

# ARBORIST REPORT

PROJECT NAME: 33 Davisville/60 Balliol  
PROJECT NUMBER: OGD006  
INSPECTION DATE: February 07, 2022  
ISSUE DATE: June 3, 2022  
PERSONS PRESENT: Mike Hukezalie,  
ISA Certified Arborist No. ON-  
2408A

LOCATION: 33 Davisville Avenue/60  
Balliol Street, Toronto, ON.  
DESCRIPTION: Arborist Report

The MBTW Group has been retained to provide an arborist consultation report for the development site located at 33 Davisville Avenue/ 60 Balliol Avenue in the City of Toronto. This report provides arborist recommendations for the existing trees documented within and adjacent to the subject site that will be impacted by the proposed site development. Trees identified in this report are regulated under chapter 813 of the City of Toronto Municipal Code. A total of twenty-seven (27) trees are documented in this arborist report. This arborist report is to be read in conjunction with the Tree Preservation Plans prepared by The MBTW Group.

## PROJECT DESCRIPTION

This Arborist Report has been prepared in support of an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and a Site Plan Approval (SPA) application submitted by Osmington Gerofsky Development Corporation (OGDC), the applicant, for the site municipally known as 33 Davisville Avenue and 60 Balliol Street (the "Subject Lands"). The Subject Lands are located between Davisville Avenue and Balliol Street, approximately 85 metres east of Yonge Street, and represents a total area of 5,638 square metres (0.56 hectares). The property is managed by Real Property Management Services ("RPMS").

The Subject Lands consists of a 21-storey, 266-unit rental apartment building located on the northern portion of the site fronting Davisville Avenue (33 Davisville Avenue). The southern portion of the site is currently used as a privately-owned open space (60 Balliol Street). The requested OPA, ZBA and SPA applications would permit infill intensification on the lands known as 60 Balliol Street (the "Development Site") with a 39-storey residential building comprised of a 6-storey base building and 33 storey tower element on a developable site area of 2,879 square metres (0.28 ha). The existing 21-storey building currently on site at 33 Davisville Avenue will be retained.

The proposed building will include approximately 526 new dwelling units (in a mix of studio, one-bedroom, two-bedroom, and three-bedroom units) across 30,786 square metres of residential gross floor area.

## NATURE OF WORK

The arborist inspection was conducted on February 07, 2022 under light snow conditions. The subject site is located east of the Yonge Street and Davisville Avenue intersection. The subject site is currently occupied by one apartment building and a large, landscaped rear yard. This Arborist report provides information with regards to the species, health, potential for development and tree preservation as per 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.), 9th edition, 2000". Trees were described in terms of species and Diameter at Breast Height (DBH) with a caliper tape at 1.4m from grade. A rating of Good/Fair/Poor or Hazardous or Dead is assigned to each tree based on health, structural integrity, species response and the age of the tree in comparison with species longevity and propose land use objectives.

## OBSERVATIONS

### TREES ON PUBLIC PROPERTY

No publicly-owned trees were documented within the subject site.

### TREES ON SUBJECT SITE PRIVATE PROPERTY

Twenty-five (25) of the total twenty-seven (27) trees documented on the subject site, are privately-owned trees within the limits of the subject site property. These twenty-five (25) trees are predominantly: *Pinus nigra*, and *Ulmus pumila*. According to the current proposed development, all twenty-five (25) of these trees are to be removed to accommodate the proposed site works. Fourteen (14) of these twenty-five (25) trees to be removed measure 30cm DBH and above, as such these fourteen (14) trees are protected under the *Toronto Municipal Code Chapter 813* and will require permitting prior to removal. Based on the *Toronto Municipal Code Chapter 813*, which requires a replacement ratio of 3:1 for Good and Fair condition trees and 1:1 for Poor condition trees, the removal of these twenty-five (25) trees will require an anticipated replacement total of forty-nine (49) tree plantings. It is noted that, in the case where tree replacement planting is not physically possible on site, cash-in-lieu may be provided equal to 120% of the cost of planting and maintaining a tree for a period of two years, to the satisfaction of the General Manager of the City of Toronto.

### TREES ON ADJACENT PRIVATE PROPERTY

Two (2) of the total twenty-seven (27) trees documented are privately-owned trees within the limits of the neighbouring property. These two (2) trees are: *Quercus rubra*. According to the current proposed development, both of these trees are to be preserved, and are to be provided with tree protection in accordance with City of Toronto standards.

#### **Tree maintenance program**

##### **Pre-construction**

- Ensure that Tree protection zone as identified in Tree protection plan TP-1 is provided and approved by City of Toronto Urban forestry prior to construction, if required.
- Access by personnel, equipment, dumping of materials, soil fill and garbage are prohibited within TPZ during construction.
- Only roots that have received approval from Urban Forestry may be pruned.
- Prior to commencing with any excavation, roots approved for pruning by Urban Forestry must first be exposed using pneumatic (air) excavation, by hand digging or by using a low pressure hydraulic (water) excavation
- Tree root pruning where required must be performed by an ISA Certified Arborist. Pruning of tree roots must be conducted with sterilized cutting implement (such as a pruning saw or bypass pruners) to create a clean cut free that will promote healing.
- The roots of protected trees over 2.5cm in diameter that are exposed due to excavation, will require pruning by a certified arborist to prevent entry of pathogens through the damaged areas. All tree roots over 5cm in diameter should be preserved where possible.
- Backfill root cutting area with wet burlap and mulch to prevent root desiccation.

##### **During Construction**

- Provide irrigation to protected trees to compensate for root loss during periods of drought. Top up soil moisture level with irrigation to provide the equivalent of 5cm depth of natural rainfall per week during May to September.
- Provide a one-year slow release low nitrogen fertilizer such as 8-30-30 to promote root regeneration. Apply fertilizer during the active growing season from April to 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

- Provide soil aeration by air injection or mechanical tilling to relieve areas of compacted soil prior to new tree planting.
- 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 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.
- Ensure all new trees and existing trees impacted by site development are irrigated on a weekly basis if rainfall is less than 5cm per week.
- Ensure all new trees are provided with an irrigation program for 2 years following installation.
- Provide new tree plantings with weekly irrigation for a maintenance period of two years during the month of April to October. Ensure that the planting soil is evenly moist during the growing season if natural rainfall is deficient.
- Trees that are planted on the City owned right of way should be irrigated with the use of 'Tregator' irrigation bags for a period of 2 years minimum. The irrigation bags should be filled once at least once every 2 weeks and up to once per week during periods of hot dry weather.
- Remove stakes from all new trees not on City of Toronto Property after one (1) growing season to prevent girdling of trunk and to promote production of lateral support roots.
- Do not provide tree stakes for new tree plantings installed on City of Toronto Property.

### COMMENTS

Due to the proposed development within the subject site, twenty-five (25) privately-owned trees within the limits of the subject site property will require removal. Fourteen (14) of these twenty-five (25) trees require permitting prior to removal. Two trees are required to be provided with tree protection in accordance with City of Toronto standards. A total of forty-nine (49) replacement tree plantings are anticipated to be required and are subject to the satisfaction of the General Manager of the City of Toronto.

It is highly recommended that trees are replaced with native shade tree species such as Silver Maple (*Acer saccharinum*), Sugar Maple (*Acer saccharum*), American Basswood (*Tilia americana*), Red Oak (*Quercus rubra*), and/or Ironwood (*Ostrya virginiana*) to compensate for the loss of tree canopy and to increase biodiversity.

### LIMITATIONS OF ARBORIST INSPECTION REPORT

The trees identified in the Arborist Inspection Report have been made using accepted ISA arboricultural techniques including visual review of above ground parts, defects, scars, decay, fungal fruiting bodies, foliage color, insect damage, lean of tree canopy, visible root structures and condition of the trees in conjunction with the tree location, land use, site users and context. Except where noted, trees in this arborist report have not been cored, probed, excavated or climbed during the assessment process. Notwithstanding the observations and recommendations in this report, it must be noted that trees are living organisms that react to their environment, and their conditions will change over time. It is recommended that trees should be re-assessed periodically. The tree assessment information presented in this report is representative of the tree conditions at the time of inspection.

REPORT PREPARED BY:



JUNE 3, 2022

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Appendix A: Tree Inventory Table

TREE INFORMATION TABLE - 33 Davisville

TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	TPZ (m)	CNPY. SPR (m)	COND.	REMARKS	PRES. STATUS	C.O.T. CAT.	
1	560	<i>Acer rubrum</i>	Red Maple	55	3.6	8	Fair	Decay @ previous union, poorly removed	Remove	1
2	561	<i>Acer platanoides</i>	Norway Maple	40	2.4	8	Fair	Exposed roots	Remove	1
3	562	<i>Ulmus americana</i>	American Elm	16	1.8	3	Good	Overall good condition	Remove	0
4	563	<i>Gleditsia triacanthos</i>	Honeylocust	28	1.8	6	Good	Overall good condition	Remove	0
5	564*	<i>Ulmus pumila</i>	Siberian Elm	18	1.8	5	Fair	Dence understory	Remove	0
6	565*	<i>Ulmus americana</i>	American Elm	13	1.8	3	Good	Minor frost crack	Remove	0
7	566	<i>Ulmus americana</i>	American Elm	15	1.8	3	Good	Good overall condition	Remove	0
8	567*	<i>Ulmus pumila</i>	Siberian Elm	15	1.8	3	Fair	Dence understory	Remove	0
9	568*	<i>Ulmus pumila</i>	Siberian Elm	26	1.8	3	Fair	Dence understory	Remove	0
10	569*	<i>Ulmus pumila</i>	Siberian Elm	22	1.8	3	Fair	Dence understory	Remove	0
11	570*	<i>Ulmus pumila</i>	Siberian Elm	40	2.4	6	Poor	Major dead branches, 40% live crown ratio, codominant @ 1.0m	Remove	1
12	571	<i>Tilia cordata</i>	Little Leaf Linden	32, 26, 30, 34, 28	2.4	8	Fair	Clump @ base, major suckering, lean	Remove	1
13	572	<i>Pinus nigra</i>	Austrian Pine	38	2.4	6	Good	Good overall condition, minor lean	Remove	1
14	573*	<i>Quercus rubra</i>	Red Oak	17	1.8	3	Good	Good overall condition	Preserve	0
15	574	<i>Quercus rubra</i>	Red Oak	18	1.8	3	Good	Good overall condition	Preserve	0
16	575*	<i>Pinus nigra</i>	Austrian Pine	34	2.4	6	Good	Codominant @ 1.5m	Remove	1
17	576*	<i>Pinus nigra</i>	Austrian Pine	30	2.4	6	Fair	Extended upper canopy	Remove	1
18	577*	<i>Pinus nigra</i>	Austrian Pine	36	2.4	6	Fair	Minor lean	Remove	1
19	578	<i>Pinus nigra</i>	Austrian Pine	50	3.0	8	Good	Good overall condition	Remove	1
20	579	<i>Prunus sp.</i>	Cherry sp.	28	1.8	5	Fair	Codominant @ 1.5m	Remove	0
21	580	<i>Ulmus sp.</i>	Elm sp.	15	1.8	4	Fair	Twisted stem	Remove	0
22	581	<i>Acer negundo</i>	Manitoba Maple	37	2.4	6	Poor	30% live crown ratio	Remove	1
23	582	<i>Pinus nigra</i>	Austrian Pine	30	2.4	6	Good	Good overall condition	Remove	1
24	583	<i>Pinus nigra</i>	Austrian Pine	20	1.8	6	Good	Good overall condition	Remove	0
25	584	<i>Pinus nigra</i>	Austrian Pine	41	2.4	6	Good	Good overall condition	Remove	1
26	585*	<i>Pinus nigra</i>	Austrian Pine	32	2.4	6	Fair	Minor dead branches	Remove	1
27	586*	<i>Pinus nigra</i>	Austrian Pine	32	2.4	6	Fair	Minor dead branches	Remove	1

\* = Tree location on tree preservation plan shown as an approximation using aerial imagery and on site observations

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