



COHEN & MASTERTM

TREE AND SHRUB SERVICES

**ARBORIST REPORT
&
TREE PROTECTION PLAN**

South Station Street

13-21 JOHN ST., 36-40 SOUTH STATION ST.,
TORONTO, ON

Date: AUGUST 25, 2022
Revised: APRIL 6, 2023

Cohen and Master Tree and Shrub Services Ltd.
42 Guardsman Road
Thornhill, Ontario, L3T 6L4
416-932-0622

Sarah Lamon
ISA Certified Arborist - ON 1220-A
sarah@cmtrees.com

Table of Contents

- INTRODUCTION..... 3**
- KEY ITEM..... 3
- METHOD..... 4**
- TREE INVENTORY 5**
- TREE PROTECTION PRESCRIPTION 5**
- TREE IMPACTS..... 5
- GENERAL TREE PROTECTION COMMENTS..... 6
- SPECIFIC TREE PROTECTION COMMENTS..... 7
- COMPENSATION 7**
- APPENDICES..... 8



Introduction

Cohen & Master Tree and Shrub Services was retained by Brook McIlroy in August 2022 to complete an Arborist Report and Tree Protection Plan for South Station Street (municipal address 13-21 John St., 36-40 South Station St., Toronto). The report was requested relative to redevelopment of the site, including the construction of a residential tower with three levels of underground parking and a community space building on the east side of the site. This report has been prepared as part of the Site Plan Control application for the site.

The purpose of this report is to:

- Establish species, size and condition of trees protected by the City of Toronto Private Tree Bylaw (City of Toronto Municipal Code, Chapter 813, Article III) and City Street Tree Bylaw (City of Toronto Municipal Code, Chapter 813, Article II).
- Provide a prescription for trees to be protected during the project.
- Provide a Tree Protection Plan showing the location of required tree protection measures, injuries, removals and protection notes based on the site plan.

Key Item

To accommodate the design, the following bylaw protected trees are proposed for removal,

| Tree Number | Species | Diameter at breast height (DBH) | Ownership | Action |
|-------------|--------------------------------------|---------------------------------|--------------------|---|
| 8 | Siberian elm (<i>Ulmus pumila</i>) | 40, 39 cm | Private (boundary) | Remove, excavation for new building and walkway up to base of tree. |
| 14 | Ginkgo (<i>Ginkgo biloba</i>) | 4.5 cm | Municipal | Remove, within footprint of proposed sidewalk. |
| 15 | Ginkgo (<i>Ginkgo biloba</i>) | 6 cm | Municipal | Remove, within footprint of vehicle access to property. |

As compensation for the removal of the above two municipal trees, the client proposes to replant on the site as per the landscape plans prepared by Brook McIlroy.

Method

1. The subject site was assessed on August 9, 2022, by Matthew Mitchell (ISA certification number ON-1845A), consulting arborist with Cohen & Master.
2. Photos were taken at the time and the most representative are attached as Appendix I.
3. The methods used to collect data and the information provided below are consistent with the details provided in the City of Toronto Urban Forestry document entitled “Tree Protection Policy and Specifications for Construction Near Trees”, March 2016.
4. The City of Toronto, Urban Forestry requires that trees within the following five categories be reported upon in arborist reports for development applications:

| Ownership Category | Description |
|----------------------|--|
| 1 - Private | Trees with diameters of 30 cm or greater, situated on private property on the subject site. |
| 2 – Private Adjacent | Trees with diameters of 30 cm or greater, situated on private property within 6 meters of the subject site. |
| 3 - City Parkland | Trees of all diameters situated on City owned parkland within 6 meters of the subject site, or within 10 meters of proposed development. |
| 4 - Ravine | Trees of all diameters on lands designated under City Municipal Code, Chapter 658, Ravine Control By-law. |
| 5 – City-owned | Trees of all diameters situated within the City road allowance adjacent to the subject site. |

5. In addition to the above, small diameter private trees (under 30 cm DBH) were inventoried if located along shared property lines, identified as ‘boundary trees’.
6. Trunk diameter was measured using a calibrated diameter tape. The measurement was taken at 1.4 meters above ground level, generally referred to as the diameter at breast height (DBH). DBH was estimated for groupings of private trees under 5 cm DBH.
7. Trees were assessed by external visual inspection from the ground and assigned a condition rating ranging from good to poor in consideration of biological and structural condition.
8. The tree inventory is attached as Appendix II.

9. Cohen and Master created a Tree Protection Plan by adding tree protection comments to a landscape plan prepared by Brook McIlroy, March 30, 2023, and based on a topographic survey prepared by KRCMAR Land Surveyors dated Jun. 3, 2022. The Tree Protection Plan is found in Appendix III.
10. Limitations of the assessment applicable to this report are described in Appendix IV.

Tree Inventory

See Appendix II.

Tree Protection Prescription

Tree Impacts

1. Private Tree 8 is proposed for removal due to conflict with the proposed Flex community space building on the east side of the site. Excavation for the building and the surrounding walkway is proposed up to the east property line. This tree is located on the property boundary with the private property to the east.
2. Municipal trees 14 and 15 are proposed for removal due to conflicts with the proposed design. Tree 14 is located within the footprint of a new sidewalk. Tree 15 is located within the footprint of the vehicle access to the site.
3. In addition to the above, trees 1-7, 12, 13, and 16 are proposed for removal. These trees measure under 30 cm DBH and are located on private property; therefore, permit approval from Urban Forestry is not required for the removal of these trees.
4. Trees 1-9 are located on/over the shared property lines, and therefore have been identified as 'boundary trees'. Any injury to, or removal of, trees located on/over shared property lines (boundary trees) must be consented to by all owners of the tree, regardless of size or municipal approval. 'Boundary' trees (in which any part of the tree from the ground to the first branch crosses over a property boundary), are protected under the Provincial Forestry Act, and the consent of all owners for the removal or injury of shared trees is required.

General Tree Protection Comments

5. The Tree Protection Plan, Appendix III, must be provided to the site supervisor prior to any work commencing on the site.
6. Tree protection is specified to prevent damage to existing trees. Damage to trees is cumulative and often irreversible. Mature trees are especially sensitive to injury or changes in the environment.
7. No disturbance is allowed within the TPZ of bylaw-protected trees without permission from the City of Toronto. Disturbance includes soil compaction from foot traffic and construction materials, excavation, trenching, grade changes, or storage or disposal of materials, including those toxic to plants.
8. The minimum TPZ radius is specified by the City of Toronto, Urban Forestry and shown in the table below:

| Trunk Diameter (DBH) Measured @ 1.4m Above Grade | Minimum Protection Distances Required For: | | |
|--|--|---|---|
| | Trees on City Property | Trees on Private Property | Ravine & Natural Feature Protection Trees |
| < 10cm | 1.2m | | drip line or 1.2m (whichever is greater) |
| 10-29cm | 1.8m | | drip line or 3.6m (whichever is greater) |
| 30-40cm | 2.4m | 2.4m | drip line or 4.8m (whichever is greater) |
| 41-50cm | 3.0m | 3.0m | drip line or 6.0m (whichever is greater) |
| 51-60cm | 3.6m | 3.6m | drip line or 7.2m (whichever is greater) |
| 61-70cm | 4.2m | 4.2m | drip line or 8.4m (whichever is greater) |
| 71-80cm | 4.8m | 4.8m | drip line or 9.6m (whichever is greater) |
| 81-90cm | 5.4m | 5.4m | drip line or 10.8m (whichever is greater) |
| 91-100cm | 6.0m | 6.0m | drip line or 12.0m (whichever is greater) |
| > 100cm | 6cm protection for each 1cm of diameter | 6cm protection for each 1cm of diameter | 12cm protection for each 1cm diameter or the drip line (whichever is greater) |

9. The Tree Protection Zone radius must be measured from the outside edge of the base of the trunk.

10. Any work proposed inside the TPZ of a bylaw-protected tree must be overseen by a qualified arborist, or as specified on the Tree Protection Plan. A qualified arborist is an arborist qualified by the Ontario Training and Adjustment Board Apprenticeship and Client Services Branch, a certified arborist qualified by the International Society of Arboriculture, a consulting arborist registered with the American Society of Consulting Arborists, a registered professional forester or a person with other similar qualifications as approved by the General Manager, Parks, Forestry & Recreation.
11. Tree protection barriers are required under the Private Tree Bylaw and City Street Tree Bylaw to be installed at the minimum distances noted in the table above for all trees 30 cm DBH or greater on private property and trees of all sizes located on municipal property, or as indicated on the Tree Protection Plan.
12. On this site, tree protection barriers are not specified on the Tree Protection Plan, as all trees are proposed for removal on the site.
13. No construction activity is permitted prior to approval from Urban Forestry.

Specific Tree Protection Comments

Refer to the Tree Protection Plan (Appendix III) for specific tree protection measures.

Compensation

As compensation for the removal of Trees 8, 13 and 14, replanting is proposed on the site as per the Landscape Plans prepared by Brook McIlroy. Planting is beyond the scope of this report.

On behalf of **Cohen and Master Tree and Shrub Services,**



Sarah Lamon, HBSc, MFC
Consulting Arborist - ISA Certification: ON 1220A
Cohen and Master Tree and Shrub Services Ltd.
sarah@cmtrees.com

Appendices

Attached

Appendix I – Photographs



Photo 1. Trees 1 and 2.

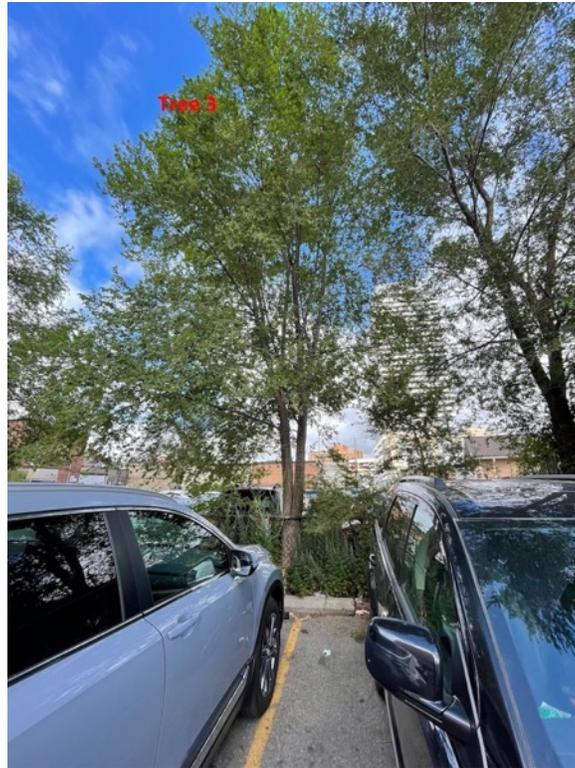


Photo 2. Tree 3.



Photo 3. Trees 4, 5, 6.

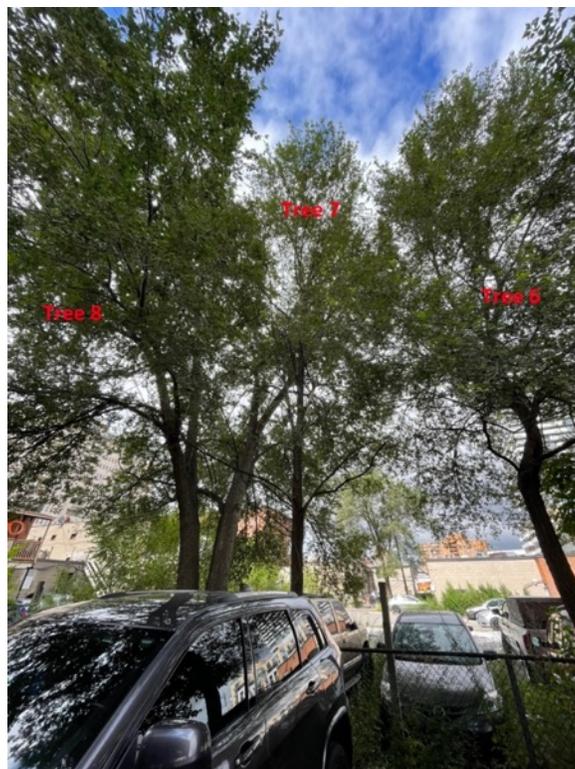


Photo 4. Trees 6, 7, 8.



Photo 5. Tree 7, 8.



Photo 6. Tree 9 grouping.



Photo 7. Tree 10 grouping.



Photo 8. Tree 11.



Photo 9. Tree 12 grouping.



Photo 10. Tree 13.

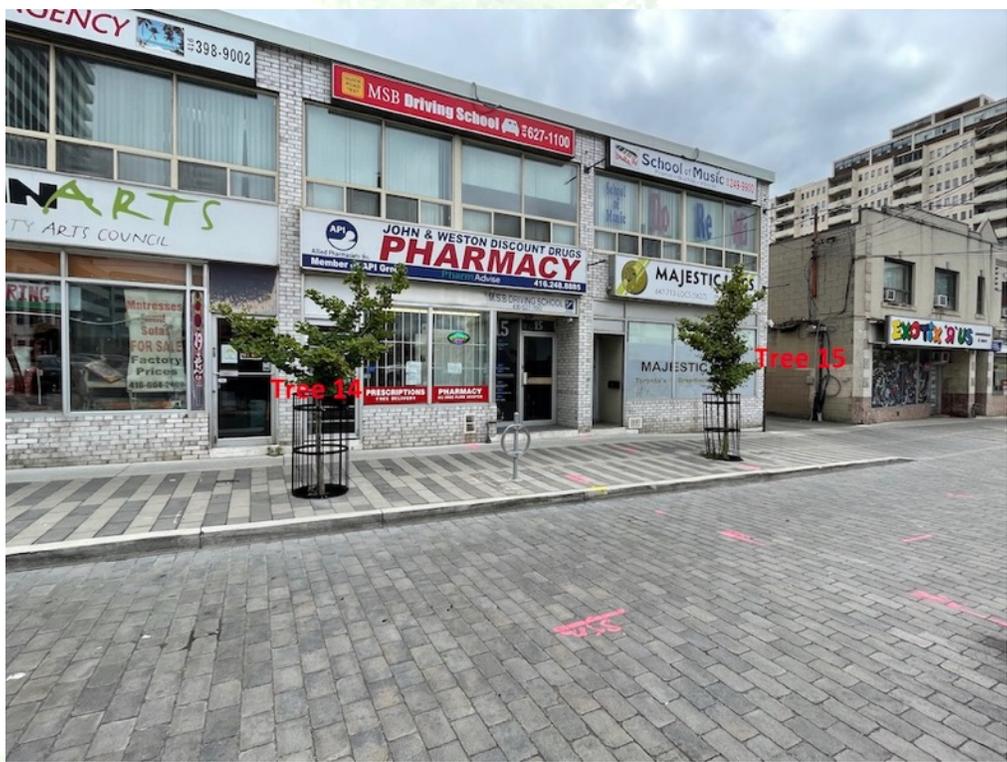


Photo 11. Trees 14 and 15.



Photo 12. Tree 16.

Appendix II – Tree Inventory



Inventory Date: Aug. 9, 2022

Tree # - this number refers to the number on the tree assessment and plan

Common Name - the common name for each inventoried tree.

Botanical Name - the botanical or Latin name for each inventoried tree.

DBH - refers to diameter at breast height (in centimeters) measured at 1.4 m above existing grade.

Root Zone - an assessment of the growing conditions within the root zone of the tree, measured on a scale of Good, Fair, Poor.

Trunk Integrity - an assessment of the trunk for any defects or weaknesses, measured on a scale of Good, Fair, Poor.

Crown Structure - an assessment of the scaffold branches and the canopy of the tree, measured on a scale of Good, Fair, Poor.

Crown Vitality - an assessment of the health of the tree and considers the amount of deadwood and live growth in the crown as compared to a 100% healthy tree. The size, colour and amount of foliage are also considered in this category. This is measured on a Good, Fair, Poor.

Overall Tree Condition - an assessment of the overall condition of the tree based on all parts of the tree, measured on a scale of Good, Fair, Poor.

Category - City of Toronto ownership categories. See below.

Tree Protection Zone (TPZ) - minimum Tree Protection Zone radius as per the City of Toronto. This distance is based on the diameter of the tree and the radius is measured from the outside edge of the base of the trunk.

Bylaw Protected (Y/N) - Y = yes, N = No, if tree falls under municipal or private tree bylaw protection.

Condition Comments - observations that inform the condition rating.

Action - proposed impact to tree (preserve, injure or remove) based on project design.

Categories

- 0. Trees with diameters of less than 30 cm, situated on private property on the subject site.
- 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 6m (non-ravine), 12m (ravine) 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 within the City road allowance adjacent to the subject site.

| Tree # | Common Name | Botanical Name | DBH (cm) | Root Zone | Trunk Integrity | Crown Structure | Crown Vitality | Overall Tree Condition | Category | Tree Protection Zone (m) | Bylaw protected (Y/N) | Condition Comments | Action |
|--------|-------------|----------------|----------|-----------|-----------------|-----------------|----------------|------------------------|----------|--------------------------|-----------------------|--------------------|--------|
|--------|-------------|----------------|----------|-----------|-----------------|-----------------|----------------|------------------------|----------|--------------------------|-----------------------|--------------------|--------|

| Tree # | Common Name | Botanical Name | DBH (cm) | Root Zone | Trunk Integrity | Crown Structure | Crown Vitality | Overall Tree Condition | Category | Tree Protection Zone (m) | Bylaw protected (Y/N) | Condition Comments | Action |
|--------|----------------|---------------------|----------|-----------|-----------------|-----------------|----------------|------------------------|----------|--------------------------|-----------------------|---------------------------------|--|
| 1 | Siberian Elm | <i>Ulmus pumila</i> | 13, 10 | Poor | Good | Fair | Good | Fair | 0 | 1.8* | N | Boundary tree | Remove due to excavation up to property line for new building and walkway. |
| 2 | Siberian Elm | <i>Ulmus pumila</i> | 26.5 | Poor | Good | Fair | Good | Fair | 0 | 1.8* | N | Boundary tree | Remove due to excavation up to property line for new building and walkway. |
| 3 | Siberian Elm | <i>Ulmus pumila</i> | 20, 17.5 | Poor | Fair | Fair | Good | Fair | 0 | 1.8* | N | Boundary tree | Remove due to excavation up to property line for new building and walkway. |
| 4 | Siberian Elm | <i>Ulmus pumila</i> | 22 | Poor | Fair | Good | Good | Fair | 0 | 1.8* | N | Boundary tree, codominant at 1m | Remove due to excavation up to property line for new building and walkway. |
| 5 | White Mulberry | <i>Morus alba</i> | 16 | Poor | Fair | Fair | Good | Fair | 0 | 1.8* | N | Boundary tree | Remove due to excavation up to property line for new building and walkway. |

| Tree # | Common Name | Botanical Name | DBH (cm) | Root Zone | Trunk Integrity | Crown Structure | Crown Vitality | Overall Tree Condition | Category | Tree Protection Zone (m) | Bylaw protected (Y/N) | Condition Comments | Action |
|--------|---------------------------------------|--|----------|-----------|-----------------|-----------------|----------------|------------------------|----------|--------------------------|-----------------------|--|--|
| 6 | Siberian Elm | <i>Ulmus pumila</i> | 23 | Poor | Fair | Fair | Good | Fair | 0 | 1.8* | N | Boundary tree | Remove due to excavation up to property line for new building and walkway. |
| 7 | Siberian Elm | <i>Ulmus pumila</i> | 21 | Poor | Good | Good | Fair | Fair | 0 | 1.8* | N | Boundary tree | Remove due to excavation up to property line for new building and walkway. |
| 8 | Siberian Elm | <i>Ulmus pumila</i> | 40, 39 | Poor | Good | Fair | Good | Fair | 1/2 | 2.4 | Y | Boundary tree, codominant at 1m with included bark | Remove due to excavation up to property line for new building and walkway. |
| 9 | 2 x Siberian Elm, 9 x Manitoba Maple | <i>Ulmus pumila</i> , <i>Acer negundo</i> | <5 | Poor | Good | Fair | Good | Fair | 0 | 1.2* | N | Boundary trees | Remove due to excavation up to property line for new building and walkway. |
| 10 | 16 x Siberian Elm, 6 x Manitoba Maple | <i>Ulmus pumila</i> , <i>Acer negundo</i> | <5 | Poor | Good | Fair | Good | Fair | 0 | 1.2* | N | | Remove due to building excavation and walkway. |

| Tree # | Common Name | Botanical Name | DBH (cm) | Root Zone | Trunk Integrity | Crown Structure | Crown Vitality | Overall Tree Condition | Category | Tree Protection Zone (m) | Bylaw protected (Y/N) | Condition Comments | Action |
|--------|----------------------|----------------------|----------|-----------|-----------------|-----------------|----------------|------------------------|----------|--------------------------|-----------------------|--|---|
| 11 | Siberian Elm | <i>Ulmus pumila</i> | 53 | Poor | Good | Good | Good | Good | 2 | 3.6 | Y | Neighbouring tree (south), entire root zone under parking lots | Preserve |
| 12 | 15 x Siberian Elm | <i>Ulmus pumila</i> | <5 | Poor | Good | Fair | Good | Fair | 0 | 1.2* | N | | Remove due to footprint of underground parking. |
| 13 | Manitoba Maple | <i>Acer negundo</i> | 8 | Poor | Poor | Poor | Good | Poor | 0 | 1.2* | N | Multiple leaders, growing between building wall and vertical pipes | Remove due to footprint of development |
| 14 | Ginkgo | <i>Ginkgo biloba</i> | 4.5 | Poor | Fair | Poor | Fair | Poor | 5 | 1.2 | Y | City road allowance | Remove due to proposed sidewalk |
| 15 | Ginkgo | <i>Ginkgo biloba</i> | 6 | Poor | Fair | Good | Fair | Fair | 5 | 1.2 | Y | City road allowance | Remove due to vehicle access |
| 16 | Siberian Elm sapling | <i>Ulmus pumila</i> | <5 | Poor | Good | Fair | Good | Fair | 0 | 1.2* | N | Sapling against building, not bylaw protected | Remove due to landscape design |

Appendix III – Tree Protection Plan



GENERAL NOTES:

1. This plan must be read in conjunction with the arborist report prepared by Cohen & Master.
2. Cohen & Master added the tree protection and removal information, as well as icons for trees 9, 10, 12, 13, and 16 (locations approximate, not surveyed). All other information provided on a landscape plan prepared by Brook McIlroy, Mar. 30, 2023, and a topographic survey prepared by KRCMAR Land Surveyors dated Jun. 3, 2022.

| No. | DATE |
|-----|---------------|
| 2 | Apr. 6, 2023 |
| 1 | Aug. 25, 2022 |

COHEN & MASTER
TREE AND SHRUB SERVICES

42 Guardsman Rd.,
Thornhill, Ontario L3T 6L4
416-932-0622 info@cmrtrees.com

CMTREES.COM BE GOOD TO YOUR TREES.

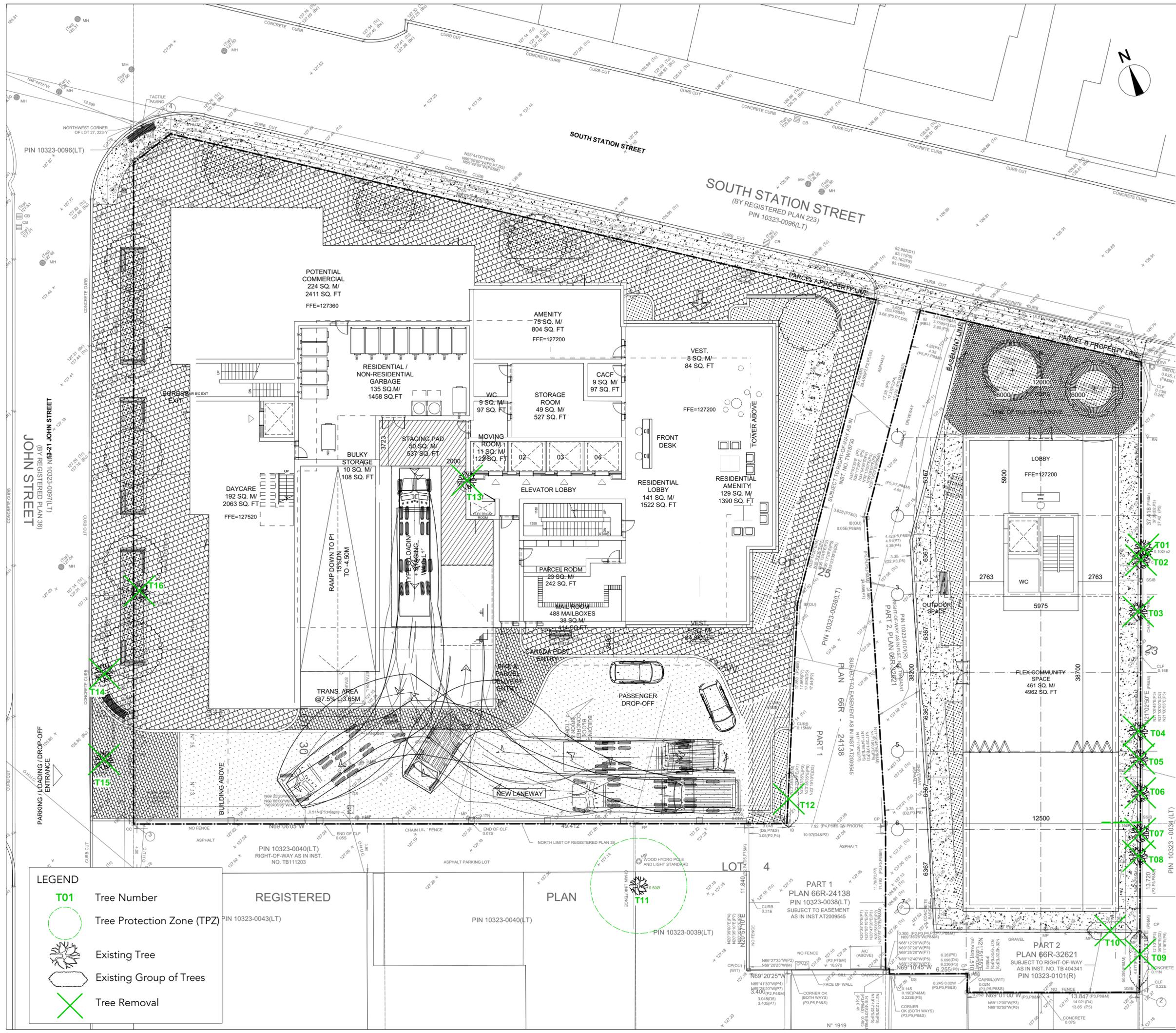
TITLE
TREE PROTECTION PLAN

SITE
South Station Street
13-21 John St., 36-40 South Station St., Toronto

SCALE 1:200

SHEET 1/3

TPP-1



LEGEND

- T01 Tree Number
- Tree Protection Zone (TPZ)
- Existing Tree
- Existing Group of Trees
- X Tree Removal

REGISTERED PLAN

PIN 10323-0043(LT)

PLAN

PIN 10323-0039(LT)

PART 1
PLAN 66R-24138
PIN 10323-0038(LT)
SUBJECT TO EASEMENT AS IN INST AT 2009545

PART 2
PLAN 66R-32621
SUBJECT TO RIGHT-OF-WAY AS IN INST. NO. TB 404341
PIN 10323-0101(R)

TREE PROTECTION NOTES (TPN)

1. TREE PERMITS AND PERMISSION

1.1 A PERMIT TO REMOVE PRIVATE TREE **8** AND MUNICIPAL TREES **14** AND **15** IS REQUIRED FROM URBAN FORESTRY.

1.2 TREES 1 - 7, 9, 10, 12, 13, AND 16 REQUIRE REMOVAL AND MAY BE REMOVED WITHOUT PERMIT APPROVAL (PRIVATE TREES UNDER 30 CM IN DIAMETER AT BREAST HEIGHT). ANY TREES LOCATED ON/OVER SHARED PROPERTY LINES (BOUNDARY TREES) REQUIRE PERMISSION OF THE NEIGHBOUR FOR REMOVAL OR INJURY.

1.3 NO WORK IS PERMITTED ON SITE THAT MAY AFFECT BYLAW-PROTECTED TREES PRIOR TO URBAN FORESTRY APPROVAL.

2. TREE PROTECTION ZONES (TPZ)

2.1 REFER TO CITY OF TORONTO NOTES FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2.2 THE TREE PROTECTION ZONE (TPZ) IS A 'NO-TOUCH' AREA AROUND TREES BASED ON TRUNK DIAMETER. THE TREE PROTECTION ZONE IS SPECIFIED BY URBAN FORESTRY. WITHIN THE TPZ THERE IS TO BE NO SOIL DISTURBANCE, EXCAVATION, COMPACTION, MOVEMENT OR STORAGE OF MATERIALS, MACHINERY OR FOOT TRAFFIC, WITHOUT A PERMIT FROM URBAN FORESTRY.

| Trunk Diameter (DBH) | Tree Protection Zone - Minimum Protection Distances Required |
|----------------------|--|
| < 10 cm | 1.2 m |
| 11 – 29 cm | 1.8 m |
| 30 – 41 cm | 2.4 m |
| 41 – 50 cm | 3.0 m |
| 51 – 60 cm | 3.6 m |
| 61 – 70 cm | 4.2 m |
| 71 – 80 cm | 4.8 m |
| 81 – 90 cm | 5.4 m |
| 91-100 cm | 6 m |
| 100+cm | 6 cm protection per 1cm trunk diameter |

2.3 THE TPZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE BASE OF THE TRUNK.

2.4 ANY ROOTS EXPOSED BY EXCAVATION OR TRENCHING OUTSIDE OF THE TREE PROTECTION ZONE (TPZ) OF TREES MUST BE CLEANLY CUT. NO TEARING BY MACHINERY IS PERMITTED.

2.5 ANY WORK INSIDE THE TPZ OF TREES MUST BE OVERSEEN BY A QUALIFIED ARBORIST.

3. TREE PROTECTION BARRIERS

3.1 TREE PROTECTION BARRIERS ARE REQUIRED FOR BYLAW-PROTECTED TREES THAT ARE TO BE PROTECTED ON OR ADJACENT TO THE SUBJECT SITE. BARRIERS ARE TO BE CONSTRUCTED AS PER DETAIL TP-1.

3.2 ON THIS PROJECT TREE PROTECTION BARRIERS ARE NOT REQUIRED, SUBJECT TO URBAN FORESTRY APPROVAL, AS ALL TREES ON THE SITE ARE TO BE REMOVED.

4. PRUNING

4.1 BRANCHES FROM TREE 11 MAY BE PRUNED UP TO THE PROPERTY LINE TO ACCOMMODATE INSTALLATION OF SHORING. ALL PRUNING MUST BE CARRIED OUT BY A QUALIFIED ARBORIST USING PROPER ARBORICULTURAL METHODS. TOPPING OR HEADING CUTS ARE NOT PERMITTED, LARGE DIAMETER PRUNING WOUNDS (GREATER THAN 15 CM DIA. ARE NOT PERMITTED. NO MORE THAN 25% OF THE CROWN MAY BE REMOVED PER YEAR.

TREE INVENTORY, abridged

Tree # - this number refers to the number on the tree assessment and plan
Common Name - the common name for each inventoried tree.
Botanical Name - the botanical or Latin name for each inventoried tree.
DBH - refers to diameter at breast height (in centimeters) measured at 1.4 m above existing grade.
Category - City of Toronto ownership categories. See below.
Tree Protection Zone (TPZ) - minimum Tree Protection Zone radius as per the City of Toronto. This distance is based on the diameter of the tree and the radius is measured from the outside edge of the base of the trunk.
Bylaw Protected (Y/N) - Y = yes, N = No, if tree falls under municipal or private tree bylaw protection.
Overall Tree Condition - an assessment of the overall condition of the tree based on all parts of the tree, measured on a scale of Good, Fair, Poor.
Action - proposed impact to tree (preserve, injure or remove) based on project design.
Categories
 0. Trees with diameters of less than 30 cm, situated on private property on the subject site.
 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 6m (non-ravine), 12m (ravine) 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 within the City road allowance adjacent to the subject site.

| Tree # | Common Name | Botanical Name | DBH (cm) | Category | Tree Protection Zone (m) | Bylaw Protected (Y/N) | Overall Tree Condition | Comments | Action |
|--------|---------------------------------------|---|----------|----------|--------------------------|-----------------------|------------------------|--|----------|
| 1 | Siberian Elm | <i>Ulmus pumila</i> | 13, 10 | 0 | 1.8* | N | Fair | Boundary tree | Remove |
| 2 | Siberian Elm | <i>Ulmus pumila</i> | 26.5 | 0 | 1.8* | N | Fair | Boundary tree | Remove |
| 3 | Siberian Elm | <i>Ulmus pumila</i> | 20, 17.5 | 0 | 1.8* | N | Fair | Boundary tree | Remove |
| 4 | Siberian Elm | <i>Ulmus pumila</i> | 22 | 0 | 1.8* | N | Fair | Boundary tree, codominant at 1m | Remove |
| 5 | White Mulberry | <i>Morus alba</i> | 16 | 0 | 1.8* | N | Fair | Boundary tree | Remove |
| 6 | Siberian Elm | <i>Ulmus pumila</i> | 23 | 0 | 1.8* | N | Fair | Boundary tree | Remove |
| 7 | Siberian Elm | <i>Ulmus pumila</i> | 21 | 0 | 1.8* | N | Fair | Boundary tree | Remove |
| 8 | Siberian Elm | <i>Ulmus pumila</i> | 40, 39 | 1/2 | 2.4 | Y | Fair | Boundary tree, codominant at 1m with included bark | Remove |
| 9 | 2 x Siberian Elm, 9 x Manitoba Maple | <i>Ulmus pumila</i> , <i>Acer negundo</i> | < 5 | 0 | 1.2* | N | Fair | Boundary trees | Remove |
| 10 | 16 x Siberian Elm, 6 x Manitoba Maple | <i>Ulmus pumila</i> , <i>Acer negundo</i> | < 5 | 0 | 1.2* | N | Fair | | Remove |
| 11 | Siberian Elm | <i>Ulmus pumila</i> | 53 | 2 | 3.6 | Y | Good | Neighbouring tree (south), entire root zone under parking lots | Preserve |
| 12 | 15 x Siberian Elm | <i>Ulmus pumila</i> | < 5 | 0 | 1.2* | N | Fair | | Remove |
| 13 | Manitoba Maple | <i>Acer negundo</i> | 8 | 0 | 1.2* | N | Poor | Multiple leaders, growing between building wall and vertical pipes | Remove |
| 14 | Ginkgo | <i>Ginkgo biloba</i> | 4.5 | 5 | 1.2 | Y | Poor | City road allowance | Remove |
| 15 | Ginkgo | <i>Ginkgo biloba</i> | 6 | 5 | 1.2 | Y | Fair | City road allowance | Remove |
| 16 | Siberian Elm sapling | <i>Ulmus pumila</i> | < 5 | 0 | 1.2* | N | Fair | Sapling against building, not bylaw protected | Remove |

GENERAL NOTES:

1. This plan must be read in conjunction with the arborist report prepared by Cohen & Master.
2. Cohen & Master added the tree protection and removal information, as well as icons for trees 9, 10, 12, 13, and 16 (locations approximate, not surveyed). All other information provided on a landscape plan prepared by Brook McIlroy, Mar. 30, 2023, and a topographic survey prepared by KRCMAR Land Surveyors dated Jun. 3, 2022.

| | |
|-----|---------------|
| 2 | Apr. 6, 2023 |
| 1 | Aug. 25, 2022 |
| No. | DATE |



42 Guardsman Rd.,
 Thornhill, Ontario L3T 6L4
 416-932-0622 info@cmtrees.com
CMTREES.COM BE GOOD TO YOUR TREES.

TITLE
TREE PROTECTION PLAN

SITE
 South Station Street
 13-21 John St., 36-40 South Station St., Toronto

SCALE 1:200

SHEET 2/3

TPP-2

City of Toronto General Tree Protection Plan Notes

- It is the applicant's responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action. The applicant would also be required to replace such trees to the satisfaction of Urban Forestry.

- Tree protection barriers shall be installed to the standards as detailed in this document and to the satisfaction of Urban Forestry.

- Tree protection barriers must be installed using plywood clad hoarding (minimum 19mm or 3/4" thick) or an equivalent approved by Urban Forestry.

- Where required, signs as specified in Section 4, Tree Protection Signage must be attached to all sides of the barrier.

- Prior to the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified on this plan must be installed to the satisfaction of Urban Forestry.

- Once all tree/site protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site protection shall be provided for Urban Forestry review.

- Where changes to the location of the approved TPZ or sediment control or where temporary access to the TPZ is proposed, Urban Forestry must be contacted to obtain approval prior to alteration.

- Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Urban Forestry.

- No construction activities including grade changes surface treatments or excavation of any kind is permitted within the area identified on the Tree Protection Plan or Site Plan as a minimum tree protection zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. The area(s) identified as a TPZ must remain undisturbed at all times.

- All additional tree protection or preservation requirements, above and beyond the installation of tree protection barriers, must be undertaken or implemented as detailed in the Urban Forestry approved arborist report and/or the approved tree protection plan and to the satisfaction of Urban Forestry.

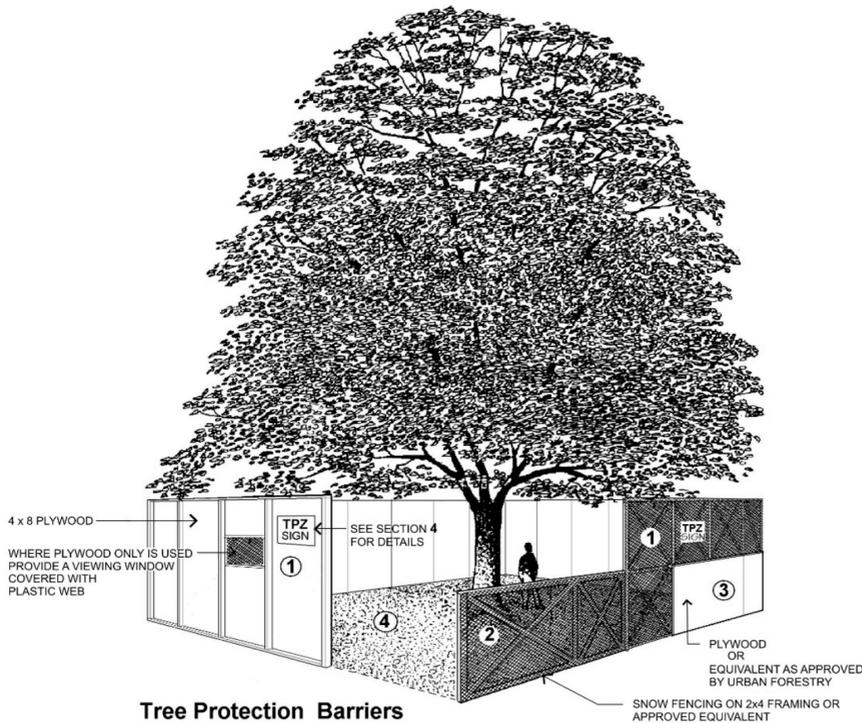
- If the minimum tree protection zone (TPZ) must be reduced to facilitate construction access, the tree protection barriers must be maintained at a lesser distance and the exposed portion of the TPZ must be protected using a horizontal root protection method approved by Urban Forestry.

- Any roots or branches indicated on this plan which require pruning, as approved by Urban Forestry, must be pruned by an arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practice. Roots that have received approval from Urban Forestry to be pruned must first be exposed using pneumatic (air) excavation, by hand digging or by using a low pressure hydraulic (water) excavation. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out crown or root pruning must contact Urban Forestry no less than 3 working days prior to conducting any specified work

- The applicant/owner shall protect all by-law regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry.

- Convictions of offences respecting the regulations in the Street Tree By-law and Private Tree By-law are subject to fines. A person convicted of an offence under these by-laws is liable to a minimum fine of \$500 and a maximum fine of \$100,000 per tree, and/or a Special Fine of \$100,000. The landowner may be ordered by the City to stop the contravening activity or ordered to undertake work to correct the contravention.

- 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.



Tree Protection Barriers

- 1 Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- 2 Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s.
- 3 Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- 4 No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Note:
Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219.130) heavy duty silt fence barrier and to the satisfaction of Urban Forestry. See Detail TP- 2



Urban Forestry

Parks, Forestry and Recreation

February 2016 **Detail TP-1**

GENERAL NOTES:

1. This plan must be read in conjunction with the arborist report prepared by Cohen & Master.

2. Cohen & Master added the tree protection and removal information, as well as icons for trees 9, 10, 12, 13, and 16 (locations approximate, not surveyed). All other information provided on a landscape plan prepared by Brook McIlroy, Mar. 30, 2023, and a topographic survey prepared by KRCMAR Land Surveyors dated Jun. 3, 2022.

| No. | DATE |
|-----|---------------|
| 2 | Apr. 6, 2023 |
| 1 | Aug. 25, 2022 |



42 Guardsman Rd.,
Thornhill, Ontario L3T 6L4
416-932-0622 info@cmtrees.com

CMTREES.COM BE GOOD TO YOUR TREES.

TITLE
TREE PROTECTION PLAN

SITE
South Station Street
13-21 John St., 36-40 South Station St., Toronto

SCALE 1:200

SHEET 3/3

TPP-3

Appendix IV - LIMITATIONS OF ASSESSMENTS

It is the policy of Cohen and Master Tree and Shrub Services to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees were not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. Inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

This report is property of Cohen and Master Tree and Shrub Services Ltd. and/or its agents and may not be used until payment is made in full unless written permission is granted. Cohen and Master Tree and Shrub Services reserves the right to withdraw this report and its recommendations, if any requirements are not met. All details and graphics are copyright of Cohen and Master Tree and Shrub Services Ltd.