

**Tree Inventory and Preservation Plan Report
409 Huron Street
Toronto, Ontario**

prepared for

**The Impressions Group
Unit 101-306 Town Centre Boulevard
Markham, ON**

prepared by



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KUNTZ FORESTRY CONSULTING INC Project P2025

Introduction

Kuntz Forestry Consulting Inc. was retained by The Impressions Group to complete a Tree Inventory and Preservation Plan in support of a development application for the property located at 409 Huron Street in Toronto. The property is located southeast of Bloor Street West and Spadina Avenue in Toronto, within a residential area.

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, or trees of any size 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 property is subject to the Private Tree-By-law (Chapter 813), which regulates tree injury and destruction of individual trees. Preliminary information is acquired on individual trees which are then categorized in compliance with the by-law in support of development applications (refer to Table 1). 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

Trees greater than 15cm DBH on and within six metres of the subject property, and trees of any size within the road right-of-way were included in the inventory. Trees were tagged using numbers 80-88, with P81 being a polygon (group of trees). Tree locations are shown on Figure 1. Trees were located using the topographic survey provided for the property. See Table 1 for the results of the inventory.

Tree resources were assessed utilizing the following parameters:

Tree # - tag number assigned to tree that corresponds to 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 occupied by a three-storey brick building with associated parking areas. Tree resources exist in the form of landscape and naturally-occurring trees.

Tree Resources

The tree inventory was conducted on 10 December 2018. The inventory documented eight trees and one tree polygon on and within six metres of the subject property, comprised entirely of Siberian Elm (*Ulmus pumila*). Refer to Table 1 for the full tree inventory and Figure 1 for the location of trees reported in the tree inventory.

Proposed Development

The demolition of the existing building and the construction of a new student residence is proposed for the subject property. The existing façade will remain. Refer to Figure 1 for the proposed site plan.

Discussion

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

Development Impacts/Tree Removals

The removal of all trees, Trees 80-88, will be required to accommodate the proposed development. Trees 82, 83, and 85-87 are greater than 30cm DBH and located on the subject property (Category 1). Tree 84 is greater than 30cm DBH and shared with the neighbouring property to the north (Category 1/2). Trees 80, P81 and 88 are located within the road right-of-way (Category 5). A permit is required prior to the removal of all trees, and permission from the neighbouring property owner is required prior to the removal of Tree 84.

Trees 84-87 conflict directly with the new building. The removal of Trees 82 and 83 is required to accommodate the removal of the retaining wall, through which the trees are growing, and new paving through this area. The roots of these trees are growing beneath existing impervious surfaces, which will need to be removed and the areas excavated. Tree 88 requires removal to accommodate the re-landscaping of the front yard including new hardscaping and additional soil volume for proposed trees. Trees 80 and P81 require removal to accommodate servicing and landscaping within the road right-of-way.

Tree Preservation

The preservation of trees will not be possible.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by The Impressions Group to complete a Tree Inventory and Preservation Plan in support of a development application for 409 Huron 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 eight trees and one tree polygon on and adjacent to the subject property. The removal of all trees will be required to accommodate the proposed development.

Respectfully Submitted,

Kuntz Forestry Consulting Inc.

Celine Batterink

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Table 1. Tree Inventory

Location: 409 Huron Street, Toronto

Date: 10 December 2018

Surveyors: CB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	mTPZ	cat.	Comments	Action
80	Siberian Elm	<i>Ulmus pumila</i>	10	F	F	F		1.8	5	Union at base with 1 dead 7cm stem, deadwood (L)	Remove
P81	Siberian Elm	<i>Ulmus pumila</i>	10-36	F	F	F		2.4	5	8 stems in a row, v-union at ground, deadwood (L), asymmetrical crown (L)	Remove
82	Siberian Elm	<i>Ulmus pumila</i>	39, 44	F	F	F		3.0	1	Union at 0.5m, roots under concrete, growing on retaining wall, crook (M), included fence (L), exposed roots (L), asymmetrical crown (L)	Remove
83	Siberian Elm	<i>Ulmus pumila</i>	75.5	F	F	F		4.8	1	Roots under concrete, union at 2.5m, lean (L), broken branches (L), epicormic branching (M), lean (L), asymmetrical crown (L), deadwood (L)	Remove
84	Siberian Elm	<i>Ulmus pumila</i>	44, 13.5, 15	P-F	F	F		3.0	1/2	Shared tree, 1 stem on subject property, 2 smaller stems on neighbouring property, deadwood (M), included retaining wall (H), deadwood (L)	Remove
85	Siberian Elm	<i>Ulmus pumila</i>	52	F	F	F		3.6	1	Included retaining wall (M), deadwood (L)	Remove
86	Siberian Elm	<i>Ulmus pumila</i>	34	F-G	F-G	F-G		2.4	1	Deadwood (L), root zone under impervious surface, union at 3m, asymmetrical crown (L)	Remove
87	Siberian Elm	<i>Ulmus pumila</i>	51	F	F-G	F		3.6	1	Pruning wounds (M), asymmetrical crown (L), root zone under impervious surface, bowed (L), included rod (L)	Remove
88	Siberian Elm	<i>Ulmus pumila</i>	32	F	G	F-G		2.4	5	Root zone under impervious surface, fluxing seam (M), union at 2m	Remove

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	%
cat.	City of Toronto Tree By-law Category	1-5
P = poor, F = fair, G = good, ~ = estimate, (VL) = very light, (L) = light, (M) =		