Appendix F – yongeTOmorrow Arborist Report

City of Toronto

ARBORIST REPORT

YONGE TOMORROW PROJECT

CITY OF TORONTO
SCHEDULE 'C' MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY

for:

steer

by:

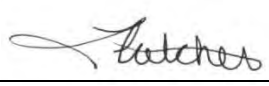
LGL LIMITED
environmental research associates

AUGUST 2020

ARBORIST REPORT

YONGE TOMORROW PROJECT
CITY OF TORONTO
SCHEDULE 'C' MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY

prepared by:



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AUGUST 2020
LGL PROJECT TA8871

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1.0 INTRODUCTION

Yonge Street is Toronto's "main street." It is a vibrant area where thousands of people visit, live, work, play and learn. In the heart of Yonge Street, between Queen Street and College/Carlton Street, the sidewalks are filled with the highest pedestrian volumes in Canada, at all hours of the day and throughout all seasons of the year. The Yonge TOmorrow study will develop and review design options intended to improve streetscaping and increase pedestrian space, along with other possibilities to improve the way people move through and enjoy Yonge Street between Queen Street and College/Carlton Street. This study is being carried out as a Schedule 'C' Municipal Class Environmental Assessment (EA). A Phase 2 EA study will look at potential changes to Yonge Street north of College/Carlton Street to Davenport Road.

LGL Limited was retained by Steer (formerly Steer Davies Gleave) to conduct an arborist study in support of the Yonge TOmorrow Project. The arborist study was completed in fall 2018 in accordance with the City of Toronto Guidelines for Completion of an Arborist Report (Toronto Urban Forestry 2011). The following report summarizes the results of the arborist study.

The study area for the Yonge TOmorrow Project is the Yonge Street corridor from University Avenue/Queen's Park Circle/Avenue Road in the west, Roxborough Street in the north, Mount Pleasant Road/Jarvis Street in the east and King Street in the south. The study area is presented in **Figure 1**. The arborist study focussed on Yonge Street from Queen Street West to Davenport Road.

FIGURE 1. STUDY AREA.

2.0 METHODOLOGY

An LGL ISA Certified Arborist conducted an inventory of tree resources on November 23, 2018. The tree survey was undertaken along Yonge Street from Queen Street to Davenport Road and encompassed the focused and extended focused study area. All trees within and immediately adjacent to the Yonge Street right-of-way were surveyed.

Information specific to individual trees was collected including species, diameter at breast height (DBH), tree condition assessed in a matrix of trunk integrity, canopy structure, and crown vigour, and general comments, where warranted. Trees were uniquely identified and numbered 1-139. In addition, each tree was assigned a City of Toronto tree category based on the following criteria:

- **Category 1**: Trees with a diameter of 30 cm or more on private property;
- **Category 2**: Trees with a diameter of 30 cm or more on private property, within 6 metres of the study area;
- **Category 3:** Trees of all diameters on City owned parkland;
- **Category 4:** Trees of all diameters within the Ravine and Natural Feature Protection Limit; and,
- **Category 5:** Trees of all diameters within the City road allowance, adjacent to the study area.

3.0 RESULTS

A total of 139 trees were identified and assessed during LGL's tree inventory. All trees surveyed were planted as streetscape and amenity features. Overall, trees within the study area range in size from 4 to 40 cm DBH and are generally considered to be in good to fair condition. The majority of trees displayed signs of a number of abiotic and biotic defects which are typically associated with the urban setting including epicormic branching and stunted growth. A detailed summary of all trees surveyed is presented in **Appendix A – Tree Inventory** and the location of each tree (by identified number) is presented in **Figures 2A to 2D.**

3.1 Species at Risk

Kentucky coffee tree (*Gymnocladus diocus*) is regulated as Threatened under the Ontario *Endangered Species* Act, 2007 and was identified within the study area. One Kentucky coffee tree was identified on the east side of Yonge Street, south of Church Street (LGL tree ID #16). Consultation with the Ministry of Natural Resources and Forestry (MNRF) Management Biologist (Mr. Bohdan Kowalyk) confirmed that the Toronto streetscape Kentucky coffee tree is not regulated under the *Endangered Species Act*, 2007, due to its non-native origin.

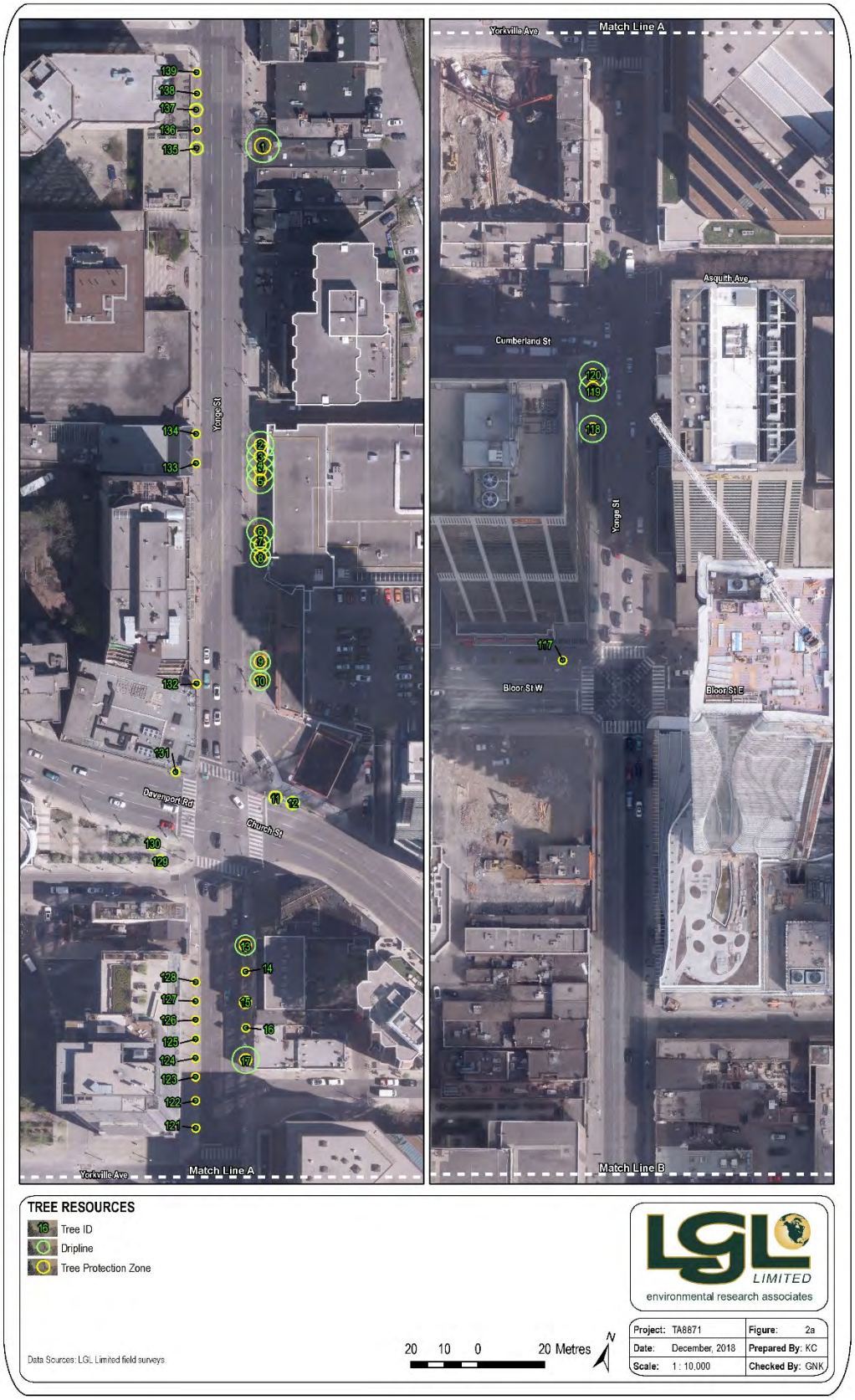

FIGURE 2A. TREE RESOURCES

FIGURE 2B. TREE RESOURCES

FIGURE 2C. TREE RESOURCES

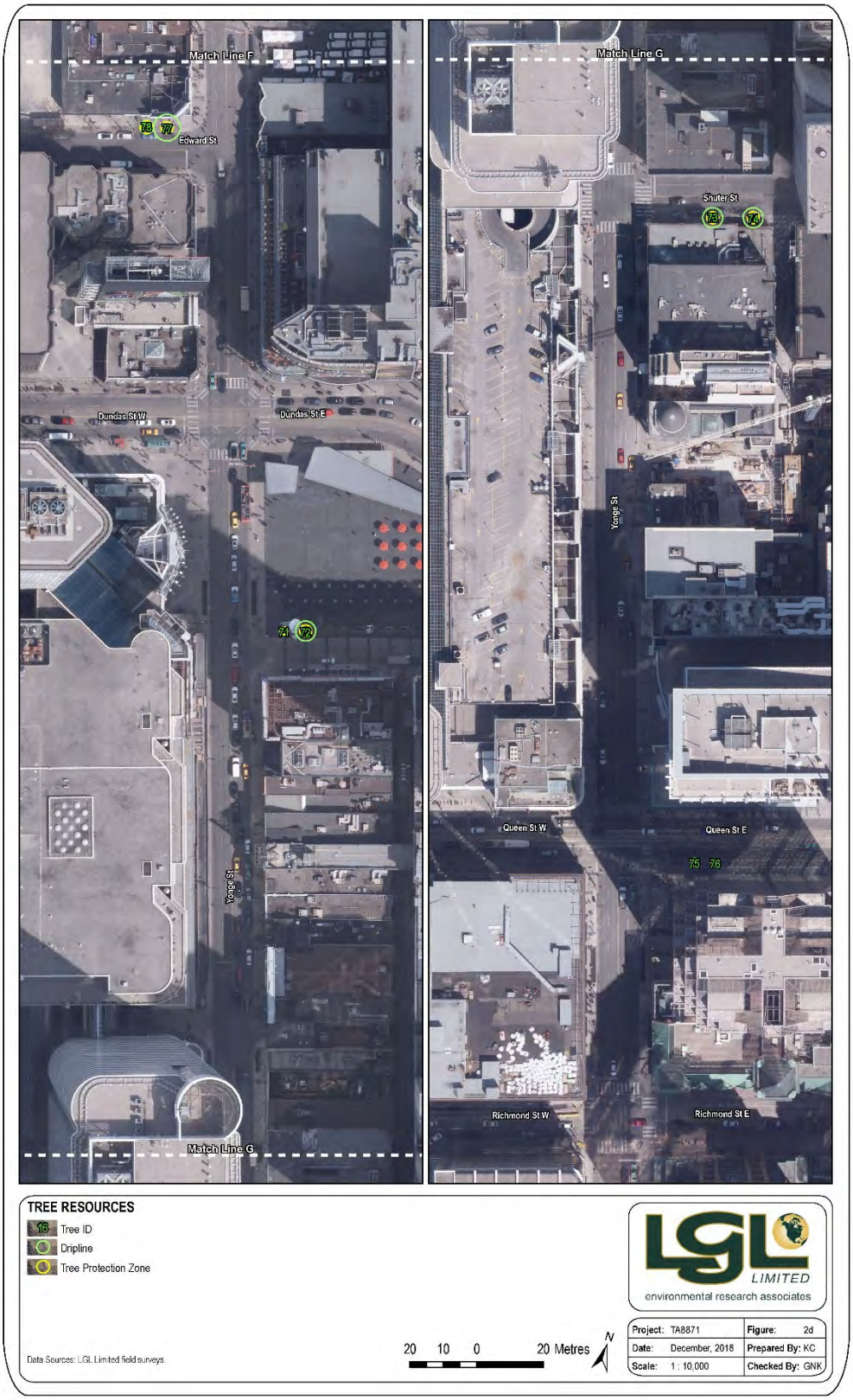

FIGURE 2D. TREE RESOURCES

4.0 PROJECT DESCRIPTION

The technically preferred design concept for Yonge Street is Alternative 4c. This design concept strikes a balance between providing pedestrian circulation space and allowing for vehicle operations. Key elements of the design concept are described below and a schematic of the design concept is presented in Figure 3. The public realm plan for Yonge Street is presented in Figure 4.

4.1 College Street to Gerrard Street

Yonge Street from College to Gerrard Street will be a traffic calmed, two-way local access road with a 30 km/h speed limit. Cycling facilities and loading zones will be added and wide sidewalks will be provided for landscaping, patios and street retail in flexible, strategic locations. A pedestrian crossing would be included for people to access College Park from the McGill Street and Granby Street areas.

4.2 Gerrard Street to Edward Street

Yonge Street from Gerrard Street to Edward Street will be fully pedestrianized during the day, with some short sections that allow for limited essential local access. Overnight, the pedestrianized section would be opened up to allow the TTC night bus to operate.

4.2.1 Gerrard Street to Edward Street

From Gerrard Street to Walton Street, Yonge Street will support northbound traffic to service the buildings located on Walton Street. Traffic lanes are reduced to allow for widened sidewalks to support pedestrian movement.

4.2.2 Walton Street to Elm Street

From Walton Street to Elm Street, Yonge Street will be a pedestrian priority zone to accommodate high pedestrian volumes. Vehicle access during the day will be prohibited by the use of gates and cyclists will be permitted to travel through this area at reduced speed.

4.2.3 Elm Street to Edward Street

From Elm Street to Edward Street, Yonge Street will allow for local vehicle access to circulate in a loop-style movement through Yonge Street to allow for essential servicing of the businesses that do not have rear access. Like other portions of the street, the sidewalks will be widened to support comfortable pedestrian movement and also provide for landscaping, patios and street retail in flexible, strategic locations. Vehicles will be expected to share the road with cyclists.

yongeTOmorrow

Recommended Design Concept

4c — Pedestrian Priority Zones with One-Way Driving Access and Cycle Tracks

Overview

The priorities for Yonge Street vary based on the adjacent properties and how people use the street to access them. This map shows how different operations have been applied by block during the day (6 a.m. to 1 a.m.) to address these different needs.

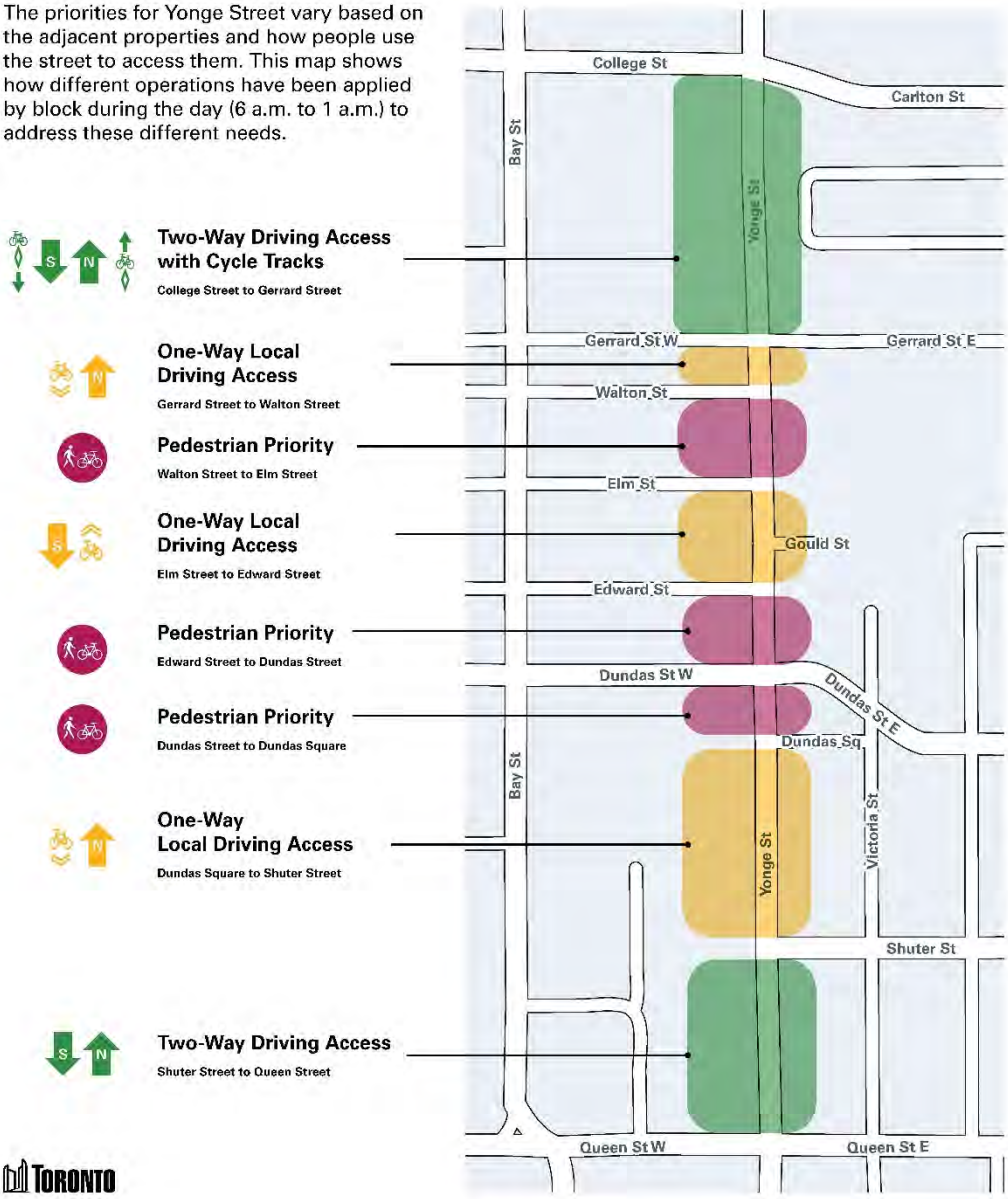

FIGURE 3. YONGE STREET DESIGN CONCEPT.

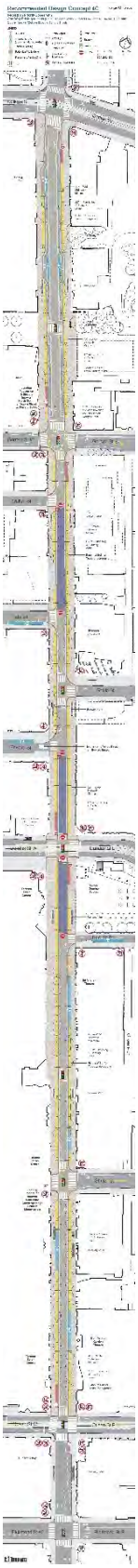

FIGURE 4. YONGE STREET PUBLIC REALM PLAN.

4.3 Edward Street to Dundas Square

Yonge Street from Edward Street to Dundas Square will be a pedestrian priority zone with the street closed off to vehicles reserving the space for pedestrians to support the high volumes of foot traffic in this area. Gates will be installed to prohibit through traffic.

Cyclists are permitted to travel through pedestrian priority zones at reduce speeds for safe interaction with pedestrians. Overnight the pedestrianized sections will be opened up to allow the TTC night bus to operate.

At Dundas Square, the existing one-way traffic arrangement would be retained for eastbound movements to allow for servicing and access to the Dundas Square parking garage. The existing commercial loading zone would be retained.

4.4 Dundas Square to Shuter Street

Yonge Street from Dundas Square to Shuter Street will have the sidewalks widened to improve the pedestrian experience and calm traffic. One lane of traffic will be permitted northbound to allow for local access and a north-bound lay-by will provided for ride hail activities and deliveries. Like other portions of the street, the sidewalks will be widened to support comfortable pedestrian movement and also provide for landscaping, patios and street retail in flexible, strategic locations. Northbound vehicles will be expected to share the road with cyclists whilst the southbound lane is available solely for cyclists.

The existing pedestrian crossing at the Eaton Centre entrance will be retained.

4.5 Shuter Street to Queen Street

Yonge Street from Shuter Street to Queen Street will have the sidewalks widened to improve the pedestrian experience and calm traffic. The design features two lanes of traffic with lay-bys for deliveries and ride hailing for the theaters and stores that do not have rear access. Like other portions of the street, the sidewalks will be widened to support comfortable pedestrian movement and also provide for landscaping, patios andstreet retail in flexible, strategic locations. Vehicles will be expected to share the road with cyclists. Access to the Eaton Centre parking garage will be maintained, as would the existing turning restrictions at the Yonge Street and Queen Street intersection.

5.0 IMPACT ASSESSMENT AND MITIGATION

Trees located along Yonge Street are protected under several City of Toronto Tree Protection By-laws including the Street Tree By-law; Private Tree By-law; Ravine and Natural Feature Protection By-law; and, Parks By-law. The Tree Protection By-laws apply as follows:

- Street Tree By-law protects all trees located on City streets;
- Private Tree By-law protects trees on private property with dbh of 30 cm or more and trees of any diameter that were planted as a condition of a permit issued under this by-law or a site plan agreement;
- Ravine and Natural Feature Protection By-law prohibits and regulates the injury and destruction of all trees; and,
- Parks By-law protects all trees located within a City park.

These by-laws are implemented by Toronto Urban Forestry under the authority of the General Manager, Parks, Forestry and Recreation.

Based on the design concept and public realm plan prepared for Yonge Street from College Street to Queen Street, extensive redevelopment is planned along Yonge Street. This redevelopment will likely have a significant impact to the existing tree resources including removal, physical injury, severing of roots and root compaction.

During detail design, an assessment will be carried out to determine trees that can be retained, trees that require mitigation and trees that will be removed. Trees to be retained and trees that require mitigation will be identified and protected in accordance with the Tree Protection Policy and Specification for Construction Near Trees (City of Toronto 2016). Trees that will be removed or are injured during construction will require compensation in accordance with City of Toronto Urban Forestry policies. Tree removals may also be subject to the requirements and provisions of other legislation, regulations or bylaws, such as the *Migratory Birds Convention Act* (MBCA), *Conservation Authorities Act*, *Endangered Species Act*, or the *Fisheries Act*. With respect to the MBCA, it is recommended that vegetation removals be avoided during the breeding bird season (mid-March to late August). If construction during this timing window is deemed necessary a nest survey is required and the results may dictate consultation with Environment Canada.

5.1 Mitigation for Trees to be Retained/Protected

The following recommendations should be considered during detail design to prevent or mitigate impacts to trees near construction that will be retained/protected:

- No trees shall be pruned or removed or impacted without prior approval from the City;
- It is the responsibility of the project team and contractor to become directly acquainted with the site, to carefully examine the location of the proposed work, and to notify the City of any discrepancies in the site conditions;
- Prior to the start of any site work, the Contractor shall supply and install tree protection barriers around each tree designated for protection;
- The protective barrier is to comply with City specifications for tree protection including the recommended minimum tree protection zone (TPZ) based on tree diameter;
- No fill, machinery, chemicals, fuel or materials are to be placed within the protective barrier; heavy machinery is not to be operated within the TPZ (including overhead swinging of machine arms);
- No re-grading, including filling or excavation, is to take place within the TPZ unless permitted by the City (Urban Forestry);
- All tree protection must be removed upon completion of construction activities;
- No signs or objects should be displayed or affixed to any retained trees;
- Signs shall be affixed to the TPZ fence to inform workers that entry is not permitted (see Appendix C); and,
- Should any additional, incidental or accidental tree injuries occur during construction, a qualified Arborist or City Forester should be consulted to determine additional mitigation measures.

5.2 Compensation for Trees to be Removed

In accordance with the City of Toronto Urban Forestry policies any tree removal or injury to trees will require replacement or site restoration following construction activities. Compensation rates vary depending on the governing by-law. Typical compensation rates employed by Toronto Urban Forestry are as follows:

- Removal of ravine tree – 3 replacement trees: 1 removal
- Removal of City/Park tree – 1 replacement tree : 1 removal
- Removal of Private tree (>30cm) – 3 replacement trees: 1 removal
- Damage or pruning of ravine or City-owned trees (i.e. within TPZ) – 1 replacement: 1 injury

If replacement plantings based on ratios provided cannot be met due to site constraints, cash in lieu of planting may be accepted. Cash in lieu is calculated as the City of

Toronto's installed cost for planting and maintaining a tree for two years at a value of $583 a tree. It is anticipated that trees located on City Streets will be replaced on site, and the balance of trees not planted would form the basis for the cash in lieu replacement value.

5.3 Commitments to Future Work

During detail design, this Arborist Report will be updated to: 1) reflect existing conditions at the time of the survey; 2) assess each tree for retention, mitigation and removal based on the detail design drawings; and, determine the appropriate TPZs. For trees to be retained/protected, a detailed Tree Protection Plan will be prepared in discussions with Toronto Urban Forestry. The Arborist Report and Tree Protection Plan shall follow the City's Guidelines for the Completion of an Arborist Report (City of Toronto 2011) and the Tree Protection Policy and Specification for Construction Near Trees (City of Toronto 2016). Compensation requirements will also be determined once the number of trees to be removed has been confirmed. A permit will be obtained from Toronto Urban Forestry prior to construction for all trees to be removed or injured.

APPENDICES

APPENDIX A

TREE INVENTORY

Project: TA8871
Client: Steer
Collectors: LMC, JCN

Date: November 23, 2018
Area: Yonge Street from Davenport Road to Queen Street

Tree #	Scientific Name	Common Name	DBH (cm)	Additional Stems	CONDITION																				Tree Protection Measures					COMMENTS
					TI	CS	CV	Radial Dripline (m)	Canopy Die Back (%)	Co-dominant stem	Included Bark	Lean, Dir.	Fungus	Insects	Cavity	Rot	Wound	Frost Crack	Epicormic	EAB	Canker	Suppressed	PFW	Hazard	ESA	Remove	Protect	Impacted	TPZ(m)- City/Privately Owned Tree	City of Toronto Tree Category	
1	*Gleditsia triacanthos*	honey locust	40.0		g	g	g	5																				2.40		
2	*Gleditsia triacanthos*	honey locust	20.0		g	g	g	4									x		x									1.80	5	
3	*Gleditsia triacanthos*	honey locust	19.0		g	g	g	4	5																			1.80	5	
4	*Gleditsia triacanthos*	honey locust	20.0		g	g	g	4											x									1.80	5	
5	*Gleditsia triacanthos*	honey locust	20.0		g	g	g	4											x									1.80	5	
6	*Gleditsia triacanthos*	honey locust	21.0		g	g	g	4																				1.80	5	
7	*Gleditsia triacanthos*	honey locust	14.0		g	g	g	3	5										x									1.80	5	
8	*Gleditsia triacanthos*	honey locust	13.0		g	g	g	3										x										1.80	5	
9	*Gleditsia triacanthos*	honey locust	19.0		g	g	g	3																				1.80	5	
10	*Gleditsia triacanthos*	honey locust	18.0		g	g	g	3										x										1.80	5	
11	*Ulmus* sp.	elm	10.0		g	g	g	2																				1.80	5	
12	*Ulmus* sp.	elm	11.0		g	g	g	2									x											1.80	5	
13	*Gleditsia triacanthos*	honey locust	15.0		g	g	g	3																				1.80	5	
14	*Gleditsia triacanthos*	honey locust	7.0		g	g	g	1																				1.20	5	
15	*Gleditsia triacanthos*	honey locust	11.0		g	g	g	1																				1.80	5	
16	*Gymnocladus dioicus*	Kentucky coffee tree	6.0		g	g	g	1																				1.20	5	
17	*Gleditsia triacanthos*	honey locust	13.0		g	g	g	4																				1.80	5	
18	*Acer platanoides*	Norway maple	11.0		g	g	f	2	30										x									1.80	5	
19	*Acer platanoides*	Norway maple	17.0		f	f	f	2	10								x											1.80	5	
20	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	1																				1.20		
21	*Malus* sp.	crabapple	8.0		g	g	g	1						x														1.20		
22	*Malus* sp.	crabapple	7.0		g	g	g	1																				1.20		
23	*Gleditsia triacanthos*	honey locust	6.0		g	g	g	1																				1.20		
24	*Gleditsia triacanthos*	honey locust	6.0		g	g	g	1																				1.20		
25	*Gleditsia triacanthos*	honey locust	12.0		g	g	g	2	5																			1.80	5	
26	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	2	5																			1.20	5	
27	*Gleditsia triacanthos*	honey locust	13.0		g	g	g	2	5										x									1.80	5	
28	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	2											x									1.20	5	
29	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	2																				1.20	5	
30	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	2											x									1.20	5	
31	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	2																				1.20	5	
32	*Ulmus* sp.	elm	6.0		p	p	p	1						x														1.20	5	
33	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	2																				1.20	5	
34	*Acer campestre*	hedge maple	5.0		g	g	g	1																				1.20	5	

Project: TA8871
Client: Steer
Collectors: LMC, JCN

Date: November 23, 2018
Area: Yonge Street from Davenport Road to Queen Street

Tree #	Scientific Name	Common Name	DBH (cm)	Additional Stems	CONDITION																				Tree Protection Measures					COMMENTS
					TI	CS	CV	Radial Dripline (m)	Canopy Die Back (%)	Co-dominant stem	Included Bark	Lean, Dir.	Fungus	Insects	Cavity	Rot	Wound	Frost Crack	Epicormic	EAB	Canker	Suppressed	PFW	Hazard	ESA	Remove	Protect	Impacted	TPZ(m)- City/Privately Owned Tree	City of Toronto Tree Category	
35	*Acer platanoides*	Norway maple	19.0		f	f	f	3	10										x									1.80	5	stunted
36	*Acer platanoides*	Norway maple	17.0		f	f	f	3	10										x									1.80	5	stunted
37	*Acer platanoides*	Norway maple	17.0		f	f	f	3	10										x									1.80	5	stunted
38	*Acer X Freemanii*	Freeman's maple	5.0		g	g	g	1											x									1.20	5	
39	*Acer platanoides*	Norway maple	19.0		g	g	g	2																				1.80	5	
40	*Acer platanoides*	Norway maple	20.0		g	g	g	3	5										x									1.80	5	
41	*Pyrus* sp.	pear	17.0	9.0	g	g	g	3																				1.80	5	
42	*Pyrus* sp.	pear	14.0	11.0	g	g	g	2																				1.80	5	
43	*Acer platanoides*	Norway maple	17.0		g	g	g	2									x		x									1.80	5	
44	*Ulmus* sp.	elm	5.0		g	g	g	1							x													1.20	5	
45	*Acer platanoides*	Norway maple	18.0		f	f	f	2											x									1.80	5	stunted
46	*Acer platanoides*	Norway maple	15.0		f	f	f	2											x									1.80	5	stunted
47	*Acer platanoides*	Norway maple	16.0		f	f	f	2											x									1.80	5	stunted
48	*Acer platanoides*	Norway maple	13.0		f	f	f	2																				1.80	5	
49	*Pyrus* sp.	pear	19.0		g	g	g	3											x									1.80	5	
50	*Pyrus* sp.	pear	16.0		g	g	g	2											x									1.80	5	
51	*Acer platanoides*	Norway maple	18.0		g	g	g	3																				1.80	5	
52	*Ulmus* sp.	elm	5.0		g	g	g	1																				1.20	5	
53	*Acer platanoides*	Norway maple	21.0		f	f	f	3	30										x									1.80	5	
54	*Acer platanoides*	Norway maple	19.0		f	f	f	3	30										x									1.80	5	
55	*Pyrus* sp.	pear	24.0		g	g	g	3																				1.80	5	
56	*Gleditsia triacanthos*	honey locust	27.0		g	g	g	3									x											1.80	5	
57	*Gleditsia triacanthos*	honey locust	26.0		g	g	g	3									x											1.80	5	
58	*Gleditsia triacanthos*	honey locust	24.0		g	g	g	3																				1.80	3	
59	*Gleditsia triacanthos*	honey locust	28.0		g	g	g	3											x									1.80	3	
60	*Gleditsia triacanthos*	honey locust	23.0		g	g	g	3											x									1.80	3	
61	*Gleditsia triacanthos*	honey locust	24.0		g	g	g	3																				1.80	5	
62	*Gleditsia triacanthos*	honey locust	27.0		g	g	g	4	5																			1.80	5	
63	*Gleditsia triacanthos*	honey locust	21.0		g	g	g	3	5																			1.80	5	
64	*Gleditsia triacanthos*	honey locust	24.0		g	g	g	3	5																			1.80	3	
65	*Gleditsia triacanthos*	honey locust	22.0		g	g	g	3																				1.80	5	
66	*Gleditsia triacanthos*	honey locust	20.0		g	g	g	3																				1.80	5	
67	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1																				1.20	5	
68	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1									x											1.20	5	

Project: TA8871
Client: Steer
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Date: November 23, 2018
Area: Yonge Street from Davenport Road to Queen Street

Tree #	Scientific Name	Common Name	DBH (cm)	Additional Stems	CONDITION																				Tree Protection Measures					COMMENTS
					TI	CS	CV	Radial Dripline (m)	Canopy Die Back (%)	Co-dominant stem	Included Bark	Lean, Dir.	Fungus	Insects	Cavity	Rot	Wound	Frost Crack	Epicormic	EAB	Canker	Suppressed	PFW	Hazard	ESA	Remove	Protect	Impacted	TPZ(m)-City/Privately Owned Tree	City of Toronto Tree Category	
69	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1		x	x																	1.20	5	
70	*Tilia cordata*	little leaf linden	33.0		f	p	p	2																				2.40		pruned between two buildings
71	*Ulmus* sp.	elm	7.0		f	f	f	1	20								x		x									1.20	5	
72	*Acer platanoides*	Norway maple	16.0		g	g	g	3										x										1.80	5	
73	*Gleditsia triacanthos*	honey locust	21.0		g	g	g	3	5																			1.80	5	
74	*Gleditsia triacanthos*	honey locust	25.0		g	g	g	3	5																			1.80	5	
75	*Gleditsia triacanthos*	honey locust	6.0		g	g	g	1	5																			1.20	5	
76	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1											x									1.20	5	
77	*Gleditsia triacanthos*	honey locust	26.0		g	g	g	4											x									1.80	5	
78	*Gleditsia triacanthos*	honey locust	18.0		g	g	g	2						x					x									1.80	5	
79	*Fraxinus pennsylvanica*	red ash	23.0		p	p	p	4											x	x								1.80	5	
80	*Ulmus* sp.	elm	3.0		f	f	f	1	5					x				x										1.20	5	
81	*Ulmus* sp.	elm	11.0		f	f	f	2	5					x				x										1.80	5	
82	*Fraxinus pennsylvanica*	ash	15.0		f	f	f	2											x									1.80	5	
83	*Fraxinus pennsylvanica*	ash	17.0		f	f	f	2											x									1.80	5	
84	*Ginkgo biloba*	ginkgo	20.0		g	g	g	3											x									1.80	5	
85	*Acer saccharinum*	silver maple	20.0		g	g	g	3										x	x									1.80	5	
86	*Acer saccharinum*	silver maple	15.0		g	g	g	2											x									1.80	5	
87	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1																				1.20	5	
88	*Gleditsia triacanthos*	honey locust	7.0		g	g	g	1																				1.20	5	
89	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	1											x									1.20	5	
90	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	1											x									1.20	5	
91	*Gleditsia triacanthos*	honey locust	7.0		g	g	g	1									x											1.20	5	
92	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	1											x									1.20	5	
93	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	1	10										x									1.20	5	
94	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1	10										x									1.20	5	
95	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	1											x									1.20	5	
96	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	1									x		x									1.20	5	
97	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1																				1.20	5	
98	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1																				1.20	5	
99	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1	5																			1.20	5	
100	*Gleditsia triacanthos*	honey locust	10.0		g	g	g	1	5										x									1.80	5	
101	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1	5									x	x									1.20	5	
102	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1	5																			1.20	5	

Project: TA8871
Client: Steer
Collectors: LMC, JCN

Date: November 23, 2018
Area: Yonge Street from Davenport Road to Queen Street

Tree #	Scientific Name	Common Name	DBH (cm)	Additional Stems	CONDITION																				Tree Protection Measures					COMMENTS
					TI	CS	CV	Radial Dripline (m)	Canopy Die Back (%)	Co-dominant stem	Included Bark	Lean, Dir.	Fungus	Insects	Cavity	Rot	Wound	Frost Crack	Epicormic	EAB	Canker	Suppressed	PFW	Hazard	ESA	Remove	Protect	Impacted	TPZ(m)- City/Privately Owned Tree	City of Toronto Tree Category	
103	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	1																				1.20	5	
104	*Gleditsia triacanthos*	honey locust	10.0		g	g	g	1											x									1.80	5	
105	*Gleditsia triacanthos*	honey locust	11.0		g	g	g	1	10										x									1.80	5	
106	*Gleditsia triacanthos*	honey locust	10.0		g	g	g	1	10										x									1.80	5	
107	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	1	10								x		x									1.20	5	
108	*Gleditsia triacanthos*	honey locust	7.0		g	g	g	1																				1.20	5	
109	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1									x											1.20	5	
110	*Gleditsia triacanthos*	honey locust	8.0		g	g	g	1									x		x									1.20	5	
111	*Gleditsia triacanthos*	honey locust	7.0		g	g	g	1									x		x									1.20	5	
112	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1																				1.20	5	
113	*Gleditsia triacanthos*	honey locust	35.0		g	g	g	4										x										2.40	5	
114	*Fraxinus pennsylvanica*	ash	31.0		f	f	f	4											x									2.40	5	
115	*Acer X Freemanii*	Freeman's maple	17.0		f	f	f	3											x									1.80	5	
116	*Acer X Freemanii*	Freeman's maple	16.0		f	f	f	3											x									1.80	5	
117	*Ulmus sp.*	elm	8.0		g	g	g	1																				1.20	5	
118	*Gleditsia triacanthos*	honey locust	28.0		p	f	f	4	10										x									1.80	5	girdled
119	*Gleditsia triacanthos*	honey locust	24.0		p	f	f	4	10										x									1.80	5	girdled
120	*Gleditsia triacanthos*	honey locust	24.0		p	f	f	4	10										x									1.80	5	girdled
121	*Gleditsia triacanthos*	honey locust	4.0		f	f	f	1	10										x									1.20	5	
122	*Ulmus sp.*	elm	4.0		f	f	f	1	10										x									1.20	5	
123	*Gleditsia triacanthos*	honey locust	5.0		g	g	g	1																				1.20	5	
124	*Ulmus sp.*	elm	4.0		g	g	g	1											x									1.20	5	
125	*Gleditsia triacanthos*	honey locust	4.0		g	g	g	1	5									x	x									1.20	5	
126	*Ulmus sp.*	elm	4.0		g	g	g	1																				1.20	5	
127	*Gleditsia triacanthos*	honey locust	4.0		g	g	g	1	10										x									1.20	5	
128	*Ulmus sp.*	elm	4.0		g	g	g	1	10										x									1.20	5	
129	*Pyrus* sp.	pear	11.0		g	g	g	2									x		x									1.80	3	
130	*Pyrus* sp.	pear	13.0		g	g	g	2											x									1.80	3	
131	*Ulmus pumila*	Siberian elm	5.0		f	f	f	1										x										1.20	5	
132	*Acer platanoides*	Norway maple	6.0		Dead			1																				1.20	5	
133	*Acer platanoides*	Norway maple	3.0		p	p	p	1	40								x											1.20	5	
134	*Acer platanoides*	Norway maple	3.0		p	p	p	1	40								x		x									1.20	5	
135	*Gleditsia triacanthos*	honey locust	15.0		g	g	g	2																				1.80	5	
136	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1																				1.20	5	

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Tree #	Scientific Name	Common Name	DBH (cm)	Additional Stems	CONDITION																				Tree Protection Measures					COMMENTS
					TI	CS	CV	Radial Dripline (m)	Canopy Die Back (%)	Co-dominant stem	Included Bark	Lean, Dir.	Fungus	Insects	Cavity	Rot	Wound	Frost Crack	Epicormic	EAB	Canker	Suppressed	PFW	Hazard	ESA	Remove	Protect	Impacted	TPZ(m)-City/Privately Owned Tree	City of Toronto Tree Category	
137	*Gleditsia triacanthos*	honey locust	14.0		g	g	g	2																				1.80	5	
138	*Ulmus sp.*	elm	6.0		g	g	g	1																				1.20	5	
139	*Gleditsia triacanthos*	honey locust	9.0		g	g	g	1																				1.20	5	

APPENDIX B

DISCLAIMER

DISCLAIMER

Limitations of this Assessment

This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees situate thereon and upon information provided by the Client to LGL Limited. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Assessment are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made as to the length of the validity of the results, observations, recommendations and analysis contained within this Assessment. As a result the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically.

Restriction of Assessment

The Assessment carried out was restricted to the Property. No assessment of any other trees or plants has been undertaken by LGL. LGL is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants or any other property not covered or referenced in this Assessment.

Professional Responsibility

In carrying out this Assessment, LGL Limited and any Assessor appointed for and on behalf of LGL Limited to perform and carry out the Assessment has exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out this Assessment. The Assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Assessment, none of the trees examined on the property were dissected, cored, probed, or climbed and detailed root crown examinations involving excavation were not undertaken.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by LGL or its directors, officers, employers, contractors, agents or Assessors for:

a) any legal description provided with respect to the Property;

b) issues of title and or ownership respect to the Property;

c) the accuracy of the Property line locations or boundaries with respect to the Property;

d) the accuracy of any other information provided to LGL by the Client or third parties;

e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and,

f) the unauthorized distribution of the Assessment.

General

Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.