Tree Inventory and Preservation Plan Report
45 Grenoble Drive
Toronto, Ontario

prepared for

Studio tla
20 Champlain Boulevard, Suite 102
Toronto ON M3H 2Z1

prepared by

KUNTZ FORESTRY CONSULTING Inc.

PO Box 1267 Lakeshore W PO
146 Lakeshore Road West
Oakville ON L6K 0B3
289.837.1871
www.kuntzforestry.ca
consult@kuntzforestry.ca

10 December 2024

KUNTZ FORESTRY CONSULTING INC Project P4301

Introduction

Kuntz Forestry Consulting Inc. was retained by Studio tla to complete a Tree Inventory and Preservation Plan Report as part of the development application for a property located at 45 Grenoble Drive in the City of Toronto, Ontario. The subject property is located on the southwest corner of Grenoble Drive, west of Grenoble Drive (which becomes Deauville Lane).

The work plan for this tree preservation study included the following:

- Prepare inventory of the tree resources greater than 15cm DBH on and within six metres of the subject property, and trees of all sizes within the road right-of-way;
- Evaluate potential tree saving opportunities based on proposed development plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

Policy Framework

The subject property is subject to the provisions of the City of Toronto's Private Tree-By-law (Chapter 813) which regulates tree injury and destruction of individual trees within the City of Toronto. Preliminary information is acquired on individual trees which are then categorized in compliance with the by-law in support of development applications. Tree categories range from one through five and are as follows:

> ***Categories***
> ***1.*** *Trees with diameters of 30 cm or more situated on private property on the subject site.*
> ***2.*** *Trees with diameters of 30 cm or more, situated on private property, within 6 m of the subject site.*
> ***3.*** *Trees of all diameters situated on City owned parkland within 6 m of the subject site.*
> ***4.*** *On lands designated under City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection, trees of all diameters within 10 metres of any construction activity.*
> ***5.*** *Trees of all diameters situated within the City road allowance adjacent to the subject site.*

Methodology

Trees greater than 15cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way were included in the inventory. Trees were located using the topographic survey provided for the property. Trees were by tagged by numbers 160-193 (Tag 192 was not used). Trees that could not be tagged were identified by letters A-F. See Figure 1 for the locations of trees, Table 1 for the results of the inventory, and Appendix A for photographs of trees.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figure 1.
Species - common and botanical names provided in the inventory table.
DBH - diameter (centimetres) at breast height, measured at 1.4 m above the ground.
Condition - condition of tree considering trunk integrity, crown structure and crown vigour. Condition ratings include poor (P), fair (F) and good (G).

Comments - additional relevant detail.

Existing Site Conditions

The subject property is currently occupied by a 28-storey residential building, with underground parking, and amenity spaces. Tree resources exist in the form of landscape trees. Refer to Figure 1 for the existing conditions.

Tree Resources

The tree inventory was conducted on 23 July 2024. The inventory documented 39 trees on and within the six metres of the subject property. Refer to Table 1 for the full tree inventory and Figure 1 for the locations of trees reported in the tree inventory. Refer for Appendix A for photographs of trees.

Tree resources included in the inventory are comprised of Norway Maple (*Acer platanoides*), Thornless Honey Locust (*Gleditsia triacanthos 'inermis'*), Austrian Pine (*Pinus nigra*), Apple species (*Malus spp*.), Sugar Maple (*Acer saccharum*), and Silver Maple (*Acer saccharinum*),

Proposed Development

The proposed development includes the construction of a multi-storey residential building with underground parking in the southeast corner of the subject property. The development includes associated landscaping and amenity area. The existing building and driveway are to remain. Refer to Figure 1 for the proposed site plan.

Discussion

The following sections provide a discussion and analysis of development impacts, tree removal requirements, and tree preservation relative to the proposed development and existing conditions.

Development Impacts/Tree Removals

The removal of 11 trees, including Trees 160, 167, 168, and 184-191, is required to accommodate the proposed development. Trees 184-191 directly conflict with the proposed building footprint and associated underground parking. Tree 168 conflicts with the proposed landscaping and underground parking. Significant encroachment into the minimum tree protection zones (mTPZ's) of Trees 160 and 167 will be required to accommodate the proposed landscaping and amenity areas such that we do not anticipate these trees to tolerate this level of injury.

All trees identified for removal are greater than 30cm DBH and located on the subject property (Category 1); therefore, a permit is required prior to the removal of these trees.

Tree Preservation

The preservation of the remaining trees, including Trees 161-166, 169-183, 193 and A-F, will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures will have to be implemented prior to construction to ensure tree resources designated for retention are not impacted. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail.

Trees 161-163, 165, 166

Encroachment into the minimum tree protection zones (mTPZ's) of Trees 161-163, 165 and 166 will be required to accommodate the proposed landscaping. The following mitigation measures must be followed to ensure the trees respond well to development:

- Tree protection fencing, as shown in Figure 1, must be installed prior to any of the proposed works. Tree protection fencing can be temporarily modified to allow access during the landscaping phase.
- Sections of the existing sidewalk and/or concrete walkway within the mTPZ's of Trees 161-163, 165 and 166 must be removed carefully by hand or using small machinery (ie.Skidsteer). Please note that the existing sidewalk is located on the north side of the mTPZ's of Trees 161 and 163; therefore, it is likely that minimal roots extend into this area.
- Prior to the installation of the proposed landscaping, a trench is to be dug by hand or using Airspading technology at the limit of encroachment for Trees 161-163 and 166 under the supervision of a Certified Arborist. Exposed roots must be pruned in accordance with Good Arboricultural Practices. If any structural roots are encountered that require pruning, work is to halt immediately, and Urban Forestry must be contacted. Work can only proceed once approval to prune the roots has been granted.

Trees 161-163, 165 and 166 are greater than 30cm DBH and located on the subject property (Category 1); therefore, a permit is required prior to the injury of these trees.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Studio tla to complete a Tree Inventory and Preservation Plan Report as part of the development application for the property located at 45 Grenoble Drive in the City of Toronto, Ontario. A tree inventory was conducted and reviewed in the context of the proposed development plan.

The findings of the study indicate a total of 39 trees on and within six metres of the subject property. The removal of 11 trees is required to accommodate the proposed development. The remaining 28 trees can be saved provided appropriate tree protection measures are installed prior to construction.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for additional tree preservation notes and the preservation fence detail.

- Tree protection barriers and fencing should be erected at distances as prescribed on Figure 1.

- Tree protection measures will have to be implemented prior to construction to ensure the trees identified for preservation are not impacted by the development.

- Branches and roots that extend past prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with good arboricultural standards.

- Site visits, pre, during and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

Natasha Brooks

Natasha Brooks, B.B.R.M.(EM), CERPIT
Ecologist, ISA Certified Arborist #ON-2906A
Email: natasha.brooks@kuntzforestry.ca
Phone: 289-837-1871 ext.108

Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: 45 Grenoble Drive Toronto Date: 23 July 2024 Surveyors: NB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	CW	mTPZ	cat	Comments	Action
160	Norway Maple	*Acer platanoides*	43	F-G	F-G	F-G		10	3.0	1	Union at 2.5m, exposed roots (M), deadwood (L), asymmetrical crown (L)	Remove
161	Thornless Honey Locust	*Gleditsia triacanthos inermis*	59	F-G	F-G	F-G		11	3.6	1	Union at 1.6m and 2.5m, asymmetrical crown (L),crook (L)	Preserve (Injure)
162	Norway Maple	*Acer platanoides*	42	F-G	F-G	F-G		10	3.0	1	Exposed roots (M), union at 2m, deadwood (VL), poor form (L), lean (L)	Preserve (Injure)
163	Norway Maple	*Acer platanoides*	49	F-G	F	F-G		10	3.0	1	Exposed roots (H), multiple branch attachment (M), bowing (L)	Preserve (Injure)
164	Norway Maple	*Acer platanoides*	26	F-G	F	F-G	10	8	1.8	-	Union at 3m, poor form (M), girdling and exposed roots (L), crook (L), deadwood (L)	Preserve
165	Austrian Pine	*Pinus nigra*	64	G	G	G		8	4.2	1	Lean (L)	Preserve (Injure)
166	Austrian Pine	*Pinus nigra*	50	G	G	G		8	3.0	1	Lean (L)	Preserve (Injure)
167	Austrian Pine	*Pinus nigra*	48	G	G	G		8	3.0	1	Lean (L)	Remove
168	Silver Maple	*Acer saccharinum*	64	G	F-G	F		13	4.2	1	Sparse crown (L), deadwood (L), bowing (L)	Remove
169	Apple species	*Malus sp.*	15,24	F	F	F		4	1.8	-	Union at 0.8m, stem wound (M), epicormic branching (M)	Preserve
170	Apple species	*Malus sp.*	27,32	F	F	F		3	2.4	1	Union at 1m, epicormic branching (L)	Preserve
171	Austrian Pine	*Pinus nigra*	42	G	G	G		7	3.0	1	Lean (L)	Preserve
172	Austrian Pine	*Pinus nigra*	32	G	F-G	G		7	2.4	1	Lean (L), asymmetrical crown (L)	Preserve
173	Austrian Pine	*Pinus nigra*	45	G	G	G		8	3.0	1		Preserve
174	Thornless Honey Locust	*Gleditsia triacanthos inermis*	59	F-G	F	F-G		10	3.6	1	Union at 1.7m, exposed roots (L), asymmetrical crown (L), crook (L), deadwood (L)	Preserve
175	Austrian Pine	*Pinus nigra*	45	G	G	G		7	3.0	1	Sweep (L)	Preserve
176	Austrian Pine	*Pinus nigra*	33	G	G	G		7	2.4	1		Preserve
177	Austrian Pine	*Pinus nigra*	42	G	F-G	P-F	30	6	3.0	1	Asymmetrical crown (L), deadwood (M)	Preserve
178	Austrian Pine	*Pinus nigra*	48	G	G	G		8	3.0	1		Preserve

179	Thornless Honey Locust	*Gleditsia triacanthos inermis*	52	F	F	F		10	3.6	1	Lean (L), deadwood (L), asymmetrical crown (M), crook (M)	Preserve
180	Apple species	*Malus sp.*	18,18	F	F-G	F-G		4	1.8	-	Union at 1.2m, epicormic branching (L)	Preserve
181	Apple species	*Malus sp.*	10,15,12	F	F-G	F-G		4	1.8	-	Union at 0.8m, epicormic branching (L)	Preserve
182	Apple species	*Malus sp.*	15,15,12	P-F	F	F-G		4	1.8	-	Stem wound (M), hollow stem at base, epicormic branching (M)	Preserve
183	Norway Maple	*Acer platanoides*	37	F-G	F-G	F-G		8	2.4	1	Deadwood (L), union at 2m	Preserve
184	Sugar Maple	*Acer saccharum*	56	G	G	G		8	3.6	1		Remove
185	Silver Maple	*Acer saccharinum*	36	F-G	F	F		6	2.4	1	Deadwood (L), poor form (M), union at 2m, epicormic branching (L)	Remove
186	Silver Maple	*Acer saccharinum*	64	F	P-F	F		13	4.2	1	Asymmetrical crown (H), poor form (M), lost leader, exposed roots (M)	Remove
187	Silver Maple	*Acer saccharinum*	43	F-G	P-F	F-G		10	3.0	1	Union at 3.5m, exposed roots with rot (M), crook (L), asymmetrical crown (M), poor form (M)	Remove
188	Silver Maple	*Acer saccharinum*	65	F-G	P-F	P-F	30	10	4.2	1	Deadoowd (H), exposed roots (L)	Remove
189	Silver Maple	*Acer saccharinum*	33	F	P	P-F	20	4	2.4	1	Union at 2m, lost leader, deadwood (L), poor form (M)	Remove
190	Silver Maple	*Acer saccharinum*	49	F	P	P	40	14	3.0	1	Poor form (M), one stem dead, deadwood (H)	Remove
191	Silver Maple	*Acer saccharinum*	89	F-G	F	F-G		14	5.4	1	Union at 2m, exposed roots (M), poor form (L), deadwood (L)	Remove
193	Siberian Elm	*Ulmus pumila*	40,41	F-G	F-G	G		12	3.0	1	Union at 0.8m, lean (L), exposed roots (L), bowing (L)	Preserve
A	Thornless Honey Locust	*Gleditsia triacanthos inermis*	45	F-G	F-G	F-G		10	3.0	5	Deadwood (vL)	Preserve
B	Thornless Honey Locust	*Gleditsia triacanthos inermis*	48	F-G	F-G	F-G		12	3.0	5	Deadwood (L)	Preserve
C	Thornless Honey Locust	*Gleditsia triacanthos inermis*	42	F-G	F-G	F-G		10	3.0	5	Union at 3m, poor form (L)	Preserve
D	Thornless Honey Locust	*Gleditsia triacanthos inermis*	47	F-G	P-F	F	15	10	3.0	5	Crook in stem (M), poor form (H), deadwood (M), union at 3m	Preserve
E	Thornless Honey Locust	*Gleditsia triacanthos inermis*	52	F	F	F-G		10	3.6	5	Lean (L), crook (M), poor form (M)	Preserve
F	Thornless Honey Locust	*Gleditsia triacanthos inermis*	~55	F-G	F-G	G		10	3.6	3	Pruning wounds (L), lean (L)	Preserve

Codes		
DBH	Diameter at Breast Height	*(cm)*
TI	Trunk Integrity	*(G, F, P)*
CS	Crown Structure	*(G, F, P)*
CV	Crown Vigor	*(G, F, P)*
CDB	Crown Die Back	*(%)*
DL	Dripline in radius	*(m)*
mTPZ	minimum Tree Protection Zone	*(m)*
cat.	City of Toronto Tree By-law Category	*(1, 2, 3, 4, 5)*
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Appendix A. Photographs of Trees


Image 1. Trees 162-164 (Left to right)

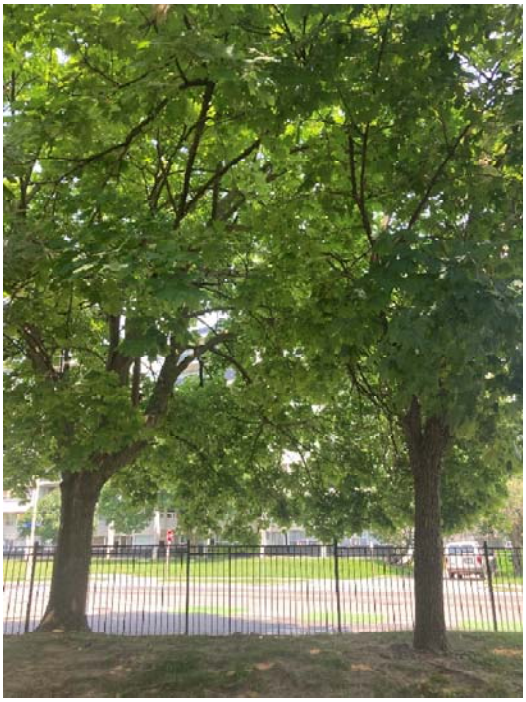
Image 2. Trees 161 and 162

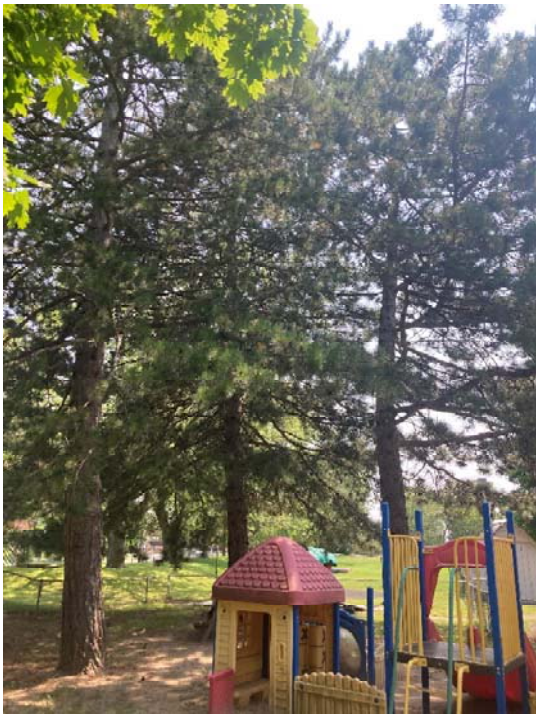
Image 3. Trees 165-167 (Left to right)


Image 4. Tree 168

Image 5. Trees 169 and 170

Image 6. Trees 171-173 (Left to right)

Image 7. Tree 174 (Left), Tree D (right foreground)

Image 8. Trees 174 and 180-182 and E (back right)

Image 8. Trees 175-177

Image 9. Trees 183 and 193 (Left to right)

Image 10. Tree 184

Image 11. Tree 185-187 (Left to right)


Image 12. Tree 188

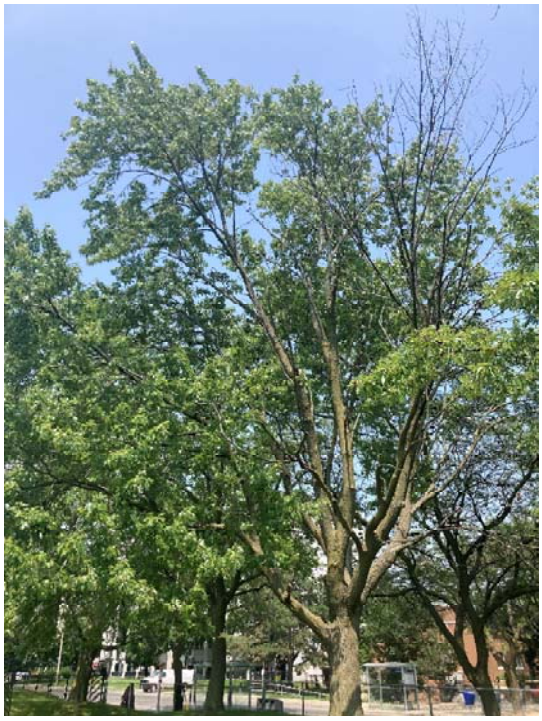
Image 13. Tree 189


Image 14. Tree 190


Image 15. Tree 191


Image 16. Trees B and C (back left)


Image 17. Tree A


Image 18. Tree F