

ARBORIST REPORT

PROJECT NAME: 141 Davisville
PROJECT NUMBER: OGD005
INSPECTION DATES: February 07, 2022
March 23, 2023
ISSUE DATE: August 8, 2023
PERSONS PRESENT: Mike Hukezalie,
ISA Certified Arborist No. ON-2408A

LOCATION: 141 Davisville Avenue,
Toronto, ON.
DESCRIPTION: Arborist Report

The MBTW Group has been retained to provide an arborist consultation report for the development site located at 141 Davisville Avenue in the City of Toronto. This report provides arborist recommendations for the existing trees documented within and adjacent to the subject site that will be impacted by the proposed site development. Trees identified in this report are regulated under chapter 813 of the City of Toronto Municipal Code. **A total of forty-one (41) trees are documented** in this arborist report. This arborist report is to be read in conjunction with the Tree Preservation Plans prepared by The MBTW Group.

PROJECT DESCRIPTION

This Arborist Report has been prepared in support of an Official Plan Amendment, Zoning By-law Amendment (ZBA) and a Site Plan Approval (SPA) application submitted by Osmington Gerofsky Development Corporation (OGDC), the applicant, for the property municipally known as 141 Davisville Avenue (the "Subject Lands"), located in the southwest corner of Davisville Avenue and Pailton Crescent.

The Subject Lands consists of a 20-storey, 313-unit rental apartment building and also includes a small portion of the adjacent property at 111 Davisville Avenue which currently functions as a driveway to access 141 Davisville. This portion of 111 Davisville is proposed to be severed from 111 Davisville to support the proposed infill development. Both 141 and 111 Davisville Avenue are managed by Real Property Management Services ("RPMS"). The Subject Lands, including the entirety of 141 Davisville Avenue (4,867 square metres), as well as the severed portion of the adjacent property at 111 Davisville (492 square metres) represents a total site area of 5,359 square metres (0.55 hectares). Development activity will only occur on the northern portion of the Subject Lands, representing a developable site area of 2,617 square metres (0.26 ha) ("Development Site").

The Development Site is located on underutilized lands in the northern portion of the Subject Lands. The requested OPA, ZBA and SPA applications would permit infill intensification on the Development Site with a 32-storey residential building comprised of a 6-storey base building and 26-storey tower element. The existing 20-storey building currently on site will be retained.

The proposed building will include approximately 423 new dwelling units (in a mix of studio, one-bedroom, two-bedroom, and three-bedroom units) across 24,026 square metres of residential gross floor area.

NATURE OF WORK

The arborist inspection was conducted on February 07, 2022 under light snow conditions. A subsequent arborist inspection was conducted on March 23, 2023 to inventory a group of trees on the property to the west, where a proposed walkway is to be installed. The subject site is located on the south-west corner of the intersection of Davisville Avenue and Pailton Crescent. The subject site is currently occupied by one apartment building and a large, landscaped front yard. This Arborist report provides information with regards to the species, health, 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". Trees were described in terms of species and Diameter at Breast Height (DBH) with a caliper tape at 1.4m from grade. A rating of

Good/Fair/Poor or Hazardous or Dead is assigned to each tree based on health, structural integrity, species response and the age of the tree in comparison with species longevity and propose land use objectives.

OBSERVATIONS

CITY-OWNED TREES

Three (3) of the total forty-one (41) trees associated with the site, three (3) are publicly-owned trees. These trees are of the species *Acer platanoides*. According to the current proposed development, two (2) of these trees are to be removed to accommodate the proposed site works. As these two (2) trees are located within the public right-of-way, these two (2) trees are protected under the *Toronto Municipal Code Chapter 813* and will require permitting for removal. The remaining one (1) publicly-owned tree is to be preserved with injury. This one (1) tree is to be provided with tree protection hoarding to the satisfaction of the City of Toronto and will require permitting prior to any work within the TPZ.

TREES ON SUBJECT SITE PRIVATE PROPERTY

A total of thirty (30) were found on the private-property portion subject site. These thirty (30) trees are predominantly of the species: *Pinus nigra*. According to the current proposed development, twenty-five (25) of these trees are to be removed to accommodate the proposed site works. Twenty-one (21) of these twenty-five (25) trees to be removed measure 30cm DBH and above, as such these twenty-three (23) trees are protected under the *Toronto Municipal Code Chapter 813* and will require permitting for removal or injury. The remaining five (5) trees are to be preserved, three (3) of which are to be injured (tags #588, 590 and 589). These six (6) trees are to be provided with tree protection hoarding to the satisfaction of the City of Toronto.

TREES ON ADJACENT PRIVATE PROPERTY

A total of eight (8) trees were documented on the neighbouring property to the west of the site (trees 0013, 811, 0014, 0017, 0018, 812, 0015 and 0016). All of these trees, except for #812 are 30cm and/or greater, and are therefore protected under the *Toronto Municipal Code Chapter 813* and will require permitting for removal or injury. Five (5) of these trees (tags 0013-0017) will require injury due to the proposed walkway (refer to landscape and TP plans). All of these trees are to be provided with tree protection hoarding to the satisfaction of the City of Toronto and will require permitting prior to any work within the TPZ.

Tree maintenance program

Pre-construction

- Ensure that Tree protection zone as identified in Tree protection plan TP-1 is provided and approved by City of Toronto Urban forestry prior to construction, if required.
- Access by personnel, equipment, dumping of materials, soil fill and garbage are prohibited within TPZ during construction.
- Only roots that have received approval from Urban Forestry may be pruned.
- Prior to commencing with any excavation, roots approved for pruning by Urban Forestry must first be exposed using pneumatic (air) excavation, by hand digging or by using a low pressure hydraulic (water) excavation
- Tree root pruning where required must be performed by an ISA Certified Arborist. Pruning of tree roots must be conducted with sterilized cutting implement (such as a pruning saw or bypass pruners) to create a clean cut free that will promote healing.
- The roots of protected trees over 2.5cm in diameter that are exposed due to excavation, will require pruning by a certified arborist to prevent entry of pathogens through the damaged areas. All tree roots over 5cm in diameter should be preserved where possible.
- Backfill root cutting area with wet burlap and mulch to prevent root desiccation.

During Construction

- Provide irrigation to protected trees to compensate for root loss during periods of drought. Top up soil moisture level with irrigation to provide the equivalent of 5cm depth of natural rainfall per week during May to September.
- Provide a one-year slow-release low nitrogen fertilizer such as 8-30-30 to promote root regeneration. 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.

Post construction

- Provide soil aeration by air injection or mechanical tilling to relieve areas of compacted soil prior to new tree planting.
- 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 trees and existing trees impacted by site development are irrigated on a weekly basis if rainfall is less than 5cm per week.
- Ensure all new trees are provided with an irrigation program for 2 years following installation.
- Provide new tree plantings with weekly irrigation for a maintenance period of two years during the month of April to October. Ensure that the planting soil is evenly moist during the growing season if natural rainfall is deficient.
- Trees that are planted on the City owned right of way should be irrigated with the use of 'Tregator' irrigation bags for a period of 2 years minimum. The irrigation bags should be filled once at least once every 2 weeks and up to once per week during periods of hot dry weather.
- Remove stakes from all new trees not on City of Toronto Property after one (1) growing season to prevent girdling of trunk and to promote production of lateral support roots.
- Do not provide tree stakes for new tree plantings installed on City of Toronto Property.

CONCLUSION

Due to the proposed development within the subject site, twenty-five (25) privately-owned trees within the limits of the subject site property line will require removal, and two (2) city-owned trees will require removal. Twenty-one (21) of these twenty-five (25) trees require permitting prior to removal due to their DBH. Two (2) City-owned trees will require removal as well. **A total of sixty-three (63) replacement tree plantings for the private site, and two (2) trees for the City-owned portion are anticipated to be required** and are subject to the satisfaction of the General Manager of the City of Toronto. Based on the *Toronto Municipal Code Chapter 813*, which requires a replacement ratio of 3:1 for Good and Fair condition trees and 1:1 for Poor condition trees. It is noted that, in the case where tree replacement planting is not physically possible on site, cash-in-lieu may be provided equal to 120% of the cost of planting and maintaining a tree for a period of two years, to the satisfaction of the General Manager of the City of Toronto.

One (1) City-owned tree, three (3) privately-owned site trees, and five (5) privately-owned neighbour trees will require injury due to the proposed construction activity. Permits will be required for the injuries.

It is highly recommended that trees are replaced with native shade tree species such as Silver Maple (*Acer saccharinum*), Sugar Maple (*Acer saccharum*), American Basswood (*Tilia americana*), Red Oak (*Quercus rubra*), and/or Ironwood (*Ostrya virginiana*) to compensate for the loss of tree canopy and to increase biodiversity.

Removals Summary

City-Owned Trees (all sizes): **2**

Privately-Owned Trees – Site (30cm or greater): **21**

Privately-Owned Trees – Site (less than 30cm): **4**

Injuries Summary

City-Owned Trees (all sizes): **1**

Privately-Owned Trees – Site (30cm or greater): **2**

Privately-Owned Trees – Site (less than 30cm): **1**

Privately-Owned Trees – Neighbor (30cm or greater): **5**

Compensation Planting Summary:

City-Owned Trees: **2**

Privately-Owned Trees – Site (good/fair): **63**

LIMITATIONS OF ARBORIST INSPECTION REPORT

The trees identified in the Arborist Inspection Report have been made using accepted ISA arboricultural techniques including visual review of above ground parts, defects, scars, decay, fungal fruiting bodies, foliage color, insect damage, lean of tree canopy, visible root structures and condition of the trees in conjunction with the tree location, land use, site users and context. Except where noted, trees in this arborist report have not been cored, probed, excavated or climbed during the assessment process. Notwithstanding the observations and recommendations in this report, it must be noted that trees are living organisms that react to their environment, and their conditions will change over time. It is recommended that trees should be re-assessed periodically. The tree assessment information presented in this report is representative of the tree conditions at the time of inspection.

REPORT PREPARED BY:

JUNE 3, 2022



HAILEY ELDERSHAW, ISA CERTIFIED ARBOIRST #ON-2437A
THE MBTW GROUP

REPORT REVISED BY:

JULY 8, 2023



MIKE HUKENZALIE, ISA CERTIFIED ARBOIRST #ON-2408A
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APPENDIX A: TREE INVENTORY TABLE

TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	TPZ (m)	CNPY. SPR (m)	COND.	REMARKS	PRES. STATUS	C.O.T. CAT.	
1	6	<i>Acer saccharum</i>	Sugar Maple	44	3.0	8	Good	Measured @ 1.0m ht.	Remove	1
2	532	<i>Pinus nigra</i>	Austrian Pine	43	3.0	4	Fair	Leader missing, minor lean	Remove	1
3	535	<i>Acer saccharum</i>	Sugar Maple	20	1.8	5	Fair	Twist in stem	Remove	0
4	537	<i>Acer saccharum</i>	Sugar Maple	28	1.8	5	Fair	Twist in stem	Remove	0
5	544	<i>Pinus nigra</i>	Austrian Pine	30	2.4	6	Fair	Extended upper canopy	Remove	1
6	545	<i>Pinus nigra</i>	Austrian Pine	40	2.4	6	Fair	Extended upper canopy	Remove	1
7	546	<i>Pinus nigra</i>	Austrian Pine	42	3.0	6	Fair	Twist in stem	Remove	1
8	547	<i>Pinus nigra</i>	Austrian Pine	30	2.4	6	Fair	Extended upper canopy	Remove	1
9	548	<i>Pinus nigra</i>	Austrian Pine	36	2.4	6	Fair	Extended upper canopy	Remove	1
10	549	<i>Picea pungens</i>	Colorado Spruce	42	3.0	6	Fair	Minor thinned canopy	Remove	1
11	553	<i>Tilia cordata</i>	Little Leaf Linden	95	5.4	10	Fair	Major lean	Remove	1
12	562	<i>Acer platanoides</i>	Norway Maple	46	3.0	6	Fair	Few dead branches	Remove	1
13	564	<i>Viburnum sp.</i>	Viburnum sp.	50	3.0	6	Fair	Codominant @ 0.5m	Remove	1
14	576	<i>Acer platanoides</i>	Norway Maple	95	6.0	10	Poor	Major wound including decay in upper stem, lean	Remove	5
15	582	<i>Acer platanoides</i>	Norway Maple	36	2.4	6	Poor	Leader removed, decay present in stem	Remove	5
16	587	<i>Pinus nigra</i>	Austrian Pine	40	2.4	8	Good	Overall good condition	Remove	1
17	588	<i>Pinus nigra</i>	Austrian Pine	42	3.0	6	Fair	Major dead branches	Injure	1
18	589	<i>Pinus nigra</i>	Austrian Pine	42	3.0	6	Fair	Minor dead branches	Injure	1
19	590	<i>Malus sp.</i>	Apple sp.	23, 20	1.8	5	Fair	Codominant @ base, twist in stem	Injure	0

20	591	<i>Acer platanoides</i>	Norway Maple	90	5.4	10	Fair	Twist in upper stem	Injure	5
21	592	<i>Pinus nigra</i>	Austrian Pine	30	2.4	6	Fair	Few dead branches	Preserve	1
22	593	<i>Pinus nigra</i>	Austrian Pine	48	3.0	6	Fair	Few dead branches	Preserve	1
23	594	<i>Ulmus sp.</i>	Elm sp.	40	2.4	6	Fair	Co-dominant @ 0.75m, lean	Remove	1
24	595	<i>Pinus nigra</i>	Austrian Pine	29	1.8	-	Dead		Remove	0
25	596	<i>Pinus nigra</i>	Austrian Pine	42	3.0	6	Fair	Major dead branches	Remove	1
26	597	<i>Pinus nigra</i>	Austrian Pine	36	2.4	6	Fair	Major dead branches	Remove	1
27	598	<i>Pinus nigra</i>	Austrian Pine	40	2.4	6	Fair	Major dead branches	Remove	1
28	599	<i>Pinus nigra</i>	Austrian Pine	40	2.4	6	Fair	Major dead branches	Remove	1
29	600	<i>Malus sp.</i>	Apple sp.	12, 13, 15	1.2	5	Fair	Codominant @ 0.5m, lean	Remove	0
30	601	<i>Tilia cordata</i>	Little Leaf Linden	90	5.4	10	Fair	Dead lower small branches	Remove	1
31	602	<i>Tilia cordata</i>	Little Leaf Linden	100	6.0	10	Fair	Minor dead branches	Remove	1
32	603	<i>Aesculus hippocastanum</i>	European Horse-Chestnut	44	3.0	8	Good	Good overall condition	Remove	1
33	1912	<i>Tilia cordata</i>	Little Leaf Linden	90	5.4	10	Fair	Codominant @ 1.5m, minor dead branches	Remove	1
34	13	<i>Pinus nigra</i>	Austrian Pine	38	2.4	6	Fair		Injure	2
35	14	<i>Ulmus pumilla</i>	Siberian Elm	80, 35	4.8	10	Fair		Injure	2
36	15	<i>Tilia americana</i>	Basswood	55	3.6	10	Fair		Injure	2
37	16	<i>Pinus nigra</i>	Austrian Pine	32	2.4	6	Fair		Injure	2
38	17	<i>Pinus nigra</i>	Austrian Pine	39	2.4	6	Fair		Injure	2
39	18	<i>Pinus nigra</i>	Austrian Pine	37	2.4	6	Fair		Preserve	2
40	811	<i>Ulmus pumilla</i>	Siberian Elm	30	2.4	6	Fair		Preserve	2
41	812	<i>Malus sp.</i>	Apple sp.	20,25, 15,13	1.8	6	Fair		Preserve	0

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