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## ARBORIST REPORT

**PROPOSED COMMERCIAL/OFFICE BUILDING  
3650 EGLINTON AVENUE WEST  
MISSISSAUGA, ONTARIO**

***PREPARED FOR:*  
U & M ENTERPRISE LTD.  
5371 CHURCHILL MEADOWS BLVD.  
MISSISSAUGA, ONTARIO  
L5M 7Y1**

**ATTENTION: GURPREET PAUL**

***PREPARED BY:*  
STRYBOS BARRON KING LTD.  
5770 HURONTARIO STREET  
SUITE 320  
MISSISSAUGA, ONTARIO  
L5R 3G5**

**ISA CERTIFIED ARBORIST  
MATTHEW GEHRES – ON1114A  
OUR PROJECT NO:  
22-5861**

**January 26, 2024**

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**Enclosed: Full Size V100 – *Tree Inventory & Preservation Plan***

## Introduction

Strybos Barron King Ltd. was retained by U & M Enterprise Ltd. to prepare an Arborist Report for the subject property in accordance with City of Mississauga tree bylaw requirements. The owner is proposing to construct a new two storey commercial office building. This report is to be read in conjunction with a completed *V100 – Tree Inventory, Preservation Plan* also prepared by Strybos Barron King Ltd. The subject site was visited by a Certified Arborist on July 25, 2023.

## Site Context

The subject site (3650 Eglinton Avenue West) is located on the south side of Eglinton. The property abuts new commercial developments to the east, south and west. The property currently contains an existing brick dwelling with a driveway off of Eglinton Ave. The property is bordered by an existing wood privacy fence. Several existing semi-mature to mature trees occur within the property. Several immature trees, associated with the commercial development adjacent to the subject site have been recently planted.

## Plans Utilized

A Topographic Survey prepared by Cunningham McConnell Limited, along with a Site Plan prepared by Caricari Lee Architects were used to determine the location of existing trees in relation to the proposed development construction works.

## Methodology

For the purposes of determining a Diameter Breast Height (D.B.H.) for each of the trees, trunk diameters were measured by the arborist using a caliper tape at 1.4 metres from existing grade and recorded in centimetres. The trees were assessed using a health and condition rating of poor, fair or good, depending on overall vigour, presence of disease and structural integrity as recommended in the Guide for Plant Appraisal, 9<sup>th</sup> Edition, published by the International Society of Arboriculture.

**Tree Inventory** (See Appendix A – Contextual Tree Inventory Plan for *context* and refer to enclosed V100 – Tree Inventory & Preservation Plan)

Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and a diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure.

**Table 1 - Tree Inventory Descriptions**

<b>Key#</b>	This number refers to the inventory number for the tree/grouping.
<b>Species</b>	The common names are provided for each tree.
<b>DBH</b>	This refers to Diameter (in centimetres) at Breast Height and is measured at 1.4m above the ground for each tree.
<b>Crown</b>	Estimated diameter of tree canopy (in metres), measured from dripline to dripline (varies in most cases considering the nature of tree groupings)
<b>Health</b>	An assessment of the general health and vigour of the tree, derived partly through a comparison of deadwood and live growth relative to a 100% healthy tree. The size and colour of foliage are also considered in this category. During the leaf-off season, the amount and distribution of buds is an important determinant of canopy vitality. This indicator is also measured on an ascending scale of poor-fair good.
<b>Structure</b>	A term describing key distinguishing structural character or defect.

EXISTING TREE INVENTORY										
KEY	SPECIES	DBH (centimetres)	CROWN (metres)	HEALTH G/F/P	STRUCTURE	COMMENTS	PRESERVATION DIRECTION	OWNERSHIP	MIN. TPZ (metres)	KEY
170	Horse Chestnut	65	12	Fair	Double Leader	Included bark, major deadwood, dieback in canopy, decay in trunk	Remove	Private	4.2	170
171	White Spruce	29	6	Good	Pyramidal	Elevated branches, poor pruning	Remove	Private	1.8	171
172	White Spruce	23	6	Good	Pyramidal	Crowded by adjacent tree, elevated branches, poor pruning	Remove	Private	1.8	172
173	White Spruce	31	6	Good	Pyramidal	Crowded by adjacent tree, elevated branches, poor pruning	Remove	Private	2.4	173
174	White Spruce	30	6	Poor	Leaning	Elevated branches, poor pruning, 80% of canopy is dead, mechanical damage at base	Remove	Private	1.8	174
175	Black Walnut	21	8	Good	Double Leader	Crowded by adjacent tree, broken branches, minor deadwood	Remove	Private	1.8	175
176	Black Walnut	22	8	Good	Multi-leader	Crowded by adjacent tree, broken branches, minor deadwood	Remove	Private	1.8	176
177	Scots Pine	37	8	Good	Irregular	Asymmetrical form	Remove	Private	1.8	177
178	Norway Spruce	57	10	Good	Pyramidal	Crowded by adjacent tree, elevated branches, poor pruning, broken branches, minor deadwood	Remove	Private	3.6	178
179	Norway Spruce	78	14	Poor	Double Leader	Crowded by adjacent tree, elevated branches, poor pruning, broken branches, major deadwood declining	Remove	Private	4.8	179
180	Scots Pine	36	8	Fair	One-sided	Crowded by adjacent tree	Remove	Private	2.4	180
181	Norway Spruce	54	8	Good	Double Leader	Poor pruning , elevated branching	Remove	Private	3.6	181
182	White Oak	68	14	Fair	Irregular	Poor pruning, minor deadwood	Remove	Private	3.6	182
183	Horse Chestnut	58	12	Poor	Irregular	Broken branches, minor dead wood, branching to grade	Remove	Private	3.6	183
184	Black Locust	41	12	Good	Irregular	Minor deadwood, branching to grade	Preserve	Municipal	2.4	184
185	Black Walnut	27	8	Fair	Irregular	Crowded by adjacent tree, major deadwood, large open wound, broken branches, minor deadwood	Preserve	Neighbour	1.8	185
186	Kentucky Coffee Tree	5	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	186
187	Red Oak	5	2	Fair	Immature	Recently planted tree	Preserve	Neighbour	1.2	187
188	Red Oak	5	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	188
189	Sugar Maple	5	2	Fair	Immature	Recently planted tree	Preserve	Neighbour	1.2	189
190	Sugar Maple	5	2	Poor	Dead	Recently planted tree	Preserve	Neighbour	1.2	190
191	Sugar Maple	5	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	191
192	Sugar Maple	5	2	Poor	Immature	Recently planted tree	Preserve	Neighbour	1.2	192
193	Freeman Maple	5	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	193
194	Freeman Maple	7	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	194
195	Freeman Maple	7	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	195
196	American Elm	7	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	196
197	American Elm	7	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	197
198	American Elm	7	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	198
199	Freeman Maple	7	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	199
200	Freeman Maple	7	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	200
201	Freeman Maple	7	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	201
202	Sugar Maple	5	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	202
203	Sugar Maple	5	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	203
204	Sugar Maple	5	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	204
205	Sugar Maple	5	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	205
206	Red Oak	5	2	Poor	Immature	Recently planted tree	Preserve	Neighbour	1.2	206
207	Red Oak	5	2	Poor	Immature	Recently planted tree	Preserve	Neighbour	1.2	207
208	Red Oak	5	2	Good	Immature	Recently planted tree	Preserve	Neighbour	1.2	208

## Observations

The majority of the trees identified within and immediately adjacent to the property can be described as semi-mature to mature trees and recently planted trees associated with the adjacent commercial development. The trees within the subject property occur within the manicured lawn areas around the existing dwelling. These trees are mainly composed of White Spruce, Black Walnut, Norway Spruce, Horse Chestnut, Black Locust and White Oak. Most of these trees are in generally fair to good health and condition with the exception of a small number of trees which may be in a general state of decline.

Several recently planted trees occur adjacent to the east, south and west property limits. These immature trees were planted as part of the adjacent commercial development. These trees are mainly composed of Sugar Maple, Red Oak, Elm, and Freemanii Maples. The majority of these trees are in fair to good overall health. (Refer to the Existing Tree Inventory list for detailed information for each tree)

## Tree Preservation

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws (*Refer to Table 2-Tree Protection Zones*).

**Table 2 - Tree Protection Zones**

<i>Trunk Diameter (DBH)</i>	<i>Minimum Protection Zone</i>
<10 cm	1.2m
10-29 cm	1.8 m
30-40 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	6cm per 1cm DBH

## Private Tree By-Law

**Table 3 – Tree Categories**

<b>CITY OF MISSISSAUGA TREE CATEGORIES</b>	
1	Trees with diameters of 15cm or more, situated on private property, on the subject site.
2	Trees with diameters of 15cm or more, situated on private property, within 6m of the subject site.
3	Trees of all diameters situated within the City road allowance adjacent to the subject site.
4 ( <i>exempt</i> )	Trees that are less than 15cm diameter and located on private property.

The City of Mississauga Private Tree Bylaw protects trees found on private property that are greater than 15cm DBH (Diameter at Breast Height) as well as trees of all diameters situated within the City road allowance.

The By-law states that:

- No Person shall Injure or Destroy a Tree with a Diameter of 15 centimeters or greater located on private property without a valid permit.
- No Person shall interfere with Hoarding that is erected in accordance with this By-law.
- No Person shall injure or destroy a Replacement Tree without a valid Permit.
- Permission is required for Ash or dead tree removals, but no permit fee is required.

## Tree Removals

The following is a summary of proposed tree removals and injuries for this site that will require a permit in accordance with the City of Mississauga Private Tree Bylaw. To accommodate the proposed site plan and grading requirements, a total of fourteen (14) trees, subject to the Private Tree Bylaw, are to be removed. As per City of Mississauga requirements, compensation planting for the removal of these trees will be required.

**Table 4 – Tree Removals subject to Private Tree Bylaw**

(Refer to Existing Tree Inventory List for details pertaining to specific trees)

KEY	SPECIES	CALIPER (cm)	HEALTH G/F/P	REASON	STATUS	OWNERSHIP	COMPENSATION
170	Horse Chestnut	65	Fair	New Building	REMOVE	PRIVATE	4
171	White Spruce	29	Good	New Parking Lot	REMOVE	PRIVATE	2
172	White Spruce	23	Good	New Parking Lot	REMOVE	PRIVATE	2
173	White Spruce	31	Good	New Parking Lot	REMOVE	PRIVATE	2
174	White Spruce	30	Poor	New Parking Lot	REMOVE	PRIVATE	2
175	Black Walnut	21	Good	New Parking Lot	REMOVE	PRIVATE	1
176	Black Walnut	22	Good	New Parking Lot	REMOVE	PRIVATE	2
177	Scots Pine	37	Good	New Parking Lot	REMOVE	PRIVATE	2
178	Norway Spruce	57	Good	New Parking Lot	REMOVE	PRIVATE	4
179	Norway Spruce	78	Poor	New Building	REMOVE	PRIVATE	5
180	Scots Pine	36	Fair	New Building	REMOVE	PRIVATE	2
181	Norway Spruce	54	Good	New Parking Lot	REMOVE	PRIVATE	4
182	White Oak	68	Fair	New Building	REMOVE	PRIVATE	5
183	Horse Chestnut	58	Poor	Grading/ Servicing	REMOVE	PRIVATE	3

**Total of 14 Trees to be Removed**

**Total of 40 Trees for Compensation**

## Tree Protection (Refer to Appendix C – Tree Protection Hoarding Detail).

All trees eligible for preservation shall be protected in accordance with City of Mississauga tree protection standards. Tree protection is to be installed along the limit of the minimum TPZ or as outlined on the V100 - Tree Inventory & Preservation Plan. Hoarding is to remain in place throughout the duration of construction and should be periodically reviewed by the Consulting Arborist to ensure that it remains in good working condition.

### **Tree Compensation**

The City of Mississauga requires replacement trees be provided for one or more trees 15cm or greater on your property. Tree replacement is required for every 15 cm (6 in) of diameter of the tree removed.

A Tree Replacement security deposit determined by the City is required to ensure that the replacement trees are planted on private property. If there is no sufficient space to accommodate the trees, you must pay to plant replacement trees on City property.

The requirements for replacement tree planting are:

- At least 1.8 m tall if it's a coniferous (evergreen) tree or at least 6 cm in diameter if it's a deciduous (leaved) tree
- One replacement tree is required for every 15 cm (6 inches) diameter of the private or public tree removed. For example, when a tree 45 cm (18 inches) diameter is removed, three replacement trees are required.

Based on the above, a total of forty (40) trees are required for compensation.

All trees eligible for preservation shall be protected in accordance with City of Mississauga tree protection standards. Tree protection is to be installed along the limit of the minimum TPZ or as outlined on the V100 - Tree Inventory & Preservation Plan. Hoarding is to remain in place throughout the duration of construction and should be periodically reviewed by the Consulting Arborist to ensure that it remains in good working condition.

### **Conclusion**

Strybos Barron King Ltd. was retained by U & M Enterprise Ltd. to prepare an Arborist Report for the subject property in accordance with City of Mississauga tree bylaw requirements. The owner is proposing to construct a new two storey commercial office building on the subject property. Based on the proposed site plan, construction, grading, and servicing constraints, fourteen (14) trees, subject to the private tree bylaw require removal. A permit to remove these trees will be required. A total of forty (40) trees are required for compensation. All other trees are to be preserved and protected in accordance with City of Mississauga tree protection standards.

Prepared By:

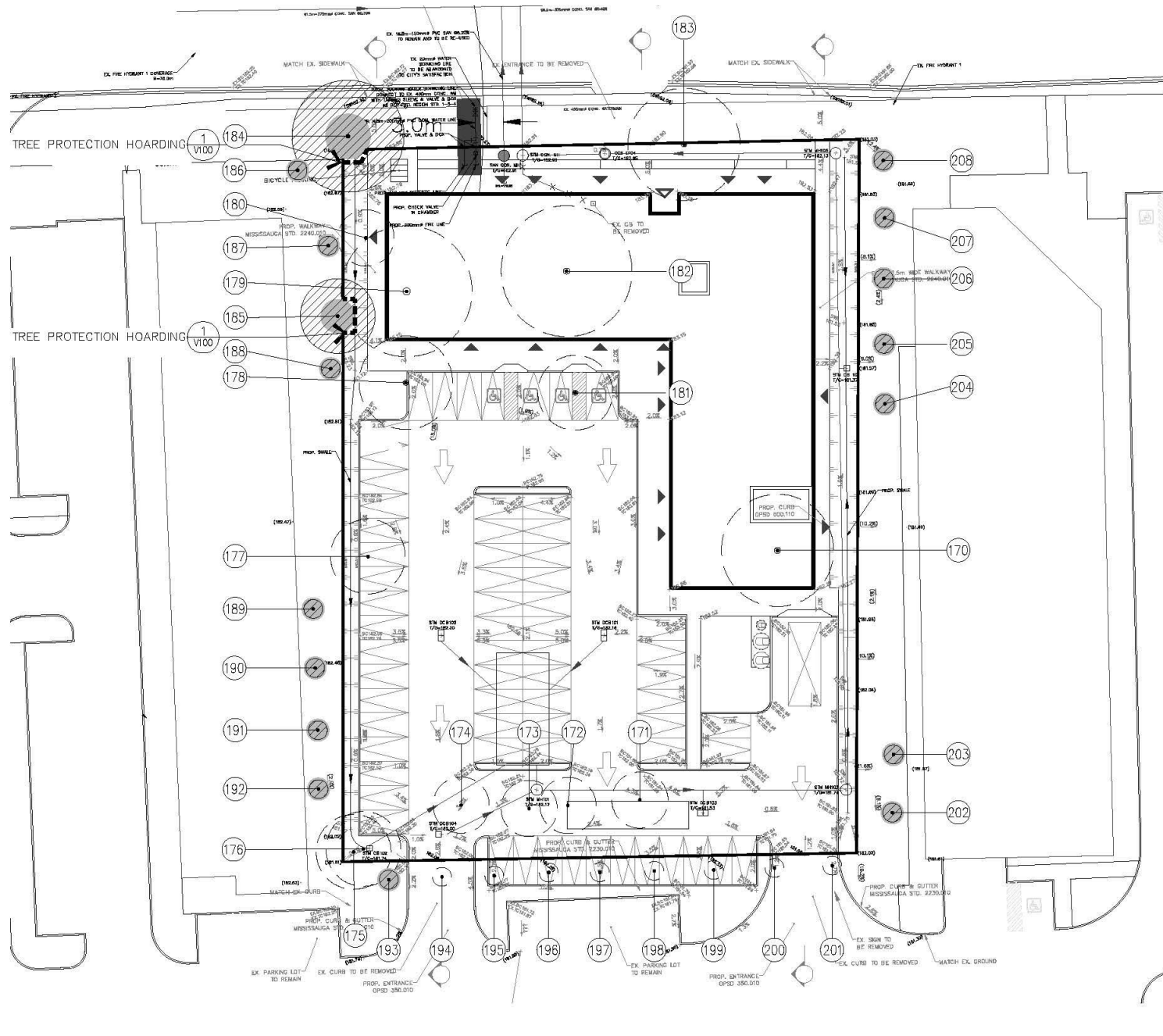
**STRYBOS BARRON KING LTD.**



**Matthew Gehres**

ISA Certified Arborist ON-1114A  
Senior Landscape Technologist

**Appendix A – COTEXTUAL TREE INVENTORY & PRESERVATION PLAN**  
(for context only – refer to full size V100 Tree Inventory, Preservation and Removals Plan for details)





**Appendix B – SITE PHOTOGRAPHS**



Tree# 181-183



Tree# 178-180 & 184-188



Tree# 171-176



Tree# 170

**Appendix B – SITE PHOTOGRAPHS**



Trees east of subject site



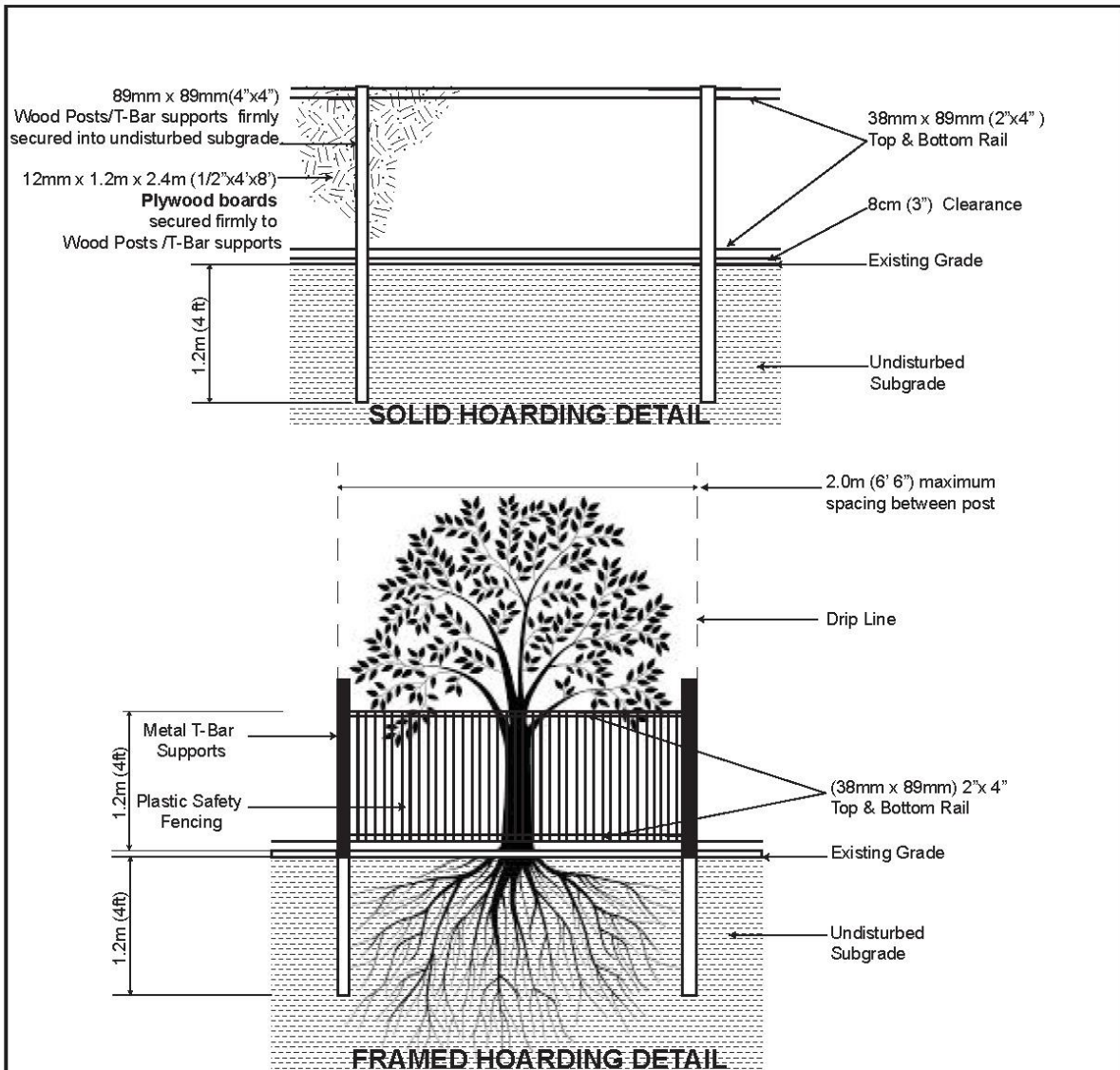
Trees south of subject site



Trees west of subject site



## Appendix C - TREE PROTECTION HOARDING DETAIL



### NOTES:

1. Hoarding details to be determined following initial site inspection.
2. Private tree hoarding to be approved by Development & Design ;  
City tree hoarding to be approved by Community Services Dept.
3. Hoarding must be supplied, installed and maintained by the applicant throughout all phases of construction.  
**Inspection must be conducted by the Development and Design Division prior to removing any/all private hoarding.**
4. Do not allow water to collect and pond behind or within hoarding.
5. T-bar supports are acceptable alternative to 4x4 posts. U-shaped metal supports will not be accepted.
6. Plywood must be utilized for 'solid' hoarding. OSB/Chipboard will not be accepted for solid hoarding. Plywood sheets must be installed on "construction" side of frame.
7. Applicant is responsible to ensure utility locates are completed within city boulevard prior to installing framed hoarding.

### TREE PRESERVATION HOARDING



SCALE : N.T.S. DATE : June 2017