2 trees)

**LEGEND**

(m): mild, (mo): moderate, (s): severe

**\*\*DBH:** Diameter at Breast Height (1.4m off finished grade). **Note:** DBH measurements may be estimated on trees located on private residential lands.

**\*\*\*Cumulative DBH:** Calculated using square root of all stems squared on multi-stemmed trees.

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PH3 - Tree is located within the extent of the Phase 3 works, entirely on the subject property

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Tree No.	Tag No.	Species		Condition Rating	DBH (individual stems)**	Cumulative DBH ***	Ownership Categories ****	Notes	Photo Reference No.	Date of Assessment	Recommendations*
		Botanical Name	Common Name								
364	1751	Acer negundo	Manitoba Maple	Good	30 11 6	33	PH3	Healthy, clumped	P182	2021-02-26	B
365	1750	Thuja occidentalis	Eastern White Cedar	Good	25 20 20	38	PH3	Healthy, clumped	P182	2021-02-26	B
366	1749	Acer negundo	Manitoba Maple	Fair	45 45	64	PH3	Codominant stems, union at 1.0m, 20% dead wood	P183	2021-02-26	B
367	1748	Acer platanoides	Norway Maple	Good	79	-	PH3	Healthy	P184	2021-02-26	B
368	-	Acer negundo	Manitoba Maple	Fair	37 20	42	Boundary	Codominant stems, wounds on trunk (mo), included fence	P185	2021-02-26	A
369	1747	Acer negundo	Manitoba Maple	Good	30	-	PH3	Lean (m)	P186	2021-02-26	B
370	1746	Acer negundo	Manitoba Maple	Good	33	-	PH3	Suckers emerging from stem (m)	P186	2021-02-26	B
371	1745	Acer negundo	Manitoba Maple	Good	40	-	Boundary	Included fence	P186	2021-02-26	A
372	-	Acer negundo	Manitoba Maple	Good	32	-	Private	Healthy	P186	2021-02-26	A
373	1744	Acer negundo	Manitoba Maple	Fair	23	-	PH3	Lean (mo)	P186	2021-02-26	B
374	1743	Acer negundo	Manitoba Maple	Good	30	-	PH3	Healthy	P187	2021-02-26	B
375	1742	Juglans nigra	Black Walnut	Good	27	-	PH3	Healthy	P187	2021-02-26	B
376	1741	Salix sp.	Willow Species	Fair	27 23 17	40	PH3	Clumped, adjacent to creek	P187	2021-02-26	B
377	1740	Salix sp.	Willow Species	Fair	19 17 11 10 9 8 7	33	PH3	Clumped, adjacent to creek	P187	2021-02-26	B
378	1739	Salix sp.	Willow Species	Fair	18 18 17 16 14 11 11 8 7	42	PH3	Clumped, adjacent to creek	P187	2021-02-26	B
379	1737	Tilia americana	Basswood	Good	55	-	Boundary	Suckers emerging from base (m), lean (m), fence recently constructed around tree	P188	2021-02-26	A
380	1736	Acer saccharinum	Silver Maple	Good	50	-	PH3	Lean (m)	P188	2021-02-26	A
381	0387	Robinia pseudoacacia	Black Locust	Good	33	-	Boundary	Healthy	P189	2021-02-26	A

**SCHOLLEN & Company Inc.**  
**Tree Inventory & Assessment Matrix**  
**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**\*Recommendations**

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		Botanical Name	Common Name								
382	0386	Robinia pseudoacacia	Black Locust	Good	45 44 33 14	72	Boundary	Union at 1.2m	P189	2021-02-26	A
383	0385	Betula papyrifera	Paper Birch	Good	40 28	49	PH3	Healthy, codominant stems	P190	2021-02-26	A
384	1734	Malus sp.	Apple Species	Fair	60	-	PH3	Peeled bark on limb, low DBH measurement taken due to low branching habit	P191	2021-02-26	A
385	0378	Robinia pseudoacacia	Black Locust	Fair	110	-	PH3	Large split in bark at union, weakly attached limbs	P192	2021-02-26	A
386	1733	Picea pungens	Colorado Spruce	Good	40	-	PH3	Healthy	P193	2021-02-26	A
387	0378	Malus sp.	Apple Species	Good	38	-	PH3	Healthy	P194	2021-02-26	A
388	0377	Acer platanoides	Norway Maple	Good	81	-	PH3	Healthy	P195	2021-02-26	A
389	-	Acer platanoides	Norway Maple	Good	21 20	29	Private	Healthy, codominant stems	P195	2021-02-26	A
390	1732	Pinus sylvestris	Scots Pine	Good	32	-	PH3	20% dead wood	P196	2021-02-26	A
391	-	Picea glauca	White Spruce	Good	63	-	Private	Healthy	P196	2021-02-26	A
392	-	Tilia americana	Basswood	Good	65	-	Private	Healthy	P197	2021-02-26	A
393	-	Picea glauca	White Spruce	Good	64	-	Private	Healthy	P197	2021-02-26	A
394	0372	Crataegus sp.	Hawthorn Species	Poor	30	-	PH3	Lean (m), suckers emerging from stem (mo)	P198	2021-02-26	B
395	1731	Pinus sylvestris	Scots Pine	Good	42	-	PH3	Healthy	P198	2021-02-26	B
396	1730	Populus sp.	Poplar Species	Good	115	-	PH3	Healthy	P199	2021-02-26	A
397	1729	Malus sp.	Apple Species	Good	25	-	Boundary	Included fence	P200	2021-02-26	A
398	1728	Thuja occidentalis	Eastern White Cedar	Fair	35 30	46	PH3	Codominant stems, adjacent to buckthorn	P201	2021-02-26	B
399	1727	Thuja occidentalis	Eastern White Cedar	Good	42	-	PH3	Healthy	P201	2021-02-26	B
400	0366	Thuja occidentalis	Eastern White Cedar	Good	25 21 20 19 10	44	PH3	Healthy, clumped	P202	2021-02-26	B
401	0363	Thuja occidentalis	Eastern White Cedar	Good	31 28 27 27 20	60	PH3	Healthy, clumped	P202	2021-03-02	B
402	0362	Picea glauca	White Spruce	Good	30	-	PH3	Healthy	P203	2021-03-02	A
403	0361	Gleditsia triacanthos var. inermis	Thornless Honeylocust	Good	47	-	PH3	Healthy	P203	2021-03-02	A

**SCHOLLEN & Company Inc.**  
**Tree Inventory & Assessment Matrix**  
**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

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		Botanical Name	Common Name								
404	1728	Acer saccharinum	Silver Maple	Good	67	-	PH3	Healthy	P204	2021-03-02	B
405	-	Picea pungens	Colorado Spruce	Good	29	-	Private	Healthy	P205	2021-03-02	A
406	-	Picea glauca	White Spruce	Good	31	-	Private	Healthy	P205	2021-03-02	A
407	-	Picea glauca	White Spruce	Good	20	-	Private	Healthy	P205	2021-03-02	A
408	0358	Ulmus pumila	Siberian Elm	Poor	66	-	PH3	Multiple dead limbs, suckers emerging from base (s), 40% dead wood	P205	2021-03-02	C
409	0357	Pinus sylvestris	Scots Pine	Fair	30	-	PH3	Fair vigor, sparse canopy	P206	2021-03-02	B
410	0356	Betula papyrifera	Paper Birch	Fair	28 25	38	PH3	Codominant stems, poor structure, good vigor	P206	2021-03-02	B
411	-	Picea pungens	Colorado Spruce	Good	22	-	Private	Healthy	P207	2021-03-02	A
412	1725	Populus sp.	Poplar Species	Good	103	-	PH3	Failed limb	P208	2021-03-02	B
413	1724	Populus sp.	Poplar Species	Fair	54 52	75	PH3	Healthy, codominant stems	P208	2021-03-02	B
414	1723	Thuja occidentalis	Eastern White Cedar	Fair	27 20	34	PH3	Codominant stems, canopy crowded by adjacent trees	P208	2021-03-02	B
415	1722	Picea glauca	White Spruce	Good	51	-	PH3	Healthy	P208	2021-03-02	B
416	1721	Tilia americana	Basswood	Poor	20	-	PH3	Crooked stem, lean (s), poor form	P209	2021-03-02	B
417	1720	Acer platanoides	Norway Maple	Good	21	-	PH3	Healthy	P209	2021-03-02	B
418	1719	Thuja occidentalis	Eastern White Cedar	Good	44 29 17 16 15	60	PH3	Healthy, clumped	P209	2021-03-02	B
419	1718	Thuja occidentalis	Eastern White Cedar	Good	41	-	PH3	Healthy	P210	2021-03-02	B
420	1717	Acer negundo	Manitoba Maple	Fair	30	-	PH3	30% dead wood	P210	2021-03-02	B
421	1716	Acer negundo	Manitoba Maple	Fair	28	-	PH3	Lean (m)	P210	2021-03-02	B
422	1715	Tilia americana	Basswood	Good	50	-	PH3	Suckers emerging from base (m)	P211	2021-03-02	B
423	1714	Picea glauca	White Spruce	Good	63	-	PH3	Healthy	P211	2021-03-02	B
424	1713	Thuja occidentalis	Eastern White Cedar	Good	36 30	47	PH3	Healthy, codominant stems	P212	2021-03-02	A
425	1712	Acer platanoides	Norway Maple	Good	21	-	PH3	Healthy	P212	2021-03-02	A
426	1711	Thuja occidentalis	Eastern White Cedar	Good	41 33 30 21	64	PH3	Clumped, adjacent to buckthorn	P213	2021-03-02	A

**SCHOLLEN & Company Inc.**  
**Tree Inventory & Assessment Matrix**  
**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**\*Recommendations**

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**LEGEND**

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		Botanical Name	Common Name								
427	1710	Acer platanoides	Norway Maple	Good	28	-	PH3	Healthy	P213	2021-03-02	A
428	1709	Thuja occidentalis	Eastern White Cedar	Good	37 30 19	51	PH3	Healthy	P214	2021-03-02	A
429	1708	Acer platanoides	Norway Maple	Good	24	-	PH3	Lean (m)	P214	2021-03-02	A
430	0344	Thuja occidentalis	Eastern White Cedar	Good	45 35	57	PH3	Healthy, codominant stems	P215	2021-03-02	A
431	0343	Acer platanoides	Norway Maple	Fair	29	-	PH3	Lean (mo)	P215	2021-03-02	A
432G	-	Thuja occidentalis	Eastern White Cedar (grouping)	Good	10 - 30	-	PH3	Cedar hedge, ±15 stems, 30-40 ft. tall	P216	2021-03-02	A
433	1707	Acer platanoides	Norway Maple	Fair	54	-	PH3	20% dead wood, wounded limbs, union at 1.5m, low DBH measurement taken due to low branching habit	P217	2021-03-02	A
434	1706	Acer platanoides	Norway Maple	Fair	58	-	Town	Gypsy moth eggs evident on branches, girdling root, wounded limbs (mo)	P218	2021-03-02	A

**SCHOLLEN & Company Inc.**

**Tree Valuation Matrix**

**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**COLOUR LEGEND**

- Tree designated to be retained.
- Tree designated to be removed.

**APPRAISAL TECHNIQUE:** Aggregate Inch Replacement Method (as described in the Town of Aurora Tree Removal/Pruning & Compensation Policy, Section 7.1, Trees Located in Landscape Settings)

**LEGEND**

- \* **Condition Rating (as a %):** Good = 100%, Fair = 60%, Poor = 20%
- \*\* **Quantity of Nursery Stock for Replacement:** Replacement trees are to be 70mm (7cm) cal. Quantity of Replacement Trees is calculated by DBH or Cumulative DBH / 7
- \*\*\* **Cost of Replacement Trees: Deciduous Trees** = \$240.00 (Cost of Tree, 70mm. Cal.) \* 2.5 (Installation Cost, Materials, Warranty) = **\$600.00**  
**Coniferous Trees** = \$225.00 (Cost of Tree, 175-200cm ht.) \* 2.5 (Installation Cost, Materials, Warranty) = **\$562.50**
- \*\*\*\* **ISA Species Rating:** Determined by the ISA, Ontario Chapter
- \*\*\*\*\* **Town of Aurora Tree Compensation Value:** Calculation as follows: Condition Rating % \* Quantity of Nursery Stock for Replacement \* Cost of Replacement Trees \* ISA Species Rating  
**Compensation Value for Grouped Trees (G):** Calculation as follows = (Median DBH of stems \* Number of stems / 7) \* Condition Rating % \* Cost of Replacement Trees \* ISA Species Rating

Tree No.	Tag No.	Species		Conition Rating	DBH / Cumulative DBH	Ownership Categories	Recommendations (See Appendix A)	Condition Rating (as a %) *	Quantity of Nursery Stock for Replacement **	Cost of Replacement Trees ***	ISA Species Rating ****	Town of Aurora Tree Compensation Value *****	Value of Trees Designated for Removal
		Botanical Name	Common Name										
263	-	Thuja occidentalis	Eastern White Cedar	Good	31	PH3	B	100%	4.4	\$ 562.50	70%	\$ 1,743.75	\$ 1,743.75
264	-	Pinus strobus	Eastern White Pine	Good	38	Private	A	100%	5.4	\$ 562.50	75%	\$ 2,290.18	\$ -
265	-	Acer platanoides	Norway Maple	Good	29	Private	A	100%	4.1	\$ 600.00	68%	\$ 1,690.29	\$ -
266	-	Pinus nigra	Austrian Pine	Good	58	Private	A	100%	8.3	\$ 562.50	63%	\$ 2,936.25	\$ -
267	-	Pinus nigra	Austrian Pine	Good	28	Private	A	100%	4.0	\$ 562.50	63%	\$ 1,417.50	\$ -
268	-	Pinus nigra	Austrian Pine	Good	32	Private	A	100%	4.6	\$ 562.50	63%	\$ 1,620.00	\$ -
269	-	Pinus sylvestris	Scots Pine	Good	28	Private	A	100%	4.0	\$ 562.50	53%	\$ 1,192.50	\$ -
270	-	Pinus strobus	Eastern White Pine	Good	46	Private	A	100%	6.6	\$ 562.50	75%	\$ 2,772.32	\$ -
271	-	Picea glauca	White Spruce	Good	32	Private	A	100%	4.6	\$ 562.50	72%	\$ 1,851.43	\$ -
272	-	Picea glauca	White Spruce	Good	30	Private	A	100%	4.3	\$ 562.50	72%	\$ 1,735.71	\$ -
273	-	Picea glauca	White Spruce	Good	47	Private	A	100%	6.7	\$ 562.50	72%	\$ 2,719.29	\$ -
274	1800	Thuja occidentalis	Eastern White Cedar	Good	85	PH3	B	100%	12.1	\$ 562.50	70%	\$ 4,781.25	\$ 4,781.25
275	-	Picea glauca	White Spruce	Good	20	Private	A	100%	2.9	\$ 562.50	72%	\$ 1,157.14	\$ -
276	-	Pinus nigra	Austrian Pine	Good	27	Private	A	100%	3.9	\$ 562.50	63%	\$ 1,366.88	\$ -
277	-	Pinus nigra	Austrian Pine	Fair	34	Private	A	60%	4.9	\$ 562.50	63%	\$ 1,032.75	\$ -
278	-	Thuja occidentalis	Eastern White Cedar	Good	27	Private	A	100%	3.9	\$ 562.50	70%	\$ 1,518.75	\$ -
279	-	Pinus sylvestris	Scots Pine	Good	24	Private	A	100%	3.4	\$ 562.50	53%	\$ 1,022.14	\$ -
280	1799	Pinus sylvestris	Scots Pine	Good	40	PH3	B	100%	5.7	\$ 562.50	53%	\$ 1,703.57	\$ 1,703.57
281	1798	Pinus sylvestris	Scots Pine	Good	40	PH3	B	100%	5.7	\$ 562.50	53%	\$ 1,703.57	\$ 1,703.57
282	1797	Thuja occidentalis	Eastern White Cedar	Good	80	PH3	B	100%	11.4	\$ 562.50	70%	\$ 4,500.00	\$ 4,500.00
283	1796	Pinus sylvestris	Scots Pine	Good	35	PH3	B	100%	5.0	\$ 562.50	53%	\$ 1,490.63	\$ 1,490.63
284	1795	Acer saccharum	Sugar Maple	Fair	67	PH3	B	60%	9.6	\$ 600.00	78%	\$ 2,687.66	\$ 2,687.66
285	-	Pinus nigra	Austrian Pine	Good	44	Private	A	100%	6.3	\$ 562.50	63%	\$ 2,227.50	\$ -
286	-	Pinus nigra	Austrian Pine	Good	45	Private	A	100%	6.4	\$ 562.50	63%	\$ 2,278.13	\$ -
287	-	Pinus nigra	Austrian Pine	Good	35	Private	A	100%	5.0	\$ 562.50	63%	\$ 1,771.88	\$ -

**SCHOLLEN & Company Inc.**

**Tree Valuation Matrix**

**Highland Gate Community - Phase 3**

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PROJECT NO. 2021012

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**LEGEND**

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Tree No.	Tag No.	Species		Conition Rating	DBH / Cumulative DBH	Ownership Categories	Recommendations (See Appendix A)	Condition Rating (as a %) *	Quantity of Nursery Stock for Replacement **	Cost of Replacement Trees ***	ISA Species Rating ****	Town of Aurora Tree Compensation Value *****	Value of Trees Designated for Removal
		Botanical Name	Common Name										
288	-	Pinus nigra	Austrian Pine	Good	51	Private	A	100%	7.3	\$ 562.50	63%	\$ 2,581.88	\$ -
289	1794	Acer saccharum	Sugar Maple	Good	22	PH3	A	100%	3.1	\$ 600.00	78%	\$ 1,470.86	\$ -
290	1793	Acer saccharum	Sugar Maple	Good	22	PH3	A	100%	3.1	\$ 600.00	78%	\$ 1,470.86	\$ -
291	1792	Picea pungens	Colorado Spruce	Poor	45	PH3	A	20%	6.4	\$ 562.50	75%	\$ 542.41	\$ -
292	-	Pinus sylvestris	Scots Pine	Good	33	Boundary	B	100%	4.7	\$ 562.50	53%	\$ 1,405.45	\$ 1,405.45
293	1791	Acer saccharum	Sugar Maple	Good	50	Town	B	100%	7.1	\$ 600.00	78%	\$ 3,342.86	\$ 3,342.86
294	1790	Pinus sylvestris	Scots Pine	Good	55	PH3	B	100%	7.9	\$ 562.50	53%	\$ 2,342.41	\$ 2,342.41
295	1789	Pinus sylvestris	Scots Pine	Fair	50	PH3	A	60%	7.1	\$ 562.50	53%	\$ 1,277.68	\$ -
296	1788	Pinus sylvestris	Scots Pine	Fair	90	PH3	A	60%	12.9	\$ 562.50	53%	\$ 2,299.82	\$ -
297	0450	Pinus sylvestris	Scots Pine	Fair	51	PH3	A	60%	7.3	\$ 562.50	53%	\$ 1,303.23	\$ -
298	-	Acer saccharinum	Silver Maple	Good	100	Private	A	100%	14.3	\$ 600.00	60%	\$ 5,142.86	\$ -
299	1787	Pinus nigra	Austrian Pine	Good	45	PH3	B	100%	6.4	\$ 562.50	63%	\$ 2,278.13	\$ 2,278.13
300	-	Picea pungens	Colorado Spruce	Good	43	Private	A	100%	6.1	\$ 562.50	75%	\$ 2,591.52	\$ -
301	-	Picea pungens	Colorado Spruce	Good	36	Private	A	100%	5.1	\$ 562.50	75%	\$ 2,169.64	\$ -
302	-	Picea pungens	Colorado Spruce	Good	44	Private	A	100%	6.3	\$ 562.50	75%	\$ 2,651.79	\$ -
303	-	Betula papyrifera	Paper Birch	Good	59	Private	A	100%	8.4	\$ 600.00	63%	\$ 3,186.00	\$ -
304	-	Picea pungens	Colorado Spruce	Good	36	Private	A	100%	5.1	\$ 562.50	75%	\$ 2,169.64	\$ -
305	-	Picea abies	Norway Spruce	Good	35	Private	A	100%	5.0	\$ 562.50	71%	\$ 1,996.88	\$ -
306	1786	Acer platanoides	Norway Maple	Good	44	PH3	B	100%	6.3	\$ 600.00	68%	\$ 2,564.57	\$ 2,564.57
307G	-	Ulmus pumila	Siberian Elm (grouping, ±15 stems)	Fair	5 - 40	Private	A	60%	48.2	\$ 600.00	39%	\$ 6,769.29	\$ -
308	1785	Tilia americana	Basswood	Good	52	PH3	B	100%	7.4	\$ 600.00	63%	\$ 2,808.00	\$ 2,808.00
309	1784	Thuja occidentalis	Eastern White Cedar	Good	38	PH3	B	100%	5.4	\$ 562.50	70%	\$ 2,137.50	\$ 2,137.50
310	1783	Thuja occidentalis	Eastern White Cedar	Good	50	PH3	B	100%	7.1	\$ 562.50	70%	\$ 2,812.50	\$ 2,812.50
311	1782	Thuja occidentalis	Eastern White Cedar	Good	41	PH3	B	100%	5.9	\$ 562.50	70%	\$ 2,306.25	\$ 2,306.25
312	1781	Thuja occidentalis	Eastern White Cedar	Good	56	PH3	B	100%	8.0	\$ 562.50	70%	\$ 3,150.00	\$ 3,150.00

**SCHOLLEN & Company Inc.**

**Tree Valuation Matrix**

**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**COLOUR LEGEND**

- Tree designated to be retained.
- Tree designated to be removed.

**APPRAISAL TECHNIQUE:** Aggregate Inch Replacement Method (as described in the Town of Aurora Tree Removal/Pruning & Compensation Policy, Section 7.1, Trees Located in Landscape Settings)

**LEGEND**

- \* **Condition Rating (as a %):** Good = 100%, Fair = 60%, Poor = 20%
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- \*\*\* **Cost of Replacement Trees: Deciduous Trees** = \$240.00 (Cost of Tree, 70mm. Cal.) \* 2.5 (Installation Cost, Materials, Warranty) = **\$600.00**  
**Coniferous Trees** = \$225.00 (Cost of Tree, 175-200cm ht.) \* 2.5 (Installation Cost, Materials, Warranty) = **\$562.50**
- \*\*\*\* **ISA Species Rating:** Determined by the ISA, Ontario Chapter
- \*\*\*\*\* **Town of Aurora Tree Compensation Value:** Calculation as follows: Condition Rating % \* Quantity of Nursery Stock for Replacement \* Cost of Replacement Trees \* ISA Species Rating  
**Compensation Value for Grouped Trees (G):** Calculation as follows = (Median DBH of stems \* Number of stems / 7) \* Condition Rating % \* Cost of Replacement Trees \* ISA Species Rating

Tree No.	Tag No.	Species		Conition Rating	DBH / Cumulative DBH	Ownership Categories	Recommendations (See Appendix A)	Condition Rating (as a %) *	Quantity of Nursery Stock for Replacement **	Cost of Replacement Trees ***	ISA Species Rating ****	Town of Aurora Tree Compensation Value *****	Value of Trees Designated for Removal
		Botanical Name	Common Name										
313	1780	Thuja occidentalis	Eastern White Cedar	Good	63	PH3	B	100%	9.0	\$ 562.50	70%	\$ 3,543.75	\$ 3,543.75
314	1779	Tilia americana	Basswood	Fair	79	PH3	B	60%	11.3	\$ 600.00	63%	\$ 2,559.60	\$ 2,559.60
315	1778	Thuja occidentalis	Eastern White Cedar	Fair	48	PH3	B	60%	6.9	\$ 562.50	70%	\$ 1,620.00	\$ 1,620.00
316	1777	Thuja occidentalis	Eastern White Cedar	Good	57	PH3	B	100%	8.1	\$ 562.50	70%	\$ 3,206.25	\$ 3,206.25
317	-	Acer platanoides	Norway Maple	Good	60	Private	A	100%	8.6	\$ 600.00	68%	\$ 3,497.14	\$ -
318	-	Betula papyrifera	Paper Birch	Good	30	Private	A	100%	4.3	\$ 600.00	63%	\$ 1,620.00	\$ -
319	0435	Acer negundo	Manitoba Maple	Fair	25	PH3	B	60%	3.6	\$ 600.00	38%	\$ 488.57	\$ 488.57
320	-	Juglans nigra	Black Walnut	Good	52	Private	A	100%	7.4	\$ 600.00	67%	\$ 2,986.29	\$ -
321	0434	Pinus sylvestris	Scots Pine	Fair	33	PH3	B	60%	4.7	\$ 562.50	53%	\$ 843.27	\$ 843.27
322	-	Acer platanoides	Norway Maple	Fair	24	Private	A	60%	3.4	\$ 600.00	68%	\$ 839.31	\$ -
323	1776	Acer negundo	Manitoba Maple	Fair	26	PH3	B	60%	3.7	\$ 600.00	38%	\$ 508.11	\$ 508.11
324	-	Juglans nigra	Black Walnut	Good	46	Private	A	100%	6.6	\$ 600.00	67%	\$ 2,641.71	\$ -
325	-	Juglans nigra	Black Walnut	Good	39	Private	A	100%	5.6	\$ 600.00	67%	\$ 2,239.71	\$ -
326	1775	Malus sp.	Apple Species	Poor	41	Boundary	B	20%	5.9	\$ 600.00	52%	\$ 365.49	\$ 365.49
327	-	Acer saccharum	Sugar Maple	Fair	45	Private	A	60%	6.4	\$ 600.00	78%	\$ 1,805.14	\$ -
328	-	Juglans nigra	Black Walnut	Good	95	Private	A	100%	13.6	\$ 600.00	67%	\$ 5,455.71	\$ -
329	0431	Juglans nigra	Black Walnut	Good	37	Boundary	B	100%	5.3	\$ 600.00	67%	\$ 2,124.86	\$ 2,124.86
330	1774	Pinus nigra	Austrian Pine	Fair	35	PH3	B	60%	5.0	\$ 562.50	63%	\$ 1,063.13	\$ 1,063.13
331	0429	Thuja occidentalis	Eastern White Cedar	Good	47	PH3	B	100%	6.7	\$ 562.50	70%	\$ 2,643.75	\$ 2,643.75
332	1773	Acer platanoides	Norway Maple	Fair	32	PH3	B	60%	4.6	\$ 600.00	68%	\$ 1,119.09	\$ 1,119.09
333	1772	Abies concolor	Silver Fir	Good	24	PH3	B	100%	3.4	\$ 562.50	76%	\$ 1,465.71	\$ 1,465.71
334	1771	Picea glauca	White Spruce	Good	20	PH3	B	100%	2.9	\$ 562.50	72%	\$ 1,157.14	\$ 1,157.14
335	1770	Picea glauca	White Spruce	Good	22	PH3	B	100%	3.1	\$ 562.50	72%	\$ 1,272.86	\$ 1,272.86
336	1769	Acer saccharum	Sugar Maple	Good	64	PH3	B	100%	9.1	\$ 600.00	78%	\$ 4,278.86	\$ 4,278.86
337	-	Juglans nigra	Black Walnut	Good	54	Private	A	100%	7.7	\$ 600.00	67%	\$ 3,101.14	\$ -

**SCHOLLEN & Company Inc.**

**Tree Valuation Matrix**

**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**COLOUR LEGEND**

- Tree designated to be retained.
- Tree designated to be removed.

**APPRAISAL TECHNIQUE:** Aggregate Inch Replacement Method (as described in the Town of Aurora Tree Removal/Pruning & Compensation Policy, Section 7.1, Trees Located in Landscape Settings)

**LEGEND**

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- \*\*\* **Cost of Replacement Trees: Deciduous Trees** = \$240.00 (Cost of Tree, 70mm. Cal.) \* 2.5 (Installation Cost, Materials, Warranty) = **\$600.00**  
**Coniferous Trees** = \$225.00 (Cost of Tree, 175-200cm ht.) \* 2.5 (Installation Cost, Materials, Warranty) = **\$562.50**
- \*\*\*\* **ISA Species Rating:** Determined by the ISA, Ontario Chapter
- \*\*\*\*\* **Town of Aurora Tree Compensation Value:** Calculation as follows: Condition Rating % \* Quantity of Nursery Stock for Replacement \* Cost of Replacement Trees \* ISA Species Rating  
**Compensation Value for Grouped Trees (G):** Calculation as follows = (Median DBH of stems \* Number of stems / 7) \* Condition Rating % \* Cost of Replacement Trees \* ISA Species Rating

Tree No.	Tag No.	Species		Conition Rating	DBH / Cumulative DBH	Ownership Categories	Recommendations (See Appendix A)	Condition Rating (as a %) *	Quantity of Nursery Stock for Replacement **	Cost of Replacement Trees ***	ISA Species Rating ****	Town of Aurora Tree Compensation Value *****	Value of Trees Designated for Removal
		Botanical Name	Common Name										
338	1768	Acer platanoides	Norway Maple	Fair	21	PH3	B	60%	3.0	\$ 600.00	68%	\$ 734.40	\$ 734.40
339	-	Thuja sp.	Cedar Species	Good	39	Private	A	100%	5.6	\$ 562.50	70%	\$ 2,193.75	\$ -
340	1767	Acer platanoides	Norway Maple	Good	22	Town	B	100%	3.1	\$ 600.00	68%	\$ 1,282.29	\$ 1,282.29
341	-	Juglans nigra	Black Walnut	Fair	64	Private	A	60%	9.1	\$ 600.00	67%	\$ 2,205.26	\$ -
342	-	Juglans nigra	Black Walnut	Good	35	Private	A	100%	5.0	\$ 600.00	67%	\$ 2,010.00	\$ -
343	1766	Acer saccharinum	Silver Maple	Fair	52	PH3	B	60%	7.4	\$ 600.00	60%	\$ 1,604.57	\$ 1,604.57
344	0426	Pinus sylvestris	Scots Pine	Poor	29	PH3	B	20%	4.1	\$ 562.50	53%	\$ 247.02	\$ 247.02
345	1765	Acer saccharinum	Silver Maple	Poor	58	PH3	B	20%	8.3	\$ 600.00	60%	\$ 596.57	\$ 596.57
346	1764	Pinus nigra	Austrian Pine	Fair	37	PH3	B	60%	5.3	\$ 562.50	63%	\$ 1,123.88	\$ 1,123.88
347	1763	Populus sp.	Poplar Species	Fair	38	Boundary	B	100%	5.4	\$ 600.00	48%	\$ 1,563.43	\$ 1,563.43
348	1762	Populus sp.	Poplar Species	Fair	30	Boundary	B	60%	4.3	\$ 600.00	48%	\$ 740.57	\$ 740.57
349	1761	Acer platanoides	Norway Maple	Good	33	Boundary	B	100%	4.7	\$ 600.00	68%	\$ 1,923.43	\$ 1,923.43
350	1760	Juglans nigra	Black Walnut	Good	63	Boundary	B	100%	9.0	\$ 600.00	67%	\$ 3,618.00	\$ 3,618.00
351	0411	Juglans nigra	Black Walnut	Good	48	Boundary	B	100%	6.9	\$ 600.00	67%	\$ 2,756.57	\$ 2,756.57
352	1759	Robinia pseudoacacia	Black Locust	Good	93	PH3	A	100%	13.3	\$ 600.00	56%	\$ 4,464.00	\$ -
353	1758	Tilia americana	Basswood	Fair	55	PH3	A	60%	7.9	\$ 600.00	63%	\$ 1,782.00	\$ -
354	1757	Tilia americana	Basswood	Poor	71	PH3	C	20%	10.1	\$ 600.00	63%	\$ 766.80	\$ 766.80
355	0400	Pinus sylvestris	Scots Pine	Good	25	PH3	A	100%	3.6	\$ 562.50	53%	\$ 1,064.73	\$ -
356	1756	Acer saccharinum	Silver Maple	Fair	86	PH3	B	60%	12.3	\$ 600.00	60%	\$ 2,653.71	\$ 2,653.71
357	1755	Robinia pseudoacacia	Black Locust	Good	60	PH3	A	100%	8.6	\$ 600.00	56%	\$ 2,880.00	\$ -
358	0397	Tilia americana	Basswood	Fair	57	PH3	A	60%	8.1	\$ 600.00	63%	\$ 1,846.80	\$ -
359	1754	Acer platanoides	Norway Maple	Good	28	PH3	A	100%	4.0	\$ 600.00	68%	\$ 1,632.00	\$ -
360	-	Picea pungens	Colorado Spruce	Fair	34	Private	A	60%	4.9	\$ 562.50	75%	\$ 1,229.46	\$ -
361	-	Pinus nigra	Austrian Pine	Good	30	Private	A	100%	4.3	\$ 562.50	63%	\$ 1,518.75	\$ -
362	1753	Acer negundo	Manitoba Maple	Good	35	PH3	B	100%	5.0	\$ 600.00	38%	\$ 1,140.00	\$ 1,140.00

**SCHOLLEN & Company Inc.**

**Tree Valuation Matrix**

**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**COLOUR LEGEND**

- Tree designated to be retained.
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**LEGEND**

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**Coniferous Trees** = \$225.00 (Cost of Tree, 175-200cm ht.) \* 2.5 (Installation Cost, Materials, Warranty) = **\$562.50**
- \*\*\*\* **ISA Species Rating:** Determined by the ISA, Ontario Chapter
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Tree No.	Tag No.	Species		Conition Rating	DBH / Cumulative DBH	Ownership Categories	Recommendations (See Appendix A)	Condition Rating (as a %) *	Quantity of Nursery Stock for Replacement **	Cost of Replacement Trees ***	ISA Species Rating ****	Town of Aurora Tree Compensation Value *****	Value of Trees Designated for Removal
		Botanical Name	Common Name										
363	1752	Acer platanoides	Norway Maple	Good	51	PH3	B	100%	7.3	\$ 600.00	68%	\$ 2,972.57	\$ 2,972.57
364	1751	Acer negundo	Manitoba Maple	Good	33	PH3	B	100%	4.7	\$ 600.00	38%	\$ 1,074.86	\$ 1,074.86
365	1750	Thuja occidentalis	Eastern White Cedar	Good	38	PH3	B	100%	5.4	\$ 562.50	70%	\$ 2,137.50	\$ 2,137.50
366	1749	Acer negundo	Manitoba Maple	Fair	64	PH3	B	60%	9.1	\$ 600.00	38%	\$ 1,250.74	\$ 1,250.74
367	1748	Acer platanoides	Norway Maple	Good	79	PH3	B	100%	11.3	\$ 600.00	68%	\$ 4,604.57	\$ 4,604.57
368	-	Acer negundo	Manitoba Maple	Fair	42	Boundary	A	60%	6.0	\$ 600.00	38%	\$ 820.80	\$ -
369	1747	Acer negundo	Manitoba Maple	Good	30	PH3	B	100%	4.3	\$ 600.00	38%	\$ 977.14	\$ 977.14
370	1746	Acer negundo	Manitoba Maple	Good	33	PH3	B	100%	4.7	\$ 600.00	38%	\$ 1,074.86	\$ 1,074.86
371	1745	Acer negundo	Manitoba Maple	Good	40	Boundary	A	100%	5.7	\$ 600.00	38%	\$ 1,302.86	\$ -
372	-	Acer negundo	Manitoba Maple	Good	32	Private	A	100%	4.6	\$ 600.00	38%	\$ 1,042.29	\$ -
373	1744	Acer negundo	Manitoba Maple	Fair	23	PH3	B	60%	3.3	\$ 600.00	38%	\$ 449.49	\$ 449.49
374	1743	Acer negundo	Manitoba Maple	Good	30	PH3	B	100%	4.3	\$ 600.00	38%	\$ 977.14	\$ 977.14
375	1742	Juglans nigra	Black Walnut	Good	27	PH3	B	100%	3.9	\$ 600.00	67%	\$ 1,550.57	\$ 1,550.57
376	1741	Salix sp.	Willow Species	Fair	40	PH3	B	60%	5.7	\$ 600.00	45%	\$ 925.71	\$ 925.71
377	1740	Salix sp.	Willow Species	Fair	33	PH3	B	60%	4.7	\$ 600.00	45%	\$ 763.71	\$ 763.71
378	1739	Salix sp.	Willow Species	Fair	42	PH3	B	60%	6.0	\$ 600.00	45%	\$ 972.00	\$ 972.00
379	1737	Tilia americana	Basswood	Good	55	Boundary	A	100%	7.9	\$ 600.00	63%	\$ 2,970.00	\$ -
380	1736	Acer saccharinum	Silver Maple	Good	50	PH3	A	100%	7.1	\$ 600.00	60%	\$ 2,571.43	\$ -
381	0387	Robinia pseudoacacia	Black Locust	Good	33	Boundary	A	100%	4.7	\$ 600.00	56%	\$ 1,584.00	\$ -
382	0386	Robinia pseudoacacia	Black Locust	Good	72	Boundary	A	100%	10.3	\$ 600.00	56%	\$ 3,456.00	\$ -
383	0385	Betula papyrifera	Paper Birch	Good	49	PH3	A	100%	7.0	\$ 600.00	63%	\$ 2,646.00	\$ -
384	1734	Malus sp.	Apple Species	Fair	60	PH3	A	60%	8.6	\$ 600.00	52%	\$ 1,604.57	\$ -
385	0378	Robinia pseudoacacia	Black Locust	Fair	110	PH3	A	60%	15.7	\$ 600.00	56%	\$ 3,168.00	\$ -
386	1733	Picea pungens	Colorado Spruce	Good	40	PH3	A	100%	5.7	\$ 600.00	75%	\$ 2,571.43	\$ -
387	0378	Malus sp.	Apple Species	Good	38	PH3	A	100%	5.4	\$ 600.00	52%	\$ 1,693.71	\$ -

**SCHOLLEN & Company Inc.**

**Tree Valuation Matrix**

**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

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Tree No.	Tag No.	Species		Conition Rating	DBH / Cumulative DBH	Ownership Categories	Recommendations (See Appendix A)	Condition Rating (as a %) *	Quantity of Nursery Stock for Replacement **	Cost of Replacement Trees ***	ISA Species Rating ****	Town of Aurora Tree Compensation Value *****	Value of Trees Designated for Removal
		Botanical Name	Common Name										
388	0377	Acer platanoides	Norway Maple	Good	81	PH3	A	100%	11.6	\$ 600.00	68%	\$ 4,721.14	\$ -
389	-	Acer platanoides	Norway Maple	Good	29	Private	A	100%	4.1	\$ 600.00	68%	\$ 1,690.29	\$ -
390	1732	Pinus sylvestris	Scots Pine	Good	32	PH3	A	100%	4.6	\$ 562.50	53%	\$ 1,362.86	\$ -
391	-	Picea glauca	White Spruce	Good	63	Private	A	100%	9.0	\$ 562.50	72%	\$ 3,645.00	\$ -
392	-	Tilia americana	Basswood	Good	65	Private	A	100%	9.3	\$ 600.00	63%	\$ 3,510.00	\$ -
393	-	Picea glauca	White Spruce	Good	64	Private	A	100%	9.1	\$ 562.50	72%	\$ 3,702.86	\$ -
394	0372	Crataegus sp.	Hawthorn Species	Poor	30	PH3	B	20%	4.3	\$ 600.00	44%	\$ 226.29	\$ 226.29
395	1731	Pinus sylvestris	Scots Pine	Good	42	PH3	B	100%	6.0	\$ 562.50	53%	\$ 1,788.75	\$ 1,788.75
396	1730	Populus sp.	Poplar Species	Good	115	PH3	A	100%	16.4	\$ 600.00	48%	\$ 4,731.43	\$ -
397	1729	Malus sp.	Apple Species	Good	25	Boundary	A	100%	3.6	\$ 600.00	52%	\$ 1,114.29	\$ -
398	1728	Thuja occidentalis	Eastern White Cedar	Fair	46	PH3	B	60%	6.6	\$ 562.50	70%	\$ 1,552.50	\$ 1,552.50
399	1727	Thuja occidentalis	Eastern White Cedar	Good	42	PH3	B	100%	6.0	\$ 562.50	70%	\$ 2,362.50	\$ 2,362.50
400	0366	Thuja occidentalis	Eastern White Cedar	Good	44	PH3	B	100%	6.3	\$ 562.50	70%	\$ 2,475.00	\$ 2,475.00
401	0363	Thuja occidentalis	Eastern White Cedar	Good	60	PH3	B	100%	8.6	\$ 562.50	70%	\$ 3,375.00	\$ 3,375.00
402	0362	Picea glauca	White Spruce	Good	30	PH3	A	100%	4.3	\$ 562.50	72%	\$ 1,735.71	\$ -
403	0361	Gleditsia triacanthos var. inermis	Thornless Honeylocust	Good	47	PH3	A	100%	6.7	\$ 600.00	66%	\$ 2,658.86	\$ -
404	1728	Acer saccharinum	Silver Maple	Good	67	PH3	B	100%	9.6	\$ 600.00	60%	\$ 3,445.71	\$ 3,445.71
405	-	Picea pungens	Colorado Spruce	Good	29	Private	A	100%	4.1	\$ 562.50	75%	\$ 1,747.77	\$ -
406	-	Picea glauca	White Spruce	Good	31	Private	A	100%	4.4	\$ 562.50	72%	\$ 1,793.57	\$ -
407	-	Picea glauca	White Spruce	Good	20	Private	A	100%	2.9	\$ 562.50	72%	\$ 1,157.14	\$ -
408	0358	Ulmus pumila	Siberian Elm	Poor	66	PH3	C	20%	9.4	\$ 600.00	39%	\$ 441.26	\$ 441.26
409	0357	Pinus sylvestris	Scots Pine	Fair	30	PH3	B	60%	4.3	\$ 562.50	53%	\$ 766.61	\$ 766.61
410	0356	Betula papyrifera	Paper Birch	Fair	38	PH3	B	60%	5.4	\$ 600.00	63%	\$ 1,231.20	\$ 1,231.20
411	-	Picea pungens	Colorado Spruce	Good	22	Private	A	100%	3.1	\$ 562.50	75%	\$ 1,325.89	\$ -
412	1725	Populus sp.	Poplar Species	Good	103	PH3	B	100%	14.7	\$ 600.00	48%	\$ 4,237.71	\$ 4,237.71

**SCHOLLEN & Company Inc.**

**Tree Valuation Matrix**

**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**COLOUR LEGEND**

- Tree designated to be retained.
- Tree designated to be removed.

**APPRAISAL TECHNIQUE:** Aggregate Inch Replacement Method (as described in the Town of Aurora Tree Removal/Pruning & Compensation Policy, Section 7.1, Trees Located in Landscape Settings)

**LEGEND**

- \* **Condition Rating (as a %):** Good = 100%, Fair = 60%, Poor = 20%
- \*\* **Quantity of Nursery Stock for Replacement:** Replacement trees are to be 70mm (7cm) cal. Quantity of Replacement Trees is calculated by DBH or Cumulative DBH / 7
- \*\*\* **Cost of Replacement Trees: Deciduous Trees** = \$240.00 (Cost of Tree, 70mm. Cal.) \* 2.5 (Installation Cost, Materials, Warranty) = **\$600.00**  
**Coniferous Trees** = \$225.00 (Cost of Tree, 175-200cm ht.) \* 2.5 (Installation Cost, Materials, Warranty) = **\$562.50**
- \*\*\*\* **ISA Species Rating:** Determined by the ISA, Ontario Chapter
- \*\*\*\*\* **Town of Aurora Tree Compensation Value:** Calculation as follows: Condition Rating % \* Quantity of Nursery Stock for Replacement \* Cost of Replacement Trees \* ISA Species Rating  
**Compensation Value for Grouped Trees (G):** Calculation as follows = (Median DBH of stems \* Number of stems / 7) \* Condition Rating % \* Cost of Replacement Trees \* ISA Species Rating

Tree No.	Tag No.	Species		Conition Rating	DBH / Cumulative DBH	Ownership Categories	Recommendations (See Appendix A)	Condition Rating (as a %) *	Quantity of Nursery Stock for Replacement **	Cost of Replacement Trees ***	ISA Species Rating ****	Town of Aurora Tree Compensation Value *****	Value of Trees Designated for Removal
		Botanical Name	Common Name										
413	1724	Populus sp.	Poplar Species	Fair	75	PH3	B	60%	10.7	\$ 600.00	48%	\$ 1,851.43	\$ 1,851.43
414	1723	Thuja occidentalis	Eastern White Cedar	Fair	34	PH3	B	60%	4.9	\$ 562.50	70%	\$ 1,147.50	\$ 1,147.50
415	1722	Picea glauca	White Spruce	Good	51	PH3	B	100%	7.3	\$ 562.50	72%	\$ 2,950.71	\$ 2,950.71
416	1721	Tilia americana	Basswood	Poor	20	PH3	B	20%	2.9	\$ 600.00	63%	\$ 216.00	\$ 216.00
417	1720	Acer platanoides	Norway Maple	Good	21	PH3	B	100%	3.0	\$ 600.00	68%	\$ 1,224.00	\$ 1,224.00
418	1719	Thuja occidentalis	Eastern White Cedar	Good	60	PH3	B	100%	8.6	\$ 562.50	70%	\$ 3,375.00	\$ 3,375.00
419	1718	Thuja occidentalis	Eastern White Cedar	Good	41	PH3	B	100%	5.9	\$ 562.50	70%	\$ 2,306.25	\$ 2,306.25
420	1717	Acer negundo	Manitoba Maple	Fair	30	PH3	B	60%	4.3	\$ 600.00	38%	\$ 586.29	\$ 586.29
421	1716	Acer negundo	Manitoba Maple	Fair	28	PH3	B	60%	4.0	\$ 600.00	38%	\$ 547.20	\$ 547.20
422	1715	Tilia americana	Basswood	Good	50	PH3	B	100%	7.1	\$ 600.00	63%	\$ 2,700.00	\$ 2,700.00
423	1714	Picea glauca	White Spruce	Good	63	PH3	B	100%	9.0	\$ 562.50	72%	\$ 3,645.00	\$ 3,645.00
424	1713	Thuja occidentalis	Eastern White Cedar	Good	47	PH3	A	100%	6.7	\$ 562.50	70%	\$ 2,643.75	\$ -
425	1712	Acer platanoides	Norway Maple	Good	21	PH3	A	100%	3.0	\$ 600.00	68%	\$ 1,224.00	\$ -
426	1711	Thuja occidentalis	Eastern White Cedar	Good	64	PH3	A	100%	9.1	\$ 562.50	70%	\$ 3,600.00	\$ -
427	1710	Acer platanoides	Norway Maple	Good	28	PH3	A	100%	4.0	\$ 600.00	68%	\$ 1,632.00	\$ -
428	1709	Thuja occidentalis	Eastern White Cedar	Good	51	PH3	A	100%	7.3	\$ 562.50	70%	\$ 2,868.75	\$ -
429	1708	Acer platanoides	Norway Maple	Good	24	PH3	A	100%	3.4	\$ 600.00	68%	\$ 1,398.86	\$ -
430	0344	Thuja occidentalis	Eastern White Cedar	Good	57	PH3	A	100%	8.1	\$ 562.50	70%	\$ 3,206.25	\$ -
431	0343	Acer platanoides	Norway Maple	Fair	29	PH3	A	60%	4.1	\$ 600.00	68%	\$ 1,014.17	\$ -
432G	-	Thuja occidentalis	Eastern White Cedar (grouping, ±15 stems)	Good	10 - 30	PH3	A	100%	42.9	\$ 562.50	70%	\$ 16,875.00	\$ -
433	1707	Acer platanoides	Norway Maple	Fair	54	PH3	A	60%	7.7	\$ 600.00	68%	\$ 1,888.46	\$ -
434	1706	Acer platanoides	Norway Maple	Fair	58	Town	A	60%	8.3	\$ 600.00	68%	\$ 2,028.34	\$ -

**SCHOLLEN & Company Inc.**  
**Tree Valuation Matrix**  
**Highland Gate Community - Phase 3**

Drawing Reference: Tree Inventory Plan (TI-1 - TI-2), Tree Preservation Plan (TP-1 - TP-2)

PROJECT NO. 2021012

**COLOUR LEGEND**

- Tree designated to be retained.
- Tree designated to be removed.

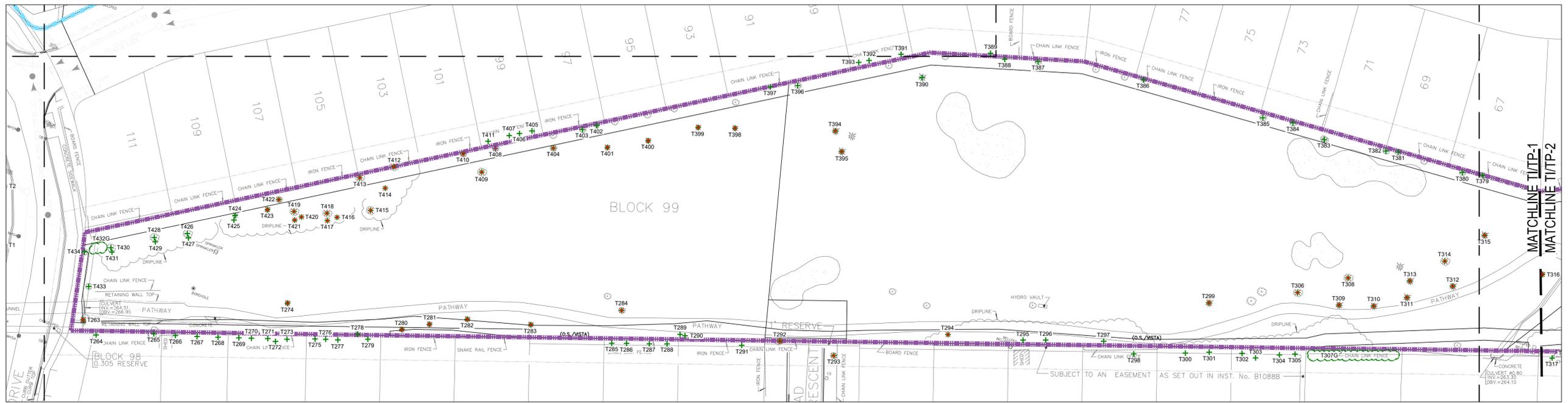
**APPRAISAL TECHNIQUE:** Aggregate Inch Replacement Method (as described in the Town of Aurora Tree Removal/Pruning & Compensation Policy, Section 7.1, Trees Located in Landscape Settings)

**LEGEND**

- \* **Condition Rating (as a %):** Good = 100%, Fair = 60%, Poor = 20%
- \*\* **Quantity of Nursery Stock for Replacement:** Replacement trees are to be 70mm (7cm) cal. Quantity of Replacement Trees is calculated by DBH or Cumulative DBH / 7
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- \*\*\*\* **ISA Species Rating:** Determined by the ISA, Ontario Chapter
- \*\*\*\*\* **Town of Aurora Tree Compensation Value:** Calculation as follows: Condition Rating % \* Quantity of Nursery Stock for Replacement \* Cost of Replacement Trees \* ISA Species Rating
- Compensation Value for Grouped Trees (G):** Calculation as follows = (Median DBH of stems \* Number of stems / 7) \* Condition Rating % \* Cost of Replacement Trees \* ISA Species Rating

Tree No.	Tag No.	Species		Conition Rating	DBH / Cumulative DBH	Ownership Categories	Recommendations (See Appendix A)	Condition Rating (as a %) *	Quantity of Nursery Stock for Replacement **	Cost of Replacement Trees ***	ISA Species Rating ****	Town of Aurora Tree Compensation Value *****	Value of Trees Designated for Removal
		Botanical Name	Common Name										

TOTAL VALUE OF ASSESSED TREES	\$ 370,897.89
TOTAL VALUE OF ASSESSED TREES DESIGNATED FOR REMOVAL	\$ 154,952.53
TOTAL VALUE OF ASSESSED TREES DESIGNATED FOR RETENTION	\$ 215,945.36



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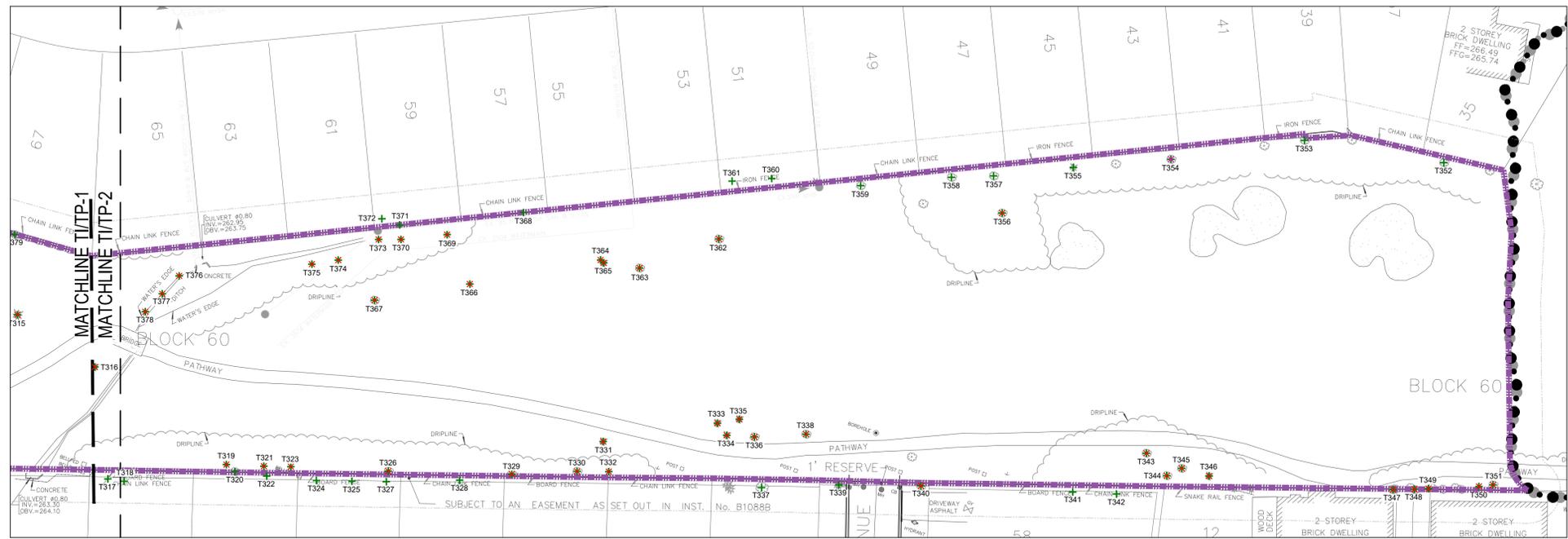
No.	Revision	Date	By
0	Issued for Construction	2021/03/16	RMS

**LEGEND**

- PHASE 3 BOUNDARY
- TREE INVENTORY NUMBER
- EXISTING TREE
- EXISTING TREE GROUP / WOODLOT
- TREE TO BE REMOVED DUE TO CONFLICTS WITH PROPOSED DEVELOPMENT AND GRADING
- TREE TO BE REMOVED DUE TO HEALTH & CONDITION OF SPECIES
- TREE TO BE REMOVED DUE RESIDENT NEGOTIATIONS
- REGIONAL FLOODLINE

Tree No.	Tag No.	Species	Condition Rating	DBH (Individual)***	Cumulative DBH***
260	-	Thuja occidentalis	Good	13	31
261	-	Thuja occidentalis	Good	14	45
262	-	Thuja occidentalis	Good	12	57
263	-	Thuja occidentalis	Good	13	70
264	-	Thuja occidentalis	Good	19	89
265	-	Thuja occidentalis	Good	15	104
266	-	Thuja occidentalis	Good	15	119
267	-	Thuja occidentalis	Good	19	138
268	-	Thuja occidentalis	Good	15	153
269	-	Thuja occidentalis	Good	15	168
270	-	Thuja occidentalis	Good	15	183
271	-	Thuja occidentalis	Good	15	198
272	-	Thuja occidentalis	Good	15	213
273	-	Thuja occidentalis	Good	15	228
274	180	Thuja occidentalis	Good	43	271
275	-	Thuja occidentalis	Good	40	311
276	-	Thuja occidentalis	Good	40	351
277	-	Thuja occidentalis	Good	36	387
278	-	Thuja occidentalis	Good	25	412
279	-	Thuja occidentalis	Good	18	430
280	-	Thuja occidentalis	Good	14	444
281	-	Thuja occidentalis	Good	12	456
282	-	Thuja occidentalis	Good	7	463
283	-	Thuja occidentalis	Good	7	470
284	179	Thuja occidentalis	Good	34	504
285	-	Thuja occidentalis	Good	40	544
286	-	Thuja occidentalis	Good	40	584
287	-	Thuja occidentalis	Good	40	624
288	-	Thuja occidentalis	Good	40	664
289	-	Thuja occidentalis	Good	40	704
290	-	Thuja occidentalis	Good	40	744
291	-	Thuja occidentalis	Good	40	784
292	-	Thuja occidentalis	Good	40	824
293	-	Thuja occidentalis	Good	40	864
294	-	Thuja occidentalis	Good	40	904
295	-	Thuja occidentalis	Good	40	944
296	-	Thuja occidentalis	Good	40	984
297	-	Thuja occidentalis	Good	40	1024
298	-	Thuja occidentalis	Good	40	1064
299	-	Thuja occidentalis	Good	40	1104
300	-	Thuja occidentalis	Good	40	1144
301	-	Thuja occidentalis	Good	40	1184
302	-	Thuja occidentalis	Good	40	1224
303	-	Thuja occidentalis	Good	40	1264
304	-	Thuja occidentalis	Good	40	1304
305	-	Thuja occidentalis	Good	40	1344
306	-	Thuja occidentalis	Good	40	1384
307	-	Thuja occidentalis	Good	40	1424
308	-	Thuja occidentalis	Good	40	1464
309	-	Thuja occidentalis	Good	40	1504
310	-	Thuja occidentalis	Good	40	1544
311	-	Thuja occidentalis	Good	40	1584
312	-	Thuja occidentalis	Good	40	1624
313	-	Thuja occidentalis	Good	40	1664
314	-	Thuja occidentalis	Good	40	1704
315	-	Thuja occidentalis	Good	40	1744
316	-	Thuja occidentalis	Good	40	1784
317	-	Thuja occidentalis	Good	40	1824
318	-	Thuja occidentalis	Good	40	1864
319	-	Thuja occidentalis	Good	40	1904
320	-	Thuja occidentalis	Good	40	1944
321	-	Thuja occidentalis	Good	40	1984
322	-	Thuja occidentalis	Good	40	2024
323	-	Thuja occidentalis	Good	40	2064
324	-	Thuja occidentalis	Good	40	2104
325	-	Thuja occidentalis	Good	40	2144
326	-	Thuja occidentalis	Good	40	2184
327	-	Thuja occidentalis	Good	40	2224
328	-	Thuja occidentalis	Good	40	2264
329	-	Thuja occidentalis	Good	40	2304
330	-	Thuja occidentalis	Good	40	2344
331	-	Thuja occidentalis	Good	40	2384
332	-	Thuja occidentalis	Good	40	2424
333	-	Thuja occidentalis	Good	40	2464
334	-	Thuja occidentalis	Good	40	2504
335	-	Thuja occidentalis	Good	40	2544
336	-	Thuja occidentalis	Good	40	2584
337	-	Thuja occidentalis	Good	40	2624
338	-	Thuja occidentalis	Good	40	2664
339	-	Thuja occidentalis	Good	40	2704
340	-	Thuja occidentalis	Good	40	2744
341	-	Thuja occidentalis	Good	40	2784
342	-	Thuja occidentalis	Good	40	2824
343	-	Thuja occidentalis	Good	40	2864
344	-	Thuja occidentalis	Good	40	2904
345	-	Thuja occidentalis	Good	40	2944
346	-	Thuja occidentalis	Good	40	2984
347	-	Thuja occidentalis	Good	40	3024
348	-	Thuja occidentalis	Good	40	3064
349	-	Thuja occidentalis	Good	40	3104
350	-	Thuja occidentalis	Good	40	3144
351	-	Thuja occidentalis	Good	40	3184
352	-	Thuja occidentalis	Good	40	3224
353	-	Thuja occidentalis	Good	40	3264
354	-	Thuja occidentalis	Good	40	3304
355	-	Thuja occidentalis	Good	40	3344
356	-	Thuja occidentalis	Good	40	3384
357	-	Thuja occidentalis	Good	40	3424
358	-	Thuja occidentalis	Good	40	3464
359	-	Thuja occidentalis	Good	40	3504
360	-	Thuja occidentalis	Good	40	3544
361	-	Thuja occidentalis	Good	40	3584
362	-	Thuja occidentalis	Good	40	3624
363	-	Thuja occidentalis	Good	40	3664
364	-	Thuja occidentalis	Good	40	3704
365	-	Thuja occidentalis	Good	40	3744
366	-	Thuja occidentalis	Good	40	3784
367	-	Thuja occidentalis	Good	40	3824
368	-	Thuja occidentalis	Good	40	3864
369	-	Thuja occidentalis	Good	40	3904
370	-	Thuja occidentalis	Good	40	3944
371	-	Thuja occidentalis	Good	40	3984
372	-	Thuja occidentalis	Good	40	4024
373	-	Thuja occidentalis	Good	40	4064
374	-	Thuja occidentalis	Good	40	4104
375	-	Thuja occidentalis	Good	40	4144
376	-	Thuja occidentalis	Good	40	4184
377	-	Thuja occidentalis	Good	40	4224
378	-	Thuja occidentalis	Good	40	4264
379	-	Thuja occidentalis	Good	40	4304
380	-	Thuja occidentalis	Good	40	4344
381	-	Thuja occidentalis	Good	40	4384
382	-	Thuja occidentalis	Good	40	4424
383	-	Thuja occidentalis	Good	40	4464
384	-	Thuja occidentalis	Good	40	4504
385	-	Thuja occidentalis	Good	40	4544
386	-	Thuja occidentalis	Good	40	4584
387	-	Thuja occidentalis	Good	40	4624
388	-	Thuja occidentalis	Good	40	4664
389	-	Thuja occidentalis	Good	40	4704
390	-	Thuja occidentalis	Good	40	4744
391	-	Thuja occidentalis	Good	40	4784
392	-	Thuja occidentalis	Good	40	4824
393	-	Thuja occidentalis	Good	40	4864
394	-	Thuja occidentalis	Good	40	4904
395	-	Thuja occidentalis	Good	40	4944
396	-	Thuja occidentalis	Good	40	4984
397	-	Thuja occidentalis	Good	40	5024
398	-	Thuja occidentalis	Good	40	5064
399	-	Thuja occidentalis	Good	40	5104
400	-	Thuja occidentalis	Good	40	5144
401	-	Thuja occidentalis	Good	40	5184
402	-	Thuja occidentalis	Good	40	5224
403	-	Thuja occidentalis	Good	40	5264
404	-	Thuja occidentalis	Good	40	5304
405	-	Thuja occidentalis	Good	40	5344
406	-	Thuja occidentalis	Good	40	5384
407	-	Thuja occidentalis	Good	40	5424
408	-	Thuja occidentalis	Good	40	5464
409	-	Thuja occidentalis	Good	40	5504
410	-	Thuja occidentalis	Good	40	5544
411	-	Thuja occidentalis	Good	40	5584
412	-	Thuja occidentalis	Good	40	5624
413	-	Thuja occidentalis	Good	40	5664
414	-	Thuja occidentalis	Good	40	5704
415	-	Thuja occidentalis	Good	40	5744
416	-	Thuja occidentalis	Good	40	5784
417	-	Thuja occidentalis	Good	40	5824
418	-	Thuja occidentalis	Good	40	5864
419	-	Thuja occidentalis	Good	40	5904
420	-	Thuja occidentalis	Good	40	5944
421	-	Thuja occidentalis	Good	40	5984
422	-	Thuja occidentalis	Good	40	6024
423	-	Thuja occidentalis	Good	40	6064
424	-	Thuja occidentalis	Good	40	6104

Tree No.	Tag No.	Species	Condition Rating	DBH (Individual)***	Cumulative DBH***
313	1760	Thuja occidentalis	Good	28	63
425	1712	Acer platanoides	Good	21	84
426	1711	Thuja occidentalis	Good	41	125
427	1710	Acer platanoides	Good	30	155
428	1709	Thuja occidentalis	Good	37	192
429	1708	Acer platanoides	Good	24	216
430	6344	Thuja occidentalis	Good	45	261
431	6343	Norway Maple	Fair	35	296
432	-	Thuja occidentalis	Good	10-30	306
433	1707	Acer platanoides	Fair	54	360
434	1706	Acer platanoides	Fair	58	418
314	1770	Tilia americana	Fair	31	74
315	1778	Thuja occidentalis	Fair	32	106
316	1737	Tilia americana	Good	55	161
317	1736	Acer saccharinum	Silver Maple	Good	50
318	1087	Robinia pseudoacacia	Black Locust	Good	33
319	1086	Robinia pseudoacacia	Black Locust	Good	45
320	1085	Betula papyrifera	Paper Birch	Good	48
321	1084	Malus sp.	Apple Species	Fair	90
322	1083	Robinia pseudoacacia	Black Locust	Poor	190
323	1082	Malus sp.	Apple Species	Good	40
324	1081	Malus sp.	Apple Species	Good	38
325	1080	Acer platanoides	Norway Maple	Good	81
326	-	Acer platanoides	Norway Maple	Good	21
327	-	Pinus sylvestris	Scots Pine	Good	32
328	-	Pinus glauca	White Spruce	Good	63
329	-	Tilia americana	Basswood	Good	66
330	-	Pinus glauca	White Spruce	Good	64
331	0372	Ostrya sp.	Hawthorn Species	Poor	30
332	1731	Pinus sylvestris	Scots Pine	Good	42
333	1730	Populus tremuloides	Trembling Aspen	Good	115
334	1729	Malus sp.	Apple Species	Good	25
335	1728	Thuja occidentalis	Eastern White Cedar	Fair	35
336	1727	Thuja occidentalis	Eastern White Cedar	Good	42
337	1726	Thuja occidentalis	Eastern White Cedar	Good	25
338	1725	Thuja occidentalis	Eastern White Cedar	Good	



Tree No.	Tag No.	Species	Condition Rating	DBH (Individual)	Cumulative DBH ***
316	1772	Thuja occidentalis	Good	43	57
317	-	Acer platanoides	Good	60	-
318	-	Betula papyrifera	Good	22	38
319	0430	Acer negundo	Fair	25	-
320	-	Juglans nigra	Good	52	-
321	0434	Pinus sylvestris	Fair	33	-
322	-	Acer platanoides	Fair	24	-
323	1776	Acer negundo	Fair	26	26
324	-	Juglans nigra	Good	46	-
325	-	Juglans nigra	Good	39	-
326	1775	Malus sp.	Poor	41	-
327	-	Acer saccharum	Fair	40	-
328	-	Juglans nigra	Good	95	-
329	0431	Juglans nigra	Good	30	37
330	1774	Pinus rigida	Fair	35	-
331	0428	Thuja occidentalis	Good	35	47
332	1773	Acer platanoides	Fair	30	32
333	1772	Abies concolor	Good	24	-
334	1771	Picea glauca	Good	20	-
335	1770	Picea glauca	Good	22	-
336	1769	Acer saccharum	Good	64	-
337	-	Juglans nigra	Good	54	-
338	1768	Acer platanoides	Fair	21	-
339	-	Thuja sp.	Good	28	39
340	1767	Acer platanoides	Good	22	-
341	-	Juglans nigra	Fair	64	-
342	-	Juglans nigra	Good	33	-
343	1766	Acer saccharum	Fair	32	-
344	0430	Pinus sylvestris	Poor	29	-
345	1765	Acer saccharum	Poor	45	58
346	1764	Pinus rigida	Fair	37	-
347	1763	Populus tremuloides	Fair	38	-
348	1762	Populus tremuloides	Fair	33	-
349	1761	Acer platanoides	Good	33	-
350	1760	Juglans nigra	Good	60	-
351	0411	Juglans nigra	Good	48	-
352	1759	Rubus pseudacacia	Good	63	-
353	1758	Thuja americana	Fair	42	56
354	1757	Thuja americana	Poor	23	71
355	0400	Pinus sylvestris	Good	25	-
356	1756	Acer saccharum	Fair	86	-
357	1755	Rubus pseudacacia	Good	60	-
358	0367	Thuja americana	Fair	57	-
359	1754	Acer platanoides	Good	28	-
360	-	Picea pungens	Fair	34	-
361	-	Pinus rigida	Good	30	-
362	1753	Acer negundo	Good	35	-
363	1752	Acer platanoides	Good	51	-
364	1751	Acer negundo	Good	39	33
365	1750	Thuja occidentalis	Good	25	38
366	1749	Acer negundo	Fair	45	64
367	1748	Acer platanoides	Good	70	-

Tree No.	Tag No.	Species	Condition Rating	DBH (Individual)	Cumulative DBH ***
368	-	Acer negundo	Fair	37	42
369	1747	Acer negundo	Good	30	-
370	1746	Acer negundo	Good	33	-
371	1745	Acer negundo	Good	40	-
372	-	Acer negundo	Good	32	-
373	1744	Acer negundo	Fair	23	-
374	1743	Acer negundo	Good	30	-
375	1742	Juglans nigra	Good	27	-
376	1741	Salix sp.	Fair	27	40
377	1740	Salix sp.	Fair	19	33
378	1739	Salix sp.	Fair	18	42

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No.	Revision	Date	By
0	Issued for Construction	2021/03/16	RMS

**LEGEND**

- PHASE 3 BOUNDARY
- T# TREE INVENTORY NUMBER
- + EXISTING TREE
- EXISTING TREE GROUP / WOODLOT
- TREE TO BE REMOVED DUE TO CONFLICTS WITH PROPOSED DEVELOPMENT AND GRADING
- TREE TO BE REMOVED DUE TO HEALTH & CONDITION OF SPECIES
- TREE TO BE REMOVED DUE RESIDENT NEGOTIATIONS
- REGIONAL FLOODLINE

APPENDIX C

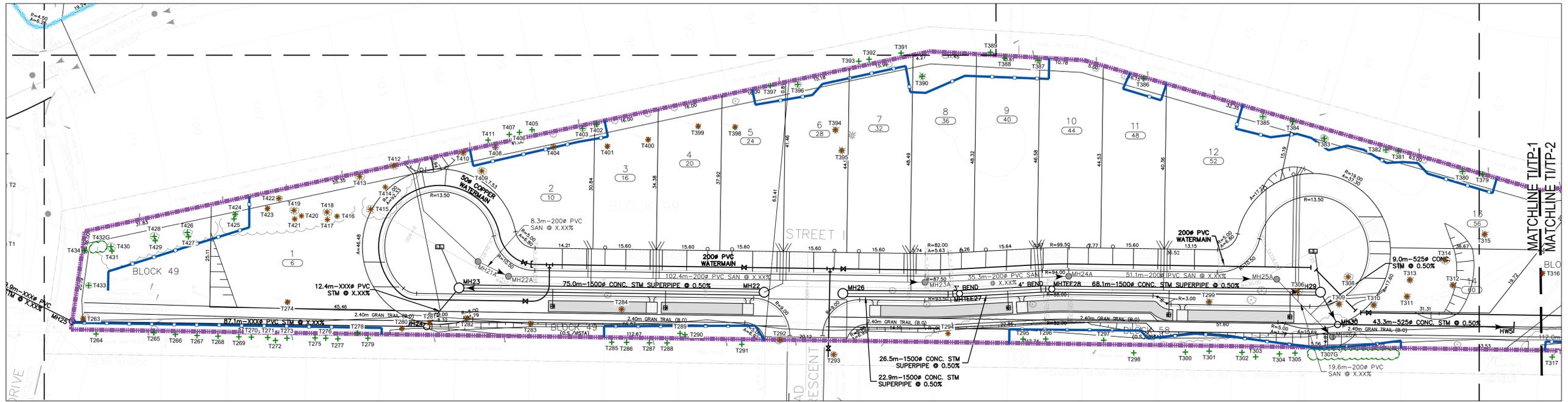
Drawing Prepared By:  
**SCHOLLEN & Company Inc.**  
 30 Wertheim Court, Unit 15  
 Richmond Hill, Ontario L4B 1B9  
 T: 289-695-0009  
 F: 289-695-0010

Client:  
**HIGHLAND GATE DEVELOPMENTS INC.**

Project Name:  
**HIGHLAND GATE COMMUNITY**  
 AURORA, ON

Drawing Title:  
**TREE INVENTORY & ASSESSMENT PLAN - PHASE 3**

Scale: 1:500	Project No.: 2021012	Drawing No.:
Drawn: JD	Checked: RMS	<b>TI-2</b>
Date: FEB. 2021	Plot Date: 16/03/2021	



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No.	Revision	Date	By
0	Issued for Construction	2021/03/16	RMS

**LEGEND**

- PHASE 3 BOUNDARY
- TREE INVENTORY NUMBER
- EXISTING TREE
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- TREE TO BE REMOVED DUE TO HEALTH & CONDITION OF SPECIES
- TREE TO BE REMOVED DUE RESIDENT NEGOTIATIONS
- REGIONAL FLOODLINE
- PROPOSED TREE PROTECTION FENCE - INSTALL PER DETAIL TP-2 (TYPE 1)

**AURORA**  
*Shine in Good Company*

- Protection Fencing for all vegetation designated to be preserved shall be installed by the owner's forces and approved by the Town of Aurora prior to commencement of any demolition, grading or construction activities on the lands. Protection fence shall be erected outside the drip line of trees. Groups of trees and vegetation to be protected shall be done in a like manner with protective fencing around the entire groupings. All protection measures shall be monitored by the owner's arborist / landscape architect for the duration of the construction period.
- Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment. No rigging cables shall be wrapped around or installed in trees. Surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing area. No contaminants shall be dumped or flushed where feeder roots of trees exist.
- Limbs or portions of trees removed to accommodate construction work shall be cleanly cut utilizing the collar cut method, in accordance with sound arboricultural techniques by a certified licensed arborist.
- If grades around trees to be protected are likely to change, the owner's forces shall be required to take any precautions such as dry walling and root loading or any other method recommended by the arborist / landscape architect and approved by the Town of Aurora.
- Root systems of protected trees that are exposed or damaged by construction work shall be trimmed neatly. The area shall be back-filled with an appropriate material or the roots shall be sprayed with an approved antiseptic to prevent drying. Where necessary, the trees will be given an overall pruning to restore the balance between roots and top-growth or to restore the appearance of the tree, as directed by the arborist.
- Preserved trees and/or remaining trees that become exposed through tree removals shall be inspected by the project arborist after tree removal has been completed and trees identified as being in poor health, having poor or unstable structure, or are considered hazardous, shall be removed. The arborist shall monitor said trees throughout construction and for a period of two (2) years thereafter and take the necessary precautions to address tree conditions in a timely manner or as directed by the Town of Aurora.
- Trees designated to be preserved and that have become damaged or die throughout the construction period, or for a period of two (2) years thereafter, shall be replaced in one of the following ways: i) Trees shall be replaced one-for-one with trees of similar species and equal diameter at breast height (DBH) or, ii) Trees shall be replaced with several trees of similar species providing an accumulative DBH equal to the total DBH of trees lost or, iii) Trees shall be evaluated monetarily by a certified arborist according to the Aggregate In-Place Replacement Method as per the Town's Tree Removal, Pruning and Compensation Policy and Replacement planting shall be of an equivalent value. Method and location of replacement planting shall be to the approval of the Director of Parks and Recreation Services.
- Any trees designated for removal shall have the stumps completely excavated and removed from the site.

**TREE PRESERVATION NOTES**      MAY 2016      DRAWING NO. **TP-1**

**AURORA**  
*Shine in Good Company*

**TREE PROTECTION FENCING**      MAY 2016      DRAWING NO. **TP-2**

**APPENDIX D**

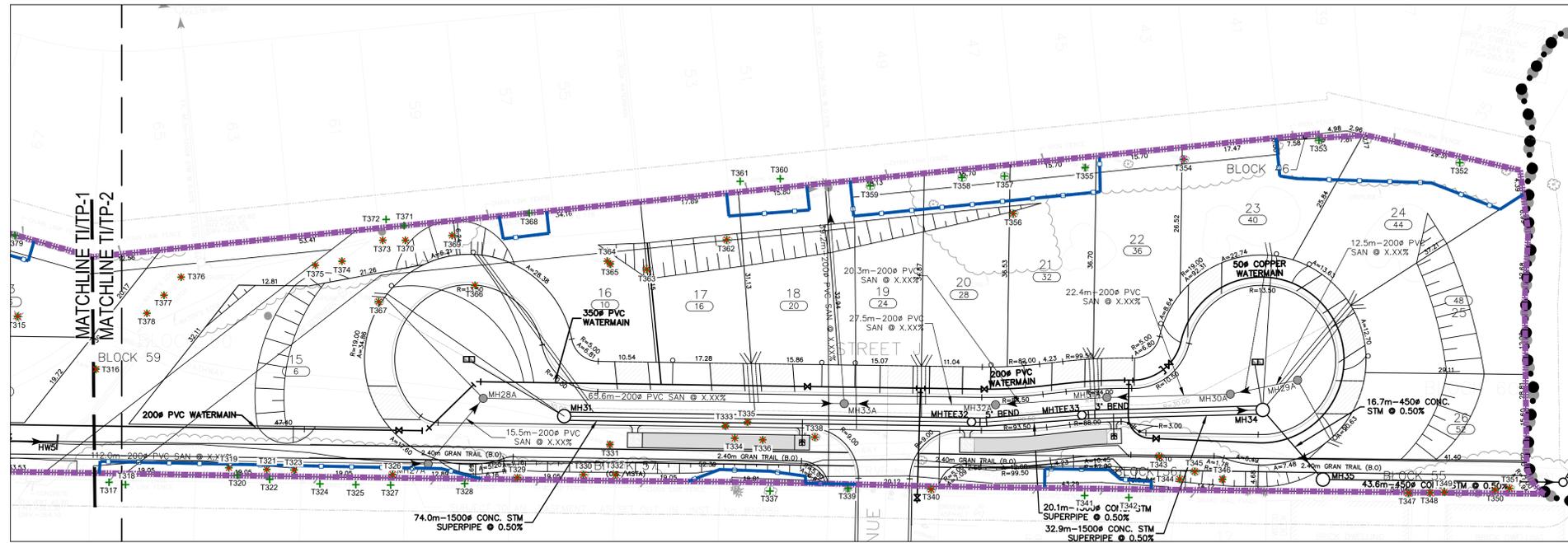
**SCHOLLEN & COMPANY INC.**  
 30 Wertheim Court, Unit 15  
 Richmond Hill, Ontario L4B 1B9  
 T: 289-695-0009  
 F: 289-695-0010

Client: **HIGHLAND GATE DEVELOPMENTS INC.**

Project Name: **HIGHLAND GATE COMMUNITY**  
 AURORA, ON

Drawing Title: **TREE PRESERVATION PLAN - PHASE 3**

Scale: 1:500	Project No.: 2021012	<b>TP-1</b>
Drawn: JD	Checked: RMS	
Date: FEB. 2021	Plot Date: 16/03/2021	

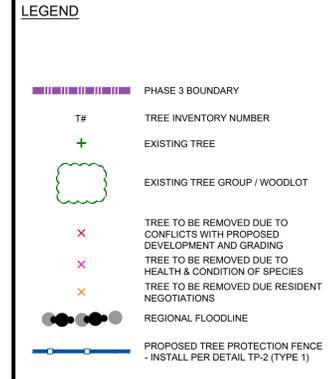


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No.	Revision	Date	By
0	Issued for Construction	2021/03/16	RMS



**AURORA**  
You're in Good Company

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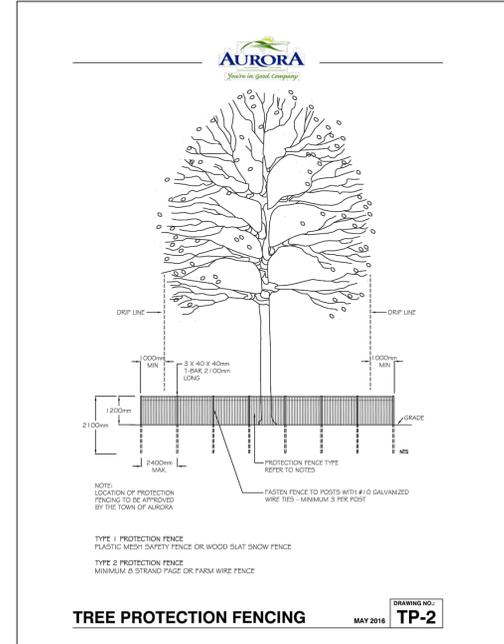
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8. Any trees designated for removal shall have the stumps completely excavated and removed from the site.

**TREE PRESERVATION NOTES** MAY 2016 **TP-1**



**APPENDIX D**

Drawing Prepared By:  
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Client:  
**HIGHLAND GATE DEVELOPMENTS INC.**

Project Name:  
**HIGHLAND GATE COMMUNITY**  
AURORA, ON

Drawing Title:  
**TREE PRESERVATION PLAN - PHASE 3**

Scale: 1:500	Project No.: 2021012	Drawing No.:
Drawn: JD	Checked: RMS	<b>TP-2</b>
Date: FEB. 2021	Plot Date: 16/03/2021	

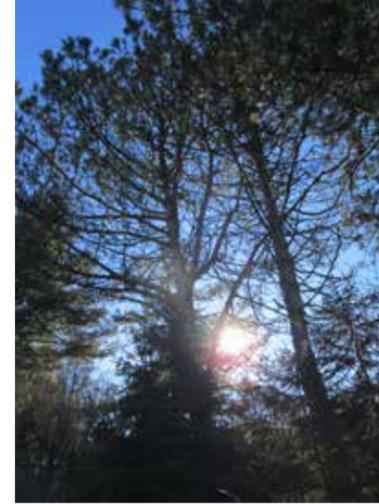
Appendix E: Highland Gate Community - Phase 3 - Tree Inventory Photo Sheet



P122- Trees 263-264



P123- Trees 265-266



P124- Tree 267



P125- Trees 268-269



P126- Trees 270-273



P127- Tree 274



P128- Trees 275-278



P129- Tree 279



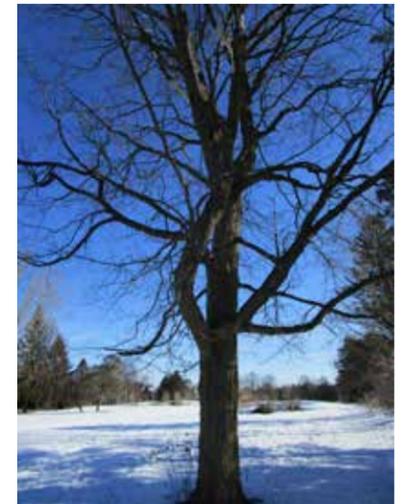
P130- Trees 280-281



P131- Tree 282



P132- Tree 283



P133- Tree 284

Appendix E: Highland Gate Community - Phase 3 - Tree Inventory Photo Sheet



P134- Trees 285-288



P135- Trees 289-290



P136- Tree 291



P137- Tree 292



P138- Tree 293



P139- Tree 294



P140- Trees 295-296



P141- Trees 297-299



P142- Trees 300-302



P143- Trees 303-305



P144- Tree 306



P145- Tree 307G (grouping)

Appendix E: Highland Gate Community - Phase 3 - Tree Inventory Photo Sheet



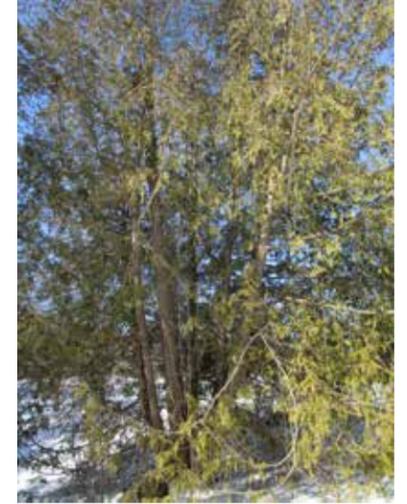
P146- Tree 308



P147- Trees 309-311



P148- Tree 312



P149- Tree 313



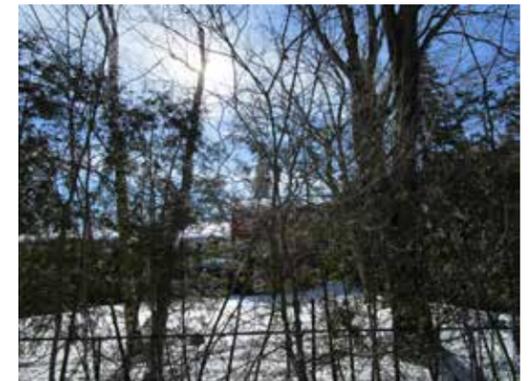
P150- Tree 314



P151- Tree 315



P152- Tree 316



P153- Trees 317-318



P154- Trees 319-323



P155- Trees 324-325



P156- Trees 326-327



P157- Tree 328

Appendix E: Highland Gate Community - Phase 3 - Tree Inventory Photo Sheet



P158- Tree 329



P159- Trees 330-331



P160- Tree 332



P161- Trees 333-335



P162- Tree 336



P163- Tree 337



P164- Tree 338



P165- Tree 339



P166- Tree 340



P167- Trees 341-342

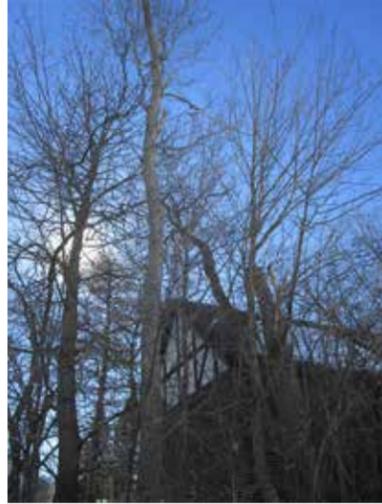


P168- Trees 343-345



P169- Tree 346

Appendix E: Highland Gate Community - Phase 3 - Tree Inventory Photo Sheet



P170- Trees 347-349



P171- Trees 350-351



P172- Tree 352



P173- Tree 353



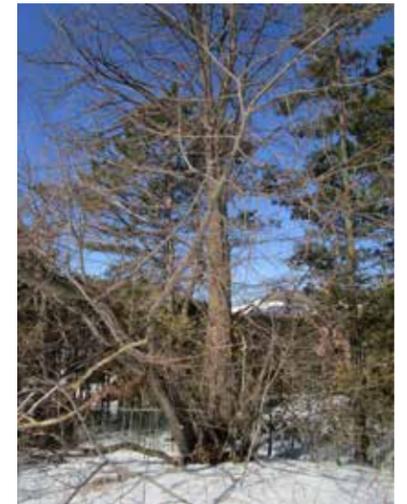
P174- Tree 354



P175- Tree 355



P176- Trees 356-357



P177- Tree 358



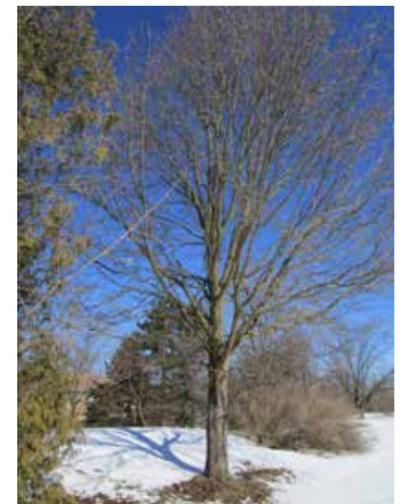
P178- Tree 359



P179- Trees 360-361



P180- Tree 362



P181- Tree 363

Appendix E: Highland Gate Community - Phase 3 - Tree Inventory Photo Sheet



P182- Trees 364-365



P183- Tree 366



P184- Tree 367



P185- Tree 368



P186- Tree 369-373



P187- Trees 374-378



P188- Trees 379-380



P189- Trees 381-382



P190- Tree 383



P191- Tree 384



P192- Tree 385



P193- Tree 386

Appendix E: Highland Gate Community - Phase 3 - Tree Inventory Photo Sheet



P194- Tree 387



P195- Trees 388-389



P196- Trees 390-391



P197- Trees 392-393



P198- Trees 394-395



P199- Tree 396



P200- Tree 397



P201- Trees 398-399



P202- Trees 400-401



P203- Trees 402-403



P204- Tree 404



P205- Trees 405-408

Appendix E: Highland Gate Community - Phase 3 - Tree Inventory Photo Sheet



P206- Trees 409-410



P207- Tree 411



P208- Trees 412-415



P209- Trees 416-418



P210- Trees 419-421



P211- Trees 422-423



P212- Trees 424-425



P213- Trees 426-427



P214- Trees 428-429



P215- Trees 430-431



P216- Tree 432G (grouping)



P217- Tree 433

Appendix E: Highland Gate Community - Phase 3 - Tree Inventory Photo Sheet



P218- Tree 434