Tree Inventory and Preservation Plan Report
250 Wincott Drive and 4620 Eglinton Avenue West
Toronto, Ontario

prepared for

Montrin Richview GP Inc.
3250 Bloor Street West
Toronto, ON M8X 2A9

prepared by

KUNTZ
FORESTRY
CONSULTING Inc.

146 Lakeshore Road West
PO Box 1267 Lakeshore W PO
Oakville ON L6K 0B3
t: 289.837.1871 f: 866.693.6390
e: consult@kuntzforestry.ca

16 April 2018

KUNTZ FORESTRY CONSULTING INC Project P1763

Introduction

Kuntz Forestry Consulting Inc. was retained by Montrin Richview GP Inc. to complete a Tree Inventory and Preservation Plan in support of a development application for the property located at 250 Wincott Drive and 4620 Eglinton Avenue West in Toronto. The property is located on the northwest corner of Eglinton Avenue West and Wincott Drive, within a commercial and residential 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 surrounding the property;
- 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 over 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 inventory. Trees were located using the topographic survey of the subject property and estimations made in-field. Trees appearing to be located on the subject property were tagged using numbers 1-18. Trees appearing to be located on neighbouring properties and/or that could not be tagged were identified as A-Z. Three polygons (groups of trees) were identified as P1-P3. See Table 1 for the results of the inventory and Figure 1 for their locations.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Table 1 and Figure 1.

Species - common and botanical names provided in the inventory table.
DBH - diameter (centimetres) at breast height, measured at 1.4 m above the ground.
Condition - condition of tree considering trunk integrity, crown structure, and crown vigour. Condition ratings include poor (P), fair (F) and good (G).
Comments - additional relevant detail.

Existing Site Conditions

The subject property is currently occupied by a retail plaza on the northern half of the site, and vacant land on the southern half. A condominium abuts the property to the west, and residential lots to the north. Tree resources exist in the form of landscape and naturally-occurring trees. Refer to Figure 1 for the existing site conditions.

Individual Tree Resources

The tree inventory was conducted on 23 February 2018. The inventory documented 44 trees and three tree polygons 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 Norway Maple (*Acer platanoides*), Siberian Elm (*Ulmus pumila*), Eastern Red Cedar (*Juniperus virginiana*), White Spruce (*Picea glauca*), Sugar Maple (*Acer saccharum*), Blue Spruce (*Picea pungens*), Apple species (*Malus sp.*), White Oak (*Quercus alba*), Hawthorn species (*Crataegus sp.*), White Mulberry (*Morus alba*), Bur Oak (*Quercus macrocarpa*), Little-leaf Linden (*Tilia cordata*), Elm species (*Ulmus spp.*), and Eastern White Cedar (*Thuja occidentalis*).

Proposed Development

The renovation of the existing retail block and the construction of three new retail and residential buildings, with associated underground parking, surface parking, and landscaping features are proposed for the subject property. Access is proposed to be from both Eglinton Avenue West and Wincott Drive. 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 Trees 1-8, 10, 11, and 13-18 will be required to accommodate the proposed development. Of these trees, Trees 6, 11, and 18 would be recommended for removal due to their condition, regardless of the site plan. Trees 3, 6, and 15-18 are greater than 30cm DBH and are located on the subject property (Category 1). A permit from the City of Toronto will be required prior to their removal.

Trees F, H, J, L, and Y are in poor condition but are located on neighbouring properties. While they are identified for preservation (see below), the neighbour should be made aware of their condition and our recommendation for their removal.

Tree Preservation

The preservation of Trees 9, 12, A-Z, and P1- P3 will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures should be implemented prior to construction to ensure designated tree resources are not impacted by the development. Refer to Figure 1 for the location of required tree preservation fencing, Tree Protection Plan Notes, and the preservation fencing detail.

Tree protection fencing should remain throughout construction until the final landscaping phase. Where landscaping is proposed within the minimum tree protection zones (mTPZ's) of trees, it must be installed by hand. Machinery is not permitted within the mTPZ's of trees at any time.

Along the northern limit, fencing has been prescribed at the limit of the existing parking lot. While this falls within the mTPZ's of a number of trees, negative impacts to these trees are not anticipated, as the new parking lot follows the footprint of the existing parking lot, where we would not expect significant roots to be growing.

Trees B, D-F, H, J, and L

Encroachment into the mTPZ's of Trees B, D-F, H, J, and L will be required to accommodate the proposed development through this area. These trees are located on the neighbouring property to the west. The following mitigation measures shall be employed to ensure the trees respond well to the development.

- Tree protection fencing should be installed at the locations shown on Figure 1 and remain throughout construction.
- Excavation occurring at the property boundary within the mTPZ's of these trees should occur using air spading
- This work should be supervised by a certified Arborist. Exposed roots should be pruned according to Good Arboricultural Standards.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Montrin Richview GP Inc. to complete a Tree Inventory and Preservation Plan in support of a development application for 250 Wincott Drive and 4620 Eglinton Avenue West 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 44 trees and three tree polygons on and within six metres of the subject property. The removal of 16 trees will be required to accommodate the proposed development. All other trees can be preserved provided appropriate tree protection and mitigation measures are followed.

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 and general Tree Protection Plan Notes.

- Tree protection barriers and fencing should be erected at locations prescribed on Figure 1.

- Tree protection measures will have to be implemented prior to demolition and construction to ensure the trees identified for preservation are not impacted by the development.

- Special mitigation measures will be required adjacent select trees; refer to the *Tree Preservation* section for details.

- Branches and roots that extend past 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 mitigation measures are implemented.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

Celine Batterink

Celine Batterink, H.B.Sc. Ecology
Ecologist, ISA Certified Arborist #ON1546-A

Steven Ardron

Steven Ardron, B.Sc.
ISA Certified Arborist #ON1854-A

Table 1. Tree Inventory

Location: 250 Wincott Drive and 4620 Eglinton Avenue West, Toronto Date: 23 February 2018 Surveyors: SA

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	mTPZ	cat.	Comments	Action
1	Norway Maple	*Acer platanoides*	~20	F	F	G		1.8		Lean (VL), Crook at ~2.3m, Asymmetric crown (M)	Remove
2	Norway Maple	*Acer platanoides*	~24	F-G	F-G	F-G		1.8		Asymmetric crown (L), Deadwood (L)	Remove
3	Siberian Elm	*Ulmus pumila*	~29, 35	F-G	F-G	F-G		2.4	1	Co-dominant at ~1.2m and ~1.6m, Stem wounds (H), Deadwood (L), Epicormic branching (L)	Remove
4	Eastern Red Cedar (Juniper)	*Juniperus virginiana*	~17	F-G	F-G	F-G		1.8		Deadwood (L), Lean (L)	Remove
5	White Spruce	*Picea glauca*	~15	G	G	F-G		1.8		Pruning wounds (L), Deadwood (L)	Remove
6	Sugar Maple	*Acer saccharum*	~30	P	P	P	40	2.4	1	Leader dead, Deadwood (H), **Removal recommended**	Remove
7	White Spruce	*Picea glauca*	~24	F	F-G	F		1.8		Lean (M), Deadwood (L), Losing vigor	Remove
8	Norway Maple	*Acer platanoides*	23	G	G	G		1.8		Pruning wounds (L), Coppice growth (L)	Remove
9	Norway Maple	*Acer platanoides*	25	F-G	F-G	F-G		1.8	5	Pruning wounds (L), Deadwood (L), Co-dominant at ~3m	Retain
10	Eastern Red Cedar (Juniper)	*Juniperus virginiana*	17.5	F	F	G		1.8		Stem wounds (H), Asymmetric crown (M)	Remove
11	Blue Spruce	*Picea pungens*	17.5	F-G	P-F	P-F	40	1.8		Deadwood (H), Pruning wounds (M), **Removal recommended**	Remove
12	Norway Maple	*Acer platanoides*	34	F-G	F-G	F-G		2.4	5	Frost crack (H) - sealed, Stem wounds (L), Co-dominant at ~2.4m, Pruning wounds (L), Deadwood (L), Epicormic branching (L)	Retain
13	Norway Maple	*Acer platanoides*	25	F-G	G	F-G		1.8		Co-dominant at ~2m, Deadwood (L)	Remove
14	Apple Species	*Malus spp.*	~12, 13, 17, 20	P	F	F-G		1.8		Previously tagged 678, Co-dominant at base, Cavities (H), Pruning wounds (L), Epicormic branching (H)	Remove
15	Norway Maple	*Acer platanoides*	38.5	F	G	G		2.4	1	Co-dominant at ~2m with 'V' union and included bark (H), Exposed roots with damage (L)	Remove
16	White Oak	*Quercus alba*	112	F	F-G	F-G		7.2	1	Seam (H) - sealing, Epicormic branching (L), Deadwood (L)	Remove
17	Sugar Maple	*Acer saccharum*	52.5	F	F	F-G		3.6	1	Lost leader, Deadwood (L)	Remove
18	White Oak	*Quercus alba*	80	P	P-F	F	30	4.8	1	Lost bark on one side of tree, Lean (L), Deadwood (M), Asymmetric crown (M), **Removal recommended**	Remove
A	Hawthorn Species	*Crataegus spp.*	~21	F	F	F		1.8		Cavities (M), Pruning wounds (M), Broken branches (L), Deadwood (L)	Retain
B	Siberian Elm	*Ulmus pumila*	~20	F	F	F-G		1.8		Pruning wounds (M), Deadwood (L), Asymmetric crown (M), Lean (L)	Retain
C	Siberian Elm	*Ulmus pumila*	~11, 12, 12, 13, 20, 28	F	F	F	30	1.8		Co-dominant at base, Lean (M), Bow (M), Deadwood (M)	Retain
D	Norway Maple	*Acer platanoides*	~30	F-G	F-G	F-G		2.4	2	Co-dominant at ~1.5m, Pruning wounds (L), Deadwood (L)	Retain
E	Norway Maple	*Acer platanoides*	16	P-F	F	F-G		1.8		Fence inclusion (H), Lean (L), Asymmetric crown (M)	Retain
F	White Mulberry	*Morus alba*	~10, 13, 14, 16	P	P	P	40	1.8		Co-dominant at base, Fence inclusion (H), Pruning wounds (H), Coppice growth (H), Deadwood (H), Lean (M), Bow (M), **Removal recommended**	Retain
G	American Beech	*Fagus grandifolia*	~30	F-G	F-G	F-G		2.4	2	Broken branches (L), Beech Bark Disease (L), Deadwood (L)	Retain
H	White Mulberry	*Morus alba*	~13, 14, 18	P	P	F	30	1.8		Co-dominant at base, Deadwood (M), Epicormic branching (M), Pruning wounds (M), Fence inclusion, Bow (H), **Removal recommended**	Retain
I	Bur Oak	*Quercus macrocarpa*	~50	F-G	F-G	F-G		3.0	2	Pruning wounds (L), Deadwood (L), Co-dominant at ~2.3m	Retain
J	White Mulberry	*Morus alba*	~18, 23, 28	P	P-F	F	30	1.8		Co-dominant at base, Lean (L), Bow (H), Epicormic branching (M), Deadwood (M), Pruning wounds (H), Fence inclusion, **Removal recommended**	Retain
K	Little-leaf Linden	*Tilia cordata*	~30	F-G	F-G	G		2.4	2	Lean (L), Sweep (M), Asymmetric crown (M)	Retain
L	Sugar Maple	*Acer saccharum*	~38	P	P	F	30	2.4	2	Lost leader, Broken branches (L), Deadwood (M), **Removal recommended**	Retain
M	Norway Maple	*Acer platanoides*	~32	F-G	F-G	F-G		2.4	2	Deadwood (L), Asymmetric crown (L), Lean (VL), Co-dominant at ~2.8m	Retain
N	Norway Maple	*Acer platanoides*	~30	G	G	G		2.4	2	Bow (VL), Asymmetric crown (VL)	Retain
O	Norway Maple	*Acer platanoides*	~33, 35	F	F	F	30	2.4	2	Lean (L), Deadwood (M), Asymmetric crown (M), Co-dominant at ~2m	Retain
P	Blue Spruce	*Picea pungens*	~17	F-G	F	F		1.8		Pruning wounds (M), Deadwood (M), Asymmetric cron (M)	Retain
Q	Norway Maple	*Acer platanoides*	~70	F-G	F-G	F-G		4.2	2	Pruning wounds (L), Deadwood (L), Co-dominant at ~2.8m and ~3.5m	Retain
R	Eastern Red Cedar (Juniper)	*Juniperus virginiana*	~5, 15	F-G	G	G		1.8		Co-dominant at base	Retain
S	Norway Maple	*Acer platanoides*	33.5	G	G	G		2.4	1	Co-dominant at ~2.0m	Retain
T	Little-leaf Linden	*Tilia cordata*	~33	P-F	F	F-G		2.4	1	Fence inclusion, Lean (L), Sweep (L), Asymmetric crown (M), Lost one stem	Retain
U	Elm Species	*Ulmus spp.*	~19	F-G	F-G	G		1.8		Vine competition (M), Co-dominant at ~2.3m, Asymmetric crown (L)	Retain
V	Elm Species	*Ulmus spp.*	~17	F-G	F	F-G		1.8		Asymmetric crown (M), Deadwood (L)	Retain

W	Elm Species	*Ulmus spp.*	~11, 18	F-G	F	F-G		1.8		Co-dominant at base, Asymmetric crown (M)	Retain
X	Sugar Maple	*Acer saccharum*	~40	G	G	F-G		2.4	2	Deadwood (L)	Retain
Y	Sugar Maple	*Acer saccharum*	~43	P	P-F	F		3.0	2	Deadwood (M), Lost leader, Cavities (M), **Removal recommended**	Retain
Z	Sugar Maple	*Acer saccharum*	~55	F-G	F	F		3.6	2	Deadwood (M), Broken branches (L)	Retain
P1	Eastern White Cedar	*Thuja occidentalis*	~5-14, Avg. 10	F-G	F-G	F-G		1.8		Deadwood (L), ~70 trees	Retain
P2	Eastern White Cedar	*Thuja occidentalis*	~5-14	F-G	F-G	F-G		1.8		Deadwood (L), ~16 trees	Retain
P3	Blue Spruce	*Picea pungens*	<15	G	G	G		1.8		~4 trees	Retain
	White Spruce	*Picea glauca*	<15	G	G	G		1.8		~4 trees	
	Eastern White Cedar	*Thuja occidentalis*	<15	G	G	G		1.8		~6 trees	

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	*(m), radius*
mTPZ	minimum Tree Protection Zone based on City of Toronto's standard	*(m), radius from outside edge of tree base*
cat.	City of Toronto Tree By-law Category	*1-5*
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy; (VH) = very heavy		