

September 11, 2020 (*Revised October 21, 2022*)

ARBORIST REPORT

6333 Hurontario Street, Mississauga, Ontario

BACKGROUND

MHBC was retained to conduct an inventory of the existing trees within the subject lands located at 6333 Hurontario Street, located within the City of Mississauga. This investigation examined 39 trees within and around the subject lands. Field work was completed on Wednesday August 26, 2020, this report relates to the condition of the trees as observed on that date.

PROCEDURE

The on-site inventory of existing trees was carried out using the current survey of the property and relies on the accuracy of this survey. The inventory includes trees within the site boundary and all trees within adjacent public boulevard.

This inventory is summarized graphically in the Tree Inventory Plan (TI-1), which shall always be read in conjunction with this report and shall form part of this report. For the purposes of this report, trees are identified in terms of species, size, condition, and recommendations.

The following rating system was used in describing the general condition of the trees inventoried:

- Good (G): Indicates a condition of vigour and no major concerns;
- Fair (F): Indicates an adequate tree, which may have some minor issues;
- Poor (P): Indicates declining health, bad form, or other more serious issues;
- Dead (D): Indicates a dead tree that should be removed.

ASSUMPTIONS AND LIMITING CONDITIONS

- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible and is assumed to be correct; however MHBC can neither guarantee nor be responsible for the accuracy of information provided by others.
- It is assumed that the properties are not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
- Unless otherwise required by law, possession of this report or a copy thereof does not imply right of publication or use for any purpose in whole or in part by any other than the person or company by whom it was commissioned.
- The use of excerpts from this report or alterations to this report, without the authorization of MHBC Planning will invalidate the entire report. This report may not be used for any purpose other than its intended purpose as outlined.
- Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination or accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the plants inventoried may not arise in the future.
- The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to

trees, must be resolved by the owner. The recommendation to remove or maintain any tree(s) does not grant authority to encroach in any manner onto adjacent private properties.

SUMMARY OF TREES INVENTORIED

The following table summarizes the on-site trees. The trees shown with a tone are recommended for removal due to conflicts with the proposed works.

Tree #	Common Name	Botanical Name	DBH (CM)	Condition	Comments	Required Compensation	Recommendation
1	Little Leaf Linden	Tilia cordata	34	F/G	Vines growing on tree	0	Retain
2	Little Leaf Linden	Tilia cordata	33	F/G		0	Retain
3	Little Leaf Linden	Tilia cordata	25	F/G		0	Retain
4	Little Leaf Linden	Tilia cordata	24	F/G		0	Retain
5	Little Leaf Linden	Tilia cordata	27	F/G		0	Retain
6	Little Leaf Linden	Tilia cordata	28	F/G		0	Retain
168	Manitoba Maple	Acer negundo	36	F	4 stem, tree showing signs of urban stress	1	Remove
169	Manitoba Maple	Acer negundo	35	F	3 stem, signs of rot in trunk, signs of urban stress	1	Remove
170	Manitoba Maple	Acer negundo	35	F/P	Significant canopy dieback	1	Remove
171	Manitoba Maple	Acer negundo	11	F/G		1	Remove
172	Manitoba Maple	Acer negundo	60	F		2	Remove
173	Manitoba Maple	Acer negundo	11	F	2 stem	1	Remove
174	Manitoba Maple	Acer negundo	15	F	2 stem	1	Remove
175	Manitoba Maple	Acer negundo	120	F	Signs of rot, tupal developing structural issues for aging tree	2	Remove
176	Grey Birch	Betula populifolia	35	P		0	Remove
177	Manitoba Maple	Acer negundo	27	F		1	Remove
178	Flowering Crabapple Tree	Malus	31	F/P		1	Remove
179	Manitoba Maple	Acer negundo	19	F		1	Remove

180	Manitoba Maple	Acer negundo	17	F		1	Remove
181	Manitoba Maple	Acer negundo	28	F	3 stem	1	Remove
182	Manitoba Maple	Acer negundo	30	F		1	Remove
183	Manitoba Maple	Acer negundo	27	F	3 stem	1	Remove
184	Manitoba Maple	Acer negundo	22	F	3 stem	1	Remove
185	Manitoba Maple	Acer negundo	28	P/D	95%dead, fruiting bodies present	0	Remove
186	Manitoba Maple	Acer negundo	33	F/P	4 stem, signs of rot in trunk	0	Retain
187	Manitoba Maple	Acer negundo	35	P	Past failures, trunk rot, significant deadwood	0	Retain
188	Manitoba Maple	Acer negundo	39	P	Significant lean, trunk rot	0	Remove
189	Manitoba Maple	Acer negundo	17	F	2 stem, significant lean	1	Remove
190	Manitoba Maple	Acer negundo	11	F	2 stem, moderate lean	1	Remove
191	Manitoba Maple	Acer negundo	13	F	2 stem, moderate lean	1	Remove
192	Manitoba Maple	Acer negundo	13	F	4 stem	1	Remove
193	Manitoba Maple	Acer negundo	14	F	2 stem	1	Remove
194	Manitoba Maple	Acer negundo	10	F		1	Remove
195	Manitoba Maple	Acer negundo	10	F	7 stem	1	Remove
196	Manitoba Maple	Acer negundo	10	F		1	Remove
197	Manitoba Maple	Acer negundo	13	F	3 stem	1	Remove
198	Manitoba Maple	Acer negundo	11	F	2 stem	1	Remove
199	Manitoba Maple	Acer negundo	12	F	3 stem	0	Retain
200	Manitoba Maple	Acer negundo	12	F	5 stem	0	Retain

COMPENSATION REQUIREMENTS

Removals of 24 healthy trees between 0-49cm DBH will require compensation at a 1:1 ratio.
Removals of 2 healthy trees 50 cm DBH or greater will require compensation at a 2:1 ratio.
Removals of 3 trees in poor/dead condition do not require compensation.
Accordingly, a total of **28** trees are required as compensation for tree removals.
Replacement trees are to be 60cm DBH minimum for deciduous species and 1.8m high minimum for coniferous species and should be native & non-invasive.

TREE PROTECTION RECOMMENDATIONS

The following standards shall apply to any trees that are identified to be retained. Where the municipality enforces its own standards, those of the governing municipality shall supersede the recommendations contained herein. In all other instances, the following recommendations shall be treated as minimum standards for tree protection and retention.

1.0 ESTABLISH A TREE PROTECTION ZONE

The purpose of the tree protection zone is to prevent root damage, soil compaction and soil contamination during construction activities. Workers and machinery shall not disturb the tree protection zone in any way. In order to prevent access, the following recommendations are offered.

- Install tree protection hoarding as per detail 2 / TI-1.
- Allow no fill, equipment, supplies, or waste within the tree protection zone.
- Maintain the tree protection hoarding in good condition for the duration of construction.
- Tree protection hoarding is not to be removed until all construction activities have been completed.

2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimetres in diameter or roots that are injured or diseased should be performed as follows:

- Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be employed during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist.
- No wound dressings or pruning paint shall be used to cover the ends of each cut.
- All roots requiring pruning shall be cut using any of the following tools:
Large or small loppers, Hand pruners, Small hand saws, Woundscribers
- Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

3.0 FERTILIZATION AND IRRIGATION

The following measures are recommended:

- Aeration and deep root fertilize to ensure that all trees receive the appropriate nutrients for healthy growth.
- Fertilizer must be a low nitrogen formula such as 5-30-30 to promote root growth rather than shoot growth.
- If construction occurs during July and / or August, roots must be irrigated during conditions of drought.

4.0 ESTABLISH MAINTENANCE PROGRAM

Pre-Construction:

- Prune all trees to remove any deadwood and obstruction prune as required.

During Construction:

- Irrigate tree preservation zones during drought conditions (June through September), in an attempt to reduce the effects of drought stress.
- Inspect the site every month to ensure that all tree protection fence / hoarding is in place and in good condition, inspect the trees to monitor condition.

Post-Construction:

- Prune crowns to remove any newly developed deadwood only. Do not remove any live growth.
- Inspect the trees three times per year (May, July, and September) to monitor condition for a minimum period of 2 additional years.

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5.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and tree protection fencing / hoarding has been removed, is to be carried out in such a way that it will not cause damage to any of the trees or their roots. The trees must be protected to the same standards listed earlier in this report, but without the use of tree protection fence or hoarding.

The following guidelines are recommended:

- **No grade changes** are permitted which include adding and/or removing soil.
- **No excavation** is permitted that can cause damage to the roots of the tree.
- **No heavy equipment** can be used to compact the soil within the tree preservation zone.
- Where possible, hard surface paving around trees to be protected should be constructed using permeable products such as interlocking stone. Areas to be paved must be hand dug when encroaching within the tree protection zone.

CONCLUSIONS

Based on our investigations, we are of the opinion that twenty-nine (29) trees will need to be removed in order to accommodate the proposed development. No tree shall be harmed or removed prior to applying for and receiving the requisite permits from the City of Mississauga.

Trees which are to remain shall be protected according to the City of Mississauga tree protection details and the required protection hoarding shall be installed, inspected and approved prior to the commencement of any construction activities.

It is our opinion that the trees slated for retention can be successfully retained by following the recommendations set out in this report.

Kindly direct any questions regarding this report to the undersigned.

Respectfully submitted,

MHBC Planning, Urban Design & Landscape Architecture



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