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Arborist Report and Tree Protection Plan for 1750 Bloor Street and 3315 Fieldgate Drive (Mississauga, Ontario)

Prepared for: Forred Ltd.
October 31, 2017
Revised: April 18, 2018

A. Overview

The properties at 1750 Bloor Street and 3315 Fieldgate Drive represent two existing 11-storey apartment buildings on a residential property in east Mississauga, located on the east side of Fieldgate Drive, south of Bloor Street, and north of Kirkwall Crescent. The owners wish to build two new towers and establish a new underground parking area and access routes, which will require tree removal and injury. New landscaping will also be established after construction and has been be designed to accommodate retained trees.

The City of Mississauga Private Tree Protection By-law (0254-2012) applies to all trees on the property, which states that a permit is necessary if three or more healthy trees with a diameter greater than 15cm are removed or injured. The Site Plan Control By-Law (No. 0293-2006) also applies to trees on the property.

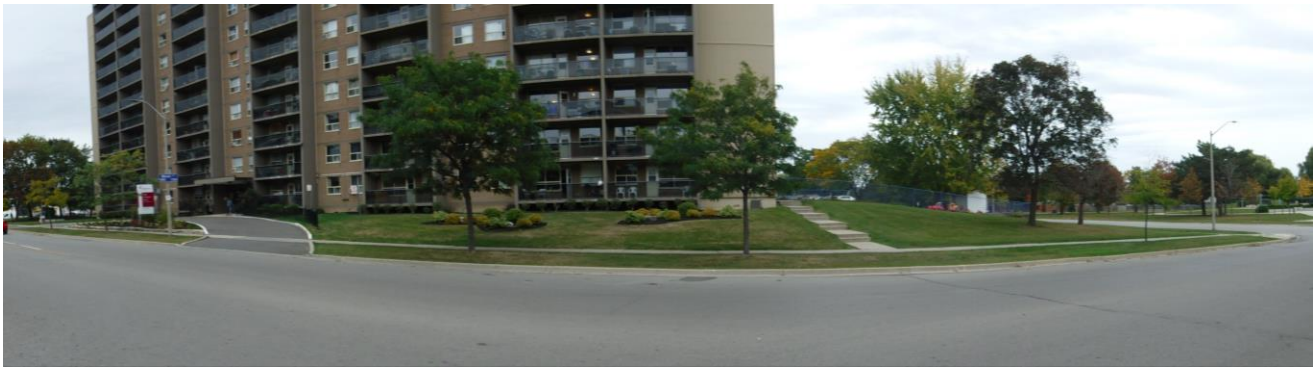


Figure 1: Northeast-facing panorama of 3315 Fieldgate Drive from the west side of the street. Honey locust trees have been planted along the boulevard in this area.

B. Trees and Site Description

The properties were surveyed by Urban Forest Associates Inc. (UFA) staff on October 11, 2017. All trees greater than 10cm diameter at breast height (1.4m) on and within 6m of the subject properties were surveyed, in addition to all boulevard trees. The Kirkwall Crescent boulevard represents the southern property boundary, with three large honey locust trees surrounded by grass-lawn on a south-facing hill between the west parking lot and the street on the east side. A paved ramp leading south from the west parking lot to the street is located west of the trees, west of which is a grass lawn surrounding a Kentucky coffee-tree. A play area is located west and north of the Kentucky coffee-tree and is surrounded by a chain-link fence, which also encloses a large silver maple on the south side.

The southwest corner of the property is dominated by grass lawn, with an apple tree and Norway maple east and north of the concrete sidewalk, and a line of honey locust trees west of the sidewalk and spaced at 5-25m intervals north along the boulevard west of the existing 11-storey apartment building at 3315 Fieldgate Drive. Ornamental shrubs and herbs are present in garden beds directly adjacent to the building and around the entrance, while grass lawn is present between the garden beds and trees.

North of the existing apartment building at 3315 Fieldgate Drive, a grove of 4 Norway maples with bare ground underneath is surrounded by grass lawn. Grass lawn is the most dominant site feature east and north of this Norway maple grove towards the second existing 11-storey apartment building at 1750 Bloor Street, with scattered trees. Little-leaved lindens and one apple tree are present along the north side of the property south of the sidewalk, with scattered honey locusts further south, and a denser concentration of honey

locusts and Austrian pines surrounding the existing pool. Serviceberry shrubs are also present in garden beds on the west and east sides of the pool.

The west parking lot is located directly south of the pool, with five honey locust trees on the north and east sides. A playground is located east of the west parking lot, with Austrian pines on the north and east sides and three small freeman maples on the south side. A second (east) parking lot is located east of the playground, south of the 11-storey apartment building at 1750 Bloor Street. A grassy hill is present on the south side of the west parking lot, with three trees (two large Siberian elms and one Norway maple) immediately east of the southeast corner of the lot.

North of the Siberian elm trees and east of 1750 Bloor Street, a grass lawn separates the two Siberian elms and Norway maple from a grove of younger Norway maples mixed with a London plane-tree and several apple trees, which are located east of the paved entrance to the east parking lot from Bloor Street. West of the paved entrance two more apple trees are present, while cultivated garden beds and no trees are present to the west surrounding the front entrance of 1750 Bloor Street. Two small Norway maples in poor condition are present on the Bloor Street boulevard between the two existing apartment buildings.

A list of proposed removals and injuries is noted in Section C, while individual tree descriptions are listed in Appendix B.

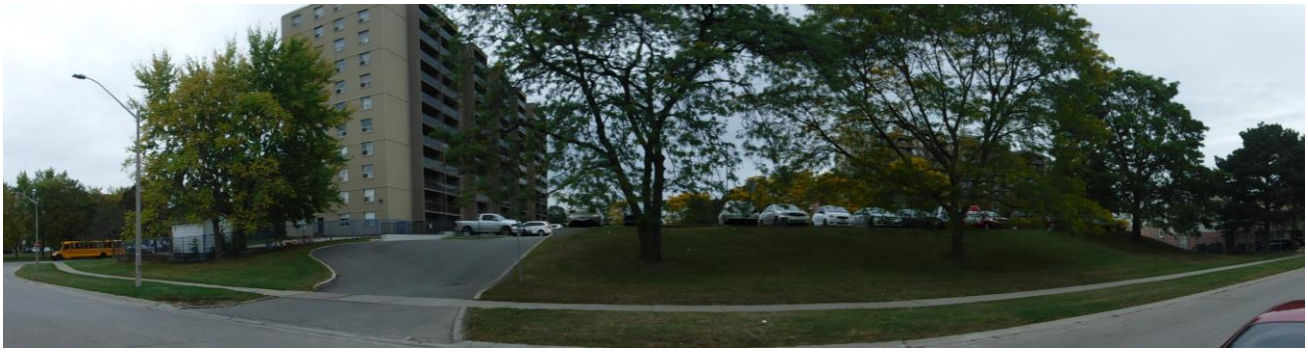


Figure 2: North-facing panorama of the southern property boundary from Kirkwall Crescent. Mature honey locusts, with a large Kentucky coffee-tree and silver maple are present in this area.

Figure 3: Northeast-facing panorama of the properties from the corner of Kirkwall Crescent and Fieldgate Drive. Scattered trees are surrounded by grass lawn in this area on the subject property and boulevard.

Figure 4: Southeast-facing panorama of the properties from the corner of Fieldgate Drive and Bloor Street. A grove of four Norway maples and one little-leaved linden is present in this area.

Figure 5: East-facing view of the northeast corner of the property and the existing apartment at 1750 Bloor Street. Two Norway maples in poor condition are present along the boulevard, while little-leaved linden and honey locust trees are present further south.

Figure 6: West-facing view of the northeast corner of the property and the front of 1750 Bloor Street from the northeast property corner. Small crabapple trees are present west of the entrance.

Figure 7: South-facing view of the north side of the east property line from the northeast corner, east of the site entrance. Trees in this area include crabapple, Norway maple, and London plane.

Figure 8: South-facing view of the southern end of the east property line. Two large Siberian elms and one Norway maple are present east of the east parking lot.

Figure 9: West-facing view of the south property line, south of the east parking lot. No trees are present in this area, with a variety of spruces (mostly blue and Colorado) and saplings on neighbouring properties.

Figure 10: East-facing view of the existing pool from the east side of 3315 Fieldgate Drive, which is surrounded by Austrian pine and honey locust trees with beds of serviceberry shrubs.

Figure 11: West-facing view of the west parking lot and playground from the east parking lot. Honey locusts surround the west parking lot at 3315 Fieldgate Drive, while Austrian pines and freeman maples surround a playground between the lots.

C. Tree Removal and Injury

The new proposed underground parking area will require full excavation and the removal of all trees within the excavation footprint, and injury of trees along the periphery. Landscape plans have been designed to minimize any injury to retained trees.

Private Trees Proposed for Removal due to Construction - 15cm DBH or greater (40): 1, 2, 3, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 42, 43, 44, 45, 46, 47, 48, 49, 54, 55, 56, 58, 59, 60, 61, 62

Private Trees Proposed for Injury due to Construction - 15cm DBH or greater (4): 4, 5, 14

City Trees Proposed for Injury due to Construction (1): 50

Private Trees Proposed for Removal due to Construction – less than 15cm DBH (4): 39, 40, 41, 57. If desired, trees 39-41 can be transplanted to new locations away from underground parking excavation. Tree 57 is in poor condition and an invasive species, and therefore should not be transplanted.

All tree removal must be completed by a qualified arborist. A permit is required to remove or injury all trees greater than 15cm DBH.

D. Tree Protection and Maintenance during Demolition and Construction

Construction activity will require the removal of all trees within the footprint of the proposed underground parking area, access roadways, and new building footprint. Landscape plans have been designed to accommodate existing trees where possible, though minor tree injury will be necessary for the installation of some new hardscapes and the removal of an existing retaining wall.

1. The goal of tree protection is always to prevent damage from occurring if trees are to be maintained in healthy condition and remain an asset to the owners. Damage to trees is cumulative and usually irreversible once it has occurred. There are very limited options to improve the health of trees damaged by construction, and these may be ineffective in any case. Mature trees do not respond well to large disturbances.

2. Some tree roots may be located within construction areas, but every effort shall be made to avoid cutting them. Any roots that cannot be avoided shall be cut cleanly and not with construction machinery. Wound dressing on the cut surfaces is not recommended. A qualified arborist shall be on site during all excavation within tree protection zones to monitor root damage and prune any roots. This is will be especially necessary for trees 4, 5, 14, and 50 which will be injured due to installation of a new access route (tree 4), retaining wall removal (tree 5), concrete walkway removal (tree 14), and new hardscape establishment (tree 50). Prior to full excavation, a non-destructive excavation (hand, air-spade, or hydro-vac) is recommended to a depth of 1.0m or maximum excavation depth to expose existing surface roots, which will be immediately pruned by the supervising arborist. Backfilling excavated areas within tree protection zones must be completed as soon as possible after excavation with a high quality growing medium (e.g. screened topsoil, triple mix) to maximize tree vigour. Excavated or pruned roots should be covered with wet burlap and moistened regularly if exposed for more than 2 hours.

3. Tree protection fencing will be installed prior to demolition according to City of Mississauga guidelines and remain in place until construction is complete. Solid board 1.2m tall plywood hoarding will be installed where visibility allows, while snow fence (1.2m tall on a 2x4 or t-bar frame) may be installed adjacent to access routes if it improves visibility. Refer to drawing AR-02 for location and details.

4. UFA or City forestry staff shall perform periodic site visits during the entire demolition and construction period to ensure that tree protection remains in place and to monitor condition of the trees. Reports shall be submitted to City of Mississauga Forestry Services as requested. Any impacts to the trees shall be remedied immediately.

5. Construction materials or demolition debris may not be stored in areas required for tree protection; the protection zones cannot be used for any other purpose. No vehicle access of any kind is permitted within tree protection zones.

6. Concrete must not be mixed near the tree protection zones and any wash water from concrete mixing must be directed into drains and not into the root zones of any trees.

7. Protected trees shall be watered at least once per week with 2.5cm of water for the June to October season to maintain their health if no natural rain 10mm or more has fallen during that period. The addition of 10cm of pine bark mulch to the areas within the tree protection zones prior to construction will also help to retain moisture in the root zone and reduce stress on the remaining trees.

8. Should it be necessary to install any new services on the site that require trenching the services can be open-trenched in areas outside tree protection zones, but must be installed by tunneling if they cross within tree protection zones. Digging for shallow irrigation pipes (20cm or less below the surface) could be undertaken by hand or hydro-vac if it can be done without cutting any roots, under the direct supervision of the project arborist.

E. Tree Replacement and Landscaping

A landscape plan has been prepared by others to compensate for tree removals. Replacement Tree Planting and Deposit Requirements are outlined in Table 1, and a total of 46 new caliper trees (60mm wire-basket for deciduous, 180cm wire-basket for coniferous) will be required as compensation. Hardy native species are recommended to replace removed trees, and invasive exotic species (e.g. Norway maple) must be avoided. Subsoiling new planting areas to decompact soils, while applying a minimum topsoil layer of 10cm depth, is recommended to maximize planting survival.

Table 1: Replacement tree and deposit requirements for proposed tree removals and injuries at 1750 Bloor Street and 3315 Fieldgate Drive. Four trees greater than 15cm DBH (three private, one City) are also proposed for injury, and deposits can be determined at the City's discretion.

Removals	Count	Replacement Trees Required	Replacement Deposit per Tree	Total Replacement Tree Deposit
Deciduous Trees >50cm DBH	6	12	$522.75	$6273.00
Deciduous Trees 15cm<50cm DBH	20	20	$522.75	$10455.00
Coniferous Trees 15cm<50cm DBH	14	14	$549.90	$7698.60
Total Removals	**40**	**46**		**$24,426.60**

The Statement of Limiting Conditions of this Report, as presented in Appendix A, is an integral part of this report.

Alex Karney, MFC
ISA Certified Arborist #ON-1674A

Appendix A

Limiting Conditions of this Report

1. Urban Forest Associates Inc. ("UFA") has prepared this Report for use by the client named, only. This Report may not be relied on, in whole or in part, by third parties and UFA makes no representations or warranties to any such third parties whatsoever with respect to the appropriateness, accuracy or completeness of the information contained therein.

2. This Report has been prepared based in part on information provided to UFA by the client and by others. UFA does not guarantee the accuracy of such information. UFA is not responsible for any errors or omissions caused, directly or indirectly or in whole or in part, by any inaccurate or incomplete information provided by others.

3. It is understood that construction or landscaping work may be undertaken in relation to or based upon this Report. UFA will not be responsible for the appropriateness of any such work unless UFA is given the opportunity to comment in that regard, at the client's expense. After such consultation, if the scope or design of any such works undertaken changes, this Report may need to be modified to accommodate the new conditions. In such a circumstance the client must advise UFA of the nature of the changes and allow UFA, at the client's expense, to make any necessary changes, failing which this Report may not be relied on by the client.

4. This Report is not severable and UFA makes no representation or warranty to the client that any portion of this Report is accurate, appropriate or complete if that portion is excerpted from, or not read in context with, the remainder of the Report.

5. Unless otherwise agreed to in writing between the client and UFA;

   i. Information contained in this Report reflects, subject to item ii), below, the condition of the trees addressed in the Report, and grounds at the time of the inspection. Tree conditions may change at any time after inspection and we cannot guarantee that changes will not occur or will not materially affect the condition of the trees. Follow-up inspections should be arranged to verify tree condition periodically.

   ii. Inspections were carried out using currently accepted arboricultural techniques and are limited to what can be observed from ground observations without climbing, cutting, probing, coring, excavation, or snow removal. We are not responsible for any losses that may occur from conditions that could not have been observed by ground observations at the time that the inspection(s) was carried out.

   iii. Prior to the commencement of UFA's work on the Report, the client will provide UFA with information as to the location of property lines and the ownership of trees to be investigated by UFA. UFA may rely on the accuracy and completeness of all such information and shall not be liable for damages or costs resulting from any errors or omissions in that regard. Further, the client agrees to indemnify and hold harmless UFA from any claims made against UFA in relation to property line violations or ownership of trees.

6. The client agrees that the client's recovery from UFA for breach of this Agreement or for negligence in relation to this Report is and shall be limited to the limits of UFA's liability insurance in place at the time this Report is prepared.

7. Copyright in this Report and in any drawings or specifications prepared by UFA in that regard belongs to UFA and shall not be used by the client in relation to any other project. The client may retain copies of these documents for information and reference provided UFA has been paid in full for services rendered under this Agreement.

Appendix B - Tree Inventory for 1750 Bloor Street and 3315 Fieldgate Drive. Refer to drawing AR-01 for tree location and details. Trees 63-72 represent visual approximations and have not been placed by a surveyor. All trees (especially honey locusts) appeared to be recently pruned, with cuts performed according to good arboricultural practices.

Tree #	Common Name	Botanical Name	DBH[1] (cm)	Cond.[2]	Private/City	Canopy Width (m)	Remarks	Action Request	Replacement Plantings Required
1	honey locust	*Gleditsia triacanthos*	52.1	G	Private	10	Small dead branches (<5%) in crown. Minor bark abrasion at 1.8m height on east side.	Remove - construction	2
2	honey locust	*Gleditsia triacanthos*	51.3	G	Private	12	Small dead branches (<5%) in crown. Large girdling root on north side. Healing wounds on visible surface roots.	Remove - construction	2
3	honey locust	*Gleditsia triacanthos*	56.5, 33.4	G	Private	11	Three codominant leaders dividing from 1.0m-2.0m height (only two at DBH), with included bark. Small healing wounds on visible surface roots.	Remove - construction	2
4	Kentucky coffee-tree	*Gymnocladus dioicus*	38.9	G	Private	11	Backfilled at base. Many small dead branches in crown (10%).	Injure	
5	silver maple	*Acer saccharinum*	60.4	G	Private	12	Small dead branches (<5%) in crown. Growing slightly south.	Injure	

[1]DBH refers to stem diameter at breast height, measured in centimeters, at 1.4 m above the ground.

[2] Condition (Cond.) refers to the general health of the tree assessed. Categories are defined as G = Good (healthy condition, with good form and structure), F = Fair (moderate health or less desirable form and structure), P = Poor (significant health concerns or extensive disease development and/ or less desirable form and structure), or D = Dead. Since trees were not sampled for internal rot or climbed to look for hidden rot or holes, there could be hidden hazards that were not detected in this survey. Urban Forest Associates Inc. does not accept responsibility for damages caused from hidden tree faults that were not detected by ground observations. Further investigation would be required by a qualified arborist for such an assessment. Trees were not assessed specifically for risks and a risk assessment is not provided or implied.

Tree #	Common Name	Botanical Name	DBH[1] (cm)	Cond.[2]	Private/City	Canopy Width (m)	Remarks	Action Request	Replacement Plantings Required
6	crabapple	*Malus sp.*	31.6	F	Private	6	Cavity at 2m height on east side (10cm diameter). Many small dead branches in crown (15%). Swollen main stem at base.		
7	Schwedler Norway maple	*Acer platanoides "Schwedleri"*	36.8	F	Private	8	Large girdling root on south side. 15% crown dieback, browning on 60% of remaining leaves. Healing wounds on visible surface roots on north side.		
8	honey locust	*Gleditsia triacanthos*	5.9	P	City	3.5	Dead leader and branch tips. 20% crown dieback.		
9	honey locust	*Gleditsia triacanthos*	13.8	G	City	5	Slightly backfilled at base. Small healing wound on south side from 0.2-0.4m height.		
10	honey locust	*Gleditsia triacanthos*	19.1	G	City	7	Small dead branches in crown (<5% dieback)		
11	honey locust	*Gleditsia triacanthos*	12.2	G	City	6	5% crown dieback		
12	honey locust	*Gleditsia triacanthos*	10.5	F	City	5	Medium broken branch on west side (2cm diameter) at 2m height. Growing slightly west. 10% crown dieback.		
13	honey locust	*Gleditsia triacanthos*	13.3	G	City	6	Small girdling root on west side. 5% crown dieback. Denser branching on west side of crown.		
14	Norway maple	*Acer platanoides*	36.8	F	Private	10	Browning on 90% of foliage. 10% dieback in crown. Girdling roots on south and west side. Healing wounds on visible surface roots.	Injure	

Tree #	Common Name	Botanical Name	DBH[1] (cm)	Cond.[2]	Private/City	Canopy Width (m)	Remarks	Action Request	Replacement Plantings Required
15	Norway maple	*Acer platanoides*	44.4	F	Private	13	Small-medium girdling roots on east and north sides. 5% dieback. Growing slightly north. Healing wounds on visible surface roots.		
16	Norway maple	*Acer platanoides*	34.1	G	Private	10S	Small dead branches in crown (<5%). Healing wounds on visible surface roots.		
17	Schwedler Norway maple	*Acer platanoides "Schwedleri"*	41.5	G	Private	14	Small dead branches in crown (<5%). Healing wounds on visible surface roots.		
18	little-leaved linden	*Tilia cordata*	41.0	G	Private	8	Healing wounds on visible surface roots	Remove - construction	1
19	honey locust	*Gleditsia triacanthos*	48.1	G	Private	16	Minor healing wounds on visible surface roots. <5% crown dieback. Large over-extended limb on west side.	Remove - construction	1
20	honey locust	*Gleditsia triacanthos*	32.9	G	Private	8	<5% crown dieback	Remove - construction	1
21	honey locust	*Gleditsia triacanthos*	33.2	G	Private	10N	Backfilled on north side, with swollen base.	Remove - construction	1
22	honey locust	*Gleditsia triacanthos*	37.7	G	Private	11S	Slightly backfilled, with swollen base.	Remove - construction	1
23	honey locust	*Gleditsia triacanthos*	43.6	G	Private	10	Slightly backfilled at base. 10% dieback (small branches).	Remove - construction	1
24	honey locust	*Gleditsia triacanthos*	32.7	G	Private	10	Healing wounds on visible surface roots. Healing seams from 0-2.5m height on west side.	Remove - construction	1

Tree #	Common Name	Botanical Name	DBH[1] (cm)	Cond.[2]	Private/City	Canopy Width (m)	Remarks	Action Request	Replacement Plantings Required
25	Austrian pine	*Pinus nigra*	37.9	G	Private	8E	Small dead branches on inner crown on north side from 0-7m height. 5% diplodia tip blight (needles).	Remove - construction	1
26	Austrian pine	*Pinus nigra*	40.6	G	Private	8N	Small dead branches on inner crown on south side from 0-7m height. <5% diplodia tip blight.	Remove - construction	1
27	Austrian pine	*Pinus nigra*	35.4	F	Private	7W	Small dead branches on inner crown on east side from 0-7m height. Irregular form, growing west. 20% diplodia tip blight, 20% dieback in outer crown.	Remove - construction	1
28	Austrian pine	*Pinus nigra*	30.7	F	Private	7	10% crown dieback. 20% diplodia tip blight.	Remove - construction	1
29	Austrian pine	*Pinus nigra*	22.3	F	Private	6	Backfilled at base. Irregular form, main stem sweeps south. 10% crown dieback. 5% diplodia tip blight.	Remove - construction	1
30	Austrian pine	*Pinus nigra*	32.8	F	Private	6	Backfilled at base. Irregular form. 5% diplodia tip blight. Small girdling roots on south side.	Remove - construction	1
31	Austrian pine	*Pinus nigra*	27.5	F	Private	4	Backfilled at base. 15% crown dieback. 10% diplodia tip blight. Irregular form. Thin inner crown.	Remove - construction	1
32	Austrian pine	*Pinus nigra*	28.5	F	Private	4	Backfilled at base. 10% crown dieback. 5% diplodia tip blight. Irregular form. Girdling root on north side.	Remove - construction	1

Tree #	Common Name	Botanical Name	DBH[1] (cm)	Cond.[2]	Private/City	Canopy Width (m)	Remarks	Action Request	Replacement Plantings Required
33	Austrian pine	*Pinus nigra*	35.8	G	Private	7	Slightly backfilled at base. 5% crown dieback. 5% diplodia tip blight. Irregular form.	Remove - construction	1
34	Austrian pine	*Pinus nigra*	48.6	F	Private	8	Three main stems at 2m height. 20% diplodia tip blight.	Remove - construction	1
35	Austrian pine	*Pinus nigra*	30.1	F	Private	6S	Large girdling root on north side. Growing south. 15% dead branches on north side. 20% diplodia tip blight.	Remove - construction	1
36	Austrian pine	*Pinus nigra*	45.4	G	Private	7S	5% diplodia tip blight. Small dead branches on south side.	Remove - construction	1
37	Austrian pine	*Pinus nigra*	35.5	F	Private	7	Swollen base (burl) on south side, backfilled. Main stem sweeps south. 10% diplodia tip blight.	Remove - construction	1
38	Austrian pine	*Pinus nigra*	41.6	F	Private	9	15% diplodia tip blight.	Remove - construction	1
39	Autumn Blaze freeman maple	*Acer freemanii "Autumn blaze"*	12.7	G	Private	4	Planted deeply	Remove - construction	0
40	Autumn Blaze freeman maple	*Acer freemanii "Autumn blaze"*	12.9	G	Private	5	Planted deeply	Remove - construction	0
41	Autumn Blaze freeman maple	*Acer freemanii "Autumn blaze"*	11.0	G	Private	4	Planted deeply. Medium broken branch (2cm) on south side.	Remove - construction	0
42	honey locust	*Gleditsia triacanthos*	44.9	G	Private	14	Small dead branches in crown (<5%)	Remove - construction	1
43	honey locust	*Gleditsia triacanthos*	24.1	G	Private	8	Backfilled at base	Remove - construction	1
44	honey locust	*Gleditsia triacanthos*	34.8	G	Private	10	Small dead branches in crown (<5%)	Remove - construction	1

Tree #	Common Name	Botanical Name	DBH[1] (cm)	Cond.[2]	Private/City	Canopy Width (m)	Remarks	Action Request	Replacement Plantings Required
45	honey locust	*Gleditsia triacanthos*	35.9	G	Private	12	Small dead branches in crown (<5%)	Remove - construction	1
46	honey locust	*Gleditsia triacanthos*	33.2	F	Private	10	Large wound on north side from 0.2-0.6m height and 5-10cm wide, with some preliminary rot. Healing well.	Remove - construction	1
47	little-leaved linden	*Tilia cordata*	43.8	G	Private	9	Backfilled at base. Small dead branches in crown. Included bark at stem junctures.	Remove - construction	1
48	little-leaved linden	*Tilia cordata*	61.1	G	Private	10	Backfilled at base. Irregular stem form. Minimal rot at branch scars, which area healing vigorously. 5% dieback in crown.	Remove - construction	2
49	crabapple	*Malus sp.*	17.7	F	Private	5	Backfilled at base. 10% crown dieback. At base, wound with rot on south side (10cm diameter) and on north side (0-0.5m, 5-15cm wide). Wound with rot at 2m height on south side, 5cm diameter. Crossing branches at 2m height.	Remove - construction	1
50	Schwedler Norway maple	*Acer platanoides "Schwedleri"*	32.8	P	City	7	Backfilled at base. 60% crown dieback. Many small-medium dead branches in crown. Small-medium girdling roots. Healing wound 0.4-0.9m height on south side. Depression on east side of main stem.	Injure	

Tree #	Common Name	Botanical Name	DBH[1] (cm)	Cond.[2]	Private/City	Canopy Width (m)	Remarks	Action Request	Replacement Plantings Required
51	Schwedler Norway maple	*Acer platanoides "Schwedleri"*	25.1	P	City	7	40% crown dieback. Healing wounds on visible surface roots. Poor pruning cuts in lower crown.		
52	crabapple	*Malus sp.*	30.1	F	Private	6	Slightly swollen stem at base, backfilled. Rot at branch scar at 1.1m height on south side (20cm diameter).		
53	crabapple	*Malus sp.*	15.6 (L)	F	Private	6	Swollen stem at base, backfilled. Five main stems greater than 10cm diameter from 0-1.2m height. Irregular form, many sprouts on main stems. Minor rot at branch scars.		
54	crabapple	*Malus sp.*	23.8	F	Private	5	Backfilled at base. 20% dieback, small-medium dead branches in crown.	Remove - construction	1
55	crabapple	*Malus sp.*	29.2 @ 1.0m	F	Private	6	Backfilled at base. 15% dieback, small-medium dead branches in crown. Rot at branch scar on south side at 1.2m height, 0.2m long by 10cm wide.	Remove - construction	1
56	Schwedler Norway maple	*Acer platanoides "Schwedleri"*	34.3	G	Private	10	Small girdling roots on south side. Moderate browning on some leaves.	Remove - construction	1
57	Norway maple	*Acer platanoides*	9.5	P	Private	3.5	Backfilled at base. Main stem grafted to wire at 1.5m height, partially girdled. 20% dieback at stem tips.	Remove - construction	0

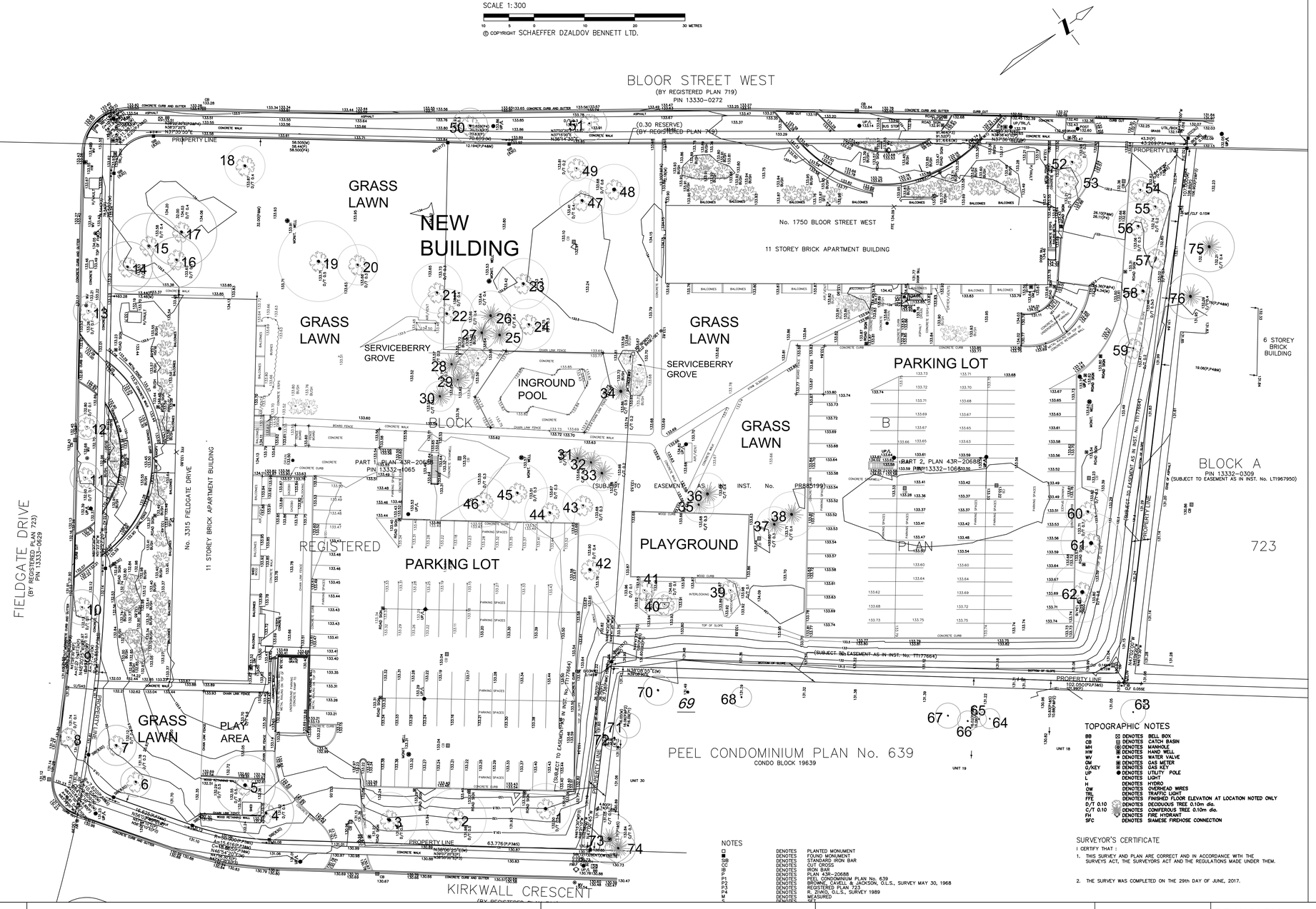
Tree #	Common Name	Botanical Name	DBH[1] (cm)	Cond.[2]	Private/City	Canopy Width (m)	Remarks	Action Request	Replacement Plantings Required
58	London plane-tree	*Platanus ×hispanica*	35.6 (L)	P	Private	11	Three main stems at 0.6m height, all greater than 20cm DBH. 15% dieback. Deep rot at crotch, cavity >20cm deep. Healing seam on south side of main stem 0-0.6m.	Remove - construction	1
59	Norway maple	*Acer platanoides*	22.5	G	Private	6	Backfilled at base. 5% dieback in crown.	Remove - construction	1
60	Schwedler Norway maple	*Acer platanoides "Schwedleri"*	36.3	G	Private	9N	Minor rot at branch scars on south side at 2m height. 5% crown dieback, with small dead branches.	Remove - construction	1
61	Siberian elm	*Ulmus pumila*	65.7	F	Private	12	Large healing wounds on visible surface roots on west side. 10% dieback, with small-medium dead branches.	Remove - construction	2
62	Siberian elm	*Ulmus pumila*	66.3	G	Private	12	5% crown dieback	Remove - construction	2
63	blue spruce	*Picea pungens "Glauca"*	22	G	Private (Neighbour)	5	10% crown dieback		
64	blue spruce	*Picea pungens "Glauca"*	20	P	Private (Neighbour)	4	Thin upper crown, highly unbalanced		
65	Colorado spruce	*Picea pungens*	20	P	Private (Neighbour)	3	Broken tip		
66	Colorado spruce	*Picea pungens*	24	F	Private (Neighbour)	4	Bare north crown		
67	Colorado spruce	*Picea pungens*	26	F	Private (Neighbour)	5	Dead tip, vigorous foliage below		
68	Colorado spruce	*Picea pungens*	26	F	Private (Neighbour)	4	Irregular tip		
69	green ash	*Fraxinus pennsylvanica*	45	D	Private (Neighbour)	-	Emerald ash borer		
70	white spruce	*Picea glauca*	31	G	Private (Neighbour)	6			

Tree #	Common Name	Botanical Name	DBH[1] (cm)	Cond.[2]	Private/City	Canopy Width (m)	Remarks	Action Request	Replacement Plantings Required
71	blue spruce	*Picea pungens "Glauca"*	28	G	Private (Neighbour)	5			
72	blue spruce	*Picea pungens "Glauca"*	32	G	Private (Neighbour)	5			
73	Austrian pine	*Pinus nigra*	54.6	G	Private (Neighbour)	10	5% diplodia tip blight		
74	Austrian pine	*Pinus nigra*	33.7	F	Private (Neighbour)	6E	Irregular form. 10% diplodia tip blight.		
75	Austrian pine	*Pinus nigra*	45	F	Private (Neighbour)	10	10% diplodia tip blight. Multiple stems at 2m height.		
76	Austrian pine	*Pinus nigra*	45	F	Private (Neighbour)	9	Irregular form		

NOTE: DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

TOPOGRAPHIC PLAN OF SURVEY OF
BLOCK B
REGISTERED PLAN 723
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:300

10 5 0 10 20 30 METRES



NOTES

□	DENOTES	PLANTED MONUMENT
■	DENOTES	FOUND MONUMENT
SIB	DENOTES	STANDARD IRON BAR
CC	DENOTES	CUT CROSS
IB	DENOTES	IRON BAR
CP1	DENOTES	CONTROL POINT 20688
P1	DENOTES	PEEL CONDOMINIUM PLAN No. 639
P2	DENOTES	BROWNE CAVELL & JACKSON, O.L.S., SURVEY MAY 30, 1968
P3	DENOTES	REGISTERED PLAN 723
P4	DENOTES	R. ZWOL O.L.S., SURVEY 1989
M	DENOTES	MEASURED
S	DENOTES	SET

TOPOGRAPHIC NOTES

BB	⊠ DENOTES	BELL BOX
CB	▨ DENOTES	CATCH BASIN
MH	◉ DENOTES	MANHOLE
HW	⊞ DENOTES	HAND WELL
WV	✦ DENOTES	WATER VALVE
GM	▣ DENOTES	GAS METER
G/KEY	▣ DENOTES	GAS KEY
UP	● DENOTES	UTILITY POLE
L	DENOTES	LIGHT
H	DENOTES	HYDRO
OW	DENOTES	OVERHEAD WIRES
TRL	DENOTES	TRAFFIC LIGHT
FFE	DENOTES	FINISHED FLOOR ELEVATION AT LOCATION NOTED ONLY
D/T 0.10	DENOTES	DECIDUOUS TREE 0.10m dia.
C/T 0.10	DENOTES	CONIFEROUS TREE 0.10m dia.
FH	DENOTES	FIRE HYDRANT
SFC	DENOTES	SIAMESE FIREHOSE CONNECTION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF JUNE, 2017.

REVISIONS/ ISSUE DATES

NO.	DATE	DESCRIPTION
1	10/13/17	SUBMITTED FOR CLIENT REVIEW
2	10/31/17	ISSUED FOR OPA AND REZONING
3	04/18/18	REVISIONS SUBMITTED FOR CLIENT REVIEW
4		
5		
6		
7		
8		
9		
10		

LEGEND

- • 5 EXISTING TREE LOCATION
- • 5 EXISTING TREE - DEAD OR DYING
- EXISTING TREE CANOPY

Survey Information Provided by:

SCHAEFFER DZALDOV BENNETT LTD.
64 JARDIN DRIVE #1
CONCORD, ON L4K 3P3
TEL: 416-987-0101

Site PLan Information Provided by:

FORREC LTD.
219 DUFFERIN STREET, #100c
TORONTO ON M6K 3J1
TEL: 416-696-8686

Urban Forest Associates Inc.
331 Linsmore Crescent, Toronto, ON M4J 4M1
416-423-3387 restore@ufora.ca

PROJECT:

1750 BLOOR STREET/
3315 FIELDGATE DRIVE
MISSISSAUGA, ON

TRUE NORTH

DRAWN BY: AK

DATE: OCT. 31, 2017

DRAWING TITLE:

EXISTING CONDITIONS

DRAWING NO.: AR-01

SCALE: 1:400 (24x36)

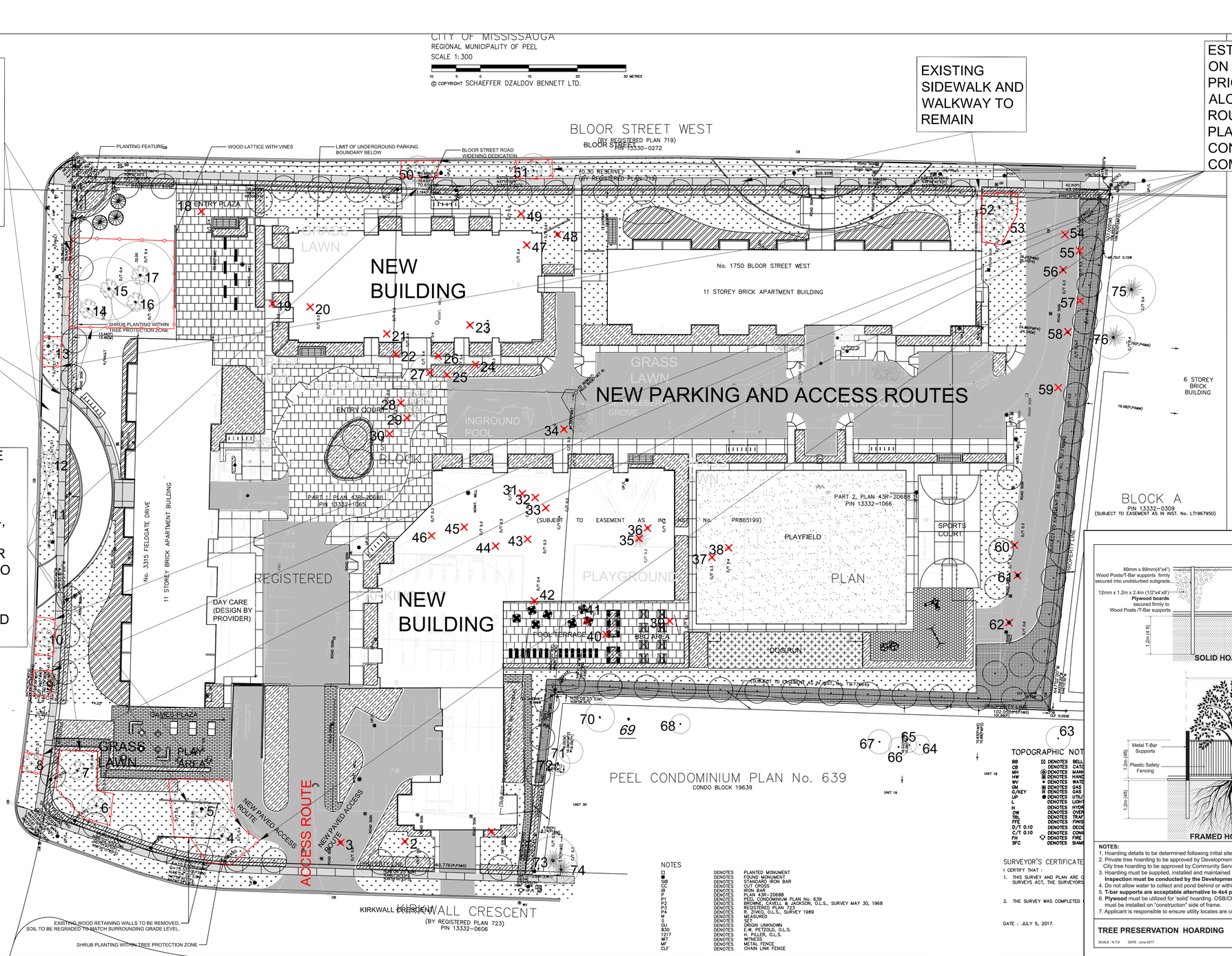
WHERE SITE VISIBILITY ALLOWS, ESTABLISH 1.2M TALL SOLID BOARD PLYWOOD HOARDING AROUND RETAINED TREES PRIOR TO CONSTRUCTION, AND KEEP IN PLACE UNTIL CONSTRUCTION IS COMPLETE. REFER TO CITY OF MISSISSAUGA TREE PRESERVATION HOARDING DETAIL FOR MORE INFORMATION.

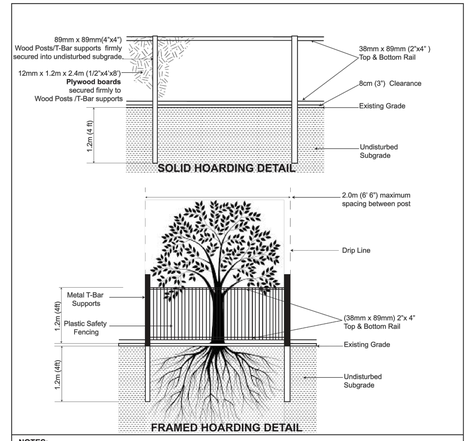
EXISTING SIDEWALK AND PAVED ENTRANCE TO REMAIN

THE SUPERVISING ARBORIST MUST BE PRESENT FOR HARDSCAPE AND RETAINING WALL REMOVAL, AS WELL AS ALL EXCAVATION, WITHIN THE PROTECTION ZONES OF TREES 4, 5, 14, AND 50. A NON-DESTRUCTIVE EXCAVATION BY HAND, AIR-SPADE, OR HYDRO-VAC MUST BE UNDERTAKEN TO A DEPTH OF 1.0M (OR MAXIMUM REQUIRED EXCAVATION) PRIOR TO CONSTRUCTION TO PRUNE ROOTS AND MINIMIZE DAMAGE.

EXISTING SIDEWALK AND WALKWAY TO REMAIN

ESTABLISH SNOW FENCE ON A 2X4 OR T-BAR FRAME PRIOR TO CONSTRUCTION ALONG VEHICLE ACCESS ROUTES, AND KEEP IN PLACE UNTIL CONSTRUCTION IS COMPLETE.





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

SCALE : N.T.S DATE : June 2017

MISSISSAUGA

REVISIONS/ ISSUE DATES

NO.	DATE	DESCRIPTION
1	10/13/17	SUBMITTED FOR CLIENT REVIEW
2	10/31/17	ISSUED FOR OPA AND REZONING
3	04/18/18	REVISIONS SUBMITTED FOR CLIENT REVIEW
4		
5		
6		
7		
8		
9		
10		

LEGEND

- ● 5 — EXISTING TREE LOCATION
- ● *5* — EXISTING TREE - DEAD OR DYING
- ◯ — TREE PROTECTION ZONE (DRIPLINE)
- × 5 — TREE PROPOSED FOR REMOVAL
- —o—o— — TREE PROTECTION HOARDING FENCE
- EXISTING FEATURE PROPOSED FOR REMOVAL

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PROJECT:

1750 BLOOR STREET/
3315 FIELDGATE DRIVE
MISSISSAUGA, ON

TRUE NORTH

DRAWN BY: AK

DATE: OCT. 31, 2017

DRAWING TITLE:

TREE PROTECTION PLAN

DRAWING NO.: AR-02

SCALE: 1:400 (24x36)