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Tree Inventory and Preservation Plan Report

Subject Property:

6009-6017 Valley Way
Niagara Falls, ON

Prepared For:

Valley Way Non-Profit Housing Corp.
6017 Valley Way
Niagara Falls, ON L2E 1X9

Prepared By:

Jackson Arboriculture Inc.
118 Pleasant Ridge Road
Brantford, ON N3R 0B8

5 November 2025

Jackson Arboriculture Inc. Project No. 590

1.0 Introduction

Jackson Arboriculture Inc. was retained by the Valley Way Non-Profit Housing Corp. to complete a Tree Inventory and Preservation Plan report for a property situated at 6009-6017 Valley Way in the City of Niagara Falls, Ontario, hereby referred to as the subject property. It is understood that an application will be filed with the City for the construction of a residential development.

The following study has been completed in accordance with the City of Niagara Falls Site Plan Guidelines.

2.0 Methodology

At the onset of the project the scope of work was coordinated with the client and the consulting team. Prior to conducting a site visit, the topographic survey and current aerial photography were overlaid utilizing geographic information software for use on site during the completion of the tree inventory. The tree locations and the site plan were then overlaid and a tree preservation analysis was completed to determine the impacts to the trees included in the inventory.

2.1 Tree Inventory

Site visits were conducted on the 11th of August and 4th of November 2025 to complete the tree inventory. All trees 10 cm in diameter and larger situated on subject property, on neighbouring property within 6 m and within the road allowance were included in the tree inventory. A visual assessment was completed on each tree included in the inventory and the following information is provided in the tree inventory table (Table 1):

- **Tree #**: A number assigned to each tree corresponding to the tree inventory (Table 1) and the Tree Preservation Plan (Sheet 1).
- **Species**: Common and scientific (Latin) species names.
- **DBH**: The trunk diameter at breast height, measured in centimeters at 1.4 m from the ground.
- **Condition**: The health of the tree considering the trunk integrity, the crown structure and the crown vigour; each rated as good, fair or poor. The condition ratings are based on the signs, symptoms and defects exhibited by each tree, considering the surroundings in which it is growing.
- **Dripline**: The distance from the trunk to the tips of the live branches.
- **mTPZ**: Minimum tree preservation zone distance as measured in meters from the base of the tree. This is the distance at which tree protection fence is to be installed (unless noted otherwise below).
- **Location**: The property where the tree is situated, based on the topographic survey and gps locations taken on site.
- **Comments**: Any additional notes relevant to the tree's health or growing conditions.
- **Recommendation**: The recommended removal or preservation of each tree based on the results of the impact assessment.
- **Reason**: The portion of the proposed development that conflicts with the tree location.

The trees included in the inventory were identified with numbers 1-41 and were located using a tablet computer with a GPS receiver.

2.2 Impact Assessment

A tree preservation analysis was completed on each tree included in the tree inventory considering the impacts from the proposed development and many other factors including, but not limited to, tree condition, species, DBH and the existing site conditions. The impacts from the proposed development will occur where tree roots conflict with construction machinery during pre-grading, construction, grading and servicing.

During the tree preservation analysis the minimum Tree Preservation Zone (mTPZ) distance was utilized to determine the potential impacts to each tree included in the inventory. Where encroachment is required within the mTPZ, tree removal may be required.

The mTPZ distance is the minimum distance at which development can safely occur without considerably impacting a tree's root system. The mTPZ distance is based on the diameter of the tree and measured in meters from the base of the stem. Refer to Table 2 for the mTPZ distances based on trunk diameter.

Table 2. Minimum tree preservation zone distances.

DBH (cm)	Min. Tree Preservation Zone Distance (m)*
	Radius
< 10	1.8
11 – 40	2.4
41 – 50	3.0
51 – 60	3.6
61 – 70	4.2
71 – 80	4.8
81 – 90	5.4
91 – 100	6.0
101 – 110	6.6

*As measured from the outside of the tree trunk.

3.0 Existing Conditions

The subject property is currently occupied by manicured lawn and community garden plots. The property is bound by residential development and Shirley Avenue to the north, residential development and the Grace Gospel Church to the east, residential development and Valley Way to the south and the Gate Alliance Church to the west.

4.0 Tree Inventory Results

The results of the tree inventory indicate that a total of 52 trees 10 cm in diameter or larger reside on subject property, on neighbouring property within 6 m and within the road allowance. The trees included in the inventory appear to be comprised of landscape plantings with some naturally occurring trees.

No rare, threatened or endangered tree species were documented in the tree inventory. Refer to Table 1 for the complete tree inventory and Sheet 1 for the tree locations.

5.0 Proposed Development

The proposed development includes the construction of a 99-unit townhouse complex including asphalt parking. Access to the complex is proposed via Shirley Avenue to the north and Valley Way to the south.

6.0 Discussion

The following sections discuss the tree removal requirements, tree preservation opportunities and tree preservation recommendations based on the results of the impact assessment.

6.1 Tree Removal

The results of the impact assessment indicate that the removal of Trees 2-4, 8-10, 14, 16, 26, 27, 38-42, 46 and 49 will be required to accommodate the proposed development.

Tree 46 appears to reside within the Town road allowance. Permission from the appropriate Town department will be required prior to removal.

Trees 26, 38, 39, 42 and 49 appear to reside on the property boundary or entirely on neighbouring property. Permission from the respective property owner will be required prior to their removal as per the Forestry Act., R.S.O. 1990.

6.2 Tree Preservation

The results of the impact assessment indicate that the preservation of Trees 1, 5-7, 11-13, 15, 17-25, 28-37, 41, 43-45, 47, 48 and 50-52 will be possible with the use of appropriate tree protection measures. Tree protection measures must be implemented prior to the commencement of construction to ensure that the trees identified for preservation are not impacted by the proposed development.

It appears that encroachment within the mTPZ of Tree 6 will be required to accommodate sidewalk construction. However, there is currently an existing sidewalk in this location, as such, no sidewalk construction should be required within the root system of Tree 6.

Encroachment within the mTPZ of Trees 20 and 21 will be required to accommodate the proposed development. If any roots are exposed during construction they must be pruned by a Certified Arborist in accordance with good arboricultural practice to ensure that the root systems are not damaged.

Tree protection fence must be installed at the mTPZ distance as outlined in this report and on Sheet 1. Refer to Sheet 1 for the prescribed tree protection fence locations, additional tree protection plan notes and the tree protection fence detail.

6.3 Tree Preservation Recommendations

The following recommendations are made in attempts to reduce the impacts to trees identified for preservation:

- Tree protection fence must be installed at the mTPZ distance as outlined in this report and on Sheet 1 prior to the commencement of construction.
- Once tree protection fence has been installed it must not be moved, relocated or altered in any way (unless repairing fallen fence etc.) for the duration of the construction period.
- No intrusion into an area identified on Sheet 1 as a tree preservation zone (TPZ) is allowed at anytime during construction unless noted otherwise in this report and on Sheet 1.
- No storage of machinery, construction debris, materials, waste or any other items is allowed within a TPZ.
- Any tree branches and roots that conflict with the proposed development must be pruned by a Certified Arborist in accordance with good arboricultural practice.
- Tree protection fencing should be inspected by a Certified Arborist prior to and during construction to ensure that the fencing remains intact and in good repair throughout the stages of development.

7.0 Summary

Jackson Arboriculture Inc. was retained by the Valley Way Non-Profit Housing Corp. to complete a Tree Inventory and Preservation Plan report for a property situated at 6009-6017 Valley Way in the City of Niagara Falls, Ontario. A tree inventory was conducted and an impact assessment was completed in the context of the proposed development plan.

The tree inventory documented a total of 52 trees situated on subject property, on neighbouring property within 6 m and within the road allowance. The results of the impact assessment indicate that the removal of 16 trees will be required to accommodate the proposed development.

Respectfully submitted,
Jackson Arboriculture Inc.

Jeremy Jackson

Jeremy Jackson, H.B.Sc.,
ISA Certified Arborist #ON-1089A
GIS Analyst

8.0 Limitations of Assessment

It is our policy to attach the following limitations of assessment to ensure that the client, municipalities and agencies are fully aware of what is technically and professionally realistic when visually assessing and retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above ground parts of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree and direction of any lean, the general condition of the trees and the surrounding site, and the proximity of property and people.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour constantly change. They are not immune to changes in site conditions, or seasonal variations in the weather conditions, including severe storms with high-speed winds.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree of group of trees or their component parts in al circumstances. Inevitably a standing tree will always pose some risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

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

Table 1. Tree Inventory

Location: 6009 Valley Way, Niagara Falls Date: 11 Aug./4 Nov. 2025 Surveyors: JJJ

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	mTPZ	Location	Comments	Action	Reason
1	White Birch	*Betula papyrifera*	~45, 45	FG	G	G	8	3.6	Neighbouring	Union	Preserve	
2	Honey Locust cultivar	*Gleditsia triacanthos var. 'inermis'*	65	G	G	G	8	4.2	Subject Property	Union at 2.5 m	Remove	Foundation Excavation
3	Silver Maple	*Acer saccharinum*	61	FG	G	FG	9	4.2	Subject Property	Union at base of crown, stem wound at flare	Remove	Road Construction
4	Silver Maple	*Acer saccharinum*	53	G	G	G	9	3.6	Subject Property	Union at 3 m	Remove	Road Construction
5	Norway Maple	*Acer platanoides*	~65	F	FG	G	6	4.2	City ROW	Union at 1.6 m, girdling root	Preserve	
6	Little-leaf Linden	*Tilia cordata*	~65	FG	G	G	6	4.2	Subject Property	Union at 2.5 m	Preserve	
7	Little-leaf Linden	*Tilia cordata*	~51	G	G	G	4	3.6	Subject Property		Preserve	
8	Silver Maple	*Acer saccharinum*	62	G	G	G	8	4.2	Subject Property	Union at 2.5 m	Remove	Road Construction
9	Silver Maple	*Acer saccharinum*	85	FG	G	G	14	5.4	Subject Property	Union at base of crown, light stem wound	Remove	Road Construction
10	Silver Maple	*Acer saccharinum*	81	FG	G	G	10	5.4	Subject Property	Union at base of crown	Remove	Foundation Excavation
11	White Spruce	*Picea glauca*	~20	G	G	G	3	2.4	Neighbouring		Preserve	
12	White Spruce	*Picea glauca*	~25	G	G	G	3.5	2.4	Neighbouring		Preserve	
13	White Spruce	*Picea glauca*	~35	G	G	G	4	2.4	Neighbouring		Preserve	
14	Silver Maple	*Acer saccharinum*	83	G	G	G	12	5.4	Subject Property	Union at base of crown	Remove	Foundation Excavation
15	White Spruce	*Picea glauca*	~31	G	G	G	4	2.4	Neighbouring	Heavy ivy competition - can't see trunk	Preserve	
16	Silver Maple	*Acer saccharinum*	87	FG	FG	G	10	5.4	Subject Property	Union at 2.5 m with included bark and seam, vertical scaffold limbs	Remove	Foundation Excavation
17	Norway Maple	*Acer platanoides*	~55, 55	F	FG	G	10	4.2	Neighbouring	Union at 0.3m	Preserve	
18	Manitoba Maple	*Acer negundo*	40, 26, 16	F	F	F	7	3.0	Subject Property	Union at ground	Preserve	
19	Manitoba Maple	*Acer negundo*	14, 8	F	PF	PF	4	2.4	Subject Property	Union at ground, lean north, 30% crown dieback	Preserve	
20	Norway Maple	*Acer platanoides*	74	FG	G	G	9	4.8	Subject Property	Union at 2 m, pruning wounds	Preserve	
21	Sycamore Maple	*Acer pseudoplatanus*	31, 36	F	FG	FG	5	3.0	Subject Property	Union at 1 m with included bark, 10% crown dieback	Preserve	
22	Black Walnut	*Juglans nigra*	49	G	G	G	9	3.0	Subject Property		Preserve	
23	Black Walnut	*Juglans nigra*	~35	G	FG	G	6	2.4	Neighbouring	Light canker lesions on stem, crown bowed south	Preserve	
24	Little-leaf Linden	*Tilia cordata*	~28	F	G	G	5	2.4	Boundary	Cinder block retaining wall and asphalt paving 0.2 m from flare on south side	Preserve	

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	mTPZ	Location	Comments	Action	Reason
25	Manitoba Maple	*Acer negundo*	63	F	P	P	5	4.2	Subject Property	Included wire fence, flare covered with gravel, asphalt paving 0.2 m from flare on south side, 30% crown dieback	Preserve	
26	Black Walnut	*Juglans nigra*	~51	G	G	G	8	3.6	Boundary		Remove	Road Construction
27	Manitoba Maple	*Acer negundo*	35, 22	F	FG	G	7	3.0	Subject Property	Union at ground	Remove	Road Construction
28	White Pine	*Pinus strobus*	~51, 38	FG	F	F	7	4.2	Neighbouring	Union at 0.3 m, 38 cm stem dead	Preserve	
29	White Spruce	*Picea glauca*	~14	G	F	F	3	2.4	Neighbouring	Lean east, understorey	Preserve	
30	White Spruce	*Picea glauca*	~30, 15	F	F	FG	4	2.4	Neighbouring	Union at 0.6 m	Preserve	
31	White Spruce	*Picea glauca*	~21	G	FG	FG	3	2.4	Neighbouring	Sparse crown	Preserve	
32	White Spruce	*Picea glauca*	~31	G	G	G	4	2.4	Neighbouring		Preserve	
33	White Spruce	*Picea glauca*	~25	G	FG	FG	3	2.4	Neighbouring	Sparse crown	Preserve	
34	White Spruce	*Picea glauca*	~18	G	G	G	3	2.4	Neighbouring		Preserve	
35	White Spruce	*Picea glauca*	~38	G	F	F	4	2.4	Neighbouring	Top of crown dead	Preserve	
36	White Spruce	*Picea glauca*	~15	G	F	F	1	2.4	Neighbouring	Sparse crown	Preserve	
37	White Spruce	*Picea glauca*	~61	G	FG	F	4	4.2	Neighbouring		Preserve	
38	Little-leaf Linden	*Tilia cordata*	15, 26, 10, 20, 16	F	F	G	4	3.0	Neighbouring	Union at ground, cluster 5 stems, included wire fence	Remove	Road Construction
39	Little-leaf Linden	*Tilia cordata*	16, 14, 14, 12, 18, 18	F	F	G	4	3.0	Neighbouring	Union at ground	Remove	Road Construction
40	Silver Maple	*Acer saccharinum*	77	FG	G	G	12	4.8	Neighbouring	Union at 3.5 m, exposed roots	Remove	Road Construction
41	Silver Maple	*Acer saccharinum*	76	G	G	G	10	4.8	Neighbouring	Union at 3.5 m	Preserve	
42	Manitoba Maple	*Acer negundo*	33, 22,19	F	FG	G	6	3.0	Boundary	Union at ground with included bark, lean west	Remove	Road Construction/ Condition
43	Manitoba Maple	*Acer negundo*	43	FG	G	G	4	3.0	Boundary	Union at 2 m	Preserve	
44	Norway Maple	*Acer platanoides*	18, 17,14	F	FG	G	4	2.4	Boundary	Union at 0.8 and 1.1 m	Preserve	
45	Black Locust	*Robinia pseudoacacia*	12,16	FG	G	G	3	2.4	Boundary	Union at 1.2 m	Preserve	
46	Little-leaf Linden	*Tilia cordata*	28	G	G	G	4	2.4	City ROW		Remove	Road Construction
47	Honey Locust cultivar	*Gleditsia triacanthos var. 'inermis'*	58	G	G	G	8	3.6	Neighbouring		Preserve	
48	Freeman's Maple	*Acer x. freemanii*	61	FG	FG	FG	8	4.2	Neighbouring	Union at 2 m, 10% crown dieback	Preserve	
49	Honey Locust cultivar	*Gleditsia triacanthos var. 'inermis'*	58	G	G	G	9	3.6	Neighbouring		Remove	Road Construction
50	Honey Locust cultivar	*Gleditsia triacanthos var. 'inermis'*	58	G	G	G	9	3.6	Neighbouring	Union at 2 m	Preserve	

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	mTPZ	Location	Comments	Action	Reason
51	Honey Locust cultivar	*Gleditsia triacanthos var. 'inermis'*	61	G	G	G	10	4.2	Neighbouring	Growth deficit	Preserve	
52	Honey Locust cultivar	*Gleditsia triacanthos var. 'inermis'*	65	G	G	G	12	4.2	Neighbouring		Preserve	

Legend		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
DL	Dripline	(m)
mTPZ	Minimum Tree Preservation Zone	(m)
G	Good	
F	Fair	
P	Poor	
~	Estimate	