

ARBORIST REPORT

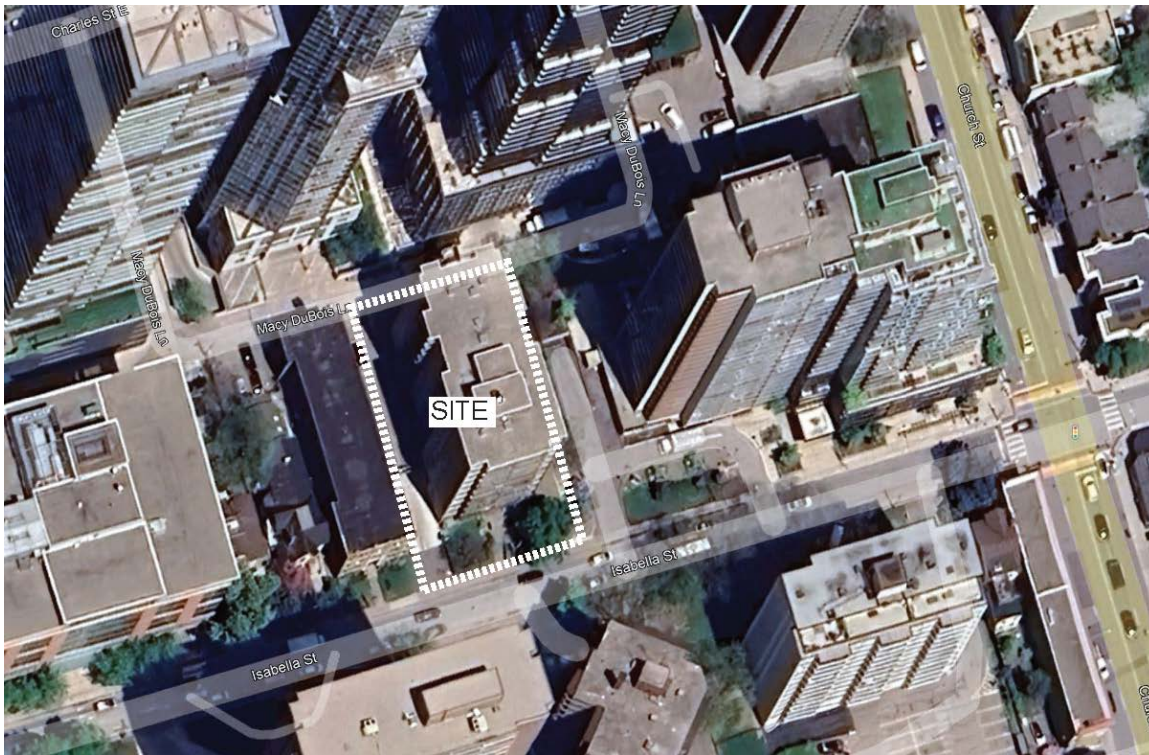
PROJECT NAME: 48 Isabella
PROJECT NUMBER: LEP001
DATE OF INSPECTION: November 18, 2024
PERSONS PRESENT: Mike Hukezalie, ISA Certified Arborist

LOCATION: 48 Isabella Street
Toronto, Ontario.
DESCRIPTION: Arborist report

Site Description

The MBTW Group has been retained to provide an Arborist Inspection Report for a proposed redevelopment. Refer to 'Aerial Image of Site' on this page for an overview. This area can be referred to as the "site" for the purposes of this report. The current site is comprised of an apartment building, two driveways, landscaped areas and tree planting. The site is flanked by Isabella Street to the south.

This report provides a summary of information on the species, quantity and condition of the seven (7) trees associated with the site in question and examines how they will be impacted by the proposed site work. All the trees identified in this report are regulated under the City of Toronto Chapter 813 of the Municipal Code.



**Aerial Photo:
Aerial Image of
Site**

Nature of Work

This Arborist report provides information on existing trees based on the acceptable arboricultural procedures as recommended in the 'Guide for Plant Appraisal' prepared under contract by the "Council of Tree and Landscape Appraisers (CTLA), an official publication of the International Society of Arboriculture (I.S.A.), 9th edition, 2000". A rating of Good / Fair / Poor / Hazardous / Terminal Decline has been assigned to each tree based on health, structural integrity, species response and the age of the tree in comparison with species longevity. Trees that are dying are identified as being in the condition of Terminal Decline.

Proposed Site Work

The proposed site work for this area consists of a redevelopment, which will include a new residential building and landscaped areas.

Privately-Owned Trees Associated With The Subject Site

A total of three (3) trees were documented within the private property portion of the site. Additionally, there is one (1) neighboring tree on private property adjacent to the subject site. The neighboring tree will require injury, as the proposed construction activity will occur within the minimum tree protection zone. For a full list of species and conditions, refer to the inventory table (Appendix A). There were no provincially rare or endangered species found on the subject site. It should be noted that there were a small number of trees found on site and on the neighbouring site which are 10cm DBH and under and therefore were not tagged nor included in this report.

City Right-of-Way Trees Associated With Subject Site

A total of three (3) trees were documented within City right-of-way (ROW) portion of the subject site. The trees within the ROW were found to be in good to fair condition. The dominant species found within the ROW portion of the site are Honeylocust (*Gleditsia triacanthos*), Basswood (*Tilia americana*) and Catalpa (*Catalpa speciosa*). These trees will require removal in order to accommodate construction and the proposed streetscape revitalization.

Tree maintenance program

Pre-Construction

- Ensure that all Urban Forestry permits for all trees identified in this report are obtained prior to site demolition and construction work.
- 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. A consulting ecologist should be retained to inspect the site if tree removals occur between April and August.

During Construction

- Provide irrigation to any new trees during periods of drought. Provide the equivalent of 5cm depth of natural rainfall per week during May to October to ensure even soil moisture levels during the establishment period. The use of 'Gator Bags' is recommended in order to provide extended percolation of irrigation into the root zones of any proposed tree plantings.

- Do not over compact the planting soil for any proposed tree plantings. If the planting soil within the tree planting pits are severely compacted due to construction traffic or material stockpiles, the planting soil should be aerated or mechanically tilled to the satisfaction of the project Arborist.
- Remove any concrete dust, stones and construction debris from the planting soil mixture.
- Provide a one-year slow release low nitrogen fertilizer such as 8-30-30 to promote root regeneration and plant vigor. Apply fertilizer during the active growing season from April to the end of July. Do not apply additional fertilizer from August onwards to prevent formation of soft new growth that will be damaged by cold weather

Post-Construction

- Ensure all new and existing trees impacted by additional infrastructure work are irrigated on a weekly basis if rainfall is less than 5cm per week to maintain even soil moisture level.
- Ensure all new trees are provided with an irrigation program for 2 years following installation.

Conclusion

The existing site conditions, tree species and quality were reviewed in conjunction with the proposed site plan for the future site work. In summary, it is not possible to preserve six (6) trees due to the proposed construction work. Of these six (6) trees, five (5) will require a permit for their removal. For the removal of three (3) City-owned trees, a minimum compensation of 1:1 is recommended, therefore three (3) trees will be required to be planted within the City ROW. For the removal of three (3) privately-owned trees, a minimum compensation of 3:1 is recommended, therefore six (6) trees will be required to be planted on private property.

One (1) neighbouring tree (#353) will require injury, as the proposed construction activity will occur within the minimum tree protection zone.

The new trees should consist of primarily deciduous native species such as Silver Maple (*Acer saccharinum*), Northern Hackberry (*Celtis occidentalis*), Ironwood (*Ostrya virginiana*), (Kentucky Coffee Tree (*Gymnocladus dioica*), Bur Oak (*Quercus Macrocarpa*), and disease resistant cultivars of the American Elm (*Ulmus americana* 'Princeton' or 'Jefferson'). Non-native and non-invasive tree species such as Freeman Maple (*Acer x freemanii*), Katsura Tree (*Cercidiphyllum japonicum*), Moraine Sweet Gum (*Liquidambar styracifolia* 'Moraine'), Silver Leaf Linden (*Tilia tomentosa*) and Zelkova (*Zelkova serrata*) could also be considered for planting on site.

Refer to the removals and compensation summary below.

Removals Summary:

Total Number of Trees Associated With The Site= 7

Total Number of Trees to Be Removed= 6

Total Number of Privately-Owned Trees to be Removed= 3

Total Number of City ROW Trees to be Removed= 3

Compensation Summary:

Total Compensation Trees Required= 12

Total Compensation Trees for Parkland Trees= 9

Total Compensation Trees for City ROW Trees= 3

REPORT PREPARED BY:



Mike Hukezalie

ISA Certified Arborist No. ON-2408A

March 19th, 2025

Appendix A - Tree Information Table

	TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CNPY. SPR (m)	COND.	REMARKS	PRES. STATUS	C.O.T. CAT.
1	353	<i>Robinia pseudoacacia</i>	Black Locust	45	8	Fair	Lean, spread from top of wall	Injure	2
2	354	<i>Morus sp.</i>	Mulberry	28	8	Good	Good overall condition, few dead branches	Remove	0
3	355	<i>Catalpa speciosa</i>	Northern Catalpa	36	8	Fair	Codominant stems at 1.0m	Remove	1
4	356	<i>Morus sp.</i>	Mulberry	32	8	Fair	Codominant stems at 1.5m	Remove	1
5	357	<i>Gleditsia triacanthos</i>	Kentucky Coffee Tree	10	3	Good	Good overall condition	Remove	5
6	358	<i>Tilia americana</i>	Basswood	30,38, 24, 22	12	Fair	Lean, codominant	Remove	5
7	359	<i>Catalpa speciosa</i>	Catalpa	40	12	Fair	Lean	Remove	5

Bylaw – Applicability according to City of Toronto (COT) ranking:

- Category#:
- 0 – Trees not regulated under City of Toronto Tree By-Laws
 - 1 – Trees with diameters of 30cm or more, situated on private property on subject site.
 - 2 – Trees with diameters of 30cm or more, situated on private property within 6m of the subject site.
 - 3 – Trees of all diameters situated on City owned Parkland within 6m of the 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 with the City road allowance adjacent to the subject site

For site photos, refer to the Tree Inventory, Preservation and Removals Plans prepared by The MBTW Group.

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