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# **ARBORIST REPORT**

For:  
ERINVIEW RETIREMENT RESIDENCES REDEVELOPMENT  
2132 Dundas Street West  
Mississauga, Ontario

Sifton Properties Limited  
195 Dufferin Avenue  
Suite 800  
London, Ontario  
N6A 1K7

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## INTRODUCTION

**Catherine H. Kirk, Landscape Architect** was retained by James Fryett Architect on behalf of Sifton Properties Limited, to prepare an Arborist Report for the proposed Erinview Retirement Residences Redevelopment at 2132 Dundas Street West in the City of Mississauga as part of the Site Plan Approval, Official Plan Amendment and the Zoning By-law Amendment. This development must follow the City of Mississauga Private Tree Protection By-law (0254-2012). As stated,

*“The Private Tree Protection By-law (0254-2012) will protect and enhance Mississauga's existing tree cover while respecting a landowner's right to make changes to the landscape of their property in an environmentally responsible manner”<sup>1</sup>.*

This parcel is identified as 2132 Dundas Street West in the City of Mississauga and is 10,245.602 m<sup>2</sup> in size.

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<sup>1</sup> <http://www.mississauga.ca/portal/residents/parks-private-tree-protection>

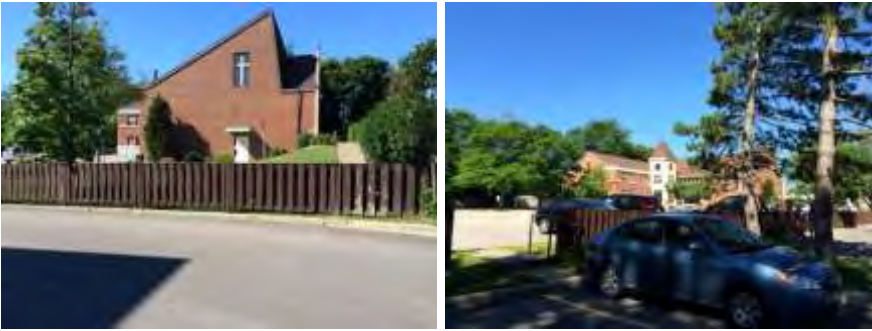


Aerial Photo 1

The site is bounded by Dundas Street West to the northwest,



Fifth Line West to the northeast, a church to the southwest



and single family residential lots to the southeast separated by a 1.8m high vertical board fence.



There is commercial development on the far side of Dundas Street West including a furniture store, an automobile repair shop and a Petro Canada station. A Petro Canada station is also located at the southeast corner of Dundas Street West and Fifth Line. Adjacent to the service station at the corner is residential development on the far side of Fifth Line West.

The intent of this Arborist Report, in conjunction with the Phase One Tree Inventory Plan is to preserve, where possible, some of the existing trees and to incorporate them into the proposed Landscape Plans for the site.

*"No person shall injure or destroy five (5) or more trees each with a diameter greater than 15cm on a lot within one calendar year without first obtaining a permit pursuant to this By-law"<sup>2</sup>.*

Any trees proposed for removal will require a Tree Removal Permit from the City of Mississauga before any removals can take place. In order to obtain the permit an Application to Permit the Injury or Destruction of Trees on Private Property must be completed by the client. Before removing any trees, written consent is required from an adjacent property owner where any portion of the tree trunk rests on the property line or the adjacent owner's property.

<sup>2</sup> The Corporation of the City of Mississauga. Tree Permit By-Law Number 474-05, page 3.



## Application to Permit the Injury or Destruction of Trees on Private Property

For a Tree Permit or Tree Removal Permission

Community Services Department  
Forestry Section  
950 Burnhamthorpe Road West  
MISSISSAUGA L5C 3B4  
Tel: 3-1-1 (905-615-4311 outside City limits)  
FAX: 905-615-3098  
www.mississauga.ca/forestry



Personal information on this form is collected under the authority of Section 135 of the Municipal Act, 2001, SO 2001, c25 and City of Mississauga By-law 0254-2012 and will be used for processing tree permit/permission applications. For the purpose of public access to information, a limited amount of information will be displayed on the City's website. Questions about the collection of personal information should be directed to the Private Tree Protection By-law Inspector at 3-1-1.

### Important Information / Requirements regarding Application process

A separate application is required for each applicable address. Incomplete applications will not be processed.

- This is not a permit. Removal of three trees or more with a diameter of 15 cm or greater before receiving an approved permit will put you in contravention of By-law 0254-2012.
- Ensure you have read and understand the Private Tree Protection By-law in its entirety before completing this application.
- If this application is signed by an applicant or agent other than the owner, written authorization of the owner is required.

- Provide two (2) copies of plans or drawings of the property showing the location of trees to be removed and those being preserved, and if replanting please include a replanting or landscaping plan. Additional copies may be requested.
- Provide an Arborist report completed by an Arborist as defined, at the direction of the Private Tree Protection By-law Inspector.
- Before removing any trees, written consent is required from an adjacent property owner where any portion of the tree trunk rests on the property line or the adjacent owner's property.

- Mail or deliver this application and other supporting documentation to the Forestry Section at 950 Burnhamthorpe Road West.
- Applications may take up to 30 days to be processed.
- Fee Requirements: As per #7.
- All Ash trees are considered dead/dying.
- All pages of this application must be completed to be accepted by Forestry for review.
- For ASH TREE ONLY applications please email applications to: [privatetree@mississauga.ca](mailto:privatetree@mississauga.ca)

FOR APPLICATIONS WITH ASH TREES ONLY, APPLICANT MUST HAVE A CERTIFIED ARBORIST VERIFY AND SIGN OFF ON INFORMATION

### Owner / Applicant / Municipal Address Information

- ◆ Application to be completed by applicant ◆ Print clearly ◆ All fields are mandatory ◆

Provide all contact details where applicable, indicating your preferred contact method by checking ☐ the appropriate box.

Municipal Site Address	Ward #
Name of Applicant/Agent	
<input type="checkbox"/> Phone	<input type="checkbox"/> Cellphone
<input type="checkbox"/> FAX (if applicable)	<input type="checkbox"/> Email
Name of Registered Owner	
Mailing Address of Owner (if different than municipal address)	
Existing land use	

### Declaration

- ◆ If Owner's signature cannot be included, a separate Letter of Owner's Authorization must be provided ◆

Declaration

I, the Applicant and the Owner, hereby declare that the statements made by me upon this application are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application.

Applicant Signature	Print name	Date (YYYY/MM/DD)
Owner Signature	Print name	Date (YYYY/MM/DD)
Arborist Name/Professional #	Print name	Date (YYYY/MM/DD)

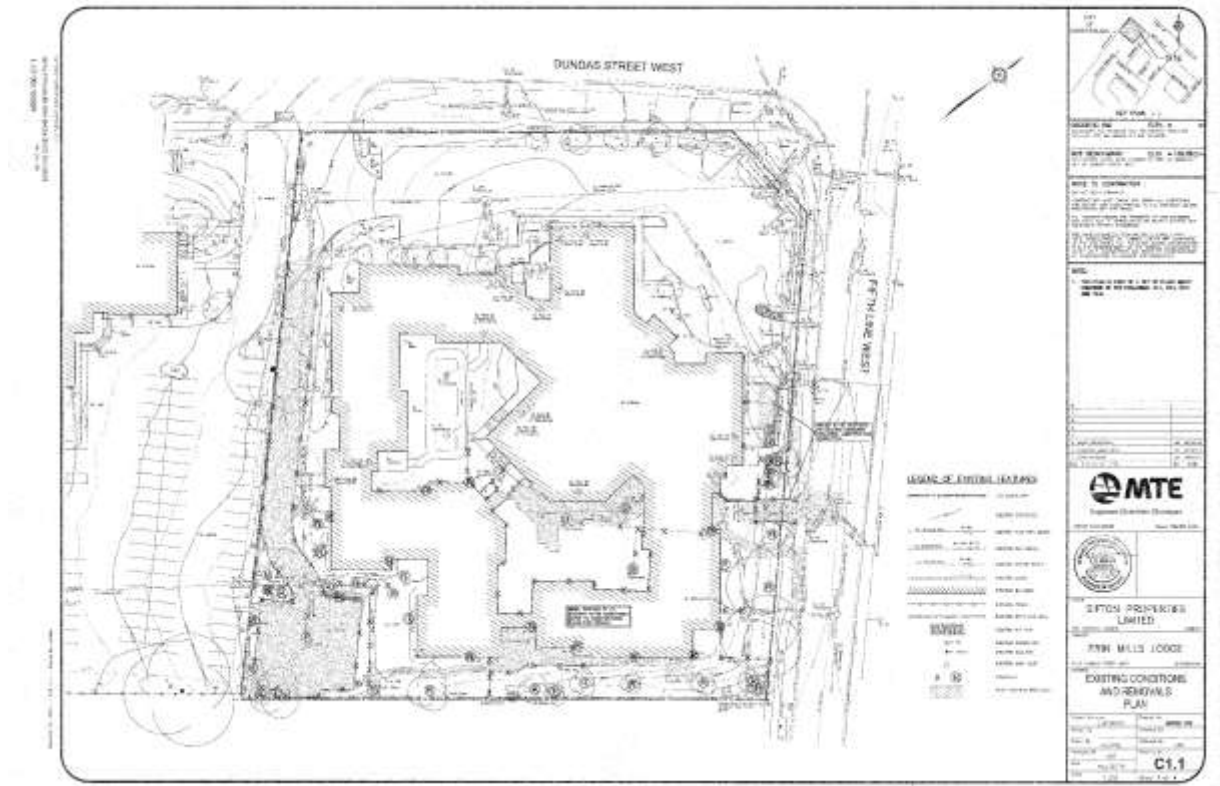
### OFFICE USE ONLY

Permit No.	Received by	Date (YYYY/MM/DD)
Fee \$	Official Receipt #	Date (YYYY/MM/DD)

Form 2205 (Rev. 2015-03)

## EXISTING SITE CONDITIONS

The site consists of an existing retirement residence with two interior courtyards and parking along Dundas Street West as well as some in the southwest corner of the site.

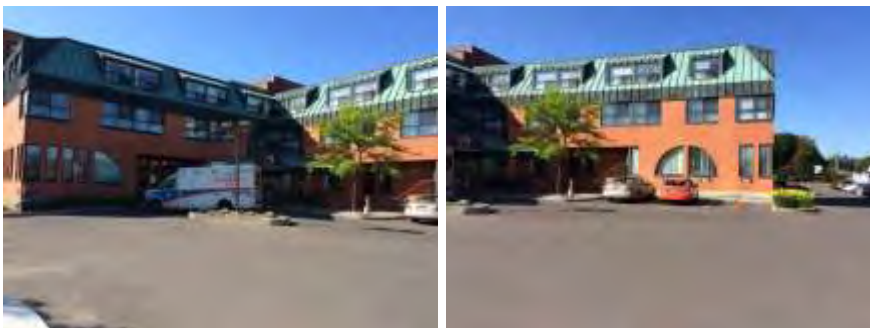


Existing Conditions Plan 1

The site slopes from 139.75m at the northwest corner down to approximately 137.5m along the southeast side of the site, a drop of over two (2) metres.

For ease of understanding the site has been broken down into areas. Tree numbers referred to in this report can be found on the Tree Inventory List on the Phase One Tree Inventory Plan, L1.1 and on the Tree Inventory List found later in this report.

### 1. EXISTING BUILDING ENTRANCE

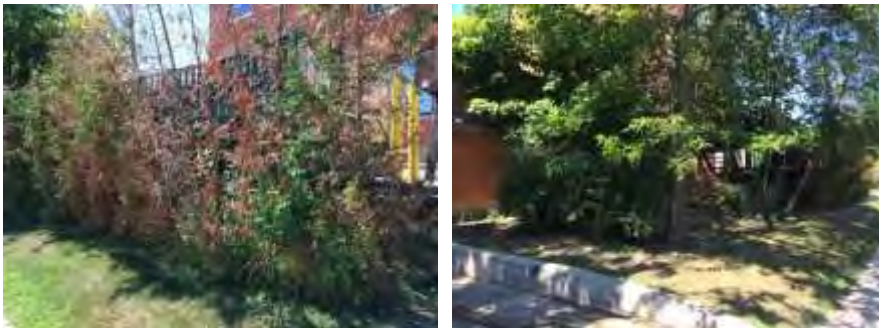


The existing building entrance is predominantly asphalt to accommodate drop off at the main entrance and some parking. There one existing *Gleditsia triacanthos* (tree no. 13).

## 2. FIFTH LINE WEST



To accommodate the grade change on the site at the corner of Dundas Street West and Fifth Line West there is a tiered retaining wall on the residence property with two *Gleditsia triacanthos* (Tree no.'s 9 & 10) on City property. This retaining wall continues around the corner along Fifth Line West where there are two more *Gleditsia triacanthos* (Tree no's 11 & 12) on City property.



There are some poor existing *Thuja occidentalis* to help screen the service entrance. Within a raised planter area are poor to fair *Acer platanoides* (tree no's 17, 18 & 20) as well as a fair *Robinia pseudoacacia*. In this location on the City property are two (2) *Robinia pseudoacacia* (tree no's 14 & 15) and a fair *Gleditsia triacanthos* (tree no. 16).





On the far side of the existing garbage area is a poor *Acer platanoides* (tree no. 21) which has a portion of the east side of the trunk removed. Further south are two (2) good *Acer platanoides* (tree no's 22 & 23). In the far southeast corner of the site are small, poor *Acer platanoides* and *Robinia pseudoacacia* (tree no's 24, 25 & 26).

### 3. SOUTHEAST PROPERTY LINE



There is currently decking, patios and walkways along the face of the existing building on the southeast property with a slope down from these to a swale and the existing board fence. On the other side of the fence in the southeast corner of the site are several high branched *Robinia pseudoacacia* (Tree no's S,T,U & V) and two (2) *Acer platanoides* ( tree no's X & Z) on the neighbouring yards as well as two (2) City trees (tree no's Y & 28). Adjacent to these in the neighbour's yard is a row of mature *Picea glauca* and *Picea abies* (tree no's L to R).



Within the site along this property line is a row of *Fraxinus* (tree no's 33, 34, 36, 37 & 39) that are either dead or will be shortly as they are infested with the Emerald Ash Borer.

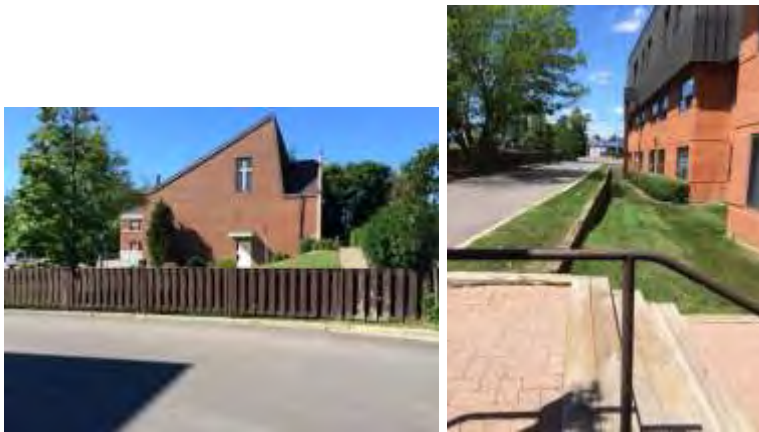


Also along this property line is a *Prunus* (tree no. 35) in poor shape as it has growths on the trunk. In the neighbouring properties in this area are mature *Acer saccharinum* (tree no.H), *Prunus serotina* (tree no.I), *Acer saccharinum* (tree no. J) and *Acer platanoides* (tree no. K). Within the far southwest corner of the site is a fair *Tilia americana* (tree no. 38), a dying *Fraxinus* (tree no. 39) and a fair *Acer negundo* (tree no. 40).

#### 4. SOUTHWEST PROPERTY LINE



Around the existing staff parking area are several mature conifers consisting of *Pinus nigra* (tree no's 31 & 41) in fair condition and *Picea pungens* (tree no's 42, 43 & 44) in fair to good condition.



The tree planting immediately along the southwest property line is on the church property as the existing driveway within the site goes right up to the property line. The land drops down from the existing driveway to the building through the use of slopes and retaining walls



## 5. DUNDAS STREET WEST



Along the southwest end of the Dundas Street West frontage is the entrance identification sign with mixed shrub and perennial planting.



In front of the building at the west end of the building are a five Amelanchier (tree no's 45-49) which are in fair to good condition as well as some mixed shrub and perennials beds.



Adjacent to the parking at the east end of the parking lot is a row of *Aesculus hippocastanum* (tree no's 4 to 8) which are in fair condition as they suffer from leaf blotch and the leaves have gone brown and are falling off by mid to late summer.

## 6. INTERIOR COURTYARDS



The interior courtyards have a combination of predominantly perennials and mixed shrubs with some trees.

The following is the Tree Inventory List which details the composition, health and character of the existing trees.



# **TREE INVENTORY LIST**

NO.	BOTANICAL NAME	COMMON NAME	DBH (CM)	CANOPY (M)	CONDITION	CONSTRUCTION STATUS	PHASE	OUTCOME
1	Acer platanoides 'Columnar'	COLUMNAR NORWAY MAPLE	20	4.5	FAIR	CURB REMOVAL	TWO	REMOVE
3	Prunus	CHERRY	2 X 10, 12	6	FAIR - 20% DEAD WEST SIDE	NEW RETAINING WALL	TWO	REMOVE
4	Aesculus hippocastanum	HORSE CHESTNUT	28	6	FAIR - BROWN LEAF CURL	NEW RETAINING WALL	TWO	REMOVE
5	Aesculus hippocastanum	HORSE CHESTNUT	28	6	POOR - BROWN LEAF CURL	NEW RETAINING WALL	TWO	REMOVE
6	Aesculus hippocastanum	HORSE CHESTNUT	28	6	FAIR - BROWN LEAF CURL	NEW RETAINING WALL	TWO	REMOVE
7	Aesculus hippocastanum	HORSE CHESTNUT	30	6	FAIR - BROWN LEAF CURL	NEW RETAINING WALL	TWO	REMOVE
8	Aesculus hippocastanum	HORSE CHESTNUT	30	6	FAIR - BROWN LEAF CURL	NEW RETAINING WALL	TWO	REMOVE
9	Gleditsia triacanthos inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	39	10	GOOD	RETAINING WALL REMOVAL	TWO	REMOVE - CITY TREE
10	Gleditsia triacanthos inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	28	9	GOOD - 5% DEAD IN CANOPY	RETAINING WALL REMOVAL	TWO	REMOVE - CITY TREE
11	Gleditsia triacanthos inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	24	7.5	GOOD	RETAINING WALL REMOVAL	TWO	REMOVE - CITY TREE
12	Gleditsia triacanthos inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	30	9	GOOD	RETAINING WALL REMOVAL	TWO	REMOVE - CITY TREE
13	Gleditsia triacanthos inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	14	4	GOOD	NEW BUILDING	TWO	REMOVAL
14	Robinia pseudoaccacia	BLACK LOCUST	12	7	FAIR - LEANING SOUTH	RETAINING WALL REMOVAL	TWO	REMOVE - CITY TREE
15	Robinia pseudoaccacia	BLACK LOCUST	15	3	FAIR - SHADED BY MAPLE	RETAINING WALL REMOVAL	TWO	REMOVE - CITY TREE
16	Gleditsia triacanthos inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	30	6	FAIR - SOME DEAD NORTH SIDE	RETAINING WALL REMOVAL	TWO	REMOVE - CITY TREE
17	Acer plantanoides	NORWAY MAPLE	2 X 12, 13	4	FAIR - FLAT SOUTH SIDE, SELF-SEEDED	RETAINING WALL REMOVAL	TWO	REMOVE
18	Acer plantanoides	NORWAY MAPLE	11	3	FAIR - FLAT EAST SIDE, 15% DEAD	RETAINING WALL REMOVAL	TWO	REMOVE
19	Robinia pseudoaccacia	BLACK LOCUST	5	3.5	FAIR - LEANING WEST	RETAINING WALL REMOVAL	TWO	REMOVE
20	Acer plantanoides	NORWAY MAPLE	2 X 8, 9	5	POOR	RETAINING WALL REMOVAL	TWO	REMOVE
21	Acer plantanoides	NORWAY MAPLE	35	9	POOR - EAST SIDE TRUNK REMOVED, SURFACE ROOTS	DEMOLISH WALK & DRIVEWAY, NEW SIGN	ONE	REMOVE
22	Acer plantanoides	NORWAY MAPLE	35	12	GOOD	NEW DRIVEWAY	ONE	REMOVE
23	Acer plantanoides	NORWAY MAPLE	45	12	GOOD			RETAIN
24	Robinia pseudoaccacia	BLACK LOCUST	15	5	POOR		ONE	REMOVE
25	Acer plantanoides	NORWAY MAPLE	2 X 7, 8	4	POOR		ONE	REMOVE
26	Robinia pseudoaccacia	BLACK LOCUST	9	2	POOR - MAINLY DEAD	MAINLY DEAD	ONE	REMOVE
27	Thuja occidentalis	WHITE CEDAR	7	2	POOR		ONE	REMOVE
28	Gleditsia triacanthos inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	43	12	GOOD - STREET TREE	STREET TREE		RETAIN
31	Pinus nigra	AUSTRIAN PINE	35	5	FAIR - FLAT WEST SIDE, DEAD LOWER	NEW BUILDING	ONE	REMOVE
32	Robinia pseudoaccacia	BLACK LOCUST	8	7	FAIR	NEW PARKING	ONE	REMOVE
33	Fraxinus	ASH	32	8	POOR	95% DEAD	ONE	REMOVE
34	Fraxinus	ASH	28	8	DEAD		ONE	REMOVE
35	Prunus	CHERRY?	16	4	POOR	GALL ON TRUNK	ONE	REMOVE
36	Fraxinus	ASH	24	10	POOR	85% DEAD	ONE	REMOVE
37	Fraxinus	ASH	32	9	FAIR	15% DEAD	ONE	REMOVE
38	Tilia americana	BASSWOOD	13	5	FAIR	DEMOLISH PARKING	ONE	REMOVE
39	Fraxinus	ASH	32	7	POOR - 70% DEAD	DEMOLISH PARKING	ONE	REMOVE
40	Acer negundo	MANITOBA MAPLE	3 X 8, 9, 14	8	FAIR	DEMOLISH PARKING	ONE	REMOVE
41	Pinus nigra	AUSTRIAN PINE	35	5	FAIR - FLAT WEST SIDE, DEAD LOWER	NEW BUILDING	ONE	REMOVE
42	Picea pungens	COLORADO SPRUCE	26	4	FAIR - LOTS OF SAP LEAKING OUT	NEW BUILDING	ONE	REMOVE

43	Picea pungens 'Glaucia'	BLUE COLORADO SPRUCE	20	3	GOOD	NEW BUILDING	ONE	REMOVE
44	Picea pungens 'Glaucia'	BLUE COLORADO SPRUCE	30	5	GOOD	NEW BUILDING & WALKWAY	ONE	REMOVE
45	Amelanchier	SERVICEBERRY	16	4	FAIR - LEANING SOUTH	NEW BUILDING	TWO	REMOVE
46	Amelanchier	SERVICEBERRY	13	3	FAIR - LEANING EAST	NEW BUILDING	TWO	REMOVE
47	Amelanchier	SERVICEBERRY	19	4	GOOD	NEW BUILDING	TWO	REMOVE
48	Amelanchier	SERVICEBERRY	10	3	FAIR - LEANING WEST	NEW BUILDING	TWO	REMOVE
49	Amelanchier	SERVICEBERRY	20	4.5	FAIR - PRUNE SUCKERS FROM TRUNK	NEW BUILDING	TWO	REMOVE
A	Acer plantanoides 'Columnar'	COLUMNAR NORWAY MAPLE	15	3	GOOD - NEIGHBOURS	NEIGHBOUR'S TREE		RETAIN
B	Morus alba	MULBERRY	6 X 20, 30	12	GOOD - NEIGHBOURS	CURB REMOVAL	ONE	RETAIN - IMPACTS
C	Fraxinus	ASH	30	8	DEAD - NEIGHBOURS			RETAIN
D	Acer platanoides 'Crimson King'	CRIMSON KING MAPLE	2	1	GOOD - NEIGHBOURS			RETAIN
E	Morus alba	MULBERRY	4 X 9	6	GOOD - NEIGHBOURS	CURB REMOVAL	ONE	RETAIN - IMPACTS
F	Acer saccharum	SUGAR MAPLE	2	1	GOOD - NEIGHBOURS			RETAIN
G	Gleditsia triacanthos inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2	1	GOOD - NEIGHBOURS			RETAIN
H	Acer saccharinum	SILVER MAPLE	100	15	GOOD - NEIGHBOURS			RETAIN
I	Prunus serotina	BLACK CHERRY	20	8	GOOD - NEIGHBOURS			RETAIN
J	Acer saccharinum	SILVER MAPLE	2 X 40, 45	15	GOOD - NEIGHBOURS			RETAIN
K	Acer platanoides	NORWAY MAPLE	40	16	GOOD - NEIGHBOURS			RETAIN
L	Picea glauca	WHITE SPRUCE	20	4	GOOD - NEIGHBOURS			RETAIN
M	Picea glauca	WHITE SPRUCE	20	4	GOOD - NEIGHBOURS			RETAIN
N	Picea glauca	WHITE SPRUCE	20	4	DEAD - NEIGHBOURS			RETAIN
O	Picea abies	NORWAY SPRUCE	30	4	GOOD - NEIGHBOURS			RETAIN
P	Picea glauca	WHITE SPRUCE	20	4	DEAD - NEIGHBOURS			RETAIN
Q	Picea glauca	WHITE SPRUCE	22	4	GOOD - NEIGHBOURS			RETAIN
R	Picea abies	NORWAY SPRUCE	20	4	GOOD - NEIGHBOURS			RETAIN
S	Robinia pseudoaccacia	BLACK LOCUST	28	10	GOOD - NEIGHBOURS			RETAIN
T	Robinia pseudoaccacia	BLACK LOCUST	30	8	GOOD - NEIGHBOURS			RETAIN
U	Robinia pseudoaccacia	BLACK LOCUST	25	5	GOOD - NEIGHBOURS			RETAIN
V	Robinia pseudoaccacia	BLACK LOCUST	2 X 30	14	GOOD - NEIGHBOURS			RETAIN
X	Acer plantanoides	NORWAY MAPLE	14	8	FAIR - NEIGHBOURS			RETAIN
Y	Acer saccharinum	SILVER MAPLE	3 X 18, 20, 25	9	GOOD - CITY			RETAIN
Z	Acer plantanoides	NORWAY MAPLE	10	6	FAIR - NEIGHBOURS			RETAIN

## RECOMMENDATIONS

This site is a challenge for redevelopment since there is a grade change of over two meters across the site and construction needs to be phased so existing residents can be accommodated while construction is taking place.

Construction will be completed in two main phases. Phase One will include the demolition of the southeast wing of the existing building and the construction of the new building on the southeast part of the site. The existing north courtyard will remain during this phase. Phase Two will be the demolition of the northwest part of the existing building and the construction of the building along Dundas Street West. This will be followed by the construction of the link between the two buildings which houses the common facilities such as the dining hall.

Because the project will be phased, tree removal will be phased as well. Only those trees necessary to complete Phase One construction will be removed during the first phase of construction. Since there are fourteen (14) trees over 15cm in diameter to be removed during the first phase an Application to Permit the Injury or Destruction of Trees on Private Property must be submitted. Included in the count above are five (5) dead or dying *Fraxinus* infected with the Emerald Ash Borer. The City of Mississauga website stipulates that for healthy trees over 50cm in diameter in size, 2 replacement trees 6cm in diameter for deciduous or 1.8m high for coniferous be provided, for healthy trees under 50cm in size, 1 replacement tree 6cm in diameter for deciduous or 1.8m high coniferous be provided. No replacement trees need be provided for dead or dying trees. Based on this information, a total of nine (9) replacement trees will be required during Phase One as all healthy trees to be removed are under 50cm in size.

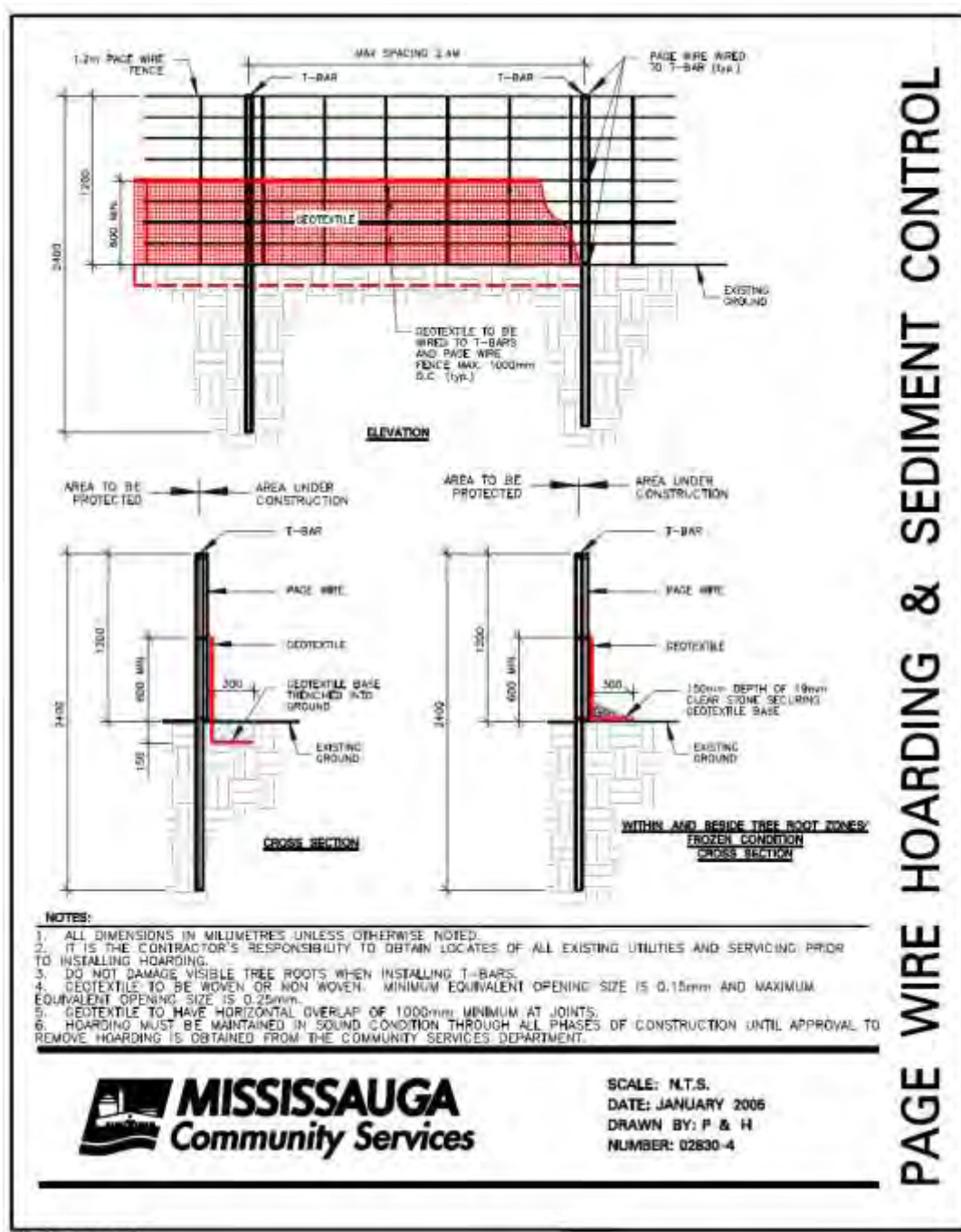
In order to protect the neighbouring trees to the southeast and the *Acer platanoides* (tree no. 23) to be preserved along Fifth Line West during Phase One construction Page Wire Hoarding & Sediment Control Fence will extend into the lot to prevent impacts within this area. *"The written consent of the adjacent property Owner if the base of the Tree(s) to be Injured or Destroyed is partially located on the adjacent property Owner's property"*<sup>3</sup> will be required prior to construction.

Since there are ten (10) trees over 15cm in diameter to be removed during the second Phase an Application to Permit the Injury or Destruction of Trees on Private Property must be submitted. There are also seven (7) City trees that must be removed for Phase two (2). The City of Mississauga website stipulates that for healthy trees over 50cm in diameter in size, 2 replacement trees 6cm in diameter for deciduous or 1.8m high for coniferous be provided, for healthy trees under 50cm in size, 1 replacement tree 6cm in diameter for deciduous or 1.8m high coniferous be provided. No replacement trees need be provided for dead or dying trees. Based on this information, a total of ten (10) replacement trees will be required during Phase Two as all healthy trees to be removed are under 50cm in size. The City will need to determine City replacement trees.

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<sup>3</sup> The Corporation of the City of Mississauga. Tree Permit By-Law Number 474-05, page 5.

In order to protect the new trees on the southwest property line and the neighbouring trees on the church property during Phase Two construction Wire Hoarding & Sediment Control Fence will extend into the lot to prevent impacts within this area *"The written consent of the adjacent property Owner if the base of the Tree(s) to be Injured or Destroyed is partially located on the adjacent property Owner's property"*<sup>4</sup> will be required prior to construction.



<sup>4</sup> The Corporation of the City of Mississauga. *Tree Permit By-Law Number 474-05*, page 5.

## **TREE PRESERVATION METHODOLOGIES**

Once a Tree Removal Permit is obtained from the City of Mississauga and before and clearing, removals or construction take place, the following steps must be taken:

1. The trees for removal must be marked on site. All trees to be removed for Phase One construction as noted on the Phase One Tree Inventory Plan must be marked on site with yellow or orange paint at breast height by the Landscape Architect or qualified person prior to removal in accordance with the conditions as outlined on the permit.
2. Page wire hoarding and sediment control fencing must be installed in accordance with the Phase One Tree Inventory Plan. Care should be taken when installing the stakes to avoid roots of any existing trees.
3. Once the hoarding has been installed it is to be inspected and approved by the Landscape Architect or qualified person, with written consent provided to the owner.
4. Tree removals may commence under the supervision of the applicant's qualified professional.
5. Take care when removing trees not to jeopardize those trees left within the Preservation Areas. Any trees assessed and slated for removal which may potentially jeopardize other trees, should be first topped carefully, being cut down to a point where the remaining trunk can be felled without any hazard. All trees should be felled away from the Tree Preservation Areas.
6. Any existing trees which are damaged during construction are to be pruned to acceptable condition or replaced with a tree of the same species as approved by the City of Mississauga.
7. Hoarding must be maintained in sound condition through all Phases of construction until approval to removed harding is obtained from the Community services Department of the City of Mississauga.

Care should be taken during construction. Most of the tree preservation during Phase One is for trees on neighbouring properties. These trees will provide screening from the proposed development so good construction methods should always be employed.



## SUMMARY

The Erinview Retirement Living redevelopment is being proposed in two main phases so that the existing function of the building can continue throughout construction. Because there are trees to be removed from the site for both Phase One and Phase Two construction an Application to Permit the Injury or Destruction of Trees on Private Property will need to be completed and submitted to the City in order to obtain a Tree Removal Permit for each phase. Once a Tree Removal Permit has been obtained then trees for removal will need to be marked and tree protection measures will need to be put in place. Since there are trees on neighbouring properties that could be impacted by construction the owner needs to obtain written consent from the affected neighbours prior to any removals, clearing or construction. Once the consent has been obtained and tree protection measures are in place and approved, the removal of trees as outlined on the Phase One Tree Inventory & Preservation Plan and the Phase Two Tree Inventory & Preservation Plan can begin. The tree protection measures need to be kept in place and in good condition throughout construction. These measures are not to be removed until permission has been obtained from the Community Services Department.

By following the Tree Preservation Methodologies listed above, the Phase One Tree Inventory & Preservation Plan, the Phase Two Tree Inventory & Preservation Plan and by maintaining the Page Wire Hoarding & Sediment Control Fencing throughout the entire construction period, there should be little chance for tree damage outside the area designated for construction.



