

**Tree Inventory and Preservation Plan Report
5500 Dundas Street West
Toronto, Ontario**

prepared for

**FCHT Holdings (Ontario) Corporation
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prepared by



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KUNTZ FORESTRY CONSULTING INC Project P4815

Introduction

Kuntz Forestry Consulting was retained by FCHT Holdings (Ontario) Corporation to complete a Tree Inventory and Preservation Plan for the proposed development for a property located at 5500 Dundas Street West in the City of Toronto, Ontario. The subject property is located on the north side of Dundas Street West, between Paulart Drive and Billingham Road.

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

- Prepare inventory of the tree resources greater than 15cm 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.

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

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

Comments - additional relevant detail.

The results of the evaluation are provided below.

Policy Framework

The subject property is subject to the provisions of the City of Toronto's Private Tree-By-law (Chapter 813) which regulates tree injury and destruction of individual trees within the City of Toronto. Preliminary information is acquired on individual trees which are then categorized in compliance with the by-law in support of development applications. 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 Feature Protection, trees of all diameters within 10 metres of any construction activity.*
- 5. Trees of all diameters situated within the City road allowance adjacent to the subject site. (City of Toronto, 2008).*

Methodology

Trees greater than 15cm DBH on and within six metres of the subject property were included in the inventory. Trees were located using the topographic survey provided for the property and in-field estimations. Trees on the subject property and within the road right-of-way were with numbers as 1-8. Trees on the adjacent properties were identified with letters A-P. See Figure 1 for the locations of trees and Table 1 for the results of the inventory.

Existing Site Conditions

The subject property is currently occupied by one storey commercial building and associated surface parking. Tree resources exist in the form of landscape trees and natural generation. Refer to Figure 1 for the existing conditions.

Tree Resources

The tree inventory was conducted on 22 October 2025. The inventory documented 24 trees on and within the six metres of the subject property. Refer to Table 1 for the full tree inventory and Figure 1 for the locations of trees reported in the tree inventory. Refer for Appendix A for photographs of trees.

Tree resources included in the inventory are comprised of Norway Maple (*Acer platanoides*), Silver Maple (*Acer saccharinum*), Northern Catalpa (*Catalpa speciosa*), Common Hackberry (*Celtis occidentalis*), Green Ash (*Fraxinus pennsylvanica*), Shademaster Honey Locust (*Gleditsia triacanthos 'inermis'*), White Mulberry (*Morus alba*), Norway Spruce (*Picea abies*), White Spruce (*Picea glauca*), Eastern White Cedar (*Thuja occidentalis*), and Siberian Elm (*Ulmus pumila*).

Proposed Development

The proposed development includes the demolition of the existing building and the construction of two residential tower with underground parking and a driveway. The underground parking will have 8.5-metre setback from the property boundary to north. Refer to Figure 1 for the proposed site plan.

Discussion

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

Development Impacts/Tree Removals

The removal of Trees 2, 7, and 8 (3 trees) is required to accommodate the proposed development. Trees 2 and 7 have direct conflicts with the proposed driveway. The removal of Tree 8 is required to accommodate a new swale drain and re-grading. Refer to Figure 1 for the locations of the required tree removals.

Tree Preservation

The preservation of the remaining 21 trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures will have to be implemented prior to construction to ensure tree resources designated for retention are not impacted. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail.

Trees E-H, J-M, and P

Encroachment into the minimum Tree Protection Zone (mTPZ) of Trees E-H, J-M, and P is required to accommodate the proposed development. The existing asphalt driveway along the property line will be demolished and a new driveway will be installed at 2.2m from the property line (away from the trees). The area between the new driveway and the property line will be soft-scaped. Given that no root pruning will be required, long-term adverse impacts are not anticipated to the trees. The following mitigation measures must be implemented to ensure the trees respond well to the impacts of the proposed development.

- The existing retaining wall along the property line will suffice as tree preservation fencing.
- The existing asphalt driveway within the mTPZ of these trees must be removed carefully with small equipment.
- The existing granular base within the mTPZ of the trees should be removed by hand tools only.
- Then the area can be amended using high-quality topsoil.

Permits

Tree Removal Permit

Trees 2 and 7 are located within the road right-of-way and protected by the City of Toronto Public Tree By-law (category 5 trees). Tree 8 is greater than 30cm DBH located on the subject property and protected by the City of Toronto Private Tree By-law (category 1 tree). A permit will be required prior to their removal.

Tree Injury Permit

Trees E, H, and O are greater than 30cm DBH located on the adjacent properties (category 2 trees) and protected by the City of Toronto Private Tree By-law. A permit will be required prior to their injury.

The remaining trees are undersized trees; therefore, no permit will be required for their injury.

Tree Compensation

The City of Toronto requires replacement trees for any by-law protected trees. The removal of two city-owned trees and one private tree is required to accommodate the proposed development. As such, a total of two replacement trees within the road right-of-

way (1:1 ratio of plantings to removals) and three replacement trees on the subject property (3:1 ratio of plantings to removals) are required. Refer to Table 1 for the required number of replacement trees per tree removal.

Summary and Recommendations

Kuntz Forestry Consulting was retained by FCHT Holdings (Ontario) Corporation for the proposed development for the property located at 5500 Dundas Street West in the City of Toronto, Ontario. A tree inventory was conducted and reviewed in the context of the proposed development plan.

The findings of the study indicate a total of **24 trees** on and within six metres of the subject property. The removal of **3 trees** is required to accommodate the proposed development. The remaining **21 trees** can be saved provided appropriate tree protection measures are installed prior to construction.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for additional tree preservation notes and the preservation fence detail.

- Tree protection barriers and fencing should be erected at distances as prescribed on Figure 1.
- Tree protection measures will have to be implemented prior to construction to ensure the trees identified for preservation are not impacted by the development.
- Branches and roots that extend past 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.

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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 (ie. 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: 5500 Dundas Street West, Toronto

Date: 22 October 2025 Surveyors: KH

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	cat.	Comments	Action	Comp.
1	Common Hackberry	<i>Celtis occidentalis</i>	8	G	G	G		1.5	1.2	5		Preserve	
2	Siberian Elm	<i>Ulmus pumila</i>	54.5, 43.5	F-G	G	F	15	6	4.2	5	Union at 0.87m, epicormic branches (H)	Remove	1
3	Northern Catalpa	<i>Catalpa speciosa</i>	6	G	G	G		1	1.2	5		Preserve	
4	Northern Catalpa	<i>Catalpa speciosa</i>	7	G	G	G		1	1.2	5		Preserve	
5	Northern Catalpa	<i>Catalpa speciosa</i>	7	G	G	G		1	1.2	5		Preserve	
6	Northern Catalpa	<i>Catalpa speciosa</i>	6	G	G	G		1	1.2	5		Preserve	
7	Siberian Elm	<i>Ulmus pumila</i>	~48	F	G	G		4	3.0	5	Co-dominance at 1.4m with included bark (H)	Remove	1
8	Norway Maple	<i>Acer platanoides</i>	~40	G	G	F-G		4	2.4	1	Tar spots (M)	Remove	3
A	White Spruce	<i>Picea glauca</i>	~25	G	G	G		3	1.8	-		Preserve	
B	White Spruce	<i>Picea glauca</i>	~24	G	G	G		3	1.8	-		Preserve	
C	Green Ash	<i>Fraxinus pennsylvanica</i>	~10	G	G	G		2	1.8	-		Preserve	
D	White Spruce	<i>Picea glauca</i>	~25	G	G	G		3	1.8	-		Preserve	
E	Norway Maple	<i>Acer platanoides</i>	~40	F-G	G	F-G		4	2.4	2	Co-dominance at 1.8m, tar spots (M)	Injure	
F	White Spruce	<i>Picea glauca</i>	~10	G	G	G		1	1.8	-		Injure	
G	White Mulberry	<i>Morus alba</i>	~10, 8, 6	F-G	G	G		2	1.8	-	Union at 1.2m	Injure	
H	Silver Maple	<i>Acer saccharinum</i>	~120	F-G	G	F-G		8	7.2	2	Co-dominance at 2m, open cavities	Injure	
I	Norway Spruce	<i>Picea glauca</i>	~45	G	G	F	20	4	3.0	2	Dead branches (L)	Preserve	
J	White Mulberry	<i>Morus alba</i>	5-12 (avg. 8)	F-G	G	G		3	1.8	-	Multi-stemmed tree (8 stems)	Injure	
K	White Mulberry	<i>Morus alba</i>	~16, 13, 12	F-G	G	G		3	1.8	-	Multi-stemmed tree	Injure	
L	Silver Maple	<i>Acer saccharinum</i>	~8, 8	F-G	G	G		1	1.8	-	Union at 1.2m	Injure	
M	White Mulberry	<i>Morus alba</i>	~12, 10, 8	F-G	G	G		3	1.8	-	Multi-stemmed tree	Injure	
N	Norway Maple	<i>Acer platanoides</i>	<8	G	G	G		1	1.2	-	5 trees in row along property line	Preserve	
O	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'inermis'</i>	~55	G	G	G		8	3.6	2	Co-dominance at 2m with 3 stems	Preserve	
P	Eastern White Cedar	<i>Thuja occidentalis</i>	~22	G	G	F-G		2	1.8	-		Injure	
TOTAL													5

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	(%)
DL	Dripline in radius	(m)
mTPZ	minimum Tree Protection Zone	(m)
cat.	City of Toronto Tree By-law category	(1, 2, 3, 4, 5)
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Appendix A. Photographs of the Trees



Image 1. Tree 1



Image 2. Tree 2



Image 3. Tree 3



Image 4. Tree 4



Image 5. Tree 5



Image 6. Tree 6



Image 7. Tree 7



Image 8. Tree F



Image 9. Trees 8, A-E (from right)



Image 10. Trees G (right) and H



Image 11. Tree I



Image 12. Trees J (right) and K



Image 13. Trees L (right) and M



Image 14. Tree N



Image 15. Tree O



Image 16. Tree P

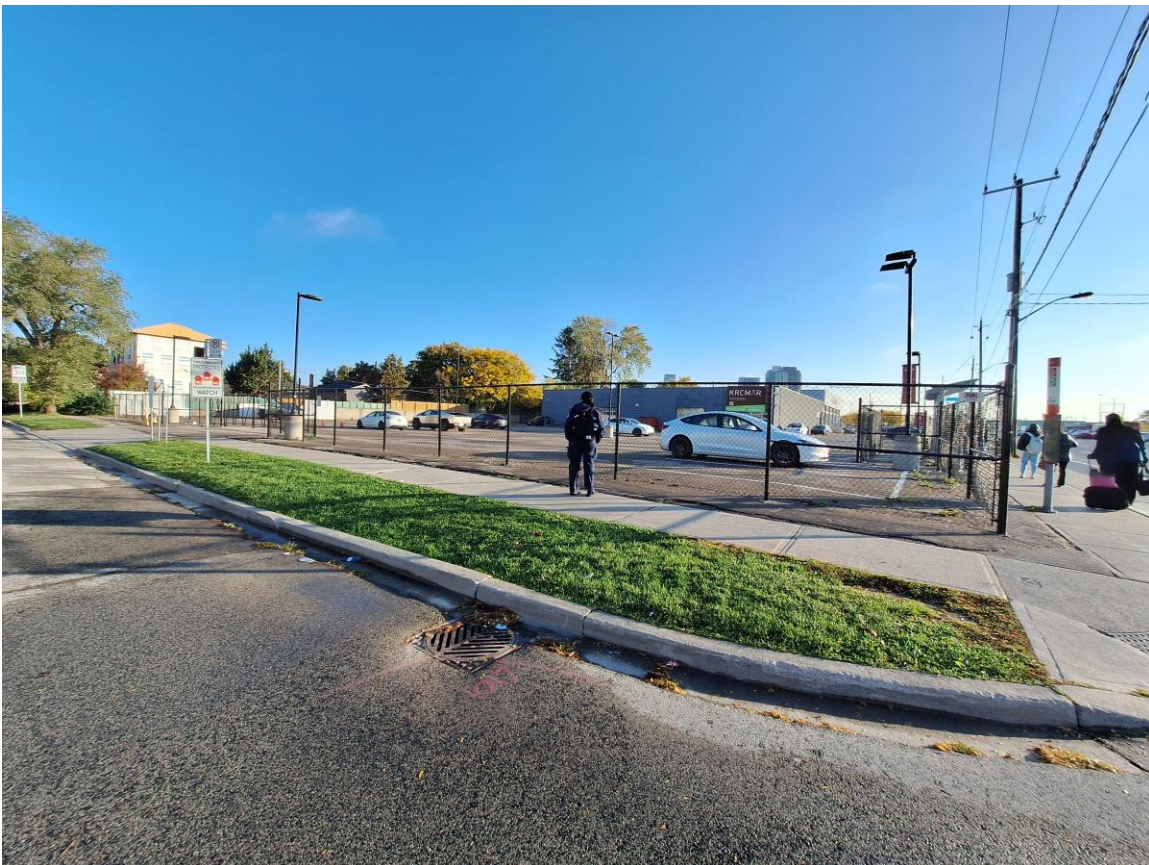


Image 17. View from southwest corner



Image 18. View from southeast corner



Image 19. View from northeast corner and Tree 7 on the right