

**PROJECT NAME:** 2400 Dundas St W  
**PROJECT NUMBER:** NDO002  
**DATE OF INSPECTION:** January 27, 2023  
**PERSONS PRESENT:** Mike Hukezalie, ISA Certified Arborist

**LOCATION:** 2400 Dundas St W  
Toronto, Ontario.  
**DESCRIPTION:** Arborist report

## Site Description

The MBTW Group has been retained to provide an Arborist Inspection Report for a future redevelopment site located at 2400 Dundas Street W. The present lot is bordered by existing buildings to the north and south, rail corridor to the east, and Dundas St W to the west. Refer to 'Aerial Image of Site' on this page for an overview. This area can be referred to as the "site" for the purposes of this report. The current site is comprised of two commercial buildings, an asphalt parking lot, and minor landscaping consisting of trees, mixed planting beds, sod and exposed soil.

This report provides a summary of information on the species, quantity, and condition of the seventeen (17) trees associated with the site in question and examines how they will be impacted by the proposed site work. All the trees identified in this report are regulated under the City of Toronto Chapter 813 of the Municipal Code.



**Aerial Photo:**  
**Aerial Image of**  
**Site**

## Nature of Work

This Arborist report provides information on existing trees based on the 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.), 9<sup>th</sup> edition, 2000". A rating of Good / Fair / Poor / Hazardous / Terminal Decline has been assigned to each tree based on health, structural integrity, species response and the age of the tree in comparison with species longevity. Trees that are dying are identified as being in the condition of Terminal Decline.

## Proposed Site Work

The proposed site work for this area consists of a mixed-use redevelopment, including two new buildings, new landscape consisting of mixed planting beds, tree plantings, open space, upper-level amenity terraces and green roofs. Due to the proposed shoring and excavation work required for the new development, the trees associated with the site will require removal. Compensation trees shall be planted according to the City of Toronto's requirements. This information can be found within the conclusions portion of this report.

## Privately-Owned Trees Associated With The Site

A total of six (6) trees were documented on the subject site. The trees were found to be in fair conditions, with all species being native and non-invasive. More information regarding these trees is noted in the Tree Information Table (Appendix A). The largest tree associated with the site is #33 and is 25cm DBH. The remaining trees are all under 25cm dbh, with three new plantings (#34, #35 and #36) located towards the south end of the site. These trees will require removal to accommodate the future construction associated with the redevelopment.

## City-Owned Trees Associated With The Site

A total of eleven (11) trees were documented within the city right-of-way along the Dundas Street W frontage. These trees were found to be in good to fair condition, with all species being native and non-invasive. Ten (10 of these trees (#30a-j) are smaller Eastern Red Cedars (*Juniperus virginiana*) towards the north end of the site. These trees are proposed to be removed to accommodate a new streetscape and building construction.

## Tree maintenance program

### Pre-Construction

- Ensure that all Urban Forestry permits for all trees identified in this report are obtained prior to site demolition and construction work.
- 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. A consulting ecologist should be retained to inspect the site if tree removals occur between April and August.

### During Construction

- Provide irrigation to any new trees during periods of drought. Provide the equivalent of 5cm depth of natural rainfall per week during May to October to ensure even soil moisture levels during the

establishment period. The use of 'Gator Bags' is recommended in order to provide extended percolation of irrigation into the root zones of any proposed tree plantings.

- Do not over compact the planting soil for any proposed tree plantings. If the planting soil within the tree planting pits are severely compacted due to construction traffic or material stockpiles, the planting soil should be aerated or mechanically tilled to the satisfaction of the project Arborist.
- Remove any concrete dust, stones and construction debris from the planting soil mixture.
- 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 the 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

- Ensure all new and existing trees impacted by additional infrastructure work are irrigated on a weekly basis if rainfall is less than 5cm per week to maintain even soil moisture level.
- Ensure all new trees are provided with an irrigation program for 2 years following installation.

#### Conclusion

The existing site conditions, tree species and quality were reviewed in conjunction with the proposed site plan for the future site work. In summary, **it is not possible to preserve seventeen (17) permit and non-permit sized trees** due to the proposed construction work. Eleven (11) of these trees will require a permit for their removal. To compensate for the removal of eleven (11) City-owned trees to be removed, a minimum compensation of 1:1 is recommended, therefore **eleven (11) trees will be planted**. For the removal of the six (6) privately-owned trees, compensation will not be required as they are under the minimum DBH (30cm) for requiring permits.

The new trees should consist of primarily deciduous native species such as Silver Maple (*Acer saccharinum*), Northern Hackberry (*Celtis occidentalis*), Ironwood (*Ostrya virginiana*), (Kentucky Coffee Tree (*Gymnocladus dioica*), Bur Oak (*Quercus Macrocarpa*), and disease resistant cultivars of the American Elm (*Ulmus americana* 'Princeton' or 'Jefferson'). Non-native and non-invasive tree species such as Freeman Maple (*Acer x freemanii*), Katsura Tree (*Cercidiphyllum japonicum*), Moraine Sweet Gum (*Liquidambar styracifolia* 'Moraine'), Silver Leaf Linden (*Tilia tomentosa*) and Zelkova (*Zelkova serrata*) could also be considered for planting on site.

#### REPORT PREPARED BY:



Mike Hukezalie  
ISA Certified Arborist No. ON-2408A

February 27, 2023

## Appendix A - Tree Information Table

	TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CNPY. SPR (m)	COND.	REMARKS	PRES. STATUS	C.O.T. CAT.
1	30a	<i>Juniperus virginiana</i>	Eastern Red Cedar	8	2	Fair	ROW, low form, branch strucrue to street side	Remove	5
2	30b	<i>Juniperus virginiana</i>	Eastern Red Cedar	10	2	Fair	ROW, low form, branch strucrue to street side	Remove	5
3	30c	<i>Juniperus virginiana</i>	Eastern Red Cedar	6	1.5	Fair	ROW, low form, branch strucrue to street side	Remove	5
4	30d	<i>Juniperus virginiana</i>	Eastern Red Cedar	10	1.5	Fair	ROW, low form, branch strucrue to street side	Remove	5
5	30e	<i>Juniperus virginiana</i>	Eastern Red Cedar	10	1.5	Fair	ROW, low form, branch strucrue to street side	Remove	5
6	30f	<i>Juniperus virginiana</i>	Eastern Red Cedar	9	1.5	Fair	ROW, low form, branch strucrue to street side	Remove	5
7	30g	<i>Juniperus virginiana</i>	Eastern Red Cedar	8	1.5	Fair	ROW, low form, branch strucrue to street side	Remove	5
8	30h	<i>Juniperus virginiana</i>	Eastern Red Cedar	8	1.5	Fair	ROW, low form, branch strucrue to street side	Remove	5
9	30i	<i>Juniperus virginiana</i>	Eastern Red Cedar	9	2	Fair	ROW, low form, branch strucrue to street side	Remove	5
10	30j	<i>Juniperus virginiana</i>	Eastern Red Cedar	9	2	Fair	ROW, low form, branch strucrue to street side	Remove	5
11	31	<i>Fraxinus sp.</i>	Ash	16	5	Fair	ROW, twisted leader	Remove	0
12	32	<i>Gleditsia triacanthos</i>	Honeylocust	6	1	Good	ROW, new planting (within 2 years)	Remove	0
13	33	<i>Acer saccharinum</i>	Silver Maple	25	8	Fair	ROW, poor canopy structure, many limbs removed	Remove	0
14	34	<i>Acer saccharinum</i>	Silver Maple	15	4	Fair	ROW, poor canopy structure, many limbs removed	Remove	5
15	35	<i>Gleditsia triacanthos</i>	Honeylocust	8	3	Good	ROW, slight damage at base	Remove	0
16	36	<i>Quercus rubra</i>	Red Oak	10	3	Good	ROW, good overall condtion, slight damage at base	Remove	0
17	37	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	10	1	Good	ROW, slight damage at base	Remove	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

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Appendix B – Site Images



Image #1: View looking south towards *Juniperus virginiana* group

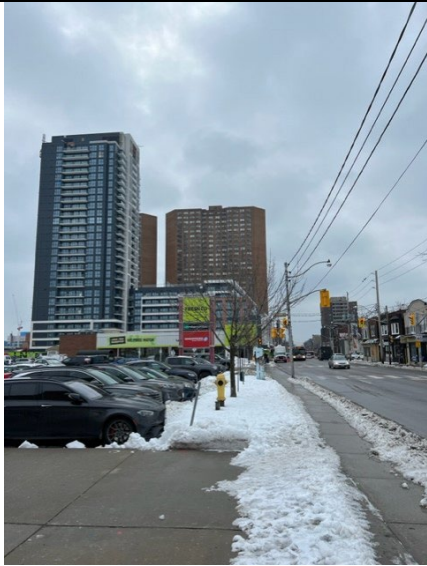


Image #2: View looking south towards tree no.31



Image #3: View looking south towards tree no.34



Image #4: View looking north from entrance driveway



Image #5: View looking south towards tree no. 35



TREE INFORMATION TABLE - 2400 - 2440 DUNDAS ST W									
TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	SPR (m)	COND.	REMARKS	PRES. STATUS	C.O.T. CAT.	
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5 – Trees of all diameters situated with the City road allowance adjacent to the subject site

1 TREE INVENTORY

C:\Users\jshah\OneDrive\Desktop\CHSTINA DOCUMENTS\MBTW WORK\ND0002\2023-02-02\2023-02-27 Progress\ND0002\_IP-1 Tree Inventory & Removal Planning\_Mar\_09\_2023 - 11:52am

KEYPLAN



LEGEND

- PROPERTY LINE
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED



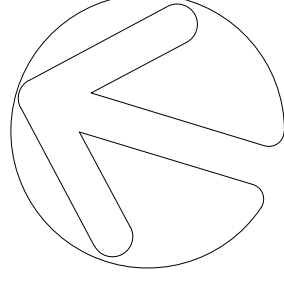
Inspection Conducted on January 30th, 2023 By Mike Hukezalie - ISA Certified Arborist No. ON-240684

SURVEY INFORMATION PROVIDED BY KRCMAR SURVEYORS INC.  
SURVEY INFORMATION AS OF MAY 12, 2022

1.0 2023-03-06 SUBMITTED FOR ZBA JSJ  
No Date Revisions By

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NOT FOR CONSTRUCTION



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Project Name:  
**2400 -2440 Dundas Street West**  
Municipality: Toronto, ON

Sheet Title:  
**Tree Preservation Plan**

Designed: JSJ	Drawn: CR	Scale: 1:250	Drawing No.: TP-1
Date of Drawing: January 2023	Job No.: ND0002		