

**Tree Inventory and Preservation Plan Report
49 South Service Road
Mississauga, Ontario**

prepared for

**Edenshaw SSR Developments Ltd.
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prepared by



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KUNTZ FORESTRY CONSULTING Inc. Project P3402

Introduction

Kuntz Forestry Consulting Inc. (KFCI) was retained by Edenshaw SSR Developments Ltd. to complete a Tree Inventory and Preservation Plan for the proposed development located at 49 South Service Road in the City of Mississauga, Ontario. The subject property is located east of Queen Elizabeth Way at the Hurontario Street exit, in a predominantly residential area.

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

- Prepare inventory of the tree resources greater than 10cm at 1.4m above grade (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 in-field estimations made by KFCI staff. Trees were identified as 168 and A – K; trees located outside of the subject property boundaries were assigned alphabetical identifiers.

Tree resources were assessed utilizing the following parameters:

Tree # - number or letter 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 grade.

Condition - condition of tree considering trunk integrity, crown structure, and crown vigour. 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 canopy.

Crown Dieback – percentage of crown that has died.

Comments - additional relevant detail. Defects are rated as light (L), moderate (M), or heavy (H).

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

Existing Site Conditions

The subject property is currently occupied by a metal building and matching six-door garage, both single-storey. Apart from a small area of turfgrass at the north end, the remainder of the property is an asphalt parking lot. A single tree (Tree 168) exists in the fenceline along the northeastern property boundary, whose origin is undoubtedly natural regeneration. All other trees collected in the inventory are located on neighbouring Ministry of Transportation Ontario (MTO) lands to the west of the subject property. Refer to Figure 1 for existing site conditions.

Tree Resources

The tree inventory was conducted on 13 September 2022. The inventory documented 12 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, and Appendix A for photographs of the trees.

Tree resources were comprised of White Mulberry (*Morus alba*), Honey Locust (*Gleditsia triacanthos*), and White Elm (*Ulmus americana*).

Proposed Development

The proposed development includes the demolition of the existing buildings and the construction of a 26-storey residential tower with associated underground parking, outdoor amenity, and landscaped areas. 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

The removal of Tree 168 is required to accommodate the proposed underground parking. Tree 168 is greater than 15cm DBH and is therefore protected by the City of Mississauga Private Tree By-law; a permit will be required prior to its removal. Refer to Figure 1 for the required tree removal.

Tree Preservation

The preservation of the remaining 11 trees will be possible without the need of any special tree protection measures, as no works will be occurring within either their minimum tree protection zones or driplines. Refer to Figure 1 for general Tree Protection Plan Notes.

Tree Compensation

The City of Mississauga requires replacement trees for any by-law protected tree removal. The ratio of required replacement plantings per tree is presented below:

DBH of Trees to be Removed	Number of Replacement Trees
16-30cm	2
31-45cm	3
46-60cm	4
61-75cm	5
76-90cm	6

As such, a total of two (2) replacement trees are required on the subject property. Refer to the Landscape Plan for the proposed plantings. If the required replacement trees cannot be planted on the subject property, cash-in-lieu payments may be accepted at the City's discretion. Refer to Table 1 for the number of replacement trees required per individual tree removal.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Edenshaw SSR Developments Ltd. to complete a Tree Inventory and Preservation Plan for the proposed development located at 49 South Service Road 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 12 trees on and within six metres of the subject property. The removal of one (1) tree is required to accommodate the proposed development. The remaining 11 trees are expected to be unaffected by the proposed development.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for general Tree Protection Plan Notes.

- 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: 49 South Service Road, Mississauga

Date: 13 September 2022

Surveyors: KB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	Ownership	Comments	Action	Comp.
168	White Mulberry	<i>Morus alba</i>	23.5	F	F	F	-	4	1.8	Subject Property	Included fence (L), Fluxing seam (M), Interfering branches (L), Lost stem (H)	Remove	2
A	Honey Locust	<i>Gleditsia triacanthos</i>	~10	G	F-G	G	-	2	1.5	MTO	~5m from fence	Preserve	-
B	Honey Locust	<i>Gleditsia triacanthos</i>	~10	F-G	F-G	F-G	-	3	1.5	MTO	~5m from fence	Preserve	-
C	Honey Locust	<i>Gleditsia triacanthos</i>	~12	F-G	F-G	F	-	3	1.5	MTO	~4m from fence, Grape vine competition (H)	Preserve	-
D	Honey Locust	<i>Gleditsia triacanthos</i>	~10	F	F	F	-	2	1.5	MTO		Preserve	-
E	Honey Locust	<i>Gleditsia triacanthos</i>	~12	F	F	F	-	3	1.5	MTO	Grape vine competition (H)	Preserve	-
F	Honey Locust	<i>Gleditsia triacanthos</i>	~10	F-G	F-G	F-G	-	3	1.5	MTO	Grape vine competition (H)	Preserve	-
G	Honey Locust	<i>Gleditsia triacanthos</i>	~8	G	G	G	-	2	1.2	MTO		Preserve	-
H	Honey Locust	<i>Gleditsia triacanthos</i>	~12	G	G	G	-	3	1.5	MTO		Preserve	-
I	Honey Locust	<i>Gleditsia triacanthos</i>	~10, 9, 6, 6, 5	F	P	F	-	3	1.5	MTO	Multi-stem @ ~1m, Weak unions (M)	Preserve	-
J	Honey Locust	<i>Gleditsia triacanthos</i>	<10	P-F	P	F	10	3	1.2	MTO	12 stems <10cm, Multi-stem @ ~1m, Grape vine competition (H)	Preserve	-
K	White Elm	<i>Ulmus americana</i>	~14	G	F	P	80	2	1.5	MTO	~7m from fence, Grape vine competition (H), Near death	Preserve	-
												TOTAL	2

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)
mTPZ	minimum Tree Protection Zone	(m)
Ownership	Subject Property (Private), Ministry of Transportation (MTO)	
Comp.	Compensation	
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Appendix A. Photographs of the Trees



Image 1. Tree 168



Image 2. Trees A – C (Right to left)



Image 3. Trees D and E (Right to left)



Image 4. Tree F (On the left)



Image 5. Trees G and H (Right to left)



Image 6. Tree I



Image 7. Tree J



Image 8. Tree K