

**Tree Inventory and Preservation Plan Report
1771 Jane Street
Toronto, Ontario**

prepared for

Medallion Corporation

prepared by



PO Box 1267 Lakeshore W PO
146 Lakeshore Road West
Oakville ON L6K 0B3
289.837.1871
www.kuntzforestry.ca
consult@kuntzforestry.ca

8 August 2025

KUNTZ FORESTRY CONSULTING INC Project P4731

Introduction

Kuntz Forestry Consulting Inc. was retained by Medallion Corporation to complete a Tree Inventory and Preservation Plan Report as part of the development application for a property located at 1771 Jane Street in the City of Toronto, Ontario. The subject property is located on the northeast corner of Jane Street and Marshlynn Avenue, north of Lawrence Avenue West, within a mixed-use area.

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.

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.*

Methodology

The tree inventory was conducted on 5 August 2025. Trees greater than 15cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way were included in the inventory. Trees were located using the topographic survey provided for the property and estimations made in-field. Trees that could be tagged were identified as Trees 372-400 and 772-780. Trees that could not be tagged were identified as Trees A-F. See Figure 1 for the locations of trees, Table 1 for the results of the inventory, and Appendix A for photographs of trees.

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.

Existing Site Conditions

The subject property is currently occupied by a single detached dwelling, a residential apartment building, a commercial building, and underground and surface parking. Tree resources exist in the form of landscape trees and self-seeded volunteers. Refer to Figure 1 for the existing conditions.

Tree Resources

The inventory documented 44 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 Siberian Elm (*Ulmus pumila*), Manitoba Maple (*Acer negundo*), Black Walnut (*Juglans nigra*), White Elm (*Ulmus americana*), Norway Maple (*Acer platanoides*), White Mulberry (*Morus alba*), White Birch (*Betula papyrifera*), Crabapple species (*Malus sp.*), Blue Spruce (*Picea pungens*), Green Ash (*Fraxinus pennsylvanica*), White Elm (*Ulmus americana*), Kentucky Coffeetree (*Gymnocladus dioicus*), Cherry species (*Prunus sp.*), Japanese Zelkova (*Zelkova serrata*), and White Fir (*Abies concolor*).

Proposed Development

The proposed development includes the demolition of the existing single detached dwelling and the commercial building and the construction of new residential buildings. The existing apartment building will remain. The underground parking structure will be expanded and is proposed across the majority of the site. 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 30 trees is required to accommodate the proposed development, including Trees 372-392, 774, 775, 777, 779, and A-E. Almost all of these trees are identified for removal as they conflict directly with the proposed building including the underground parking structure, which in most cases is proposed at the property boundary. Trees 387 and 392 do not directly conflict but have minimum tree protection zone (mTPZ) intrusions for the proposed development and have crowns that are bowed heavily to the south that will conflict with construction. Tree E is located on the neighbouring property but is identified for removal as we would not expect it to tolerate the level of mTPZ intrusion proposed for the underground parking structure.

Trees 394, 395 and 773 are identified for removal due to their condition.

Tree 372 is located within the road right-of-way (Category 5). Trees 377, 386, 394, 773, and 775 are located on the subject property and are greater than 30cm DBH (Category 1). Trees 373, 383, 384, and E are located partially or fully on neighbouring property and are greater than 30cm DBH (Category 2). A permit is required prior to the removal of these trees.

Trees B-E, 373, 380-384, 387, and several dead/undersized trees noted on Figure 1 are identified for removal and located partially or fully on neighbouring property. Permission from these property owners is required prior to their removal.

Tree Preservation

The preservation of the remaining trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1, including Trees 393, 396-400, 772, 776, 778, 780, and F. 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.

Tree Injury

Minor encroachment into the mTPZ of Tree 776 will be required to accommodate the removal of the existing parking lot and excavation/shoring for the proposed underground parking structure. Due to the limited degree of encroachment required and the presence of the existing asphalt (which we would expect to be limiting root growth), the impacts are expected to be minimal. This tree is located on the subject property and is greater than 30cm DBH. A permit to injure will be required. The following injury mitigation measures are required:

- The fencing as indicated on Figure 1 should be maintained throughout all stages of construction, except when the asphalt is being removed and landscaping is occurring, at which points it can be adjusted to accommodate this work (and then reinstated immediately following).
- Asphalt removal within the mTPZ of this tree must occur by hand or using small equipment (ie. a skidsteer). Any roots encountered within the subsurface should be left intact. If cutting of roots is required, it must be completed by a certified Arborist in accordance with Good Arboricultural Standards.
- All landscaping works within this area (ie. topsoil and sod additions, etc.) should occur by hand.
- An arborist should be present when excavation is occurring adjacent to this tree. Any roots encountered must be pruned in accordance with Good Arboricultural Standards.
- Crown pruning of this tree may be required and must be conducted by a certified Arborist in accordance with Good Arboricultural Standards.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Medallion Corporation to complete a Tree Inventory and Preservation Plan Report as part of the development application for the property located at 1771 Jane Street 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 44 trees on and within six metres of the subject property. The removal of 30 trees is required to accommodate the proposed development. An

additional three trees are identified for removal due to their condition. The remaining 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.
- Special mitigation measures are required adjacent to select tree(s); refer to the *Tree Preservation* section for details.
- 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.

Celine Batterink

Celine Batterink, H.B.Sc. Ecology
Project Manager, Senior Consulting Arborist, Ecologist
ISA Certified Arborist #ON1546-A, ASCA Member, TRAQ
Email: cbatterink@kuntzforestry.ca
Phone: 289-837-1871 ext 101

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: 1771 Jane Street

Date: August 5, 2025 Surveyors: CB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	cat.	Comments	Action
372	Siberian Elm	<i>Ulmus pumila</i>	17, 15.5	F	F	F		4	1.8	5	Union at base, growing in asphalt, epicormic branching (M)	Remove
373	Manitoba Maple	<i>Acer negundo</i>	~42	F	P-F	F		8	3.0	2	Bowed (H), shared, poor form (M), included fence (M), deadwood (M)	Remove
374	Manitoba Maple	<i>Acer negundo</i>	24	F	F	F		5	1.8		Bowed (M), poor form (M), rot at base (L), epicormic branching (M)	Remove
375	Manitoba Maple	<i>Acer negundo</i>	~22	P	P	P		3	1.8		Dead failed leader, on subject site, bowed (H), epicormic branching (M)	Remove
376	Manitoba Maple	<i>Acer negundo</i>	21, ~13	P	P	P		1	1.8		On subject site, union at base, dead lost leaders, epicormic branching (M)	Remove
377	Black Walnut	<i>Juglans nigra</i>	44.5	F	F-G	F-G		5	3.0	1	Rot at base (L)	Remove
378	Manitoba Maple	<i>Acer negundo</i>	15.5, 16	P-F	P-F	P-F		3	1.8		On subject site, union at base, dead lost leaders, epicormic branching (M)	Remove
379	Manitoba Maple	<i>Acer negundo</i>	19.5, 24	F	P-F	P-F	40	5	1.8		Union at base with rot (M), bowed (H) southeast, 1 dead leader, epicormic branching (M), on subject site	Remove
380	Manitoba Maple	<i>Acer negundo</i>	25	P-F	P-F	P-F	30	4	1.8		Technically shared, bowed (H) east, epicormic branching (L), 1 dead leader	Remove
381	White Elm	<i>Ulmus americana</i>	15.5	G	F-G	F-G		3	1.8		Shared, asymmetrical crown (L)	Remove
382	Manitoba Maple	<i>Acer negundo</i>	23.5	F	P-F	P	50	4	1.8		Dead leaders, bowed northeast, epicormic branching (M)	Remove
383	Norway Maple	<i>Acer platanoides</i>	33	G	G	G		5	2.4	2		Remove
384	Manitoba Maple	<i>Acer negundo</i>	36	F	F	F		8	2.4	2	V-union at 1.2m, bowed (M), shared	Remove
385	Siberian Elm	<i>Ulmus pumila</i>	28, 29.5	F	F	F	15	5	1.8		V-union at 0.5m, poor form (L), deadwood (M)	Remove
386	Siberian Elm	<i>Ulmus pumila</i>	32.5, 12, ~38, 13	F	F	F		7	2.4	1	Poor union at 0.5m, poor form (L), asymmetrical crown (L)	Remove
387	Manitoba Maple	<i>Acer negundo</i>	17	F	P-F	F		5	1.8		Bowed (H) south	Remove
388	Siberian Elm	<i>Ulmus pumila</i>	15	F-G	F	F		2.5	1.8		Epicormic branching (L), stem wound (L), asymmetrical crown (L)	Remove

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	cat.	Comments	Action
389	White Mulberry	<i>Morus alba</i>	16.5, 15.5, 12, 12	F	F	F		5	1.8		Union at base, asymmetrical crown (L)	Remove
390	White Mulberry	<i>Morus alba</i>	26.5, ~23, 20	F	F	F		5	1.8		V-union at 1.2m, epicormic branching (L), deadwood (L)	Remove
391	White Mulberry	<i>Morus alba</i>	~15, 17	F	F	F		4	1.8		Union at base, bowed (L), deadwood (L)	Remove
392	Manitoba Maple	<i>Acer negundo</i>	20	F	F	F		4	1.8		On subject property, bowed (H) south, deadwood (L), epicormic branching (L)	Remove
393	White Elm	<i>Ulmus americana</i>	17	F	F	F-G		2.5	1.8		Crook (H), asymmetrical crown (L)	Retain
394	Manitoba Maple	<i>Acer negundo</i>	50	P	P	P		8	3.0	1	Poor union at 0.7m with one major stem failure, fruiting bodies at union, deadwood (L), bowed (M)	Remove (condition)
395	White Birch	<i>Betula papyrifera</i>	16.5	P-F	P-F	P-F	50	2	1.8			Remove (condition)
396	Norway Maple	<i>Acer platanoides</i>	54	F	F	F		6	3.6	1	Exposed roots (L) with wounds (L), deadwood (L), broken branches (L), union at 2.5m with included bark (L)	Retain
397	Norway Maple 'Crimson King'	<i>Acer platanoides</i> 'Crimson King'	45	F-G	F-G	F-G		6	3.0	1	Exposed roots (L), asymmetrical crown (L)	Retain
398	Crabapple species	<i>Malus pumila</i>	19	P	P-F	P-F	20	2.5	1.8		Rot (H), asymmetrical crown (M)	Retain
399	Crabapple species	<i>Malus pumila</i>	24	G	G	G		2.5	1.8			Retain
400	Crabapple species	<i>Malus pumila</i>	19	P-F	F	P-F		3	1.8		Asymmetrical crown (M), rot (H), epicormic branching (L), poor form (M)	Retain
772	Crabapple species	<i>Malus pumila</i>	19	G	G	F-G		3	1.8		Union at 1.4m	Retain
773	Blue Spruce	<i>Picea pungens</i>	41.5	P	P	P	95		3.0	1	Moribund	Remove (condition)
774	Crabapple species	<i>Malus pumila</i>	25	F-G	F-G	F		3	1.8		Asymmetrical crown (L), poor form (L)	Remove
775	Green Ash	<i>Fraxinus pennsylvanica</i>	35	P-F	P-F	P	60	4	2.4	1	Emerald ash borer	Remove
776	White Elm	<i>Ulmus americana</i>	65	F	F	F		8	4.2	1	Asymmetrical crown (M), pruning wounds (M) with rot, asymmetrical crown (M), epicormic branching (L), previously tagged 931	Retain (injure)
777	Crabapple species	<i>Malus pumila</i>	23	G	G	F	10	2	1.8		Deadwood (L)	Remove

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	cat.	Comments	Action
778	Kentucky Coffeetree	<i>Gymnocladus dioicus</i>	7	G	G	G		2	1.2	5		Retain
779	Cherry species	<i>Prunus sp.</i>	14.5	F	F	P-F	25	2.5	1.8		Union at 1m, deadwood (L), epicormic branching (L)	Remove
780	Japanese Zelkova	<i>Zelkova serrata</i>	14	G	G	G		2.5	1.8	5	V-union at 1.6m	Retain
A	Norway Maple	<i>Acer platanoides</i>	~15	F	F	F		3	1.8		Asymmetrical crown (M), between fence and building	Remove
B	Norway Maple	<i>Acer platanoides</i>	~13	F	F	F		3	1.8		Between fence and building, bowed (L), probably shared	Remove
C	White Elm	<i>Ulmus americana</i>	~18	F	F	F		3	1.8		V-union at 3m, union at 0.2m with 1 pruned stem, between fence and building, included fence (M)	Remove
D	Black Walnut	<i>Juglans nigra</i>	~28	F-G	F-G	F-G		4	1.8		In subject property side of fence, pruning wounds (L), poor form (L)	Remove
E	Norway Maple	<i>Acer platanoides</i>	34.5	F-G	F-G	F		4	2.4	2	Lean (L) north, asymmetrical crown (L), deadwood (L)	Remove
F	White Fir	<i>Abies concolor</i>	~12	G	F	F		1.5	1.8		Deadwood (L)	Retain

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 Trees



Image 1. Tree 372



Image 2. Trees 372, A-C (right-left)



Image 3. Tree D



Image 4. Tree E



Image 5. Tree 373-376 (left-right)



Image 6. Tree 377



Image 7. Trees 378-380

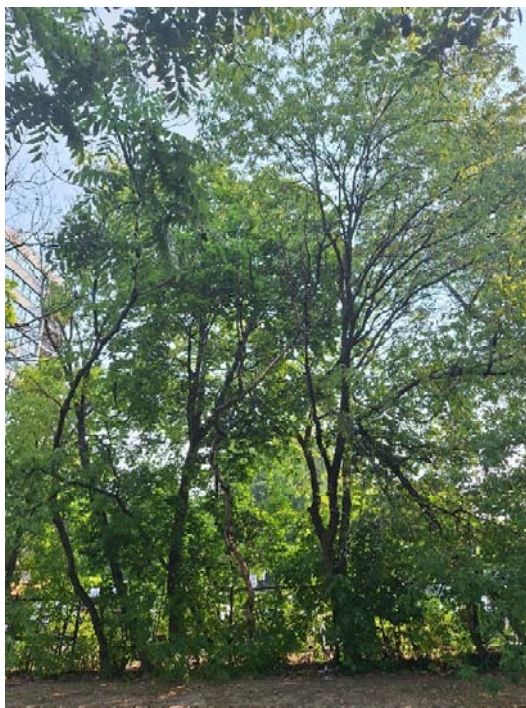


Image 8. Trees 381-384 (left-right)



Image 9. Trees 385-387 (left-right)



Image 10. Trees 388-391 (left-right)



Image 11. Trees 392-394 (left-right)



Image 12. Tree 395



Image 13. Tree 396 (right) and 397 (left)



Image 14. Tree 398



Image 15. Tree 399 (right) and 400 (left)



Image 16. Tree 772 (right) and 773 (left)



Image 17. Trees 774 (left) and 775 (right)



Image 18. Tree 776



Image 19. Tree 777

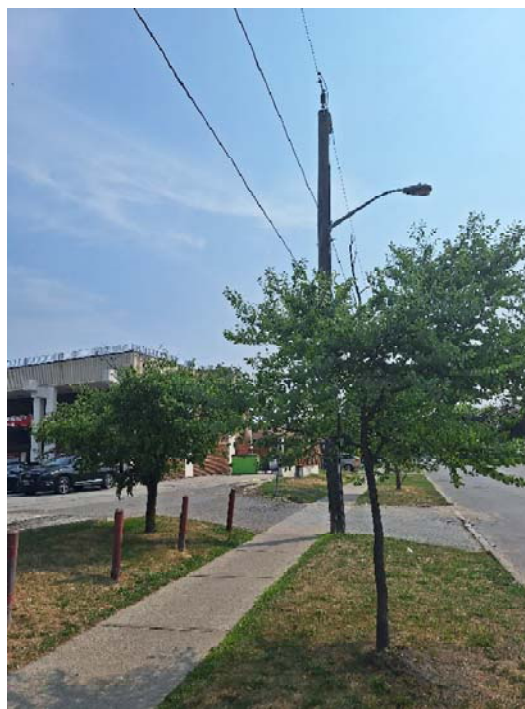


Image 20. Tree 778 (right) and 779 (left)



Image 21. Tree 780