

ARBORIST REPORT

(refer also to Tree Inventory & Preservation Plan By Baker Turner Inc., December 3, 2025)

Chelsea on the Green | Limited Partnership PHASE 2

4100 Pony Trail Drive and 1850 Rathburn Road East
Mississauga, Ontario

Prepared By

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INTRODUCTION

Site Context

The site is located at 4100 Pony Trail Drive and 1850 Rathburn Road East. The site is currently a residential apartment tower site. There are two towers with both underground and open parking lots set within a wide lawn and occasional trees. A site plan application has been submitted for a third tower on this site.

The property owner now seeks to expand the number of units on the site with three additional residential towers and underground parking sitting along the rear of the site where there is currently only parking and lawn. This will result in additional tree removals primarily along the boundaries of the site where excavation will undermine the stability of the trees. No trees within the city right-of-way will be impacted by this additional construction, nor any trees on the adjacent properties.



Figure 1: Context Plan.

Assignment

Baker Turner Inc. was retained to complete an inventory of the site/city trees and subsequently prepare an Arborist Report and a Tree Inventory & Preservation Plan. Trees were measured for approximate canopy width and trunk diameter at breast height (DBH) and assessed for structural and biological condition. Please refer to the inventory and locations provided on the tree inventory & preservation plan for details.

Table 1: Tree Inventory

DBH – Diameter of tree at breast height (1.37m) measured in centimeters.

Canopy Diameter (m) – Approximate diameter of canopy in meters.

Location Designation

C – Located in City-owned boulevard; S – Located within subject site; N – Located on a neighbour’s private property; S - Subject site; B - Boundary tree

Biological Health

H (High Quality) - Desirable urban tree species with vigorous growth and no apparent symptoms of disease or pests.

MH (Medium-High Quality) - Desirable urban tree species with moderate growth or minor symptoms of disease that are aesthetic only and less than 5% dieback.

M (Medium Quality) – Any species with moderate growth and minor dieback of less than 20% of canopy and/or minor symptoms of disease or pests.

ML (Medium-Low Quality) - Low vigour, with dieback of 20% - 50% of canopy and/or major symptoms of disease or pests.

L (Low Quality) - More than 50% of the canopy is dead.

Structural Condition

H (High Quality) - No apparent defects to root crown, trunk, leader, or major limbs.

MH (Medium-High Quality) - Only insignificant defects to root crown or trunk and minor defects to canopy including limbs.

M (Medium Quality) - Minor defects to root crown, trunk and major limbs.

ML (Medium-Low Quality) – Major defects to long-term structure particularly at root crown, trunk and major limbs.

L (Low Quality) - Major defects that have an immediate risk of failure.

Recommended Action

P – Preserve; I – Preserve but will have injury within minimum tree protection zone; R - Remove for poor condition;

RC - Remove for Construction; R* - Recommend to Neighbour for Removal; R** or RC** - Remove with City’s Approval; Ph1 RC –

Trees proposed for removal in existing phase 1 site plan application.

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
1	Pinus nigra (Austrian Pine)	37.6	7	MH	MH	P	Unbalanced canopy and wounds on surface roots.	S
2	Pinus nigra (Austrian Pine)	36.2	7	MH	MH	P	Backfilled, approx. 15 branch stubs or dead branches, unbalanced canopy and minor tip dieback.	S
3	Pinus nigra (Austrian Pine)	27.5	5	ML	M	P	Top dead.	S
4	Pinus nigra (Austrian Pine)	34.4	7	MH	MH	P	Minor dieback	S
5	Pinus nigra (Austrian Pine)	34.1	7	MH	MH	P	Minor dieback	S
6	Acer platanoides (Norway Maple)	17.9	3.5	M	M	P	Leader broken with new leader emerged.	C

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
7	Pinus nigra (Austrian Pine)	31.6, 39.0 [50.19]	8	H	M	P	Co-dominant leaders with included bark.	S
8	Pinus nigra (Austrian Pine)	43.2	7	M	M	P	Co-dominant leaders and 10% dieback in canopy.	S
9	Pinus nigra (Austrian Pine)	41.8	7	M	M	P	Unbalanced canopy and 10% canopy dieback.	S
10	Gleditsia triacanthos inermis (Honey Locust)	15.6	6	MH	MH	P	Several medium-sized branch stubs.	C
11	Acer platanoides (Norway Maple)	13.3	3.5	M	M	P	Two leaders with one dead and wound on base of 30% trunk circumference.	C
12	Gleditsia triacanthos inermis (Honey Locust)	12.2	4	M	M	P	Wound at 0.3m ht. of 10% trunk circumference and 2 medium-sized dead branches.	C
13	Gleditsia triacanthos inermis (Honey Locust)	15.8	6	MH	MH	P	Crossing branches.	C
14	Picea pungens (Colorado Spruce)	24	4.5	H	H	Ph1 RC		S
15	Picea pungens (Colorado Spruce)	22	4.5	H	H	Ph1 RC		S
16	Picea pungens (Colorado Spruce)	25	4.5	H	H	Ph1 RC		S
17	Pinus nigra (Austrian Pine)	37.2	8.5	MH	M	Ph1 RC	Backfilled	S
18	Pinus nigra (Austrian Pine)	42.3	10	MH	ML	Ph1 RC	Large girdling foots and two large branches emerged as co-dominant leaders.	S
19	Acer platanoides (Norway Maple)	44.1	9.5	M	M	Ph1 RC	Girdling root	S
20	Acer platanoides (Norway Maple)	29.7	8	M	ML	Ph1 RC	Girdling roots, wounds on surface roots and canopy with 15% dieback	S
21	Acer platanoides (Norway Maple)	43.9	9.5	MH	M	Ph1 RC	Girdling root, wounds on surface roots and tight branch unions.	S

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
22	Acer platanoides (Norway Maple)	32.5	9	M	M	Ph1 RC	Crack on trunk, potential girdling root below grade and canopy with 15% dieback.	S
23	Acer platanoides (Norway Maple)	30.2	6.5	M	M	Ph1 RC	Girdling root, wounds on surface root, girdling rope at base of tree and tight branch unions.	S
24	Pinus nigra (Austrian Pine)	32.7	6	MH	MH	Ph1 RC		S
25	Pinus nigra (Austrian Pine)	27.4	5.5	MH	MH	Ph1 RC		S
26	Pinus nigra (Austrian Pine)	32.9	5	MH	M	Ph1 RC	Multiple leaders in upper canopy.	S
27	Pinus nigra (Austrian Pine)	23.8	4.5	MH	M	Ph1 RC	Leans 10° to south east.	S
28	Pinus nigra (Austrian Pine)	35.9	5.5	M	ML	Ph1 RC	Massive wound of 50% trunk circumference union of co-dominant leaders and multiple wounds on trunk.	S
29	Pinus nigra (Austrian Pine)	35.4	6	MH	MH	Ph1 RC		S
30	Pinus nigra (Austrian Pine)	36.2	8	M	M	Ph1 RC	Low-branching, multiple leaders, unbalanced canopy, and some broken med.-sized branches.	S
31	Pinus nigra (Austrian Pine)	39.3	6.5	H	H	Ph1 RC		S
32	Acer platanoides (Norway Maple)	23.5	5.5	M	M	Ph1 RC	One large dead limb and two small wounds at the trunk base.	S
33	Acer platanoides (Norway Maple)	25	7	M	M	Ph1 RC	15% of canopy dead including 2 large dead branches. Also wounds on surface roots.	S
34	Acer platanoides (Norway Maple)	23.4	6	ML	ML	Ph1 RC	Girdling root, canopy 60% dead including leaders.	S
35	Acer platanoides (Norway Maple)	27.8	9	MH	ML	Ph1 RC	Girdling roots, wounds on surface roots and a multi-branch main union.	S
36	Picea glauca (White Spruce)	~15	1.5	n/a	n/a	R	Dead Tree	S
37	Picea glauca (White Spruce)	22	4	M	ML	Ph1 RC	Leader dead, backfilled at base and wounds on surface roots.	S

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
38	Picea glauca (White Spruce)	24	4	M	ML	Ph1 RC	Wounds on surface roots.	S
39	Acer platanoides (Norway Maple)	30	7.5	L	L	R	90% of canopy dead, potential hazard.	S
40	Acer platanoides (Norway Maple)	34.2	8.5	M	ML	Ph1 RC	Large girdling root, crack from 0.75 to 1.5m ht.	S
41	Acer platanoides (Norway Maple)	22.5	6	M	ML	Ph1 RC	Girdling roots and wounds on surface roots.	S
42	Acer platanoides (Norway Maple)	28.1	6.5	M	ML	P	Co-dominant leaders, girdling roots and wounds on surface roots.	S
43	Acer platanoides (Norway Maple)	35.5	10	M	ML	P	Girdling roots, backfilled and 5% canopy dieback.	S
44	Acer platanoides (Norway Maple)	39.4	9	M	ML	P	Multi-branch main branch union and wounds on surface roots.	S
45	Acer platanoides (Norway Maple)	46.1	9	M	M	Ph1 RC	Girdling root and wounds on surface roots.	S
46	Picea glauca (White Spruce)	24	4	H	MH	P	Wounds on surface roots.	S
47	Picea glauca (White Spruce)	23	3.5	H	MH	P	Wounds on surface roots.	S
48	Picea glauca (White Spruce)	23	4	H	MH	P	30% canopy dieback.	S
49	Acer saccharum (Sugar Maple)	33.3	8	L	L	R	Backfilled and canopy 90% dead.	S
50	Acer saccharum (Sugar Maple)	40.8	11	M	M	P	Backfilled, co-dominant leaders and multi-branch main branch union.	S
51	Acer saccharum (Sugar Maple)	29	7	M	M	P	Early fall syndrome	S
52	Acer saccharum (Sugar Maple)	27.3	7	M	M	P	early fall syndrome, multi-branch main branch union, and large wound on lower branch.	S
53	Pinus nigra (Austrian Pine)	26, 33 [42]	8.5	MH	M	P	Co-dominant leaders, unbalanced canopy, included bark and fusing of branches on trunk.	S

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
54	Pinus nigra (Austrian Pine)	30.1, 24, 25.3 [46]	8	MD	M	P	Three leaders and minor tip dieback of 5%	S
55	Pinus nigra (Austrian Pine)	26.6, 21.4 [34]	7	MH	M	P	Co-dominant leaders, unbalanced canopy, and leaning in base of tree.	S
56	Gleditsia triacanthos inermis (Honey Locust)	12.9	4	MH	MH	P	Co-dominant leaders and one large pruned limb.	C
57	Gleditsia triacanthos inermis (Honey Locust)	13.7	4.5	ML	M	P	Co-dominant leadres, wound at base of tree of 30% trunk circumference, 10° lean and one large pruned limb.	C
58	Acer platanoides (Norway Maple)	17.1	2.5	M	ML	P	Columnar form, dead leader, epicormic sprouts up entire trunk, minor 5% canopy dieback and a wound of 30% trunk circumference.	C
59	Acer platanoides (Norway Maple)	23.5	4	ML	ML	P	Canopy dieback of 15%, wound at base and at 0.3m ht. of 10% trunk circumference, 2 large pruned limbs and a previously co-dominant leader died back.	S
60	Acer saccharum (Sugar Maple)	30.8	6	H	MH	P	Small girdling root and wounds on surface roots.	S
61	Pinus nigra (Austrian Pine)	37.3	6	ML	M	P	Co-dominant leaders, fusing branches to turnk and tip dieback of 30%.	S
62	Acer saccharum (Sugar Maple)	26	6	H	MH	P	Small girdling root.	S
63	Pinus nigra (Austrian Pine)	40.1	9	M	MH	P	Unbalanced canopy and backfilled.	S
64	Pinus nigra (Austrian Pine)	38.2, 20.5 [43]	8	M	M	P	Co-dominant leaders and unbalanced canopy.	S
65	Pinus nigra (Austrian Pine)	44, 17.7 [47.4]	9	M	M	P	Co-dominant leaders and backfilled.	S

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
66	Pinus nigra (Austrian Pine)	31, 31 [43.8]	8	M	M	P	Co-dominant leaders, included bark and potential girdling root below grade.	S
67	Pinus nigra (Austrian Pine)	36.1	5	M	M	P	Unbalanced canopy.	S
68	Pinus nigra (Austrian Pine)	20, 26 [32.8]	6	M	M	P	Co-dominant leaders, included bark, and minor dieback in canopy of 5%.	S
69	Pinus nigra (Austrian Pine)	44.2	9	M	M	P	Small girdling root and unbalanced canopy.	S
70	Acer saccharum (Sugar Maple)	25.2	7	H	MH	P	Small girdling root.	S
71	Acer saccharum (Sugar Maple)	23.8	6	L	L	R	Wound on trunk of 50% circumference, canopy 80% dead and leader dead.	S
72	Acer saccharum (Sugar Maple)	29.3	8	H	MH	RC	Multi-branch main branch union, small wounds on bse of trunk and wounds on surface roots.	S
73	Acer platanoides 'Crimson King' (Crimson King Maple)	24.1	6	MH	M	P	Multiple wounds at bae of trunk covering 20% circumference cumulatively and small girdling roots.	N
74	Acer platanoides (Norway Maple)	32.9	9	MH	M	P	Co-dominant leaders, with multi-branch union and wounds on surface roots.	N
75	Acer platanoides (Norway Maple)	36.6	9	MH	M	P	Multi-branch branch union and wounds on surface roots.	N
76	Gleditsia triacanthos inermis (Honey Locust)	5	1	M	M	P	Newly planted tree with stakes and gator but showing stress in form of early fall.	C
77	Gleditsia triacanthos inermis (Honey Locust)	5	1	M	M	P	Newly planted tree with stakes and gator but showing stress in form of early fall.	C
78	Gleditsia triacanthos inermis (Honey Locust)	5	1	M	M	P	Newly planted tree with stakes and gator but showing stress in form of early fall.	C
79	Gleditsia triacanthos inermis (Honey Locust)	6	1.5	M	M	P	Newly planted tree with stakes and gator.	C

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
80	unclear	5	1	D	D	P	Dead	N
81	unclear	5	1	D	D	P	Dead	N
82	Acer saccharinum (Silver Maple)	7.8	3.5	H	H	P		N
83	Acer saccharinum (Silver Maple)	10.1	4	H	MH	P		N
84	Acer saccharinum (Silver Maple)	9.5	4	H	MH	P	Watersprouts	N
85	Picea pungens (Colorado Spruce)	43	7	H	MH	P	Multiple leaders	N
86	Picea pungens (Colorado Spruce)	42	7	H	H	P		N
87	Picea glauca (White Spruce)	27	6	H	H	P		N
88	Picea glauca (White Spruce)	18	4	H	H	P		N
89	Picea glauca (White Spruce)	20	4	H	H	P	Leans 10° away from site.	N
90	Picea glauca (White Spruce)	19	4	H	H	P		N
91	Pinus nigra (Austrian Pine)	31.4, 26.2, 32.3 [52]	6	MH	M	RC	Three leaders, unbalanced canopy, and minor dieback of less than 5%.	S
92	Pinus nigra (Austrian Pine)	32.3	5	MH	MH	RC		S
93	Pinus nigra (Austrian Pine)	32.7	5	MH	MH	RC	Two leaders and minor dieback of 5%.	S
94	Pinus nigra (Austrian Pine)	40.4	7	MH	MH	RC	Co-dominant leaders from 6m ht. and minor dieback of <5%.	S
95	Pinus nigra (Austrian Pine)	31.7	5	MH	MH	RC	Backfilled and minor dieback of <5%.	S
96	Pinus nigra (Austrian Pine)	29.3, 32.8 [43.7]	6	MH	M	RC	Co-dominant leaders and minor canopy dieback of 5%.	S
97	Pinus nigra (Austrian Pine)	37.6	6	MH	MH	RC		S

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
98	Pinus nigra (Austrian Pine)	38.2	6	MH	MH	RC		S
99	Pinus nigra (Austrian Pine)	45.5	6	MH	MH	RC		S
100	Salix rubens (Crack Willow)	53	8	ML	ML	P		N
101	Amalanchier canadensis (Serviceberry)	19.8	5	M	M	P	Wound at base of 30% trunk circumference, multiple large pruned limbs and canopy.	N
102	Amalanchier canadensis (Serviceberry)	21.2	4	M	M	P	Wound at base of 30% trunk circumference, multiple large pruned limbs and canopy	N
103	Amalanchier canadensis (Serviceberry)	21.2	5	M	M	P	Wound at base of 30% trunk circumference and leans 20° away from site.	N
104	Picea glauca (White Spruce)	22.5	4.5	M	M	P	Chlorosis in older foliage.	N
105	Picea glauca (White Spruce)	27	6.5	H	H	RC		N
106	Picea glauca (White Spruce)	31	6	H	H	P	Canopy dieback on smaller twigs.	N
107	Picea glauca (White Spruce)	30	5	H	H	P		N
108	Acer platanoides (Norway Maple)	42.3	11	M	M	RC	Multi-branch node and wounds on surface roots.	S
109	Acer platanoides (Norway Maple)	34.5	7.5	L	L	R	Backfilled, canopy 80% dead and large limbs dead throughout.	S
110	Acer platanoides (Norway Maple)	56.7	14	M	M	RC	Approximately 10 medium-sized dead branches, wounds on surface roots, small girdling roots, large wound below main branch union of 30% trunk circumference, multi-branch node and wound at main branch union.	S
111	Acer platanoides (Norway Maple)	40.9	8	M	M	RC	Multi-branch node, girdling roots, approximately 3 medium-sized dead branches and tight branch union.	S

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
112	Acer platanoides (Norway Maple)	48.3	10	M	M	RC	Girdling roots, multi-branch node, wounds on surface roots, included bark at branch union, approximately 5 medium-sized dead branches.	S
113	Acer platanoides (Norway Maple)	38.2	9	M	M	RC	Small girdling root, co-dominant leaders, unbalanced canopy, backfilled and wounds on surface roots.	S
114	Acer platanoides (Norway Maple)	40.4	9.5	M	M	RC	Girdling root, wounds on surface roots, and multi-branch node.	S
115	Pinus nigra (Austrian Pine)	38.2, 33 [50.5]	11	M	M	Ph1 RC	Co-dominant leaders and fusing large branch with 2nd leader.	S
116	Pinus nigra (Austrian Pine)	39.8	9	MH	M	Ph1 RC	Minor dieback of <5%	S
117	Pinus nigra (Austrian Pine)	39.3	11	M	M	Ph1 RC	Minor dieback of 5%	S
118	Pinus nigra (Austrian Pine)	37.2	12	MH	M	Ph1 RC	Minor dieback of <5% and co-dominant leaders from 4m height.	S
119	Acer platanoides (Norway Maple)	14.5	4	L	L	R	Multi-branch node, one dead leader, canopy 40% dead, backfilled, wound on trunk of 50% trunk circumference, and large crack at base to main union.	S
120	Acer platanoides (Norway Maple)	20.5	5	M	M	Ph1 RC	Backfilled, wound at 1m height over 30% of trunk circumference, multi-branch node and large wound on lowest branch over 30% of branch circumference.	S
121	Pinus nigra (Austrian Pine)	30.2	6	M	M	Ph1 RC	Dieback on older growth of 15%, lean 10° at base, backfilled, and wounds on surface roots.	S
122	Pinus nigra (Austrian Pine)	24.4	5.5	M	M	Ph1 RC	Backfilled.	S
123	Pinus nigra (Austrian Pine)	31	6	MH	ML	Ph1 RC	30° lean to north at base then straightens.	S
124	Pinus nigra (Austrian Pine)	31.7	7	MH	M	Ph1 RC	10° lean to north and backfilled.	S

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
125	Acer platanoides (Norway Maple)	25.1	7	M	M	Ph1 RC	Girdling root, crack from 0.15m to 1.5m height, canopy 20% dead, and included bark on leader.	S
126	Acer platanoides (Norway Maple)	30.7	9	M	M	Ph1 RC	20° lean to south, girdling roots, multi-branch node, and wound at 30cm ht. with rot.	S
127	Pinus nigra (Austrian Pine)	50.6	10	MH	MH	Ph1 RC		S
128	Pinus nigra (Austrian Pine)	53.4	10	MH	MH	Ph1 RC	Potentially girdling root below grade and backfilled.	S
129	Pinus nigra (Austrian Pine)	33.2	7	M	M	Ph1 RC	Backfilled.	S
130	Acer platanoides (Norway Maple)	40.8	11	M	M	RC	Multi-branch node, wounds on surface roots, broken med.-sized, lower branch, and small girdling root.	S
131	Acer platanoides (Norway Maple)	31.1	8	M	M	RC	Crack healed from base to 1m height.	S
132	Acer platanoides (Norway Maple)	23.2	7	ML	L	R	Trunk wounded at base to 1m height over 40% of trunk circumference includes rot in trunk core, canopy 30% dead and multi-branch node.	S
133	Pinus nigra (Austrian Pine)	44	9	M	M	RC	Backfilled, dieback over 5% of older needle growth.	S
134	Pinus nigra (Austrian Pine)	37.5	7	ML	M	RC	Backfilled, and canopy 25% dead.	S
135	Pinus nigra (Austrian Pine)	20.3, 20.8 [29]	4.5	ML	L	R	co-dominant leaders, included bark, one dead leader and canopy 50% dead.	S
136	Pinus nigra (Austrian Pine)	37.6	11	M	M	RC	Backfilled, canopy with 10% dieback of older needles.	S
137	Acer platanoides (Norway Maple)	29.5	8	M	ML	RC	Co-dominant leader, multi-branch node, small girdling roots, potentially large girdling root below grade and one leader with wound over 50% trunk circumference.	S

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
138	Acer platanoides (Norway Maple)	35.1	10	M	M	RC	Girdling root, wounds on surface roots, multi-branch node, 20% canopy dieback with 2 large dead branches, and potential girdling root below grade.	S
139	Pinus nigra (Austrian Pine)	36.8	8	M	M	RC	Backfilled, multiple leaders, multi-branch node and minor canopy dieback of 5%.	S
140	Pinus nigra (Austrian Pine)	33	5.5	ML	ML	RC	2 leaders, canopy 50% dead and 15% dieback on last years leaders.	S
141	Pinus nigra (Austrian Pine)	36.7	8	M	ML	RC	10% canopy dieback on year-old growth, backfilled, co-dominant leaders from 9m height, large branch turned leader fusing with other branches.	S
142	Pinus nigra (Austrian Pine)	40.5	9.5	M	M	RC	10% canopy dieback in year-old growth, and backfilled.	S
143	Pinus nigra (Austrian Pine)	30.7	6	ML	ML	RC	10% canopy dieback in year-old growth, backfilled and wound of 30% trunk circumference from base to 0.5m height.	S
144	Pinus nigra (Austrian Pine)	36.7	8.5	M	ML	RC	10% dieback on small branches, large girdling root, unbalanced canopy and co-dominant leaders.	S
145	Pinus nigra (Austrian Pine)	42	7	M	ML	P	10% canopy dieback on small branches, backfilled or potential girdling root below grade.	S
146	Pinus nigra (Austrian Pine)	31.3	7	M	M	P	10% canopy dieback in year-old growth.	S
147	Pinus nigra (Austrian Pine)	32.5	7	M	M	P	15% canopy dieback in year-old growth and unbalanced canopy.	S
148	Pinus nigra (Austrian Pine)	30.3	7	M	M	P	Backfilled, canopy 30% dead and unbalanced canopy.	S
149	Pinus nigra (Austrian Pine)	36.3	9	M	M	P	10% canopy dieback in year-old growth, and backfilled.	S
150	Pinus nigra (Austrian Pine)	32.4	7	M	M	P	5% canopy dieback in year-old growth, and backfilled.	S

Tree Number	Species	DBH (cm) [combined DBH]	Canopy Diameter (m)	Biological Health	Structural Condition	Recommended Action	Comments	Location Category
151	Pinus nigra (Austrian Pine)	36.7	7.5	M	M	P	40% dieback on small branches, 15° lean at base and wound on trunk of 15% circumference.	S
152	Pinus nigra (Austrian Pine)	24.6	6	M	M	P	25% canopy dieback in year-old growth, unbalanced canopy, and backfilled.	S
153	Pinus nigra (Austrian Pine)	43.4	9	M	M	P	Co-dominant leaders from 2m height, included bark, 5% canopy dieback, fusing between trunk and large branches, backfilled and small girdling root.	S
154	Pinus nigra (Austrian Pine)	31.6	9	M	ML	P	Girdling root, zig-zag trunk leand 25% dieback of canopy and 45° lean at top.	S
155	Acer saccharum (Sugar Maple)	30.3	8	M	M	P	Dropping leaves early, tight branch unions and multibranch union.	S
156	Malus sp. (Crabapple)	17.3	4.5	M	ML	P	Watersprouts, wound at base covering 30% of trunk circumference, and wound at main union over 60% of trunk circumference.	N
157	Quercus macrocarpa (Bur Oak)	5	1	H	H	P		N
158	Carpinus caroliniana (Blue Beech)	5	1	H	H	P		N
159	Gleditsia triacanthos inermis (Honey Locust)	10	2	M	M	P		S

TREE IMAGES



Figure 2: Trees 1 to 5 at Rathburn driveway.



Figure 3: Trees 6 in boulevards with trees 7 to 9 in middle-ground on site.



Figure 4: Boulevard trees 10 (left) to 13 (in background) and tree 14 on right.



Figure 5: Tree 14 (right) to trees 19 (left) with trees 17 and 18 in background.



Figure 6: Trees 24 - 29.



Figure 7: Trees 33 and 34.



Figure 8: Trees 36 to 38.



Figure 9: Trees 40 (left), 39 (centre), and 38 (right) with 35 in background.



Figure 10: Trees 41 to 45.



Figure 11: Conifer trees 46 to 48 and tree 49 at centre.



Figure 12: Boulevard trees 56 to 59.



Figure 13: Trees 53 (centre) with tree 51 on right to 65 in distance.

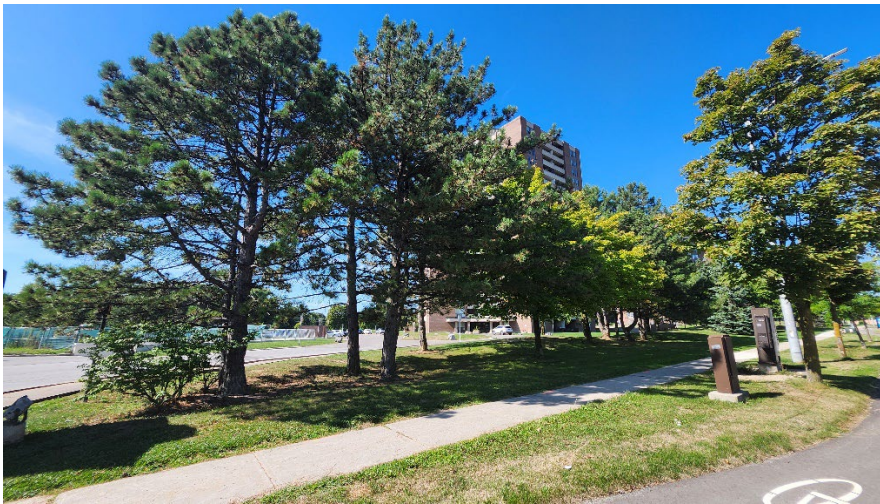


Figure 14: Trees 65 on left to trees 53 on right and boulevard trees 59.



Figure 15: Tree 67 in foreground to 71 in background on left side of group.



Figure 16: Tree 72.



Figure 17: Trees 73 to 75 on neighbouring linear park.



Figure 18: Trees 80 on left to tree 85 on right.



Figure 19: Trees 86 (left) to 91 on right along parking lot.



Figure 20: Tree 91 on left to 99 on end of row.



Figure 21: Trees 100 to 103 with other park tree not included in inventory in background.



Figure 22: Tree 109 on left and trees 110 to 114 on right.



Figure 23: Trees 115 on right to 128 on left.



Figure 24: Trees 115 to 118.



Figure 25: Trees 119 and 120 along garbage disposal bins.



Figure 26: Trees 125 on right to 126 on left and 127-128 in background.



Figure 27: Trees 121 to 124.



Figure 28: Trees 130 to 132.



Figure 29: Trees 133 on left along parking lot.



Figure 30: Neighbour's trees along south west property line to be preserved.



Figure 31: Trees 146 - 154.

RECOMMENDATIONS

Construction will require removal of several trees to allow for the new residential tower and underground parking. There are also others that require removal as part of a standard maintenance regime for the site due to poor condition. A total of **41 trees** have already been proposed for removal with respect to the existing site plan application for the site. The trees that are part of the existing site plan application are not included in this application.

The trees proposed for removal within phase 2 of the plan are listed below. Note that there are no trees on the city owned boulevard proposed for removal.

Healthy Trees on the subject site over 15cm DBH proposed for removal for construction:

#72, 91 - 99 (9 trees), 105, 108, 110 - 114 (5 trees), 130, 131, 133, 134, and 136 - 144 (9 trees). A total of **30 trees**.

Trees on the subject site over 15cm DBH proposed for removal due to poor condition:

#36, 39, 49, 71, 109, 119, 132 and 135. A total of 8 trees.

(note that these trees in poor condition are also included on the existing application for site plan approval.)

Tree Preservation

Outside of the tree removal identified above, the majority of trees on the site will be protected. For trees located close to construction operations that will require tree protection hoarding along the limit of the canopy line.

Additional Tree Preservation Notes

Tree protection is to be installed following the detail in figure 32. This hoarding is to be removed at the conclusion of construction operations. Within the tree protection hoarding there may be no:

- Demolition, construction, replacement or alteration of permanent or temporary buildings or structures.
- Installation of large stones, boulders or additional hard surface treatment
- Altering grade by adding or removing soil or fill, excavating, trenching, topsoil or fill scraping, compacting soil or fill, dumping or disturbance of any kind
- Storage of construction materials, equipment, wood, branches, leaves, soil or fill, construction waste or debris of any sort
- Application, discharge or disposal of any substance or chemical that may adversely affect the health of a tree e.g. concrete sluice, gas, oil, paint, pool water or backwash water from a swimming pool
- Causing or allowing water or discharge, to flow over slopes or through natural areas
- Access, parking or movement of vehicles, equipment or pedestrians related to construction activities.
- Cutting, breaking, tearing, crushing, exposing or stripping tree's roots, trunk and branches.
- Nailing or stapling into a tree, including attachment of fences, electrical wires or signs
- Stringing of cables or installing lights on trees
- Soil remediation, removal of contaminated fill
- Excavating for directional or micro-tunneling and boring

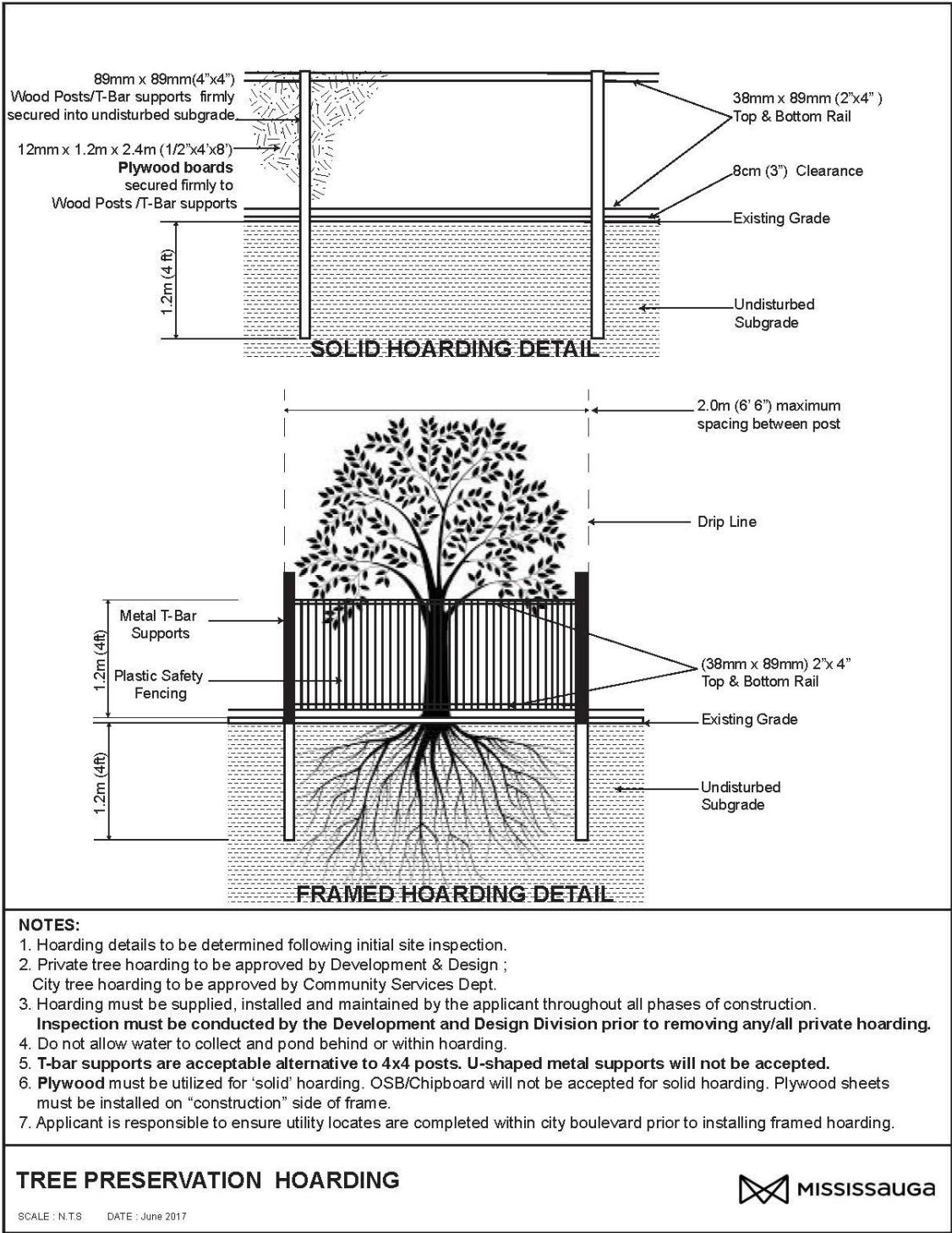


Figure 32: Mississauga Tree Protection Hoarding – Solid and Framed

Before construction begins:

When tree removals are completed for those trees that have been approved by the city, pruning should also take place to remove deadwood, broken branches in protected trees that may be unsafe during construction. Where tree branches conflict with construction activities and clearance for vehicles, pruning should be identified on site with both the contracting arborist and general contractor present.

All Pruning must be completed by a qualified arborist following standard ISA procedures and must take place prior to the start of construction. No more than 20 percent of the live foliage is to be removed from any tree. All pruning should be performed in accordance with the International Society of Arboriculture (ISA) Pruning Standard Guidelines.

Once construction begins:

Additional monitoring and maintenance may be required. At regular intervals during construction, at the close of construction and one year after the close of construction all preserved trees should be assessed for potential pests and signs of injuries from construction. Injuries from construction weaken trees and provide a vector for infection. A pest management approach may then be initiated where required.

Supplemental irrigation may be required throughout construction for trees to be preserved. Irrigate tree roots during drought conditions by deep root watering once per month throughout the growing season and the following year after work has been completed.

However, before watering ensure that soil is not already overly saturated by removing a handful of soil from 5cm below grade within the root zone. If the soil has a sour smell, do not water in that area and check any irrigation system that may be overwatering the area. When taking soil bear in mind micro variations in the root zone such as depressions where water may be settling. Multiple samples may be required to gauge the need for additional watering.

All applications of water should be a minimum of 3cm applied over the protected root zone. Watering must be done slowly to ensure that water does not run away from the root zone and to ensure soil around the root system of the tree is well saturated. Additional supplemental watering is required for some trees and detailed in the tree maintenance recommendations.

After Construction is Complete:

Supplements of fertilizer may be helpful after activities to supplement deficiencies however it should not be considered a cure-all. At times fertilizer may spur growth at the expense of tree functions that are defensive in nature.

Fertilizer should not be applied to preserved trees from the start of construction activities to one year after the close of construction. One year after the close of construction trees must be re-assessed and soil tested. In cases where soil tests indicate a nutrient deficiency, a fertilizer regime may be required.

COMPENSATION

Compensation for the removal of healthy trees from the subject site is based on a ratio of one new tree for every tree removed adjusted for the size of the trunk. For each 15cm of DBH, one replacement tree is required. Thus a 45cm DBH existing tree would be replaced by three (3) new trees. In total, 61 replacement trees are required (see table 2 below for details).

Note that each replacement tree must be a minimum of 60cm DBH for deciduous trees and 1.8m height for coniferous trees.

Table 2: Tree Replacement Table

TREE #	DBH (cm)	Replacement Trees
72	29.3	1
91	52	3
92	32.3	2
93	32.7	2
94	40.4	2
95	31.7	2
96	43.7	2
97	37.6	2
98	38.2	2
99	45.5	3
105	27	1
108	42.3	2
110	56.7	3
111	40.9	2
112	48.3	3
113	38.2	2
114	40.4	2
130	40.8	2
131	31.1	2
133	44	2
134	37.5	2
136	37.6	2
137	29.5	2
138	35.1	2
139	36.8	2
140	33	2
141	36.7	2
142	40.5	2
143	30.7	2
144	36.7	2
TOTAL REPLACEMENTS		62

Public Right-of-Way Tree Appraisal
Trunk Formula Method (for trees over 6cm DBH)

2025.11.11

Tree#	Species		1	2	3	4	5	6	(6/5)	8	9	6+(7x9) or 875.41	10x(1x3x4) or 875.41
									7			10	14
	Latin Name	Common Name	Condition Factor	Cumulative DBH cm	Location Factor	Species Factor	Replacement Trunk Area cm2	Installed Cost \$	Unit Tree Cost \$	Trunk Area cm2	Trunk Increase cm2	Replacement Cost \$	Appraised Value \$
6	Acer platanoides	Norway Maple	75 %	17.9	60 %	68 %	28	\$ 875.41	\$ 30.96	252	223	\$ 7,791.39	\$ 3,259.58
10	Gleditsia triacanthos	Honeylocust	85 %	15.6	60 %	78 %	28	\$ 875.41	\$ 30.96	191	163	\$ 5,917.77	\$ 3,229.50
11	Acer platanoides	Norway Maple	70 %	13.3	60 %	68 %	28	\$ 875.41	\$ 30.96	139	111	\$ 4,301.42	\$ 2,103.90
12	Gleditsia triacanthos	Honeylocust	70 %	12.2	60 %	78 %	28	\$ 875.41	\$ 30.96	117	89	\$ 3,619.33	\$ 2,061.10
13	Gleditsia triacanthos	Honeylocust	85 %	15.8	60 %	78 %	28	\$ 875.41	\$ 30.96	196	168	\$ 6,070.48	\$ 3,290.25
56	Gleditsia triacanthos	Honeylocust	85 %	12.9	60 %	78 %	28	\$ 875.41	\$ 30.96	131	102	\$ 4,046.58	\$ 2,485.14
57	Gleditsia triacanthos	Honeylocust	65 %	13.7	60 %	78 %	28	\$ 875.41	\$ 30.96	147	119	\$ 4,564.05	\$ 2,263.79
58	Acer platanoides	Norway Maple	55 %	17.1	60 %	68 %	28	\$ 875.41	\$ 30.96	230	201	\$ 7,110.52	\$ 2,471.01
76	Gleditsia triacanthos	Honeylocust	80 %	5	60 %	78 %	28	\$ 875.41	\$ 30.96	20	-9	\$ 875.41	\$ 875.41
77	Gleditsia triacanthos	Honeylocust	80 %	5	60 %	78 %	28	\$ 875.41	\$ 30.96	20	-9	\$ 875.41	\$ 875.41
78	Gleditsia triacanthos	Honeylocust	80 %	5	60 %	78 %	28	\$ 875.41	\$ 30.96	20	-9	\$ 875.41	\$ 875.41
79	Gleditsia triacanthos	Honeylocust	80 %	6	60 %	78 %	28	\$ 875.41	\$ 30.96	28	0	\$ 875.41	\$ 875.41
												TOTAL	\$ 24,665.91

LIMITING CONDITIONS

This tree inventory was derived from data gathered on the site using accepted arboricultural practices. This includes a visual examination of all above ground parts of the tree for structural defects and signs of health and vigour. All examination took place from the ground plane and no trees were cored, probed or climbed. There was also no detailed inspection of the root crown where excavation would have been required.

This inventory describes the health, structural stability and identifies potential hazards of the trees to a reasonable extent. Where dead branches or other are identified in the notes it is the owner's responsibility to take action. This inventory does not provide or imply a guarantee that these trees or branches will remain standing intact. The stability of any tree or branches of a tree cannot be predicted with absolute certainty under all circumstances.

There is, likewise, no guarantee of survival for those trees to be preserved during construction but which are subject to injury. Tree preservation guidelines that are provided in this report are generally suitable for the tree as determined by the visual assessment. However, there is no guarantee that these guidelines will be followed throughout construction unless an arborist is retained for complete supervision of the site at all times. Even with complete supervision, roots in an urban environment are unpredictable. Guidelines that suppose an even distribution of roots may not be effective in cases where roots have clustered in small areas.

The assessment in this inventory is valid only at the time of inspection.

All field data was collected and report prepared by Jon Woodside, ISA Certified Arborists.



A handwritten signature in blue ink, appearing to read "JW".

Jon Woodside
Baker Turner Inc.
ISA Certified Arborist, ON-1439A