

Tree Inventory and Preservation Plan

**3400 Dufferin Street and 8 Jane
Osler Boulevard
City of Toronto, ON**

Dufferin – 401 Properties Limited

20 Eglinton Avenue West
Toronto, ON M4R 1K8

Prepared by:

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SLR Project No:

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Revision Record

Revision No.	Revision Date	Revision Description

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1.0 Introduction

SLR Consulting (Canada) Ltd. was retained by Dufferin – 401 Properties Limited (Collecdev) to undertake an Arborist Report and Tree Preservation Plan (TPP) in support of a Site Plan Application for the development located at 3400 Dufferin Street and 8 Jane Osler Boulevard in Toronto, Ontario. within the City of Toronto.

This Arborist Report and Tree preservation Plan addresses trees within the subject property and those within 6-10 m of the property including (where applicable) trees located on City Road allowance (Street trees) in accordance with the City of Toronto By-law Private Trees and Street Trees (Toronto Municipal Code Chapter 813, Trees Article II, III) which may be impacted by the proposed development. The property does not fall within lands regulated under Ravine and Natural Feature Protection By-law (Chapter 658).

The purpose of the TPP Plan is to provide an inventory and assessment (location, species, size and condition) of the trees within and adjacent to the subject property and outline recommendations for tree preservation and removals including tree preservation measures and mitigation strategies.

The following reports were reviewed in the preparation of this Arborist Report and Tree Preservation Plan:

- Site Topographic, Tree and Dripline Survey KRCMAR surveying (22-123BT01, June & July 2022)
- Site and Grading Plan, prepared by IBI Group (SG-01, Aug 08, 022)
- Landscape Plan L100, prepared by gH3 June 23, 2022

1.1 Description of Proposed Development

The site is currently occupied by the Midtown Honda car dealership, which would be demolished to accommodate the new high rise development buildings and new municipal roads.

Three (3) mixed-use buildings (Buildings A, B and C) and two (2) levels of underground parking are proposed.

2.0 Policy Framework

2.1 Local or Regional Tree Policies

2.1.1 City of Toronto

For this assessment the City of Toronto Tree Guidelines *Tree Protection and Specifications for Construction near Trees (2016)* and Arborist Report for Development Applications were consulted. A tree with a diameter of 30 cm or more DBH (Private Trees) and trees of any size (Street Trees) are regulated under the City by-laws and require an assessment to determine if the development will impact trees and where required (a permit) for removal or injury. Importantly, an injury to a tree occurs if development through the assessment is determined to take place within the tree root zone (Tree Protection Zone (TPZ)), as per City of Toronto Tree Protection Policy and Specifications for Construction Near Trees.

The trees located adjacent and or within the subject property are landscaped in origin and therefore the York Region's Forest Conservation (Bill 70) By-law 2013-68 is not applicable.

2.2 Endangered Species Act, 2007

The Endangered Species Act, 2007 (ESA) is a provincial statute administered by the Ministry of Environment, Conservation and Parks (MECP) with assistance from the Ministry of Natural Resources and Forestry (MNRF). The Act defines mandatory species and habitat protection to species designated by the Committee on the Status of Species at Risk in Ontario (COSSARO) listed on Schedule 2 (Endangered) and Schedule 3 (Threatened) of Ontario Regulation 230/08. Activities which may harm, harass or destroy habitats of species regulated under the Act must adhere to the policies and regulations under the Act.

2.3 Migratory Bird Convention Act

The federal Migratory Birds Convention Act, 1994 (MBCA) protects nesting birds, their nests, eggs and young from killing, harassing and destruction of nests of regulated species (excluding SAR) within the nesting period. Environment Canada and Canadian Wild Services provide oversight and compliance monitoring.

It is the proponent's responsibility to ensure that the works conform to the Migratory Birds Convention, 1994 Act and Endangered Species Act, 2007 in that no migratory bird(s) or SAR species will be harassed, harmed, killed nor will nests or habitats be destroyed by the proposed work. The recommended avoidance window which includes SAR bats is from April 1 to September 31st. No avoidance window absolves the proponent or their contractors from contravening the MBCA or ESA. Avoidance windows simply highlight the most likely season when encounters are likely. If a nest, egg, fledging or SAR bat(s) is encountered work must stop and the appropriate agency (e.g., Environment Canada (MBCA) or, MECP (SAR)) consulted for advice.

3.0 Methodology

The TPP Plan and Arborist report was prepared by an ISA Certified Arborist using accepted arboriculture guidelines and standards for tree protection and reporting. Methods used in the inventory and assessment comply with the City of Toronto Urban Forestry standards (for example "Tree protection Policy and Specifications for Construction Near Trees" (City of Toronto 2016).

A visual assessment of the trees was undertaken on July 5th 2022. Trees were assessed in terms of the following:

- Species – common and botanical names including natural vegetation communities.
- DBH – measured at 1.4 metres above the ground;
- Condition – trunk integrity, crown structure and crown vigour. Condition ratings include dead (D), poor (P), fair (F) and good (G);
- Crown diameter;
- Additional attention to potential heritage trees, Ash trees with evidence of Emerald Ash Borer; and trees with potential diseases and or pests;
- Comments – additional relevant detail.

Trees and crown diameters (dripline) were first assessed by SLR and surveyed by KRCMAR surveying during SLR's assessment on site. The outmost edge of the tree trunk was used (rather than the inferred centre) to capture the most accurate tree location along the property boundary. Driplines were

measured from the outermost edge of the trunk and were evaluated against the minimum tree preservation distance outlined by City (City of Toronto, 2016). In accordance with City standards, whichever was greater is used as the minimum tree preservation zone (TPZ). For ease of planning the TPZ is rounded to the nearest hole.

4.0 Results

4.1 General Site Description

The subject property is currently commercial, paved parking within a heavily urbanized area of the City. Trees on and adjacent to the property are landscape planted deciduous and conifers. Trees are restricted to the property boundary (shared ownership) with abutting residential homes along the southern property limits. Manitoba Maple (*Acer negundo*) is the predominant species colonizing the property boundary through natural dispersal. A few ornamental fruit trees and landscape planted spruces also occur.

4.2 Inventory Summary

A total of 22 trees within and abutting the subject property were inventoried. The majority of trees are in shared ownership with several trees below the threshold DBH (30 cm) under the City private by-law. All boundary and shared ownership trees were evaluated. No City owned Street Trees occur. The results of the tree summary are provided in Table 1. Representative Photographs are provided in Appendix B.

Table 1. Tree Results Summary

TREE CATEGORY	DBH (cm)	TREES ANTICIPATED TO BE IMPACTED BY DEVELOPMENT (REMOVAL/ INJURY)	TREES TO BE PRESERVED	APPLICABLE TREE-BY-LAW
NO. OF TREES ASSESSED: 22				
Solely Owned by Applicant				
2	100/55	2	-	Private
Boundary / Shared Ownership				
15	15 to 35 Average 20	13	2	Private N.A (under 30 cm)
OWNED BY OTHERS (ADJACENT PROPERTY)				
5	Average 19	4	1	N.A (under 30 cm)
CITY OWNED STREET TREES				
0	-	-	-	-
HAZARD OR DEAD TREES				
0	-	-	-	-

4.3 Endangered and Threatened Species

No endangered and/or threatened tree species (e.g., Butternut trees or Butternut seedlings or Black Ash Trees) were observed on or adjacent to the subject property during the site visits.

In Ontario, Bats and urban tolerate SAR birds may utilize landscape trees in residential and commercial settings. For example, Little Myotis (END) is generally considered to be restricted to anthropogenic structures. Northern Myotis and Tri-coloured Bats and Red-headed Woodpecker (all END) are known to prefer woodlands or edges (such as parklands, golf courses etc.,) to provide the microclimates necessary for rearing young and are less likely to use individual landscaped street trees as nesting and roosting habitat.

Therefore, while potential exists for some streetscape trees to provide summer day roost habitat for individual SAR bats or SAR birds, the potential to result in removal of habitat is extremely low and not expected.

5.0 Tree Protection/Preservation Plan

5.1 Impact Assessment

The proposed grading and site plan design requires grading to occur to the property boundary. A toe wall is also proposed along the property boundary of several of the southern residential Lots and the western lot. The wall is to provide stability to the adjacent existing grades and the proposed the lower grades of the subject property. An approximately 0.10 - 0.20 cm cut is required. The existing asphalt and chain link / wooden fence is anticipated to require removal to accommodate the toe wall installation and slopes. Significant earthworks is also required to install the new sidewalk and development where the trees currently are located and will cause damage to the underlying root zones. Encroachment within the minimum TPZ will be necessary to facilitate construction.

Tree removal and preservation recommendations were determined based on species health, sensitivity to development, significant status (i.e., heritage tree, tree species, size, and contributing value to the landscape) in the context of the development.

5.2 Removal and Preservation Recommendations

To accommodate the proposed development and associated works two (2) trees owned by Collecdev and thirteen (13) shared ownership (boundary trees) will require removal to accommodate the proposed development. The remaining trees will be injured with Tree 454 and 297 to be preserved. Both Trees 454 and 297 are Blue Spruce and while in fair to poor condition they are smaller (20 cm) and are anticipated to be retained as grading will skirt the TPZ. A subsequent review of the trees to be retained may be required closer to construction pending final design given the proposed toe wall installation.

As noted above, the majority of trees are shared boundary trees. Collecdev has initiated discussion with the adjacent owners to discuss removals. These discussions are ongoing and will be articulated to the City during final SPA approvals and through the tree removal permit stage (as applicable) due to the majority of the trees being under 30 cm.

Drawing TPP-1 (appendix A) provides the Tree Inventory and Recommendations Table.

5.3 Tree Protection Specifications

Tree protection measures for trees to be retained can be accommodated in conjunction with the required Sediment and Erosion Control (ESC) measures and construction fencing required for the development along the residential rear yards. Upon receiving the necessary approvals and prior to the commencement of tree removals, areas designated for tree preservation are to be delineated on site. It is not anticipated that measures such as horizontal root protection is required.

Additionally, in situ arboriculture techniques (root pruning) may be required for trees 494, 295, 296, 455 and 491 to reduce stressors for required earthworks when occurring close to the TPZ during asphalt removal and toe wall installation (refer to TPP1 Details).

City of Toronto Tree Protection Policy and Specifications for Construction Near Trees specifies that tree protection barriers (TPF) must be installed using plywood clad hoarding (minimum 19 mm or ¾" thick) or an equivalent approved by Urban Forestry. It is SLR's opinion that the specified fencing type should be reviewed with the City and project team as the existing chain-link and wooden fence will likely require removal or upgrade. Furthermore, it will be necessary to remove the existing asphalt where typical TPF cannot be installed. There will be an opportunity to combine the TPF with required site limit construction fencing and ESC. Tree protection signage for trees to be retained will be installed at the tree location.

The following measures are recommended for the protection of on-site trees during the construction of the proposed development:

5.3.1 Pre-Construction

- Upon receiving the necessary approvals and prior to the commencement of tree and vegetation removals, areas designated for tree preservation are to be delineated on site. Trees identified as injury or preservation will be reassessed to address required installation limits for the toe wall construction.
- Removals must occur in accordance with the *Migratory Bird Convection Act* and the *Endangered Species Act, 2007*.
- Tree protection barriers to be erected should be reviewed with the project team and coordinated with ESC and construction barrier fencing due to the constraints of the boundary lines and existing fences. Staging may require asphalt removals in areas identified for tree protection first and fence installation after. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.
- Signage identifying areas with Tree Protection (according to City of Toronto sign standards) are to be installed as directed by the landscape architect or arborist.

5.3.2 During Construction

The following measures are recommended for the protection of trees identified for preservation during the construction of the proposed development:

- Pruning of preserved trees is not permitted by construction staff. Branches and roots that extend under the asphalt that require pruning must be pruned by an ISA Certified Arborist or other tree

professional as approved by the City of Toronto. All pruning of tree roots and branches must be in accordance with good arboriculture standards.

- All damaged erosion and sediment control measures should be repaired and/or replaced within 48 hours of the inspection
- Storage of construction materials, equipment, wood, branches, leaves, soil or fill, construction waste or debris of any sort is prohibited within and adjacent to trees to be preserved.
- Protected trees are to be watered frequently throughout construction activities ensuring adequate root saturation especially during periods of extended dry /or hot weather.
- Inspections of the sediment and erosion control measures should be completed by qualified Canadian Inspector of Sediment and Erosion Control (Can-CISEC) with experience in Tree preservation using Can-CISEC standards.

5.3.3 Post Construction

The following measures are recommended for the protection of on-site trees during the post-construction of the proposed development:

- When construction activities have finished, retained trees should be inspected to determine if additional arboriculture actions (e.g., pruning, soil aeration, fertilizer) is required. Root zones are to be inspected and assessed by the arborist with the City, as compaction or injury (if sustained) during construction may affect tree vigor or otherwise increase a trees potential for failure;
- Confirmation from the City must be achieved prior to TPF/ fencing generally being removed.

6.0 Summary and Conclusions

A total of 22 trees were inventoried and assessed. As a result of the proposed development 15 trees are anticipated to be impacted and are recommended for removal. Five (5) trees are anticipated to be injured and two (2) are anticipated to be preserved. The majority of the trees are shared boundary trees (Manitoba Maples). It is anticipated that three trees (no. 290, 290A and no. 295) will require a permit under the City of Toronto Private tree bylaw for removal and injury respectively. All remaining trees recommended to be removed are under 30 cm and will be impacted by the asphalt removal, grading, site disturbances (toe wall installation) and anticipated removal or upgrades to existing fences where many of the trunks have embedded fence. Removals of shared boundary trees will be coordinated with the adjacent owners.

Recommendations

- Implement recommendations as outlined in Section 5.0 and as outlined in the TPP-1 and Tree Inventory Table and specifications as provided in TPP-1 including any accompanying application documents.
- Should there be changes to the site design, the arborist report must be updated to re-evaluate any new areas of disturbance. Note: proposed actions may change based on refinement of the site plans, requirements for the toe wall installation and subject to City of Toronto approval.

- The Tree Protection Plan and a copy of this report is to be provided to the site supervisor prior to any work commencing on the site.
- To protect wildlife in general, no animals are to be knowingly harmed. If wildlife is encountered during tree removals, work must stop, and animals allowed to disperse on their own. If necessary, the MNDMNR should be contacted for advice.
- It is the proponent's responsibility to ensure that the works are in conformance with the *Migratory Bird Convention Act* and *Endangered Species Act 2007*. No avoidance window or nest sweep absolves the proponent or their contractors from contriving the MBCA or ESA. If a nest, egg, fledging or SAR bat is encountered the Contractor must Stop Work and the appropriate agency e.g. Environment Canada (MBCA), MECP (SAR) consulted for advice.
- The assessment presented in this report is valid at the time of inspection. It is recommended that trees identified in TPP-1 to be preserved be evaluated at the start of construction and removal of the asphalt for additional arboricultural measures which may be necessary to address roots that are currently unknown due to the presence of asphalt.

7.0 Statement of Limitations

Limitations of Tree Assessments: The assessments made in this report are valid at the time of inspection using accepted arboriculture techniques made by visual examination (all above ground parts of the tree(s)). Unless noted otherwise, trees were not cored or probed and there was no detailed inspection involving excavation of the root ball.

While every reasonable effort has been made, there is no guarantee offered, or implied, that trees assessed may not have problems or deficiencies that may arise in the future, or condition ratings that may change. Tree vigour will change over time; assessed conditions may decline subject to changes in site and weather conditions. Furthermore, some symptoms may only be visible seasonally; the extent of observations that can be made may be limited by the time of year in which the inspection took place. Although every effort has been made to ensure that this assessment is reasonably accurate, it is recommended that trees be re-assessed periodically to identify changes in condition. Trees are living entities and a standing tree will always pose some degree of risk.

Trees located on private property were usually not accessible for completion of a full assessment. Such trees were assessed to the extent possible from the road ROW and conditions were estimated. Trees on private property were not physically tagged but given unique identifiers and graphically depicted on the Tree Inventory Plan.

SLR Standard Limitations: This report has been prepared and the work referred to in this report has been undertaken by SLR for **Collecdev** hereafter referred to as the "Client". The report has been prepared in accordance with the Scope of Work and agreement between SLR and the Client. It is intended for the sole and exclusive use of the Client and its authorized agents for the purpose(s) set out in this report. Any use of, reliance on or decision made based on this report by any person other than the Client for any purpose, or by for a purpose other than the purpose(s) set out in this report, is the sole responsibility of such other person.

The Client and SLR make no representation or warranty to any other person with regard to this report and the work referred to in this report and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

The investigation undertaken by SLR with respect to this report and any conclusions or recommendations made in this report reflect SLR's judgment based on the site conditions observed at the time of the site inspection on the date(s) set out in this report, on information available at the time of preparation of this report and on the interpretation of data collected from the field investigation. This report has been prepared for specific application to this site and it is based, in part upon visual observation of the site as described in this report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions and portions of the site which were unavailable for direct investigation.

Information contained within this report may have been provided to SLR from third party sources. This information may not have been verified by a third party and/or updated since the date of issuance of the external report and cannot be warranted by SLR. SLR is entitled to rely on the accuracy and completeness of the information provided from third party sources and no obligation to update such information.

Nothing in this report is intended to constitute or provide a legal opinion. SLR makes no representation as to the requirements of or compliance with environmental laws, rules, regulations or policies established by federal, provincial or local government bodies. Revisions to the regulatory standards referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by the Client and as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of SLR.

The Client may submit this report to relevant federal and provincial environmental regulatory authorities or persons for review and comment purposes.

8.0 References

Hayes, E. 2007. Evaluating Tree Defects: A Field Guide by Ed Hayes, 2nd Edition, Safetrees, LLC, Rochester, Minnesota.

ISA, 2001. Lilly, Sharon J. Arborists' Certification Study Guide. International Society of Arboriculture, Champaign, Illinois.

Matheny, N.P. and J.R. Clark. 1994. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas. International Society Arboriculture, Champaign, Illinois.

Matheny, N.P. and J.R. Clark. 1998. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. International Society Arboriculture, Champaign, Illinois.

City of Toronto, July 2016. Tree Protection Policy and Specifications for Construction Near Trees.

Appendix A Tree Inventory & Protection Plan

SLR Project No. 214.30588.00000



Tree Tag	Species	Common Name	DBH (cm)	Condition	Minimum TPZ (m)	Remarks	Impacts	Recommendation	Comments	By Law
290	Manitoba Maple	Acer canadense	22	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
296	Silver Maple	Acer saccharinum	10	F	0.5	Excellent	Grading	Retain	Grading within TPZ	Private Tree By-Law
291	Manitoba Maple	Acer canadense	22	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
292	Manitoba Maple	Acer canadense	22	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
293	Manitoba Maple	Acer canadense	15	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
294	Manitoba Maple	Acer canadense	15	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
484	Manitoba Maple	Acer canadense	15	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
295	Overmound Pear	Pyrus io	19	G	2.0	Adverse	Minor Grading within TPZ	Retain	Minor Grading within TPZ	Private Tree By-Law
296	Blue Spruce	Picea pungens	15	F	2.0	Adverse	Minor Grading within TPZ	Retain	Minor Grading within TPZ	Private Tree By-Law
297	Blue Spruce	Picea pungens	20	F	2.0	Adverse	Minor Grading within TPZ	Retain	Minor Grading within TPZ	Private Tree By-Law
454	Blue Spruce	Picea pungens	20	F	2.0	Good	Minor Grading within TPZ	Remove	Minor Grading within TPZ	Private Tree By-Law
453	Overmound Pear	Pyrus io	18	F	2.0	Adverse	Minor Grading within TPZ	Retain	Minor Grading within TPZ	Private Tree By-Law
461	Overmound Pear	Pyrus io	28	F	2.0	Adverse	Minor Grading within TPZ	Retain	Minor Grading within TPZ	Private Tree By-Law
462	Manitoba Maple	Acer canadense	20	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
463a	Manitoba Maple	Acer canadense	15	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
463b	Manitoba Maple	Acer canadense	15	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
462a	Manitoba Maple	Acer canadense	15	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
462b	Manitoba Maple	Acer canadense	15	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
462c	Manitoba Maple	Acer canadense	15	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
462d	Manitoba Maple	Acer canadense	15	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
462e	Manitoba Maple	Acer canadense	18	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
463	Manitoba Maple	Acer canadense	20	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law
495	Manitoba Maple	Acer canadense	18.22	F	2.0	Good	Grading within TPZ	Remove	Grading within TPZ	Private Tree By-Law

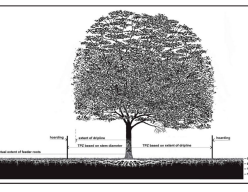


Tree Protection Barrier

- The protection barrier must be constructed with a solid fence and with approved signage.
- The protection barrier must be constructed to the minimum TPZ as specified in the table above.
- Where a tree is located within the TPZ, the barrier must be constructed to the minimum TPZ as specified in the table above.
- Where a tree is located within the TPZ, the barrier must be constructed to the minimum TPZ as specified in the table above.
- Where a tree is located within the TPZ, the barrier must be constructed to the minimum TPZ as specified in the table above.

Toronto Parks, Forestry and Recreation
February 2018 Detail TP-1

TREE PROTECTION DETAILS
N.T.S.



MINIMUM TREE PROTECTION ZONE (TPZ) DETERMINATION
N.T.S.

Toronto Parks, Forestry & Recreation

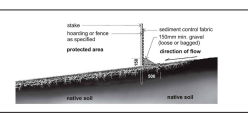
Tree Protection Zone (TPZ)

All construction-related activities, including grade alteration, excavation, or compaction, any materials or equipment storage, disposal of soil and sediment, or any TPZ perimeter within the TPZ.

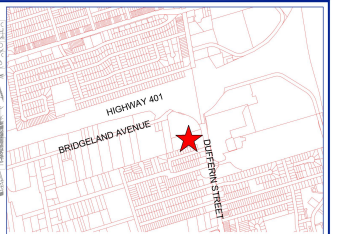
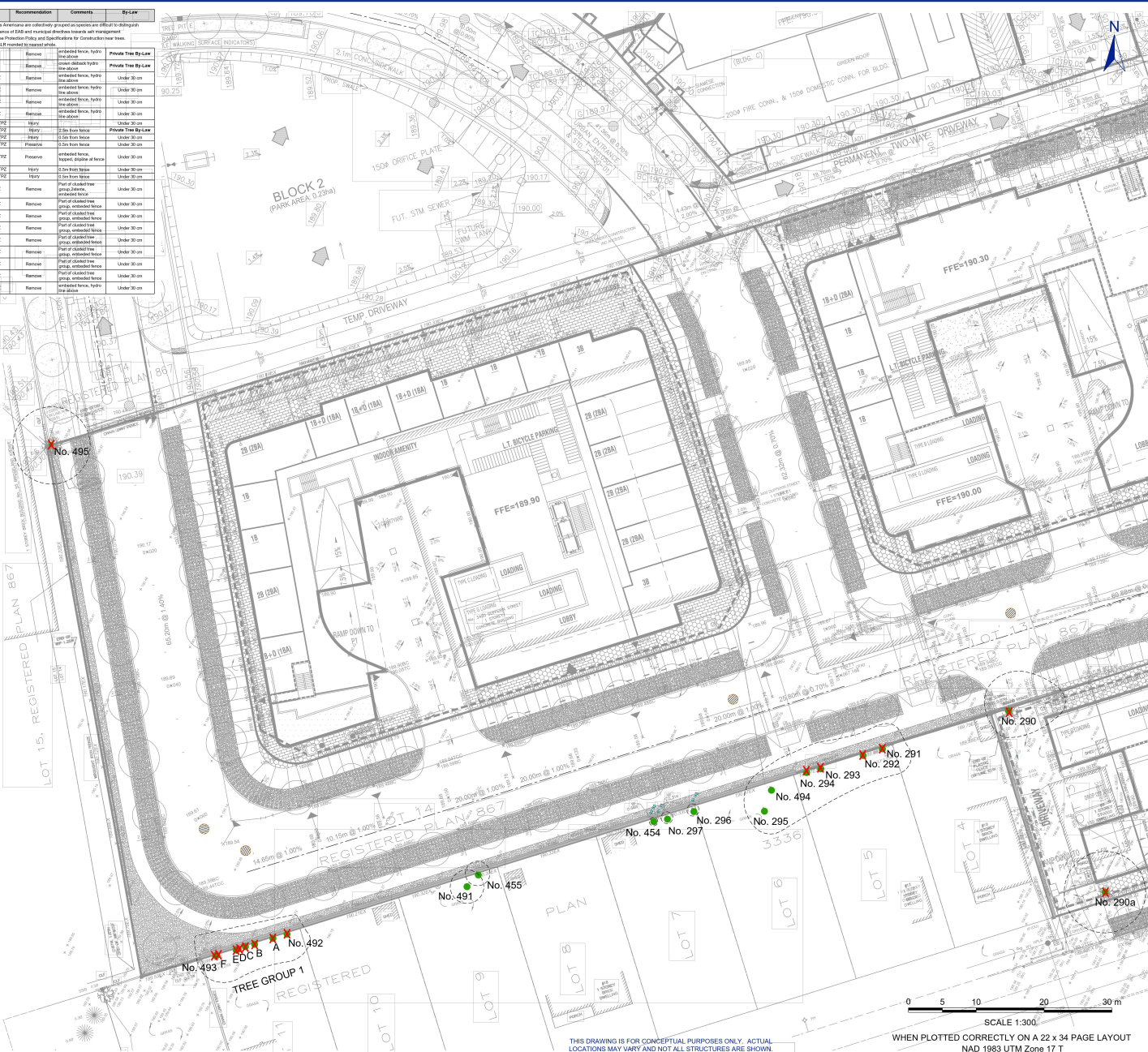
This tree protection barrier must remain in good condition and must not be removed or altered without the authorization of the City of Toronto, Urban Forestry.

Concerns or Inquiries regarding this TPZ can be directed to: 311-322-7272

TREE PROTECTION SIGNAGE
N.T.S.



SEDIMENT CONTROL BARRIERS FOR USE OVER TREE ROOT ZONE
N.T.S.



KEY PLAN
SCALE 1:15,000

- NOTES:**
REFERENCED FROM KRCMAR SURVEYORS LTD., DRAWING No. 22-1238K01, DATE: JULY 14, 2022.
- LEGEND:**
- TREE
 - No. 052 TREE TAG
 - ✗ PROPOSED REMOVALS
 - TREE PRESERVATION FENCE NOT SHOWN TO BE COORDINATED WITH SITE DELINEATION FENCINGS DUE TO ASPHALT REMOVAL AND TIE WALL, REFER TO ARBORIST REPORT
 - DRIPLINE

- General Planting Notes**
- It is the applicant's responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on altered boundary lines with their neighbors. Should such trees be retained to the point of maturity or death the applicant may be held responsible through civil action. The applicant would also be required to replace such trees to the satisfaction of Urban Forestry.
 - Tree protection barriers shall be installed to standards as detailed in this document and to the satisfaction of Urban Forestry.
 - Tree protection barriers must be installed using plywood clad hoarding (minimum 19 mm or 3/4" thick) or an equivalent approved by Urban Forestry.
 - Where required, signs as specified in Section 4. The Protection Signage must be attached to all sides of the barrier.
 - Where the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified on this plan must be installed to the satisfaction of Urban Forestry.
 - Once all tree protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the treeable protection requirements. Photographs that clearly show the installed treeable protection shall be provided for Urban Forestry review.
 - Where changes to the location of the approved TPZ or sediment control or where temporary access to the TPZ is proposed, Urban Forestry must be contacted to obtain approval prior to alteration.
 - Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed without the approval of Urban Forestry.
 - No construction activities including grade changes, surface treatments or excavation of any kind are permitted within the area identified on the Tree Protection Plan or Site Plan as a minimum tree protection zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. The area identified as a TPZ must be protected and remain undisturbed at all times.
 - All additional tree protection or preservation requirements, above and beyond the installation of tree protection barriers, must be undertaken or implemented as detailed in the Urban Forestry approved written report and/or the approved tree protection plan and to the satisfaction of Urban Forestry.
 - The minimum tree protection zone (TPZ) must be included to facilitate construction access, the tree protection barriers must be maintained at a lesser distance and the exposed portion of TPZ must be protected using a horizontal root protection method as approved by Urban Forestry.
 - Any roots or branches installed on this plan which require pruning as approved by Urban Forestry, must be pruned by an arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practice. Roots that have received approval from Urban Forestry to be pruned must first be exposed using pneumatic (air) excavation, by hand digging or by using a low pressure hydraulic (water) excavation. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out crown or root pruning must contact Urban Forestry no less than three working days prior to commencing any specified work.
 - The applicant shall protect all by-law regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry.
 - Conditions of offences regarding the regulations in the Street Tree By-law and Private Tree By-law are subject to fines. A person convicted of an offence under these by-laws is liable to a minimum fine of \$500 and a maximum fine of \$100,000 per tree, and/or a Special Fine of \$10,000. The arborist may be ordered by the City to stop the contravening activity or proceed to undertake works to correct the contravention. Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Conservation Act and that no migratory bird nests will be impacted by the proposed work.

No.	ID	KL	04/08/22	ISSUED FOR REVIEW
1				

By: _____ Checked: _____ Date: DMMY _____

COLLEGEV INC.
3400 DUFFERIN STREET / 8 JANE OSLER BOULEVARD
CITY OF TORONTO, ON

TREE INVENTORY AND MANAGEMENT PLAN

TREE INVENTORY AND MANAGEMENT PLAN

Date: August 8, 2022
Project No. 241.30588.00000
Drawing No. TP1



SCALE 1:300
WHEN PLOTTED CORRECTLY ON A 22 x 34 PAGE LAYOUT
NAD 1983 UTM Zone 17 T

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.

Appendix B Repräsentative Site Photographs

SLR Project No. 241.30588.00000





Photograph 1. South limits of subject property looking east. Note the shared trees with overhanging dripline and overhead powerline (July 5, 2022).



Photograph 2. South limits of subject property looking west. Note the shared trees with overhanging dripline and overhead powerline (July 5, 2022).



Photograph 3. Representative of tree locations and driplines along the subject property boundary (July 5, 2022).



Photograph 4. Example of shared ownership trees (Manitoba Maples) with embedded fence and asphalt over roots (TPZ) (July 5, 2022).



Photograph 5. Tree 295. Overview of small TPZ of the spruces on site. Tree topped. Impacts to TPZ anticipated to be minor (July 5, 2022).



Photograph 6. Example of embedded fence. Note the overhanging drip line extending 2.0 m (July 5, 2022).

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