

**Tree Inventory and Preservation Plan Report  
27 Grosvenor Street and 26 Grenville Street  
Toronto, Ontario**

prepared for

**Terraplan Landscape Architects  
20 Champlain Boulevard, Suite 102  
Toronto, ON M3H 2Z1**

prepared by



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1 November 2018, revised 13 February 2019 and 9 November 2020

KUNTZ FORESTRY CONSULTING Inc. Project P1933

## Introduction

Kuntz Forestry Consulting Inc. was retained by Terraplan Landscape Architects, to complete a Tree Inventory and Preservation Plan in support of a development application for properties located at 27 Grosvenor Street and 26 Grenville Street in Toronto, Ontario. The subject properties are located on the southeast corner of Grosvenor Street and St. Vincent Lane within a mix-used area.

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

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

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 (centimeters) at breast height, measured at 1.4 m above the ground.

**Condition** - condition of tree considering trunk integrity, crown structure and crown vigor. Condition ratings include poor (P), fair (F) and good (G).

**Comments** - additional relevant detail.

The results of the evaluation are provided below.

### City of Toronto Private Tree By-Law

Tree resources located on the subject property and on neighboring property are regulated by the City of Toronto Tree Protection By-law (Chapter 813, Article 3 of the Municipal Code). The Private Tree-By-law regulates tree injury and destruction of individual trees. Preliminary information is acquired on individual trees which are then categorized in compliance with the by-law in support of development applications (refer to Table 1). 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 Features Protection, trees of all diameters situated within 10 meters 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 on private properties and trees of all sizes on road right-of-way within six metres of the subject property were included in the tree inventory. Trees were located using a topographic survey provided for the property. Trees included in the inventory were numbered 1-6. Tree locations are shown on Figure 1. See Table 1 for the results of the inventory.

## Existing Site Conditions

27 Grosvenor Street is currently occupied by a three-storey parking lot and 26 Grenville Street is occupied by an office building. Tree resources exist in the form of landscape trees. Refer to Figure 1 for the existing site conditions.

## Individual Tree Resources

The tree inventory was conducted on 24 August 2018. The inventory documented 6 trees on and within six metres of the subject property. Refer to Table 1 for the full tree inventory and Figure 1 for the location of trees reported in the tree inventory.

Tree resources were comprised of Freeman Maple (*Acer freemanii*) and Shademaster Honey Locust (*Gleditsia triacanthos 'inermis'*).

## Proposed Development

The proposed development includes the demolition of the existing buildings and the construction of two residential towers with associated underground parking. Refer to Figure 1 for the proposed site plan.

## Discussion

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

### *Development Impacts/Tree Removal*

The removal of trees is not required to accommodate the proposed development.

### *Tree Preservation*

Preservation of all trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection fence should be installed along the existing concrete sidewalk on the north side of the trees. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and tree preservation fence detail.

The foundation for the existing building will be retained to protect the root zone of Trees 1-5. Shoring for the proposed underground parking will occur on the south side of the existing foundation. New building envelope has a 6.0m setback from the property boundary. The existing concrete sidewalk will be removed and replaced. Given that the extent of the new sidewalk is the same as the existing sidewalk and no root pruning is

required, long-term adverse impacts are not anticipated to the trees. Refer to Appendix A for the pruning plan.

## Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Terraplan Landscape Architects to complete a Tree Inventory and Preservation Plan in support of a development application for the properties at 27 Grosvenor Street and 26 Grenville Street 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 6 trees on and within six metres of the subject properties. All trees can be saved provided appropriate tree protection measures are installed prior to development.

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

**Kuntz Forestry Consulting Inc.**

Kaho Hayashi

Kaho Hayashi, B.Sc., M.Sc.F.

Associate Forest Ecologist

ISA Certified Arborist #ON-2153A

## References

City of Toronto, 2008. Private Tree Protection. Chapter 813, Article III. Adopted September 30, 2004 by By-law No. 780-2004; last amended February 21, 2013 by By-law No. 248-2013.

**Table 1. Tree Inventory**

Location: 27 Grosvenor Street &amp; 26 Grenville Street, Toronto

Date: 24 August 2018, revised 28 October 2020

Surveyors: KH

Tree#	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	cat.	mTPZ	DL	Comments	% Crown Loss by Pruning	Size of Branch proposed for Pruning	Action
1	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'inermis' cv.</i>	30.5	F	F/G	F/G		5	2.4	6	Crook (M), pruning wounds (L), asymmetrical crown (M)	3%	5cm	Preserve
2	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'inermis' cv.</i>	32	F/G	F/G	F/G		5	2.4	4	Co-dominance at 5m, crook (L)	5%	8cm	Preserve
3	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'inermis' cv.</i>	31	F/G	F/G	F/G		5	2.4	8	Co-dominance at 3m, crook (L), asymmetrical crown (L)	5%	8cm	Preserve
4	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'inermis' cv.</i>	23	F/G	F	P/F	25	5	1.8	6	Union at 5m, sparse crown (M), dead branches (M), asymmetrical crown (M)	5%	8cm	Preserve
5	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'inermis' cv.</i>	34	F/G	F/G	F/G		5	2.4	6	Co-dominance at 1.5m, crook (L), asymmetrical crown (M)	5%	5cm	Preserve
6	Freeman Maple	<i>Acer freemanii</i>	20	G	G	G		5	1.8	4				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 dieback	%
cat.	City of Toronto Tree By-law Category	1,2,3,4,5
mTPZ	minimum Tree Protection Zone	(m)
DL	Dripline	(m)
~ = Estimate, (VL) = very light, (L) = light, (M) = moderate, (H) = heavy		

**Appendix A. Pruning Plan (Red line = where clearance required)**

Image 1. Tree 1

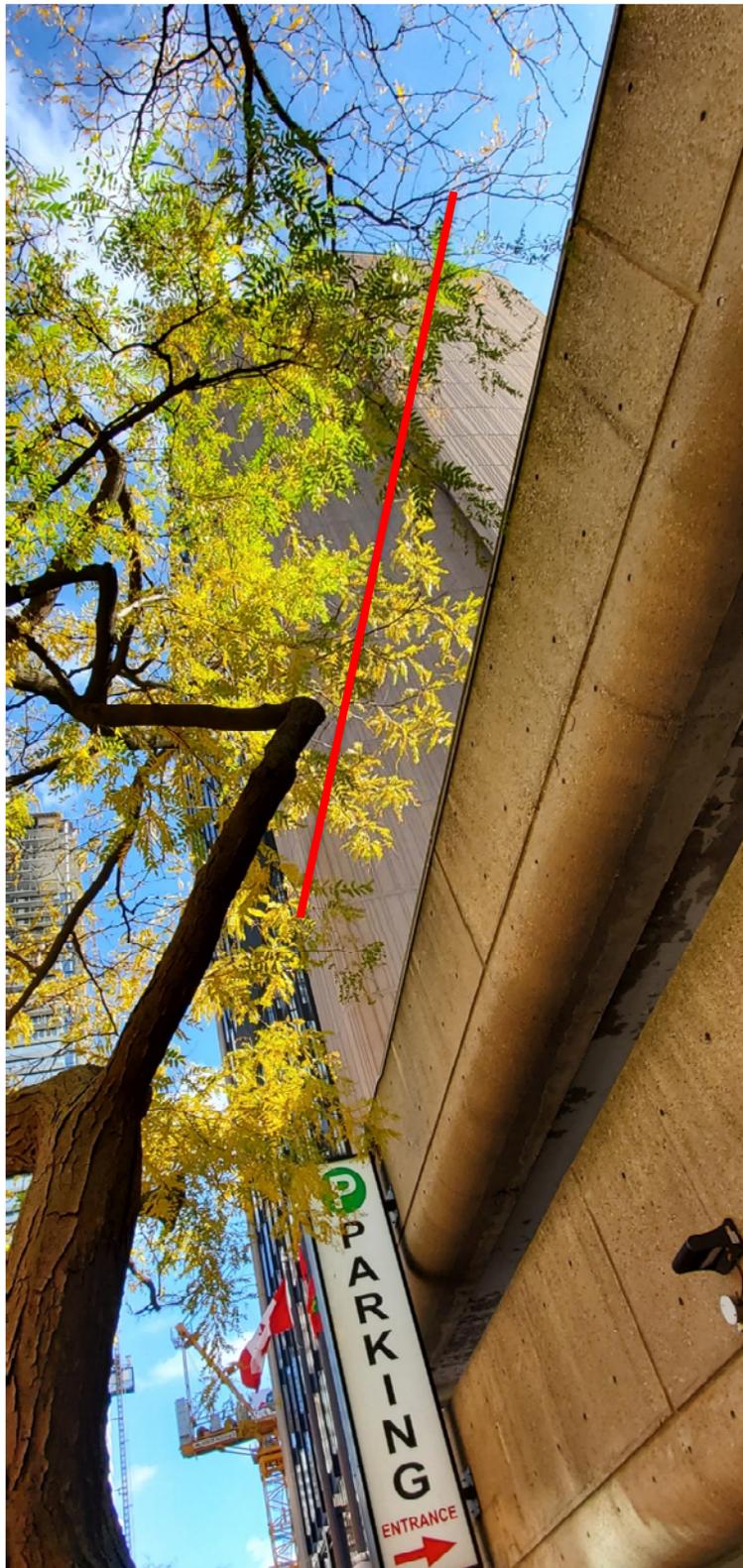


Image 2. Tree 2

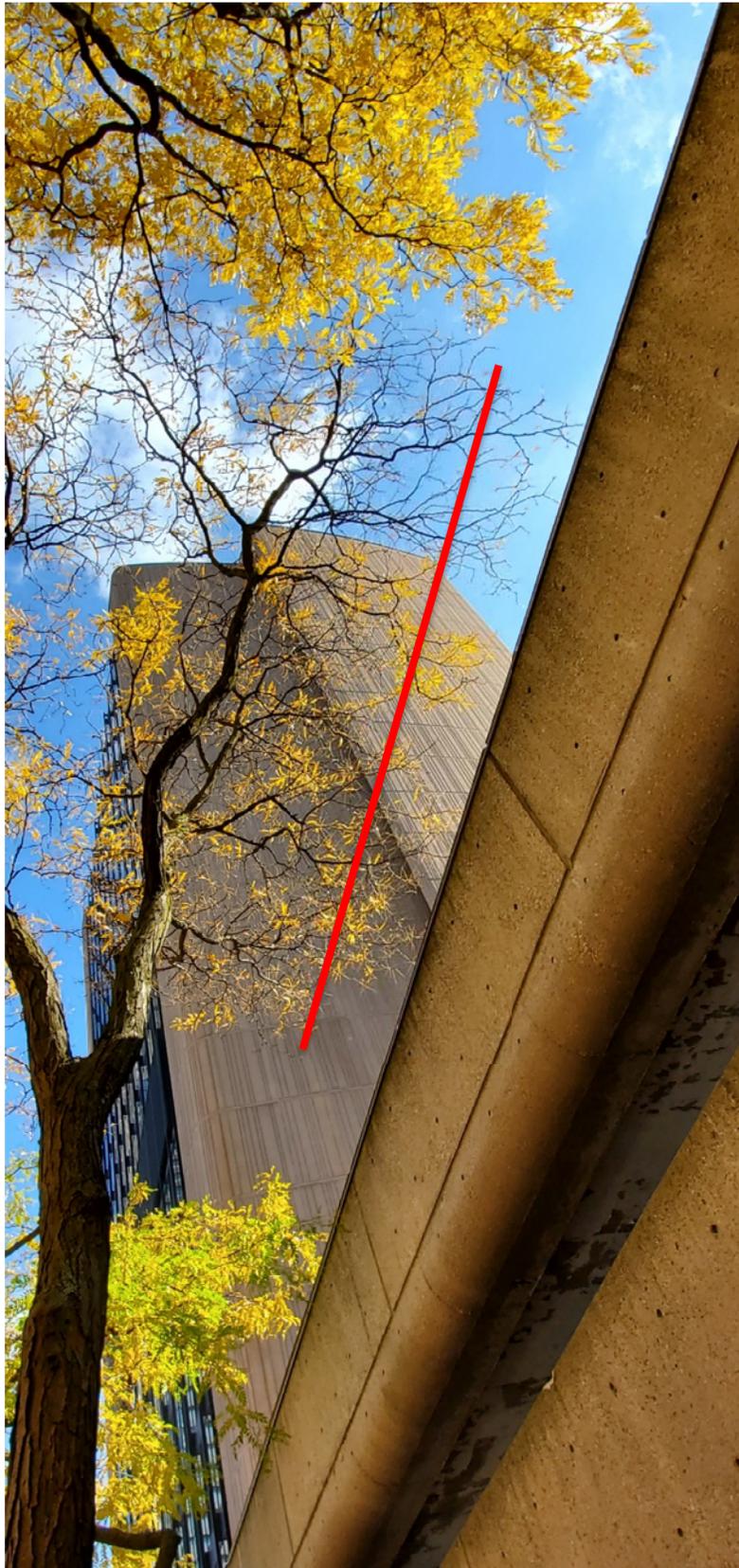


Image 3. Tree 3

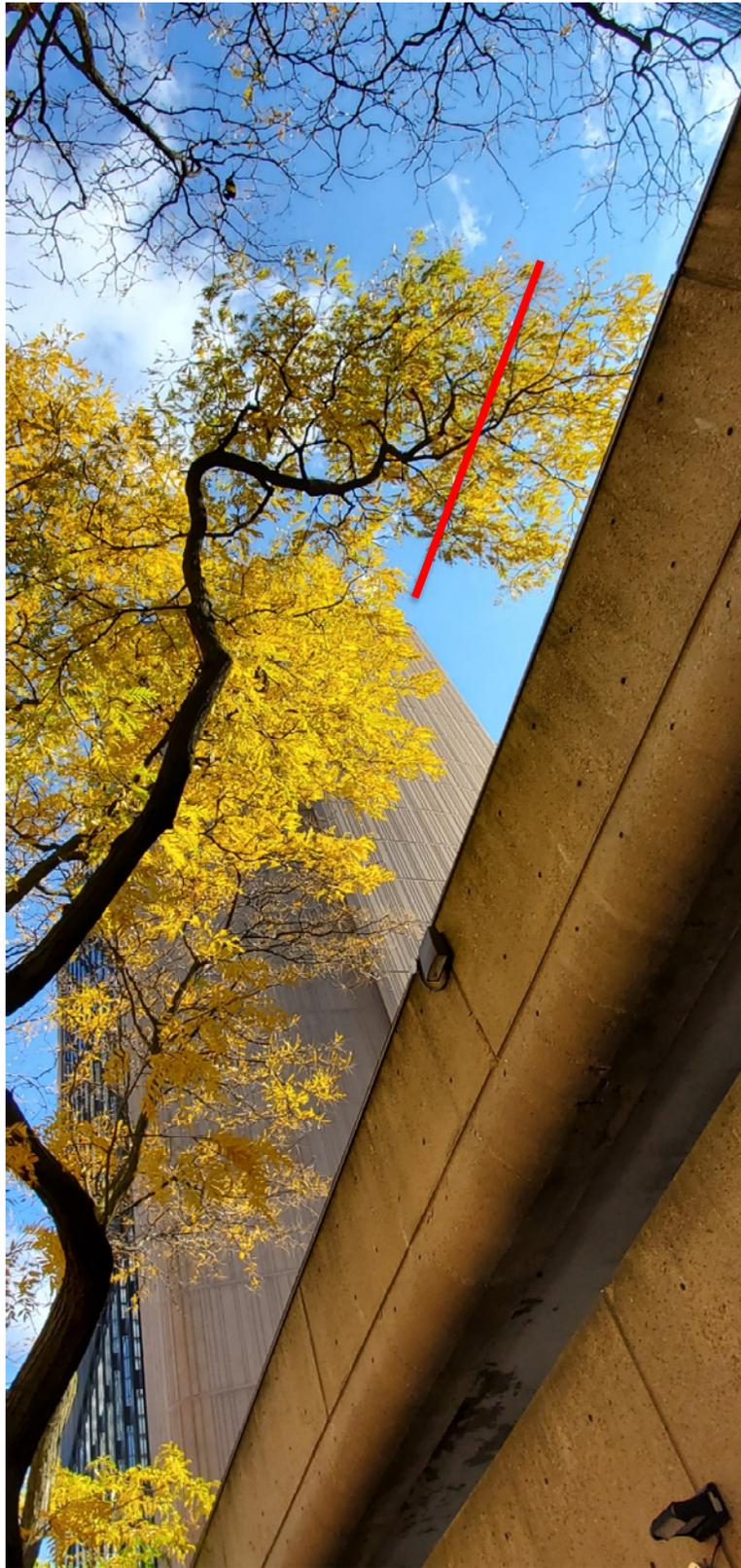


Image 4. Tree 4

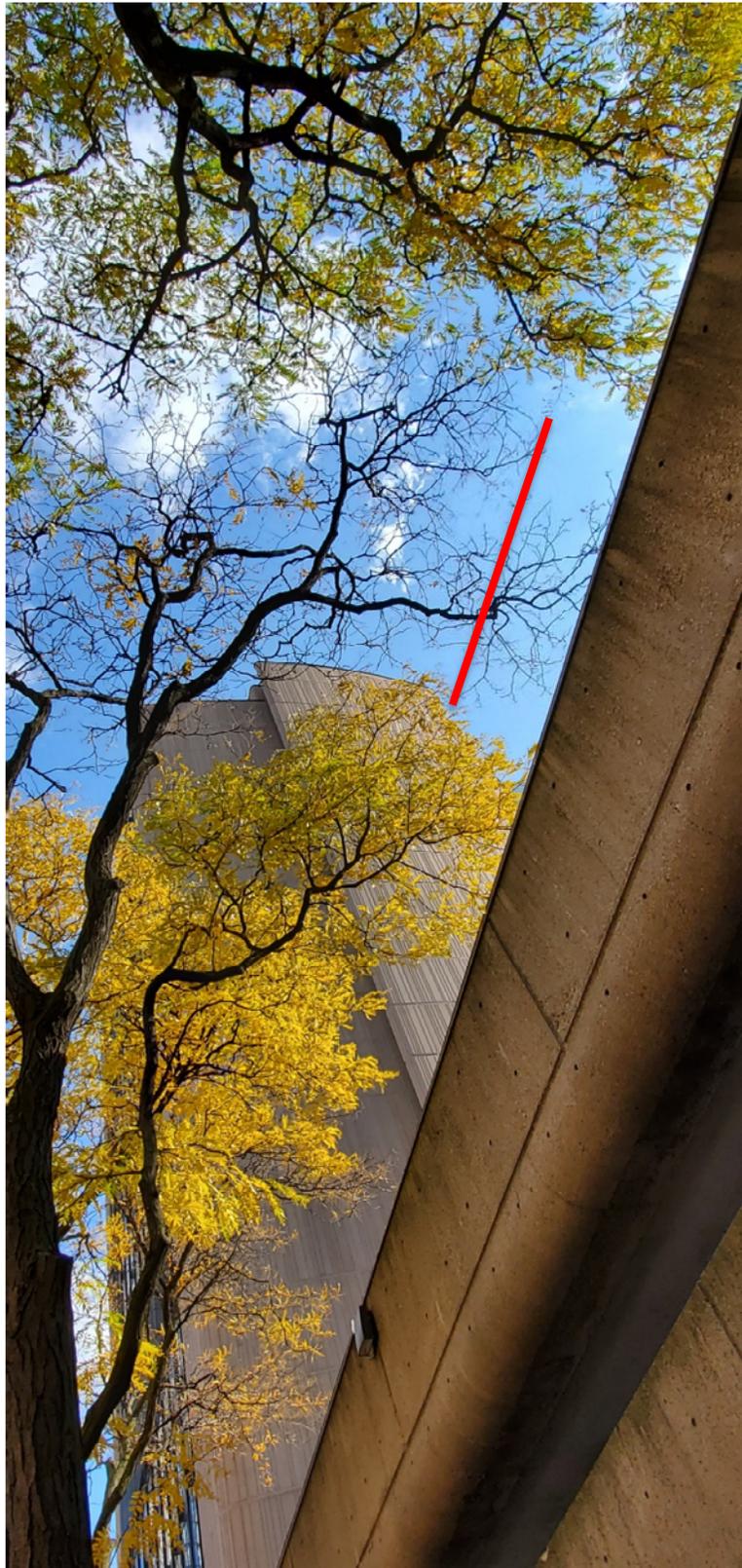
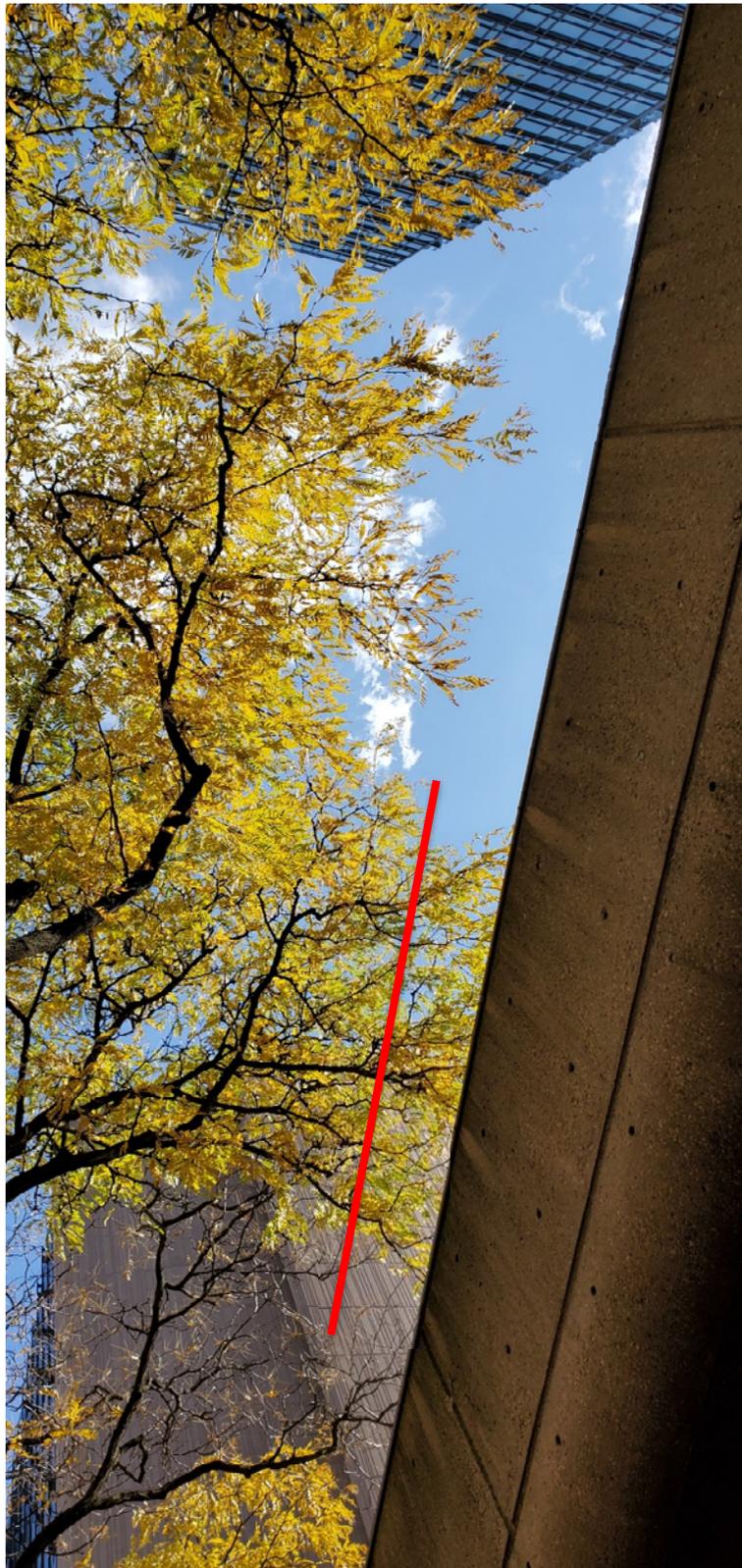


Image 5. Tree 5



28 September 2020

Re. Preservation of Trees 1-5, 27 Grosvenor Street & 26 Grenville Street, Toronto

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Further to the preparation of our Tree Inventory and Preservation Plan (TIPP) report, KFCI & Compost Tea Canada were requested by Studio TLA to provide prescription measures to bolster the health of 5 Honey Locust trees identified at Trees 1-5 in the above referenced TIPP report. These trees reside in the urban landscape at grade in the road right-of-way of Grosvenor Street in Toronto. There is great interest in preserving these specimen trees by the local residence and Toronto's Urban Forestry respecting the proposed develop of the site. The following are prescription measures that could be adopted to implemented during construction to preserve and bolster the health of these trees.

1. Inject compost tea into entire root zone of Trees 1.5. Three treatments from spring to fall are recommended for 2 years. Test soil for microbe levels before treatments commence and at end of each year.
2. Augment the soil with bio-complete composted manure in spring of year-1. Work manure into top 5cm of soil with rigid rake.
3. Add layer of quality non-colour treated mulch, approximately 5cm deep.
4. Establish and maintain a watering program for trees during construction to maintain an appropriate moisture regime to allow for maximum tree and microbial health and wellbeing.

*Compost Tea Program - Treatments for soil biology & mineral nutrition for plants.*

A tree care program will be developed to give the retained trees the best fighting chance to survive and thrive. This may include but not be limited to the use of Compost Tea to boost the biology of the soil matrix (microbial content) so that the trees can form the symbiotic relationships needed for them to uptake available nutrients for existing and future organic matter inputs (manure and mulch/wood chips). Chemical fertilizers can be used to augment the plant nutrition, but we are suggesting manure as a better (more expensive) option to work in concert with the Compost Tea applications to permanently increase soil mineral nutrition.

Soil biology is extremely important with respect to optimal growth conditions for vegetation. Aerobic bacteria make alkaline glues that hold sand, silt, clay, and organic matter together; they are basically the primary engineers of building and retaining soil structure. Some bacteria make enzymes to decompose simple organic matter or to pull mineral nutrients from sand, silt, clay, and organic matter. Some of these enzymes produced can insert heavy metals into carbon structures (like trees) and others can pull toxic chemicals apart. Bacteria also attract and are consumed by larger organisms such as protozoa, bacterial-feeding nematodes, earthworms, and microarthropods which are all essential in the nitrogen cycle and the soil plant web. Through their life cycle and consumption by larger organisms, aerobic bacteria play a key role in the conversion of organic minerals such as nitrogen into inorganic (soluble) minerals which are readily available for vegetation uptake through their roots. The presence of larger organisms ensure that the soil stays oxygenated and decompaction is minimized. Aerobic bacteria also play a role in keeping a beneficial microbial balance with detrimental or disease-causing bacteria through population competition.

Soil fungi absorb and accumulate soil nutrients and energy. Fungi produce enzymes that are best decomposing complex foods. Some of these enzymes are also known to break apart hydrocarbon chains, which are the molecular bond structure of petroleum-based products. Fungal hyphae store excess carbon instead of releasing it as CO<sub>2</sub>. Fungi are consumed by fungal-feeding nematodes, micro and macro-arthropods, and earthworms. Since there is an abundance of nutrients stored within the fungi, their consumption gives way to a surplus of nutrients released in a soluble, plant available form. Some fungi will form a mycorrhizal or symbiotic relationship between the fungi and plant roots which provide an increased water and nutrient absorption for the plant and carbohydrates through photosynthesis for the fungi.

Aerobic compost tea product is recommended to be applied by deep root injection and soil surface drench. Deep root injections occur at least six inches into the soil within the dripline of subject trees at one litre per square meter. Aerobic compost tea contains an abundance of the beneficial fungal and bacterial microorganisms. Aerobic compost tea is a natural product that is an efficient alternative to applying and retaining the biology in the soil through liquid application as opposed to solid compost material. It is made by steeping high quality compost and vermicompost in an aerated tank for 24-48 hours. Bacterial and fungal foods are added to the tank creating an optimal environment for a microbial population explosion in the solution. The compost tea will help the trees produce a vast, healthy root structure while maintaining minimal soil compaction and an optimal nutrient cycle balance.

Soil samples will be taken before and after applications and viewed under a microscope to see how the soil health is progressing. Soil pH will also be taken. Each application of Compost Tea will be customized according to the result of the soil samples.

All our Compost Tea is made with our own compost and vermicompost. There is no herbicides, fungicides, or synthetic fertilizers added to our product. Refer to [www.compostteacanada.ca](http://www.compostteacanada.ca) for more information on products. Pricing to be arranged depending on programs set up.

Respectfully submitted,

**Kuntz Forestry Consulting Inc.**

Peter Kuntz

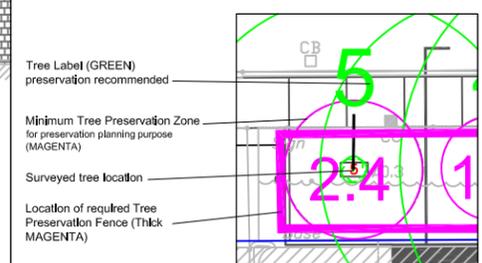
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**LEGEND**

**Tree Inventory**  
Refer to Table 1 of report dated 1 November 2018, revised 13 February 2019 and 9 November 2020 for complete tree inventory information. All trees on and within six metres of the subject property were included in the inventory.

**Tree Removals**  
The removal of trees will not be required to accommodate the proposed development.

**Tree Preservation**  
Preservation of all trees will be possible. Trees identified for preservation are indicated with GREEN labels. Tree Preservation Zone (TPZ) circles represent minimum distances for construction and grading near trees, respecting City of Toronto Private Tree By-law. Refer to Tree Protection Plan Notes for preservation details.



- 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 3/4" 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 treesite protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the treesite protection requirements. Photographs that clearly show the installed treesite 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 for 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.

No.	Issue/Revisions	Date	By
1	Report Submission	1 Nov '18	KH
2	Report Revision	13 Feb '19	KH
3	Report Revision	9 Nov '20	KH

Base Data: Speight, van Nostrand & Gibson Ltd. (topo); Sweeney & Co Architects Inc. (site plan)

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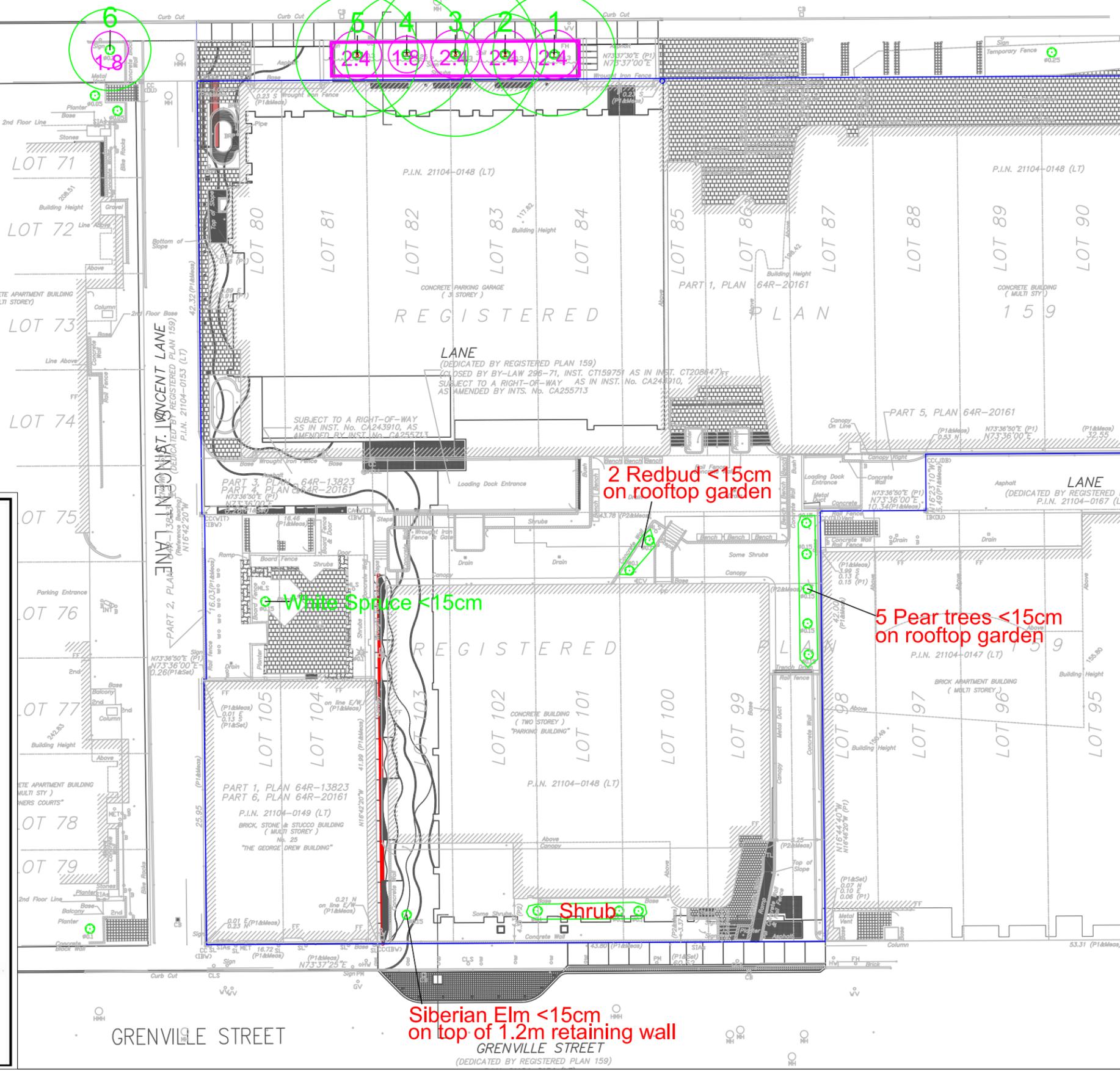
Property  
**27 Grosvenor Street and 26 Grenville Street**  
Toronto, Ontario

Existing Conditions, Proposed Site Plan  
Tree Inventory & Preservation Plan

Project	P1933	Figure	1
Date	1 November 2018		
Scale	1:400		

GROSVENOR STREET  
(ESTABLISHED BY REGISTERED PLAN 159)  
P.I.N. 21104-0139 (LT)

GROSVENOR STREET



**TORONTO**  
Parks, Forestry & Recreation

**Tree Protection Zone (TPZ)**

All construction related activities, including grade alteration, excavation, soil compaction, any materials or equipment storage, disposal of liquid and vehicular traffic are NOT permitted within this TPZ.

This tree protection barrier must remain in good condition and must not be removed or altered without authorization of City of Toronto, Urban Forestry.

Concerns or inquiries regarding this TPZ can be directed to:  
311 or 311@toronto.ca

**Tree Protection Barriers**

- Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Note:  
Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219.130) heavy duty silt fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2

**TORONTO**  
Urban Forestry

Parks, Forestry and Recreation  
February 2016  
Detail TP-1