Scott TORRANCE
LANDSCAPE ARCHITECT INC.

Arborist Report for On The Park

Leslie Street, Parts of Lot 1, Concession 3, East of Yonge Street

City of Toronto, Ontario

December 5, 2014

The intent of this arborist report is to provide a field review and documentation of existing trees within lot 1 at the north east corner of Leslie and Eglington Street as defined by the survey provided by I.M. Pastushak Ltd.

Site Description

The subject site, owned by Tridel Corporation, is a vacant hotel site currently being demolished. The site is situated in between a rail corridor on the east and a Leslie St. to the west. The southern portion of the lot is occupied by a car dealership and service centre. The northern portion of site consists of high to medium density residential buildings and a parking structure.

The study area is limited to existing trees within lot 1 (as indicated on the site plan AR01) and 6 metres beyond the proposed development boundary. The owner is proposing to redevelop the site as a residential condominium with underground parking.

Site Inventory

The site was inspected on November 21, 2014 by certified arborist Jordan Wu (ISA ON-1541A). All trees within and adjacent to the affected specified construction area were examined and given a category as indicated on Table 1. Field data for existing trees in proposed development area.

For each tree, the species was identified, diameter measured and the health and structural condition determined based on species, health, structural condition and appearance. Tree inspection was limited to visual on-ground examination without dissection, excavation, probing, or coring. Furthermore, any data and information collected is based on the conditions at the time of inspection. If the tree location was not shown on the survey, the approximate location of the tree was placed on the survey by hand.
Refer to Table 1 for description of the trees and Drawing AR-01 for individual tree locations.

Observations

This report records the existing conditions of the trees as described above, and provides recommendations to remove all trees based on the proposed development plans.
The site was inspected on November 11, 2011 A small portion of the proposed development is within the City of Toronto Ravine Protection Bylaw (Toronto Municipal Code Chapter 658). This report surveyed and documented the species, size and condition of all existing trees in the affected ravine by-law area and 6m meters beyond as required by the By-law.

Figure 1. View looking east from the south west end of the proposed development boundary adjacent to car dealership parking lot entrance.

Figure 2. View looking south along access road towards vehicle dealership adjacent to Leslie Street.

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Figure 3. View looking north along access road adjacent to Leslie Street.

Table 1. Field data for existing trees in proposed development area

Tree No.	Tree Species	DBH[1] (cm)	Condition[2]	Tree Category[3]					Comments	Required TPZ (m)[4]
				1	2	3	4	5		
350	Common Buckthorn *Rhamnus carthartica*	19 @ 0.3m	Fair				X		dead wood throughout, TRCA edge of stand	3.6
351	Common Buckthorn *Rhamnus carthartica*	8.9	Poor				X		suckering, epicormic sprout	1.2
352	Common Buckthorn *Rhamnus carthartica*	6.8	Fair-Poor				X		dead wood in lower crown	1.2
353	Common Buckthorn *Rhamnus carthartica*	5.8	Fair-Poor				X		dead wood, S bend in trunk	1.2
354	Common Buckthorn *Rhamnus carthartica*	10.7 @ 0.5m	Fair				X			3.6
355	Common Buckthorn *Rhamnus carthartica*	13.6 @ 0.5m	Fair-Poor				X		codominant stems, dead wood	3.6
356	Common Buckthorn *Rhamnus carthartica*	17.3	Poor				X		dead wood throughout lower crown	3.6
357	Sugar Maple *Acer saccharum*	38	Poor				X		codominant stems, lower dead wood upper	3.6
358	White Oak *Quercus Alba*	65.8	Fair-Good				X		large __ in trunk	8.4

Tree No.	Tree Species	DBH[1] (cm)	Condition	Tree Category[3]					Comments	Required
359	Common Buckthorn *Rhamnus carthartica*	8.6	Fair-Poor				X		dead wood, large broken stem	1.2
360	Common Buckthorn *Rhamnus carthartica*	8.3	Fair-Poor				X			1.2
361	Common Buckthorn *Rhamnus carthartica*	8.4	Fair-Poor				X			1.2
362	Ash *Fraxinus*	36.7	Poor				X		Dead	n/a
363	Common Buckthorn *Rhamnus carthartica*	12.3	Fair-Poor				X			3.6
364	Common Buckthorn *Rhamnus carthartica*	12.1	Fair-Poor				X			3.6
365	Common Buckthorn *Rhamnus carthartica*	8.8	Fair-Poor				X			1.2
366	Common Buckthorn *Rhamnus carthartica*	13.1	Fair-Poor				X			3.6
367	Common Buckthorn *Rhamnus carthartica*	7.3	Fair-Poor				X			1.2

[1] DBH refers to diameter at breast height, measured in centimeters, at 1.4m above ground.
[2] Condition refers to the general health of the tree. Categories are defined as: G = Good (healthy condition with good form and structure), F = Fair (moderate health, or less desirable form or structure), P = Poor (significant health concerns, extensive disease development, and or less desirable form or structure). Trees were assessed from ground level only, therefore internal rot or other hidden hazards may exist that are not reported here. Scott Torrance Landscape Architect Inc. does not accept any responsibility for damages caused from hidden tree faults that were not detected by ground observations.
[3] Tree Category is defined by the City of Toronto. 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 the subject site. 3: Trees of all diameters situated on City owned parkland within 6m 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 situated within 10m of any construction activity. 5: Trees of all diameters situated within the City road allowance adjacent to the subject site.
[4] Required TPZ refers to tree protection zones as defined by the City of Toronto based on DBH of tree.

Discussion

The trees inventoried were tagged with numbers 350 to 367. Eighteen (18) trees were inventoried. Four (4) tree species were represented, all trees inventoried were found within ravine by-law protection area located within the development area. Three (3) trees were found to have a DBH of 30 cm and greater. The remaining fifteen (15) trees were small understory trees of Common Buckthorn, a noxious weed under Ontario's Weed Control Act.
Within the remaining site area there were no private trees located on or within 6m of the subject development site measuring 30 cm DBH or above. The site consists of predominantly new development with nursery trees planted all measuring below 30cm diameter at breast height (DBH).

Tree Removals

Refer to Landscape plans for tree removals based on existing conditions and proposed construction. All tree removals and pruning shall be completed by a qualified arborist.

The proposed development area within the Ravine By-law area consists of primarily invasive species with low preservation priority. The property owner is required to submit an application to remove any tree located with in a ravine in accordance with the City by-laws.

Arborist Recommendations

1. Prune all remaining trees for general health prior to construction. This includes deadwood, diseased wood and limbs that contribute to an unbalanced crown. All pruning should be completed by a qualified arborist.

4. Fertilize remaining trees with compost or mulch (not more than 100mm depth), but do not use a high nitrogen fertilizer as it will encourage growth but not increase health of the tree, and may predispose trees to disease and insect damage.

5. New trees should include a variety of large growing deciduous trees to increase biodiversity and avoid potential problems with future disease or insect infestation.

6. New trees should be planted at least 2.4m away from new or existing paved pathways or other paved areas to limit both the effects of compaction on root zones and cracking of pathways by roots.

8. Water newly planted trees with at least 2.5cm of water per week between May 1 and September 30 for the first two years of growth.

9. Prune newly planted trees for shape and balance. All pruning should be completed by a qualified arborist.

10. We recommend the development of a ravine stewardship plan with staged removals of the invasive canopy to facilitate habitat and ecosystem restoration. We recommend tree plantings suited to the soils and regions are recommended, such as bur oak, red oak, sugar maple, and American beech, as well as a variety of native shrubs and herbaceous species.

The Statement of Limiting Conditions of this Report, as presented in Appendix A, is an integral part of this report.

Tree Protection during Construction

1. The purpose of tree protection measures is to prevent damage to trees so that they may remain healthy and an asset to the city and the community. Construction damage is often irreversible and remediation measures ineffective because damage to trees is cumulative. There are very limited options to improve the health of trees damaged by construction, and these may be ineffective in any case. Mature trees, especially, do not respond well to large disturbances. Trees on site will better survive the impacts of construction if they are mulched, fertilized (if required) and pruned for dead or diseased wood prior to the start of any disturbance.

2. Tree protection hoarding shall be installed prior to construction according to City of Toronto guidelines, and remain in place for the duration of construction. Where sightlines must be maintained, it is acceptable to use 4 foot high hoarding consisting of orange snow fence. Refer to Drawing AR01 and Table 1 for required tree protection zones as defined by the City of Toronto.

3. 1.2 m x 2.4 m plywood boards will be installed over filter fabric and 30 cm of woodchip mulch in all areas within tree protection zones that cannot be protected by fencing, to prevent soil compaction over tree roots. Board location will be determined upon completion of the site plan.

4. Prior to demolition, wrap stem of tree 49 with 2x4's and snow fencing to a height of 6 metres, which is to be kept in place until construction is completed.

5. The tree protection zone shall not be used for the storage or mixing of any construction materials. The tree protection zone is not to be breached once it is in place.

6. Some roots may be located in the construction area. Where possible, these roots should not be cut. If cutting is necessary, roots should be severed cleanly (not with construction machinery), by a qualified arborist.

7. If construction takes place during the June to October growing season, trees on site should be watered at least once a week with 2.5cm of water if no rain over 10mm has fallen during that time. The addition of 10cm of pine bark mulch to the areas within the tree protection zones prior to construction will also help to retain moisture in the root zone and reduce stress on the remaining trees.

8. A Certified ISA arborist must be present for the establishment of tree protection, and provide weekly inspections during the entire construction period to ensure that tree protection remains in place and the work is condition of the trees is monitored. Reports shall be submitted to the owners and City of Toronto Urban Forestry Services weekly during construction. Any impacts to the trees shall be remedied immediately.

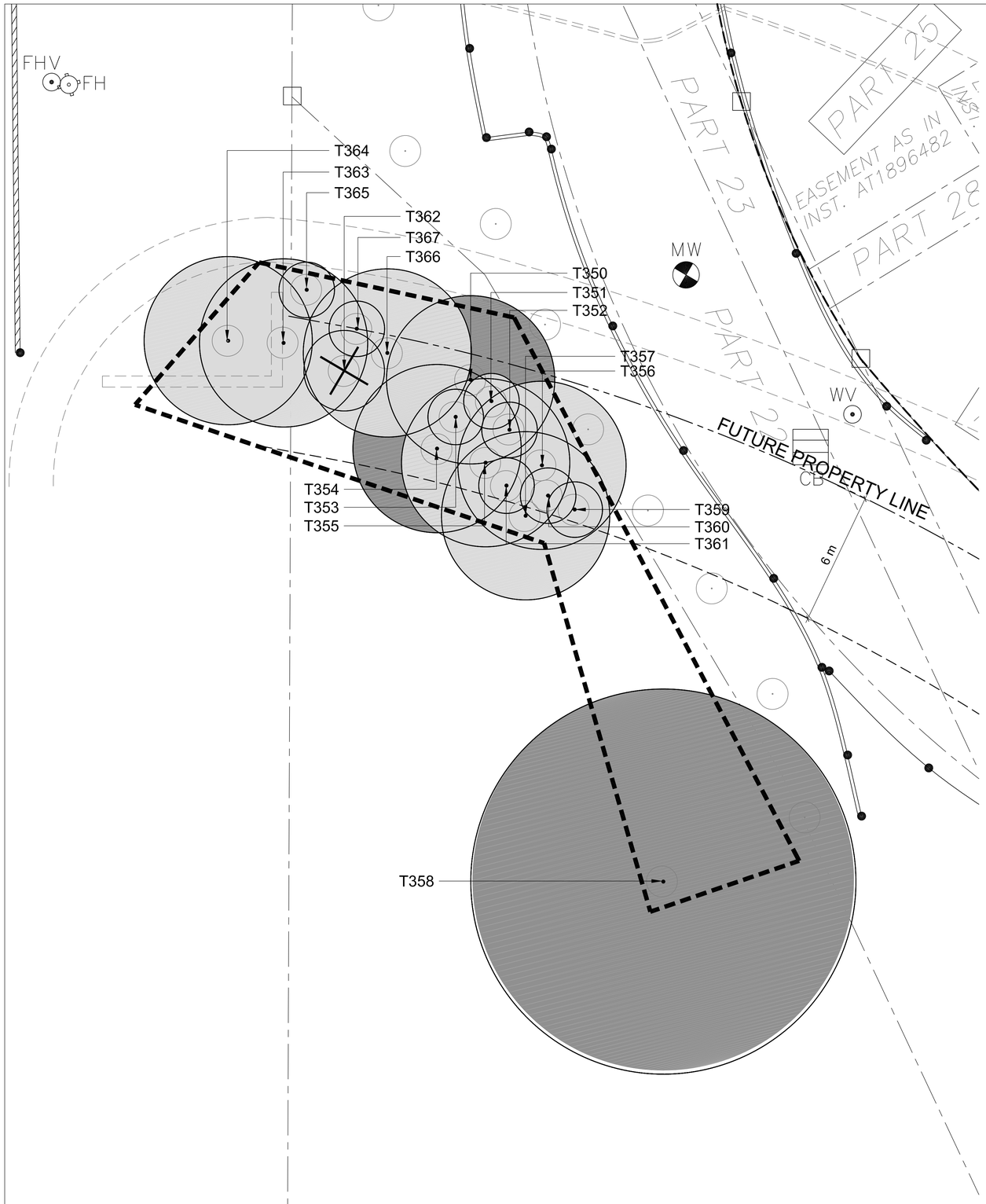
9. Concrete must not be mixed near the tree protection zones and any wash water from concrete mixing must be directed into drains and not into the root zones of any trees or down the slope.

Scott TORRANCE LANDSCAPE ARCHITECT INC.

Prepared by: Jordan Wu, ISA,OALA, CSLA
Certified Arborist #ON-1541A

Reviewed by: Scott Torrance, OALA, CSLA
Principal, Scott Torrance Landscape Architect Inc.

Incl: AR-01 Existing Tree Inventory Plan



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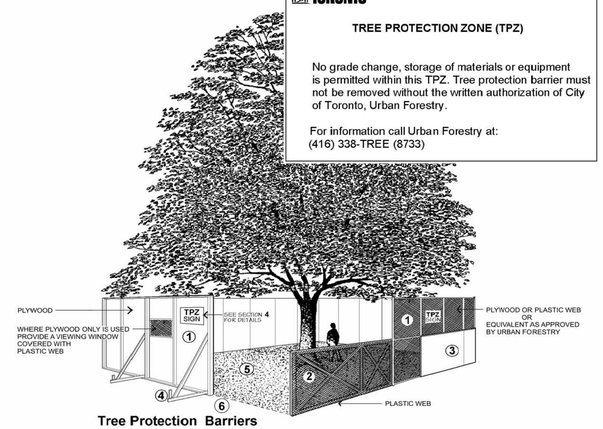
TREE PROTECTION ZONE (TPZ)

No grade change, storage of materials or equipment is permitted within this TPZ. Tree protection barrier must not be removed without the written authorization of City of Toronto, Urban Forestry.

For information call Urban Forestry at:
(416) 338-TREE (8733)



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 Provicial Standards (OPSD-219.110) and to the satisfaction of Urban Forestry.**

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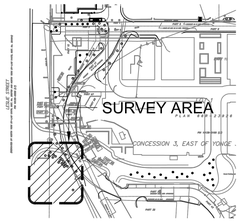
Urban Forestry — Parks, Forestry and Recreation

Sept 2008 **Detail TP-1**



Notes:

1. All drawings and specifications are the property of the arborist and may not be reproduced without their permission and unless the reproduction carries their name. All information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the arborist.

2. Legal property lines and utilities to be verified in field prior to starting construction.

3. Base information based upon topographic survey by I.M. Pastushak Ltd., Oct. 15, 2014, and field data collected by the arborist.

4. Drawings not to be scaled.

EXISTING TREES WITH TREE PROTECTION ZONE INDICATED:

- EX, TREE TO REMAIN (GOOD CONDITION) — T3
- EX, TREE TO REMAIN (FAIR CONDITION) — T2
- EX, TREE TO REMAIN (POOR CONDITION) — T1
- EX, TREE TO BE REMOVED (DEAD)

EXISTING TREE NOT SURVEYED

TONED CIRCLE INDICATES THE TREE PROTECTION ZONE (TPZ) DEFINED BY THE CITY TORONTO STANDARDS, NOT THE DIAMETER OF LEAF CANOPY.

LEGEND:

BOUNDARY LINE

FOR TREE INVENTORY DETAILS REFER TO ARBORIST REPORT PREPARED BY SCOTT TORRANCE LANDSCAPE ARCHITECT INC. DEC 5, 2014

TREE INVENTORY TABLE

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354	Common Buckthorn *Rhamnus carthartica*	10.7 @ 0.5m	Fair				X			3.6
355	Common Buckthorn *Rhamnus carthartica*	13.6 @ 0.5m	Fair-Poor				X		codominant stems, dead wood	3.6
356	Common Buckthorn *Rhamnus carthartica*	17.3	Poor				X		dead wood throughout lower crown	3.6
357	Sugar Maple *Acer saccharum*	27, 26.5	Poor				X		codominant stems, lower dead wood upper	3.6
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#	Date:	Revision:
8	-	-
7	-	-
6	-	-
5	-	-
4	-	-
3	-	-
2	-	-
1	14-12-05	ISSUED FOR ARBORIST REPORT

Client: TRIDEL

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ON THE PARK
Toronto, Ontario

TREE INVENTORY PLAN

Scale:	1:100 @ 24"x36"
Drawn By:	VB
Reviewed By:	JW
Project Number:	1438
Project Start Date:	2014

Drawing no: AR01

S:\stla – projects current\1438 On the Park\arborist\drawings\1438–AR01–PLN–TREE.dwg 2014–12–03 – 2:32pm
Plot Style: AIA STANDARD COLOR–FULL.CTB Last Saved By: VICTORIA Last Saved at: December 3, 2014