Tree Inventory & Preservation Plan Report
26-38 Hounslow Avenue
Toronto, Ontario

prepared for

Hounslow Holdings Inc.
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prepared by

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KUNTZ FORESTRY CONSULTING INC Project P1369

Introduction

Kuntz Forestry Consulting Inc. was retained by Hounslow Holdings Inc. to complete a Tree Inventory and Preservation Plan in support of a development application for the property located at 26-38 Hounslow Avenue in Toronto. The property is located on the north side of Hounslow Avenue, southwest of Finch Avenue West and Yonge Street, within a residential area.

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

- Prepare inventory of the tree resources greater than 15cm diameter at breast height (DBH) on subject lands, and trees of all sizes on neighbouring properties and within the road right-of-way, on and within six metres of the subject property, as well as the municipal and condominium-owned walkways and landscaped areas north and east of the subject property;
- 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 of the City of Toronto Municipal Code) 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.*

Methodology

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figures 1a and 1b.
Species - common and botanical names provided in the inventory tables.
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), good (G), and dead (D).
Comments - additional relevant detail.

The tree inventory was conducted on 29 September 2016, 6 June 2017, 30 June 2017, 1 November 2019, and 6 October 2020. Trees measuring over 15cm DBH on the subject site and trees of all sizes on neighbouring properties and within the road right-of-way, on and within six metres of the site, as well as the municipal and condominium-owned walkways and landscaped areas north and east of the subject property were included in the inventory. Trees were identified and later located by topographic survey. Trees immediately on and within 6m of the subject site that had originally been assessed in 2016 and 2017 were updated on 6 October 2020. Trees perceived to be located on the subject property or within the road right-of-way during field investigations were tagged using numbers 123-149 and 965-975. Trees perceived to be on neighbouring properties or those that could not be tagged were identified with the letters A-H, O-Z, AA-AZ, BA, BB, BE-BM, BO-BZ, and CA-CT, with "PBN" being a polygon (groups of trees). Please note trees located at 38 Hounslow Avenue were identified during the 2019 site visit; some of these trees were originally inventoried as Trees I-N, PBC, and BD. When 38 Hounslow was added to the inventory, tags 965-973 were used for these trees instead; as such, letters I-N, PBC, and BD are no longer included in the inventory.

Trees C and G were noted as being dead during the 2019 site visit. A dead Ash previously identified near Hounslow Avenue within the walkway to the east of the site was noted as having been removed during the 2019 site visit. Tree 133 was noted as having been removed during the October 2020 site visit.

After the original submission of this report dated 29 November 2016, KFCI attended the site with an OLS surveyor crew to determine ownership of trees identified along the perimeter of the original 26-36 Hounslow site.

Refer to Tables 1a and 1b for the results of the inventory. Table 1a indicates all trees identified in the inventory. Table 1b includes only those trees protected by the City of Toronto Tree Protection By-law to be removed or injured.

Trees were identified as boundary trees (shared trees) if part of their stem crossed the property boundary between the root flare and the lowest branches of the tree. Boundary trees are identified as such (BT) on both Figures 1a and 1b and Tables 1a and 1b.

Existing Site Conditions

The subject site is currently occupied by single detached houses with associated amenity areas. Tree resources exist in the form of landscape trees. Refer to Figure 1a for the existing conditions.

Tree Resources

The tree inventory was conducted on 29 September 2016, 6 June 2017, 30 June 2017, 1 November 2019, and 6 October 2020. The inventory documented 127 trees and one tree polygon on and within six metres of the subject property and/or within the condominium and City-owned walkways adjacent to the site (with Trees 133, A, and C having since been removed). Refer to Table 1a for the full tree inventory and Figures 1a and 1b for the location of trees reported in the tree inventory. Refer to Table 1b for the tree inventory of by-law protected trees to be removed or injured only.

Tree resources included in the inventory are comprised of Freeman Maple (*Acer x freemanii*), Apple species (*Malus sp.*), White Elm (*Ulmus americana*), Manitoba Maple (*Acer negundo*), Honey Locust cultivar (*Gleditsia triacanthos 'inermis' cv*), Mountain Ash (*Sorbus sp.*), Cherry species (*Prunus sp.*), Sugar Maple (*Acer saccharum*), Magnolia species (*Magnolia sp.*), Crabapple species (*Malus sp.*), Eastern White Cedar (*Thuja occidentalis*), White Spruce (*Picea glauca*), Scots Pine (*Pinus sylvestris*), English Walnut (*Juglans regia*), Eastern Red Cedar (*Juniperus virginiana*), Austrian Pine (*Pinus nigra*), Norway Spruce (*Picea abies*), Littleleaf Linden (*Tilia cordata*), Siberian Elm (*Ulmus pumila*), Basswood (*Tilia americana*), Horsechestnut (*Aesculus hippocastanum*), Silver Maple (*Acer saccharinum*), Norway Maple (*Acer platanoides*), Bur Oak (*Quercus macrocarpa*), and Blue Spruce (*Picea pungens*).

Proposed Development

The proposed development includes the demolition of the four existing single detached houses on the subject site and the construction of a 24-storey residential building with underground parking. Vehicular access is proposed to be from Hounslow Avenue. Refer to Figure 1a for the existing conditions and Figure 1b 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.

Tree Removals

Tree removal requirements were assessed considering the proximity of the stems to the proposed development and the minimum tree protection zones (mTPZ's) of subject tree resources. mTPZ's represent the distance allowed for construction work adjacent to a tree, based on the diameter of the trees and as measured from the outside edge of the trees' stems. These zones consider the critical root zones of a tree and are specified in the City of Toronto's "Tree Protection Policy and Specifications for Construction Near Trees" and are shown for select subject tree resources as indicated on Figures 1a and 1b. Where work is proposed within the mTPZ's of trees, special mitigation measures are often required or tree removal is recommended.

The removal of 50 trees will be required to accommodate the proposed development. Removals for the proposed development on the subject site as well as the neighbouring and City properties are identified as Trees 123-128, 130-132, 134-144, 146-149, 965-970, 972-975, D-F, H, AY, AZ, BA, BB, BF-BJ, CO, CQ, and CR. The stems of these trees either conflict directly with the proposed development or encroachment into their mTPZ's would be too great such that we would expect the decline and/or destabilization of the tree(s).

In addition, as indicated below, seven other trees included in the inventory should also be removed due to their condition: Trees B, G, BE, 129, 145, 971, in addition to one dead tree not included in Table 1a or 1b but noted on Figures 1a and 1b. Tree B is a City tree located in the walkway to the east of the site – the City has been informed of its condition.

Category 1 trees

Trees 129, 131, 137, 146, 967, 972, and 974 are greater than 30cm DBH and are located fully on the subject property. A permit from the City of Toronto is required prior to their removal. Additionally, there are a number of trees located fully on the subject property that do not require removal permits due to their size (identified as Trees 130, 138-144, 147, 148, 965, 966, 968-970, and BB-BJ).

Category 2 trees

Tree G (a dead tree) is greater than 30cm DBH and is located partially on neighbouring property. It should be exempt from requiring a permit but will still require neighbouring permission prior to its removal. Trees 126, 127, 145, and H are greater than 30cm DBH and located partially on the neighbouring property. A permit from the City of Toronto is required prior to their removal, in addition to permission from the neighbouring property owner. Trees 971, AY, AZ, BA, CO, CQ, and CR are less than 30cm DBH and therefore not by-law protected, but because they are located partially or fully on neighbouring properties, permission from these properties' owners is still required prior to the removal of these trees.

Category 3 trees

Trees 124, 125, 128, B, and D-F are located partially or fully on the City-owned walkway to the east of the property. A permit from the City of Toronto is required prior to the removal of these trees. Trees D and E are identified for removal to accommodate excavation and grading for the proposed retaining wall along the property line, which is expected to extend east of the property line, and to accommodate new plantings along this limit. Tree B is a City tree located in the walkway to the east of the site – the City has been informed of its condition via 311.

Category 4 trees

There are no Category 4 trees on site. The property is not regulated by the Ravine and Natural Feature Protection By-law.

Category 5 trees

Trees 123, 132, 134-136, and 149 are located partially or fully in the municipal road right-of-way. A permit from the City of Toronto is required prior to the removal of these trees.

Finally, the dead tree located along the northern property boundary, next to Tree 145, should also be removed.

Refer to Figures 1a and 1b for the location of the proposed removals.

Tree Preservation

The preservation of Trees A, O-Z, AA-AX, BK-BZ, CA-CN, CP, CS, and CT will be possible as indicated on Figures 1a and 1b. Refer to Figures 1a and 1b for the location of trees identified for retention and general Tree Protection Plan Notes. Designated

hoarding will not be required as the trees identified for preservation and their minimum tree protection zones (mTPZ's) are located fully offsite.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Hounslow Holdings Inc. to complete a Tree Inventory and Preservation Plan in support of a development application for the property located at 26-38 Hounslow Avenue in Toronto, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 127 trees and one tree polygon on and within six metres of the subject property and/or within the condominium and City-owned walkways adjacent to the site, one of which has been removed. The removal of 50 trees will be required to accommodate the proposed development. An additional six trees in the inventory should be removed due to their condition. All other trees can be saved.

We recommend the following measures to minimize impacts to trees identified for preservation. Refer to Figures 1a and 1b for additional tree preservation.

- Branches and roots that extend past 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 Practices.

Respectfully Submitted,

Kuntz Forestry Consulting Inc.

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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 locations in the report may not be exact. Where KFCI's in-house GPS unit is used (if applicable), tree locations are accurate only to the extent that the technology allows, which can be variable based on satellite available, RTK network / cell coverage, canopy coverage, and/or projection transformation limitations. 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 1a. Tree Inventory – All Trees

Location: 26-38 Hounslow Ave Date: 29 Sept 2016, 6 and 30 June 2017, 1 November 2019, 6 October 2020 Surveyors: CB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	Cat.	Ownership	Comments	Action
123	Honey Locust (shademaster)	*Gleditsia triacanthos inermis*	21	G	G	G		5	City	Coppice growth (L)	*Remove**
124	Manitoba Maple	*Acer negundo*	34.5	P-F	P-F	F		1/3	BT (O/C)	Bowed (H) northeast, epicormic branching (M), stem wound (M)	*Remove**
125	Manitoba Maple	*Acer negundo*	21	F	F	F		/3	BT (O/C)	Bowed (M) east, poor form (L), included fence (M)	*Remove**
126	Manitoba Maple	*Acer negundo*	~21, 67	P-F	F	F		1/2	BT (O/N)	Union at 1 and 1.4m, bowed (M) north, stem wound (M), fused with 127, 21cm stem pruned, cavities (L) with rot, epicormic branching (M)	*Remove**
127	White Elm	*Ulmus americana*	~34	F	F	F		1/2	BT (O/N)	Fused with 126, bowed (L) over subject property	*Remove**
128	Mountain Ash	*Sorbus spp.*	~16	F	F	P-F	30	/3	BT (O/C)	Growing through fence	*Remove**
129	Freeman Maple	*Acer x freemanii*	54	P	F	F		1	Owner	Hollow, likely from old failed stem, bowed (M) over neighbouring property, hazard -> **Remove**	Remove (condition)
130	Cherry species	*Prunus sp.*	18	G	G	G			Owner		Remove
131	Freeman Maple	*Acer x freemanii*	79.5	F	F	F	15	1	Owner	Growth deficit (M), union at 3m with possible cavity, seam (M), cavity (M), deadwood (L), one lost leader => REMOVE DEADWOOD	Remove
132	Sugar Maple	*Acer saccharum*	28	G	G	G		5	City		*Remove**
~~133~~	~~Manitoba Maple~~	~~*Acer negundo*~~	~~~6, 4~~	~~G~~	~~G~~	~~G~~		~~5~~	~~City~~	~~Union at base~~	*Tree no longer exists*
134	Magnolia species	*Magnolia sp.*	9.5-18.5	F	F	F		5	City	Union at base with 5 stems	*Remove**
135	Mountain Ash	*Sorbus spp.*	22	F	P	F		5	City	Lean (M), lost leader, epicormic branching (H)	*Remove**
136	Crabapple species	*Malus sp.*	24, 25, 16	F	F	F		1/5	BT (O/C)	Cavity (M) near base, union at 0.5m, poor form (L), epicormic branching (L)	*Remove**
137	Cherry species	*Prunus sp.*	45.5	F	F-G	F-G		1	Owner	Union at 1.7m, poor form (L), bleeding burls	Remove
138	Eastern White Cedar	*Thuja occidentalis*	26	F-G	G	G			Owner	V-union at 2m	Remove
139	White Spruce	*Picea glauca*	24	G	G	F	10		Owner		Remove
140	Eastern White Cedar	*Thuja occidentalis*	20, 28, 26.5	F	F-G	F-G			Owner	Union at 0.6m with stem wound (M) with cavity (M)	Remove
141	Eastern White Cedar	*Thuja occidentalis*	25.5	F-G	G	G			Owner	V-union at 2m	Remove
142	Eastern White Cedar	*Thuja occidentalis*	21.5	G	G	G			Owner	Lean (L)	Remove
143	Scots Pine	*Pinus sylvestris*	22	G	F-G	G			Owner	Asymmetrical crown (L)	Remove
144	White Elm	*Ulmus americana*	~25	F	F	F			Owner	Girdled by wire, bowed (L)	Remove
145	Honey Locust	*Gleditsia triacanthos*	~67	P-F	F-G	F-G		1/2	BT (O/N)	Lean (L), pruning wounds (L), growth deficit at base with dry rot and fruiting bodies	*Remove** (condition)
146	English Walnut	*Juglans regia*	36	F-G	F-G	G		1	Owner	Lean (L), bowed (L)	Remove
147	Eastern White Cedar	*Thuja occidentalis*	26.5	G	F-G	G			Owner	Asymmetrical crown (M)	Remove
148	White Elm	*Ulmus americana*	28.5	F-G	F-G	F-G			Owner	Asymmetrical crown (L), poor form (L)	Remove
149	Eastern Red Cedar (Juniper)	*Juniperus virginiana*	35.5	G	G	G		5	City	Restricted root zone	*Remove**
~~A~~	~~Freeman Maple~~	~~*Acer x freemanii*~~	~~53.5~~	~~P-F~~	~~F~~	~~F~~		~~3~~	~~City~~	~~2 stems pruned near base with rot, poor form (L), hanger in crown, pruning wounds (M), evidence of root rot~~	*Tree no longer exists*
B	Apple species	*Malus sp.*	17.5, 13	P	F	P-F		3	City	Stem wound (M) at base, pruning wounds (M), epicormic branching (M), union at 0.2m, hazard => REMOVE	*Remove** (condition)
~~C~~	~~White Elm~~	~~*Ulmus americana*~~	~~~35, 62~~	~~D~~	~~D~~	~~D~~		~~3~~	~~City~~	~~Previously tagged by others as 1209, v union at 1m, epicormic branching (L) - DEAD~~	*Tree no longer exists*
D	Manitoba Maple	*Acer negundo*	35	F	F-G	F		3	City	Lean (M) away from subject property, epicormic branching (L)	*Remove**
E	Manitoba Maple	*Acer negundo*	35, 15.5	F	F	F		3	City	Union at base, lean (M) away from subject property, poor form (L), pruning wounds (L), epicormic branching (L)	*Remove**
F	Manitoba Maple	*Acer negundo*	36	F	F	F		3	City	Lean (M) northeast, poor form (L), epicormic branching (L)	*Remove**
G	White Elm	*Ulmus americana*	~48	D	D	D	20	1/2	BT (O/N)	Included fence (H) - DEAD	*Remove** (condition)

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	(%)
Cat.	City of Toronto	1-5**
Ownership: BT* = Boundary Tree; (O/C) = Owner/City; (O/N) = Owner/Neighbour		
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy, G = Good, F = Fair, P = Poor, D = Dead		

Minimum Tree Protection Zones	
Trunk Diameter (DBH)	Minimum Tree Protection Zones
<10cm	1.2m
10-29cm	1.8m
30-40cm	2.4m
41-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm	6.0m

*Some multi-stemmed trees have been assigned a larger minimum tree protection zone

-Trees were identified as Boundary Trees (BT) in conjunction with KFCI staff and and OLS surveyors if part of their stem crossed the property boundary between the root flare and the lowest branches of the tree.

-City of Toronto Tree By-law Categories are summarized as follows:

Category 1: Trees greater than 30cm DBH located on the subject property
Category 2: Trees greater than 30cm DBH located on private neighbouring properties within 6m of the subject site
Category 3: Trees of all diameters located within City parkland within 6m of the subject site
Category 4: Trees of all diameters located within Ravine and Natural Feature Protection By-law Lands within 10m of the subject site
Category 5: Trees of all diameters located within the City road allowance within 6m of the subject site

**Permission of adjacent landowner (City or Neighbour) required prior to tree removal.*

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	Cat.	Ownership	Comments	Action
H	Honey Locust (shademaster)	*Gleditsia triacanthos inermis*	~66	F	F-G	F-G		1/2	BT (O/N)	Included fence (L), v-union at 4m, pruning wounds (L), deadwood (L), asymmetrical crown (L)	*Remove**
O	Austrian Pine	*Pinus nigra*	17.5	F-G	F	F			Neighbour	Crook (M), previously tagged by others as 128, sweep (L)	Retain
P	Manitoba Maple	*Acer negundo*	15, ~13, 14	F	F	F			Neighbour	Bowed (M) west	Retain
Q	Manitoba Maple	*Acer negundo*	8	F	P-F	F			Neighbour	Bowed (H) north	Retain
R	Manitoba Maple	*Acer negundo*	6	F	P-F	F			Neighbour	Bowed (M) northwest	Retain
S	White Elm	*Ulmus americana*	10	F-G	F-G	F-G			Neighbour	Asymmetrical crown (L)	Retain
T	Austrian Pine	*Pinus nigra*	18	F-G	F-G	F-G			Neighbour	Bowed (M) north	Retain
U	Austrian Pine	*Pinus nigra*	23.5	G	G	G			Neighbour		Retain
V	Austrian Pine	*Pinus nigra*	29	G	G	G			Neighbour	Lean (L)	Retain
W	White Elm	*Ulmus americana*	10	G	F-G	F-G			Neighbour	Bowed crown (L)	Retain
X	Austrian Pine	*Pinus nigra*	19	F-G	F	F-G			Neighbour	Crook (M)	Retain
Y	Manitoba Maple	*Acer negundo*	~7	F	F	F			Neighbour	Bowed (H) south	Retain
Z	White Elm	*Ulmus americana*	11.5	F	F	F	30		Neighbour	Crook (L), lean (L) south	Retain
AA	Austrian Pine	*Pinus nigra*	22.5	G	G	G			Neighbour		Retain
AB	Austrian Pine	*Pinus nigra*	16.5	F-G	F-G	G			Neighbour	Crook (L)	Retain
AC	Manitoba Maple	*Acer negundo*	7	F	P	F			Neighbour	Lost leader at 2m	Retain
AD	Manitoba Maple	*Acer negundo*	14	F	F	F			Neighbour	Bowed (M) south	Retain
AE	Austrian Pine	*Pinus nigra*	13	F	F	F			Neighbour	Lean (L) north, crook (M)	Retain
AF	Austrian Pine	*Pinus nigra*	31	G	G	G		2	Neighbour		Retain
AG	Austrian Pine	*Pinus nigra*	14	G	G	G			Neighbour		Retain
AH	Austrian Pine	*Pinus nigra*	30	G	G	G		2	Neighbour		Retain
AI	Austrian Pine	*Pinus nigra*	26.5	G	G	G			Neighbour		Retain
AJ	Austrian Pine	*Pinus nigra*	13	G	G	G			Neighbour		Retain
AK	White Elm	*Ulmus americana*	8	G	G	G			Neighbour		Retain
AL	White Elm	*Ulmus americana*	12.5	G	G	G			Neighbour		Retain
AM	White Elm	*Ulmus americana*	13	G	F-G	G			Neighbour	Bowed (L) north	Retain
AN	Austrian Pine	*Pinus nigra*	17	G	F	G			Neighbour	Sparse crown (M)	Retain
AO	Manitoba Maple	*Acer negundo*	7.5	G	F	G			Neighbour	Bowed (H) south	Retain
AP	White Elm	*Ulmus americana*	15	G	G	G			Neighbour		Retain
AQ	White Elm	*Ulmus americana*	20	F-G	F-G	G			Neighbour	Lean (M) west, rubbing against AP	Retain
AR	Norway Spruce	*Picea abies*	~25	G	F-G	F-G			Neighbour	Sparse crown (L)	Retain
AS	Norway Spruce	*Picea abies*	~38	G	G	G		2	Neighbour		Retain
AT	Norway Spruce	*Picea abies*	~17	F-G	F-G	F-G			Neighbour	Pruning wounds (L), girdling root (L), sparse crown (L)	Retain
AU	Manitoba Maple	*Acer negundo*	9	F	F	P-F	40		Neighbour	Epicormic branching (L)	Retain
AV	Manitoba Maple	*Acer negundo*	12	F	F	F			Neighbour	Included fence (H), bowed (M) northwest	Retain
AW	Norway Maple	*Acer platanoides*	21	F	F	F-G			Neighbour	Bowed (H) east	Retain
AX	Littleleaf Linden	*Tilia cordata*	~32, 13	G	G	G		2	Neighbour	Union at 1m	Retain
AY	Manitoba Maple	*Acer negundo*	~7	P	P	P			Neighbour	Lost leader at 2m	*Remove**
AZ	Siberian Elm	*Ulmus pumila*	10.5	F	F	F			Neighbour	Included fence (H)	*Remove**
BA	Manitoba Maple	*Acer negundo*	~12	F	F	F			Neighbour	Bowed (H) northeast, included fence (H)	*Remove**
BB	Eastern White Cedar	*Thuja occidentalis*	14.5	F-G	F-G	F-G			Owner	Union at 1.7m	Remove
BE	Eastern White Cedar	*Thuja occidentalis*	~11	P	P	F			Owner	Lost leader, rot	Remove (condition)
BF	Eastern White Cedar	*Thuja occidentalis*	~11	G	G	G			Owner	Asymmetrical crown (L)	Remove
BG	Eastern White Cedar	*Thuja occidentalis*	~10	G	F	F			Owner	Lost leader at 2m	Remove
BH	Eastern White Cedar	*Thuja occidentalis*	~10	G	F	F			Owner	Lost leader at 2m	Remove
BI	Basswood	*Tilia americana*	~7	G	G	G			Owner		Remove
BJ	Horsechestnut	*Aesculus hippocastanum*	~12	G	G	G			Owner		Remove
BK	Eastern White Cedar	*Thuja occidentalis*	~9	F-G	G	G			Neighbour	Lean (M) east	Retain
BL	Eastern White Cedar	*Thuja occidentalis*	~12	G	G	G			Neighbour		Retain
BM	Eastern White Cedar	*Thuja occidentalis*	~18	F-G	G	G			Neighbour	Sweep (M)	Retain
PBN	Eastern White Cedar	*Thuja occidentalis*	~7-12	F-G	F-G	F-G			Neighbour	7 trees, asymmetrical crown (M), lean (L)	Retain
BO	Silver Maple	*Acer saccharinum*	~108	F-G	F-G	G	15	5	City	Lean (L), previously tagged by others as 126	Retain
BP	Bur Oak	*Quercus macrocarpa*	5.5	F-G	F-G	F-G	15	5	City	Epicormic branching (M)	Retain

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	(%)
Cat.	City of Toronto	1-5**
Ownership: BT* = Boundary Tree; (O/C) = Owner/City; (O/N) = Owner/Neighbour		
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy, G = Good, F = Fair, P = Poor, D = Dead		

Minimum Tree Protection Zones	
Trunk Diameter (DBH)	Minimum Tree Protection Zones
<10cm	1.2m
10-29cm	1.8m
30-40cm	2.4m
41-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm	6.0m

*Some multi-stemmed trees have been assigned a larger minimum tree protection zone

-Trees were identified as Boundary Trees (BT) in conjunction with KFCI staff and and OLS surveyors if part of their stem crossed the property boundary between the root flare and the lowest branches of the tree.

-City of Toronto Tree By-law Categories are summarized as follows:

Category 1: Trees greater than 30cm DBH located on the subject property
Category 2: Trees greater than 30cm DBH located on private neighbouring properties within 6m of the subject site
Category 3: Trees of all diameters located within City parkland within 6m of the subject site
Category 4: Trees of all diameters located within Ravine and Natural Feature Protection By-law Lands within 10m of the subject site
Category 5: Trees of all diameters located within the City road allowance within 6m of the subject site

**Permission of adjacent landowner (City or Neighbour) required prior to tree removal.*

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	Cat.	Ownership	Comments	Action
BQ	Bur Oak	*Quercus macrocarpa*	6.5	G	F-G	F	15	5	City	Epicormic branching (L)	Retain
BR	White Elm	*Ulmus americana*	7.5	G	G	G			Neighbour		Retain
BS	White Elm	*Ulmus americana*	39.5	G	G	F-G	10	2	Neighbour	Deadwood (L)	Retain
BT	Manitoba Maple	*Acer negundo*	8, 7, ~4, 2	F	F	F			Neighbour	Union at base, poor form (L), asymmetrical crown (L)	Retain
BU	Scots Pine	*Pinus sylvestris*	12	G	G	F			Neighbour	Pruning wounds (L), small crown	Retain
BV	Scots Pine	*Pinus sylvestris*	11	G	G	F			Neighbour	Small crown	Retain
BW	Blue Spruce	*Picea pungens*	19.5	G	F-G	F-G			Neighbour	Pruning wounds (L), sparse crown (L)	Retain
BX	Blue Spruce	*Picea pungens*	16.5	G	F-G	G			Neighbour	Asymmetrical crown (L), sparse crown (L)	Retain
BY	Blue Spruce	*Picea pungens*	16	G	F-G	G			Neighbour	Asymmetrical crown (L)	Retain
BZ	Blue Spruce	*Picea pungens*	19.5	G	F-G	F-G			Neighbour	Sparse crown (L), asymmetrical crown (L)	Retain
CA	Blue Spruce	*Picea pungens*	17.5	G	F-G	G			Neighbour	Asymmetrical crown (L)	Retain
CB	Austrian Pine	*Pinus nigra*	22	F-G	F-G	G			Neighbour	Lean (L), asymmetrical crown (L)	Retain
CC	Austrian Pine	*Pinus nigra*	23	G	F-G	G			Neighbour	Sweep (L), asymmetrical crown (L)	Retain
CD	Austrian Pine	*Pinus nigra*	19.5	G	G	G			Neighbour		Retain
CE	White Spruce	*Picea glauca*	17	F-G	F-G	F-G			Neighbour	Lean (L), asymmetrical crown (L)	Retain
CF	White Spruce	*Picea glauca*	13	F-G	F-G	F-G			Neighbour	Asymmetrical crown (M), crooked stem (L)	Retain
CG	White Spruce	*Picea glauca*	25	G	F-G	G			Neighbour	Asymmetrical crown (L)	Retain
CH	Red Oak	*Quercus rubra*	16.5	F-G	F-G	F-G			Neighbour	Bowed (L) west	Retain
CI	Manitoba Maple	*Acer negundo*	32.5	F	F	F		2	Neighbour	Girdling wounds (L), bowed (H) south, pruning wounds (L)	Retain
CJ	Manitoba Maple	*Acer negundo*	21, 21	F	F	F			Neighbour	Union at 0.2m, bowed (M) south, epicormic branching (L), pruning wounds (M)	Retain
CK	Manitoba Maple	*Acer negundo*	31.5, 29	F	F	F		2	Neighbour	Union at base, bowed (M) south	Retain
CL	Scots Pine	*Pinus sylvestris*	~12	F	F	F	30		Neighbour	Stunted	Retain
CM	Manitoba Maple	*Acer negundo*	10.5	F	F	F			Neighbour	Bowed stem (M), small, stunted tree	Retain
CN	Sugar Maple	*Acer saccharum*	38, 38 32	F	F	F		2	Neighbour	Union at base, bowed crown (H) northeast, coppice growth (M), pruning wounds (M)	Retain
965	Eastern White Cedar	*Thuja occidentalis*	27.5	F-G	F-G	F			Owner	Grapevine competition (L), co-dominant in crown	Remove
966	Manitoba Maple	*Acer negundo*	25, 18	P-F	P-F	P-F			Owner	Union at base, coppice growth (M), bowed (H) south	Remove
967	White Elm	*Ulmus americana*	55.5	F-G	F	F-G		1	Owner	Asymmetrical crown (M)	Remove
968	Silver Maple	*Acer saccharinum*	20	F-G	F-G	F-G			Owner	Sweep (M)	Remove
969	Eastern White Cedar	*Thuja occidentalis*	15.5	G	F	F			Owner	Asymmetrical crown (M)	Remove
970	Manitoba Maple	*Acer negundo*	22.5	F	P-F	F			Owner	Bowed (M) north	Remove
971	Manitoba Maple	*Acer negundo*	12.5	P	P-F	P-F			BT (O/N)	Technically shared tree, included fence (M), poor union at 1m, hollow stem, rot from old stem	*Remove* (condition)*
972	Silver Maple	*Acer saccharinum*	57.5	F	F-G	F-G		1	Owner	Union at 2m, bowed crown (L)	Remove
973	White Spruce	*Picea glauca*	25.5	F	F	F	20		Owner	Stem wound (M)	Remove
974	Norway Maple	*Acer platanoides*	65	F-G	F-G	F-G		1	Owner	V-union at 1.6m, lean (L), potential girdling root, tar spot, deadwood (L)	Remove
975	Cherry species	*Prunus sp.*	16.5, 9.5	F	F-G	F-G			Owner	V-union at 0.4m, asymmetrical crown (L)	Remove
CO	Eastern White Cedar	*Thuja occidentalis*	~13	F	F-G	G			Neighbour	Lean (M), stem wound (M)	*Remove**
CP	White Birch	*Betula papyrifera*	~28, 27	F-G	F-G	F-G			Neighbour	Union at base, deadwood (L)	Retain
CQ	Eastern White Cedar	*Thuja occidentalis*	~14	G	G	G			Neighbour	Union at 2m	*Remove**
CR	Yew species	*Taxus sp.*	~10	G	G	G			Neighbour		*Remove**
CS	Serviceberry	*Amelanchier sp.*	8.5, 12, 9	G	G	G			City	Previously tagged 125 by others	Retain
CT	Red Maple	*Acer rubrum*	4	G	G	G			City		Retain

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	(%)
Cat.	City of Toronto	1-5**
Ownership: BT* = Boundary Tree; (O/C) = Owner/City; (O/N) = Owner/Neighbour		
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy, G = Good, F = Fair, P = Poor, D = Dead		

Minimum Tree Protection Zones	
Trunk Diameter (DBH)	Minimum Tree Protection Zones
<10cm	1.2m
10-29cm	1.8m
30-40cm	2.4m
41-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm	6.0m

*Some multi-stemmed trees have been assigned a larger minimum tree protection zone

-Trees were identified as Boundary Trees (BT) in conjunction with KFCI staff and and OLS surveyors if part of their stem crossed the property boundary between the root flare and the lowest branches of the tree.

-City of Toronto Tree By-law Categories are summarized as follows:

Category 1: Trees greater than 30cm DBH located on the subject property
Category 2: Trees greater than 30cm DBH located on private neighbouring properties within 6m of the subject site
Category 3: Trees of all diameters located within City parkland within 6m of the subject site
Category 4: Trees of all diameters located within Ravine and Natural Feature Protection By-law Lands within 10m of the subject site
Category 5: Trees of all diameters located within the City road allowance within 6m of the subject site

**Permission of adjacent landowner (City or Neighbour) required prior to tree removal.*

Table 1b. Tree Inventory – By-law Protected Trees to be Removed or Injured

Location: 26-38 Hounslow Ave | Date: 29 Sept 2016, 6 and 30 June 2017, 1 November 2019, 6 October 2020 | Surveyors: CB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	Cat.	Ownership	Comments	Action
123	Honey Locust (shademaster)	*Gleditsia triacanthos inermis*	21	G	G	G		5	City	Coppice growth (L)	*Remove**
124	Manitoba Maple	*Acer negundo*	34.5	P-F	P-F	F		1/3	BT (O/C)	Bowed (H) northeast, epicormic branching (M), stem wound (M)	*Remove**
125	Manitoba Maple	*Acer negundo*	21	F	F	F		/3	BT (O/C)	Bowed (M) east, poor form (L), included fence (M)	*Remove**
126	Manitoba Maple	*Acer negundo*	~21, 67	P-F	F	F		1/2	BT (O/N)	Union at 1 and 1.4m, bowed (M) north, stem wound (M), fused with 127, 21cm stem pruned, cavities (L) with rot, epicormic branching (M)	*Remove**
127	White Elm	*Ulmus americana*	~34	F	F	F		1/2	BT (O/N)	Fused with 126, bowed (L) over subject property	*Remove**
128	Mountain Ash	*Sorbus spp.*	~16	F	F	P-F	30	/3	BT (O/C)	Growing through fence	*Remove**
129	Freeman Maple	*Acer x freemanii*	54	P	F	F		1	Owner	Hollow, likely from old failed stem, bowed (M) over neighbouring property, hazard -> **Remove**	Remove (condition)
131	Freeman Maple	*Acer x freemanii*	79.5	F	F	F	15	1	Owner	Growth deficit (M), union at 3m with possible cavity, seam (M), cavity (M), deadwood (L), one lost leader => REMOVE DEADWOOD	Remove
132	Sugar Maple	*Acer saccharum*	28	G	G	G		5	City		*Remove**
134	Magnolia species	*Magnolia sp.*	9.5-18.5	F	F	F		5	City	Union at base with 5 stems	*Remove**
135	Mountain Ash	*Sorbus spp.*	22	F	P	F		5	City	Lean (M), lost leader, epicormic branching (H)	*Remove**
136	Crabapple species	*Malus sp.*	24, 25, 16	F	F	F		1/5	BT (O/C)	Cavity (M) near base, union at 0.5m, poor form (L), epicormic branching (L)	*Remove**
137	Cherry species	*Prunus sp.*	45.5	F	F-G	F-G		1	Owner	Union at 1.7m, poor form (L), bleeding burls	Remove
145	Honey Locust	*Gleditsia triacanthos*	~67	P-F	F-G	F-G		1/2	BT (O/N)	Lean (L), pruning wounds (L), growth deficit at base with dry rot and fruiting bodies	*Remove* (condition)*
146	English Walnut	*Juglans regia*	36	F-G	F-G	G		1	Owner	Lean (L), bowed (L)	Remove
149	Eastern Red Cedar (Juniper)	*Juniperus virginiana*	35.5	G	G	G		5	City	Restricted root zone	*Remove**
B	Apple species	*Malus sp.*	17.5, 13	P	F	P-F		3	City	Stem wound (M) at base, pruning wounds (M), epicormic branching (M), union at 0.2m, hazard => REMOVE	*Remove* (condition)*
D	Manitoba Maple	*Acer negundo*	35	F	F-G	F		3	City	Lean (M) away from subject property, epicormic branching (L)	*Remove**
E	Manitoba Maple	*Acer negundo*	35, 15.5	F	F	F		3	City	Union at base, lean (M) away from subject property, poor form (L), pruning wounds (L), epicormic branching (L)	*Remove**
F	Manitoba Maple	*Acer negundo*	36	F	F	F		3	City	Lean (M) northeast, poor form (L), epicormic branching (L)	*Remove**
G	White Elm	*Ulmus americana*	~48	D	D	D	20	1/2	BT (O/N)	Included fence (H) - DEAD	*Remove* (condition)*
H	Honey Locust (shademaster)	*Gleditsia triacanthos inermis*	~66	F	F-G	F-G		1/2	BT (O/N)	Included fence (L), v-union at 4m, pruning wounds (L), deadwood (L), asymmetrical crown (L)	*Remove**
967	White Elm	*Ulmus americana*	55.5	F-G	F	F-G		1	Owner	Asymmetrical crown (M)	Remove
972	Silver Maple	*Acer saccharinum*	57.5	F	F-G	F-G		1	Owner	Union at 2m, bowed crown (L)	Remove
974	Norway Maple	*Acer platanoides*	65	F-G	F-G	F-G		1	Owner	V-union at 1.6m, lean (L), potential girdling root, tar spot, deadwood (L)	Remove

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	(%)
Cat.	City of Toronto	1-5**
Ownership: BT* = Boundary Tree; (O/C) = Owner/City; (O/N) = Owner/Neighbour		
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy, G = Good, F = Fair, P = Poor, D = Dead		

Minimum Tree Protection Zones	
Trunk Diameter (DBH)	Minimum Tree Protection Zones
<10cm	1.2m
10-29cm	1.8m
30-40cm	2.4m
41-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm	6.0m

*Some multi-stemmed trees have been assigned a larger minimum tree protection zone

-Trees were identified as Boundary Trees (BT) in conjunction with KFCI staff and and OLS surveyors if part of their stem crossed the property boundary between the root flare and the lowest branches of the tree.

-City of Toronto Tree By-law Categories are summarized as follows:

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Category 4: Trees of all diameters located within Ravine and Natural Feature Protection By-law Lands within 10m of the subject site
Category 5: Trees of all diameters located within the City road allowance within 6m of the subject site

**Permission of adjacent landowner (City or Neighbour) required prior to tree removal.*

Trees with the annotation "<15cm" were not inventoried as they are considered not meaningful - they are located on the subject property, are undersized, and are not protected by the City of Toronto Tree By-law.

TREE PROTECTION PLAN NOTES

- It is the applicants' responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action. The applicant would also be required to replace such trees to the satisfaction of Urban Forestry.
- Tree protection barriers shall be installed to standards as detailed in this document and to the satisfaction of Urban Forestry.
- Tree protection barriers must be installed using plywood clad hoarding (minimum 19mm or ¾" thick) or an equivalent approved by Urban Forestry.
- Where required, signs as specified in Section 4, Tree Protection Signage must be attached to all sides of the barrier.
- Prior to the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified on this plan must be installed to the satisfaction of Urban Forestry.
- Once all tree/site protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site protection shall be provided for Urban Forestry review.
- Where changes to the location of the approved TPZ or sediment control or where temporary access to the TPZ is proposed, Urban Forestry must be contacted to obtain approval prior to alteration.
- Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Urban Forestry.
- No construction activities including grade changes, surface treatments or excavation of any kind are permitted within the area identified on the Tree Protection Plan or Site Plan as a minimum tree protection zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. The area(s) identified as a TPZ must be protected and remain undisturbed at all times.
- All additional tree protection or preservation requirements, above and beyond the installation of tree protection barriers, must be undertaken or implemented as detailed in the Urban Forestry approved arborist report and/or the approved tree protection plan and to the satisfaction of Urban Forestry.
- If the minimum tree protection zone (TPZ) must be reduced to facilitate construction access, the tree protection barriers must be maintained at a lesser distance and the exposed portion of TPZ must be protected using a horizontal root protection method approved by Urban Forestry.
- Any roots or branches indicated on this plan which require pruning, as approved by Urban Forestry, must be pruned by an arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practice. Roots that have received approval from Urban Forestry to be pruned must first be exposed using pneumatic (air) excavation, by hand digging or by a using low pressure hydraulic (water) excavation. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out crown or root pruning must contact Urban Forestry no less than three working days prior to conducting any specified work.
- The applicant/owner shall protect all by-law regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry.
- Convictions of offences respecting the regulations in the Street Tree By-law and Private Tree By-law are subject to fines. A person convicted of an offence under these by-laws is liable to a minimum fine of $500 and a maximum fine of $100,000 per tree, and /or a Special Fine of $100,000. The landowner may be ordered by the City to stop the contravening activity or ordered to undertake work to correct the contravention.
- 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 no less than 48 hours prior to conducting any specified work.

LEGEND

Tree Inventory
Refer to Table 1 of report dated 29 November 2016, revised 26 September 2023 for complete tree inventory information. All trees greater than 15cm DBH within the subject properties and trees of all diameters within the road right-of-way and on neighbouring properties, including within the condominium and City-owned walkways adjacent to the site, were included in the inventory.

Tree Removals
The removal of 50 trees identified in the Tree Inventory will be required to accommodate the proposed development. Six other trees, also identified in the Tree Inventory, are recommended for removal due to their condition, some of which area dead. One other dead tree, shown on Figures 1a and 1b but not included in the Tree Inventory, should also be removed. Tree removals are identified with RED labels.

Tree Preservation
Preservation of all other tree resources will be possible. Trees identified for preservation are indicated with GREEN labels. Minimum Tree Preservation zones are indicated in GREEN (for trees to be preserved) and RED (for select trees to be removed). TPZ circles represent minimum distances for construction and grading near trees.

- Minimum Tree Preservation Zone (GREEN CIRCLE), with radius in metres from edge of tree, for trees identified for retention
- Surveyed deciduous tree location
- Tree Label (GREEN), preservation recommended
- Tree location estimated by KFCI
- Site/Property boundary
- Tree Label (RED), removal required
- "NT" Annotation, denotes neighbouring tree
- Minimum Tree Preservation Zone (RED CIRCLE), for trees identified for removal
- Surveyed coniferous tree location
- "BT" Annotation, denotes Boundary Tree (shared ownership)
- "CT" Annotation, denotes City Tree
- Tree Label (GREY), tree no longer exists

No.	Issue/Revisions	Date	By
1	Report Submission	29 Nov. '16	CB
2	Report Revisions	24 July '17	CB
3	Report Revisions	14 May '18	CB
4	Report Revisions	27 May '20	CB
5	Report Revisions	26 Feb. '21	CB
6	Report Revisions	26 Sept. '23	CB

Base Data: RP-E Surveying (context drawing), Kirkor Architects (site plan)

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Client
Hounslow Holdings Inc.
7880 Keele Street
Vaughan, ON L4K 4G7

Property
26-38 Hounslow Avenue
Toronto, Ontario

Existing Conditions
Tree Inventory & Preservation Plan

Project	P1369
Date	29 November 2016
Scale	1:250
Figure	1a

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- The applicant/owner shall protect all by-law regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry.
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LEGEND

Tree Inventory
Refer to Table 1 of report dated 29 November 2016, revised 26 September 2023 for complete tree inventory information. All trees greater than 15cm DBH within the subject properties and trees of all diameters within the road right-of-way and on neighbouring properties, including within the condominium and City-owned walkways adjacent to the site, were included in the inventory.

Tree Removals
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Minimum Tree Preservation Zone (GREEN CIRCLE), with radius in metres from edge of tree, for trees identified for retention	xm
Surveyed deciduous tree location	
Tree Label (GREEN), preservation recommended	X
Tree location estimated by KFCI	
Site/Property boundary	
Tree Label (RED), removal required	X
"NT" Annotation, denotes neighbouring tree	X(NT)
Minimum Tree Preservation Zone (RED CIRCLE), for trees identified for removal	xm
Surveyed coniferous tree location	
"BT" Annotation, denotes Boundary Tree (shared ownership)	X(BT)
"CT" Annotation, denotes City Tree	X(CT)
Tree Label (GREY), tree no longer exists	X

No.	Issue/Revisions	Date	By
1	Report Submission	29 Nov. '16	CB
2	Report Revisions	24 July '17	CB
3	Report Revisions	14 May '18	CB
4	Report Revisions	27 May '20	CB
5	Report Revisions	26 Feb. '21	CB
6	Report Revisions	26 Sept. '23	CB

Base Data; Base Data; RP-E Surveying (context drawing), Kirkor Architects (site plan)

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Property
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Toronto, Ontario

Proposed Development
Tree Inventory & Preservation Plan

Project	P1369	Figure 1b
Date	29 November 2016	
Scale	1:250	