



# Arborist Report

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239 - 251 Woodbridge Avenue  
Vaughan, ON

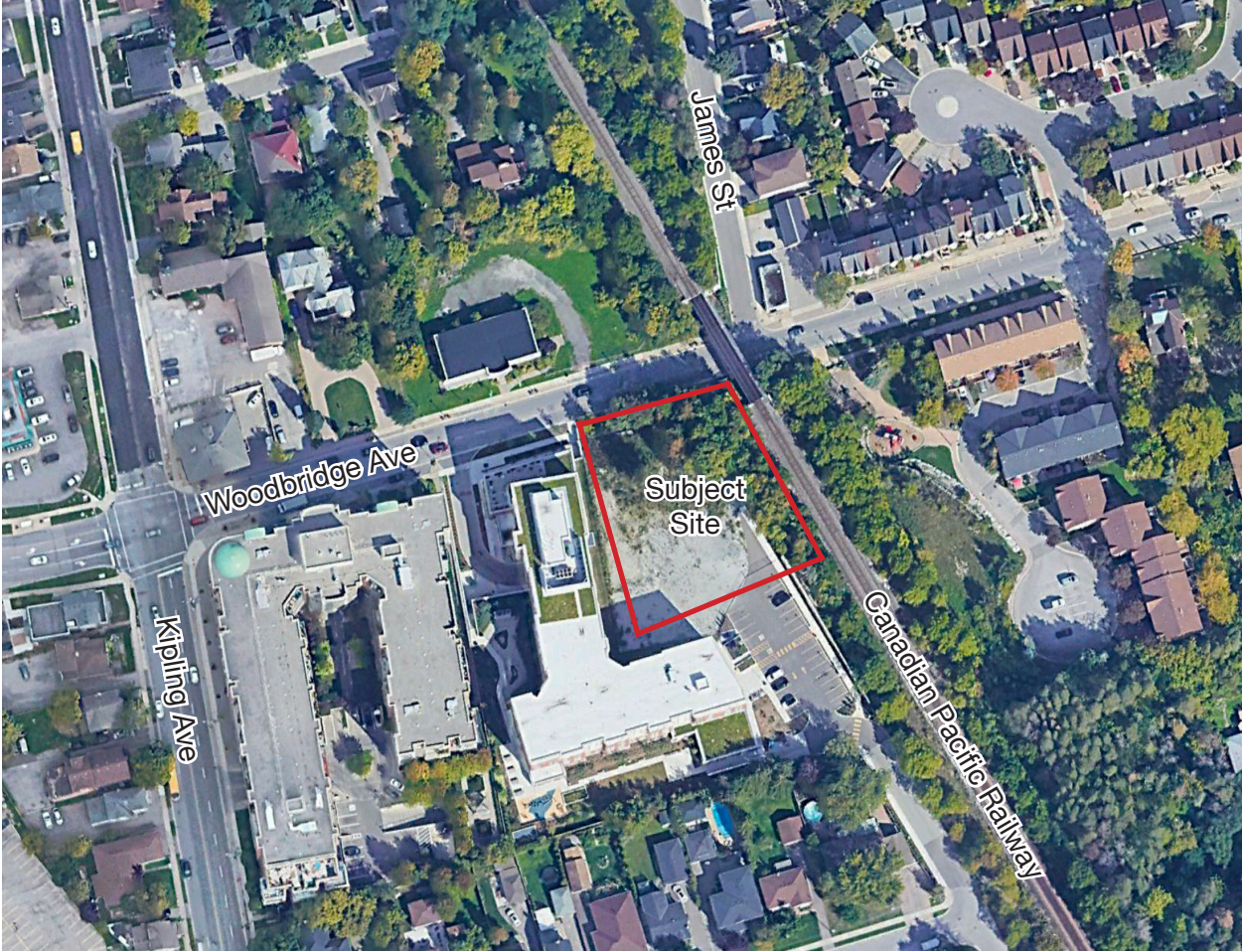
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# Site Context



## Summary

The subject site, 239 - 251 Woodbridge Avenue, is located south of Woodbridge Avenue, between Kipling Avenue to the West and the Canadian Pacific Railway to the East. It is anticipated that a multi-storey residential building with ground floor retail will be developed on the site and that the area of construction will extend to the property line. Currently, the site consists of a grouping of trees and open gravel area. A total of 16 trees were inventoried —5 of which are located on the City right-of-way, 4 which are located on Canadian Pacific Railway property, and 7 which are located on private property. All trees with a DBH of 18cm or more, located within 6m of the subject site or with canopies reaching the subject site were inventoried. Trees located on the right-of-way were inventoried regardless of DBH. It is recommended that 12 of the 16 trees be removed in order to accommodate construction. The 4 remaining trees will be preserved and protected but will be injured during construction.

## Recommendations

As indicated in the Tree Inventory Chart, and on the Tree Protection Plan:

- Trees #8, and 11-16 are located on private property and will need to be **removed** to accommodate construction. Trees #8, 11, 12, 14, 15, and 16 will require a tree removal permit.
- Trees #6, 9, and 10 are located on Canadian Pacific Railway property and should be **preserved**, but they will be **injured** during construction. Tree #7 is located on Canadian Pacific Railway property and will need to be **removed** to accommodate construction. Tree #7 will require a tree removal permit. Since tree #7 is located on the neighbouring property, permission from the property owner is needed prior to their removal.
- Trees #1-4 are located within the municipal right-of-way, and will need to be **removed** to accommodate construction. Trees #1, 2, and 4 will require a tree removal permit. Tree #3 is dead and will be exempt from needing a permit. Tree #5 is located within the municipal right-of-way, and should be **preserved**, but they will be **injured** during construction.
- As shown in the Tree Protection Plan, tree protection fencing will be installed to enclose the tree protection zone of trees #5, 6, 9, and 10, as per City of Vaughan standards. When feasible tree protection fencing should be extended to the edge of the dripline for these trees, in order to reduce soil compaction and increase potential for post-construction recovery.

## Tree Protection Measures

Tree protection barriers must be installed in accordance with the City of Vaughan, Private Property Tree Removal and Protection By-law. Minimum required distances for determining a tree protection zone shall be:

<b>Trunk Diameter (DBH)</b>	<b>City owned/ Private Trees</b>	<b>Trees in Naturalized Areas</b>
< 10 cm	1.2 m	The drip line or 1.2 m
10-20 cm	1.2 m	The drip line or 1.2 m
21-30 cm	1.8 m	The drip line or 3.6 m
31-40 cm	2.4 m	The drip line or 4.8 m
41-50 cm	3.0 m	The drip line or 6.0 m
51-60 cm	3.6 m	The drip line or 7.2 m
61-70 cm	4.2 m	The drip line or 8.4 m
71-80 cm	4.8 m	The drip line or 9.6 m
81-90 cm	5.4 m	The drip line or 10.8 m
91-100 cm	6.0 m	The drip line or 12.0 m
>101 cm	6 cm protection for each 1 cm diameter	12 cm protection for each 1 cm diameter or the drip line

DBH, diameter measured at 1.4m above ground. TPZ distance to be measured from the outside edge of the tree base to the drip line or above distance, whichever is the greater of the two. All trees to be saved would be protected with barriers as per the minimum distances required. The barriers comprise of two types of hoarding. Heavy duty tree hoarding (municipal drawing #MLA 107) min 2500mm high of plywood for most conditions and light duty tree hoarding (municipal drawing #MLA 107B) comprised of min 1200mm snow fence for naturalized areas and woodlots.

Areas within the TPZ are considered 'no touch areas'. Grading, excavation, machinery access and material storage are prohibited. If access is required, a compaction plan is required. Tree barriers would need to be installed prior to construction to the satisfaction of the municipality.

## Private Tree Permit, Fees, and Replacements

The application is applicable to the injury or destruction of any one or more trees having a diameter of 20 cm or more measured at base (DAB). A non-refundable processing fee of \$115.00 is required. The fee for removal of each tree more than 20cm in diameter is \$154.00. Replacement cost is \$625.00/tree if where replacement trees cannot be planted on the development site. City staff will determine if the site can or cannot accommodate all of the required replacement trees and if a 'cash-in-lieu' payment is appropriate. Replacement costs and fees are reviewed annually and are subject to change

The applicant proposes seven (7) private trees of 20cm DAB (diameter at base) or greater to be removed. The number of trees to be replanted is determined by the number and size of tree(s) being removed using the following City of Vaughan formula:

0cm-30cm = 1 tree replacement x 6 trees = 6 trees to be replaced

31cm-40cm = 2 tree replacements x 0 trees = 0

41cm-50cm = 3 tree replacements x 0 trees = 0

Over 50cm = 4 tree replacements x 1 tree = 4 trees to be replaced

Based on the above, the applicant is required to provide ten (10) new private trees or cash in lieu of \$6,250.00 (10 x \$625.00) plus public tree valuation, to be determined by the City. Replacement tree(s) for coniferous tree, minimum 200cm height, deciduous tree calliper minimum 50mm, non invasive species, installed as per City approved details standards. The applicant is proposing fifteen (15) trees on private property, and three (3) trees on public property.

## Tree Protection Fee

A one-time Tree Protection Fee of \$4,505 applies to this project. This fee is subject to HST (13%).

Site Photos



Figure 1: Tree #1 & #2



Figure 2: Tree #3



Figure 3: Tree #4



Figure 4: Tree #5 & #6



Figure 5: Tree #7



Figure 6: Tree #9



Figure 7: Tree #10



Figure 8: Tree #11 & #12



Figure 9: Tree #13



Figure 10: Tree #14



Figure 11: Tree #15



Figure 12: Tree #16

## Tree Inventory Chart

#	Scientific Name	Common Name	Location	DBH (cm)	DAB (cm)	Crown (m)	Condition Rating	Structural & Biological Condition Notes	Native Status	Tree Action	Minimum Protection Distance Required (m)
1	<i>Acer platanoides</i>	Norway Maple	municipal right-of-way	18.5, 11	32	8	Good		non-native	Remove	NA
2	<i>Juglans nigra</i>	Black Walnut	municipal right-of-way	21.5	27	8	Good	good form, even crown	native	Remove	NA
3	<i>Picea glauca</i>	White Spruce	municipal right-of-way	43	64	9	Dead	no living needles present on tree	native	Potential Hazard, Remove	NA
4	<i>Prunus sp.</i>	Cherry	municipal right-of-way	14, 16.5	27	6	Fair	2 stems, one stem with major storm damage (missing canopy), tree leans west, old LDD moth egg masses present	native genus	Remove	NA
5	<i>Acer saccharum</i>	Sugar Maple	municipal right-of-way	15.5, 6	33	7	Good-Fair	one stem pruned at base, 2 stub cuts in canopy	native	Preserve	1.8
6	<i>Acer saccharum</i>	Sugar Maple	CP Railway	19.5	25	6	Good-Fair	multiple leaders	native	Preserve	1.8
7	<i>Juglans nigra</i>	Black Walnut	CP Railway	24.5	31	9	Good-Fair	high canopy, 3 small dead branches in lower canopy, co-dominant leaders	native	Remove	NA
8	<i>Acer platanoides</i>	Norway Maple	private property, edge of tree line	20	26	7	Good	co-dominant leaders	non-native	Remove	NA
9	<i>Acer platanoides</i>	Norway Maple	CP Railway	20	26	7	Good	co-dominant leaders	non-native	Preserve	1.8
10	<i>Malus sp.</i>	Apple Tree	CP Railway	12.5, 26	37	9	Fair	1 dead limb (~10cm cal)	non-native genus	Preserve	2.4
11	<i>Acer platanoides</i>	Norway Maple	private property, edge of tree line	23	30	10	Good	2 dead branches in lower canopy	non-native	Remove	NA
12	<i>Acer platanoides</i>	Norway Maple	private property, edge of tree line	21.5	26	10	Good	crooked trunk	native	Remove	NA
13	<i>Betula papyrifera</i>	Paper Birch	private property	18	24	6	Fair	uneven canopy, canopy grows mostly on north side of tree, co-dominant leaders	native	Remove	NA
14	<i>Acer platanoides</i>	Norway Maple	private property	24.5	27	10	Good-Fair	poor form, 1 dead limb (~8 cal lower canopy)	non-native	Remove	NA
15	<i>Acer platanoides</i>	Norway Maple	private property	25	32	9	Good	good form, even crown	non-native	Remove	NA
16	<i>Picea glauca</i>	White Spruce	private property	57	80	11	Fair	thin lower crown, partially healed trunk wound at base extending ~2m up trunk	native	Remove	NA



## Limiting Conditions

The field data collection and reporting for this tree inventory was carried out by ISA Certified Arborist, Jillian Albert. Data for this tree inventory was gathered on site on March 14th, 2023 using accepted arboricultural practices that reflect the guidelines provided by the City of Vaughan.

From ground level, a visual examination was made to identify species, canopy width, DBH, tree location, and structural and biological condition. This examination did not include coring, probing, climbing or root crown inspections. All numerical data was visually estimated, with the exception of DBH values which were accurately measured.

While this inventory describes health, structural stability and potential hazards to a reasonable extend, there is no guarantee that all trees to be preserved will not experience decline following construction activities. This is for two main reasons. First, unless an arborist remains in constant supervision of the site construction, it cannot be guaranteed that required tree preservation measures will be followed. And second, the distribution of roots in an urban environment is unpredictable. Therefore trees to be preserved may still become injured if roots extend past the limits of the tree protection zone.

Lastly, while removing potential hazard trees was a major consideration in this report, it cannot be guaranteed that no trees will fail and become hazardous now, during or after construction. A Certified Tree Risk Assessor should be contacted in ever guidance is required concerning hazard trees.



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