

**Tree Inventory and Preservation Plan Report  
2343 Eglinton Avenue West  
Toronto, Ontario**

prepared for

**STUDIO tla  
20 Champlain Boulevard, Suite 102  
Toronto, ON M3H 2Z1**

prepared by



---

PO Box 1267 Lakeshore W PO  
146 Lakeshore Road West  
Oakville ON L6K 0B3  
289.837.1871  
[www.kuntzforestry.ca](http://www.kuntzforestry.ca)  
[consult@kuntzforestry.ca](mailto:consult@kuntzforestry.ca)

4 April 2025

KUNTZ FORESTRY CONSULTING Inc. Project P3966

## Introduction

Kuntz Forestry Consulting Inc. was retained by STUDIO tla to complete a Tree Inventory and Preservation Plan for the proposed development at 2343 Eglinton Avenue West, in the City of Toronto, Ontario. The subject property is located at the southwest corner of Eglinton Avenue West and Caledonia Road, within a mixed-use area.

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

- Prepare inventory of the tree resources greater than 10cm 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 properties 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 29 January 2024. Trees over 10cm 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 were identified as trees 1-3. 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.

## Existing Site Conditions

The subject property is currently occupied by a single-storey commercial building with a surrounding asphalt parking area. Tree resources exist in the form of landscape trees. Refer to Figure 1 for the existing site conditions.

## Tree Resources

The inventory documented three 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 Elm species (*Ulmus sp.*) and Sweet Cherry (*Prunus avium*).

## Proposed Work

The proposed development includes the demolition/removal of the existing structure and hardscaping followed by the construction of a high-rise residential building with associated underground parking and entranceways providing access to Gilbert Avenue and Caledonia Road. 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/Tree Removal*

The removal of all three will be required to accommodate the proposed development. Trees 1 and 2 directly conflict with the proposed residential building. Significant encroachment into the minimum tree protection zone (mTPZ) of Tree 3 is required for the excavation of the underground parking and it would not be expected to tolerate the injury.

Tree 3 is located on neighbouring property and is greater than 30cm DBH (Category 2). A permit must be obtained for its removal. Permission from the respective landowner must be obtained prior to the removal of Tree 3.

Refer to Figure 1 for the location of the required tree removals.

### *Tree Preservation*

The proposed development precludes the retention of any trees.

### *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"><li>• 3:1 healthy condition tree removals</li><li>• 1:1 poor condition tree removals</li><li>• None for injury</li></ul>
3 or 5	<ul style="list-style-type: none"><li>• 1:1</li></ul>

As such, a total of three 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 STUDIO tla to complete a Tree Inventory and Preservation Plan as part of a development application for the property located at 2343 Eglinton Avenue West South 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 three trees on and within six metres of the subject property. The removal of all three trees will be required to accommodate the proposed development.

### **Respectfully Submitted,**

Kuntz Forestry Consulting Inc.

Marek Toporowski

Marek Toporowski, B.A. Env. Sust., CERPIT  
Ecologist, Arborist  
ISA Certified Arborist #ON-3239A  
Email: mtoporowski@kuntzforestry.ca  
Phone: 289-837-1871 ext. 107

### 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: 2343 Eglinton Avenue W, Toronto

Date: 29 January 2024

Surveyors: MT

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	CDB	mTPZ	cat	Ownership	Action	Comp.
1	Elm cultivar	<i>Ulmus sp.</i>	10.5	FG	G	G	2		1.8		Private	Remove	
2	Elm cultivar	<i>Ulmus sp.</i>	10	FG	G	F	1.5		1.8		Private	Remove	
3	Sweet Cherry	<i>Prunus avium</i>	~33	P	F	F	3.5		2.4	2	Neighbour	Remove	3

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 (radius)	(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