

**Tree Inventory and Preservation Plan Report
109 Cartwright Avenue & 130 Bentworth Avenue
Toronto, Ontario**

prepared for

**CS&P Architects Inc.
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prepared by



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KUNTZ FORESTRY CONSULTING INC. Project P3663

Introduction

Kuntz Forestry Consulting Inc. was retained by CS&P Architects Inc. to complete a Tree Inventory and Preservation Plan as part of a development application for the subject property located at 109 Cartwright Avenue and 130 Bentworth Avenue in Toronto, Ontario. The subject property is located on the southwest corner of the intersection of Cartwright Avenue and Paul David Street, 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 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.

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

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, aerial imagery, and with estimations made in field. Trees included in the inventory were identified as Trees 1-24. One polygon (group of trees) was identified as P25. See Table 1 for the results of the inventory, Figure 1 for the locations of the trees, and Appendix A for photographs of the trees.

Tree resources were visually assessed utilizing the following parameters:

Tree # – Number assigned to trees that corresponds to Figure 1.

Species – Common and botanical names provided in the inventory table.

DBH – Diameter (cm) at breast height, measured at 1.4m above the ground.

Condition – Condition of tree considering trunk integrity (TI), crown structure (CS) and crown vigor (CV). Condition ratings include poor (P), fair (F), and good (G).

Crown Dieback – Percentage of dead branches within the crown.

Comments – Any other relevant tree condition information.

Existing Site Conditions

The subject property is currently occupied by a one-storey building and a surface parking area enclosed by a chain link fence, adjacent to Sterling Hall Boy's School. Vehicular accesses exist from Cartwright Avenue and Bentworth Avenue. Tree resources exist in the form of landscape trees. Refer to Figure 1 for the existing conditions.

Individual Tree Resources

The tree inventory was conducted on 15 February 2023. The inventory documented 24 individual trees and one tree polygon on and adjacent to 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 Honey Locust 'Shademaster' (*Gleditsia triacanthos 'inermis'*), Blue spruce (*Picea pungens*), Silver Maple (*Acer saccharinum*), Swamp White Oak (*Quercus bicolor*), Columnar English Oak (*Quercus robur 'Fastigiata'*), Serviceberry (*Amelanchier spp.*), Red Oak (*Quercus rubra*), Apple species (*Malus spp.*), and Norway Maple (*Acer platanoides*).

Proposed Development

The proposed development involves the demolition of the existing building at 109 Cartwright Avenue and the construction of a two-storey addition to Sterling Hall Boy's School. Regrading and construction of an associated parking area is proposed at 130 Bentworth Avenue. Vehicular access is proposed via the existing entranceways. 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 Removals

The removal of ten trees, including Trees 4, 5, 12-15 and 17-20 is required to accommodate the proposed development. Trees 4 and 5 have minimum tree protection zone encroachment for the surrounding parking areas. Trees 12-15 and 17-20 directly conflict with the proposed two-storey addition or hardscaping.

Tree 4 is located on the subject property and is greater than 30cm DBH (Category 1 tree). A permit is required prior to its removal. All other trees subject to removal are located within the boundaries of the subject property and are less than 30cm DBH. A permit is not required prior to the removal of these trees.

Refer to Figure 1 for the location of tree removals.

Tree Preservation

The preservation of the remaining 14 trees and one tree polygon will be possible with the appropriate use of tree protection measures as indicated on Figure 1. Tree protection measures must be implemented prior to the commencement of the proposed works to ensure tree resources designated for retention are not impacted by the proposed development. Refer to Figure 1 for the location of the trees identified for preservation and the general Tree Protection Plan Notes.

Where the minimum tree protection zone (mTPZ) of a tree cannot be fully respected, special mitigation measures have been prescribed and are outlined below.

Trees 8, 10, 11, and 21

There is existing asphalt within the minimum tree protection zones (mTPZs) of Trees 8, 10, 11, and 21 that will be removed. The asphalt within the mTPZ's of these trees must be removed carefully, by hand or using small equipment (ie. a skidsteer) and must be supervised by a certified Arborist. Any roots encountered within the subsurface should be left intact wherever possible. If they require severance, they must be pruned in accordance with Good Arboricultural Standards. The areas can then be amended using topsoil/sod as required.

Excavation within the mTPZ of Tree 21 is required to accommodate the new asphalt. Excavation at this limit should occur by hand or using air spading technology and be supervised by a certified Arborist. Any roots exposed must be pruned in accordance with Good Arboricultural Standards.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by CS&P Architects Inc. to complete a Tree Inventory and Preservation Plan as part of a development application for the subject property located at 109 Cartwright Avenue and 130 Bentworth Avenue 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 24 trees and one tree polygon on and within six metres of the subject property. The removal of ten trees is required to accommodate the proposed development. The remaining 15 trees and one tree polygon can be saved provided appropriate tree protection measures are installed prior to the development.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for the general Tree Protection Plan Notes.

- All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.

- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.
- Special mitigation measures have been prescribed for select trees, as outlined in the *Tree Preservation* section of this report.
- Branches and roots that extend beyond 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 (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: 109 Cartwright Ave & 130 Bentworth Ave, Toronto

Date: 15 February 2023

Surveyors: MT

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	CDB	mTPZ	Cat.	Comments	Action
1	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'inermis'</i>	43	G	G	G	11.5		3	5	Co-dominance at 3m, pruning wounds (L)	Retain
2	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'inermis'</i>	40	FG	G	FG	8.0		3	5	Co-dominance at 2m, exposed roots (L), epicormic branching (M), pruning wounds (L)	Retain
3	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'inermis'</i>	21	FG	G	FG	6.0		1.8	-	Exposed roots (M) with mechanical damage, stem wound (L), epicormic branching (L), branch wound (L)	Retain
4	Blue Spruce	<i>Picea pungens</i>	32	G	FG	FG	4.0	5	2.4	1	Sparse crown (L), chlorosis (L), asymmetrical crown (L)	Remove
5	Blue Spruce	<i>Picea pungens</i>	20	G	F	F	2.5	15	1.8	-	Sparse crown (M), dead top, asymmetrical crown (M)	Remove
6	Blue Spruce	<i>Picea pungens</i>	27	G	G	G	4.0		1.8	-	Asymmetrical crown (VL)	Retain
7	Silver Maple	<i>Acer saccharinum</i>	15	FG	FG	G	4.0		1.8	-	Basal swell (L), pruning wounds (L), asymmetrical crown (L)	Retain
8	Silver Maple	<i>Acer saccharinum</i>	16.5	G	FG	G	4.5		1.8	-	Pruning wounds (L), asymmetrical crown (L)	Retain
9	Silver Maple	<i>Acer saccharinum</i>	19.5	FG	G	G	6.0		1.8	-	Exposed roots (L), stem wound (L), asymmetrical crown (L)	Retain
10	Swamp White Oak	<i>Quercus bicolor</i>	31	FG	G	G	8.0		2.4	1	Girdling root (L)	Retain
11	Swamp White Oak	<i>Quercus bicolor</i>	29.5	G	G	FG	7.0		2.4	-	Epicormic branching (L)	Retain
12	Swamp White Oak	<i>Quercus bicolor</i>	25	G	G	G	7.0		1.8	-	Pruning wounds (L)	Remove
13	Blue Spruce	<i>Picea pungens</i>	22.5	G	FG	G	3.5		1.8	-	Sparse crown (L)	Remove
14	Blue Spruce	<i>Picea pungens</i>	25.5	G	FG	FG	3.0	10	1.8	-	Sparse crown (M), lean (L) east	Remove
15	Blue Spruce	<i>Picea pungens</i>	22	G	G	G	4.5		1.8	-		Remove
16	Columnar English Oak	<i>Quercus robur 'Fastigiata'</i>	~24	FG	G	G	5.0		1.8	-	Pruning wounds (L)	Retain
17	Serviceberry	<i>Amelanchier spp.</i>	~15	FG	G	G	4.5		1.8	-	Co-dominance at 1m with included bark	Remove
18	Columnar English Oak	<i>Quercus robur 'Fastigiata'</i>	~15	G	G	G	1.5		1.8	-	Pruning wounds (L)	Remove
19	Columnar English Oak	<i>Quercus robur 'Fastigiata'</i>	~15	G	G	G	2.5		1.8	-		Remove
20	Columnar English Oak	<i>Quercus robur 'Fastigiata'</i>	~19	G	G	FG	1.5	5	1.8	-	Pruning wounds (L)	Remove

21	Columnar English Oak	<i>Quercus robur</i> 'Fastigiata'	18	G	G	G	3.0		1.8	-		Retain (injure)
22	Red Oak	<i>Quercus rubra</i>	27	G	G	G	8.0		1.8	5	Frost crack (L), power lines through crown	Retain
23	Red Oak	<i>Quercus rubra</i>	25	G	G	G	9.0		1.8	-		Retain
24	Apple species	<i>Malus sp.</i>	40.5	FG	FG	F	10.5		3	5	Pruning wounds (H) with cavity, epicormic branching (H), co-dominance at 2m (3 stems), cavity (L), lean (L) east, power lines through crown	Retain
P25	Norway Maple	<i>Acer platanoides</i>	~7-23 Avg. 20	FG	FG	G	Avg. 7		1.8	-	7 trees. Exposed roots (M), girdling root (L), included fence (M), bow (L), asymmetrical crown (M)	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)
DL	Dripline (Diameter)	(m)
CDB	Crown Dieback	(%)
mTPZ	Minimum Tree Protection Zone, as measured from edge of tree	(m)
Cat.	City of Toronto By-law Category	1 – 5

P = poor, F = fair, G = good, ~ = estimate, (VL) = very light, (L) = light, (M) = moderate, (H) = heavy

Appendix A. Site Photographs



Image 1. Tree 1



Image 2. Tree 2



Image 3. Tree 3



Image 4. Trees 4-6 (right to left)



Image 5. Tree 7



Image 6. Tree 8



Image 7. Trees 9-12 (Right to left)



Image 8. Trees 13-15 (right to left)



Image 9. Tree 16



Image 10. Tree 17 (left) and 18 (right)



Image 11. Tree 19 (left) and 20 (right)



Image 12. Row of Trees <15cm DBH (between Tree 20 and 21)



Image 13. Tree 21



Image 14. Tree 22



Image 15. Tree 23



Image 16. Tree 24



Image 17. Tree polygon P25