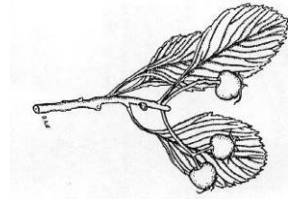


Arborist Report for
1571 Sandhurst Circle (WSIM Group)
Finch Avenue East and McCowan Road
Toronto, Ontario



DAWhiteTreeCare.com

Tel: 416 431 2453, E-mail: DAWhiteTreeCare@GMail.com

D. Andrew White M. Sc. ISA Certified Arborist ON-0734. 78 Marcella St. Toronto, ON, M1G 1L2.

1. Introduction

The following is an arborist report for the property at 1571 Sandhurst Circle, located at the corner of Finch Avenue East and McCowan Road Drive, in Toronto Ontario. The purpose of this report was to ascertain the potential impacts of the proposed construction of a proposed infill development on the trees on the site and on adjacent properties.

2. Methods

An on-site inspection was made on January 3, 2020. The sizes of individual trees were measured as diameter at breast height (DBH), breast height being 137 cm from ground level. The locations of these trees are indicated on the modified site plan (Fig. 1). From the data collected plant Condition Rating (CR), Location Rating (LR), Species Rating (SR), and minimum Tree Protection Zones (TPZ), were estimated.^{1,2} The Appraised Values (AV) of road allowance trees were calculated according to the Trunk Method.²

It is necessary to protect all trees designated for preservation during both demolition and construction. This tree protection can be accomplished by protecting the said trees with *tree protection barriers*. The minimum tree protection zone (TPZ) radius is based on the diameter of the tree ($TPZ \approx 0.06_{m/cm} \times DBH_{cm}$).

Tree barriers for road allowance areas would be composed of a 1.2 metres (4 ft.) high orange plastic web snow fencing secured on 2"x4" wood frames. Usually, tree protection barriers, not on road allowance, are to be 1.2 metres (4 ft.) high, and composed of plywood.^{3,4}

No T-bars should be used to secure TPZ barriers as they could injure roots or come into contact with energized underground conductors. TPZ signs must be added to TPZ barriers. The phone number required to be printed on TPZ signage should be that of the appropriate District of the Tree Protection and Plan Review (Urban Forestry). The phone number 3-1-1 can be called to attain further information.³

3. Discussion

There are plans to develop the surface parking areas around the periphery of the existing mall at the corner of Finch Avenue East and McCowan Road several non-exempt trees would need to be injured or removed, in order to allow for the proposed development (Table 1, Fig. 1).

Private Trees:

There is a total of ninety-four (94) private trees on the subject site.

Twenty-four (24) of these trees are in conflict with the proposed development and are to be removed. These trees are greater than 30cm DBH and will require a removal permit as per local municipal standards (Table 1, Fig. 1, Trees #44b, 93, 96, 108-114, 124, 126-129, 133-134b, 135-136, 180-181, 183-184).

Forty-seven (47) trees are to be removed that are less than 30 cm DBH or are previously dead/removed. These trees are exempt from the local municipal permit requirements (Table 1, Fig. 1, Trees #92, 94-95, 97-107, 115-123, 125, 130-132, 137-138, 142-160, 165, 166-178, 182).

Three (3) of these trees are to be preserved and protected by tree preservation hoarding as per the *Tree Preservation Plan* by *MSLA* (Table 1, Fig. 1, Trees #139-141).

Twenty (20) of these trees are beyond the limit of proposed work and are to remain without risk of injury (Table 1, Fig. 1, Trees #142-160, 165, 179).

Neighbouring Trees:

There are no neighbouring trees adjacent to the subject site.

Roadside (City) Trees:

There is total of ninety-three (93) city trees adjacent to the subject site.

Twenty-five (25) of these trees are in conflict with the proposed development and will require removal (Table 1, Fig. 1 Trees #1, 10, 18-19b, 35, 45-46b, 47-53, 55).

One (1) tree is dead and should be removed (Table 1, Fig. 1 Trees #54).

Forty-two (42) of these trees are to be preserved and protected by tree preservation hoarding as per the *Tree Preservation Plan* by *MSLA* (Table 1, Fig. 1, Trees #2-9, 11-17, 28-34, 36-44, 56-62, 88-91).

Twenty-five (25) of the roadside trees are outside of the limit of work zone. These trees are to remain without risk of injury (Table, Fig. 1, Trees #63-87).

4. Replacement Trees:

MSLA Landscape Architects has developed a landscape plan for the Woodside Centre property (*Tree Preservation Plan L1-01* by *MSLA*).

All new trees would be of large calliper nursery grown stock. The trees would be transplanted as according to Toronto Municipal Code *Article III* tree planting instructions and according to the Detail PD-101 for transplanting burlapped or balled trees.^{4,5}

- (1) Minimum 50 mm calliper (2-inch wide stem) for deciduous trees
- (2) Minimum 1.75 to 2.5 m height for coniferous trees (not in road allowance)
- (3) Trees spaced over 8 to 10 m apart, in canopy gaps
- (4) Trees more than 1.5 m from fences and/or hardscape

Tree locations would be such as not to interfere with underground or overhead utility lines. The trees are to be planted after the construction and landscaping work on the site have been completed. The trees would best be transplanted during the spring or autumn. Mid-summer transplanting should be avoided. These trees are to be maintained in good condition. Supplemental watering may be required during the drier periods of the year, especially during the first two or three years after their transplantation.^{4,5}

5. Conclusions

In order to allow for the alterations to the property, twenty-four (24) private trees over 30 cm DBH would require removal. Additionally, the following summary outlines the impact to the existing trees:

Twenty-four (24) privately owned trees over 30 cm DBH would be removed.
Forty-seven (47) privately owned trees less than 30 cm DBH would be removed.
Three (3) privately owned trees are to be preserved.
Twenty (20) privately owned trees are beyond the limit of work and are to remain.

No (0) trees on neighbouring properties are at risk of injury

Twenty-five (25) road allowance trees would be injured or removed.
Forty-two (42) road allowance trees would be preserved.
Twenty-five (25) road allowance trees are beyond the limit of work and are to remain.

MSLA Landscape Architects has developed a landscape plan for the Woodside Centre property.

D. Andrew White M. Sc.



April 3, 2020

Table #1A. Tree number (No.), species, diameter at breast height (DBH), Condition Rating (CR) Tree Category (TC), Comments and Recommendations.

No.	Tree Species	DBH (cm)	CR	TC	Comments	Recommendations
#1	honey locust	11	65	5	Tree in fair condition, near property line	To Be Removed
#2	linden	5	70	5	Well foliated tree	To Be PRESERVED
#3	honey locust	32	65	5	Tree with 4 m crown base	To Be PRESERVED
#4	Kentucky-coffee	4	65	5	Tree in fair condition	To Be PRESERVED
#5	honey locust	2	50	5	Tree in poor condition	To Be PRESERVED
#6	Turkish hazel	4	65	5	Tree in fair condition	To Be PRESERVED
#7	Freeman maple	3	50	5	Tree in poor condition	To Be PRESERVED
#8	English oak	11	65	5	Tree well foliated	To Be PRESERVED
#9	honey locust	38	50	5	Tree bifurcate at 2 m	To Be PRESERVED
#10	linden	8	60	5	Tree in low-fair condition	To Be Removed
#11	honey locust	42	65	5	Tree bifurcate at 3 m	To Be PRESERVED
#12	Freeman maple	5	65	5	Tree in fair condition	To Be PRESERVED
#13	honey locust	31	60	5	Tree in low-fair condition	To Be PRESERVED
#14	pin oak	6	65	5	Tree in fair condition	To Be PRESERVED
#15	Kentucky	5	60	5	Tree in low-fair condition	To Be PRESERVED
#16	Kentucky	4	65	5	Tree in low-fair condition	To Be PRESERVED
#17	Kentucky	4	65	5	Tree in low-fair condition	To Be PRESERVED
#18	Austrian pine	45	60	5	Tree in low-fair condition	To Be Removed
#19	Austrian pine	41	55	5	Tree in low-fair condition	To Be Removed
#19b	Austrian pine	30	40	5	Moribund pine tree	To Be Removed
#20	Austrian pine	42	60	5	Tree in low-fair condition	To Be Removed
#21	Austrian pine	44	60	5	Tree in low-fair condition	To Be Removed
#22	Austrian pine	42	60	5	Tree in low-fair condition	To Be Removed
#23	Austrian pine	41	60	5	Tree in low-fair condition	To Be Removed
#24	Austrian pine	32	55	5	Tree in low-fair condition	To Be Removed
#25	Austrian pine	33	60	5	Tree in low-fair condition	To Be Removed
#26	Austrian pine	32	60	5	Tree in low-fair condition	To Be Removed
#27	Austrian pine	35	60	5	Tree in low-fair condition	To Be Removed
#28	honey locust	31	65	5	Tree with 4-5 m crown base	To Be PRESERVED
#29	honey locust	33	65	5	Tree with 4-5 m crown base	To Be PRESERVED
#30	honey locust	34	65	5	Tree with 4-5 m crown base	To Be PRESERVED
#31	honey locust	20	55	5	Tree in low-fair condition	To Be PRESERVED
#32	honey locust	38	65	5	Tree with 4-5 m crown base	To Be PRESERVED
#33	honey locust	36	65	5	Tree with 4-5 m crown base	To Be PRESERVED
#34	honey locust	44	65	5	Tree with 4-5 m crown base	To Be PRESERVED
#35	honey locust	45	65	5	Tree with 4-5 m crown base	To Be Removed
#36	Norway maple	31	50	5	Tree in poor condition	To Be PRESERVED

Table #1B. Tree number (No.), species, diameter at breast height (DBH), Condition Rating (CR) Tree Category (TC), Comments and Recommendations.

No.	Tree Species	DBH (cm)	CR	TC	Comments	Recommendations
#37	honey locust	38	65	5	Tree with 4-5 m crown base	To Be PRESERVED
#38	honey locust	24	60	5	Tree bifurcates at 0 m	To Be PRESERVED
#39	honey locust	39	55	5	Tree with 4-5 m crown base	To Be PRESERVED
#40	honey locust	41	60	5	Tree with 4-5 m crown base	To Be PRESERVED
#41	honey locust	42	60	5	Tree with 4-5 m crown base	To Be PRESERVED
#42	honey locust	43	65	5	Tree with 4-5 m crown base	To Be PRESERVED
#43	Norway maple	26	55	5	Tree in low-fair condition	To Be PRESERVED
#44	honey locust	34	60	5	Tree with 4-5 m crown base	To Be PRESERVED
#44b	crab apple	31	60	1	Tree in low-fair condition	To Be Removed
#45	Norway maple	25	55	5	Tree in low-fair condition	To Be Removed
#46a	crab-apple	32	55	5	Tree in low-fair condition	To Be Removed
#46b	crab-apple	32	55	5	Tree in low-fair condition	To Be Removed
#47	Norway maple	36	60	5	Tree in low-fair condition	To Be Removed
#48	Freeman maples	10	65-70	5	Naturalised trees	To Be Removed
#49	Freeman maples	10	65-70	5	Naturalised trees	To Be Removed
#50	Freeman maples	10	65-70	5	Naturalised trees	To Be Removed
#51	Norway maple	33	60	5	Stump of tree	To Be Removed
#52	Austrian pine	28	55	5	Tree in low-fair condition	To Be Removed
#53	Austrian pine	31	60	5	Tree in fair condition	To Be Removed
#54	stump	0	Dead	5	Dead	To Be Removed
#55	Austrian pine	28	55	5	Tree in good condition	To Be Removed
#56	hackberry	6	65	5	Tree in good condition	To Be PRESERVED
#57	English oak	6	65	5	Tree in fair condition	To Be PRESERVED
#58	linden	7	70	5	Tree in fair condition	To Be PRESERVED
#59	red oak	5	70	5	Tree in fair condition	To Be PRESERVED
#60	Ohio buckeye	6	60	5	Tree in fair condition	To Be PRESERVED
#61	linden	5	65	5	Tree in fair condition	To Be PRESERVED
#62	Freeman maple	4	65	5	Tree in fair condition	To Be PRESERVED
#63	Freeman maple	6	65	5	Tree in fair condition	To Remain
#64	zelkova	5	65	5	Tree in low-fair condition	To Remain
#65	linden	6	65	5	Tree in fair condition	To Remain
#66	Ohio buckeye	6	65	5	Tree in good condition	To Remain
#67	catalpa	5	60	5	Tree in fair condition	To Remain
#68	linden	8	65	5	Tree in good condition	To Remain
#69	hackberry	3	70	5	Tree in low-fair condition	To Remain
#70	zelkova	3	65	5	Tree in fair condition	To Remain
#71	English oak	6	70	5	Tree in good condition	To Remain
#72	linden	5	60	5	Tree in low-fair condition	To Remain
#73	zelkova	3	65	5	Tree in fair condition	To Remain

Table #1C. Tree number (No.), species, diameter at breast height (DBH), Condition Rating (CR) Tree Category (TC), Comments and Recommendations.

No.	Tree Species	DBH (cm)	CR	TC	Comments	Recommendations
#74	English oak	6	65	5	Tree in fair condition	To Remain
#75	Freeman maple	6	65	5	Tree in fair condition	To Remain
#76	Freeman maple	5	65	5	Tree in fair condition	To Remain
#77	Freeman maple	5	65	5	Tree in fair condition	To Remain
#78	English oak	6	65	5	Tree in fair condition	To Remain
#79	English oak	7	65	5	Tree in fair condition	To Remain
#80	linden	8	65	5	Tree in fair condition	To Remain
#81	Ohio buckeye	6	65	5	Tree in fair condition	To Remain
#82	black locust	5	70	5	Tree in good condition	To Remain
#83	English oak	5	65	5	Tree in fair condition	To Remain
#84	linden	6	60	5	Tree in low-fair condition	To Remain
#85	catalpa	6	40	5	Moribund tree	To Remain
#86	zelkova	5	65	5	Tree in fair condition	To Remain
#87	English oak	7	70	5	Tree in good condition	To Remain
#88	linden	7	60	5	Tree in low-fair condition	To Be PRESERVED
#89	zelkova	22	40	5	Tree in poor condition	To Be PRESERVED
#90	English oak	9	65	5	Tree in good condition	To Be PRESERVED
#91	hackberry	14	70	5	Tree in good condition	To Be PRESERVED
#92	linden	22	65	1	Tree in fair condition	To Be Removed
#93	Norway maple	31	55	1	Tree in low-fair condition	To Be Removed
#94	linden	16	50	1	Tree in poor condition	To Be Removed
#95	linden	21	60	1	Tree in low-fair condition	To Be Removed
#96	silver maple	75	50	1	Tree in poor condition, bifurcate at 3 m	To Be Removed
#97	linden	16	60	1	Tree in low-fair condition	To Be Removed
#98	honey locusts	9	55-60	1	Exempt trees in small planters	To Be Removed
#99	honey locusts	9	55-60	1	Exempt trees in small planters	To Be Removed
#100	honey locusts	9	55-60	1	Exempt trees in small planters	To Be Removed
#101	honey locusts	9	55-60	1	Exempt trees in small planters	To Be Removed
#102	honey locusts	9	55-60	1	Exempt trees in small planters	To Be Removed
#103	honey locusts	9	55-60	1	Exempt trees in small planters	To Be Removed
#104	honey locusts	9	55-60	1	Exempt trees in small planters	To Be Removed
#105	honey locusts	9	55-60	1	Exempt trees in small planters	To Be Removed
#106	honey locusts	9	55-60	1	Exempt trees in small planters	To Be Removed

Table #1D. Tree number (No.), species, diameter at breast height (DBH), Condition Rating (CR) Tree Category (TC), Comments and Recommendations.

No.	Tree Species	DBH (cm)	CR	TC	Comments	Recommendations
#107	honey locusts	9	55-60	1	Exempt trees in planters	To Be Removed
#108	Austrian pine	35	60	1	Tree in low-fair condition	To Be Removed
#109	Austrian pine	32	60	1	Tree in low-fair condition	To Be Removed
#110	Austrian pine	36	60	1	Tree in low-fair condition	To Be Removed
#111	Austrian pine	31	55	1	Tree in low-fair condition	To Be Removed
#112	Austrian pine	43	60	1	Tree in low-fair condition	To Be Removed
#113	Austrian pine	45	55	1	Tree in low-fair condition	To Be Removed
#114	Austrian pine	46	60	1	Tree in low-fair condition	To Be Removed
#115	Norway maple	29	50	1	Tree in poor condition	To Be Removed
#116	honey locusts	20	60	1	Tree in low-fair condition	To Be Removed
#117	honey locusts	19	55	1	Tree in low-fair condition	To Be Removed
#118	dead trees	0	Dead	1	Stumps & removed trees	To Be Removed
#119	dead trees	0	Dead	1	Stumps & removed trees	To Be Removed
#120	linden tree	28	50	1	Tree in poor condition	To Be Removed
#121	apple tree	29	55	1	Tree in low-fair condition	To Be Removed
#122	crab-apples	28	55-60	1	Trees in low-fair condition	To Be Removed
#123	crab-apples	28	55-60	1	Trees in low-fair condition	To Be Removed
#124	crab apple	31	60	1	Tree in low-fair condition	To Be Removed
#125	crab apple	28	60	1	Tree in low-fair condition	To Be Removed
#126	Austrian pine	44	60	1	Tree in low-fair condition	To Be Removed
#127	Austrian pine	31	60	1	Tree in low-fair condition	To Be Removed
#128	Austrian pine	33	60	1	Tree in low-fair condition	To Be Removed
#129	Austrian pine	32	60	1	Tree in low-fair condition	To Be Removed
#130	Austrian pine	28	55	1	Tree in low-fair condition	To Be Removed
#131	Austrian pine	0	Dead	1	Stumps & removed trees	To Be Removed
#132	Austrian pine	0	Dead	1	Stumps & removed trees	To Be Removed
#133	Austrian pine	33	60	1	Tree in low-fair condition	To Be Removed
#134a	Austrian pine	32	60	1	Tree in low-fair condition	To Be Removed
#134b	Austrian pine	32	60	1	Tree in low-fair condition	To Be Removed
#135	Austrian pine	34	55	1	Tree in low-fair condition	To Be Removed
#136	Austrian pine	38	50	1	Tree in poor condition	To Be Removed
#137	crab apple	24	55	1	Tree in low-fair condition	To Be Removed
#138	crab apple	26	55	1	Tree in low-fair condition	To Be Removed
#139	Austrian pine	36	60	1	Tree in low-fair condition	To Be PRESERVED
#140	Austrian pine	31	60	1	Tree in low-fair condition	To Be PRESERVED
#141	crab-apples	26	55-60	1	Trees in low-fair condition	To Be PRESERVED
#142	crab-apples	26	55-60	1	Trees in low-fair condition	To Remain
#143	crab-apples	26	55-60	1	Trees in low-fair condition	To Remain
#144	Austrian pine	38	60	1	Tree in low-fair condition	To Remain

Table #1E. Tree number (No.), species, diameter at breast height (DBH), Condition Rating (CR) Tree Category (TC), Comments and Recommendations.

No.	Tree Species	DBH (cm)	CR	TC	Comments	Recommendations
#145	Austrian pine	43	60	1	Tree in low-fair condition	To Remain
#146	Austrian pine	44	60	1	Tree in low-fair condition	To Remain
#147	Austrian pine	35	55	1	Tree in low-fair condition	To Remain
#148	Austrian pine	46	60	1	Tree in low-fair condition	To Remain
#150	Austrian pine	45	60	1	Tree in low-fair condition	To Remain
#151	Austrian pine	39	60	1	Tree in low-fair condition	To Remain
#152	Austrian pine	28	65	1	Tree in fair condition	To Remain
#153	Austrian pine	31	65	1	Tree in fair condition	To Remain
#154	Russian olive	26	65	1	Tree in planter near wall	To Remain
#155	Austrian pine	39	60	1	Tree in low-fair condition	To Remain
#156	Austrian pine	46	60	1	Tree in low-fair condition	To Remain
#157	Austrian pine	28	50	1	Tree in poor condition	To Remain
#158	Austrian pine	41	60	1	Tree in low-fair condition	To Remain
#159	Austrian pine	44	60	1	Tree in low-fair condition	To Remain
#160	Russian olive	28	60	1	Tree in planter near wall	To Remain
#161	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#162	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#163	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#164	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#165	Norway maple	29	55	1	Tree in planter	To Remain
#166	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#167	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#168	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#169	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#170	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#171	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#172	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#173	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#174	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#175	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#176	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#177	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#178	Stumps	0	Dead	1	Stumps & removed trees	To Be Removed
#179	Austrian pine	39	55	1	Tree in low-fair condition	To Remain
#180	Austrian pine	32	60	1	Tree in low-fair condition	To Be Removed
#181	Austrian pine	37	60	1	Tree in low-fair condition	To Be Removed
#182	linden	28	50	1	Tree in poor condition	To Be Removed
#183	Austrian pine	39	60	1	Tree in low-fair condition	To Be Removed
#184	Austrian pine	40	60	1	Tree in low-fair condition	To Be Removed

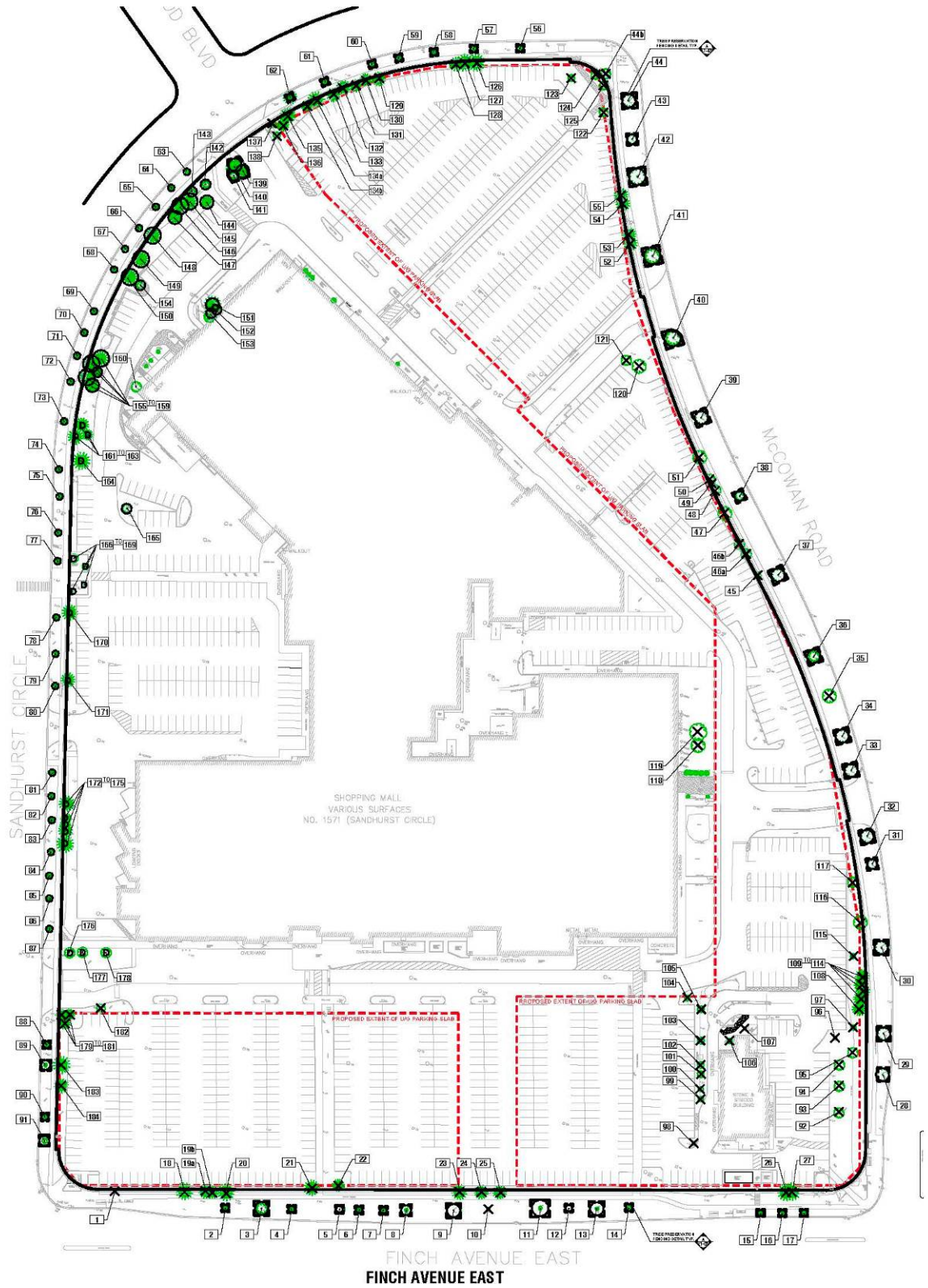


Figure #1: Tree locations on the Woodside Centre at the corner of Finch Avenue East and McCowan Road development site. Note: this is a reduction of the Tree Preservation Plan prepared by MSLA, and is meant for reference only.

6. References

1- Council of Tree Landscape Appraisers. 2006. Guide for Plant Appraisal. 10th Edition. International Society of Arboriculture.

2- International Society of Arboriculture of Ontario. 2006. Ontario Supplement to Guide for Plant Appraisal 10th Edition. Ontario Chapter, International Society of Arboriculture.

3- City of Toronto. 2015. Urban Forestry Services. www.Toronto.Ca/trees .

4- City of Toronto. 2015. Tree Protection Policy and Specifications for Construction near Trees (including detail PD-101). Toronto Parks, Forestry & Recreation.

5- City of Toronto. 2015. Application to Injure or Destroy Trees. Toronto Parks, Forestry & Recreation.