

**Tree Inventory and Preservation Plan Report
21 – 51 Queen Street North
Mississauga, Ontario**

prepared for

**Lamb Development Corp.
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prepared by



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7 September 2021

KUNTZ FORESTRY CONSULTING Inc. Project P2884

Introduction

Kuntz Forestry Consulting Inc. was retained by Lamb Development Corp. to complete a Tree Inventory and Preservation Plan for the proposed development for the property located at 21 – 51 Queen Street North in Mississauga, Ontario. The subject property is located on the north side of Queen Street North and on the west side of Britannia Road West, within a commercial area.

The work plan for this tree preservation study included the following:

- Prepare inventory of the tree resources greater than 10cm DBH on and within six metres of the subject property;
- Evaluate potential tree saving opportunities based on proposed site plans; and,
- Document the findings in a Tree Inventory and Preservation Plan Report.

Methodology

Trees greater than 10cm DBH on and within six metres of the subject property were identified in the tree inventory. Trees were located using the topographic survey provided for the subject property and measurements taken from known points in-field. The City of Mississauga requires dripline as the limit of protection and as such the dripline of each tree was measured using aerial imagery. Trees were identified as 1 – 13.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figure 1.

Species - common and botanical names provided in the inventory table.

DBH - diameter (centimeters) at breast height, measured at 1.4 metres above the ground.

Condition - condition of tree considering trunk integrity, crown structure, crown vigour, and root zone environment. Condition ratings include poor (P), fair (F) and good (G).

Dripline – radius (metres) of the tree crown, measured from the stem to the outer branches of the crown.

Crown Dieback – percentage of crown that has died.

Comments - additional relevant detail.

Refer to Figure 1 for the tree locations and Table 1 for the results of the tree inventory. The results of the evaluation are provided below.

Existing Site Conditions

The subject property is currently occupied by a one-storey brick commercial building with multiple stores fronting Queen Street North, and an asphalt parking lot. Tree resources exist in the form of landscape trees. Refer to Figure 1 for the existing site conditions.

Tree Resources

The tree inventory was conducted on 13 August 2021. The inventory documented 13 trees on and within six metres of the subject property. Refer to Table 1 for the detailed tree inventory, Figure 1 for the location of trees reported in the tree inventory.

Tree resources were comprised of Scots Pine (*Pinus sylvestris*), Norway Maple (*Acer platanoides*), Weeping Willow (*Salix babylonica*), and Blue Spruce (*Picea pungens*).

Proposed Development

The proposed development includes the demolition of the existing commercial building and the construction of a new nine-storey commercial/residential building and underground parking garage. A driveway to access Queen Street North is proposed on the northwest side of the property. Walkways are also proposed on the north, northwest and southeast sides of the property. Refer to Figure 1 for the proposed site plan.

Discussion

The following sections provide a discussion and analysis of tree impacts and tree preservation relative to the proposed work and existing conditions.

Development Impacts / Tree Removal

No trees are required to be removed to accommodate the proposed development.

Tree Preservation

The preservation of all 13 trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures must be implemented prior to the proposed demolition to ensure tree resources designated for retention are not impacted by the proposed development. Refer to Figure 1 for the location of required tree preservation fencing and general Tree Protection Plan Notes and tree preservation fence details.

Tree 3, 5, and 8

Minor encroachment into the driplines of Tree 3, 5 and 8 is required to accommodate a proposed walkway. Tree 3 is being granted at least 1.8m of protection from its base. Tree 5 is being granted at least 2.4m of protection from its base. Tree 8 is being granted at least 5.4m of protection from its base. This level of protection is expected to be sufficient to protect these trees during construction and is consistent with protection standards utilized by surrounding municipalities. Furthermore, a curb and asphalt paving exists within the area of the dripline of Tree 3 that is being encroached and as such, we would expect to find minimal roots extending into this area. A concrete retaining wall and asphalt paving exist within the areas of the driplines of Trees 5 and 8 that are being encroached and as such, it is unlikely that roots extend into these areas.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Lamb Development Corp. to complete a Tree Inventory and Preservation Plan for the proposed development for the property located at 21 – 51 Queen Street West in the City of Mississauga, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 13 trees on and within six metres of the subject property. All 13 trees can be saved provided proper tree protection is installed as per Figure 1.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for tree protection fencing locations and general Tree Protection Plan Notes and tree preservation fence details.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.
- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.
- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.
- Site visits, pre, during and post construction is recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

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Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: 21 - 51 Queen Street North, Mississauga

Date: 13 August 2021 Surveyors: PK

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	Comments	Owner	Action
1	Scots Pine	<i>Pinus sylvestris</i>	32	F	G	PF		3	2.4	Lean (M) away from subject property	Neighbour	Retain
2	Scots Pine	<i>Pinus sylvestris</i>	24	FG	G	PF		2.5	1.8	Lean (L) adjacent to subject property	Neighbour	Retain
3	Norway Maple	<i>Acer platanoides</i>	15.5	G	G	PF	90	2.5	1.8	Only one branch alive, rest of crown dead	Neighbour	Retain
4	Scots Pine	<i>Pinus sylvestris</i>	26	P	PF	F		3	1.8	Poor form (H), lean (H) away from subject property	Neighbour	Retain
5	Scots Pine	<i>Pinus sylvestris</i>	32	G	FG	FG		3	2.4	Asymmetrical crown (L)	Neighbour	Retain
6	Scots Pine	<i>Pinus sylvestris</i>	25	G	G	F		2	1.8	Asymmetrical crown (L)	Neighbour	Retain
7	Weeping Willow	<i>Salix babylonica</i>	~75	F	F	PF	20	8	4.8	Cavities in main trunk (L), stem wounds (H)	Neighbour	Retain
8	Weeping Willow	<i>Salix babylonica</i>	~90	F	FG	F	40	7.5	5.4	Needs deadwooding	Neighbour	Retain
9	Weeping Willow	<i>Salix babylonica</i>	~38	G	PF	F		4.5	2.4		Neighbour	Retain
10	Weeping Willow	<i>Salix babylonica</i>	~35	G	P	P	80	6	2.4	Main stem dead	Neighbour	Retain
11	Weeping Willow	<i>Salix babylonica</i>	~22	G	F	F		4.5	1.8	Poor form (M)	Neighbour	Retain
12	Weeping Willow	<i>Salix babylonica</i>	~40, ~25	F	G	FG	5	6	2.4	Co-dominance at 1.0m	Neighbour	Retain
13	Blue Spruce	<i>Picea pungens</i>	17	G	G	P		2	1.8	Pruning wounds (M)	Neighbour	Retain

Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Die Back	(%)
DL	Dripline in radius	(m)
Owner	Ownership	(City, Private, Neighbour)
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy; (VH) = very heavy		

