



STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PRINCIPAL MATHIEU STRYBOS, OALA, CSLA
PARTNERS BRYN BARRON, OALA, CSLA, ISA
 ALISTAIR JOHNSTON, LOHTA, ISA
ASSOCIATE SALVATORE VIOLA, OALA, CSLA

ARBORIST REPORT

**PROPOSED MIXED-USE DEVELOPMENT
HERON'S HILL WAY & SHEPPART AVE. EAST
CITY OF TORONTO**

**PREPARED FOR:
PARADISE DEVELOPMENTS HERON'S HILL INC.
1 HERRON'S HILL WAY
TORONTO, ONTARIO
M2J 0G2**

**PREPARED BY:
STRYBOS BARRON KING LTD.
5770 HURONTARIO STREET
SUITE 320
MISSISSAUGA, ONTARIO
L5R 3G5**

**ISA CERTIFIED ARBORIST
MATTHEW GEHRES ON-1114A
OUR PROJECT NO:
19-5411**

April 2020

TABLE OF CONTENTS

| | | |
|--|-------|----|
| Introduction | ..... | 1 |
| Site Context | ..... | 1 |
| Plans Utilized | ..... | 1 |
| Tree Inventory | ..... | 1 |
| Tree inventory List | ..... | 2 |
| Observations | ..... | 2 |
| Tree Preservation/Removals | ..... | 3 |
| Table 1- <i>Tree Protection Zones</i> | ..... | 3 |
| Private Tree Bylaw | ..... | 3 |
| Table 2 <i>Tree Categories</i> | ..... | 3 |
| Tree Preservation | ..... | 4 |
| Conclusion | ..... | 4 |
| Appendix A – Contextual Tree Inventory & Preservation Plan | ..... | 5 |
| Appendix B – Site Photographs | ..... | 6 |
| Appendix C – Tree Protection Hoarding | ..... | 10 |

Enclosed: Full Size Tree Inventory & Preservation Plan

ARBORIST REPORT
Heron's Hill Way & Sheppard Ave. E., Toronto

Introduction

Strybos Barron King Ltd. was retained by Paradise Developments Heron's Hill Inc. to prepare an Arborist Report for the subject property in accordance with City of Toronto Tree Bylaw requirements.

Site Context

The subject site is located on the southeast corner of Heron's Hill Way and Yorkland Road, abutting an existing commercial building on the west side of the property. Heron's Hill Way flanks the north frontage of the property. Currently the property contains an existing commercial building with associated landscaped parking lot. The east third of the property is currently un-used. The proposal for this site will see the retention of the existing commercial building and the construction of a mixed-use high-rise development.

Plans Utilized

A Topographic Survey Plan prepared by R. Avis Surveying Inc. along with a Site Plan prepared by Graziani & Corazza Architects Inc. were used as reference to determine the location of existing trees within and adjacent to the subject site in relation to the proposed development.

Tree Inventory *(refer to tables below)*

Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure. (Refer to V100 – *Tree Inventory and Preservation Plan* for locations of and information pertaining to specific trees)

Tree Inventory Table Descriptions *(See Existing Tree Inventory on Page 2)*

| | | |
|------------------|---|--|
| Key# | This number refers to inventory number assigned to the tree on the plan. | |
| Species | The common names are provided for each tree. | |
| Caliper | This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree. | |
| Crown | Canopy Width | An estimation of the average diameter of the tree canopy, in metres. |
| Health | The general assessed health of the tree. | |
| Structure | This is an assessment of the trees overall form. | |
| Comments | A general description of each tree's condition and/or pertinent characteristics is provided. | |
| Direction | This indicates either preservation or removal of the tree (as noted on the plan) | |
| Min. TPZ | Recommended Tree Preservation Zone (in metres). | |

ARBORIST REPORT
Heron's Hill Way & Sheppard Ave. E., Toronto

| EXISTING TREE INVENTORY | | | | | | | | | |
|-------------------------|----------------------|---------|--------|--------|---|--------------|----------|---------------|-----|
| KEY | SPECIES | CALIPER | CROWN | HEALTH | COMMENTS | PRESERVATION | MIN. TPZ | TREE CATEGORY | KEY |
| | | IN (cm) | IN (m) | G/F/P | | DIRECTION | | | |
| 1 | FREEMAN MAPLE | 6.0 | 2.5 | GOOD | RECENTLY PLANTED STREET TREE. | REMOVE | 1.2 | 5 | 1 |
| 2 | FREEMAN MAPLE | 6.0 | 2.5 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 2 |
| 3 | LINDEN | 8.0 | 2.5 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 3 |
| 4 | FREEMAN MAPLE | 6.0 | 2.5 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 4 |
| 5 | FREEMAN MAPLE | 7.0 | 2.5 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 5 |
| 6 | FREEMAN MAPLE | 7.0 | 2.5 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 6 |
| 7 | FREEMAN MAPLE | 6.0 | 2.5 | GOOD | RECENTLY PLANTED STREET TREE. | REMOVE | 1.2 | 5 | 7 |
| 8 | FREEMAN MAPLE | 6.0 | 2.5 | GOOD | RECENTLY PLANTED STREET TREE. | REMOVE | 1.2 | 5 | 8 |
| 9 | FREEMAN MAPLE | 7.0 | 2.5 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 9 |
| 10 | FREEMAN MAPLE | 6.0 | 2.5 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 10 |
| 11 | LINDEN | 7.0 | 2.5 | FAIR | RECENTLY PLANTED STREET TREE, NARROW FORM | PRESERVE | 1.2 | 5 | 11 |
| 12 | FREEMAN MAPLE | 7.0 | 2.5 | FAIR | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 12 |
| 13 | FREEMAN MAPLE | 6.0 | 2.0 | FAIR | RECENTLY PLANTED STREET TREE, SPARSE. | PRESERVE | 1.2 | 5 | 13 |
| 14 | FREEMAN MAPLE | 7.0 | 3.0 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 14 |
| 15 | FREEMAN MAPLE | 7.0 | 3.0 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 15 |
| 16 | FREEMAN MAPLE | 7.0 | 3.0 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 16 |
| 17 | FREEMAN MAPLE | 6.0 | 3.0 | GOOD | RECENTLY PLANTED STREET TREE. | PRESERVE | 1.2 | 5 | 17 |
| 18 | HONEY LOCUST | 32.0 | 8.0 | FAIR | MAJOY HEALED SPLIT IN TRUNK | PRESERVE | 2.4 | 5 | 18 |
| 19 | HONEY LOCUST | 32.0 | 10.0 | GOOD | GOOD FORM | PRESERVE | 2.4 | 5 | 19 |
| 20 | WHITE SPRUCE | 33.0 | 5.0 | POOR | VERY SPARSE, DECLINING, LEADER DEAD. | PRESERVE | 2.4 | 5 | 20 |
| 21 | AUSTRIAN PINE | 41.0 | 7.5 | GOOD | FULL FORM, CODOMINANT LEADERS. | PRESERVE | 3 | 2 | 21 |
| 22 | WILLOW | 20.0 | 5.0 | GOOD | CLUMP, LOW BRANCHING. | PRESERVE | 1.8 | EXEMPT | 22 |
| 23 | HONEY LOCUST | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | PRESERVE | 1.2 | 5 | 23 |
| 24 | HONEY LOCUST | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | PRESERVE | 1.2 | 5 | 24 |
| 25 | RED MAPLE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | PRESERVE | 1.2 | 5 | 25 |
| 26 | RED MAPLE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | PRESERVE | 1.2 | 5 | 26 |
| 27 | LONDON PLANE TREE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | PRESERVE | 1.2 | EXEMPT | 27 |
| 28 | LONDON PLANE TREE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | PRESERVE | 1.2 | EXEMPT | 28 |
| 29 | LONDON PLANE TREE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | PRESERVE | 1.2 | EXEMPT | 29 |
| 30 | LONDON PLANE TREE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | PRESERVE | 1.2 | EXEMPT | 30 |
| 31 | KENTUCKY COFFEE TREE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 31 |
| 32 | KENTUCKY COFFEE TREE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 32 |
| 33 | HONEY LOCUST | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 33 |
| 34 | HONEY LOCUST | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 34 |
| 35 | HACKBERRY | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 35 |
| 36 | HACKBERRY | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 36 |
| 37 | RED MAPLE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 37 |
| 38 | RED MAPLE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 38 |
| 39 | RED MAPLE | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 39 |
| 40 | HONEY LOCUST | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 40 |
| 41 | HONEY LOCUST | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 41 |
| 42 | HACKBERRY | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 42 |
| 43 | HACKBERRY | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 43 |
| 44 | HACKBERRY | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 44 |
| 45 | HONEY LOCUST | 5 | 2.5 | GOOD | RECENTLY PLANTED SITE PLAN LANDSCAPE TREE | REMOVE | 1.2 | EXEMPT | 45 |

Observations

The trees inventoried within and immediately adjacent to the site are described as primarily, recently planted, immature street trees and internal site plan landscape trees that were installed as part of the site plan agreement for the existing commercial building. There are two, mature Honey locust trees flanking the existing building frontage along Yorkland Road.

ARBORIST REPORT
Heron's Hill Way & Sheppard Ave. E., Toronto

Generally, with the exception of the White Spruce in front of the adjacent property to the south, all trees inventoried are currently in fair to good overall health and condition.

Tree Preservation/Removals

In determining the tree preservation and/or removal recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws (Refer to Table1-Tree Protection Zones).

Table 1 - Tree Protection Zones

| <i>Trunk Diameter (DBH)</i> | <i>Minimum Protection Zone</i> |
|-----------------------------|--------------------------------|
| <10 cm | 1.2m |
| 10-29 cm | 1.8 m |
| 30-40 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 | 6.0 m |
| < 100 cm | 6cm per 1cm DBH |

Trees are recommended for preservation or removal based on proximity of the TPZ to the limit of construction, in conjunction with the overall tree health, size and anticipated ability to withstand root or crown impacts.

Private Tree By-Law

Table 2 – Tree Categories

| TREE CATEGORIES | |
|------------------------|--|
| 1 | Trees with diameters of 30cm or more, situated on private property, on the 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, |
| 5 | Trees of all diameters situated within the City road allowance adjacent to the subject site. |
| Exempt | Trees that are less than 30cm diameter and located on private property. |

The City of Toronto's Private Tree Bylaw protects trees found on private property that are 30cm DBH (Diameter at Breast Height) or greater as well as trees of all diameters situated within the City road allowance adjacent to the subject site.

ARBORIST REPORT
Heron's Hill Way & Sheppard Ave. E., Toronto

The By-law states that:

- A permit is required to remove/injure **any private tree** with a diameter of 30cm (12 in) or greater.
- A permit is required to remove/injure **any city owned tree**.

Due to the constraints of the proposed development, two (2) city owned trees will require removal. All other trees subject to the private tree bylaw are to be preserved and protected during construction.

Summary of Removals

| Key | Species | DBH (cm) | Remove/Injure | Tree Category |
|-----|-----------------|----------|---------------|---------------|
| 1 | Freemanii Maple | 6 | Remove | City |
| 7 | Freemanii Maple | 6 | Remove | City |
| 8 | Freemanii Maple | 6 | Remove | City |

Total of 3 Trees

Tree Preservation

All trees to be preserved and to be protected by City approved tree protection hoarding at the limits shown on the Tree Inventory & Preservation Plans prepared by SBK.

Conclusion

Strybos Barron King Ltd. was retained by Paradise Developments Heron's Hill Inc. to prepare an Arborist Report for the subject property in accordance with City of Toronto Tree Bylaw requirements. The report summarizes the trees inventoried within and immediately adjacent to the site and provides recommendations for retention or removal in context with the proposed mixed-use high-rise development. The *V100 – Tree Inventory & Preservation Plan* should be used as a reference with this report for detailed information pertaining to existing trees.

The owner is proposing to construct a mixed-use high-rise development within the subject property. Due to the constraints of the proposed limits of construction associated with the new development, three (3) city owned trees require removal. A permit from the City of Toronto to remove these trees will be required.

Prepared By:
STRYBOS BARRON KING LTD.

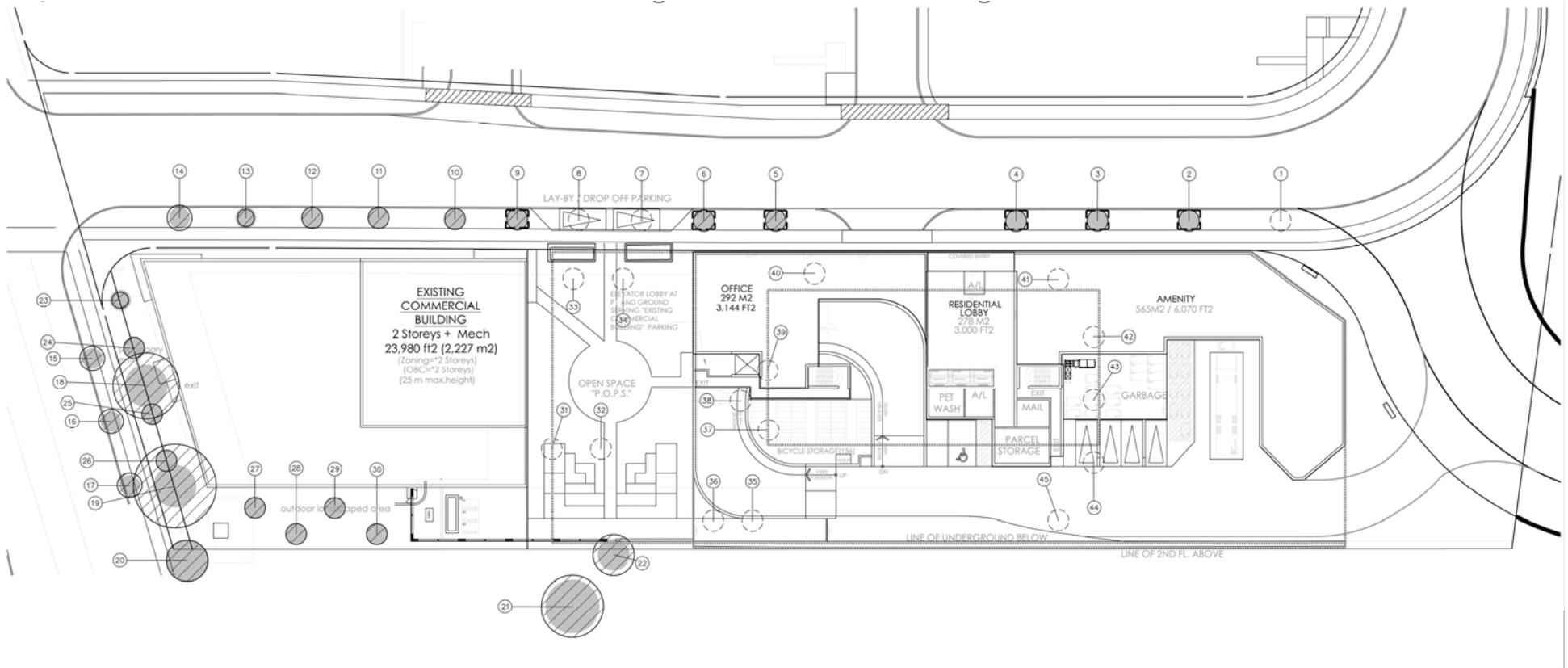


Matthew Gehres

I.S.A. Certified Arborist ON-1114A
Senior Landscape Technologist
Ext. 228

ARBORIST REPORT
Heron's Hill Way & Sheppard Ave. E., Toronto

APPENDIX A – CONTEXTUAL TREE INVENTORY & PRESERVATION PLAN



ARBORIST REPORT
Heron's Hill Way & Sheppard Ave. E., Toronto

Appendix B – SITE PHOTOGRAPHS



Tree# 1



Tree# 2



Tree# 3



Tree# 4



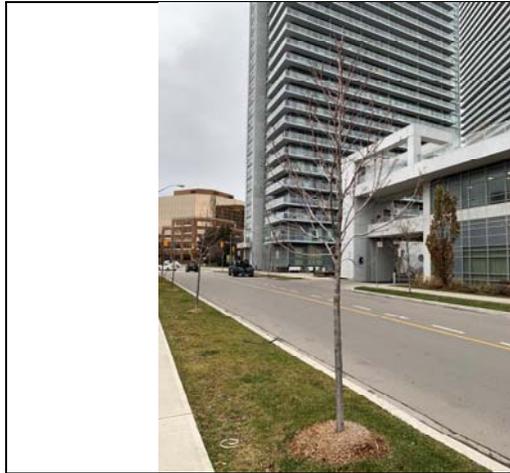
Tree# 5



Tree# 6

ARBORIST REPORT
Heron's Hill Way & Sheppard Ave. E., Toronto

Appendix B – SITE PHOTOGRAPHS



Tree# 7



Tree# 8



Tree# 9



Tree# 10



Tree# 11



Tree# 12

ARBORIST REPORT
Heron's Hill Way & Sheppard Ave. E., Toronto

Appendix B – SITE PHOTOGRAPHS



Tree# 13

Tree# 14



Tree# 15



Tree# 16



Tree# 17



Tree# 18

ARBORIST REPORT
Heron's Hill Way & Sheppard Ave. E., Toronto

Appendix B – SITE PHOTOGRAPHS



Tree# 19



Tree# 20

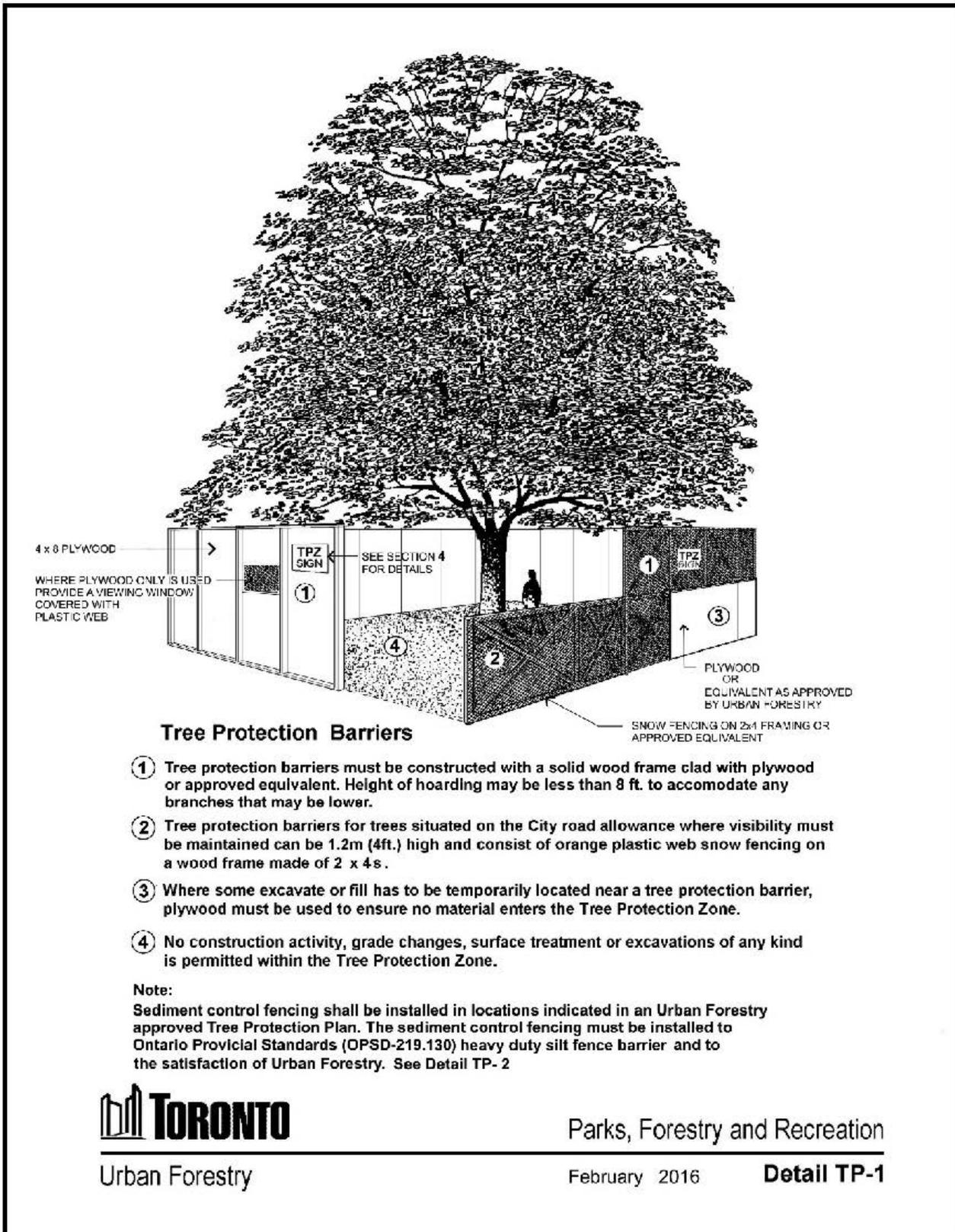


Tree# 21



Tree# 22

ARBORIST REPORT
Heron's Hill Way & Sheppard Ave. E., Toronto
Appendix C – TREE PROTECTION HOARDING



Urban Forestry

Parks, Forestry and Recreation

February 2016

Detail TP-1

Figure 4: Urban Forestry Detail TP-1