

**Tree Inventory and Preservation Plan Report
Huronario Street and Fairview Road East
Mississauga, Ontario**

prepared for

**Edenshaw Fairview Developments Limited
192 Lakeshore Road East, Suite 201, 2nd Floor
Mississauga, ON L5G 1E5**

prepared by



146 Lakeshore Road West
PO Box 1267 Lakeshore W PO
Oakville ON L6K 0B3
t: 289.837.1871 f: 866.693.6390
e: consult@kuntzforestry.ca

20 December 2019

KUNTZ FORESTRY CONSULTING Inc. Project P2253

Introduction

Kuntz Forestry Consulting Inc. was retained by Edenshaw Fairview Developments Limited to complete a Tree Inventory and Preservation Plan in support of a development application for a property located on the northeast corner of Hurontario Street and Fairview Road East in Mississauga, Ontario.

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

- Prepare inventory of the tree resources over 10 cm 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.

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.

Dripline – radius (metres) of the tree crown, measured from the stem to the outer branches of the crown

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.

Methodology

Trees measuring over 10cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way were identified in the tree inventory. Trees were located using the topographic survey provided for the subject property. The City of Mississauga requires dripline as the limit of protection and as such the dripline of each tree was measured in field. Trees included in the inventory were numbered 1-68. Tree locations are shown on Figure 1. See Table 1 for the results of the inventory.

Existing Site Conditions

The subject property is currently an open field. 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 25 November 2019. The inventory documented 68 trees on and within six metres of the subject property. Refer to Table 1 for the full tree inventory and Figure 1 for the location of trees reported in the tree inventory.

Tree resources were comprised of Manitoba Maple (*Acer negundo*), Norway Maple (*Acer platanoides*), Silver Maple (*Acer saccharinum*), Green Ash (*Fraxinus pennsylvanica*), White Mulberry (*Morus alba*), Austrian Pine (*Pinus nigra*), Chokecherry (*Prunus*

virginiana), Willow Species (*Salix spp.*), Eastern White Cedar (*Thuja occidentalis*), Little-leaf Linden (*Tilia cordata*), White Elm (*Ulmus americana*), and Siberian Elm (*Ulmus pumila*).

Proposed Development

The proposed development includes the construction of a residential tower with associated underground parking. Re-landscaping of sidewalks along Hurontario Street and Fairview Road East is also proposed. 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 work and existing conditions.

Development Impacts/Tree Removal

The removal of 66 trees is required to accommodate the proposed development. Required tree removals include Trees 1, 3-24, and 26-68. 41 trees designated for removal are protected by the City of Mississauga Private Tree By-law and Trees 47-53 and 68 is situated on the City road right-of-way; a permit is required prior to their removal. Tree 63 is a hazard tree and its removal is recommended regardless of the site plan. Refer to Figure 1 for the proposed tree removals.

The preservation of Tree 26 is not possible due to excavation for the proposed underground parking up to the property boundary, which is 1.5m from the tree. Tree 26 is situated on the neighbouring property and written consent from the owner of neighbouring property will be required prior to its removal.

Tree Preservation

The preservation of Trees P2 and 25 (2 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 development to ensure tree resources designated for retention are minimally impacted by the development. Refer to Figure 1 for the location of required tree preservation fencing and general Tree Protection Notes, and Appendix A for tree preservation fence detail.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Edenshaw Fairview Developments Limited to complete a Tree Inventory and Preservation Plan in support of a development application for a property located on the northeast corner of Hurontario Street and Fairview Road East in Mississauga, 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 68 trees on and within six metres of the subject property. The removal of 66 trees is required to accommodate the proposed development. The remaining 2 trees can be saved provided appropriate tree protection measures are installed prior to the proposed development.

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 and general Tree Protection Plan Notes, and Appendix A for 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 Mississauga. Private Tree Protection By-law 254-12 (amended by 13-13). Enacted on December 12, 2012.

Table 1. Tree Inventory

Location: Hurontario Street and Fairview Road East, Mississauga

Date: 25 November 2019 Surveyors: KH

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	Comments	Ownership	Protected by the City By-law	Action
1	Norway Maple	<i>Acer platanoides</i>	11.5	G	G	G		3		Private	No	Remove
P2	Eastern White Cedar	<i>Thuja occidentalis</i>	8-12 (avg. 10)	G	G	F	10	1.5	Row of cedar, 8 trees	Neighbour	No	Preserve
3	Silver Maple	<i>Acer saccharinum</i>	12, 10, <10	F/G	G	F/G		4	Union at base (6 stems)	Private	Yes	Remove
4	Silver Maple	<i>Acer saccharinum</i>	8.5, 8, 7, <6	F/G	G	F/G		4	Union at base (6 stems)	Private	Yes	Remove
5	Silver Maple	<i>Acer saccharinum</i>	13, 11, 11, <10	F/G	G	F/G		4	Union at base (8 stems)	Private	Yes	Remove
6	Chokecherry	<i>Prunus virginiana</i>	10	F/G	G	F/G		4	Co-dominance at 2m, scab (L)	Private	No	Remove
7	White Mulberry	<i>Morus alba</i>	13, 11, <10	F/G	G	F/G		4	Union at base (6 stems), bow (L) to south	Private	Yes	Remove
8	Silver Maple	<i>Acer saccharinum</i>	8, 7.5, 7, <6	F/G	G	F/G		4	Union at base (6 stems)	Private	Yes	Remove
9	Norway Maple	<i>Acer platanoides</i>	10	F/G	G	F		3	Lean (L) to south, tar spots (M)	Private	No	Remove
10	Green Ash	<i>Fraxinus pennsylvanica</i>	16	G	G	P/F	30	3	Sweep (L)	Private	Yes	Remove
11	Silver Maple	<i>Acer saccharinum</i>	9.5, 7.5	F/G	G	F/G		3	Union at base	Private	Yes	Remove
12	Green Ash	<i>Fraxinus pennsylvanica</i>	16	F/G	G	P	50	4	Lean (L) to southwest	Private	Yes	Remove
13	Norway Maple	<i>Acer platanoides</i>	14, 12, 11, <10	F/G	G	F/G		5	Union at base (7 stems), lean (L) to south, tar spots (M)	Private	Yes	Remove
14	Norway Maple	<i>Acer platanoides</i>	16.5	F/G	G	F		4	Sweep (L), asymmetrical crown (M), tar spots (M)	Private	Yes	Remove
15	Norway Maple	<i>Acer platanoides</i>	9.5, 6	F/G	G	F		3	Union at base, crook (L), tar spots (M)	Private	Yes	Remove
16	Norway Maple	<i>Acer platanoides</i>	16.5	F/G	G	F		4	Sweep (L), tar spots (M)	Private	Yes	Remove
17	Green Ash	<i>Fraxinus pennsylvanica</i>	11.5	F/G	P	P	80	2	Co-dominance in crown	Private	No	Remove
18	Norway Maple	<i>Acer platanoides</i>	9.5	F/G	G	F		3	Sweep (L), crook (L)	Private	No	Remove
19	Siberian Elm	<i>Ulmus pumila</i>	17.5	F/G	G	F		4	Crook (L), broken branches (M), leaf beetle (M)	Private	Yes	Remove
20	Little-leaf Linden	<i>Tilia cordata</i>	9	G	G	G		3		Private	No	Remove
21	Siberian Elm	<i>Ulmus pumila</i>	20, 16	F/G	G	F		5	Co-dominance at 0.2m, leaf beetle (M)	Private	Yes	Remove
22	Norway Maple	<i>Acer platanoides</i>	11.5	G	F/G	F		4	Lean (L) to south, asymmetrical crown (M), tar spots (M)	Private	No	Remove
23	Norway Maple	<i>Acer platanoides</i>	10.5	G	F/G	F		4	Asymmetrical crown (M), tar spots (M)	Private	No	Remove
24	Norway Maple	<i>Acer platanoides</i>	12	G	F/G	F		4	Asymmetrical crown (M), tar spots (M)	Private	No	Remove
25	Little-leaf Linden	<i>Syringa vulgaris</i>	42.5	F	G	F/G		9	Co-dominance at 5m with included bark (M)	Neighbour	Yes	Preserve
26	Austrian Pine	<i>Pinus nigra</i>	37.5	G	G	G		7	Pruning wounds (L)	Neighbour	Yes	Remove
27	Norway Maple	<i>Acer platanoides</i>	13.5	F	F	F		4	Tar spots (L), crook (L), lean (L), lost leader, coppice growth (L)	City	Yes	Remove
28	Willow Species	<i>Salix spp.</i>	21, 18, <15	F	F	F		8	Union at base (7 stems), pruning wounds (M), epicormic branches (H)	City	Yes	Remove
29	Norway Maple	<i>Acer platanoides</i>	21.5	G	G	G		4	Tar spots (L)	Private	Yes	Remove
30	Norway Maple	<i>Acer platanoides</i>	19.5	F/G	F/G	F/G		4	Bow (L) to east, asymmetrical crown (M), tar spots (L)	Private	Yes	Remove
31	Siberian Elm	<i>Ulmus pumila</i>	27	F	F/G	F/G		6	Crook (M), co-dominance at 2m, 1 stem bow (M), epicormic branches (M)	Private	Yes	Remove
32	Manitoba maple	<i>Acer negundo</i>	21.5	F	F/G	F/G		6	Lean (M) to west, crook (M)	Private	Yes	Remove
33	Norway Maple	<i>Acer platanoides</i>	13	G	G	F/G		3	Lean (L), asymmetrical crown (L), tar spots (L)	Private	No	Remove
34	Norway Maple	<i>Acer platanoides</i>	14.5	F	F	F		4	Lean (L), asymmetrical crown (M), co-dominance in crown, tar spots (M)	Private	No	Remove
35	Norway Maple	<i>Acer platanoides</i>	19	F/G	G	F		4	Lean (L), co-dominance at 4m, tar spots (L), small leaves	Private	Yes	Remove
36	Norway Maple	<i>Acer platanoides</i>	15.5	F/G	G	F		4	Crook (M), tar spots (M)	Private	Yes	Remove
37	Siberian Elm	<i>Ulmus pumila</i>	20.5	G	G	F/G		4	Crook (L)	Private	Yes	Remove
38	Norway Maple	<i>Acer platanoides</i>	12.5	F/G	G	F		4	Lean (L), co-dominance at 3m, tar spots (M)	Private	No	Remove
39	Norway Maple	<i>Acer platanoides</i>	15.5	F/G	G	F		4	Lean (L), asymmetrical crown (M), tar spots (M)	Private	Yes	Remove
40	Norway Maple	<i>Acer platanoides</i>	14.5	F/G	G	F		4	Lean (L), co-dominance at 2.5m, tar spots (M)	Private	No	Remove
41	Norway Maple	<i>Acer platanoides</i>	13	F/G	G	F		4	Asymmetrical crown (M), tar spots (M)	Private	No	Remove
42	Norway Maple	<i>Acer platanoides</i>	18.5	G	G	F		4	Small leaves, tar spots (M)	Private	Yes	Remove
43	Siberian Elm	<i>Ulmus pumila</i>	15, 13, 13, <10	F/G	G	F		5	Union at base (6 stems), epicormic branches (M)	Private	Yes	Remove
44	Siberian Elm	<i>Ulmus pumila</i>	10, 6.5	F/G	G	F		3	Union at base, leaf beetle (L)	Private	Yes	Remove
45	Siberian Elm	<i>Ulmus pumila</i>	10, 7	F/G	G	F/G		3	Union at 0.2m	Private	Yes	Remove
46	Siberian Elm	<i>Ulmus pumila</i>	8.5, 7, 6, <5	F/G	G	F/G		3	Union at base (5 stems)	Private	Yes	Remove
47	Siberian Elm	<i>Ulmus pumila</i>	27	P	P/F	F		4	Vertical crack, canker, bow (L) to east, crook (M), pruning wounds (M), epicormic branches (M) ==> potential hazard	City	Yes	Remove
48	Siberian Elm	<i>Ulmus pumila</i>	33	F	F	F		6	Bow (L) to east, co-dominance at 3m, broken branches (M), epicormic branches (H)	City	Yes	Remove
49	Siberian Elm	<i>Ulmus pumila</i>	16.5	G	G	F		3	Epicormic branches (M)	City	Yes	Remove
50	Siberian Elm	<i>Ulmus pumila</i>	20.5	F	F	F		3	Lost leader at 5m, lean (L), epicormic branches (H)	City	Yes	Remove
51	Siberian Elm	<i>Ulmus pumila</i>	19	F/G	F	F		4	Crook (M), pruning wounds (M), epicormic branches (H)	City	Yes	Remove
52	Siberian Elm	<i>Ulmus pumila</i>	24	P	P/F	F		6	Bow (H) to north, lost leader, epicormic branches (H)	City	Yes	Remove
53	Siberian Elm	<i>Ulmus pumila</i>	23, 22, 21	F	F	F		7	Union at base, broken branches (H), epicormic branches (H)	City	Yes	Remove
54	Norway Maple	<i>Acer platanoides</i>	18	F/G	G	F		4	Lean (L) to south, asymmetrical crown (L), tar spots (M)	City	Yes	Remove
55	Siberian Elm	<i>Ulmus pumila</i>	9.5	G	G	F		3		Private	No	Remove
56	Siberian Elm	<i>Ulmus pumila</i>	11, 8.5, 8.5	F/G	G	F		4	Union at base	Private	Yes	Remove
57	Siberian Elm	<i>Ulmus pumila</i>	13.5, 12, 8	F/G	G	F		4	Union at base	Private	Yes	Remove
58	Siberian Elm	<i>Ulmus pumila</i>	16	F/G	G	F		3	Seam (L), co-dominance in crown	Private	Yes	Remove
59	White Elm	<i>Ulmus americana</i>	10.5	F/G	G	F/G		3	Bow (L), crook (L)	Private	No	Remove
60	Norway Maple	<i>Acer platanoides</i>	15.5	F/G	G	F/G		5	Crook (M), tar spots (M)	Private	Yes	Remove
61	Norway Maple	<i>Acer platanoides</i>	10	F/G	G	F/G		4	Lean (L) to west, asymmetrical crown (M)	Private	No	Remove
62	Green Ash	<i>Fraxinus pennsylvanica</i>	1-5 (avg. 2)	F	G	G		2	Union at base (8 stems), coppice growth	City	Yes	Remove
63	Manitoba maple	<i>Acer negundo</i>	47	P	P	P	60	9	Co-dominance at 2m but 1 stem failed at 3m, crook (H), poor form, epicormic branches (M) ==> hazard	City	Yes	Remove
64	Siberian Elm	<i>Ulmus pumila</i>	12	P	F	F		6	Bow (H) to north due to failed stem of Tree #63	Private	No	Remove
65	Siberian Elm	<i>Ulmus pumila</i>	14.5	G	G	F		3	Broken branches (L), epicormic branches (M)	City/Private	Yes	Remove
66	Siberian Elm	<i>Ulmus pumila</i>	21.5	F/G	G	F		4	Bow (L) to south, co-dominance at 2m	Private	Yes	Remove
67	Siberian Elm	<i>Ulmus pumila</i>	16, 12.5, 9	F/G	F/G	F		5	Union at 0.2m, bow (L-M) to north	Private	Yes	Remove
68	Little-leaf Linden	<i>Tilia cordata</i>	28	F	G	F		6	Stem wounds (M) at base, epicormic branches (M)	City	Yes	Remove

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 dieback	%
DL	Dripline	(m)
Ownership		Private, Neighbour, City
P = poor, F = fair, G = good, ~ = estimate, (VL) = very light, (L) = light, (M) = moderate, (H) = heavy		

Appendix A. Tree Preservation Fence Detail

