

**Tree Inventory and Preservation Plan Report
895 Lawrence Avenue East
Toronto, Ontario**

prepared for

**First Capital Realty Inc.
85 Hanna Avenue, Suite 400
Toronto, Ontario M6K 3S3**

prepared by



28 June 2022; revised 28 June 2023

KUNTZ FORESTRY CONSULTING INC. Project P3327

Introduction

Kuntz Forestry Consulting Inc. was retained by First Capital Realty Inc. to complete a Tree Inventory and Preservation Plan Report as part of a development application for the property located at 895 Lawrence Avenue East in Toronto, Ontario. The subject property is located on the southwest corner of the intersection of Lawrence Avenue East and The Donway West, within a mixed-use area.

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

- Prepare inventory of 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.

Policy Framework

The subject property is subject to the provisions of the City of Toronto's Private Tree-By-law (Chapter 813) which regulates tree injury and destruction of individual trees within the City of Toronto. Preliminary information is acquired on individual trees which are then categorized in compliance with the by-law in support of development applications. 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.*

Methodology

Trees greater than 15cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way were included in the tree inventory. Trees were located using the topographic survey provided. Trees included in the inventory were identified and tagged as Trees 663 – 665.

All tree resources included in the inventory were visually assessed for condition utilizing the following parameters:

Tree # – Number assigned to trees 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 (TI), crown structure (CS) and crown vigor (CV). Condition ratings include poor (P), fair (F), and good (G).

Crown Dieback – Percentage of dead branches within the crown.

Comments – Any other relevant tree condition information.

Existing Site Conditions

The subject property is currently occupied by a brick retail building and surface parking area. Refer to Figure 1 for the existing conditions.

Individual Tree Resources

The tree inventory was conducted on 20 June 2022. The inventory documented three trees on and adjacent to 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 Crimson King Norway Maple (*Acer platanoides* 'Crimson King') and Shademaster Honey Locust (*Gleditsia triacanthos* 'inermis').

Proposed Development

The existing commercial building and surface parking area are to be demolished. The construction of 17- and 22-storey mixed-use towers connected by a six-storey podium is proposed for the subject property. A subsurface parking garage is also proposed. 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 Removals

The removal of all three trees, including Trees 663 – 665, is required to accommodate the proposed development. Tree 664 is greater than 30cm DBH and is located on the subject property (Category 1) and as such, a permit is required prior to its removal.

Refer to Figure 1 for the location of tree removals.

Tree Preservation

No tree preservation will be possible due to the proposed development.

Refer to Figure 1 for the general Tree Protection Plan Notes.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by First Capital Realty Inc. to complete a Tree Inventory and Preservation Plan Report as part of a development application for the property

located at 895 Lawrence Avenue East 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 three trees on and within six metres of the subject property. The removal of all three trees is required to accommodate the proposed development. No tree preservation will be possible due to the proposed development.

Respectfully Submitted,

Kuntz Forestry Consulting Inc.

Kaylee Harper

Kaylee Harper, B.Sc.Env. Ecology
Ecologist, ISA Certified Arborist #ON-2749A
Email: kaylee.harper@kuntzforestry.ca
Office: 289-837-1871 ext. 24
Cell: 519-572-5949

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 (ie. 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: 895 Lawrence Avenue East, Toronto

Date: 20 June 2022 Surveyors: KNH

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	Cat.	mTPZ	Comments	Action
663	Crimson King Norway Maple	<i>Acer platanoides</i> 'Crimson King'	20	F	PF	PF	60	-	1.8	Pruning wounds (L) with decay (L), epicormic branching (M), deadwood (M)	Remove
664	Shademaster Honey Locust	<i>Gleditsia triacanthos</i> 'inermis'	44	FG	G	G		1	3.0	Burls (L), bow (VL)	Remove
665	Shademaster Honey Locust	<i>Gleditsia triacanthos</i> 'inermis'	23	G	FG	G		-	1.8	Pruning wounds (L), asymmetrical crown (L)	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	(%)
mTPZ	Minimum Tree Protection Zone, as measured from edge of tree	(m)
Cat.	City of Toronto By-law Category	1-5
P = poor, F = fair, G = good, ~ = estimate, (VL) = very light, (L) = light, (M) = moderate, (H) = heavy		

Appendix A. Site Photographs



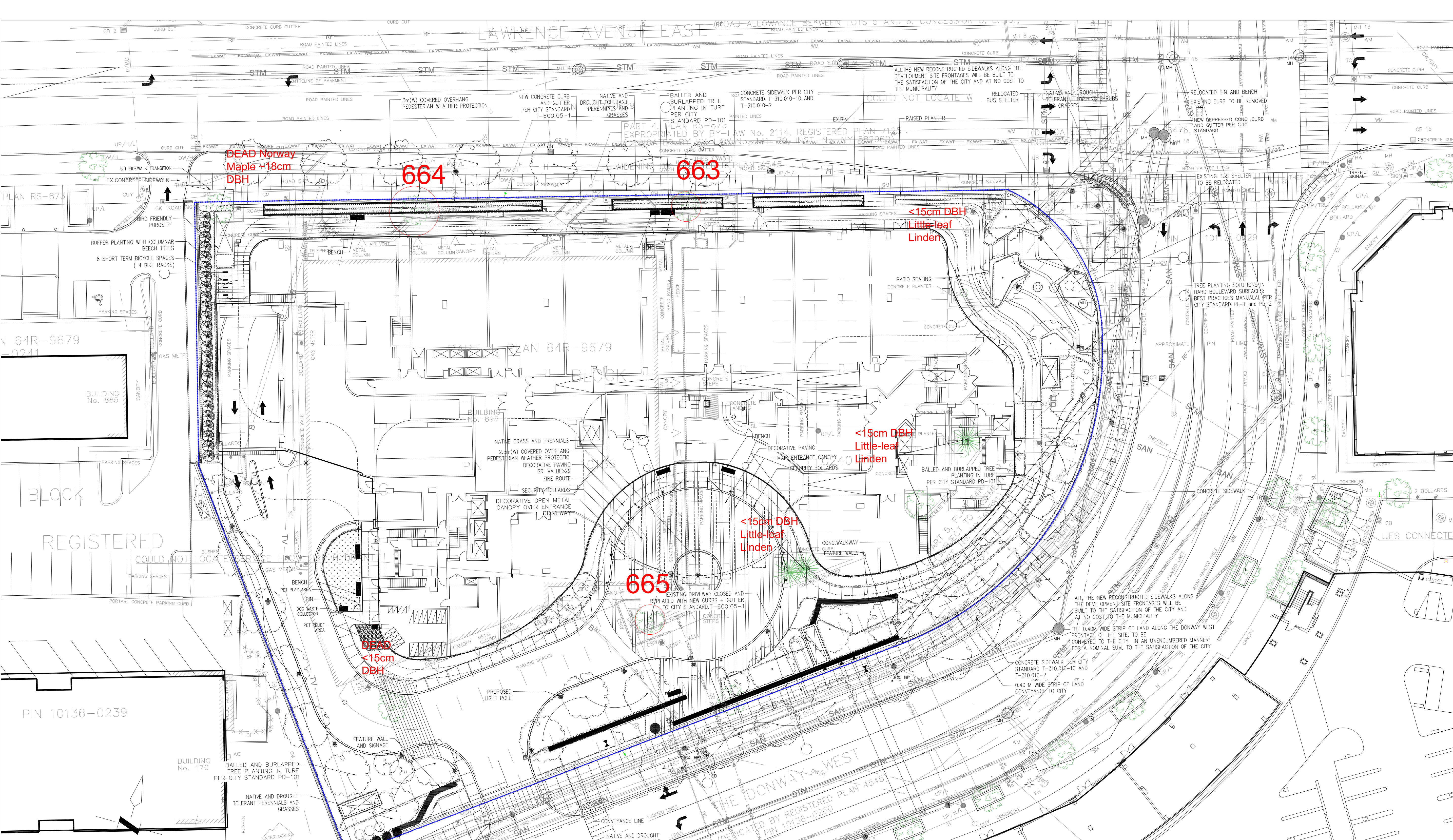
Image 1. Tree 663



Image 2. Tree 664



Image 3. Tree 665



LEGEND

Tree Inventory
Refer to Table 1 of report dated 28 June 2022 and revised 28 June 2023 for the complete tree inventory information. All trees greater than 15cm DBH on the subject property and trees of all sizes within the road right-of-way were included in the inventory.

Tree Removals
The removal of all three trees included in the inventory will be required to accommodate the proposed development, as indicated with RED labels.

Tree Preservation
No tree preservation is possible due to the proposed development.

Tree Label (RED), Removal Required ✗

Minimum Tree Protection Zone of Tree Identified for Removal (RED circle)

Tree Location Estimated by KFCI (GREEN circle)

Tree No Longer Exists ✗

TREE PROTECTION PLAN NOTES

- It is the applicants' responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action. The applicant will 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 19mm or ¾" thick) or an equivalent approved by Urban Forestry.
- Where required, signs as specified in Section 4, Tree Protection Signage must be attached to all sides of the barrier.
- Prior to 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/site protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site 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 until authorized by 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(s) 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 arborist report and/or the approved tree protection plan and to the satisfaction of Urban Forestry.
- If the minimum tree protection zone (TPZ) must be reduced 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 approved by Urban Forestry.
- Any roots or branches indicated 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 a using 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 conducting any specified work.
- The applicant/owner 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.
- Convictions of offences respecting 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 \$100,000. The landowner may be ordered by the City to stop the contravening activity or ordered to undertake work 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 Convention Act and that no migratory bird nests will be impacted by the proposed work no less than 48 hours prior to conducting any specified work.

No.	Issue/Revisions	Date	By
1	Report Submission	28 June '22	KNH
2	Report Revision	28 June '23	KNH

Base Data: Schaeffer Dzialov Bennett Ltd. (survey), WZMH Architects (site), NAK Design Strategies (landscape)

KUNTZ FORESTRY CONSULTING Inc.
146 Lakeshore Road West
PO Box 1587 Lakeshore W PO
Oakville ON L6K 0B3
T: 269.837.1874
e: consult@kuntzforestry.ca
web: www.kuntzforestry.ca

Client
First Capital Realty Inc.
85 Hanna Avenue, Suite 400
Toronto, Ontario M6K 3S3

Property
895 Lawrence Avenue East
Toronto, Ontario

Tree Inventory and Preservation Plan

Project	P3327	Figure	1
Date	28 June 2022		
Scale	1:250		