COHEN & MASTER™

TREE AND SHRUB SERVICES

ARBORIST REPORT
&
TREE PROTECTION PLAN

720 GRANITE COURT
PICKERING, ONTARIO

Date of Inspection: November 30, 2021

Cohen and Master Tree and Shrub Services Ltd.
42 Guardsman Road
Thornhill, Ontario, L3T 6L4
416-932-0622

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METHODOLOGY

Tree Diameter Measurements: All relevant trees were sized by measuring their trunk diameter at 1.5 meters above existing grade, diameter at breast height (DBH) as per accepted arboricultural standards.

Tree Condition: A generalized assessment system was employed to describe the overall condition of tree health categories for each inventoried tree. A three (3) level scale from “Good”, “Fair”, and “Poor”, was used to quantify the range of tree conditions. “Good” condition refers to the tree health category being greater than eighty (80) percent of a perfect specimen. “Fair” condition refers to a category condition that is less than eighty (80) percent but more than twenty (20) percent. “Poor” refers to a tree health category that is less than twenty (20) percent.

Tree #: Refers to the tree number on the tree assessment plan.

Common Name: The common name for each tree inventoried.

Botanical Name: The botanical name for each tree inventoried.

Diameter: Refers to diameter (in centimeters) measured at 1.5m (diameter at breast height (DBH)) above ground.

Root Zone (R.Z.): This is a tree health category to assess the growing conditions within the root zone of the tree. It is measured on a scale of Good, Fair, Poor.

Trunk Integrity (T.I.): This is a tree health category to assess the trunk condition of the tree for any defects or weaknesses or other notable issues. It is measured on a scale of Good, Fair, Poor.

Canopy Structure (C.S.): This is a tree health category to assess the overall shape and condition of the tree canopy, including scaffold and other branch conditions. This is also measured on a scale of Good, Fair, Poor.

Canopy Vigor (C.V.): This is a tree health category to assess the canopy health of the tree, including the amount of deadwood, dieback, and live growth in the canopy as compared to a 100% healthy tree. The size, color, and amount of foliage are also considered in this category. It is measured on a scale of Good, Fair, Poor.

Tree Protection Zone (TPZ): Tree Protection Zone (TPZ) as recommended by the City of Pickering. This distance is based on the diameter of the tree at breast height and the tree protection zone is measured from the trunk outwards.

Site Plan Recommendations

Preserve: The TPZ of the tree will be fully protected (based on the TPZ requirements) during demolition and construction activities and will remain unaltered throughout the duration of demolition and construction. No permit is required.

Injury (P): Any situation where the TPZ of the tree cannot be maintained and will be encroached upon, but the tree will not sustain injuries severe enough to compromise long-term health and structural stability. This includes situations where the movement of machinery or storage of materials would require disturbance within the TPZ. Measures to mitigate damage to the root zone and canopy (pruning, root exploration, soil de-compaction, mulching, fertilizing, etc.) may be recommended. A tree injury permit is required.

Remove (P): Any tree, that requires a permit from the city for removal. This includes trees significantly impacted by proposed construction which would sustain an unacceptable level of injury that would be unavoidable and probable cause long-term health and structural defects. A tree removal permit is required.

Remove (E): Any tree that is dead, or that does not require a permit for removal however exemption approval is required. This also applies to trees less than 30cm in diameter that do not require a permit for removal in private land or City-Owned land.

Specifications for Tree Protection Hoarding/Fencing

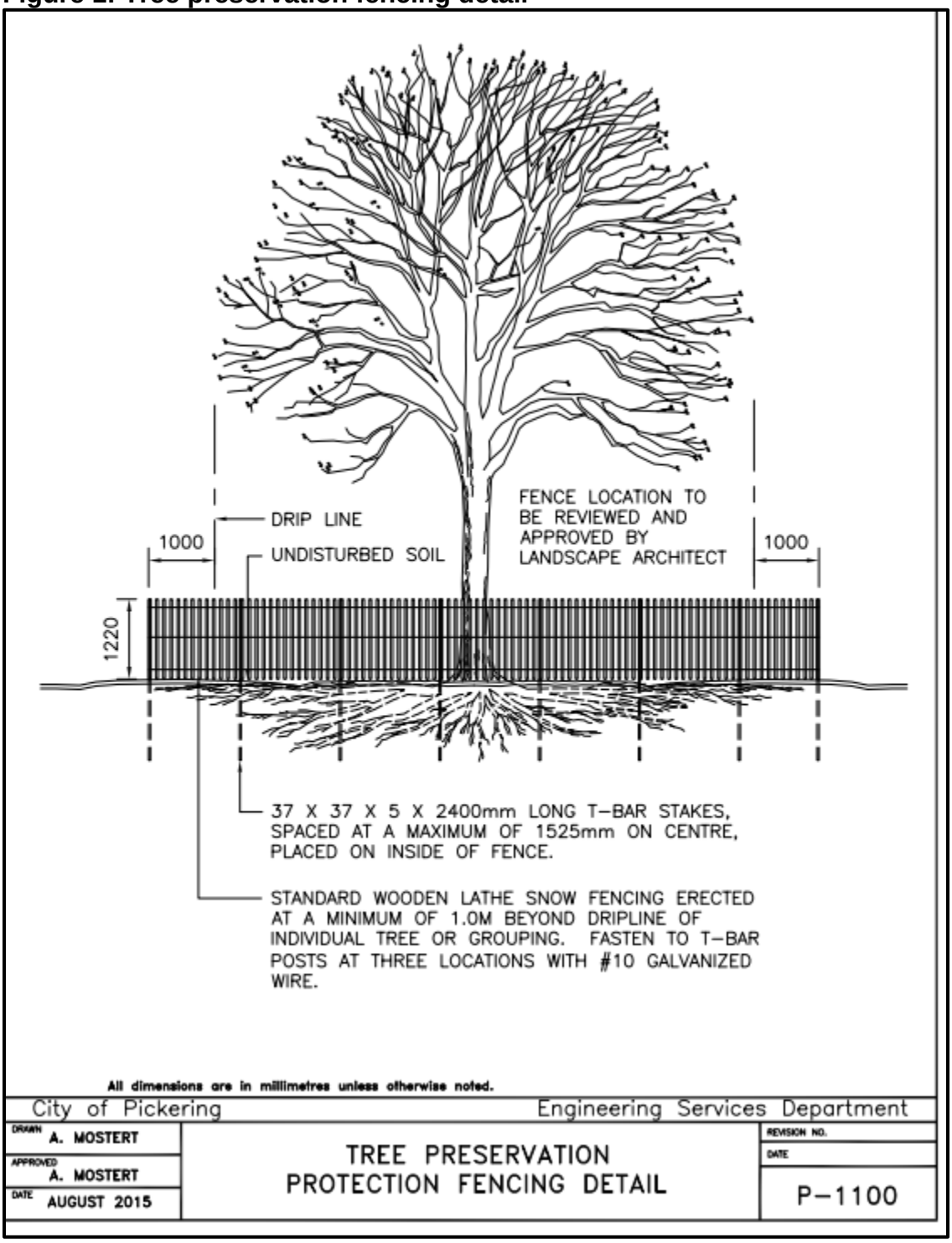
Tree Protection Hoarding shall be established at a specific distance from the base of the tree, as specified in the Tree Protection Plan drawing AR100. Hoarding must be established in advance of any works, including but not limited to material and equipment delivery, staging and storage, excavation, and groundbreaking work. Tree preservation details is presented in figure 1 below

Replanting plan

As a condition of approval, compensation is required for the removal of all existing life trees with 15 cm DBH and greater, to be removed as part of the proposed development. Compensation shall be made in the form of replacement plantings or cash-in-lieu, to be paid to the City of Pickering. Multi-stemmed trees are compensated for by individual stems.

Tree Removal Compensation Requirements
A total of 4 (four) trees, with a minimum caliper of 60 mm and/or coniferous trees with a minimum height of 1.8 m, will be required as compensation for the proposed removals. Any required boulevard tree planting for municipal rights-of-way will not be considered as part of the tree replacement compensation. Replacement planting may be done on the development site or on publicly owned lands in proximity of the Subject Site that have been approved by the City of Pickering and with written authorization of the subject landowners(s). The quantity and species of trees to be planted in compensation for tree removal are given below table. As the DBH of proposed removal trees is between 15cm-29 cm, the ratio of 2:1 is required to replace planting. Therefore, there will be 4 trees that need to be planted for the replacement of two trees in the subject property.

Figure 1: Tree preservation fencing detail



1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH SNOW FENCING OR SIMILAR STRUCTURES ERECTED OUTSIDE THE DRIP LINE OF THE TREES, PRIOR TO COMMENCEMENT OF CONSTRUCTION. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE DONE IN A LIKE MANNER WITH SNOW FENCING OR OTHER SIMILAR STRUCTURES AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT.

2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER THE ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS ARE TO BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.

3. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.

4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE CLEANLY CUT IN ACCORDANCE WITH ACCEPTABLE ARBORICULTURAL PRACTICES.

5. WHERE ROOT SYSTEMS OF PROTECTIVE TREES ARE EXPOSED DIRECTLY ADJACENT TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACK-FILLED WITH APPROPRIATE MATERIAL IN A TIMELY MANNER TO PREVENT DRYING.

6. WHERE NECESSARY, THE TREES SHALL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREE.

7. TREES SCHEDULED FOR PRESERVATION THAT HAVE DIED OR BEEN DAMAGED BEYOND REPAIR SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE BY TREES OF A SIMILAR SIZE AND SPECIES OR SUCH SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT.

8. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE CONTRACTOR SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING AND ROOT FEEDING TO THE SATISFACTION OF THE CITY OF PICKERING.

9. SHOULD A CONFLICT OCCUR BETWEEN TREES SCHEDULED FOR PRESERVATION AND THE PROPOSED CONSTRUCTION, APPROVAL SHALL BE OBTAINED IN WRITING FROM THE CITY OF PICKERING PRIOR TO PROCEEDING WITH THE REMOVAL OF SUCH.

10. ANY TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED IN ENTIRETY INCLUDING ALL STUMPS AND ROOTS AND DISPOSED OF OFF SITE. NO BURYING OF TREE BRANCHES AND STUMPS WILL BE PERMITTED.

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. MOSTERT	TREE PROTECTION NOTES	REVISION NO.
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SUMMARY

Metrics Realty Inc. has retained Cohen and Masters Tree and Shrub Services to prepare this Arborist Report and Tree Protection Plan in support of proposed construction planning of the property located at 720 Granite Court, Pickering. The tree assessment was completed on November 30, 2021, according to the requirements set forth by the City Pickering.

The purpose of this report is to assess trees growing on Privately-owned land for proposed construction.

Due to the proposed construction at 720 Granite Court, Pickering, my client requires permission to remove eleven (11) trees, some of which are invasive species, dead, or are in fair-poor condition. An application to remove these trees shall be submitted to the City of Pickering. Replanting with more desirable species is recommended.

TREE DESCRIPTION

Tree #1 – White Elm (36.8, 38.5cm DBH)
Tree #1 36.8/38.8cm DBH White Elm (*Ulmus americana*) is a privately-owned deciduous tree growing adjacent to Granite Road to the west of the property. The tree has co-dominant stems and is botanically and structurally in good condition. This tree is in good overall condition. This tree conflicts with the proposed manhole location, removal with replacement planting is recommended.

Tree #2 – Manitoba Maple (15cm DBH)
Tree #2, a 15cm DBH Manitoba Maple (*Acer negundo*) is a privately-owned deciduous tree growing on a slope. The tree has a bent trunk, and 20% dead branches. The tree is in fair overall condition. This tree conflicts with the proposed development, removal and replacement planting with a more desirable species is recommended.

Tree #3 – Manitoba Maple (17cm DBH)
Tree #3, a 17 cm DBH Manitoba Maple (*Acer negundo*) is a privately-owned deciduous tree growing on a slope close to a bridge. The tree has a bent trunk, 5% dead branches. The tree is in good overall condition. This tree conflicts with the proposed development, removal and replacement planting with a more desirable species is recommended.

Tree #4 – Manitoba Maple (18cm DBH)
Tree #4, an 18cm DBH Manitoba Maple (*Acer negundo*) is a privately-owned deciduous tree growing on a slope close to a bridge. The tree has a bent trunk, <5% dead branches, and is in fair health and structural condition, but in poor form due to the bent top. The tree has one dead overhanging branch. The tree is in fair overall condition. This tree conflicts with the proposed development, removal and replacement planting with a more desirable species is recommended.

Tree #5 – Pin Cherry (20cm DBH)
Tree #5 is a 20 cm DBH Cherry tree (*Prunus species)* is a privately-owned deciduous tree growing at the mid-slope of the subject property. This tree has fair form, declining health, and fair structural condition. The tree has ~10% dead branches. The tree is in fair overall condition. This tree conflicts with the proposed development, removal and replacement planting is recommended.

Tree #6 – Austrian Pine (40cm DBH)
Tree #6 is a 40cm DBH Austrian Pine (*Pinus nigra)* is a privately-owned evergreen tree growing at the top of the slope. This tree has fair form, good health, and structural condition. The tree is in good overall condition. This tree conflicts with the proposed development, removal and replacement planting is recommended.

Tree #7 – Manitoba Maple (15cm DBH)
Tree #7, a 15 cm DBH Manitoba Maple (*Acer negundo*) is a privately owned deciduous tree growing on level ground. This tree has less than 10% dead small dead branches, fair form and structure, with good health. The tree is in fair overall condition. This tree conflicts with the proposed development, removal and replacement planting with a more desirable species is recommended.

Tree #8 – Ash Tree (15cm DBH)
Tree #8, a 15cm DBH dead Ash tree (*Fraxinus species)* is a privately-owned deciduous tree growing on the subject property at level ground. The tree is 100% dead. The tree is recommended for removal.

Tree #9 – Ash Tree (18cm DBH)
Tree #9, an 18cm DBH dead Ash tree (*Fraxinus species)* is a privately-owned deciduous tree growing on the subject property on the southern side, at the middle of the slope. The tree is in good structural condition. Some internal smaller branches are dead. This tree is in good overall condition. This tree conflicts with the proposed development, removal and replacement planting with a more desirable species is recommended.

Tree #10– Eastern White Cedar (15cm DBH)
Tree #10, a 15cm DBH Eastern White Cedar (*Thuja occidentalis)* is a privately-owned evergreen tree growing on the subject property at level ground. The tree is 100% dead. The tree is recommended for removal.

Tree #11 – Manitoba Maple (16cm DBH)
Tree #11, a 16 cm DBH Manitoba Maple (*Acer negundo*) is a privately owned deciduous tree growing on level ground. This tree has less than 10% dead small dead branches, fair form, and fair structure with good health. The tree is in fair overall condition. This tree is recommended for removal, as it conflicts with proposed development. Replacement planting is recommended.

LOCATION OF TREES

SITE PHOTOS

Figure 1: Tree 1

Figure 2: Tree 2-4

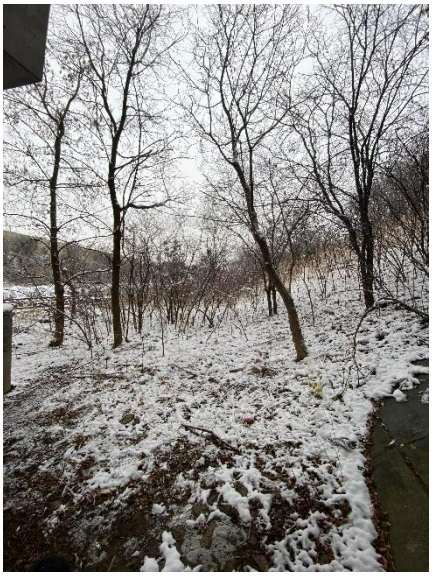

Figure 3: Tree 5

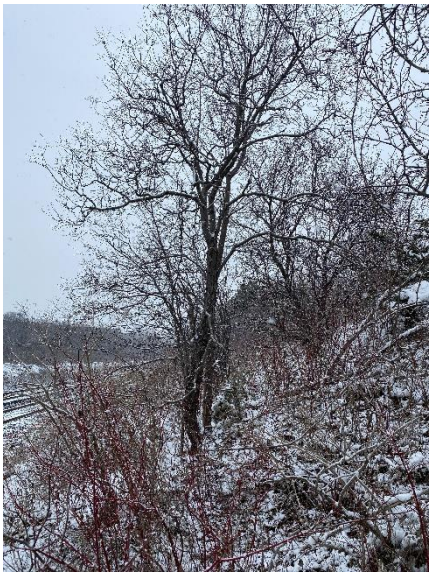

Figure 4: Tree 6

Figure 5: Tree 7

Figure 6: Tree 8

Figure 7: Tree 9

Figure 8: Tree 10

Figure 9: Tree 11

ROOT ZONE/SOIL RESTORATION/PLANT HEALTH CARE

Root Zone/Soil Restoration includes soil aeration, decompaction, and the addition of mycorrhizae and other organics. This will increase the likelihood of compensatory roots growing to increase the health/stability of trees and landscape plants, as well as helping newly planted trees and landscape plants' health and recovery. The following recommendations are for preparing and remediating soils to promote healthy rooting environments.

Air Spade

The Air Spade System is a specialized pneumatic air tool with a supersonic nozzle that is strong enough to blow away soil from roots but is gentle enough not to harm the roots. This system can be used for both root exploration and for soil renovation. Typically for Air Spading around tree roots, a maximum air stream pressure of 100 pounds per square inch (PSI) is utilized to minimize damage to the root bark. The process of air spading soil helps with soil decompaction and aeration while minimizing damage to existing root systems. This results in increased viable rooting areas for existing trees and new landscape plants.

Vertical Mulching

Vertical mulching is the process of making a grid pattern of holes and backfilling them with our custom compost mix. This will reduce soil compaction and improve soil structure and chemistry and improve water drainage. Tree roots respond very well to this process, having room to grow and nutrients to take advantage of. This is hugely beneficial for overall tree health. This process works well on lawns as it only makes a small hole on the surface and grass will grow over the top onto the nutrient-rich compost.

Inoculating Trees and Landscape Plants

It is recommended that the new topsoil be drenched with ArborGain and mycorrhizal solution. This allows for spores to be transported in the water suspension that meets new emerging root grow. These spores will germinate and attach to developing root tips and finer roots. The goal of inoculating trees and new landscape plants is to bring the mycorrhizal spores in contact with the root system efficiently and to promote new root growth.

It may take several applications to successfully inoculate a large/established root system. With large caliper trees, the root system will be at least 25% wider in diameter than the canopy of the tree. This makes inoculating the entirety of an established root system a considerable challenge. However, existing trees and new landscape plants will always benefit from any new mycorrhizal symbiosis, therefore repeated inoculations will always be beneficial.

Construction Activities and Excavation Around Trees and Landscape Plants

Any soil disturbances around existing trees and landscape plants will result in damages to root systems. Damaged roots will begin recovery by producing a new phase of emerging root tips and root hairs where root systems have been stripped of fine roots. These areas of root damage and disturbance are the ideal location where new mycorrhizal symbiosis will be of the greatest benefit. A thorough drenching of ArborGain will be of greatest benefit in such circumstances.

Compacted Soils for Established Trees and Landscape Plants

Remediation and decompaction of soils often require air-spading and vertical mulching. These procedures are both necessary and recommended to help remediate rooting environments. However, both activities will damage/strip fine roots and break lateral roots. Inoculating with ArborGain will assist the roots in their recovery from these necessary but disruptive procedures. When the root systems of established trees and landscape plants do recover, the result is a larger available rooting area for roots to establish and grow.

ArborGain

ArborGain is a custom mix of humates, sea kelp, and microbial food sources. Applied to the soil within the landscape, ArborGain stimulates root development, increases drought tolerance, and improves soil health. Applied directly to the foliage, ArborGain improves the cell structure of the leaf and boosts canopy health.

Kelp: These underwater forests of the ecosystem host a whopping 70 vitamins and minerals at their disposal. Kelp packs a powerhouse of macro & micronutrients, trace elements, and natural growth hormones that allow plants to thrive, grow healthier and stronger with heightened growth rates, and boost the plant's immune system to ward off diseases and pests.

Humic Acid: Comprised of plant and animal matter found deep in the earth's crust, this pre-historic, fossilized by-product is known as Humic Acid. It naturally enhances biomass production (plant growth), increases water holding capacity, and optimizes the nutrient supply of plants (especially Iron which is also readily available in ArborGain) just to name a few of its benefits.

Yucca: These hearty desert plants are used to deal with drought and overall stress on an astronomical level. By feeding your crops, trees, and turf the harvested yucca, those benefits of combatting weather stress are passed along to crops, trees, and turf. Yucca also makes the water more readily available for plants, reduces salt build-up, and improves root growth.

TREE PRESERVATION AND PLANT HEALTH CARE FOR CONSTRUCTION AROUND TREES

Current ISA Best Management Practices for preserving trees near construction activities indicate that trees should not be fertilized during construction or following the first year of construction activities. This is due to urban soils often being sterile and compacted, reducing water and nutrient uptake and causing a build-up of fertilizer salts that may burn roots and reduce water uptake by the tree.

Therefore, we recommend saturating the soils around trees with ArborGain and applying a layer of wood chips that are soaked with ArborGain to provide a slow-release food source to help the tree during and after construction. This will stimulate microbial soil activity and root development and provide a carbohydrate food source for trees to increase vigor and foliage growth. This will also help alleviate some tree stress due to construction activities and increase drought tolerance. Individual tree needs should be assessed by a qualified arborist prior to construction and in addition to tree health and condition, soil analysis is also recommended to determine soil health and condition.

Pre-construction Phase

The following tree preservation measures should occur prior to construction:

- Tree Protection Hoarding/Fencing should be installed and be in place prior to demolition and construction activities.
- All contractors should be informed of the tree preservation measures and guidelines and any questions or inquiries should be addressed before demolition and construction begin.
- Trees that are proposed for removal (and after receiving the appropriate removal permits) should be removed prior to demolition and construction activities.
- Trees that are to be preserved should be properly pruned prior to construction.
- Watering within the Tree Protection Zones may be required during drought periods or as the season dictates.
- If an injury should occur to retained trees during construction, the consulting arborist should re-evaluate the trees so that appropriate treatment can be recommended and performed.

- No excavation or demolition should occur until all tree preservation requirements have been met.
- These recommendations should be used as a minimum requirement for the survival of the retained trees and the consulting arborist should be included in all decisions regarding activities in and around Tree Protection Zones.

Construction Phase

The following tree preservation measures should occur during construction:

- Maintain and respect Tree Protection Zone (TPZ) fencing and Tree Protection Guidelines throughout each construction phase. Do not store or dump materials in the TPZ area.
- Branches that are required to be pruned during construction for clearance, should be done so by a qualified Arborist.
- Watering within the TPZ's may be required during dry periods.
- Preserved trees should be monitored by a qualified Arborist to evaluate construction injury/stress and make recommendations if necessary.

Post-Construction Phase

The following tree preservation measures should occur after construction:

- Remove Tree Protection Fencing/Hoarding only after receiving permission from the City of Toronto Urban Forestry.
- Continue watering trees if necessary.
- Supplemental soil care and fertilization if required.
- Post-construction monitoring of all trees by a qualified Arborist.

Post-Construction Monitoring

Construction injury to trees may not be immediately apparent and could take several years to become evident. All preserved trees should be inspected by a qualified Arborist on a semi-annual basis for a period of up to 2 years to monitor any tree health-related issues as they occur and take appropriate measures.

LIMITATIONS OF ASSESSMENTS

It is the policy of Cohen and Master Tree and Shrub Services to attach the following clause regarding limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above-ground parts of the tree for structural defects, scars, cracks, the overall condition of the root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discolored foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees were not cored, probed, or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events, or seasonal variations in climate. Therefore, it should always be recognized that trees are ever-evolving and their health and vigor constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behavior of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be eliminated if the tree is removed. Inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

This report is property of Cohen and Master Tree and Shrub Services Ltd. and/or its agents and may not be used until payment is made in full unless written permission is granted. Cohen and Master Tree and Shrub Services reserves the right to withdraw this report and its recommendations if any requirements are not met. All details and graphics are copyrighted of Cohen and Master Tree and Shrub Services Ltd.

On behalf of **Cohen and Master Tree and Shrub Services**,

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Consulting Arborist
ISA Certification: ON-2542A
Cohen and Master Tree and Shrub Services Ltd.
shree@cmtrees.com

TREE INVENTORY & ASSESSMENT – 720 Granite Crt., Pickering											
Tree #	**Common Name**	**Botanical Name**	**Dia. (cm)**	**R.Z.**	**T.I.**	**C.S.**	**C.V.**	**Ownership**	**TPZ**	**Comments**	**Site Plan Results**
1	American Elm	*Ulmus americana*	36.8, 38.5	Good	Good	Good	Good	Private	Dripline (5m)	The tree has good health, structure	**Remove (P)**
2	Manitoba Maple	*Acer negundo*	14.5	Fair	Fair	Fair	Fair	Private	Dripline (3m)	Bent trunk, 20% dead branches, growing on the slope	**Remove (P)**
3	Manitoba Maple	*Acer negundo*	17	Good	Good	Good	Good	Private	Dripline (3m)	~5% dead and dying branches, healthy tree	**Remove (P)**
4	Manitoba Maple	*Acer negundo*	18	Fair	Fair	Fair	Fair	Private	Dripline (2.5)	Bent top, one hanging dead branch	**Remove (P)**
5	Pin Cherry	*Prunus species*	20	Fair	Poor	Fair	Fair	Private	Dripline (2.5)	Growing on a slope, multiple dead branches, poor form	**Remove (P)**
6	Austrian Pine	*Pinus nigra*	40	Good	Good	Good	Good	Private	Dripline (5m)	Botanically and structurally tree is in good condition	**Remove (P)**
7	Manitoba Maple	*Acer negundo*	13, 15	Fair	Fair	Fair	Fair	Private	Dripline (3m)	Codominant stem , few dead branches, fair health, included bark	**Remove (P)**
8	Ash Tree	*Fraxinus species*	15	Poor	Poor	Poor	Dead	Private	Dripline	The tree is 100% dead	**Remove (E)**
9	Ash Tree	*Fraxinus species*	18	Poor	Poor	Poor	Dead	Private	Dripline	The tree is 100% dead	**Remove (E)**
10	E. White Cedar	*Thuja occidentalis*	15	Good	Good	Good	Good	Private	Dripline (2.5)	A healthy tree with good structure	**Remove (P)**
11	Manitoba Maple	*Acer negundo*	16	Poor	Fair	Poor	Poor	Private	Dripline (2m)	Broken branch, wound, missing bark	**Remove (P)**

Preserve - tree proposed to be preserved, not being injured or removed
INJURY (P) - tree proposed to be injured - permit required
Remove (E) - tree to be removed - no permit required, exemption request
REMOVE (P) - tree proposed to be removed - permit required
Tree # - this number refers to the number on the tree assessment and plan - only the last three numbers on the tree tag are referenced
Species - the common name and botanical name for each tree are provided
Diameter - refers to the diameter (in centimeters) measured at 1.4 m above-finished grade
Root Zone (R.Z.) - this is an assessment of the growing conditions 7within the root zone of the tree. It is measured on a scale of Good, Fair, Poor

Trunk Integrity (T.I.) - this is an assessment of the trunk for any defects or weaknesses. It is measured on a scale of Good, Fair, Poor

Canopy Structure (C.S) - this is an assessment of the scaffold branches and the canopy of the tree. This is also measured on a Good, Fair, Poor

Canopy Vigour (C.V.) - this is an assessment of the health of the tree and assesses the amount of deadwood and live growth in the crown as compared to a 100% healthy tree. The size, color, and amount of foliage are also considered in this category. This is also measured on a Good, Fair, Poor.

Tree Protection Zone (TPZ) - minimum Tree Protection Zone as recommended by the City of Toronto. This distance is based on the diameter of the tree and the protection zone is measured from the trunk.

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BAYLY STREET

GRANITE COURT

METROLINX

SUBJECT TO EASEMENT AS IN INST. DR1057087
PIN 26308 - 0067 (LT)

PIN 26308 - 0074 (LT)

RAILWAY TRACK

EXTENT OF UNDERGROUND

PROPOSED STORM MANHOLE

3000 SETBACK

2m/12m TRANSFORMER

5m/5m TRANSFORMER CLEARANCE

CONTACT STORM MANAGER

1500MM CLEARANCE

SITE ENTRANCE

EXIT STAIR

EXIT

EXTENT OF UNDERGROUND

EXTENT OF UNDERGROUND

DROP-OFF

MAIN ENTRANCE

LOADING

RAMP DN TO PARKING

8 ST.

EXTENT OF UNDERGROUND

EXIT

MPH

PROPOSED 12 STOREY RESIDENTIAL BUILDING

12 ST.

6 ST.

12 ST.

6 ST.

4 ST.

4 ST.

PRIVATE PATIOS AT GROUND

PRIVATE PATIOS AT GROUND

ENTRANCE

EXIT

PROPERTY LINE

OUTDOOR AMENITY

SCREENING AROUND RAMP

30 M SETBACK FROM PROPERTY LINE TO RESIDENTIAL

DISTANCE TO RESIDENTIAL ZONE 32.05 M

R 2000

SANITARY MANHOLE

ROAD WIDENING

SIGHT TRIANGLE (10 MX 10 M)

CENTRELINE

CENTRELINE FROM LEGAL LIMITS

RESIDENTIAL ZONE (R)

CONCRETE CURB

CURB CUT

CONCRETE SIDEWALK

CHAIN LINK FENCE

DRIVEWAY ENTRANCE

GENERAL COMMERIAL ZONE (C2)

RESIDENTIAL ZONE (R)

FIRE TRUCK

10M TOCL OF ROAD

20M TOCL OF ROAD

DISTANCE TO RESIDENTIAL ZONE 38.0 M

CENTRELINE OF ORIGINAL ROAD ALLOWANCE

CENTRELINE OF ORIGINAL ROAD ALLOWANCE

ASPHALT

TRAFFIC ISLAND

CONCRETE CURB

WHITES ROAD

WHITES ROAD REGIONAL ROAD No. 38

PIN 26317 - 0119 (LT)

PIN 26317-0119(LT)

TRUE NORTH

PROJECT NORTH

No.	DATE	ISSUED

ADD LOGO HERE

CLIENT
Owner

ADDRESS
720 Granite Court
Street
City, State Zip

DRAWING
Site Plan

PROJECT NUMBER	DATE
22035 -	
SCALE	PLOTTED DATE
1 : 200	2023-04-03 3:09:57 PM

A-040