

ARBORIST REPORT



PROJECT NAME: 1365-1375 Yonge Street
PROJECT NUMBER: YRI001
DATE OF INSPECTION: April 2, 2018
PERSONS PRESENT: Stanley Luk

LOCATION: 1365-1375 Yonge Street,
Toronto, ON
DESCRIPTION: Arborist report

The MBTW Group has been retained to provide an arborist consultation report for a proposed mixed-use residential development located at the north east intersection of Yonge Street and Rosehill Avenue in the City of Toronto. This report provides arborist recommendations for the existing trees within and adjacent to the subject property that will be impacted by the proposed site development. The trees identified in this report are regulated under chapter 813 of the City of Toronto Municipal Code. At the time of inspection, the subject site consisted of 2 low rise buildings at 1365-1375 Yonge Street (also municipality addressed 6 Rosehill Avenue). Presently, the private property portion of the site has been cleared. The trees encountered on site were located along Yonge Street and on the adjacent lot at 10 Rosehill Avenue.

NATURE OF WORK

The arborist inspection was conducted on April 02, 2018 and identified existing trees located on and surrounding the subject property. A total of 2 City Owned Street trees (#1823, 1824) were documented adjacent to the subject site on the 1365-1375 Yonge Street frontage and one tree (#1826) located in front of the adjacent property at 1391 Yonge Street. No privately owned trees were observed on the development sites.

This Arborist report provides information in regard to the species, health and potential for development and tree preservation as per acceptable arboricultural procedures as recommended in the 'Guide for Plant Appraisal', prepared under contract by the "Council of Tree and Landscape Appraisers (CTLA), an official publication of the International Society of Arboriculture (I.S.A.), 9th edition, 2000". The trees documented on site are described in terms of species and Diameter at Breast Height (DBH) using a caliper tape at 1.4m from the finished grade. A rating of Good / Fair / Poor or Hazardous has been assigned to each tree based on health, structural integrity, species response and the age of the tree in comparison with species longevity.

OBSERVATIONS

Privately Owned Trees

The tree # 1825 located on the adjacent property of 10 Rosehill Avenue was removed in 2020 by the property owner.

Street Trees

A total of two (2) City owned street trees installed in raised planters were documented along the Yonge Street frontage of the subject site. Tree #1826 is located in front of the adjacent property at 1391 Yonge Street, 6m north of the limit of development and should not be impacted by the proposed development at 1365-1375 Yonge Street. The trees #1823 and 1824 cannot be preserved and will require removal due to the proposed site development and streetscape improvements that is proposed in future site plan designs.

T 416.449.7767
TF 1.800.504.4181 F 416.449.1803
255 Wicksteed Ave., Unit 1A, Toronto, ON, Canada M4H 1G8
www.mbtw-wai.com

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Tree maintenance program

Pre-construction

- Ensure that a tree protection zone around tree #1826 is identified in Tree Protection Plan TP-1 and tree protection fencing is provided and approved by City of Toronto Urban forestry prior to construction.
- Ensure that no personnel, materials, equipment and / or garbage enter within the TPZ during construction.

Post construction

- Replace existing soil with good quality sandy loam planting soil in the tree planting areas to the satisfaction of the City of Toronto Urban Forestry Department.
- Provide a one-year slow release low nitrogen fertilizer such as 8-30-30 to promote root regeneration and plant vigor. Apply fertilizer during the active growing season from April to end of July. Do not apply additional fertilizer from August onwards to prevent formation of soft new growth that will be damaged by cold weather.
- Ensure all new and existing trees are irrigated on a weekly basis if rainfall is less than 5cm per week during the growing season.
- Ensure all new trees are provided with an irrigation program for 2 years following installation.

COMMENTS

To facilitate the construction of the proposed building at 1365-1375 Yonge Street and 6 Rosehill Avenue, the removal of street trees #1823, 1824 and private tree #1825 is required. In order to be removed from 10 Rosehill Avenue, private tree #1825 requires a letter of permission by the tree's owner to be submitted to the City prior to its removal. The planting of a minimum of 2 street trees as compensation is required subject to City of Toronto Urban Forestry review and coordination.

REPORT PREPARED BY:

APRIL 02, 2018



Stanley Luk, ISA certified arborist # ON-0994A
THE MBTW GROUP

REPORT REVISED BY:

MAY 25, 2023



Mike Hukezalie, ISA certified arborist # ON-2408A
THE MBTW GROUP

APPENDIX A: TREE INVENTORY TABLE

TAG #	Botanical Name (Species)	Common Name	DBH (cm)	Spread (m)	Height (m)	Condition	Remarks	Status	COT Rank
1823	<i>Quercus palustris</i>	Pin Oak	5	1	2	Fair	New tree planting	Remove	5
1824	<i>Gleditsia triacanthos</i>	Honeylocust	21	4	10	Fair	Salt spray damage observed in canopy	Remove	5
1825	<i>Acer negundo</i>	Manitoba Maple	53	8	10	Poor	Top of west leader collapsed, tree leaning east over entry walkway of #10 Rosehill Avenue	Removed In 2020 By adjacent property owner	2
1826	<i>Gleditsia triacanthos</i>	Honeylocust	34	6	10	Fair	Salt spray damage observed in canopy	Preserve	5

Bylaw – Applicability according to City of Toronto (COT) ranking

Category#:

0 – Trees not regulated under City of Toronto Tree By-Laws

1 – Trees with diameters of 30cm or more, situated on private property on 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 – Trees of all diameters situated within lands designated under City of Toronto Municipal code, chapter 658, Ravine Protection.

5 – Trees of all diameters situated with the City road allowance adjacent to the subject site

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APPENDIX B: SITE PHOTOS



Image # 1: Tree # 1823, view north.



Image # 2: Tree # 1824, view south.

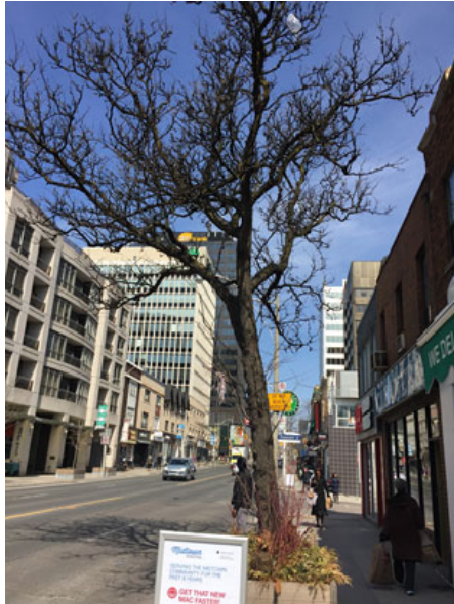


Image #3: Tree # 1826, view north



Image #4: Tree # 1825 (tree removed in 2020)

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