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**Urban Forestry, Tree Protection & Plan Review**

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**17 Yorkville Limited Partnership c/o RioCan Realty Properties Investments Partnership Thirteen LP**

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**Re: 11, 17, 19, 21 Yorkville Avenue and 16, 18 Cumberland Avenue (Ward 27)**

**Arborist Report – Construction/Tree Protection**

Central Tree Care Ltd. has been retained by 17 Yorkville Limited Partnership c/o RioCan Realty Properties Investments Partnership Thirteen LP to provide a professional arborist report for the proposed work 11, 17, 19, 21 Yorkville Avenue and 16, 18 Cumberland Avenue. The nature of the work is to demolish all existing structures on site followed by the construction of a new condominium.

To facilitate the proposed construction, **four (4) privately-owned trees will require a permit to remove.** This arborist report and the attached Tree Protection Plan are based on the assumption that *no additional trees will be injured or removed.*

**TREE INVENTORY**

Trees located within the work area were inspected on December 4, 2017. All trees were inspected from the ground only:

Tree #	Common	Scientific	Health	Structure	DBH (cm)	TPZ (m)	Category #	Assessment	Comments
1	Tree of Heaven	<i>Ailanthus altissima</i>	Fair	Fair	~35	2.4	1	Interfering with canopy of Tree #2. Large 10cm hanger in canopy. Grows over service lines.	Requires a <b>permit to remove</b> for new condominium.
2	Tree of Heaven	<i>Ailanthus altissima</i>	Fair	Fair	~38	2.4	1	Co-dominant stemmed. Interfering with canopy of Tree #1. Large 10cm hanger in canopy. Deadwood throughout.	Requires a <b>permit to remove</b> for new condominium.
3	Tree of Heaven	<i>Ailanthus altissima</i>	Fair	Fair	~52	3.6	1	Co-dominant stemmed with a tight "V" shaped union. Vertical seam on northern side of stem.	Requires a <b>permit to remove</b> for new condominium.
4	Tree of Heaven	<i>Ailanthus altissima</i>	Fair	Fair	37	2.4	1	Base of tree surrounded by asphalt. Deadwood throughout.	Requires a <b>permit to remove</b> for new condominium.

- Category #:
- 0. Tree NOT regulated under City of Toronto Tree by-laws
  - 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 subject site.
  - 3. Trees of all diameters situated on City owned parkland within 6m of 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 within the City road allowance adjacent to the subject site.
  - 6. Trees of all diameters situated within the City road allowance adjacent a neighbouring property.

## DISCUSSION

**Trees #1 – 4** are all privately-owned Tree of Heaven located across the various properties. As the subject trees fall within the proposed footprint of the condominium, they will require a permit to remove.

## REPLACEMENT PLANTING

General replacement tree requirements by Tree Protection and Plan Review (TPPR) is summarized by the following table:

Jurisdiction	Removal or Injury	Replacement Trees Required per Tree
City-Owned Boulevard (TPPR)	Removal	1
Privately Owned Tree (TPPR)	Removal (Construction)	3
Privately Owned Tree (TPPR)	Removal (Condition)	1

### Replacement Plantings for TPPR Trees Affected by Construction

Trees being injured and/or removed under TPPR due to construction:

Tree #	Jurisdiction	Injury or Removal	Replacement Trees Required
1,2, 3, 4	Privately-Owned	Remove (Construction)	12
<b>Total TPPR Replacement Trees Required:</b>			<b>12</b>

Tree replacements need to a minimum of 50mm in caliper if deciduous, and 175cm in height if coniferous, when planting on private property. The replacement species selected will need be a large growing shade tree. If there is insufficient space to plant, a cash in-lieu payment of \$583.00 per tree is required as compensation.

Species, quantity, and location are to be determined at a later date by the landscape architect.

## SUMMARY

The owner of 11, 17, 19, 21 Yorkville Avenue and 16, 18 Cumberland Avenue is proposing the demolition of all existing structures on site followed by the construction of a new condominium

To facilitate the proposed work, **four (4) privately-owned trees will require a permit to remove**; all other remaining permit-sized trees will be fully protected.

As compensation, **twelve (12) trees are required**.

If there are any questions or concerns regarding the contents of this report, please feel free to contact me at [elissa@centraltreecare.com](mailto:elissa@centraltreecare.com).

Thank you,

Mike Spencley                      ON-1379A  
c/o Elissa Chu                      ON-2185A  
Central Tree Care Ltd.



ON-1379A



**SITE PHOTOS**

**Photos 1 and 2 – Tree #1 and 2 located between 16 and 18 Cumberland Avenue.**





Photos 3 and 4 – Tree #3 located on 18 Cumberland Avenue (Left) and Tree #4 located on 19 Yorkville Road (Right).

