



**BARRY BRYAN
ASSOCIATES**

Architects
Engineers
Project Managers



250 Water Street,
Suite 201
Whitby, Ontario
Canada
L1N 0G5

Tele: 905-666-5252
Fax: 905-666-5256
Email: bba@bba-archeng.com
www.bba-archeng.com

Transmittal

To: Conseil scolaire Viamonde
Address: 116 Cornelius Parkway
Toronto, Ontario M6L 2K5
Attention: RFP_BAFO #25-03 - CSViamonde
Project Name: Day Care Expansion at École Élémentaire Pierre-elliott-trudeau, 65 rue Grace,
Toronto ON

Project No.: 18113
Date: October 28, 2024

For your:	<input type="checkbox"/> Approval	Via:	<input type="checkbox"/> Mail
	<input type="checkbox"/> Distribution		<input type="checkbox"/> Courier
	<input checked="" type="checkbox"/> Information and use		<input type="checkbox"/> By hand
	<input type="checkbox"/> Review and comment		<input type="checkbox"/> To be picked up
Action taken:	<input type="checkbox"/> Reviewed		<input type="checkbox"/> Fax
	<input type="checkbox"/> Reviewed as noted		<input checked="" type="checkbox"/> E-mail
	<input type="checkbox"/> Revise and resubmit		
	<input type="checkbox"/> Not reviewed		

Qty.:	Drawing No.:	Issue No.:	Revision No.:	Description:
1	Copy	-	-	Addendum No. 1 dated October 28, 2024

cc: Luis Trelles Turgeon, Conseil scolaire Viamonde
Michael Layno, MGM Consulting
Chenchen Shi, MGM Consulting
Sham Nankoosingh, Laud Studios
Ken Zhong, HCC Engineering
Jeremy Hogan, HCC Engineering
William Weima, Barry Bryan Associates
Nicholas Vallestro, Barry Bryan Associates

Shivanie Motielal.



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Addendum No. 1

Page 1 of 4

Project No.: 18113
Date: October 28, 2024
Project: **DAY CARE EXPANSION AT ÉCOLE ÉLÉMENTAIRE
PIERRE-ELLIOTT-TRUDEAU, 65 RUE GRACE, TORONTO ON
Conseil scolaire Viamonde**

The following information supplements and/or supersedes the bid documents issued on October 2, 2024.

This Addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts. The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form. Failure to do so may subject bidder to disqualification.

GENERAL

- 1.1 The existing sub-grade material around the addition and area of the paved area and at all new site services infrastructures shall be removed and disposed in its entirety as part of the base bid scope of work to accommodate the new addition and at depth foundations. The existing removed fill shall be replaced with new engineered fill as recommended in the geo-technical report prepared by TIL. Report No. 5625W-21-GA.

SPECIFICATIONS

- 1.2 Add Section 32 31 11 - Gate Operator
- 1.3 Add Section 32 31 13 - Chain Link Fencing and Gates.
- 1.4 GLAZING SECTION 08 80 05
 - .1 2.2.2.7. Change glass type to SNX70+.
- 1.5 MORTARLESS CONCRETE SIDING SECTION 04 81 80

- .1 1.4 Submittals:

Revise .4. Submit engineered shop drawings in accordance with Section 01 33 00. Indicate materials, methods of construction and attachment or anchorage, erection diagrams, connections, explanatory notes and other information necessary for completion of Work. Where articles or equipment attach or connect to other articles or equipment, indicate that such items have been coordinated, regardless of the section under which adjacent items will be supplied and installed. Indicate cross references to design drawings and specifications. Upon completion of the work, provide an engineered report that the work was done in accordance with the engineered shop drawings and the supplier's specifications and installation requirements.

- .2 1.5 Quality Control:

Add: .6. Have supplier on site to review the installation, and provide written confirmation that upon completion of the work that the work was done in accordance with their specifications and installation requirements.

DRAWINGS

1 .6 DRAWING NO. A101

- .1 Added new temporary play area for the Day Care Children.

1 .7 DRAWING NO. A101A

- .1 Added this drawing for the construction management plan as required by the City of Toronto. A temp fence exists on the site (where the ground was disturbed for the soil investigation) and can be reused as required for the construction fencing.

1 .8 DRAWING NO. A102

- .1 Located section detail 5/A105 on the site plan.

1 .9 DRAWING NO. A103

- .1 Added noted to the retaining wall 6/A103

1 .10 DRAWING NO. A105

- .1 Temporary Play Area added to the site plan, plus ramp section 7/A105.

1 .11 DRAWING NO. A303

- .1 Staff Room 7/A303, and Kitchen A1-106 6/A303 modified (to show extra spaces between the wall the adjacent millwork and appliance

1 .12 DRAWING NO. A801

- .1 Kitchen counter revised to be stainless steel kitchen grade.

1 .13 DRAWING NO. SK-01

- .1 Provide 150mm space between the wall and the adjacent millwork appliances (to provide clearance for the mechanical baseboard rads).

QUESTIONS AND ANSWERS

- 1 .14 **Question:** Please advise whether vehicular gate require 1.2m high electrically operated sliding cantilever chain-link gate. Electrical drawings do not indicate power supply & control wiring for these gates

Answer: Answer to be provided in a future Electrical Addendum.

- 1 .15 **Question:** Please advise locations where detail 5/A105 is applicable.

Answer: Refer to A102 (part of this addendum) that shows the location (near the entry of the daycare).



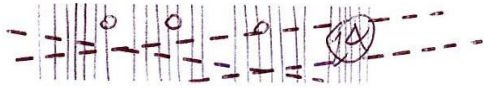
- 1.16 **Question:** Please advise whether sidewalk require welded wire mesh.
- Answer:* All new concrete walkways to have 6x6 6/6 WWM.
- 1.17 **Question:** Provide top elevation and bottom elevation of existing precast unit retaining wall for us to calculate additional quantity of precast units. Also provide name of the manufacturer of precast retaining wall units.
- Answer:* Refer to the MGM Civil drawings for the elevations of the retaining walls. The existing retaining walls is by Permacon and the new units are to match them.
- 1.18 **Question:** Who is the base building mechanical control contactor?
- Answer:* Base building controls are Delta, controls contractor is Viridian. School board to provide contact info. Note that we will be submitting an addendum with the controls specifications.
- 1.19 **Question:** Who is the base building fire alarm contactor?
- Answer:* Base building FA system manufacturer is Chubb. Contractor appears to be M-L Fire.
- 1.20 **Question:** Any mandatory subcontractors we need to use?
- Answer:* There is no base building sprinkler contractor.
- 1.21 **Question:** What are the work hours of this project?
- Answer:* Hours as per the City of Toronto noise bylaws.
- 1.22 **Question:** What is the tender validity period?
- Answer:* This is not a Request for Tender therefore there is no official validity period for submissions.
- 1.23 **Question:** Provide base warranty period.
- Answer:* Two (2) years after substantial performance unless otherwise noted in the specifications and contract documents.
- 1.24 **Question:** Please provide geotechnical report and arborist report.
- Answer:* Geotechnical Reports:
Refer to Toronto Inspection Limited's Infiltration Testing Program Report No: 56258-22-HB dated September 20, 2022 and Geotechnical Investigation Report No: 5625W-21-GA dated May 6, 2021.
- Arborist Report
Refer to Kuntz Forestry Consulting Inc.'s Tree Inventory and Preservation Plan Report and Drawing 1 dated May 23, 2024, and City of Toronto Application to Injure or Remove Trees Note: Fees have been paid, this is only provided for reference.



End of Addendum No. 1

Barry Bryan Associates

Architects, Engineers, Project Managers



William Weima, OAA, MRAIC

WW/sm

Attachments:	Section 32 31 11	(4 Pages)
	Section 32 31 13	(3 Pages)
	BBA Drawings A101, A101A,	
	A102, A103,A105, A303, A801	(7 Pages)
	BBA Sketch SKA-01	(1 Page)
	Toronto Inspection Limited's Report No: 56258-22-HB	(19 Pages)
	Toronto Inspection Limited's Report No: 5625W-21-GA	(58 Pages)
	Kuntz Forestry Consulting Inc.'s Tree Inventory	
	and Preservation Plan Report	(22 Pages)
	Kuntz Forestry Consulting Inc.'s Drawing 1	(1 Page)
	Application to Injure or Remove Trees	(3 Pages)



PART 1 GENERAL

1.1 General

- .1 Conform to the requirements of Division 1.

1.2 Related Sections

- .1 Section 03 30 00 Cast-In-Place Concrete
- .2 Section 32 31 13 Chain Link Fencing and Gates

1.3 References

- .1 ASTM International (ASTM)
 - .1 ASTM F1184-23e1 Standard Specification for Industrial and Commercial Horizontal Slide Gates
 - .2 ASTM F2200-20 Standard Specification for Automated Vehicular Gate Construction
- .2 CSA Group (CSA)
 - .1 CSA C22.2 NO. 14-18 Industrial Control Equipment
- .3 National Electrical Manufacturers Association (NEMA)
 - .1 NEMA ICS 6 Industrial Control and Systems: Enclosures.
- .4 Underwriters Laboratories (UL)
 - .1 UL 325 Standard for Safety for Door, Drapery, Gate, Louver, and Window Operators and Systems.
 - .2 UL 991 Standard for Tests for Safety-Related Controls Employing Solid-State Devices.
- .5 International Organization for Standardization (ISO)
 - .1 ISO 9001 Quality Management Systems.

1.4 Submittals

- .1 Make submittals in accordance with Section 01 33 00 – Submittal Procedures.
- .2 Submit shop drawings. Include details, layout of gates, operators and fittings. Show all details necessary for the fabrication and installation of all components.
- .3 Submit wiring diagrams for electric operators.
- .4 Submit operating and maintenance instructions for inclusion in Operating and Maintenance Manuals specified in Section 01 78 00.

1.5 Shipping, Handling and Storage

- .1 Refer to Section 01 61 00 – Common Product Requirements.
- .2 Deliver, handle and store materials in accordance with manufacturer's printed instructions.

1.6 Waste Management and Disposal

- .1 Refer to Section 01 74 19 – Construction Waste Management and Disposal.

PART 2 PRODUCTS

2.1 Manufacturer

- .1 Slide Gate shall be Fortress Gate as manufactured by The Tymetal Corp, Schuylerville, New York. 800-328-4283. www.tymetal.com

2.2 Materials

- .1 Gates to ASTM F1184.
- .2 Gate frame shall be fabricated from 6063-T6 aluminum alloy extrusions. The top member shall be 76 x 127 mm aluminum structural channel tube extrusion weighing not less than 0.57 kN/m. The member shall be keyed to interlock with the keyed track member. If fabricated in one horizontal piece, bottom member shall be minimum 50 x 127 mm aluminum structural tube weighing not less than 0.029 kN/m. If fabricated of two horizontal pieces, bottom member shall be minimum 127 mm aluminum structural channel weighing not less than 0.038 kN/m. Horizontal pieces shall be spliced in the field.
- .3 Gate frame shall be fabricated in one or multiple sections to suit size and constraints, including restrictions for shipping and handling.
- .4 Gate frame shall have a separate semi enclosed keyed track, extruded from 6105-T5 aluminum alloy, weighing not less than 0.042 kN/m. Track members shall be located on only one side of track primary. Track member shall be interlocked with, and welded to, the keyed top member, to form a composite structure with the top of the gate frame. Welds shall be placed alternately along the top and side of the track, and at 227 mm centres, and shall be minimum 50 mm long.
- .5 Gate frame shall be supported from the track by two swivel type, self-aligning, four wheeled, sealed lubricant, ball bearing truck assemblies. The bottom of the support posts shall be equipped with two pairs of 76 mm rubber guide wheels.
- .6 Diagonal 'X' bracing of minimum 5 mm diameter stainless steel aircraft cable shall be installed to brace the gate.
- .7 Gate filler shall be wire fabric, chain link, manufacturer's standard, heavy duty wire mesh, minimum 3 mm diameter aluminum alloy.
- .8 Support Posts: Tubular steel pipe, 100 mm diameter, galvanized.
- .9 Gate Post Caps: Galvanized.
- .10 Concrete: 25 Mpa, air entrained, as specified in Section 03 30 00.
- .11 Slide Gate Operators: Liftmaster SL 540 Medium Duty slide gate operator, 1/2 H.P., 208V/ 3 phase high starting torque reversible motor protected against overload and undervoltage in both the start and run windings with automatic reset. External manual reset overload protection. Contactor to NEMA size "0" specifications. Limit switches readily accessible and lockable. 4L cogged belt, chain and sprocket motor speed reduction, with adjustable twin disc friction clutch for mechanical overload protection. Adjustable solenoid activated disc type brake and manual disconnect. Open override circuitry to provide complete control of gate (from external controls) while closing. Adjustable internal timer to limit run time of unit to maximum 90 seconds in any one direction and to delay reversal of gate 1.5 seconds when signalled by an open button or safety device. Audible warning alarm system for 3 to 5 second advance warning that gate operator is about to begin operation, and to continue until gate comes to a complete stop. Full systems

capabilities for installation of additional control systems if required. 1.613 mm powder coated galvanized steel housing Power disconnect. UL/CSA listed.

- .12 Slide Gate Accessories: Operation of slide gate shall be remote control from reception desk/security area (camera and intercom system), and card access. Provide dual head multi height card readers, manufactured by Stanley, at each side (entry and exit) of gate. Provide self-tuning magnetic vehicle detector each side of gate. Security camera and intercom system will be supplied and installed by others.
- .13 Fittings and accessories including nuts, bolts, etc. Manufacturer's standards, aluminum alloy, hot dipped galvanized steel or malleable iron. Provide projection with clips or recess to hold 3 strands of barbed wire at 100 mm o.c. Turnbuckles to be drop forged.

PART 3 EXECUTION

3.1 Manufacturer's Instructions

- .1 Install slide gates and operators in accordance with reviewed shop drawings and manufacturer's printed instructions.

3.2 Installation

- .1 Excavate, place concrete and install footings and foundations for gate operators.
- .2 Excavate for posts using 250 mm diameter auger for line post and 300 mm diameter auger for corner and gate posts as required. Set posts 1070 mm into 1220 mm deep concrete footings, rough cast in the ground and domed above grade to shed water.
- .3 Install hangers, brackets, and guide roller assemblies. Attach truck assemblies to hanger and make final adjustment in the field to align gates with latch.
- .4 Install barbed wire strands and clips securely to lugs of each bracket.
- .5 All abraded and damaged galvanized surfaces shall be cleaned and painted. Damaged areas shall be thoroughly wire brushed and all loose and spelter coating removed, after which the cleaned area shall be painted with two coats of zinc rich paint.

3.3 Gate Operators

- .1 Install gate operator and controls in accordance with the manufacturer's printed instructions, current at the time of installation. Coordinate locations of operators with contract drawings, other trades and shop drawings.

3.4 Field Quality Control

- .1 Test gate operator through ten full cycles and adjust for operation without binding, scraping or uneven motion.
- .2 All anchor bolts shall be fully concealed in the finished installation.

3.5 Cleaning

.1 Proceed in accordance with Section 01 74 11 – Cleaning.

End of Section

PART 1 GENERAL

1.1 General

- .1 Conform to the requirements of Division 1.

1.2 Related Sections

- .1 Section 03 30 00 Cast-in-Place Concrete
- .2 Section 31 23 10 Excavating, Trenching and Backfilling

1.3 References

- .1 ASTM International (ASTM)
 - .1 ASTM A53/A53M-22 Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless
 - .2 ASTM A90/A90M-21 Standard Test Method for Weight [Mass] of Coating on Iron and Steel Articles with Zinc or Zinc-Alloy Coatings
 - .3 ASTM A123/A123M-17 Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products
 - .4 ASTM A153/A153M-23 Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware
 - .5 ASTM A392-11a(2022) Standard Specification for Zinc-Coated Steel Chain-Link Fence Fabric.
 - .6 ASTM A491-11(2022) Standard Specification for Aluminum-Coated Steel Chain-Link Fence Fabric
 - .7 ASTM A817-12(2017) Standard Specification for Metallic-Coated Steel Wire for Chain-Link Fence Fabric and Marcellled Tension Wire
 - .8 ASTM F668-17(2022) Standard Specification for Polyvinyl Chloride (PVC), Polyolefin and Other Polymer-Coated Steel Chain Link Fence Fabric
 - .9 ASTM F1664 - 08(2022) Standard Specification for Poly(Vinyl Chloride) (PVC) and Other Conforming Organic Polymer-Coated Steel Tension Wire Used with Chain-Link Fence

1.4 Shipping, Handling and Storage

- .1 Refer to Section 01 16 00 – Common Product Requirements.
- .2 Deliver, handle and store materials in accordance with manufacturer's printed instructions.

1.5 Waste Management and Disposal

- .1 Refer to Section 01 74 10 – Cleaning.

PART 2 PRODUCTS

2.1 Materials

- .1 Line Posts: Tubular steel pipe, 60 mm outside diameter, 4.46 kg/m galvanized.
- .2 Corner and Gate Posts: Tubular steel pipe, 89 mm outside diameter, 11.3 kg/m galvanized.
- .3 Gate Post Caps: Galvanized.
- .4 Top Rail Braces, Gate Frame and Centre Rail: Tubular steel pipe, 42 mm outside diameter., 1.86

kg/m galvanized.

- .5 Connection Sleeves: Malleable iron, galvanized
- .6 Fabric: Chain link, 50 mm mesh of 3.0 mm diameter steel wire, hot dipped galvanized after fabrication or electrically galvanized before weaving. Fabric shall conform to the requirements of ASTM A392 and shall have a Class 2 zinc coating.
- .7 Galvanized Steel Finish: ASTM A392, Class 2, with not less than 610 g/m² zinc of uncoated wire surface on wire coated before weaving or not less than 610 g/m² zinc of uncoated wire surface on wire of fabric coated after weaving as determined from the average of two or more samples and not less than 549 g/m² zinc per sq. ft. of uncoated wire surface for any individual sample.
- .8 Polyvinyl Chloride (PVC) Finish: Comply with ASTM F668, with core wire diameter (gage) measured prior to application of PVC coating with not less than 122 g/m² zinc of uncoated surface on 6 gage wire and not less than 91 g/m² zinc of uncoated surface on 9 and 11 gage wire. Colour selected by the Owner from manufacturer's standard colours available.
 - .1 Class 1, 0.38 to 0.635 mm thick PVC coating extruded over zinc coated steel core wire.
- .9 Reinforcing Wire: 4.0 mm diameter steel wire, hot dipped galvanized.
- .10 Tie Wire: 3.0 mm diameter steel, hot dipped galvanized or aluminum alloy wire.
- .11 Turnbuckles to be drop forged.
- .12 Gate frames: minimum 51 mm outside diameter pipe.
- .13 Gate wheels: Adjustable galvanized spring loaded gate wheel with minimum 152 mm diameter semi-pneumatic rubber tire, sized to suit gate.
- .14 Concrete for post foundations, 25 Mpa, air entrained, as specified in Section 03 30 00.

PART 3 EXECUTION

3.1 Fencing

- .1 Erect fencing accurately located with posts vertical, fencing and post tops parallel to contour of finished grade, with space between bottom of bottom rail and ground not less than 38 mm and no more than 76 mm.
- .2 Excavate for posts using 254 mm diameter auger for line post and 305 mm diameter auger for corner and gate posts as required. Set posts 1080 mm into 1200 mm deep concrete footings, rough cast in the ground and domed above grade to shed water.
- .3 Remove boulders or other subsurface obstructions as required. In such cases, where the size of hole exceeds the minimum dimensions of the footings either place the footing against undisturbed soil or backfill the hole with suitable earth material compacted to a density of 95% of maximum dry density and then bore a hole to the required minimum dimensions.
- .4 Install line posts spaced between corner posts (maximum 3.0 m on centre).
- .5 Install top rail continuous, passing through line post caps, secured to each corner post. Use pipe coupling sleeves to provide for expansion at intermediate joints.

- .6 Install bottom rail continuous around enclosure secured to corner, line and gate posts.
- .7 Fasten post caps securely to corner, line and gate posts.
- .8 Stretch bottom tension wire tight and securely fasten to corner and gate posts with turnbuckles and tension bar bands.
- .9 Fence fabric shall not be installed until the concrete footings have cured for a period of at least 5 days.
- .10 Place fence fabric on the outside of the posts.
- .11 Securely fasten fabric to corner and gate posts using tension (stretcher) bars with bar bands spaced 300 mm on centre.
- .12 Securely fasten fabric to the top, brace and bottom rails with tie wires at 460 mm on centre and to line posts with tie wires at 300 mm on centre.
- .13 All abraded and damaged galvanized surfaces shall be cleaned and painted. Damaged areas shall be thoroughly wire brushed and all loose and spelter coating removed, after which the cleaned area shall be painted with two coats of zinc rich paint.

3.2 Gates

- .1 Verify grade conditions along the fence bottom to ensure proper use of the gate(s).
- .2 Gate openings shall be face-to-face dimensions and shall swing according to the Plans.
- .3 Gate frames shall be fabricated with welded joints or rigid connectors. The fabric shall be the same as that used for the fence and shall be rigidly attached to the frames. Frames shall be suitably braced and trussed. Gates shall be equipped with suitable offset hinges to permit a 180-degree swing and a drop bar locking device with provision for padlocking. A stop to hold the gate open and a center rest with catch shall be provided.

3.3 Cleaning

- .1 Proceed in accordance with Section 01 74 10 – Cleaning.
- .2 Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
- .3 Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

End of Section



SITE STATISTICS		
	EXISTING	PROPOSED
SITE AREA:	11,515.50m ²	11,515.50m ²
BUILDING AREA:	1,798.43m ²	421.00m ² (NEW ADDITION) + 1,798.43m ² (EXISTING BUILDING AREA)=2,219.43m ² (NEW BUILDING AREA)
PARKING PAVED AREA:	3,471.79m ²	3,603.93m ²
LANDSCAPE OPEN SPACE:	6,245.25m ²	5,692.14m ²
LOWER LEVEL & PART BASEMENT:	904.60m ²	904.60m ² NO CHANGE
GROUND FLOOR:	1,798.43m ²	2,219.43m ²
SECOND FLOOR:	871.31m ²	871.31m ² NO CHANGE
THIRD FLOOR:	871.31m ²	871.31m ² NO CHANGE
GFA:	4,445.65m ²	4,445.65m ² + 421.00m ² = 4,866.65m ²
BUILDING HEIGHT:	±13.8m	±13.8m EXISTING 4.4m HIGH AT ADDITION
PARKING:	28 SPACES + 2 BF SPACE + 7 BUS SPACES	29 SPACES + 2 BF SPACES + 7 BUS SPACES
LOADING SPACES:	1 EXISTING SPACE	1 EXISTING SPACE



Conseil scolaire Viamonde

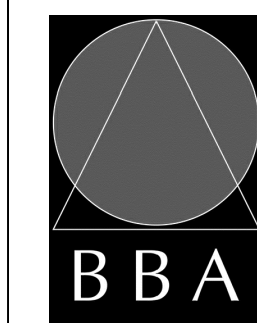
NO.	ISSUES	DATE	BY
1	SPA SUBMISSION	OCT 22, 2021	BBA
2	REISSUED FOR SPA #2	AUG. 24 2022	BBA
3	TREE COORDINATION	FEB 14, 2023	BBA
4	FOR PRICING	MAR. 06 2023	BBA
5	REISSUED FOR SPA	APR. 04 2024	BBA
6	ISSUED FOR BUILDING PERMIT	MAY 30, 2024	BBA
7	ISSUED FOR TENDER	SEPT. 11, 2024	BBA
8	ADDENDUM NO. 1	OCT. 25 2024	BBA

NO.	REVISIONS	DATE	BY
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PROJECT:

**DAYCARE ADDITION TO
ECOLE ELEMENTAIRE
PIERRE ELLIOT TRUDEAU**

65 GRACE STREET
TORONTO, ONTARIO
CONSEIL SCOLAIRE VIAMONDE

DRAWING:
SITE PLAN

**BARRY BRYAN
ASSOCIATES**

*Architects
Engineers
Project Managers*

250 Water Street
Suite 201
Whitby, Ontario
L1N 0G5

Tel: (905) 666-5252
Fax: (905) 666-5256
email: bbs@bbs-archeng.com

DESIGN BY: WW	DOC. CONTROL: DATE:
DRAWN BY: CM/NV	% COMPLETE:
CHECKED BY:	INITIAL:
DATE: JUNE 2021	
SCALE: 1:300	
FILE:	

PROJECT NO:

18113

DRAWING NO.

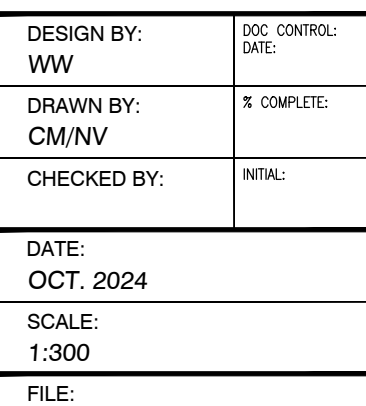
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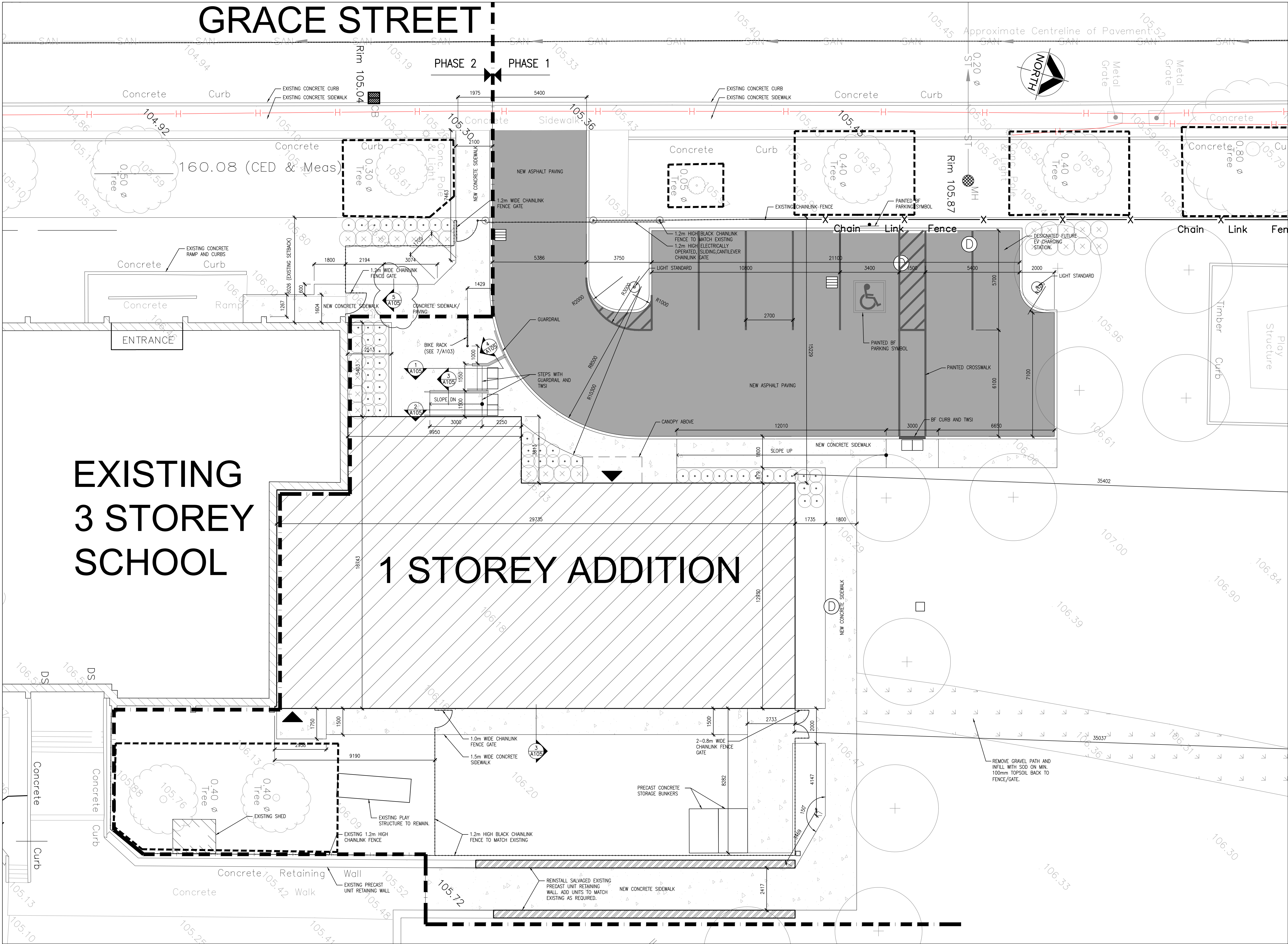
SITE STATISTICS		
	EXISTING	PROPOSED
SITE AREA:	11,515.50m ²	11,515.50m ²
BUILDING AREA:	1,798.43m ²	421.00m ² (NEW ADDITION) + 1,798.43m ² (EXISTING BUILDING AREA)=2,219.43m ² (NEW BUILDING AREA)
PARKING PAVED AREA:	3,471.79m ²	3,603.93m ²
LANDSCAPE OPEN SPACE:	6,245.25m ²	5,692.14m ²
LOWER LEVEL & PART BASEMENT:	904.60m ²	904.60m ² NO CHANGE
GROUND FLOOR:	1,798.43m ²	2,219.43m ²
SECOND FLOOR:	871.31m ²	871.31m ² NO CHANGE
THIRD FLOOR:	871.31m ²	871.31m ² NO CHANGE
GFA:	4,445.65m ²	4,445.65m ² + 421.00m ² = 4,866.65m ²
BUILDING HEIGHT:	±13.8m	±13.8m EXISTING 4.4m HIGH AT ADDITION
PARKING:	28 SPACES + 2 BF SPACE + 7 BUS SPACES	20 SPACES + 2 BF SPACES + 7 BUS SPACES
LOADING SPACES:	1 EXISTING SPACE	1 EXISTING SPACE

[illegible]

DRAWING:
CONSTRUCTION
MANAGEMENT SITE PLAN



PROJECT NO: **18113** DRAWING NO: **A101a**



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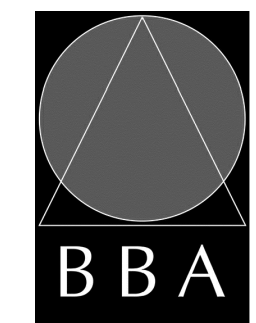


NO.	ISSUES	DATE	BY
1	SPA SUBMISSION	OCT 22, 2021	BBA
2	REISSUED FOR SPA #2	AUG 24, 2022	BBA
3	FOR PRICING	MAR 06, 2023	BBA
4	REISSUED FOR SPA	APR 04, 2024	BBA
5	ISSUED FOR BUILDING PERMIT	MAY 30, 2024	BBA
6	ISSUED FOR TENDER	SEPT 11, 2024	BBA
7	ADDENDUM NO. 1	OCT 25, 2024	BBA

NO.	REVISIONS	DATE	BY
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PROJECT:
**DAYCARE ADDITION TO
ECOLE ELEMENTAIRE
PIERRE ELLIOT TRUDEAU**
65 GRACE STREET
TORONTO, ONTARIO
CONSEIL SCOLAIRE VIAMONDE

DRAWING:
PART SITE PLAN

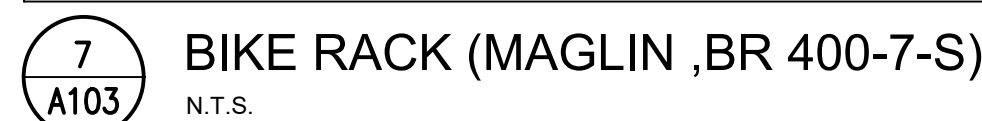


**BARRY BRYAN
ASSOCIATES**
Architects
Engineers
Project Managers
250 Water Street
Suite 201
Whitby, Ontario
L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bba-archeng.com

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A102



Conseil scolaire Viamonde

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1	SPA SUBMISSION	OCT 22, 2021	BBA
2	REISSUED FOR SPA #2	AUG. 24, 2022	BBA
3	FOR PRICING	MAR. 06 2023	BBA
4	REISSUED FOR SPA	APR. 04 2024	BBA
5	ISSUED FOR BUILDING PERMIT	MAY 30, 2024	BBA
6	ISSUED FOR TENDER	SEPT. 11, 2024	BBA
7	ADDENDUM NO. 1	OCT. 25 2024	BBA

[illegible]

65 GRACE STREET
TORONTO, ONTARIO
CONSEIL SCOLAIRE VIAMONDE

DRAWING:
SITE DETAILS



Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bba-archeng.com

100

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OCT. 2021	

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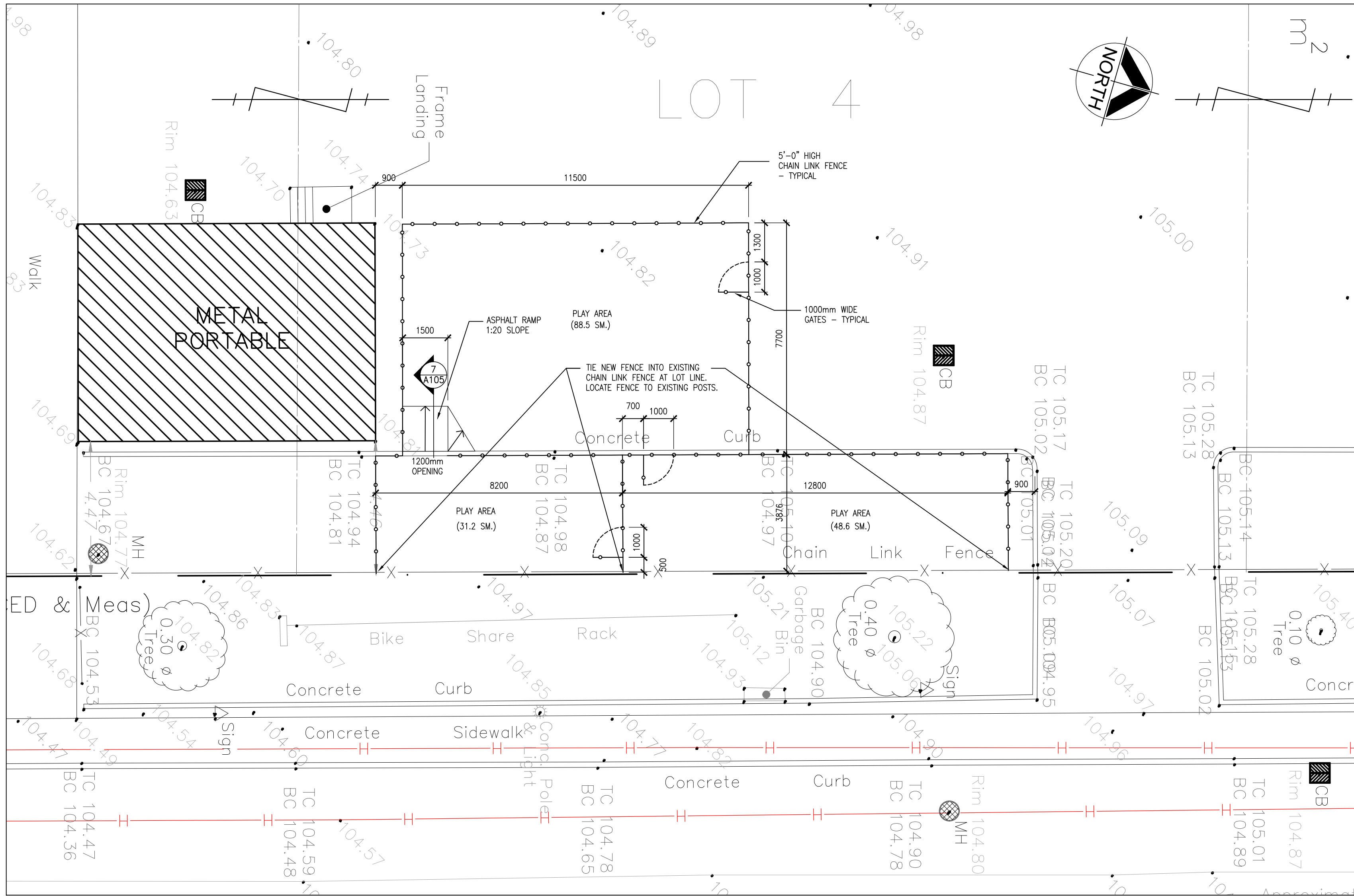
11. *Journal of the American Medical Association*, 277, 1996, 1033-1037.

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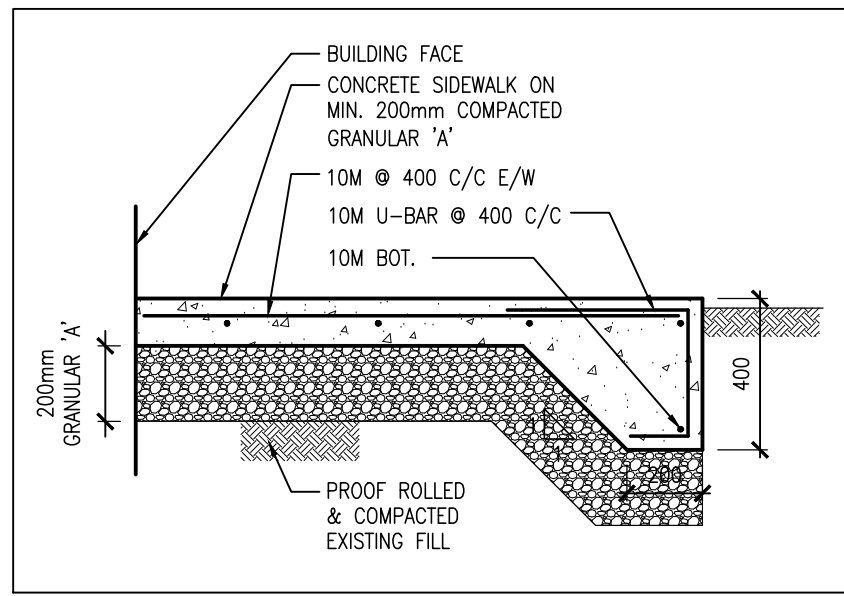
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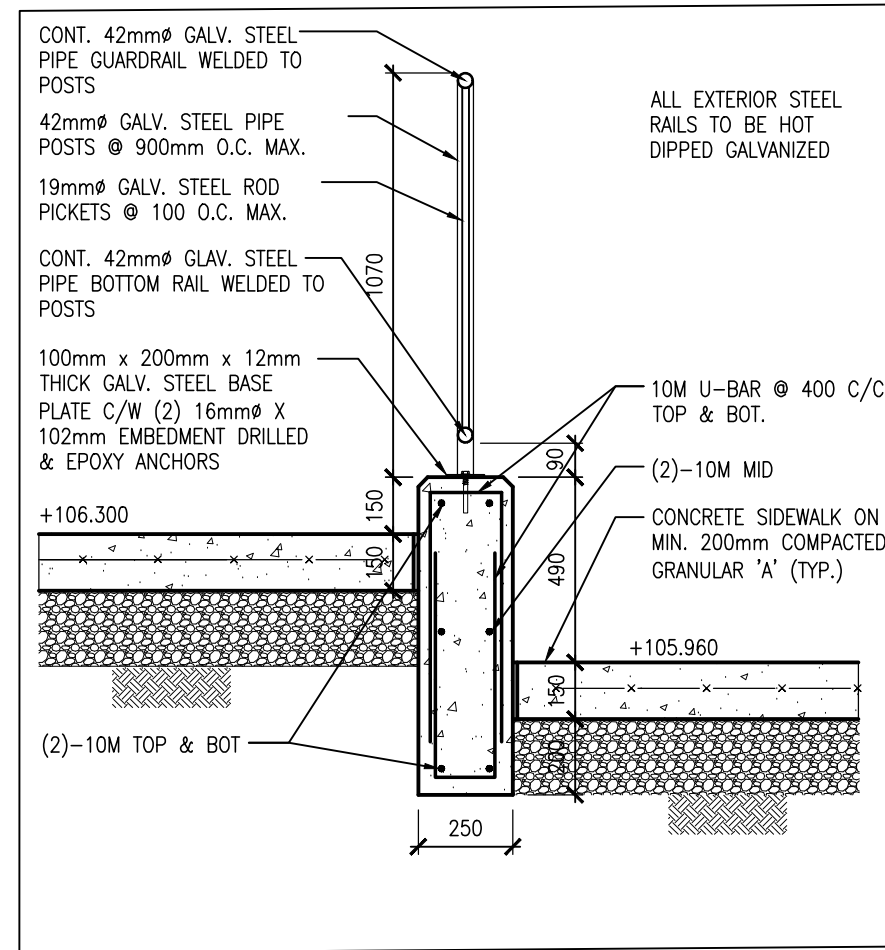
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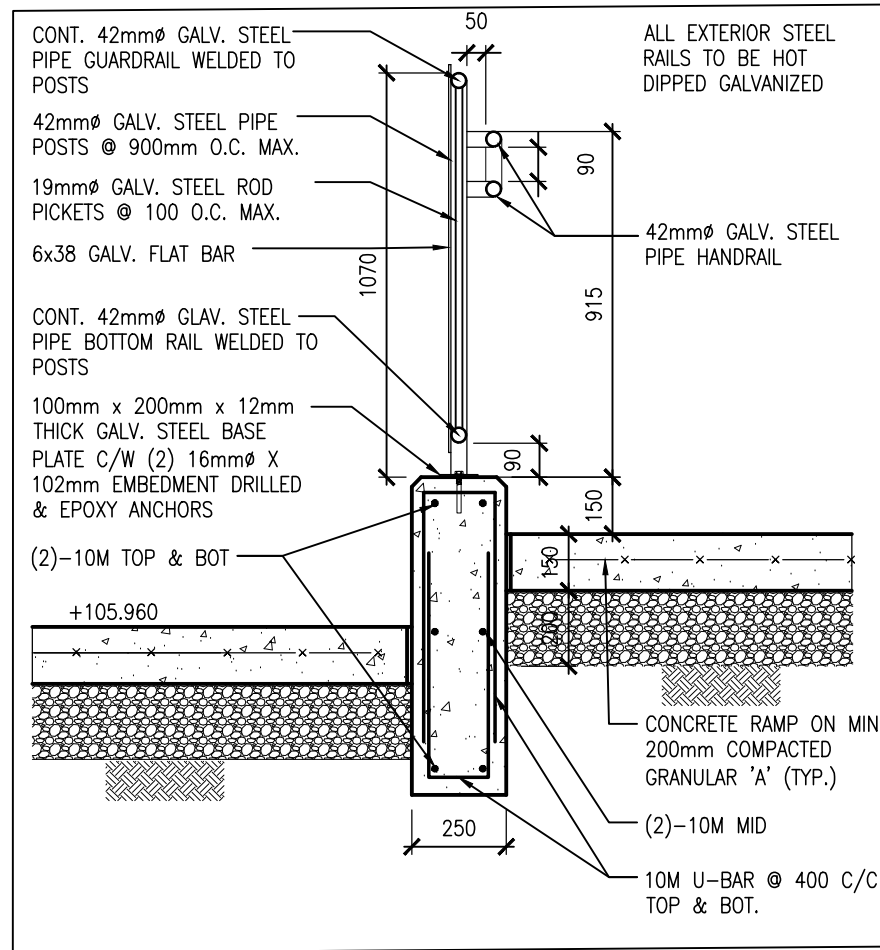
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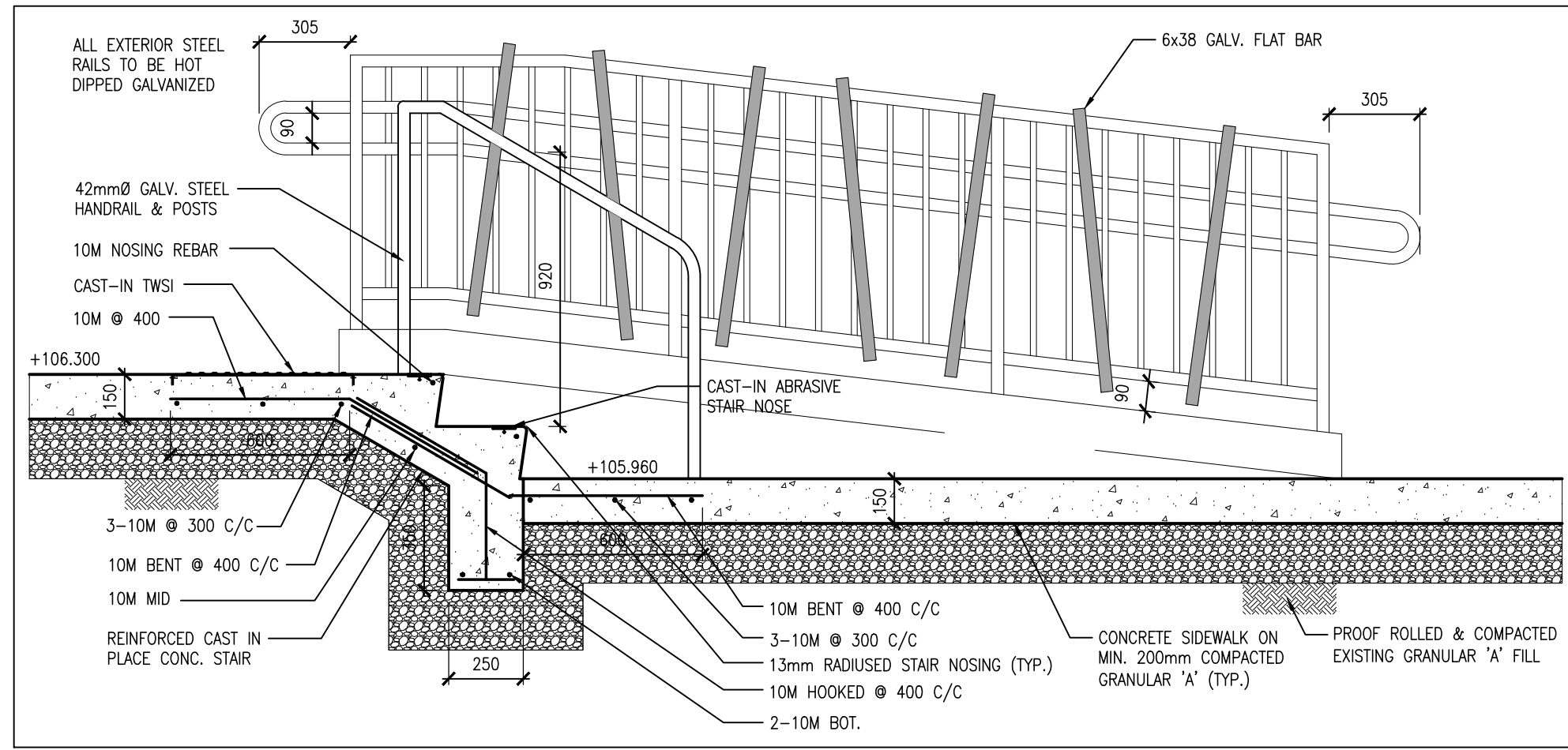
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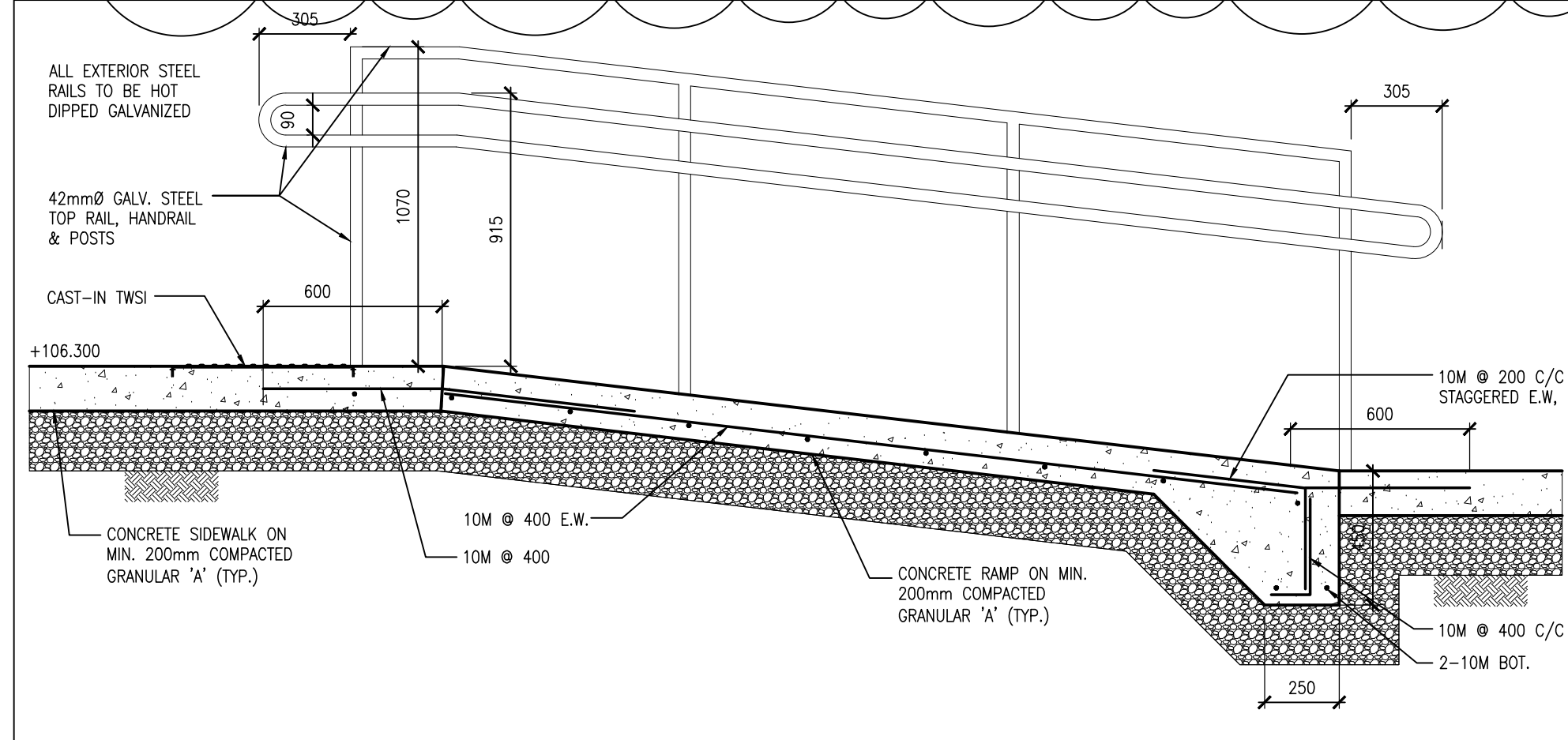
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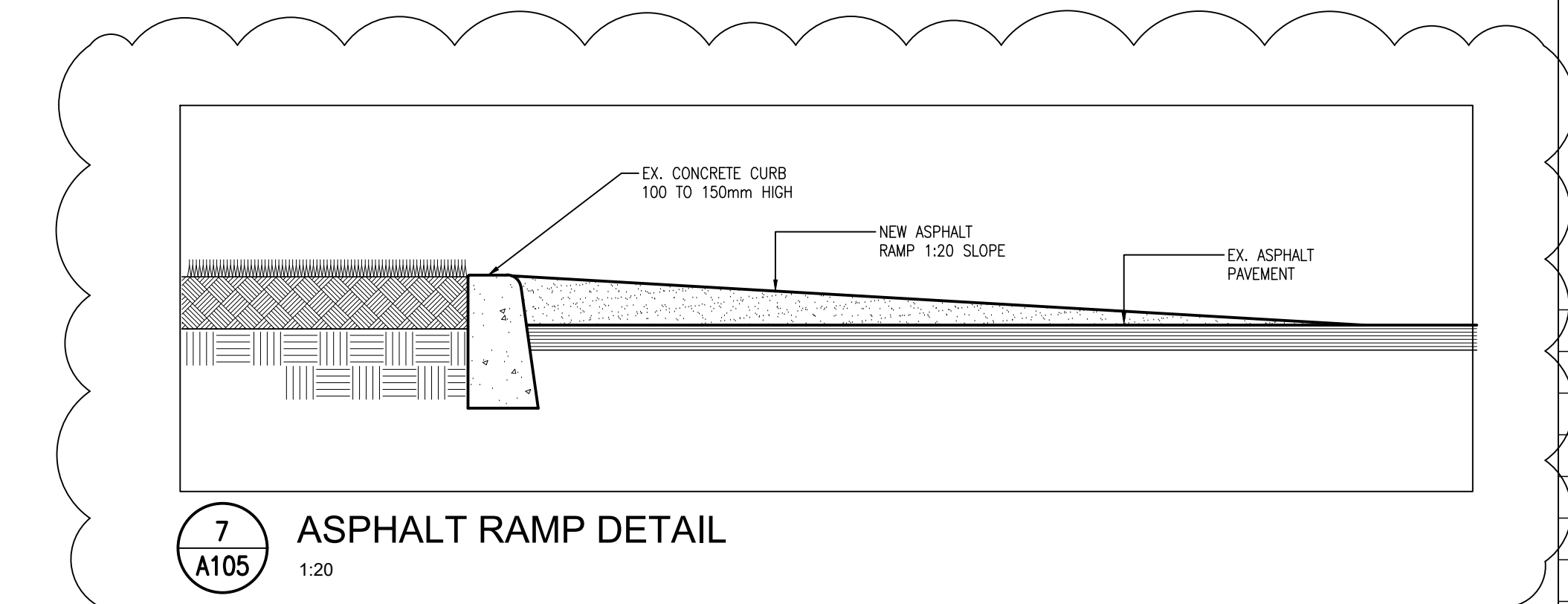
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2 EXTERIOR RAMP SECTION
1:20



7 ASPHALT RAMP DETAIL
1:20

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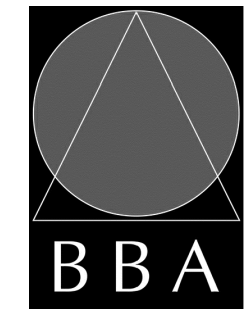


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3	ISSUED FOR TENDER	SEPT. 11, 2024	BBA
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PROJECT:
**DAYCARE ADDITION TO
ECOLE ELEMENTAIRE
PIERRE ELLIOT TRUDEAU**
65 GRACE STREET
TORONTO, ONTARIO
CONSEIL SCOLAIRE VIAMONDE

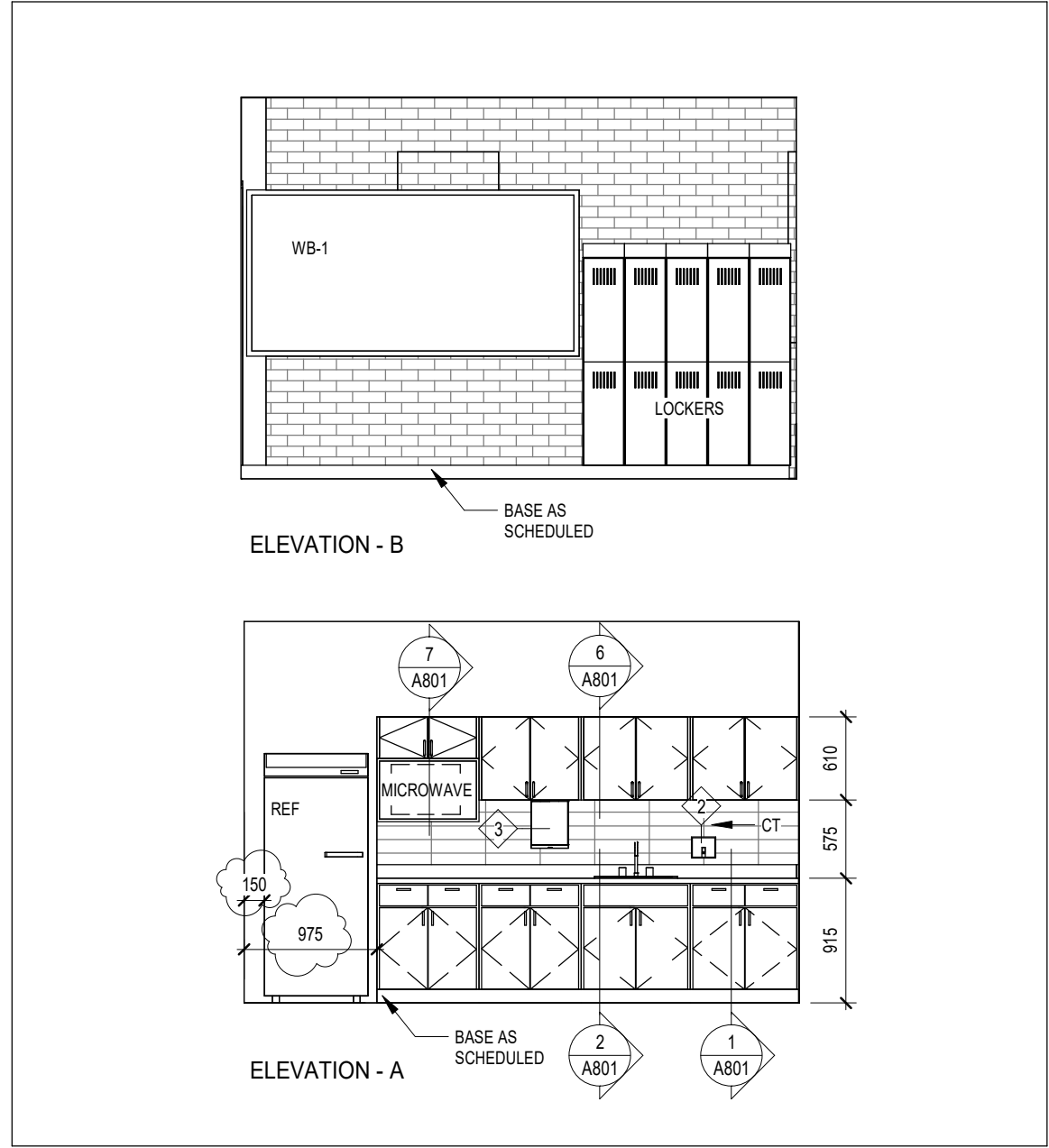
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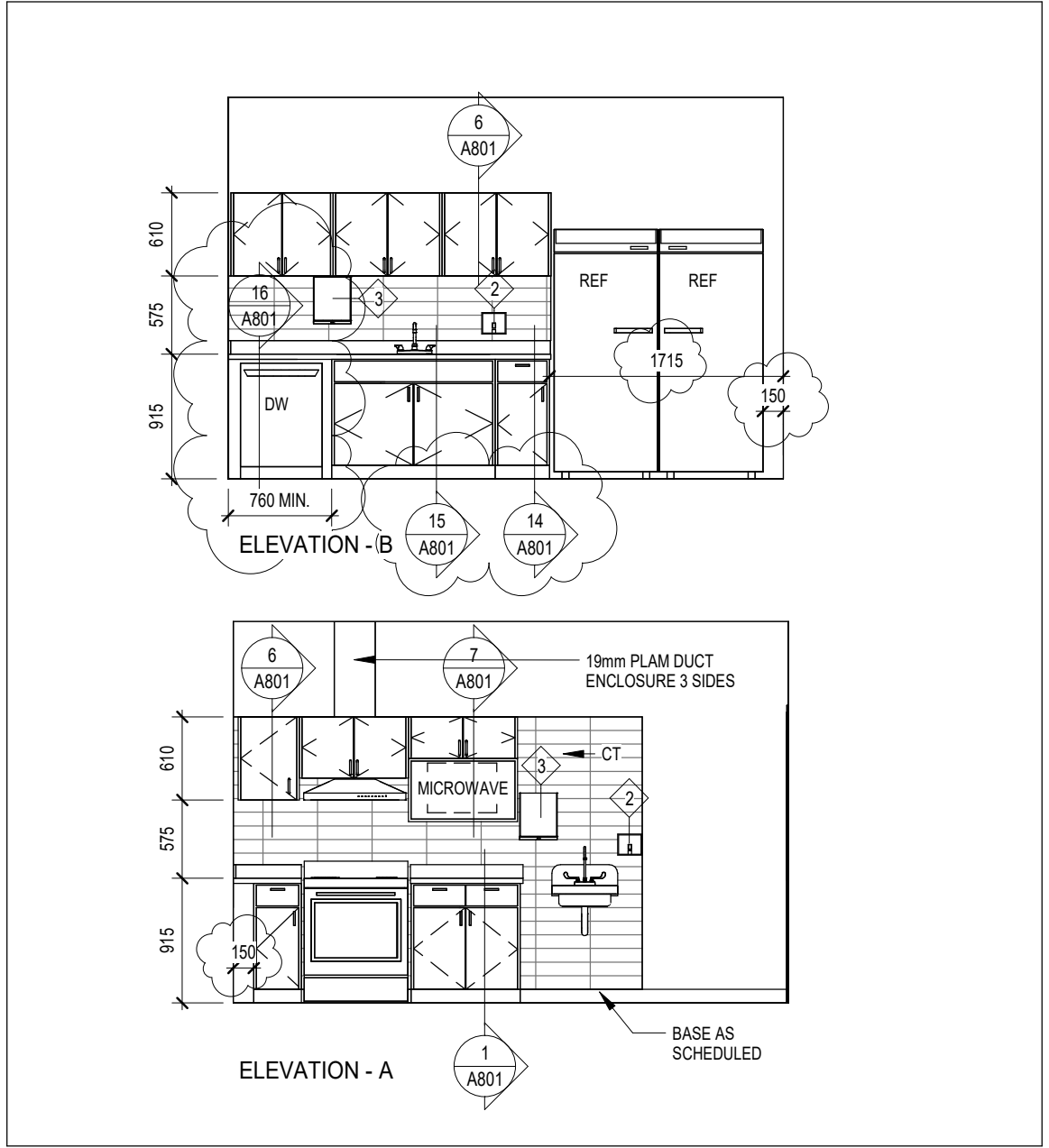
**BARRY BRYAN
ASSOCIATES**
Architects
Engineers
Project Managers
250 Water Street
Suite 201
Whitby, Ontario
L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bba-archeng.com

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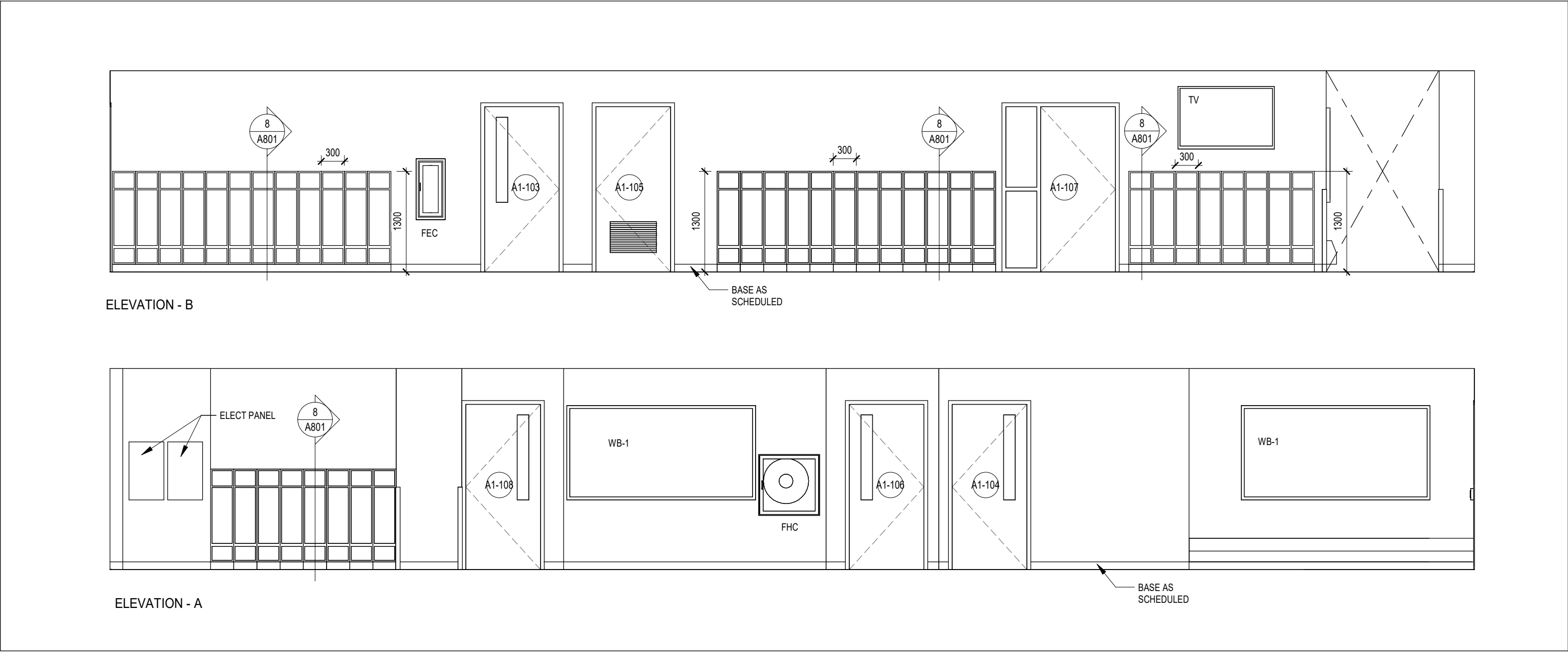
PROJECT NO:
18113
DRAWING NO:
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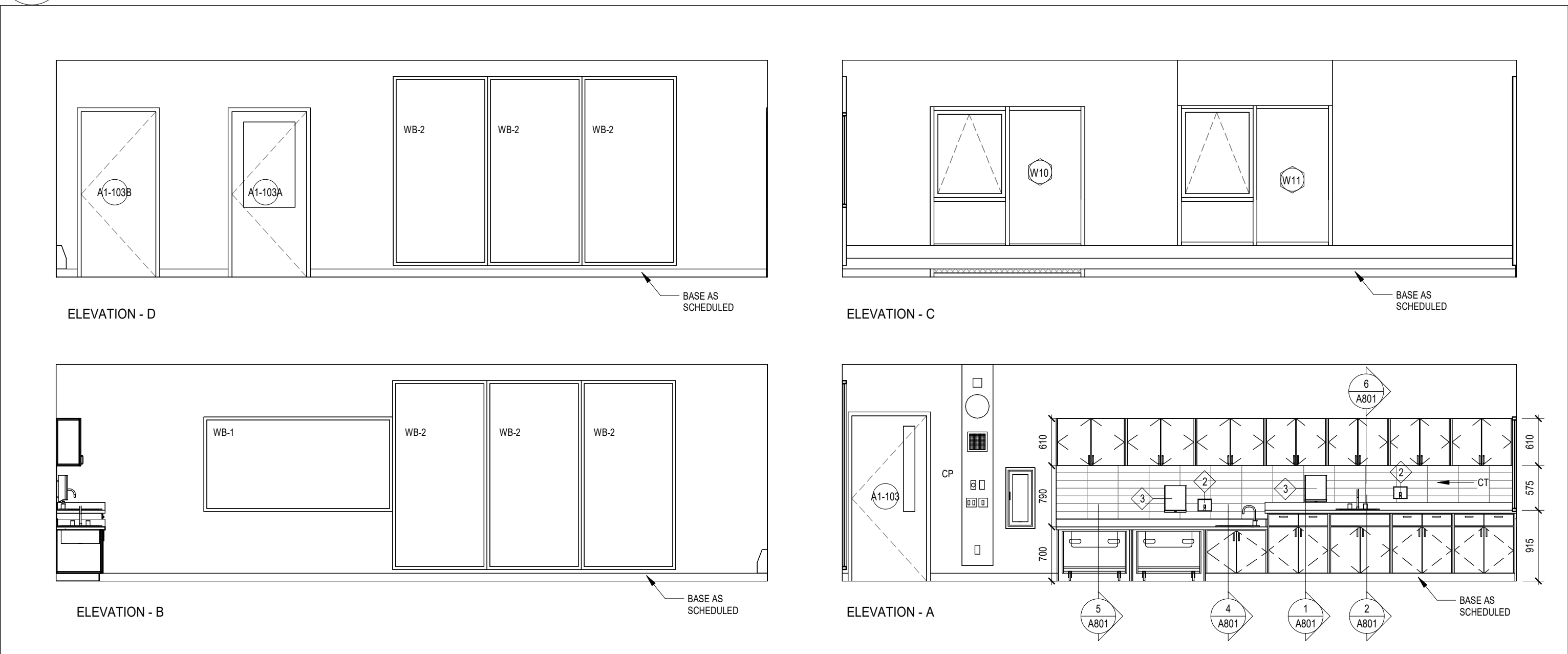
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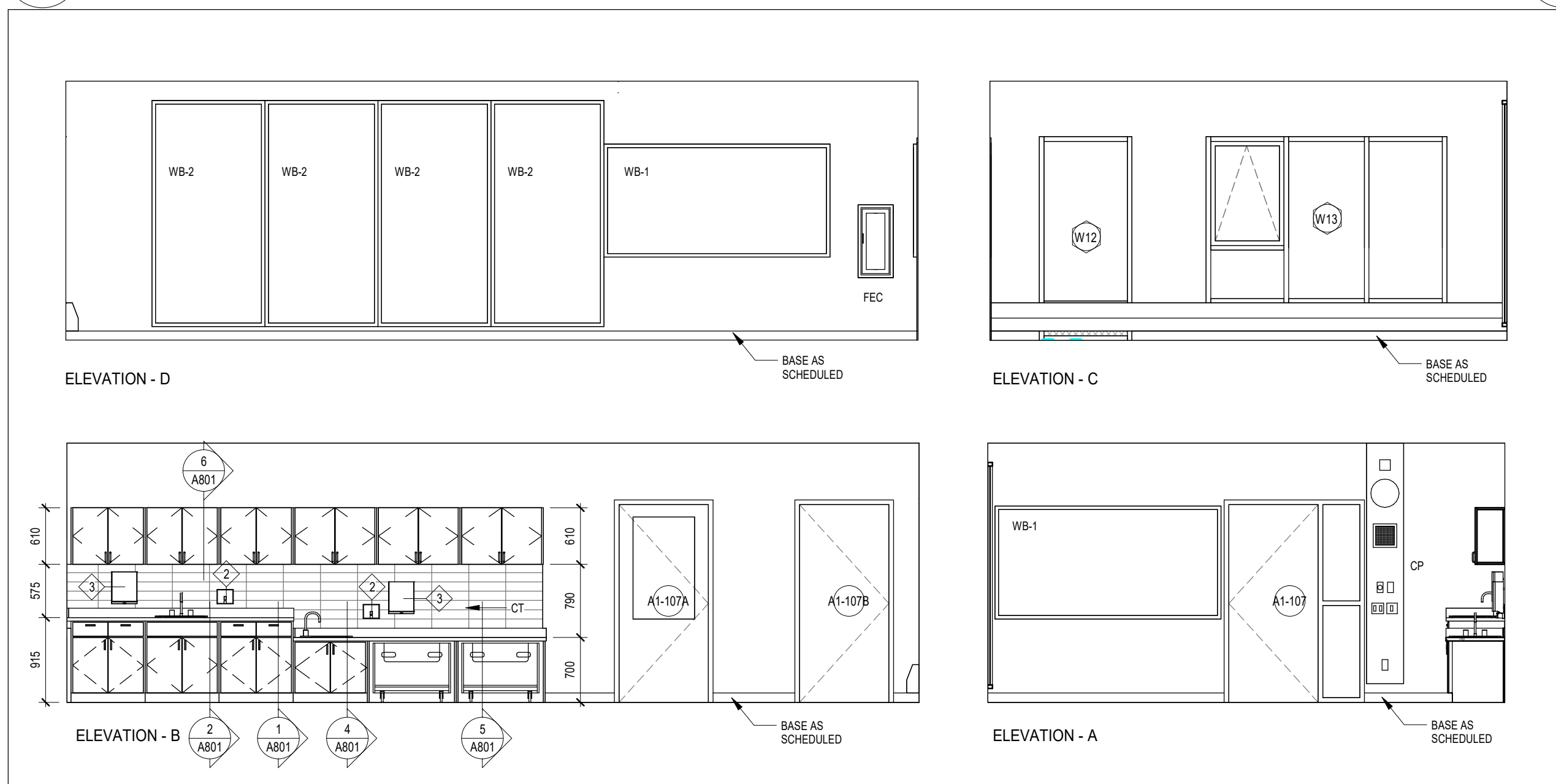
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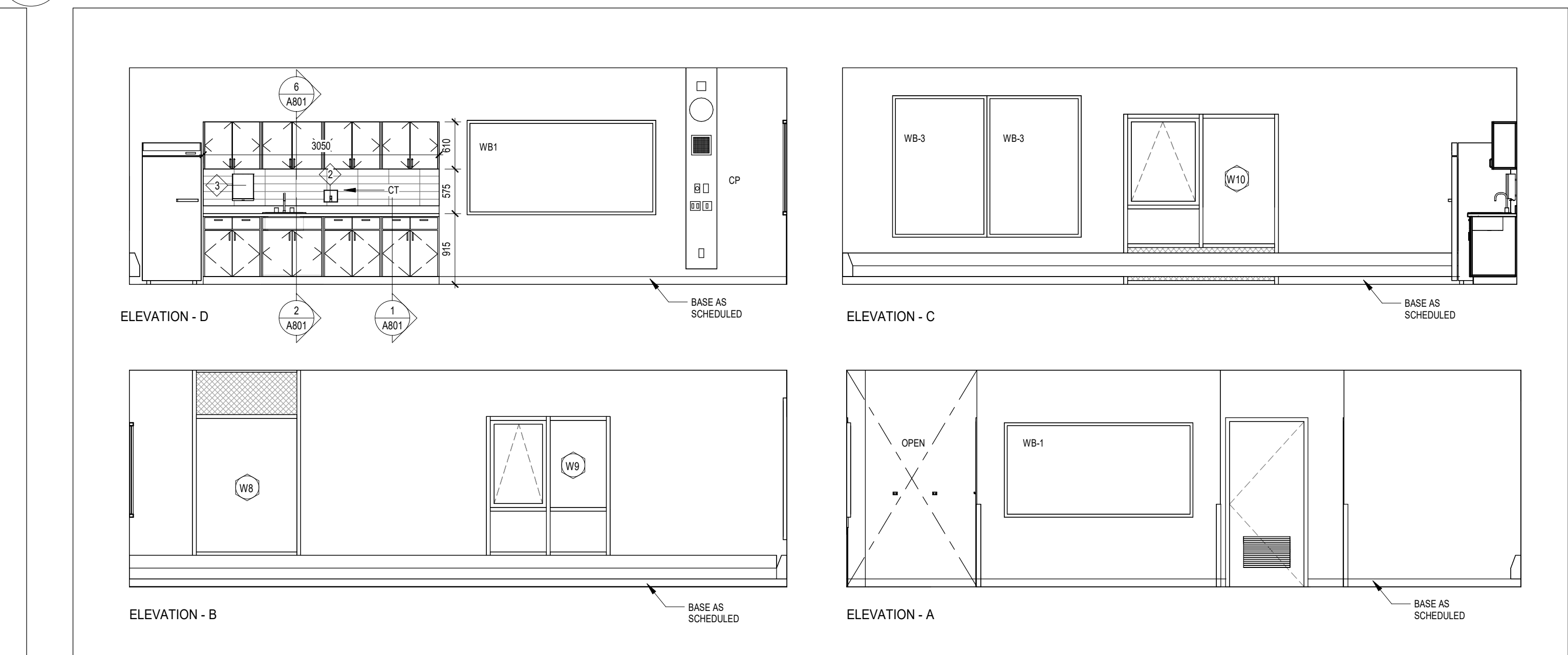
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2 PRE-SCHOOLERS A1-103 INTERIOR ELEVATIONS
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4 TODDLERS RM A1-107 INTERIOR ELEVATIONS
A303 1:50



1 EARLY ON A1-102 INTERIOR ELEVATIONS
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Ecole Elementaire Pierre Elliot Trudeau
65 Grace Street Toronto
-

DRAWING:
INTERIOR ELEVATIONS



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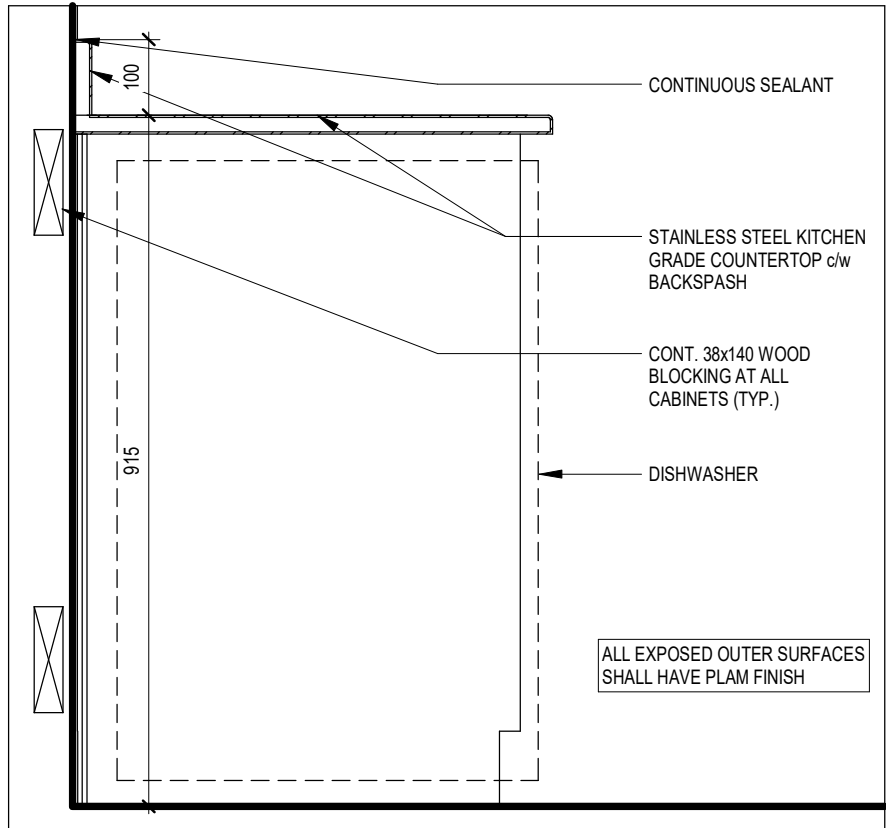
*Architects
Engineers
Project Managers*

201-250 Water Street
Whitby Ontario L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bba-archeng.com

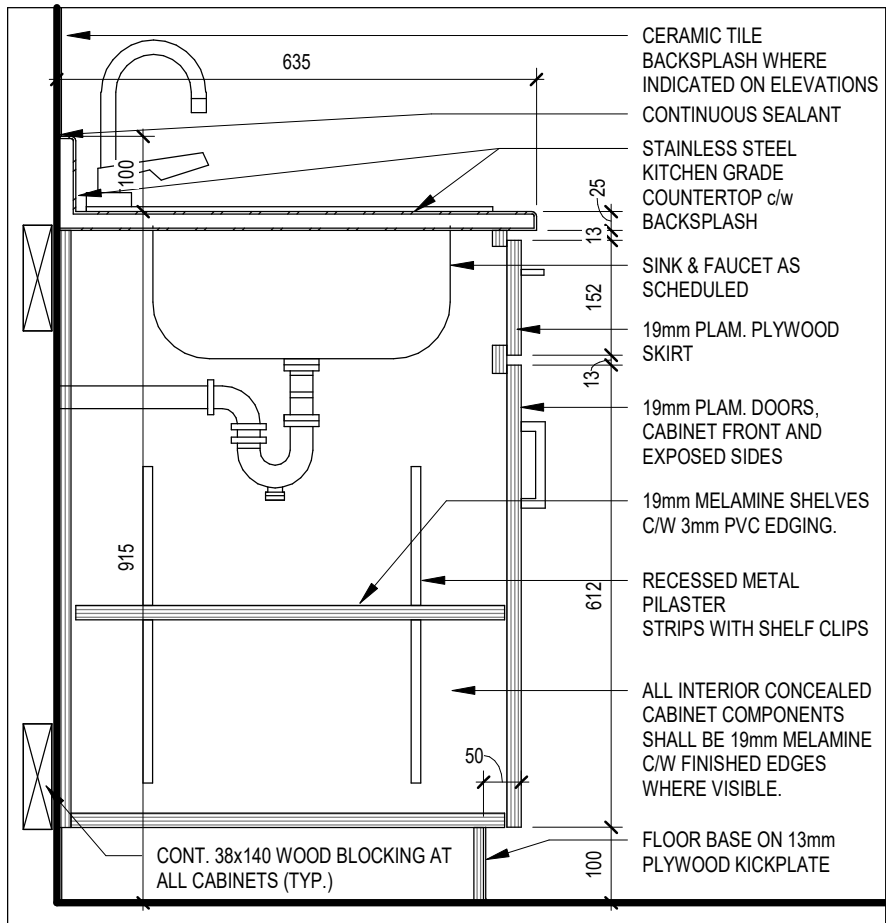
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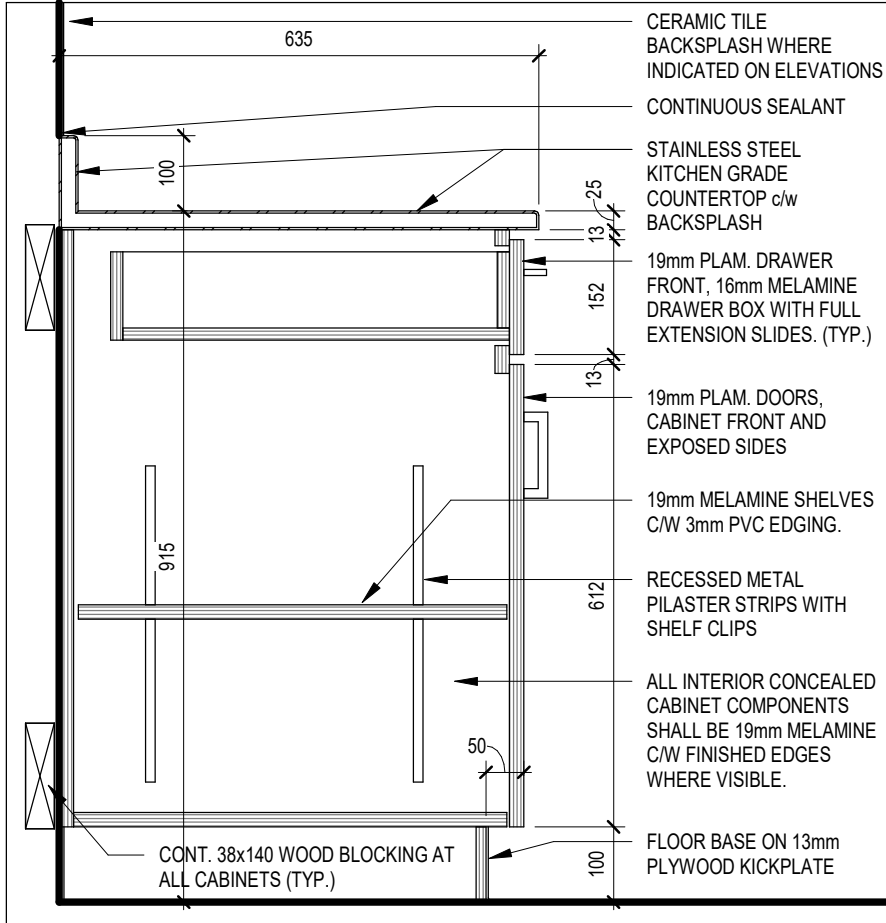
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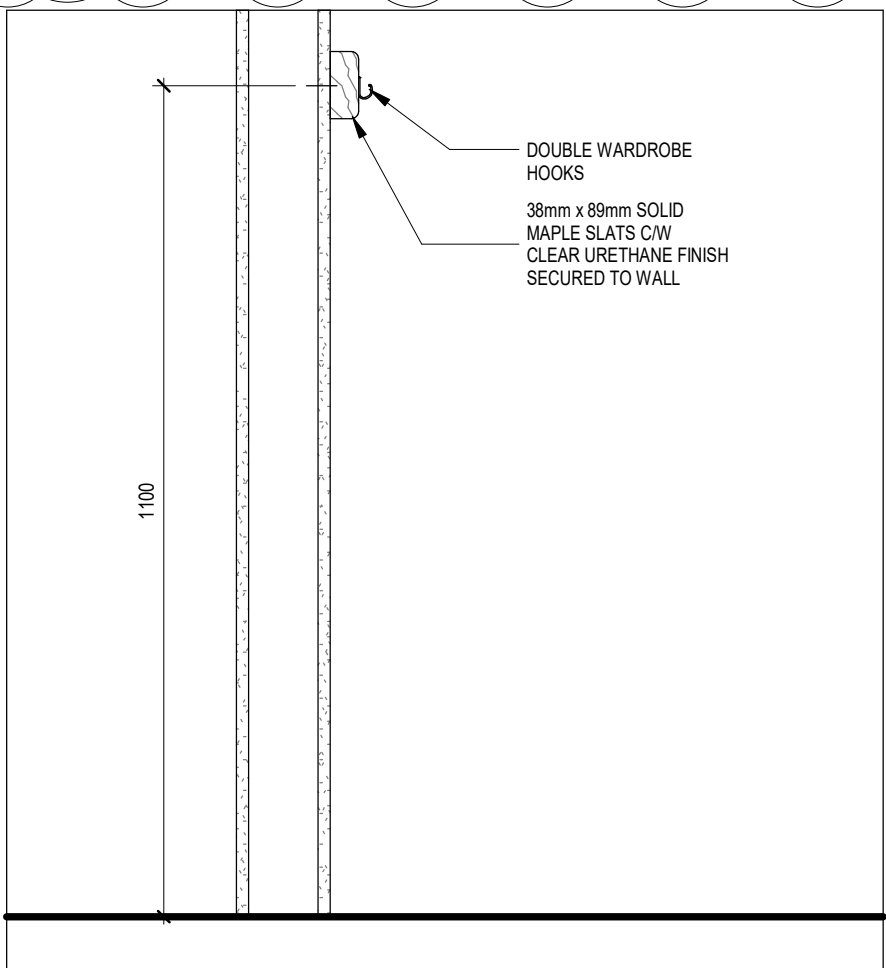
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A801 1 : 10



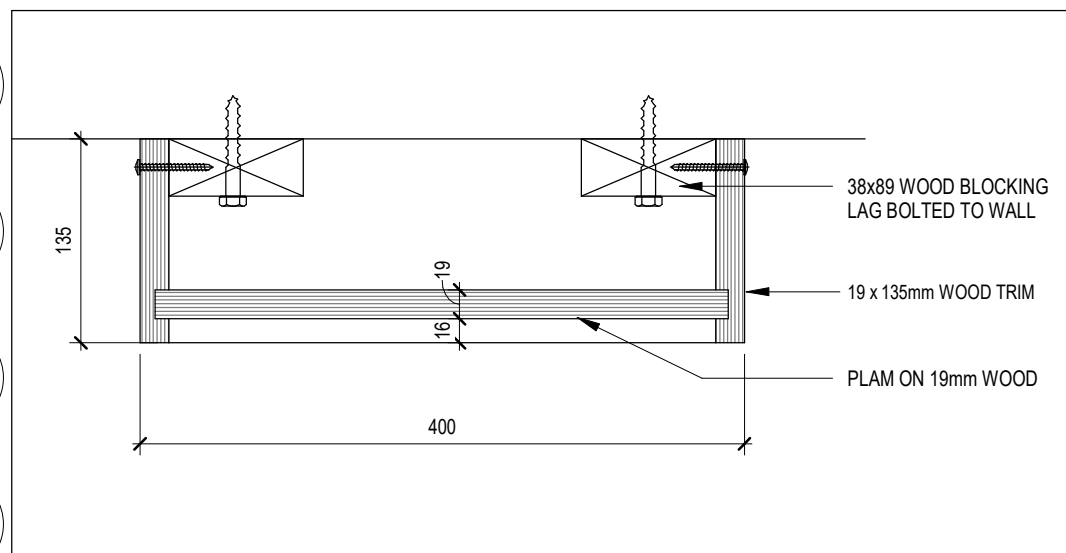
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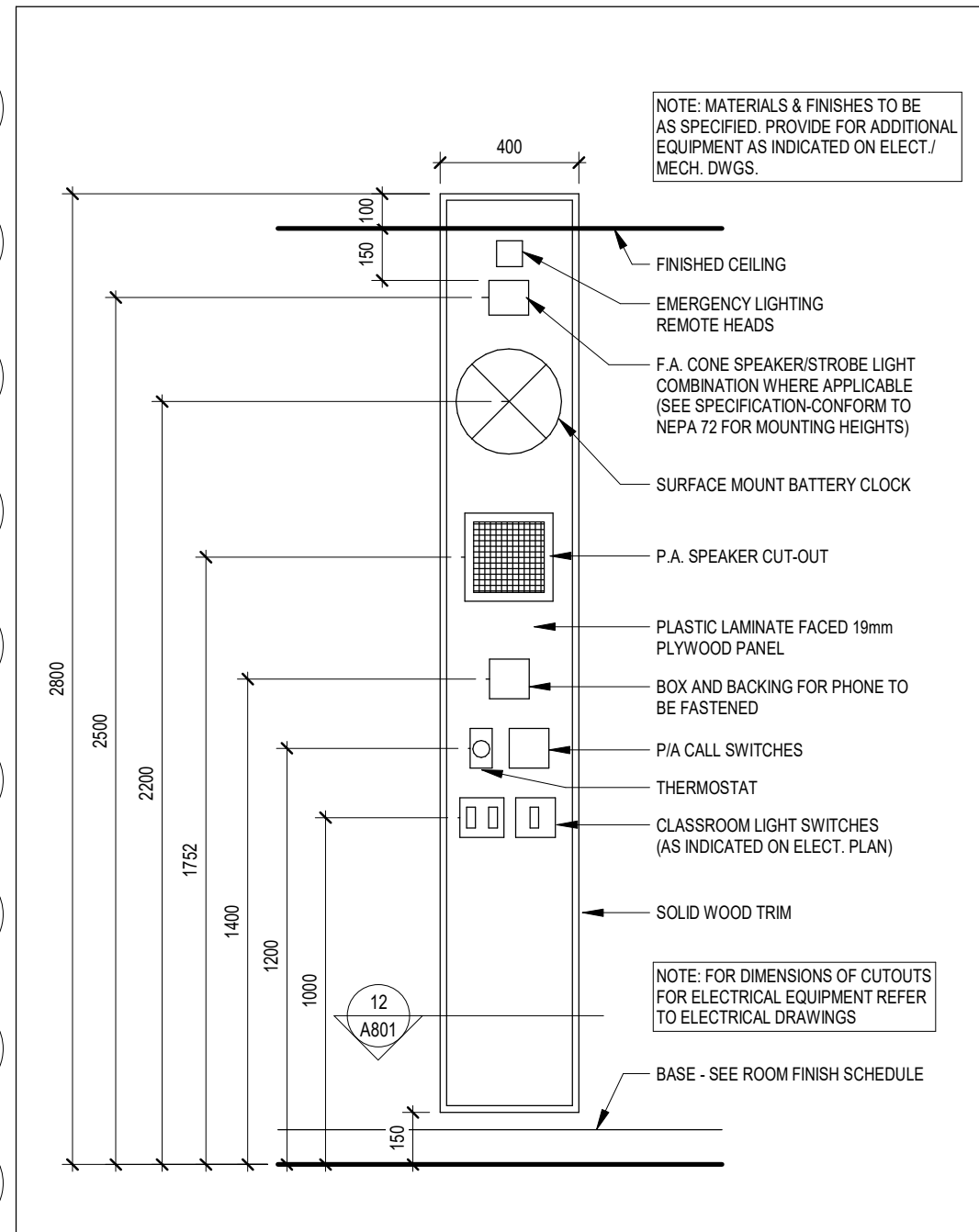
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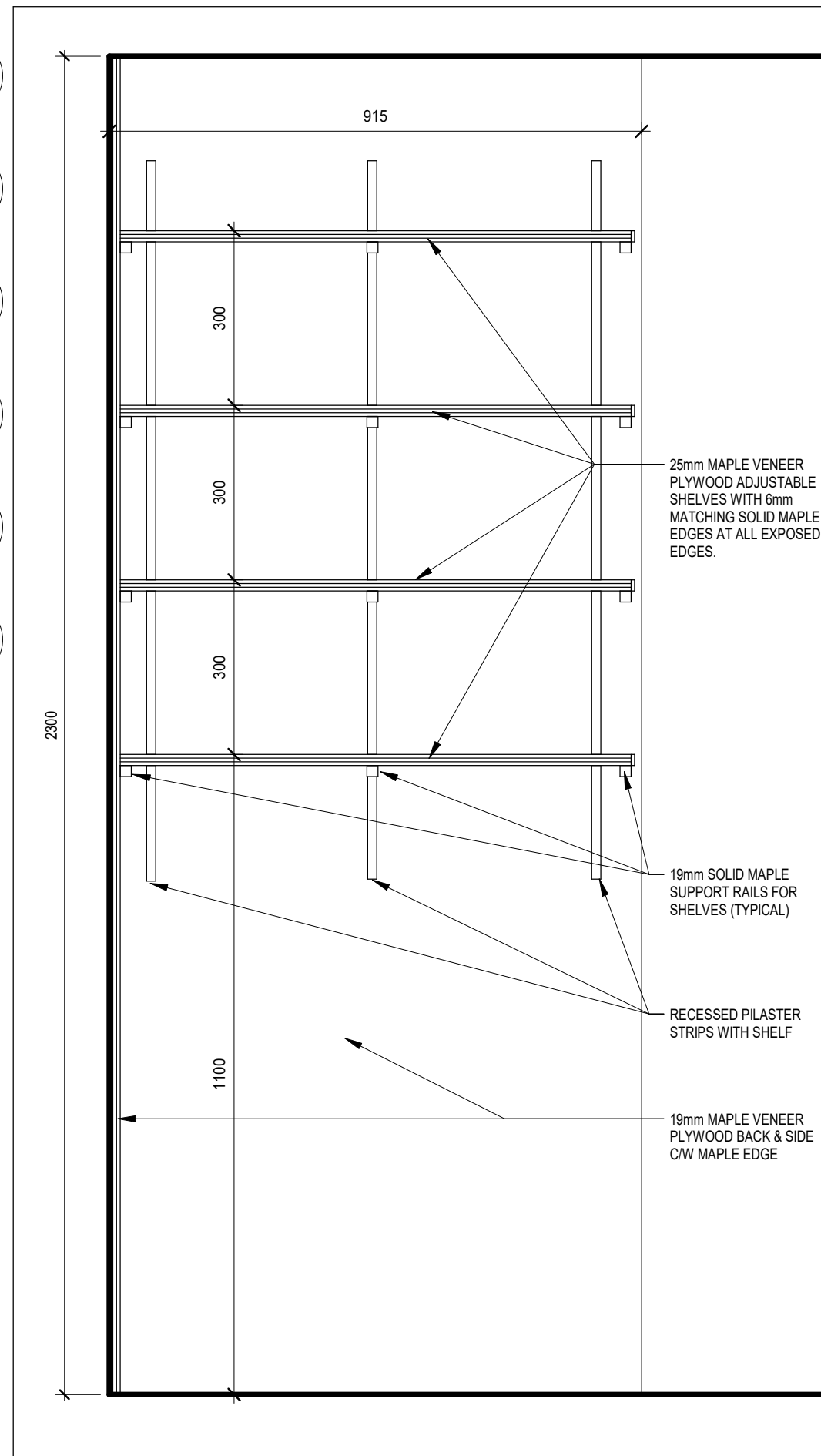
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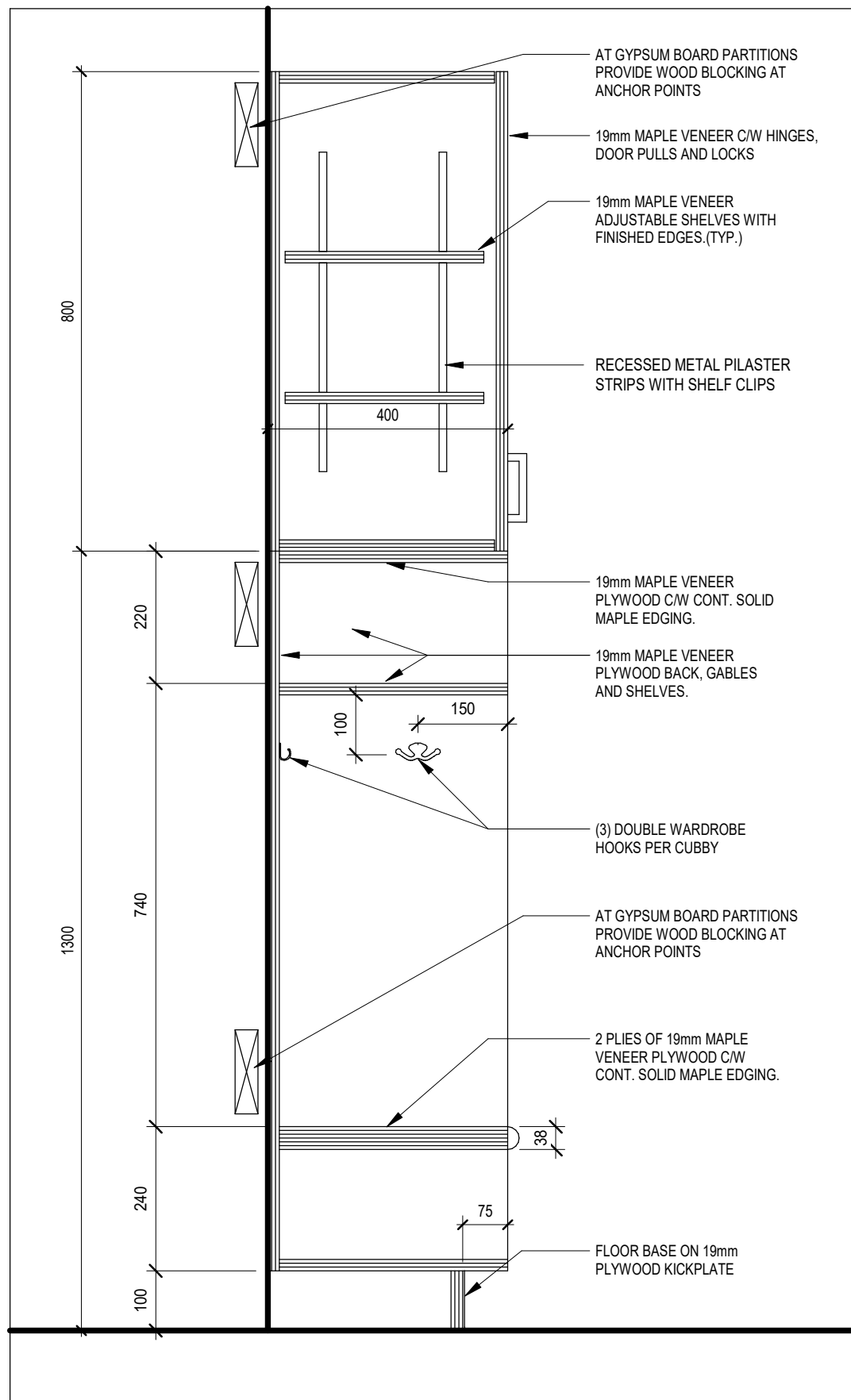
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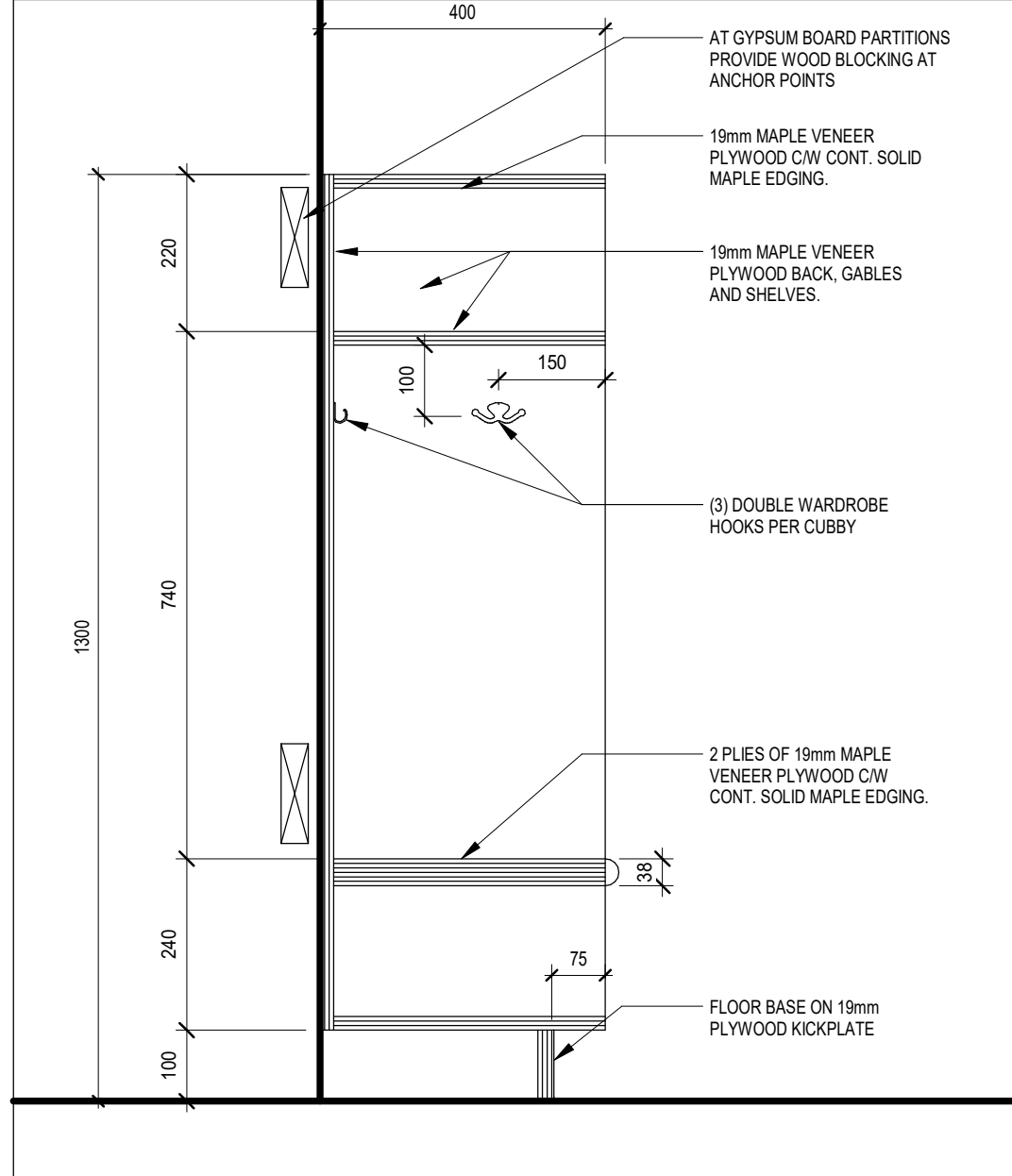
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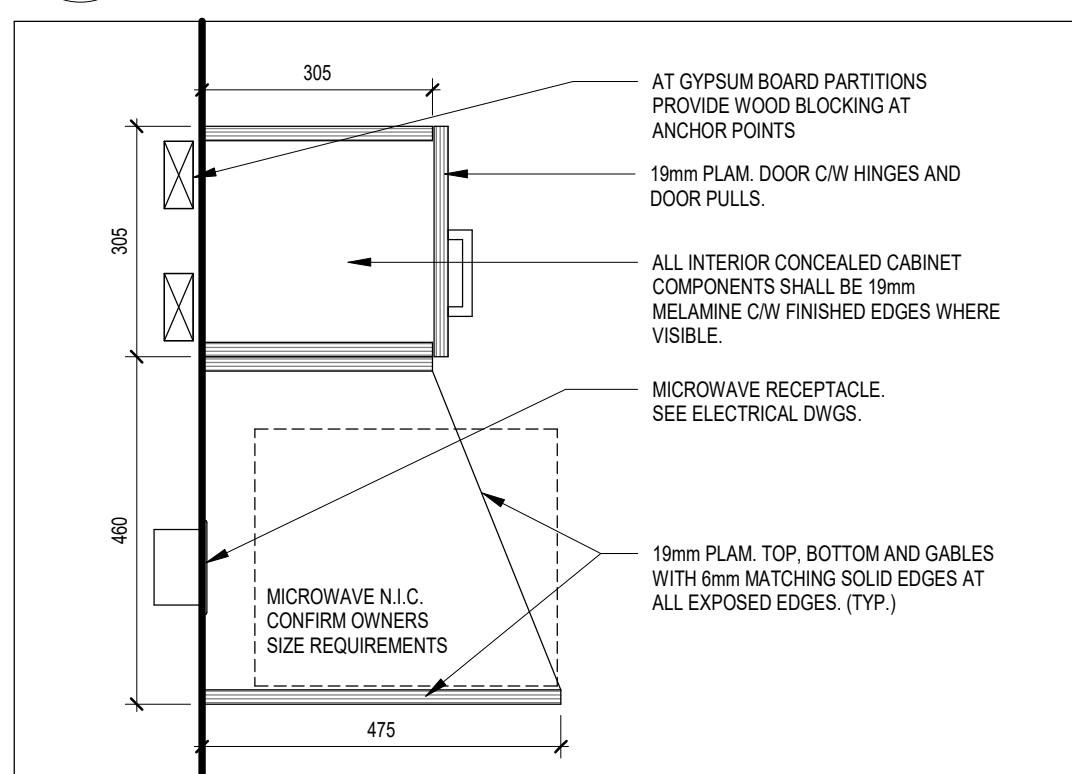
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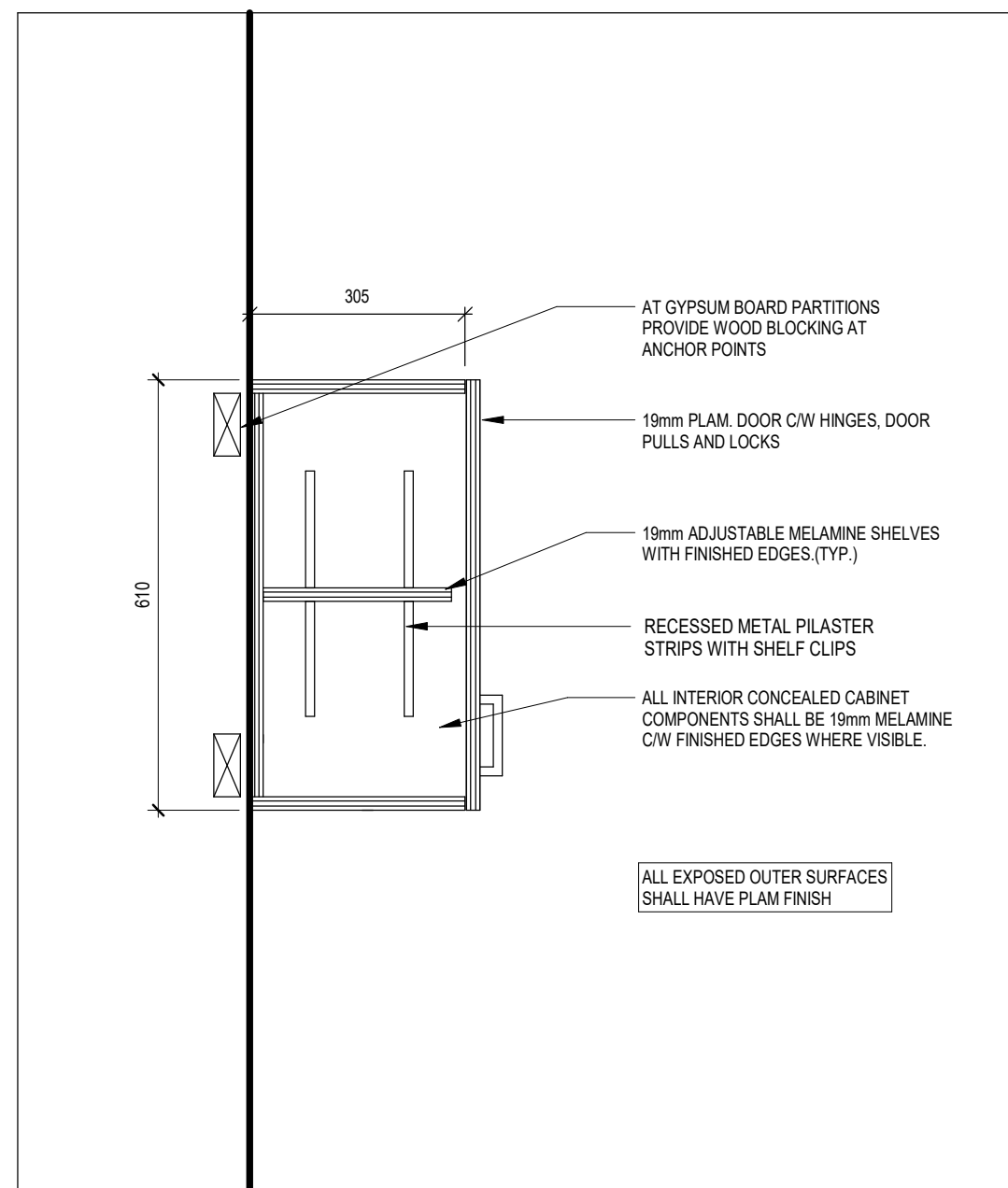
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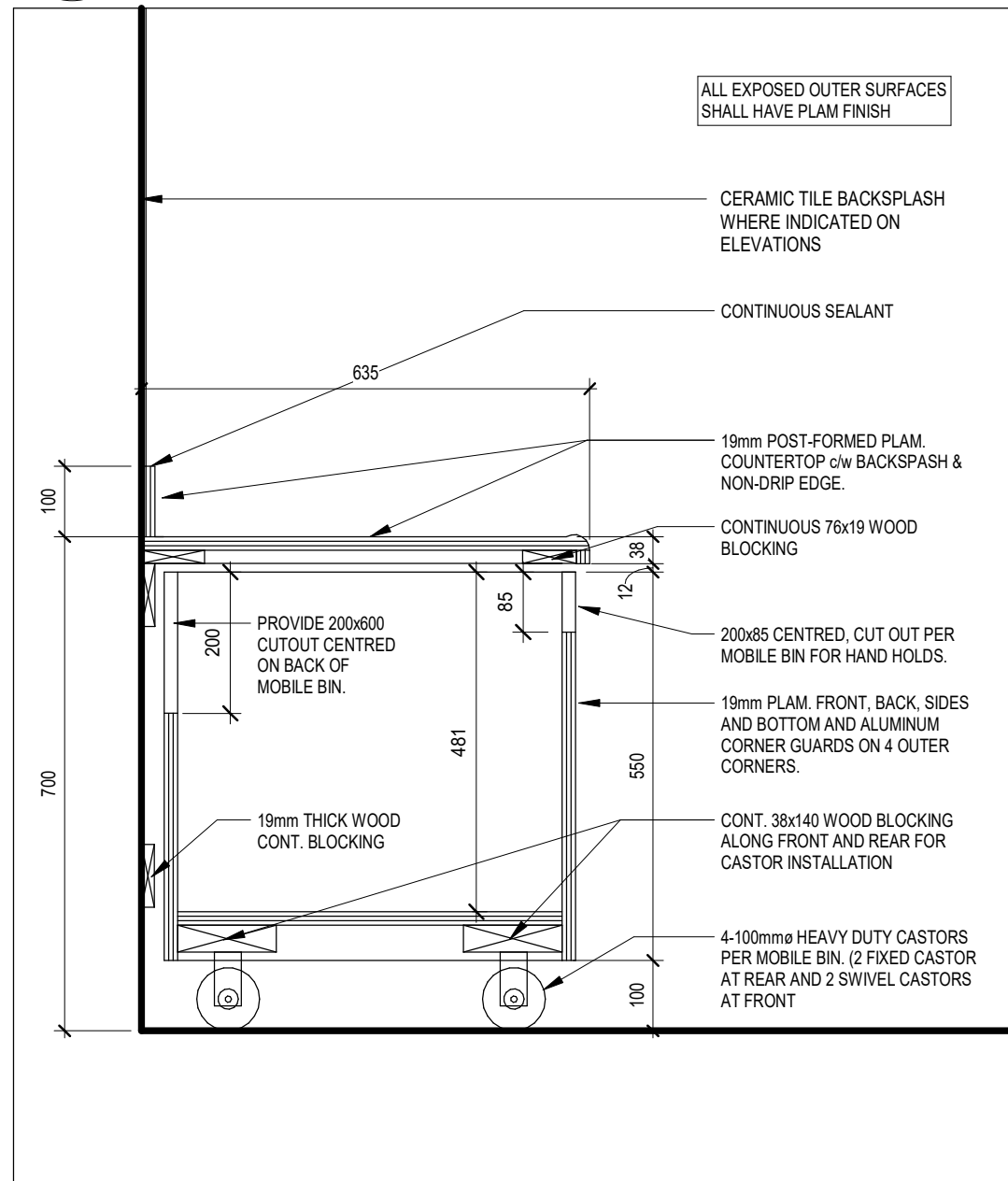
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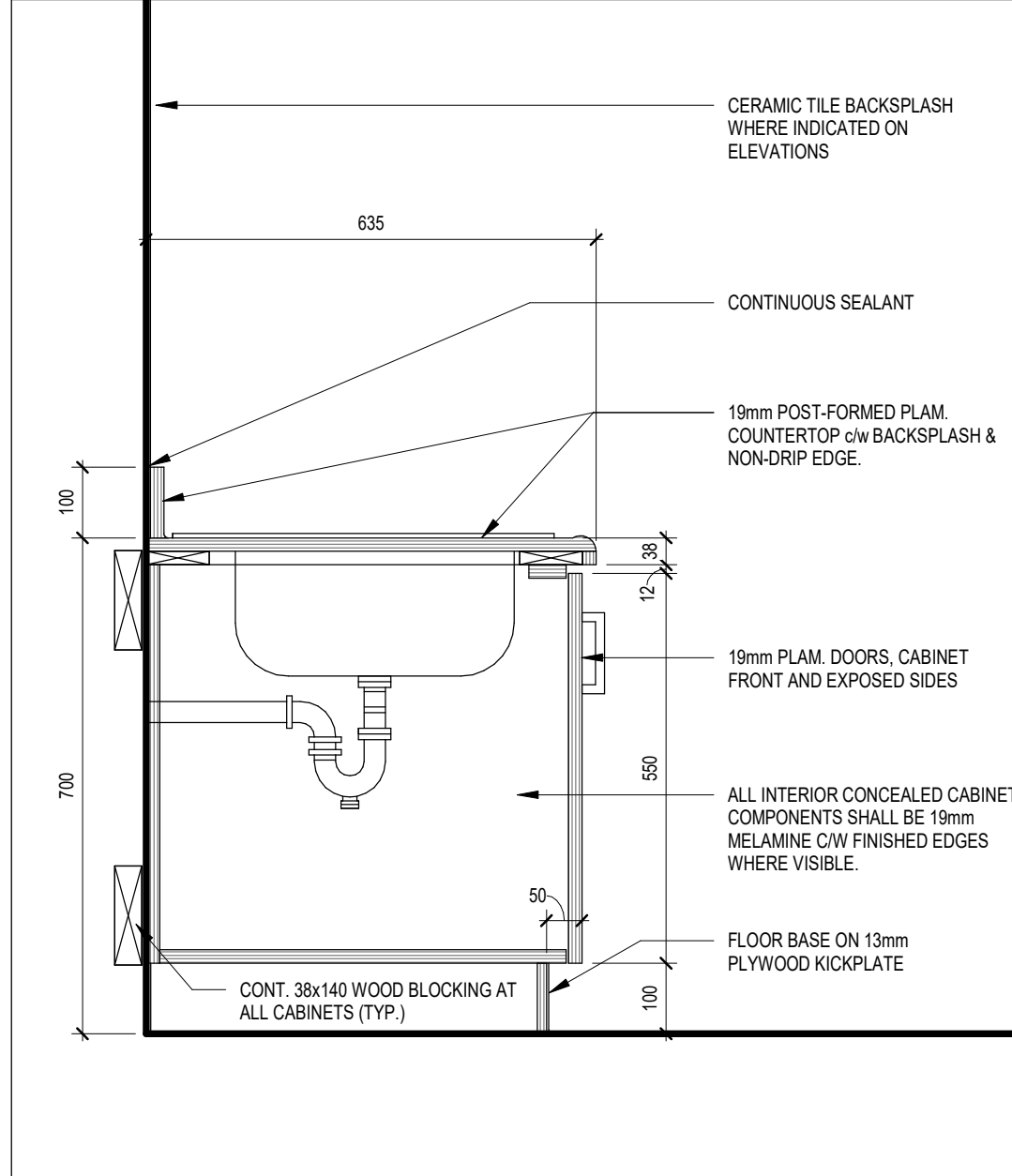
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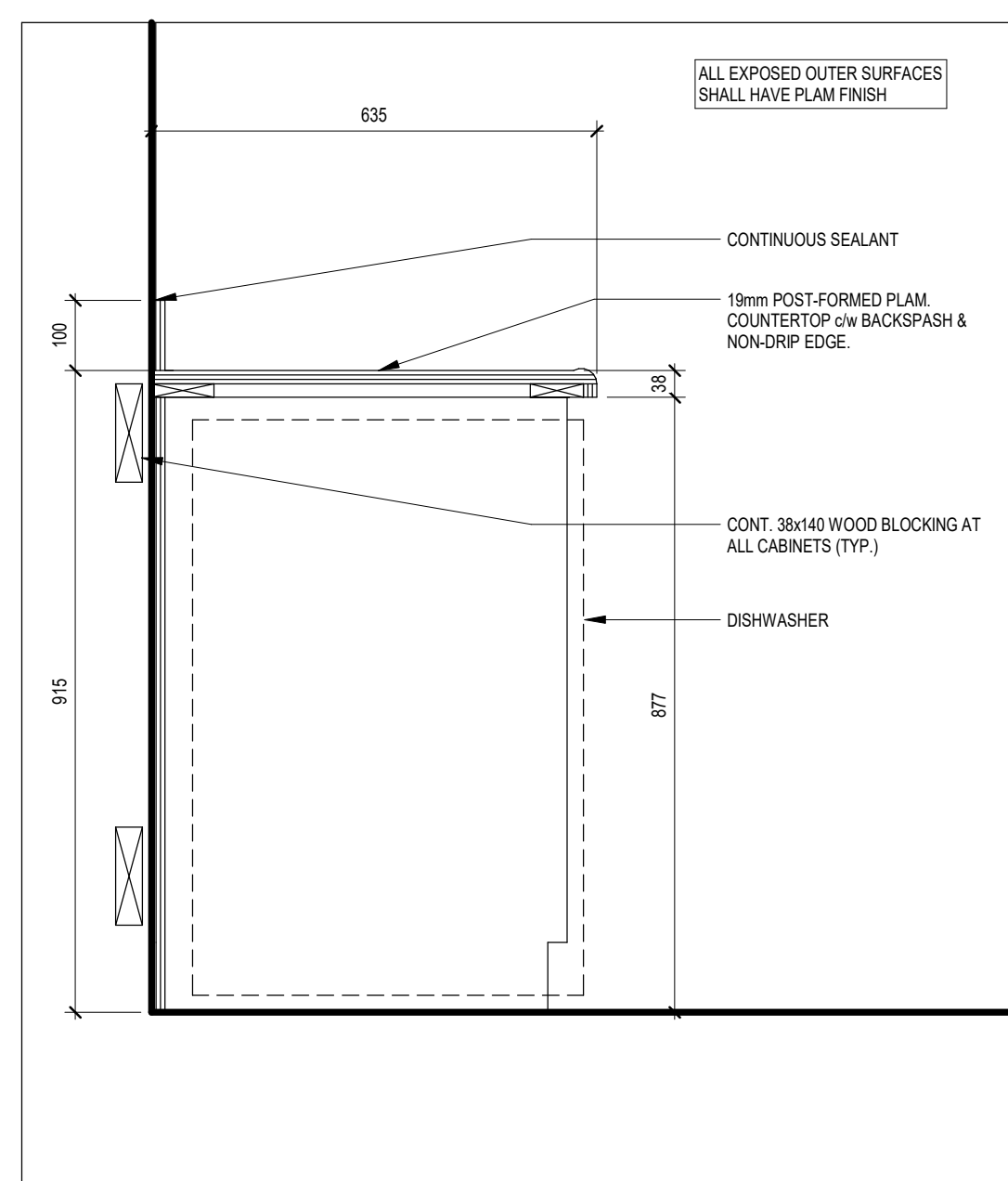
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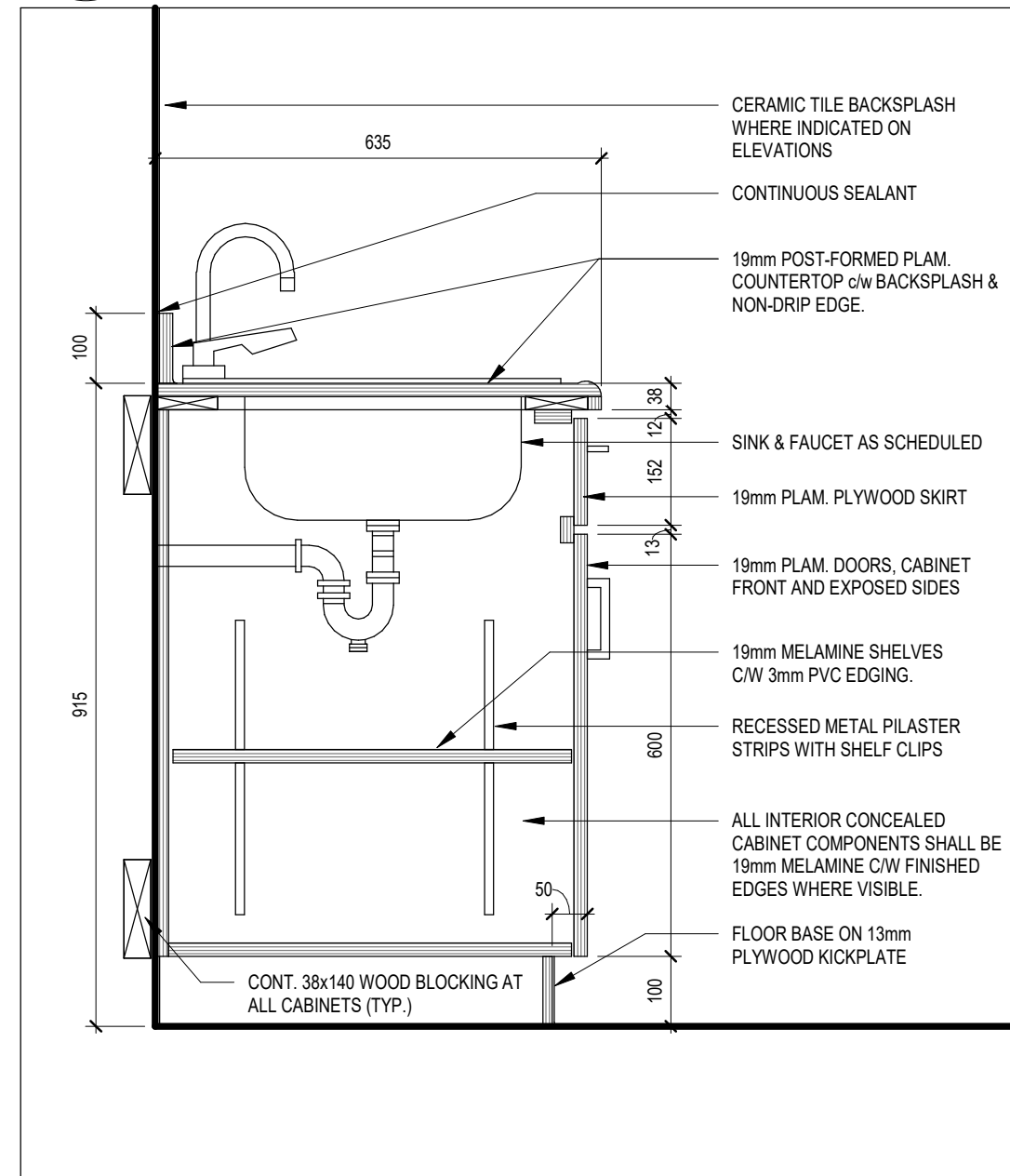
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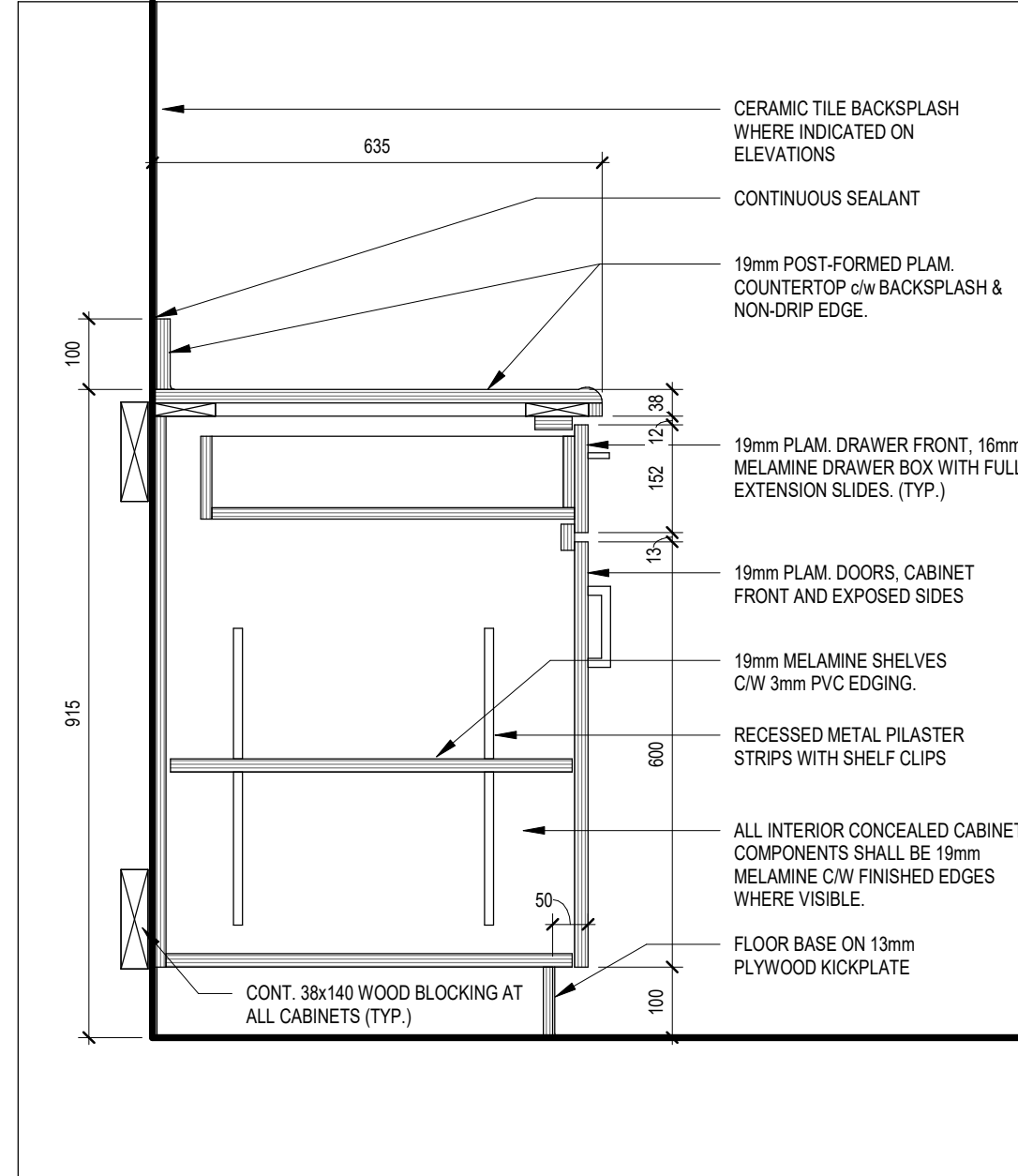
4 SINK BASE CABINET
A801 1 : 10



3 DISHWASHER/ MINI FRIDGE BASE
A801 1 : 10



2 SINK BASE CABINET
A801 1 : 10



1 BASE CABINET
A801 1 : 10

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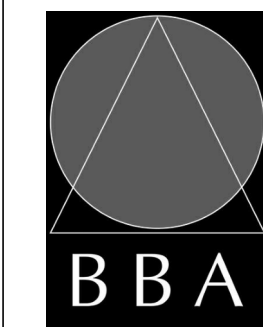
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PROJECT:
GARDARIE LA FARANDOLE

Ecole Elementaire Pierre Elliot Trudeau
65 Grace Street Toronto
-

DRAWING:
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BARRY BRYAN ASSOCIATES
*Architects
Engineers
Project Managers*

201-250 Water Street
Whitby Ontario L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bbaascheng.com

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SKA-01

**Tree Inventory and Preservation Plan Report
65 Grace Street
Toronto, Ontario**

prepared for

**Conseil scolaire Viamonde
1, promenade Vanier, bureau 101
Welland, Ontario L3B 1A1**

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

14 October 2021, revised 10 August 2022 and 23 May 2024

KUNTZ FORESTRY CONSULTING Inc. Project P2968

Introduction

Kuntz Forestry Consulting Inc. was retained by Conseil scolaire Viamonde to complete a Tree Inventory and Preservation Plan for the proposed development at 65 Grace Street in the City of Toronto, Ontario. The subject property is located on the north of Dundas Street West and on the east side of Grace Street, within a residential area.

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

- Prepare inventory of the tree resources of all sizes on and within six metres of the subject area;
- Evaluate potential tree saving opportunities based on the proposed work 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 (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.

The results of the evaluation are provided below.

City of Toronto Private Tree By-Law (Chapter 813)

Tree resources located on the subject properties and on neighboring property 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

Trees of all sizes on and within six metres of the subject area were included in the tree inventory. Trees were located using topographic survey provided for the subject property. Trees inventoried were numbered 1-31. Tree locations are shown on Figure 1. See Table 1 for the results of the inventory.

Existing Site Conditions

The subject property is currently occupied by a school building with associated playground and asphalt parkings. Tree resources exist in the form of landscape trees and natural generations. Refer to Figure 1 for the existing site conditions.

Tree Resources

The tree inventory was conducted on 9 October 2021. The inventory documented 31 trees on and within six metres of the subject area. 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 Freeman Maple (*Acer x freemanii*), Norway Maple (*Acer platanoides*), Sugar Maple (*Acer saccharum*), Green Ash (*Fraxinus pennsylvanica*), Shademaster Honey Locust (*Gleditsia triacanthos 'inermis'*), White Oak (*Quercus alba*), Austrian Pine (*Pinus nigra*), and Homestead Elm (*Ulmus 'Homestead'*).

Proposed Development

The proposed development includes the construction of a day-care facility and associated asphalt parking area. The existing school buildings and amenities will be retained. Refer to Figure 1 for the proposed development.

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 nine trees is required to accommodate the proposed development, including Trees 12-14, 20-22, 24, 26, and 27. Trees 12-14, 20-22, 24, 26, and 27 have direct conflicts with the proposed building, asphalt parking area, or the proposed walkway.

Trees 12-14, 20, 21, 26, and 27 are greater than 30cm DBH located on the subject property (category 1 trees); a permit is required prior to their removal; however, Trees 21 and 26 are an Ash tree in hazardous condition with 70-80% crown-die-back and exemption should be applied. Trees 22 and 24 are smaller than 30cm DBH and not protected by the City of Toronto Private Tree By-law; therefore, no permit will be required for their removal. Trees 20-22, 24, 26, and 27 are Ash trees significantly infested by Emerald Ash Borer. They already show major decline and their death is imminent in the next two years.

The removal of Trees 19, 23, 25, 29, and 30 (5 trees) is recommended regardless of the site plan due to dead and/or hazardous conditions. Trees 19, 23, and 25 are completely

dead Ash trees. Trees 29 and 30 are significantly affected by Emerald Ash Borer and has 60% and 40% crown-die-back, respectively. These trees are hazardous and their removal is recommended due to safety concerns. Tree 29 is greater than 30cm DBH and protected by the City of Toronto Private Tree By-law (category 1); however, the tree is in hazardous condition and the exemption should be applied. Dead Trees 19, 23, and 25 are exempt from the City By-law. Tree 30 is smaller than 30cm DBH and not protected by the City By-law.

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

Tree Preservation

The preservation of the remaining 17 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 the proposed development to ensure tree resources designated for retention are not impacted by the development. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail.

Trees 28 and 31 are Ash trees infested with Emerald Ash Borer and both trees show 20% crown-die-back. As they are not treated with TreeAzin, both trees will likely die in the next 2-3 years. The trees should be monitored and once their crown shows significant decline, their removal is recommended for the safety concerns.

Tree Replacement

The City of Toronto requires replacement for any by-law protected tree removals. The ratio of required replacement plantings per tree is below:

Category of Tree to be Removed	Number of Replacement Trees
1	<ul style="list-style-type: none"> • 3:1 healthy condition tree removals • 1:1 poor condition tree removals
5	<ul style="list-style-type: none"> • 1:1
Undersize, dead, or hazardous	<ul style="list-style-type: none"> • 0

As such, a total of ten replacement plantings is required on the subject property. Refer to Table 1 for the number of required replacement trees for individual tree removals.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Conseil scolaire Viamonde to complete a Tree Inventory and Preservation Plan for the proposed development at 65 Grace Street in the City of 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 31 trees on and within six metres of the subject area. The removal of 9 trees is required to accommodate the proposed development. The removal of additional five trees is recommended due to hazardous condition. The remaining 17 trees can be saved provided appropriate tree protection measures are installed prior to the demolition.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. 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.
- 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 is 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.

Kaho Hayashi

Kaho Hayashi, B.Sc., M.Sc.F.
Associate Forest Ecologist
ISA Certified Arborist #ON-2153A

References

City of Toronto, 2008. Private Tree Protection. Chapter 813, Article III. Adopted September 30, 2004 by By-law No. 780-2004; last amended February 21, 2013 by By-law No. 248-2013.

Table 1. Tree InventoryLocation: 65 Grace Street, TorontoDate: 9 October 2021 Surveyors: KH

Tree#	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	Cat.	mTPZ	Comments	Action	Comp.
1	Norway Maple	<i>Acer platanoides</i>	31	FG	G	F	15	5	2.4	Exposed roots (M) with wounds, lean (L) to north, dead branches (L), chlorosis (L)	Preserve	
2	Freeman Maple	<i>Acer x freemanii</i>	22.5	G	G	FG		5	1.8		Preserve	
3	White Oak	<i>Quercus alba</i>	15.5	G	G	F		5	1.8	Chlorosis (M)	Preserve	
4	Norway Maple	<i>Acer platanoides</i>	39.5	FG	FG	F	10	5	2.4	Exposed roots (M) with wounds, growth deficit (L), co-dominance at 3m, chlorosis (L), sparse crown (M)	Preserve	
5	Norway Maple	<i>Acer platanoides</i>	78	PF	FG	F	15	5	4.8	Union at 3m with pruning wounds and fruiting bodies (M), pruning wounds (M), overhead utility wires in crown, chlorosis (L), epicormic branches (L)	Preserve	
6	Norway Maple	<i>Acer platanoides</i>	50.5	F	F	PF	20	5	3.6	Exposed roots (L) with wounds, co-dominance at 3m, dead branches (L), growth deficit (L)	Preserve	
7	Norway Maple	<i>Acer platanoides</i>	44	G	FG	FG		5	3	Exposed roots (M) with wounds, overhead utility wires in crown, chlorosis (L)	Preserve	
8	Homestead Elm	<i>Ulmus 'Homestead'</i>	4.5	G	P	P	90	5	1.2	Almost dead	Preserve	
9	Norway Maple	<i>Acer platanoides</i>	31.5	F	P	P	50	5	2.4	Co-dominance at 3m but 1 stem dead, chlorosis (H), overhead utility wires in crown	Preserve	
10	Norway Maple	<i>Acer platanoides</i>	55.5	FG	F	PF	40	5	3.6	Union at 3m, chlorosis (M), sparse crown (H), epicormic branches (L)	Preserve	
11	Norway Maple	<i>Acer platanoides</i>	51	FG	FG	F		5	3.6	Co-dominance at 4m, asymmetrical crown (M), exposed roots (L)	Preserve	
12	Austrian Pine	<i>Pinus nigra</i>	~38	FG	F	PF	40	1	2.4	Co-dominance in crown, asymmetrical crown (M), sparse crown (M)	Remove	1
13	Austrian Pine	<i>Pinus nigra</i>	40	FG	FG	FG		1	2.4	Co-dominance in crown, asymmetrical crown (L), sparse crown (M)	Remove	3
14	Austrian Pine	<i>Pinus nigra</i>	~34	F	F	F	15	1	2.4	Union at 3m, asymmetrical crown (M), diplodia (L)	Remove	3
15	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'nervis'</i>	~45	FG	G	FG		1	3	Co-dominance at 3m	Preserve	
16	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'nervis'</i>	~42	FG	G	FG		1	3	Co-dominance at 4m	Preserve	
17	Green Ash	<i>Fraxinus pennsylvanica</i>	28.5	G	G	FG		-	1.8		Preserve	
18	Sugar Maple	<i>Acer saccharum</i>	11	G	G	FG		-	1.8	Stem wounds (L)	Preserve	
19	Green Ash	<i>Fraxinus pennsylvanica</i>	~25	-	-	-	100	-	-	Dead ==> hazard	Remove (condition)	0
20	Green Ash	<i>Fraxinus pennsylvanica</i>	31.5	FG	G	PF	20	1	2.4	Co-dominance at 4m, exposed roots (L)	Remove	1
21	Green Ash	<i>Fraxinus pennsylvanica</i>	39.5	P	P	P	60	1	2.4	Bark damage from Emerald Ash Borer, dead leader ==> hazard	Remove	0
22	Green Ash	<i>Fraxinus pennsylvanica</i>	26	P	P	P	80	-	1.8	Co-dominance at 3m, 1 stem dead, dead leader, bark damage from Emerald Ash Borer ==> hazard	Remove	0
23	Green Ash	<i>Fraxinus pennsylvanica</i>	~25	-	-	-	100	-	-	Dead ==> hazard	Remove (condition)	0
24	Green Ash	<i>Fraxinus pennsylvanica</i>	29.5	PF	F	PF	10	-	1.8	Co-dominance at 3.5m, Bark damage from Emerald Ash Borer, still has full crown	Remove	0
25	Green Ash	<i>Fraxinus pennsylvanica</i>	~25	-	-	-	100	-	-	Dead ==> hazard	Remove (condition)	0
26	Green Ash	<i>Fraxinus pennsylvanica</i>	36	PF	P	P	70	1	2.4	Bow (L) to west, co-dominance at 6m but 1 stem snapped, stem wounds (M), bark damage from Emerald Ash Borer ==> hazard	Remove	0
27	Green Ash	<i>Fraxinus pennsylvanica</i>	34.5	PF	FG	F	15	1	2.4	Co-dominance at 3m, bark damage from Emerald Ash Borer	Remove	1
28	Green Ash	<i>Fraxinus pennsylvanica</i>	31.5	FG	F	PF	20	1	2.4	Co-dominance at 2m, dead leader	Preserve	
29	Green Ash	<i>Fraxinus pennsylvanica</i>	39.5	P	P	P	60	1	2.4	Bark damage from Emerald Ash Borer, dead leader ==> hazard	Remove (condition)	0
30	Green Ash	<i>Fraxinus pennsylvanica</i>	22.5	P	PF	P	40	-	1.8	Bow (M) to south, bark damage from Emerald Ash Borer	Remove (condition)	0
31	Green Ash	<i>Fraxinus pennsylvanica</i>	36.5	FG	F	PF	20	1	2.4	Dead leader	Preserve	
											TOTAL	9

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	(%)
Cat.	City of Toronto Tree Category	1, 2, 3, 4, 5
mTPZ	Minimum Preservation Zone	(m)
Comp.	Number of Replacement Trees	
~ = 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



Image 4. Tree 4



Image 5. Tree 5



Image 6. Tree 6



Image 7. Tree 7



Image 8. Tree 8



Image 9. Tree 9



Image 10. Tree 10



Image 11. Tree 11



Image 12. Tree 12



Image 13. Tree 13 (centre)



Image 14. Tree 14



Image 15. Trees 15 (right) and 16



Image 16. Tree 17



Image 17. Tree 18



Image 18. Tree 19 – dead



Image 19. Tree 20



Image 20. Tree 21



Image 21. Tree 22



Image 22. Tree 23 – dead



Image 23. Tree 24



Image 24. Tree 25 – dead



Image 25. Tree 26



Image 26. Tree 27



Image 27. Tree 28



Image 28. Tree 29



Image 29. Tree 30



Image 30. Tree 31



Image 31. Trees 18-21 (from left)



Image 32. Trees 21-27 (from left)

GRACE STREET

(by Registered Plan 748)

P.I.N. 21250-0037

LEGEND

Tree Inventory

Refer to Table 1 of report dated 4 October 2021, revised 10 August 2022 and 23 May 2024 for complete tree inventory information. Trees of all sizes on and within 6 metres of the subject area were included in the inventory.

Tree Removals

The removal of 9 trees is required to demolish the existing buildings as indicated with RED labels. The removal of additional 5 trees is recommended as they are dead and/or hazardous condition due to Emerald Ash Borer infestation as indicated with ORANGE labels.

Tree Preservation

Preservation of the remaining 17 trees will be possible with appropriate tree protection measures. Tree identified for preservation are indicated with GREEN labels. Minimum Tree Protection Zones distances and required Tree Preservation Fencing are indicated in MAGENTA. Tree Preservation Zone (TPZ) circles represent minimum distances for grading near trees, respecting City of Toronto Private Tree By-law. Refer to Tree Protection Plan Notes for preservation details.

Tree Label (GREEN), preservation recommended

10

Tree Label (RED), removal required for development

10

Tree Label (ORANGE), removal recommended due to hazardous conditions

10

Surveyed Tree Location

10

Minimum Tree Preservation Zone (MAGENTA CIRCLE), with radius as measured from edge of tree in metres

xm

Location of required Tree Preservation Fence during Construction of House (thick MAGENTA)

TREE PROTECTION PLAN NOTES

- It is the applicants' responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action. The applicant would also be required to replace such trees to the satisfaction of Urban Forestry.
- Tree protection barriers shall be installed to standards as detailed in this document and to the satisfaction of Urban Forestry.
- Tree protection barriers must be installed using plywood clad hoarding (minimum 19mm or 3/4" thick) or an equivalent approved by Urban Forestry.
- Where required, signs as specified in Section 4, Tree Protection Signage must be attached to all sides of the barrier.
- Prior to the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified on this plan must be installed to the satisfaction of Urban Forestry.
- Once all tree/site protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site protection shall be provided for Urban Forestry review.
- Where changes to the location of the approved TPZ or sediment control or where temporary access to the TPZ is proposed, Urban Forestry must be contacted to obtain approval prior to alteration.
- Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Urban Forestry.
- No construction activities including grade changes, surface treatments or excavation of any kind are permitted within the area identified on the Tree Protection Plan or Site Plan as a minimum tree protection zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. The area(s) identified as a TPZ must be protected and remain undisturbed at all times.
- All additional tree protection or preservation requirements, above and beyond the installation of tree protection barriers, must be undertaken or implemented as detailed in the Urban Forestry approved arborist report and/or the approved tree protection plan and to the satisfaction of Urban Forestry.
- If the minimum tree protection zone (TPZ) must be reduced to facilitate construction access, the tree protection barriers must be maintained at a lesser distance and the exposed portion of TPZ must be protected using a horizontal root protection method approved by Urban Forestry.
- Any roots or branches indicated on this plan which require pruning, as approved by Urban Forestry, must be pruned by an arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practice. Roots that have received approval from Urban Forestry to be pruned must first be exposed using pneumatic (air) excavation, by hand digging or by a using low pressure hydraulic (water) excavation. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out crown or root pruning must contact Urban Forestry no less than three working days prior to conducting any specified work.
- The applicant/owner shall protect all by-law regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry.
- Convictions of offences respecting the regulations in the Street Tree By-law and Private Tree By-law are subject to fines. A person convicted of an offence under these by-laws is liable to a minimum fine of \$500 and a maximum fine of \$100,000 per tree, and/or a Special Fine of \$100,000. The landowner may be ordered by the City to stop the contravening activity or ordered to undertake work to correct the contravention.
- Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work no less than 48 hours prior to conducting any specified work.

No.	Issue/Revisions	Date	By
1	Report Submission	14 Oct '21	KH
2	Report Revision	10 Aug '22	KH
3	Report Revision	23 May '24	KH

Base Data: Land Survey Group (topo)



KUNTZ FORESTRY CONSULTING Inc.

PO Box 1267 Lakeshore W PO
146 Lakeshore Road West
Oakville ON L6K 0B3
289 837 1871
www.kuntzforestry.ca
consult@kuntzforestry.ca

Client
Conseil scolaire Viamonde
1, promenade Vanier, bureau 101
Welland, Ontario L3B 1A1

Property
65 Grace Street
Toronto, Ontario


Existing Conditions, Proposed Site Plan,
Tree Inventory & Preservation Plan

Project	P2968	Figure
Date	14 October 2021	1
Scale	1:375	

ALSO KNOWN AS MANSFIELD AVENUE

Approximate Centreline of Pavement

Extended by By-Law 24007
P.I.N. 21250-0323

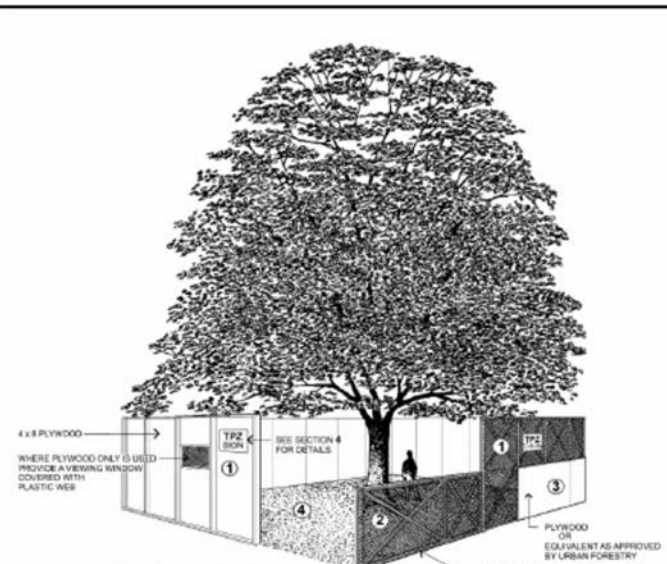


Tree Protection Zone (TPZ)

All construction related activities, including grade alteration, excavation, soil compaction, any materials or equipment storage, disposal of liquid and vehicular traffic are NOT permitted within this TPZ.

This tree protection barrier must remain in good condition and must not be removed or altered without authorization of City of Toronto, Urban Forestry.


Concerns or inquiries regarding this TPZ can be directed to:
311 or 311@toronto.ca



Tree Protection Barriers

- Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Note:
Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219.130) heavy duty silt fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2



Parks, Forestry and Recreation

February 2016

Detail TP-1

Application to Injure or Remove Trees

District Office (Check appropriate box based on address and ward)

☐ North York ☐ Toronto / East York ☐ Scarborough ☐ Etobicoke /York

Address

Street Number	Street Name	Suite/Unit Number	Ward
Property subject to Ravine and Natural Feature Protection bylaw? <input type="checkbox"/> Yes <input type="checkbox"/> No		Please go to http://www.toronto.ca/trees for information on areas protected under Ravine and Natural Feature Protection (RNFP) bylaw. You must submit a Permit Application under RNFP bylaw to injure or remove any vegetation in an area protected under RNFP bylaw. Forms and information are available online.	

Property Owner Information

Information as it appears on Deed/Transfer of Land				
First Name		Last Name		<input type="checkbox"/> Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms.
Company Name (if applicable)		Company Officer Name (First, Last)		Position Title
Street Number	Street Name			Suite / Unit Number
City / Town	Province	Postal Code	Telephone Number	Fax Number
Email				

Applicant Information

The City will communicate with the applicant regarding this application				
Applicant is: <input type="checkbox"/> Same as above <input type="checkbox"/> Arborist <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Other: _____				
First Name		Last Name		<input type="checkbox"/> Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms.
Company Name (if applicable)		Company Officer Name (First, Last)		Position Title
Street Number	Street Name			Suite / Unit Number
City/Town	Province	Postal Code	Telephone Number	Fax Number
Email				

Owner's Authorization to Submit an Application

To be completed only if the applicant is not the owner	
I/We (Owner) _____ Authorize (Applicant) _____ to act as my agent and sign this application form on my behalf, in respect of the premises listed under Address section above.	
Signature(s) of Owner(s) _____ Date: (yyyy-mm-dd)	
Signature of Signing Officer(s), Position held, and Corporate Seal (if owner is a company/partnership) _____ Date: (yyyy-mm-dd)	

Application for a permit to:

Check appropriate boxes and specify tree(s) to be injured or removed. If you have additional trees, please list them on a separate sheet.	Tree Number	Diameter (cm)	Check one Remove /Destroy Injure		City	Check one Private Boundary/ Neighbour	Total Number of Trees Included in Application
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Reason for application (details required, may be supplemented by an Arborist Report):							

Application to Injure or Remove Trees

Application Fee Calculation

<input type="checkbox"/> Non-construction related application Private Tree: \$137.50 per tree City Tree: \$411.35 per tree Boundary/Neighbour Tree: \$287.03 per tree Applications to injure or remove trees not associated with construction or related activity.	<input type="checkbox"/> Construction related application Private Tree: \$411.35 per tree City Tree: \$411.35 per tree Boundary/Neighbour Tree: \$861.16 per tree Applications to injure or remove trees associated with activity that includes but is not limited to building, demolition, excavation, boring, placement of fill or surface treatment, storage of construction materials or equipment, storage of soil, construction waste or debris, movement of vehicles and equipment. Applications for Official plan amendment, plan of subdivision and condominiums, site plan control, minor variance, consent and building permits.
Number of Private Trees ____ X \$137.50 = \$ _____	Number of Private Trees ____ X \$411.35 = \$ _____
Number of City Trees ____ X \$411.35 = \$ _____	Number of City Trees ____ X \$411.35 = \$ _____
Number of Boundary/Neighbour Trees ____ X \$287.03 = \$ _____	Number of Boundary/Neighbour Trees ____ X \$861.16 = \$ _____
Total Non-Construction Application Fee: \$ _____	Total Construction Application Fee: \$ _____
Fees are subject to change. Accepted methods for payment of fees: certified cheque, money order, credit or debit card (in person only). Please make all amounts payable to the Treasurer of the City of Toronto. Application fees are non-refundable and payable at the time of initial application. Submission of an application does not guarantee that a permit will be issued.	

Authorization

<input type="checkbox"/> I have read and understand the attached information and am aware of the permit procedures required under the provisions of Municipal Code Chapter 813, Trees. I hereby certify that the information, survey and plans provided are correct and truly indicate my intentions respecting the proposed work. I acknowledge and understand that pursuant to section 813-25 A, an officer may enter upon my lands at any reasonable time for the purpose of carrying out an inspection.		
Signature (Owner or Applicant) Kaho Hayashi	Print Name (First, Last)	Date: (yyyy-mm-dd)

Items Required to Complete Your Application

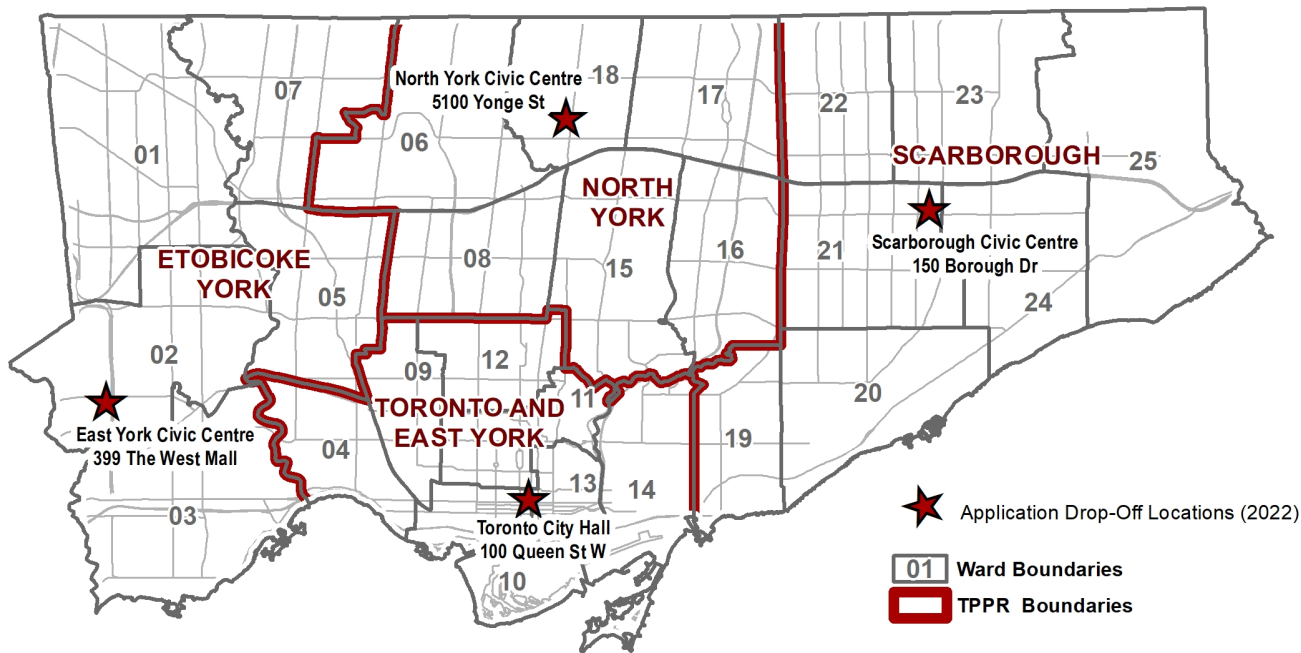
The following items must be submitted to complete your Application to Injure or Remove Trees. Applications which are incomplete will not be processed. Depending on the nature of the application you may be required to submit additional information. Information about trees on private property, how to apply for a permit and terms and definitions used in this application are available at www.toronto.ca/trees.

Application to Remove (Destroy) <ul style="list-style-type: none"><input type="checkbox"/> Completed Application Form<input type="checkbox"/> Application Fee (payment methods outlined above)<input type="checkbox"/> Arborist Report<input type="checkbox"/> Landscaping and Replanting Plan<input type="checkbox"/> Photos<input type="checkbox"/> Site Plan (if application is construction-related)<input type="checkbox"/> Elevations (if application is construction-related)<input type="checkbox"/> Grading and/or Servicing Plan (new home construction)<input type="checkbox"/> Site Plan with Ravine Line Delineation (if property is in a ravine protected area)	Application to Injure <ul style="list-style-type: none"><input type="checkbox"/> Completed Application Form<input type="checkbox"/> Application Fee (payment methods outlined above)<input type="checkbox"/> Arborist Report<input type="checkbox"/> Tree Protection Plan<input type="checkbox"/> Photos<input type="checkbox"/> Site Plan<input type="checkbox"/> Elevations<input type="checkbox"/> First Floor Plan (may be required)<input type="checkbox"/> Basement Plan (may be required)<input type="checkbox"/> Construction Details (may be required)<input type="checkbox"/> Grading and/or Servicing Plan (new home construction)<input type="checkbox"/> Site Plan with Ravine Line Delineation (if property is in a ravine protected area)
--	--

Parks, Forestry and Recreation collects personal information on this form under the legal authority of the Toronto Municipal Code, Chapter 813, Article II, Trees on City Streets and Article III, Private Tree Protection. The information is used to process your application and notify you of meetings related to your application. Questions about this collection can be directed to the Manager of Tree Protection and Plan Review, Parks, Forestry & Recreation, 18 Dyas Road, Toronto, Ontario, M3B 1V5, or by telephone at 416-392-0724.

Application to Injure or Remove Trees

Applications must be submitted to the appropriate district office.
Applications from ward 19 may still be submitted to Toronto and East York office at 50 Booth Ave.



North York District
Urban Forestry
Tree Protection & Plan Review
North York Civic Centre
5100 Yonge Street, 3rd Floor
North York, Ontario M2N 5V7
Tel: 416-395-6670
Email: tpprnorth@toronto.ca
Hours: 8:30 – 3:00, M-F

Toronto & East York District
Urban Forestry
Tree Protection & Plan Review
City Hall, 1st Floor, Permit Alley
100 Queen Street West
Toronto, Ontario M5H 2N1
Tel: 416-392-7391
Email: tpprsouth@toronto.ca
Hours: 8:30 – 3:00, M-F

Scarborough District
Urban Forestry
Tree Protection & Plan Review
Scarborough Civic Centre
150 Borough Dr. 5th Floor
Toronto, Ontario M1P 4N7
Tel: 416-338-5566
Email: tppreast@toronto.ca
Hours: 8:30 – 3:00, M-F

Etobicoke York District
Urban Forestry
Tree Protection & Plan Review
Etobicoke Civic Centre
399 The West Mall, Main Floor – North Block
Toronto, Ontario M9C 2Y2
Tel: 416-338-6596
Email: tpprwest@toronto.ca
Hours: 8:30 – 3:00, M-F

Ward Number	Ward Name	Ward Number	Ward Name
1	Etobicoke North	2	Etobicoke Centre
3	Etobicoke-Lakeshore	4	Parkdale-High Park
5	York South-Weston	6	York Centre
7	Humber River-Black Creek	8	Eglinton-Lawrence
9	Davenport	10	Spadina-Fort York
11	University-Rosedale	12	Toronto-St. Paul's
13	Toronto Centre	14	Toronto-Danforth
15	Don Valley West	16	Don Valley East
17	Don Valley North	18	Willowdale
19	Beaches-East York	20	Scarborough Southwest
21	Scarborough Centre	22	Scarborough-Agincourt
23	Scarborough North	24	Scarborough-Guildwood
25	Scarborough-Rouge Park		