



TREE PRESERVATION REPORT FOR ZONING BY-LAW AMENDMENT

12 & 26 PARK STREET, MISSISSAUGA

Report prepared by
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July 29th, 2026

RKLA Project #26-135



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ON-3009A

CONTENTS

1.0	Introduction and Executive Summary	1
1.1	Introduction.....	1
1.2	Executive Summary.....	1
1.2.1	Tree Species Composition Chart.....	1
1.2.2	Tree Removal and Preservation Recommendations	1
2.0	Subject Site and Scope of Work	2
3.0	Methodology.....	2
3.1	Health Assessment	3
3.2	Critical Root Zones.....	3
3.3	City of Mississauga Private Tree Protection By-law 0021-2022	4
4.0	Tree Inventory and Preservation/Removal Recommendations	4
4.1	Tree Data Table	4
5.0	Potential Construction Impacts on Trees	7
5.1	Soil Compaction	7
5.2	Root Loss	7
5.3	Grade Changes.....	8
5.4	Mechanical Damage	8
5.5	Changes to Exposure - Sun and Wind.....	8
5.6	Soil Contamination	8
5.7	Water Availability.....	8
6.0	Construction Impact Mitigation Recommendations	9
6.1	Pre-construction recommendations.....	9
6.2	Recommendations related to the construction process	9
6.3	Post-construction recommendations.....	10
7.0	Disclaimer	10
8.0	Contact Information.....	10
9.0	Appendix A - Tree Preservation Drawings.....	12

1.0 INTRODUCTION AND EXECUTIVE SUMMARY

1.1 INTRODUCTION

Ron Koudys Landscape Architects Inc. (RKLA) was retained by the client to prepare a tree assessment report in conjunction with the proposed expansion work located at 12 & 26 Park Street, Mississauga. The intent of this report is to summarize the findings of the tree assessment and make recommendations regarding tree preservation and removal based on tree health, the current site plan, and site grading for the purpose of application for zoning by-law amendment.

1.2 EXECUTIVE SUMMARY

The inventory captured 39 individual trees. Trees within the site and within 3 meters of the site were identified. No species classified as endangered or threatened under the No species classified as endangered or threatened under the Species Conservation Act, 2025, S.O. 2025, c. 4, Sched. 10 (SCA) were observed during the tree inventory. All the trees observed are typical of the current land uses and can be classified as either anthropogenic or opportunistic.

long the west side of the property, between the subject site and the west parking lot of the Port Credit GO Station, a sloped embankment supports a dense stand of overgrown opportunistic vegetation. The area is dominated by Norway Maple (*Acer platanoides*), White Mulberry (*Morus alba*), Black Locust (*Robinia pseudoacacia*), Siberian Elm (*Ulmus pumila*), and Manitoba Maple (*Acer negundo*). Due to the density of the vegetation, only the larger trees within this area have been included in the tree inventory.

1.2.1 TREE SPECIES COMPOSITION CHART

The following chart summarizes the amount of each tree species observed.

%	#	Botanical Name	Common Name
23%	9	<i>Acer platanoides</i>	Norway Maple
21%	8	<i>Ulmus pumila</i>	Siberian Elm
13%	5	<i>Acer negundo</i>	Manitoba Maple
13%	5	<i>Robinia pseudoacacia</i>	Black Locust
10%	4	<i>Acer saccharum</i>	Sugar Maple
5%	2	<i>Fagus sylvatica 'Tricolor'</i>	Tricolor Beech
5%	2	<i>Morus alba</i>	White Mulberry
3%	1	<i>Acer saccharinum</i>	Silver Maple
3%	1	<i>Betula papyrifera</i>	White Birch
3%	1	<i>Picea abies</i>	Norway Spruce
3%	1	<i>Populus spp.</i>	Poplar
100%	39		

1.2.2 Tree Removal and Preservation Recommendations

- Recommended removal of 6 trees from the subject site due to the proposed work.
- Limit of disturbance to be determined at the time of Site Plan Approval for the trees located on the northwest slope of the property.

- Follow recommendations outlined in the Construction Impact Mitigation Recommendations in section 6.0 of this report.

2.0 SUBJECT SITE AND SCOPE OF WORK

Refer to Figure 1 for the scope of the tree inventory.

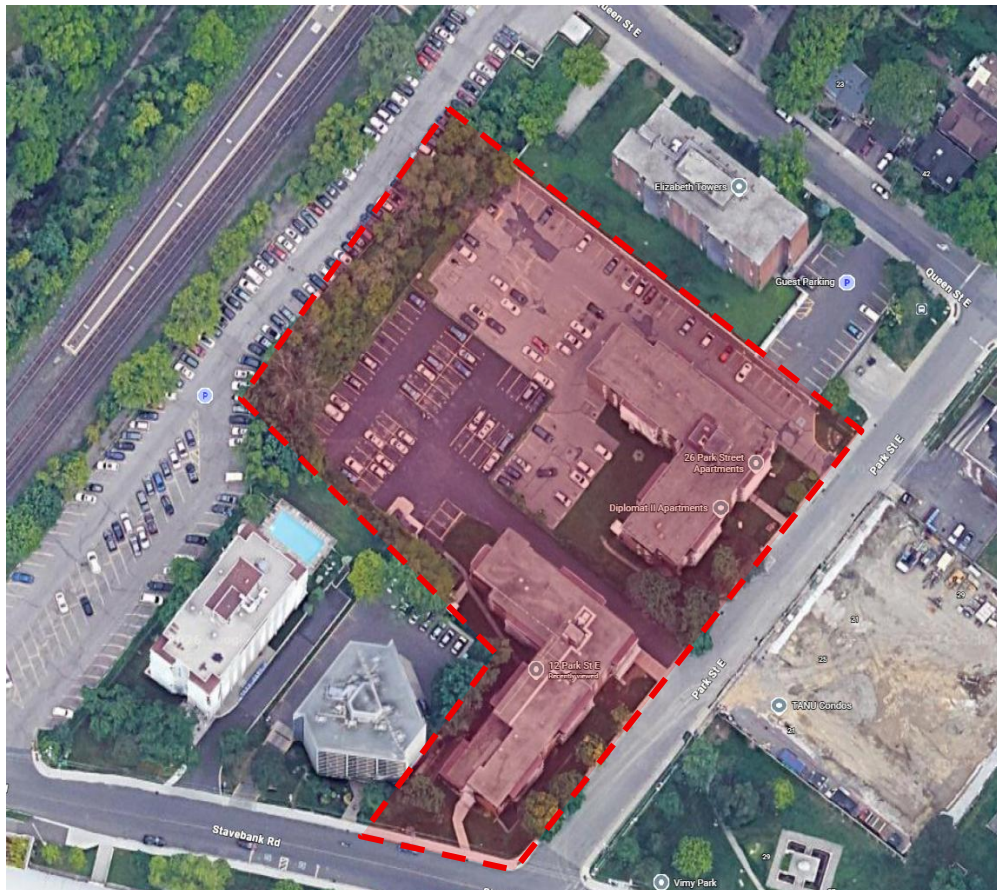


Figure 1 – Google mapping, 2026

Red dashed line – Limit of inventory

3.0 METHODOLOGY

Fieldwork was completed on June 16th, 2026 by RKLA staff member Kathleen Garrett, ISA certified arborist ON 3009A. A topographic survey provided by the client was used to determine tree location/ownership. Any tree not located on the topographic survey were located based on aerial imagery and approximate field measurement. All trees with a minimum DBH of 10cm within the given scope were identified and assessed. Each tree was assigned a number which are identified in the tree data table and on the tree preservation plan. Tree identification numbers include 1-39.

The following information was recorded for each individual tree:

Genus + specific epithet (Species)

Diameter at breast height (DBH) (centimetres)

Crown radius (metres)
Crown Condition (overall general vigour of crown)
Structural Form (excellent, good, fair, poor)
Structural Integrity (good, fair, poor, hazard)
General Comments

3.1 HEALTH ASSESSMENT

Trees were assessed following accepted arboricultural techniques and best practices using a limited visual inspection. The inspection included a 360-degree visual examination of the above-ground parts of each tree for structural defects including cavities, wounds, scars, external indicators of internal decay, evidence of insect presence, discoloured or deformed foliage, canopy and root distribution, and the overall condition of the tree. Evaluation of tree health was based on visible tree health indicators including live buds, foliage condition, deadwood, structural defects, form, and signs of disease or insect infestation. If needed, field observations were reviewed against available online imagery of the site to assist in determining tree canopy health. Quantified health assessments included in the inventory are explained here:

Crown Condition Assessment

- 5 Healthy: less than 10% crown decline
- 4 Slight decline: 11% - 30% crown decline
- 3 Moderate decline: 31% - 60% crown decline
- 2 Severe decline: 61% - 90% crown decline
- 1 Dead - No visible indication of living foliage or buds in crown

Structural Form Assessment

- Excellent: An ideal expression of a specific tree species, true to form, balanced canopy, good flare, typical internode length, full crown, etc.
- Good: A satisfactory and generally expected expression of a specific tree species, with only minor or typical variances from an ideal form.
- Fair: Nearly satisfactory, with defects or a combination of defects such as codominant leaders, unbalanced crown, poor/no flare, shortened internodes, has been poorly pruned, etc.
- Poor: Significantly flawed expression of a specific tree species

Structural Integrity Assessment

- Good: Defects if present are minor (e.g. twig dieback, small wounds); defective tree part is small (e.g. 5-8 cm diameter limb) providing little if any risk.
- Fair: Defects are numerous or significant (e.g. dead scaffold limbs); defective parts are moderate in size (e.g. limb greater than 5-8 cm in diameter).
- Poor: Defects are severe (trunk cavity in excess of 50%); defective parts are large (e.g. majority of crown).
- Hazard: Defects are severe and acute; defective part or collective defective parts render the tree a high risk threat to potential targets.

3.2 CRITICAL ROOT ZONES

The critical root zone of a tree is the portion of the root system that is the minimum necessary to maintain tree vitality and stability. Critical root zones are commonly prescribed by municipal bylaws based solely on DBH and/or drip line, and are

typically expressed as a circular shape around the tree. There are a number of other factors, however, that are considered when establishing a critical root zone.

Factors that inform location and extent of a tree preservation barriers to protect the critical root zone include: species tolerance to root loss and other construction impacts (as established by authoritative resources and professional experience), tree trunk size (DBH), tree health and vigour, structural condition, landscape context, soil type, moisture availability, topography, ground cover, crown size (drip line) and balance, current physical root restrictions, visible root arrangement, relationship to neighbouring trees, relationship between tree and proposed construction, type of proposed construction, etc.

3.3 CITY OF MISSISSAUGA PRIVATE TREE PROTECTION BY-LAW 0021-2022

This report has been prepared in accordance with the City of Mississauga Private Tree Protection By-law 0021-2022 and the City's Tree Preservation and Protection Standards. The purpose of the report is to document existing tree resources, identify trees proposed for preservation or removal, assess potential impacts associated with the proposed development, and recommend appropriate tree protection measures. Trees identified for retention have been assigned Tree Protection Zones (TPZs) in accordance with City standards, and protective fencing is recommended to minimize impacts during construction. Trees proposed for removal will be subject to the City's permit requirements and any applicable replacement planting or compensation requirements.

4.0 TREE INVENTORY AND PRESERVATION/REMOVAL RECOMMENDATIONS

4.1 TREE DATA TABLE

Grey indicates recommended removal.

GENERAL INFORMATION				SIZE		HEALTH & CONDITION					RECOMMENDATIONS		
ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	TPZ (m)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE	PERMIT REQUIREMENT (ANY CITY TREE OR ANY TREE OVER 15cm)
1	<i>Ulmus pumila</i>	Siberian Elm	Subject site	52		4	4	Poor	Fair	major epicormic growth, deadwood, growing into ext. retaining wall	conflict with proposed parking lot	remove	X
2	<i>Ulmus pumila</i>	Siberian Elm	Subject site	52, 40		3.5	4	Poor	Fair	low union, epicormic growth, growing into ext. retaining wall	conflict with proposed parking lot	remove	X
3	<i>Ulmus pumila</i>	Siberian Elm	Subject site	19		2	4	Poor	Fair	deadwood, epicormic growth, suppressed	conflict with proposed parking lot	remove	X
4	<i>Ulmus pumila</i>	Siberian Elm	Subject site	45		3.5	4	Poor	Fair	epicormic growth, growing into ext. retaining wall	conflict with proposed parking lot	remove	
5	<i>Ulmus pumila</i>	Siberian Elm	Subject site	15, 14		2	4	Poor	Poor	low union, growing next to ext. building	conflict with proposed parking lot	remove	

Tree Preservation Report for Zoning By-Law Amendment
12 & 26 Park Street, Mississauga

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6	<i>Acer negundo</i>	Manitoba Maple	City ROW	13, 12, 10	1.5	3	4	Poor	Fair	union at grade, deadwood	n/a	preserve	n/a
7	<i>Picea abies</i>	Norway Spruce	Subject site	56	3.6	4	4	Fair	Fair	deadwood, one sided canopy	n/a	preserve	n/a
8	<i>Acer platanoides</i>	Norway Maple	City ROW	38		4	5	Fair	Fair	pruned for hydro, leaning	conflict with proposed parking lot	remove	X
9	<i>Acer platanoides</i>	Norway Maple	City ROW	31		3	5	Fair	Fair	pruned for hydro, leaning	conflict with proposed parking lot	remove	X
10	<i>Acer platanoides</i>	Norway Maple	Subject site	57		4.5	4	Poor	Poor	significant deadwood, leaning, signs of decay at unions	conflict with proposed parking lot	remove	X
11	<i>Acer saccharum</i>	Sugar Maple	City ROW	25	1.8	2.5	5	Fair	Good	minor deadwood	n/a	preserve	n/a
12	<i>Acer saccharum</i>	Sugar Maple	City ROW	34	2.4	2.5	5	Fair	Good	low branched	n/a	preserve	n/a
13	<i>Acer saccharum</i>	Sugar Maple	City ROW	36	2.4	3	5	Fair	Good	prune wounds	n/a	preserve	n/a
14	<i>Acer saccharum</i>	Sugar Maple	City ROW	44	3	3.5	5	Fair	Good	prune wounds, poor trunk taper	n/a	preserve	n/a
15	<i>Fagus sylvatica</i> 'Tricolor'	Tricolor Beech	Subject site	15	1.5	1.5	5	Good	Good	full form	n/a	preserve	n/a
16	<i>Fagus sylvatica</i> 'Tricolor'	Tricolor Beech	Subject site	12	1.5	1.5	5	Good	Good	full form	n/a	preserve	n/a
17	<i>Acer platanoides</i>	Norway Maple	Subject site	49	3	4.5	5	Good	Good		n/a	preserve	n/a
18	<i>Acer platanoides</i>	Norway Maple	Boundary with 35 Stavebank Road	50	3	4.5	5	Fair	Fair	poorly pruned	n/a	preserve	n/a
19	<i>Acer platanoides</i>	Norway Maple	Subject site	49	3	4.5	5	Fair	Good	poorly pruned, slight lean	n/a	preserve	n/a
20	<i>Acer platanoides</i>	Norway Maple	Subject site	50	3	4.5	5	Fair	Good	poorly pruned, slight lean	n/a	preserve	n/a
21	<i>Acer platanoides</i>	Norway Maple	35 Stavebank Road	48, 47	3	4.5	5	Fair	Good	poorly pruned, slight lean	n/a	preserve	n/a
22	<i>Betula papyrifera</i>	Paper Birch	35 Stavebank Road	-20, 18	1.5	3	5	Fair	Good	primary union at grade	n/a	preserve	n/a
23	<i>Acer saccharinum</i>	Silver Maple	35 Stavebank Road	-80	4.8	8	5	Fair	Fair	on slope, significant epicormic growth	n/a	preserve	n/a
24	<i>Morus alba</i>	White Mulberry	Port Credit GO Station	-20	1.5	2	5	Fair	Fair	on slope, located in dense vegetation, suppressed		review potential impacts at the time of SPA	
25	<i>Acer platanoides</i>	Norway Maple	Port Credit GO Station	-30	1.8	3	5	Fair	Fair	on slope, located in dense vegetation,		review potential impacts at	

Tree Preservation Report for Zoning By-Law Amendment
12 & 26 Park Street, Mississauga

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										supressed		the time of SPA	
26	<i>Morus alba</i>	White Mulberry	Port Credit GO Station	-20	1.5	2.5	5	Fair	Fair	on slope, located in dense vegetation, supressed		review potential impacts at the time of SPA	
27	<i>Populus spp.</i>	Poplar	Port Credit GO Station	-60	3.6	6	4	Fair	Fair	cavity forming at union, on slope, dieback		review potential impacts at the time of SPA	
28	<i>Ulmus pumila</i>	Siberian Elm	Port Credit GO Station	-20	1.5	2	4	Fair	Fair	deadwood, epicormic growth, supressed		review potential impacts at the time of SPA	
29	<i>Ulmus pumila</i>	Siberian Elm	Port Credit GO Station	-10	1.5	1.5	5	Good	Good	minor supressed		review potential impacts at the time of SPA	
30	<i>Acer negundo</i>	Manitoba Maple	Port Credit GO Station	-25	1.8	3	5	Fair	Fair	on slope, located in dense vegetation, supressed	n/a	preserve	n/a
31	<i>Acer negundo</i>	Manitoba Maple	Port Credit GO Station	-25	1.8	3	5	Fair	Fair	on slope, located in dense vegetation, supressed, leaning, epicormic growth	n/a	preserve	n/a
32	<i>Robinia pseudoacacia</i>	Black Locust	Port Credit GO Station	-30	1.8	4	4	Poor	Fair	on slope, located in dense vegetation, supressed	n/a	preserve	n/a
33	<i>Robinia pseudoacacia</i>	Black Locust	Port Credit GO Station	-35	2.4	4	4	Poor	Fair	on slope, located in dense vegetation, supressed	n/a	preserve	n/a
34	<i>Acer negundo</i>	Manitoba Maple	Port Credit GO Station	-25	1.8	3	5	Fair	Fair	on slope, located in dense vegetation, supressed, leaning, epicormic growth	n/a	preserve	n/a
35	<i>Ulmus pumila</i>	Siberian Elm	Port Credit GO Station	-20	1.5	2.5	4	Fair	Fair	on slope, located in dense vegetation, supressed	n/a	preserve	n/a
36	<i>Robinia pseudoacacia</i>	Black Locust	Port Credit GO Station	-25	1.8	2.5	4	Fair	Fair	on slope, located in dense vegetation, supressed, leaning, epicormic growth	n/a	preserve	n/a

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ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	TPZ (m)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE OR REMOVE	PERMIT REQUIREMENT (ANY CITY TREE OR ANY TREE OVER 15cm)
37	<i>Acer negundo</i>	Manitoba Maple	Port Credit GO Station	~25	1.8	2	4	Fair	Fair	on slope, located in dense vegetation, supressed, leaning, epicormic growth	n/a	preserve	n/a
38	<i>Robinia pseudoacacia</i>	Black Locust	Port Credit GO Station	~35	2.4	4	5	Fair	Good	on slope, located in dense vegetation, supressed, leaning, epicormic growth	n/a	preserve	n/a
39	<i>Robinia pseudoacacia</i>	Black Locust	Port Credit GO Station	~20	1.5	2	4	Fair	Good	on slope, located in dense vegetation, supressed, leaning, epicormic growth	n/a	preserve	n/a

5.0 POTENTIAL CONSTRUCTION IMPACTS ON TREES

Some trees have been recommended for removal due to direct conflict with the proposed development. Some trees that have been recommended for preservation may be in proximity to the proposed construction. Trees to be preserved may be affected by the construction process, or by the construction itself. It is imperative that the design team and the construction crew understand the potential for, and the causes of tree damage. The tree recommended for preservation may experience some or all of the following potential construction impacts. Strategies and methods to avoid these impacts are outlined in the Construction Impact Mitigation Recommendations section of this report.

5.1 SOIL COMPACTION

Soil compaction is caused by heavy or repeated compression or vibration of the soil around the tree. Soil compaction reduces the amount and size of macro and micro pore space that is vital for subsurface movement of air and water. The harmful effects of soil compaction include, but are not limited to: slower water infiltration, poor aeration, reduced root growth and an overall increased susceptibility to biotic and abiotic stressors.

5.2 ROOT LOSS

Root loss occurs when roots are severed. The majority of roots are typically located within the top 60cm of soil and can extend outward up to three times the extent of the tree drip line. Excavation of any kind within the critical root zone* can sever roots. Two categories of roots need to be considered when evaluating impacts of root loss - small, fibrous absorbing roots, and large structural roots. Significant loss of either or both of these functions can cause stress and/or affect the structural stability of the tree. Note, however, that it is commonly accepted that healthy trees can typically tolerate and recover from the removal of approximately 33% (up to a maximum of 50%) of their root mass. Thorough consideration regarding extent of

acceptable root removal is dependent on individual species characteristics, root loss distribution, and site specific conditions (*ref. Trees and Development: A Technical Guide to Preservation of Trees During Land Development by Nelda Matheny and James R. Clark, 1998. Pg 72*).

5.3 GRADE CHANGES

Lowering of the grade around trees has immediate and long term effects on trees. Lowering of grade requires immediate root loss from cutting the roots which results in water stress from the root removal and potential reduced structural stability.

Raising the grade around a tree can be equally damaging. The addition of fill over the root zone of a tree alters the roots' ability for normal water and gas exchange that is necessary for healthy root growth and stability. Fill essentially suffocates the roots and can lead to the slow and eventual decline of the tree.

5.4 MECHANICAL DAMAGE

Mechanical damage is caused by physical contact with a tree that damages the tree to any degree. During land development and construction activities, there is an increased risk of both minor and fatal mechanical damage to trees from construction equipment. Minor damage can create entry points for insects and pathogens, and fatal damage can cause irreparable structural damage.

5.5 CHANGES TO EXPOSURE - SUN AND WIND

Trees can be negatively affected by increased exposure to sun or wind when neighbouring trees are removed. This can be of particular concern when 'interior trees' (trees that have developed surrounded by other trees) are suddenly exposed to forest edge conditions. These trees may experience higher intensity of direct sunlight resulting in leaf scald, and instability due to increased wind and snow loads.

Trees can be negatively affected by decreased exposure to sunlight. Proposed development that includes tall buildings located to the south and west of mature existing trees can greatly reduce the amount of daily direct sunlight. While this change in environment may not cause the immediate or eventual death of a tree, it can certainly slow development and alter growing habits and patterns, and must therefore be a consideration when evaluating trees for potential preservation.

5.6 SOIL CONTAMINATION

Soil health around a tree can be compromised by contamination from spills or leaks of fuels, solvents, or other construction related fluids.

5.7 WATER AVAILABILITY

Grading and servicing requirements for development can affect water availability for trees. Trees may experience a loss of available water due to a lowered water table or the capture or redirection of subsurface and/or overland flow. Conversely, trees may experience an increase of available water due to changes in site grading and storm water retention efforts.

The successful survival of the trees to be preserved is largely dependent on adhering to the construction impact mitigation recommendations that follow.

6.0 CONSTRUCTION IMPACT MITIGATION RECOMMENDATIONS

The following general recommendations are provided to guide the removal process, mitigate construction impacts, and ensure compliance with provincial, federal, and municipal regulatory requirements. Some of the recommendations listed below are noted to be undertaken by an ISA certified arborist.

6.1 PRE-CONSTRUCTION RECOMMENDATIONS

- a) Prior to any construction activity, tree preservation fencing is to be installed as per the attached tree preservation drawings and detail.
- b) Trees approved for removal are to be clearly indicated in the field (marked with spray paint or other agreed upon method) by the project arborist or approved alternate. All removals to be undertaken by an ISA certified arborist.
- c) In accordance with the Migratory Birds Convention Act, 1994, all removals must take place between September 1st and March 31st to avoid disturbing nesting migratory birds. If tree removal occurs between April 1st and August 31st, a biologist is required to complete a search for nests. Once cleared, the contractor has 48 hours to remove. If removal does not occur within 48 hours, another search will be required.
- d) Care should be taken during the felling operation to avoid damaging the branches, stems, trunks, and roots of nearby trees to be preserved. Where possible, all trees are to be felled towards the construction zone to minimize impacts on adjacent vegetation. All removals to be undertaken by an ISA certified arborist.
- e) It is recommended that the existing ground-layer vegetation at the base of trees to be preserved remain intact within the critical root zone so as not to disturb the soil around the base of the existing trees.
- f) Final site grading plans should ensure that the existing soil moisture conditions are maintained.

6.2 RECOMMENDATIONS RELATED TO THE CONSTRUCTION PROCESS

- a) Tree preservation fencing is to be maintained in good condition and effective for the duration of construction until all construction activity is complete or as per the project arborist or landscape architect.
- b) Tree preservation fencing is to remain intact as per the tree preservation drawings, and can only be temporarily removed with the express written consent from the project arborist or landscape architect. Should tree preservation fencing be temporarily relocated or moved, it is to be reinstated as per the tree preservation plans as soon as possible.
- c) No construction, excavation, adding of fill, stockpiling of construction material, or heavy equipment is permitted within the critical root zone/within the tree preservation fencing.
- d) When excavation near a tree is required, and it is anticipated that roots will be severed and exposed, duration of exposure is to be minimized to prevent root desiccation.
- e) During the excavation process, roots 25mm or larger that are severed and exposed should be hand pruned to leave a clean-cut surface. To be undertaken by an ISA certified arborist. Exposed severed roots that cannot be covered in soil on the same day as the cuts are made are to be kept moist.

Exposed roots are to be kept moist by covering them with water soaked burlap or any other means available to prevent them from drying out.

- f) Avoid idling heavy equipment under or within close proximity to trees to be preserved to prevent canopy damage from exposure to the heat of the exhaust.
- g) Broken branches on trees within the subject site to be preserved should be cleanly cut as soon as possible after the damage has occurred. To be undertaken by an ISA certified arborist.

6.3 POST-CONSTRUCTION RECOMMENDATIONS

- a) Avoid discharging rain water leaders adjacent to retained trees, as this may result in an overly moist environment which can cause root rot.
- b) After all work is completed, tree preservation fences and any other impact mitigation paraphernalia must be removed.
- c) A final review must be undertaken by the project arborist or landscape architect to ensure that all mitigation measures as described above have been met.

7.0 DISCLAIMER

The assessment of the trees presented within this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay, evidence of insect presence, discoloured foliage, the general condition of the trees and the surrounding site, as well as the proximity of property and people. None of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour is constantly changing. They are not immune to changes in site conditions or seasonal variations in the weather.

While reasonable efforts have been made to ensure the trees recommended for retention are healthy, no guarantees are offered or implied, that these trees or any part of them will remain standing.

Note that this arborist report has been prepared using the latest drawings and information provided by the client. Any subsequent design or site plan changes affecting trees may require revisions to this report. Any new information or drawings are to be provided to RKLA prior to report submission to planning authorities.

8.0 CONTACT INFORMATION

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9.0 APPENDIX A - TREE PRESERVATION DRAWINGS

