MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

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 | Gymnocladus diocus | 5 | F | | Retain |
| 357 | Honey Locust | Gleditsia triacanthos | 4 | F | | Retain |
| 358 | Homestead Elm | Ulmus 'Homestead' | 5 | F | | Retain |
| 359 | Austrian Pine | Pinus nigra | 65 | F | Mild lean | Retain |
| 360 | Austrian Pine | Pinus nigra | 52 | F | | Retain |
| 361 | Kentucky Coffee Tree | Gymnocladus diocus | 4 | F | | Retain |
| 362 | Kentucky Coffee Tree | Gymnocladus diocus | 4 | F | | Retain |
| 363 | Kentucky Coffee Tree | Gymnocladus diocus | 5 | F | | Retain |
| 364 | Honey Locust | Gleditsia triacanthos | 52 | F | 2 stems at 0.7 metres | Remove due to construction |
| 365 | Honey Locust | Gleditsia triacanthos | 57 | F | | Remove due to construction |
| 366 | Honey Locust | Gleditsia triacanthos | 77 | F | Multi-stem at 1.7 metres | Remove due to construction |
| 367 | Honey Locust | Gleditsia triacanthos | 49 | F | | Remove due to construction |
| 368 | Honey Locust | Gleditsia triacanthos | 51 | F | Bow at base, significant lean | Remove due to construction |
| 369 | Honey Locust | Gleditsia triacanthos | 47 | F | | Remove due to construction |
| 370 | Honey Locust | Gleditsia triacanthos | 74 | F | | Remove due to construction |
| 371 | Red Oak | Quercus rubra | 85 | F | | Retain |
| 372 | Linden Sp. | Tilia Sp. | 56 | F | | Retain |
| 373 | Linden Sp. | Tilia Sp. | 14 | F | Potential boundary tree | Retain |
| 374 | Linden Sp. | Tilia Sp. | 10 | F | Potential boundary tree, 2 stems at base | Retain |
| 375 | Linden Sp. | Tilia Sp. | 23 | F | Multi-stem at base | Retain |
| 406 | Horse Chestnut | Aesculus hippocastanum | 23 | F | | Retain |

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

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

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

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|---|---|---|---|---|---|---|
| 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 -

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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 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 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,
**MHBC Planning, Urban Design & Landscape Architecture**

Nick A. Miele BLA, OALA, CSLA, ISA
Partner | Landscape Architect | Arborist
ISA Certified Arborist No. ON-1251A