Tree Inventory and Preservation Plan Report
The Queensway and Fordhouse Boulevard
Toronto, Ontario

prepared for

Land Art Design Landscape Architects Inc.
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prepared by

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Introduction

Kuntz Forestry Consulting Inc. was retained by Land Art Design Landscape Architects Inc. to complete a Tree Inventory and Preservation Plan for the proposed development at The Queensway and Fordhouse Boulevard in the City of Toronto, Ontario. The subject property is located south of the Queensway, north of Fordhouse Boulevard, and west of Algie Avenue, within a mixed-use area.

The work plan for this tree preservation study included the following:

- Prepare inventory of the tree resources greater than 15cm diameter at breast height (DBH) on and within six metres of the subject property, and trees of all sizes 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.

City of Toronto Private Tree By-Law (Chapter 813)

Tree resources located on the subject property and on neighboring properties are regulated by the City of Toronto Tree Protection By-law (Chapter 813, Article 3 of the Municipal Code). The Private Tree-By-law 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 Features Protection, trees of all diameters situated within 10 meters 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

The tree inventory was conducted on 30 September 2024. Trees over 15cm DBH on the subject property and on neighbouring properties, and trees of all sizes within the road right-of-way were included in the inventory. Trees were located using the topographic survey provided and by estimations made from known points in the field. Trees on the subject properties and within the road right-of-way were tagged using numbers 271-273. Neighbouring trees and shared trees were not tagged and were identified as Trees A-Q.

Tree locations are shown on Figure 1. See Table 1 for the results of the inventory and Appendix A for photographs.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figure 1
Species - common and botanical names provided in the inventory table.
DBH - diameter (centimeters) at breast height, measured at 1.4 m above the ground.
Condition - condition of tree considering trunk integrity, crown structure and crown vigor. Condition ratings include poor (P), fair (F) and good (G).
Comments - additional relevant detail.

Existing Site Conditions

The subject property is currently occupied 1-2 storey commercial and residential buildings with surface parking. Tree resources exist in the form of landscape trees and self-seeded volunteers. Refer to Figure 1 for the existing site conditions.

Tree Resources

The inventory documented 20 trees on and within six metres of the subject property. Refer to Table 1 for the full tree inventory and Figure 1 for the location of trees reported in the tree inventory.

Tree resources were comprised of Columnar English Oak (*Quercus robur* 'Fastigiata'), Eastern Cottonwood (*Populus deltoides*), Manitoba Maple (*Acer negundo*), Siberian Elm (*Ulmus pumila*), Thornless Honey Locust (*Gleditsia triacanthos inermis*), and White Mulberry (*Morus alba*).

Proposed Work

The proposed development includes the demolition/removal of the existing buildings and hardscaping followed by the construction of four high rise residential buildings with associated underground parking, amenity areas, and a new public roadway along the western property boundary. Refer to Figure 1 for the proposed site plan.

Discussion

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

Development Impacts/Tree Removal

The removal of eight trees, including Trees 271-273, A, and N-Q will be required to accommodate the proposed development. Trees 271, 272, A, and N-Q conflict with excavation required for the underground parking. Tree 273 directly conflicts with the proposed development.

Trees 401 and B are shared with neighbouring properties and are greater than 30cm DBH (Category 2). Permits must be obtained for the removal of all category trees. Permission

from the respective landowners must be obtained prior to the removal of Trees A and N-Q.

Refer to Figure 1 for the location of the required tree removals.

Tree Preservation

The preservation of the remaining 12 trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures must be implemented prior to the proposed works to ensure tree resources designated for retention are not impacted by the development. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence details.

Where the minimum Tree Protection Zones (mTPZs) of trees cannot be fully respected, including for Trees D, F, and K, special mitigation measures have been prescribed and are described below.

Trees D, F, and K

Encroachment into the mTPZs of Trees D, F, and K will be required to accommodate the and the installation of a new curb along the proposed public roadway. Tree preservation has been prescribed within the mTPZs of these trees at the anticipated limit of disturbance. If the following mitigation measures are employed, long-term adverse effects are not anticipated for these trees.

1. Tree preservation fencing should be installed, as depicted on Figure 1, and maintained throughout the duration of the construction process.
2. The existing asphalt should be removed carefully, using small machinery (i.e. a skidsteer).
3. Any roots encountered in the subsurface material should be left intact.
4. Once the existing asphalt has been removed, no machinery use will be permitted within the mTPZs of these trees.
5. Air-spade or low-pressure hydro-vacuum technology should be used to excavate trenches, in the locations indicated on Figure 1, under the supervision of a Certified Arborist.
    a. The depths of the trenches will depend on the depth of excavation required to install the proposed curbs.
6. Any roots exposed within the trenches are to be pruned by a Certified Arborist in accordance with Good Arboricultural Standards.
7. The trenches are to be backfilled with clean topsoil.
8. Any branches that extend into the proposed development and require pruning should be pruned by a Certified Arborist or other tree professional in accordance with Good Arboricultural Standards.

Compensation

The City of Toronto requires replacement trees for any by-law protected tree removals. The ratio of plantings to removals/injury is below:

Category of Tree to be Removed	Number of Replacement Trees
1 or 2	• 3:1 healthy condition tree removals • 1:1 poor condition tree removals • None for injury
3 or 5	• 1:1

As such, a total of six replacement trees are required on the subject property. Refer to Table 1 for compensation totals.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Land Art Design Landscape Architects Inc. to complete a Tree Inventory and Preservation Plan as part of a development application for the property located at The Queensway and Fordhouse Boulevard 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 20 trees on and within six metres of the subject property. The removal of eight trees will be required to accommodate the proposed development. The remaining five trees can be preserved with the use of appropriate tree protection measures.

The following recommendations are suggested to minimize impact to trees identified for preservation. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.

- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.

- Special mitigation measures have been prescribed for select trees, as outlined in the *Tree Preservation* section of this report.

- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.

- Site visits, pre, during, and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,

Kuntz Forestry Consulting Inc.

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Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (i.e., due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: The Queensway and Fordhouse Blvd, Toronto

Date: 30 Sep 2024 Surveyors: MT

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	CDB	mTPZ	cat	Comments	Ownership	Action	Comp.
271	Siberian Elm	*Ulmus pumila*	16	FG	F	F	3		1.8		Co-dominance at 1.8m, restricted root zone (H), asymmetrical crown (M), graze (M), poor form (L)	Private	Remove	
272	White Mulberry	*Morus alba*	~7-17	PF	F	FG	3.5		1.8		Co-dominance at 0.4m and 1.7m (many stems), poor form (H), slime flux (M), epicormic shoots (M)	Private	Remove	
273	Eastern Cottonwood	*Populus deltoides*	19, 15, 12.5	F	G	FG	3		1.8		Co-dominance at base and 0.5m (3 stems), included fence (M), leaf blight (L)	Private	Remove	
A	Siberian Elm	*Ulmus pumila*	~41	FG	FG	FG	6		3.0	2	Obstructed by metal fencing, broken branches (L), deadwood (L), hydro lines through crown	Shared with Neighbour	Remove	3
B	Columnar English Oak	*Quercus robur 'Fastigiata'*	8-20.5	FG	G	FG	1.5		1.8		Co-dominance at 1 and 1.4m (4 stems), leaf blight (L)	Neighbour	Preserve	
C	Columnar English Oak	*Quercus robur 'Fastigiata'*	~22	PF	F	F	1.5		1.8		Stem wound (H), vine competition (M)	Neighbour	Preserve	
D	Manitoba Maple	*Acer negundo*	~19	F	PF	PF	3		1.8		Epicormic shoots (H) at base, poor form (M), vine competition (H)	Shared with Neighbour	Preserve (injure)	
E	Columnar English Oak	*Quercus robur 'Fastigiata'*	~16	FG	FG	FG	1.5		1.8		Co-dominance at 1.8m (3 stems), vine competition (L)	Neighbour	Preserve	
F	Siberian Elm	*Ulmus pumila*	~22, 20, 14	PF	PF	PF	4.5		1.8		Co-dominance at base (3 stems), epicormic shoots (L), included fence (H), poor form (M), deadwood (M)	Shared with Neighbour	Preserve (injure)	
G	Siberian Elm	*Ulmus pumila*	~21, 18, 16	PF	F	F	5		1.8		Co-dominance at base (3 stems), epicormic shoots (L), included fence (M)	Shared with Neighbour	Preserve	
H	Siberian Elm	*Ulmus pumila*	~22	PF	FG	FG	4.5		1.8		Co-dominance at 2m, included fence (H), deadwood (L), vine competition (L)	Shared with Neighbour	Preserve	
I	Manitoba Maple	*Acer negundo*	~18	P	F	F	2.5		1.8		Included fence (H), stem wound (H), vine competition (L), poor form (M)	Shared with Neighbour	Preserve	

J	Siberian Elm	*Ulmus pumila*	~20	FG	G	G	3		1.8		Included fence (L), co-dominance at 2.5m	Shared with Neighbour	Preserve	
K	Siberian Elm	*Ulmus pumila*	~15	FG	FG	FG	3		1.8		Included fence (L), epicormic shoots (L), deadwood (L)	Shared with Neighbour	Preserve (injure)	
L	Thornless Honey Locust	*Gleditsia triacanthos inermis*	19.5	G	FG	G	4.5		1.8		Exposed roots with mechanical damage, broken branches (L)	Neighbour	Preserve	
M	Thornless Honey Locust	*Gleditsia triacanthos inermis*	21.5	G	G	G	4.5		1.8		Exposed roots with mechanical damage, pruning wounds (L)	Neighbour	Preserve	
N	Siberian Elm	*Ulmus pumila*	~18, 16	PF	FG	FG	4		1.8		Co-dominance at base, inclusion (M) (assessed from distance due to accessibility)	Shared with Neighbour	Remove	
O	Siberian Elm	*Ulmus pumila*	~15	F	FG	FG	2.5		1.8		Bow (M) (assessed from distance due to accessibility)	Shared with Neighbour	Remove	
P	Siberian Elm	*Ulmus pumila*	~57.5, 15	F	FG	F	9		3.6	2	Bow (M), inclusion (M), asymmetrical crown (L), pruning wounds (M), hydro lines through crown	Shared with Neighbour	Remove	3
Q	Manitoba Maple	*Acer negundo*	17	FG	FG	G	3		1.8		Restricted root zone (H), co-dominance at 2m, hydro lines through crown	Shared with Neighbour	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 Die Back	*(%)*
DL	Dripline (radius)	*(m)*
mTPZ	minimum Tree Protection Zone	*(m)*
cat	City of Toronto Tree By-law Category	*1-5*
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Appendix A. Photographs of Trees

Image 1. Tree 271

Image 2. Tree 272

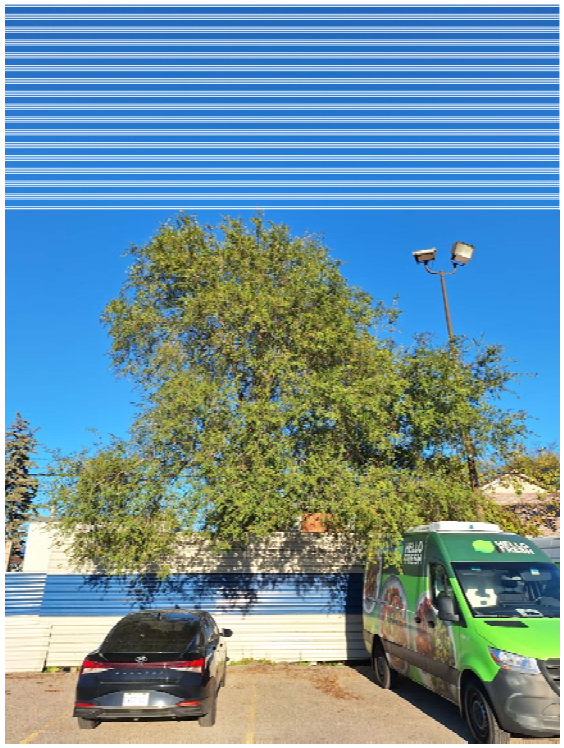
Image 3. Tree A

Image 4. Tree 273

Image 5. Tree B

Image 6. Trees C-E (L-R)


Image 7. Tree F

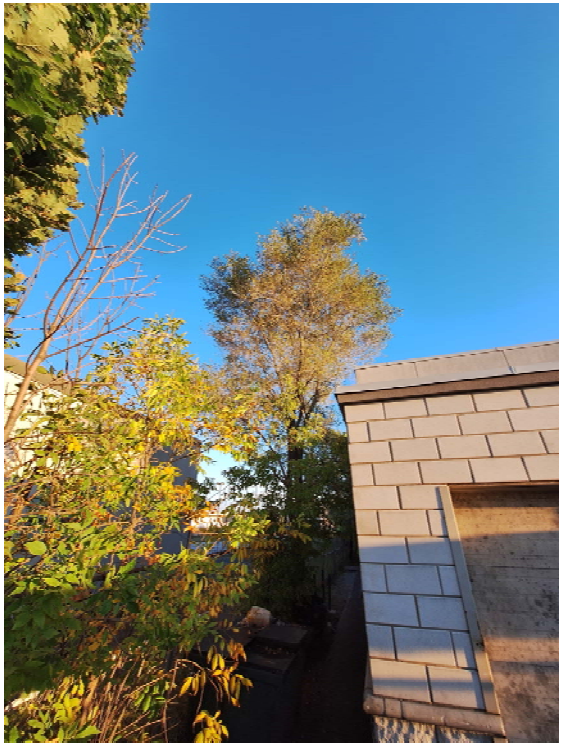
Image 8. Tree G


Image 9. Tree H


Image 10. Tree I


Image 11. Tree J

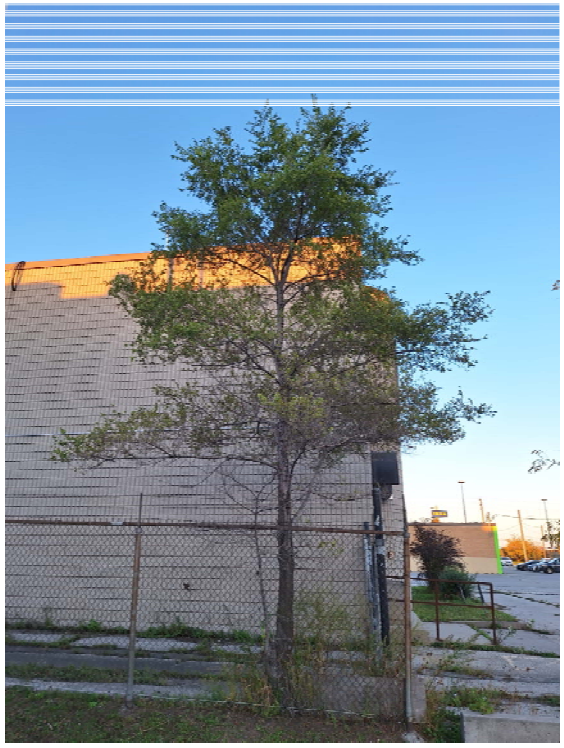
Image 12. Tree K

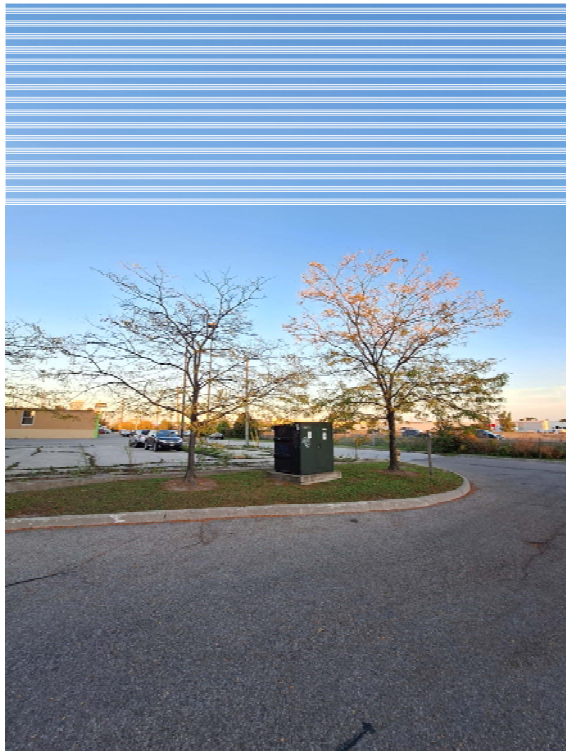
Image 13. Trees L and M (L-R)

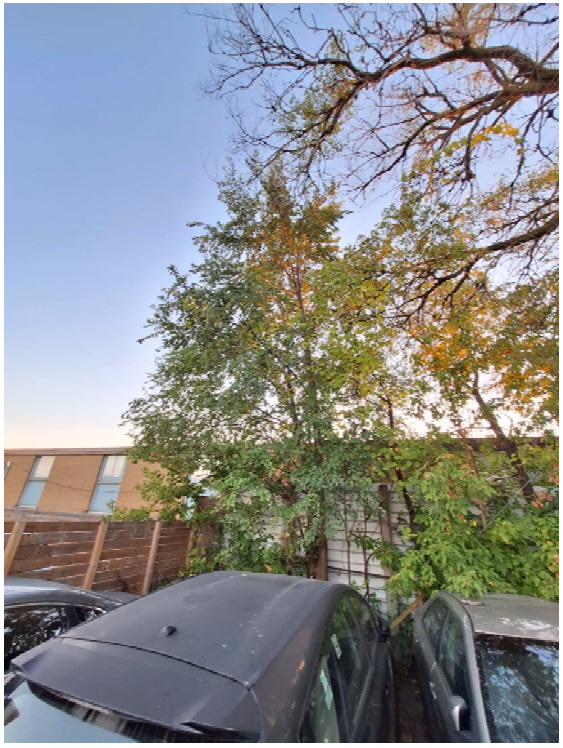
Image 14. Trees N and O (L-R)


Image 15. Trees N-P (L-R)

Image 16. Tree Q