7 OAKS TREE CARE & URBAN FORESTRY CONSULTANTS INC.

Arborist Report & Tree Preservation Plan

16 Elm Drive West, Mississauga

PREPARED FOR: SOLMAR (EDGE3) CORP.

DATE: AUGUST 4, 2020

FILE #: TA-20-028

MEMBER ISA

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ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

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SUMMARY

Total Inventoried Trees	Condition Summary of Inventoried Trees						Location Summary of Inventoried Trees			
	Very Good	Good	Fair	Poor	Very Poor	Dead	PP	B	SL	MT
16	13	3	0	0	0	0	9	0	0	7

* All trees surveyed have not been located by an Ontario Land Surveyor; their locations have been approximated

TREE REMOVALS			
Total Trees to be Removed	**Total**	**Individual Tree Removals**	**Rationale**
Private (Subject)	0	n/a	n/a
Private (Boundary or Adjacent)	0	n/a	n/a
Municipal	7	Tag # 770 Tag # 771 Tag # 772 Tag # 773 Tag # 774 Tag #775 Tag #776	Conflict with prop. sidewalk Conflict with prop. sidewalk Conflict with prop. sidewalk Conflict with u/g parking Conflict with proposed landscape
TREE INJURIES			
Total Trees to be Injured	**Total**	**Individual Tree Injuries**	**Rationale**
Private (Subject)	#	n/a	n/a
Private (Boundary or Adjacent)	8	Tag # 762 Tag # 763 Tag # 764 Tag # 765 Tag # 766 Tag # 767 Tag # 768 Tag # 769	Conflict with proposed excavation area
Municipal	0	n/a	n/a

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TREE COMPENSATION	
Total Tree Removals	7 (municipally-owned trees)
Total Replacement Trees Required	To be determined by City of Mississauga
Total Replacement Trees to be Planted	To be determined
Total Cash-in-Lieu Payments	To be determined

1.0 BACKGROUND INFORMATION

1.1 INTRODUCTION

This report has been prepared to address the proposed development located at 16 Elm Drive West. This report will address the requirements set out by the City of Mississauga for preparation of an Arborist Report and Tree Preservation Plan. All conclusions and recommendations in this report are based on the field data collected, as well as the proposed Site Plan.

This report is to be read in conjunction with the Tree Preservation Plan (Drawing No. TIPP-01).

1.2 GENERAL OVERVIEW

The subject property is municipally known as 16 Elm Drive West. From the available site survey, the legal description of the site is Lots 1 to 4 (inclusive), Registered Plan 376, City of Mississauga. Currently there is a sales centre on the northeast corner of the site with associated parking throughout the remainder of the site. There are landscaped areas/strips along the northern and eastern boundaries.

The vegetation on the site is comprised of seven (7) recently planted trees located within the landscape strips along the north and eastern boundaries. An additional nine (9) trees were inventoried along the southern boundary line on the adjacent condominium property. Refer to Figure 1 for an aerial view of the subject site.

Figure 1. Aerial view of 16 Elm Drive West (Phase 3) condominium site. Boundary lines are approximate.

1.3 PURPOSE OF ASSIGNMENT

7 Oaks Tree Care & Urban Forestry Consultants was retained by Solmar (Edge3) Corp. to prepare a Tree Inventory, Arborist Report and Tree Preservation Plan in support of a zoning by-law amendment application for a proposed 50 storey mixed use building.

The intent of this report is to:

1. Identify all of the trees 10 cm or larger in diameter at breast height (1.4m above grade; DBH) located on the subject land and located within 6 metres of the subject land on adjacent private property
2. Identify trees of any size located on the adjacent municipal road allowance or within 6m on adjacent municipal property
3. Provide prescriptions for tree preservation, including mitigation of any tree injuries, as well as rationale for any tree removals

4. Prepare a Plan of Preservation with regard to the proposed development plans
5. Prepare recommendations for tree compensation based on the recommended tree removals

1.4 Nature of Proposed Development

The proposed re-development of the site includes:

- Demolition of the existing sales centre
- Construction of a new 50 storey mixed use tower
- Construction of underground parking

2.0 METHODOLOGY

The following sections outline the methodology used in the preparation of this report as well as during the requisite field work.

All data used in this report is empirical in nature, unless stated otherwise.

All measurements in this report are expressed in the metric system of measurement.

2.1 Document Review

A review of all available drawings was conducted. This included:

- A Plan of Topography of Lots 3, 4 and 18 to 25, Registered Plan 376 and Part of Lot 16, Concession 1, North of Dundas Street, City of Mississauga, as prepared by Rady-Pentek & Edward Surveying Ltd and dated March 28, 2016
- A Master Site Plan and Roof Plans, as prepared by Cusimano Architect and dated (printed) February 12, 2020
- Parking Plans (P1 to P7), as prepared by Cusimano Architect and dated (printed) July 31, 2020

2.2 Field Study

On-site inspection and data collection was initiated and completed on July 23, 2020.

All trees located on the subject lands or within six metres of the subject lands whose diameter at breast height, 1.4 metres above grade (DBH), were 10 cm or larger were tagged, inventoried and assessed and are referred to in this report as *significant tree*.

All trees, regardless of size, located on adjacent municipal property within six metres of the subject lands, were tagged, inventoried, and assessed and are referred to in this report as *municipal tree*.

Any species ranked as Endangered, Threatened, or of Special Concern, located on the subject lands or within six metres of the subject lands, were tagged, inventoried and assessed, regardless of size. These trees are referred to in this report as *species at risk*.

2.3 Tree Species

All inventoried trees have been identified by their regionally used common name followed by their most current taxonomical nomenclature.

2.4 Tree Locations

The locations of all significant, municipal, and species at risk trees, were not located on the provided survey drawing. Trees were located on the provided site plan, approximately, and have not been confirmed by an Ontario Land Surveyor.

This information was utilized and appears in this report along with the Site Plan as the Tree Preservation Plan (Drawing No. TIPP-01).

See Enclosure

2.5 Tree Sizes

All significant trees were sized by measuring their trunk diameter at 1.4 metres above existing grade. This is referred to as the diameter at breast height (DBH), as per accepted arboricultural standards. In the event where an accurate measurement cannot be obtained by measuring the tree at 1.4m (i.e. multiple dominant leaders with included bark), the tree will be measured using the appropriate accepted arboricultural methods.

All municipal and species at risk trees with a DBH less than 9 cm had their diameter measured at 15 cm above existing grade. This is referred to as the calliper diameter of the tree.

2.6 Tree Conditions

All inventoried trees are assessed based on a visual inspection of the above-ground portion of the tree, including a root flare, trunk, limbs, branches and twigs, and foliage.

Any existing abiotic (environmental, physical or mechanical damage), or biotic (insects and disease) factors are also recorded and contribute to the overall assessment of condition.

A generalized assessment system was employed to describe the overall condition of each inventoried tree. A 5 level scale of plant health and structure with descriptors of very good, good, fair, poor, and very poor was used to quantify the range of the tree's condition.

Very Good condition was applied to a tree whose health, growth rate, crown closure and structural integrity was greater than eighty percent of a perfect specimen.

Conversely, Very Poor condition was applied to a tree whose condition is less than twenty percent of a perfect specimen.

The table below provides a summary of factors and rating scale for assessed plant condition:

Table 1. Condition assessment factors

Factors Assessed		Assessed Condition	Percentage of a Perfect Specimen
Roots · Collar/flare · Mechanical injury · Girdling roots · Insects/disease · Decay/fungi **Trunk** · Cavities · Mechanical injury · Cracks · Swollen/sunken areas · Insects/disease · Fungi **Foliage/Buds** · Size of foliage/buds · Foliage colour · Foliage injury · Dieback of buds/foliage · Insects/disease	**Scaffold Branches** · Attachments/included bark · Taper · Distribution · Decay/cavities · Deadwood · Insects/disease **Small Branches/Twigs** · Vigour/growth rates · Distribution · Appearance · Insects/disease · Dieback (Adapted from the CTLA *Guide for Plant Appraisal, 9th Ed.)*	Very Good	100 – 81
		Good	80 – 61
		Fair	60 – 41
		Poor	40 – 21
		Very Poor	20 – 0

3.0 TREE INVENTORY

A total of SIXTEEN (16) trees were inventoried. The following table summarizes the number and category of the inventoried tree:

Table 2. Tree Inventory summary for 16 Elm Drive West, Mississauga

Category #	Category	Quantity
SL	Significant trees (≥ 10 cm DBH) located on Subject Lands	0
PP	Significant trees (≥ 10 cm DBH) located on adjacent Private Property within 6m	9
MT	Trees of all diameters situated within the City road allowance adjacent to the subject site.	7
SAR	Species At Risk trees identified	0
Total number of Trees Inventoried		**16**

Refer to Appendix 1 for the detailed inventory and condition assessment of each individual tree.

4.0 TREE PRESERVATION, PROTECTION & MANAGEMENT

This section outlines the prescriptions for tree preservation, protection and maintenance. This includes and required tree removals, pruning, fertilizing, root pruning and protection, mulching, and installation of tree protection hoarding.

All tree maintenance shall be carried out to the most current arboricultural standards and only by qualified arborists who are certified to practice in the province of Ontario.

Trees recorded in the inventory are assigned one of four levels of protection and/or preservation/removal:

1. **Preserve, Protect & Maintain**
   Includes protection with tree preservation hoarding, as well as pre- and post-construction arboricultural works
2. **Preserve & Protect**
   Includes the installation of tree protection hoarding; no maintenance will be required
3. **Retain**
   No protection or maintenance measures are required. Installation of tree protection barriers is optional
4. **Remove**
   Due to site or development constraints, tree condition or location, retention is not warranted.

4.1 TREE PROTECTION BARRIERS

All trees scheduled to be ***Preserved, Protected & Maintained*** or ***Preserved & Protected*** shall have their critical rooting zones protected with the installation of tree protection barriers to form a Tree Protection Zone (TPZ).

Tree protection barriers shall be installed as per City of Mississauga *Tree Preservation Hoarding* Detail.

The tree protection barriers shall be installed at the approved location and shall be maintained in its original location and condition until all construction activities within the site have ceased and all equipment is removed from the site. No equipment or material storage, flushing of fuel or washing of equipment is allowed within the TPZ.

Notification to the City of Mississauga that the tree protection barriers have been erected shall be given immediately after installation.

Approval from the City of Mississauga that the tree protection barriers are satisfactory shall be obtained prior to any further works commencing on the site.

4.2 TREE MAINTENANCE

Specifications for tree maintenance are outlined in this section. This includes maintenance prior to construction, remedial action during construction and post-construction maintenance.

4.2.1 PRE-CONSTRUCTION MAINTENANCE

Prior to any construction works commencing, all trees scheduled to be ***Preserved, Protected & Maintained*** shall undergo preventative maintenance. This may include:

i. Pruning

Trees shall be properly pruned to encourage healthy, vigorous growth. This includes the removal of deadwood, and crown cleaning and thinning. Additionally, any branches or limbs found to interfere with the proposed construction works shall be removed at this time to prevent improper pruning or mechanical injury.

ii. Fertilizing

The critical rooting zones specified to be protected with tree protection hoarding shall be deep root fertilized to assist the tree in mitigating any possible impacts or stresses caused by the proposed construction.
A suspendable fertilizer formulation of 30-8-8, 60% U.F. with a complete micronutrient package shall be used and applied at a rate of 1.2 kg nitrogen per $100m^2$ or an approved alternate
Delivery of the fertilizer formulation shall be by high pressure injection using water as a medium.

4.2.2 Tree Maintenance during Construction

During the construction phase of development, mitigation of problems caused by excavation and other construction activities must be addressed. This shall include:

i. Excavation Monitoring & Root Pruning

During construction, any excavation that will affect the critical rooting zones of a tree shall be monitored by a certified arborist. If, during the excavation, roots are injured or cut, the arborist shall prune or cut the injured root with a sharp implement. This will encourage callous formation and adventitious root sprouting.

ii. Irrigation

During construction, any trees that are subject to drought conditions shall have their critical rooting zones waters to maintain a moist/fresh moisture regime.

iii. Accidental Damage to Trees

If, during any phase of construction, damage occurs to any trees that are scheduled to be preserved, the Consulting Arborist shall be notified immediately. The consulting arborist shall prescribe the remedial works which shall commence immediately and at the owner's expense.

4.2.3 Post-Construction Maintenance

Once construction activities are completed, any required remedial works shall be prescribed by the consulting arborist. This will include:

i. Post-Construction Inspection

Once all construction activities have ceased, evaluation of the current condition of the trees scheduled for preservation should be conducted. This will include examination of the critical rooting zone and examination of the tree for any mechanical injury.

ii. Removal of Tree Protection Barriers

Upon the approval of the City of Mississauga, all tree protection barriers can be removed.

5.0 CONCLUSIONS & RECOMMENDATIONS

5.1 TREE REMOVALS – PRIVATELY-OWNED TREES

No private-owned trees have been identified to be removed due to the proposed construction.

The following table summarizes the tree to be removed and the rationale behind its removal:

5.2 TREE INJURIES – REQUIREMENTS FOR PRIVATELY-OWNED TREES

A total of **EIGHT (8)** privately-owned trees will be impacted due to the proposed construction works

The following table summarizes the tree that will be impacted, the rationale behind the proposed impacts, and the proposed mitigation:

Table 3. Private tree injuries requiring a permit

Tag #	Species	DBH (cm)	Condition	Category	Remarks	Rationale & Mitigation
762	Callery Pear *Pyrus calleryana cv*	21	Very Good	PP	Some epicormic branching at base; siltation fence installed along property boundary; excavation within close proximity to tree; located within planting bed along southern boundary of subject site on adjacent condominium property	A total of approximately 17% of the tree's minimum TPZ will be impacted due to the required excavation along the southern boundary line This tree is in Very Good condition and, if the following recommendations are adhered to, it is not expected for the tree to succumb to the anticipated impacts of the proposed construction: - No tree protection fencing will be required to be installed; the existing sedimentation fencing and iron fence shall act as TPZ fencing - Any exposed roots shall be pruned by a qualified arborist - Provide a low-nitrogen fertilizer (i.e. 10-52-10) upon the completion of construction

Tag #	Species	DBH (cm)	Condition	Category	Remarks	Rationale & Mitigation
763	Callery Pear *Pyrus calleryana cv*	21	Good	PP	Some epicormic branching at base; siltation fence installed along property boundary; excavation within close proximity to tree; located within planting bed along southern boundary of subject site on adjacent condominium property	A total of approximately 18% of the tree's minimum TPZ will be impacted due to the required excavation along the southern boundary line This tree is in Good condition and, if the following recommendations are adhered to, it is not expected for the tree to succumb to the anticipated impacts of the proposed construction: - No tree protection fencing will be required to be installed; the existing sedimentation fencing and iron fence shall act as TPZ fencing - Any exposed roots shall be pruned by a qualified arborist - Provide a low-nitrogen fertilizer (i.e. 10-52-10) upon the completion of construction
764	Silver Maple *Acer saccharinum cv.*	33	Very Good	PP	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	A total of approximately 24% of the tree's minimum TPZ will be impacted due to the required excavation along the southern boundary line This tree is in Very Good condition and, if the following recommendations are adhered to, it is not expected for the tree to succumb to the anticipated impacts of the proposed construction: - No tree protection fencing will be required to be installed; the existing sedimentation fencing and iron fence shall act as TPZ fencing - Any exposed roots shall be pruned by a qualified arborist - Provide a low-nitrogen fertilizer (i.e. 10-52-10) upon the completion of construction
765	Silver Maple *Acer saccharinum cv.*	32	Very Good	PP	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	A total of approximately 22% of the tree's minimum TPZ will be impacted due to the required excavation along the southern boundary line This tree is in Very Good condition and, if the following recommendations are adhered to, it is not expected for the tree to succumb to the anticipated impacts of the proposed construction: - No tree protection fencing will be required to be installed; the existing sedimentation fencing and iron fence shall act as TPZ fencing - Any exposed roots shall be pruned by a qualified arborist - Provide a low-nitrogen fertilizer (i.e. 10-52-10) upon the completion of construction

Tag #	Species	DBH (cm)	Condition	Category	Remarks	Rationale & Mitigation
766	Silver Maple *Acer saccharinum cv.*	28	Very Good	PP	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	A total of approximately 11% of the tree's minimum TPZ will be impacted due to the required excavation along the southern boundary line This tree is in Very Good condition and, if the following recommendations are adhered to, it is not expected for the tree to succumb to the anticipated impacts of the proposed construction: - No tree protection fencing will be required to be installed; the existing sedimentation fencing and iron fence shall act as TPZ fencing - Any exposed roots shall be pruned by a qualified arborist - Provide a low-nitrogen fertilizer (i.e. 10-52-10) upon the completion of construction
767	Silver Maple *Acer saccharinum cv.*	32	Very Good	PP	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	A total of approximately 20% of the tree's minimum TPZ will be impacted due to the required excavation along the southern boundary line This tree is in Very Good condition and, if the following recommendations are adhered to, it is not expected for the tree to succumb to the anticipated impacts of the proposed construction: - No tree protection fencing will be required to be installed; the existing sedimentation fencing and iron fence shall act as TPZ fencing - Any exposed roots shall be pruned by a qualified arborist - Provide a low-nitrogen fertilizer (i.e. 10-52-10) upon the completion of construction
768	Red Maple *Acer rubrum cv.*	22	Good	PP	Potential girdling root condition on north side of root flare; chlorotic leaves; siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	A total of approximately 8% of the tree's minimum TPZ will be impacted due to the required excavation along the southern boundary line This tree is in Very Good condition and, if the following recommendations are adhered to, it is not expected for the tree to succumb to the anticipated impacts of the proposed construction: - No tree protection fencing will be required to be installed; the existing sedimentation fencing and iron fence shall act as TPZ fencing - Any exposed roots shall be pruned by a qualified arborist - Provide a low-nitrogen fertilizer (i.e. 10-52-10) upon the completion of construction

Tag #	Species	DBH (cm)	Condition	Category	Remarks	Rationale & Mitigation
769	Red Maple *Acer rubrum cv.*	23	Good	PP	Potential girdling root condition on north side of root flare; chlorotic leaves; siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	A total of approximately 7% of the tree's minimum TPZ will be impacted due to the required excavation along the southern boundary line This tree is in Very Good condition and, if the following recommendations are adhered to, it is not expected for the tree to succumb to the anticipated impacts of the proposed construction: - No tree protection fencing will be required to be installed; the existing sedimentation fencing and iron fence shall act as TPZ fencing - Any exposed roots shall be pruned by a qualified arborist - Provide a low-nitrogen fertilizer (i.e. 10-52-10) upon the completion of construction
Tree A	Silver Maple *Acer saccharinum cv.*	10	Very Good	PP	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	Previously impacted by phase 2 works. Tree will not be impacted by Phase 3 works.

5.3 Tree Removals – City-Owned Trees

A total of **SEVEN (7)** City-owned trees will require removal due to the proposed construction works.

The following table summarizes the tree to be removed and the rationale behind its removal:

Table 4. City tree removals requiring a permit

Tag #	Species	DBH (cm)	Condition	Category	Remarks	Rationale
770	Freeman Maple *Acer × fremanii*	6	Very Good	MT	Recently planted	Tree is located within the proposed sidewalk
771	Freeman Maple *Acer × fremanii*	7	Very Good	MT	Recently planted	Tree is located within the proposed sidewalk
772	Freeman Maple *Acer × fremanii*	7	Very Good	MT	Recently planted	Tree is located within the proposed sidewalk
773	Freeman Maple *Acer × fremanii*	7	Very Good	MT	Recently planted	Tree is located within proposed underground parking
774	Freeman Maple *Acer × fremanii*	7	Very Good	MT	Recently planted	Tree conflicts with proposed landscape plan
775	Freeman Maple *Acer × fremanii*	7	Very Good	MT	Recently planted	Tree conflicts with proposed landscape plan
776	Freeman Maple *Acer × fremanii*	7	Very Good	MT	Recently planted	Tree conflicts with proposed landscape plan

5.4 Tree Replanting Requirements

In accordance with the City of Mississauga policies, for every private tree measuring under 50 cm DBH to be removed, ONE (1) tree is required to be planted on site; trees measuring 50 cm DBH or greater require TWO (2) replacement trees to be planted on-site

No privately-owned trees are recommended to be removed, therefore, no replacement trees are required.

The City of Mississauga, at their discretion, will provide guidance for the compensation of municipally-owned trees.

Trees specified to be planted shall be done so using the most current arboricultural methods once all construction activities have ceased. Newly installed trees shall have their root zones watered on an as-required basis to maintain a moist/fresh moisture regime to promote the successful establishment of these trees.

6.0 LIMITATIONS OF ASSESSMENT

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination 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 and direction of lean (if any), the general condition of the trees and the surrounding site, and the proximity of property and people. Except where specifically noted, the trees were not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions.

While reasonable efforts have been made to ensure that the assessment of the subject trees is accurate, no guarantees are offered, or implied, that these trees or any of their parts will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts under all circumstances. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

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.

This 23 page report was prepared by

Laura Watson
Principal/Consulting Arborist
7 Oaks Tree Care & Urban Forestry Consultants Inc.
ISA Certified Arborist # ON-1319A
ISA TRAQ Certified Tree Risk Assessor
OMNRF Certified Butternut Health Assessor
ASCA Member

APPENDIX 1 – TREE INVENTORY, ASSESSMENT & RECOMMENDATIONS FOR PRESERVATION

TAG #	COMMON NAME	LATIN BINOMIAL	DBH (cm)	Min. TPZ (m)	Cat.	CONDITION	REMARKS	RECOMMENDATIONS
762	Callery Pear	*Pyrus calleryana cv.*	21	1.8	PP	Very Good	Some epicormic branching at base; siltation fence installed along property boundary; excavation within close proximity to tree; located within planting bed along southern boundary of subject site on adjacent condominium property	**PRESERVE & PROTECT** No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
763	Callery Pear	*Pyrus calleryana cv.*	16	1.8	PP	Good	Some epicormic branching at base; siltation fence installed along property boundary; excavation within close proximity to tree; located within planting bed along southern boundary of subject site on adjacent condominium property	**PRESERVE & PROTECT** No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
764	Silver Maple	*Acer saccharinum cv.*	33	2.4	PP	Very Good	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	**PRESERVE & PROTECT** No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
765	Silver Maple	*Acer saccharinum cv.*	32	2.4	PP	Very Good	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	**PRESERVE & PROTECT** No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction

TAG #	COMMON NAME	LATIN BINOMIAL	DBH (cm)	Min. TPZ (m)	Cat.	CONDITION	REMARKS	RECOMMENDATIONS
766	Silver Maple	*Acer saccharinum cv.*	28	1.8	PP	Very Good	Potential girdling root condition on north side of root flare; siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	**PRESERVE & PROTECT** No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
767	Silver Maple	*Acer saccharinum cv.*	32	2.4	PP	Very Good	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	**PRESERVE & PROTECT** No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
768	Red Maple	*Acer rubrum cv.*	22	1.8	PP	Good	Potential girdling root condition on north side of root flare; chlorotic leaves; siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	**PRESERVE & PROTECT** No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction.
769	Red Maple	*Acer rubrum cv.*	23	1.8	PP	Good	Potential girdling root condition on north side of root flare; chlorotic leaves; siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	**PRESERVE & PROTECT** No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction.
770	Freeman Maple	*Acer x fremanii*	6	1.2	SL	Very Good	Newly planted	**REMOVE** Tree conflicts with proposed sidewalk
771	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	**REMOVE** Tree conflicts with proposed sidewalk
772	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	**REMOVE** Tree conflicts with proposed sidewalk

TAG #	COMMON NAME	LATIN BINOMIAL	DBH (cm)	Min. TPZ (m)	Cat.	CONDITION	REMARKS	RECOMMENDATIONS
773	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	**REMOVE** Tree conflicts with proposed underground parking
774	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	**REMOVE** Tree conflicts with proposed landscape plan
775	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	**REMOVE** Tree conflicts with proposed landscape plan
776	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	**REMOVE** Tree conflicts with proposed landscape plan
Tree A	Silver Maple	*Acer saccharinum cv.*	10	1.8	PP	Very Good	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	**PRESERVE & PROTECT** No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction

APPENDIX 2 – PHOTOGRAPHS

Figure 2. Trees #762 and #763 located on adjacent private property. Small Manitoba Maple growing between trees (not inventoried)

Figure 3. Tree #764 located on adjacent private property to the south

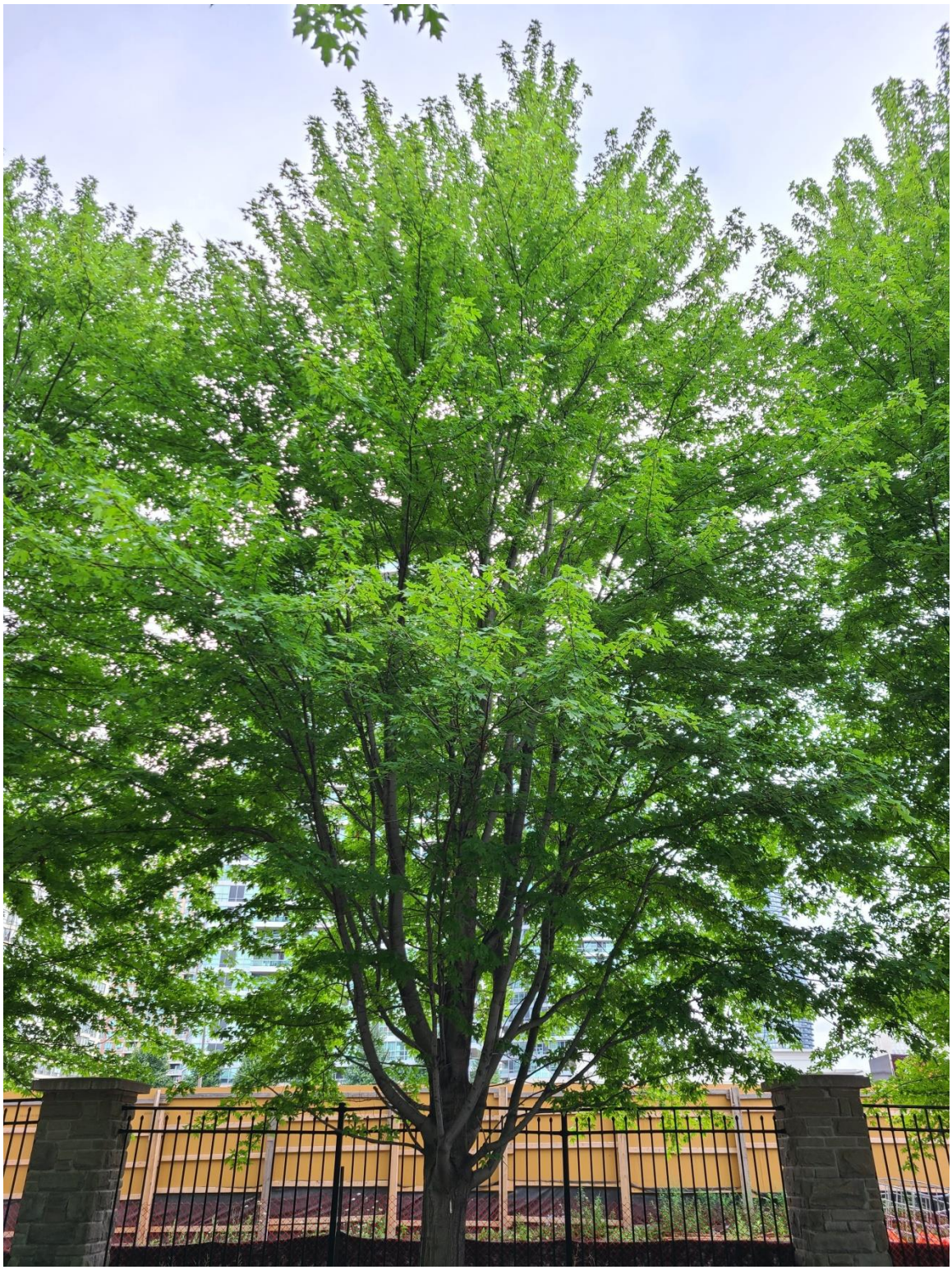


Figure 4. Tree #765 located on adjacent private property to the south.

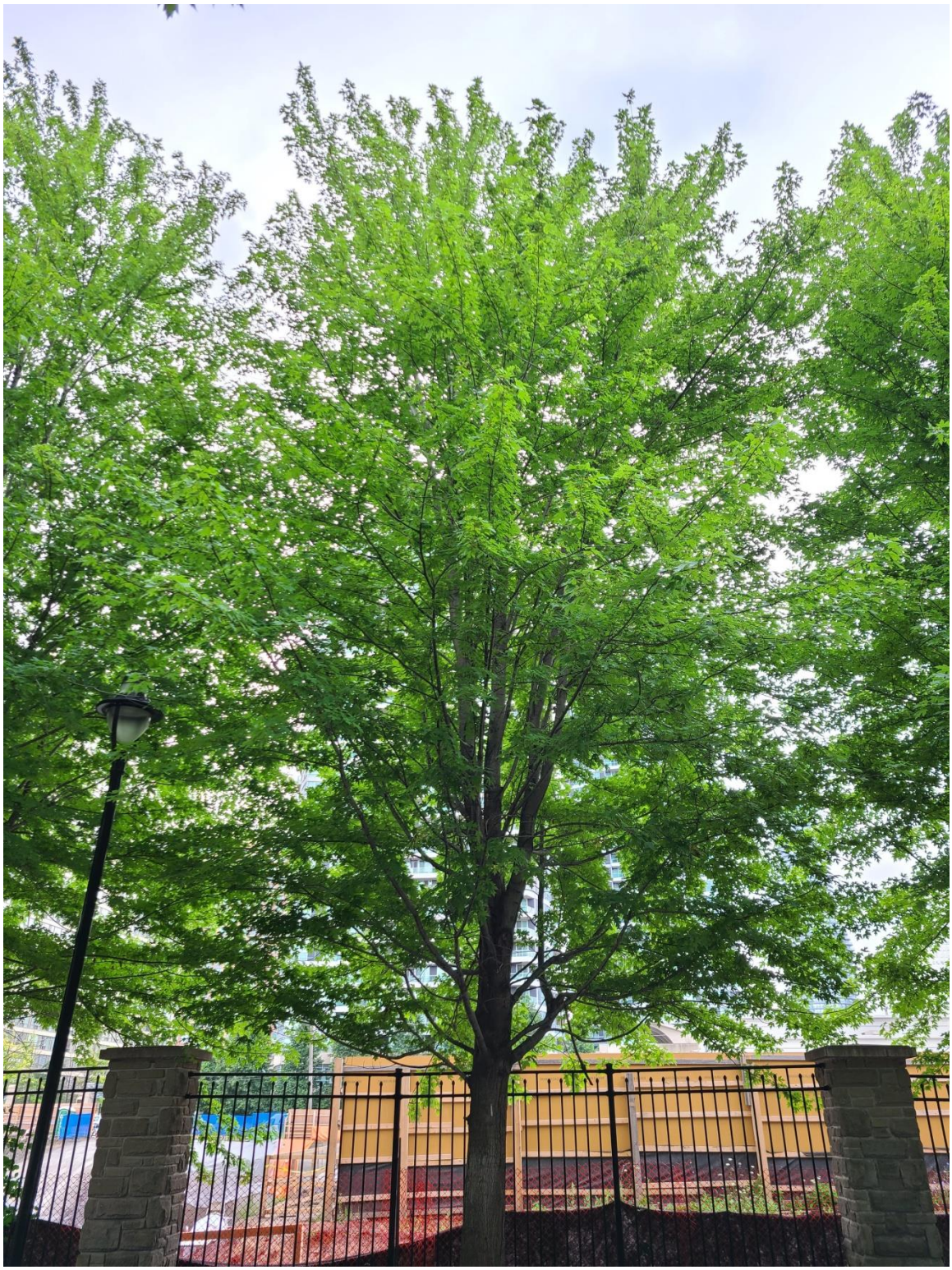


Figure 5. Tree #766 located on adjacent private property to the south

Figure 6. Tree #767 located on adjacent private property to the south

Figure 7. Tree #768 located on adjacent private property to the south

Figure 8. Tree #769 located on adjacent private property to the south

Figure 9. Tree #770 located on adjacent municipal right of way

Figure 10. Tree #771 located on adjacent municipal right of way

Figure 11. Tree #772 located on adjacent municipal right of way

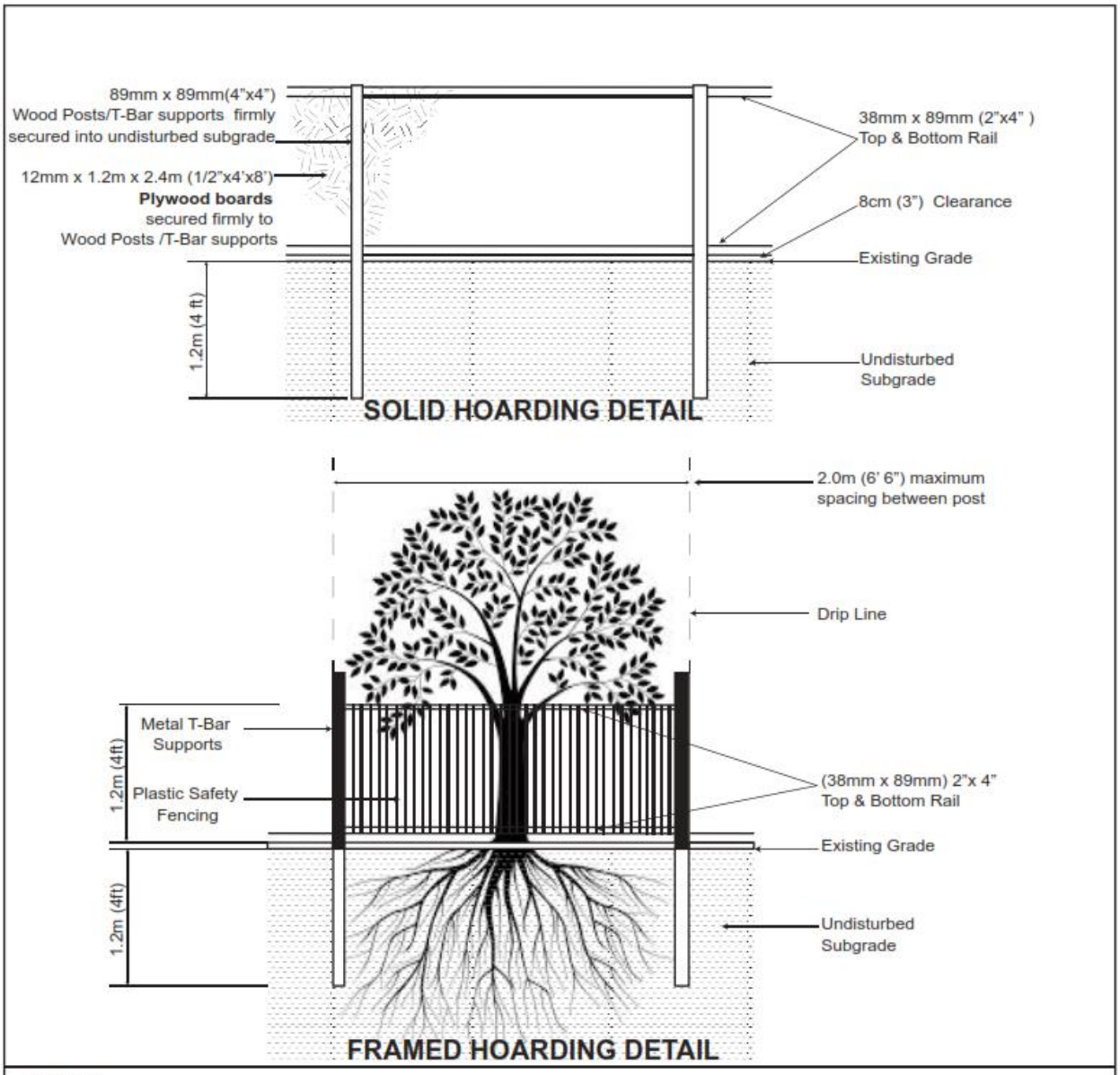
Figure 12. Tree #773 located on adjacent municipal right of way

Figure 13. Tree #774 located on adjacent municipal right of way

Figure 14. Tree #775 located on adjacent municipal right of way

Figure 15. Tree #776 located on adjacent municipal right of way

APPENDIX 3 – TREE PROTECTION FENCING SPECIFICATIONS



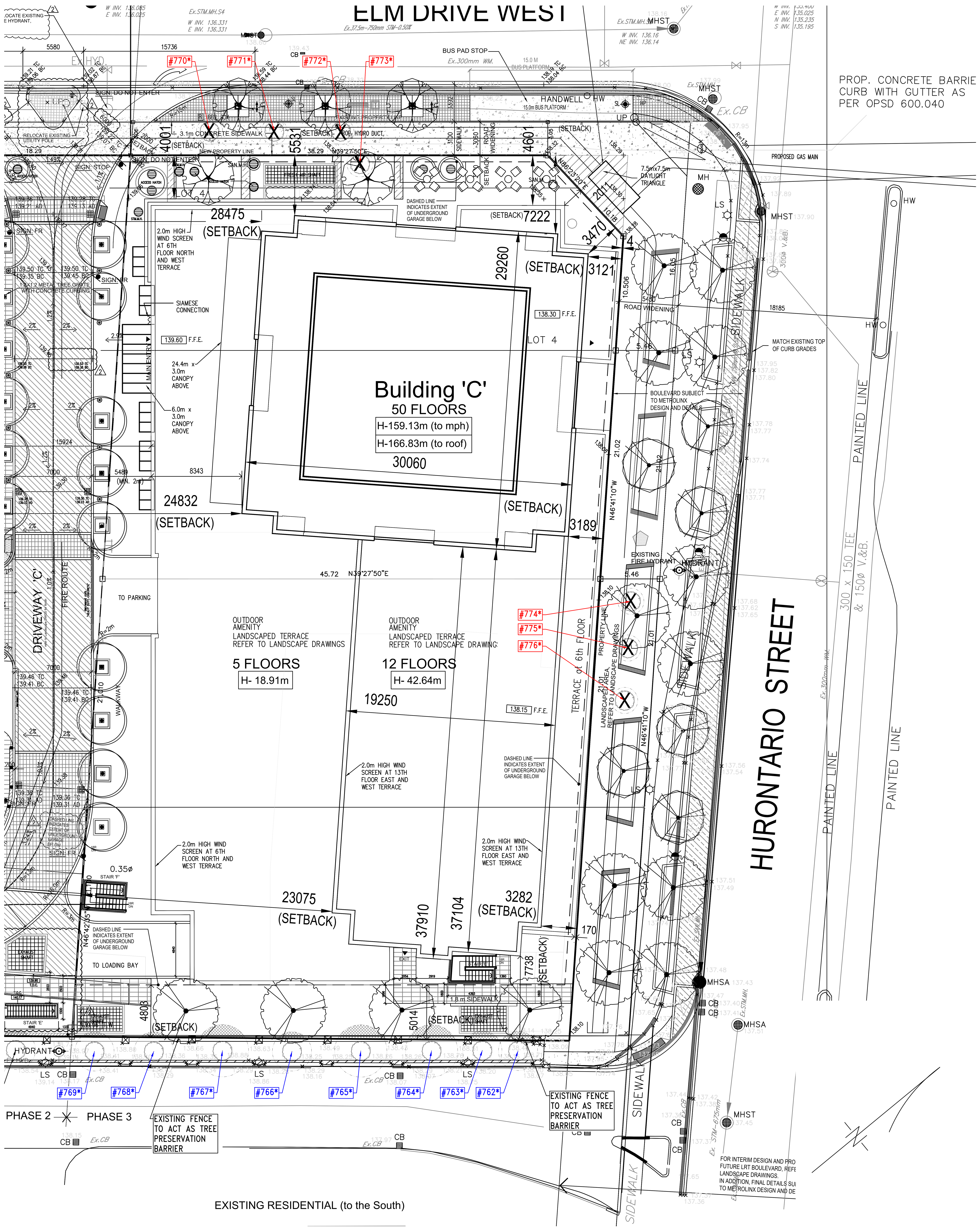
NOTES:

1. Hoarding details to be determined following initial site inspection.
2. Private tree hoarding to be approved by Development & Design ;
   City tree hoarding to be approved by Community Services Dept.
3. Hoarding must be supplied, installed and maintained by the applicant throughout all phases of construction.
   Inspection must be conducted by the Development and Design Division prior to removing any/all private hoarding.
4. Do not allow water to collect and pond behind or within hoarding.
5. **T-bar supports are acceptable alternative to 4x4 posts. U-shaped metal supports will not be accepted.**
6. **Plywood** must be utilized for 'solid' hoarding. OSB/Chipboard will not be accepted for solid hoarding. Plywood sheets must be installed on "construction" side of frame.
7. Applicant is responsible to ensure utility locates are completed within city boulevard prior to installing framed hoarding.

TREE PRESERVATION HOARDING

MISSISSAUGA

SCALE : N.T.S DATE : June 2017



*ALL TREE LOCATIONS HAVE BEEN APPROXIMATED; TREES WERE NOT LOCATED BY AN ONTARIO LAND SURVEYOR

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARBORIST REPORT AND TREE PRESERVATION PLAN AS PREPARED BY 7 OAKS TREE CARE & URBAN FORESTRY CONSULTANTS INC

TREE INVENTORY AND PRESERVATION RECOMMENDATIONS

TAG #	COMMON NAME	LATIN BINOMIAL	DBH (cm)	Min. TPZ (m)	Cat.	CONDITION	REMARKS	RECOMMENDATIONS
762	Callery Pear	*Pyrus calleryana cv.*	21	1.8	PP	Very Good	Some epicormic branching at base; siltation fence installed along property boundary; excavation within close proximity to tree; located within planting bed along southern boundary of subject site on adjacent condominium property	PRESERVE & PROTECT No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
763	Callery Pear	*Pyrus calleryana cv.*	16	1.8	PP	Good	Some epicormic branching at base; siltation fence installed along property boundary; excavation within close proximity to tree; located within planting bed along southern boundary of subject site on adjacent condominium property	PRESERVE & PROTECT No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
764	Silver Maple	*Acer saccharinum cv.*	33	2.4	PP	Very Good	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	PRESERVE & PROTECT No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
765	Silver Maple	*Acer saccharinum cv.*	32	2.4	PP	Very Good	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	PRESERVE & PROTECT No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
766	Silver Maple	*Acer saccharinum cv.*	28	1.8	PP	Very Good	Potential girdling root condition on north side of root flare; siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	PRESERVE & PROTECT No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
767	Silver Maple	*Acer saccharinum cv.*	32	2.4	PP	Very Good	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	PRESERVE & PROTECT No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction
768	Red Maple	*Acer rubrum cv.*	22	1.8	PP	Good	Potential girdling root condition on north side of root flare; chlorotic leaves; siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	PRESERVE & PROTECT No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction.
769	Red Maple	*Acer rubrum cv.*	23	1.8	PP	Good	Potential girdling root condition on north side of root flare; chlorotic leaves; siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	PRESERVE & PROTECT No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction.
770	Freeman Maple	*Acer x fremanii*	6	1.2	SL	Very Good	Newly planted	REMOVE Tree conflicts with proposed sidewalk
771	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	REMOVE Tree conflicts with proposed sidewalk
772	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	REMOVE Tree conflicts with proposed sidewalk
773	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	REMOVE Tree conflicts with proposed underground parking
774	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	REMOVE Tree conflicts with proposed landscape plan
775	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	REMOVE Tree conflicts with proposed landscape plan
776	Freeman Maple	*Acer x fremanii*	7	1.2	SL	Very Good	Newly planted	REMOVE Tree conflicts with proposed landscape plan
Tree A	Silver Maple	*Acer saccharinum cv.*	10	1.8	PP	Very Good	Siltation fence installed along property boundary; excavation within approximately 2.0m of tree; located within planting bed along southern boundary of subject site on adjacent condominium property	PRESERVE & PROTECT No TPZ fencing required Ensure any exposed roots are pruned back to the soil surface Provide low nitrogen fertilization upon completion of construction

GENERAL NOTES

1. The contractor is responsible to ensure all construction staging areas, stockpiling, construction traffic and vehicular access does not occur within the Tree Protection Zones
2. Prior to the commencement of any site activity the tree protection barriers specified on this plan must be installed and written notice provided to the City of Mississauga.
3. Tree Protection Barriers must remain in effective condition until all site activities are complete
4. Written notice must be provided and approved by the City of Mississauga prior to removal of any Tree Protection Barriers
5. The Contractor shall verify all dimensions and immediately inform the Consulting Arborist of any discrepancies between the information on the drawings and the actual conditions. Written approval must be obtained prior to proceeding
6. The Contractor is responsible to examine the site, tree, plant and soil conditions prior to commencing work. Written notification to the Consulting Arborist must be provided of any conditions that may impact the successful tree protection measures outlined on this plan and in the approved Arborist Report
7. The Contractor will coordinate with all other work/trades that may impact the completion of all work associated the tree protection measures on this plan and outlines in the approved Arborist Report

TREE PROTECTION PLAN NOTES

1. 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 works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed development
2. 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
3. All existing trees which are to remain shall be protected with fencing erected around the entire perimeter of the Tree Protection Zone as dictated on the Tree Preservation Plan.
4. Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment
5. This work shall be completed, to the satisfaction of the City of Mississauga, prior to site development. The developer or his/her agent shall take every precaution necessary to prevent damage to trees to be retained.
6. No rigging cables shall be wrapped around or installed in trees; and surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.
7. Where limbs or portions of trees are removed to accommodate construction work, they will be carefully removed by an Arborist qualified in the Province of Ontario or an ISA Certified Arborist
8. Where root systems of protected trees are exposed directly adjacent to or damaged by construction work, they shall be trimmed nearly by a qualified arborist and the area back filled with appropriate material to prevent desiccation.
9. An ISA certified Arborist or Arborist qualified in the Province of Ontario shall be on site for any work which impacts any tree or Tree Protection Zone.

SITE PREPARATION

1. All trees to be Removed shall be flagged with orange fluorescent tape or spray paint around the entire circumference of the tree. The Consulting Arborist shall sign off on the trees marked for removal on-site
2. All trees to be Preserved shall be flagged with white tape or spray paint around the entire circumference of the tree. The Consulting Arborist shall sign off on the trees marked for preservation

TREE PROTECTION BARRIERS

1. The required Tree Protection Barriers shall be constructed out of 1.2 meter (4 feet) high plywood sheets installed on 2x4 frames. Where plywood fencing creates a restriction to sightlines, orange plastic snow fencing installed on 2x4 frames can be used
2. Tree Protection Barriers are to be erected prior to the commencement of any demolition, construction or grading activities on the site and are to remain in place for the duration of the development
3. Tree Protection Barriers shall be maintained erect, in good repair and in effective condition throughout the duration of construction
4. All supports and bracing used to secure the Tree Protection Barriers should be located outside of the Tree Protection zone to minimize damage to tree roots
5. No materials or fill may be stored within the Tree Protection Zone
6. Equipment or vehicles shall not be stored within the Tree Protection Zone
7. No construction activity, grade changes, surface treatments, flushing of equipment or materials, or excavations of any kind is permitted within the Tree Protection Zone

CONSULTING ARBORIST

7 OAKS
TREE CARE & URBAN FORESTRY CONSULTANTS INC.
P.O. BOX 2453 (STN. B) RICHMOND HILL, ON L4E 1A5
T: (905) 773-1733 E: INFO@7OAKSTREECARE.CA

LEGEND

- EXISTING DECIDUOUS TREE
- #532* TREE TAG NUMBER & DIAMETER MEASUREMENT (*TAG NUMBERS MARKED WITH AN ASTERISK HAVE NOT BEEN LOCATED BY AN ONTARIO LAND SURVEYOR)
- MINIMUM TREE PROTECTION DISTANCE (HATCHED AREA INDICATES POTENTIAL IMPACT)
- #532* TREE TO BE REMOVED (RED)
- #532* TREE TO BE PRESERVED WITH IMPACTS (BLUE)

(TREE TAG NUMBERS MARKED WITH AN ASTERISK (*) HAVE NOT BEEN LOCATED BY AN ONTARIO LAND SURVEYOR; THEIR LOCATIONS HAVE BEEN APPROXIMATED)

- SITE BOUNDARY (LIMIT OF PHASE 3)

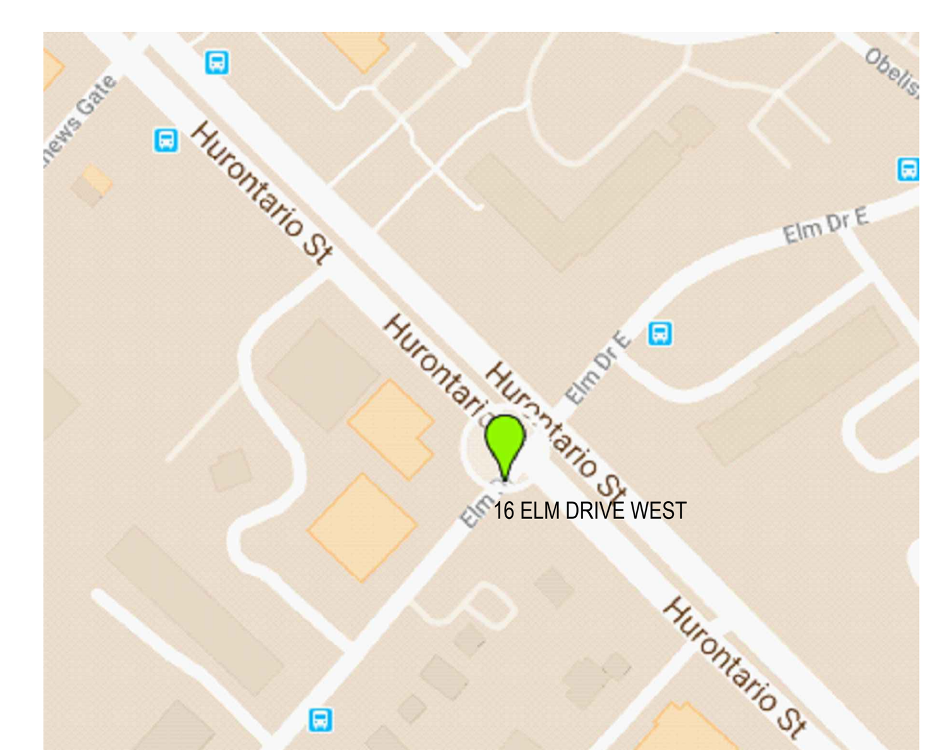
REV #	REVISION	DATE

CLIENT

SOLMAR (EDGE3) CORP.

PROJECT

PROPOSED HIGH RISE DEVELOPMENT
16 ELM DRIVE WEST
MISSISSAUGA, ONTARIO



KEY PLAN NOT TO SCALE

TITLE

TREE PRESERVATION PLAN

DATE: AUGUST 4, 2020
PROJECT NO.: TA-20-028
DRAWN BY: LAS
SCALE: 1 : 200
PAGE: 1 OF 1

DRAWING NO.

TIPP - 01

PROJECT NORTH

N