



Arborist Report & Tree Preservation Plan

506-516 Church Street
Toronto, ON

Prepared for:

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April 1, 2020

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EXECUTIVE SUMMARY:

The above subject site is scheduled for development which includes the demolition of all existing structures and construction of a proposed multi-storey complex with below grade parking. As mandated by the City of Toronto's *Site Plan Control Bylaw* the client is required to submit a Development Application which necessitates an Arborist Report and Tree Preservation Plan. Such a report must be completed in accordance with the City of Toronto's Tree Protection Policy and Specifications for Construction near Trees, which takes into account both the *City of Toronto's Private Tree Protection* (Article III of chapter 813) and *Trees on City Streets By-laws* (Article II of chapter 813).

There are three (3) regulated trees involved with this project of which all require removal as a consequence of construction. No tree preservation is scheduled for this project. Pursuant to the City of Toronto Private Tree Bylaw, the client will submit a permit application to remove three (3) trees. As compensation for obtaining a permit to remove three (3) regulated trees the applicant will be responsible to plant seven (7) replacement trees with a cash-in-lieu equivalence of (7 x \$583.00/tree) \$4,081.00.

INTRODUCTION:

I have been retained by Graywood CM Limited Partnership to complete an arborist report concerning the above subject site. As mandated by the City of Toronto's *Site Plan Control Bylaw* the client is required to submit a Development Application which necessitates an Arborist Report and Tree Preservation Plan. Such a report must be completed in accordance with the City of Toronto's Tree Protection Policy and Specifications for Construction near Trees, which takes into account both the *City of Toronto's Private Tree Protection* (Article III of chapter 813) and *Trees on City Streets By-laws* (Article II of chapter 813).

HISTORY AND ASSIGNMENT:

I have been advised by the client that the above subject site is scheduled for development, which includes the demolition of all existing structures and construction of a multi-storey complex with below grade parking. Furthermore, this site will be excavated to all property lines to facilitate construction of the below grade parking lot as per the Level P2 Floor Plan in Appendix I. In accordance to the below listed relevant Laws, By-laws, Policies and forms, the applicant is required to complete an Arborist Report and Tree Preservation Plan as part of the Site Plan application process:

- Planning Act, R.S.O. 1990, c. P.13 - <https://www.ontario.ca/laws/statute/90p13?search=planning+act>
- Site Plan Control By-law 2005-062 - <https://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-32771.pdf>
- City of Toronto Private Tree Protection By-law - https://www.toronto.ca/legdocs/municode/1184_813.pdf
- City of Toronto Trees on City Streets By-law - https://www.toronto.ca/legdocs/municode/1184_813.pdf
- Ravine and Natural Feature Protection By-Law - https://www.toronto.ca/legdocs/municode/1184_658.pdf
- City of Toronto Tree Protection Policy and Specifications for Construction Near Trees - <https://www.toronto.ca/data/parks/pdf/trees/tree-protection-specs.pdf>
- Tree By-Laws, Policies and Forms - <https://www.toronto.ca/services-payments/building-construction/tree-ravine-protection-permits/tree-protection/>
- Forestry Act - <https://www.ontario.ca/laws/statute/90f26>
- Endangered Species Act - <https://www.ontario.ca/laws/statute/07e06>

The assignment is as follows:

1. Survey all regulated trees that will be affected by the proposed project, assess their condition and determine if they are suitable for preservation.
2. Provide recommendations for tree preservation.
3. Determine if proposed construction will adversely affect the health of such trees.

All field and appraisal work was completed by the author of this report being Davide Carnevale ASCA Registered #370 on March 31, 2020.

As the consulting arborist retained for this project, *GreenPrint Consulting Arborists* can be further retained (if necessary) to act as the Project Consulting Arborist (PCA) to provide on-site monitoring and implement any necessary remedial actions as required by the municipality.

TREE SURVEY AND RECOMMENDATIONS:

See Tree Inventory Survey in Appendix II for tree location, Table #1 for species identification, condition, and recommendations and Appendix III for corresponding Digital Images.

Table #1: 506-516 Church Street - Toronto

Tree #	Species	D ¹ B H (cm)	Condition ²	Category ³	Comments	Suitability ⁴ for Conservation	Recommendation ⁵	M ⁶ T P Z (M)
1	<i>Ulmus 'Morton'</i>	52	F	1	- CONFIRMED PRIVATE as per City of Toronto Street Tree Inventory - in conflict with proposed construction	G	Rv	
2	<i>Ailanthus altissima</i> (twin-stem)	70	F	1	- medium natural deadwood - in conflict with proposed construction	M	Rv	
3	<i>Ailanthus altissima</i>	62	P	1	- large deadwood with poor vigour - in irreversible decline - not a suitable candidate for preservation - in conflict with proposed construction	P	Rv	

¹ **DBH:** Diameter at Breast Height is a measurement in centimeters, using a caliper tape, of the tree stem at 1.37 meters above existing grade.

² **Condition:** A rating of **H**azardous/**D**ead/**P**oor/**F**air/**G**ood/**E**xcellent was determined for each tree by visually assessing all the above ground components of the tree, using acceptable arboricultural procedures as recommended in the “*Guide for Plant Appraisal*”, prepared under contract by the “*Council of Tree & Landscape Appraisers (CTLA)*”, an official publication of the *International Society of Arboriculture (I.S.A.)*, 9th Edition, 2000”.

³ **Category #:**

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. Trees of all diameters situated within a designated ravine or natural feature.
5. Trees of all diameters situated within the Municipal road allowance adjacent to the subject site.

⁴ **Suitability for Conservation:**

A rating of **P**oor/**M**oderate/**G**ood is assigned to each tree taking in to account four factors which include, 1) Tree health 2) Structural integrity 3) Species response and 4) Tree Age and longevity, as recommended in the “*For Tree Care Operation – Trees, Shrubs, and Other Woody Plant Maintenance Standard Practice*” prepared as part of the “*ANSI A300 Standards*.”

⁵ **Recommendation:** Preserve (**Ps**), Preserve with Injury (**PsI**), Remove (**Rv**), Transplant (**Tp**)

⁶ **MTPZ:** Minimum tree protection zone distance as mandated by City of Toronto as per the “*Tree Protection Policy And Specification For Construction Near Trees*” document - http://www1.toronto.ca/staticfiles/city_of_toronto/parks_forestry_recreation/urban_forestry/files/pdf/TreeProtSpecs.pdf

SITE NOTES AND COMMENTS:

Trees located on the subject site:

1. As listed above there are three (3) regulated trees involved with this project that are located on the subject site being trees no. 1-3. All three trees are in direct conflict with proposed excavation required to construction the below grade parking garage and as such require removal. Pursuant to the City of Toronto Private Tree Bylaw, the client will submit a permit application to remove three (3) trees.
2. No tree preservation is scheduled for this development.
3. During the time of inspection, no trees were identified as High Risk and no endangered species were surveyed while on site.
4. All remaining trees located on or within 6.0m of the subject site have a DBH less than 30cm, are non-regulated trees and therefore, were not included in this report.
5. The Private Tree Protection By-law 2008-156 amended as per 2009-145 regulates all trees, regardless of size, up until the Site Plan application date. During the Site Plan process trees shall not be removed as they are part of the formal submission. Once final Site Plan approval has been granted, the by-law is then superseded by conditions that are set out in the approved Site Plan.

SUMMARY TABLE:

Tree Category	Total	Scheduled for Preservation		Recommended Removal	
		Preserve	Preserve with Injury	Consequence of construction	Regardless of construction
Private (Regulated tree located on the subject site)	3	0	0	3	0
Total	3	0	0	3	0

REPLACEMENT PLANTING:

As mandated by the City of Toronto, for every approved private that requires removal as a consequence of construction replacement trees must be planted as compensation at a ratio of 3:1. If the tree is in poor condition the replacement ratio is reduced to 1:1. Alternatively, if there is insufficient space to plant replacement trees on the subject property, cash in lieu is accepted as compensation for each replacement at \$583.00/tree. In this case, three (3) trees requires removal as a consequence of construction and therefore seven (7) replacement trees are required to be planted on this property with a cash-in-lieu equivalent totaling **\$4,081.00**

Tree Number	Required Action	Condition	Required Replacement Ratio	Applicable Tree-Bylaw	Total Replacements
1	<i>Permit to remove</i>	F	3:1	Private Tree Protection By-law (Construction)	3
2	<i>Permit to remove</i>	F	3:1	Private Tree Protection By-law (Construction)	3
3	<i>Permit to remove</i>	P	1:1	Private Tree Protection By-law (Construction)	1
TOTAL					7

CONCLUSIONS:

As listed in the Summary Table above, there are three (3) regulated trees involved with this project of which all require removal as a consequence of construction. No tree preservation is scheduled for this development.

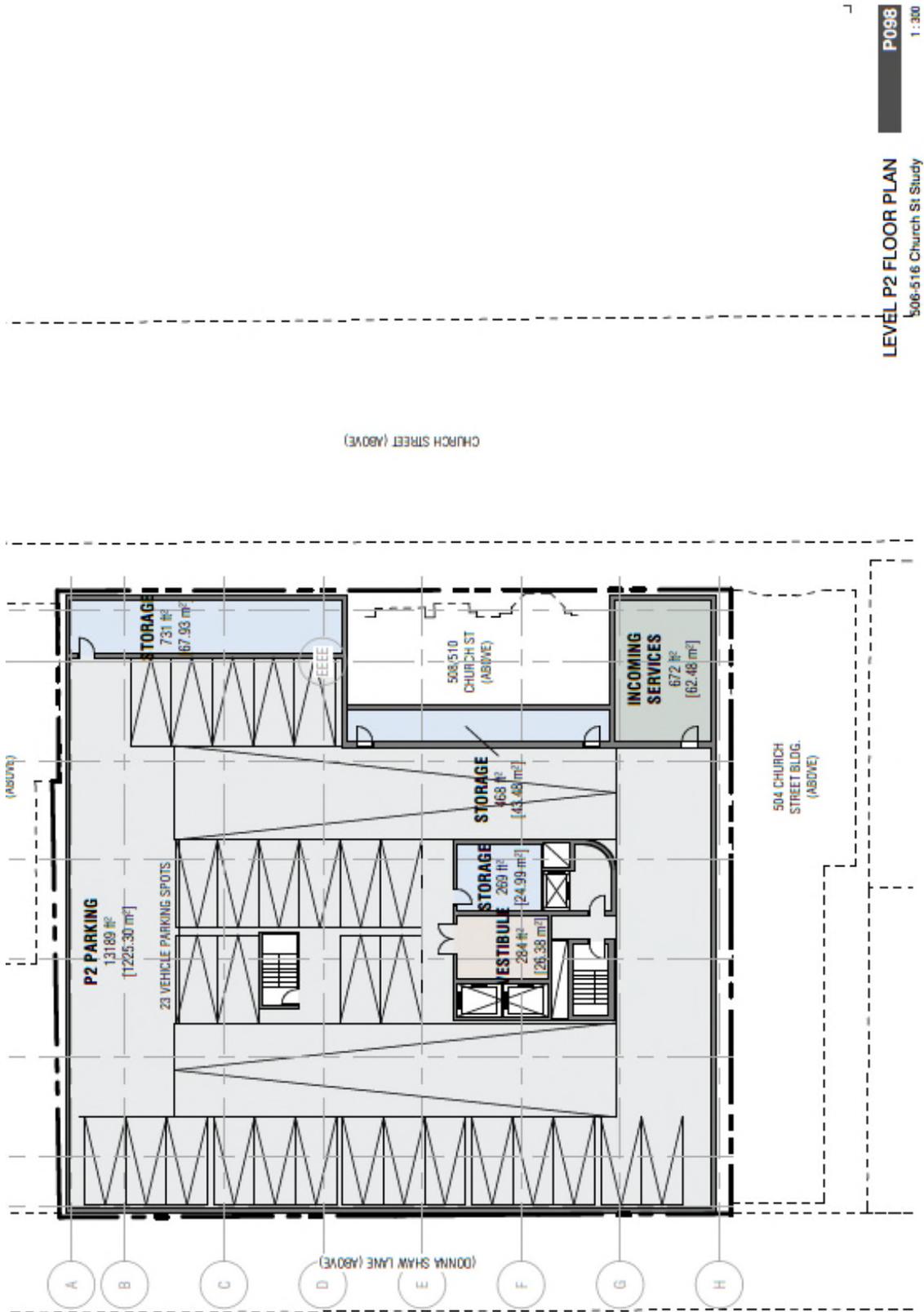
Trusting this report meets your needs. For further information, you may contact me directly at (289) 813-9250 or at dcarnevale@greenprintca.com

GREENPRINT CONSULTING ARBORISTS

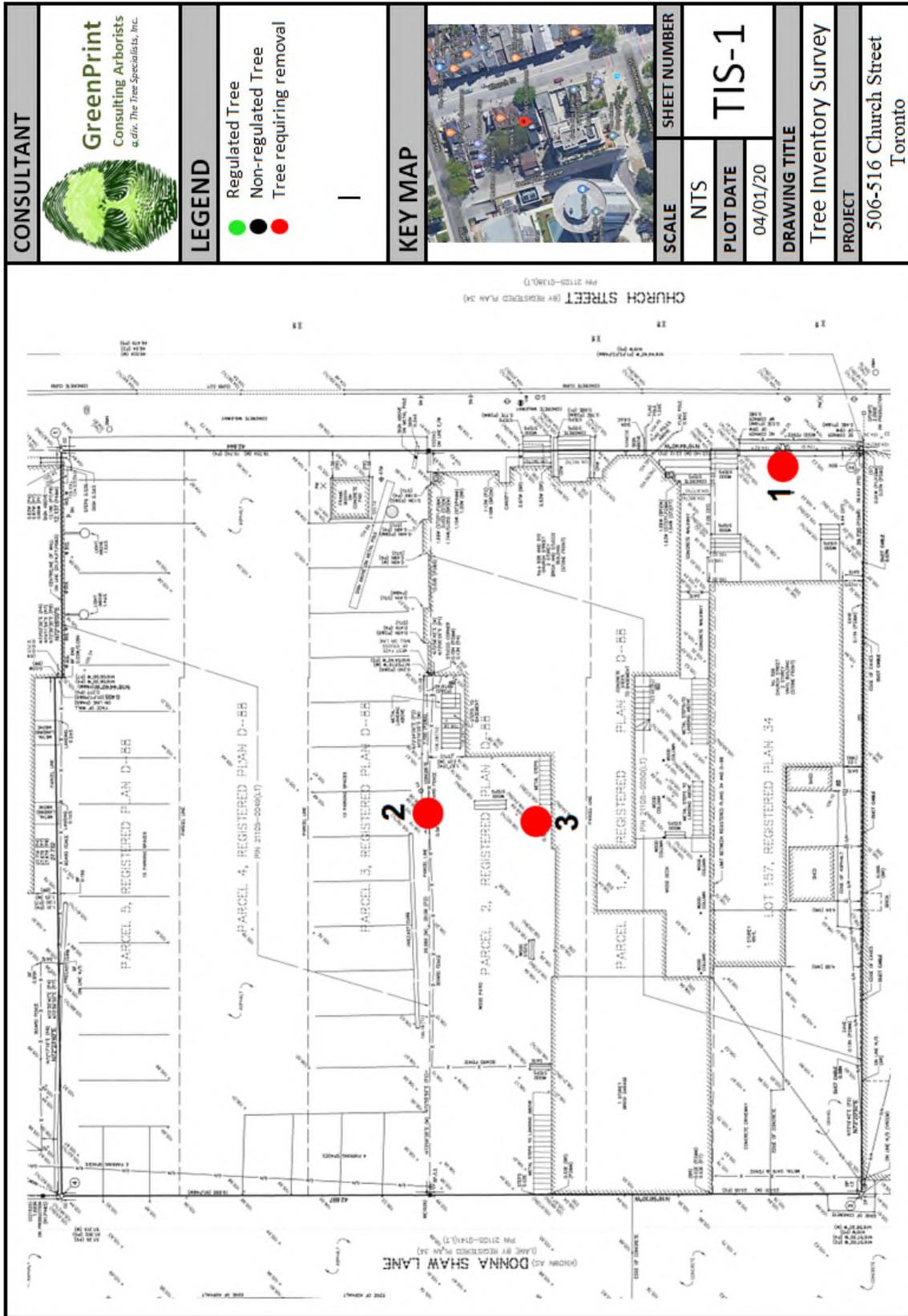


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Appendix I: Level P2 Floor Plan



Appendix II: Tree Inventory Survey



Appendix: III

DIGITAL IMAGES

Photo #1: Trees no. 1, looking west.



Photo #2: Tree no. 2 looking east.



Photo #3: Tree no. 3 looking east.



Appendix IV:

ASSUMPTION AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *GreenPrint Consulting Arborists* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report.
3. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.
4. This Report has been prepared by using the latest drawings and information provided by the client and may be intended for inclusion in a site plan approval or a similar planning submission. However, any subsequent design or site plan alteration affecting regulated trees may require revisions to this report.
5. Links / URLs found within the report to access web-based resources are current to the date of the report.
6. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties.