Tree Inventory and Preservation Plan Report
69 & 117 John Street
Mississauga, Ontario

prepared for

1354130 Canada Inc.
1000 de la Montagne Street
Montreal PQ H3G 1Y7

prepared by

KUNTZ FORESTRY CONSULTING Inc.

PO Box 1267 Lakeshore W PO
146 Lakeshore Road West
Oakville ON L6K 0B3
289.837.1871
www.kuntzforestry.ca
consult@kuntzforestry.ca

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KUNTZ FORESTRY CONSULTING Inc. Project P3487

Introduction

Kuntz Forestry Consulting Inc. was retained by 1354130 Canada Inc. to complete a Tree Inventory and Preservation Plan for the proposed development for the property located at 69 and 117 John Street in the City of Mississauga, Ontario. The subject property is located on the north side of John Street, east of Jaguar Valley Drive, within a mixed-use 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 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 measurements taken from known points in-field. Trees were tagged with the numbers 168-181, and 431-500. Trees that could not be tagged were identified using the letters A-Z. Eleven (11) tree polygons (groups of trees) were identified as P1-P11.

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 vacant lot with a slope along the north property line adjacent to Canadian Pacific Railway property. Tree resources exist in the form of landscape trees and natural generations. Refer to Figure 1 for the existing site conditions.

Tree Resources

The tree inventory was conducted on 25 October 2022. The inventory documented 110 individual trees and 11 polygons 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 B for photographs of the trees.

Tree resources were comprised of Apple (Malus spp.), Norway Maple (Acer platanoides), Silver Maple (Acer saccharinum), Manitoba Maple (Acer negundo), Eastern Cottonwood (Populus deltoides), Trembling Aspen (Populus tremuloides), Red Oak (Quercus rubra), Austrian Pine (Pinus nigra), Black Walnut (Juglans nigra), Siberian Elm (Ulmus pumila), Black Cherry (Prunus serotina), White Spruce (Picea glauca), and Chokecherry (Prunus virginiana).

Proposed Development

The proposed development includes the construction of three (3) multi-storey residential towers with underground parking, a park on the east end of the property, and a berm along the north property boundary. 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 76 individual trees and 7 polygons is required to accommodate the proposed development. Required tree removals include Trees 168-181, 436-445, 452-467, 473-500, F-M, P2-P4, and P6-P9.

The removal of Trees 168-178, 436-445, 473-500, P2, and P3 will be required to accommodate proposed underground parking lot. Trees 460-467, F-M, and P6-P9 conflict directly a proposed berm. Trees 452-459, and P4 conflict with proposed re-grading. Trees 179-181 conflict with a proposed path. These trees either directly conflict with the proposed features/construction or significant encroachment into their minimum tree protection zones (mTPZs) would be required such that they would not be expected to tolerate the injuries.

Seventy-three (73) of the trees that require removal are greater than 15cm DBH and protected by the City of Mississauga Private Tree By-law; a permit will be required prior to their removal. These trees include Trees 168-173, 175-181, 436-439, 442, 444, 452-467, 473, 477-480, 482, 483, 486-500, F-L, and nine (9) trees from P2, P3, P4, P6, P7, and P9.

Trees 474-476 are located within the municipal right-of-way. A permit will be required prior to the removal of these trees.

Trees F and G are located on the adjacent property and Trees 454-459 straddle the property boundary; written consent from the respective property owners is required prior to their removal. The removal of Trees 448 is recommended for removal regardless of the site plan due to it's condition.

Refer to Figure 1 for the required and recommended tree removals.

Tree Preservation

The preservation of 33 trees and four (4) polygons will be possible as indicated on Figure 1. These trees include Trees 431-435, 446, 447, 449-451, 468-472, A-D, E, N-Z, P1, P5, P10, and P11. Tree protection measures will have to be implemented prior to construction to ensure tree

resources designated for retention are not impacted. Refer to Figure 1 for the location of required tree preservation fencing, tree protection plan notes, and the fence detail.

Tree 431-435, Y, Z, and P1

The removal of a chain-link fence is required within the driplines of Trees 431-435, Y, Z, and P1. Sections of the fence within the driplines of these trees must be removed carefully by hand under the supervision of a Certified Arborist.

Trees 446, 450, and B

Re-grading is proposed within the driplines of Trees 446, 450, and B. The following mitigation measures must be implemented under the supervision of a Certified Arborist prior to construction to ensure the trees respond well to construction:

1. Air-Spading technology must be utilized to excavate a trench at the proposed grading limits within the driplines of Trees 446, 450, and B. The trench must be made to a width of 30 cm and a depth of 90 cm.
2. Exposed roots must be pruned within the trench in accordance with Good Arboricultural Standards.
3. The trench must be back filled with clean loam soil.
4. Vertical tree protection hoarding must then be installed as shown on Figure 1 (thick MAGENTA).

Trees 431-434, 446, 450, and B are greater than 15cm DBH. Trees Y and Z are located within a municipal right-of-way. A permit will be required prior to the injury of these trees.

Tree Compensation

The City of Mississauga requires replacement trees for any by-law protected tree removal. One replacement tree is required for every 15cm DBH removed. As such, a total of 136 replacement trees is required on the subject property. Refer to Landscape Plan for the proposed plantings. Replacement trees that will not be planted on the subject property will be provided in cash-in-lieu. Refer to Table 1 for the number of replacement trees for individual tree removals.

Tree Valuation

A valuation was calculated for all trees within the City right-of-way, including Trees 474, 475, 476, Y, and Z. Refer to Appendix A for the individual tree value computations. See below for the methodology used to calculate the appraised value of the trees. The value was calculated using the Trunk Formula Technique. This method is described in the Guide for Plant Appraisal, 10th Edition (CTLA 2018). The Ontario Supplement (2021) provides regionally relevant data pertaining to basic costs for trees.

Trunk Formula Technique

This method is used for trees that are larger than what is commonly available for transplant from a nursery. The Unit Tree Cost of the replacement tree is derived from a survey of nurseries or supplied by the Regional Plant Appraisal Council and published within the Ontario Supplement (2021). The unit tree cost for Norway Maple has been set at $4.77/cm^2 within the Supplement

and this value has been used for the calculation. As Siberian Elm is not typically sold, the same value of $4.77/cm^2$ was used.

The Basic Tree Cost is calculated by multiplying the unit tree cost by the cross-sectional area of the subject tree. For multi-stemmed trees, the appraised trunk area considers the cross-sectional area of all stems. The Appraised Value is calculated by multiplying the Basic Reproduction Cost by the three depreciation factors (Condition Rating, Functional Limitation Rating, and External Limitation Rating, as described in the Guide).

The appraised value is therefore calculated using the following equation:

Basic Tree Cost = Appraised Tree Trunk Area X Unit Tree Cost

Appraised Value = Basic Tree Cost X Condition Rating X Functional Limitation Rating X External Limitation Rating

Functional Limitation Ratings and External Limitation Ratings are calculated according to the methods outlined in the guide. Condition ratings were calculated based on the assessed condition of the trees on the site and in accordance with the guide. The final values were rounded to the nearest $100 for values greater than $2000, and to the nearest $5 for values less than $2000.

Results

The total appraised value of trees within the road right-of-way, including Trees 474, 475, 476, Y, and Z was calculated at $315.00.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by 1354130 Canada Inc. to complete a Tree Inventory and Preservation Plan for the proposed development for the property located at 69 and 117 John Street 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 110 individual trees and 11 polygons on and within six metres of the subject property. Seventy-six (76) trees and seven (7) polygons will require removal to accommodate the proposed development. Thirty-three (33) trees and four (4) polygons can be saved with the use of designated tree protection measures. The removal of one (1) tree is recommended regardless of the site plan due to it's condition.

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

- Tree protection barriers and fencing shall be erected at locations prescribed on Figure 1.
- Tree protection measures will have to be implemented prior to construction to ensure the trees identified for preservation are not impacted by the development. Barriers should be maintained throughout construction.
- Branches and roots that extend past prescribed tree protection zones that require pruning must be pruned in accordance with good arboricultural standards.

- Site visits, pre, during, and post construction are 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 shall also be inspected for damage incurred during construction to ensure appropriate pruning or other mitigation measures are implemented.

Respectfully Submitted,

Kuntz Forestry Consulting Inc.

Isaac Baik

Isaac Baik, B.Sc. Conservation Biology
Ecologist, ISA Certified Arborist #ON-2685A
Email: Isaac.baik@kuntzforestry.ca
Phone: 289-837-1871 ext. 106

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: 69-117 John Street, Mississauga Date: 25 October 2022 Surveyors: IB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	Ownership	Comments	Action	Comp.
168	Siberian Elm	*Ulmus pumila*	~44	F	F	F		5	3	Private	Exposed roots (M), poor form (M), bowed (M)	Remove	3
169	Norway Maple	*Acer platanoides*	42	G/F	G	G		5	3	Private	Exposed roots (M)	Remove	3
170	Norway Maple	*Acer platanoides*	31	G	F	G		4	2.4	Private	Asymetrical crown (L)	Remove	2
171	Siberian Elm	*Ulmus pumila*	29.5	G	F/P	F		3	1.8	Private	Leaning north (L), union at 2.1m, poor form (M)	Remove	2
172	Siberian Elm	*Ulmus pumila*	~55	F	F	F		4	3.6	Private	Union at 1.7m, slime flux (M), leaning north (L)	Remove	4
173	Norway Maple	*Acer platanoides*	37	G	F	G		4.5	2.4	Private	Union at 2.1m, pruning wounds (L)	Remove	2
174	Siberian Elm	*Ulmus pumila*	11	F	F	F		2	1.5	Private	Leaning north (L), poor form (M), asymetrical crown (M)	Remove	
175	Norway Maple	*Acer platanoides*	25	G	F	G		3	1.8	Private	Union at 2.2m, asymetrical crown (L)	Remove	2
176	Austrian Pine	*Pinus nigra*	31	G	G	G		3	2.4	Private		Remove	2
177	Austrian Pine	*Pinus nigra*	26	G	F	G		3	1.8	Private	Powerline through crown, asymetrical crown (L)	Remove	2
178	Austrian Pine	*Pinus nigra*	28	G	F	F		3	1.8	Private	Union at 4.5m, poor vigor (M)	Remove	2
179	Austrian Pine	*Pinus nigra*	25	G	F/P	G		3	1.8	Private	Pruning wounds (M), topped	Remove	2
180	Austrian Pine	*Pinus nigra*	27	G	G	G		2.5	1.8	Private		Remove	2
181	Austrian Pine	*Pinus nigra*	18	G	G	G		2.5	1.5	Private		Remove	1
431	Eastern Cottonwood	*Populus deltoides*	77	F/P	F	F	30	8	4.8	Private	Canker at base (M), leaning south (L), cracks (M)	Preserve	
432	Eastern Cottonwood	*Populus deltoides*	36	F	F	F		6	2.4	Private	Leaning south (M), union at 1.4m, asymetrical crown (M)	Preserve	
433	Siberian Elm	*Ulmus pumila*	19	F	F	F		5	1.5	Private	Leaning south (L), asymetrical crown (M)	Preserve	
434	Siberian Elm	*Ulmus pumila*	~24	F/P	F	F		5	1.8	Private	Ingrown fence, asymetrical crown (M)	Preserve	
435	Siberian Elm	*Ulmus pumila*	43.5	F/P	F/P	F		5	3	Private	Lost leader (M), poor form (H), cavity (M), union at 2.5m	Preserve	
436	Siberian Elm	*Ulmus pumila*	21	F	F	F		3	1.8	Private	Union at 3m	Remove	1
437	Siberian Elm	*Ulmus pumila*	~15,20,15	P	F/P	F/P		4	1.5	Private	Union at base and 0.6m, poor form (M), asymetrical crown (M)	Remove	2
438	Siberian Elm	*Ulmus pumila*	23.5	G/F	F	F		4	1.8	Private	Union at 3.2m, poor form (M)	Remove	2
439	Siberian Elm	*Ulmus pumila*	20	G/F	G/F	F		3	1.5	Private	Poor vigor (L)	Remove	1
440	Siberian Elm	*Ulmus pumila*	13	G/F	F	F		2	1.5	Private	Asymetrical crown (L), poor form (L), poor vigor (L)	Remove	
441	Siberian Elm	*Ulmus pumila*	14.5,13	F	G/F	G/F		2.5	1.5	Private	Codominant at base, leaning east (L)	Remove	
442	Siberian Elm	*Ulmus pumila*	31,29	F	F	F		5	2.4	Private	Codomiannt at 0.5m, asymetrical crown (M), poor vigor (M)	Remove	3
443	Siberian Elm	*Ulmus pumila*	13.5	F	F/P	F		2.5	1.5	Private	Crook (L), asymetrical crown (M)	Remove	
444	Siberian Elm	*Ulmus pumila*	32.5	G/F	F/P	G/F		6	2.4	Private	Asymetrical crown (M), poor form (M), slime flux (L)	Remove	2
445	Siberian Elm	*Ulmus pumila*	10.5,11	F	F/P	F		3	1.5	Private	Codominant at base, trunk injury (M), deadwood (M), asymetrical crown (M)	Remove	
446	Siberian Elm	*Ulmus pumila*	~28,25,25	F/P	F	G/F		5	1.8	Private	Codominant at base, poor form (M), ingrown fence, deadwood (M)	Preserve	
447	Siberian Elm	*Ulmus pumila*	14	G/F	P	F		3	1.5	Private	Poor form (H), asymetrical crown (M)	Preserve	
448	Siberian Elm	*Ulmus pumila*	~19	-	-	-	-	-	-	Private	Dead	Remove (condition)	
449	Siberian Elm	*Ulmus pumila*	22.5,18,12	F/P	F	F/P	30	3	1.8	Private	Codominant at base, asymetrical crown (M)	Preserve	
450	Siberian Elm	*Ulmus pumila*	36,22,24,19	P	F	F		5	2.4	Private	Codominant at base, poor form (H), crook (M)	Preserve	
451	Norway Maple	*Acer platanoides*	12	F	F	G/F		2.5	1.5	Private	Leaning south (L), asymetrical crown (L)	Preserve	
452	Siberian Elm	*Ulmus pumila*	37	G/F	F	F		4	2.4	Private	Union at 2.5m, leaning west (L)	Remove	2
453	Siberian Elm	*Ulmus pumila*	29,26,20	F	F	G/F		5	1.8	Private	Codomiannt at base, poor form (M), asymetrical crown (L)	Remove	2
454	Norway Maple	*Acer platanoides*	17.5	F/P	F	F		2	1.5	Private	Union at base, epicormic branching (H), poor form (L)	Remove	1
455	Siberian Elm	*Ulmus pumila*	37,35	F	F	F		4	2.4	Private	Codominant at base, union at 1.6m, slime flux (M)	Remove	3
456	Siberian Elm	*Ulmus pumila*	~37,28	F	F	F		6	2.4	Private	Union at 1.3m, slime flux (M)	Remove	3
457	Manitoba Maple	*Acer negundo*	15	F/P	F/P	F		5	1.5	Private	Lost leader (M), leaning east (M), poor form (H)	Remove	1
458	Manitoba Maple	*Acer negundo*	~35	P	F/P	F		5	2.4	Private	Leaning west (H), poor form (H), deadwood (M)	Remove	2
459	Manitoba Maple	*Acer negundo*	32	P	P	F		4.5	2.4	Private	Union at 0.3m, lost leader (H), trunk injury (H), poor form (M)	Remove	2
460	Manitoba Maple	*Acer negundo*	21	F/P	F	F/P		4	1.8	Private	Union at base, leaning south (M), asymetrical crown (M)	Remove	1
461	Black Walnut	*Juglans nigra*	26	F	F	F		4	1.8	Private	Poor form (M), leaning south (L), union at 4m	Remove	2
462	Black Walnut	*Juglans nigra*	30.5	F	G/F	G/F		5	2.4	Private	Asymetrical crown (L)	Remove	2
463	Norway Maple	*Acer platanoides*	20.5,26	P	P	G/F		5	1.8	Private	Ingrown fence, poor form (H), union at 0.5m	Remove	2
464	Black Walnut	*Juglans nigra*	21	G/F	F	F		4	1.8	Private	Asymetrical crown (M), poor vigor (L)	Remove	1

465	Black Cherry	*Prunus serotina*	41	F	P	P	40	6	3	Private	Union at 2.7m, poor form (H)	Remove	3
466	Siberian Elm	*Ulmus pumila*	18	F	F	G/F		3	1.5	Private	Union at 2m	Remove	1
467	Siberian Elm	*Ulmus pumila*	~17,15	F	F	G/F		4	1.5	Private	Slime flux, union at 1.2m	Remove	1
468	Norway Maple	*Acer platanoides*	23	F	F	G		4	1.8	Private	Asymetrical crown (M)	Preserve	
469	Norway Maple	*Acer platanoides*	18,10,8	F/P	F	P	80	3.5	1.5	Private	Codominant at base, poor form (H)	Preserve	
470	Black Walnut	*Juglans nigra*	27.5	G/F	F	F		4	1.8	Private	Union at 2.5m, asymetrical crown (M)	Preserve	
471	Norway Maple	*Acer platanoides*	19,18,17, 15	P	P	G		4	1.5	Private	Codominant at base, exposed roots (M), poor form (H)	Preserve	
472	Norway Maple	*Acer platanoides*	30	F	F	G		4	1.8	Private	Exposed roots (M), asymetrical crown (M)	Preserve	
473	Siberian Elm	*Ulmus pumila*	77.5	F	F	G/F		7	4.8	Private	Union at 2.1m, epicormic branching (L), leaning south (L)	Remove	5
474	Siberian Elm	*Ulmus pumila*	6	F	F	F		3	1.2	City	Asymetrical crown (M), powerline through crown	Remove	
475	Siberian Elm	*Ulmus pumila*	8	F	F	F		2	1.2	City	Asymetrical crown (M), powerline through crown	Remove	
476	Siberian Elm	*Ulmus pumila*	11	F	F	F		2	1.5	City	Asymetrical crown (M), powerline through crown	Remove	
477	Siberian Elm	*Ulmus pumila*	~48	G/F	F	F		6	3	Private	Union at 3.5m, ingrown fence	Remove	3
478	Austrian Pine	*Pinus nigra*	24	G/F	G/F	G		3	1.8	Private	Asymetrical crown (L)	Remove	2
479	Austrian Pine	*Pinus nigra*	27	G/F	G/F	G		3	1.8	Private	Asymetrical crown (L)	Remove	2
480	Austrian Pine	*Pinus nigra*	35	G/F	G/F	G		3	2.4	Private	Asymetrical crown (L), leaning north (L)	Remove	3
481	Siberian Elm	*Ulmus pumila*	12	F	F	F		3	1.5	Private	Codominant at base, asymetrical crown (M)	Remove	
482	Norway Maple	*Acer platanoides*	21	G	F	G		3	1.8	Private	Asymetrical crown (M)	Remove	1
483	Norway Maple	*Acer platanoides*	35	G	F	G		4	2.4	Private	Union at 2m, asymetrical crown (L)	Remove	2
484	Siberian Elm	*Ulmus pumila*	11.5,11	G/F	F	F		3	1.5	Private	Union at 1.2m, asymetrical crown (M)	Remove	
485	Norway Maple	*Acer platanoides*	11.5	F/P	F	F/P	20	1.5	1.5	Private	Union at base, bowed (M)	Remove	
486	Norway Maple	*Acer platanoides*	20	G	F/P	F/P	50	2.5	1.5	Private	Union at 2m, poor form (H)	Remove	1
487	Siberian Elm	*Ulmus pumila*	~18,15	F/P	F	F		3	1.5	Private	Ingrown wall, codominant at base, asymetrical crown (M)	Remove	1
488	Siberian Elm	*Ulmus pumila*	23.5	G/F	F	F		3.5	1.8	Private	Exposed roots (L), leaning norht (L), union at 2.8m	Remove	2
489	Norway Maple	*Acer platanoides*	22.5	G	F	G		4	1.8	Private	Poor form (M), union at 2.3m	Remove	2
490	Siberian Elm	*Ulmus pumila*	~18	G/F	F/P	F		3	1.5	Private	Bowed (H), poor form (H), asymetrical crown (M)	Remove	1
491	Austrian Pine	*Pinus nigra*	18	G	P	F		2.5	1.5	Private	Topped, asymetrical crown (H), poor form (H)	Remove	1
492	Austrian Pine	*Pinus nigra*	28	G	F	G/F		3	1.8	Private	Asymetrical crown (M), poor vigor (L)	Remove	2
493	Siberian Elm	*Ulmus pumila*	27	G/F	F	F		4	1.8	Private	Asymetrical crown (M), poor vigor (M)	Remove	2
494	Austrian Pine	*Pinus nigra*	34	G/F	F/P	F		3	2.4	Private	Leaning south (L), union at 3m, poor form (H)	Remove	2
495	Austrian Pine	*Pinus nigra*	29	F	G/F	F		3	1.8	Private	Bowed (M), asymetrical crown (M), poor vigor (M)	Remove	2
496	Siberian Elm	*Ulmus pumila*	~32	F	F	F		3	2.4	Private	Leaning north (M), asymetrical crown (M)	Remove	2
497	Norway Maple	*Acer platanoides*	34	G	F	G		4	2.4	Private	Union at 2.3m	Remove	2
498	Norway Maple	*Acer platanoides*	37	G	F	F		5	2.4	Private	Union at 2.4m, poor form (L), poor vigor (L)	Remove	2
499	Siberian Elm	*Ulmus pumila*	~48,42	F	F	F		6	3	Private	Codominant at base, union at 2m, bowed (M)	Remove	3
500	Siberian Elm	*Ulmus pumila*	~27	F	F	F		4	1.8	Private	Ingrown wall, bowed (L), poor form (M)	Remove	2
A	Siberian Elm	*Ulmus pumila*	~16	F	F/P	F/P		3	1.5	Neighbour	Poor form (M), leaning south (L), union at 4m	Preserve	
B	Siberian Elm	*Ulmus pumila*	~20,15,1 2	F	F	F		7	1.5	Neighbour	Codominant at base, poor form (M), deadwood (M)	Preserve	
C	Siberian Elm	*Ulmus pumila*	~25	P	P	P		3	1.8	Neighbour	Ingrown fence, leaning west (M), trunk injury (H), asymetrical crown (M), poor form (H)	Preserve	
D	Silver Maple	*Acer saccharinum*	~12,10	G/F	F/P	F/P	80	3.5	1.5	Neighbour	Union at 1.2m, asymetrical crown (M)	Preserve	
E	Siberian Elm	*Ulmus pumila*	~16,15	F	F	F		4	1.5	Neighbour	Union at 1.2m, against steel retaining wall	Preserve	
F	Apple	*Malus spp.*	~25	F	F/P	F/P		3	1.8	Neighbour	Leaning south (M), poor form (M), poor vigor (M)	Remove	2
G	Apple	*Malus spp.*	~17	F	F/P	F/P		3	1.5	Neighbour	Leaning south (M), poor form (M), poor vigor (M)	Remove	1
H	Siberian Elm	*Ulmus pumila*	~40	G/F	F	G/F		6	2.4	Private	Union at 2.2m, poor form (L)	Remove	3
I	Norway Maple	*Acer platanoides*	~20	G/F	G/F	G/F		3.5	1.5	Private	Leaning south (L), asymetrical crown (L)	Remove	1
J	Apple	*Malus spp.*	~25	P	P	P	80	4	1.8	Private	Poor form (H), union at 0.5m, asymetrical crown (M)	Remove	2
K	Norway Maple	*Acer platanoides*	~38	F/P	F	G/F		5	2.4	Private	Exposed roots (H), union at 2.2m	Remove	3
L	Black Walnut	*Juglans nigra*	~17	G/F	G/F	G/F		4	1.5	Private	Asymetrical crown (L)	Remove	1
M	Black Walnut	*Juglans nigra*	~12	F	F	F		3	1.5	Private	Asymetrical crown (L)	Remove	
N	White Spruce	*Picea glauca*	~15	G	G	G		1.5	1.5	Neighbour		Preserve	
O	Norway Maple	*Acer platanoides*	~45	F	F	G		6	3	Neighbour	Exposed roots (M), strangling root (L), union at 2.2m, deadwood (L)	Preserve	
P	Norway Maple	*Acer platanoides*	~43	F	G/F	G		6	3	Neighbour	Exposed roots (H), union at 4m, asymetrical crown (L)	Preserve	
Q	Norway Maple	*Acer platanoides*	~31	G/F	F	G		6	2.4	Neighbour	Exposed roots (L), union at 4m, poor form (M)	Preserve	

R	Norway Maple	*Acer platanoides*	~33	G/F	F	G		5	2.4	Neighbour	Union at 3m, poor form (M)	Preserve	
S	Norway Maple	*Acer platanoides*	~40	G	F	G		5	2.4	Neighbour	Union at 4m	Preserve	
T	Norway Maple	*Acer platanoides*	~39	G	F	F	20	6	2.4	Neighbour	Union at 4m	Preserve	
U	Norway Maple	*Acer platanoides*	~36	G	F	G		5	2.4	Neighbour		Preserve	
V	Siberian Elm	*Ulmus pumila*	~12	P	P	P		2	1.5	Private	Ingrown fence, poor form (H), pruning wounds (M)	Preserve	
W	Siberian Elm	*Ulmus pumila*	~10	P	P	P		2	1.5	Private	Ingrown fence, poor form (H), pruning wounds (M)	Preserve	
X	Norway Maple	*Acer platanoides*	~20	G/F	F	G		2.5	1.5	Neighbour	Trunk injury (L), leaning west (L)	Preserve	
Y	Norway Maple	*Acer platanoides*	12	G	G	G				City		Preserve	
Z	Norway Maple	*Acer platanoides*	14,10	F	F	G/F				City	Leaf scorch (M), codominant at base	Preserve	
P1	Norway Maple, Chokecherry	*Acer platanoides, Prunus virginiana*	3-13	F	F	F		2	1.5	Private	25 stems, average DBH 10cm	Preserve	
P2	Siberian Elm, Norway Maple	*Ulmus pumila, Acer platanoides*	~5-15	F	F	F		1.5	1.5	Private	5 stems, average DBH 8cm, one tree above 15cm	Remove	1
P3	Siberian Elm, Norway Maple	*Ulmus pumila, Acer platanoides*	~4-15	F	F	F		2	1.5	Private	8 stems, average DBH 11cm, one tree above 15cm	Remove	1
P4	Siberian Elm	*Ulmus pumila*	~10-15	F	F/P	F		3	1.5	Private	4 stems, average DBH 12cm, one tree greater than 15cm	Remove	1
P5	Manitoba Maple, Siberian Elm, Yew spp.	*Acer negundo, Ulmus pumila, Taxus spp.*	5-12	F/P	F	F		3	1.5	Private	5 stems, average DBH 10cm	Preserve	
P6	Apple, Manitoba Maple	*Malus spp., Acer negundo*	~5-15	F	F	F		3	1.5	Private	8 stems, avarege DBH 10cm, one tree above 15cm	Remove	1
P7	Black Walnut, Trembling Aspen, Manitoba Maple	*Juglans nigra, Populus tremuloides, Acer negundo*	~5-15	P	P	P		3	1.5	Private	18 stems, average DBH 10cm, mostly dead, two trees greater than 15cm	Remove	2
P8	Black Walnut, Siberian Elm	*Juglans nigra, Ulmus pumila*	~5-13	F	F	F		3	1.5	Private	~15 stems, average DBH 10cm	Remove	
P9	Eastern Cottonwood, Red Oak	*Populus deltoides, Quercus rubra*	~5-15	G/F	G/F	G/F		3	1.5	Private	~36 stems, average DBH 10cm, 3 trees above 15cm	Remove	3
P10	Eastern Cottonwood, Siberian Elm	*Populus deltoides, Ulmus pumila*	5-12	F	F	F		2	1.5	Private	6 stems, average DBH 8cm	Preserve	
P11	Norway Maple, Chokecherry	*Acer platanoides, Prunus virginiana*	~5-14	G	G/F	G		2	1.5	Neighbour	6 stems, average DBH 10cm	Preserve	

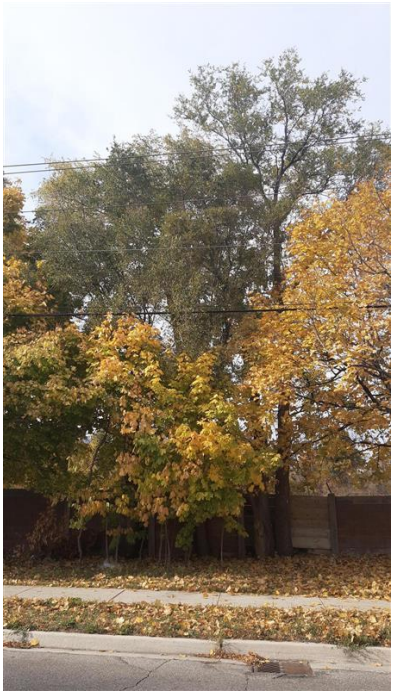
Codes		
DBH	Diameter at Breast Height	*(cm)*
TI	Trunk Integrity	*(G, F, P)*
CS	Crown Structure	*(G, F, P)*
CV	Crown Vigor	*(G, F, P)*
CDB	Crown Die Back	*(%)*
DL	Dripline in radius	*(m)*
mTPZ	minimum Tree Protection Zone	*(m)*
Ownership	Private, Neighbour, City	
Comp.	Compensation	
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

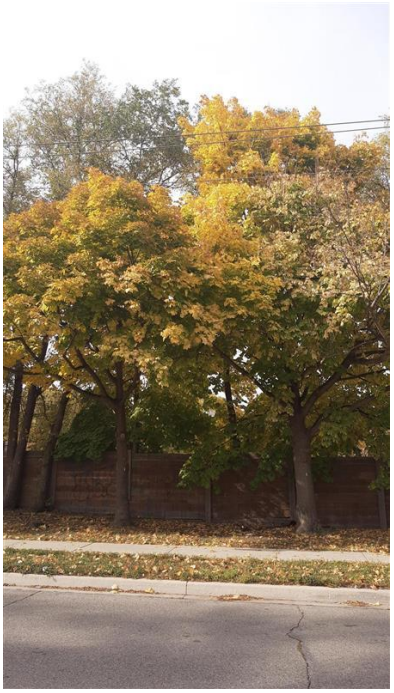
Appendix A. Tree Valuation Computation

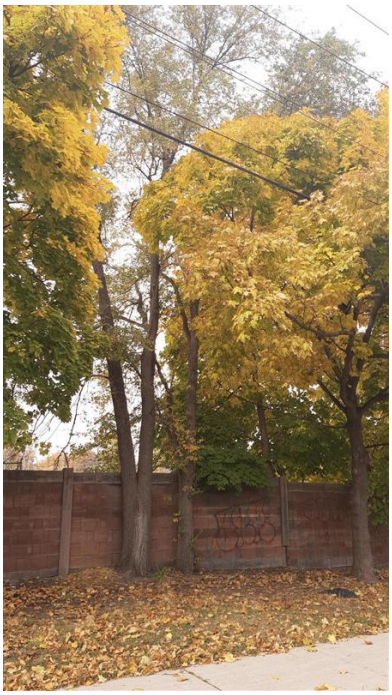
Location: 69 and 117 John Street, Mississauga

Tree #	Common Name	Scientific Name	DBH	OC	*Appraised Trunk Area (cm^2)*	*Unit Tree Cost (RPAC)*	*Basic Tree Cost ($)*	Depreciation			*Appraised Tree Value*	*Adjusted Tree Value*
								Condition Rating (%)	*Functional Limitation Rating (%)*	*External Limitation Rating (%)*		
474	Siberian Elm	Ulmus pumila	6	F	28	$ 4.77	$ 134.87	*0.5*	*0.2*	*0.5*	$ 6.74	$ 5.00
475	Siberian Elm	Ulmus pumila	8	F	50	$ 4.77	$ 239.77	*0.5*	*0.2*	*0.5*	$ 11.99	$ 10.00
476	Siberian Elm	Ulmus pumila	11	F	95	$ 4.77	$ 453.31	*0.5*	*0.2*	*0.5*	$ 22.67	$ 25.00
Y	Norway Maple	*Acer platanoides*	12	G	113	$ 4.77	$ 539.48	0.8	0.6	0.6	$ 155.37	$ 155.00
Z	Norway Maple	*Acer platanoides*	14,10	F	233	$ 4.77	$ 1,111.41	0.4	0.6	0.6	$ 160.04	$ 160.00
											Total	$ 315.00

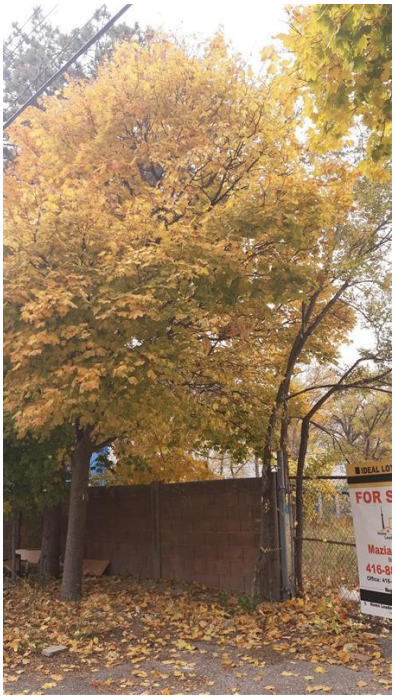
Appendix B. Photographs


Tree 168, 499, and 500


Tree 169 and 170

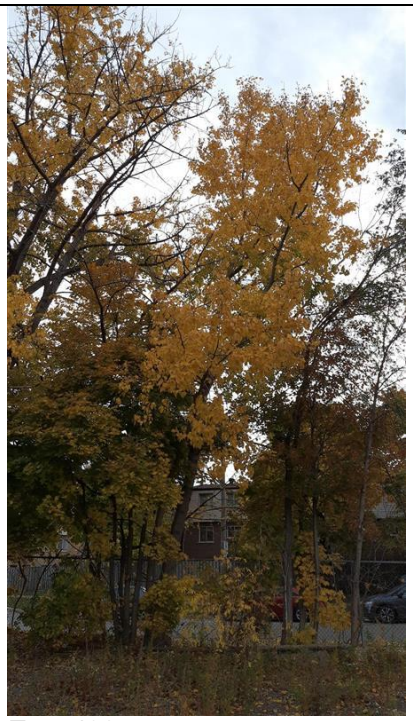

Tree 171 and 172


Tree 173

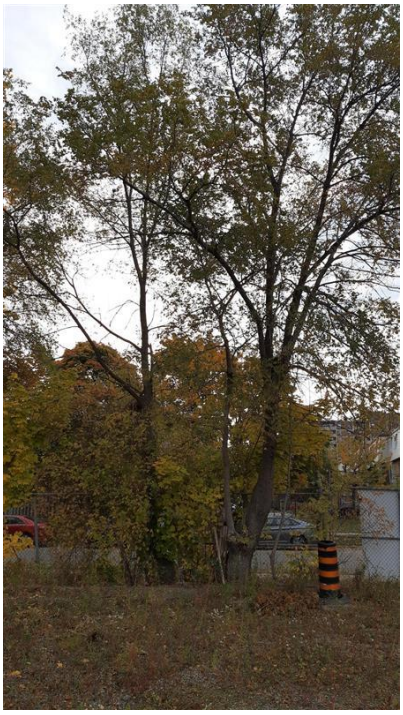

Tree 174 and 175

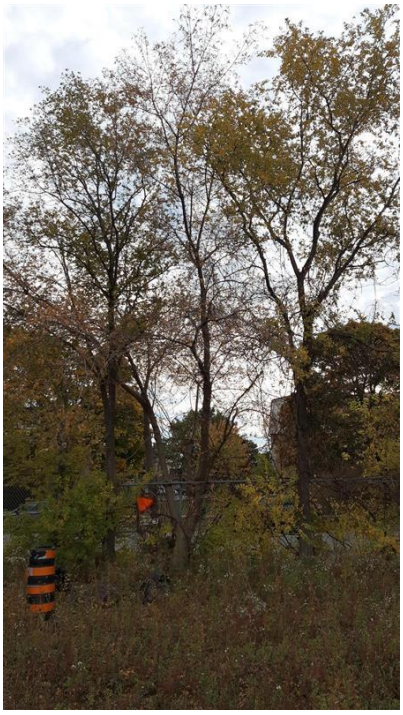

Tree 176-181


Tree 431

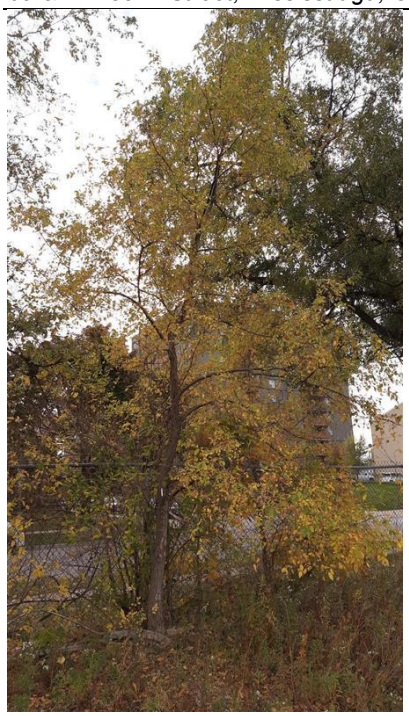

Tree 432


Tree 433


Tree 434 and 435

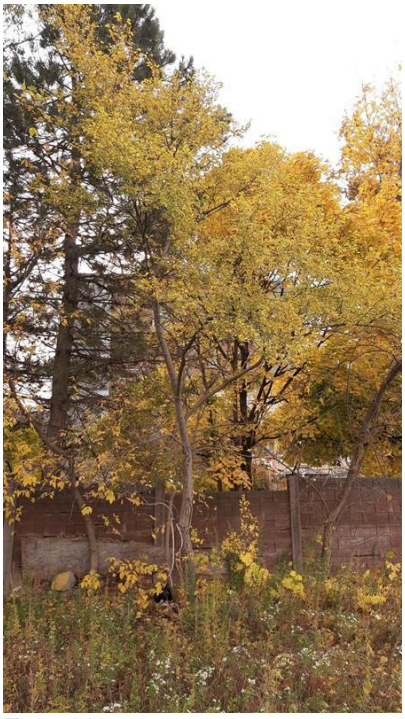

Tree 436-438


Tree 439

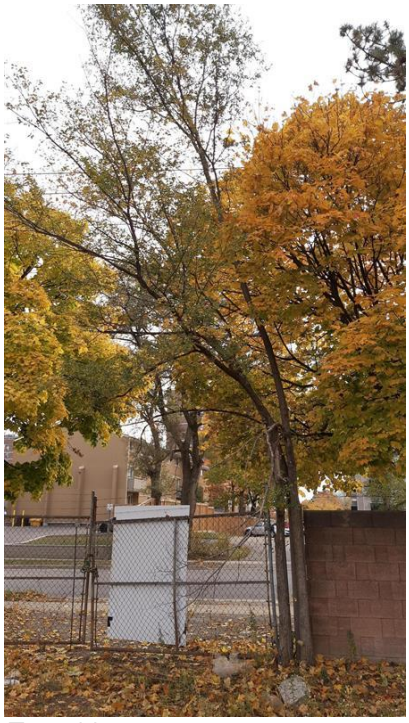

Tree 440

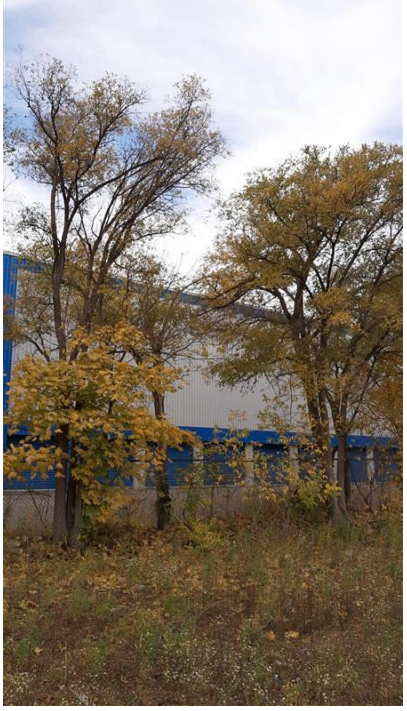

Tree 441

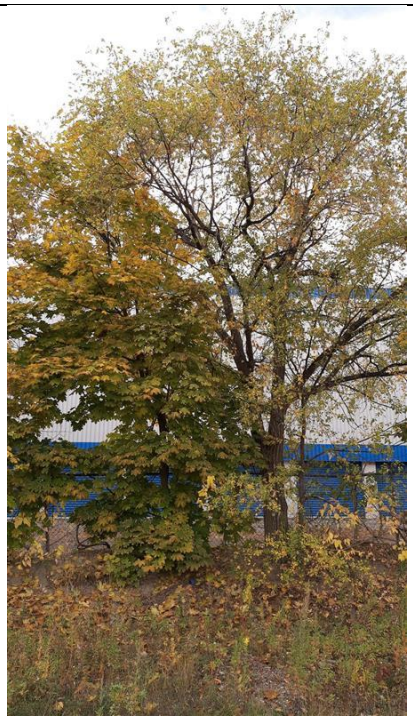

Tree 442


Tree 443

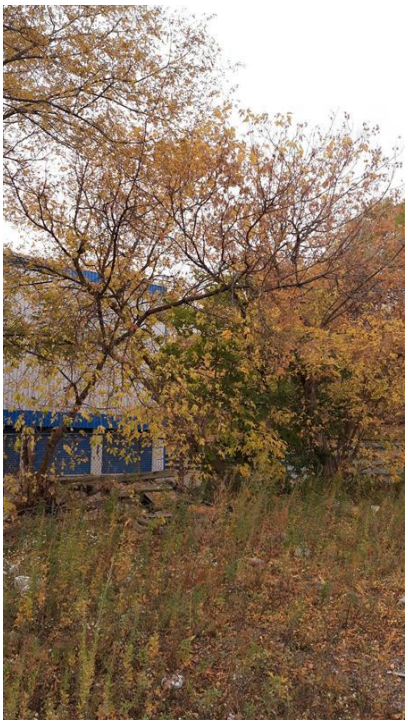

Tree 444

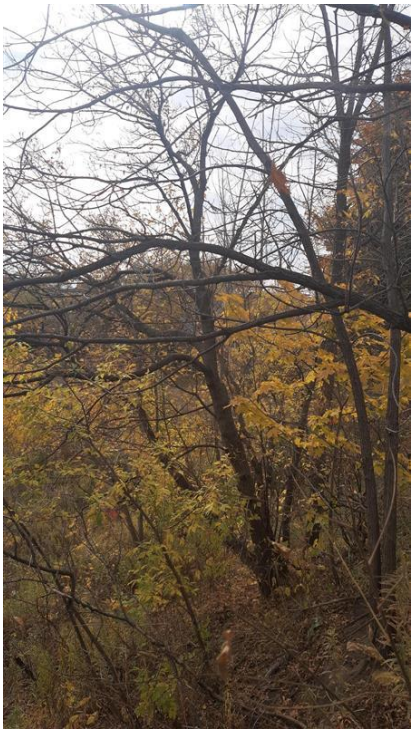

Tree 445


Tree 449, 450, and C


Tree 451 and 452

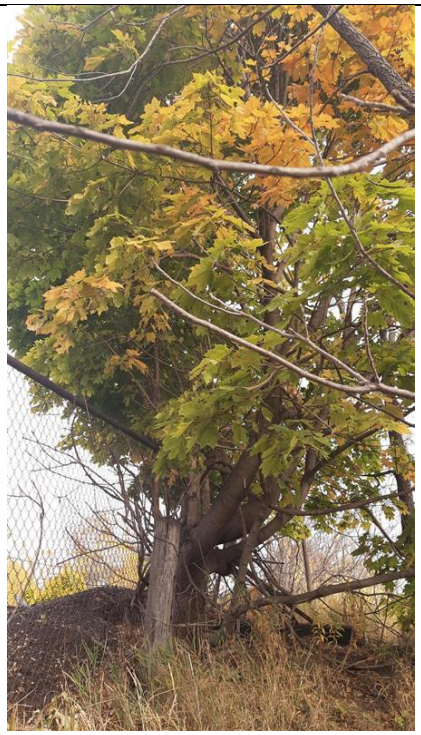

Tree 453-456

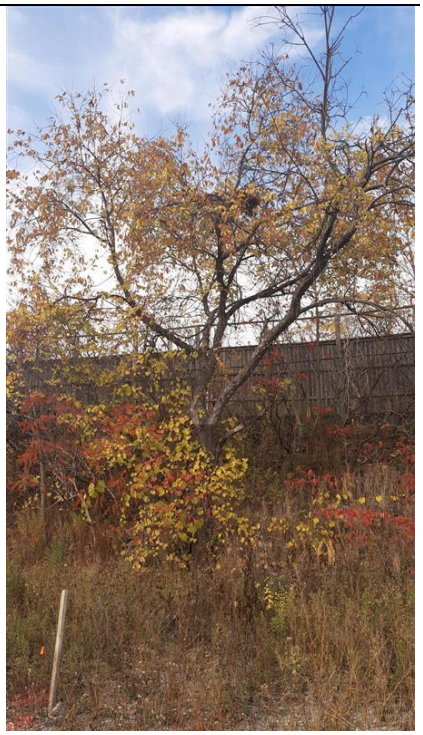

Tree 457-459


Tree 460


Tree 461


Tree 462

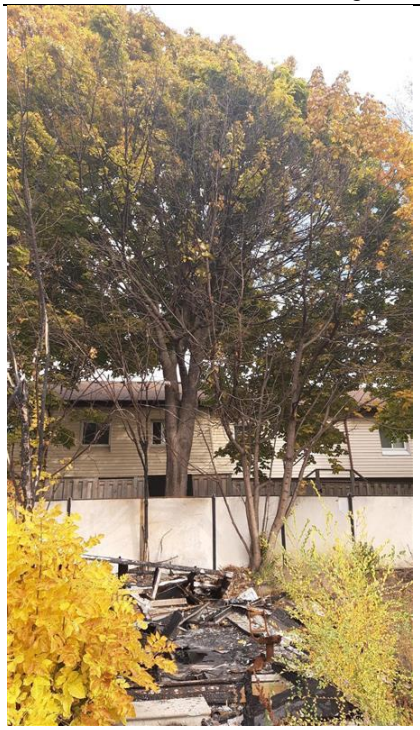

Tree 463


Tree 465

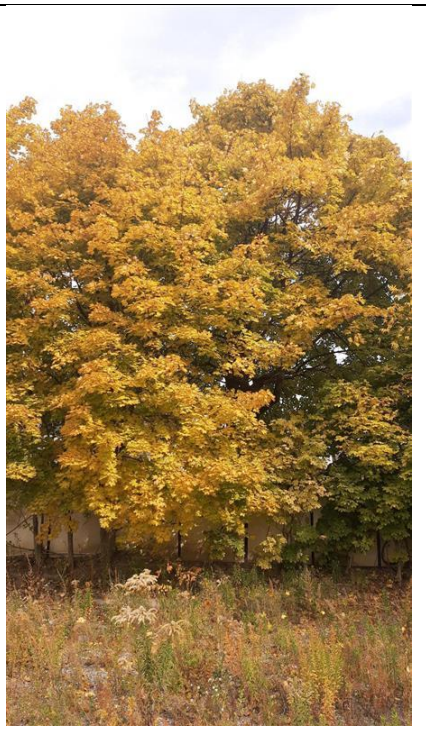

Tree 466


Tree 467


Tree 468 and S


Tree 469 and T

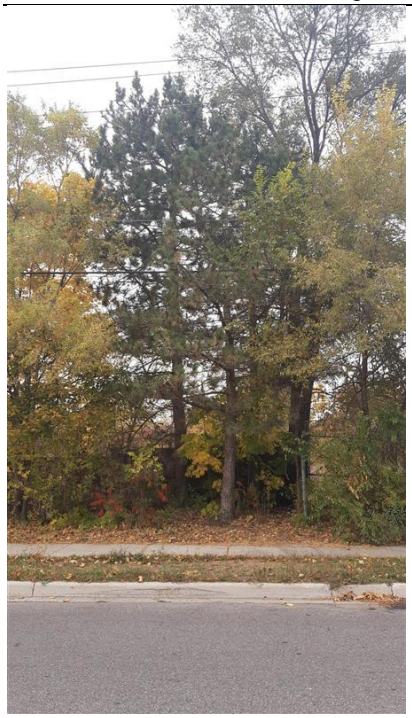

Tree 470 and 471

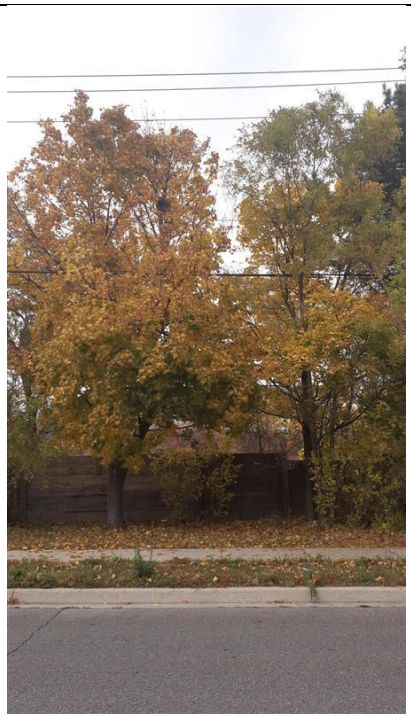

Tree 472 and U


Tree 473


Tree 474-476

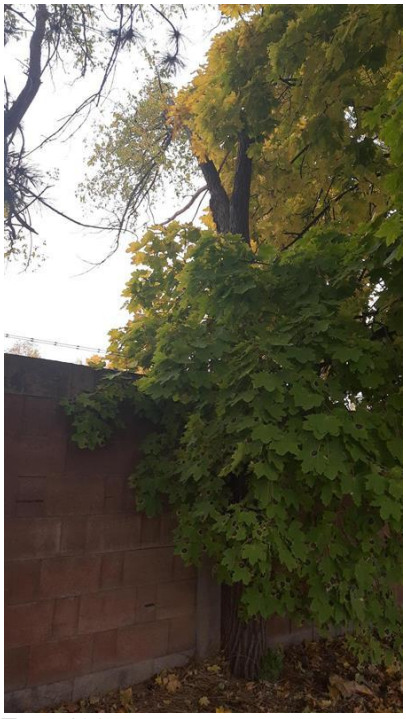

Tree 477

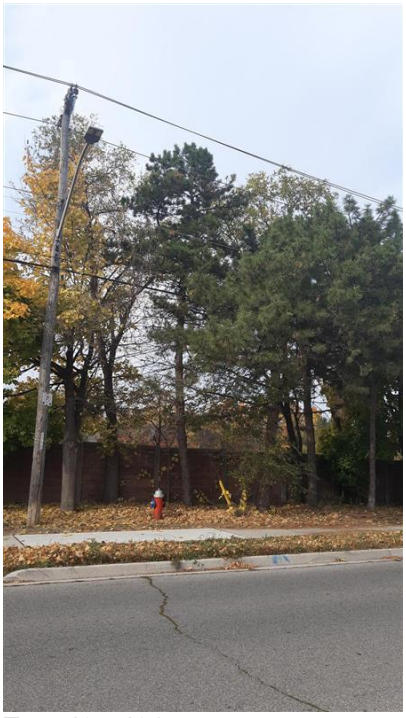

Tree 478-480

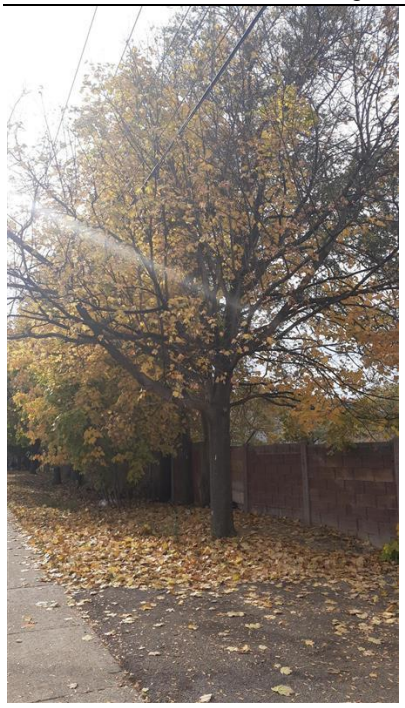

Tree 481-484

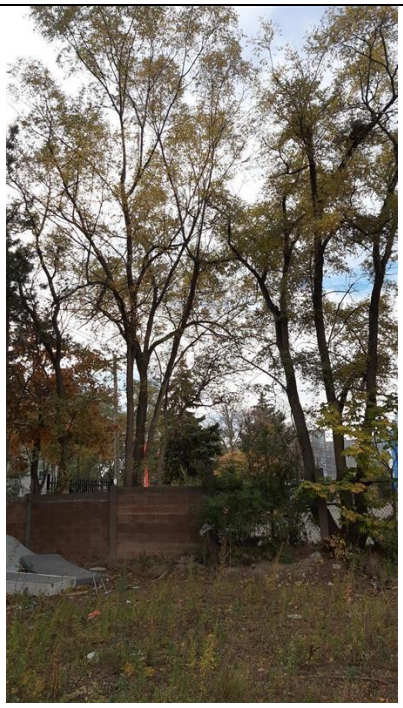

Tree 485

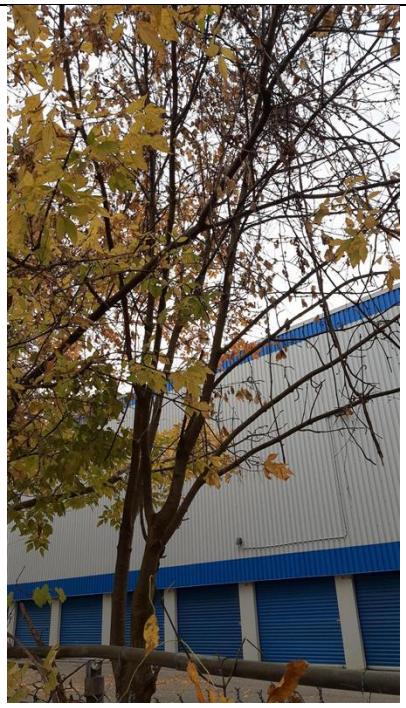

Tree 489-486


Tree 490


Tree 497-491


Tree 498


Tree A, B, and 446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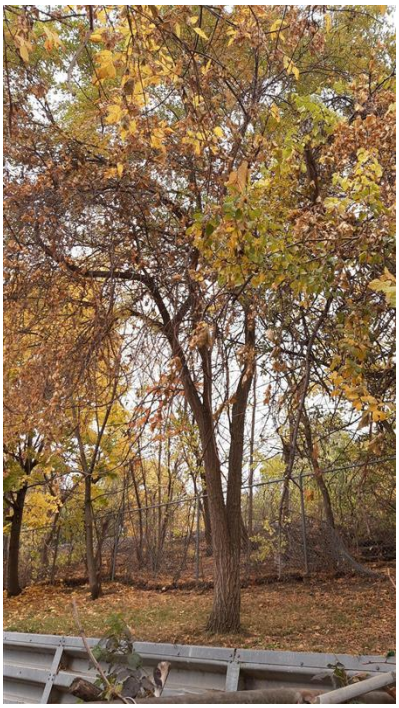
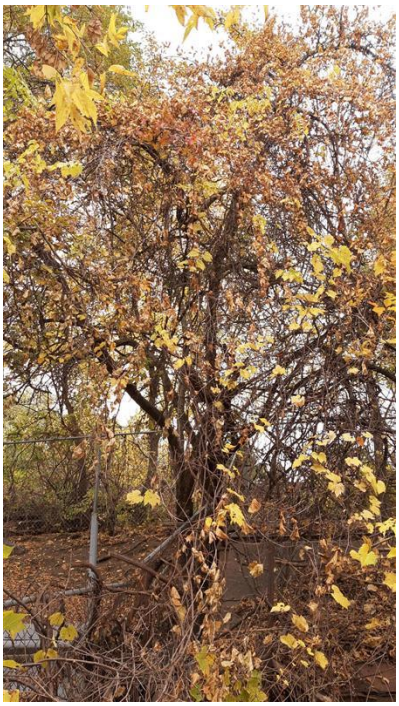
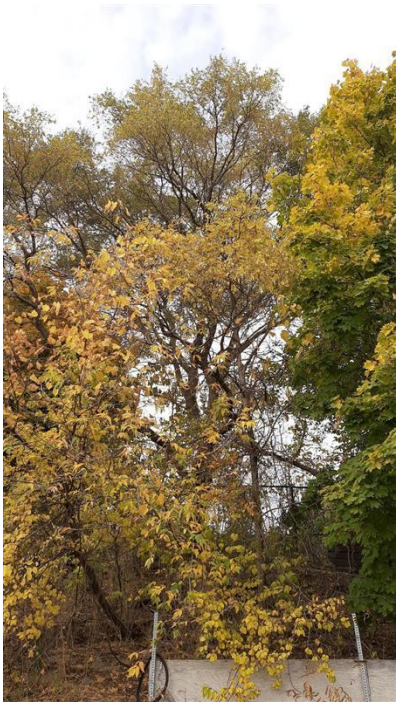

Tree E


Tree F and G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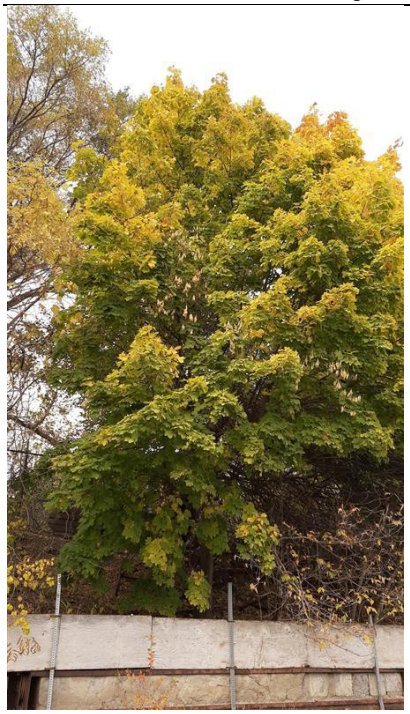
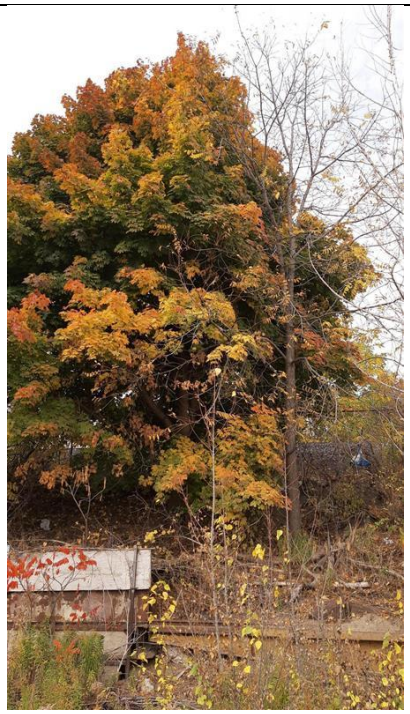

Tree I

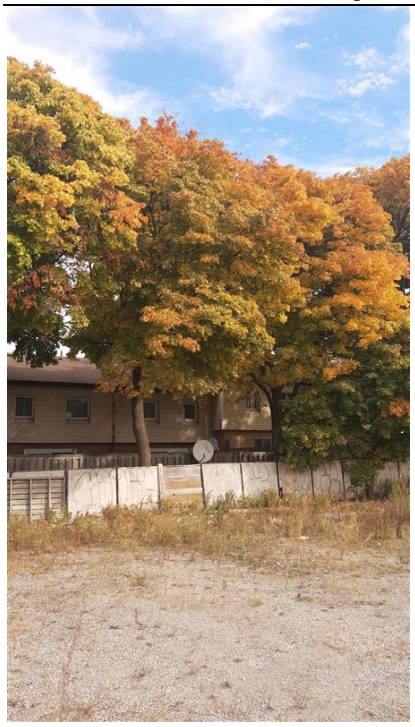

Tree J

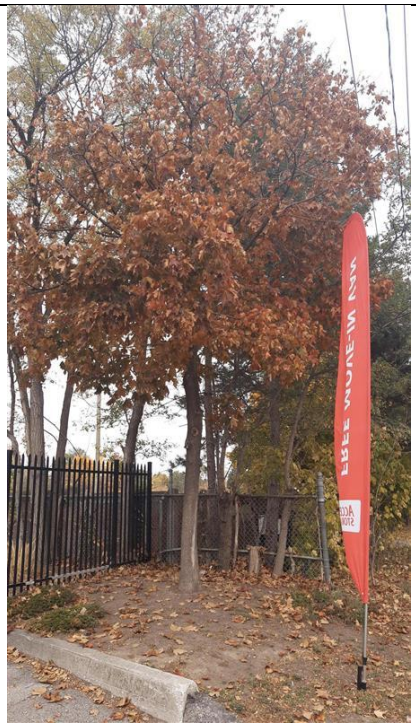

Tree K and L

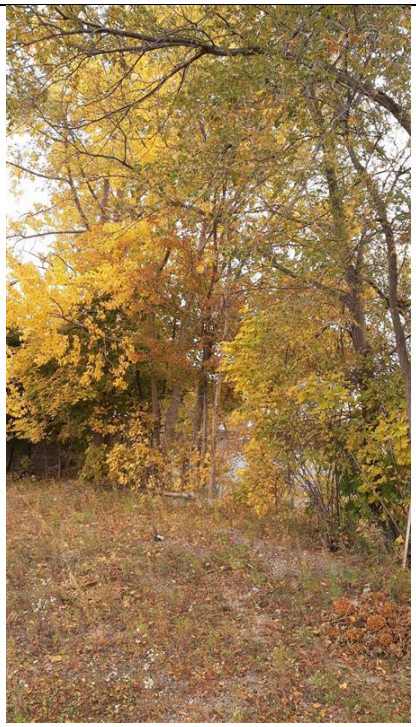

Tree M


Tree N

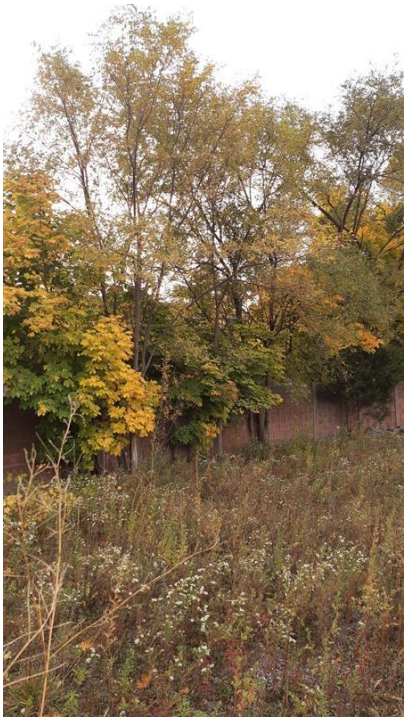

Tree O and P


Tree Q and R

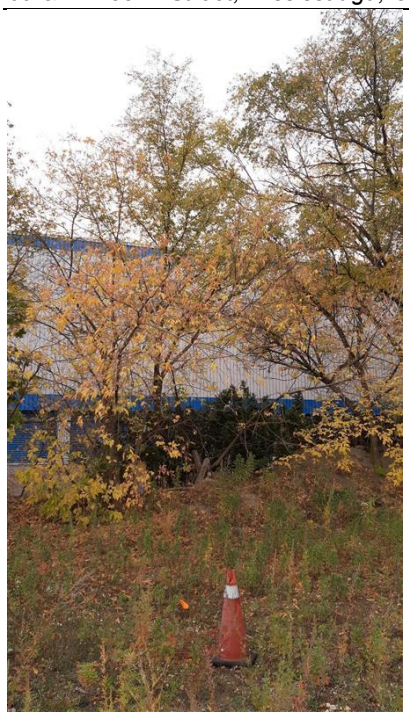

Tree V-X


P1


P2


P3


P4 and Tree 447-448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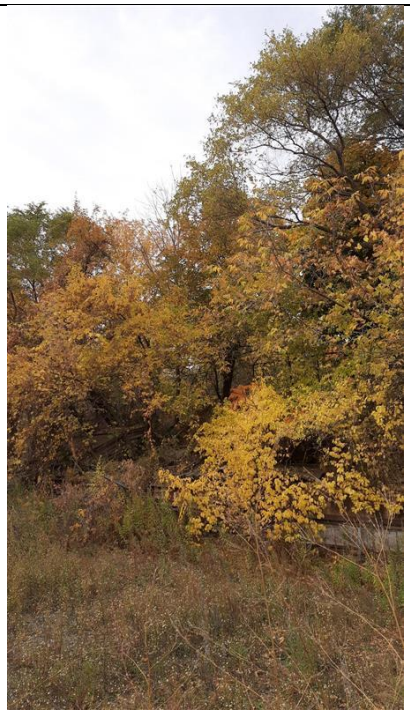
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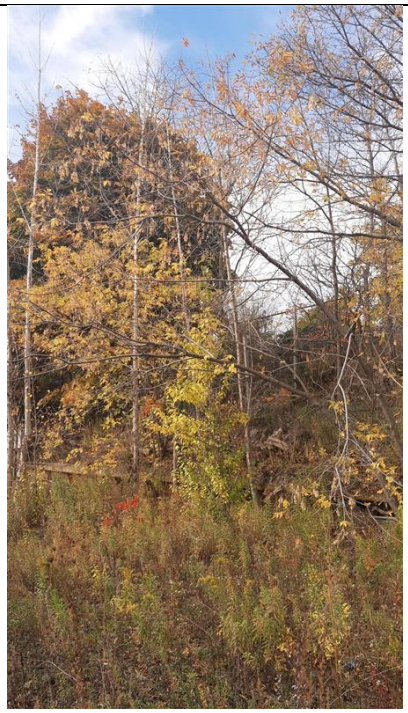
P7


P8


P9


P10

P11