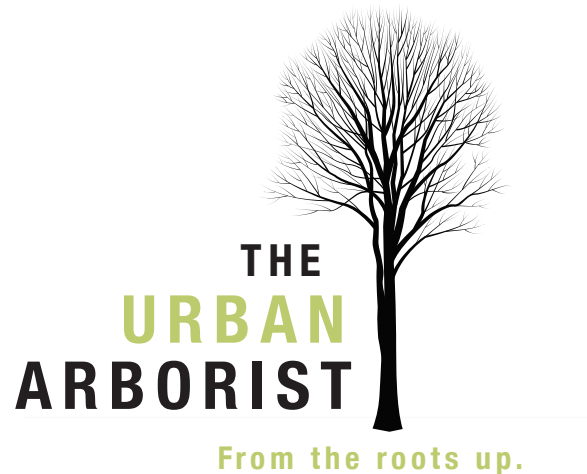


Tree Inventory and Arborist Report

prepared for: Landscape Planning Limited
regarding site:
1587 Cormack Crescent.
Mississauga, ON.

prepared by:



The Urban Arborist INC.
P.O. BOX 74525 HUMBERTOWN CENTRE, ETOBICOKE ON. M9A 5E2
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Certified and Insured
"From the roots up."

ISA Certified Arborist Robert Rafal Lis Cert. # ON-1374A

January 31st, 2019

INTRODUCTION

The following Tree Inventory and Arborist Report has been prepared for Landscape Planning LTD. Site location is the property at the 1587 Cormack Crescent, Mississauga, ON.

All trees 15cm DBH and greater on the property were tagged and inventoried within property and beyond 3 meters. Information gathered was as follows.

1. Tag number
2. Species
3. Diameter (DBH)
4. Health and structural condition rating
5. Reason for poor rating

Health Rating Table

Very Poor 19%-0%	Tree displays severe dieback of branches, canopy is extremely sparse. May exhibit extreme pathogen infestation or infection. Or tree is dead.
Poor 39%-20%	Tree displays some dieback. Branches or canopy is sparse with little or no signs of new growth or vigor. Possible pathogen infestation or infection. Foliar canopy is sparse.
Average 59%-40%	Tree is developing in a manner typical to others in the area. Canopy is full.
Good 79%-60%	New growth is vigorous as evidenced by stem elongation and color. Canopy is dense.
Very Good 100% - 80%	In addition to the attributes of a good rating, tree is displaying extremely vigorous growth and trunk displays a pattern of vigor cracks or lines.

Structural Rating Table

Very Poor 19%-0%	Trunk has large pockets of decay, is bifurcated or has a severe lean. Limbs or branches are poorly attached or dead. Possible hazard.
Poor 39%-20%	Limbs or branches are poorly attached or developed. Canopy is not symmetrical. Trunk has a lean.
Average 59%-40%	Trunk, limb and branch development though flawed is typical of this species.
Good 79%-60%	Trunk is well developed with well attached limbs and branches; some flaws but are hardly visible.
Very Good 100%-80%	In addition to attributes of a a good rating, the tree exhibits a well developed root flare and a balanced canopy.

INTRODUCTION cont.

Factors assessed are as follows:

Trunk

- Cavities
- Mechanical injury
- Cracks
- Swollen/sunken areas
- Insects/disease
- Fungi

Small Branches/Twigs

- Vigour/growth rates
- Distribution
- Appearance
- Insects/disease
- Dieback

Bark

- Taper
- Distribution
- Decay/cavities
- Deadwood
- Insects/disease

Foliage/Buds

- Size of foliage/buds
- Foliage colour
- Foliage injury
- Dieback

Scaffold Branches

- Attachments/included

Buds/foliage

- Insects/disease

Roots

- Collar/flare
- Mechanical injury
- Girdling roots
- Insects/disease
- Decay/fungi

Guidelines of Preservation

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 unless specified in the recommendations.

3. Retain

No protection or maintenance measures are required. Installation of tree protection barriers is optional.

A total of 154 trees have been tagged and inventoried situated on private property and beyond 3 meters.

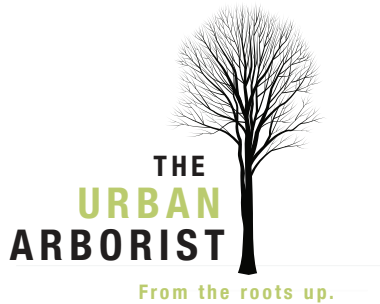
Tree Inventory – 1587 Cormack Crescent, Mississauga, ON, January 15, 2019

Tag #	Common Name	Botanical Name	Diameter @ Breast Height (1.4m) CM				Health Condition	Structural Condition	Notes	Recommendations Based on Site Plan	Minimum TPZ (m)	Replacement Ratio		
1105	Little Leaf Linden	Tilia cordata	41					Good	Good	Tree to be Preserved	3	0		
1106	Eastern Red Cedar	Juniper virginiana	23					Good	Good	Tree to be Removed as per development limit	-	1		
1107	Little Leaf Linden	Tilia cordata	97					Good	Average	Tree to be Removed as per development limit	-	1		
1108	Little Leaf Linden	Tilia cordata	72					Good	Average	Tree to be Removed as per development limit	-	1		
1109	Tree of Heaven	Ailanthus altissima	22	x	24			Good	Average	Tree to be Removed as per development limit	-	1		
1110	Siberian Elm	Ulmus pumila	20					Average	Average	Tree to be Removed as per development limit	-	1		
1111	Siberian Elm	Ulmus pumila	25					Average	Average	Tree to be Removed as per development limit	-	1		
1112	Siberian Elm	Ulmus pumila	16	x	14			Average	Average	Tree to be Removed as per development limit	-	1		
1113	Siberian Elm	Ulmus pumila	12	x	20	x	20	Average	Average	Tree to be Removed as per development limit	-	1		
1114	Siberian Elm	Ulmus pumila	14					Average	Average	Tree to be Removed as per development limit	-	1		
1115	Siberian Elm	Ulmus pumila	15					Average	Average	Tree to be Removed as per development limit	-	1		
1116	Siberian Elm	Ulmus pumila	19					Average	Average	Tree to be Removed as per development limit	-	1		
1117	Siberian Elm	Ulmus pumila	13					Average	Average	Tree to be Removed as per development limit	-	1		
1118	Siberian Elm	Ulmus pumila	18					Average	Average	Tree to be Removed as per development limit	-	1		
1119	Siberian Elm	Ulmus pumila	19					Average	Average	Tree to be Removed as per development limit	-	1		
1120	Siberian Elm	Ulmus pumila	16					Average	Average	Tree to be Removed as per development limit	-	1		
1121	Siberian Elm	Ulmus pumila	13	x	8			Average	Average	Tree to be Removed as per development limit	-	1		
1122	Siberian Elm	Ulmus pumila	11	x	3			Average	Average	Tree to be Removed as per development limit	-	1		
1123	Siberian Elm	Ulmus pumila	6	x	12	x	13	x	16	Average	Average	Tree to be Removed as per development limit	-	1
1124	Siberian Elm	Ulmus pumila	17					Average	Average	Tree to be Removed as per development limit	-	1		
1125	Siberian Elm	Ulmus pumila	18					Average	Average	Tree to be Removed as per development limit	-	1		
1126	Siberian Elm	Ulmus pumila	21					Average	Average	Tree to be Removed as per development limit	-	1		
1127	Siberian Elm	Ulmus pumila	16					Average	Average	Tree to be Removed as per development limit	-	1		
1128	Siberian Elm	Ulmus pumila	16					Average	Average	Tree to be Removed as per development limit	-	1		
1129	Siberian Elm	Ulmus pumila	18	x	18			Average	Average	Tree to be Removed as per development limit	-	1		
1130	Siberian Elm	Ulmus pumila	15					Average	Average	Tree to be Removed as per development limit	-	1		
1131	Siberian Elm	Ulmus pumila	13	x	19			Dead	Dead	Tree to be Removed as per development limit	-	0		
1132	Siberian Elm	Ulmus pumila	15					Average	Average	Tree to be Removed as per development limit	-	1		
1133	Siberian Elm	Ulmus pumila	15					Average	Average	Tree to be Removed as per development limit	-	1		
1134	Siberian Elm	Ulmus pumila	13					Average	Average	Tree to be Removed as per development limit	-	1		
1135	Siberian Elm	Ulmus pumila	16					Average	Average	Tree to be Removed as per development limit	-	1		
1136	Siberian Elm	Ulmus pumila	18					Average	Average	Tree to be Removed as per development limit	-	1		
1137	Siberian Elm	Ulmus pumila	17					Average	Average	Tree to be Removed as per development limit	-	1		
1138	Siberian Elm	Ulmus pumila	20	x	18	x	14	Average	Average	Tree to be Removed as per development limit	-	1		
1139	Siberian Elm	Ulmus pumila	13					Average	Average	Tree to be Removed as per development limit	-	1		
1140	Siberian Elm	Ulmus pumila	23					Average	Average	Tree to be Removed as per development limit	-	1		
1141	Siberian Elm	Ulmus pumila	13					Average	Average	Tree to be Removed as per development limit	-	1		
1142	Siberian Elm	Ulmus pumila	22					Average	Average	Tree to be Removed as per development limit	-	1		
1143	Siberian Elm	Ulmus pumila	13					Average	Average	Tree to be Removed as per development limit	-	1		
1144	Siberian Elm	Ulmus pumila	26	x	34			Average	Average	Tree to be Removed as per development limit	-	1		
1145	Siberian Elm	Ulmus pumila	29					Average	Average	Tree to be Removed as per development limit	-	1		
1146	Siberian Elm	Ulmus pumila	18					Average	Average	Tree to be Removed as per development limit	-	1		
1147	Siberian Elm	Ulmus pumila	22					Average	Average	Tree to be Removed as per development limit	-	1		
1148	Siberian Elm	Ulmus pumila	18					Average	Average	Tree to be Removed as per development limit	-	1		
1149	Little Leaf Linden	Tilia cordata	24					Good	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1	
1150	Little Leaf Linden	Tilia cordata	29					Good	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1	
1151	Little Leaf Linden	Tilia cordata	26					Good	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1	
1152	Little Leaf Linden	Tilia cordata	27					Good	Good		Tree to be Removed as per development limit	-	1	
1153	Little Leaf Linden	Tilia cordata	31					Good	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1	
1154	Little Leaf Linden	Tilia cordata	28					Good	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1	
1155	Siberian Elm	Ulmus pumila	38					Average	Poor		Tree to be Removed as per development limit	-	1	
1156	Little Leaf Linden	Tilia cordata	13	x	14	x	16	x	20	Average	Average	Tree to be Removed as per development limit	-	1
1157	White Mulberry	Morus alba	46					Average	Average		Tree to be Removed as per development limit	-	1	
1158	White Mulberry	Morus alba	20					Average	Average/Poor		Tree to be Removed as per development limit	-	1	
1159	Black Walnut	Juglans nigra	48					Average	Average		Tree to be Removed as per development limit	-	1	
1160	Black Walnut	Juglans nigra	30	x	22			Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1161	Black Walnut	Juglans nigra	20					Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1162	Black Walnut	Juglans nigra	42					Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1163	Black Walnut	Juglans nigra	29					Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1164	Black Walnut	Juglans nigra	17					Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1165	Siberian Elm	Ulmus pumila	24					Average	Poor	Some dead wood	Tree to be Removed as per development limit	-	1	
1261	Siberian Elm	Ulmus pumila	39					Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1167	Siberian Elm	Ulmus pumila	37					Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1168	Little Leaf Linden	Tilia cordata	23					Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1169	Black Walnut	Juglans nigra	33					Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	

1170	Black Walnut	Juglans nigra	43						Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1171	Black Walnut	Juglans nigra	32						Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1262	Black Walnut	Juglans nigra	38						Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1173	Black Walnut	Juglans nigra	16						Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1174	Siberian Elm	Ulmus pumila	39						Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1175	Siberian Elm	Ulmus pumila	40						Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1176	Siberian Elm	Ulmus pumila	42						Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1263	Siberian Elm	Ulmus pumila	55						Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1	
1264	Little Leaf Linden	Tilia cordata	22						Average	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1	
1265	Manitoba maple	Ailanthus altissima	20	x	22	x	21	x	22	Average	Average/Poor	Leaning heave	Tree to be Removed as per development limit	-	1
1180	Norway Maple	Acer platanoides	15						Average	Average		Tree to be Removed as per development limit	-	1	
1181	Norway Maple	Acer platanoides	12						Average	Average		Tree to be Removed as per development limit	-	1	
1266	Norway Maple	Acer platanoides	12						Average	Average		Tree to be Removed as per development limit	-	1	
1183	Manitoba maple	Acer negundo	17						Average	Average		Tree to be Removed as per development limit	-	1	
1184	Norway Maple	Acer platanoides	18						Average	Average		Tree to be Removed as per development limit	-	1	
1185	Norway Maple	Acer platanoides	14						Average	Average		Tree to be Removed as per development limit	-	1	
1186	Norway Maple	Acer platanoides	12						Average	Average		Tree to be Removed as per development limit	-	1	
1187	Norway Maple	Acer platanoides	24						Average	Average		Tree to be Removed as per development limit	-	1	
1188	Black Walnut	Juglans nigra	23						Dead	Dead		Tree to be Removed as per development limit	-	0	
1189	Black Walnut	Juglans nigra	16						Average	Average		Tree to be Removed as per development limit	-	1	
1190	Black Walnut	Juglans nigra	13						Average	Average		Tree to be Removed as per development limit	-	1	
1267	Black Walnut	Juglans nigra	28						Average	Average		Tree to be Removed as per development limit	-	1	
1192	Norway Maple	Acer platanoides	13						Average	Average		Tree to be Removed as per development limit	-	1	
1193	Norway Maple	Acer platanoides	12						Average	Average		Tree to be Removed as per development limit	-	1	
1194	Norway Maple	Acer platanoides	23						Average	Average		Tree to be Removed as per development limit	-	1	
1268	Siberian Elm	Ulmus pumila	62						Average	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1	
1196	Manitoba maple	Acer negundo	14						Average	Average		Tree to be Removed as per development limit	-	1	
1197	Manitoba maple	Acer negundo	13						Average	Average		Tree to be Removed as per development limit	-	1	
1269	Siberian Elm	Ulmus pumila	55						Very/Poor	Very/Poor	Co-dominant leaders, dying, back rot, deadwood, mushroom	Tree to be Removed as per development limit	-	0	
1270	Black Walnut	Juglans nigra	43						Average	Average		Tree to be Removed as per development limit	-	1	
1271	Manitoba maple	Acer platanoides	15						Average	Average		Tree to be Removed as per development limit	-	1	
1201	Black Walnut	Juglans nigra	23						Average	Average		Tree to be Removed as per development limit	-	1	
1202	Norway Maple	Acer platanoides	14						Average	Average		Tree to be Removed as per development limit	-	1	
1272	White Mulberry	Morus alba	25	x	28	x	22		Average	Average		Tree to be Removed as per development limit	-	1	
1204	Siberian Elm	Ulmus pumila	31						Average	Average		Tree to be Removed as per development limit	-	1	
1205	Siberian Elm	Ulmus pumila	18						Average	Average		Tree to be Removed as per development limit	-	1	
1206	Norway Maple	Acer platanoides	14						Average	Average		Tree to be Removed as per development limit	-	1	
1273	Siberian Elm	Ulmus pumila	26						Poor	Poor	Crown dying back heavy	Tree to be Removed as per development limit	-	0	
1208	Siberian Elm	Ulmus pumila	21						Very/Poor	Poor		Tree to be Removed as per development limit	-	0	
1209	Siberian Elm	Ulmus pumila	26						Average	Average	Deadwood	Tree to be Removed as per development limit	-	1	
1210	Siberian Elm	Ulmus pumila	14						Average	Average	Deadwood	Tree to be Removed as per development limit	-	1	
1211	Siberian Elm	Ulmus pumila	19						Average	Average		Tree to be Removed as per development limit	-	1	
1212	Black Cherry	Prunus serotina	21						Average	Average		Tree to be Removed as per development limit	-	1	
1213	Manitoba maple	Acer negundo	19						Average	Average	Trunk wound	Tree to be Removed as per development limit	-	1	
1214	Black Cherry	Prunus serotina	23						Average	Average		Tree to be Removed as per development limit	-	1	
1215	Sweet Cherry	Prunus avium	25						Dead	Dead		Tree to be Removed as per development limit	-	0	
1216	Siberian Elm	Ulmus pumila	14						Average	Average		Tree to be Removed as per development limit	-	1	
1217	Manitoba maple	Acer negundo	22						Average	Average		Tree to be Removed as per development limit	-	1	
1218	Siberian Elm	Ulmus pumila	14						Average	Average	Leaning heave	Tree to be Removed as per development limit	-	1	
1219	Siberian Elm	Ulmus pumila	16						Poor	Poor	Crown dying back heavy	Tree to be Removed as per development limit	-	0	
1220	Siberian Elm	Ulmus pumila	18						Average	Average		Tree to be Removed as per development limit	-	1	
1221	White Mulberry	Morus alba	14						Average	Average		Tree to be Removed as per development limit	-	1	
1222	Siberian Elm	Ulmus pumila	35						Average	Average		Tree to be Removed as per development limit	-	1	
1274	Siberian Elm	Ulmus pumila	22						Average	Average		Tree to be Removed as per development limit	-	1	
1224	Siberian Elm	Ulmus pumila	19						Average	Average		Tree to be Removed as per development limit	-	1	
1225	White Mulberry	Morus alba	27						Average/Poor	Average/Poor	Deadwood	Tree to be Removed as per development limit	-	1	
1226	White Mulberry	Morus alba	54	x	20				Poor	Poor	Deadwood	Tree to be Removed as per development limit	-	1	
1227	Siberian Elm	Ulmus pumila	13						Average	Average		Tree to be Removed as per development limit	-	1	
1228	Siberian Elm	Ulmus pumila	18						Average	Average		Tree to be Removed as per development limit	-	1	
1229	Siberian Elm	Ulmus pumila	19						Average	Average		Tree to be Removed as per development limit	-	1	
1230	Siberian Elm	Ulmus pumila	19						Average	Average		Tree to be Removed as per development limit	-	1	
1231	Norway Maple	Acer platanoides	16						Average	Average		Tree to be Removed as per development limit	-	1	
1232	Norway Maple	Acer platanoides	22						Average	Average		Tree to be Removed as per development limit	-	1	
1233	Manitoba maple	Acer negundo	26						Average	Average		Tree to be Removed as per development limit	-	1	
1234	White Mulberry	Morus alba	25						Average	Average		Tree to be Removed as per development limit	-	1	
1235	White Mulberry	Morus alba	40						Average	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1	
1236	White Mulberry	Morus alba	46						Average	Average		Tree to be Removed as per development limit	-	1	
1237	Siberian Elm	Ulmus pumila	36	x	47	x	18		Average	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1	
1238	Apple	Genus Malus	29	x	29				Poor	Poor	Cavity at base, heavy deadwood	Tree to be Removed as per development limit	-	1	
1239	Black Walnut	Juglans nigra	61						Average	Average		Tree to be Removed as per development limit	-	1	

Sheet1

1240	Eastern White Cedar	Thuja occidentalis	18							Average	Average		Tree to be Removed as per development limit	-	1
1241	Eastern White Cedar	Thuja occidentalis	23	x	20					Average	Average		Tree to be Removed as per development limit	-	1
1242	White Mulberry	Morus alba	16							Average	Average		Tree to be Removed as per development limit	-	1
1243	Eastern White Cedar	Thuja occidentalis	25							Average	Average		Tree to be Removed as per development limit	-	1
1244	Eastern White Cedar	Thuja occidentalis	15							Average	Average		Tree to be Removed as per development limit	-	1
1245	Siberian Elm	Ulmus pumila	18							Average	Average		Tree to be Removed as per development limit	-	1
1246	Eastern White Cedar	Thuja occidentalis	32							Average	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1247	Eastern White Cedar	Thuja occidentalis	13							Average	Average		Tree to be Removed as per development limit	-	1
1248	Eastern White Cedar	Thuja occidentalis	21							Average	Average		Tree to be Removed as per development limit	-	1
1249	Eastern White Cedar	Thuja occidentalis	20							Average	Average		Tree to be Removed as per development limit	-	1
1250	Eastern White Cedar	Thuja occidentalis	22	x	16	x	17			Average	Average		Tree to be Removed as per development limit	-	1
1251	Siberian Elm	Ulmus pumila	22							Average	Average		Tree to be Removed as per development limit	-	1
1252	Little Leaf Linden	Tilia cordata	27							Average	Average		Tree to be Removed as per development limit	-	1
1253	Little Leaf Linden	Tilia cordata	25							Average	Average		Tree to be Removed as per development limit	-	1
1254	Little Leaf Linden	Tilia cordata	19							Average	Average		Tree to be Removed as per development limit	-	1
1255	Norway Maple	Acer platanoides	23							Poor	Poor	deadwood, top die back	Tree to be Removed as per development limit	-	1
1256	Black Walnut	Juglans nigra	45							Average	Average		Tree to be Preserved	3	-
1257	Black Walnut	Juglans nigra	45							Average	Average		Tree to be Preserved	3	-
1258	Sugar Maple	Acer saccharum	24							Poor	Poor	Dying	Tree to be Preserved	2.4	-
Total Replacement Trees Required =														143	



The Urban Arborist INC.
P.O. BOX 74525 HUBERTOWN CENTRE, ETOBICOKE ON. M9A 5E2
Tel: 416.833.6467
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Certified and Insured
"From the roots up."

January 31st, 2019

John Shank
Landscape Planning Limited
207- 95 Mural Street
Richmond Hill, ON.
L3B 3G2

Re: 1587 Cormack Crescent. Mississauga, ON.

Location: (refer to TREE INVENTORY, PRESERVATION & REMOVALS PLAN by Landscape Planning Limited)

Species: (refer to TREE INVENTORY, PRESERVATION & REMOVALS PLAN by Landscape Planning Limited)

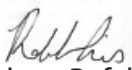
Nature of Work: Tagging and Inventory of existing trees within site limits and beyond 3 meters.

Summary: A total of 154 trees were tagged and inventoried. All trees are to be removed with the exception of 4. Remaining trees that are to be preserved will require tree protection hoarding. A total of 143 Replacement trees will be required. The replacement trees shall be balled and burlapped, and have a minimum diameter of 6 cm (2.4 inches). The location on the lot, number and species of the replacement tree(s) shall be to the satisfaction of Forestry. The requirement for a replacement tree may be restricted and vary depending on the size and proposed development of the property.

When replacement tree(s) are required, monies or a letter of credit in a form satisfactory to the City of Mississauga may be required to cover the costs of the replacement trees and the maintenance of the trees for a period of up to two (2) years at which time an inspection will be performed and the monies returned.

For every replacement tree not provided on site, a payment shall be required to the City's replacement tree planting fund. The cost for each tree shall be the same as a street tree outlined in the City's Fees and Charges By-law.

A site inspection was made on January 15th, 2019 to tag and inventory all existing trees on the property and beyond 3 meters of subject site.


Robert Rafal Lis
ISA Certified Arborist
No. ON-1374A