
Arborist Report

3353 and 3359
LAKESHORE BLVD.
WEST

Client: Icon Architects

November 14, 2019



JON WOODSIDE ARBORIST

Jon Woodside M.L.A.
ISA Certified Arborist, ON-1439A
3 - 3091A Dundas Street West
Toronto, ON
M6P 4Z1

I. Introduction

3353-3359 Lakeshore Blvd. West is a commercial site that is currently occupied by an integrated building currently used for auto repair services. The front of the building is primarily hardscaped with a wide sidewalk and driveway leading up to the repair garage. There are boulevard trees in the sidewalk including one directly in front of the building front office. There are also trees in front of neighbouring properties to the east and west of the site. These trees are all on the municipal right-of-way and are therefore protected under the City of Toronto Municipal Code Chapter 813, Article II, City Street Tree By-Law.

There are no trees within the property. There are multiple trees of regulated size on adjacent properties that will be impacted by development activities. These trees are also protected within the City of Toronto Municipal Code Chapter 813, Article III, Private Tree Protection (the Private Tree Bylaw) which applies to all trees on private property that are 30cm diameter at breast height or larger. All trees have been inventoried in this report and recommendations have been provided regarding the tree preservation and removals under the current application for development.



Figure 1. Aerial image of 3353-3359 Lakeshore Blvd. West

II. Scope of Work

All trees on the site and within 6m of the site were examined and assessed for biological vigour and structural health. Tree trunk and canopy diameters were measured and the trees visually inspected. No additional probing or climbing was undertaken to assess structural integrity of the tree and there was no digging below grade to assess root health.

Trees 1 – 4 could not be accessed at the ground level and these were assessed from the roof of the existing building on the site. As a result, these trees could not be measured at breast height and the size of these trees is estimated for the purposes of this report.

III. Description of Construction Activities

The existing automotive repair facility will be removed and replaced with a single 6 storey mixed-use building. This new development will result in construction activities that extend to the limits of the site including below grade parking. These works will require in the removal of trees along the property lines that are on neighbouring properties. Trees in the municipally owned boulevard will be protected from construction activities. An account of the impact on individual trees is provided in the following tree inventory and tree preservation measures outlined in section IV of this report. These measures should also be read in conjunction with the tree protection plan provided by Adesso Design Inc., November 2019.



Figure 2: View of trees 1 – 3 behind existing building on neighbouring property.

Tree Inventory

Tree No.	Species	DBH (cm)	Canopy Wicth ² (m)	Crown Class	Biological Vigour ³	Structural Health ⁴	Notes ⁵	Recommended Action ⁶	Category ⁷
1	Acer negundo	~45	10	D	H	ML	IB @ main union. Large wound from 2m-3m ht. with 15%TD. 3 small wounds at 4m ht. with 5%TD. Rubbing wound on telephone pole at 7m ht. Leans 30° east.	Remove for poor condition with neighbour's approval	2
2	Acer negundo	~15	7	I	H	ML	Large rubbing wound on telephone wires with 40%TD. Leans 20° east.	Remove for construction with neighbour's approval	2
3	Acer negundo	~50	10	D	H	ML	Large limb pruned at main union. Many epicormic sprouts @ 3m ht. telephone wire rubbing wound at 7m ht. Wire caught in IB at main union. Large wound at 1m ht. with 15%TD.	Remove for construction with neighbour's approval	2
4	Acer negundo	~30, ~30	8	D	H	L	FFB on large cut stump (1m ht.). Co-dominant leaders. Many pollarded branches where tree is over building. 1 leader leaning on fence, 20° lean to west.	Remove for poor condition with neighbour's approval	2
5	Picea abies	41	6	C	H	H	Pruned up to 5m	Remove for construction with neighbour's approval	2
6	Picea abies	53.5	7	C	H	H	Pruned up to 10m in parts. One large pranch stub left unpruned.	Remove for construction with neighbour's approval	2

Tree No.	Species	DBH (cm)	Canopy Wicth ² (m)	Crown Class	Biological Vigour ³	Structural Health ⁴	Notes ⁵	Recommended Action ⁶	Category ⁷
7	Gleditsia tiracanthos var. inermis	24	10	D	M	M	Boulevard tree. Growing over concrete block at base creating wound with 25%TD. Wound on branch over street with 25% damage. There are multiple crossing branches and 1 medium sized DB with a girdling wire.	Preserve	5
8	Gleditsia tiracanthos var. inermis	23.5	8	D	M	M	Girdling wire on large branch in canopy.	Preserve	5
9	Cercidiphyllum japonicum	11.5	3	D	M	M	Small boulevard tree. Large wound at base to 50cm ht. with 25%TD.	Preserve	5

Tree Inventory Notes

¹ DBH= Diameter at Breast Height measured 1.4m above grade in centimetres.

² Canopy Structure

Dominant (D) is open to sunlight on all sides and from above

Co-dominant (C) is open to sunlight on at least one side and from above

Intermediate (I) is open to sunlight from above

Suppressed (S) does not have direct access to sunlight

³ Biological Vigour:

High (H) is in a healthy condition with vigorous growth

Medium (M) is moderately healthy with some minor health concerns not causing

Low (L) is significant health concerns or extensive disease development

Some trees may be categorized between these two states: ML is medium-low, MH is medium-high.

⁴ Structural integrity= Diameter at Breast Height measured in Centimetres

High (H) the tree is

Medium (M) is moderately healthy with some minor health concerns not causing

Low (L) is significant health concerns or extensive disease development

Some trees may be categorized between these two states: ML is medium-low, MH is medium-high.

⁵ Code for Notes:

2L or ML= Two co-dominant leaders or multiple leaders

BB= Broken branches

DB= Dead branches

%D= Percentage of canopy dead

FFB= Fungus fruiting bodies showing.

G(x)= Girdled (cause of girdling in brackets)

#°L(x)= Degree leaning (direction in brackets)

MB= Multiple (>2) branches growing from one node.

PL= Large pruned limb

RD= Damage on surfacing roots

SU= Suppressed

%TD= Percentage of trunk circumference injured

UB(X)= Unbalanced growth (direction in brackets)

IB= Included bark

V= Vine in canopy (strength of vine in brackets)

WS= Watersprouts or epicormic sprouts

⁶ Rec. Action is the recommended action. Recommended pruning will be itemized in section 3. P= Preserve and Protect; R= Remove due to poor condition; RC= Remove due to conflicts with construction activities; N= Removal is subject to obtaining permission from the neighbour. Additional maintenance recommendations are outlined in section IV.

⁷ Cat is the Category as defined according to the City of Toronto guidelines on the Arborist Report for Development Application. Category 1: Trees with diameters of 30cm or more situated on private property on the subject site. Category 2: Trees with diameters of 30cm or more situated on private property, within 6m of the subject site. Category 3: Trees of all diameters situated on City owned parkland within 6m of the subject site. Category 4: Trees of all diameters situated within lands designated under City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection. Category 5: Trees of all diameters situated within the City road allowance adjacent to the subject site.

Tree Images



Tree 1 - canopy



Tree 1 – trunk from above



Trees 2 and 3 - canopy



Trees 2 and 3 – trunks from above



Tree 4 - canopy



Tree 4 – trunk from above



Trees 5 and 6 - canopy



Trees 5 and 6 - trunks



Tree 7



Tree 8



Tree 9

Tree 9

IV. Tree Protection Recommendations

1. City boulevard trees 7 to 9 are proposed to be preserved and protected from construction activities and material handling. Trees 8 and 9 are sufficiently distant from the site not to warrant tree protection fencing. However, for tree 7 this protection must be accomplished by erecting tree protection hoarding around the tree at the limit of the open tree planter. Snow fence tree protection hoarding with wood framing should be used in order to allow for visibility to drivers and pedestrians passing by the property. The detail is shown on the tree protection plan (T.1).

The area within the hoarding is designated as a Tree Protection Zone (TPZ) where there must be:

- no construction;
- no altering of grade by adding fill, excavating, trenching, scraping, dumping, or disturbance of any kind;
- no storage of construction materials, equipment, soil, construction waste or debris except in the case where soil protection measures are in place as described above;
- no disposal of any liquids e.g. concrete slush, gas, oil, paint;
- no movement of vehicles, equipment or pedestrians;

Minimum TPZ diameter as determined by trunk diameter

Trunk Diameter (DBH) ¹	Minimum Protection Distances Required ² City-owned and Private Trees	Minimum Protection Distances Required Trees in Areas Protected by the Ravine and Natural Feature Protection By-law
		Whichever of the two is greater:
<10cm	1.2 m	The drip line ⁴ or 1.2 m
10- 29 cm	1.8 m	The drip line or 3.6 m
30 ³ – 40 cm	2.4 m	The drip line or 4.8 m
41 – 50 cm	3.0 m	The drip line or 6.0 m
51 – 60 cm	3.6 m	The drip line or 7.2 m
61 – 70cm	4.2 m	The drip line or 8.4 m
71 – 80cm	4.8 m	The drip line or 9.6 m
81 – 90 cm	5.4 m	The drip line or 10.8 m
91 – 100 cm	6.0 m	The drip line or 12.0 m
>100 cm	6 cm protection for each 1 cm diameter	12cm protection for each 1 cm diameter or the drip line ⁵

2. Perform canopy pruning to clean the crowns of dead, diseased, crossing, weak, and dead wood, and to provide adequate clearance for equipment and construction. No more than 20 percent of the live foliage is to be removed from any tree. All pruning should be performed in accordance with the International Society of Arboriculture (ISA) Pruning Standard Guidelines.
3. Changes to the paving in the front boulevard of the building will have an impact on tree #7 due to the removal of existing pavement and the installation of new pavement. No work on the

paving within the tree protection zone may be conducted until the finishing stages of construction. Existing paving must remain in place throughout construction to act as a protective barrier for tree roots.

In the finishing stages of construction existing paving should be removed without bringing mechanical equipment in contact with the tree. The tree should have the trunk covered with 2"x4" lumber placed vertically along the trunk, wrapped to the trunk with layers of snow fence, and secured with metal straps. See tree wrapping detail below (figure 3). Soil that is left exposed should be covered with 10cm depth of mulch and 4' x 8' steel plates. All mulch and steel plates may be removed once new pavement is ready for installation.

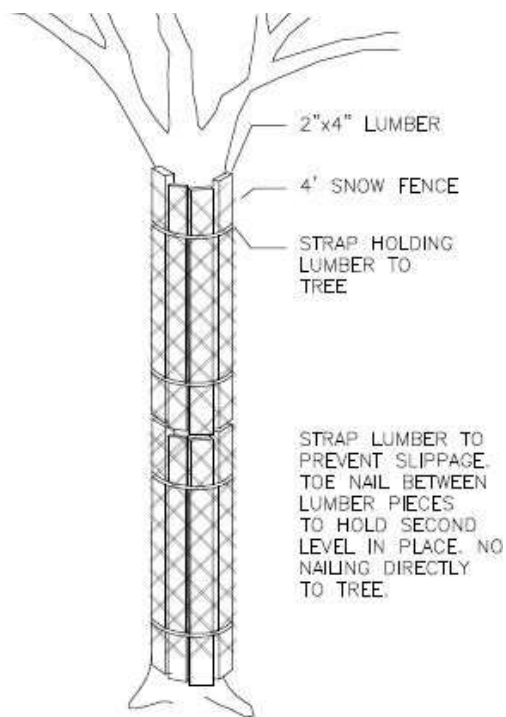


Figure 3: Tree wrapping detail

Limiting Conditions of this Report

1. Jon Woodside, henceforth the arborist, has prepared this report for use only by the named client. This Report may not be relied on, in whole or in part, by third parties and the arborist makes no warranties to any such third parties with respect to the appropriateness, accuracy or completeness of the information contained therein.
2. This Report has been prepared based in part on information provided to the arborist by the client and by other consultants. The arborist does not guarantee the accuracy of such information and is not responsible for any errors or omissions caused, directly or indirectly or in whole or in part, by any inaccurate or incomplete information provided by others.
3. It is understood that construction or landscaping work may be undertaken in relation to or based upon this report. The arborist will not be responsible for the appropriateness of any such work unless the arborist is given the opportunity to comment in that regard, at the client's expense. After such consultation, if the scope or design of any such works undertaken changes, this report may need to be modified to accommodate the new conditions. In such a circumstance the client must advise the arborist of the nature of the changes and allow the arborist to make any necessary changes, at the client's expense or risk rendering this document void.
4. This report is not severable and must be read in conjunction with the associated tree protection plan.
5. Information contained in this report reflects the condition of the trees addressed in the report at the time of the inspection. Tree conditions may change at any time after inspection and we cannot guarantee that changes will not occur or will not materially affect the condition of the trees. Follow-up inspections should be arranged to verify tree condition periodically.
6. Inspections were carried out using currently accepted arboricultural techniques and are limited to what can be observed from ground observations without climbing, cutting, probing, coring, excavation, or snow removal. We are not responsible for any losses that may occur from conditions that could not have been observed by ground observations at the time that the inspection(s) was carried out.
7. The client agrees that the client's recovery from the arborist for breach of this Agreement or for negligence in relation to this report is and shall be limited to the limits of the arborist's liability insurance in place at the time this report is prepared.



Jon Woodside, M.L.A.

ISA Certified Arborist ON-1439A

