

March 26, 2021

BEL 217067

DVB Real Estate Investments Inc.  
4918 King Street, P.O. Box 1194  
Beamsville, ON L0R 1B0

**Re: Revised Arborist Report for 3016-3032 Kirwin Avenue & 3031 Little John Lane,  
Mississauga, ON**

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Beacon Environmental Limited (Beacon) is pleased to provide you with this Revised Arborist Report in support of the proposed redevelopment of properties located at 3016-3032 Kirwin Avenue & 3031 Little John Lane in the City of Mississauga. Beacon had previously prepared Arborist Reports for these properties in December 2017 and in March 2019. Beacon had also prepared responses to City of Mississauga and Credit Valley Conservation (CVC) staff comments that were received throughout 2018 and May 2019 and these were provided in a separate Comment Response Matrix.

The Site Plan has undergone several revisions since the most recent Arborist Report was submitted in March 2019. This Revised Arborist Report has been updated to reflect the latest versions of the Site Plan, Grading & Servicing Plans, and Landscaping Plan.

The Arborist Report has been prepared in support of a re-development proposal in accordance with City of Mississauga standards. The Arborist Report summarizes the findings of the tree inventory and assessment of all trees  $\geq 10$  cm in diameter at breast height (DBH, measured 1.4 m above grade) located on or within 6.0 m of the subject property and identifies tree to be removed or preserved to accommodate the proposed development plan. The Arborist Report includes recommendations for tree protection, including establishing Tree Protection Zones and other measures to ensure trees identified for preservation are adequately protected.

## Methods

All trees with stem diameters of  $\geq 10$  cm at breast height (DBH, measured 1.4 m above grade) located on the subject property, as well as trees within 6.0 m of the subject property boundary were inventoried and assessed by an International Society of Arboriculture (ISA) Certified Arborist on April 25, May 3, and October 20, 2017. Inventoried trees on the subject property were marked with numbered aluminum forestry tags. Trees on adjacent properties were also inventoried and assessed. All inventoried trees were surveyed by a registered Ontario Land Surveyor (O.L.S.).

The assessment included collecting data on tree species, trunk diameter (DBH), and health and condition as described below. Individual trees were assessed in terms of overall health and structural integrity based on indicators such as live buds, dead wood, decay, structural defects, and presence of

disease. Each tree was assigned a condition rating of good, fair, poor, or dead, based on the following criteria:

- **Poor** – Severe dieback, significant lean, missing leader, major defects, significant decay and/or disease presence;
- **Fair** – Moderate dieback and/or lean, limb defects, multiple stems, moderate foliage damage from stress;
- **Good** – Healthy vigorous growth, minor visible defects or damage; or
- **Dead** – No live crown.

## Findings

A total of 228 trees were inventoried and assessed (**Figure 1, Attachment B**). Inventory and assessment data are presented in **Attachment A**. The majority of the trees occur on the western half of the subject properties on lands that are within the floodplain of Cooksville Creek that will remain undeveloped. The remainder of the trees occur on the eastern half of the property on former residential lands that are proposed to be redeveloped.

Trees sizes ranged from 10 cm to 80 cm DBH, with a median diameter of 20 cm DBH. The majority of the trees inventoried are invasive non-native species including Norway Maple, Manitoba Maple, Black Locust, and Siberian Elm.

## Description of Proposed Redevelopment

The proposed redevelopment for the subject consists of an 8-storey rental apartment building with a total of 152 units and associated aboveground and underground parking as well as an outdoor amenity space (refer to Site Plan of February 4, 2021 prepared by KFA Architects and Planners Inc).

## Tree Preservation

A total of 150 trees are situated outside areas that will be affected by the proposed development and associated grading and servicing. These trees have been identified for preservation and will be protected using standard tree protection measures (**Figure 1**).

## Tree Removals

A total of 84 trees will required removal to accommodate the proposed redevelopment. Of these, 62 are located on-site, 16 are located off-site, and 6 are located on the property boundary. Of the 16 trees located off-site, 13 are associated with municipally owned parkland north of the subject properties, two (2) are contained within the municipally owned boulevard along Kirwin Avenue, and one (1) tree is located on adjacent private property to the south.

Of the 84 trees proposed for removal, 37 are in poor or fair-poor condition, and six are dead. The majority of trees proposed for removal are non-native invasive species (Norway Maple and Manitoba Maple).

Trees situated on private property are subject to the City of Mississauga's Private Tree Protection Bylaw 0254-2012. When three or more trees with a DBH greater than 15 cm are proposed for removal as part of a Site Plan application, the applicant is required to apply for a Tree Removal Permit.

Prior to tree clearing, all trees permitted for removal should be clearly marked in the field using spray paint or flagging tape.

No trees are to be harmed or removed on adjacent properties (public or private) without the consent of the owner(s).

### **Recommended Tree Protection Measures**

Tree health and structural integrity can be compromised by grade changes, soil compaction, root cutting, and mechanical damage to trunks and branches resulting from the operation of construction equipment.

Trees to be retained shall be protected through the establishment of a tree protection zone (TPZ). Standard TPZ is generally established at the dripline of the tree crown. In situations where it is may not be feasible to implement a standard TPZ, it is possible that a lesser TPZ could be established that could also provide sufficient protection but allow for tighter integration with the development. The minimum TPZ's are provided in **Table 1**. Comparable TPZs are accepted in other areas municipalities including Toronto, Burlington, Richmond Hill, and Oakville.

**Table 1. Minimum Tree Protection Zones**

Trunk Diameter (DBH)	Minimum Protection Distances <sup>1</sup>
< 10 cm	1.8 m
10 – 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	6 cm protection for each 1 cm diameter

<sup>1</sup> to be measured from the outside edge of the base of the tree

The minimum TPZ for trees to protected are illustrated in **Figure 1**.

The TPZ should be demarcated with tree protection hoarding consisting of 1.2 m orange plastic fencing framed with solid top and bottom rail, or 1.2 m plywood (see **Figure 1** for fence location and hoarding details) or alternative as approved by the City. Fencing should be installed before any construction or site alteration takes place.

No grading, soil disturbance, or surface treatments shall occur within the TPZ and no equipment or materials shall be stored inside the TPZ.

In addition to the establishment of the TPZ, the following specifications are recommended to ensure the health and survival of any retained trees:

- Before beginning works, the contractor will arrange to meet on site with a certified Arborist to review work procedures, access routes, storage areas, and TPZ hoarding;
  - Any required pruning for construction clearance shall be performed by a certified Arborist;
  - Where underground utilities are to be installed, the route shall be outside any TPZ, or tunnelling or boring methods should be used; and
- Some tree roots may extend beyond the identified TPZs. Any root damage occurring during construction should be cut cleanly with a hand saw or pruning shears and be inspected by a certified Arborist.

### **Tree Replacement/Compensation**

To compensate for the loss of trees from the subject property and adjacent lands, it is recommended that compensation for removed trees will be in accordance with the conditions of the City's Private Tree Protection By-Law which can include a combination of tree replacement and/or cash in lieu. The details of the replacement plantings will be determined through discussions with the City.

Report prepared by:  
**Beacon Environmental**



Dan Westerhof, B.Sc., M.E.S.  
Terrestrial Ecologist,  
ISA Certified Arborist (ON-1536A)

Report reviewed by:  
**Beacon Environmental**



Ken Ursic, B.Sc., M.Sc.  
Principal, Senior Ecologist

# Attachment A

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# Attachment A

## Tree Inventory and Evaluation

Tag #	Species	Common Name	DBH (cm)	Location	Condition	Comments	TPZ radius (m)	Recommendation
4001	<i>Gleditsia triacanthos</i>	Honey Locust	50	Off-site - Municipal Right of Way	Good		3.6	Remove - development
4002	<i>Picea glauca</i>	White Spruce	32	Off-site - Municipal Right of Way	Good		2.4	Remove - development
4003	<i>Juniperus</i>	Juniper	23	On-site	Fair	lean	1.8	Remove - development
4005	<i>Acer platanoides</i>	Norway Maple	28,17	Property Boundary	Good		2.4	Remove - development
4006	<i>Acer platanoides</i>	Norway Maple	17	Property Boundary	Fair	crowded	1.8	Remove - development
4008	<i>Acer platanoides</i>	Norway Maple	40,28	Off-site - private	Fair-Good		3.6	Remove - development
4010	<i>Acer platanoides</i>	Norway Maple	25	Property Boundary	Fair		1.8	Remove - development
4011	<i>Acer platanoides</i>	Norway Maple	29,11	Property Boundary	Fair		2.4	Remove - development
4012	<i>Acer platanoides</i>	Norway Maple	27	On-site	Fair	uneven crown, lean	1.8	Remove - development
4013	<i>Acer platanoides</i>	Norway Maple	16,22	On-site	Fair-Good		1.8	Remove - development
4017	<i>Acer platanoides</i>	Norway Maple	16	On-site	Fair	lean, uneven crown, crowded	1.8	Remove - development
4019	<i>Acer platanoides</i>	Norway Maple	21	On-site	Fair	uneven crown, crowded	1.8	Remove - development
4020	<i>Acer platanoides</i>	Norway Maple	18	On-site	Fair-Poor	crooked trunk, uneven crown, crowded	1.8	Remove - development/poor condition
4023	<i>Acer negundo</i>	Manitoba Maple	22	On-site	Fair	lean	1.8	Remove - development
4025	<i>Acer platanoides</i>	Norway Maple	20	On-site	Fair-Good	rubbing against adjacent tree	1.8	Remove - development
4026	<i>Acer platanoides</i>	Norway Maple	18	On-site	Good		1.8	Remove - development
4027	<i>Acer platanoides</i>	Norway Maple	18,10	On-site	Good		1.8	Remove - development
4029	<i>Acer platanoides</i>	Norway Maple	17	On-site	Fair	crooked trunk, vine in crown	1.8	Remove - development
4030	<i>Acer negundo</i>	Manitoba Maple	24,24	On-site	Poor	one stem dead, other stem very twisted/bent, several cavities 2-6 m	2.4	Remove - development/poor condition
4033	<i>Acer platanoides</i>	Norway Maple	10	On-site	Poor	vine throughout crown	1.8	Remove - development/poor condition
4046	<i>Acer platanoides</i>	Norway Maple	17	Off-site - Municipal Park	Fair-Good	uneven crown	1.8	Preserve
4050	<i>Acer negundo</i>	Manitoba Maple	31	On-site	Poor	fallen over	2.4	Remove - development/poor condition
4051	<i>Acer platanoides</i>	Norway Maple	24	Off-site - Municipal Park	Fair	codominant leaders, uneven crown, bend in trunk	1.8	Remove - development
4052	<i>Acer platanoides</i>	Norway Maple	46	On-site	Fair	uneven crown, lean	3	Remove - development
4053	<i>Acer negundo</i>	Manitoba Maple	23	On-site	Poor	severe lean, nearly dead	1.8	Remove - development/poor condition
4055	<i>Juglans nigra</i>	Black Walnut	18	On-site	Poor	severe bend, poor form	1.8	Remove - development/poor condition
4056	<i>Fraxinus americana</i>	White Ash	19	On-site	Dead		-	Remove - development/dead
4057	<i>Acer negundo</i>	Manitoba Maple	22	On-site	Poor	fallen over	1.8	Remove - development/poor condition
4059	<i>Acer negundo</i>	Manitoba Maple	20	On-site	Poor	significant lean, poor form	1.8	Remove - development/poor condition
4060	<i>Acer negundo</i>	Manitoba Maple	19	On-site	Poor	significant lean, poor form	1.8	Remove - development/poor condition

Tag #	Species	Common Name	DBH (cm)	Location	Condition	Comments	TPZ radius (m)	Recommendation
4061	<i>Acer negundo</i>	Manitoba Maple	21	On-site	Poor	top broken, epicormic branching	1.8	Remove - development/poor condition
4062	<i>Acer negundo</i>	Manitoba Maple	32	On-site	Fair-Poor	lean, large broken branch stub	2.4	Remove - development/poor condition
4063	<i>Acer negundo</i>	Manitoba Maple	42	On-site	Poor	severe lean, large cavity at 2 m	3	Remove - development/poor condition
4066	<i>Acer negundo</i>	Manitoba Maple	20	On-site	Dead		-	Remove - development/dead
4067	<i>Juglans nigra</i>	Black Walnut	25	On-site	Good	vine in crown	1.8	Remove - development
4068	<i>Juglans nigra</i>	Black Walnut	30	On-site	Fair-Good	uneven crown, vines	2.4	Remove - development
4070	<i>Acer platanoides</i>	Norway Maple	29	On-site	Fair-Good		1.8	Remove - development
4071	<i>Juglans nigra</i>	Black Walnut	16	On-site	Good		1.8	Remove - development
4072	<i>Acer negundo</i>	Manitoba Maple	10	On-site	Poor	poor form	1.8	Remove - development/poor condition
4074	<i>Acer platanoides</i>	Norway Maple	24	On-site	Fair	fair form, vines, branch dieback	1.8	Remove - development
4076	<i>Juglans nigra</i>	Black Walnut	25	On-site	Good	vines in crown	1.8	Remove - development
4078	<i>Acer platanoides</i>	Norway Maple	16	On-site	Good	vines in crown	1.8	Remove - development
4079	<i>Acer negundo</i>	Manitoba Maple	24	On-site	Fair-Poor	significant lean, broken branches	1.8	Remove - development/poor condition
4080	<i>Acer platanoides</i>	Norway Maple	19	On-site	Fair-Good	slight lean	1.8	Remove - development
4081	<i>Juglans nigra</i>	Black Walnut	21	On-site	Fair	significant bend in trunk (corrected)	1.8	Remove - development
4082	<i>Acer negundo</i>	Manitoba Maple	18	On-site	Poor	severe lean, overhanging fence and adjacent parking lot	1.8	Remove - development
4083	<i>Acer platanoides</i>	Norway Maple	24	On-site	Fair-Good	codominant leaders with included bark	1.8	Remove - development
4084	<i>Acer platanoides</i>	Norway Maple	20	Property Boundary	Fair	leaning over adjacent parking lot, fence embedded in trunk	1.8	Remove - development
4086	<i>Acer negundo</i>	Manitoba Maple	11,17,17	Property Boundary	Fair-Poor	leaning over adjacent parking lot, poor form, good vigour	1.8	Remove - development/poor condition
4088	<i>Acer platanoides</i>	Norway Maple	19	On-site	Fair-Good		1.8	Remove - development
4089	<i>Acer negundo</i>	Manitoba Maple	11,13	On-site	Poor	poor form, branch dieback	1.8	Remove - development/poor condition
4090	<i>Juglans nigra</i>	Black Walnut	31	On-site	Good	small cavity @ 8 m	2.4	Remove - development
4091	<i>Acer platanoides</i>	Norway Maple	20	On-site	Fair	uneven crown, crowded	1.8	Remove - development
4092	<i>Acer negundo</i>	Manitoba Maple	50	On-site	Fair-Poor	forked @ 2m, one dead/broken leader	3.6	Remove - development/poor condition
4093	<i>Acer negundo</i>	Manitoba Maple	18	On-site	Poor	bent over, horizontal trunk	1.8	Remove - development/poor condition
4094	<i>Acer negundo</i>	Manitoba Maple	18	On-site	Fair-Poor	significant lean	1.8	Remove - development/poor condition
4095	<i>Acer negundo</i>	Manitoba Maple	34	On-site	Poor	two dead/broken leaders, top of live stem dead, trunk damage	2.4	Remove - development/poor condition
4096	<i>Acer negundo</i>	Manitoba Maple	39	On-site	Fair-Poor	open wound at base, crooked trunk, uneven crown	2.4	Remove - development/poor condition
4097	<i>Acer negundo</i>	Manitoba Maple	34	On-site	Fair-Poor	lean, uneven crown, cavity @ 2 m	2.4	Remove - development/poor condition
4099	<i>Ulmus pumila</i>	Siberian Elm	40	On-site	Poor	poor form, extensive dieback, large cavity @ 2 m	3	Remove - development/poor condition
4100	<i>Ulmus pumila</i>	Siberian Elm	31,28	On-site	Fair-Poor	many epicormics, branch dieback, codominant leaders with included bark	3	Remove - development/poor condition



Tag #	Species	Common Name	DBH (cm)	Location	Condition	Comments	TPZ radius (m)	Recommendation
4101	<i>Ulmus pumila</i>	Siberian Elm	31	On-site	Poor	poor form, epicormics, twig dieback	2.4	Remove - development/poor condition
4102	<i>Ulmus pumila</i>	Siberian Elm	26	On-site	Poor	uneven crown, twig dieback, extensive epicormics	1.8	Preserve
4104	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Poor	significant lean, thick crown	1.8	Remove - development/poor condition
4106	<i>Ulmus pumila</i>	Siberian Elm	17	On-site	Poor	uneven crown, twig dieback, extensive epicormics	1.8	Preserve
4108	<i>Ulmus pumila</i>	Siberian Elm	30	On-site	Fair	twig dieback, epicormics	2.4	Preserve
4109	<i>Catalpa sp.</i>	Catalpa	53	On-site	Fair	cavity at base, dead branches, small cavity @ 8 m	3.6	Remove - development
4110	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Poor	fallen over	1.8	Preserve
4112	<i>Catalpa sp.</i>	Catalpa	80	On-site	Fair-Poor	full crown; large, over-extended branch; large crack/cavity in trunk from branch crotch to base	5.2	Preserve
4113	<i>Ulmus pumila</i>	Siberian Elm	22	On-site	Fair-Good	twig dieback	1.8	Preserve
4114	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair	twig dieback	1.8	Preserve
4115	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair	twig dieback	1.8	Preserve
4116	<i>Ulmus pumila</i>	Siberian Elm	28	On-site	Fair-Poor	extensive twig dieback, vine in crown	1.8	Preserve
4117	<i>Ulmus pumila</i>	Siberian Elm	21	On-site	Fair	twig dieback, vine in crown	1.8	Preserve
4118	<i>Ulmus pumila</i>	Siberian Elm	22	On-site	Fair	uneven crown, twig dieback	1.8	Preserve
4121	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair	twig dieback, vine in crown	1.8	Preserve
4123	<i>Ulmus pumila</i>	Siberian Elm	17	On-site	Fair	twig dieback	1.8	Preserve
4124	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair	twig dieback	1.8	Preserve
4127	<i>Acer negundo</i>	Manitoba Maple	16	On-site	Fair	leaning, vine in crown	1.8	Preserve
4128	<i>Ulmus pumila</i>	Siberian Elm	16	On-site	Fair-Poor	uneven crown, twig dieback, vine in crown	1.8	Preserve
4129	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair	dead leader	1.8	Preserve
4130	<i>Ulmus pumila</i>	Siberian Elm	14	On-site	Fair	uneven crown, epicormics	1.8	Preserve
4131	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair-Poor	codominant leaders, branch and twig dieback	1.8	Preserve
4132	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair	twig dieback	1.8	Preserve
4133	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair	twig dieback, uneven crown	1.8	Preserve
4134	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair	twig dieback, uneven crown	1.8	Preserve
4136	<i>Ulmus pumila</i>	Siberian Elm	22	On-site	Fair	twig dieback, vine in crown	1.8	Preserve
4137	<i>Acer negundo</i>	Manitoba Maple	14	On-site	Fair	lean, branch dieback	1.8	Preserve
4142	<i>Acer negundo</i>	Manitoba Maple	19	On-site	Fair-Poor	significant lean, twig dieback	1.8	Preserve
4144	<i>Acer negundo</i>	Manitoba Maple	14	On-site	Fair	lean, twig dieback	1.8	Preserve
4145	<i>Acer negundo</i>	Manitoba Maple	11	On-site	Poor	lean, crooked trunk, branch dieback	1.8	Preserve
4146	<i>Acer negundo</i>	Manitoba Maple	14	On-site	Fair-Poor	lean, branch dieback	1.8	Preserve
4147	<i>Acer negundo</i>	Manitoba Maple	16	On-site	Fair	dieback, crooked trunk	1.8	Preserve
4148	<i>Acer negundo</i>	Manitoba Maple	21	On-site	Fair	lean, branch dieback	1.8	Preserve
4149	<i>Acer negundo</i>	Manitoba Maple	16	On-site	Fair	lean, branch dieback	1.8	Preserve
4152	<i>Acer negundo</i>	Manitoba Maple	14	On-site	Fair	lean	1.8	Preserve
4153	<i>Acer negundo</i>	Manitoba Maple	16	On-site	Fair-Poor	lean, bend in trunk, vine in crown, dieback	1.8	Preserve
4154	<i>Acer negundo</i>	Manitoba Maple	15	On-site	Fair		1.8	Preserve
4155	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Fair	lean, twig dieback	1.8	Preserve
4156	<i>Acer negundo</i>	Manitoba Maple	19,16	On-site	Poor	significant lean, top broken off one stem	1.8	Preserve



Tag #	Species	Common Name	DBH (cm)	Location	Condition	Comments	TPZ radius (m)	Recommendation
4157	<i>Acer negundo</i>	Manitoba Maple	12	Off-site - Municipal Park	Poor	severe lean	1.8	Preserve
4158	<i>Acer negundo</i>	Manitoba Maple	13,18,19,10,10	Off-site - Municipal Park	Fair	lean, uneven crown	2.4	Preserve
4159	<i>Ulmus pumila</i>	Siberian Elm	14	Off-site - Municipal Park	Fair	lean, uneven crown	1.8	Preserve
4160	<i>Acer negundo</i>	Manitoba Maple	15	Off-site - Municipal Park	Fair	uneven crown, branch dieback	1.8	Preserve
4161	<i>Acer negundo</i>	Manitoba Maple	25	Property Boundary	Poor	main trunk removed, very poor form	1.8	Preserve
4162	<i>Acer negundo</i>	Manitoba Maple	17,14	On-site	Fair	lean, branch dieback	1.8	Preserve
4163	<i>Acer negundo</i>	Manitoba Maple	24	On-site	Poor	lean, significant branch dieback	1.8	Preserve
4164	<i>Acer negundo</i>	Manitoba Maple	16,23	Off-site - Municipal Right of Way	Fair	lean, uneven crown	1.8	Preserve
4165	<i>Acer negundo</i>	Manitoba Maple	13	On-site	Fair-Poor	significant lean, branch dieback	1.8	Preserve
4166	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Fair-Poor	lean, branch dieback	1.8	Preserve
4167	<i>Acer negundo</i>	Manitoba Maple	11	On-site	Poor	poor form	1.8	Preserve
4168	<i>Acer negundo</i>	Manitoba Maple	11,12	On-site	Fair	branch dieback	1.8	Preserve
4173	<i>Acer negundo</i>	Manitoba Maple	10	On-site	Poor	significant dieback	1.8	Preserve
4174	<i>Acer negundo</i>	Manitoba Maple	11,12	On-site	Fair-Poor	significant lean, branch dieback	1.8	Preserve
4175	<i>Acer negundo</i>	Manitoba Maple	11,12,12	On-site	Fair	branch dieback	1.8	Preserve
4176	<i>Acer negundo</i>	Manitoba Maple	11,12	Off-site - Municipal Right of Way	Fair	lean, branch dieback	1.8	Preserve
4177	<i>Acer negundo</i>	Manitoba Maple	11	Off-site - Municipal Right of Way	Fair-Poor	significant lean	1.8	Preserve
4178	<i>Ulmus pumila</i>	Siberian Elm	15	Off-site - Municipal Right of Way	Poor	dead leader, twig dieback, poor form	1.8	Preserve
4179	<i>Ulmus americana</i>	White Elm	18	On-site	Fair	uneven crown	1.8	Preserve
4180	<i>Salix x rubens</i>	Hybrid Crack Willow	50	On-site	Good		3.6	Preserve
4181	<i>Ulmus americana</i>	White Elm	22,22	On-site	Fair		1.8	Preserve
4182	<i>Ulmus americana</i>	White Elm	24	On-site	Fair		1.8	Preserve
4185	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Fair	lean, dieback	1.8	Preserve
4187	<i>Acer negundo</i>	Manitoba Maple	15	On-site	Fair		1.8	Preserve
4188	<i>Acer negundo</i>	Manitoba Maple	10	On-site	Fair	lean, minor dieback	1.8	Preserve
4189	<i>Acer negundo</i>	Manitoba Maple	15	On-site	Fair	lean, minor dieback	1.8	Preserve
4190	<i>Ulmus pumila</i>	Siberian Elm	16	On-site	Poor	Poor form, dieback	1.8	Preserve
4191	<i>Ulmus pumila</i>	Siberian Elm	18,11,10	On-site	Fair	epicormics, branch/twig dieback	1.8	Preserve
4192	<i>Ulmus pumila</i>	Siberian Elm	14	On-site	Fair-Poor	branch dieback	1.8	Preserve
4193	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair-Poor	branch dieback	1.8	Preserve
4194	<i>Ulmus pumila</i>	Siberian Elm	15	On-site	Fair	twig dieback	1.8	Preserve
4195	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair	twig dieback	1.8	Preserve
4196	<i>Ulmus pumila</i>	Siberian Elm	18,18	On-site	Fair	epicormics, branch/twig dieback	1.8	Preserve
4197	<i>Robinia pseudo-acacia</i>	Black Locust	31	On-site	Fair		2.4	Preserve
4198	<i>Robinia pseudo-acacia</i>	Black Locust	33	On-site	Fair	vine in crown	2.4	Preserve
4199	<i>Robinia pseudo-acacia</i>	Black Locust	14	On-site	Fair		1.8	Preserve
4200	<i>Robinia pseudo-acacia</i>	Black Locust	22	On-site	Fair		1.8	Preserve
4201	<i>Robinia pseudo-acacia</i>	Black Locust	28	On-site	Fair		1.8	Preserve

Tag #	Species	Common Name	DBH (cm)	Location	Condition	Comments	TPZ radius (m)	Recommendation
4202	<i>Robinia pseudo-acacia</i>	Black Locust	28,28	On-site	Fair		2.4	Preserve
4203	<i>Robinia pseudo-acacia</i>	Black Locust	23	On-site	Fair		1.8	Preserve
4204	<i>Robinia pseudo-acacia</i>	Black Locust	21	On-site	Fair		1.8	Preserve
4205	<i>Robinia pseudo-acacia</i>	Black Locust	25	On-site	Fair		1.8	Preserve
4206	<i>Ulmus pumila</i>	Siberian Elm	16	On-site	Fair		1.8	Preserve
4207	<i>Ulmus pumila</i>	Siberian Elm	13	On-site	Poor	poor form, extensive epicormics	1.8	Preserve
4208	<i>Robinia pseudo-acacia</i>	Black Locust	32	On-site	Fair	codominant leaders	2.4	Preserve
4209	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Poor	severe lean	1.8	Preserve
4210	<i>Robinia pseudo-acacia</i>	Black Locust	15	On-site	Poor	poor form	1.8	Preserve
4211	<i>Acer negundo</i>	Manitoba Maple	13	On-site	Fair		1.8	Preserve
4212	<i>Robinia pseudo-acacia</i>	Black Locust	24	On-site	Fair		1.8	Preserve
4213	<i>Robinia pseudo-acacia</i>	Black Locust	24,17	On-site	Fair		2.4	Preserve
4214	<i>Robinia pseudo-acacia</i>	Black Locust	10	On-site	Fair-Poor		1.8	Preserve
4215	<i>Ulmus pumila</i>	Siberian Elm	30	On-site	Poor	extensive dieback	2.4	Preserve
4216	<i>Robinia pseudo-acacia</i>	Black Locust	24	On-site	Fair		1.8	Preserve
4217	<i>Ulmus pumila</i>	Siberian Elm	17	On-site	Poor	extensive epicormics	1.8	Preserve
4218	<i>Robinia pseudo-acacia</i>	Black Locust	20	On-site	Fair-Poor	crowded, uneven crown	1.8	Preserve
4219	<i>Robinia pseudo-acacia</i>	Black Locust	24,25	On-site	Fair		2.4	Preserve
4220	<i>Acer negundo</i>	Manitoba Maple	27	On-site	Poor	poor form, crowded	1.8	Preserve
4221	<i>Robinia pseudo-acacia</i>	Black Locust	38	On-site	Fair		2.4	Preserve
4222	<i>Robinia pseudo-acacia</i>	Black Locust	41	On-site	Fair		3	Preserve
4223	<i>Robinia pseudo-acacia</i>	Black Locust	27	On-site	Fair		1.8	Preserve
4224	<i>Robinia pseudo-acacia</i>	Black Locust	25	On-site	Fair		1.8	Preserve
4225	<i>Acer negundo</i>	Manitoba Maple	11	On-site	Poor	trunk bent over, very poor form	1.8	Preserve
4226	<i>Robinia pseudo-acacia</i>	Black Locust	13,15	On-site	Fair	diverging trunks	1.8	Preserve
4227	<i>Robinia pseudo-acacia</i>	Black Locust	21,16	On-site	Fair	diverging trunks	1.8	Preserve
4228	<i>Robinia pseudo-acacia</i>	Black Locust	24,16	On-site	Fair	diverging trunks	2.4	Preserve
4229	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair-Poor	twig dieback, uneven crown	1.8	Preserve
4230	<i>Acer negundo</i>	Manitoba Maple	13	On-site	Fair	lean	1.8	Preserve
4231	<i>Robinia pseudo-acacia</i>	Black Locust	26	On-site	Fair		1.8	Preserve

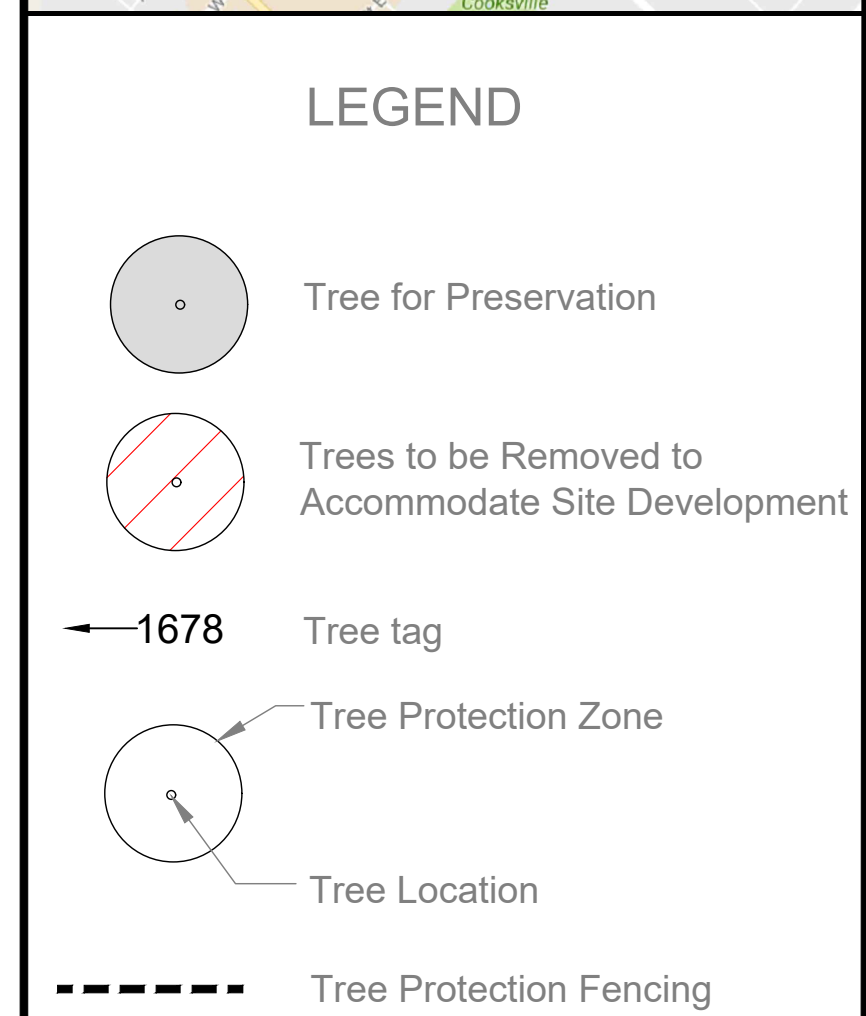
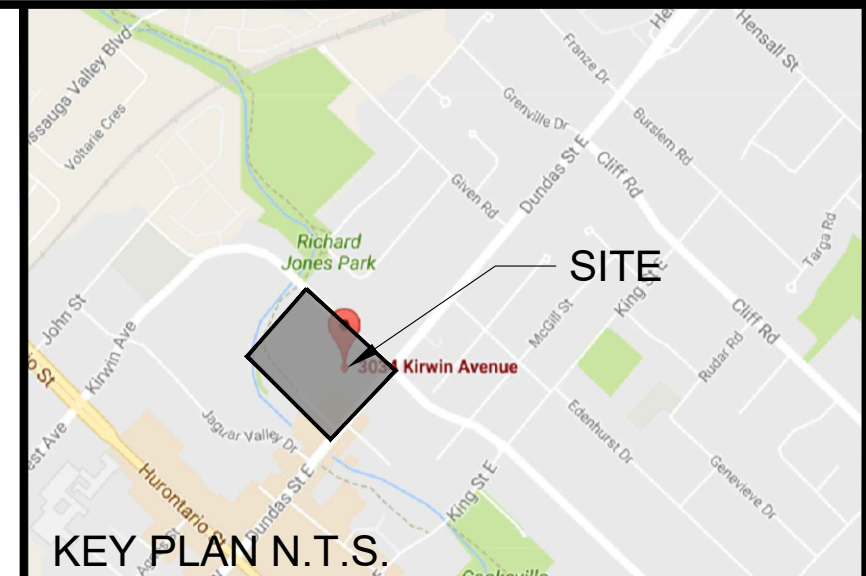
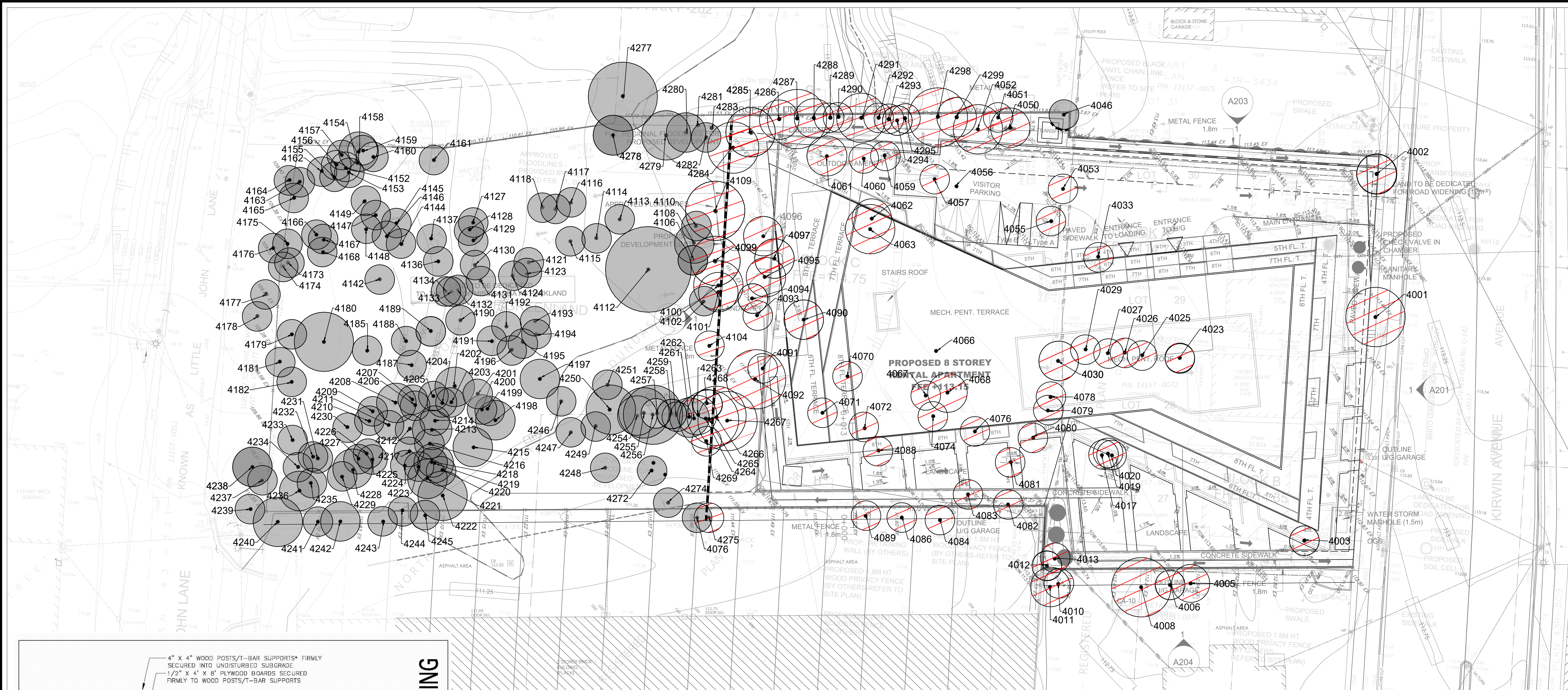
Tag #	Species	Common Name	DBH (cm)	Location	Condition	Comments	TPZ radius (m)	Recommendation
4232	<i>Robinia pseudo-acacia</i>	Black Locust	16	On-site	Poor	poor form, severe bend	1.8	Preserve
4233	<i>Acer negundo</i>	Manitoba Maple	14	On-site	Fair-Poor	severe lean	1.8	Preserve
4234	<i>Acer negundo</i>	Manitoba Maple	16	On-site	Fair-Poor	lean, crooked trunk, twig dieback	1.8	Preserve
4235	<i>Robinia pseudo-acacia</i>	Black Locust	11	On-site	Fair		1.8	Preserve
4236	<i>Robinia pseudo-acacia</i>	Black Locust	35	On-site	Fair-Good		2.4	Preserve
4237	<i>Acer negundo</i>	Manitoba Maple	10	Off-site - Municipal Right of Way	Fair	crooked trunk	1.8	Preserve
4238	<i>Acer negundo</i>	Manitoba Maple	28,23	Off-site - Municipal Right of Way	Poor	significant lean, one trunk cracked, poor form	2.4	Preserve
4239	<i>Ulmus americana</i>	White Elm	16	Off-site - Municipal Right of Way	Fair-Poor	poor form, crowded	1.8	Preserve
4240	<i>Acer negundo</i>	Manitoba Maple	30,34,15	On-site	Fair-Poor	fence embedded through trunk, heavily pruned, several trunks removed, old wounds at base, lean	3	Preserve
4241	<i>Acer negundo</i>	Manitoba Maple	14,14	On-site	Fair	embedded fence	1.8	Preserve
4242	<i>Acer negundo</i>	Manitoba Maple	17,15,14,12	On-site	Fair-Poor	poor form	2.4	Preserve
4243	<i>Acer negundo</i>	Manitoba Maple	19,23	On-site	Fair-Poor	poor form	1.8	Preserve
4244	<i>Robinia pseudo-acacia</i>	Black Locust	10	On-site	Fair		1.8	Preserve
4245	<i>Acer negundo</i>	Manitoba Maple	15	On-site	Poor	poor form, embedded fence	1.8	Preserve
4246	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair-Poor	one leader dead	1.8	Preserve
4247	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Poor	very poor form, nearly dead	1.8	Preserve
4248	<i>Acer negundo</i>	Manitoba Maple	11	On-site	Poor	overtopped by grape vine	1.8	Preserve
4249	<i>Acer negundo</i>	Manitoba Maple	27	On-site	Fair	fenced embedded in base of trunk, slight lean, uneven crown	1.8	Preserve
4250	<i>Acer negundo</i>	Manitoba Maple	30,23	On-site	Poor	one steam dead, poor form, uneven crown, branch dieback, split at base	3	Preserve
4251	<i>Ulmus pumila</i>	Siberian Elm	17,18	On-site	Fair-Poor	extensive epicormics, branch/twig dieback	1.8	Preserve
4254	<i>Ulmus pumila</i>	Siberian Elm	38	On-site	Fair-Poor	large dead branch, twig dieback, uneven crown	2.4	Preserve
4255	<i>Ulmus pumila</i>	Siberian Elm	44	On-site	Fair-Poor	crowded, uneven crown, branch dieback	3	Preserve
4256	<i>Ulmus pumila</i>	Siberian Elm	52	On-site	Fair	several large dead branches, twig dieback	3.6	Preserve
4257	<i>Ulmus pumila</i>	Siberian Elm	25	On-site	Poor	poor form, uneven crown, branch dieback	1.8	Preserve
4258	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Poor	poor form, twig dieback, epicormics	1.8	Preserve
4259	<i>Ulmus pumila</i>	Siberian Elm	22	On-site	Poor	poor form, twig dieback, epicormics	1.8	Preserve
4261	<i>Ulmus pumila</i>	Siberian Elm	32	Off-site - Municipal Park	Fair-Poor		2.4	Preserve
4262	<i>Ulmus pumila</i>	Siberian Elm	15	On-site	Poor		1.8	Preserve
4263	<i>Ulmus pumila</i>	Siberian Elm	36	On-site	Fair-Poor	uneven crown, twig dieback	2.4	Preserve
4264	<i>Ulmus pumila</i>	Siberian Elm	27	On-site	Poor	trunk arched over	1.8	Remove - development/poor condition
4265	<i>Ulmus pumila</i>	Siberian Elm	52	On-site	Fair-Poor	many broken branches, twig dieback, uneven crown	3.6	Remove - development/poor condition
4266	<i>Ulmus pumila</i>	Siberian Elm	50	On-site	Poor	extensive epicormics, reduced crown, broken branches	3.6	Remove - development/poor condition
4267	<i>Ulmus pumila</i>	Siberian Elm	50	On-site	Poor	extensive epicormics, reduced crown, broken branches	3.6	Remove - development/poor condition
4268	<i>Acer platanoides</i>	Norway Maple	17	On-site	Fair-Poor	uneven crown, thin crown	1.8	Remove - development/poor condition

Tag #	Species	Common Name	DBH (cm)	Location	Condition	Comments	TPZ radius (m)	Recommendation
4269	<i>Acer platanoides</i>	Norway Maple	18,12	On-site	Poor	crowded, poor form, tops bent	1.8	Remove - development/poor condition
4272	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair	uneven crown, twig dieback	1.8	Preserve
4274	<i>Acer negundo</i>	Manitoba Maple	26	On-site	Poor	severe lean over adjacent parking lot	1.8	Preserve
4275	<i>Acer negundo</i>	Manitoba Maple	22	On-site	Poor	severe lean over adjacent parking lot	1.8	Remove - development/poor condition
4276	<i>Acer negundo</i>	Manitoba Maple	27	On-site	Poor	poor form, significant bend in trunk	1.8	Preserve
4277	<i>Acer negundo</i>	Manitoba Maple	50,35	Off-site - Municipal Park	Fair-Poor	significant lean, widely diverging trunks, branch dieback	4.2	Preserve
4278	<i>Acer negundo</i>	Manitoba Maple	33	On-site	Poor	poor form, branch dieback, cavity @ 6 m	2.4	Preserve
4279	<i>Pinus resinosa</i>	Red Pine	40	On-site	Dead		3	Preserve
4280	<i>Pinus sylvestris</i>	Scotch Pine	32	On-site	Dead		2.4	Preserve
4281	<i>Pinus sylvestris</i>	Scotch Pine	28	Off-site - Municipal Park	Dead		-	Preserve
4282	<i>Acer negundo</i>	Manitoba Maple	22	On-site	Poor	significant lean	1.8	Preserve
4283	<i>Pinus sylvestris</i>	Scotch Pine	25	On-site	Dead		-	Preserve
4284	<i>Acer negundo</i>	Manitoba Maple	26,34	On-site	Poor	severe lean/fallen over	3	Remove - development/poor condition
4285	<i>Acer negundo</i>	Manitoba Maple	42	On-site	Fair-Poor	dead/broken leaders, lean, uneven crown, four woodpecker holes at top of dead leader	3	Remove - development/poor condition
4286	<i>Picea abies</i>	Norway Spruce	30	Off-site - Municipal Park	Fair-Poor	uneven crown, crowded, twig dieback	2.4	Remove - development/poor condition
4287	<i>Picea abies</i>	Norway Spruce	50	Off-site - Municipal Park	Fair	uneven crown, crowded	3.6	Remove - development
4288	<i>Picea abies</i>	Norway Spruce	36	Off-site - Municipal Park	Fair	uneven crown, crowded	2.4	Remove - development
4289	<i>Picea abies</i>	Norway Spruce	26	Off-site - Municipal Park	Dead		-	Remove - development/dead
4290	<i>Picea abies</i>	Norway Spruce	20	Off-site - Municipal Park	Dead		-	Remove - development/dead
4291	<i>Picea abies</i>	Norway Spruce	46	Off-site - Municipal Park	Fair	uneven crown, crowded	3	Remove - development
4292	<i>Picea abies</i>	Norway Spruce	29	Off-site - Municipal Park	Fair	uneven crown, crowded	1.8	Remove - development
4293	<i>Picea abies</i>	Norway Spruce	29	Off-site - Municipal Park	Dead		-	Remove - development/dead
4294	<i>Acer negundo</i>	Manitoba Maple	19	Off-site - Municipal Park	Poor	severe lean/fallen over	1.8	Remove - development/poor condition
4295	<i>Picea abies</i>	Norway Spruce	28	Off-site - Municipal Park	Dead		-	Remove - development/dead
4298	<i>Picea abies</i>	Norway Spruce	50	Off-site - Municipal Park	Fair-Good		3.6	Remove - development
4299	<i>Picea abies</i>	Norway Spruce	34	Off-site - Municipal Park	Fair	uneven crown, crowded	2.4	Remove - development

# Attachment B

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NOTES: SCALE SHOWN IS FOR A 30" X 24" PAGE. FOR ILLUSTRATIVE PURPOSES. DO NOT SCALE.

Nº	REVISIONS	DATE:	BY:
10	REVISED TO INCLUDE UPDATED GRADING PLAN	25.03.21	DW
9	REVISED TO INCLUDE UPDATED GRADING PLAN	14.12.20	DW
8	REVISED TO INCLUDE UPDATED SITE PLAN	4.12.20	DW
7	REVISED TO INCLUDE UPDATED GRADING PLAN	19.12.19	DW
6	REVISED TO INCLUDE UPDATED GRADING PLAN	03.12.19	DW
5	REVISED TO INCLUDE UPDATED SITE PLAN	22.11.19	DW
4	REVISED TO INCLUDE UPDATED GRADING PLAN	03.10.19	DW
3	REVISED TO INCLUDE UPDATED SITE PLAN	27.09.19	DW

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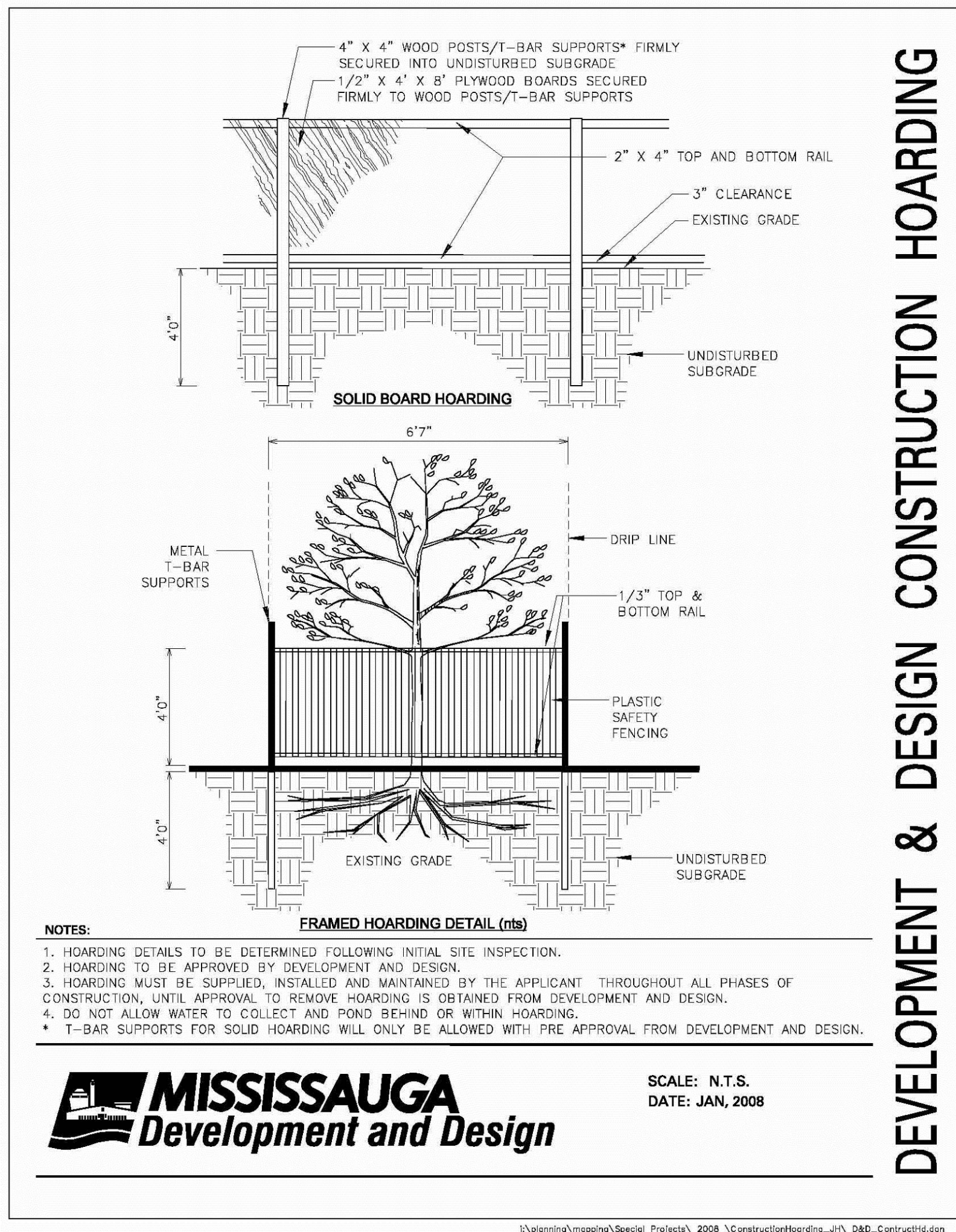
NORTH ARROW

CERTIFIED ARBORIST  
ISA  
DAN WESTERHOFF  
#ON-1536A

SEAL

## GENERAL NOTES:

- Drawings may be scaled for layout measurement but dimensions and elevations shown are subject to verification on site. All dimensions are in meters unless otherwise noted.
- Tree locations are derived from Survey Plan.
- Tree Inventory and Assessment details are from Arborist Report (Beacon Environmental - March 2021).
- This Plan is to be read in conjunction with the Arborist Report (Beacon Environmental - March 2021).
- The Contractor is to familiarize themselves with the locations of legal property boundaries, easements, and utilities (above and below ground locates) prior to commencing works and mark, or have marked by others, as necessary.
- Contractor to contact local utility service companies to obtain utility locates and identification prior to commencing work.
- Contractor to review the Plan, Details and Arborist Report prior to proceeding with any work on site.
- Any discrepancies between the Plan and Arborist Report are to be brought to the attention of the Arborist.
- If there is any uncertainty in interpreting the plan and/or scope of work, the Contractor is to refrain from commencing work until clarification is received from the Arborist.
- The Contractor is to obtain permission from all adjacent property owners prior to performing any work on boundary trees (i.e. those with limbs, trunks or roots that may overlap with adjacent properties)
- The Contractor must verify whether a Permit from the Municipality is required to proceed with tree removal.
- The Contractor shall obtain a Permit if necessary and execute the conditions therein. A copy should be maintained on site at all times.
- The Contractor shall install Tree Protection Zone Hoarding as per the specification details in this Plan or as per Municipal Standards, where applicable.
- The Contractor must notify the project Arborist a minimum of 5 (five) days prior to the commencement of any works on site, including equipment staging.
- All trees identified for protection on the Plan shall be fully protected with hoarding as specified on Sheet TP-1.
- Hoarding to be installed in accordance with the details on Sheet TP-1.
- The Contractor is responsible for ensuring that tree protection hoarding is maintained throughout the construction phases.





Tag #	Species	Common Name	DBH (cm)	Location	Condition	Comments	TPZ radius (m)	Recommendation
4001	<i>Gleditsia triacanthos</i>	Honey Locust	50	Off-site - Municipal Right of Way	Good		3.6	Remove - development
4002	<i>Picea glauca</i>	White Spruce	32	Off-site - Municipal Right of Way	Good		2.4	Remove - development
4003	<i>Juniperus</i>	Juniper	23	On-site	Fair	lean	1.8	Remove - development
4005	<i>Acer platanoides</i>	Norway Maple	26,17	Property Boundary	Good		2.4	Remove - development
4006	<i>Acer platanoides</i>	Norway Maple	17	Property Boundary	Fair	crowded	1.8	Remove - development
4008	<i>Acer platanoides</i>	Norway Maple	40,28	Off-site - private	Fair-Good		3.6	Remove - development
4010	<i>Acer platanoides</i>	Norway Maple	25	Property Boundary	Fair		1.8	Remove - development
4011	<i>Acer platanoides</i>	Norway Maple	29,11	Property Boundary	Fair		2.4	Remove - development
4012	<i>Acer platanoides</i>	Norway Maple	27	On-site	Fair	uneven crown, lean	1.8	Remove - development
4013	<i>Acer platanoides</i>	Norway Maple	16,22	On-site	Fair-Good		1.8	Remove - development
4017	<i>Acer platanoides</i>	Norway Maple	16	On-site	Fair	lean, uneven crown, crowded	1.8	Remove - development
4019	<i>Acer platanoides</i>	Norway Maple	21	On-site	Fair	uneven crown, crowded	1.8	Remove - development
4020	<i>Acer platanoides</i>	Norway Maple	18	On-site	Fair-Poor	crooked trunk, uneven crown, crowded	1.8	Remove - development
4023	<i>Acer negundo</i>	Manitoba Maple	22	On-site	Fair	lean	1.8	Remove - development
4025	<i>Acer platanoides</i>	Norway Maple	20	On-site	Fair-Good	rubbing against adjacent tree	1.8	Remove - development
4026	<i>Acer platanoides</i>	Norway Maple	18	On-site	Good		1.8	Remove - development
4027	<i>Acer platanoides</i>	Norway Maple	18,10	On-site	Good		1.8	Remove - development
4029	<i>Acer platanoides</i>	Norway Maple	17	On-site	Fair	crooked trunk, vine in crown	1.8	Remove - development
4030	<i>Acer negundo</i>	Manitoba Maple	24,24	On-site	Poor	one stem dead, other stem very twisted/bent, several cavities 2-6 m	2.4	Remove - development
4033	<i>Acer platanoides</i>	Norway Maple	10	On-site	Poor	vine throughout crown	1.8	Remove - development
4046	<i>Acer platanoides</i>	Norway Maple	17	Off-site - Municipal Park	Fair-Good	uneven crown	1.8	Preserve
4050	<i>Acer negundo</i>	Manitoba Maple	31	On-site	Poor	fallen over	2.4	Remove - development
4051	<i>Acer platanoides</i>	Norway Maple	24	Off-site - Municipal Park	Fair	codominant leaders, uneven crown, bend in trunk	-	Remove - development
4052	<i>Acer platanoides</i>	Norway Maple	46	On-site	Fair	uneven crown, lean	3	Remove - development
4053	<i>Acer negundo</i>	Manitoba Maple	23	On-site	Poor	severe lean, nearly dead	1.8	Remove - development
4055	<i>Juglans nigra</i>	Black Walnut	18	On-site	Poor	severe bend, poor form	1.8	Remove - development
4056	<i>Fraxinus americana</i>	White Ash	19	On-site	Dead		-	Remove - development
4057	<i>Acer negundo</i>	Manitoba Maple	22	On-site	Poor	fallen over	1.8	Remove - development
4059	<i>Acer negundo</i>	Manitoba Maple	20	On-site	Poor	significant lean, poor form	1.8	Remove - development
4060	<i>Acer negundo</i>	Manitoba Maple	19	On-site	Poor	significant lean, poor form	1.8	Remove - development
4061	<i>Acer negundo</i>	Manitoba Maple	21	On-site	Poor	top broken, epicormic branching	1.8	Remove - development
4062	<i>Acer negundo</i>	Manitoba Maple	32	On-site	Fair-Poor	lean, large broken branch stub	2.4	Remove - development
4063	<i>Acer negundo</i>	Manitoba Maple	42	On-site	Poor	severe lean, large cavity at 2 m	3	Remove - development
4066	<i>Acer negundo</i>	Manitoba Maple	20	On-site	Dead		-	Remove - development
4067	<i>Juglans nigra</i>	Black Walnut	25	On-site	Good	vine in crown	1.8	Remove - development
4068	<i>Juglans nigra</i>	Black Walnut	30	On-site	Fair-Good	uneven crown, vines	2.4	Remove - development
4070	<i>Acer platanoides</i>	Norway Maple	29	On-site	Fair-Good		1.8	Remove - development
4071	<i>Juglans nigra</i>	Black Walnut	16	On-site	Good		1.8	Remove - development
4072	<i>Acer negundo</i>	Manitoba Maple	10	On-site	Poor	poor form	1.8	Remove - development
4074	<i>Acer platanoides</i>	Norway Maple	24	On-site	Fair	fair form, vines, branch dieback	1.8	Remove - development
4076	<i>Juglans nigra</i>	Black Walnut	25	On-site	Good	vines in crown	1.8	Remove - development
4078	<i>Acer platanoides</i>	Norway Maple	16	On-site	Good	vines in crown	1.8	Remove - development
4079	<i>Acer negundo</i>	Manitoba Maple	24	On-site	Fair-Poor	significant lean, broken branches	1.8	Remove - development
4080	<i>Acer platanoides</i>	Norway Maple	19	On-site	Fair-Good	slight lean	1.8	Remove - development
4081	<i>Juglans nigra</i>	Black Walnut	21	On-site	Fair	significant bend in trunk (corrected)	1.8	Remove - development
4082	<i>Acer negundo</i>	Manitoba Maple	18	On-site	Poor	severe lean, overhanging fence and adjacent parking lot	1.8	Remove - development
4083	<i>Acer platanoides</i>	Norway Maple	24	On-site	Fair-Good	codominant leaders with included bark	1.8	Remove - development
4084	<i>Acer platanoides</i>	Norway Maple	20	Property Boundary	Fair	leaning over adjacent parking lot, fence embedded in trunk	1.8	Remove - development
4086	<i>Acer negundo</i>	Manitoba Maple	11,17,17	Property Boundary	Fair-Poor	leaning over adjacent parking lot, poor form, good vigour	1.8	Remove - development
4088	<i>Acer platanoides</i>	Norway Maple	19	On-site	Fair-Good		1.8	Remove - development
4089	<i>Acer negundo</i>	Manitoba Maple	11,13	On-site	Poor	poor form, branch dieback	1.8	Remove - development
4090	<i>Juglans nigra</i>	Black Walnut	31	On-site	Good	small cavity @ 8 m	2.4	Remove - development
4091	<i>Acer platanoides</i>	Norway Maple	20	On-site	Fair	uneven crown, crowded	1.8	Remove - development
4092	<i>Acer negundo</i>	Manitoba Maple	50	On-site	Fair-Poor	forked @ 2m, one dead/broken leader	3.6	Remove - development
4093	<i>Acer negundo</i>	Manitoba Maple	18	On-site	Poor	bent over, horizontal trunk	1.8	Remove - development
4094	<i>Acer negundo</i>	Manitoba Maple	18	On-site	Fair-Poor	significant lean	1.8	Remove - development
4095	<i>Acer negundo</i>	Manitoba Maple	34	On-site	Poor	two dead/broken leaders, top of live stem dead, trunk damage	2.4	Remove - development
4096	<i>Acer negundo</i>	Manitoba Maple	39	On-site	Fair-Poor	severe lean, overhanging fence and adjacent parking lot	2.4	Remove - development
4097	<i>Acer negundo</i>	Manitoba Maple	34	On-site	Fair-Poor	lean, uneven crown, cavity @ 2 m	2.4	Remove - development
4099	<i>Ulmus pumila</i>	Siberian Elm	40	On-site	Poor	poor form, extensive dieback, large cavity @ 2 m	3	Remove
4100	<i>Ulmus pumila</i>	Siberian Elm	31,28	On-site	Fair-Poor	many epicormics, branch dieback, codominant leaders with included bark	3	Remove
4101	<i>Ulmus pumila</i>	Siberian Elm	31	On-site	Poor	poor form, epicormics, twig dieback	2.4	Remove
4102	<i>Ulmus pumila</i>	Siberian Elm	26	On-site	Poor	uneven crown, twig dieback, extensive epicormics	1.8	Preserve
4104	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Poor	significant lean, think crown	1.8	Remove
4106	<i>Ulmus pumila</i>	Siberian Elm	17	On-site	Poor	uneven crown, twig dieback, extensive epicormics	1.8	Preserve
4108	<i>Ulmus pumila</i>	Siberian Elm	30	On-site	Fair	twig dieback, epicormics	2.4	Preserve
4109	<i>Catalpa sp.</i>	Catalpa	53	On-site	Fair	cavity at base, dead branches, small cavity @ 8 m	3.6	Remove
4110	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Poor	fallen over	1.8	Preserve
4110	<i>Catalpa sp.</i>	Catalpa	80	On-site	Fair-Poor	full crown, large over-extended branch, large crack/cavity in trunk from branch crotch to base	5.2	Preserve
4112	<i>Ulmus pumila</i>	Siberian Elm	22	On-site	Fair-Good	twig dieback	1.8	Preserve
4114	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair	twig dieback	1.8	Preserve
4115	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair	twig dieback	1.8	Preserve
4116	<i>Ulmus pumila</i>	Siberian Elm	28	On-site	Fair-Poor	extensive twig dieback, vine in crown	1.8	Preserve
4117	<i>Ulmus pumila</i>	Siberian Elm	21	On-site	Fair	twig dieback, vine in crown	1.8	Preserve
4118	<i>Ulmus pumila</i>	Siberian Elm	22	On-site	Fair	uneven crown, twig dieback	1.8	Preserve
4121	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair	twig dieback, vine in crown	1.8	Preserve
4123	<i>Ulmus pumila</i>	Siberian Elm	17	On-site	Fair	twig dieback	1.8	Preserve
4124	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair	twig dieback	1.8	Preserve
4127	<i>Acer negundo</i>	Manitoba Maple	16	On-site	Fair	leaning, vine in crown	1.8	Preserve
4128	<i>Ulmus pumila</i>	Siberian Elm	16	On-site	Fair-Poor	uneven crown, twig dieback, vine in crown	1.8	Preserve
4129	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair	dead leader	1.8	Preserve
4130	<i>Ulmus pumila</i>	Siberian Elm	14	On-site	Fair	uneven crown, epicormics	1.8	Preserve
4131	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair-Poor	codominant leaders, branch and twig dieback	1.8	Preserve
4132	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair	twig dieback	1.8	Preserve
4133	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair	twig dieback, uneven crown	1.8	Preserve
4134	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair	twig dieback, uneven crown	1.8	Preserve
4136	<i>Ulmus pumila</i>	Siberian Elm	22	On-site	Fair	twig dieback, vine in crown	1.8	Preserve
4137	<i>Acer negundo</i>	Manitoba Maple	14	On-site	Fair	lean, branch dieback	1.8	Preserve
4142	<i>Acer negundo</i>	Manitoba Maple	19	On-site	Fair-Poor	significant lean, twig dieback	1.8	Preserve

Tag #	Species	Common Name	DBH (cm)	Location	Condition	Comments	TPZ radius (m)	Recommendation
4144	<i>Acer negundo</i>	Manitoba Maple	14	On-site	Fair	lean, twig dieback	1.8	Preserve
4145	<i>Acer negundo</i>	Manitoba Maple	11	On-site	Poor	lean, crooked trunk, branch dieback	1.8	Preserve
4146	<i>Acer negundo</i>	Manitoba Maple	14	On-site	Fair-Poor	lean, branch dieback	1.8	Preserve
4147	<i>Acer negundo</i>	Manitoba Maple	16	On-site	Fair	dieback, crooked trunk	1.8	Preserve
4148	<i>Acer negundo</i>	Manitoba Maple	21	On-site	Fair	lean, branch dieback	1.8	Preserve
4149	<i>Acer negundo</i>	Manitoba Maple	16	On-site	Fair	lean, branch dieback	1.8	Preserve
4152	<i>Acer negundo</i>	Manitoba Maple	14	On-site	Fair	lean	1.8	Preserve
4153	<i>Acer negundo</i>	Manitoba Maple	16	On-site	Fair-Poor	lean, bend in trunk, vine in crown, dieback	1.8	Preserve
4154	<i>Acer negundo</i>	Manitoba Maple	15	On-site	Fair		1.8	Preserve
4155	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Fair	lean, twig dieback	1.8	Preserve
4156	<i>Acer negundo</i>	Manitoba Maple	19,16	On-site	Poor	significant lean, top broken off one stem	1.8	Preserve
4157	<i>Acer negundo</i>	Manitoba Maple	12	Off-site - Municipal Park	Poor	severe lean	1.8	Preserve
4158	<i>Acer negundo</i>	Manitoba Maple	3,18,19,10,16	Off-site - Municipal Park	Fair	lean, uneven crown	2.4	Preserve
4159	<i>Ulmus pumila</i>	Siberian Elm	14	Off-site - Municipal Park	Fair	lean, uneven crown	1.8	Preserve
4160	<i>Acer negundo</i>	Manitoba Maple	15	Off-site - Municipal Park	Fair	uneven crown, branch dieback	1.8	Preserve
4161	<i>Acer negundo</i>	Manitoba Maple	25	Property Boundary	Poor	main trunk removed, very poor form	1.8	Preserve
4162	<i>Acer negundo</i>	Manitoba Maple	17,14	On-site	Fair	lean, branch dieback	1.8	Preserve
4163	<i>Acer negundo</i>	Manitoba Maple	24	On-site	Poor	lean, significant branch dieback	1.8	Preserve
4164	<i>Acer negundo</i>	Manitoba Maple	16,23	Off-site - Municipal Right of Way	Fair	lean, uneven crown	1.8	Preserve
4165	<i>Acer negundo</i>	Manitoba Maple	13	On-site	Fair-Poor	significant lean, branch dieback	1.8	Preserve
4166	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Fair-Poor	lean, branch dieback	1.8	Preserve
4167	<i>Acer negundo</i>	Manitoba Maple	11	On-site	Poor	poor form	1.8	Preserve
4168	<i>Acer negundo</i>	Manitoba Maple	11,12	On-site	Fair	branch dieback	1.8	Preserve
4173	<i>Acer negundo</i>	Manitoba Maple	10	On-site	Poor	significant dieback	1.8	Preserve
4174	<i>Acer negundo</i>	Manitoba Maple	11,12	On-site	Fair-Poor	significant lean, branch dieback	1.8	Preserve
4175	<i>Acer negundo</i>	Manitoba Maple	11,12,12	On-site	Fair	branch dieback	1.8	Preserve
4176	<i>Acer negundo</i>	Manitoba Maple	11,12	Off-site - Municipal Right of Way	Fair	lean, branch dieback	1.8	Preserve
4177	<i>Acer negundo</i>	Manitoba Maple	11	Off-site - Municipal Right of Way	Fair-Poor	significant lean	1.8	Preserve
4178	<i>Ulmus pumila</i>	Siberian Elm	15	Off-site - Municipal Right of Way	Poor	dead leader, twig dieback, poor form	1.8	Preserve
4179	<i>Ulmus americana</i>	White Elm	18	On-site	Fair	uneven crown	1.8	Preserve
4180	<i>Salix x rubens</i>	Hybrid Crack Willow	50	On-site	Good		3.6	Preserve
4181	<i>Ulmus americana</i>	White Elm	22,22	On-site	Fair		1.8	Preserve
4182	<i>Ulmus americana</i>	White Elm	24	On-site	Fair		1.8	Preserve
4185	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Fair	lean, dieback	1.8	Preserve
4187	<i>Acer negundo</i>	Manitoba Maple	15	On-site	Fair		1.8	Preserve
4188	<i>Acer negundo</i>	Manitoba Maple	10	On-site	Fair	lean, minor dieback	1.8	Preserve
4189	<i>Acer negundo</i>	Manitoba Maple	15	On-site	Fair	lean, minor dieback	1.8	Preserve
4190	<i>Ulmus pumila</i>	Siberian Elm	16	On-site	Poor	Poor form, dieback	1.8	Preserve
4191	<i>Ulmus pumila</i>	Siberian Elm	18,11,10	On-site	Fair	epicormics, branch/twig dieback	1.8	Preserve
4192	<i>Ulmus pumila</i>	Siberian Elm	14	On-site	Fair-Poor	branch dieback	1.8	Preserve
4193	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair-Poor	branch dieback	1.8	Preserve
4194	<i>Ulmus pumila</i>	Siberian Elm	15	On-site	Fair	twig dieback	1.8	Preserve
4195	<i>Ulmus pumila</i>	Siberian Elm	18	On-site	Fair	twig dieback	1.8	Preserve
4196	<i>Ulmus pumila</i>	Siberian Elm	18,18	On-site	Fair	epicormics, branch/twig dieback	1.8	Preserve
4197	<i>Robinia pseudo-acacia</i>	Black Locust	31	On-site	Fair		2.4	Preserve
4198	<i>Robinia pseudo-acacia</i>	Black Locust	33	On-site	Fair	vine in crown	2.4	Preserve
4199	<i>Robinia pseudo-acacia</i>	Black Locust	14	On-site	Fair		1.8	Preserve
4200	<i>Robinia pseudo-acacia</i>	Black Locust	22	On-site	Fair		1.8	Preserve
4201	<i>Robinia pseudo-acacia</i>	Black Locust	28	On-site	Fair		1.8	Preserve
4202	<i>Robinia pseudo-acacia</i>	Black Locust	28,28	On-site	Fair		2.4	Preserve
4203	<i>Robinia pseudo-acacia</i>	Black Locust	23	On-site	Fair		1.8	Preserve
4204	<i>Robinia pseudo-acacia</i>	Black Locust	21	On-site	Fair		1.8	Preserve
4205	<i>Robinia pseudo-acacia</i>	Black Locust	25	On-site	Fair		1.8	Preserve
4206	<i>Ulmus pumila</i>	Siberian Elm	16	On-site	Fair		1.8	Preserve
4207	<i>Ulmus pumila</i>	Siberian Elm	13	On-site	Poor	poor form, extensive epicormics	1.8	Preserve
4208	<i>Robinia pseudo-acacia</i>	Black Locust	32	On-site	Fair	codominant leaders	2.4	Preserve
4209	<i>Acer negundo</i>	Manitoba Maple	17	On-site	Poor	severe lean	1.8	Preserve
4210	<i>Robinia pseudo-acacia</i>	Black Locust	15	On-site	Poor	poor form	1.8	Preserve
4211	<i>Acer negundo</i>	Manitoba Maple	13	On-site	Fair		1.8	Preserve
4212	<i>Robinia pseudo-acacia</i>	Black Locust	24	On-site	Fair		1.8	Preserve
4213	<i>Robinia pseudo-acacia</i>	Black Locust	24,17	On-site	Fair		2.4	Preserve
4214	<i>Robinia pseudo-acacia</i>	Black Locust	10	On-site	Fair-Poor		1.8	Preserve
4215	<i>Ulmus pumila</i>	Siberian Elm	30	On-site	Poor	extensive dieback	2.4	Preserve
4216	<i>Robinia pseudo-acacia</i>	Black Locust	24	On-site	Fair		1.8	Preserve
4217	<i>Ulmus pumila</i>	Siberian Elm	17	On-site	Poor	extensive epicormics	1.8	Preserve
4218	<i>Robinia pseudo-acacia</i>	Black Locust	20	On-site	Fair-Poor	crowded, uneven crown	1.8	Preserve
4219	<i>Robinia pseudo-acacia</i>	Black Locust	24,25	On-site	Fair		2.4	Preserve
4220	<i>Acer negundo</i>	Manitoba Maple	27	On-site	Poor	poor form, crowded	1.8	Preserve
4221	<i>Robinia pseudo-acacia</i>	Black Locust	38	On-site	Fair		2.4	Preserve
4222	<i>Robinia pseudo-acacia</i>	Black Locust	41	On-site	Fair		3	Preserve
4223	<i>Robinia pseudo-acacia</i>	Black Locust	27	On-site	Fair		1.8	Preserve
4224	<i>Robinia pseudo-acacia</i>	Black Locust	25	On-site	Fair		1.8	Preserve
4225	<i>Acer negundo</i>	Manitoba Maple	11	On-site	Poor	trunk bent over, very poor form	1.8	Preserve
4226	<i>Robinia pseudo-acacia</i>	Black Locust	13,15	On-site	Fair	diverging trunks	1.8	Preserve
4227	<i>Robinia pseudo-acacia</i>	Black Locust	21,16	On-site	Fair	diverging trunks	1.8	Preserve
4228	<i>Robinia pseudo-acacia</i>	Black Locust	24,16	On-site	Fair	diverging trunks	2.4	Preserve
4229	<i>Ulmus pumila</i>	Siberian Elm	20	On-site	Fair-Poor	twig dieback, uneven crown	1.8	Preserve
4230	<i>Acer negundo</i>	Manitoba Maple	13	On-site	Fair	lean	1.8	Preserve
4231	<i>Robinia pseudo-acacia</i>	Black Locust	26	On-site	Fair		1.8	Preserve
4232	<i>Robinia pseudo-acacia</i>	Black Locust	16	On-site	Poor	poor form, severe bend	1.8	Preserve
4233	<i>Acer negundo</i>	Manitoba Maple	14	On-site	Fair-Poor	severe lean	1.8	Preserve
4234	<i>Acer negundo</i>	Manitoba Maple	16	On-site	Fair-Poor	lean, crooked trunk, twig dieback	1.8	Preserve
4235	<i>Robinia pseudo-acacia</i>	Black Locust	11	On-site	Fair		1.8	Preserve
4236	<i>Robinia pseudo-acacia</i>	Black Locust	35	On-site	Fair-Good		2.4	Preserve
4237	<i>Acer negundo</i>	Manitoba Maple	10	Off-site - Municipal Right of Way	Fair	crooked trunk	1.8	Preserve
4238	<i>Acer negundo</i>	Manitoba Maple	28,23	Off-site - Municipal Right of Way	Poor	significant lean, one trunk cracked, poor form	2.4	Preserve