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LANDSCAPE ARCHITECTURE

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ARBORIST REPORT

**PROPOSED TOWNHOUSE CONDOMINIUM DEVELOPMENT
1240 BRITANNIA ROAD WEST
CITY OF MISSISSAUGA**

PREPARED FOR:
NATIONAL HOMES (1240 BRITANNIA) INC.
291 EDGELEY BOULEVARD, SUITE 1
CONCORD, ONTARIO
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OUR PROJECT NO:
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Enclosed: Full Size V100 – *Tree Inventory & Preservation Plan*

Introduction

Strybos Barron King Ltd. was retained by National Homes (1240 Britannia) Inc. to prepare an Arborist Report for the subject property in accordance with City of Mississauga tree bylaw requirements. The owner is proposing to construct a townhouse condominium development within the site. This report is to be read in conjunction with a completed *V100 – Tree Inventory, Preservation Plan* also prepared by Strybos Barron King Ltd.

Site Context (See Appendix A – Key Map)

The subject site (1240 Britannia Road West) is located on the south side of the road, abutting a residential subdivision to the east and west and Galesway Blvd. to the south. Two single family dwellings as well as an inground swimming pool and tennis court occur within the property. Much of the property is composed of manicured lawn with individual landscape accent trees throughout. Two, naturalized groupings of trees occur along the east property limit and toward the west property limit.

Plans Utilized

A Topographic survey prepared by JD Barnes Limited along with a Site Plan provided by National Homes, showing existing site conditions and proposed construction constraints, were used as reference to determine the location of existing trees in relation to the proposed development works.

Methodology

The trees discussed in this report were inventoried during a field study at the subject site by ISA Certified Arborist Matthew Gehres. For the purposes of determining a Diameter Breast Height (D.B.H.) for each of the trees, trunk diameters were measured by the arborist using a caliper tape at 1.4 metres from existing grade and recorded in centimetres. The trees were assessed using a health and condition rating of poor, fair or good, depending on overall vigour, presence of disease and structural integrity as recommended in the Guide for Plant Appraisal, 9th Edition, published by the International Society of Arboriculture.

Tree Inventory (See Appendix C – Tree Inventory Plan for *context* and refer to enclosed V100 – Tree Inventory, Preservation & Removals Plan for *details* pertaining to individual trees)

Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and a diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure.

Table 1 - Tree Inventory Descriptions

Key#	This number refers to the inventory number for the tree/grouping.
Species	The common names are provided for each tree.
DBH	This refers to Diameter (in centimetres) at Breast Height and is measured at 1.4m above the ground for each tree.
Crown	Estimated diameter of tree canopy (in metres), measured from dripline to dripline (varies in most cases considering the nature of tree groupings)
Health	An assessment of the general health and vigour of the tree, derived partly through a comparison of deadwood and live growth relative to a 100% healthy tree. The size and colour of foliage are also considered in this category. During the leaf-off season, the amount and distribution of buds is an important determinant of canopy vitality. This indicator is also measured on an ascending scale of poor-fair good.
Structure	A term describing key distinguishing structural character or defect.

EXISTING TREE INVENTORY

Tag No.	Tree Species	Diameter (cm)	Crown Dia. (m)	Health G/F/P	Structure	Comments	Action	Mim. TPZ (m)	Tag No.
225	WEeping WILLOW	96.0	16.0	GOOD	BROAD FORM	DECAY IN STEM, BROKEN LIMBS THROUGHOUT, EPICORMIC SHOOTS THROUGHOUT	REMOVE	6	225
226	COLORADO BLUE SPRUCE	38.0	6.0	GOOD	GOOD FORM	BRANCHING TO GRADE	REMOVE	2.4	226
227	COLORADO BLUE SPRUCE	39.0	6.0	GOOD	GOOD FORM	BRANCHING TO GRADE	REMOVE	2.4	227
228	SILVER MAPLE	30-74	14.0	FAIR	DOUBLE STEM	ASYMMETRICAL FORM, NARROW FORM, CROWDING BY ADJACENT TREE, EPICORMIC BRANCHING	REMOVE	4.8	228
229	SILVER MAPLE	11-74	18.0	FAIR	MULTI-STEMMED	ASYMMETRICAL FORM, CROWDING BY ADJACENT TREE, LOW BRANCHING, SOME DEADWOOD AND DIEBACK IN CROWN	REMOVE	4.8	229
230	WEeping WILLOW	71.0	16.0	POOR	DOUBLE STEM	DEADWOOD AND DIEBACK THROUGHOUT	REMOVE	4.8	230
231	SCOTS PINE	20.0	4.0	GOOD	HIGH CROWN	DIEBACK ON LOWER BRANCHES	REMOVE	1.8	231
232	HAWTHORN	16.0	7.0	POOR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	1.8	232
233	SHAGBARK HICKORY	23.0	8.0	GOOD	NARROW FORM	CROWDING BY ADJACENT TREE, MINOR DIEBACK ON LOWER BRANCHES	REMOVE	1.8	233
234	WEeping WILLOW	78.0	20.0	GOOD	BROAD FORM	DOUBLE LEADERS, EPICORMIC GROWTH AND DIEBACK ON LOWER BRANCHES, SOME DEADWOOD AND DIEBACK IN CROWN	REMOVE	4.8	234
235	WHITE SPRUCE	46.0	10.0	GOOD	GOOD FORM	BRANCHING TO GRADE	REMOVE	3	235
236	WHITE CEDAR	21.0	6.0	GOOD	DOUBLE STEM	ONE SIDED FORM, PART OF CEDAR GROUPING	REMOVE	1.8	236
237	WHITE CEDAR	16.0	5.0	GOOD	MULTI-STEMMED	NARROW FORM, PART OF CEDAR GROUPING	REMOVE	1.8	237
238	CRABAPPLE	21.0	8.0	FAIR	MULTI-STEMMED	ONE SIDED FORM, CROWDING BY ADJACENT TREE, DIEBACK AND SUCKER GROWTH ON LOWER BRANCHES	REMOVE	1.8	238
239	JUNIPER	26.0	4.0	GOOD	GOOD FORM	DIEBACK ON LOWER BRANCHES	REMOVE	1.8	239
240	HAWTHORN	23.0	8.0	POOR	MULTI-STEMMED	DIEBACK THROUGHOUT	REMOVE	1.8	240
241	HAWTHORN	23.0	6.0	POOR	MULTI-STEMMED	ONE SIDED FORM, CROWDING BY ADJACENT TREE, DECLINING	REMOVE	1.8	241
242	NORWAY MAPLE	18.0	5.0	FAIR	NARROW FORM	HIGH CROWN, CROWDING BY ADJACENT TREE	PRESERVE	1.8	242
243	BUR OAK	29.0	7.0	FAIR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, HIGH CROWN, SOME DIEBACK IN CROWN	PRESERVE	1.8	243
244	SHAGBARK HICKORY	17.0	7.0	GOOD	ONE SIDED FORM	CROWDING BY ADJACENT TREE	PRESERVE	1.8	244
245	HAWTHORN	19.0	8.0	POOR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, DIEBACK THROUGHOUT	REMOVE	1.8	245
246	ASH	32.0	8.0	DEAD			REMOVE	2.4	246
247	ASH	35.0	8.0	DEAD			REMOVE	2.4	247
248	ASH	48.0	9.0	DEAD			REMOVE	3	248
250	BUR OAK	22.5	6.0	POOR	ONE SIDED FORM	DECLINING	REMOVE	1.8	250
251	ASH	21.0	6.0	FAIR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, HIGH CROWN, DIEBACK ON LOWER BRANCHES	REMOVE	1.8	251
252	ASH	25.0	8.0	DEAD			REMOVE	1.8	252
253	HAWTHORN	30.0	8.0	POOR	MULTI-STEMMED	FAILED LIMBS, DECLINING	REMOVE	2.4	253
254	HAWTHORN	24.0	5.0	FAIR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, SOME DIEBACK THROUGHOUT	REMOVE	1.8	254
255	HAWTHORN	23.0	7.0	POOR	MULTI-STEMMED	ONE SIDED FORM, CROWDING BY ADJACENT TREE, DIEBACK THROUGHOUT	REMOVE	1.8	255
256	HAWTHORN	19.0	6.0	POOR	ONE SIDED FORM	SUBORDINATED BY ADJACENT TREE	REMOVE	1.8	256
257	HAWTHORN	25.0	4.0	POOR	IRREGULAR FORM	DECLINING	REMOVE	1.8	257
258	BUR OAK	30.0	12.0	FAIR	MULTI-STEMMED	UPPER CROWN SERIOUSLY ENTANGLED WITH WILD GRAPE VINES	REMOVE		258
259	BUR OAK	59.0	13.0	FAIR	BROAD FORM	RETAINING WALL ADJACENT TO EAST SIDE OF STEM, DIEBACK ON LOWER BRANCHES, SOME DEADWOOD AND EPICORMIC SHOOTS THROUGHOUT CROWN	PRESERVE	3.6	259
260	BUR OAK	30.0	6.0	FAIR	ONE SIDED FORM	HIGH CROWN, CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	2.4	260
261	HAWTHORN	23.0	8.0	FAIR	ONE SIDED FORM	CROWDING BY ADJACENT TREE	REMOVE	1.8	261
262	BUR OAK	30.0	6.0	FAIR	NARROW FORM	HIGH CROWN, CROWDING BY ADJACENT TREE	REMOVE	2.4	262
263	BASSWOOD	31.0	8.0	POOR	IRREGULAR FORM	DECLINING	REMOVE	2.4	263
264	HAWTHORN	17.0	7.0	FAIR	ASYMMETRICAL FORM	CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	1.8	264
265	BASSWOOD	18.0	7.0	GOOD	MULTI-STEMMED	MINOR DIEBACK ON LOWER BRANCHES	REMOVE	1.8	265
266	BASSWOOD	23.0	8.0	GOOD	MULTI-STEMMED	DENSE CLUSTER OF SEVERAL STEMS, CROWDING BY ADJACENT TREE	REMOVE	1.8	266
267	BASSWOOD	18.0	8.0	GOOD	MULTI-STEMMED	BROAD FORM CROWDING BY ADJACENT TREE	REMOVE	1.8	267
268	AUSTRIAN PINE	38.0	8.0	GOOD	GOOD FORM	CROWDING BY ADJACENT TREE	REMOVE	2.4	268
269	AUSTRIAN PINE	64.0	9.0	GOOD	DOUBLE STEM	STEMS FUSED TOGETHER	REMOVE	4.2	269
270	AUSTRIAN PINE	40.0	8.0	GOOD	DOUBLE LEADER	ELEVATED CROWN	REMOVE	2.4	270

EXISTING TREE INVENTORY (cont...)

Tag No.	Tree Species	Diameter (cm)	Crown Dia. (m)	Health G/F/P	Structure	Comments	Action	Mim. TPZ (m)	Tag No.
271	AUSTRIAN PINE	41.0	8.0	GOOD	GOOD FORM	GIRDLED ROOTS	REMOVE	3	271
272	WEeping WILLOW	30.0	14.0	GOOD	MULTI-STEMMED	BROAD FORM, BROKEN LIMBS IN CROWN, NEW GROWTH THROUGHOUT	REMOVE	2.4	272
273	WEeping WILLOW	34.0	14.0	GOOD	MULTI-STEMMED	BROAD FORM, BROKEN LIMBS IN CROWN, NEW GROWTH THROUGHOUT	REMOVE	2.4	273
274	WEeping WILLOW	102.0	16.0	POOR-	DOUBLE STEM	ONE STEM FAILED	REMOVE	6.12	274
275	WEeping WILLOW	101.0	15.0	FAIR	ONE SIDED FORM	SEVERAL BROKEN LIMBS AND BRANCHES, EPICORMIC SHOOTS THROUGHOUT	REMOVE	6.06	275
276	SILVER MAPLE	44.0	13.0	GOOD	MULTI-STEMMED	DIEBACK ON LOWER BRANCHES, MINOR DECAY IN CROWN	REMOVE	3	276
277	SILVER MAPLE	65.0	14.0	POOR-FAIR	MULTI-STEMMED	MATURE, DECLINING CROWN WITH EPICORMIC GROWTH THROUGHOUT	REMOVE	4.2	277
278	COLORADO BLUE SPRUCE	35.0	6.0	GOOD	GOOD FORM	MINOR DIEBACK ON LOWER BRANCHES	REMOVE	2.4	278
279	COLORADO BLUE SPRUCE	30.0	6.0	FAIR	GOOD FORM	TWIG TIP DIEBACK THROUGHOUT	REMOVE	2.4	279
280	SCOTS PINE	30.0	7.0	GOOD	ONE SIDED FORM	CROWDING BY ADJACENT TREE	REMOVE	2.4	280
281	WHITE CEDAR	25.0	6.0	GOOD	MULTI-STEMMED	CROWDING BY ADJACENT TREE	REMOVE	1.8	281
282	SCOTS PINE	26.0	5.0	GOOD	NARROW FORM	HIGH CROWN, CROWDING BY ADJACENT TREE	REMOVE	1.8	282
283	WHITE PINE	32.0	6.0	GOOD	ONE SIDED FORM	HIGH CROWN, CROWDING BY ADJACENT TREE	REMOVE	2.4	283
284	WHITE CEDAR	19.0	5.0	GOOD	DOUBLE STEM	ONE SIDED FORM, CROWDING BY ADJACENT TREE	REMOVE	1.8	284
285	SCOTS PINE	26.0	8.0	GOOD	IRREGULAR FORM	CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	1.8	285
286	WHITE CEDAR	25.0	4.0	GOOD	ONE SIDED FORM	CROWDING BY ADJACENT TREE	REMOVE	1.8	286
287	WHITE CEDAR	28.0	6.0	GOOD	MULTI-STEMMED	ONE SIDED FORM, CROWDING BY ADJACENT TREE	REMOVE	1.8	287
288	WHITE CEDAR	16.0	4.0	GOOD	DOUBLE STEM	ONE SIDED FORM, CROWDING BY ADJACENT TREE	REMOVE	1.8	288
289	WHITE CEDAR	15.0	4.0	GOOD	DOUBLE STEM	ONE SIDED FORM, CROWDING BY ADJACENT TREE	REMOVE	1.8	289
290	WHITE CEDAR	15.0	4.0	GOOD	DOUBLE STEM	ONE SIDED FORM, CROWDING BY ADJACENT TREE	REMOVE	1.8	290
291	WHITE CEDAR	25.0	5.0	GOOD	DOUBLE STEM	ONE SIDED FORM, CROWDING BY ADJACENT TREE	REMOVE	1.8	291
							REMOVE		
452	RUSSIAN OLIVE	19.0	5.0	POOR	MULTI-STEMMED	ONE SIDED FORM, CROWDING BY ADJACENT TREE, SIGNIFICANT CROWN DIEBACK	REMOVE	1.8	452
453	RUSSIAN OLIVE	15.0	5.0	POOR	MULTI-STEMMED	ONE SIDED FORM, CROWDING BY ADJACENT TREE, SIGNIFICANT CROWN DIEBACK	REMOVE	1.8	453
454	RUSSIAN OLIVE	17.0	7.0	POOR	MULTI-STEMMED	SIGNIFICANT CROWN DIEBACK	REMOVE	1.8	454
455	CRACK WILLOW	52.0	17.0	FAIR	IRREGULAR FORM	LEANING, DEADWOOD AND DIEBACK THROUGHOUT, LOTS OF NEW, EPICORMIC GROWTH THROUGHOUT	REMOVE	3.6	455
456	BUR OAK	11-22	8.0	FAIR	HIGH CROWN	NARROW FORM, CROWDING BY ADJACENT TREE, SOME TWIG TIP DIEBACK IN CROWN	REMOVE	1.8	456
457	HAWTHORN	25.0	8.0	FAIR	MULTIPLE LEADERS	BROAD FORM, CROWDING BY ADJACENT TREE, DIEBACK THROUGHOUT	REMOVE	1.8	457
458	HAWTHORN	18.0	6.0	FAIR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, DIEBACK IN CROWN	REMOVE	1.8	458
459	HAWTHORN	20.0	8.0	FAIR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, DIEBACK IN CROWN	REMOVE	1.8	459
460	HAWTHORN	28.0	10.0	FAIR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, DIEBACK IN CROWN	REMOVE	1.8	460
461	POPLAR	24.0	9.0	GOOD	MULTI-STEMMED	BRANCHING TO GRADE	REMOVE	1.8	461
462	SIBERIAN ELM	30.0	7.0	GOOD	GOOD FORM	GIRDLED ROOTS	PRESERVE	2.4	462
463	SIBERIAN ELM	24.0	7.0	GOOD	GOOD FORM	GIRDLED ROOTS	PRESERVE	1.8	463
464	SIBERIAN ELM	11.0	4.0	GOOD	GOOD FORM	GIRDLED ROOTS	PRESERVE	1.8	464
465	SIBERIAN ELM	25.0	8.0	GOOD	GOOD FORM	GIRDLED ROOTS	PRESERVE	1.8	465
466	SIBERIAN ELM	20.0	6.0	GOOD	GOOD FORM	GIRDLED ROOTS	PRESERVE	1.8	466

NON-TAGGED TREES

Key #	Tree Species	Diameter (cm)	Crown Dia. (m)	Health G/F/P	Structure	Comments	Action	Mim. TPZ (m)	Key #
1	CEDAR HEDGE	WHIP-14	4.0	GOOD	GOOD FORM	CONTINUOUS, DENSE CEDAR HEDGE	REMOVE	1.8	1
2	BUR OAK	45.0	12.0	GOOD	ASYMMETRICAL FORM	EPICORMIC SHOOTS THROUGHOUT CROWN	PRESERVE	3	2
3	WHITE BIRCH	24.0	8.0	GOOD	DOUBLE STEM	CROWDING BY ADJACENT TREE, EPICORMIC GROWTH THROUGHOUT	REMOVE	1.8	3
4	NATURALIZED THICKET	WHIP-14		POOR-G	VARIES	DENSE THICKET DOMINATED BY HAWTHORN AND BUCKTHORN	REMOVE	1.8	4

Observations

The trees identified within and immediately adjacent to the property can be described as mature, planted, landscape accent and buffer trees which flank the existing houses as well as pool and tennis court areas. There are also two naturalized groupings/thickets, which contain intermittent, individual semi-mature trees flanking the east property limit as well as the west edge of the property. The individual trees are mainly composed of Austrian Pine, Silver Maple, Colorado Blue Spruce, Weeping Willow and White Cedar. The grouping along the east property limits is dominated by thick swaths of Buckthorn and Hawthorn. Within this swath, several dead or dying Ash trees occur as well as a small number of Bur Oak, Shagbark Hickory and Basswood trees. The thicket toward the west edge of the property is composed of Buckthorn and Hawthorn. The existing cul de sac at the northwest corner of the property is flanked by a row of existing, immature, city owned boulevard trees. For detailed individual tree information, refer to the Tree Inventory List.

Tree Preservation

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws (Refer to Table 2-Tree Protection Zones).

Table 2 - Tree Protection Zones

<i>Trunk Diameter (DBH)</i>	<i>Minimum Protection Zone</i>
<10 cm	1.2m
10-29 cm	1.8 m
30-40 cm	2.4 m
41-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100 cm	6.0 m
< 100 cm	6cm per 1cm DBH

Private Tree By-Law

Table 3 – Tree Categories

CITY OF MISSISSAUGA TREE CATEGORIES	
1	Trees with diameters of 15cm or more, situated on private property, on the subject site.
2	Trees with diameters of 15cm or more, situated on private property, within 6m of the subject site.
3	Trees of all diameters situated within the City road allowance adjacent to the subject site.
4 <i>(exempt)</i>	Trees that are less than 15cm diameter and located on private property.

The City of Mississauga Private Tree Bylaw protects trees found on private property that are greater than 15cm DBH (Diameter at Breast Height) as well as trees of all diameters situated within the City road allowance.

The By-law states that:

- A permit is required to remove **three (3) or more healthy trees** with a diameter greater than 15cm (6 in) within one calendar year.
- A permit is required to remove **three (3) or more dead, dying or hazardous trees** with a diameter greater than 15cm (6 in) within one calendar year.
- A permit is not required to remove **up to two (2) trees** with a diameter greater than 15cm (6 in) within one calendar year.
- A permit is not required to remove trees with a diameter of 15cm (6 in) or less.
- A permit is required to remove **any city owned tree**.

Tree Removals

The following is a summary of proposed tree removals for this site that will require a permit for removal in accordance with City of Mississauga Private Tree Bylaw.

Table 4 – Tree Removals subject to Private Tree Bylaw (Refer to Existing Tree Inventory List for details pertaining to specific trees)

TREE REMOVAL SUMMARY						
TAG	SPECIES	CALIPER (cm)	HEALTH G/F/P	COMMENTS	PRESERVATION DIRECTION	TREE CATEGORY
225	WEeping WILLOW	96.0	GOOD	DECAY IN STEM, BROKEN LIMBS THROUGHOUT, EPICORMIC SHOOTS THROUGHOUT	REMOVE	1
226	COLORADO BLUE SPRUCE	38.0	GOOD	BRANCHING TO GRADE	REMOVE	1
227	COLORADO BLUE SPRUCE	39.0	GOOD	BRANCHING TO GRADE	REMOVE	1
228	SILVER MAPLE	30-74	FAIR	ASYMMETRICAL FORM, NARROW FORM, CROWDING BY ADJACENT TREE, EPICORMIC BRANCHING	REMOVE	1
229	SILVER MAPLE	11-74	FAIR	ASYMMETRICAL FORM, CROWDING BY ADJACENT TREE, LOW BRANCHING, SOME DEADWOOD AND DIEBACK IN CROWN	REMOVE	1
230	WEeping WILLOW	71.0	POOR	DEADWOOD AND DIEBACK THROUGHOUT	REMOVE	1
231	SCOTS PINE	20.0	GOOD	DIEBACK ON LOWER BRANCHES	REMOVE	1
232	HAWTHORN	16.0	POOR	CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	1
233	SHAGBARK HICKORY	23.0	GOOD	CROWDING BY ADJACENT TREE, MINOR DIEBACK ON LOWER BRANCHES	REMOVE	1
234	WEeping WILLOW	78.0	GOOD	DOUBLE LEADERS, EPICORMIC GROWTH AND DIEBACK ON LOWER BRANCHES, SOME DEADWOOD AND DIEBACK IN CROWN	REMOVE	1
235	WHITE SPRUCE	46.0	GOOD	BRANCHING TO GRADE	REMOVE	1
236	WHITE CEDAR	21.0	GOOD	ONE SIDED FORM, PART OF CEDAR GROUPING	REMOVE	1
237	WHITE CEDAR	16.0	GOOD	NARROW FORM, PART OF CEDAR GROUPING	REMOVE	1
238	CRABAPPLE	21.0	FAIR	ONE SIDED FORM, CROWDING BY ADJACENT TREE, DIEBACK AND SUCKER GROWTH ON LOWER BRANCHES	REMOVE	1
239	JUNIPER	26.0	GOOD	DIEBACK ON LOWER BRANCHES	REMOVE	1
240	HAWTHORN	23.0	POOR	DIEBACK THROUGHOUT	REMOVE	1

TREE REMOVAL SUMMARY (cont...)						
TAG	SPECIES	CALIPER (cm)	HEALTH G/F/P	COMMENTS	PRESERVATION DIRECTION	TREE CATEGORY
241	HAWTHORN	23.0	POOR	ONE SIDED FORM, CROWDING BY ADJACENT TREE, DECLINING	REMOVE	1
245	HAWTHORN	19.0	POOR	CROWDING BY ADJACENT TREE, DIEBACK THROUGHOUT	REMOVE	1
246	ASH	32.0	DEAD		REMOVE	1
247	ASH	35.0	DEAD		REMOVE	1
248	ASH	48.0	DEAD		REMOVE	1
250	BUR OAK	22.5	POOR	DECLINING	REMOVE	1
251	ASH	21.0	FAIR	CROWDING BY ADJACENT TREE, HIGH CROWN, DIEBACK ON LOWER BRANCHES	REMOVE	1
252	ASH	25.0	DEAD		REMOVE	1
253	HAWTHORN	30.0	POOR	FAILED LIMBS, DECLINING	REMOVE	1
254	HAWTHORN	24.0	FAIR	CROWDING BY ADJACENT TREE, SOME DIEBACK THROUGHOUT	REMOVE	1
255	HAWTHORN	23.0	POOR	ONE SIDED FORM, CROWDING BY ADJACENT TREE, DIEBACK THROUGHOUT	REMOVE	1
256	HAWTHORN	19.0	POOR	SUBORDINATED BY ADJACENT TREE	REMOVE	1
257	HAWTHORN	25.0	POOR	DECLINING	REMOVE	1
258	BUR OAK	30.0	FAIR	UPPER CROWN SERIOUSLY ENTANGLED WITH WILD GRAPE VINES	REMOVE	1
260	BUR OAK	30.0	FAIR	HIGH CROWN, CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	1
261	HAWTHORN	23.0	FAIR	CROWDING BY ADJACENT TREE	REMOVE	1
262	BUR OAK	30.0	FAIR	HIGH CROWN, CROWDING BY ADJACENT TREE	REMOVE	1
263	BASSWOOD	31.0	POOR	DECLINING	REMOVE	1
264	HAWTHORN	17.0	FAIR	CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	1
265	BASSWOOD	18.0	GOOD	MINOR DIEBACK ON LOWER BRANCHES	REMOVE	1
266	BASSWOOD	23.0	GOOD	DENSE CLUSTER OF SEVERAL STEMS, CROWDING BY ADJACENT TREE	REMOVE	1
267	BASSWOOD	18.0	GOOD	BROAD FORM CROWDING BY ADJACENT TREE	REMOVE	1
268	AUSTRIAN PINE	38.0	GOOD	CROWDING BY ADJACENT TREE	REMOVE	1
269	AUSTRIAN PINE	64.0	GOOD	STEMS FUSED TOGETHER	REMOVE	1
270	AUSTRIAN PINE	40.0	GOOD	ELEVATED CROWN	REMOVE	1
271	AUSTRIAN PINE	41.0	GOOD	GIRDLED ROOTS	REMOVE	1
272	WEeping WILLOW	30.0	GOOD	BROAD FORM, BROKEN LIMBS IN CROWN, NEW GROWTH THROUGHOUT	REMOVE	1
273	WEeping WILLOW	34.0	GOOD	BROAD FORM, BROKEN LIMBS IN CROWN, NEW GROWTH THROUGHOUT	REMOVE	1
274	WEeping WILLOW	102.0	POOR-	ONE STEM FAILED	REMOVE	1
275	WEeping WILLOW	101.0	FAIR	SEVERAL BROKEN LIMBS AND BRANCHES, EPICORMIC SHOOTS THROUGHOUT	REMOVE	1

TREE REMOVAL SUMMARY (cont...)						
TAG	SPECIES	CALIPER (cm)	HEALTH G/F/P	COMMENTS	PRESERVATION DIRECTION	TREE CATEGORY
276	SILVER MAPLE	44.0	GOOD	DIEBACK ON LOWER BRANCHES, MINOR DECAY IN CROWN	REMOVE	1
277	SILVER MAPLE	65.0	POOR-FAIR	MATURE, DECLINING CROWN WITH EPICORMIC GROWTH THROUGHOUT	REMOVE	1
278	COLORADO BLUE SPRUCE	35.0	GOOD	MINOR DIEBACK ON LOWER BRANCHES	REMOVE	1
279	COLORADO BLUE SPRUCE	30.0	FAIR	TWIG TIP DIEBACK THROUGHOUT	REMOVE	1
280	SCOTS PINE	30.0	GOOD	CROWDING BY ADJACENT TREE	REMOVE	1
281	WHITE CEDAR	25.0	GOOD	CROWDING BY ADJACENT TREE	REMOVE	1
282	SCOTS PINE	26.0	GOOD	HIGH CROWN, CROWDING BY ADJACENT TREE	REMOVE	1
283	WHITE PINE	32.0	GOOD	HIGH CROWN, CROWDING BY ADJACENT TREE	REMOVE	1
284	WHITE CEDAR	19.0	GOOD	ONE SIDED FORM, CROWDING BY ADJACENT TREE	REMOVE	1
285	SCOTS PINE	26.0	GOOD	CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	1
286	WHITE CEDAR	25.0	GOOD	CROWDING BY ADJACENT TREE	REMOVE	1
287	WHITE CEDAR	28.0	GOOD	ONE SIDED FORM, CROWDING BY ADJACENT TREE	REMOVE	1
288	WHITE CEDAR	16.0	GOOD	ONE SIDED FORM, CROWDING BY ADJACENT TREE	REMOVE	1
291	WHITE CEDAR	25.0	GOOD	ONE SIDED FORM, CROWDING BY ADJACENT TREE	REMOVE	1
					REMOVE	1
452	RUSSIAN OLIVE	19.0	POOR	ONE SIDED FORM, CROWDING BY ADJACENT TREE, SIGNIFICANT CROWN DIEBACK	REMOVE	1
454	RUSSIAN OLIVE	17.0	POOR	SIGNIFICANT CROWN DIEBACK	REMOVE	1
455	CRACK WILLOW	52.0	FAIR	LEANING, DEADWOOD AND DIEBACK THROUGHOUT, LOTS OF NEW, EPICORMIC GROWTH THROUGHOUT	REMOVE	1
456	BUR OAK	11-22	FAIR	NARROW FORM, CROWDING BY ADJACENT TREE, SOME TWIG TIP DIEBACK IN CROWN	REMOVE	1
457	HAWTHORN	25.0	FAIR	BROAD FORM, CROWDING BY ADJACENT TREE, DIEBACK THROUGHOUT	REMOVE	1
458	HAWTHORN	18.0	FAIR	CROWDING BY ADJACENT TREE, DIEBACK IN CROWN	REMOVE	1
459	HAWTHORN	20.0	FAIR	CROWDING BY ADJACENT TREE, DIEBACK IN CROWN	REMOVE	1
460	HAWTHORN	28.0	FAIR	CROWDING BY ADJACENT TREE, DIEBACK IN CROWN	REMOVE	1
461	POPLAR	24.0	GOOD	BRANCHING TO GRADE	REMOVE	1
3	WHITE BIRCH	24.0	GOOD	CROWDING BY ADJACENT TREE, EPICORMIC GROWTH THROUGHOUT	REMOVE	1

Total of 71 trees

Based on the proposed development constraints including grading, servicing and construction requirements, all of the trees internal to the site are recommended for removal with the exception of four trees flanking the east property limit.

Tree Protection (Refer to Appendix D – *Tree Protection Hoarding Detail*).

The existing boulevard trees along the north side of the existing cul de sac at the end of Cabrera Crescent (north west corner of the site), tree#2 (located on an adjacent lot to the east of the site) and four trees flanking the east property limit are to be preserved and protected during the site development works. These trees shall be protected in accordance with City of Mississauga tree protection standards. Tree protection is to be installed along the limit of the minimum TPZ or as outlined on the V100 - Tree Inventory, Preservation & Removals Plan. Hoarding is to remain in place throughout the duration of construction and should be periodically reviewed by the Consulting Arborist to ensure that it remains in good working condition.

Conclusion

Strybos Barron King Ltd. was retained by National Homes (1240 Britannia) Inc. to prepare an Arborist Report for the subject property in accordance with City of Mississauga tree bylaw requirements. The owner is proposing to construct a townhouse condominium development on the subject property. Due to the proposed construction, grading and servicing constraints, seventy-one (71) trees subject to the private tree bylaw will require removal. All city owned trees as well as trees on adjacent lands are to be preserved and protected in accordance with City of Mississauga tree protection standards throughout the development works. A permit will be required prior to the tree removal works, in compliance with City of Mississauga Private Tree Bylaw.

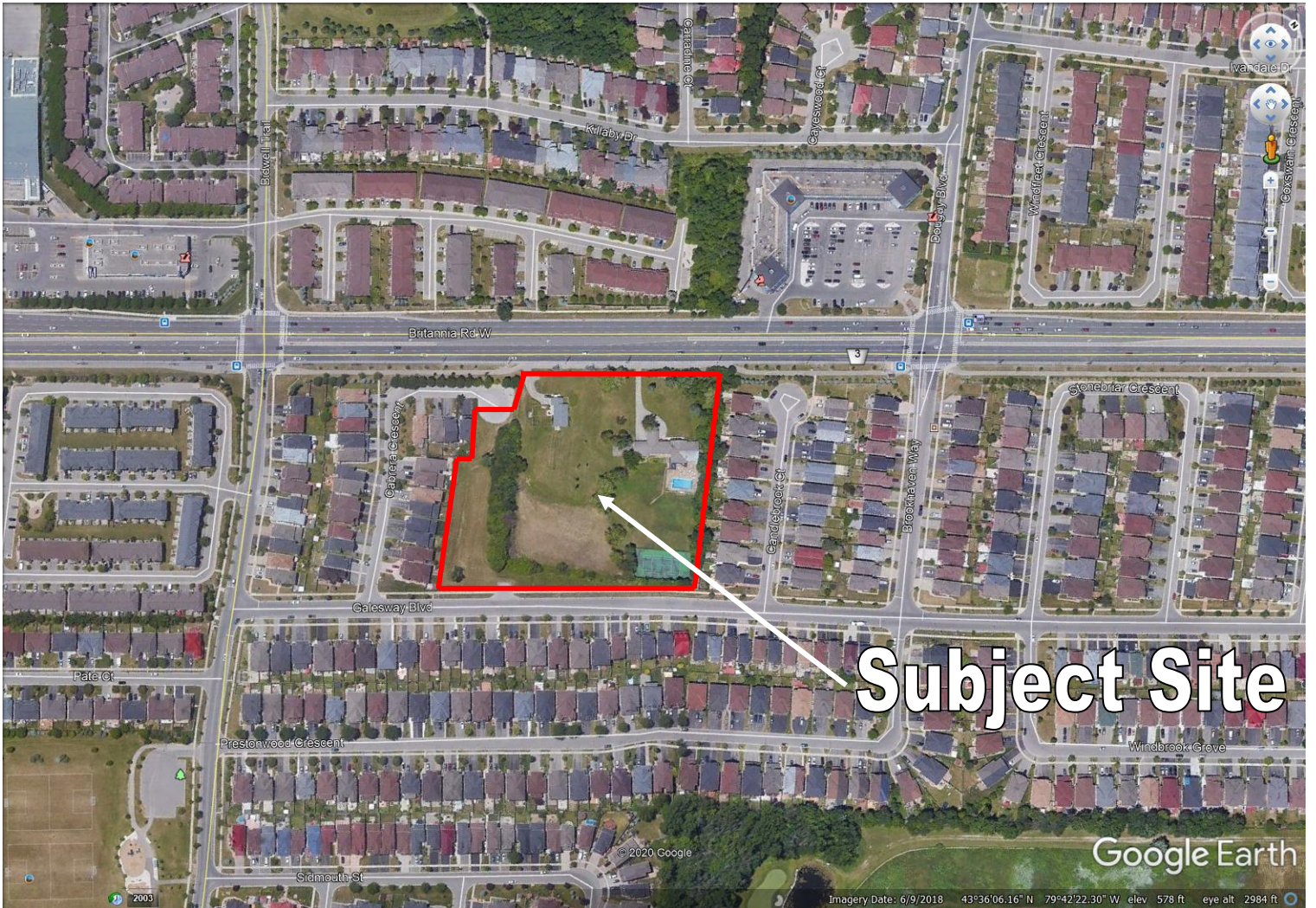
Prepared By:
STRYBOS BARRON KING LTD.



Matthew Gehres

*ISA Certified Arborist ON-1114A
Senior Landscape Technologist
Ext. 228*

Appendix A – KEY MAP



Appendix B – SITE PHOTOGRAPHS



View north from existing dwelling



Northeast corner of property



View southeast from driveway off of Britannia



View south of naturalized grouping flanking east property limit



View east of east property limit



View southeast of east property limit

Appendix B – SITE PHOTOGRAPHS



View east along south property limit



View east of west side of tennis court



View north from tennis court



View south from west side of existing dwelling



View south of tree grouping in front of existing dwelling



View north of west edge of naturalized grouping along west edge of property

Appendix B – SITE PHOTOGRAPHS

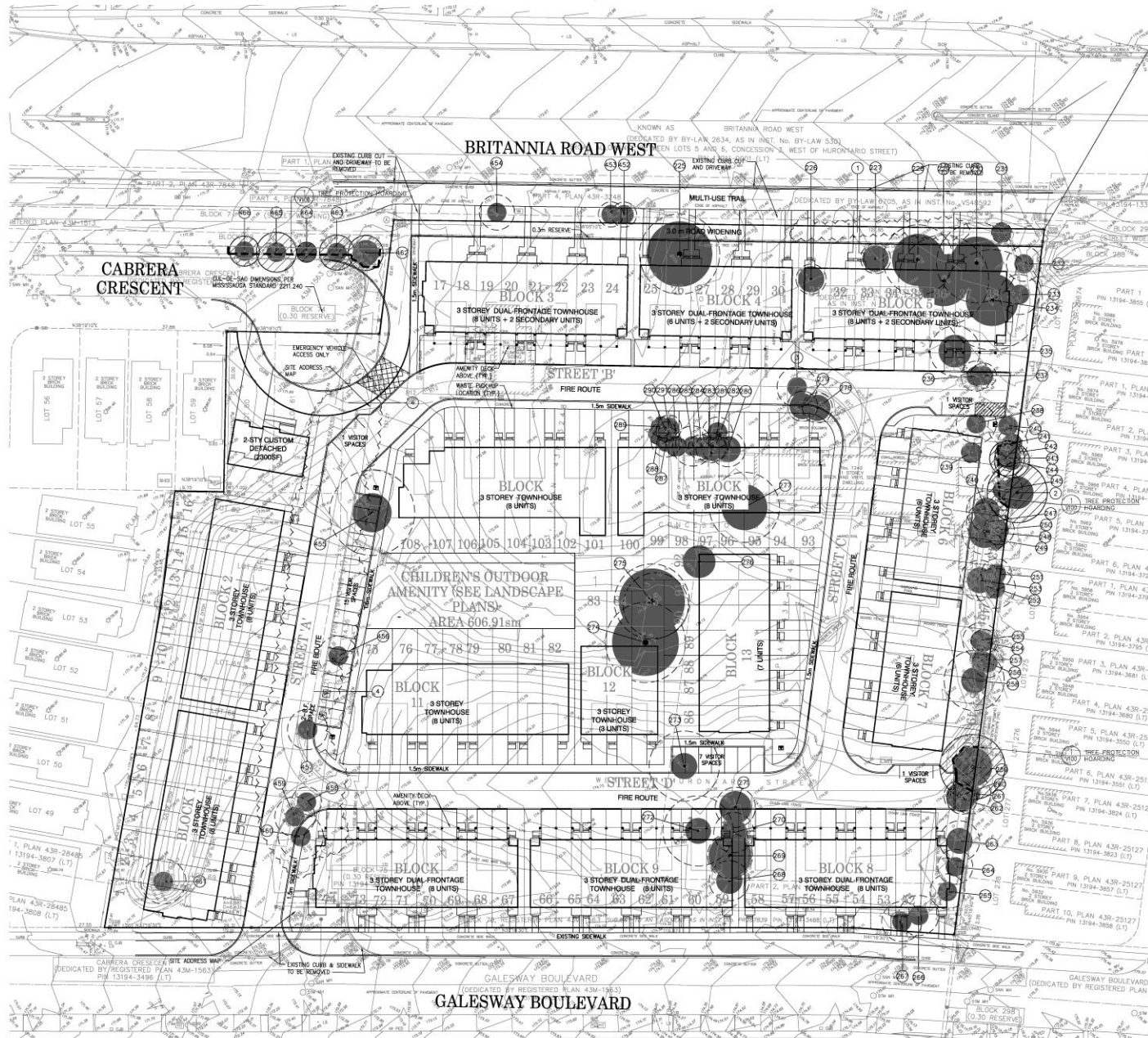


View southwest of southwest property limit

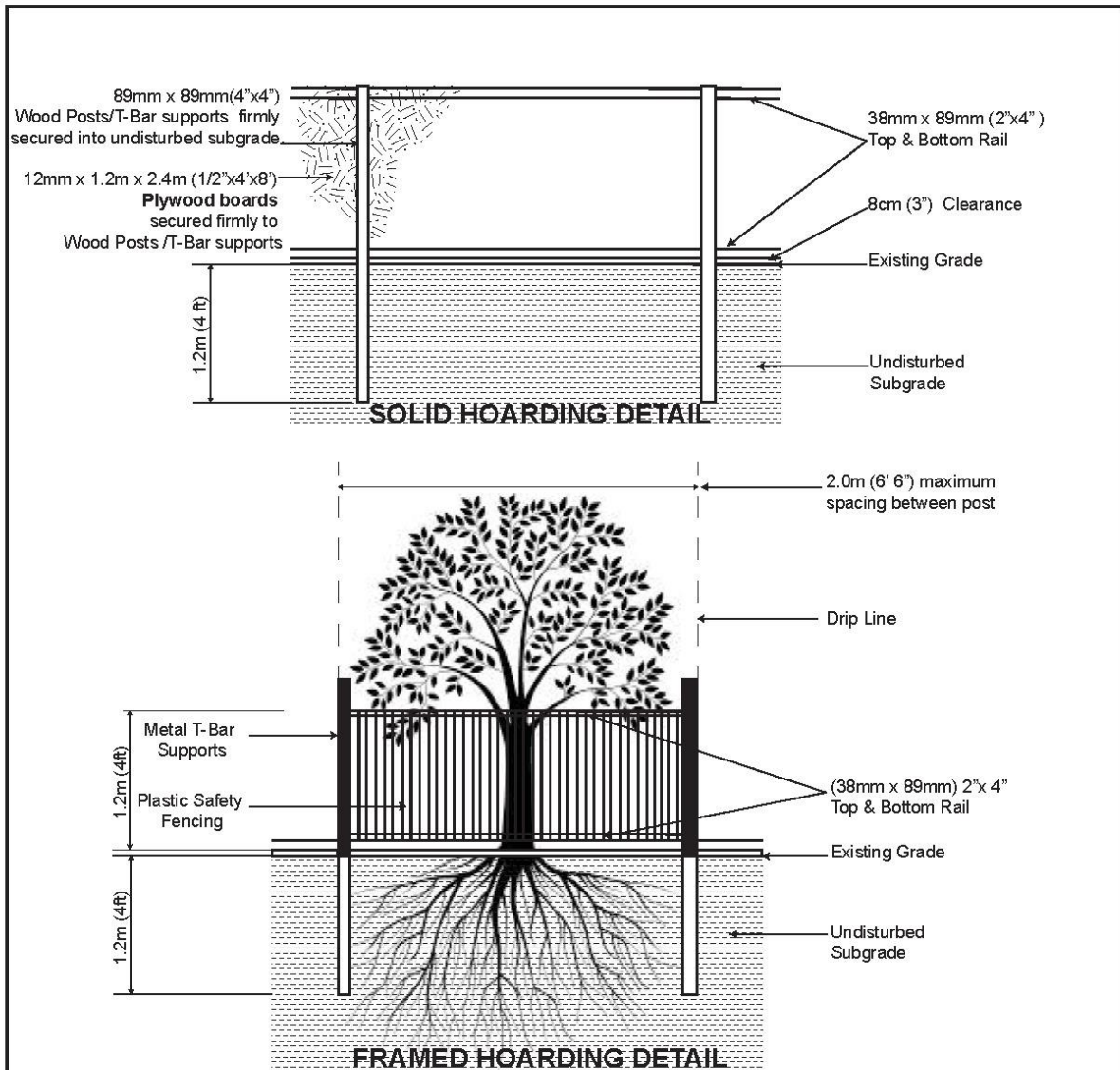


Existing Blvd. trees along north edge of cul de sac at northwest property I

Appendix C – TREE INVENTORY PLAN
(for context only – refer to full size V100 Tree Inventory, Preservation and Removals Plan for details)



Appendix D - TREE PROTECTION HOARDING DETAIL



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