



# **Arborist Report & Tree Preservation Plan**

822-838 Richmond Street West  
Toronto, ON

**Prepared for:**

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## **EXECUTIVE SUMMARY:**

The above subject site is scheduled for development. As mandated by the City of Toronto's *Site Plan Control Bylaw* the client is required to submit a Development Application which necessitates an Arborist Report and Tree Preservation Plan. Such a report must be completed in accordance with the City of Toronto's Tree Protection Policy and Specifications for Construction near Trees, which takes into account both the *City of Toronto's Private Tree Protection* (Article III of chapter 813) and *Trees on City Street By-laws* (Article II of chapter 813).

There is 1 regulated tree involved with this project which is scheduled for preservation without injury. It is the consultant's opinion that if tree preservation recommendations outlined in this report are implemented, which includes installing tree protection hoarding as mandated by the City of Toronto, this proposed development will not adversely affect the long-term health, safety and/or existing condition of all trees scheduled for preservation.

Successful tree preservation requires both the client and all associated parties become privy to the recommendations outlined in this report and that they are implemented accordingly. Failure to implement this plan will cause unnecessary injury predisposing each tree to potential decline. Lastly, it's the client responsibility to fulfill all additional conditions as outlined in the issued permit.

## **INTRODUCTION:**

I have been retained by the owner to complete an arborist report concerning the above subject site. As mandated by the City of Toronto's *Site Plan Control Bylaw* the client is required to submit a Development Application which necessitates an Arborist Report and Tree Preservation Plan. Such a report must be completed in accordance with the City of Toronto's Tree Protection Policy and Specifications for Construction near Trees, which takes into account both the *City of Toronto's Private Tree Protection* (Article III of chapter 813) and *Tree on City Streets By-laws* (Article II of chapter 813).

## **HISTORY AND ASSIGNMENT:**

I have been advised by the client that the above subject site is scheduled for development which includes the demolition of the existing structure located at #828 and construction of an 8-storey apartment building with associated landscaping as per the attached Tree Protection Plan (TPP-1). In accordance to the below listed relevant Laws, By-laws, Policies and forms, the applicant is required to complete an Arborist Report and Tree Preservation Plan as part of the Site Plan application process:

- Planning Act, R.S.O. 1990, c. P.13 - <https://www.ontario.ca/laws/statute/90p13?search=planning+act>
- Site Plan Control By-law 2005-062 - <https://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-32771.pdf>
- City of Toronto Private Tree Protection By-law - [https://www.toronto.ca/legdocs/municode/1184\\_813.pdf](https://www.toronto.ca/legdocs/municode/1184_813.pdf)
- City of Toronto Trees on City Streets By-law - [https://www.toronto.ca/legdocs/municode/1184\\_813.pdf](https://www.toronto.ca/legdocs/municode/1184_813.pdf)
- Ravine and Natural Feature Protection By-Law - [https://www.toronto.ca/legdocs/municode/1184\\_658.pdf](https://www.toronto.ca/legdocs/municode/1184_658.pdf)
- Parks By-law - [https://www.toronto.ca/legdocs/municode/1184\\_608.pdf](https://www.toronto.ca/legdocs/municode/1184_608.pdf)
- City of Toronto Tree Protection Policy and Specifications for Construction Near Trees - <https://www.toronto.ca/data/parks/pdf/trees/tree-protection-specs.pdf>
- Tree By-Laws, Policies and Forms - <https://www.toronto.ca/services-payments/building-construction/tree-ravine-protection-permits/tree-protection/>
- Forestry Act - <https://www.ontario.ca/laws/statute/90f26>
- Endangered Species Act - <https://www.ontario.ca/laws/statute/07e06>

The assignment is as follows:

1. Survey all regulated trees that will be affected by the proposed project, assess their condition and determine if they are suitable for preservation.
2. Provide recommendations for tree preservation.
3. Determine if proposed construction will adversely affect the health of such trees.

All field and appraisal work was completed by the author of this report being Davide Carnevale ASCA Registered #370 on February 3, 2022.

As the consulting arborist retained for this project, *GreenPrint Consulting Arborists* can be further retained (if necessary) to act as the Project Consulting Arborist (PCA) to provide on-site monitoring and implement any necessary remedial actions as required by the municipality.

## TREE SURVEY AND RECOMMENDATIONS:

See attached TPP-1 for tree location, Table #1 for species identification, condition, and recommendations and Appendix II for corresponding Digital Images.

Table #1: 822-838 Richmond Street West - Toronto

Tree #	Species	D <sup>1</sup> B H (cm)	Condition <sup>2</sup>	Category <sup>3</sup>	Comments	Suitability <sup>4</sup> for Conservation	Recommendation <sup>5</sup>	M <sup>6</sup> T P Z (M)
C1	<i>Ulmus thomasii</i>	87	F	1	- minor deadwood with average form and structure - entire footprint of tree is covered with concrete or asphalt up to base of trunk - clear of proposed construction - shall retain prescribed TPZ	M	Ps	5.4

<sup>1</sup> **DBH:** Diameter at Breast Height is a measurement in centimeters, using a caliper tape, of the tree stem at 1.37 meters above existing grade. Neighbouring trees may be estimated due to restricted access.

<sup>2</sup> **Condition:** A rating of **H**azardous/**D**ead/**P**oor/**F**air/**G**ood/**E**xcellent was determined for each tree by visually assessing all the above ground components of the tree, using acceptable arboricultural procedures as recommended in the “*Guide for Plant Appraisal*”, prepared under contract by the “*Council of Tree & Landscape Appraisers (CTLA)*, an official publication of the *International Society of Arboriculture (I.S.A.)*, 9<sup>th</sup> Edition, 2000”.

<sup>3</sup> **Category:** 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. Trees of all diameters situated within a designated ravine or natural feature.  
5. Trees of all diameters situated within the Municipal road allowance adjacent to the subject site.

<sup>4</sup> **Suitability for Conservation:**

A rating of **P**oor/**M**oderate/**G**ood is assigned to each tree taking in to account four factors which include, 1) Tree health 2) Structural integrity 3) Species response and 4) Tree Age and longevity, as recommended in the “*For Tree Care Operation – Trees, Shrubs, and Other Woody Plant Maintenance Standard Practice*” prepared as part of the “*ANSI A300 Standards*.”

<sup>5</sup> **Recommendation:** Preserve (**Ps**), Preserve with Injury (**PsI**), Remove (**Rv**), Transplant (**Tp**)

<sup>6</sup> **MTPZ:** Minimum tree protection zone distance as mandated by City of Toronto as per the “*Tree Protection Policy And Specification For Construction Near Trees*” document -  
[http://www1.toronto.ca/staticfiles/city\\_of\\_toronto/parks\\_forestry\\_recreation/urban\\_forestry/files/pdf/TreeProtSpecs.pdf](http://www1.toronto.ca/staticfiles/city_of_toronto/parks_forestry_recreation/urban_forestry/files/pdf/TreeProtSpecs.pdf)

## **SITE NOTES AND COMMENTS:**

As listed above there is 1 regulated tree involved with this project, which is city owned, located within the municipal road allowance, being tree no. C1.

### Trees with TPZs Extending Over Existing Protective Structures:

1. Tree no. C1 is growing out of the existing municipal sidewalk and is completely surrounded by hard surface concrete and/or asphalt up to the base of the trunk. Roots located underneath these structures are inherently protected from compaction. With the above in mind, all roots within the prescribed TPZ will be protected from compaction by installing hoarding around the trunk to prevent mechanical damage – see attached Tree Protection Plan for details. This preservation methodology ensures 100% of the roots within the prescribed TPZs are protected and as such will not be disturbed during construction.

### General Comments:

1. During the time of inspection, no trees were identified as High Risk and no endangered species were surveyed while on site.
2. All remaining trees located on or within 6.0m of the subject site have a DBH less than 30cm, are non-regulated trees and therefore, were not included in this report.
3. The Private Tree Protection By-law 2008-156 amended as per 2009-145 regulates all trees, regardless of size, up until the Site Plan application date. During the Site Plan process trees shall not be removed as they are part of the formal submission. Once final Site Plan approval has been granted, the by-law is then superseded by conditions that are set out in the approved Site Plan.
4. To further protect the tree from potential construction disturbance, in addition to the above recommendations, the tree preservation recommendations outlined in Appendix II shall be implemented.

**SUMMARY TABLE:**

Tree Category	Total	Scheduled for Preservation		Recommended Removal	
		Preserve	Preserve with Injury	Consequence of construction	Regardless of construction
City (Tree located on City property)	1	1	0	0	0
<b>Total</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CONCLUSIONS:**

As listed in the Summary Table above, there is 1 regulated tree involved with this project which is scheduled for preservation without injury. Finally, with the above in mind, it's the consultant's opinion that if the Tree Preservation Guidelines are implemented, which includes installing tree protection hoarding as outlined in this report, proposed construction will not adversely affect the long-term health, safety and/or existing condition of the city-owned tree scheduled for preservation.

Trusting this report meets your needs. For further information, you may contact me directly at (289) 813-9250 or at [dcarnevale@greenprintca.com](mailto:dcarnevale@greenprintca.com)

**GREENPRINT CONSULTING ARBORISTS**



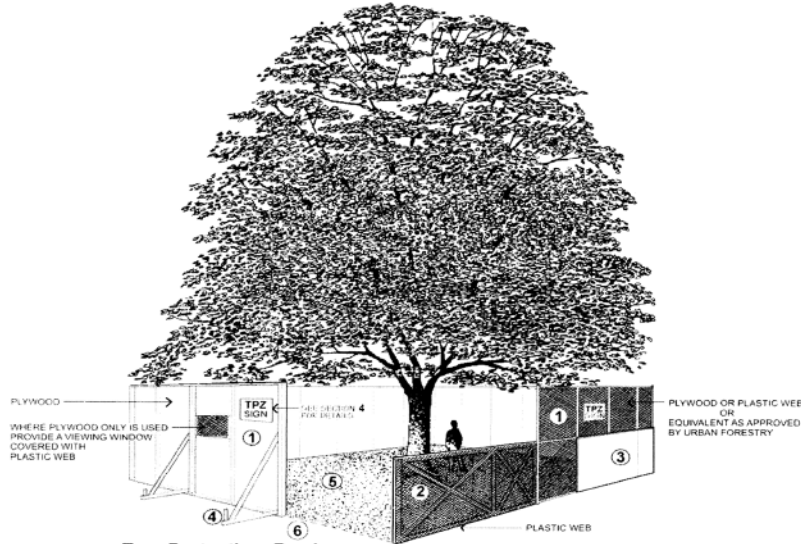
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## Appendix I: TREE PRESERVATION GUIDELINES

### 1.0 ESTABLISH TREE PROTECTION ZONE

The purpose of the tree protection zone (TPZ) is to prevent root damage, soil compaction and soil contamination. Workers and machinery shall not disturb the tree protection zone in any way. To prevent access, the following is required:

- 1.1 Install hoarding as per attached Tree Protection Plan in Appendix I.
- 1.2 Hoarding shall consist of the following:



#### 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 Provincial Standards (OPSD-219.110) and to the satisfaction of Urban Forestry.



Urban Forestry

Parks, Forestry and Recreation

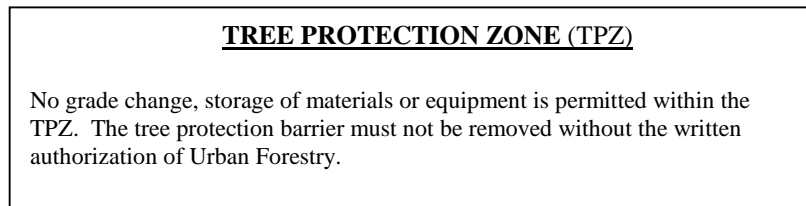
Sept 2008 **Detail TP-1**

- 1.3 When visibility is a consideration and **upon approval from the Town**, 1.2 meter high orange plastic web snow fencing on a 2"X4" frame is recommended.





- 1.4 No fill, equipment or supplies are to be stored within the tree protection zone.
- 1.5 Activities, which are likely to injure or destroy tree(s), are not permitted within the TPZ.
- 1.6 No objects may be attached to tree(s) within the TPZ.
- 1.7 Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place in good condition throughout the entire duration of the project.
- 1.8 Once all tree/site protection measures have been installed you must notify Urban Forestry staff to arrange for an inspection of the site and approval of the site protection requirements.
- 1.9 All Hoarding shall not be removed until all construction activity is complete.
- 1.10 A sign that is similar to the illustration below must be mounted on all sides of a tree protection barrier for the duration of the project. The sign should be a minimum of 40cm X 60cm and made of white gator board, laminates or equivalent material.



## 2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimetres in diameter or roots that are injured or diseased should be performed as follows:

- 2.1 Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be used during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- 2.2 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.
- 2.3 No wound dressings/pruning paint shall be used to cover the ends of each cut.

2.4 All roots requiring pruning shall be cut using any of the following tools:

- Large or small loppers
- Hand pruners
- Small hand saws
- Wound scribes

2.5 Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

### 3.0 ESTABLISH MAINTENANCE PROGRAM

All maintenance work must be completed by the approved Project Consulting Arborist or an equivalent qualified arborist.

*Pre-Construction:*

3.1 Prune trees to remove deadwood, objectionable limbs while maintaining crown form.

*During- Construction:*

3.2 Irrigate tree preservation zones during drought conditions, June – September, to reduce drought stress.

3.3 Inspect the site every month to ensure that all hoarding is in place and in good condition. Inspect the trees to monitor condition.

*Post-Construction:*

3.4 Trees require several years to adjust to the stress/injury and environmental changes that may occur during the development phase. In response, inspect the trees two times per year – May and September – to monitor condition for a minimum of 2 additional years.

### 4.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and hoarding has been removed, cannot cause damage to any of the trees or their roots. The trees must be protected for the same reasons listed above but without using hoarding.

4.1 **No grade changes** are permitted which include adding and/or removing soil.

4.2 **No excavation** is permitted that can cause damage to the roots of the tree.

4.3 **No heavy equipment** can be used to compact the soil within the tree preservation zone. Compaction is one of the leading agents that cause tree decline within urban settings.

4.4 Any hard -surface sidewalks, paths, etc. should be constructed using permeable products such as interlocking stone, etc.

**Appendix: II**

**DIGITAL IMAGES**

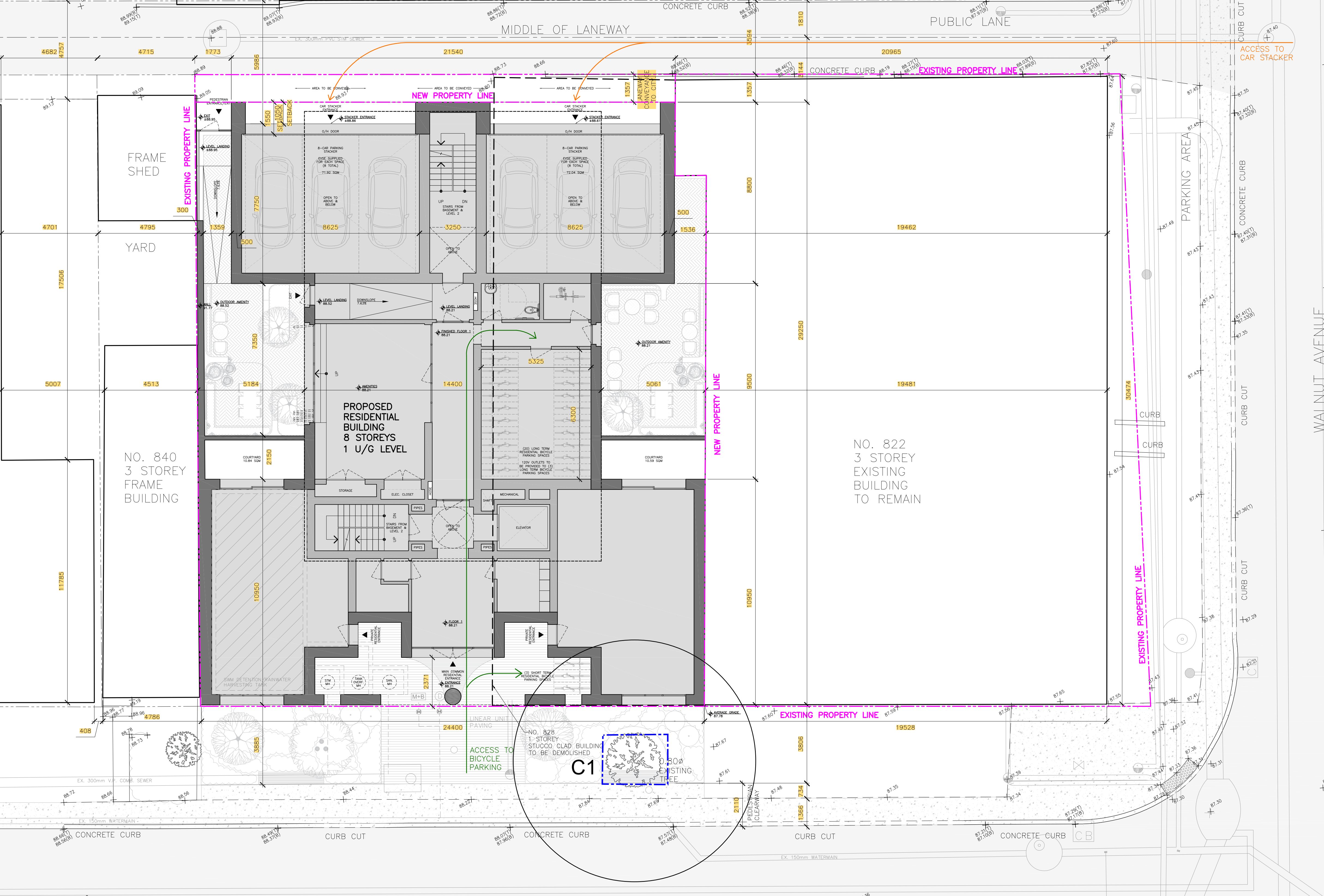
Photo #1:



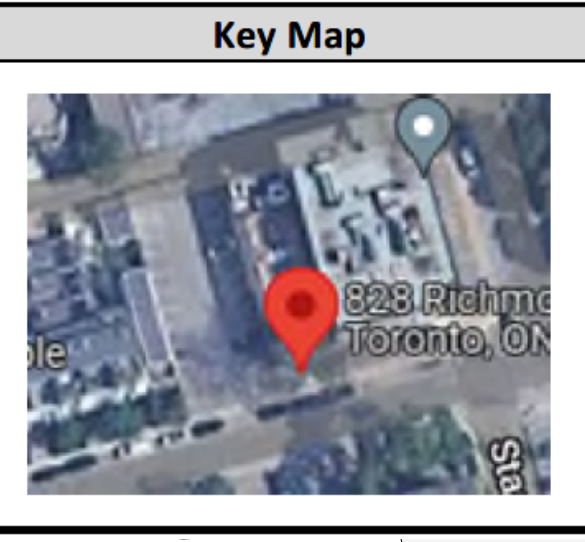
### Appendix III:

## ASSUMPTION AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *GreenPrint Consulting Arborists* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report.
3. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.
4. This Report has been prepared by using the latest drawings and information provided by the client and may be intended for inclusion in a site plan approval or a similar planning submission. However, any subsequent design or site plan alteration affecting regulated trees may require revisions to this report.
5. Links / URLs found within the report to access web-based resources are current to the date of the report.
6. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties.



Legend	
○	Regulated tree
X	Tree Removal
○	TPZ
- - -	Tree Protection Hoarding



SCALE	SHEET NUMBER
As marked on site plan	TPP-1
PLOT DATE	
06/21/22	
DRAWING TITLE	
Tree Preservation Plan	
PROJECT	
822-828 Richmond St W - Toronto	