



JACKSON ARBORICULTURE INC.

CONSULTING AND GIS ANALYSIS

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Tree Inventory and Preservation Plan Report

Subject Property:

Richmond Street & St. Luke Road
Windsor, ON

Prepared For:

Goodban Ecological Consulting Inc.
879 Cabot Trail
Milton, ON L9T 3W4

Prepared By:

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

14 February 2025
Revised 15 May 2026

Jackson Arboriculture Inc. Project No. 550

1.0 Introduction

Jackson Arboriculture Inc. was retained by Goodban Ecological Consulting Inc. to complete a Tree Inventory and Preservation Plan report for a property situated on the southwest corner of Richmond Street and St. Luke Road in the City of Windsor, 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.

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 system 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

A site visit was conducted on the 11th of February 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 allowances 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.
- **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.

The trees included in the inventory are identified with numbers 1-52 and were located using the topographic survey provided and a tablet computer with a GPS receiver.

2.2 Impact Assessment

A tree preservation analysis was completed on each tree included in the 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 and branches conflict with machinery during demolition, pre-grading and construction.

During the tree preservation analysis the distance of dripline was used to assess the impacts to the trees included in the tree inventory. Where considerable encroachment is required within the dripline tree removal may be required.

3.0 Existing Conditions

The subject property is currently comprised of a vacant urban lot occupied by manicured lawn. The property is bound by Richmond Street to the north, St. Luke Road to the east, and commercial development to the south and west.

4.0 Tree Inventory Results

The results of the tree inventory indicate that a total of 52 trees reside on subject property, on neighbouring property within 6 m and within the road allowances. The trees included in the inventory appear to be comprised of naturally occurring trees and landscape plantings.

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 residential subdivision with a storm water management pond. A local road is proposed from Richmond Street to provide access to the majority of the proposed dwellings, while St. Luke Road will provide access to the lots fronting onto St. Luke Road.

6.0 Discussion

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

6.1 Tree Removal

The removal of Trees 1-49 will be required to accommodate the proposed development.

Tree 1 does not conflict directly with the proposed development, however, given that it is an invasive species (tree-of-heaven), the lack of available rooting space and that the flare of the tree is growing against the wall of the existing building, Tree 1 is also identified for removal. Tree 1 resides on land owned by the applicant, as a result, no neighbouring property owner permission is required prior to the removal of the tree.

Trees 47-52 are mature European hornbeam residing in the road allowance. As a result of the branching pattern exhibited by columnar trees, the outer branches have grown to a diameter which has girdled the inner branches. The result is that the inner branches are exhibiting significant amounts of dieback and the trees are in decline.

Trees 27, 29, 30, 32, 35, 44, 46 and 47-52 appear to reside partially or fully in the City road allowance. Permission from the appropriate City department will be required prior to their removal.

6.2 Tree Preservation

None of the trees included in the inventory are identified for preservation.

6.3 Tree Compensation

The City manual Landscaping Requirements for Development in Windsor indicates that tree compensation must be provided in accordance with the caliper replacement method for all trees larger than 10 cm in diameter. Where trees are rare, significant or good (tree larger than 30 cm dbh) compensation must be provided in accordance with the caliper replacement method above and beyond the minimum landscaping requirements.

It should be noted that the majority of the trees identified for removal are comprised of trees which are either invasive, in poor condition, diseased or non-native. Replacing such low quality vegetation with multiple compensation plantings per each tree removed is quite substantial. Considering the tree conditions and species a 1:1 replacement ratio is more appropriate. Replacing invasive, diseased, unhealthy and non-native vegetation at 1:1 ratio with more suitable tree species complies with sustainable urban forest management practices and overtime will replace the lost tree canopy and improve the ecological integrity of the urban forest.

Where trees identified for removal are in good condition, 30 cm in diameter or larger and comprised of native species, they should be compensated for at the caliper replacement ratio above and beyond minimum landscaping requirements, as required by the City manual.

Based on the results of the tree compensation analysis a total of 76 compensation tree plantings are required. Of those 76 compensation tree plantings, 16 are required above and beyond the minimum landscaping requirements. The compensation tree calculation are based on a 60 mm diameter compensation trees. Refer to Appendix A for the compensation tree analysis table.

7.0 Summary

Jackson Arboriculture Inc. was retained by Goodban Ecological Consulting Inc. to complete a Tree Inventory and Preservation Plan report for a property situated on the southwest corner of Richmond Street and St. Luke Road in the City of Windsor, 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, in the road allowances and on neighbouring property within 6 m. The results of the impact assessment indicate that all of the trees included in the tree inventory will require removal. A total of 76 compensation trees will be required to replace the trees proposed for removal.

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 or group of trees or their component parts in all 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: Richmond St. & St. Luke Rd., Windsor

Date: 11 Feb. 2025

Surveyors: JJJ

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	Location	Comments	Action
1	Tree-of-heaven	<i>Ailanthus altissima</i>	51	F	G	G	5	Neighbouring - Owned by Applicant	Flare growing against building	Remove
2	Manitoba Maple	<i>Acer negundo</i>	17, 14	F	F	F	3	Neighbouring - Owned by Applicant	Union at ground with included bark, stem wounds	Remove
3	Eastern Cottonwood	<i>Populus deltoides</i>	59	G	G	G	7	Subject Property		Remove
4	Norway Maple	<i>Acer platanoides</i>	10	G	G	G	2	Subject Property		Remove
5	Green Ash	<i>Fraxinus pennsylvanica</i>	12	F	PF	PF	2	Subject Property	Peeling bark, epicormic branching, EAB infestation, grapevine competition	Remove
6	Black Walnut	<i>Juglans nigra</i>	17	G	G	G	3	Subject Property	Grapevine competition	Remove
7	White Elm	<i>Ulmus americana</i>	18, 20	FG	G	G	4	Subject Property	Union at 0.4 m	Remove
8	Northern Catalpa	<i>Catalpa speciosa</i>	33	G	G	G	4	Subject Property		Remove
9	White Elm	<i>Ulmus americana</i>	27	G	G	G	4	Subject Property		Remove
10	Manitoba Maple	<i>Acer negundo</i>	19, 23, 8	F	F	F	4	Subject Property	Union at ground, bowed north	Remove
11	Chokecherry	<i>Prunus virginiana</i>	14	PF	F	F	1	Subject Property	Stem wounds, 10% crown dieback	Remove
12	Manitoba Maple	<i>Acer negundo</i>	21, 11, 10	F	F	F	3	Subject Property	Union at ground, 11 cm stem dead	Remove
13	Green Ash	<i>Fraxinus pennsylvanica</i>	26	P	P	P	1	Subject Property	Peeling bark, epicormic branching, EAB infestation	Remove
14	Manitoba Maple	<i>Acer negundo</i>	19, 16	F	F	F	4	Subject Property	Union at 0.4 m, 20% crown dieback	Remove
15	Manitoba Maple	<i>Acer negundo</i>	19, 17	F	PF	PF	3	Subject Property	Union at 0.4 m, sheer crack, 30% crown dieback	Remove
16	Black Walnut	<i>Juglans nigra</i>	14	F	G	G	3	Subject Property	Canker lesions on stem	Remove
17	Manitoba Maple	<i>Acer negundo</i>	15	G	FG	FG	3	Subject Property	10% crown dieback	Remove
18	Manitoba Maple	<i>Acer negundo</i>	12	G	F	F	2	Subject Property	10% crown dieback, ivy vine competition	Remove
19	Manitoba Maple	<i>Acer negundo</i>	15, 19	F	F	FG	3	Subject Property	Union at 0.4 m	Remove
20	Manitoba Maple	<i>Acer negundo</i>	12	PF	P	PF	1	Subject Property	Top cut at 2.5 m	Remove
21	Manitoba Maple	<i>Acer negundo</i>	17	F	PF	PF	2	Subject Property	Included wire fence at flare, pruning wound, 30% crown dieback	Remove
22	Norway Maple	<i>Acer platanoides</i>	13, 13	PF	PF	F	3	Subject Property	Union at 0.4 m, pruning wounds	Remove
23	Manitoba Maple	<i>Acer negundo</i>	19, 11	P	P	P	3	Subject Property	Union at 0.3 m	Remove
24	English Oak	<i>Quercus robur</i>	16	G	FG	G	3	Subject Property		Remove
25	English Oak	<i>Quercus robur</i>	13	G	G	G	3	Subject Property		Remove
26	Green Ash	<i>Fraxinus pennsylvanica</i>	14	F	P	P	3	Subject Property	Peeling bark, epicormic branching, EAB infestation	Remove

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	Location	Comments	Action
27	Silver Maple	<i>Acer saccharinum</i>	6-20	F	F	FG	4	Boundary - private/public	Union at ground, included wire fence, ~13 stems	Remove
28	Black Walnut	<i>Juglans nigra</i>	17, 18	F	FG	G	3	Subject Property	Union at ground	Remove
29	Manitoba Maple	<i>Acer negundo</i>	12	F	P	P	2	Boundary - private/public	50% crown dieback	Remove
30	Tree-of-heaven	<i>Ailanthus altissima</i>	13	F	P	P	2	Boundary - private/public	Included wire fence at flare, 50% crown dieback	Remove
31	Black Walnut	<i>Juglans nigra</i>	15, 7	FG	G	G	3	Subject Property	Union at ground	Remove
32	Manitoba Maple	<i>Acer negundo</i>	21, 14	F	F	F	4	Boundary - private/public	Union at ground, 1 stem lean south	Remove
33	White Elm	<i>Ulmus americana</i>	17	G	G	G	4	Subject Property	Crown bowed west	Remove
34	Green Ash	<i>Fraxinus pennsylvanica</i>	12, 13, 6	P	P	P	2	Subject Property	Union at ground, peeling bark, epicormic branching, EAB infestation	Remove
35	Manitoba Maple	<i>Acer negundo</i>	23	F	PF	PF	4	Boundary - private/public	Included wire fence at flare, 30% crown dieback	Remove
36	Black Walnut	<i>Juglans nigra</i>	13	G	G	G	3	Subject Property		Remove
37	English Oak	<i>Quercus robur</i>	12	G	G	G	3	Subject Property		Remove
38	English Oak	<i>Quercus robur</i>	15	G	G	G	3	Subject Property		Remove
39	English Oak	<i>Quercus robur</i>	10	G	G	G	3	Subject Property		Remove
40	English Oak	<i>Quercus robur</i>	13	G	G	G	3	Subject Property		Remove
41	English Oak	<i>Quercus robur</i>	14	G	G	G	3	Subject Property		Remove
42	English Oak	<i>Quercus robur</i>	13, 17	FG	G	G	3	Subject Property	Union at ground	Remove
43	Manitoba Maple	<i>Acer negundo</i>	13, 6	FG	G	G	3	Subject Property	Union at ground	Remove
44	Manitoba Maple	<i>Acer negundo</i>	14, 12, 11	F	F	FG	3	Boundary - private/public	Union at ground, stem wound rubbing on fence	Remove
45	Norway Maple	<i>Acer platanoides</i>	14	G	G	G	2	Subject Property		Remove
46	Manitoba Maple	<i>Acer negundo</i>	11, 11, 13, 11, 12, 8, 11	PF	F	F	4	Boundary - private/public	Union at ground with included bark and included wire fence	Remove
47	European Hornbeam	<i>Carpinus betulus</i>	9-21	F	FG	G	4	City ROW	Union at 0.6 m with included bark, 9 stems, pruning wounds, in decline	Remove
48	European Hornbeam	<i>Carpinus betulus</i>	9-21	F	F	F	4	City ROW	Union at 0.5 m, 10 stems, pruning wounds, in decline	Remove
49	European Hornbeam	<i>Carpinus betulus</i>	11-25	F	F	PF	4	City ROW	Union at 0.3 m with included bark, 5 stems, central stems dead, in decline	Remove
50	European Hornbeam	<i>Carpinus betulus</i>	8-24	F	P	P	4	City ROW	Union at 0.3 m with included bark, 5 stems, central stems dead - 50% crown dieback, in decline	Remove
51	European Hornbeam	<i>Carpinus betulus</i>	7-22	F	P	P	3	City ROW	Union at 0.5 m with included bark, 5 stems, central stems dead - 50% crown dieback, in decline	Remove
52	European Hornbeam	<i>Carpinus betulus</i>	7-28	FG	F	F	4	City ROW	Union at 0.3 m with included bark, 5 stems, some central stems dead - 20% crown dieback, in decline	Remove

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	
EAB	emerald ash borer	

Appendix A - Tree Compensation Analysis

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	Location	Comments	Action	# Comp Trees Required	# Compensation Trees Above and Beyond Basic Requirements
1	Tree-of-heaven	<i>Ailanthus altissima</i>	51	F	G	G	Neighbouring - Owned by Applicant	Invasive species	Remove	1	
2	Manitoba Maple	<i>Acer negundo</i>	22 (17, 14)	F	F	F	Neighbouring - Owned by Applicant	Invasive species	Remove	1	
3	Eastern Cottonwood	<i>Populus deltoides</i>	59	G	G	G	Subject Property	"Significant, rare or good" tree	Remove		10
4	Norway Maple	<i>Acer platanoides</i>	10	G	G	G	Subject Property	Invasive	Remove	2	
5	Green Ash	<i>Fraxinus pennsylvanica</i>	12	F	PF	PF	Subject Property	EAB infestation	Remove	1	
6	Black Walnut	<i>Juglans nigra</i>	17	G	G	G	Subject Property		Remove	3	
7	White Elm	<i>Ulmus americana</i>	27 (18, 20)	FG	G	G	Subject Property		Remove	1	
8	Northern Catalpa	<i>Catalpa speciosa</i>	33	G	G	G	Subject Property	"Significant, rare or good" tree	Remove		6
9	White Elm	<i>Ulmus americana</i>	27	G	G	G	Subject Property		Remove	5	
10	Manitoba Maple	<i>Acer negundo</i>	31 (19, 23, 8)	F	F	F	Subject Property	Invasive species	Remove	1	
11	Chokecherry	<i>Prunus virginiana</i>	14	PF	F	F	Subject Property	Poor condition	Remove	1	
12	Manitoba Maple	<i>Acer negundo</i>	26 (21, 11, 10)	F	F	F	Subject Property	Invasive species	Remove	1	
13	Green Ash	<i>Fraxinus pennsylvanica</i>	26	P	P	P	Subject Property	EAB infestation	Remove	1	
14	Manitoba Maple	<i>Acer negundo</i>	25 (19, 16)	F	F	F	Subject Property	Invasive species	Remove	1	
15	Manitoba Maple	<i>Acer negundo</i>	25 (19, 17)	F	PF	PF	Subject Property	Invasive species	Remove	1	
16	Black Walnut	<i>Juglans nigra</i>	14	F	G	G	Subject Property	Canker	Remove	1	
17	Manitoba Maple	<i>Acer negundo</i>	15	G	FG	FG	Subject Property	Invasive species	Remove	1	
18	Manitoba Maple	<i>Acer negundo</i>	12	G	F	F	Subject Property	Invasive species	Remove	1	
19	Manitoba Maple	<i>Acer negundo</i>	24 (15, 19)	F	F	FG	Subject Property	Invasive species	Remove	1	
20	Manitoba Maple	<i>Acer negundo</i>	12	PF	P	PF	Subject Property	Invasive species	Remove	1	
21	Manitoba Maple	<i>Acer negundo</i>	17	F	PF	PF	Subject Property	Invasive species	Remove	1	
22	Norway Maple	<i>Acer platanoides</i>	18 (13, 13)	PF	PF	F	Subject Property	Invasive species	Remove	1	
23	Manitoba Maple	<i>Acer negundo</i>	22 (19, 11)	P	P	P	Subject Property	Invasive species	Remove	1	
24	English Oak	<i>Quercus robur</i>	16	G	FG	G	Subject Property	Non-native	Remove	1	
25	English Oak	<i>Quercus robur</i>	13	G	G	G	Subject Property	Non-native	Remove	1	
26	Green Ash	<i>Fraxinus pennsylvanica</i>	14	F	P	P	Subject Property	EAB infestation	Remove	1	
27	Silver Maple	<i>Acer saccharinum</i>	70 (6-20)	F	F	FG	Boundary - private/public	Poor form	Remove	1	

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	Location	Comments	Action	# Comp Trees Required	# Compensation Trees Above and Beyond Basic Requirements
28	Black Walnut	<i>Juglans nigra</i>	25 (17, 18)	F	FG	G	Subject Property		Remove		
29	Manitoba Maple	<i>Acer negundo</i>	12	F	P	P	Boundary - private/public	Invasive	Remove	1	
30	Tree-of-heaven	<i>Ailanthus altissima</i>	13	F	P	P	Boundary - private/public	Invasive	Remove	1	
31	Black Walnut	<i>Juglans nigra</i>	17 (15, 7)	FG	G	G	Subject Property		Remove	3	
32	Manitoba Maple	<i>Acer negundo</i>	25 (21, 14)	F	F	F	Boundary - private/public	Invasive	Remove	1	
33	White Elm	<i>Ulmus americana</i>	17	G	G	G	Subject Property		Remove	3	
34	Green Ash	<i>Fraxinus pennsylvanica</i>	19 (12, 13, 6)	P	P	P	Subject Property	EAB infestation	Remove	1	
35	Manitoba Maple	<i>Acer negundo</i>	23	F	PF	PF	Boundary - private/public	Invasive	Remove	1	
36	Black Walnut	<i>Juglans nigra</i>	13	G	G	G	Subject Property		Remove	2	
37	English Oak	<i>Quercus robur</i>	12	G	G	G	Subject Property	Non-native	Remove	1	
38	English Oak	<i>Quercus robur</i>	15	G	G	G	Subject Property	Non-native	Remove	1	
39	English Oak	<i>Quercus robur</i>	10	G	G	G	Subject Property	Non-native	Remove	1	
40	English Oak	<i>Quercus robur</i>	13	G	G	G	Subject Property	Non-native	Remove	1	
41	English Oak	<i>Quercus robur</i>	14	G	G	G	Subject Property	Non-native	Remove	1	
42	English Oak	<i>Quercus robur</i>	21 (13, 17)	FG	G	G	Subject Property	Non-native	Remove	1	
43	Manitoba Maple	<i>Acer negundo</i>	14 (13, 6)	FG	G	G	Subject Property	Invasive species	Remove	1	
44	Manitoba Maple	<i>Acer negundo</i>	21 (14, 12, 11)	F	F	FG	Boundary - private/public	Invasive species	Remove	1	
45	Norway Maple	<i>Acer platanoides</i>	14	G	G	G	Subject Property	Invasive species	Remove	1	
46	Manitoba Maple	<i>Acer negundo</i>	29 (11, 11, 13, 11, 12, 8, 11)	PF	F	F	Boundary - private/public	Invasive species	Remove	1	
47	European Hornbeam	<i>Carpinus betulus</i>	66 (9-21)	F	FG	G	City ROW	In decline	Remove	1	
48	European Hornbeam	<i>Carpinus betulus</i>	66 (9-21)	F	F	F	City ROW	In decline	Remove	1	
49	European Hornbeam	<i>Carpinus betulus</i>	36 (11-25)	F	F	PF	City ROW	In decline	Remove	1	
50	European Hornbeam	<i>Carpinus betulus</i>	36 (8-24)	F	P	P	City ROW	50% crown dieback - in decline	Remove	1	
51	European Hornbeam	<i>Carpinus betulus</i>	35 (7-22)	F	P	P	City ROW	50% crown dieback - in decline	Remove	1	
52	European Hornbeam	<i>Carpinus betulus</i>	39 (7-28)	FG	F	F	City ROW	20% crown dieback - in decline	Remove	1	
Total:										60	16

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)
G	Good	
F	Fair	
P	Poor	
EAB	emerald ash borer	
	Significant, rare or good tree	