



May 7, 2025

ARBORIST REPORT

1970 & 1980 Fowler Road, Mississauga, Ontario

BACKGROUND

MHBC was retained to conduct an inventory of the existing trees within the boundaries of the properties known as 1970 & 1980 Fowler Road, as they pertain to the City of Mississauga Tree By-laws. This investigation examined 115 trees and 2 tree groupings within and around the subject properties. Field work was completed November 18, 2024, 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-2, 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
356	Kentucky Coffee Tree	<i>Gymnocladus dioicus</i>	5	F		Retain
357	Honey Locust	<i>Gleditsia triacanthos</i>	4	F		Retain
358	Homestead Elm	<i>Ulmus 'Homestead'</i>	5	F		Retain
359	Austrian Pine	<i>Pinus nigra</i>	65	F	Mild lean	Retain
360	Austrian Pine	<i>Pinus nigra</i>	52	F		Retain
361	Kentucky Coffee Tree	<i>Gymnocladus dioicus</i>	4	F		Retain
362	Kentucky Coffee Tree	<i>Gymnocladus dioicus</i>	4	F		Retain
363	Kentucky Coffee Tree	<i>Gymnocladus dioicus</i>	5	F		Retain
364	Honey Locust	<i>Gleditsia triacanthos</i>	52	F	2 stems at 0.7 metres	Remove due to construction
365	Honey Locust	<i>Gleditsia triacanthos</i>	57	F		Remove due to construction
366	Honey Locust	<i>Gleditsia triacanthos</i>	77	F	Multi-stem at 1.7 metres	Remove due to construction
367	Honey Locust	<i>Gleditsia triacanthos</i>	49	F		Remove due to construction
368	Honey Locust	<i>Gleditsia triacanthos</i>	51	F	Bow at base, significant lean	Remove due to construction
369	Honey Locust	<i>Gleditsia triacanthos</i>	47	F		Remove due to construction
370	Honey Locust	<i>Gleditsia triacanthos</i>	74	F		Remove due to construction
371	Red Oak	<i>Quercus rubra</i>	85	F		Retain
372	Linden Sp.	<i>Tilia Sp.</i>	56	F		Retain
373	Linden Sp.	<i>Tilia Sp.</i>	14	F	Potential boundary tree	Retain
374	Linden Sp.	<i>Tilia Sp.</i>	10	F	Potential boundary tree, 2 stems at base	Retain
375	Linden Sp.	<i>Tilia Sp.</i>	23	F	Multi-stem at base	Retain
406	Horse Chestnut	<i>Aesculus hippocastanum</i>	23	F		Retain

407	Horse Chestnut	<i>Aesculus hippocastanum</i>	22	F		Retain
408	Horse Chestnut	<i>Aesculus hippocastanum</i>	21	F		Retain
409	Horse Chestnut	<i>Aesculus hippocastanum</i>	14	F		Retain
410	Horse Chestnut	<i>Aesculus hippocastanum</i>	14	F		Retain
411	Horse Chestnut	<i>Aesculus hippocastanum</i>	15	F/P	Damage at base	Retain
412	Flowering Crabapple Tree	<i>Malus Sp.</i>	14	F		Retain
413	Norway Maple	<i>Acer platanoides</i>	32	F		Retain
414	Norway Maple	<i>Acer platanoides</i>	24	F		Retain
415	Flowering Crabapple Tree	<i>Malus Sp.</i>	13	F		Retain
416	Austrian Pine	<i>Pinus nigra</i>	55	F	2 stems at 1.3 metres	Retain
417	Norway Maple	<i>Acer platanoides</i>	26	F		Retain
418	Flowering Crabapple Tree	<i>Malus Sp.</i>	13	F		Retain
419	Norway Maple	<i>Acer platanoides</i>	24	F		Retain
420	Flowering Crabapple Tree	<i>Malus Sp.</i>	8	F/P		Retain
421	Norway Maple	<i>Acer platanoides</i>	26	F		Retain
422	Common Hackberry	<i>Celtis occidentalis</i>	29	F		Retain
423	Norway Maple	<i>Acer platanoides</i>	28	F		Retain
424	Common Hackberry	<i>Celtis occidentalis</i>	27	F		Retain
425	Silver Maple	<i>Acer saccharinum</i>	28	F		Retain
426	Common Hackberry	<i>Celtis occidentalis</i>	23	F		Retain
427	Silver Maple	<i>Acer saccharinum</i>	23	F		Retain
428	Common Hackberry	<i>Celtis occidentalis</i>	21	F		Retain
429	Silver Maple	<i>Acer saccharinum</i>	23	F		Retain
430	Common Hackberry	<i>Celtis occidentalis</i>	17	P		Retain
431	Silver Maple	<i>Acer saccharinum</i>	22	F		Retain
432	Common Hackberry	<i>Celtis occidentalis</i>	16	F		Retain
433	Silver Maple	<i>Acer saccharinum</i>	27	F		Retain
434	Common Hackberry	<i>Celtis occidentalis</i>	18	F		Retain
435	Honey Locust	<i>Gleditsia triacanthos</i>	16	F		Retain
436	Honey Locust	<i>Gleditsia triacanthos</i>	19	F		Retain
437	Honey Locust	<i>Gleditsia triacanthos</i>	18	F		Retain
438	Honey Locust	<i>Gleditsia triacanthos</i>	15	F		Retain
439	Honey Locust	<i>Gleditsia triacanthos</i>	22	F		Retain
440	Honey Locust	<i>Gleditsia triacanthos</i>	27	P		Retain
441	English Oak	<i>Quercus robur</i>	21	F		Retain
442	English Oak	<i>Quercus robur</i>	36	F		Retain

443	American Elm	<i>Ulmus americana</i>	25	F		Retain
444	American Elm	<i>Ulmus americana</i>	20	F		Retain
445	English Oak	<i>Quercus robur</i>	40	F		Retain
446	Flowering Crabapple Tree	<i>Malus Sp.</i>	35	F		Retain
447	Cedar Sp.	<i>Thuja Sp.</i>	16	F	Wound in trunk, callousing over	Retain
448	Cedar Sp.	<i>Thuja Sp.</i>	27	F		Retain
449	Linden Sp.	<i>Tilia Sp.</i>	18	P	Cavity throughout, bow in leader, boxelder bug infestation	Retain
450	Linden Sp.	<i>Tilia Sp.</i>	14	P	Cavity throughout, bow in leader	Retain
451	Flowering Crabapple Tree	<i>Malus Sp.</i>	14	F		Retain
452	Flowering Crabapple Tree	<i>Malus Sp.</i>	16	F	Bow in leader, moderate lean	Retain
453	English Oak	<i>Quercus robur</i>	25	F		Retain
454	English Oak	<i>Quercus robur</i>	22	F		Retain
455	English Oak	<i>Quercus robur</i>	22	F	Minor deadwood throughout	Retain
456	English Oak	<i>Quercus robur</i>	17	F		Retain
457	English Oak	<i>Quercus robur</i>	22	F	Minor deadwood throughout	Retain
458	Scots Pine	<i>Pinus sylvestris</i>	26	F		Retain
459	Flowering Crabapple Tree	<i>Malus Sp.</i>	22	F	Moderate lean	Retain
460	Flowering Crabapple Tree	<i>Malus Sp.</i>	35	F		Retain
461	Flowering Crabapple Tree	<i>Malus Sp.</i>	36	F	Moderate lean at base	Retain
462	Flowering Crabapple Tree	<i>Malus Sp.</i>	19	F	3 stems at 0.4 metres, 2 stems fused, mild lean	Retain
463	Flowering Crabapple Tree	<i>Malus Sp.</i>	40	F		Retain
464	Flowering Crabapple Tree	<i>Malus Sp.</i>	36	F	Split at base, callousing over	Retain
465	Flowering Crabapple Tree	<i>Malus Sp.</i>	36	F	Previous limb failure evident	Retain
466	Russian Olive	<i>Elaeagnus angustifolia</i>	56	F		Retain
467	Ivory Silk Tree Lilac	<i>Syringa reticulata 'Ivory Silk'</i>	18	F	Multi-stem clump	Retain
468	Ivory Silk Tree Lilac	<i>Syringa reticulata 'Ivory Silk'</i>	14	F	Multi-stem clump	Retain

469	Ivory Silk Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	15	F	Multi-stem clump	Retain
470	Ivory Silk Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	18	F	Multi-stem clump	Retain
471	Ivory Silk Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	19	P	Multi-stem clump	Retain
472	Ivory Silk Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	16	P	Previous limb failure evident	Retain
473	Ivory Silk Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	12	F		Retain
474	Ivory Silk Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	18	F	Moderate lean , minor deadwood in canopy	Retain
475	Ivory Silk Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	11	F		Retain
476	Honey Locust	<i>Gleditsia triacanthos</i>	6	F		Retain
477	Honey Locust	<i>Gleditsia triacanthos</i>	7	F		Retain
478	Honey Locust	<i>Gleditsia triacanthos</i>	7	F		Retain
479	Honey Locust	<i>Gleditsia triacanthos</i>	6	F		Retain
480	Paper Birch	<i>Betula papyrifera</i>	32	F		Retain
481	Scots Pine	<i>Pinus sylvestris</i>	27	F		Retain
482	Scots Pine	<i>Pinus sylvestris</i>	26	F	Bow at base	Retain
483	Flowering Crabapple Tree	<i>Malus</i> Sp.	17	F	Mild lean	Retain
484	Austrian Pine	<i>Pinus nigra</i>	43	F	Mild lean	Retain
485	English Oak	<i>Quercus robur</i>	31	F		Retain
486	English Oak	<i>Quercus robur</i>	27	F		Retain
487	English Oak	<i>Quercus robur</i>	30	F		Retain
488	English Oak	<i>Quercus robur</i>	27	F	Mild deadwood throughout	Retain
489	Paper Birch	<i>Betula papyrifera</i>	27	F	2 stems at 0.5 metres	Retain
490	Paper Birch	<i>Betula papyrifera</i>	27	F	Mild lean, previously topped, 2 stems at base	Retain
491	Honey Locust	<i>Gleditsia triacanthos</i>	6	F	Mild lean	Retain
492	Honey Locust	<i>Gleditsia triacanthos</i>	6	F		Retain
493	Honey Locust	<i>Gleditsia triacanthos</i>	6	F		Retain
494	Honey Locust	<i>Gleditsia triacanthos</i>	6	F/P	Mild lean, previously topped	Retain
495	Honey Locust	<i>Gleditsia triacanthos</i>	6	F		Retain
496	Ornamental Pear	<i>Pyrus calleryana</i>	26	F		Retain
497	Scots Pine	<i>Pinus sylvestris</i>	31	F		Retain
498	Honey Locust	<i>Gleditsia triacanthos</i>	5	F		Retain
499	Silver Maple	<i>Acer saccharinum</i>	35	F	2 stems at 0.3 metres	Retain
500	Honey Locust	<i>Gleditsia triacanthos</i>	5	F		Retain

A	Cedar Hedge	Thuja Sp.	~5-12	F	3 stems	Retain
B	Sumac Grouping	Rhus Sp.	~7-17	F	10 stems, multiple stems with moderate lean, multiple potential boundary trees	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-2. It is noted that not all trees marked for retention require tree protection hoarding. Refer to TI-1 – TI-2 for size and layout of tree protection hoarding.

PHOTO RECORD



Tree 356, 500



Tree 357, 358



Tree 359, 360



Tree 361



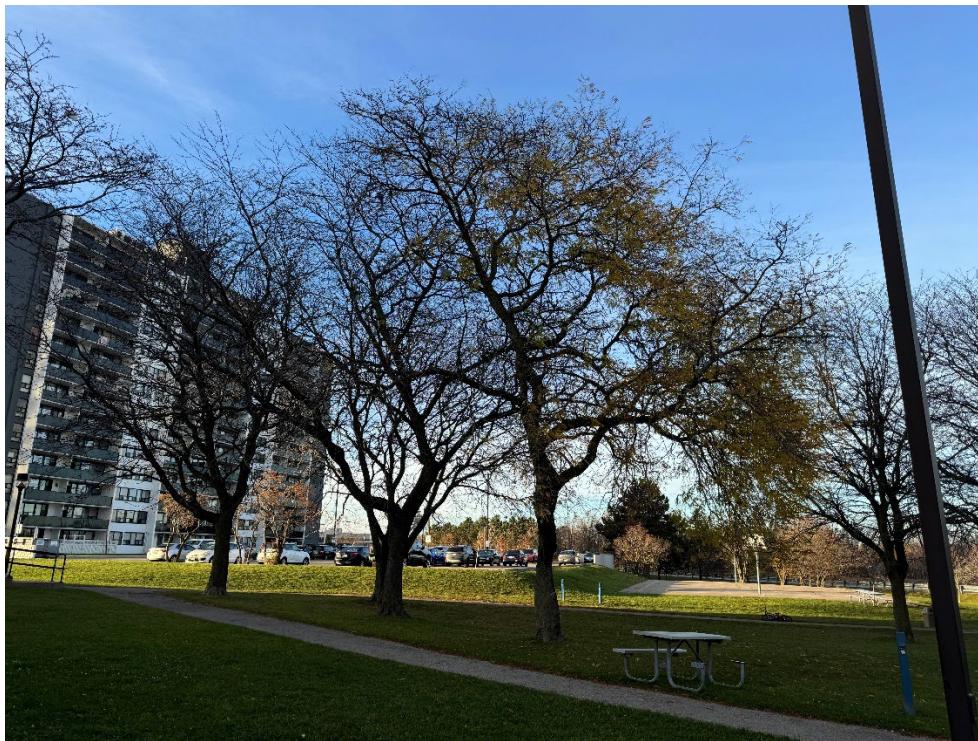
Tree 362, 363



Tree 364



Tree 365, 366



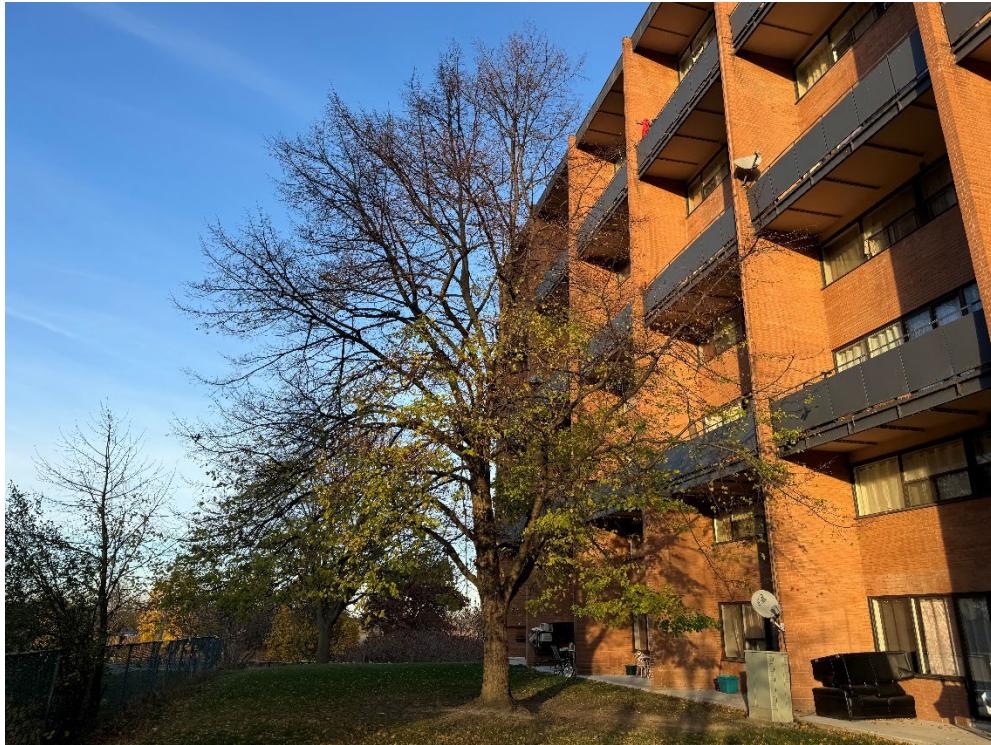
Tree 367, 368



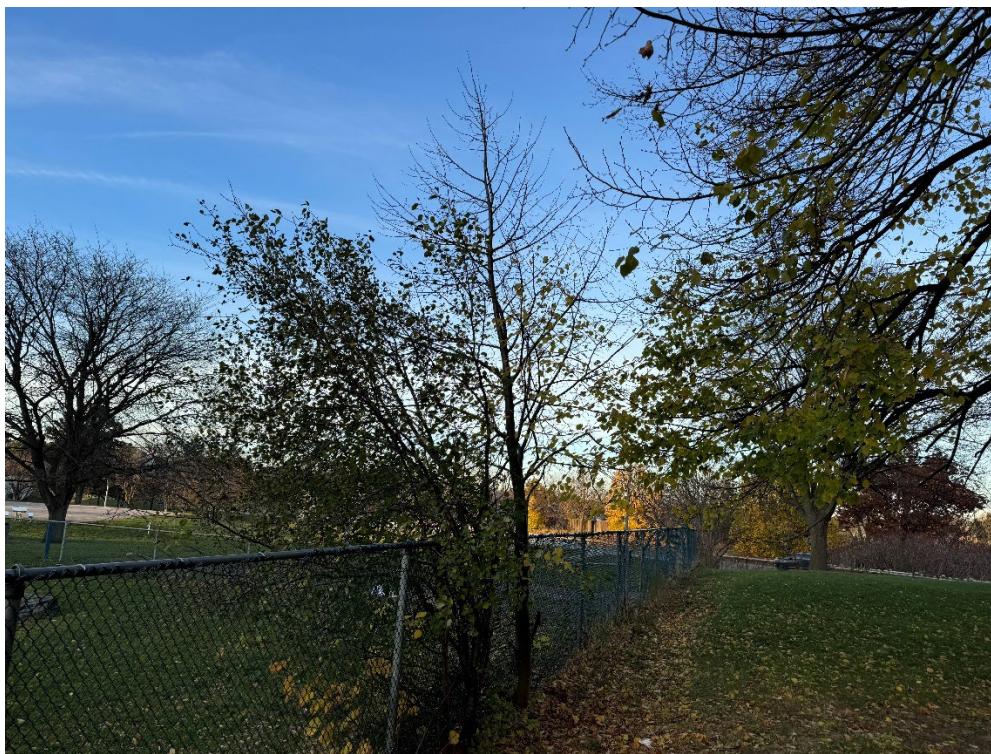
Tree 369, 370



Tree 371



Tree 372



Tree 373



Tree 374



Tree 375



Tree 406, 407



Tree 408 -



410



Tree 411



Tree 412,413



Tree 414,415, 417



Tree 416



Tree 418, 419



Tree 419 - 421



Tree 422



Tree 423 - 425



Tree 426 - 428



Tree 429 - 432



Tree 433 - 435



Tree 436



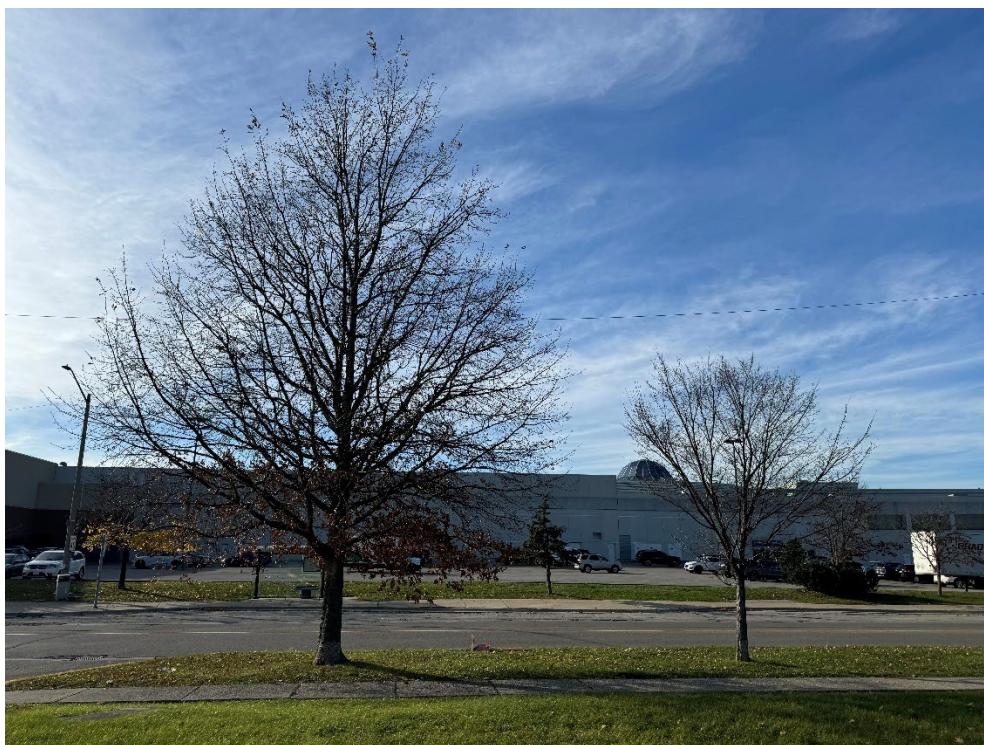
Tree 437, 438



Tree 439, 440



Tree 441- 443



Tree 444, 445



Tree 446 - 448, Tree grouping A



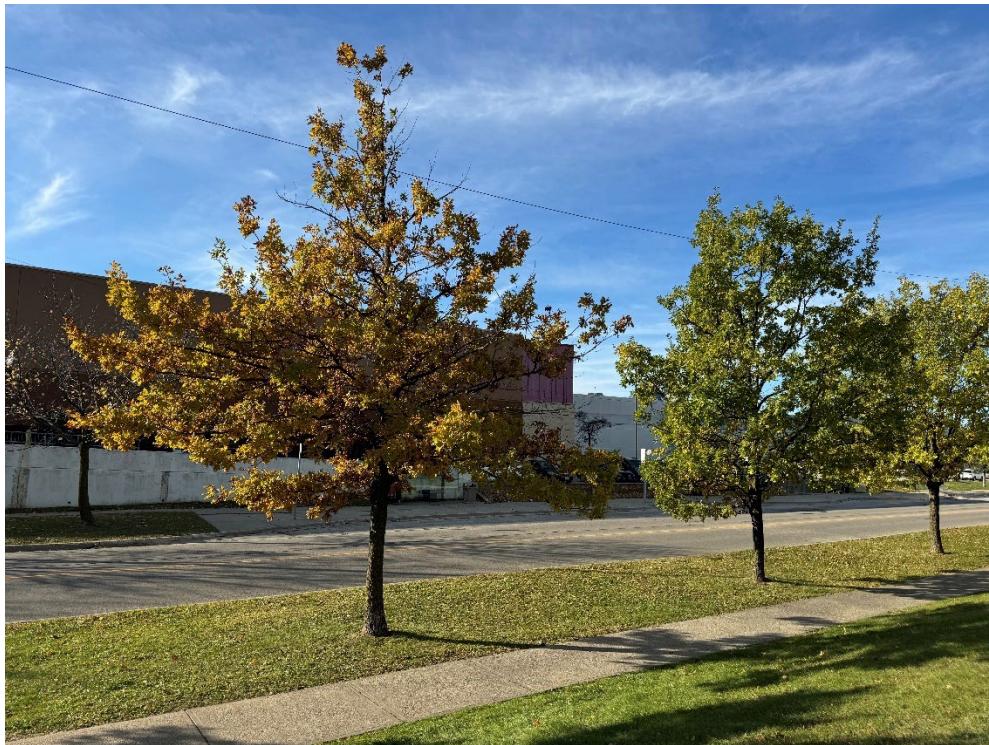
Tree 449



Tree 450, 451



Tree 452, 453



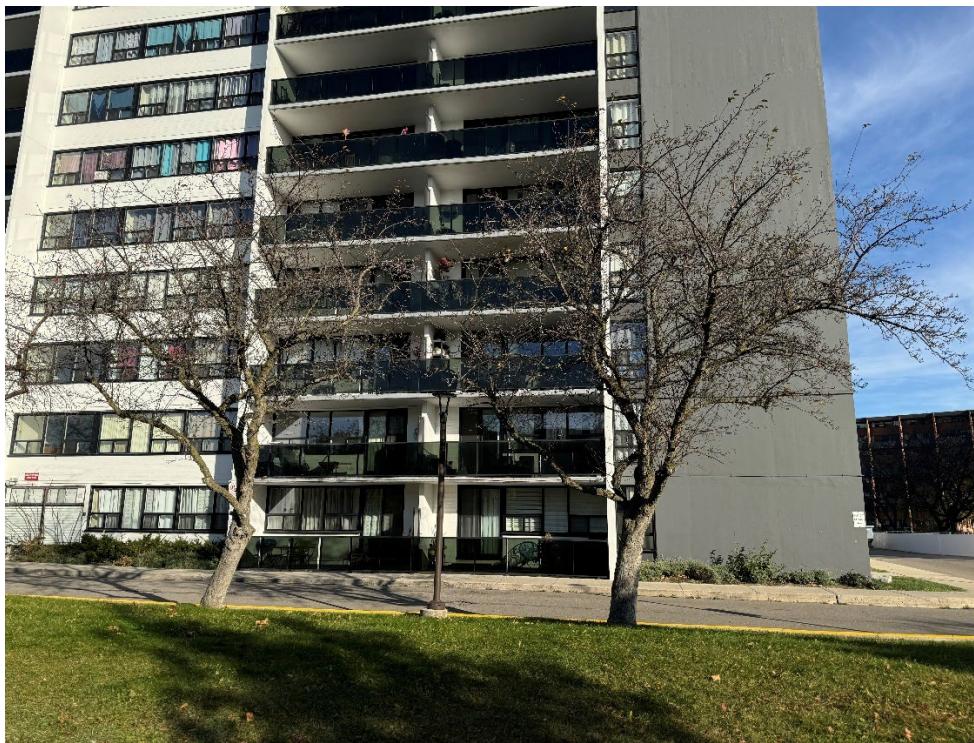
Tree 454, 455



Tree 456, 457



Tree 458, 459



Tree 460, 461



Tree 462



Tree 463



Tree 464, 465



Tree 466



Tree 467 - 470



Tree 471



Tree 472 - 475



Tree 476



Tree 477



Tree 478



Tree 479



Tree 480



Tree 481, 482



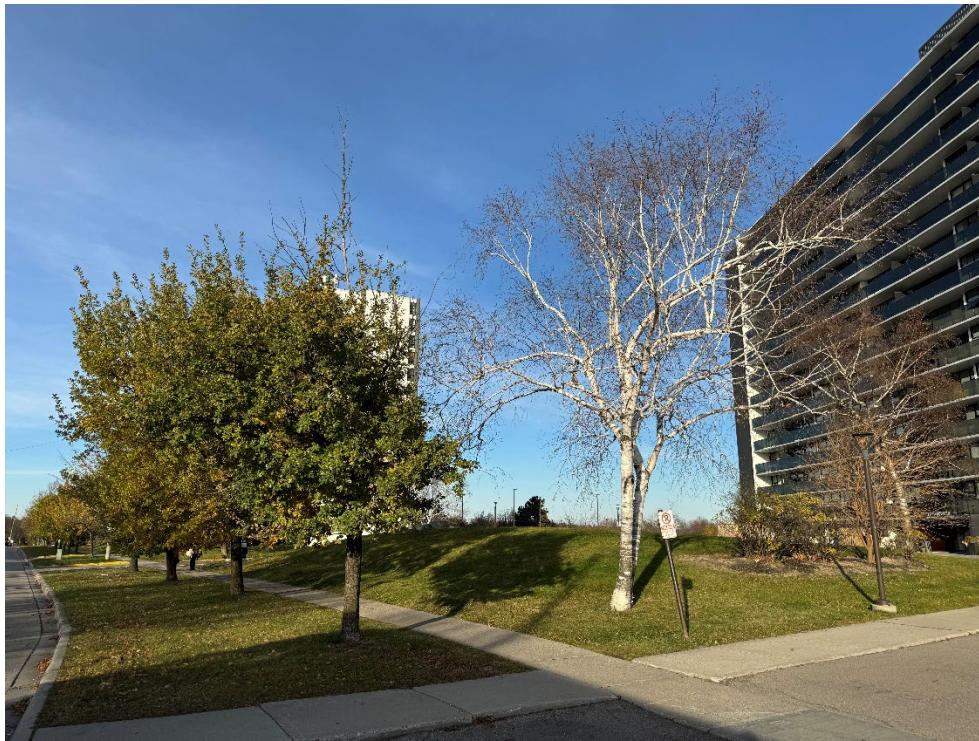
Tree 483



Tree 484



Tree 485 - 487



Tree 488, 489



Tree 490 - 492



Tree 493, 494



Tree 495



Tree 496, 497



Tree 498



Tree 499



Tree grouping B

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-2.
- 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 scribes
- 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 seven (7) trees and one (1) tree grouping 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.

Respectfully submitted,
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