

**Tree Inventory and Preservation Plan Report
Melbourne Avenue and Dufferin Street
Toronto, Ontario**

prepared for

**Land Art Design Landscape Architects Inc.
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prepared by



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KUNTZ FORESTRY CONSULTING INC Project P3103

Introduction

Kuntz Forestry Consulting Inc. was retained by Land Art Design Landscape Architects Inc. to complete a Tree Inventory and Preservation Plan in support of a development application Melbourne Avenue and Dufferin Street in Toronto. The property is located on the west of Dufferin St and north of King St W in Toronto.

The work plan for this tree preservation study included the following:

- Prepare inventory of the tree resources greater than 15cm DBH on and within six metres of the subject property, and trees of all sizes within the road right-of-way;
- Evaluate potential tree saving opportunities based on proposed development plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

Policy Framework

The subject property is subject to the provisions of the City of Toronto's Private Tree-By-law (Chapter 813) which regulates tree injury and destruction of individual trees within the City of Toronto. Preliminary information is acquired on individual trees which are then categorized in compliance with the by-law in support of development applications. Tree categories range from one through five and are as follows:

Categories

- 1. Trees with diameters of 30 cm or more situated on private property on the subject site.*
- 2. Trees with diameters of 30 cm or more, situated on private property, within 6 m of the subject site.*
- 3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.*
- 4. On lands designated under City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection, trees of all diameters within 10 metres of any construction activity.*
- 5. Trees of all diameters situated within the City road allowance adjacent to the subject site. (City of Toronto, 2008).*

Methodology

The tree inventory was conducted on 26 January 2022. Trees greater than 15cm DBH on and within six metres of the subject property, and trees of all sizes within the road right-of-way were included in the inventory. Trees were located using the topographic survey provided for the property. Trees were identified with the numbers 1-15. See Table 1 for the results of the inventory and Figure 1 for their locations.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Table 1 and Figure 1.

Species - common and botanical names provided in the inventory table.

DBH - diameter (centimetres) at breast height, measured at 1.4 m above the ground.

Condition - condition of tree considering trunk integrity, crown structure, and crown vigour. Condition ratings include poor (P), fair (F) and good (G).

Comments - additional relevant detail.

Existing Site Conditions

The subject property is currently occupied by mixed commercial buildings and surface parking areas. Tree resources exist in the form of landscape trees and self-seeded volunteers. Refer to Figure 1 for the existing conditions.

Individual Tree Resources

The inventory documented 15 trees on and within six metres of the subject property. Refer to Table 1 for the full tree inventory and Figure 1 for the location of trees reported in the tree inventory. Refer to Appendix A for the photographs of the trees.

Tree resources were comprised of Tree of Heaven (*Ailanthus altissima*), Silver Maple (*Acer saccharinum*), Norway Maple (*Acer platanoides*), Eastern White Cedar (*Thuja occidentalis*), Manitoba Maple (*Acer negundo*), and White Birch (*Betula papyrifera*).

Proposed Development

The demolition of the majority of the existing buildings and the construction of mixed-use condominiums with underground parking is proposed for the subject property. Refer to Figure 1 for the existing conditions and proposed site plan.

Discussion

The following sections provide a discussion and analysis of tree impacts and tree preservation relative to the proposed development and existing conditions.

Development Impacts/Tree Removals

The removal of Trees 1 and 4 will be required to accommodate the proposed development. Tree 1 located within the road right-of-way (category 5 tree); a permit will be required prior to its removal.

Refer to Figure 1 for the location of trees identified for removal.

Tree Preservation

The preservation of all Trees 2, 3, and 5-15 will be possible as indicated on Figure 1. For Trees 2 and 5-15, as the minimum tree protection zones of all trees identified for preservation are fully offsite, designated tree protection fencing will not be required. For Tree 3, tree protection measures will have to be installed to ensure the tree is not impacted by the development. Refer

to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence details.

There is an existing building located on the east side of Tree 3 and an existing retaining wall on the north side of Tree 3. To preserve this tree, excavation for the new building must not occur beyond the face of the existing building on the east side. Along the north side, excavation must not occur south of the existing wood retaining wall. Along the north side, excavation within the minimum tree protection zone (mTPZ) of this tree must occur using air spading or hydro-vac and be supervised by a certified Arborist. Exposed roots must be pruned in accordance with Good Arboricultural Standards. It is recommended that the existing wood retaining wall be left in place.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Land Art Design Landscape Architects Inc. to complete a Tree Inventory and Preservation Plan in support of a development application for the properties located at Melbourne Avenue and Dufferin Street in Toronto, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 15 trees on and within six metres of the subject property. The removal of two trees will be required to accommodate the proposed development. All other trees can be saved provided appropriate tree protection measures are installed prior to construction.

The following recommendations are suggested to minimize impact to trees identified for preservation. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.
- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.
- Special mitigation measures are required adjacent to select trees; refer to the *Tree Preservation* section for details.
- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.
- Site visits, pre, during, and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,

Kuntz Forestry Consulting Inc.

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Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the 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 of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

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

Table 1. Tree Inventory

Location: Dufferin and Melbourne Avenue, Toronto

Date: 26 January 2022 Surveyors: FS

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	cat.	mTPZ	Comments	Action
1	Tree of Heaven	<i>Ailanthus altissima</i>	32	F	F	F		4	5	1.8	Crack down to base, co-dominance at 5 meters with included bark (L), dead branch (L)	Remove
2	Silver Maple	<i>Acer saccharinum</i>	~80	F	F	F		12	2	4.8	Sucker around base, co-dominance at 3 meters with included bark (M), cavities (L)	Retain
3	Norway Maple	<i>Acer platanoides</i>	~80	GF	GF	G		6	2	4.8	Co-dominance at 8 meters with included bark (L), 5 meters from fence	Retain
4	Cedar edge	<i>Thuja occidentalis</i>	5 to 8	G	G	G		1		1.2		Remove
5	Manitoba Maple	<i>Acer negundo</i>	~30	F	F	FG		5	2	2.4	Co-dominance at 2 meters with included bark (L), leaning (L), asymmetrical crown (M)	Retain
6	Manitoba Maple	<i>Acer negundo</i>	~30	F	F	FG		5	2	2.4	Leaning (M), asymmetrical crown (M)	Retain
7	Manitoba Maple	<i>Acer negundo</i>	~30, ~15	F	F	F		8	2	2.4	Co-dominance at base, leaning (M).	Retain
8	Manitoba Maple	<i>Acer negundo</i>	~35, ~25	F	F	F		7	2	2.4	Co-dominance at base, leaning (L).	Retain
9	Eastern White Cedar	<i>Thuja occidentalis</i>	~40	GF	GF	GF		5		2.4	Co-dominance at 5 meters with included bark (L)	Retain
10	Eastern White Cedar	<i>Thuja occidentalis</i>	~25	GF	GF	GF		3		1.8	Leaning (L)	Retain
11	Tree of Heaven	<i>Ailanthus altissima</i>	~30	F	F	F		6		2.4	Co-dominance at 4 meters with included bark (L), dead branch (L), stem wounds (L), asymmetrical crown (L)	Retain
12	Norway Maple	<i>Acer platanoides</i>	~15	GF	GF	G		3		1.8	Sweep (L)	Retain
13	Norway Maple	<i>Acer platanoides</i>	~40	GF	F	GF		6		2.4	Co-dominance at 3 meters with included bark (L), leaning (L), asymmetrical crown (L)	Retain
14	White Birch	<i>Betula papyrifera</i>	26.5, 34.5	GF	GF	GF	10	5		2.4	Union at base, dead branch (L), asymmetrical crown (L)	Retain
15	Norway Maple	<i>Acer platanoides</i>	45	GF	GF	GF		12		3.0	Sweep (L), stem wounds (L)	Retain

Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown dieback	%
DL	Dripline	(m)
mTPZ	Minimum tree protection zone, as measure from edge of tree	(m)
P = poor, F = fair, G = good, ~ = estimate, (VL) = very light, (L) = light, (M) = moderate, (H) = heavy		

Appendix A. Photographs of Trees



Image 1. Tree 1



Image 2. Tree 2



Image 3. Tree 3



Image 4. Tree 5 (back), Tree 6 (front)



Image 5. Tree 7



Image 6. Tree 8



Image 7. Tree 9



Image 8. Tree 10



Image 9. Tree 11 (right), Tree 12 (left)



Image 10. Tree 13 (middle), Tree 14 (right), 15 (left)