



Prepared for:

Urban & Environmental Management Inc.
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Project Address:

5190 & 5204 Stanley Avenue, Niagara Falls, Ontario

Data Collection and Report Prepared by:

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19 December 2025

Arborist Report - 5190 & 5204 Stanley Avenue, Niagara Falls, Ontario

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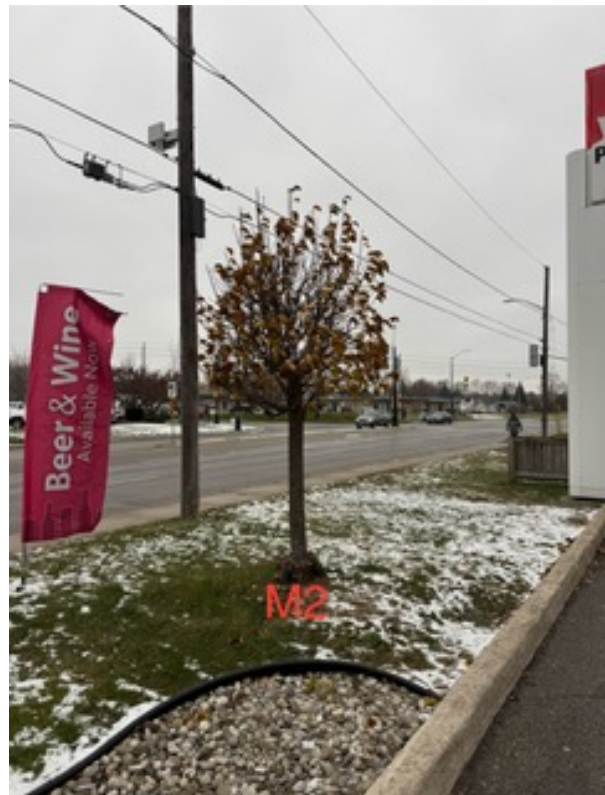
Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 5190 Stanley Avenue, Niagara Falls, Ontario. The property owner intends to expand upon the existing commercial footprint (existing convenience store) through the addition of a 2-storey mixed-use building, the installation of new paving surfaces, and by adding new hardscaping elements. The tree assessment was completed on the 16th day of December 2025. All field and appraisal work was conducted by qualified consultants.

The purpose of this report is to inventory and assess trees 15cm in diameter, measured at breast height and larger on the subject property, in the city road allowance adjacent to the property and any trees within 6m of the property line. There is one (1) existing tree that is recommended for removal as a result of this proposed construction.

Municipally Owned Trees

Tree number M1 is a 13cm dbh Pear Common that is growing on the municipally owned boulevard. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number M2 is a 13cm dbh Pear Common that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 2.4m.



Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Condition's Rating	Appraised Value
M1	Pear	13	132.665	6	28.26	750	26.5392781	67.00%	2606.45833	65.00%	80.00%	1355.358333
M2	Pear	13	132.665	6	28.26	750	26.5392781	67.00%	2606.45833	75.00%	80.00%	1563.875

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Neighbouring Trees

Tree number N1 is a 24cm dbh Elm Chinese that is growing near the south property line of 5176 Stanley Avenue. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N2 is a 86cm dbh Maple Silver that is growing near the south property line of 5176 Stanley Avenue. This tree is in good condition and requires a tree protection zone of 5.4m. An encroachment is expected into this trees recommended tree protection zone to allow for the proposed parking lot. A qualified arborist shall be present to direct, inspect and photo document any excavation required in this encroachment area and to perform any necessary remedial arboricultural actions at that time. This encroachment is minor and no negative impacts to the tree are expected.

Tree number N3 is a 22cm dbh Mulberry White that is growing near the south property line of 5176 Stanley Avenue. This tree is in good condition and requires a tree protection zone of 2.4m.

Tree number N4 is a 20-17cm dbh Heaven Tree Of that is growing near the south property line of 5176 Stanley Avenue. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N5 is a 60cm dbh Maple Silver that is growing near the south corner of the property line in the backyard of 5424 Houck Drive. This tree is in good condition and requires a tree protection zone of 3.6m.

Tree number N6 is a 20-20cm dbh Maple Silver that is growing near the south west corner of the property line in the backyard of 5412 Houck Drive. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N7 is a 26cm dbh Willow Corkscrew that is growing near the south west corner of the property line in the backyard of 5412 Houck Drive. This tree is in poor condition and requires a tree protection zone of 2.4m.

Privately Owned Trees

There are no privately owned trees associated with this project.

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Pear Common	Pyrus communis	13	3	2	1.5	4	fair	fair	2.4m	remove
M2	Pear Common	Pyrus communis	13	3	2	1.5	4	fair	fair	2.4m	preserve
N1	Elm Chinese	Ulmus parvifolia	24	9	9	3	81	fair	fair	2.4m	preserve
N2	Maple Silver	Acer saccharinum	86	18	18	3	324	good	good	5.4m	injure
N3	Mulberry White	Morus alba	22	9	6	3	36	good	good	2.4m	preserve
N4	Heaven Tree Of	Ailanthus altissima	20-17	8	6	3	36	fair	fair	2.4m	preserve
N5	Maple Silver	Acer saccharinum	60	15	15	6	225	good	good	3.6m	preserve
N6	Maple Silver	Acer saccharinum	20-20	10	7	3	49	fair	fair	2.4m	preserve
N7	Willow Corkscrew	Salix matsudana 'Totuosa'	26	9	4	3	16	poor	poor	2.4m	preserve

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Limitations of Assessment

It is the policy of Summit SKS Limited to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the visible root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. Inherently, a standing tree will always pose some level of risk. 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 inspection.

The report is the property of Summit SKS Limited and/or its agents and may not be used until payment is made in full unless written permission is granted to do so. Summit SKS Limited reserves the right to withdraw this report and its recommendations, if any requirements are not met. All details and graphics are copyright of Summit SKS Limited.

On Behalf of Summit SKS Limited



Alex Sharp,
Certified Arborist ON-0542AT





The International Society of Arboriculture

Hereby Announces That

Alex Mackenzie Sharp

Has Earned the Credential

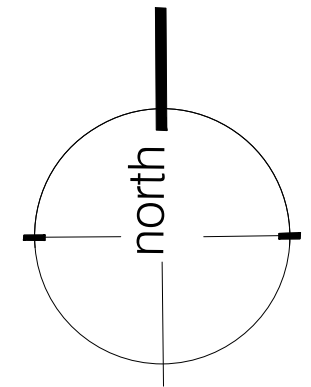
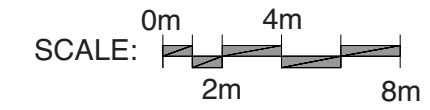
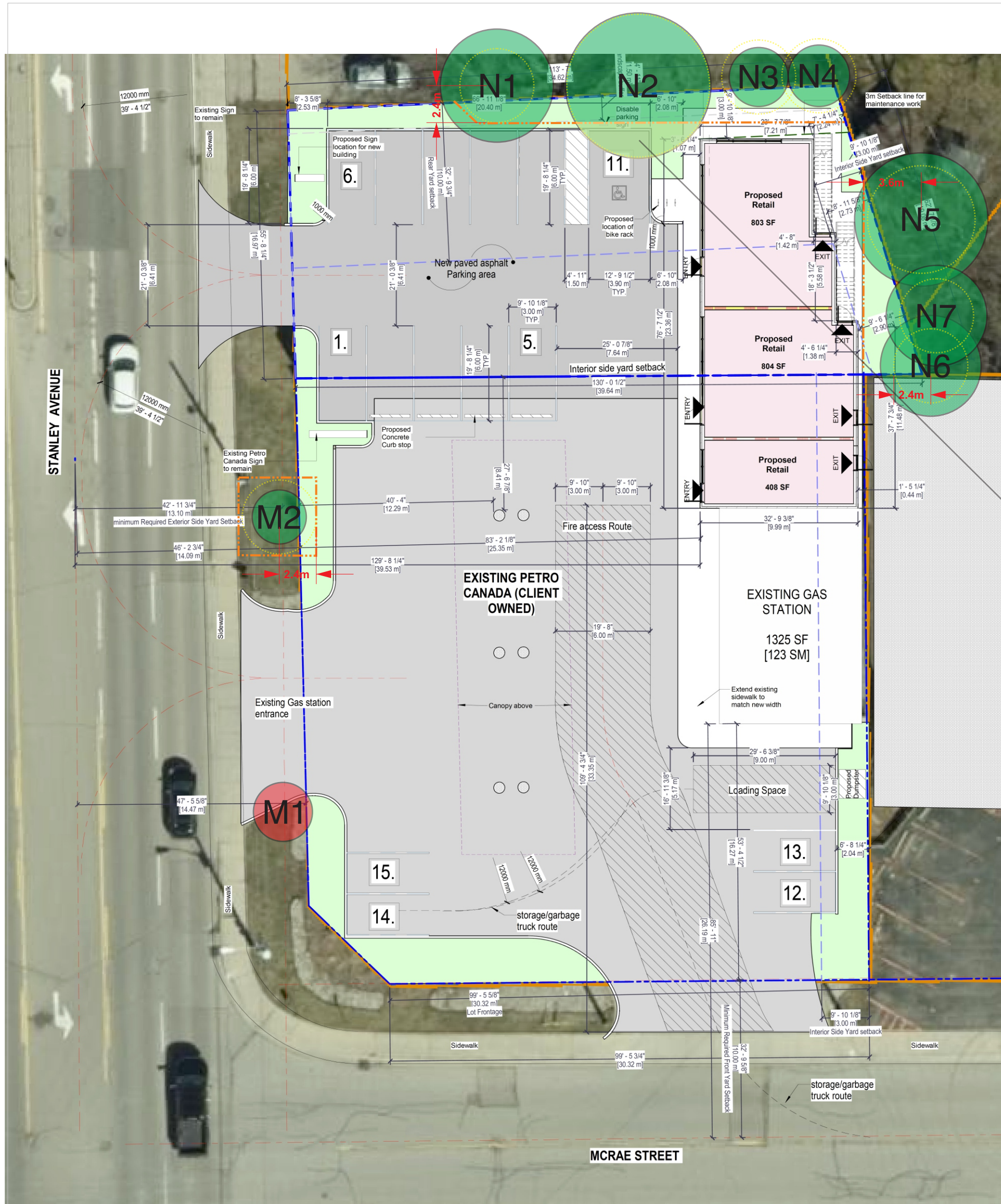
ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 January 2016	30 June 2025	ON-2026A
Issue Date	Expiration Date	Certification Number

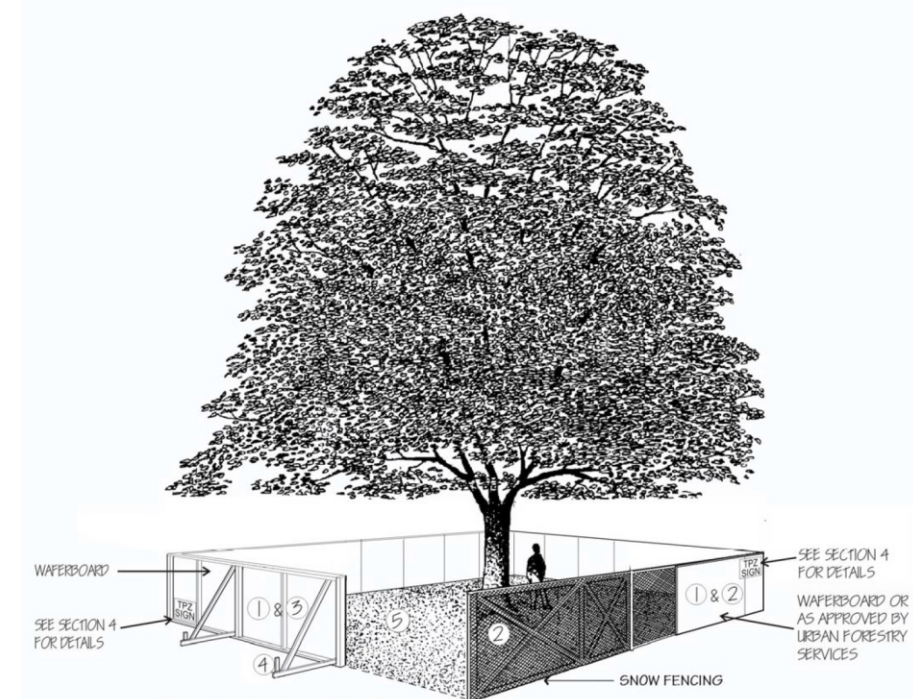




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AREA OF ENCROACHMENT ALL EXCAVATION IN THIS AREA TO BE OVERSEEN BY PROJECT ARBORIST.



- Tree Protection Barriers**
- Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
 - Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s.
 - Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
 - All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
 - No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	19/Dec/2025	1st Submission
2		
3		
4		
5		



CLIENT
Urban & Environmental Management Inc.
MUNICIPALITY
City of Niagara Falls
PROJECT
5190 & 5204 Stanley Avenue

MUNICIPAL FILE NUMBER
n/a
SHEET
Tree Protection Plan

