272 and 274 Sunview Street
Waterloo, Ontario

ARBORIST REPORT

Submission:

1. Zoning By-law Amendment – November 2nd, 2026

Prepared for:
Dennis Home Corp.
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1.0 INTRODUCTION

JK Consulting Arborists has been retained by Dennis Home Corp. (the Client), to prepare an Arborist Report and Vegetation Management Plan (VMP) for the proposed townhouse development located at 272-274 Sunview Street in Waterloo, Ontario. The Arborist Report has been prepared to support the Zoning Bylaw Amendment (ZBA) and satisfy the City of Waterloo submission requirements. The report will provide recommendations for tree management based on the proposed site plan design.

1.1 EXISTING SITE

The Project is located in central Waterloo and within the University of Waterloo student housing area. The Project property is comprised of two residential lots which currently have single home buildings and associated garages and sheds. The Project is bordered by a 4-storey residential building to the east, Sunview Street to the west, single home residential lot to the north, and a single home residential lot to the south.

1.2 PROJECT PURPOSE

The Project is for the development of 16 townhome units. The Arborist Report and Vegetation Management Plan have been prepared to support the Zoning By-law Amendment (ZBA) application and provide preliminary recommendations for tree management. Tree protection measures and final recommendations will be reviewed and refined during the Site Plan Approval (SPA) stage as the design and grading are finalized.

2.0 METHODOLOGY

A tree inventory was completed for trees on the Project site and on adjacent lands within approximately 6 m of the Project boundary that may be affected by construction. The inventory was completed by Ms. Jennifer Koskinen, ISA Certified Arborist, ISA TRAQ, on October 2, 2026. Individually assessed trees are identified by numbered tags (#57 to #72) or letter identifiers (A to D). Adjacent groups of trees are recorded as vegetation Units 1 and 2 in the general inventory.

The tree inventory data are compiled in Table 1, Detailed Tree Inventory for 272-274 Sunview Street, and Table 2, General Tree Inventory, on drawing VMP-2 in Appendix A. Tree locations and identifiers are illustrated on VMP-1. The VMP incorporates the preliminary site plan, grading, and servicing information available for this ZBA submission. Final grading, servicing, and tree protection fence locations will be reviewed and updated at the SPA stage.

The Arborist Report provides a summary of site observations, impacts based on Project design and construction, and recommendations for tree management throughout the Project cycle where applicable.

2.1 TREE ASSESSMENT

The following identifies the assessment and information completed for each tree that has been included in Table 1.

Botanical and Common Name: The scientific and common name are identified for each tree.

Diameter at Breast Height (DBH): Tree diameter measurement in centimetres taken 1.4 metres up the tree's trunk from existing grade.

Condition Assessment: Assessment completed from ground review.

Trunk Integrity (TI) – Assessment of root flare, trunk, and main stem.

Canopy Structure (CS) – Assessment of branches and overall canopy.

Canopy Vigor (CV) – Assessment of general health and vigor of live buds or leaves throughout the canopy.

Overall Condition (OC) – Final condition rating based on TI, CS, and CV. One poor rating will result in an OC of poor. If two of the three are rated good and one is fair the OC will be fair, and so on.

Condition Rating:

Excellent: (Vigour Class 6: Healthy)
No major branch mortality: crown is reasonably normal with less than 10% branch or twig mortality; no signs of decay or defects.

Good: (Vigour Class 5: Light Decline)
Branch mortality, twig dieback in 11-25% of the crown: broken branches or crown missing based on presence of old snags is less than 26%; minor evidence of decay or defects.

Fair: (Vigour Class 4: Moderate Decline)
Branch mortality, twig dieback in 26-50% of the crown: broken branches or crown area missing based on presence of old snags is 50% or less; decay evident.

Poor: (Vigour Class 3: Severe Decline)
Branch mortality, 50% or more of the crown dead: broken branches or crown area missing based on presence of old snags in more than 50%; decay may result in high hazard assessment or recommendation for tree removal.

Dead: (Vigour Class 2: Dead due to Natural Causes)
Tree is dead, either standing or down: phloem under bark has brown streaks: few epicormic shoots may be present.

Dead: (Vigour Class 1: Dead due to Human Causes)
Tree removed: tree has been sawed or girdled by human activity.

Property/Location: Identifies if the tree is located on the development/Project site, property line or boundary tree, neighbouring property, or public property.

Comments: Additional information or observations of the tree.

3.0 OBSERVATIONS and ANALYSIS

3.1 OBSERVATIONS

The following observations are to be read in conjunction with VMP-1 and VMP-2 in Appendix A. Twenty (20) individual trees were recorded in the detailed inventory: sixteen (16) on the Project property, two (2) City-owned trees, and two (2) trees on adjacent private properties. Species in the detailed inventory include:

*Acer platanoides (*Norway Maple*), Cercidiphyllum japonicum (*Katsura*), Ginkgo biloba (*Ginkgo*), Juglans nigra (*Black Walnut*), Juniperus virginiana (*Eastern Red Cedar*), Magnolia sp. (*Magnolia*), Picea glauca (*White Spruce*), Picea pungens 'Glauca' (*Colorado Blue Spruce*), Prunus sp. (*Cherry*), Quercus robur 'Fastigiata' (*Columnar English Oak*), and Thuja occidentalis (*Eastern White Cedar*).*

The general inventory also includes Unit 1 (twelve Eastern White Cedars) and Unit 2 (eleven Eastern White Cedars and one Norway Maple), comprising twenty-four (24) additional trees on neighbouring properties. Photographs of all trees will be provided in Appendix B.

The following summarizes the observations by ownership and inventory category.

Project Owned Trees
Sixteen trees, #57 to #72, are located on the Project property. These trees include a range of species and conditions, from good to poor. Tree #59 has a dead central stem with decay extending into the trunk; several Eastern Red Cedars and the Colorado Blue Spruce were also assessed in poor condition. All sixteen project-owned trees are located within the proposed development area.

City Trees
Trees 'A' (Eastern White Cedar) and 'B' (Katsura) are City-owned trees near the Sunview Street frontage. Both were assessed in good condition.

Neighbouring Private Trees
Tree C is a Black Walnut in good condition on adjacent private property. It is located outside the proposed development area. Tree D is a White Spruce in good condition on adjacent private property, approximately less than 0.5 m from the existing chain-link fence.

General Inventory – Units 1 and 2
Unit 1 contains twelve Eastern White Cedars and Unit 2 contains eleven Eastern White Cedars and one Norway Maple on adjacent private lands.

3.2 RECOMMENDATIONS

The proposed 16-unit townhouse development occupies much of the Project property. All sixteen Project-owned trees (#57 to #72) are recommended for removal because they are located within the proposed development area. City-owned trees A and B are identified for removal or transplanting, with final actions to be established in consultation with the Project team and the City at SPA. Neighbouring tree D is recommended for removal because anticipated grading and construction could significantly affect the root system and compromise stability; permission from the neighbouring owner is required. Neighbouring tree C and vegetation Units 1 and 2 are recommended for retention, with anticipated injury to Units 1 and 2.

The preliminary recommendations are based on October 2, 2026, tree inventory, the proposed site layout and preliminary grading and servicing shown on the VMP. The extent of impacts and final tree management measures will be confirmed when grading and servicing details are available at SPA.

3.2.1 Tree Impacts

Trees to be Retained
Tree C (Black Walnut) is recommended for retention. The Project construction fence along the property line is proposed to serve as tree protection fencing and is expected to provide adequate separation from construction activity. Its alignment and suitability shall be confirmed during SPA.
Trees A and B are not classified as retained or removed at this stage; both City-owned trees are identified as removal or transplant options for consideration by the Client, project team, and City during SPA.

Trees to be Retained with Injury
Units 1 and 2 will be retained where feasible. Both units are set back from the property line, but portions of their driplines and canopies extend toward the proposed work. Pruning may be required for construction clearance, and an arborist shall be present during construction within the driplines to assess and manage root impacts. Any necessary work on adjacent lands requires the applicable owner’s permission.

Trees to be Removed
All sixteen Project-owned trees (#57 to #72) are recommended for removal to accommodate the proposed development footprint and associated construction. Tree D (White Spruce) on neighbouring private property is also recommended for removal. Given its proximity to the property boundary, proposed construction and grading are anticipated to affect a significant portion of its root system and potentially compromise its stability. Removal requires the adjacent property owner’s permission. The final tree removal limits will be reviewed at SPA.

Trees to be Retained with Injury
Units 1 and 2 will be retained where feasible. Both units are set back from the property line, but portions of their driplines and canopies extend toward the proposed work. Pruning may be required for construction clearance, and an arborist shall be present during construction within

the driplines to assess and manage root impacts. Any necessary work on adjacent lands requires the applicable owner's permission.

3.2.2 Summary of Tree Impacts

The following summary reflects the twenty individually inventoried trees in Table 1. The twenty-four trees in general inventory Units 1 and 2 are reported separately because they are recommended for retention with anticipated injury. Final actions for City trees A and B will be determined at SPA.

Table 3-1. Summary of Tree Impacts (Detailed Inventory)

Tree Impacts	# of Individually Inventoried Trees
Retain	1
Remove	17
Remove or Transplant – decision at SPA	2
Total Trees Inventoried	20

Table 3-2. Summary of Tree Impacts (General Inventory)

Tree Impacts	# of Individually Inventoried Trees
Retain	24
Remove	0
Total Trees Inventoried	24

4.0 TREE PROTECTION

Tree protection fencing (TPF) locations will be finalized on the VMP during SPA once the detailed design, grading and servicing are available. In general, City of Waterloo requirements call for TPF to be installed at least 1 m beyond the dripline of retained trees wherever possible, as identified in the City notes and details CW-701 and CW-702 on VMP-2. Where this is not feasible, an alternative fence alignment may be considered following arborist review of grading, proposed construction and anticipated impacts. Any approved encroachment into the protection area shall be accompanied by appropriate arborist supervision and root management measures.

For tree C, the construction fence along the Project property line is proposed to function as TPF, subject to arborist review at SPA. For Units 1 and 2, fencing shall be located to protect retained vegetation as far as practicable. Where work is required within the Tree Protection Zone, an arborist shall review the extent of disturbance and supervise necessary root and branch management. TPF shall be installed and certified in accordance with the approved SPA VMP and City requirements before construction or removals, and maintained throughout construction.

5.0 RECOMMENDATIONS DURING CONSTRUCTION

1. The following is the process that shall be carried out if tree removals are requested during the restricted time indicated in the Migratory Birds Convention Act (for Southern Ontario this timing is estimated for April 1 to August 31):
   - It is to be determined if nesting birds are within the tree removal disturbance area.
   - If it has been determined that there are nesting birds onsite, there will be no tree removals/chipping conducted within a boundary set out in conjunction with City staff. Tree removals can resume within this area at the end of the nesting season, August 31, or if it has determined the birds have left.
   - If it has been determined there are no migratory birds nesting within the disturbance area, the contractor has 7 days to conduct removals. At the end of 7 days, if removals and chipping is not complete, the area shall be reassessed and if there are still no birds, work can resume for another 7 days. This process will continue until all removals and chipping are complete.
2. Tree branches and roots to be pruned shall be completed by a Certified Arborist or under the direction of one. Pruning shall be completed using the current International Society of Arboriculture (ISA) Best Management Practices. Pruning shall occur on the Project property and not cross the property line. Only if permission has been given by the owner of the abutting property and/or owner of the tree can pruning then occur on adjacent lands.
3. Additional notes provided by the City of Waterloo have been included in drawing VMP-2.

6.0 STATUTE OF LIMITATIONS

The assessment of the trees presented within 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, evidence of insect presence, discoloured foliage, the general condition of the trees and the surrounding site, as well as the proximity of property and people. None of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour is constantly changing. They are not immune to changes in site conditions or seasonal variations in the weather.
While reasonable efforts have been made to ensure the trees recommended for retention are healthy, no guarantees are offered or implied that these trees or any part of them will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree or group of trees in all circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure if provided with the necessary combinations of stresses and elements. This risk can only be eliminated if the tree is removed.

Every effort has been made to ensure that this assessment is reasonably accurate, and the trees should be reassessed periodically. The assessment presented in this report is valid at the time of inspection.



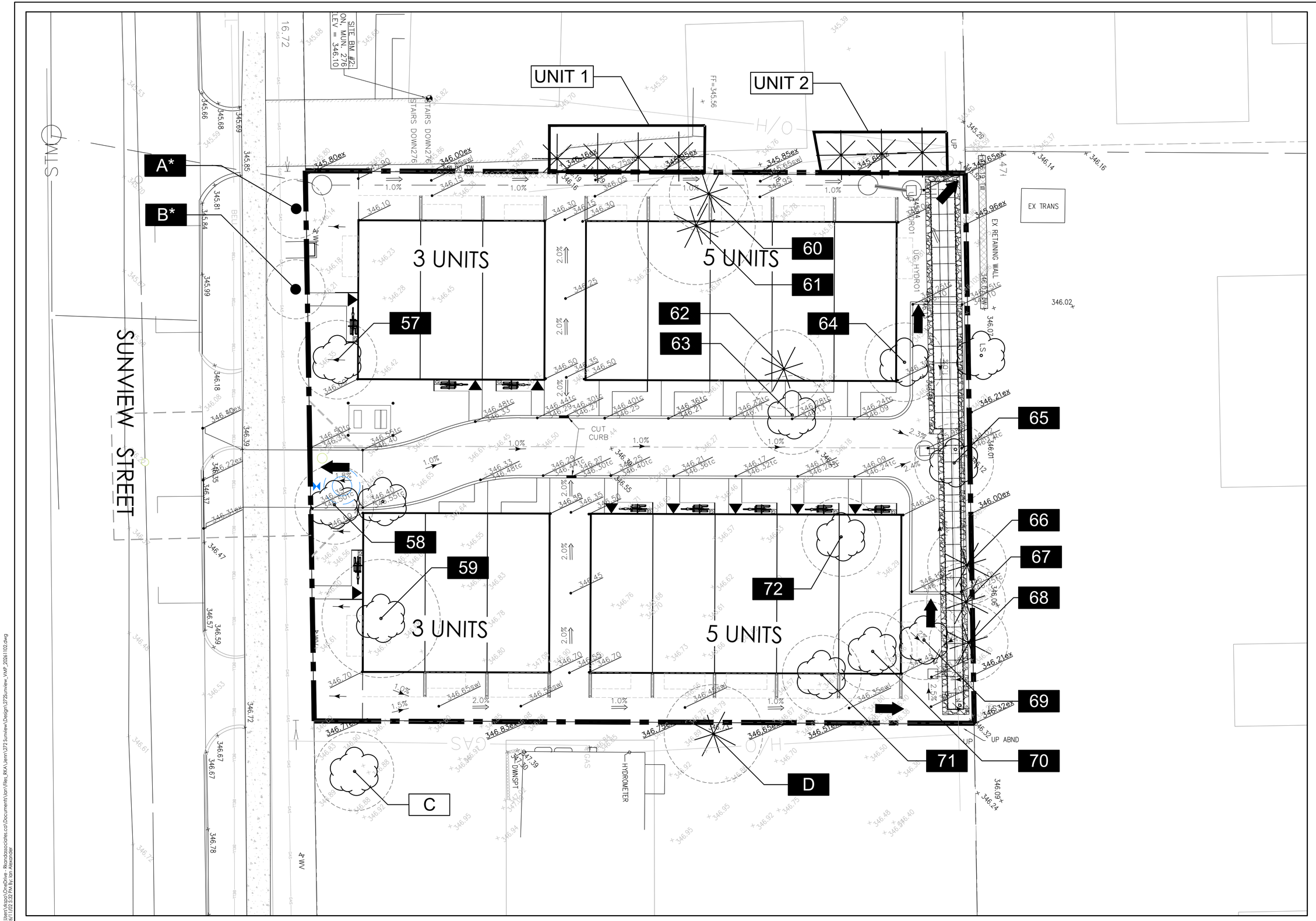
Prepared by: _____

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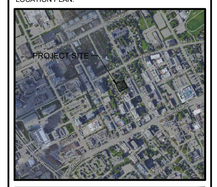
Appendix A

- DRAWING VMP-1
VEGETATION MANAGEMENT PLAN

- DRAWING VMP-2
VEGETATION MANAGEMENT PLAN



LOCATION PLAN:



LEGEND:

19	TREE IDENTIFICATION TAG EXISTING TREE TO BE RETAINED
*19	TREE LOCATION MEASURED IN FIELD (NOT PICKED UP BY SURVEYOR)
19	TREE IDENTIFICATION TAG EXISTING TREE TO BE REMOVED
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	TREE PROTECTION FENCING (TO BE ADDED FOR SPA)
	MINIMUM TREE PROTECTION ZONE

1.	ZBA APPROVAL	NOV 02/2026
	REVISION / ISSUE	DATE

CONSULTING ARBORISTS

CONSTRUCTION NORTH

CERTIFIED ARBORIST ISA

CLIENT:

DENNIS HOME CORP

PROJECT TITLE:

SUNVIEW DEVELOPMENT

272-274 SUNVIEW STREET WATERLOO, ON

DRAWING TITLE:

VEGETATION MANAGEMENT PLAN

DRAWN BY: IA
CHECKED BY: JK
DATE: NOVEMBER 2026
SCALE: 1:100

DRAWING NO.: VMP-1

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TABLE 1. Detailed Tree Inventory for 272-274 Sunview Street, Waterloo, ON
Date Data Collected: October 2, 2026

Tree Tag # or ID	Botanical Name	Common Name	DBH (cm)	Dripline Radius (m)	City of Waterloo Minimum Tree Protection Zone Radius (m) for Retained Trees	Condition				Ownership	Comments	Species Tolerance to Impact	Recommendation	Justification for Action	Neighbour Permission for Removal
						trunk integrity	crown structure	crown vigor	overall condition						
A	*Thuja occidentalis*	Eastern White Cedar	1	0.5	1.8	Good	Good	Good	Good	City		Good	Remove or Transplant	Action to be determined	
B	*Cercidiphyllum japonicum*	Katsura	1	0.5	1.8	Good	Good	Good	Good	City	Naturalized shrubs growing around .	Poor to Moderate	Remove or Transplant	Action to be determined	
C	*Juglans nigra*	Black Walnut	30 to 35	2	2.4	Good	Good	Good	Good	Private - Neighbour	Retain. TPF will protect tree during construction. Propery fence will be installed along the property line as part of the Project design.	Poor to Moderate	Retain	Tree is located outside of development area; site construction fence shall adequately protect the tree. As such TPF is not recommended	
D	*Picea glauca*	White Spruce	40 to 45	3.5	3	Good	Good	Good	Good	Private - Neighbour	Located approx. <0.5m from existing chain link fence.	Moderate	REMOVE	It is understood that construction and grading will impact a significant amount of the tree roots and likely compromise tree stability.	X
57	*Magnolia sp.*	Magnolia sp.	12,13,18	4	2.4	Good	Good	Good	Good	Project		Poor to Moderate	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
58	*Acer platanoides*	Norway Maple	30	4	2.4	Good	Good	Good	Good	Project	Callused wound on trunk.	Moderate to Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
59	*Acer platanoides*	Norway Maple	60	6	3.6	Poor	Fair	Fair	Poor	Project	Central stem dead with rot extending to top of trunk.	Moderate to Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
60	*Picea pungens 'Glauca'*	Colorado Blule Spruce	14	1.5	2.4	Poor	Poor	Poor	Poor	Project		Moderate	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
61	*Thuja occidentalis*	Eastern White Cedar	10,12,24,60	4	3.6	Good	Good	Good	Good	Project		Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
62	*Juniperus virginiana*	Eastern Red Cedar	26	2	2.4	Fair	Fair	Fair	Fair	Project		Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
63	*Prunus sp.*	Cherry sp.	11	2	2.4	Good	Good	Good	Good	Project	Growing in tree well.	Moderate	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
64	*Ginkgo biloba*	Ginkgo	38	3	2.4	Good	Good	Good	Good	Project		Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
65	*Acer platanoides*	Norway Maple	26,36	7	2.4	Good	Good	Good	Good	Project	Tree has been pruned back from electrical lines.	Moderate to Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
66	*Juniperus virginiana*	Eastern Red Cedar	14	2	2.4	Poor	Poor	Fair	Poor	Project		Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
67	*Juniperus virginiana*	Eastern Red Cedar	14	2	2.4	Poor	Poor	Poor	Poor	Project	Tree has been topped; minimal live crown.	Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
68	*Juniperus virginiana*	Eastern Red Cedar	14	2	2.4	Poor	Fair	Fair	Poor	Project	Tree has been pruned back from electrical lines.	Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
69	*Acer platanoides*	Norway Maple	24	4	2.4	Good	Good	Good	Good	Project		Moderate to Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
70	*Acer platanoides*	Norway Maple	16	3	2.4	Good	Good	Good	Good	Project		Moderate to Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
71	*Quercus robur 'Fastigiata'*	Columnar English Oak	14	1	2.4	Good	Good	Good	Good	Project		Moderate	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	
72	*Acer platanoides*	Norway Maple	24	4	2.4	Fair	Good	Good	Fair	Project	Slight lean east.	Moderate to Good	REMOVE	TREE IS LOCATED WITHIN PROPOSED DEVELOPMENT AREA	

TABLE 2. General Tree Inventory for 272-274 Sunview Street, Waterloo, ON
Date Data Collected: October 2, 2026

Unit #	Botanical Name	Common Name	Diameter Class	# of trees	City of Waterloo Minimum Tree Protection Zone Radius (m) for Retained Trees	Condition	Ownership	Species Tolerance to Impact	Comments	Recommendation	Justification for Action
1	*Thuja occidentalis*	Eastern White Cedar	10 to 15	12	2.4	Fair	Private- Neighbour	Good	Some canopies extend into the adjacent Project property and will be pruned to provide clearance for construction.	Retain - Injure	Trees are set back from the property line and could be retained; Arborist to be onsite during work in the drilne.
2	*Thuja occidentalis*	Eastern White Cedar	10 to 15	11	2.4	Fair	Private- Neighbour	Good	Some canopies extend into the adjacent Project property and will be pruned to provide clearance for construction.	Retain - Injure	
	Acer platanoides	Norway Maple	10 to 15	1	2.4	Good	Private- Neighbour	Moderate to Good		Retain - Injure	

CITY OF WATERLOO TREE PROTECTION NOTES:

1. All existing vegetation located on site, and on adjacent properties within 6m of the property line (both private and public) have been identified on the VMP.
2. The location of all trees and property boundaries have been accurately located/represented on this plan. Tree ownership determination has been based on accurate tree locations, field review and property boundary information.
3. No vegetation removals may occur from the site until the issuance of the building permit. Where no building permit is required, tree removals may not occur until the time of final site plan approval (inclusive of engineering approvals).
4. All tree clearing shall be in accordance with the federal Migratory Birds Convention Act, 1994, and the provincial Endangered Species Act, 2007. Clearing activities shall be completed in accordance with all recommended bird nesting windows and the protection of Species at Risk habitat.
5. Tree Protection Fencing (TPF) shall be certified by the Consultant to be in compliance with the approved Vegetation Management Plan. Upon receipt of TPF certification and a satisfactory site inspection by an Engineering Services Landscape Representative, final approval shall be granted by City Staff prior to the commencement of any work or vegetation removals.
6. Tree preservation fence will remain installed for the duration of construction.
7. Any trees identified to be preserved that are impacted by development (further to the approved VMP plan) will be replaced with the same species or an approved alternate, to the satisfaction of the City of Waterloo, at a minimum of 70 mm caliper size for deciduous trees and a minimum 250 cm height for coniferous trees.
8. Any root and branch pruning of existing vegetation to be preserved on site shall be in conformance with current ANSI A300 Standards.
9. Every effort to preserve and protect vegetation located on adjacent properties will be undertaken during construction/site works.
10. Approvals as granted by the City of Waterloo through the Site Plan approval process do not supersede any civil or common law property rights. It is the applicant/Owner's responsibility to:

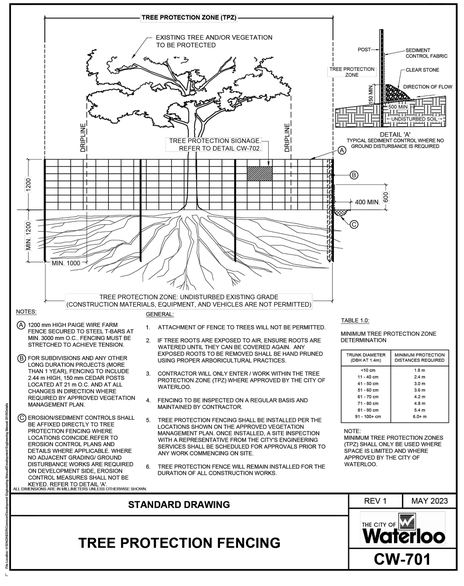
10.1. determine ownership and coordinate and obtain approvals of:
10.1.1. Any removal of a shared boundary tree or tree located on adjacent property;
10.1.2. Any injury to a shared boundary tree or tree located on adjacent property;
10.1.3. Encroachment and access requirements;

10.2. resolve any property disputes;

10.3. and ensure compliance with all applicable laws.

11. Where impact/injury to preserved shared boundary trees or trees on adjacent properties has been identified the applicant agrees to provide an assessment of the impact to the long-term health of each tree, to be prepared by a qualified expert (i.e. Certified Arborist).
12. The City recommends that the Owner obtain written adjacent tree owner acknowledgement and approval of the required work and potential impacts where potential injury has been identified within the TPZ.
13. All trees located on shared property boundaries or on adjacent properties that are proposed to be removed (as identified on this plan or in the accompanying arborist report) will have Owner approval documented through a signed Letter of Consent for each property to be provided prior to Site Plan Approval.
14. Tree Protection Fencing for trees to be preserved must be installed at least 1m outside of the tree dripline (standard TPZ) wherever possible.

14.1. where work cannot be avoided within the Minimum Tree Protection Zone documentation shall be provided for any tree to be preserved where injury occurs within the Minimum Tree Protection Zone and shall include: a description of anticipated injury type, extent of injury and an assessment of impact to the long-term health for each tree.



NOTES:

A 1200 mm HIGH PAIGE WIRE FARM FENCE SECURED TO STEEL T-BARS AT MIN. 3000 mm O.C.. FENCING MUST BE STRETCHED TO ACHIEVE TENSION.

B FOR SUBDIVISIONS AND ANY OTHER LONG DURATION PROJECTS (MORE THAN 1 YEAR), 1200mm CHAIN LINK FENCE WITH STEEL POSTS AT MAX. 3m O.C. LOCATED AT 25 m O.C. AND AT ALL CHANGES IN DIRECTION WHERE REQUIRED BY APPROVED VEGETATION MANAGEMENT PLAN.

C EROSION/SEDIMENT CONTROLS SHALL BE AFFIXED DIRECTLY TO TREE PROTECTION FENCING WHERE LOCATIONS COINCIDE REFER TO EROSION CONTROL PLANS AND DETAILS WHERE APPLICABLE. WHERE NO ADJACENT GRADING/ GROUND DISTURBANCE WORKS ARE REQUIRED ON DEVELOPMENT SIDE, EROSION CONTROL MEASURES SHALL NOT BE KEYED. REFER TO DETAIL 'A'

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.

GENERAL:

1. ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
2. IF TREE ROOTS ARE EXPOSED TO AIR, ENSURE ROOTS ARE WATERED UNTIL THEY CAN BE COVERED AGAIN. ANY EXPOSED ROOTS TO BE REMOVED SHALL BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
3. CONTRACTOR WILL ONLY ENTER / WORK WITHIN THE TREE PROTECTION ZONE (TPZ) WHERE APPROVED BY THE CITY OF WATERLOO.
4. FENCING TO BE INSPECTED ON A REGULAR BASIS AND MAINTAINED BY CONTRACTOR.
5. TREE PROTECTION FENCING SHALL BE INSTALLED PER THE LOCATIONS SHOWN ON THE APPROVED VEGETATION MANAGEMENT PLAN. ONCE INSTALLED, A SITE INSPECTION WITH A REPRESENTATIVE FROM THE CITY'S ENGINEERING SERVICES SHALL BE SCHEDULED FOR APPROVALS PRIOR TO ANY WORK COMMENCING ON SITE.
6. TREE PROTECTION FENCE WILL REMAIN INSTALLED FOR THE DURATION OF ALL CONSTRUCTION WORKS.

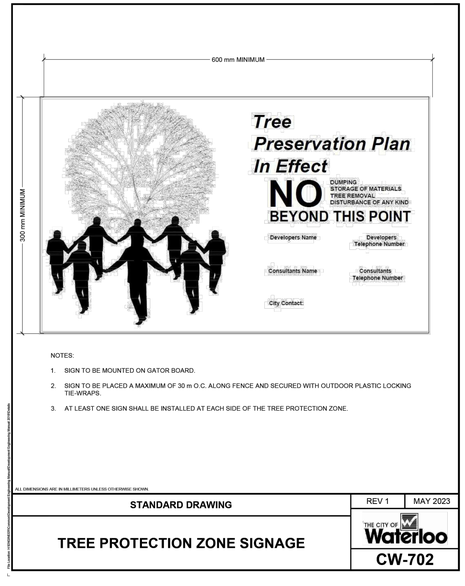
TABLE 1.0:
MINIMUM TREE PROTECTION ZONE DETERMINATION

TRUNK DIAMETER (DBH AT 1.4m)	MINIMUM PROTECTION DISTANCES REQUIRED
<10 cm	1.8 m
11 - 40 cm	2.4 m
41 - 50 cm	3.0 m
51 - 60 cm	3.6 m
61 - 70 cm	4.2 m
71 - 80 cm	4.8 m
81 - 90 cm	5.4 m
91 - 100+ cm	6.0+ m

NOTE:
MINIMUM TREE PROTECTION ZONES (TPZ) SHALL ONLY BE USED WHERE SPACE IS LIMITED AND WHERE APPROVED BY THE CITY OF WATERLOO.

STANDARD DRAWING	REV 1	MAY 2023
TREE PROTECTION FENCING	THE CITY OF Waterloo	CW-701

D 1 TREE PROTECTION FENCING N.T.S.



NOTES:

1. SIGN TO BE MOUNTED ON GATOR BOARD.
2. SIGN TO BE PLACED A MAXIMUM OF 30 m O.C. ALONG FENCE AND SECURED WITH OUTDOOR PLASTIC LOCKING TIE-WRAPS.
3. AT LEAST ONE SIGN SHALL BE INSTALLED AT EACH SIDE OF THE TREE PROTECTION ZONE.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.

STANDARD DRAWING	REV 1	MAY 2023
TREE PROTECTION ZONE SIGNAGE	THE CITY OF Waterloo	CW-702

D 2 TREE PROTECTION ZONE SIGNAGE N.T.S.

LOCATION PLAN:



LEGEND:

1.	ZBA APPROVAL	NOV 02/2026
	REVISION / ISSUE	DATE

CONSULTING ARBORISTS

CERTIFIED ARBORIST ISA
JENNIFER KOSINSKI
ISA CERTIFIED ARBORIST #12345

CLIENT:

DENNIS HOME CORP

PROJECT TITLE:

SUNVIEW DEVELOPMENT

272-274 SUNVIEW STREET WATERLOO, ON

DRAWING TITLE:

VEGETATION MANAGEMENT PLAN

DRAWN BY: IA
CHECKED BY: JK
DATE: NOVEMBER 2026

DRAWING NO.
VMP-2

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Appendix B

- PHOTO SHEET

SUNVIEW DEVELOPMENT – 273 and 275 SUNVIEW STREET
WATERLOO, ONTARIO
PHOTO SHEET



Photo 1. Trees ‘A’ and ‘B’, photo direction east.



Photo 2. Tree #57, photo direction north.



Photo 3. Tree #58, photo direction south.



Photo 4. Tree #59, photo direction east.



Photo 5. Tree #59, photo direction east.



Photo 6. Tree ‘C’, photo direction south.



Photo 7. Tree #60 on right (Colorado spruce), #61 on left (eastern white cedar), photo direction west.



Photo 8. Trees in Unit #1, photo direction west.



Photo 9. Trees in Unit #2, photo direction east.



Photo 10. Tree #62 (on right) and #63 (on left), photo direction south.



Photo 11. Tree #64, photo direction east.



Photo 12. Tree #65, photo direction east.



Photo 13. Tree #66, #67, #68, photo direction east.

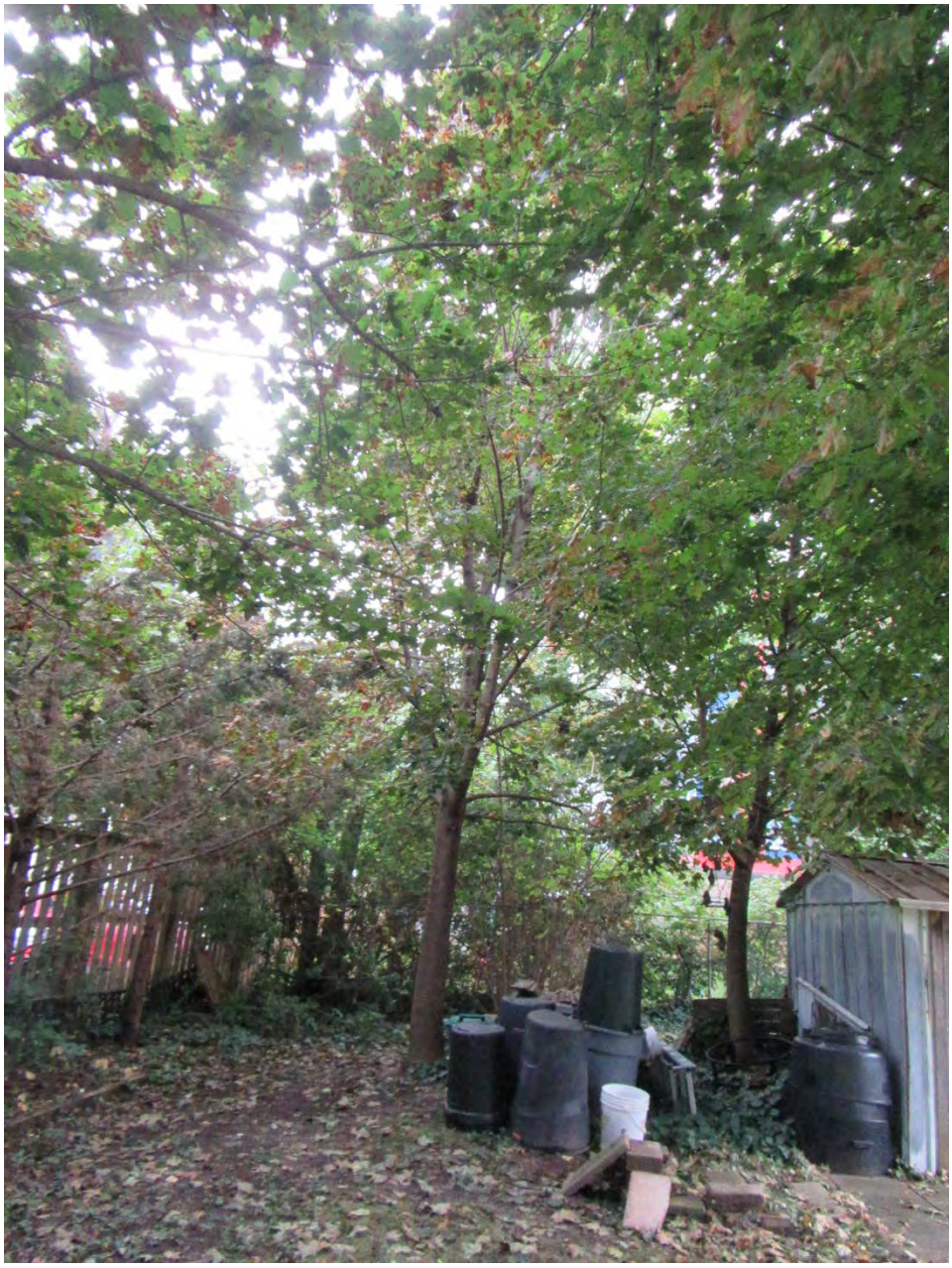


Photo 14. Tree #69, and #70, photo direction south.



Photo 15. Tree #71, photo direction east.



Photo 16. Tree #71, photo direction northeast.



Photo 17. Tree ‘D’, photo direction south.



Photo 18. Tree ‘D’, photo direction east.