

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
Etobicoke York
Etobicoke Civic Centre
2 Civic Centre Court
Toronto, Ontario M9C 5A3

416-394-8060
coa.ey@toronto.ca

Thursday, November 10, 2022

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number: A0396/22EYK
Property Address: 21 MURRIE ST
Legal Description: PLAN M76 PT LOT 392
Agent: MIDNIGHT BUILDING
Owner(s): MICHAEL SCOTT MOODY MANPREET KAUR CHONA
Zoning: RM (WAIVER)
Ward: Etobicoke-Lakeshore (03)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, November 10, 2022, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage and a new rear yard deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (244.04 m²).
The proposed dwelling will have a floor space index of 0.74 times the area of the lot (302.47 m²).
- 2. Section 10.80.40.10.(2)(A)(i)(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7 m.
The proposed dwelling will have a front and rear exterior main wall height of 7.98 m.
- 3. Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed rear deck will have an area of 6.05 m².

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. Submission of a complete application for a permit to injure or remove a City-owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article II Trees on City Streets.
2. Submission of a complete application for a permit to injure or remove a privately owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article III Private Tree Protection.

SIGNATURE PAGE

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Heritage: Not Applicable



Michael Clark (signed)



Michi McCloskey (signed)



Neil Palmer (signed)



Sophia Ruddock (signed)



Stan Kumorek (signed)

DATE DECISION MAILED ON: Friday, November 18, 2022

LAST DATE OF APPEAL: Wednesday, November 30, 2022

CERTIFIED TRUE COPY

Barbara Bartosik
Manager and Deputy Secretary-Treasurer

Appeal Information

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Land Tribunal (OLT) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.ey@toronto.ca and Barbara.Bartosik@toronto.ca by the last date of appeal as shown on the signature page.

To appeal this decision, you must submit the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at www.toronto.ca/tlab.

ONTARIO LAND TRIBUNAL (OLT) INSTRUCTIONS

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.ey@toronto.ca and Barbara.Bartosik@toronto.ca by the last date of appeal as shown on the signature page.

To appeal this decision, you must submit the following:

- A completed OLT Appellant Form (A1) in digital format on a USB stick and in paper format.
- \$400 with an additional reduced fee of \$25 for each connected appeal filed by the same appellant.
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/appeals-process/forms/>

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Land Tribunal (OLT)** should be submitted in accordance with the instructions above.



Kyle Knoeck
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Barbara Bartosik
Manager and Deputy Secretary-Treasurer

416-394-8060
coa.ey@toronto.ca

Final and Binding Letter

Thursday, December 1, 2022

Subject: Final and Binding Decision for: **21 MURRIE ST**
Committee of Adjustment Minor Variance File No: A0396/22EYK

This is to confirm that no appeal was filed, and the Decision of the Committee of Adjustment was Final and Binding on December 1, 2022.

Yours truly,

Barbara Bartosik
Manager and Deputy Secretary-Treasurer



OPTIMUM STRUCTURAL CORP.
We Design Efficiently

Afshin Souzankar, P. Eng. MAS.c
Director

39 Kirk Drive, Thornhill, ON,
L3T 3K8
Tell: (416) 666 7978
optimumstructuralcorp@gmail.com

To: Midnight Building
Attn: Mr. Jeevan Dhiman – Project Manager
Re: Completion Letter

Subject Property: 21 Murrie Street, Toronto, Ontario

January 29, 2024

Dear Jeevan,

As requested, we reviewed the provided videos from the performed camera inspection of the existing underground drainpipes at the Subject Property. We hereby advise you that the underground drainpipes are mostly damaged due to interference with tree roots and gradual settlements. Accordingly, we highly recommend you to replace all the underground drain pipes with new pipes.

We trust the above discussion is satisfactory for your purposes. Should you have any further questions or require any additional clarification, please feel free to contact us at your earliest convenience.

Yours truly,



Optimum Structural Corp.
Afshin Souzankar, P.Eng., M.Sc.

**Tree Inventory and Preservation Plan Report
21 Murrie Street
Toronto, Ontario**

prepared for

**Midnight Building Group
1185 Queensway East, Unit 9A
Mississauga, ON L4Y 1S1**

prepared by



PO Box 1267 Lakeshore W PO
146 Lakeshore Road West
Oakville ON L6K 0B3
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consult@kuntzforestry.ca

7 March 2024

KUNTZ FORESTRY CONSULTING Inc. Project P4132

Introduction

Kuntz Forestry Consulting Inc. was retained by Midnight Building Group to complete a Tree Inventory and Preservation Plan for the proposed development at 21 Murrie Street in the City of Toronto, Ontario. The subject property is located south of Murrie Street and west of Royal York Road, 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 and within six metres of the subject property, and trees of all sizes within the road 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.

The results of the evaluation are provided below.

City of Toronto Private Tree By-Law (Chapter 813)

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

The tree inventory was conducted on 6 March 2024. Trees over 15cm DBH on the subject property and on neighbouring properties, and trees of all sizes within the road right-of-way were included in the inventory. Trees were located using the topographic survey provided and by estimations made from known points in the field. Trees included in the inventory were identified as Trees 1-8. Tree locations are shown on Figure 1. See Table 1 for the results of the inventory and Appendix A for photographs.

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 location of Tree 2 as seen on Figure 1 was derived from the topographic survey provided by Vladamir Dosen Surveying. In-field measurements were conducted from the edge of the existing sidewalk and asphalt driveway to the edge of the trunk of Tree 2. The distance from the existing sidewalk and driveway was measured at 2.85m and 4.65m, respectively. The DBH of Tree 2 (as represented on Figure 1 with a brown circle) is offset approximately 10cm west and 15cm south according to the tree location provided by the topographic survey. The location of Tree 2 was not adjusted on Figure 1 to match the in-situ measurements.

Existing Site Conditions

The subject property is currently occupied by a single detached residential dwelling with a porch, wooden deck and detached garage to the rear of the property, amenity areas, and asphalt driveway. Tree resources exist in the form of landscape trees and self-seeded volunteers. Refer to Figure 1 for the existing site conditions.

Tree Resources

The inventory documented eight (8) 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 Field Maple (*Acer campestre*), Ginkgo (*Ginkgo biloba*), Green Ash (*Fraxinus pennsylvanica*), Manitoba Maple (*Acer negundo*), and Silver Maple (*Acer saccharinum*).

Proposed Work

The proposed works include the demolition/removal of the existing dwelling, porch, and deck followed by the construction of a new 2-storey dwelling with a basement walkout to the rear of the property, and a new asphalt driveway. It is assumed that the existing detached vinyl garage will not be removed according to the site plan provided. 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

It is generally understood that Urban Forestry does not permit injury to City-owned trees for the installation of driveways readily, for construction on new homes. While Tree 2 would not be considered a suitable candidate for removal/injury under normal circumstances, it has been brought to the attention of KFCI that its root system is interfering with the plumbing of the subject property and the neighbouring property to the west, 23 Murrie Street (via communication with the neighbour during site visit). The tree does possess some structural issues, primarily a massive pruning wound of a co-dominant stem that contains a cavity at the union of the remaining co-dominant stems.

We appreciate Urban Forestry's intent to preserve the urban canopy, per the City's urban forest management policy, and to retain this tree. In doing so, this tree will require some substantive tree management measures, potentially including live crown pruning, support cabling, and augmentation of the root system to invigorate the health of this tree. If the City is not willing to invest funds for preservation of this public tree, they may consider removal of the tree in support of the development application for the above stated reasons, respecting damage to weeping tiles of surrounding homes (21 and 23 Murrie Street).

Tree 2 is located in the City road right-of-way (Category 5). A permit will be required prior to the removal/injury of this tree, should the City accept the development application.

Tree Preservation

The preservation of the remaining six (7) trees, including Trees 1 and 3-8 will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures must be implemented prior to the proposed works to ensure tree resources designated for retention are not impacted by the development. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence details.

It should be noted that no tree protection fencing has been prescribed for Trees 1, 3, and 5-8. The minimum Tree Protection Zones (mTPZs) of Trees 1, 3 and 8 fall entirely outside of the existing subject property/limit of disturbance. It is assumed that the existing vinyl garage at the rear of the property will not be removed, which fully protects the mTPZs of Trees 5-7. While Trees 5-7 have been identified for preservation in the context of the proposed development, these trees are all Ash species in decline from Emerald Ash Borer infestation and should otherwise be monitored or considered for removal due to condition.

Compensation

The City of Toronto requires replacement trees for any by-law protected tree removals. The ratio of plantings to removals/injury is below:

Category of Tree to be Removed	Number of Replacement Trees
1 or 2	<ul style="list-style-type: none">• 3:1 healthy condition tree removals• 1:1 poor condition tree removals• None for injury
3 or 5	<ul style="list-style-type: none">• 1:1

Should the City permit the removal/injury of Tree 2, a total of one (1) replacement trees are required on the subject property. Refer to Table 1 for compensation totals.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Midnight Building Group to complete a Tree Inventory and Preservation Plan as part of a development application for the property located at 21 Murrie 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 8 trees on and within six metres of the subject property. One (1) tree, Tree 2, will require mitigation measures, should the City decide that the tree cannot be removed to support the development application. The remaining seven (7) trees can be preserved with the use of appropriate tree protection measures.

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,

Kuntz Forestry Consulting Inc.

Marek Toporowski

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Peter Kuntz

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TPAQ
Principal, Consulting Professional Forester
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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 (i.e., 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: 21 Murrie Street, Toronto

Date: 6 Mar 2024

Surveyors: MT

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CW	CDB	mTPZ	cat	Comments	Comp.	Action
1	Field Maple	<i>Acer campestre</i>	41	FG	G	G	11		3.0	1	Seam (H) sealed, co-dominance at 2m, pruning wounds (L), epicormic branching (L), hydro lines through crown		Preserve
2	Silver Maple	<i>Acer saccharinum</i>	138	FG	FG	FG	~25		8.3	1	Co-dominance at 3m (6 stems), burls (M), pruning wounds (M) with decay, epicormic branching (L), cavities (L), slime flux (L), asymmetrical crown (L), hydro lines through crown	1*	Requires mitigation measures
3	Ginkgo	<i>Ginkgo biloba</i>	6	G	G	G	1.5		1.2	1			Preserve
4	Manitoba Maple	<i>Acer negundo</i>	34.5, 34	F	F	FG	15		2.4	2	Co-dominance at base, lean (H), asymmetrical crown (H), hydro lines through crown, epicormic branching, included wire (L)		Preserve
5	Green Ash	<i>Fraxinus pennsylvanica</i>	39.5	PF	F	PF	9	20	2.4	1	Bark peeling (M), emerald ash borer, epicormic branching, hydro lines through crown, asymmetrical crown (M), deadwood (H), pruning wounds (M), in decline		Preserve
6	Green Ash	<i>Fraxinus pennsylvanica</i>	24	PF	PF	PF	5	35	1.8		Bark peeling (M), emerald ash borer, epicormic branching, hydro lines through crown, asymmetrical crown (H), deadwood (M), 1 leader removed, in decline		Preserve
7	Green Ash	<i>Fraxinus pennsylvanica</i>	34	PF	FG	PF	7.5	20	2.4	2	Bark peeling (M), emerald ash borer, epicormic branching, hydro lines through crown, suckering (H), deadwood (M), in decline		Preserve
8	Manitoba Maple	<i>Acer negundo</i>	~62	F	F	FG	8.5		4.2	2	Sweep (M), poor form (M), pruning wounds (M), asymmetrical crown (M), crook (M), cavities (M), hydro lines under crown		Preserve

*If removal/injury of Tree 2 is accepted by the City, 1 compensation planting will be required.

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	(%)
CW	Crown Width (diameter)	(m)
mTPZ	minimum Tree Protection Zone	(m)
cat	City of Toronto Tree By-law Category	1-5
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Appendix A. Photographs of Trees



Image 1. Tree 1



Image 2. Tree 2



Image 3. Tree 3



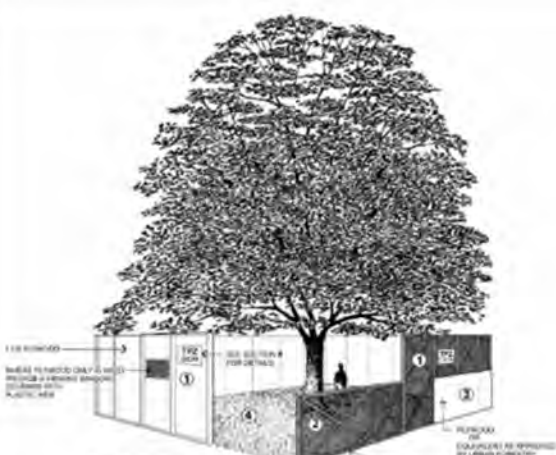
Image 4. Tree 4



Image 5. Trees 5-7 (left to right)




Image 6. Tree 8



Tree Protection Barriers

- 1 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 loose.
- 2 Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.3m (4ft.) high and consist of orange plastic with same fencing on a wood frame made of 2 x 4s.
- 3 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.
- 4 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 self fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2




Parks, Forestry and Recreation

Urban Forestry

February 2016

Detail TP-1



Parks, Forestry & Recreation

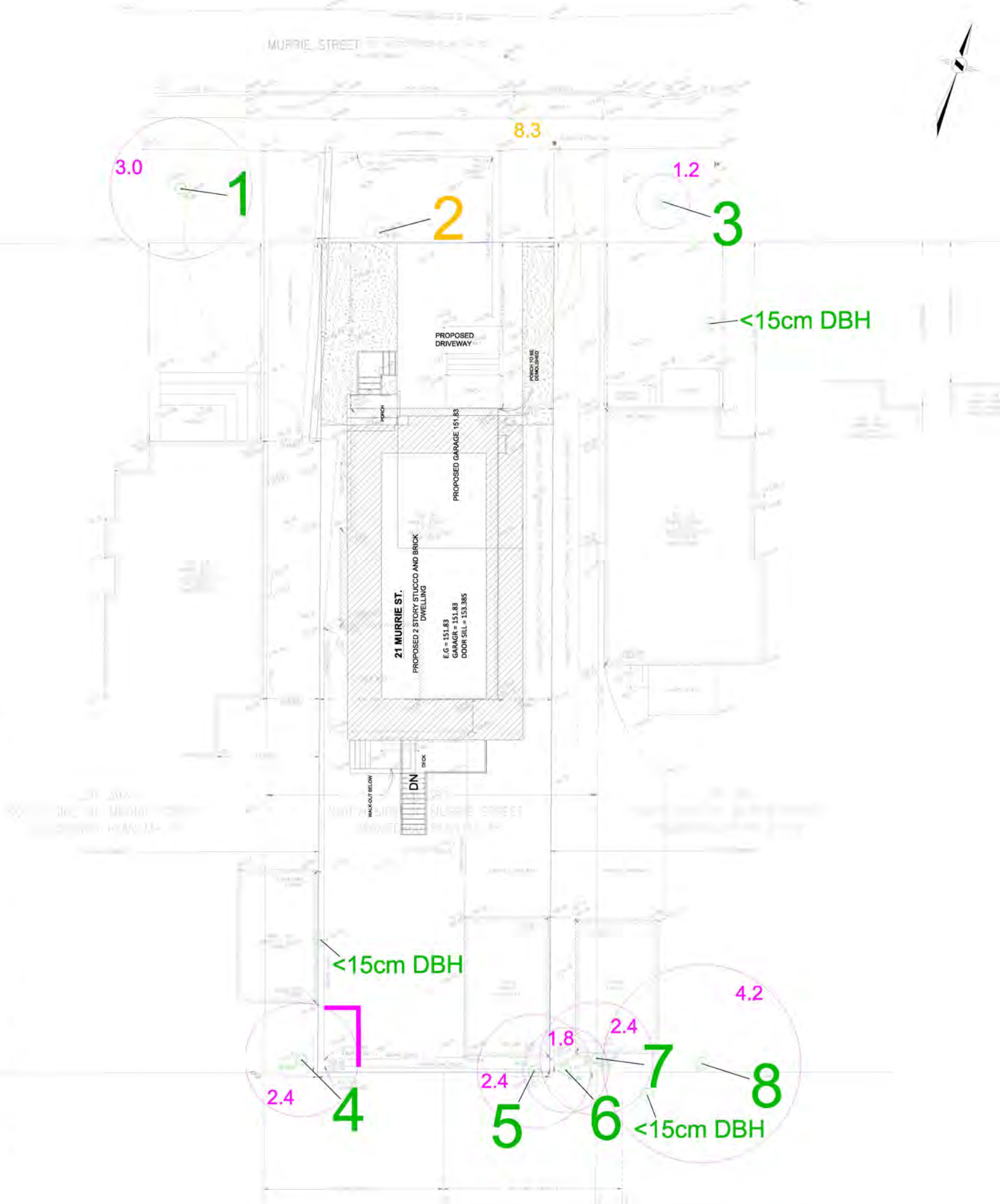
Tree Protection Zone (TPZ)

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 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 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 7 March 2024 for complete tree inventory information. All trees greater than 15cm DBH on and within six metres of the subject property were included in the inventory.

Development Impacts
Tree 2 requires mitigation measures due to structural concerns, at the discretion of the City, as indicated with an ORANGE label.

Tree Preservation
Preservation of the remaining seven (7) trees will be possible. Tree 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.

Surveyed Tree Location

Tree Location estimated by KFCI

Trunk Diameter of select trees (BROWN Circle)


Tree Label (ORANGE) Requires tree management (mitigation measures)

Tree Label (GREEN) Preservation recommended

Minimum Tree Protection Zone (MAGENTA Circle, with radius, in metres)

Minimum Tree Protection Zone of tree requiring mitigation measures (ORANGE Circle, with radius, in metres)

Location of required Heavy-Duty Tree Protection Fence (thick MAGENTA)



No.	Issue/Revisions	Date	By
1	Report Submission	7 Mar. '24	MT

Base Data: Vladimir Dosen Surveying (topo); Midnight Build Group (site plan)



KUNTZ
FORESTRY
CONSULTING Inc.

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Web: www.kuntzforestry.ca

Client

Midnight Building Group
1185 Queensway East, Unit 9A
Mississauga, ON L4Y 1S1

Property

21 Murrie Street
Toronto, Ontario

Tree Inventory, and Preservation Plan

Project	P4132	Figure	1
Date	7 March 2024		
Scale	1:200		



