

ARBORIST REPORT



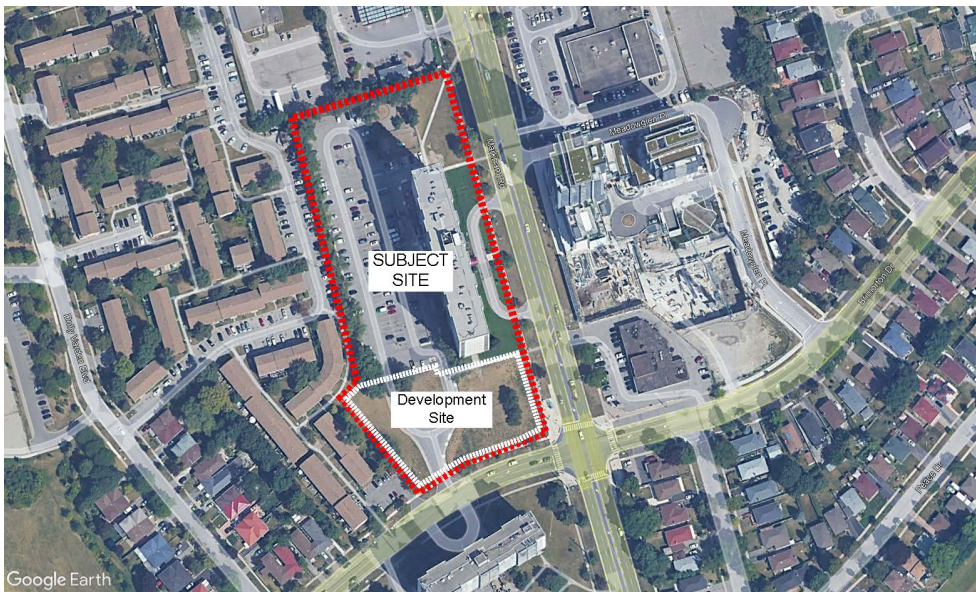
PROJECT NAME: 1050 Markham Road
PROJECT NUMBER: CRT001
DATE OF INSPECTION: January 18, 2024
PERSONS PRESENT: Mike Hukezalie, ISA Certified Arborist

LOCATION: 1050 Markham Road
Toronto, Ontario.
DESCRIPTION: Arborist report

Site Description

The MBTW Group has been retained to provide an Arborist Inspection Report for a future development site located at 1050 Markham Road. The present lot is bordered by residential lots to the west, Brimorton Dr to the south, Markham Road to the east and a commercial lot to the north. Refer to 'Aerial Image of Site' on this page for an overview. This area can be referred to as the "subject site" for the purposes of this report. The current site is comprised of one residential tower, asphalt parking, sodded areas, sodded boulevards and mixed planting beds.

This report provides a summary of information on the species, quantity and condition of the one hundred-seven (107) 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.), 9th 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.

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Proposed Site Work

The proposed sitework for this area consists of a development (refer to aerial image on page 1 for location) at the south end of the subject site which will include shoring work and regrading, buildings and landscaped areas. **A total of seventy (70) trees will be able to be preserved for the redevelopment.** A total of thirty-two (32) trees associated with this site will require removal and cannot be preserved. Five (5) trees will require injury.

Trees on Private Property

A total of eighty-nine (89) trees were documented on the subject site. Out of the eighty-nine (89) trees, thirty-one (31) will require removal in order to accommodate the proposed construction activity. Most trees were found to be in good to fair condition, with no exceptional specimens found. There were no provincially rare, endangered or species at risk found on the site. The dominant species found on site are Siberian Elm (*Ulmus pumila*) and Austrian Pine (*Pinus nigra*). The conditions of all trees are noted in the Tree Information Table (Appendix A). Five (5) of these trees require injury due to construction activity required for the proposed redevelopment. Tree preservation fencing shall be installed for all privately-owned trees to be preserved for the duration of demolition and construction activity.

Trees on Neighbouring Property

A total of ninety-one (91) trees were documented on the neighbouring site to the north, as they were found to be within 6m of the subject site. These trees are clear of any construction activity and will therefore be preserved without harm.

Trees on City Property

A total of sixteen (16) City-owned trees are associated with the site. These trees are located on the street frontages of Markham Road and Brimorton Dr. These trees were found to be in good to fair conditions. Fifteen (15) of these trees will be preserved without harm. One (1) tree (#700) will require removal, as it is located where a future driveway will occur. Tree preservation fencing shall be installed for all City trees to be preserved for the duration of demolition and construction activity. The conditions of all trees are noted in the Tree Information Table (Appendix A).

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.

- If root and/or aerial pruning is required for trees permitted to be injured, this should be undertaken by an experienced ISA Certified Arborist or Registered Professional Forester using best practices.
- 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 one (1) City-owned tree and thirty-one (31) privately-owned trees** due to the proposed redevelopment work. The one (1) City tree to be removed will require a permit and compensation planting for its removal. For the single (1) City-owned tree to be removed, a minimum compensation of 1:1 is recommended, therefore **one (1) tree is required to be planted within the City's right-of-way**. Given that nineteen (19) of the thirty-one (31) privately-owned trees are permit-sized, permits and compensation will be required. A compensation ratio of 3:1 for privately-owned trees will be required, therefore **fifty-seven (57) trees will be required to be planted on site as compensation**. Additionally, five (5) privately-owned trees will require injury due to the proximity of the trees to the proposed construction activity. Injury permits will be required for these five (5) trees, as they are all permit-sized.

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.

Refer to the removals and compensation summary on the following page.

Removals Summary:

Total Number of Trees Associated With Site= 107

Total Number of City-Owned Trees to Be Removed= 1

Total Number of Privately-Owned Permit-Sized to Be Removed= 19

Total Number of Privately-Owned Non-Permit Sized Trees to Be Removed= 12

Total Number of Privately-Owned Trees to Be Injured= 5

Compensation Summary:

Total Compensation Trees for City-Owned Trees (1:1)= 1

Total Compensation Trees for Privately-Owned Permit-Sized Trees (3:1 19x3)= 57

REPORT PREPARED BY:



Mike Hukezalie

ISA Certified Arborist No. ON-2408A

June 18th, 2024

Note: Refer to Sheet TP-2 (The MBTW Group) For Site Photos

Appendix A - Tree Information Table

	TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	TPZ (m)	CNPY. SPR (m)	COND.	REMARKS	PRES. STATUS	C.O.T. CAT.
1	689	<i>Pinus nigra</i>	Austrian Pine	29	2.4	5	Fair		Remove	0
2	690	<i>Pinus nigra</i>	Austrian Pine	30	2.4	6	Fair	Lean	Remove	1
3	691	<i>Pinus nigra</i>	Austrian Pine	35	2.4	6	Fair	Lean	Remove	1
4	692	<i>Pinus nigra</i>	Austrian Pine	24	2.4	4	Poor	Lean / Twisted	Remove	0
5	693	<i>Pinus nigra</i>	Austrian Pine	18	1.8	4	Poor	Lean / Twisted	Remove	0
6	694	<i>Pinus nigra</i>	Austrian Pine	34	2.4	8	Fair	Significant lean	Remove	1
7	695	<i>Pinus nigra</i>	Austrian Pine	36	2.4	8	Fair	Significant lean	Remove	1
8	696	<i>Gleditsia triacanthos</i>	Honey Locust	36	2.4	10	Good	Twisted canopy	Preserve	5
9	697	<i>Acer rubrum</i>	Red Maple	5	1.2	1	Good	New planting	Preserve	5
10	698	<i>Celtis occidentalis</i>	Common Hackberry	11	1.8	3	Good		Preserve	5
11	699	<i>Tilia cordata</i>	Littleleaf Linden	5	1.2	1	Good	New planting	Preserve	5
12	700	<i>Gleditsia triacanthos</i>	Honey Locust	36	2.4	12	Fair	Twisted canopy	Remove	5
13	701	<i>Acer saccharinum</i>	Silver Maple	28,28, 25,30	2.4	12	Fair	Few dead stems, clump at 1.0m	Injure	1
14	702	<i>Ulmus pumila</i>	Siberian Elm	76	4.8	16	Fair		Remove	1
15	703	<i>Ulmus pumila</i>	Siberian Elm	50	3.0	16	Fair	Codominant at 2.0m, few dead branches	Remove	1
16	704	<i>Pinus nigra</i>	Austrian Pine	49	3.0	10	Good	Good overall condition	Remove	1
17	705	<i>Pinus nigra</i>	Austrian Pine	34	2.4	18	Fair		Remove	1
18	706	<i>Pinus nigra</i>	Austrian Pine	39	2.4	6	Fair	Lean	Remove	1
19	707	<i>Pinus nigra</i>	Austrian Pine	44	3.0	8	Fair	Lean	Remove	1
20	708	<i>Pinus nigra</i>	Austrian Pine	38	2.4	8	Fair	Few dead branches	Remove	1
21	709	<i>Ulmus pumila</i>	Siberian Elm	70	4.2	10	Fair	Measured at 1.2m, codominant at 1.2m	Remove	1
22	710	<i>Pinus nigra</i>	Austrian Pine	31	2.4	6	Fair	Slope	Remove	1
23	711	<i>Pinus nigra</i>	Austrian Pine	26	2.4	6	Fair	Slope	Remove	0
24	712	<i>Pinus nigra</i>	Austrian Pine	26	2.4	6	Fair	Slope	Remove	0
25	713	<i>Pinus nigra</i>	Austrian Pine	24	2.4	4	Fair	Slope	Remove	0
26	714	<i>Pinus nigra</i>	Austrian Pine	27	2.4	6	Fair	Few dead branches	Remove	0
27	715	<i>Ulmus pumila</i>	Siberian Elm	24,15	2.4	4	Poor		Remove	0
28	716	<i>Ulmus pumila</i>	Siberian Elm	36	2.4	8	Fair	Few dead branches, lean	Remove	1
29	717	<i>Pinus nigra</i>	Austrian Pine	32	2.4	10	Fair	Slope	Remove	1
30	718	<i>Pinus nigra</i>	Austrian Pine	32	2.4	8	Fair	Slope	Remove	1
31	719	<i>Pinus nigra</i>	Austrian Pine	29	2.4	6	Fair	Slope	Remove	0
32	720	<i>Pinus nigra</i>	Austrian Pine	24	2.4	4	Fair	Leader bent over	Remove	0
33	721	<i>Pinus nigra</i>	Austrian Pine	21	2.4	3	Fair		Remove	0
34	722	<i>Pinus nigra</i>	Austrian Pine	20	2.4	3	Fair		Remove	0
35	723	<i>Ulmus pumila</i>	Siberian Elm	51	3.6	14	Poor	Lean	Remove	1
36	724	<i>Ulmus pumila</i>	Siberian Elm	61	4.2	14	Fair	Twisted canopy	Injure	1

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37	725	<i>Ulmus pumila</i>	Siberian Elm	55	3.6	14	Fair	Codominant at 2.0m	Preserve	1
38	726	<i>Ulmus pumila</i>	Siberian Elm	45	3.0	12	Fair		Preserve	1
39	727	<i>Ulmus pumila</i>	Siberian Elm	40	2.4	10	Fair	Codominant at 2.0m	Preserve	1
40	728	<i>Ulmus pumila</i>	Siberian Elm	40	2.4	10	Fair		Preserve	1
41	729	<i>Ulmus pumila</i>	Siberian Elm	70	4.2	14	Fair	Codominant at 1.5m	Preserve	1
42	730	<i>Ulmus pumila</i>	Siberian Elm	36	2.4	8	Fair		Preserve	1
43	731	<i>Ulmus pumila</i>	Siberian Elm	40	2.4	7	Fair		Preserve	1
44	732	<i>Ulmus pumila</i>	Siberian Elm	38	2.4	6	Fair	Codominant	Preserve	1
45	733	<i>Ulmus pumila</i>	Siberian Elm	58	3.6	8	Fair		Preserve	1
46	734	<i>Ulmus pumila</i>	Siberian Elm	34	2.4	6	Fair		Preserve	1
47	735	<i>Ulmus pumila</i>	Siberian Elm	46	3.0	8	Fair	Canopy to one side	Preserve	1
48	736	<i>Ulmus pumila</i>	Siberian Elm	42	3.0	8	Fair		Preserve	1
49	737	<i>Ulmus pumila</i>	Siberian Elm	40	2.4	10	Fair	Crack in trunk	Preserve	1
50	738	<i>Ulmus pumila</i>	Siberian Elm	48	3.0	14	Fair		Preserve	1
51	739	<i>Ulmus pumila</i>	Siberian Elm	42	3.0	6	Fair	Codominant at 1.0m, measured at 0.8m	Preserve	1
52	740	<i>Ulmus pumila</i>	Siberian Elm	31	2.4	6	Fair		Preserve	1
53	741	<i>Ulmus pumila</i>	Siberian Elm	46	3.0	8	Fair	Broken stem	Preserve	1
54	742	<i>Ulmus pumila</i>	Siberian Elm	45	3.0	8	Fair	Lean in canopy	Preserve	1
55	743	<i>Ulmus pumila</i>	Siberian Elm	64	4.2	10	Fair	Codominant at 1.5m	Preserve	1
56	744	<i>Ulmus pumila</i>	Siberian Elm	33,28, 31	2.4	8	Poor	Cavity / damage at base, codominant at 0.5m	Preserve	1
57	745	<i>Ulmus pumila</i>	Siberian Elm	63,46	4.2	14	Fair	Codominant at 0.5m, few dead branches	Preserve	1
58	746	<i>Pinus nigra</i>	Austrian Pine	26,21	2.4	6	Fair	Codominant at 0.5m	Preserve	0
59	747	<i>Pinus nigra</i>	Austrian Pine	54	3.6	8	Poor	Many dead branches	Preserve	1
60	748	<i>Pinus nigra</i>	Austrian Pine	51	3.6	8	Fair		Preserve	1
61	749	<i>Ulmus pumila</i>	Siberian Elm	16	1.8	4	Poor		Preserve	0
62	750	<i>Ulmus pumila</i>	Siberian Elm	29	2.4	4	Fair		Preserve	0
63	751	<i>Pinus nigra</i>	Austrian Pine	26,26	2.4	5	Fair		Preserve	0
64	752	<i>Pinus nigra</i>	Austrian Pine	44	3.0	10	Fair		Preserve	1
65	753	<i>Ulmus pumila</i>	Siberian Elm	28,29	2.4	10	Fair	Conjoined in fence / wall, codominant at 0.5m	Preserve	0
66	754	<i>Pinus nigra</i>	Austrian Pine	28	2.4	8	Fair		Preserve	0
67	755	<i>Pinus nigra</i>	Austrian Pine	38	2.4	6	Dead	Dead	Preserve	1
68	756	<i>Pinus nigra</i>	Austrian Pine	44	3.0	8	Fair		Preserve	1
69	757	<i>Ulmus pumila</i>	Siberian Elm	25	2.4	4	Fair	Conjoined in fence	Preserve	0
70	758	<i>Ulmus pumila</i>	Siberian Elm	19	1.8	6	Fair		Preserve	0
71	759	<i>Ulmus pumila</i>	Siberian Elm	42	3.0	10	Fair	Codominant at 2.0m	Preserve	1
72	760	<i>Ulmus pumila</i>	Siberian Elm	25,22	2.4	8	Fair	Conjoined at base	Preserve	0
73	761	<i>Ulmus pumila</i>	Siberian Elm	18	1.8	5	Fair	Conjoined stem for 2.0m	Preserve	0
74	762	<i>Ulmus pumila</i>	Siberian Elm	45	3.0	6	Fair		Preserve	1
75	763	<i>Ulmus pumila</i>	Siberian Elm	16	1.8	3	Fair		Preserve	0
76	764	<i>Ulmus pumila</i>	Siberian Elm	38	2.4	3	Fair	Codominant at 1.4m	Preserve	1
77	765	<i>Ulmus pumila</i>	Siberian Elm	40	2.4	8	Fair	Lean	Preserve	1
78	766	<i>Ulmus pumila</i>	Siberian Elm	40,30, 32	2.4	10	Fair	Codominant at 0.8m	Preserve	1

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79	767	<i>Ulmus pumila</i>	Siberian Elm	31,24	2.4	8	Fair	Codominant at base	Preserve	1
80	768	<i>Ulmus pumila</i>	Siberian Elm	20	2.4	6	Fair		Preserve	0
81	769	<i>Ulmus pumila</i>	Siberian Elm	29,36, 38,31	2.4	14	Fair	Codominant at 1.0m	Preserve	1
82	770	<i>Ulmus pumila</i>	Siberian Elm	15	1.8	4	Fair		Preserve	0
83	771	<i>Ulmus pumila</i>	Siberian Elm	22	2.4	4	Fair		Preserve	0
84	772	<i>Ulmus pumila</i>	Siberian Elm	24	2.4	4	Fair		Preserve	0
85	773	<i>Picea glauca</i>	White Spruce	31	2.4	5	Good	Neighbour	Preserve	2
86	774	<i>Acer saccharinum</i>	Silver Maple	28	2.4	6	Fair	Neighbour	Preserve	0
87	775	<i>Tilia cordata</i>	Littleleaf Linden	21	2.4	5	Good		Preserve	5
88	776	<i>Malus sp.</i>	Apple	27	2.4	6	Fair	Severe suckering	Preserve	5
89	777	<i>Malus sp.</i>	Apple	31	2.4	6	Fair		Preserve	5
90	778	<i>Acer rubrum</i>	Red Maple	57	3.6	12	Good		Preserve	1
91	779	<i>Acer platanoides</i>	Norway Maple	22	2.4	6	Fair		Preserve	5
92	780	<i>Malus sp.</i>	Apple	27	2.4	7	Fair	Exposed roots	Preserve	5
93	781	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	7	1.2	1	Good	New planting	Preserve	5
94	782	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	6	1.2	1	Good	New planting	Preserve	5
95	783	<i>Malus sp.</i>	Apple	35	2.4	6	Good		Preserve	5
96	784	<i>Acer platanoides</i>	Norway Maple	26	2.4	5	Fair	Frost crack in one branch	Preserve	5
97	785	<i>Malus sp.</i>	Apple	30	2.4	6	Fair		Preserve	5
98	786	<i>Malus sp.</i>	Apple	28	2.4	6	Good		Preserve	5
99	787	<i>Pinus nigra</i>	Austrian Pine	42	3.0	8	Fair	Lean	Injure	1
100	788	<i>Ulmus pumila</i>	Siberian Elm	39,39	2.4	14	Fair	Codominant at 1.0m lean	Remove	1
101	789	<i>Ulmus pumila</i>	Siberian Elm	41	3.0	14	Fair	Codominant at 1.0m lean	Remove	1
102	790	<i>Ulmus pumila</i>	Siberian Elm	72	4.8	14	Injured	Codominant at 1.0m lean	Injure	1
103	791	<i>Ulmus pumila</i>	Siberian Elm	36	2.4	12	Fair	Lean / twist in stem	Preserve	1
104	792	<i>Ulmus pumila</i>	Siberian Elm	37	2.4	12	Fair	Lean / twist in stem	Preserve	1
105	793	<i>Ulmus pumila</i>	Siberian Elm	40	24.0	14	Fair	Lean in canopy	Preserve	1
106	794	<i>Ulmus pumila</i>	Siberian Elm	39,42	24.0	14	Fair	Codominant at 0.8m	Preserve	1
107	795	<i>Ulmus pumila</i>	Siberian Elm	44	3.0	12	Fair	Codominant at 2.2m	Injure	1

	City tree to be removed
	Private Permit-Sized Tree to be Removed
	Private Tree to be Injured

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.

END OF REPORT