

November 2, 2018

**Urban Forestry, Tree Protection & Plan Review**

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**300 Bloor Street West LP**

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Re: 300 Bloor St West (Ward 20)

**Arborist Report – Construction/Tree Protection**

Central Tree Care Ltd. has been retained by 300 Bloor Street West LP to provide an arborist report related to the proposed construction at 300 Bloor Street West. The nature of the proposed work includes retaining and restoring the majority of the existing church; followed by construction of a new mixed-use building, retaining wall, and driveway.

To facilitate the construction, **4 City owned trees require a permit to remove, 11 privately owned trees require a permit to be removed, and 1 privately owned tree requires a permit for injury.** Please see photo documentation at the end of this report.

**TREE INVENTORY**

An inventory of all trees (over 25 cm and city trees of all sizes) on or within six meters of the work area was conducted on October 18, 2017. All trees were inspected from the ground only:

Tree #	Species	Latin Name	Health	Structure	Category	DBH (cm)	TPZ (m)	Comments	Recommended Action
1	Kentucky coffee tree	<i>Gymnocladus dioicus</i>	poor	fair	5	4	1.2	Tree has garbage, feces, and what looks like food scraps piled around the base. Low Leaf to biomass ratio.	Tree requires a permit to be <b>removed</b> due to construction of new soil cells along the boulevard.
2	Honey locust	<i>Gleditsia triacanthos</i>	good	good	5	14.5	1.8	A healthy specimen.	Tree requires a permit to be <b>removed</b> due to construction of new soil cells along the boulevard.
3	Honey locust	<i>Gleditsia triacanthos</i>	good	good	5	5, 3	1.2	Garbage and what looks like compost at the base of the tree that is un-composted.	Tree requires a permit to be <b>removed</b> due to construction of new soil cells along the boulevard.
4	Common hackberry	<i>Celtis occidentalis</i>	poor	poor	5	3	1.2	Tree is defoliated due to browning and shrivelling of leaves. There are live new buds for next year.	Tree requires a permit to be <b>removed</b> due to construction of new driveway.
5	little Leaf Linden	<i>Tilia cordata</i>	good	good	5	13-13-15	4.8	Outer margins of leaves are browning throughout most of the canopy.	Fully protect.

Tree #	Species	Latin Name	Health	Structure	Category	DBH (cm)	TPZ (m)	Comments	Recommended Action
6	White mulberry	<i>Morus alba</i>	fair	poor	1	37	2.4	Tree is unbalanced and leaning with all of its canopy growing over the South property line of the address it is located on. Multiple wounds from old tears on the trunk.	Tree requires a permit to be <b>removed</b> due to construction of new driveway and retaining wall, as well as its poor condition.
7	white mulberry	<i>Morus alba</i>	fair	poor	1	37	2.4	2 x long open cracks in trunk wood from grade up to two large cavities at an elbow in the trunk. Tree is leaning over parking area of church with unbalanced crown leaning away from the cavity.	Tree requires a permit to be <b>removed</b> due to construction of new driveway and retaining wall, as well as its poor condition.
8	White mulberry	<i>Morus alba</i>	fair	fair	1	37	2.4	Trees canopy growing solely over the parking area of the church with an unbalanced crown.	Tree requires a permit to be <b>removed</b> due to construction of new driveway, and retaining wall.
9	White mulberry	<i>Morus alba</i>	fair	poor	1	45	3	Tree grows parallel with grade over parking lot with severely unbalance canopy.	Tree requires a permit to be <b>removed</b> due to construction of new landscape.
10	Siberian elm	<i>Ulmus pumila</i>	fair	fair	1	82	5.4	Large deadwood throughout the canopy. Canopy is open and slightly unbalanced and leaning south. Trunk of tree has large burls around bole.	Tree requires a permit to be <b>removed</b> due to construction of new landscape.
11	Siberian elm	<i>Ulmus pumila</i>	good	good	1	47	3	Deadwood throughout the canopy.	Tree requires a permit to be <b>removed</b> due to construction of new landscape.
12	Siberian elm	<i>Ulmus pumila</i>	fair	poor	1	46	3	Large deadwood in the canopy which is leaning west at a significant angle with a significant crown imbalance.	Tree requires a permit to be <b>removed</b> due to construction of new landscape.
13	Siberian elm	<i>Ulmus pumila</i>	fair	poor	1	58	3.6	Canopy is very open with significant failures throughout the crown and large deadwood throughout.	Tree requires a permit to be <b>removed</b> due to construction of new landscape.
14	Siberian elm	<i>Ulmus pumila</i>	fair	poor	1	43-40	3	Canopy is very open with significant failures throughout the crown and large deadwood throughout.	Tree requires a permit to be <b>removed</b> due to construction of new landscape.
15	Horse chestnut	<i>Aesculus hippocastanum</i>	fair	fair	6	60	3.6	Extensive browning of foliage in canopy indicative of Leaf blotch. Large section of included bark on trunk with open portion of crack between the codominant union and grade. Large cavity and center stem 5 m above grade. Extensive suckering throughout the crown	Tree requires a permit to be <b>injured</b> due to construction of rear addition.
16	Tree of Heaven	<i>Ailanthus altissima</i>	fair	fair – poor	2	31	2.4	Large limb failed into tree 18 and is still hanging within tree 18. Canopy is unbalanced and leaning south with long crack in trunk wood between 4 and 6 m.	Tree requires a permit to be <b>removed</b> due to construction of new driveway, and retaining wall.
17	Tree of Heaven	<i>Ailanthus altissima</i>	fair	fair	2	38	2.4	Extensive deadwood throughout canopy.	Neighbour removing tree during their development.

Tree #	Species	Latin Name	Health	Structure	Category	DBH (cm)	TPZ (m)	Comments	Recommended Action
18	Siberian elm	<i>Ulmus pumila</i>	fair	fair	0	23	1.8	Suppressed by surrounding larger specimens.	Neighbour removing tree during their development.
19	Siberian elm	<i>Ulmus pumila</i>	fair	fair	0	29.5 -23	1.8	Deadwood throughout canopy.	Neighbour removing tree during their development.
20	Siberian elm	<i>Ulmus pumila</i>	fair	fair	0	16	1.8	Growing into canopy of tree 21 with some deadwood.	Neighbour removing tree during their development.
21	Siberian elm	<i>Ulmus pumila</i>	fair	fair	2	38	2.4	Tree is growing out of asphalt and gravel. Large structural roots have extensive damage above grade from parking area. Those roots grow from the tree above grade all the way to the corner of the structure on site. Extensive deadwood throughout canopy and a lean to the north.	Neighbour removing tree during their development.
22	Manitoba maple	<i>Acer negundo</i>	fair	Poor	2	40	2.4	Tree is leaning on 60° angle north with some metal nails present in the base and a large mushroom at the base that likely stemmed from a cavity located at 1.6 m on the trunk. There's a large old pruning wound on the north side of the trunk at 1.9 m that is forming wound wood well. Extensive deadwood throughout the canopy.	Neighbour removing tree during their development.
23	Manitoba maple	<i>Acer negundo</i>	poor	poor	0	22	1.8	Tree is 90% dead with only some sucker growth on the trunk that remains.	Neighbour removing tree during their development.
24	Siberian elm	<i>Ulmus pumila</i>	fair	fair	2	63	3.6	Co-dominant stem at 2 m above grade has open crack on the northside that extends down to a section of decay 1 m long and at most 10cm open into dead sapwood. Slime flux exuding from open area of decay near grade. Tree is growing out of asphalt within 15 cm of the church. Extensive deadwood throughout the canopy with signs of past failures.	Neighbour removing tree during their development.
24A	Crabapple	<i>Malus sp.</i>	Good	Good	0	~25	1.8	A healthy specimen.	Tree is not protected under the Private Tree Bylaw.
24B	Crabapple	<i>Malus sp.</i>	Good	Good	0	~25	1.8	A healthy specimen.	Tree is not protected under the Private Tree Bylaw.
24C	Ash	<i>Fraxinus sp.</i>	Good	Good	1	~20	1.8	A healthy specimen.	Tree is not protected under the Private Tree Bylaw.
24D	Ash	<i>Fraxinus sp.</i>	Good	fair	1	~20	1.8	Tree grows close to existing church.	Tree is not protected under the Private Tree Bylaw.

Category #:

0. Tree NOT regulated under City of Toronto Tree by-laws
1. Trees with diameters of 30cm or more, situated on private property on the subject site.
2. Trees with diameters of 30cm or more, situated on private property, within 6m of subject site.
3. Trees of all diameters situated on City owned parkland within 6m of subject site.
4. Trees of all diameters situated within lands designated under City of Toronto Municipal Code, Chapter 658, Ravine Protection.
5. Trees of all diameters situated within the City road allowance adjacent to the subject site.

## **EXPECTED IMPACT TO EXISTING TREES**

### Construction of Neighbouring Property

**Trees #17, 21, 22, and 24** are located on private property, along the east property line of 9 Madison Ave. The owners of that property are developing their own property and removing those trees during their work.

### Construction of new Soil Cells along the Boulevard

**Trees #1 – 3** are located on City property along the street boulevard of Huron Street. The subject trees are located within the footprint of the new soil cells, and require permits for removal.

### Construction of new Driveway and Parking Area

**Tree #4** is located on City property along the street boulevard of Huron Street. The subject tree is located within the footprint of the new driveway, and requires a permit for removal.

**Trees #6 – 8** are located on private property in the backyard of 478 Huron Street. The excavation associated with the proposed parking area overlaps each tree, therefore they must be removed to facilitate the proposed work.

### Construction of Rear Landscaping at 478 Huron Street

**Trees #9 to 14** are located on private property in the backyard of 478 Huron Street. The work associated with the proposed landscaping overlaps each specimen. Given they are mostly in poor condition, their removal is acceptable as it will allow for planting of new trees. Enough growing space must be allocated on the landscaping plan to accept some of the replacement trees with enough soil volume.

### Construction of Rear Addition at 478 Huron Street

**Tree 15** is located at 480 Huron Street along the north property line of 478 Huron Street. The proposed addition at the rear of 478 Huron Street will likely require excavation within 1.0m of tree 15. TO determine if this impact is tolerable, an exploratory excavation is required using a pneumatic tool to blow soil away and expose roots. If the impact is too great, which it likely is, the addition will require medication to preserve tree 15 or tree 15 must be proposed for removal.

## **RECOMMENDATIONS**

### Recommendations for Hoarding

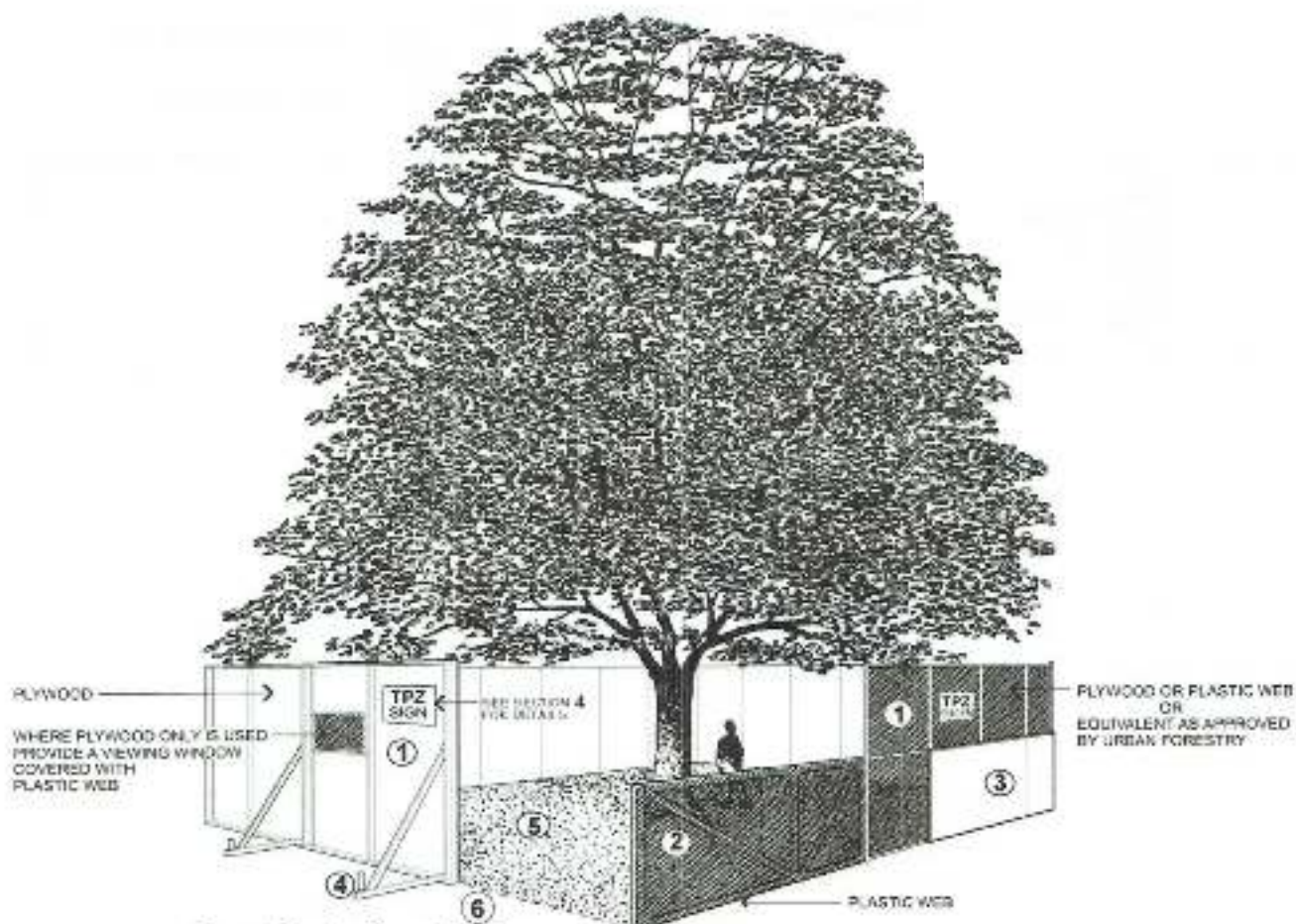
Hoarding must be installed by a qualified contractor and put in place as accurately as possible using the scale plan as the reference. It must conform to the recommendation put forth by the City of Toronto and recommendations within this report. All the protective fencing must be maintained throughout the construction project and its removal must be approved by the Forestry planner. All hoarding must be installed before demolition or construction commences and approved by the Forestry planner.

The TPZ is established on construction sites to help protect the trees from

- Alteration of existing grades
- Changes in grade by excavating and scraping
- Movement of construction vehicles and people
- Disposal of foreign materials
- Storage of waste of construction materials

The tree protection barriers can be constructed from:

- 4ft. high plywood hoarding that can be lowered around limbs, with the supports on the outside
- 4ft. high orange plastic snow fence on a 2"X 4" frame work, this is recommended were visibility is an issue This is recommended for city trees
- If fill or excavates are going to be placed near the plastic fence a plywood barrier must be used to stop these materials from entering the TPZ.
- For more information on the construction of a tree protection zone please see the City of Toronto's forestry's web site and go to By-laws and Policies.



### Tree Protection Barriers

- ① Tree protection barriers must be a plywood or plastic web hoarding or equivalent as approved by Urban Forestry.
- ② Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2"x 4"s .
- ③ Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- ④ All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
- ⑤ No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.
- ⑥ Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219.110) and to the satisfaction of Urban Forestry.



#### Tree protection signage:

- This sign will be mounted on each TPZ, and should be a minimum of 40cm x 60cm and made on white gator board.
- The sign must say in bold letters as a heading: Tree Protection Zone (TPZ) the rest of the text is as follows: No grade changes, storage of materials or equipment is permitted within this TPZ. Tree protection barriers must not be removed without written authorization of the City of Toronto, Urban Forestry Services. For info call Urban Forestry Services at (416) 338-6596, or the project consultant at 613-219-4625.



**Figure 3:** Tree protection sign

#### Implementation of protection:

- All TPZ must be erected before any type of construction commences on the subject site.
- Before construction begins the TPZ must be inspected by city forestry staff and the consulting arborist.
- Before any digging commences around a tree subject to injury by permit, the consulting arborist must be informed.
- To dig near a tree subject to injury by permit the consulting arborist must be on site to supervise the excavation.
- Hoarding cannot be removed until all construction is finished

#### Recommendations for Excavation on Site

Under the current plan, excavation is required within the TPZ of **Tree #9 and 10** to facilitate the construction of a new retaining wall.

The following recommendations must be followed to minimize the damage to the trees:

- A qualified arborist must be on site for the complete duration of each dig. It is the arborist's duty to instruct the laborers and minimize damage to the trees.
- The arborist is also responsible for all root pruning, and to promote 'working around' roots whenever possible.
- All excavation/digging is to be done by hand down to a depth of at least 1.2m (or required depth to facilitate the work)
- Roots with a diameter 4cm and under may be pruned according to proper arboricultural standards – clean cuts with sharp and sanitized tools; exposed root end to be covered with soil
- If roots with a minimum diameter of 5cm or a plethora of roots are encountered during the excavation, all work must cease, and Urban Forestry must be contacted for further consultation
- All excavation within the TPZ of a protected tree is to be documented; a report of the findings should then be submitted to Urban Forestry.

## REPLACEMENT PLANTING

As required by the City of Toronto, the replacement ratio is 3:1 for each private tree removed due to construction, and 1:1 for each City-owned tree removed. A total of 31 replacements are required to be planted; 12 trees have been proposed to plant along the street allowance of Bloor Street West and Huron Street, which will account for the required 4 replacement City trees. Due to limited space on the property, the remaining 21 replacement private trees will be paid as cash-in-lieu (\$12,243.00).

Quantity	Category	Required Action	Applicable Tree-by-law	Required replacement tree ratio	Minimum Tree Caliper Size	Total Replacements
4	DBH > 29cm	<i>Permit to remove</i>	City Tree Protection By-Law (Construction)	1:1	70mm	4
11	DBH > 29cm	<i>Permit to remove</i>	Private Tree Protection By-Law (Construction)	3:1	50mm	33

## SUMMARY

The property owner of 300 Bloor Street West is proposing restoration and retention of the majority of the existing church; followed by construction of a new mixed-use building, retaining wall, addition and landscaping at the rear of 478 Huron Street, soil cells, and driveway. In order to facilitate the construction, 4 City owned trees require a permit for removal, 11 private trees require a permit to be removed, and 1 private tree requires a permit to be injured. All neighbouring trees to the west are proposed for removal under a separate development application made by the owner of that property.

For the loss of 4 City owned trees, and 11 privately owned trees, 33 replacement trees are required to be planted on the private property, and 4 on the city property. Currently the proposed landscape plan indicates 11 replacement trees along the street allowance, and only 4 on the private property. We recommend additional planting on the private side of the property at the rear of 478 Huron Street. Any trees that cannot responsibly be planted on site may be paid in the form of cash-in-lieu (\$583/tree).

If there are any questions, please contact me at 613-219-4625.

Thank you,

c/o Alexandria Leung      ON-2194A  
 Mike Spencley            ON-1379A  
 Central Tree Care Ltd.



## PHOTOS

**Photo 1:** Trees 6 – 15, located within the backyards of 478 Huron Street and 480 Huron Street.



**Photo 2:** Alternate angle of trees along the property boundary between 478 Huron St and 300 Bloor Street West, and trees.





Photo 3: (From right to left) Trees 6 – 8, and 16 – 21.



Photo 4: Trees 24, 23, 21, 20, and 19.



Photo 5: Trees 4, 3, 2, and 1.



Photo 6: Trees 24A – 24D located on 300 Bloor Street West. Image taken from Google Maps (November 2016).

