ARBORIST REPORT

Must be read in conjunction with Tree Inventory & Preservation Plan
By Baker Turner Inc., December 2, 2022

Port Street Condo

42 Port Street E.
91-93 & 99
Lakeshore Road E.
Port Credit, Mississauga, Ontario

Prepared By

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December 2, 2022

INTRODUCTION

Site Context

The site was visited in September, 2022. It is located at 42 Port Street E., 91-93 & 99 Lakeshore Road E. in Port Credit, Mississauga, Ontario. The surrounding land uses are primarily commercial (offices & retail), and some multi-family residential. Many of the surrounding buildings are mixed-use. The site is situated South of Lakeshore Road East, North of Port Street, West of Helene Street, and East of Elizabeth Street South. The site is located just North of Lake Ontario and Port Credit Harbour Marina. The site has frontage along Lakeshore Road, which hosts a variety of retail businesses, including boutiques, cafés, and restaurants. This commercial strip is part of the main heritage district for Port Credit and is a popular tourist destination within the City of Mississauga.

Figure 1. Context Aerial Image

Assignment

Baker Turner Inc. was retained to complete an inventory of the site/city trees and subsequently prepare an Arborist Report and a Tree Inventory & Preservation Plan. Trees were measured for approximate canopy width and trunk diameter at breast height (DBH) and assessed for structural and biological condition. Please refer to the inventory provided on the tree inventory & preservation plan for details.

Site Description and Proposed Project

A large portion of the site exists as an asphalt parking lot (paid public parking). At the corner of Lakeshore Rd. and Elizabeth Street is an existing heritage home, which is separated into two retail units, (currently a café on the ground floor, and real estate office on the upper level). At the Northeast corner of the site is a relatively large vacant building, which was formerly a No Frills grocery store. At the

Southeast corner of the site is a lot with a detached home fronting onto Port Street, which is currently vacant.

A majority of the site is occupied by structures and paving and there is little soft landscape. There are several medium-sized trees along the fence line separating the main parking lot, and the lot with the detached house fronting onto Port Street. There are also several trees located in the backyard of the detached house. There are two medium-sized street trees along Port Street, and three along Lakeshore Road adjacent to the subject site.

The project will install an 11-storey mixed-use building with commercial retail on levels one and two fronting Lakeshore Road. Along Elizabeth Street and Port Street, there will be entrances to residential units with patios. The upper levels of the building will be comprised of additional residential condo units. The development will preserve the existing heritage building. Along Port Street and Elizabeth Street frontages, there is no room for street trees within the public boulevard, as such, trees will be proposed within the private property to maintain a streetscape appearance. A portion of the frontage along the Elizabeth Street corridor will be a POPS area (privately owned publicly accessible space) with street trees and seating opportunities. On the third floor of the building, there will also be a private outdoor amenity space for building residents.

Figure 2. View of site from southwest.

TREE INVENTORY TABLE

Table 1: Tree Inventory Table - See legend on page 4 for further details

	Species	dbh (cm)	Canopy diameter (m)	Bioglogical Health	Structural Condition	Recommended Action	Comments	Location
1	Acer platanoides 'Crimson King' (Crimson King Norway Maple)	39	8	ML	ML	P	Girdling roots, wounds on surface roots, crack on main union, lights on trunk, 8 large dead branches, leader dead, and canopy 50% dead.	M
2	Gleditsia triacanthos (Honey Locust)	22.5	7	M	M	P	Trunk guard, girdling root, lights on trunk, and crossing branches.	M
3	-	-	-	-	-	-	Tree does not exist	M
4	-	-	-	-	-	-	Tree does not exist	M
5	Acer platanoides (Norway Maple)	23	3	L	L	P	Canopy 75% dead, backfilled, many cracks, lights on trunk.	M
6	-	-	-	-	-	-	Tree does not exist	M
7	Gleditsia triacanthos (Honey Locust)	27	10	M	ML	RC	Trunk guard girdling base of tree, girdling roots, multi-branch node, Medium-sized dead branches in middle of canopy.	M
8	Acer platanoides (Norway Maple)	47.5	10	M	M	RC	2 large dead limbs, tight union, crack from 0.5-3m ht., wound from growing against building	SP
9	Juglans nigra (Black Walnut)	43,48	15	M	M	RC	2L, asphalt up to base of tree, Crack in large trunk 2m-4m ht., 8 medium-large branches dead	SP
10	Acer platanoides (Norway Maple 'fastigiate')	22.5	5	ML	ML	RC	Crack at base to 1.5m ht., Canopy 30% dead, 2 large pruned limbs & a large dead branch stub, backfilled	M

11	Acer platanoides (Norway Maple 'fastigiate')	30	7	ML	M	RC	1 large dead branch, backfilled, multiple crack at base to 2.5m height	M
12	Acer negundo (Manitoba Maple)	26.5, 14, 15, 16	10	M	M	RC	Multiple leaders, grown around electrical pole, smaller leaders lean 70° southwest	SP
13	Juglans nigra (Black Walnut)	20, 5, 17	6	M	M	RC	Co-dominant leaders from base	SP
14	Juglans nigra (Black Walnut)	28.5, 17.5, 20	8	M	M	RC	Barbed wire stuck along trunk, 3L, 1 leader broken (mid sized), 2nd leader leans 20° northeast (smallest), 1 medium sized broken branch at top, included bark between leaders	SP
15	Acer negundo (Manitoba Maple)	15, 17.5	6	M	L	RC	Large wound at main union, with fence injury & pruned limbs, concrete piled up to base of tree	SP
16	Acer negundo (Manitoba Maple)	20x4 trunks	6	L	L	RC	Multiple leaders & dead leans southwest, some small branches remain alive	SP
17	Ulmus pumila (Siberian Elm)	48.5, 57.5	10	M	ML	RC	3 trunks but middle dead Northwest trunk leans 35°, southeast trunk leans 60° southeast, and 10 dead or broken medium-sized branches.	SP
18	Juglans nigra (Black Walnut)	18	5	ML	M	RC	Leans up to 45° at top to SW, suppressed, and 1 large limb dead.	SP

Tree Inventory Legend

DBH - Diameter of tree at breast height (1.37m) measured in centimeters.

Canopy Diameter (m) - Approximate diameter of canopy in meters.

Biological Health

H (High Quality) - Desirable urban tree species with vigorous growth and no apparent symptoms of disease or pests.
MH (Medium-High Quality) - Desirable urban tree species with moderate growth or minor symptoms of disease that are aesthetic only and less than 5% dieback.
M (Medium Quality) – Any species with moderate growth and minor dieback of less than 20% of canopy and/or minor symptoms of disease or pests.
ML (Medium-Low Quality) - Low vigour, with dieback of 15% - 50% of canopy and/or major symptoms of disease or pests.
L (Low Quality) - More than 50% of the canopy is dead.

Structural Condition

H (High Quality) - No apparent defects to root crown, trunk, leader, or major limbs.
MH (Medium-High Quality) - Only insignificant defects to root crown or trunk and minor defects to canopy including limbs.
M (Medium Quality) - Minor defects to root crown, trunk and major limbs.
ML (Medium-Low Quality) – Major defects to long-term structure particularly at root crown, trunk and major limbs.
L (Low Quality) - Major defects that have an immediate risk of failure.

Comments

B – Borer
BF – Backfilled
CS – Compacted soil
DB (small, medium, large) – Dead branches
G – Girdling
HA – Hazard
IB (height) – Included bark
°L (direction) – Degree of lean showing direction
2L – Two leaders or co-dominant stems
MB – Multi-branched node
MS/ML – Multi-trunk tree

PL – Pruned limbs
SU – Suppressed crown
TB – Torn/broken branch
TD – Trunk damage
UB (direction) – Unbalanced crown and direction
V – Vine growing in tree
WB – Witches broom growth
WS – Watersprouts or epicormic sprouts
ZZ – Zigzag trunk
_%D – Percentage of canopy is dead
_%TD – Percentage of trunk diameter damaged

Recommended Action - P – Preserve; R - Remove for poor condition; RC - Remove for Construction; RC* - Remove with Neighbor's Approval; R** - Remove with City's Approval

Location

M – Municipal Boulevard
SP – Subject Property
B – Boundary Tree

TREE IMAGES

Figure 3: Tree 1 along Lakeshore Blvd.

Figure 4. Tree 5 along Lakeshore Blvd.

Figure 5. Tree 8 in courtyard at east side of property.

Figure 6. Tree 12 along fence line in middle of site.


Figure 7. Tree 17 within derelict property.


Figure 8. Tree 9 along east boundary.

RECOMMENDATIONS

1. Tree Removal
    a. **Remove trees 8, 9, and 12-18 on private property for construction** as identified on the Tree Inventory & Preservation Plan.

    b. **Remove trees 10 and 11 on the municipal boulevard for construction** as identified on the Tree Inventory & Preservation Plan.

2. General Tree Preservation
    a. **Preserve trees 1,2, 5 and 7 on the municipal boulevard** from construction as identified on the Tree Inventory & Preservation Plan. Trees 1, 2, and 5 should be enclosed within high-visibility framed tree protection hoarding (See figure 9 for details and Tree Inventory & Preservation Plan for locations).

Where shown on the tree inventory plan, tree protection must be present and in good condition throughout construction. Additionally, within the tree protection zone there may be no:

- Demolition, construction, replacement, or alteration of permanent or temporary buildings or structures.
- Installation of large stones, boulders, or additional hard surface treatment
- Altering grade by adding or removing soil or fill, excavating, trenching, topsoil or fill scraping, compacting soil or fill, dumping or disturbance of any kind
- Storage of construction materials, equipment, wood, branches, leaves, soil or fill, construction waste or debris of any sort

- Application, discharge or disposal of any substance or chemical that may adversely affect the health of a tree e.g. concrete sluice, gas, oil, paint, pool water or backwash water from a swimming pool
- Causing or allowing water or discharge, to flow over slopes or through natural areas
- Access, parking or movement of vehicles, equipment or pedestrians related to construction activities.
- Cutting, breaking, tearing, crushing, exposing, or stripping tree's roots, trunk and branches.
- Nailing or stapling into a tree, including attachment of fences, electrical wires or signs
- Stringing of cables or installing lights on trees
- Soil remediation, removal of contaminated fill
- Excavating for directional or micro-tunneling and boring

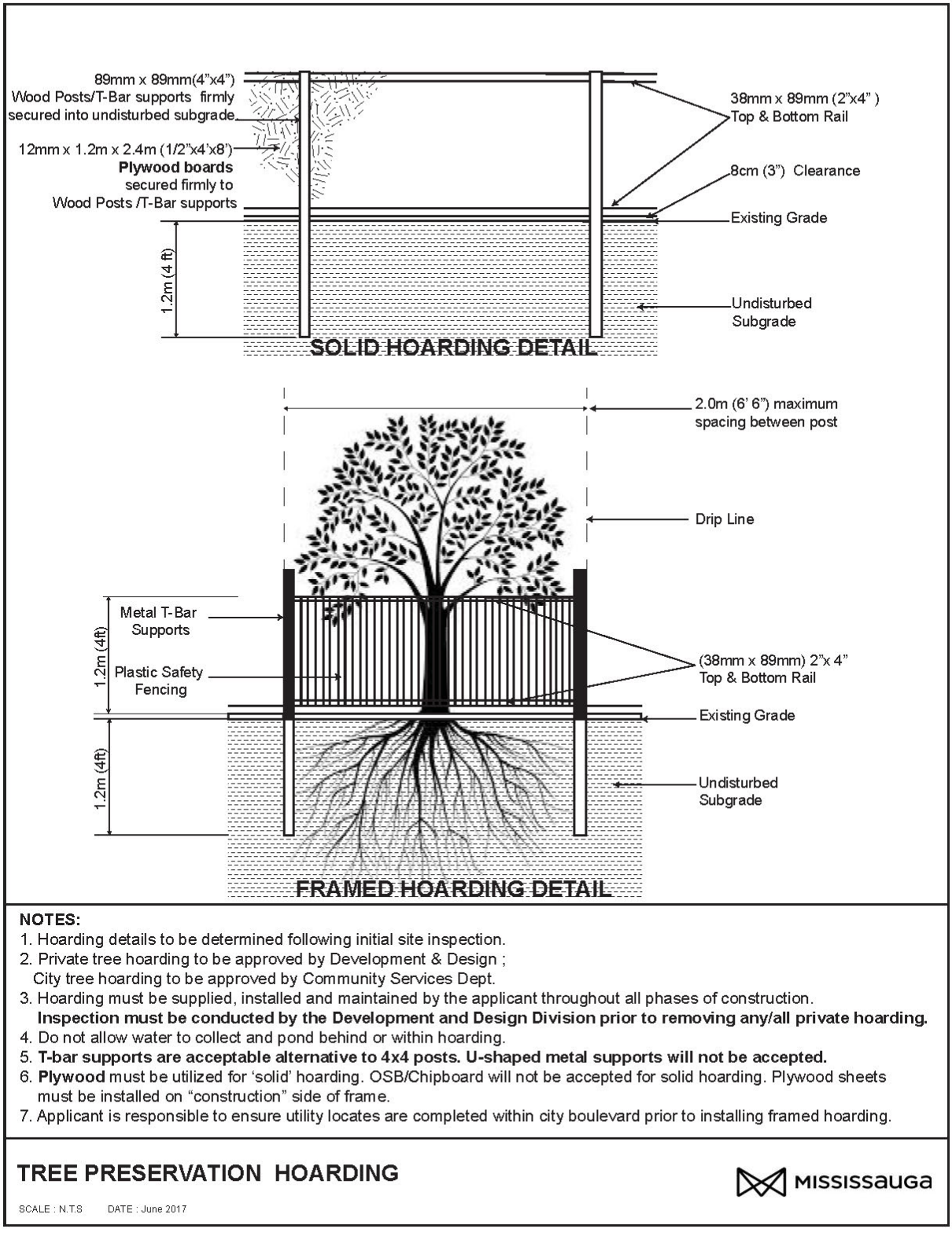

Figure 9: City of Mississauga Tree Protection Hoarding Detail

LIMITING CONDITIONS

This tree inventory was derived from data gathered on the site using accepted arboricultural practices. This includes a visual examination of all above ground parts of the tree for structural defects and signs of health and vigour. All examination took place from the ground plane and no trees were cored, probed or climbed. There was also no detailed inspection of the root crown where excavation would have been required.

This inventory describes the health, structural stability and identifies potential hazards of the trees to a reasonable extent. Where dead branches or other are identified in the notes it is the owner's responsibility to take action. This inventory does not provide or imply a guarantee that these trees or branches will remain standing intact. The stability of any tree or branches of a tree cannot be predicted with absolute certainty under all circumstances.

There is, likewise, no guarantee of survival for those trees to be preserved during construction but which are subject to injury. Tree preservation guidelines that are provided in this report are generally suitable for the tree as determined by the visual assessment. However, there is no guarantee that these guidelines will be followed throughout construction unless an arborist is retained for complete supervision of the site at all times. Even with complete supervision, roots in an urban environment are unpredictable. Guidelines that suppose an even distribution of roots may not be effective in cases where roots have clustered in small areas.

The assessment in this inventory is valid only at the time of inspection.

All field data was collected, and the report was prepared by Jon Woodside, ISA Certified Arborist.

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