Tree Inventory and Preservation Plan Report
50 Stephanie Street
Toronto, Ontario

prepared for

STUDIO tla
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prepared by

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KUNTZ FORESTRY CONSULTING INC Project P4605

Introduction

Kuntz Forestry Consulting was retained by STUDIO tla to complete a Tree Inventory and Preservation Plan as part of a development application for the property located at 50 Stephanie Street in the City of Toronto, Ontario. The subject property is located at the northeast corner of Stephanie Road and Beverly Street, within a mixed-use area.

The work plan for this tree preservation study included the following:

- Prepare inventory of all tree resources greater than 15cm DBH on and within six metres of the subject property, and trees of all sizes within the right-of-way;
- Evaluate potential tree saving opportunities based on proposed development plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

Policy Framework

The subject property is subject to the provisions of the City of Toronto's Private Tree-By-law (Chapter 813) which regulates tree injury and destruction of individual trees within the City of Toronto. Preliminary information is acquired on individual trees which are then categorized in compliance with the by-law in support of development applications. Tree categories range from one through five and are as follows:

> ***Categories***
> ***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 6 m of the subject site.*
> ***3.*** *Trees of all diameters situated on City owned parkland within 6 m of the subject site.*
> ***4.*** *On lands designated under City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection, trees of all diameters within 10 metres of any construction activity.*
> ***5.*** *Trees of all diameters situated within the City road allowance adjacent to the subject site.* (City of Toronto, 2008).

Methodology

Trees greater than 15cm DBH on and within six metres of the subject property, and trees of all sizes within the right-of-way were included in the inventory. Trees were located using the topographic survey provided for the property. Trees on the subject property were tagged with the numbers 901-918. Trees located off the subjected property were identified with the letters A-Z and AA-DD. See Figure 1 for the locations of trees and Table 1 for the results of the inventory.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figure 1.
Species - common and botanical names provided in the inventory table.

DBH - diameter (centimetres) at breast height, measured at 1.4 m above the ground.
Condition - condition of tree considering trunk integrity, crown structure and crown vigour. Condition ratings include poor (P), fair (F) and good (G).
Comments - additional relevant detail.

The results of the evaluation are provided below.

Existing Site Conditions

The subject property contains a high-rise residential building with underground parking and associated private landscaped open space. Tree resources exist in the form of landscape trees and self-seeded volunteers. Refer to Figure 1 for the existing conditions.

Tree Resources

The tree inventory was conducted on 4 April 2025. The inventory documented 48 trees on and within six metres of the subject property. Refer to Table 1 for the full tree inventory and Figure 1 for the locations of trees reported in the tree inventory.

Tree resources included in the inventory are comprised of Austrian Pine (*Pinus nigra*), Kentucky Coffeetree (*Gymnocladis dioicus*), Thornless Honey Locust (*Gleditsia triacanthos 'inermis*), Sycamore (*Platanus occidentalis*), Siberian Elm (*Ulmus pumila*), English Oak (*Quercus robur*), Little Leaf Linden (*Tilia cordata*), and Norway Maple (*Acer platanoides*).

Proposed Development

The proposed development involves the construction of a building addition on the north side of the existing building and upgrades to existing hardscaping along the east property boundary. Refer to Figure 1 for the proposed site plan.

Discussion

The following sections provide a discussion and analysis of development impacts, tree removal requirements, and tree preservation relative to the proposed development and existing conditions.

Development Impacts/Tree Removals

The removal of 21 trees including Trees 901-911 U-Z, and AA-CC will be required to accommodate the proposed development. Trees 904-911 directly conflict with the proposed building addition. Trees U-Z and AA-CC conflict with the removal of existing planters and proposed road widening. Significant encroachment into the minimum tree protection zones (mTPZ) of Trees 901-903 will be required to accommodate the removal of an existing retaining wall and underground parking lot such that the trees would not be expected to tolerate the resulting injuries.

Trees 901-911 are located on the subject property and are greater than 30 cm DBH (Category 1). Trees U-Z, and AA-CC are located within the right-of-way. A permit is required prior to the removal of these trees.

Tree Preservation

The preservation of all other trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures will have to be implemented prior to construction to ensure tree resources designated for retention are not impacted. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail. The following special mitigation measures must be implemented **under the supervision of a Certified Arborist**:

Trees A-Q

Encroachment into the mTPZs of Trees A-Q is required to accommodate a proposed curb. The following mitigation measures must be implemented prior to construction to ensure the trees respond well to construction:

1. AirSpade technology must be utilized to excavate a trench at the proposed excavation limits within the mTPZs of Trees A-Q as shown with a thick CYAN line on Figure 1.
2. Exposed roots are to be pruned within the trench in accordance with Good Arboricultural Standards.
3. If structural roots (greater than 5 cm in diameter) are encountered, work should stop immediately, and Urban Forestry contacted before any pruning occurs. While awaiting approval, exposed roots must be covered with damp burlap. If the City determines that cutting these roots could compromise the tree's structural integrity, the tree must be removed.
4. Once pruning is complete, the trench must be back filled with native material or clean loam soil.

The existing retaining wall/fence must remain in place and will serve as adequate tree protection hoarding.

Trees A-Q are located within City owned park land (Category 3). A permit is required prior to the injuring of these trees.

Summary and Recommendations

Kuntz Forestry Consulting was retained by STUDIO tla to complete a Tree Inventory and Preservation Plan as part of a development application for a property located at 50 Stephanie Street in the City of Toronto, Ontario. A tree inventory was conducted and reviewed in the context of the proposed development plan.

The findings of the study indicate a total of 48 trees on and within six metres of the subject property. The removal of 21 trees is required. All other trees can be saved provided appropriate tree protection measures are implemented prior to construction.

The following recommendations are suggested to minimize impact to trees identified for preservation. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.

- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.

- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.

- Site visits, pre, during, and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,

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Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: 50 Stephanie Street, Toronto Date: 4 April 2025 Surveyors: IB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	cat.	Comments	Action
A	Austrian Pine	*Pinus nigra*	37	G	F	G-F	0	3.5	2.4	3	Crook(M)	Preserve
B	Austrian Pine	*Pinus nigra*	32	G	F-P	G-F	0	3.5	2.4	3	Bowed (M), poor form (M)	Preserve
C	Austrian Pine	*Pinus nigra*	42.5	G	F-P	G-F	0	4	3.0	3	Poor form (H), pruning wounds (H)	Preserve
D	Austrian Pine	*Pinus nigra*	48	G	F	G	0	5.5	3.0	3	Bowed (M)	Preserve
E	Austrian Pine	*Pinus nigra*	28.5	G	F	G-F	0	3.5	1.8	3	Poor form (M), pruning wounds (L)	Preserve
F	Austrian Pine	*Pinus nigra*	43.5	F	P	F-P	30	4	3.0	3	Crook(H), asymetrical crown (H), Topped	Preserve
G	Austrian Pine	*Pinus nigra*	50	G-F	G-F	G-F	0	6	3.0	3	Exposed roots (M)	Preserve
H	Austrian Pine	*Pinus nigra*	37	G-F	P	F	0	3	2.4	3	Pruning wounds (H), poor form (H)	Preserve
I	Austrian Pine	*Pinus nigra*	28	G-F	F	G-F	0	4	1.8	3	Exposed roots (L) asymetrical crown (M)	Preserve
J	Austrian Pine	*Pinus nigra*	29	G-F	F-P	G-F	0	3	1.8	3	Exposed roots (L), leaning (L), poor form (M)	Preserve
K	Norway Maple	*Acer platanoides*	52	G-F	G-F	G-F	0	7	3.6	3	Exposed roots (L), leaning (L)	Preserve
L	Norway Maple	*Acer platanoides*	37	G-F	F	G-F	0	5.5	2.4	3	Codominant at 3m, poor form (L)	Preserve
M	Norway Maple	*Acer platanoides*	52	F	G-F	G-F	0	7.5	3.6	3	Exposed roots (M)	Preserve
N	Norway Maple	*Acer platanoides*	33	G-F	G-F	G-F	0	6	2.4	3	Asymetrical crown (L)	Preserve
O	Norway Maple	*Acer platanoides*	46	G-F	G-F	G-F	10	7	3.0	3	Exposed roots (M)	Preserve
P	Norway Maple	*Acer platanoides*	46	G-F	F	G-F	10	7	3.0	3	Exposed roots (L), leaning (L), codominant at 2.5m, trunk injury with fruiting bodies on trunk and at union	Preserve
Q	Norway Maple	*Acer platanoides*	52	F	F-P	G-F	0	10	3.6	3	Topped, exposed roots (M), poor form (H)	Preserve
R	Little-leaf Linden	*Tilia cordata*	54.5	G	G	F-P	40	7	3.6	3		Preserve
S	Little-leaf Linden	*Tilia cordata*	39	G	G-F	F-P	60	6	2.4	3		Preserve
T	Little-leaf Linden	*Tilia cordata*	35.5	G	G-F	G-F	10	5	2.4	3	Wood pecker damage(L), symetrical crown (L)	Preserve
U	Norway Maple	*Acer platanoides*	25	F	P	F-P	30	3.5	1.8	5	Trunk injury (H), lost leader (H), epicormic branching (H)	Remove
V	Norway Maple	*Acer platanoides*	22.5	G-F	F-P	F-P	30	3.5	1.8	5	Epicormic branching (H), poor form (H)	Remove
W	Kentucky Coffeetree	*Gymnocladus dioicus*	4.5	G	G-F	G-F	0	1	1.2	5		Remove
X	Honey Locust (shademaster)	*Gleditsia triacanthos 'inermis'*	7	G	G	G	0	2	1.2	5		Remove
Y	Norway Maple	*Acer platanoides*	27	F	F	F	0	4	1.8	5	bowed (M)	Remove
Z	Sycamore	*Platanus occidentalis*	10	G	G	G	0	2	1.8	5		Remove
AA	Kentucky Coffeetree	*Gymnocladus dioicus*	7.5	G	G-F	G	0	1	1.2	5	Asymetrical crown (L)	Remove
BB	Norway Maple	*Acer platanoides*	28	G-F	F	F	0	3	1.8	5	Codominant at 2m, asymetrical crown (L)	Remove
CC	Honey Locust (shademaster)	*Gleditsia triacanthos 'inermis'*	12	G	G	G	0	4	1.8	5		Remove
DD	Honey Locust (shademaster)	*Gleditsia triacanthos 'inermis'*	41	G-F	G	G	0	8	3.0	5	Exposed roots (L)	Preserve
901	Norway Maple	*Acer platanoides*	56.5	G-F	G-F	G-F	0	0	3.6	1		Remove
902	Norway Maple	*Acer platanoides*	59.5	G	G	G	0	8.5	3.6	1		Remove
903	Norway Maple	*Acer platanoides*	54	G	F-P	F	0	11	3.6	1	Codominant at 2.2m, canker at union (M), epicormic branching (M), lost leader (L)	Remove
904	Siberian Elm	*Ulmus pumila*	45	G-F	F-P	F	20	9	3.0	1	Codominant at 3m, poor form (H)	Remove
905	Siberian Elm	*Ulmus pumila*	51	G-F	G-F	G-F	0	8	3.6	1	Exposed roots (L)	Remove
906	Siberian Elm	*Ulmus pumila*	47	G-F	G-F	F	20	8	3.0	1	Codominant at 3.5m	Remove
907	Siberian Elm	*Ulmus pumila*	42	G-F	F	G-F	0	8	3.0	1	Codominant at 3.2m, epicormic branching (L), bowed (L)	Remove
908	Siberian Elm	*Ulmus pumila*	56	G	F	G-F	0	10	3.6	1	Codominant at 4m	Remove
909	Siberian Elm	*Ulmus pumila*	38	F	F	G-F	0	10	2.4	1	Codominant at 3m, poor form (M)	Remove
910	Siberian Elm	*Ulmus pumila*	50	G-F	F	G-F	0	8	3.0	1	Leaning (L), epicormic branching (M), crook(M)	Remove
911	Siberian Elm	*Ulmus pumila*	63	G-F	F	G-F	10	10	4.2	1	Leaning (L), asymetrical crown (M)	Remove
912	Norway Maple	*Acer platanoides*	42	G-F	G-F	G-F	0	7	3.0	1	Exposed roots (L) asymetrical (L)	Preserve
913	English Oak	*Quercus robur*	~35	G	G	G	0	3.5	2.4	1		Preserve
914	Honey Locust (shademaster)	*Gleditsia triacanthos 'inermis'*	16	G-F	G-F	G	0	4.5	1.8	-	bowed (L)	Preserve
915	Honey Locust (shademaster)	*Gleditsia triacanthos 'inermis'*	54.5	G	G	G	0	11	3.6	1		Preserve
916	English Oak	*Quercus robur*	19	G	G-F	G-F	0	3	1.8	-	Codominant at 1m, broken branchs (L)	Preserve
917	Norway Maple	*Acer platanoides*	69	G-F	F	F	20	9	4.2	1	Exposed roots (M), leaning (L)	Preserve
918	Norway Maple	*Acer platanoides*	43	G	G-F	G-F	0	7	3.0	1	Asymetrical crown(L)	Preserve

Codes		
DBH	Diameter at Breast Height	*(cm)*
TI	Trunk Integrity	*(G, F, P)*
CS	Crown Structure	*(G, F, P)*
CV	Crown Vigor	*(G, F, P)*
CDB	Crown Die Back	*(%)*
mTPZ	minimum Tree Protection Zone	*(m)*
cat.	City of Toronto Tree By-law category	*(1, 2, 3, 4, 5)*
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Appendix A. Photographs

Image 1. Trees A-J

Image 2. Trees K-Q

Image 3. Trees 901 and T

Image 4. Trees 902, 903, R, and S

Image 5. Trees 904-908

Image 6. Tree 909

Image 7. Trees 910 and 911

Image 8. Trees U-Y

Image 9. Trees Z-CC

Image 10. Trees 912 and 913

Image 8. Trees 914-916

Image 9. Trees DD, 917, and 918