MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

August 14, 2025 [*Revised September 25, 2026*]

ARBORIST REPORT
7564 Tenth Line West, Mississauga, Ontario

BACKGROUND

MHBC was retained to conduct an inventory of the existing trees within the boundaries of the property known as 7564 Tenth Line West, as they pertain to the City of Mississauga Tree By-laws. This investigation examined 50 trees within and around the subject property. Field work was completed June 30, 2025, this report relates to the condition of the trees at this time.

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 all trees within the site boundary, all trees within 6.0 metres of the site boundary and all City owned trees along the adjacent boulevards.

This inventory is summarized graphically in the Tree Inventory Plans TI-1 – TI-6, which shall always be read in conjunction with this report and shall form part of this report. For the purposes of this report, trees and groupings of 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: Indicates a condition of vigor and no major concerns.
Fair: Indicates an adequate tree, which may have some minor issues.
Poor: Indicates declining health, bad form, or other more serious issues.
Dead: 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

Tree #	Common Name	Botanical Name	DBH (CM)	Condition	Comments	Recommendation
541	Red Oak	Quercus rubra	12	F	Minor deadwood in canopy	Retain
542	Red Oak	Quercus rubra	14	F	Minor deadwood in canopy	Retain
543	Red Oak	Quercus rubra	14	F	Moderate deadwood in canopy	Remove due to construction
544	Red Oak	Quercus rubra	16	F	Minor to moderate deadwood in canopy	Remove due to construction
559	Shagbark Hickory	Carya ovata	34	F	Minor deadwood in canopy	Remove due to construction
560	Shagbark Hickory	Carya ovata	45	F/P	Moderate deadwood in canopy	Remove due to construction
561	Shagbark Hickory	Carya ovata	22	F	Minor deadwood throughout	Remove due to construction
562	Shagbark Hickory	Carya ovata	47	F	Moderate deadwood in canopy	Remove due to construction
563	Basswood	Tilia americana	15	F		Remove due to construction
564	Common Buckthorn	Rhamnus cathartica	19	F	3 stem at base, minor deadwood in canopy	Remove due to construction
565	Common Buckthorn	Rhamnus cathartica	21	F	Minor to moderate deadwood in canopy	Remove due to construction
566	Common Buckthorn	Rhamnus cathartica	22	F	Multi-stem at base, minor to moderate deadwood in canopy	Remove due to construction
567	Shagbark Hickory	Carya ovata	22	F	Minor deadwood in canopy	Remove due to construction
568	American Elm	Ulmus americana	18	F		Remove due to construction
569	Common Buckthorn	Rhamnus cathartica	14	F	2 stem at base, minor deadwood in canopy	Remove due to construction

570	Shagbark Hickory	Carya ovata	59	F		Remove due to construction
571	Shagbark Hickory	Carya ovata	47	F	Mild lean	Remove due to construction
572	Shagbark Hickory	Carya ovata	22	F	Mild lean, minor deadwood throughout	Remove due to construction
573	Shagbark Hickory	Carya ovata	38	F	2 stem at 1.1 metres	Remove due to construction
574	Shagbark Hickory	Carya ovata	47	F		Remove due to construction
575	Shagbark Hickory	Carya ovata	48	F		Remove due to construction
576	Shagbark Hickory	Carya ovata	50	F	Minor deadwood in canopy	Remove due to construction
577	Burr Oak	Quercus macrocarpa	63	F	Minor deadwood throughout	Remove due to construction
578	Basswood	Tilia americana	23	F	Mild to moderate lean, 2 stem at 0.3 metres	Remove due to construction
579	Basswood	Tilia americana	18	F		Remove due to construction
580	Burr Oak	Quercus macrocarpa	19	F		Remove due to construction
581	Shagbark Hickory	Carya ovata	19	F		Remove due to construction
582	Shagbark Hickory	Carya ovata	31	F		Remove due to construction
583	Shagbark Hickory	Carya ovata	46	F		Remove due to construction
584	Shagbark Hickory	Carya ovata	43	F		Remove due to construction
585	Shagbark Hickory	Carya ovata	34	F	Minor deadwood throughout	Remove due to construction
586	Shagbark Hickory	Carya ovata	52	F	Minor deadwood throughout, 3 stem at base	Remove due to construction
587	Shagbark Hickory	Carya ovata	67	F	Minor deadwood throughout	Remove due to construction
588	Shagbark Hickory	Carya ovata	43	F/P	Minor deadwood throughout, previous limb failures evident, 2 stem at 1.0 metre	Retain (injure)
589	Basswood	Tilia americana	19	F		Remove due to construction
590	Shagbark Hickory	Carya ovata	18	F		Remove due to construction

591	Shagbark Hickory	Carya ovata	15	F		Remove due to construction
592	Basswood	Tilia americana	15	F		Remove due to construction
593	Burr Oak	Quercus macrocarpa	23	F	Minor to moderate deadwood throughout	Remove due to construction
594	Shagbark Hickory	Carya ovata	31	F		Remove due to construction
595	Shagbark Hickory	Carya ovata	39	F	2 stem at 0.5 metres	Remove due to construction
596	Shagbark Hickory	Carya ovata	33	F		Retain
597	Shagbark Hickory	Carya ovata	44	F	Minor deadwood throughout	Remove due to construction
O6	Basswood	Tilia americana	~78	P	Suckers throughout, main leader previously failed, minor deadwood throughout	Retain (injure)
O7	Basswood	Tilia americana	18	F		Retain
O8	Burr Oak	Quercus macrocarpa	~72	F	Minor deadwood throughout	Retain (injure)
O9	Burr Oak	Quercus macrocarpa	~58	F/P	Moderate deadwood throughout	Retain (injure)
O10	Shagbark Hickory	Carya ovata	37	F		Retain
O11	Burr Oak	Quercus macrocarpa	84	F	Minor to moderate deadwood throughout, cavity at base on northwest side of tree	Retain (injure)
O12	Shagbark Hickory	Carya ovata	57	F	Minor to moderate deadwood throughout	Remove due to construction

The above table summarizes the on-site trees. The trees shown with a tone are recommended for removal. The remaining trees will be subject to tree protection per City of Mississauga standards as outlined on drawing 1-TI-6. It is noted that not all trees marked for retention require tree protection hoarding. Refer to TI-1 – TI-5 for size and layout of tree protection hoarding.

PHOTO RECORD



Trees 541, 542



Trees 543, 544



Trees 559, 560



Trees 561 – 564



Tree 565



Trees 566 – 569



Trees 570 – 574



Tree 575



Tree 576



Tree 577



Trees 578 – 581



Trees 582, 583



Trees 584 – 586



Tree 587



Tree 588



Trees 589 – 593, O6, O7



Trees 594, 595, O8

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 City of Mississauga detail 1-TI-6.
- 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 centimeters 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, Wound scribers
- 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.

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 thirty-nine (39) trees will require removal to accommodate the proposed development. All other trees can be successfully retained if the recommendations within this report are followed. 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 tree protection details and the required protection hoarding shall be installed, inspected and approved prior to the commencement of any construction activities.

Should you have any questions regarding this report, please contact the undersigned directly.
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Respectfully submitted,
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