the mbtw group

ARBORIST REPORT

DATED: MAY 4, 2026

1055 BLOOR STREET
CITY OF MISSISSAUGA

MBTW PROJECT NO: CRT002

Inspection Date: June 02, 2025
By: Mike Hukezalie, ISA Certified Arborist No. ON-2408A
And Todd Fischer, The MBTW Group

INTRODUCTION:

This Arborist Report has been prepared by the MBTW Group in support of the Re-Zoning Application for 1055 Bloor Street in the City of Mississauga. The Site consists of a 17 storey mid-rise apartment complex with underground and surface parking areas and sodded open space with tree clusters. The building is situated in the center of the site. The large asphalt parking lot is located along the east limit of the property. The existing tree clusters and sodded areas are located primarily on the north, west and sides of the site with isolated trees documented along the east property boundary. Refer to the aerial photo on page 2 of this report for an overall existing context. In the proposed development, 3 buildings are proposed. One (Building C) on the north-west side of the site, one (Building B) on the south-west corner, and one on the south-center of the site along Bloor Street. The proposed development also includes portions of new landscape associated with the new buildings. The proposed construction work will require the removal and injury of several existing trees. This Arborist Report was conducted to provide the condition of existing trees and information of existing trees that will be impacted by the redevelopment, governed under the City of Mississauga By-law (0021-2022).

NATURE OF WORK:

The purpose of this report is to provide an inventory and assessment of all trees located on the 1055 Bloor Street property. This Arborist Report provides the following information:

1. Identification of vegetative species / groupings;
2. Identification of general condition and trunk diameter size of both individual trees and vegetative groupings;
3. Provide site specific vegetative mapping (in the form of a Tree Protection Plan) which illustrates the location of individual trees and boundaries of vegetative groupings;
4. An assessment of the quality of each unit with consideration for the general condition, health and size;
5. An assessment of the potential for preservation (based on land use objectives);
6. Recommendations (if required) for preservation requirements related to site development and construction.

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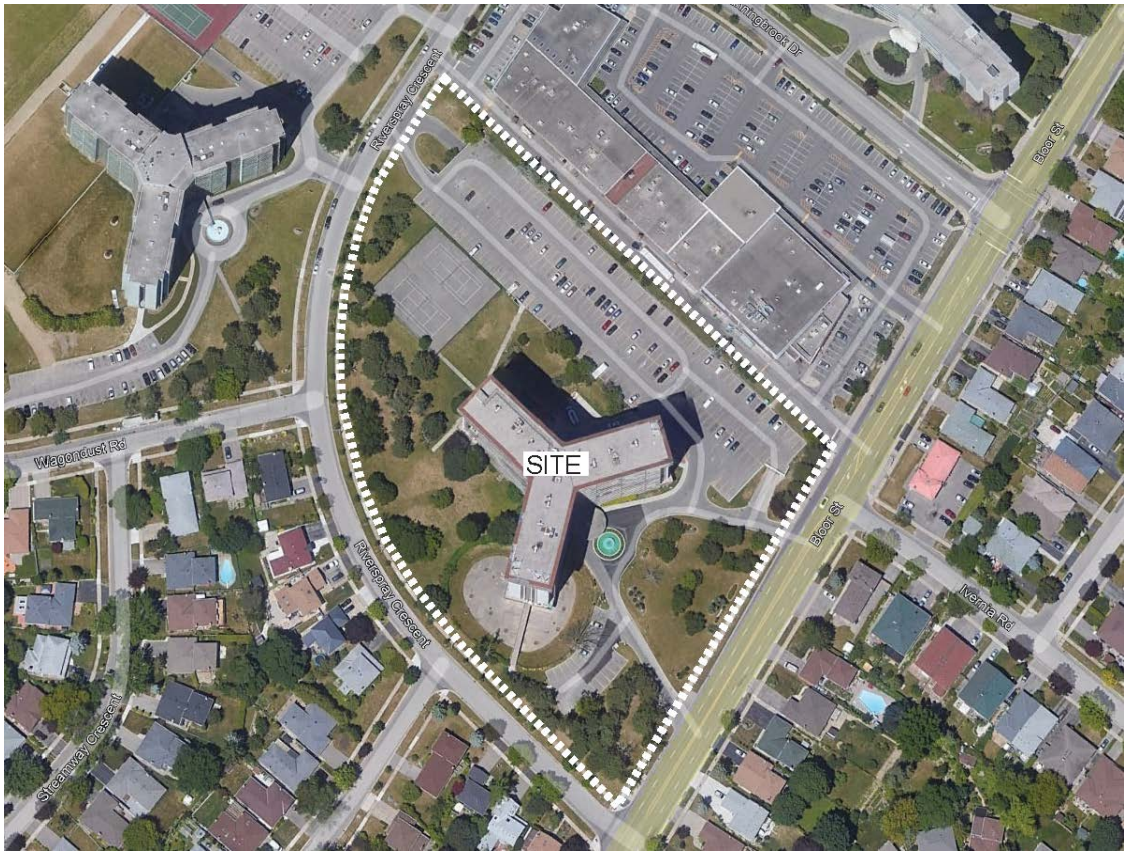

Aerial Photo:
Aerial Image of Site

OVERVIEW OF FIELD WORK AND MAPPING PROCEDURES:

Base information for this report has been obtained from a site survey (digital mapping indicating existing topography and vegetation within the immediate and surrounding site), and reconnaissance field investigations. At the time of the Arborist inspection, a **total of 137 trees** are associated with the site, including both City-owned and privately-owned trees.

DETAILED TREE INVENTORY

The Arborist inspection was conducted on June 2, 2025. The trees on site were tagged and measured at 1.4m from grade to obtain the trunk diameter at breast height (dbh) with a caliper measurer. The trees were tagged with an identification number, identified as to their species and ranked as being good, fair, poor, terminal decline, hazardous or dead, in reference to their health and structural condition. Please refer to drawing TP-1 for tree location information, tree protection fencing location and the Tree Inventory Table in Appendix A for detailed information of tree species, size and condition information.

TREES SPECIES COMPOSITION

Refer to the following table which breaks down the species composition by number and percentage of the overall site makeup. The most populous species found on site are Austrian Pine (31%), Crabapple (14%) and Little Leaf Linden (9%).

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Species	Qty	%
Common Lilac	4	3%
Crabapple	19	14%
Norway Maple	11	8%
Austrian Pine	42	31%
Paper Birch	8	6%
Littleleaf Linden	13	9%
Kentucky Coffee-tree	7	5%
Dutch Elm Resistant Elm	7	5%
Basswood	1	1%
Eastern Red Cedar	3	2%
Hackberry	2	1%
Honeylocust	7	5%
Russian Olive	6	4%
Siberian Elm	2	1%
Mulberry	3	2%
Colorado Blue Spruce	2	1%

TREES LOCATED ON DEVELOPMENT PROPERTY

The site at 1055 Bloor Street is a mid-rise apartment complex with an existing underground and surface parking structure. The tree clusters documented on site are established in sod located in the open spaces throughout the site. The dominant tree species on site consist of Austrian Pine, Crabapple, Little Leaf Linden and Paper Birch. Other tree species were observed to occur as isolated trees that are scattered in species clusters either form natural or planted origins. Trees were found to be in conditions ranging from poor to good, with a few in terminal decline. It should be noted that 1 tree (#161) is found on the neighbouring private property east of the site.

In the proposed development, the 3 buildings and two driveway connections to the existing surface parking will require the removal of some of the privately-owned trees. The trees located outside of the proposed infill development will be preserved and protected. A total of 68 trees located on the subject property will require removal, including 1 tree in terminal decline (#142). The remaining trees on private property are to be preserved and protected without harm. One tree (#264) will require injury in the form of root pruning and air spade due to the proposed civil work required.

Tree preservation fencing shall be installed in accordance with the TP-1 plan prepared by The MBTW Group. It should be noted that permits will be required for the removal or injury of any privately-owned trees with a DBH of 15cm or above.

TREES LOCATED ON CITY PROPERTY

A total of 28 trees were noted within the City owned Right of Way along Riverspray Crescent in a sodded boulevard. The dominant species found with the City Right of Way is Honeylocust. Due to the sidewalk modifications and driveway construction required for the proposed buildings, a total of 2 trees will

require removal. The remaining trees will be preserved and protected without harm. It should be noted that permits will be required for the removal of any City-owned trees.

TREE MAINTENANCE PROGRAM

Pre-Construction

- Ensure that all tree removal and/or injury permits for all trees identified in this report are obtained prior to site demolition and construction work.
- Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work. A consulting ecologist should be retained to inspect the site if tree removals occur between April and August.
- Ensure that Tree Protection Zone (TPZ) as identified in Tree Protection Plan, TP-1, is provided. Install tree protection fence according to the approved Tree Protection Plan TP-1 and details.
- Ensure that no personnel, materials, equipment or garbage are allowed within TPZ during construction.
- For any root pruning and/or canopy reduction required, it is recommended that a hydrovac excavator be used to construct a trench along the line of excavation to identify the tree roots that are in conflict with the proposed construction. The exposed roots should be cut cleanly at the limit of excavation by a Certified Arborist to prevent damage to the tree from the excavation process. Any wayward branches that extend over the construction area that can be damaged by construction equipment should be pruned off by a Certified Arborist.
- The removal of all trees located on the shared property boundary must be coordinated with the adjacent land owner. A letter of consent signed by the adjacent land owner must be made available to the City to confirm that the adjacent land owner provides consent for the removal of trees located on the shared property line.

During Construction

- Provide irrigation to protected trees to compensate for root loss during periods of drought. Top up soil moisture level with irrigation to provide the equivalent of 5cm depth of natural rainfall per week during May to September.
- Provide a one year slow release low nitrogen fertilizer such as 8-30-30 to promote root regeneration and plant vigor. Apply fertilizer during the active growing season from April to end of July. Do not apply additional fertilizer from August onwards to prevent formation of soft new growth that will be damaged by cold weather.
- Root and canopy reduction pruning should be conducted under the supervision of a ISA certified arborist. The root and canopy pruning exercise is required to remove roots and branches that may be damage by excavation or other construction equipment.
- Backfill excavated trenches located adjacent to tree protection zones with good quality topsoil to encourage the establishment of new roots following root pruning operations.

Post -Construction

- Ensure that the tree protection fences are intact until the completion of the project.
- Provide a one year slow release low nitrogen fertilizer such as 8-30-30 to promote root regeneration and plant vigor. Apply fertilizer during the active growing season from April to end of July. Do not apply additional fertilizer from August onwards to prevent formation of soft new growth that will be damaged by cold weather.
- The contractor should ensure that the trees are irrigated weekly so that they are provided with evenly moist soil throughout the growing season (between the months of April to the end of October) during the 2 year warranty period. Irrigation should be provided at least once a week if rain fall is insufficient to ensure an adequate soil moisture level to allow for root establishment. Irrigation twice a week may be required in periods of extreme drought and heat.

CONCLUSIONS

Due to the proposed construction of the 3 buildings and associated construction activity, a total of 70 permit and non-permit sized trees will require removal, including 1 tree in Terminal Decline. Refer to preservation, injury and removals summary table below for more detailed information.

Total Privately-Owned Trees Associated With Site:	109
Total City Trees Associated With Site:	28
Total Trees Associated With Site:	**137**
Total City-Owned Trees To Be Removed:	2
Total Privately-Owned Trees To Be Removed:	68
Total Number of Trees To Be Removed (Overall):	**70**
Total Number of Trees To Be Injured (Overall):	1
Total Number of Trees To Be Preserved (Overall):	**67**
Total Number of Trees Requiring Injury or Removal Permit (Overall):	**68**
Total Number of Compensation Trees Required (Overall):	**214**

In order to satisfy the conditions required *on* the issuance of a Tree Removal Permit, **the planting of 214 new trees will be required** to replace all non-hazardous/diseased (or dead) trees 15cm DBH or above to be removed due to development. This is to follow the City's requirement of one (1) replacement tree for every 15cm of DBH. The one tree less than 15cm DBH is exempt from requiring a permit and compensation. The minimum size of the replacement trees should be at and above 60mm in dbh and be balled and burlapped. All trees to be maintained and irrigated for a minimum of 2 years until the end of the warranty period. Any compensation trees that cannot be installed will be compensated in the form of payment to the City of Mississauga's replacement tree planting fund.

LIMITATIONS OF ARBORIST INSPECTION REPORT

The trees identified in the Arborist Inspection Report has been made using accepted ISA arboricultural techniques including visual review of above ground parts, defects, scars, decay, fungal fruiting bodies, foliage color, insect damage, lean of tree canopy, visible root structures and condition of the trees in conjunction with the tree location, land use, site users and context. Except where noted, trees in this arborist report have not been cored, probed, excavated or climbed during the assessment process.

Notwithstanding the observations and recommendations in this report, it must be noted that trees are living organisms that react to their environment, and their conditions will change over time. It is recommended that trees should be re-assessed periodically. The tree assessment information presented in this report is representative of the tree conditions at the time of inspection.

REPORT PREPARED BY:



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THE MBTW **GROUP**

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Appendix A – Tree Inventory Table

	TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CNPY. SPR (m)	TPZ (m)	COND-ITION	REMARKS	PRES. STATUS	REPL. QTY.
1	**201**	*Malus*	Crabapple	31	6	2.4	FAIR	DW, ER-D, S, EPI, D,IB	**REMOVE**	**3**
2	**202**	*Malus*	Crabapple	33	6	2.4	FAIR-GOOD	DW, EPI, PS, HW, IB	**REMOVE**	**3**
3	**203**	*Malus*	Crabapple	25	6	1.8	FAIR-GOOD	WB, ER-D,G, EPI	**REMOVE**	**2**
4	**204**	*Malus*	Crabapple	38	6	2.4	FAIR	ER-D, BB, IB, HW, S, EPI	**PRESERVE**	
5	**205**	*Malus*	Crabapple	33	6	2.4	FAIR	ER-D, BW, IB,DW, HW, S, EPI	**PRESERVE**	
6	**206**	*Malus*	Crabapple	36	6	2.4	POOR-FAIR	L, BW, ER-D, PS, CW, BB, DW, IB	**REMOVE**	**3**
7	**207**	*Malus*	Crabapple	30	6	2.4	FAIR	ER-D, D, BW, CW	**REMOVE**	**3**
8	**208**	*Malus*	Crabapple	36	6	2.4	FAIR	ER-D, BW, EPI, DW	**REMOVE**	**3**
9	**209**	*Malus*	Crabapple	19,15	4	1.5	POOR	MS, D, BW, CW, PS, EPI, S, G	**REMOVE**	**2**
10	**210**	*Malus*	Crabapple	46	5	3.0	POOR	ER-D, IB, FC, D,BB, CW, BW	**REMOVE**	**4**
11	**211**	*Malus*	Crabapple	34	6	2.4	FAIR	BW, S EPIC, DW, D, PS	**REMOVE**	**3**
12	**212**	*Juniperus virginiana*	Eastern Red Cedar	19, 11, 8, 18	4	1.8	POOR	FALLEN OVER	**REMOVE**	**2**
13	**213**	*Juniperus virginiana*	Eastern Red Cedar	15, 15	3	1.3	FAIR	MS, V, L, DW	**REMOVE**	**1**
14	**214**	*Juniperus virginiana*	Eastern Red Cedar	10, 12, 15, 20	3	1.7	POOR-FAIR	MS, V, L, DW, ER-D, DW, PS	**REMOVE**	**2**
15	**215**	*Thuja occidentalis*	Hackberry	8	1	1.2	FAIR-GOOD	MS, CD	**REMOVE**	**0**
16	**216**	*Thuja occidentalis*	Hackberry	8	1	1.2	FAIR-GOOD	MS, CD	**REMOVE**	**0**
17	**217**	*Pinus nigra*	Austrian Pine	43	8	3.0	FAIR	DD (min), ER-D, G, IB	**REMOVE**	**3**
18	**218**	*Pinus nigra*	Austrian Pine	46	8	3.0	FAIR	DD (min), ER-D, G, IB, CD	**REMOVE**	**4**
19	**219**	*Pinus nigra*	Austrian Pine	43	8	3.0	FAIR-GOOD	DD (min), ER, DW, HW	**REMOVE**	**3**
20	**220**	*Betula papyrifera*	Paper Birch	27, 23	5	2.1	POOR-FAIR	MS, ER-D, PS, D, DW	**REMOVE**	**3**
21	**221**	*Pinus nigra*	Austrian Pine	47	8	3.0	FAIR-GOOD	ER-D, DD(min), G, HW	**REMOVE**	**4**

22	**222**	*Pinus nigra*	Austrian Pine	48	8	3.0	FAIR-GOOD	ER, G, DW, HW, BB	**REMOVE**	**4**
23	**223**	*Pinus nigra*	Austrian Pine	39	8	2.4	FAIR-GOOD	ER, G, DW, HW, BB	**REMOVE**	**3**
24	**224**	*Pinus nigra*	Austrian Pine	44	6	3.0	FAIR-GOOD	ER, G, DW, HW, BB	**REMOVE**	**3**
25	**225**	*Pinus nigra*	Austrian Pine	43	5	3.0	FAIR	ER, G, DW, HW, BB, T, BG, G(severe)	**REMOVE**	**3**
26	**226**	*Pinus nigra*	Austrian Pine	32	8	2.4	POOR	FEW DEAD BRANCHES, DECAY	**REMOVE**	**3**
27	**227**	*Pinus nigra*	Austrian Pine	50	8	3.0	FAIR	ERR-D, DD(min), CD	**REMOVE**	**4**
28	**228**	*Pinus nigra*	Austrian Pine	51	8	3.6	FAIR	ER-D, DD(min), G, T	**REMOVE**	**4**
29	**229**	*Pinus nigra*	Austrian Pine	44	8	3.0	FAIR-GOOD	ER-D, DD(min)	**REMOVE**	**3**
30	**230**	*Pinus nigra*	Austrian Pine	45	8	3.0	FAIR	ER-D, DD(min), G(severe)	**REMOVE**	**3**
31	**231**	*Pinus nigra*	Austrian Pine	47	8	3.0	FAIR	ER-D, DD(min), CD	**REMOVE**	**4**
32	**232**	*Betula papyrifera*	Paper Birch	20, 17, 29	6	2.3	FAIR	MS	**REMOVE**	**3**
33	**233**	*Pinus nigra*	Austrian Pine	36	8	2.4	POOR	HW, DD(min), DW, BB, SC	**REMOVE**	**3**
34	**234**	*Pinus nigra*	Austrian Pine	46	8	3.0	POOR-FAIR	HW, DD(min), DW, BB, ER-D, G	**PRESERVE**	
35	**235**	*Pinus nigra*	Austrian Pine	36	8	2.4	POOR-FAIR	HW, DD(min), DW, BB, ER-D	**PRESERVE**	
36	**236**	*Pinus nigra*	Austrian Pine	36	6	2.4	POOR-FAIR	HW, DD(min), DW, BB, ER-D	**PRESERVE**	
37	**237**	*Pinus nigra*	Austrian Pine	38	6	2,4	POOR-FAIR	HW, DD(min), DW, BB, ER-D,G IB, L	**PRESERVE**	
38	**238**	*Pinus nigra*	Austrian Pine	44	8	3.0	POOR-FAIR	HW, DD(min), DW, BB, ER-D, G, IB, CD	**REMOVE**	**3**
39	**239**	*Acer platanoides*	Norway Maple	20	4	1.5	FAIR	ER-D, HW, G	**PRESERVE**	
40	**240**	*Acer platanoides*	Norway Maple	23	4	1.8	POOR	ER-D, HW, G, FC	**PRESERVE**	
41	**241**	*Acer platanoides*	Norway Maple	8	2	1.2	**TERMINAL DECLINE**	SV, DW, H	**PRESERVE**	
42	**242**	*Acer platanoides*	Norway Maple	11	3	1.5	FAIR	SV, DW, H, TS	**PRESERVE**	
43	**243**	*Acer platanoides*	Norway Maple	10	3	1.2	FAIR	SV, DW, H	**PRESERVE**	
44	**244**	*Acer platanoides*	Norway Maple	13	3	1.5	FAIR	TS, HW, H	**PRESERVE**	

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45	**245**	*Acer platanoides*	Norway Maple	8	1	1.2	**TERMINAL DECLINE**	TS, HW, DW, B, IB	**PRESERVE**	
46	**246**	*Gleditsia triacanthos*	Honeylocust	14	4	1.5	GOOD	TS, HW, SB, EAA	**PRESERVE**	
47	**247**	*Gleditsia triacanthos*	Honeylocust	10	3	1.2	FAIR	HW, H	**PRESERVE**	
48	**248**	*Gleditsia triacanthos*	Honeylocust	10	2	1.2	GOOD	CW, HW	**PRESERVE**	
49	**249**	*Gleditsia triacanthos*	Honeylocust	12	3	1.5	GOOD	HW, H	**PRESERVE**	
50	**250**	*Gleditsia triacanthos*	Honeylocust	13	3	1.5	GOOD	HW, H	**PRESERVE**	
51	**251**	*Gleditsia triacanthos*	Honeylocust	10	3	1.5	GOOD	HW, H	**PRESERVE**	
52	**252**	*Gleditsia triacanthos*	Honeylocust	14	4	1.4	GOOD	HW, H	**PRESERVE**	
53	**253**	*Gymnocladus dioicus*	Kentucky Coffee-tree	11	4	1.5	GOOD	HW, H, BARK CRACK	**PRESERVE**	
54	**254**	*Pinus nigra*	Austrian Pine	38	6	2.4	FAIR	HW, DD(min), DW, BB	**REMOVE**	**3**
55	**255**	*Betula papyrifera*	Paper Birch	20, 27	6	2.0	**TERMINAL DECLINE**	IB, MS, DW, CD, ONE LIMB OFF	**PRESERVE**	
56	**256**	*Tilia cordata*	Littleleaf Linden	80	12	4.8	FAIR	L, IB, DW, ER-D, CD	**REMOVE**	**5**
57	**257**	*Tilia cordata*	Littleleaf Linden	68	12	4.2	FAIR	L, DW, BW, ER-D, GIRDLED ROOT	**PRESERVE**	
58	**258**	*Tilia cordata*	Littleleaf Linden	32	8	2.4	FAIR-GOOD	ER-D, L	**REMOVE**	**3**
59	**259**	*Tilia cordata*	Littleleaf Linden	40	8	2.4	FAIR	ER-D, L, PS, IB	**REMOVE**	**3**
60	**260**	*Tilia cordata*	Littleleaf Linden	46	10	3.0	FAIR	ER-D, L, PS, IB	**REMOVE**	**4**
61	**261**	*Tilia cordata*	Littleleaf Linden	55	10	3.6	FAIR-GOOD	ER-D, IB, PS, D, DW, G	**REMOVE**	**4**
62	**262**	*Tilia cordata*	Littleleaf Linden	41	8	3.0	POOR	NF, CD, IB, D, DW, SB	**REMOVE**	**3**
63	**263**	*Pinus nigra*	Austrian Pine	65	6	4.2	FAIR-GOOD	L, ER-D, DD(min)	**PRESERVE**	
64	**264**	*Tilia cordata*	Littleleaf Linden	63	10	4.2	FAIR-GOOD	ER-D, EPI, PS	**INJURE**	
65	**265**	*Acer platanoides*	Norway Maple	51	12	3.6	FAIR	ES, G, DW, IB, D, PS	**PRESERVE**	
66	**266**	*Acer platanoides*	Norway Maple	39	12	2.4	FAIR	TS, G, DW, IB, D, PS, SB, TS	**PRESERVE**	
67	**267**	*Malus sp.*	Crabapple	32	6	2.4	POOR	BW, L, IB, SN, TB	**REMOVE**	**3**
68	**268**	*Pinus nigra*	Austrian Pine	41	8	3.0	FAIR	G, ER-D, BG, DD(min)	**REMOVE**	**3**

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69	**269**	*Pinus nigra*	Austrian Pine	44	8	3.0	FAIR-GOOD	G, ER-D, DD(min), HW	**REMOVE**	**3**
70	**142**	*Pinus nigra*	Austrian Pine	43	6	3.0	**TERMINAL DECLINE**	GD, DD, DW	**REMOVE**	**3**
71	**143**	*Pinus nigra*	Austrian Pine	44	8	3.0	FAIR-GOOD	G, ER-D, DD(min), HW	**REMOVE**	**3**
72	**144**	*Pinus nigra*	Austrian Pine	46	8	3.0	FAIR	G, ER-D, BG, DD(min)	**REMOVE**	**4**
73	**145**	*Pinus nigra*	Austrian Pine	57	8	3.6	FAIR-GOOD	G, ER-D, L, DD(min)	**REMOVE**	**4**
74	**146**	*Acer platanoides*	Norway Maple	41	12	3.0	FAIR-GOOD	ER-D, DW, G, IB	**REMOVE**	**3**
75	**147**	*Tilia cordata*	Littleleaf Linden	55	8	3.6	FAIR	ER-D, G, L, DW, BB, HW	**REMOVE**	**4**
76	**148**	*Morus sp.*	Mulberry	33	6	2.4	POOR	IB, PS, DW, WB, CO DOMINENT@0.9 m	**PRESERVE**	
77	**149**	*Morus sp.*	Mulberry	20	3	1.5	POOR	IB, PS, DW, WB	**PRESERVE**	
78	**150**	*Morus sp.*	Mulberry	20	4	1.5	POOR	IB, PS, DW, WB	**PRESERVE**	
79	**151**	*Tilia cordata*	Littleleaf Linden	23	4	1.8	POOR	L, EPI, DW, IB, ER-D	**PRESERVE**	
80	**152**	*Tilia cordata*	Littleleaf Linden	48	8	3.0	FAIR	G, ER-D, IB, D	**PRESERVE**	
81	**153**	*Tilia cordata*	Littleleaf Linden	46	6	3.0	FAIR-POOR	CD, BW, FC	**PRESERVE**	
82	**154**	*Malus sp.*	Crabapple	20	4	1.5	POOR	L, BW, EPI, CW, DW, PS, D	**PRESERVE**	
83	**155**	*Malus sp.*	Crabapple	31	4	2.4	POOR	L, TW, EPI	**PRESERVE**	
84	**156**	*Malus sp.*	Crabapple	20	4	1.5	POOR	BW, IB, D, BB	**PRESERVE**	
85	**157**	*Malus sp.*	Crabapple	22	4	1.8	POOR	BW, L, EPI, D, TW	**PRESERVE**	
86	**158**	*Malus sp.*	Crabapple	29	4	1.8	POOR	D, PS, EPI	**PRESERVE**	
87	**159**	*Malus sp.*	Crabapple	34	4	2.4	POOR	D, BW, CW, EPI, BB	**PRESERVE**	
88	**160**	*Malus sp.*	Crabapple	27	5	1.8	POOR	D, PS, HW, EPI, ER-D	**PRESERVE**	
89	**161**	*Picea pungens*	Colorado Blue Spruce	19	2	1.5	POOR	BT	**PRESERVE**	
90	**162**	*Elaeagnus angustifolia*	Russian Olive	39	6	2.4	POOR	L, BW, CW, BG, BT	**PRESERVE**	
91	**163**	*Elaeagnus angustifolia*	Russian Olive	29	6	1.8	POOR	L, BW, CW, BG, BT, FALLEN OVER, REGROWTH FROM STUMP	**PRESERVE**	
92	**164**	*Elaeagnus angustifolia*	Russian Olive	26	6	1.8	POOR	L, BW, CW, BG, BT, FALLEN OVER, REGROWTH	**PRESERVE**	

							FROM STUMP		
93	**165**	*Elaeagnus angustifolia*	Russian Olive	19, 24	6	1.8	POOR	LM, BW, CW, BG, MS, BT	**PRESERVE**	
94	**166**	*Elaeagnus angustifolia*	Russian Olive	24, 31	6	2.4	POOR	LM, BW, CW, BG, MS, BT	**PRESERVE**	
95	**167**	*Syringa vulgaris*	Common Lilac	20	4	1.5	POOR-FAIR	CD, IB, S, DW, BB	**PRESERVE**	
96	**169**	*Syringa vulgaris*	Common Lilac	14, 13, 10	3	1.3	POOR	CD, IB, S, DW, BB	**PRESERVE**	
97	**168**	*Acer negundo*	Manitoba Maple	14, 24, 20	6	2.0	POOR	MS, DW, S, WB	**PRESERVE**	
98	**170**	*Ulmus pumila*	Siberian Elm	17	3	1.5	POOR	WB, IB, BB	**PRESERVE**	
99	**171**	*Pinus nigra*	Austrian Pine	46	8	3.0	FAIR	ER-D, DD(min), BG, HW	**PRESERVE**	
100	**172**	*Pinus nigra*	Austrian Pine	50	8	3.0	FAIR	ER-D, DD(min), BG, HW	**REMOVE**	**4**
101	**173**	*Pinus nigra*	Austrian Pine	59	8	3.6	FAIR	ER-D, DD(min), BG, HW, CD	**REMOVE**	**4**
102	**174**	*Pinus nigra*	Austrian Pine	38	8	2.4	FAIR	ER-D, DD(min), BG, HW	**REMOVE**	**3**
103	**175**	*Ulmus spp. DED resistent*	Dutch Elm Resistant Elm	22	5	1.8	**TERMINAL DECLINE**	ER-D, H	**PRESERVE**	
104	**176**	*Ulmus spp. DED resistent*	Dutch Elm Resistant Elm	20	4	1.5	FAIR	ER-D, H, BW	**PRESERVE**	
105	**177**	*Ulmus spp. DED resistent*	Dutch Elm Resistant Elm	27	6	1.8	FAIR	ER-D, H	**PRESERVE**	
106	**178**	*Ulmus spp. DED resistent*	Dutch Elm Resistant Elm	18	5	1.5	GOOD	H	**PRESERVE**	
107	**179**	*Ulmus spp. DED resistent*	Dutch Elm Resistant Elm	21	5	1.8	FAIR	ER-D, H	**PRESERVE**	
108	**180**	*Ulmus spp. DED resistent*	Dutch Elm Resistant Elm	17	4	1.5	FAIR-POOR	ER-D	**PRESERVE**	
109	**181**	*Ulmus spp. DED resistent*	Dutch Elm Resistant Elm	19	5	1.5	POOR	H	**PRESERVE**	
110	**182**	*Gymnocladus dioicus*	Kentucky Coffee-tree	10	2	1.2	FAIR-GOOD	DW, EAA	**PRESERVE**	
111	**183**	*Gymnocladus dioicus*	Kentucky Coffee-tree	10	3	1.2	GOOD	H	**PRESERVE**	
112	**184**	*Gymnocladus dioicus*	Kentucky Coffee-tree	10	4	1.2	FAIR	H, CW, BB	**REMOVE**	**1**

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113	**185**	*Gymnocladus dioicus*	Kentucky Coffee-tree	10	4	1.2	GOOD	H	**REMOVE**	**1**
114	**186**	*Gymnocladus dioicus*	Kentucky Coffee-tree	13	5	1.5	GOOD	H	**PRESERVE**	
115	**187**	*Gymnocladus dioicus*	Kentucky Coffee-tree	10	4	1.2	GOOD	H	**PRESERVE**	
116	**188**	*Betula papyrifera*	Paper Birch	34, 26	12	2.6	FAIR-GOOD	MS, ER-D, L, G, DW	**REMOVE**	**3**
117	**189**	*Betula papyrifera*	Paper Birch	22, 25, 27	10	2.6	FAIR	MS, ER-D, L, G, DW, FC, D	**REMOVE**	**3**
118	**190**	*Betula papyrifera*	Paper Birch	24	6	1.8	POOR-FAIR	L, BW, IB	**REMOVE**	**2**
119	**191**	*Tilia cordata*	Littleleaf Linden	36	8	2.4	FAIR	EPI, G, ER-D, BW	**REMOVE**	**3**
120	**192**	*Betula papyrifera*	Paper Birch	36	6	2.4	POOR	L, HW, CW, BW, BB, ONE LIMB LEFT	**REMOVE**	**3**
121	**193**	*Betula papyrifera*	Paper Birch	21, 19, 21	8	2.1	FAIR	MS, IB, ER, BW, BB	**REMOVE**	**2**
122	**194**	*Pinus nigra*	Austrian Pine	47	8	3.0	FAIR-GOOD	ER-D, HW, DW	**REMOVE**	**4**
123	**195**	*Pinus nigra*	Austrian Pine	46	8	3.0	POOR	ER-ED, HW, DW, PS, GD	**REMOVE**	**4**
124	**196**	*Pinus nigra*	Austrian Pine	62	8	4.2	FAIR-GOOD	PS, CW	**REMOVE**	**4**
125	**197**	*Pinus nigra*	Austrian Pine	57	8	3.6	FAIR	ER	**REMOVE**	**4**
126	**198**	*Ulmus pumila*	Siberian Elm	30	8	1.8	POOR	NF, CW, IB, WB	**REMOVE**	**3**
127	**199**	*Tilia americana*	Basswood	62	8	4.2	FAIR-GOOD	ER-D, DW, HW, IB	**REMOVE**	**4**
128	**200**	*Pinus nigra*	Austrian Pine	43	8	3.0	FAIR-GOOD	L, ER-D, GW, CW, DD(min)	**REMOVE**	**3**
129	**270**	*Pinus nigra*	Austrian Pine	55	8	3.6	FAIR-GOOD	L, ER-D, GW, CW, DD(min)	**REMOVE**	**4**
130	**271**	*Syringa vulgaris*	Common Lilac	10, 14, 7, 7	3	1.2	POOR	MS, BB, WB	**PRESERVE**	
131	**273**	*Pinus nigra*	Austrian Pine	44	6	3.0	FAIR	ER-D, DW, GD, DD, G	**REMOVE**	**4**
132	**274**	*Pinus nigra*	Austrian Pine	38	6	2.4	FAIR	ER-D, DW, DD	**PRESERVE**	
133	**275**	*Pinus nigra*	Austrian Pine	44	8	3.0	FAIR	ER-D, DW, DD	**REMOVE**	**4**
134	**276**	*Pinus nigra*	Austrian Pine	35	6	2.4	POOR	ER-D, DW, GD, DD, G	**PRESERVE**	
135	**277**	*Acer platanoides*	Norway Maple	38	8	2.4	POOR-FAIR	G, CD, C, PS, HW, DW, SB	**PRESERVE**	

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136	**278**	*Elaeagnus angustifolia*	Russian Olive	34, 15	8	2.2	POOR	BW, CW, IB, BB, DW, D, BT	**PRESERVE**	**3**
137	**272**	*Syringa vulgaris*	Common Lilac	18, 16	3	1.4	POOR	MS, BB, WB, BT	**REMOVE**	**1**

Total Compensation Plantings: **214**

Denotes Tree Removal

Denotes Tree Injury

Tree Condition Key

KEY	CONDITION	KEY	CONDITION
BB	Broken Branch	**H**	Healthy Tree
BG	Bacterial Gall	**HO**	Potentially Hollow
BT	Boundary Tree	**HT**	Hazard Tree
BW	Basal Wound	**HW**	Healing Wound
CD	Codominant	**IB**	Included Bark
CW	Cambium Wound	**L**	Leaning
D	Decay	**MS(#)**	Multi-Stem Tree (# of stems)
DD	Diplodia/Dothistroma (Fungal Tip Blight)	**NB**	Near Building
DD(min)	Diplodia/Dothistroma, minor infestation	**PS**	Pruning Stub
DEAD	Dead	**S**	Suckering
DW	Dead Wood	**SB**	Sloughing Bark
EAA	Early Autumn Advance	**SC**	Sparse Canopy
EAB	Emerald Ash Borer	**STK**	Staked and Tied
EPI	Epicormic Shoots	**SV**	Soil Volcano
ER	Exposed Roots	**T**	Topped
ER-D	Exposed Roots, Damage	**TB**	Twisting Branching
FN	Grown in Fence	**TS**	Tar Spot
FC	Frost Crack	**UC**	Unbalanced Canopy
F	Fungus	**V**	Vines
G	Girdling Roots	**WB**	Weak Branching
GD	General Dieback		

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Appendix B – Site Images

		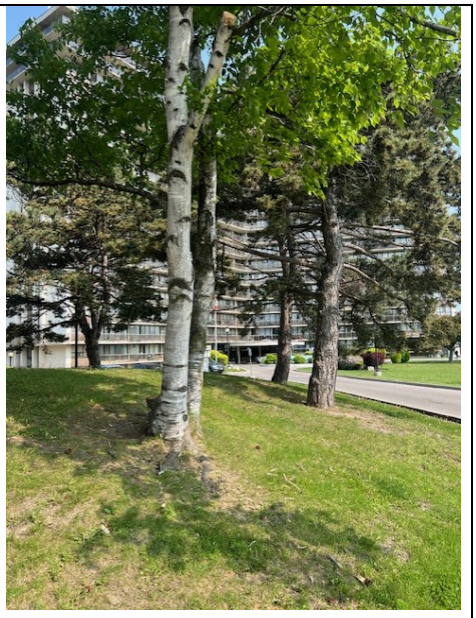
Image #1: View looking east along Bloor Street from the driveway entrance	Image #2: View looking east along Bloor Street frontage towards tree #216	Image #3: View looking north-east towards tree #220

	
Image #4: View looking towards the south-west corner of Bloor Street and Riverspray Crescent	Image #5: View looking north-west from the Bloor Street driveway entrance

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Image #6: View looking north-west towards trees #208 and #207	Image #7: View looking north-west from within pine cluster at south-west portion of site

		
Image #8: View looking north along Riverspray Crescent ROW	Image #9: View looking south along Riverspray Crescent ROW	Image #10: View looking north along Riverspray Crescent ROW towards tree #255

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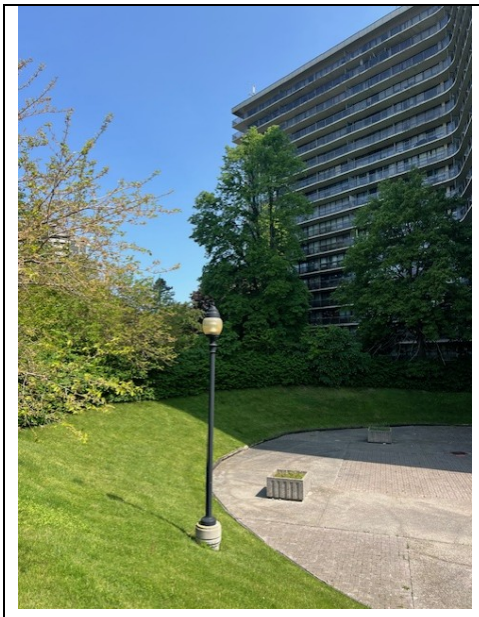		
Image #11: View looking inwards towards sunken area of the west side of the building	Image #12: View looking towards tree #257	Image #13: View looking towards cluster of trees surrounding gas equipment

		
Image #14: View looking towards tree #264	Image #15: View looking south towards tree #161	Image #16: View looking towards Russian Olive trees along the east property line

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Image #17: View looking east towards tree #170	Image #18: View looing north-east along Riverspray Crescent towards trees #180 and #193	Image #19: View looking from south-east corner of site looking north-west

END OF REPORT

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