

**PRELIMINARY TREE MANAGEMENT PLAN**

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.  
Date: February 26, 2025  
Location: White Church Urban Expansion Area  
Owner: Whitechurch Landowners Group Inc.

RE: Official Plan Amendment (Urban Boundary Expansion)

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as an authorized planning consultant and project team lead for Whitechurch Landowners Group Inc., who are the registered landowner group associated with the lands municipally known as the White Church Urban Expansion Area in the City of Hamilton. This Preliminary Tree Management Plan has been prepared in support of the Official Plan Amendment application for Urban Boundary Expansion for the lands municipally known as the White Church Urban Expansion Area.

As acknowledged by City staff, preparation of a comprehensive Tree Management Plan is premature at this stage of the development process. The subject lands are bordered by Upper James Street & White Church Road East, as well as Airport Road East & Miles Road, which are currently identified on Schedule C of the Rural Hamilton Official Plan as rural arterial roads, and rural collector roads respectively. The urbanization of these roads will be required to facilitate the proposed development of the expansion area. Transportation Master Plan recommends upgrades to White Church Road East and Airport Road East to become urban minor arterial roads, Miles Road as an urban collector road and Upper James as an urban major arterial road. The detailed design of the right-of-way cross sections for the required urbanization is to be completed through future planning applications. As a result, a true count of the total number of trees along public right-of-ways that will be affected is unable to be determined. However, the Preliminary Tree Management Plan contained in Appendix A provides an initial review of the trees with the potential to be affected by the future development of the proposed expansion area.

In determining the number of trees with potential to be affected by the proposal, the Topographic Survey prepared for the entirety of the subject area was evaluated to verify the quantity of trees currently located inside and within 3.0 metres of the existing right-of-ways surrounding the subject area. Specifically, only trees with a minimum diameter at breast height of 10.0 cm were included in the tree count, in keeping with the City-wide Tree Protection Guidelines.

The Preliminary Tree Management Plan found that a total of 244 trees are currently expected to be potentially affected by the proposed development, based on proximity to existing right-of-ways. As the development concept for the lands remains in a high-level conceptual stage pending the review and approval of the Urban Boundary Expansion and the future implementation of a Secondary Plan, the final design of municipal right-of-way cross sections have yet to be determined. It is with this understanding that future analysis related to tree impacts must take place once the overall development concept has been further refined.

Should you have any questions, please feel free to contact the undersigned.

Regards,  
**UrbanSolutions**



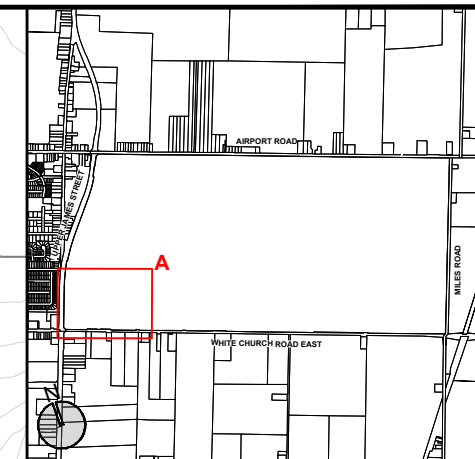
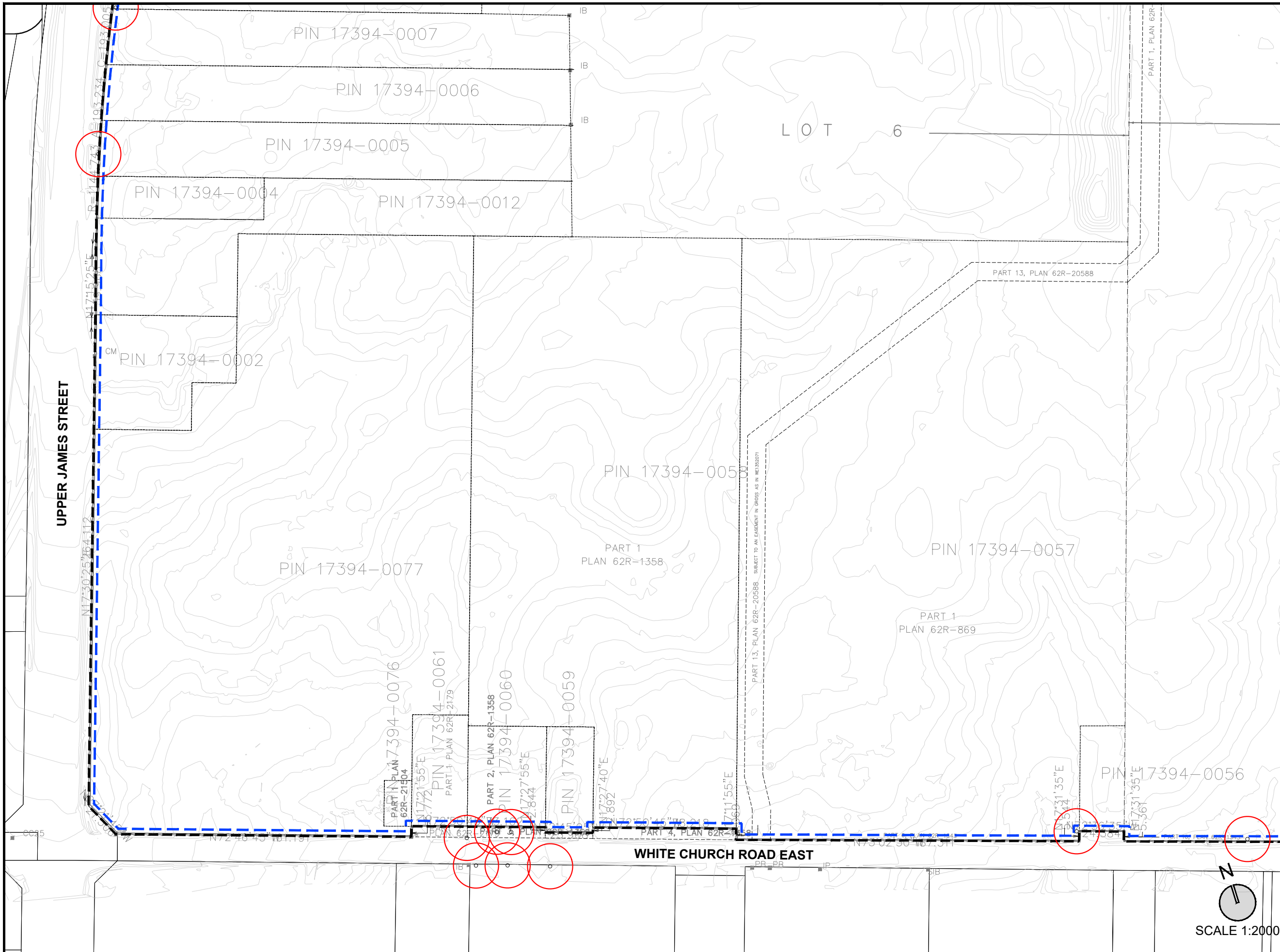
Matt Johnston, MCIP, RPP  
*Principal*



Scott Beedie, MCIP, RPP  
*Senior Planner*

# APPENDIX A

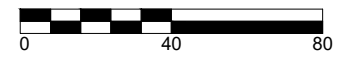
## Preliminary Tree Management Plan



KEY MAP - N.T.S.

SCALE 1:2000

METRES



LEGEND

- SUBJECT LANDS
- 3M TREE MANAGEMENT PLAN BOUNDARY
- TREES AFFECTED

TREE COUNT

DETAIL A	TOTAL
10	244

NOT FOR CONSTRUCTION  
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:  
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: A.T. McLAREN      CHECKED BY: M. JOHNSTON  
DRAWN BY: L.TAIBI              DATE: FEBRUARY 25, 2025

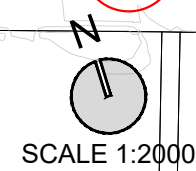


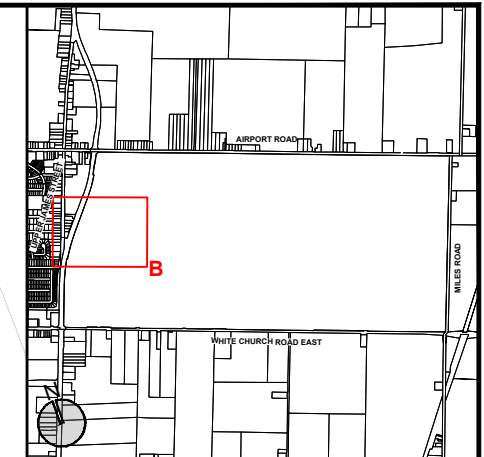
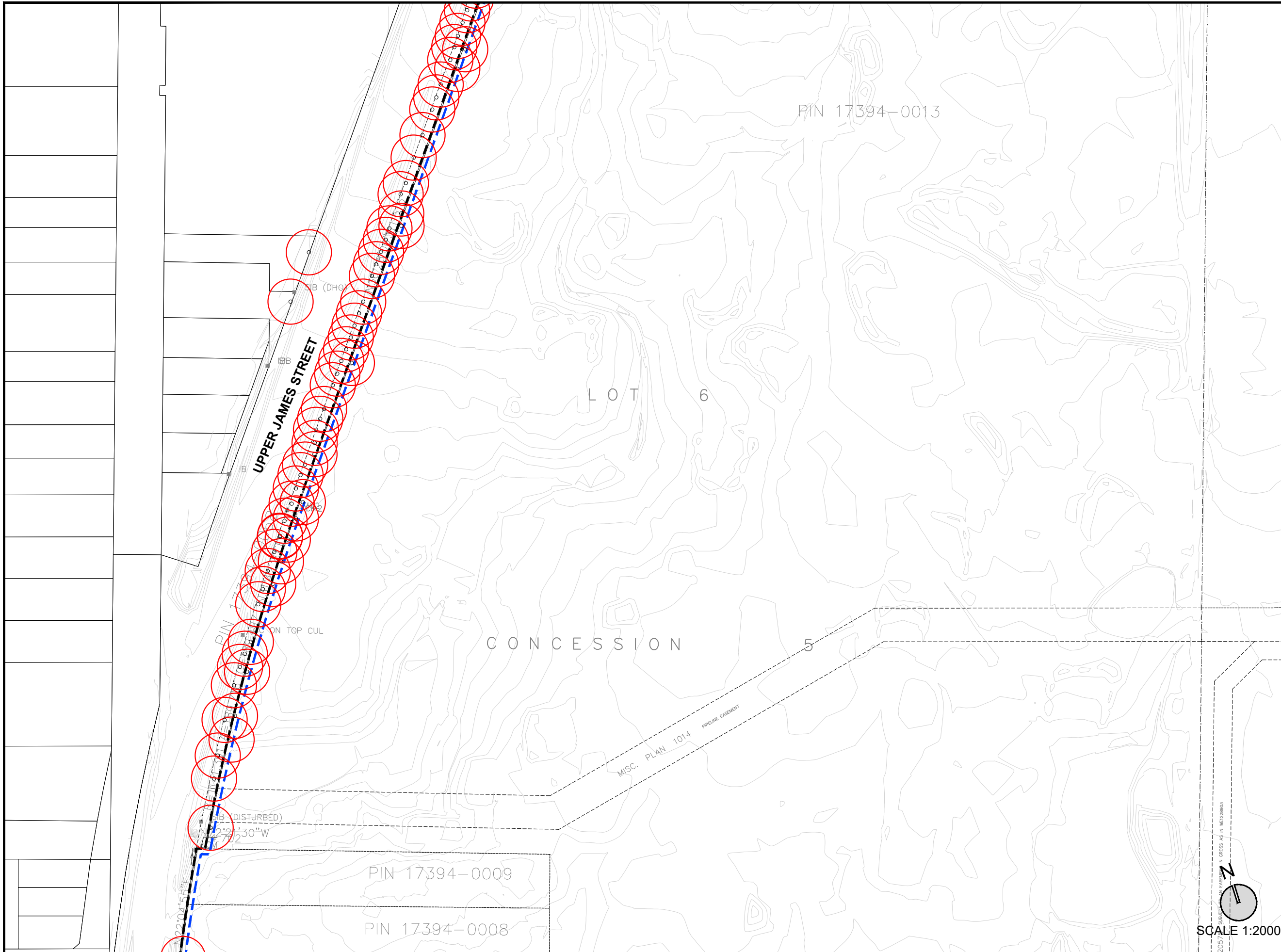
3 STUDEBAKER PLACE, SUITE 1  
HAMILTON, ON L8L 0C8  
905-546-1087 - urbansolutions.info

PROJECT:  
**WHITE CHURCH URBAN BOUNDARY EXPANSION**  
CITY OF HAMILTON

TITLE:  
**PRELIMINARY TREE MANAGEMENT PLAN - DETAIL A**

U/S FILE NUMBER: 464-22      SHEET NUMBER: 1

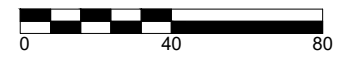




KEY MAP - N.T.S.

SCALE 1:2000

METRES



LEGEND

- SUBJECT LANDS
- 3M TREE MANAGEMENT PLAN BOUNDARY
- TREES AFFECTED

TREE COUNT

DETAIL B	TOTAL
64	244

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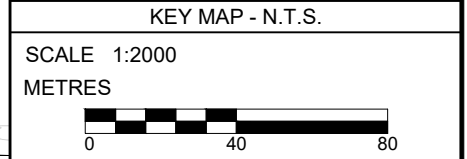
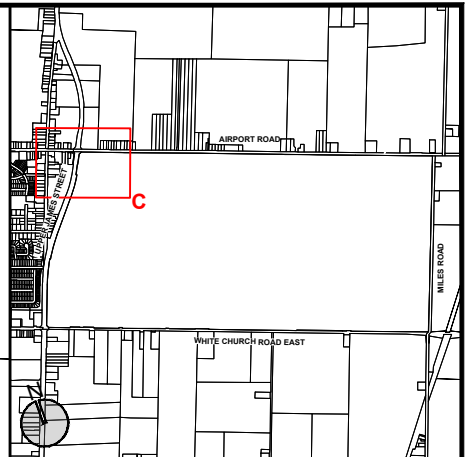
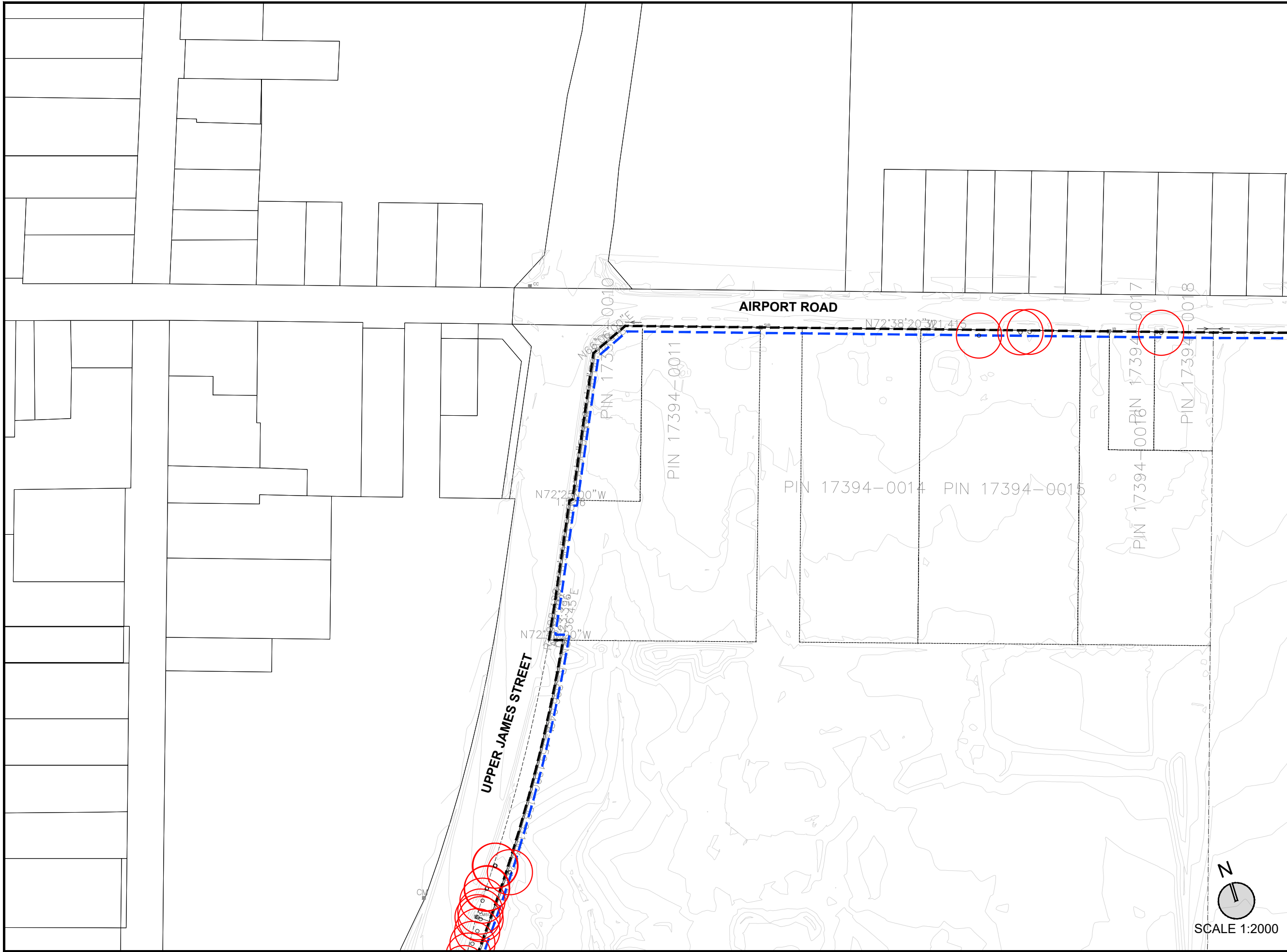


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CITY OF HAMILTON

TITLE:  
**PRELIMINARY TREE MANAGEMENT PLAN - DETAIL B**

U/S FILE NUMBER: 464-22      SHEET NUMBER: 2



LEGEND

- SUBJECT LANDS
- 3M TREE MANAGEMENT PLAN BOUNDARY
- TREES AFFECTED

TREE COUNT

DETAIL C	TOTAL
15	244

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DRAWN BY: L.TAIBI	DATE: FEBRUARY 25, 2025

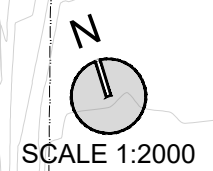
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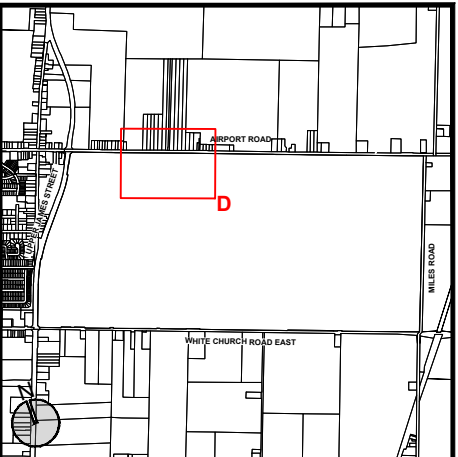
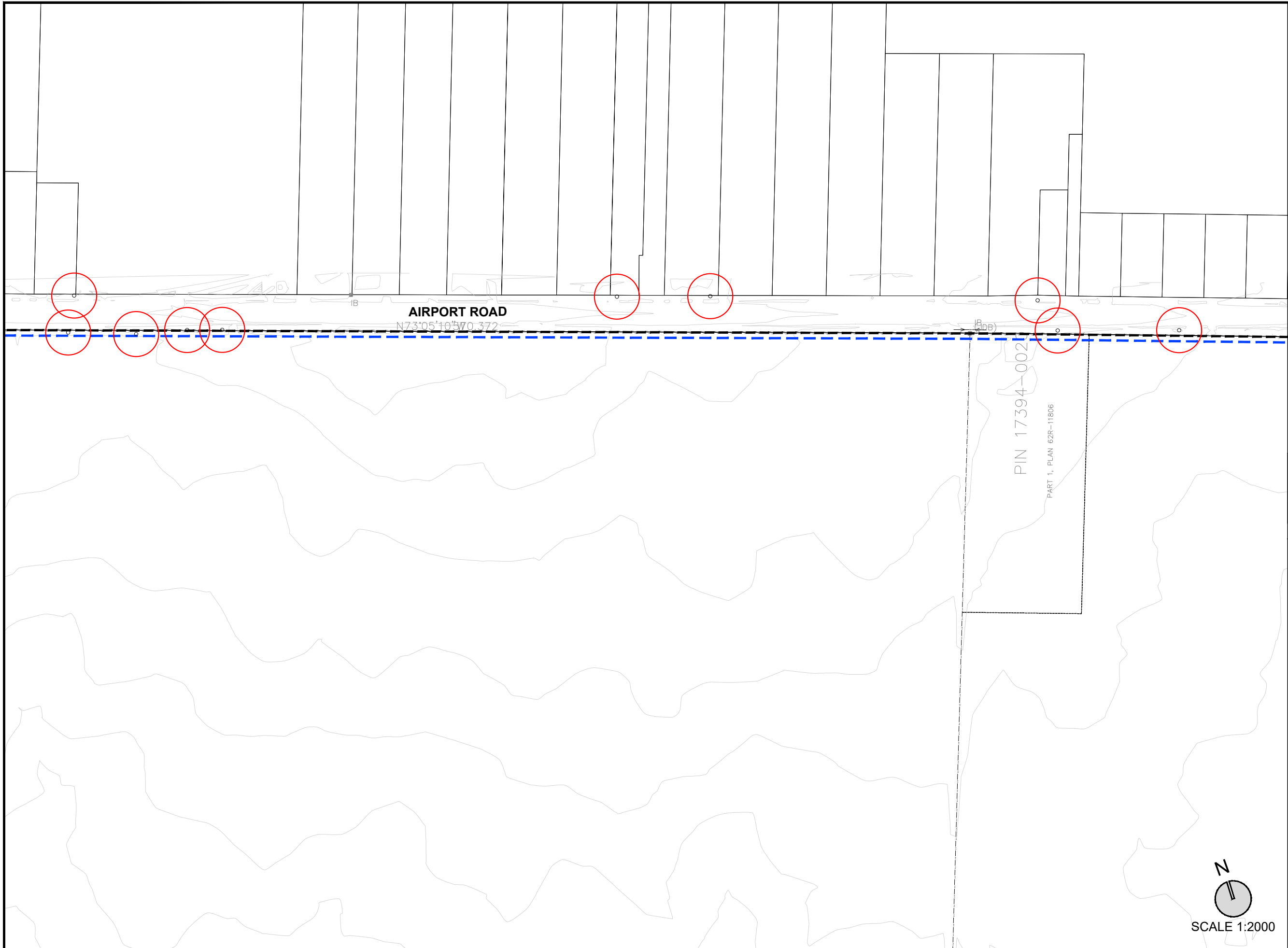
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CITY OF HAMILTON

TITLE:  
**PRELIMINARY TREE MANAGEMENT PLAN - DETAIL C**

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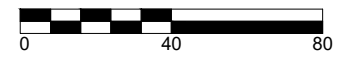




KEY MAP - N.T.S.

SCALE 1:2000

METRES



LEGEND

- SUBJECT LANDS
- 3M TREE MANAGEMENT PLAN BOUNDARY
- TREES AFFECTED

TREE COUNT

DETAIL D	TOTAL
10	244

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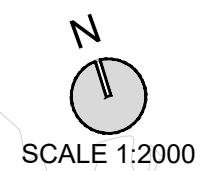


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CITY OF HAMILTON

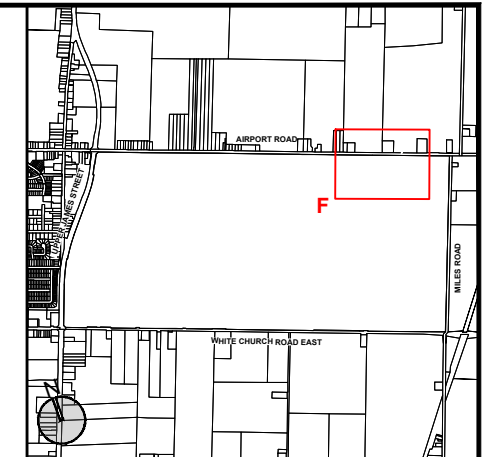
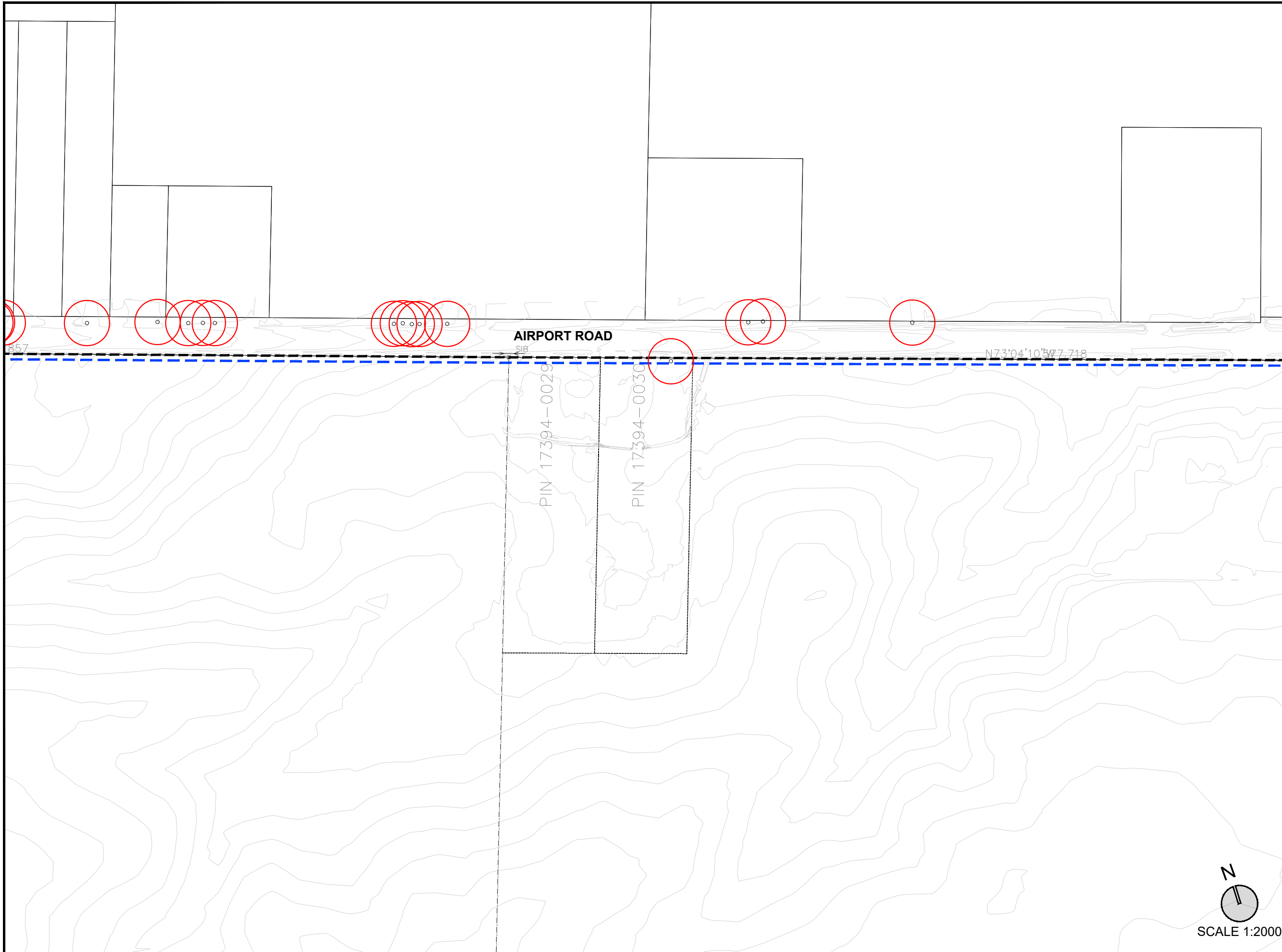
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U/S FILE NUMBER: 464-22	SHEET NUMBER: 4
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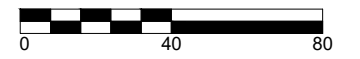




KEY MAP - N.T.S.

SCALE 1:2000

METRES



LEGEND

- SUBJECT LANDS
- 3M TREE MANAGEMENT PLAN BOUNDARY
- TREES AFFECTED

TREE COUNT

DETAIL F	TOTAL
14	244

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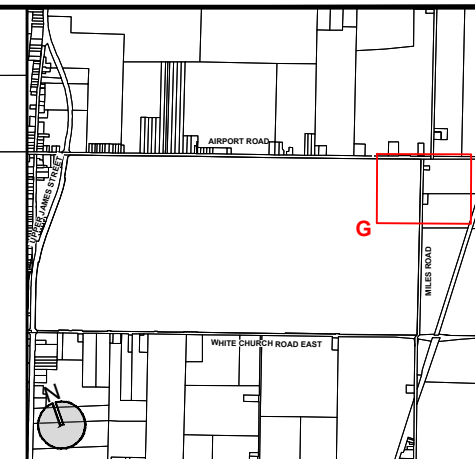
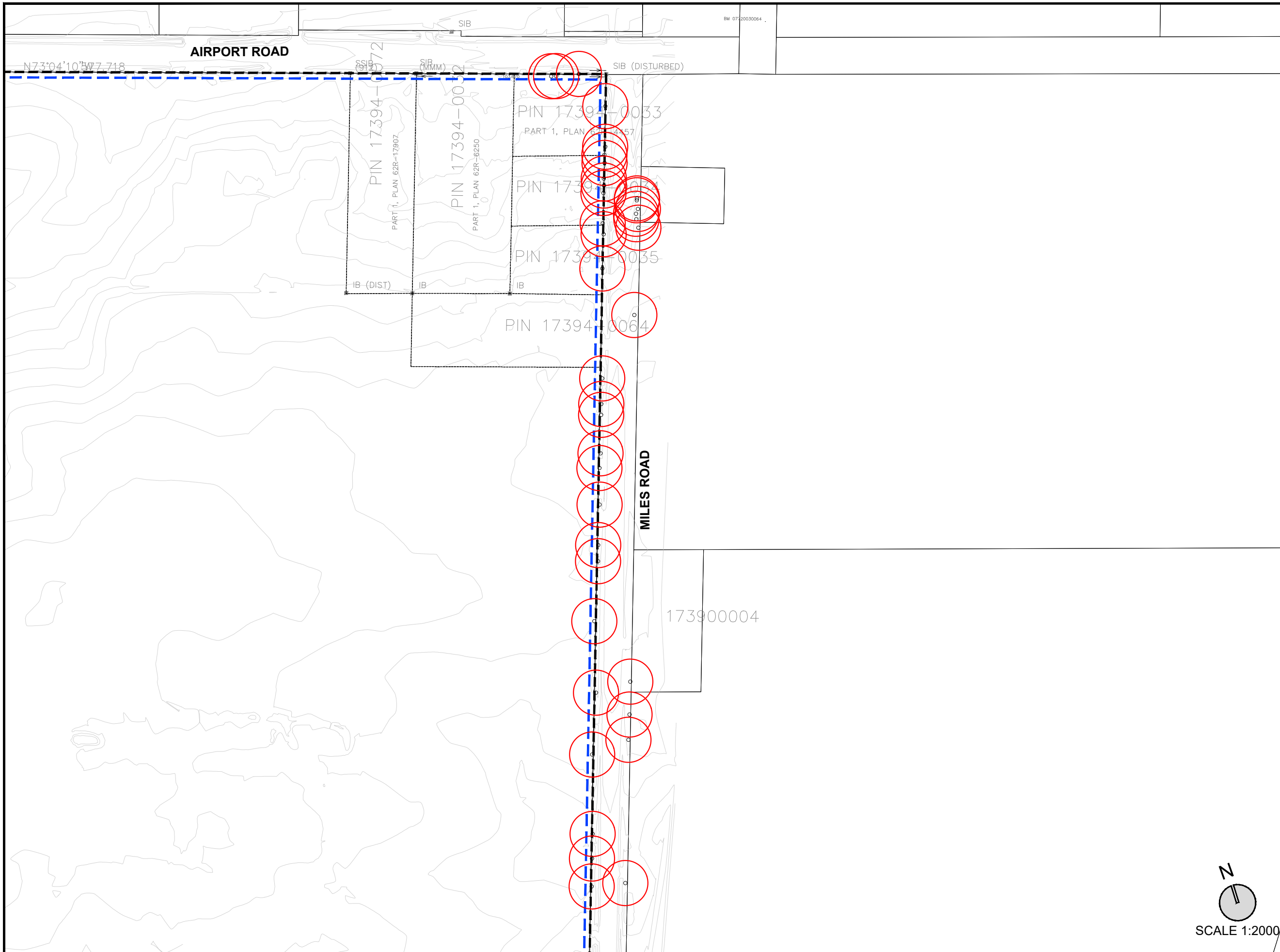
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**WHITE CHURCH URBAN BOUNDARY EXPANSION**  
CITY OF HAMILTON

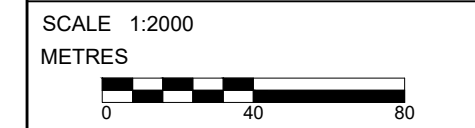
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**PRELIMINARY TREE MANAGEMENT PLAN - DETAIL F**

U/S FILE NUMBER: 464-22	SHEET NUMBER: 6
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SCALE 1:2000



KEY MAP - N.T.S.



LEGEND

- SUBJECT LANDS
- - - 3M TREE MANAGEMENT PLAN BOUNDARY
- TREES AFFECTED

TREE COUNT

DETAIL G	TOTAL
38	244

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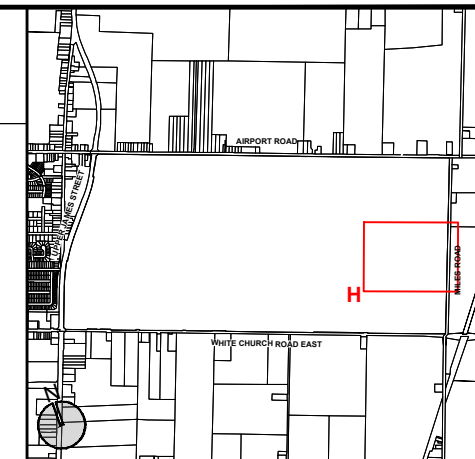
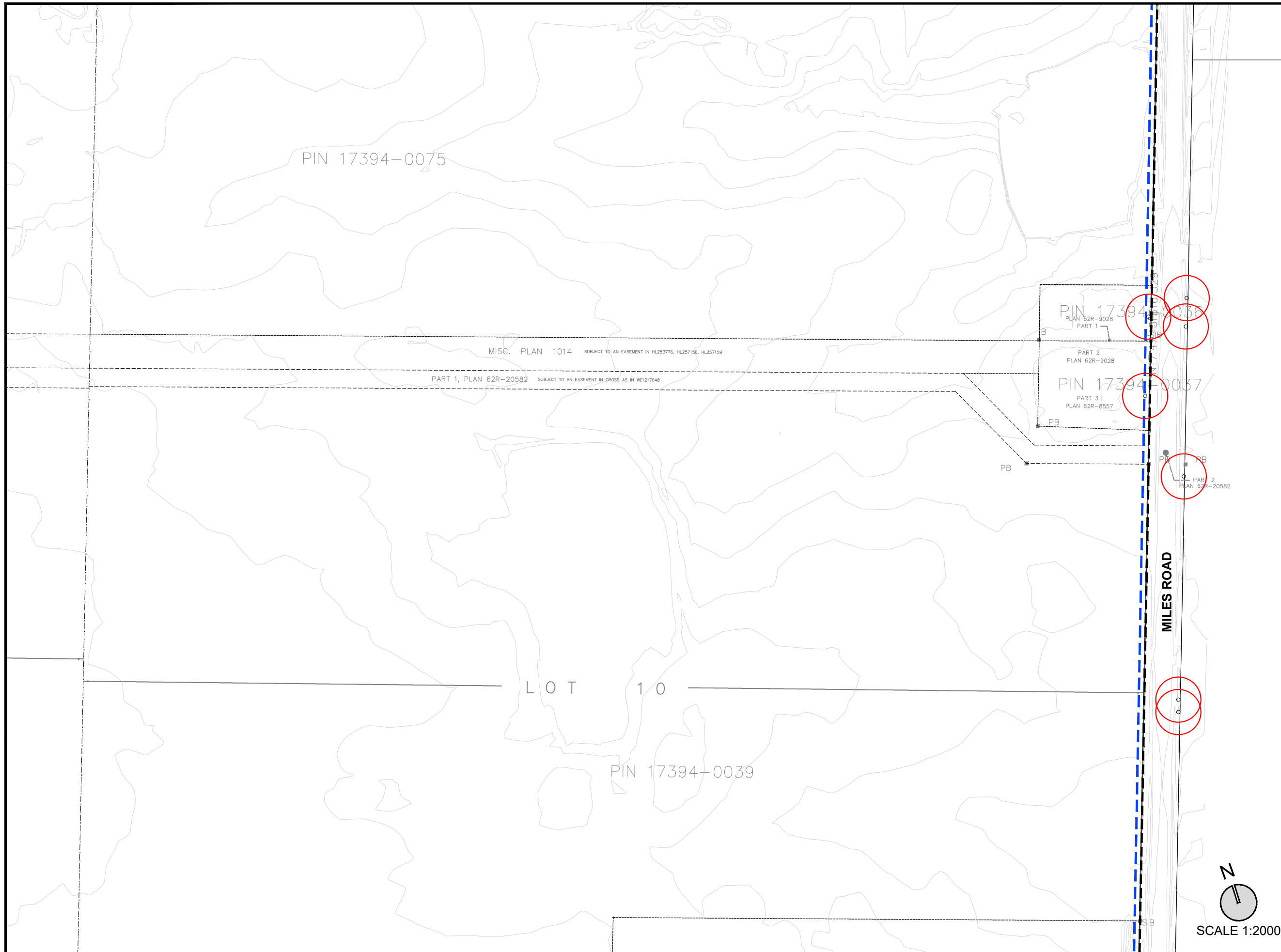
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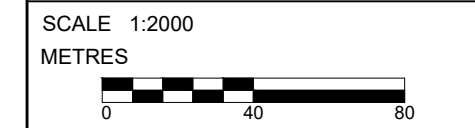
PROJECT:  
**WHITE CHURCH URBAN BOUNDARY EXPANSION**  
CITY OF HAMILTON

TITLE:  
**PRELIMINARY TREE MANAGEMENT PLAN - DETAIL G**

U/S FILE NUMBER: 464-22	SHEET NUMBER: 7
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KEY MAP - N.T.S.



**LEGEND**

- SUBJECT LANDS
- 3M TREE MANAGEMENT PLAN BOUNDARY
- TREES AFFECTED

**TREE COUNT**

DETAIL H	TOTAL
7	244

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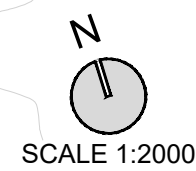
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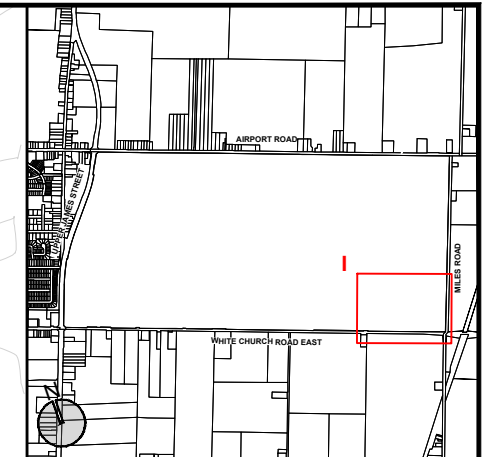
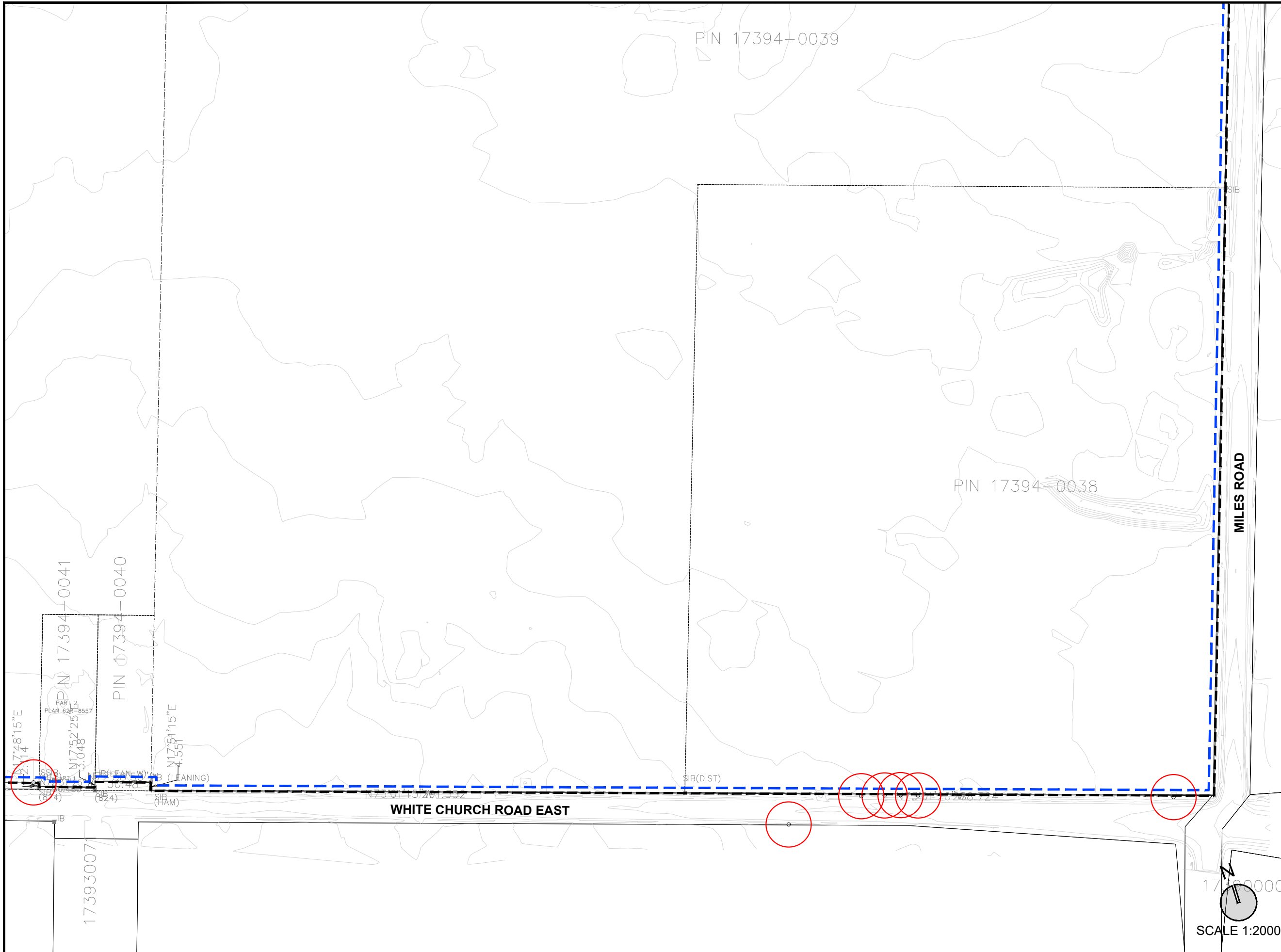
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PROJECT:  
**WHITE CHURCH URBAN BOUNDARY EXPANSION**  
CITY OF HAMILTON

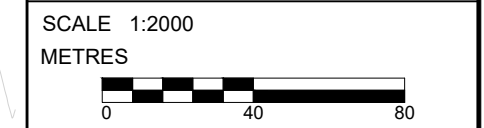
TITLE:  
**PRELIMINARY TREE MANAGEMENT PLAN - DETAIL H**

U/S FILE NUMBER: 464-22	SHEET NUMBER: 8
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KEY MAP - N.T.S.



LEGEND

- SUBJECT LANDS
- 3M TREE MANAGEMENT PLAN BOUNDARY
- TREES AFFECTED

TREE COUNT

DETAIL I	TOTAL
7	244

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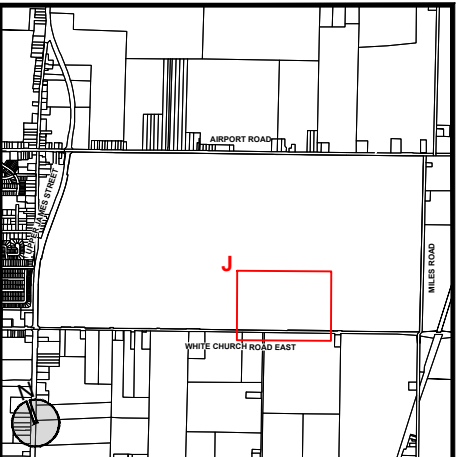
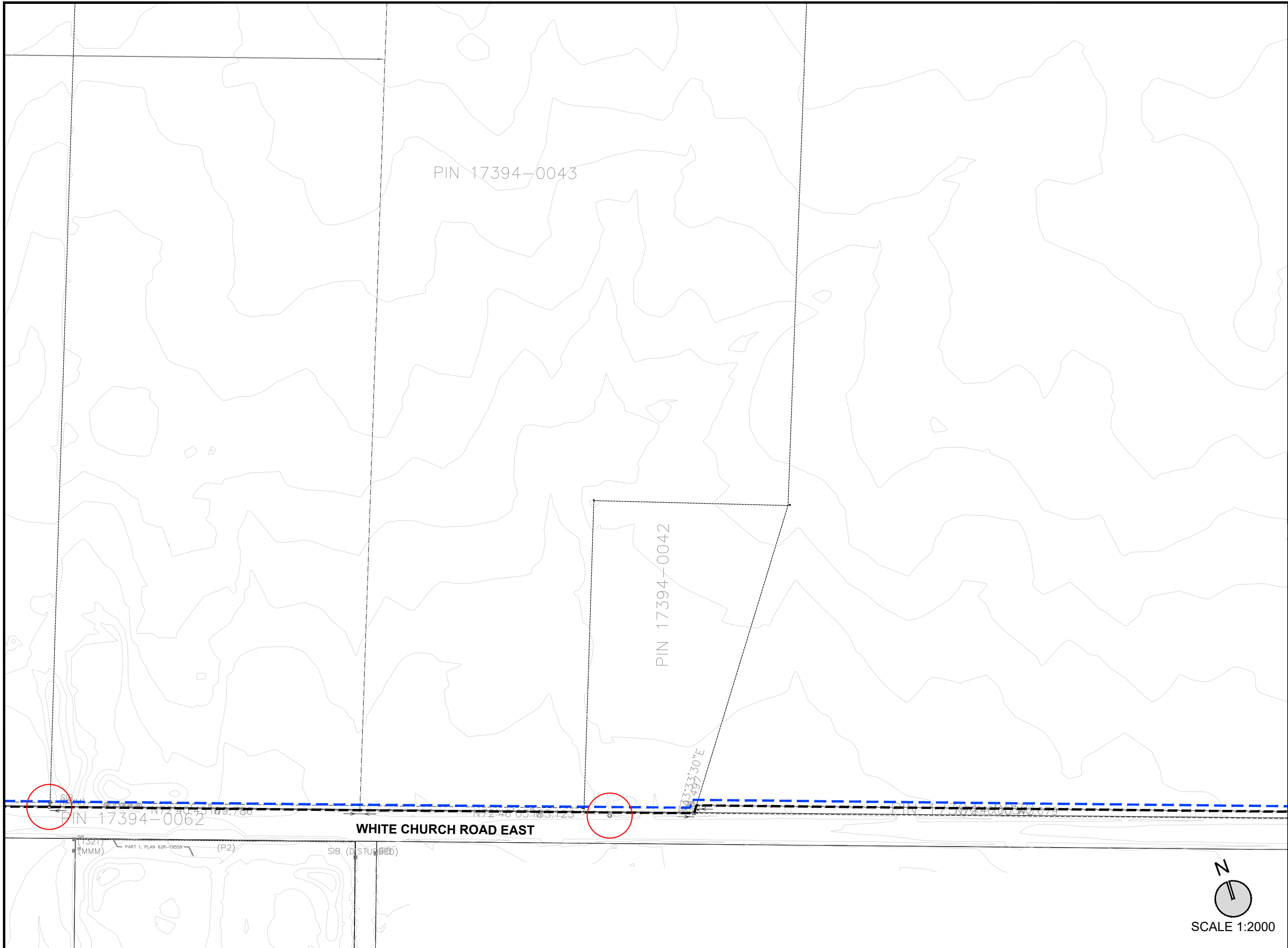
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PROJECT:  
**WHITE CHURCH URBAN BOUNDARY EXPANSION**  
CITY OF HAMILTON

TITLE:  
**PRELIMINARY TREE MANAGEMENT PLAN - DETAIL I**

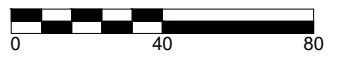
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KEY MAP - N.T.S.

SCALE 1:2000

METRES



LEGEND

- SUBJECT LANDS
- 3M TREE MANAGEMENT PLAN BOUNDARY
- TREES AFFECTED

TREE COUNT

DETAIL J	TOTAL
2	244

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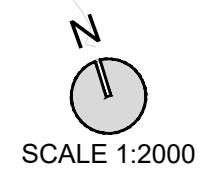


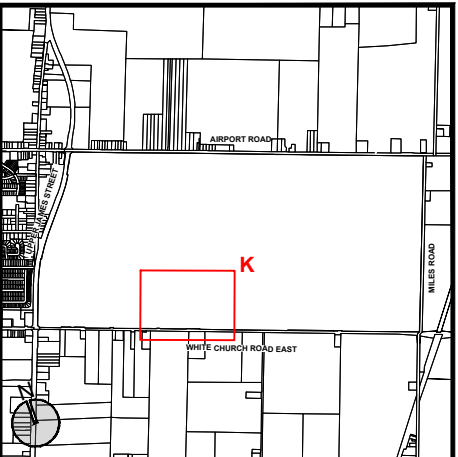
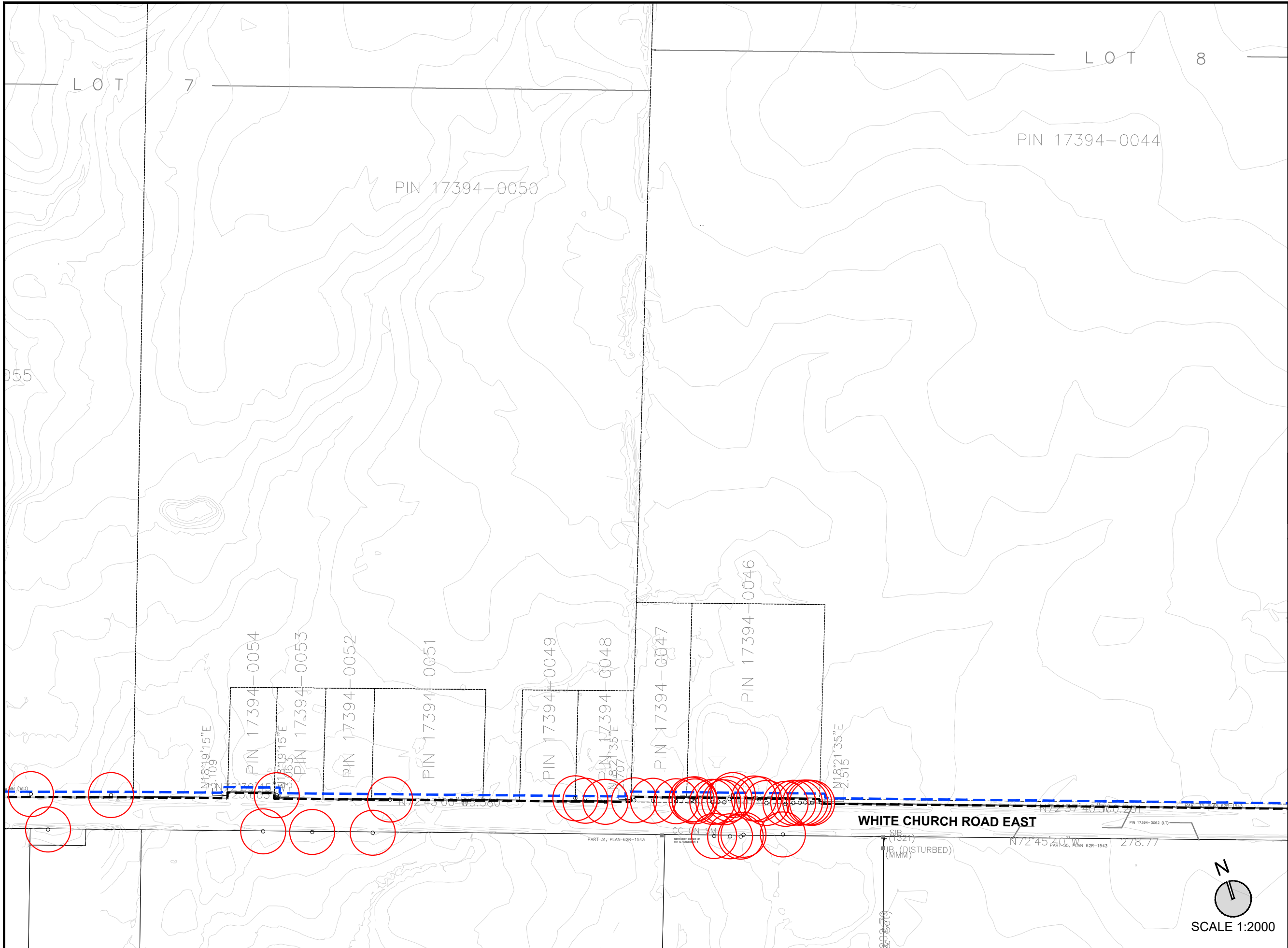
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CITY OF HAMILTON

TITLE:  
**PRELIMINARY TREE MANAGEMENT PLAN - DETAIL J**

U/S FILE NUMBER: 464-22	SHEET NUMBER: 10
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KEY MAP - N.T.S.

SCALE 1:2000  
METRES

LEGEND

- SUBJECT LANDS
- 3M TREE MANAGEMENT PLAN BOUNDARY
- TREES AFFECTED

TREE COUNT

DETAIL K	TOTAL
36	244

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DRAWN BY: L.TAIBI              DATE: FEBRUARY 25, 2025

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CITY OF HAMILTON

TITLE:  
**PRELIMINARY TREE MANAGEMENT PLAN - DETAIL K**

U/S FILE NUMBER: 464-22      SHEET NUMBER: 11