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November 4, 2022

Tree Protection & Plan Review

Etobicoke/York District

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FORA Development

c/o Lyle Levine

2440 Dundas St W Unit 200
Toronto, ON M6P 1W9
T (416) 4644322

Re: 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West & 1856 and 1856A Keele Street (Ward 5)

Arborist Report

Central Tree Care Ltd. has been retained by FORA Development. to provide a professional arborist report for the proposed development at 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West & 1856 and 1856A Keele Street.

The nature of the work includes the demolition of all existing structures on site to facilitate the construction of a high-density residential building.

To facilitate the proposed construction, no permits from Urban Forestry is anticipated to be required as no privately-owned or city-owned trees protected by the Urban Forestry by-law will be injured or removed. However, multiple privately-owned non-permit sized trees will need to be removed to facilitate the construction.

If there are any questions, please contact me at paul@centraltreecare.com

Thank you,

c/o Paul Li M.Env.Sc
Curtis Ha ON-2864A
Central Tree Care Ltd.

Limitations

Inspection of the trees on site was limited to a visual assessment from the ground only, unless stated otherwise. No inspection via climbing, exploration below grade, probing, or coring were conducted. Any observations and data collected from site are based on conditions at the time of inspection. Diameters of trees located on neighboring properties were estimated to avoid trespassing.

This report was completed using the following documents:

- Survey prepared by KRCMAR Surveyors LTD, dated April 21, 2021.
- Ground floor plan prepared by gh3*, dated October 26, 2022

If there are any changes to the noted site plan, the consulting arborist must be notified immediately. It is the assumption that no further work, other than what has been presented in the attached site plan, has been proposed.

Tree Inventory

Table 1. The visual inspection from the ground only was completed on June 16, 2022. The location of trees marked with asterisk was approximated on the TPP; if there are any disputes regarding the location of the tree then an official survey should be conducted.

#	Species	Latin Name	DBH (cm)	TPZ (m)	Health	Structure	Assessment	Comment	Category
1	Honey Locust	<i>Gleditsia triacanthos</i>	15.5	1.8	Good	Fair Good	Codominant 2m above grade with included union and vertical seam. Epicormic growth present throughout canopy. Growing on slight lean. Slightly asymmetrical canopy. Minor deadwood and dieback present.	Fully protected	5
2	Kentucky Coffeetree	<i>Gymnocladus dioicus</i>	6	1.2	Good	Fair Good	Overall healthy. Codominant 2m above grade. Growing on slight lean.	Fully protected	5
3	Honey Locust	<i>Gleditsia triacanthos</i>	26	1.8	Fair Good	Fair Good	Multistem 2m above grade, Root flare present. Thick grass around base. Epicormic growth present throughout canopy. Limb failure, 7cm in diameter above sidewalk. Minor deadwood, ~20% canopy. Canopy ~70 full for healthy tree, slightly sparse.	Fully protected	5
4	Honey Locust	<i>Gleditsia triacanthos</i>	18	1.8	Fair	Fair	Planted too high, mainstem wound 1m above grade with decay present, 40% circumference of mainstem, reaction wood present. History of pruning, lifted 3m above grade sealing well. 30% deadwood. 60% canopy, slightly sparse. Epicormic growth present throughout canopy. Lower, mid canopy minor dieback, 10% of canopy. Growing on slight lean.	Fully protected	5
5	Freeman maple	<i>Acer x freemanii</i>	7	1.2	Fair Good	Fair Good	Growing on slightly lean. Slightly asymmetrical canopy. Epicormic growth present within canopy. Canopy dieback present. Small deadwood present. ~80% canopy.	Unregulated under TPPR	2
6	Red oak	<i>Quercus rubra</i>	7	1.2	Fair Poor	Fair	Significant epicormic growth. Growing on slight lean. Buried root flare. 50% original canopy deceased or dying back, most of canopy consisting of epicormic growth. Canopy sparse overall.	Unregulated under TPPR	2

7	Red Oak	<i>Quercus rubra</i>	7	1.2	Fair Good	Fair Good	Epicormic growth present within canopy. Slightly sparse canopy. 80% original canopy healthy. Buried root flare.	Unregulated under TPPR	2
8	European buckthorn	<i>Rhamnus cathartica</i>	~6	1.2	Fair Good	Fair Poor	Growing from crack in asphalt against existing building. Overall healthy. Naturally seeded.	Unregulated under TPPR	\
9	Tree of heaven	<i>Ailanthus altissima</i>	~7	1.2	Good	Fair Poor	Growing from crack in asphalt against existing building. Overall healthy. Naturally seeded.	Unregulated under TPPR	\
10	Manitoba maple	<i>Acer negundo</i>	~2	1.2	Fair	Fair Poor	Previously topped, canopy consist of epicormic growth. Growing from crack in asphalt between building. Naturally seeded.	Unregulated under TPPR	\
11	Mulberry	<i>Morus alba</i>	~5	1.2	Good	Fair	Growing from crack in asphalt, growing close to existing building. Overall healthy. Naturally seeded	Unregulated under TPPR	\
12	European buckthorn	<i>Rhamnus cathartica</i>	~3	1.2	Good	Fair	Growing from crack in asphalt, growing close to building. Overall healthy. Naturally seeded. Nightshade vine growing around stem and canopy.	Unregulated under TPPR	\

- Category #:
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.

Discussion

Please refer to “Recommendations” section for details on tree preservation and tree protection zone (TPZ) hoarding.

Proposed condominium

The existing structures on 2636 – 2654 Eglinton Avenue West is proposed for demolition, and a new multi-storey condominium complex is proposed. All trees within the subject property are required to be removed to facilitate the proposed development. All trees within the subject property under 30cm DBH; thus, they are unregulated under TPPR, and do not require permits for their removal.

Site Access

The site access for the development is proposed to be Lane N Eglinton W Keele, north of the subject property. Tree 3 (26cm DBH Honey locust) is located in close proximity to the site entrance; thus, vertical tree protection hoarding shall be installed as per the provided tree protection plan (TPP) to protect the subject tree prior to the commencement of the proposed work. In addition, the municipal sidewalk located within the TPZ of tree 3 is slated for retention and will act as horizontal tree protection hoarding, preventing injury where vertical tree protection hording is not feasible for installation

Tree 2 (6cm DBH Kentucky Coffeetree) is also located in close proximity to the site entrance however, due to the hardscape surrounding the base of the tree, vertical tree protection hoarding can only be installed directly surrounding the planting it, with the surrounding hardscape to remain in place acting as horizontal tree protection hoarding.

Fully protected trees

The proposed work will not encroach into the TPZ of the remaining trees on or within 6.0m of the subject property, which will be fully protected. Hoarding shall be installed as per the provided TPP prior to the commencement of permit issuance and construction and shall remain standing during the construction process. After construction is complete, written permission from Urban Forestry must be granted before tree protection hoarding can be modified or removed.

Additionally, though trees 6 and 7 are unregulated under TPPR, it is recommended that tree protection hoarding as proposed on the TPP is installed to fully protect the trees TPZs during construction if their retention is desired. Contrary, Tree 1 is a city-owned tree that is protected under the City of Toronto Urban Forestry by-law. However, due to the insufficient softscape surrounding Tree 1, hoardings cannot be adequately installed.

It is recommended that a certified arborist is available to inspect the installed tree protection hoarding at regular intervals during development to ensure that the tree protection hoarding is properly maintain throughout the duration of the development.

Recommendations

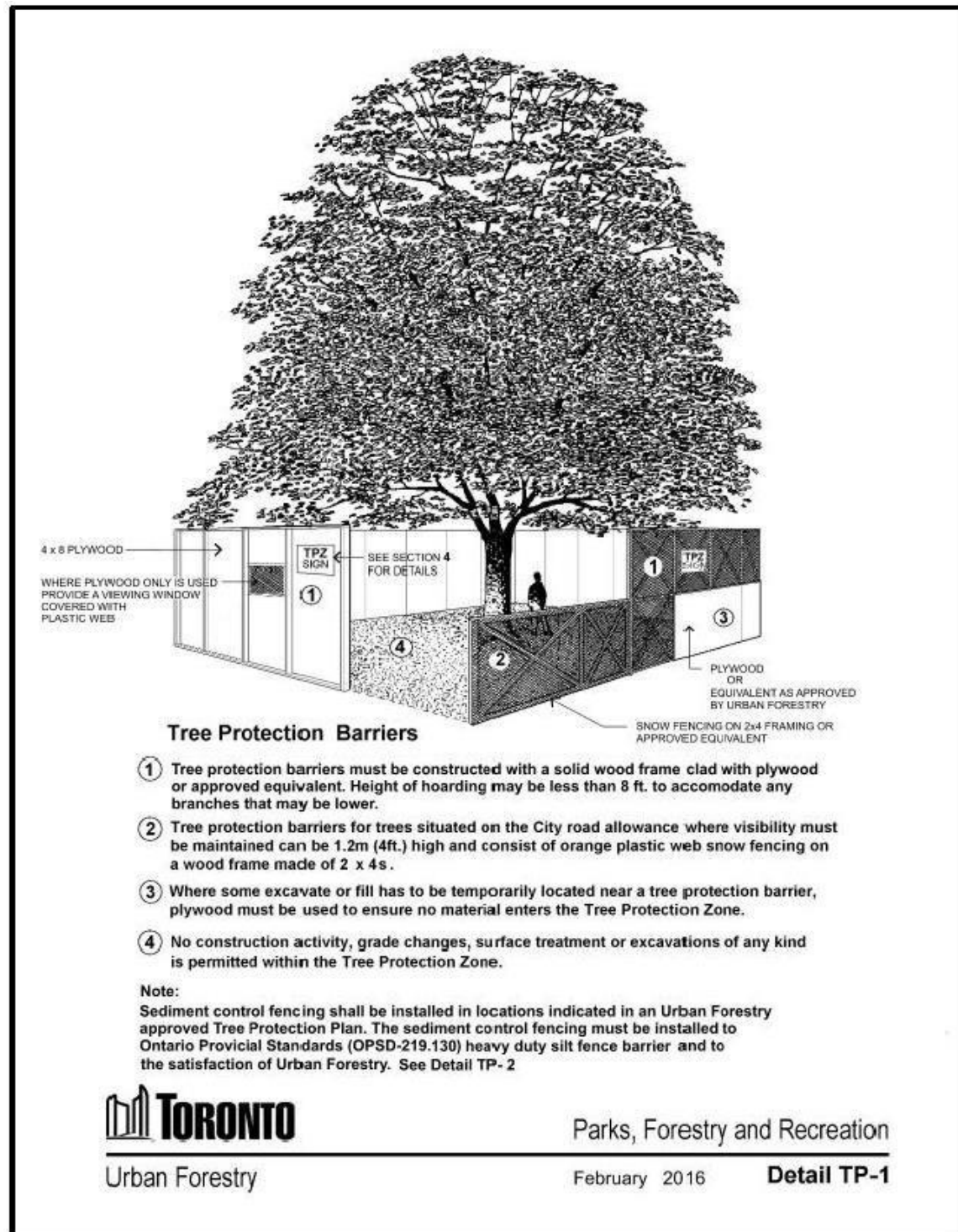
Recommendations for Remedial Care

To aid in the affected trees' recovery, the subject trees should be consistently watered throughout the construction process. The soil should be kept moist but not wet, as too much water can cause anaerobic conditions and suffocate the root system. Additionally, a layer of mulch approximately 1-2 inches thick should be applied to the softscape area within the TPZ of impacted trees before and after construction, avoiding direct contact with the base of the trees. Composted pine mulch is recommended for this application, which will assist with water retention and supply additional organic matter to the surrounding soil.

Following the site supervision, further remedial care measures, such as radial trenching and deep root fertilization, may be recommended by the supervising arborist. Radial trenching helps improve aeration in compacted soil and encourages root growth. Furthermore, Stela Maris[®], a seaweed-based extract, may be recommended to better the overall health of the tree, enhance root growth and development, improve plant vigor, and help the impacted trees overcome a period of stress.

Recommendations for tree protection installation:

Tree protection hoarding installation specifications are outlined by the City of Toronto within the “*Tree Protection Policy and Specifications for Construction Near Trees*” document which can be accessed at <https://www.lbna.ca/wp-content/uploads/Toronto-Tree-Protection-Policy.pdf>



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.

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) 338-5566, or the project consultant.



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Tree Protection Zone (TPZ)

All construction related activities, including grade alteration, excavation, soil compaction, any materials or equipment storage, disposal of liquid and vehicular traffic are NOT permitted within this TPZ.

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

**Concerns or inquiries regarding this TPZ can be directed to:
311 or 311@toronto.ca**

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
- 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.

Photographic Documentation (June 16, 2022):



Figure 1. Tree 1 located in front of the subject property (facing west).



Figure 2. Trees 1 and 2 situated adjacent to subject property (facing south).



Figure 3. City-owned trees 4 and 5 on adjacent road allowance (facing west)



Figure 4. Tree 4 (facing south)



Figure 5. Tree 5 located on 1858 Keele St (facing southwest).



Figure 6. Trees 6 – 9 (facing west).



Figure 7. Trees 10 – 12 (Facing south).



Figure 8. tree 10 (facing southwest).



Figure 9. Tree 11 and 12 (facing southeast).

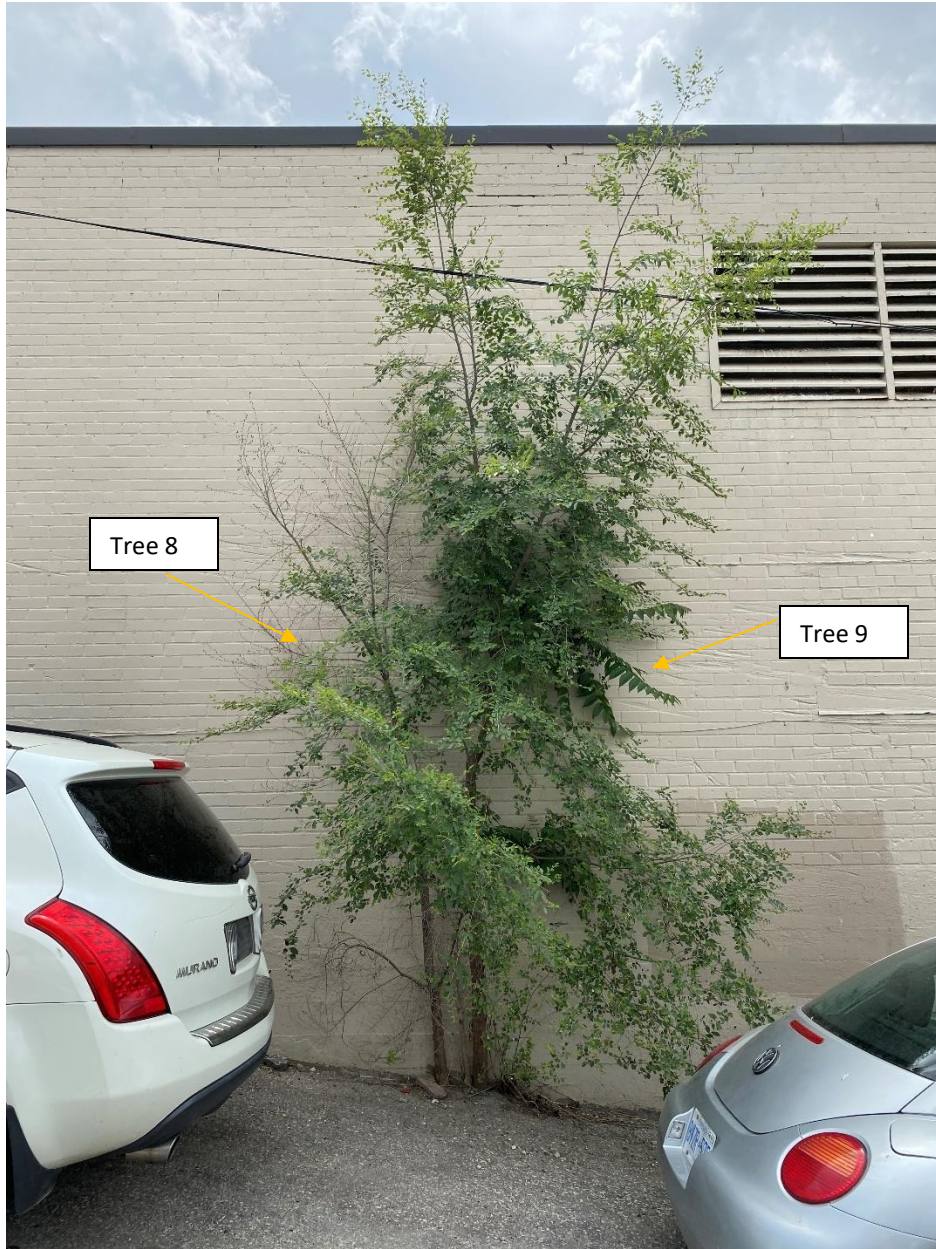


Figure 10. Tree 8 and 9 (facing south).



Figure 11. Subject property (facing northeast).