

THOMSON WATSON CONSULTING ARBORISTS Inc.

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March 15, 2021

Marten-Nikzad Landscape Architects Inc
1387 Bayview Avenue, Unit 106
Toronto, Ontario. M4G 3A5

Re: Arborist Report for 152 to 164 Bathurst Street and 623 + 627 Richmond Street West, Toronto (WARD 10)

Thomson Watson Consulting Arborists Inc. was asked to prepare an Arborist Report for 152 to 164 Bathurst Street and 623 + 627 Richmond Street West in Toronto. It is proposed to demolish all of the existing buildings and build one multi-storey building. This report provides the information on trees located on and adjacent to the site and will satisfy certain requirements of Urban Forestry Services – Tree Protection and Plan Review.

INSPECTION

The trees were inspected on March 11, 2021. All trees of any size on the municipal boulevard and private trees with diameters of 30 cm or more (measured at 1.4 metres from grade) on the subject properties or within 6 metres of the subject properties were examined and inventoried. This property is not designated Ravine by the City of Toronto.

For each tree, the species was identified, diameter measured 1.4 metres from grade (unless indicated otherwise) and the health and structural condition determined. The required Tree Protection Zone was determined based on tree diameter. Tree inspection was limited to visual on-ground examination without dissection, excavation, probing, or coring. Furthermore, any data and information collected is based on the conditions at the time of inspection. The tree inventory information is attached as an excel spreadsheet titled Tree Inventory. The number and Tree Protection Zone given each protected tree was placed on the site plan by hand and this plan is attached as Tree Preservation Plan. If the tree location was not provided, the relative tree location was placed on the site plan; this location was not surveyed and may not be accurate. Photographs of the significant trees are attached.

PLANS PROVIDED

The following plans were provided to the Arborist for use within this Arborist Report:
-Site Plan ? by unknown, undated

DISCUSSION

The proposed building will extend to all four property lines with underground parking levels.

Tree 1 is a 38 cm Ornamental Pear (*Pyrus calleryana*) growing on the municipal boulevard at the front of 627 Richmond Street West. The tree is located within the proposed vehicle entrance to the site and will need to be removed.

Trees 2 to 6, 9 and 10 are within the building footprint or adjacent to the building foundation. It is proposed to remove all of these trees. Tree 6 is a Scots Elm (*Ulmus glabra*) growing at the

rear of 627 Richmond Street West and is jointly owned with 629 Richmond Street West and the property to the south. Tree 9 is a Tree of Heaven (*Ailanthus altissima*) at the rear of 152 Bathurst Street, which is jointly owned with the property to the south. Written permission from the joint owners of the trees should be requested as soon as possible, to allow these trees to be removed once a permit to remove is granted.

A row of trees is growing along Bathurst Street, within municipal sidewalk pits. It is proposed to protect these trees during construction. The root systems of the trees are protected within the sidewalk pits or under the concrete sidewalk. It is assumed that a covered walkway will be installed between the east building line and the trees, to allow pedestrian traffic along the west side of Bathurst Street. This walkway will provide the required protection to the tree trunks. The trees will need to be pruned to allow the covered walkway to be installed. A tree care contractor must be hired to prune the trees and paperwork submitted to Urban Forestry, to receive permission to prune the trees.

TREE PERMITS REQUIRED

It is proposed to remove Trees 1 through 6, 9 and 10; these trees are listed on the excel spreadsheet titled *Trees to be Removed for Development*. Trees 1, 6, and 9 require Permits. The following documents are required to process the permit application:

- *Application To Injure or Remove Trees*. Applications for 152 Bathurst Street and 627 Richmond Street West have been attached as separate pdfs. They must be filled in and signed by the property owner.
- *Application fee*. For development related applications the 2021 fee is \$369.61 per tree on the subject or municipal property. The fee is \$773.77 per tree for boundary or neighbouring trees. The total payable is \$1917.15.

COMPENSATION FOR TREE REMOVAL

Tree 1 will need to be replaced on the municipal boulevard. A tree should be planted along Richmond Street West.

Trees 6 and 9 must be replaced by three trees each. As the building footprint covers the entire property, a cash payment of \$583 per tree not planted must be made to the City of Toronto. A total payment of \$3498.00 will be required.

TREE PROTECTION SPECIFICATIONS

The following Tree Protection Specifications should be followed to protect the trees from construction injury.

1.0 Adherence to Conditions from Urban Forestry Services

1.1 Compliance with all conditions specified by Urban Forestry Services is required.

1.2 Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work.

1.3 It is the property owners' responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours.

2.0 Care for Trees Prior to Construction

2.1 Municipal Trees will be pruned to provide clearance to the proposed building and covered walkway. An *Agreement for Arborists Retained by Private Property Owners to Undertake Work on City Trees* will be filled in to indicate the contractor chosen to perform the pruning. Permission from Urban Forestry Services must be provided before the trees can be pruned. The trees will only be pruned by competent Arborists. Climbing spurs will not be used to climb the trees.

I trust that this report provides the information you require. If you have any questions or concerns, please contact me.

Yours truly,

A handwritten signature in cursive script, appearing to read "Patricia Thomson", followed by a horizontal flourish.

Patricia Thomson, B.Sc.F.
I.S.A. Certified Arborist ON-0132A

Attachments: Tree Photographs (3 pages)
Tree Inventory
Trees to be Removed for Development
Tree Preservation Plan



Tree 1 – 38 cm Ornamental Pear

Tree 2 – 20 cm Tree of Heaven



Tree 3 – 27.5 cm Sugar Maple

Tree 4 – 18 + 18 cm caliper Common Buckthorn



Tree 5 – 23.5 cm Honeylocust



Tree 6 – 36 cm Scots Elm



Tree 9 - 36 cm Tree of Heaven



Tree 12 – 16 cm Honeylocust



Tree 13 – 10 cm Honeylocust



Tree 14 – 13.5 cm Elm



Tree 15 – 21 cm Hackberry



Tree 16 – 18 cm Hackberry



Tree 17 – 18 cm Honeylocust



Tree 18 – 23.5 cm Red Maple

Inventory Date
March 11, 2021

TREE INVENTORY

**152 to 164 Bathurst Street,
623 and 627 Richmond Street West, Toronto**

Arborist : Patricia Thomson
Thomson Watson Consulting Arborists Inc.

Tree No.	Tree Species	Diameter (cm)	Condition	Tree Category					Comments	Protection Distance Required	
				1	2	3	4	5			
1	Ornamental Pear	38	fair						X	at front of 627 Richmond Street, very slow growth, trunk on slight lean to north, full canopy	2.4 m TPZ
2	Tree of Heaven	20	good							wood fence at south trunk base, asphalt to north	
3	Sugar Maple	27.5	good							possible underground girdling roots to north, east and south, possible aphid infestation (black soot on bark), trunk splits into two stems at 4 metres with included bark in union, growing well	
4	Buckthorn	18, 18 caliper	poor							growing up wood fence, tree splits into two stems at 70 cm with included bark in union and stems pressed together to above 1.4 metres - both main stems appear dead (bark off, no buds on remaining branches), sprouts to north are alive	
5	Honeylocust	23.5	good							in raised bed with compost heap around trunk, tree splits into two stems at 4 metres from grade with included bark in union	
6	Scots Elm	36	good	X	X					tree splits into two stems at 2 and 2.25 m with included bark in lower union, trunk against chain-link fence	2.4 m TPZ
7	Tree of Heaven	approx. 35	good		X						2.4 m TPZ
8	Ash	approx. 50	poor		X					could be dead, large branches in canopy with bark falling off	3.0 m TPZ
9	Tree of Heaven	36	fair	X	X					near chain-link fence, trunk splits into two stems at 3 metres with adequate union, root cut/ripped at north base, compacted soil to north of tree	2.4 m TPZ
10	White Mulberry	10 max	fair							2 separate trees with multiple upright sprouts, base of trees against building	
11	Elm?	4.5	dead							within small raised planter pot, no live buds seen	
12	Honeylocust	16	fair						X	within sidewalk pit, slow growth, canopy extends to building	1.8 m TPZ
13	Honeylocust	10	poor-fair						X	within sidewalk pit, wounded root to west, sprouts on trunk, small canopy, very slow growth	1.8 m TPZ
14	Elm	13.5	good						X	within sidewalk pit, tree splits into two stems at 2.25 metres with included bark in union, heavy flower production, vertical cracks up NW side of trunk from ground to 1.2 m	1.8 m TPZ
15	Hackberry	21	good						X	within sidewalk pit, full canopy, good growth, stones around trunk need to be removed, crack up east side of trunk from ground to 3 m	1.8 m TPZ
16	Hackberry	18	fair						X	within sidewalk pit, crack up west side of trunk from ground to 3 m, slow growth	1.8 m TPZ
17	Honeylocust	18	good						X	within sidewalk pit, full crown	1.8 m TPZ
18	Red Maple	23.5	fair						X	within planting bed, girdling roots to south side of trunk with possible underground girdling roots in other directions, upright growth, slow growth	1.8 m TPZ

Tree Category 1- private trees subject property 30 cm +
Category 2 - private trees adjacent properties 30 cm +
Category 5 - municipal trees

TREES TO BE REMOVED FOR DEVELOPMENT
152 to 164 Bathurst Street,
623 and 627 Richmond Street West, Toronto

Tree No.	Tree Species	Diameter (cm)	Condition	Reason for Removal
MUNICIPAL TREES TO BE REMOVED				
1	Ornamental Pear	38	fair	within entrance driveway to site
	1 tree			
PRIVATE TREES 30 CM + TO BE REMOVED				
6	Scots Elm	36	good	at edge of property adjacent foundation
9	Tree of Heaven	36	fair	at edge of property adjacent to foundation
	2 trees			
PRIVATE TREES <30 CM TO BE REMOVED				
2	Tree of Heaven	20	good	within building footprint
3	Sugar Maple	27.5	good	within building footprint
4	Buckthorn	18, 18 caliper	poor	within building footprint
5	Honeylocust	23.5	good	within building footprint, at edge of property adjacent to foundation
10	White Mulberry	10 max	fair	within building footprint
	5 trees			

**TREE PRESERVATION PLAN - 152 to 164 Bathurst Street
and 623 + 627 Richmond Street West, Toronto**
 March 15, 2021
 NOTE : This Plan must be reviewed in conjunction with the Arborist Report

- > Tree locations ● |
- > Tree Protection Zones ○
- > Trees to be Removed ✕

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