

**Tree Inventory and Preservation Plan Report  
128 Lakeshore Road East  
Mississauga, Ontario**

prepared for

**128 Lakeshore Developments Inc.  
2676 Bayview Avenue  
Toronto, Ontario M2L 1B9**

prepared by



---

146 Lakeshore Road West  
PO Box 1267 Lakeshore W PO  
Oakville ON L6K 0B3  
t: 289.837.1871  
e: [consult@kuntzforestry.ca](mailto:consult@kuntzforestry.ca)

29 October 2021, revised 5 May 2022 and 24 July 2025

KUNTZ FORESTRY CONSULTING Inc. Project P4724

## Introduction

Kuntz Forestry Consulting Inc. was retained by 128 Lakeshore Developments Inc. to complete a Tree Inventory and Preservation Plan for the proposed development for the property located at 128 Lakeshore Road East in the City of Mississauga, Ontario. The subject property is located on the northwest corner of Lakeshore Road East and Ann Street, within a mix-used area.

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

- Prepare inventory of the tree resources greater than 10cm DBH on and within six metres of the subject property;
- Evaluate potential tree saving opportunities based on proposed development 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 aerial imagery. The City of Mississauga requires dripline as the limit of protection and as such the dripline of each tree was measured in field. Trees were identified 1-2.

Tree resources were assessed utilizing the following parameters:

**Tree #** - number 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 the ground.

**Condition** - condition of tree considering trunk integrity, crown structure, crown vigour, and root zone environment. 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 crown.

**Crown Dieback** – percentage of crown that has died.

**Comments** - additional relevant detail.

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

## Existing Site Conditions

The subject property is currently occupied by a two-storey commercial building and surface parking. Tree resources exist in the form of landscape trees. Refer to Figure 1 for the existing site conditions.

## Tree Resources

The tree inventory was conducted on 22 October 2021 and 18 July 2025. The inventory documented two 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 Serviceberry (*Amelanchier spp.*) and London plane-tree (*Platanus x acerifolia*).

## Proposed Development

The proposed development includes the demolition of the existing building and the construction of a nine-storey residential building with associated underground parking. 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 2 is required as shoring for the underground parking is required at the property boundary. Tree 2 is a shrubby, multi-stemmed serviceberry tree planted in a small flower garden in front of the subject property – the tree is likely planted by the previous owner/tenants and not a city standard street tree. Per comments from City Arborist on 28 March 2022, Tree 2 is not considered a city boulevard tree and no permit will be required for its removal. Refer to Figure 1 for the locations of the proposed tree removals.

### *Tree Preservation*

The preservation of Tree 1 will be possible. Given that the dripline of Tree 1 is completely within the neighbouring property, tree preservation fence will not be required. Refer to Figure 1 for the proposed tree preservation and general Tree Protection Plan Note.

## Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by 128 Lakeshore Developments Inc. to complete a Tree Inventory and Preservation Plan for the proposed development for the property located at 128 Lakeshore Road East 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 two trees on and within six metres of the subject property. The removal of one tree is required to accommodate the proposed development. The remaining one tree can be saved. No tree preservation fence will be required for Tree 1.

Respectfully Submitted,

**Kuntz Forestry Consulting Inc.**

Kaho Hayashi

Kaho Hayashi, B.Sc., M.Sc.F.  
Senior Forest Ecologist, Consulting Arborist  
ISA Certified Arborist #ON-2153A  
Tree Risk Assessment Qualified  
Tel: 289-837-1871 ext. 103  
Cell: 647-278-8857  
Email: kaho.hayashi@kuntzforestry.ca

### 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: 128 Lakeshore Road, Mississauga

Date: 22 October 2021 &amp; 18 July 2025

Surveyors: KNH &amp; KH

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	Comments	Owner	Action
1	London Planetree	<i>Platanus x acerifolia</i>	19.5	G	G	G		3.5	1.5		Neighbour	Preserve
2	Serviceberry species	<i>Amelanchier sp.</i>	~1 - 5	G	G	G		1.0	1.5	Multistem at base with approximately 20 stems	City	Remove

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)
Owner	Ownership	(City, Private, Neighbour)
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy; (VH) = very heavy		

## Appendix A. Photographs of the Trees



Image 1. Lakeshore Frontage





Image 2. Tree 1





Image 3. Tree 2





Image 4. Undersized Cedar Hedge





Image 5. Undersized Paperbark Maple