Tree Inventory and Preservation Plan Report
3085 Hurontario Street
Mississauga, Ontario

prepared for

Doracin Terra Strategies Ltd.
Mississauga, ON

prepared by

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11 May 2021
Revised: 23 June 2021

KUNTZ FORESTRY CONSULTING Inc. Project P2631

Introduction

Kuntz Forestry Consulting Inc. was retained by Doracin Terra Strategies Ltd. to complete a Tree Inventory and Preservation Plan in support of a development application for the property located at 3085 Hurontario Street in Mississauga, Ontario. The subject property is located north of Dundas Street East and east of Hurontario Street within a commercial area.

The work plan for this tree preservation study included the following:

- Prepare inventory of the tree resources over 10cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way;
- Evaluate potential tree saving opportunities based on proposed development plans; and,
- Document the findings in a Tree Inventory and Preservation Plan Report.

Methodology

Tree Inventory

Trees measuring over 10cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way were identified in the tree inventory. Trees were located using the topographic survey provided and estimations made in the field. The City of Mississauga requires dripline as the limit of protection and as such the dripline of each tree was measured in field. Trees on the subject property included in the inventory were tagged 467 – 527. Trees on the property boundary or on neighbouring properties were identified as N1 – N5.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figure 1.
Species - common and botanical names provided in the inventory table.
DBH - diameter (centimeters) at breast height, measured at 1.4 metres above the ground.
Condition - condition of tree considering trunk integrity, crown structure, and crown vigour. Condition ratings include poor (P), fair (F), and good (G).
Dripline – radius (metres) of the tree crown, measured from the center of the stem to the outer branches of the crown.
Crown Dieback – percentage of crown that has died.
Comments - additional relevant detail.

Refer to Figure 1 for the tree locations and Table 1 for the results of the tree inventory. The results of the evaluation are provided below.

Tree Removal Compensation Plantings

Calculations for the number of trees required as compensation were based on the following guidelines set out by the City of Mississauga:

- One replacement tree is required if a healthy tree is removed that is 0 – 49 cm DBH.
- Two replacement trees are required if a healthy tree is removed that is 50 cm DBH or greater.

For the purposes of the study, healthy trees were defined as trees that were not identified for removal due to poor condition.

Existing Site Conditions

The subject area is currently occupied by a commercial building with an associated parking facility and landscaped areas. Tree resources exist in the form of landscape trees and natural regeneration. Refer to Figure 1 for the existing site conditions.

Tree Resources

The tree inventory was conducted on 27 January 2021. The inventory documented 66 trees on and within six metres of the subject property. Refer to Table 1 for the detailed tree inventory, Figure 1 for the location of trees reported in the tree inventory, and Appendix A for photographs of the trees.

Tree resources were composed of Manitoba Maple (*Acer negundo*), Norway Maple (*Acer platanoides*), Silver Maple (*Acer saccharinum*), Apple species (*Malus* sp.), Norway Spruce (*Picea abies*), Austrian Pine (*Pinus nigra*), Black Locust (*Robinia pseudoacacia*), and Siberian Elm (*Ulmus americana*).

Proposed Development

The proposed development includes the demolition of the existing structures and the construction of a high-rise mixed-use complex with underground parking, amenity areas, and landscaping upgrades. Vehicular access will be possible from Kirwin Avenue and Hurontario Street. Refer to Figure 1 for the proposed site plan.

Discussion

The following sections provide a discussion and analysis of tree impacts and tree preservation relative to the proposed work and existing conditions.

Development Impacts / Tree Removal

The removal of all trees will be required to accommodate the proposed development. Trees 467 – 472, 476 – 488, N1, and N2 have trunks the conflict with the proposed roadways. Trees 473 – 475, 490, 494, 496 – 507, and 509 – 519 conflict with the proposed sidewalk upgrades. Tree 495 has a trunk that conflicts with the proposed transformer. Trees 489, 491 – 493, 508, 520 – 527, and N3 – N5 conflict with the proposed landscaping upgrades. Trees 517, 521, 523 – 525, and N4 are in poor condition or dead and their removal is advised regardless of the site plan.

Trees 467 – 485, 489 – 492, 495 – 527, and N1 – N5 are greater than 15cm DBH, therefore a permit will be required prior to their removal. Trees N1 – N5 are located on neighbouring properties or the shared property boundary and written permission from their respective landowners is required prior to their removal.

Tree Preservation

Given the proposed development, no tree preservation will be possible.

Tree Valuation

No tree valuation was conducted, as there were no trees located within the City right-of-way.

Tree Removal Compensation Plantings

A total of 63 replacement trees will be required as compensation for the tree removals on site. Refer to Table 1 for details of the replacement tree compensation calculations.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Doracin Terra Strategies Ltd. to complete a Tree Inventory and Preservation Plan in support of a development application for the subject property located at 3085 Hurontario Street in Mississauga, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 66 trees on and within six metres of the subject property and within the City right-of-way. The removal of all trees will be required to accommodate the proposed development.

Respectfully Submitted,

Kuntz Forestry Consulting Inc.

Kimberly Dowell

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Table 1. Tree Inventory

Location: 3085 Hurontario Street, Mississauga Date: 27 January 2021 Surveyors: KD

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	Comments	Owner	Action	Replacement Trees
467	Norway Maple	*Acer platanoides*	28.5	G	G	G		2.5	Pruning wounds (L)	Private	Remove	1
468	Norway Maple	*Acer platanoides*	30.5	G	F-G	G		2.5	Pruning wounds (L), co-dominant stems at 2.5 metres	Private	Remove	1
469	Norway Maple	*Acer platanoides*	34.5	F	G	G		2.5	Pruning wounds (L), growth deficit (L) at 1.75 metres, union at 2 metres	Private	Remove	1
470	Norway Maple	*Acer platanoides*	24	F-G	F-G	G		2.0	Pruning wounds (M), deadwood (L)	Private	Remove	1
471	Manitoba Maple	*Acer negundo*	35	F	F	F		3.5	Sweep (M), co-dominant stems at 1.5 metres, pruning wounds (M), epicormic branching (M), asymmetrical crown (M)	Private	Remove	1
472	Norway Maple	*Acer platanoides*	22	F	F-G	F-G		2.0	Stem wound (M) from 0.25 metres to 0.5 metres, pruning wounds (L), cavity (L) at 1.5 metres	Private	Remove	1
473	Silver Maple	*Acer saccharinum*	80	F-G	F-G	F	20	6.0	Epicormic branching (M), union at 2 metres, deadwood (M), cavity (M) at 1.75 metres	Private	Remove	2
474	Norway Maple	*Acer platanoides*	27	G	G	G		2.0	Pruning wounds (L)	Private	Remove	1
475	Norway Maple	*Acer platanoides*	26.5	G	F-G	G		2.0	Pruning wounds (L)	Private	Remove	1
476	Siberian Elm	*Ulmus pumila*	6 - 17	F	P-F	F-G	10	2.6	Six stems, multi-stem at 1 metre, pruning wounds (L), bow (M), asymmetrical crown (H)	Private	Remove	1
477	Norway Maple	*Acer platanoides*	22	F-G	F-G	F-G		2.0	Deadwood (L), pruning wounds (L), asymmetrical crown (L)	Private	Remove	1
478	Norway Maple	*Acer platanoides*	29	F	F-G	G		2.0	Pruning wounds (M), crack (L) from base to 2 metres, asymmetrical crown (L)	Private	Remove	1
479	Norway Maple	*Acer platanoides*	46.5	F-G	F-G	G		3.0	Broken branches (M), deadwood (L), multi-stem at 2 metres, crack (L) between co-dominant stems, asymmetrical crown (L)	Private	Remove	1
480	Norway Maple	*Acer platanoides*	33	G	F-G	G		3.0	Pruning wounds (L), asymmetrical crown (L), broken branches (L)	Private	Remove	1
481	Norway Maple	*Acer platanoides*	26	G	G	G		3.0	Asymmetrical crown (L)	Private	Remove	1
482	Norway Maple	*Acer platanoides*	46	G	G	G		3.5		Private	Remove	1
483	Norway Maple	*Acer platanoides*	28	P-F	F	F-G		2.5	Stem failure at 3.5 metres with stem wound (H)	Private	Remove	1
484	Norway Maple	*Acer platanoides*	23	F	F	F		2.0	Co-dominant stems at 2 metres, epicormic branching (M), broken branches (M), one stem starting to crack at 3.5 metres, one stem with lost leader	Private	Remove	1
485	Norway Maple	*Acer platanoides*	27	F-G	F-G	F-G		2.5	Co-dominant stems at 3 metres, pruning wounds (M)	Private	Remove	1
486	Black Locust	*Robinia pseudoacacia*	12.5	F-G	F	F-G		1.5	Bow (L), epicormic branching (L)	Private	Remove	1
487	Black Locust	*Robinia pseudoacacia*	12.5	F-G	F	F-G		1.5	Bow (L)	Private	Remove	1
488	Black Locust	*Robinia pseudoacacia*	11, 9	F-G	F	F-G		1.0	Co-dominant stems at base, included bark (M), epicormic branching (L), bow (L)	Private	Remove	1
489	Austrian Pine	*Pinus nigra*	33	G	G	G		2.0	Deadwood (L)	Private	Remove	1
490	Austrian Pine	*Pinus nigra*	32	G	G	G		2.0	Sweep (L), sparse crown (L)	Private	Remove	1
491	Austrian Pine	*Pinus nigra*	34	G	F-G	G		2.0	Co-dominant stems in crown, deadwood (L)	Private	Remove	1
492	Norway Maple	*Acer platanoides*	30.5	F-G	F-G	P-F	40	2.5	Deadwood (M)	Private	Remove	1
493	Apple species	*Malus* sp.	14	G	F-G	G		1.0	Co-dominant stems at 1.75 metres, pruning wounds (L)	Private	Remove	-
494	Apple species	*Malus* sp.	12	F	F-G	F		1.0	Coppice growth (H)	Private	Remove	1
495	Apple species	*Malus* sp.	14, 10	F	F	P-F		1.5	Co-dominant stems at base, coppice growth (L), epicormic branching (H), broken branches (M)	Private	Remove	1
496	Manitoba Maple	*Acer negundo*	~30, ~30, ~30	F	P-F	F	10	6.0	Co-dominant stems at base and 1 metre, epicormic branching (H), pruning wounds (M), one stem with lean (M)	Private	Remove	2
497	Austrian Pine	*Pinus nigra*	47	G	G	G		3.0		Private	Remove	1
498	Austrian Pine	*Pinus nigra*	35	G	G	G		2.0		Private	Remove	1
499	Norway Maple	*Acer platanoides*	43	F	F	F-G	10	4.0	Pruning wounds (M), deadwood (L), growth deficits (L), epicormic branching (M)	Private	Remove	1
500	Norway Maple	*Acer platanoides*	35	F-G	F-G	F-G		3.0	Pruning wounds (M), asymmetrical crown (M), epicormic branching (L)	Private	Remove	1
501	Norway Maple	*Acer platanoides*	34	G	F-G	G		2.5	Pruning wounds (L), deadwood (L)	Private	Remove	1
502	Austrian Pine	*Pinus nigra*	29	G	G	G		2.5	Asymmetrical crown (L)	Private	Remove	1

503	Austrian Pine	*Pinus nigra*	23	F-G	G	F-G		2.5		Private	Remove	1
504	Austrian Pine	*Pinus nigra*	25	F-G	F	F-G	5	2.5	Crook (M), in crown, deadwood (L), sparse crown (L)	Private	Remove	1
505	Norway Maple	*Acer platanoides*	26	F-G	F	F-G		2.0	Pruning wounds (M), co-dominant stems at 2 metres, deadwood (L)	Private	Remove	1
506	Norway Maple	*Acer platanoides*	26	F	F-G	F		1.5	Deadwood (M)	Private	Remove	1
507	Norway Maple	*Acer platanoides*	32	G	F-G	G		3.0	Asymmetrical crown (M), included bark (L)	Private	Remove	1
508	Siberian Elm	*Ulmus pumila*	18	G	G	G		1.0		Private	Remove	1
509	Norway Maple	*Acer platanoides*	23	F	F	F		2.0	Co-dominant stems at 2.5 metres, deadwood (L)	Private	Remove	1
510	Austrian Pine	*Pinus nigra*	35	G	G	G		2.5	Broken branches (L)	Private	Remove	1
511	Austrian Pine	*Pinus nigra*	27	G	F-G	G		2.0	Broken branches (M), co-dominant stems in crown	Private	Remove	1
512	Austrian Pine	*Pinus nigra*	28	G	G	G		2.0	Deadwood (L), sweep (L)	Private	Remove	1
513	Austrian Pine	*Pinus nigra*	25	G	G	G		2.0		Private	Remove	1
514	Norway Spruce	*Picea abies*	23	F-G	F	F	10	2.5	Asymmetrical crown (M), deadwood (L)	Private	Remove	1
515	Norway Maple	*Acer platanoides*	21	F	F-G	F	15	1.5	Bark peeling (L), deadwood (M)	Private	Remove	1
516	Norway Maple	*Acer platanoides*	20	F	F	F	15	1.5	Top-down dieback, asymmetrical crown (M), stem wound (L) from 0.5 metres to 0.75 metres	Private	Remove	1
517	Austrian Pine	*Pinus nigra*	21	-	-	-	-	-	Dead	Private	Remove (Condition)	-
518	Austrian Pine	*Pinus nigra*	23	G	G	G		2.0	Deadwood (L)	Private	Remove	1
519	Austrian Pine	*Pinus nigra*	27, 26	F-G	F	G		2.5	Co-dominant stems at 1 metre, included bark (M)	Private	Remove	1
520	Norway Maple	*Acer platanoides*	24	F	F-G	P-F	25	2.0	Deadwood (M)	Private	Remove	1
521	Norway Maple	*Acer platanoides*	~25	-	-	-	-	-	Dead	Private	Remove (Condition)	-
522	Norway Maple	*Acer platanoides*	23	F	F-G	P-F	30	1.5	Deadwood (M), pruning wounds (M)	Private	Remove	1
523	Norway Maple	*Acer platanoides*	22	P-F	F	P	50	1.0	Deadwood (H), declining	Private	Remove (Condition)	-
524	Norway Maple	*Acer platanoides*	20	P-F	P-F	P	50	1.0	Deadwood (M), crack (H) from base to 2 metres	Private	Remove (Condition)	-
525	Norway Maple	*Acer platanoides*	24	F	F-G	P-F	30	1.0	Deadwood (M), declining	Private	Remove (Condition)	-
526	Siberian Elm	*Ulmus pumila*	~20, ~18, ~15	F	F	F		2.0	Multi-stem at base, epicormic branching (H)	Private	Remove	1
527	Manitoba Maple	*Acer negundo*	~15	F	F	F	10	1.5	Deadwood (L), epicormic branching (M), pruning wounds (L)	Private	Remove	1
N1	Siberian Elm	*Ulmus pumila*	~65	F	F	F		6.0	One stem previously pruned at 0.5 metres, broken branches (M), deadwood (L), co-dominant stems at 2 metres, epicormic branching (M), pruning wounds (H), wetwood	Shared	Remove	2
N2	Manitoba Maple	*Acer negundo*	~75	F	F	P-F	15	6.0	Co-dominant stems at 2 metres, deadwood (M), coppice growth (M), epicormic branching (M), included fence (L), broken branches (L)	Neighbouring	Remove	2
N3	Siberian Elm	*Ulmus pumila*	~30, ~30	F	F	F		4.0	Co-dominant stems at 0.5 metres, broken branches (M), epicormic branching (M), included fence (L), deadwood (L)	Shared	Remove	1
N4	Siberian Elm	*Ulmus pumila*	~20, ~10	P	P	P		2.0	Tree previously cut down at 1 metre, all growth is epicormic branching, included fence (M)	Neighbouring	Remove (Condition)	-
N5	Siberian Elm	*Ulmus pumila*	~35	F	F-G	F-G		3.5	Included fence (M), broken branches (L), epicormic branching (M), co-dominant stems at 4.5 metres	Shared	Remove	1

Codes		
DBH	Diameter at Breast Height	*(cm)*
TI	Trunk Integrity	*(G, F, P)*
CS	Crown Structure	*(G, F, P)*
CV	Crown Vigor	*(G, F, P)*
CDB	Crown Die Back	*(%)*
DL	Dripline	*(m)*
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Appendix A. Photographs of Bylaw Protected Trees for Removal

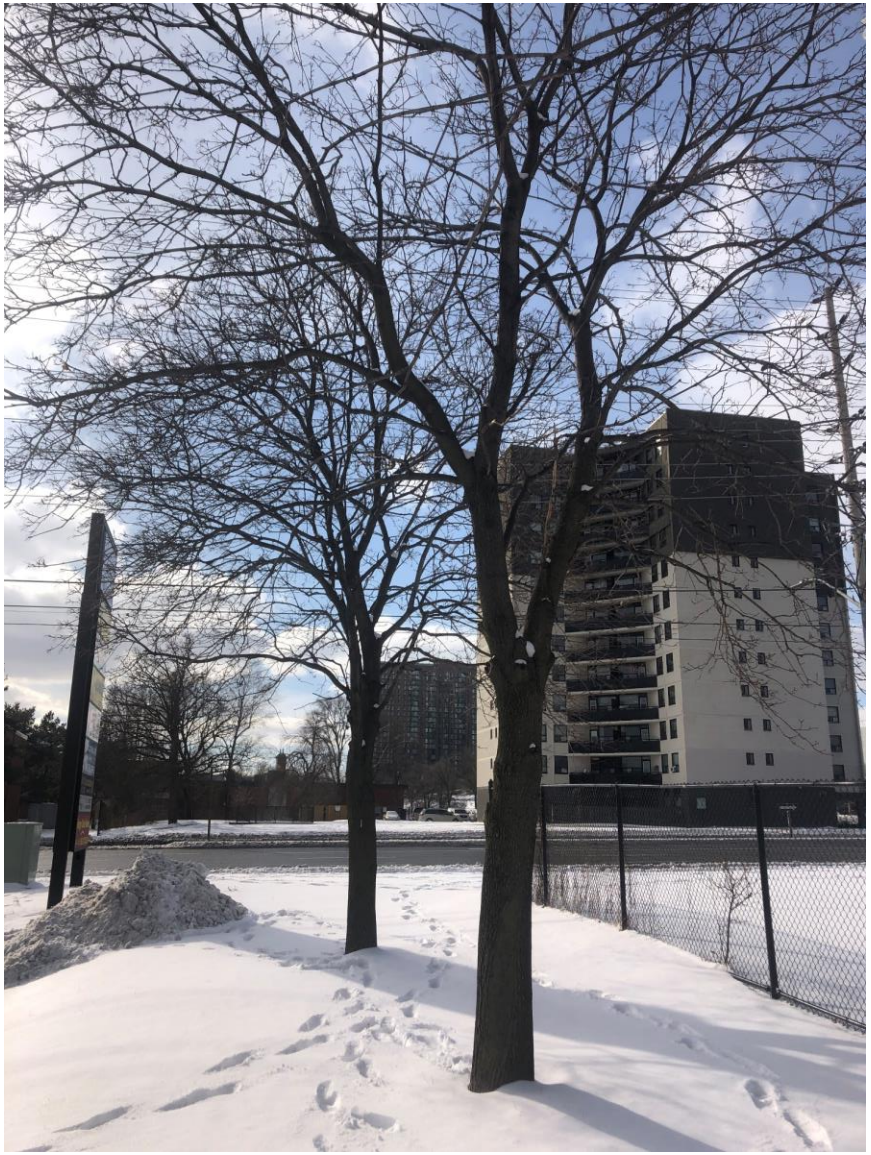

Image 1. Trees 467 and 468

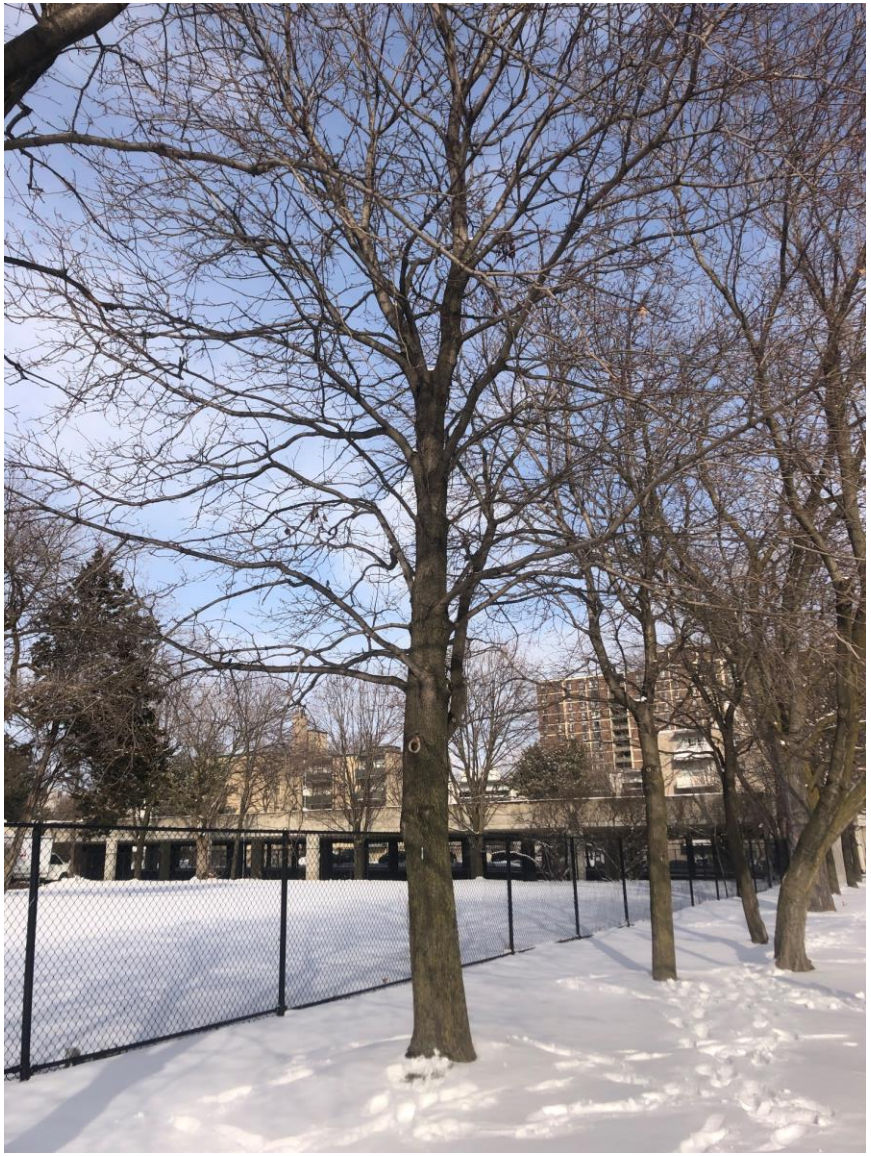

Image 2. Tree 469

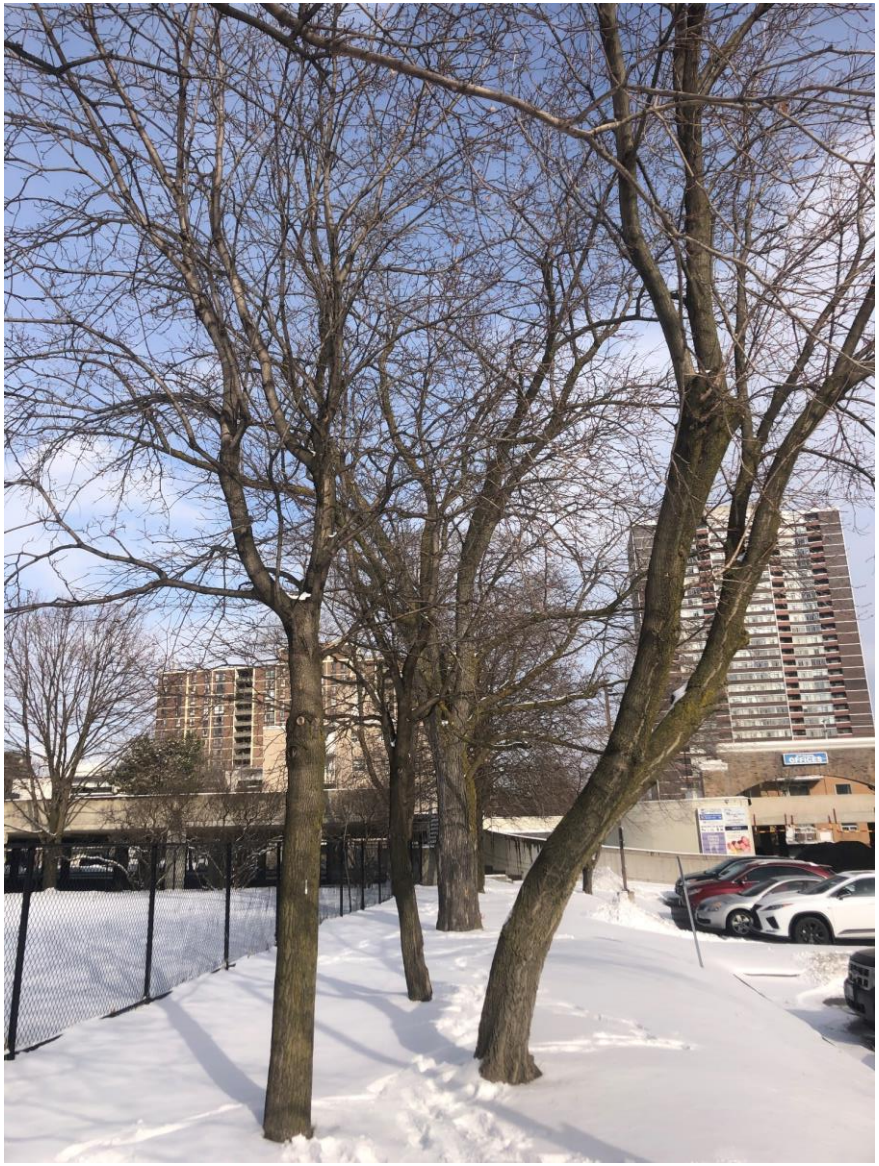

Image 3. Trees 470 and 471

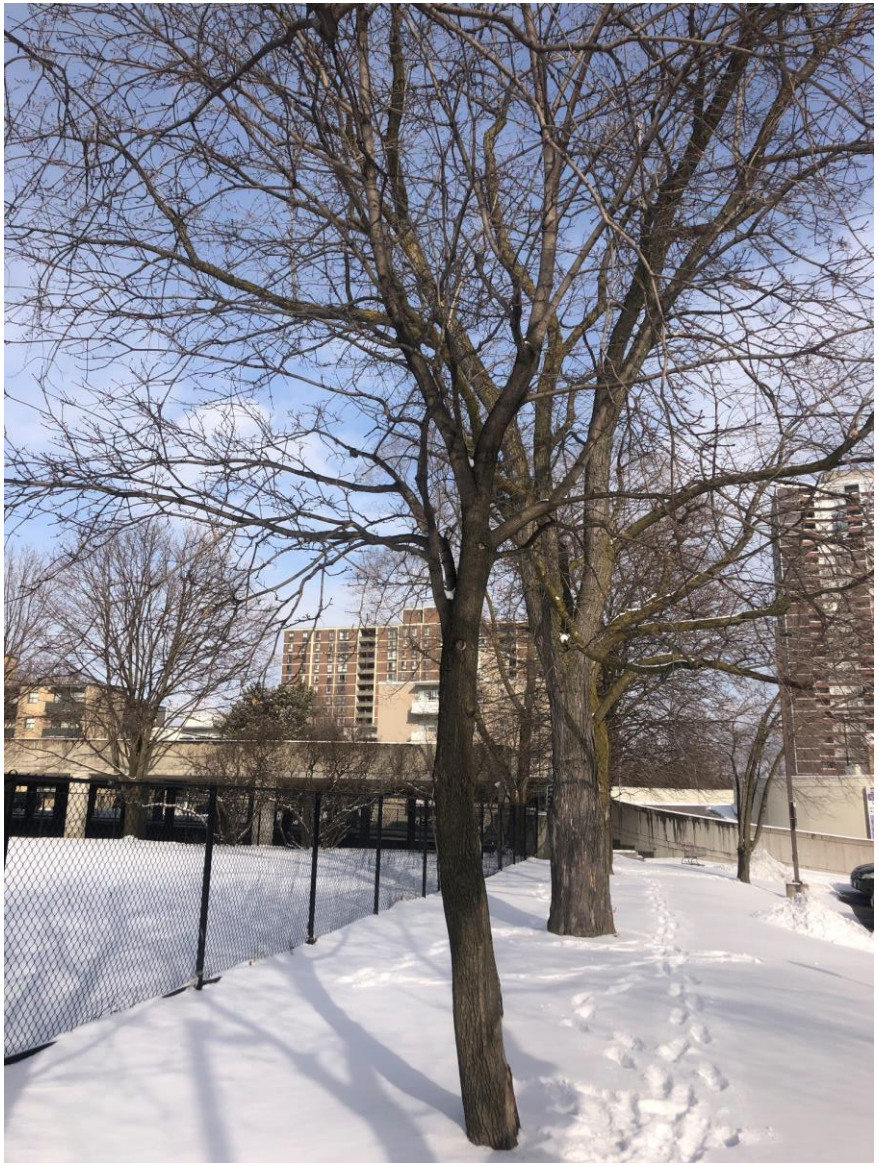

Image 4. Tree 472

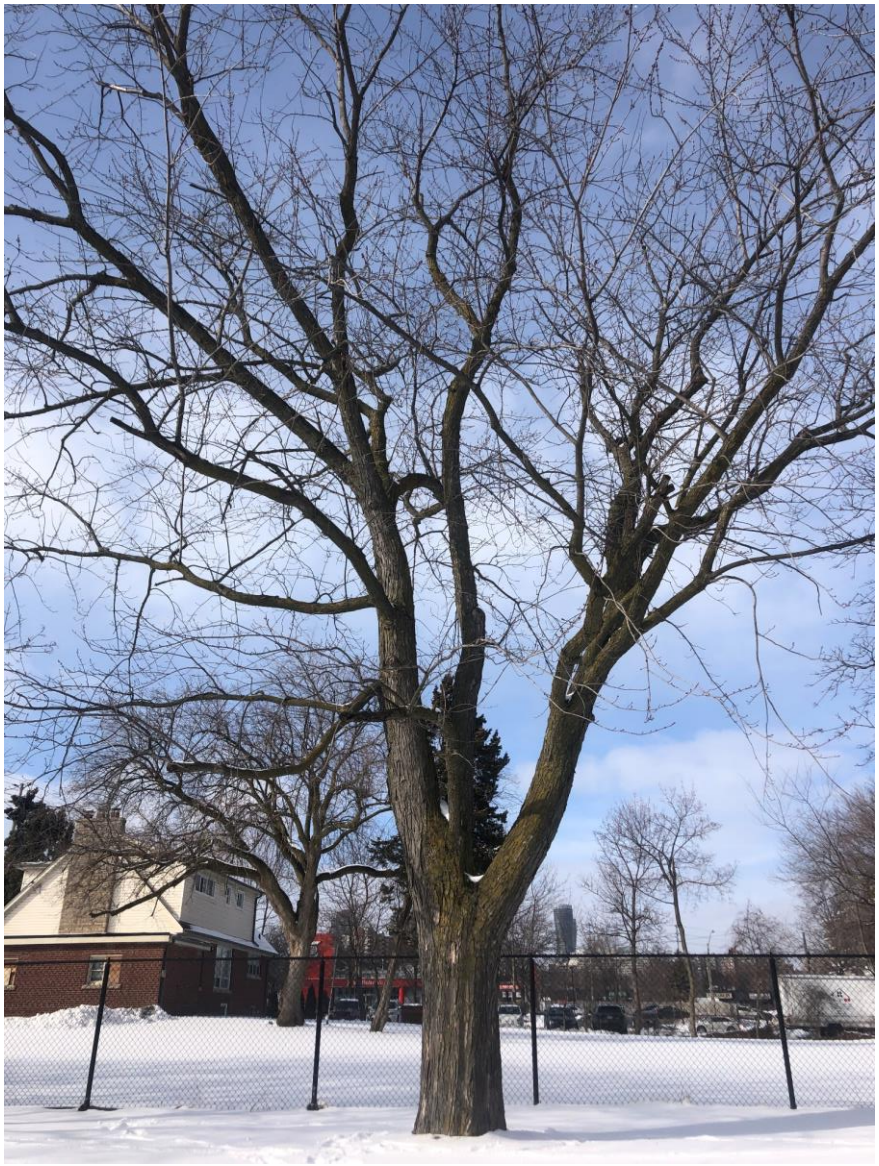

Image 5. Tree 473

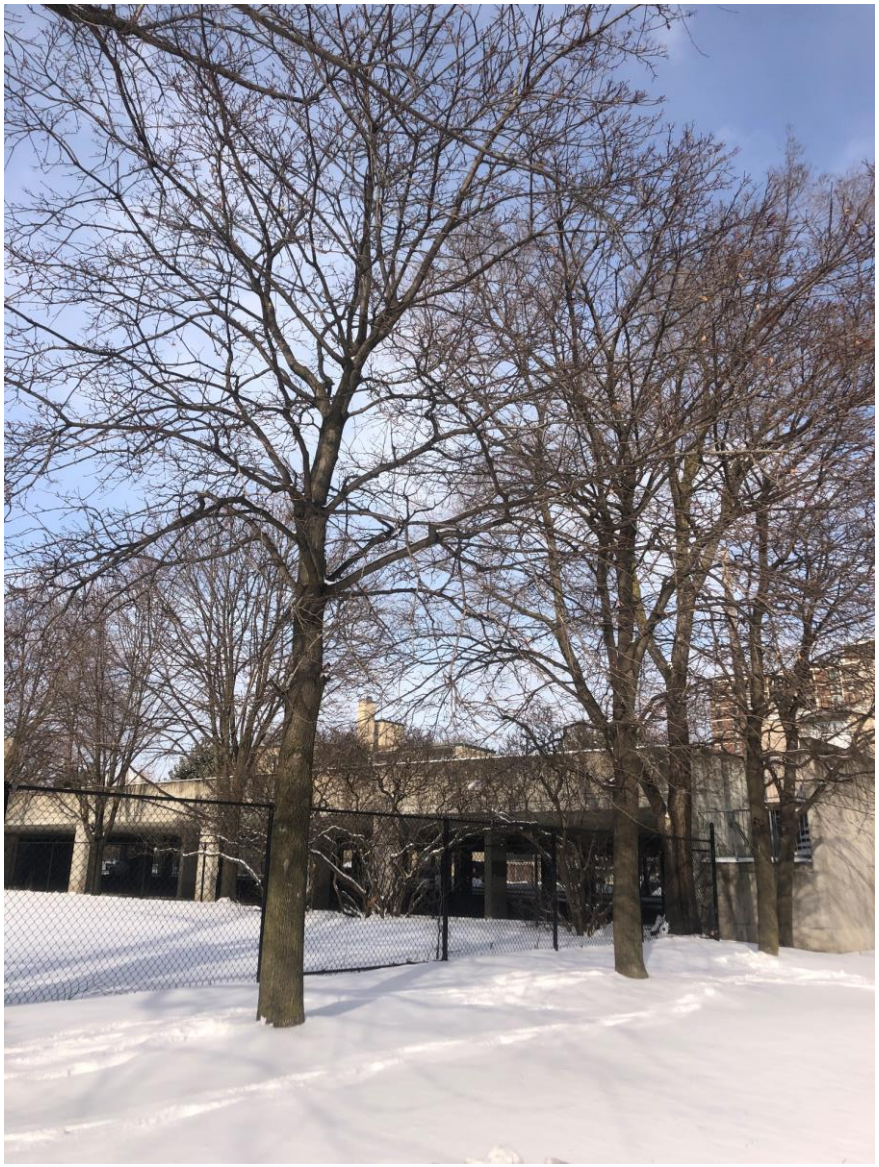

Image 6. Trees 474 and 475

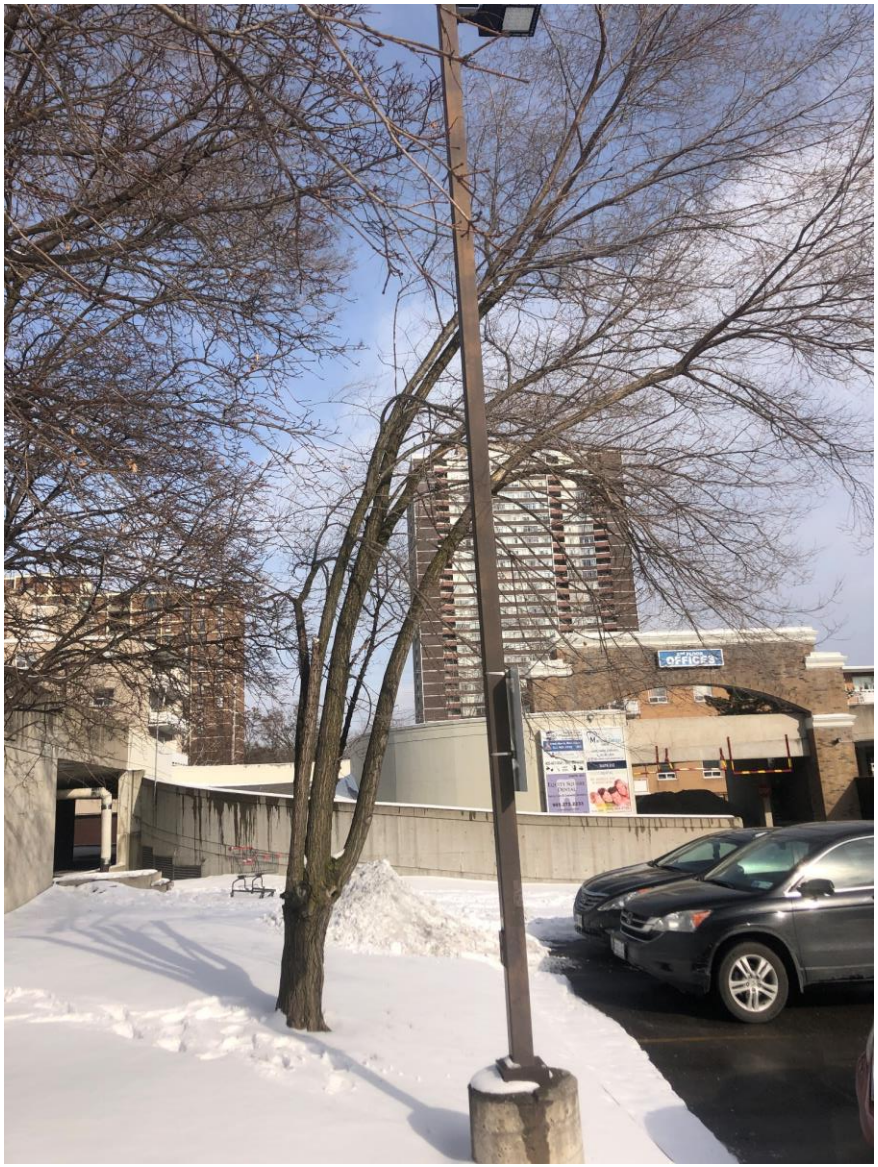

Image 7. Tree 476

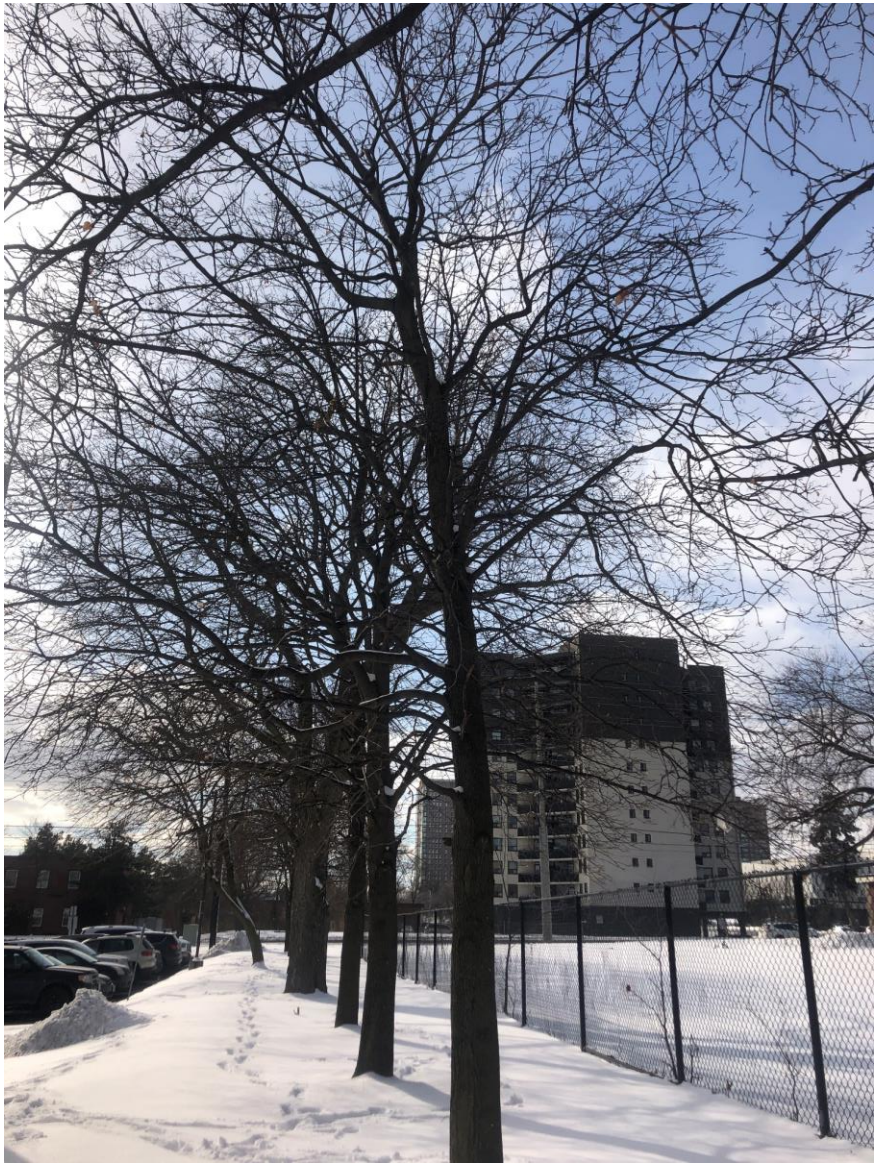

Image 8. Tree 477

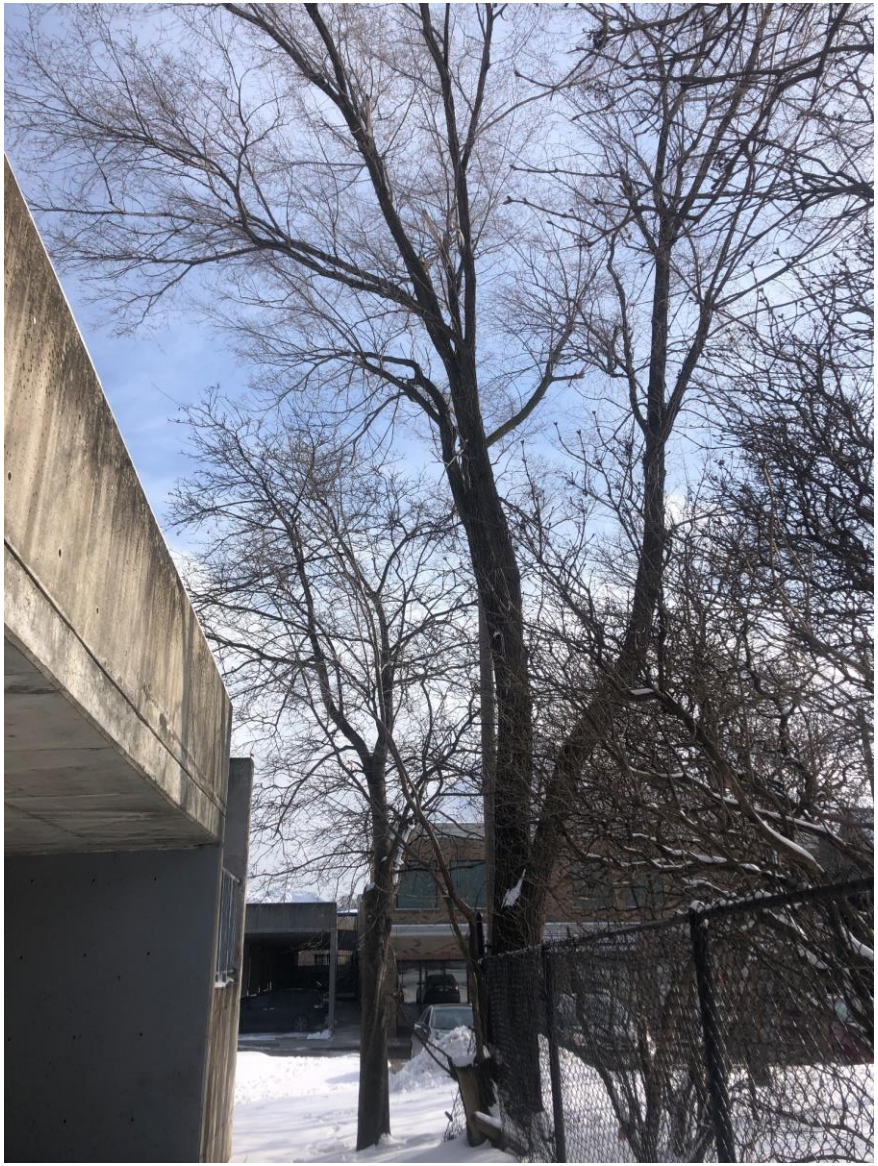

Image 9. Trees 478 and N1

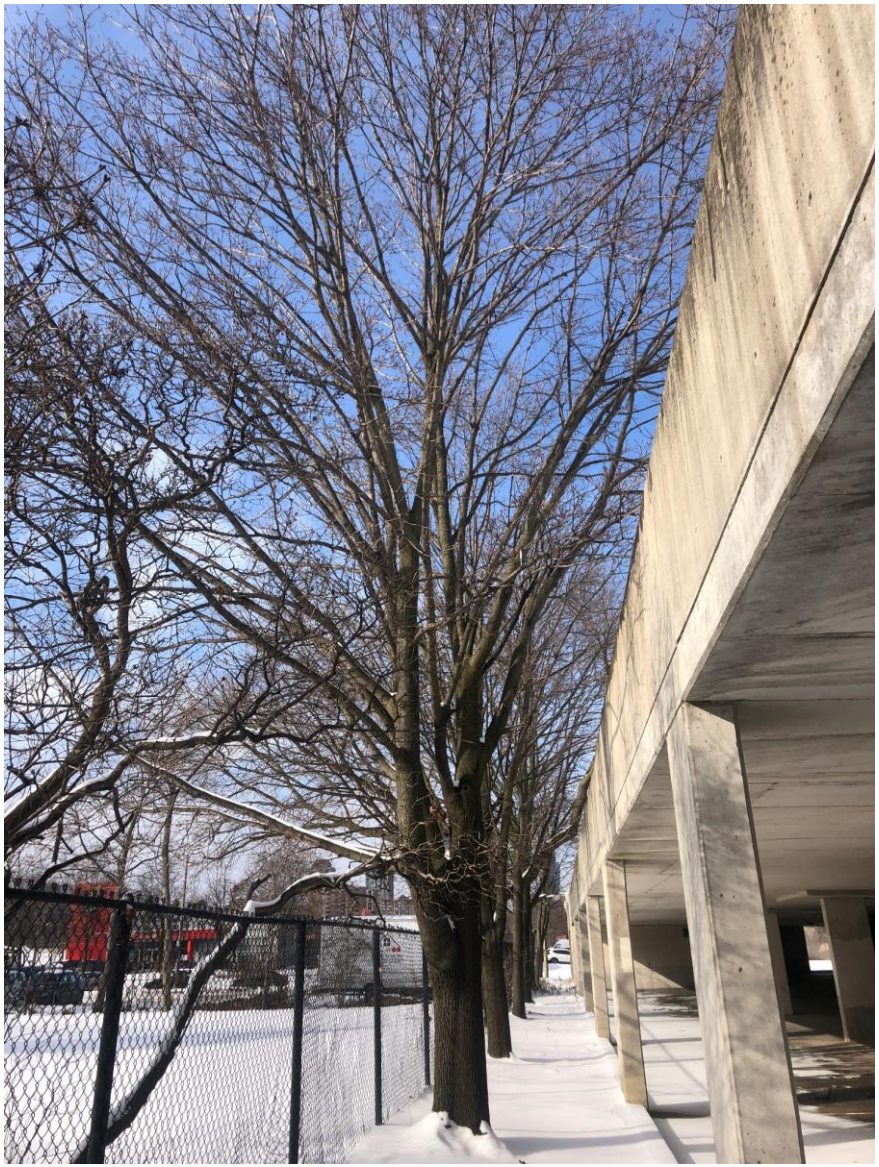

Image 10. Tree 479

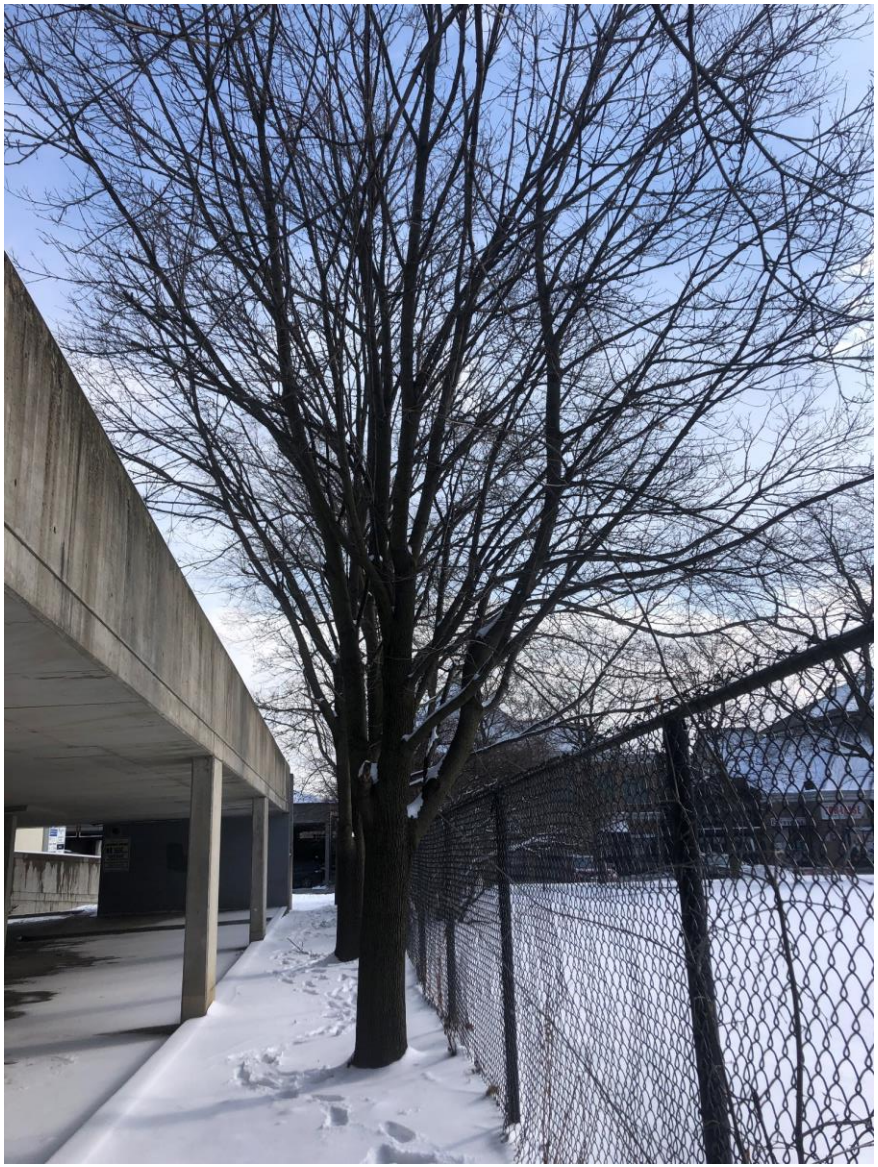

Image 11. Tree 480

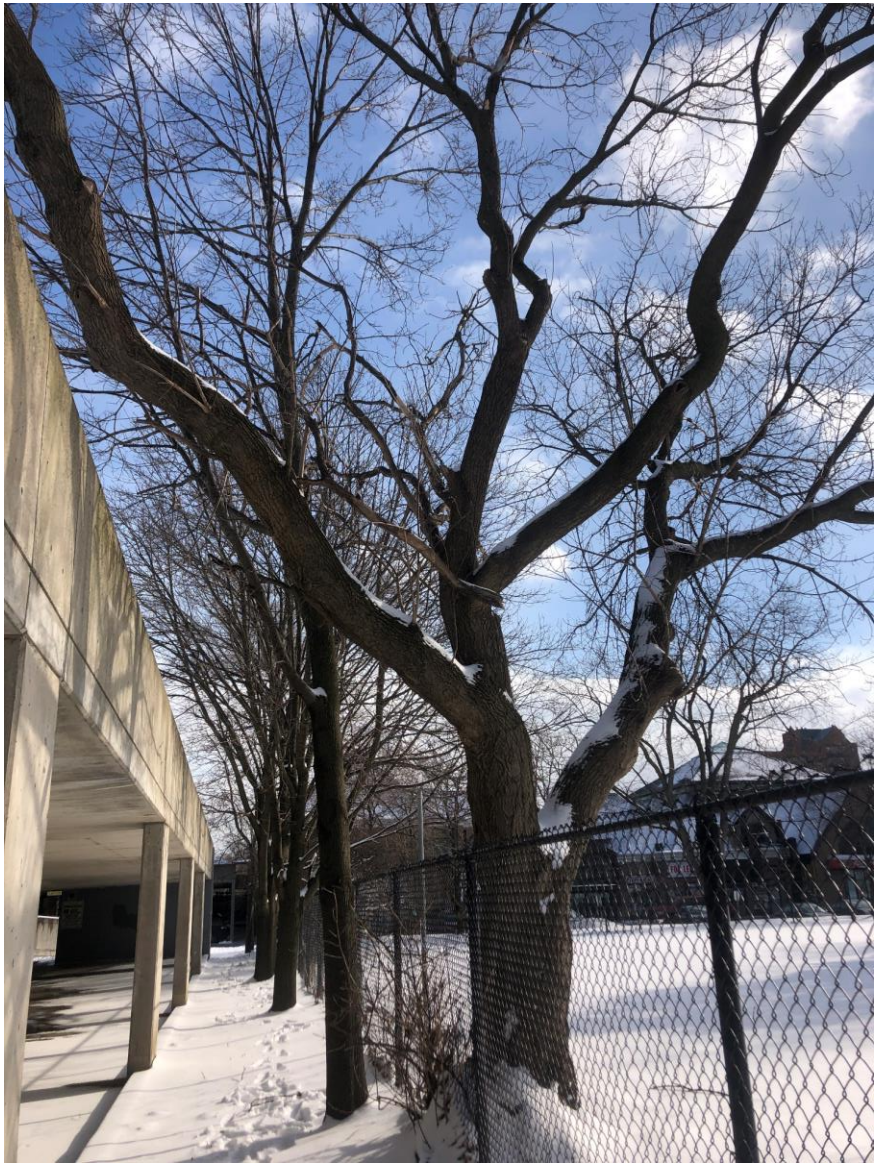

Image 12. Trees 481 and N2

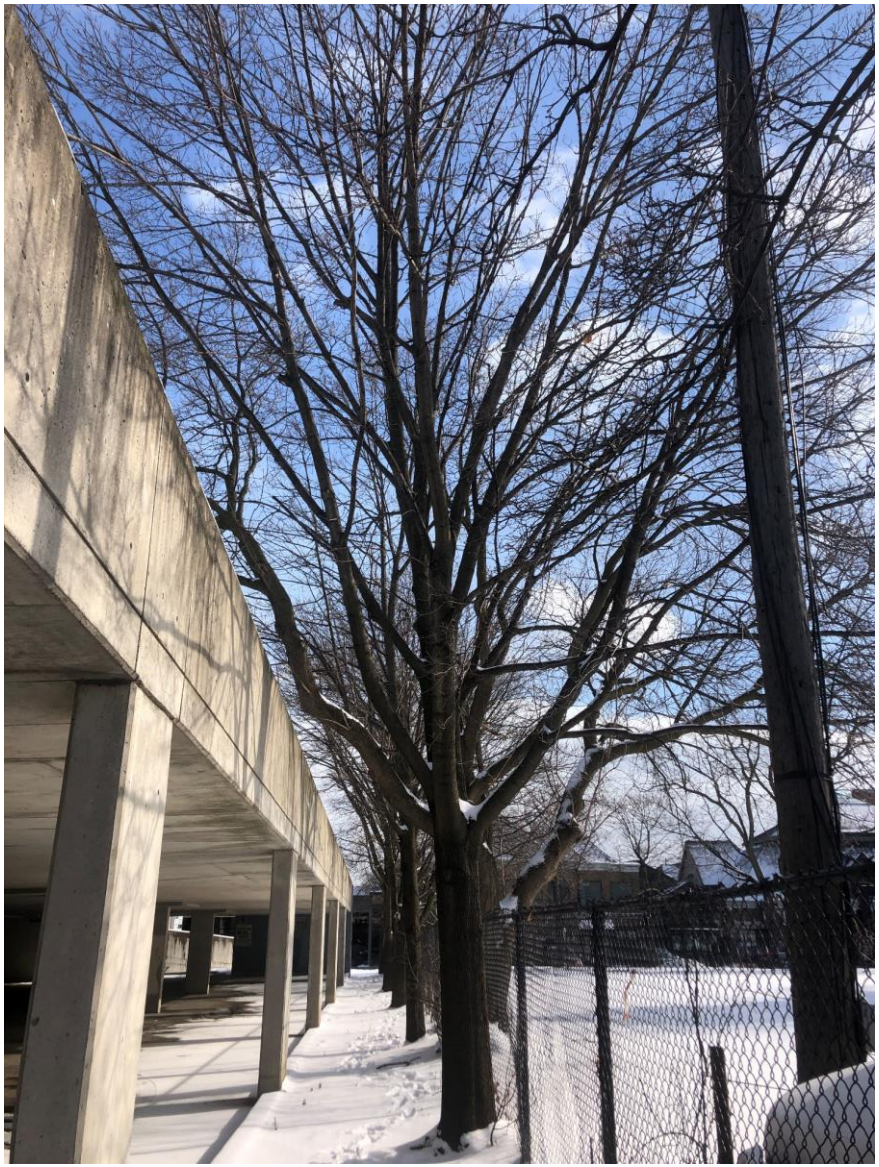

Image 13. Tree 482

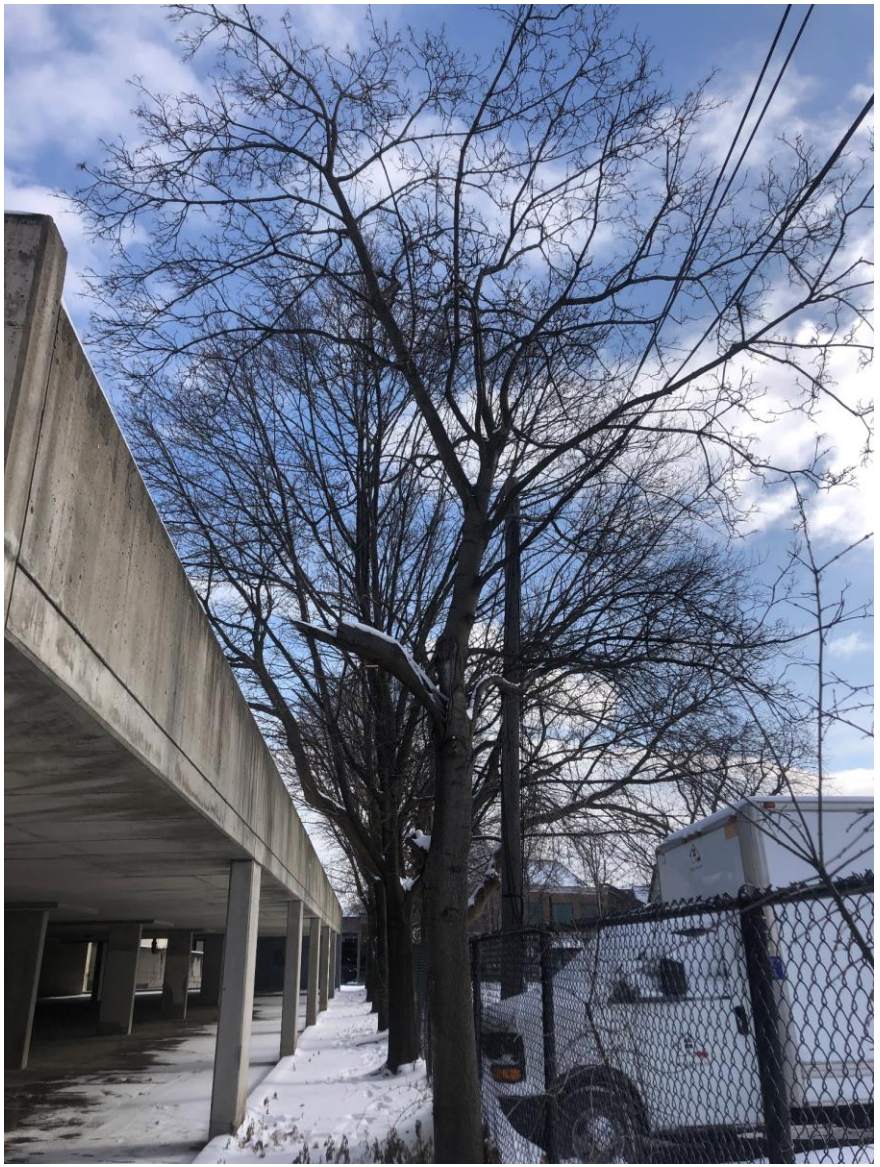

Image 14. Tree 483

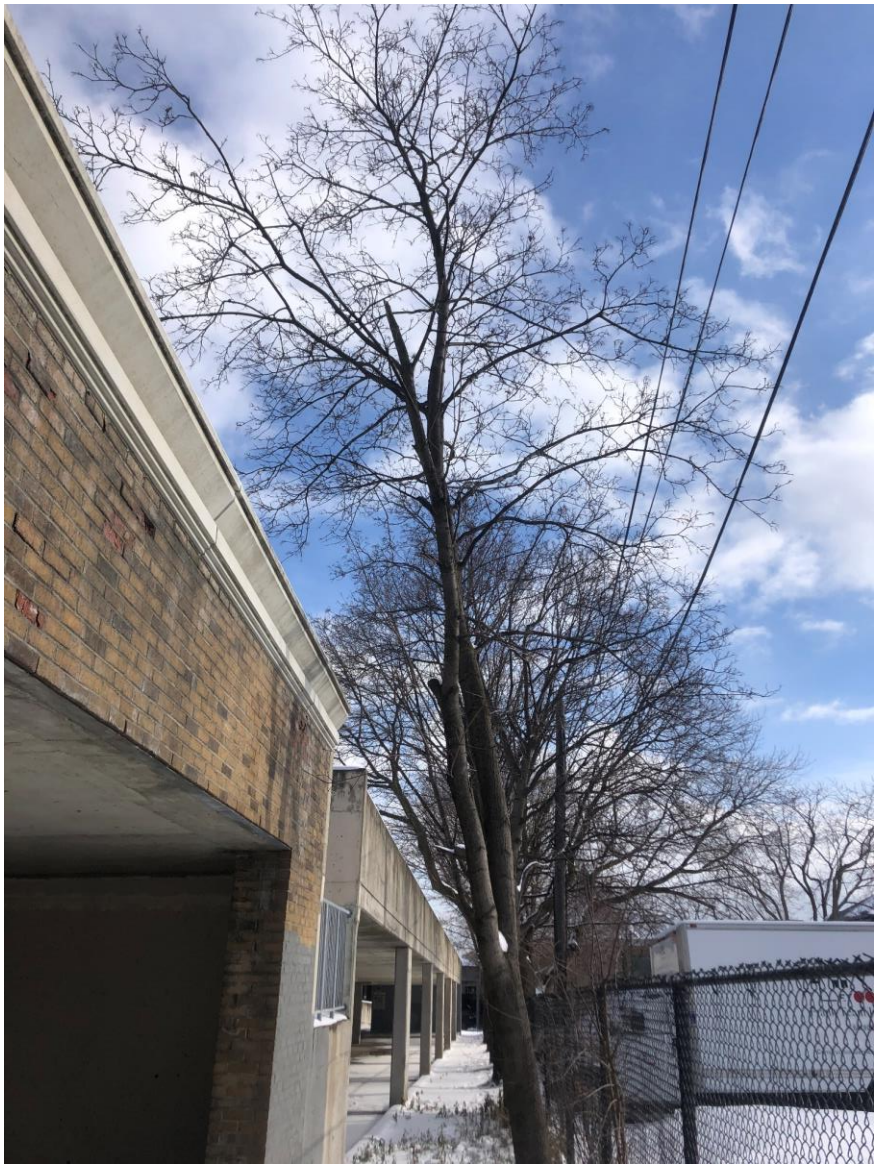

Image 15. Tree 484

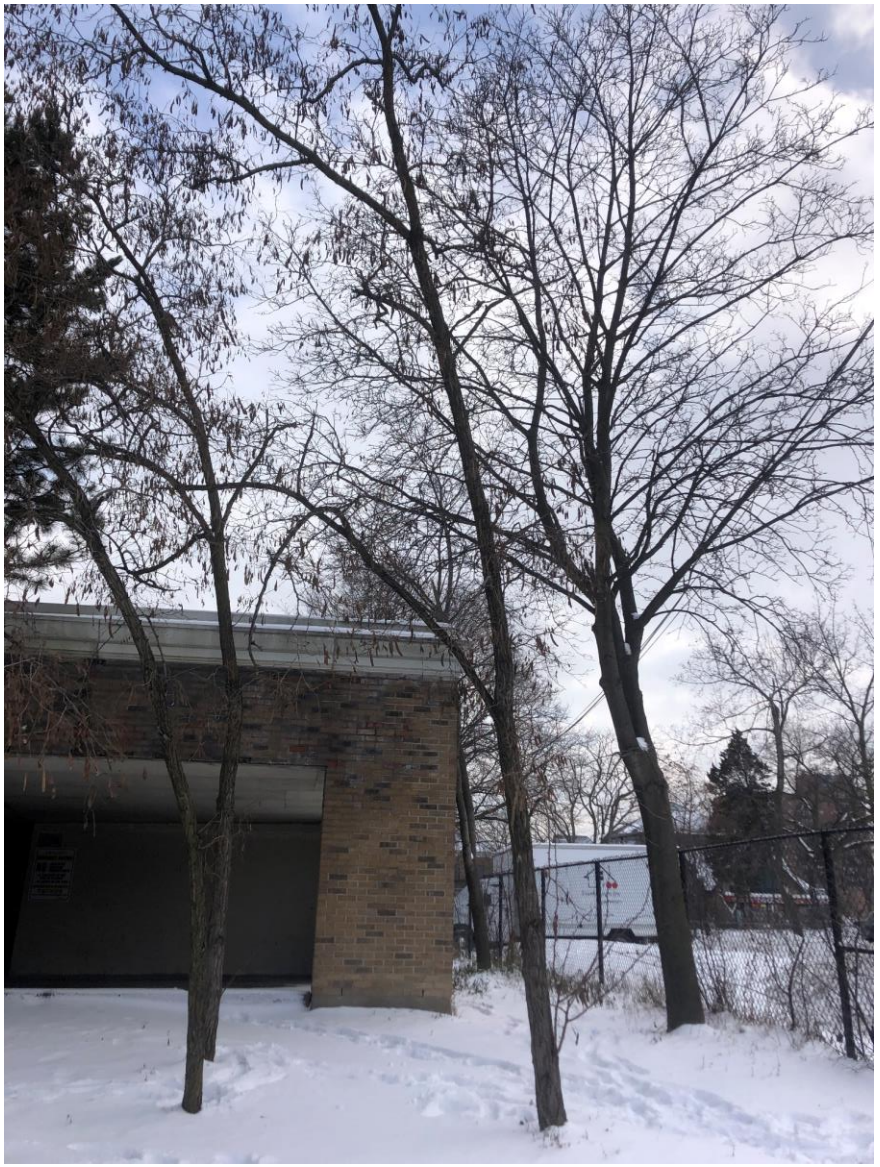

Image 16. Trees 485 – 487

Image 17. Trees 488 – 491

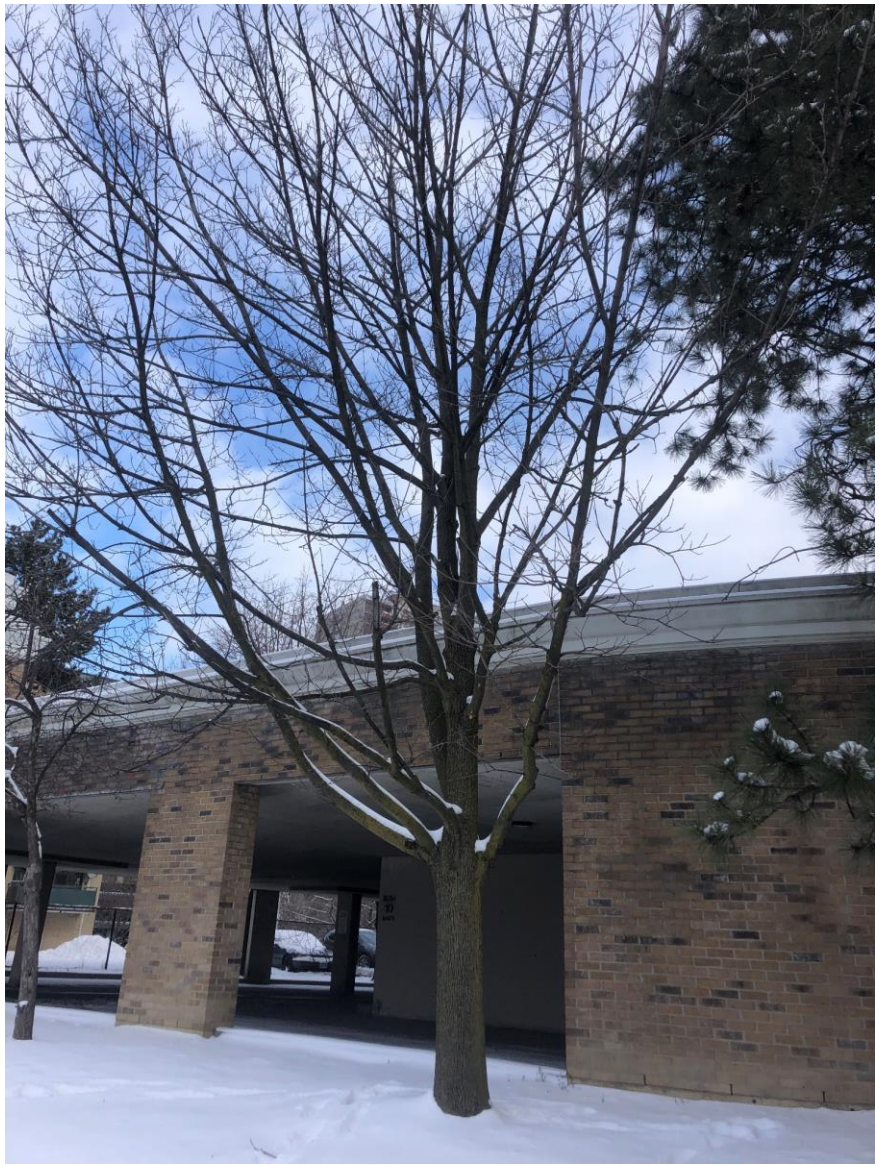

Image 18. Tree 492

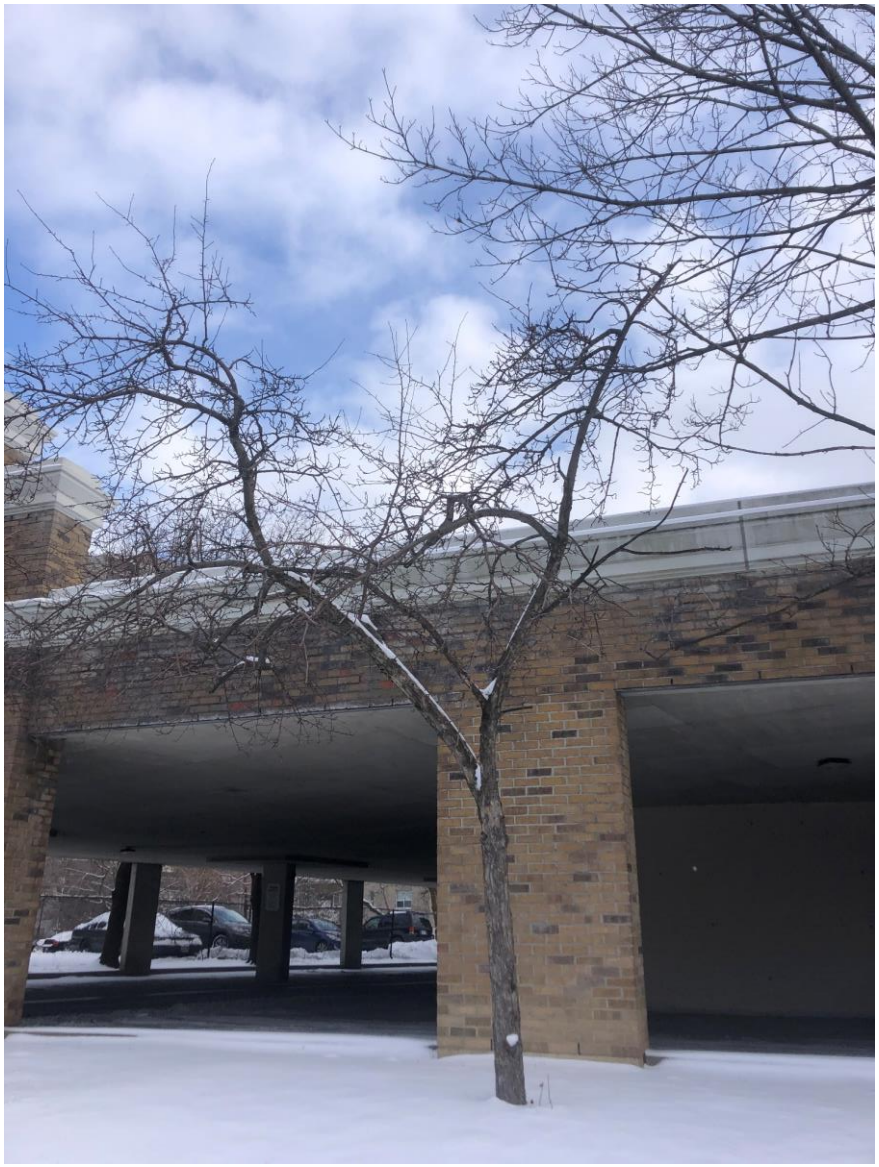

Image 19. Tree 493

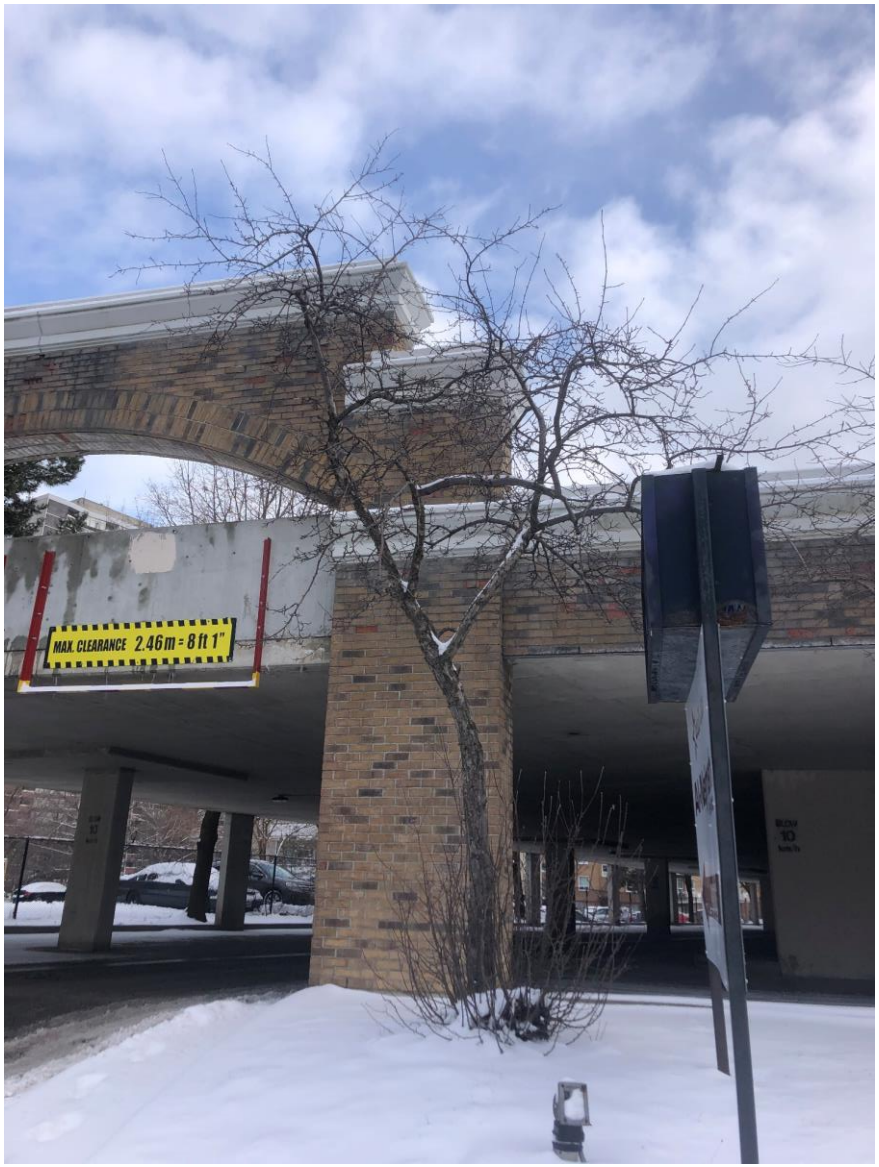

Image 20. Tree 494

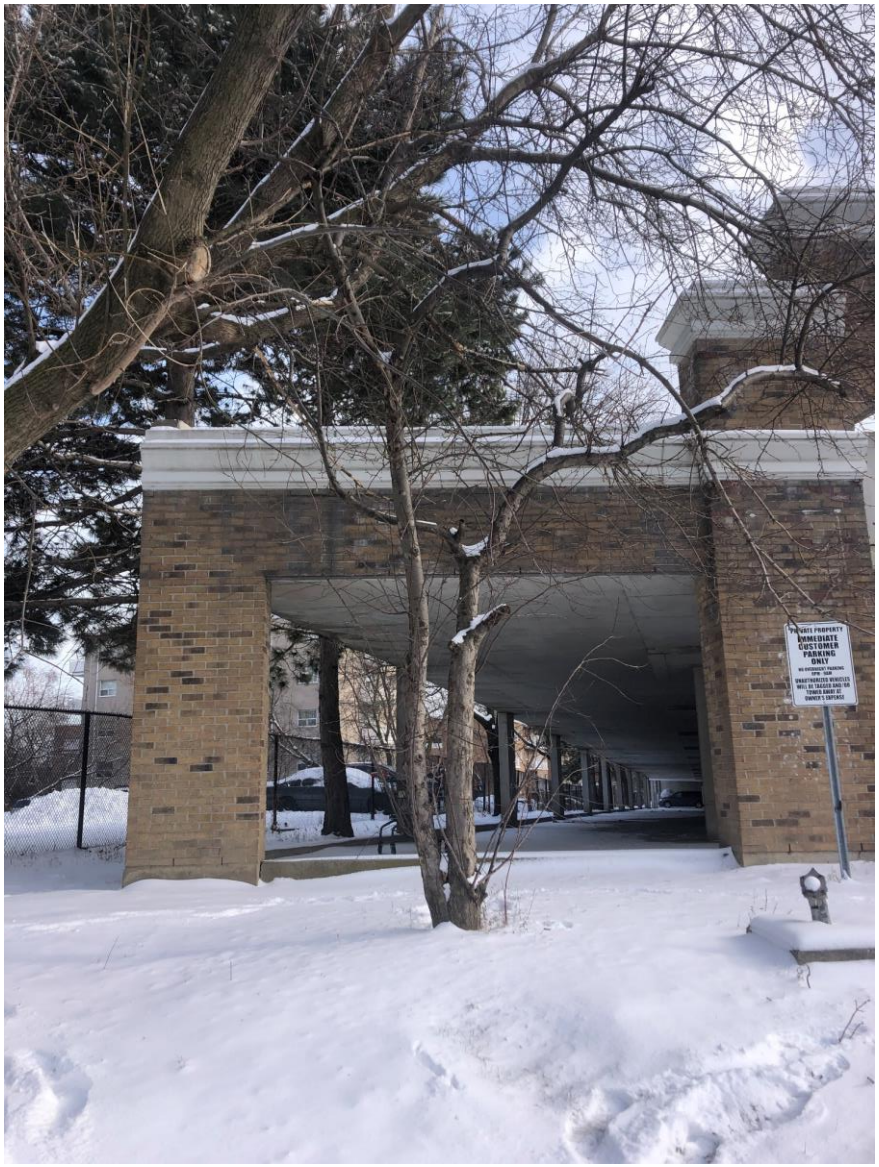

Image 21. Tree 495

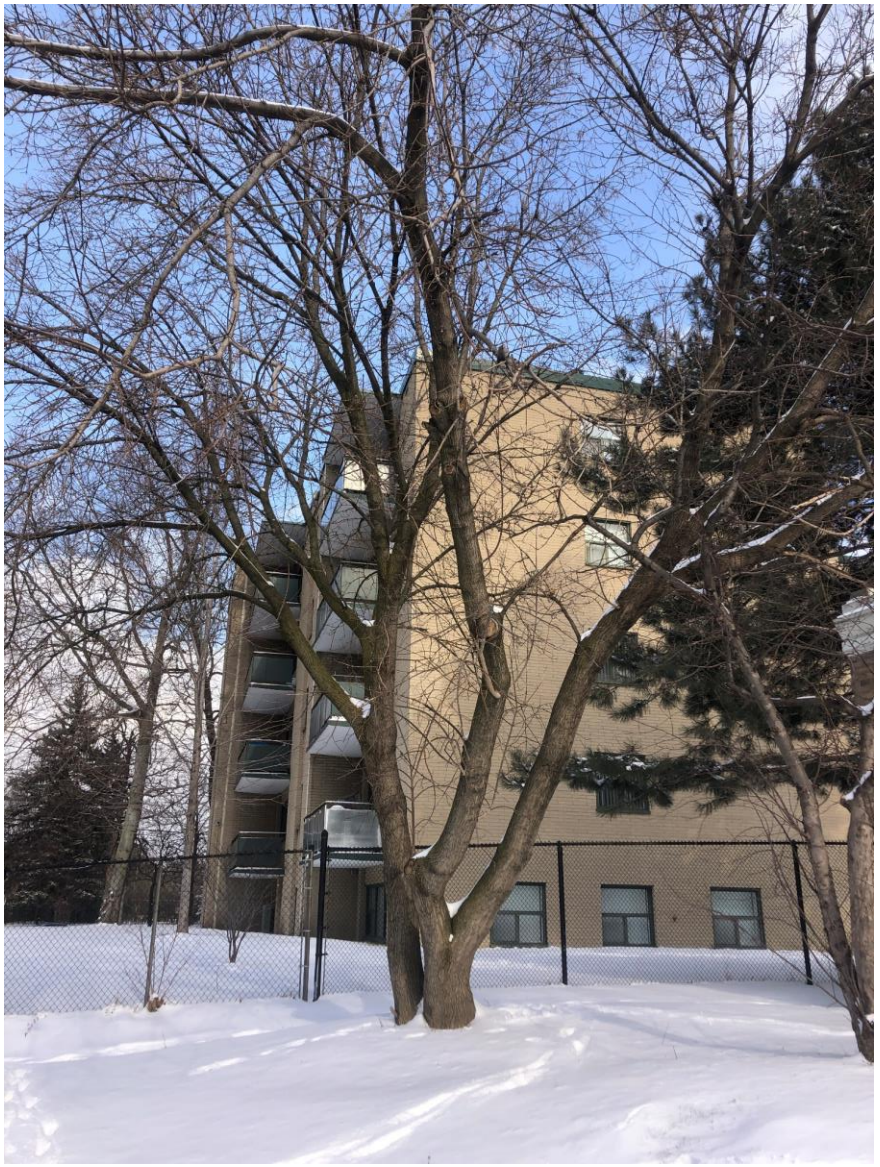

Image 22. Tree 496

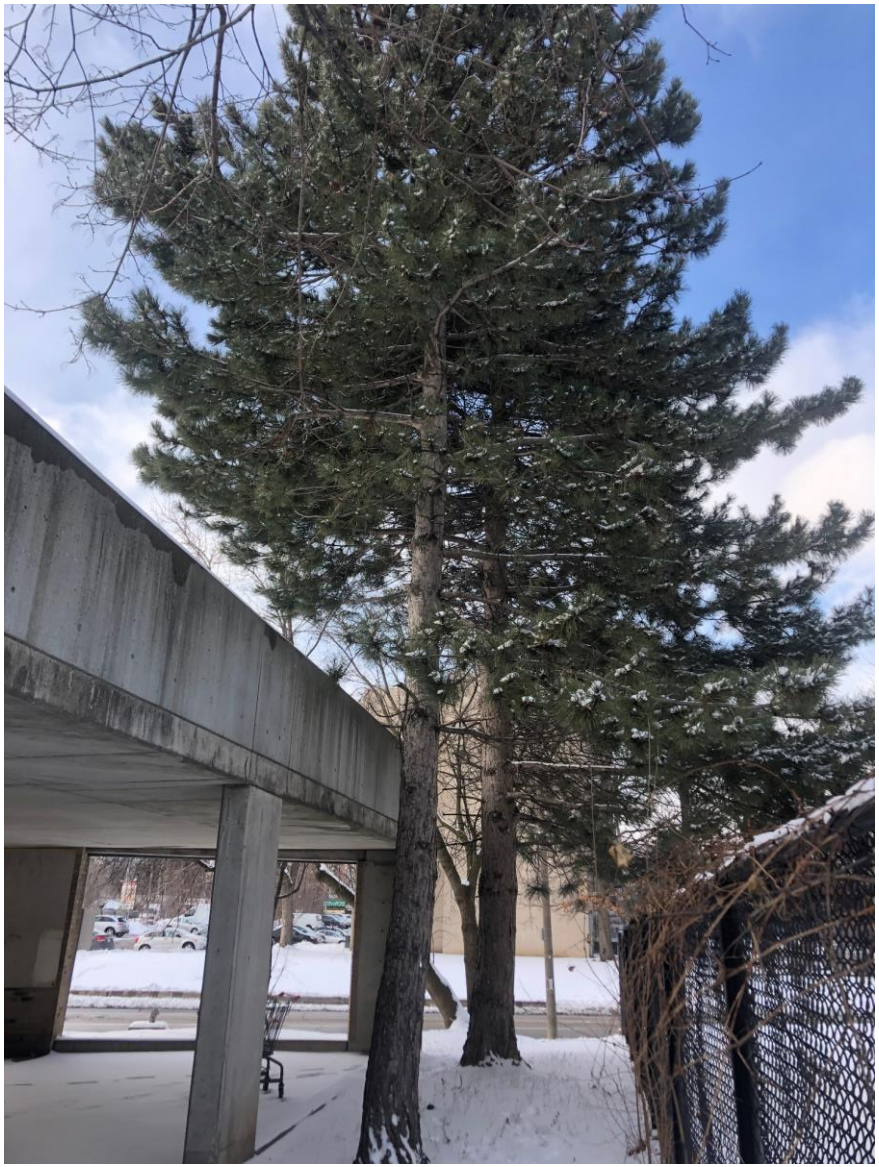

Image 23. Trees 497 and 498

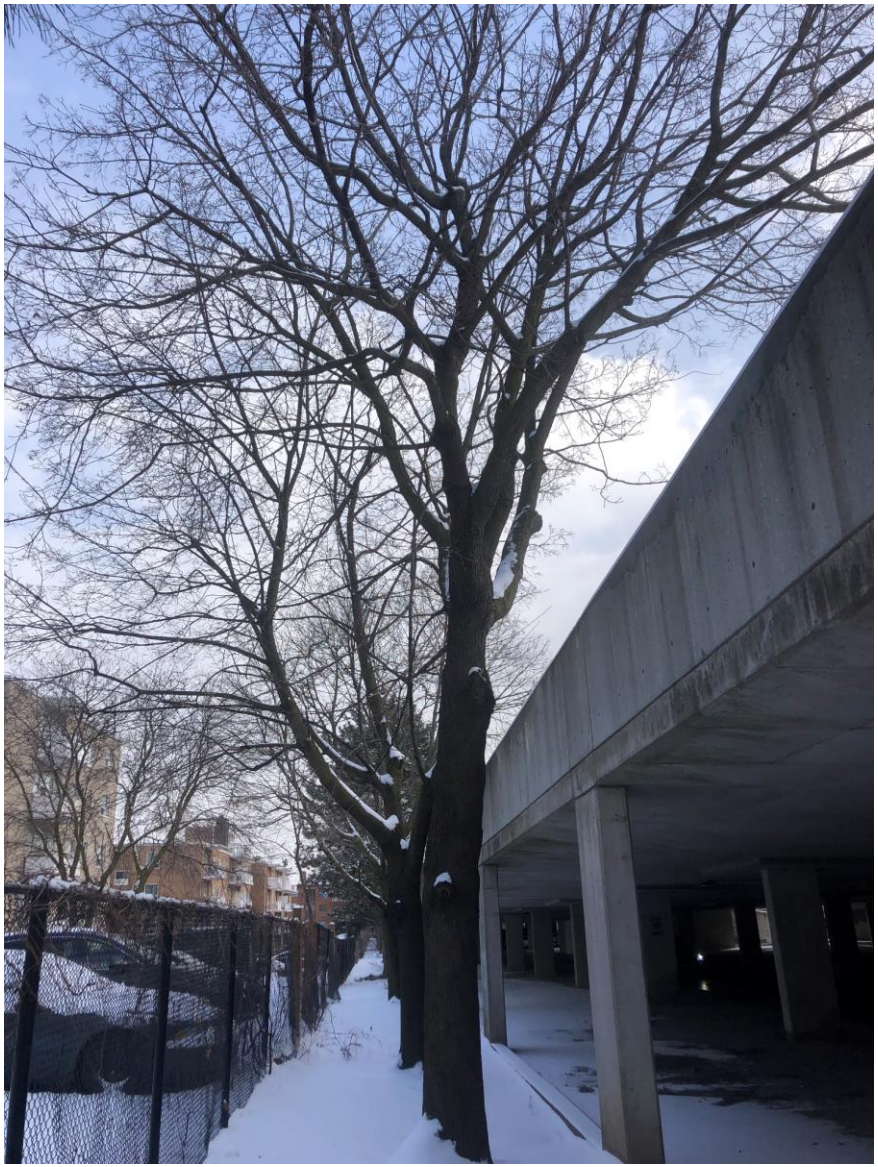

Image 24. Tree 499

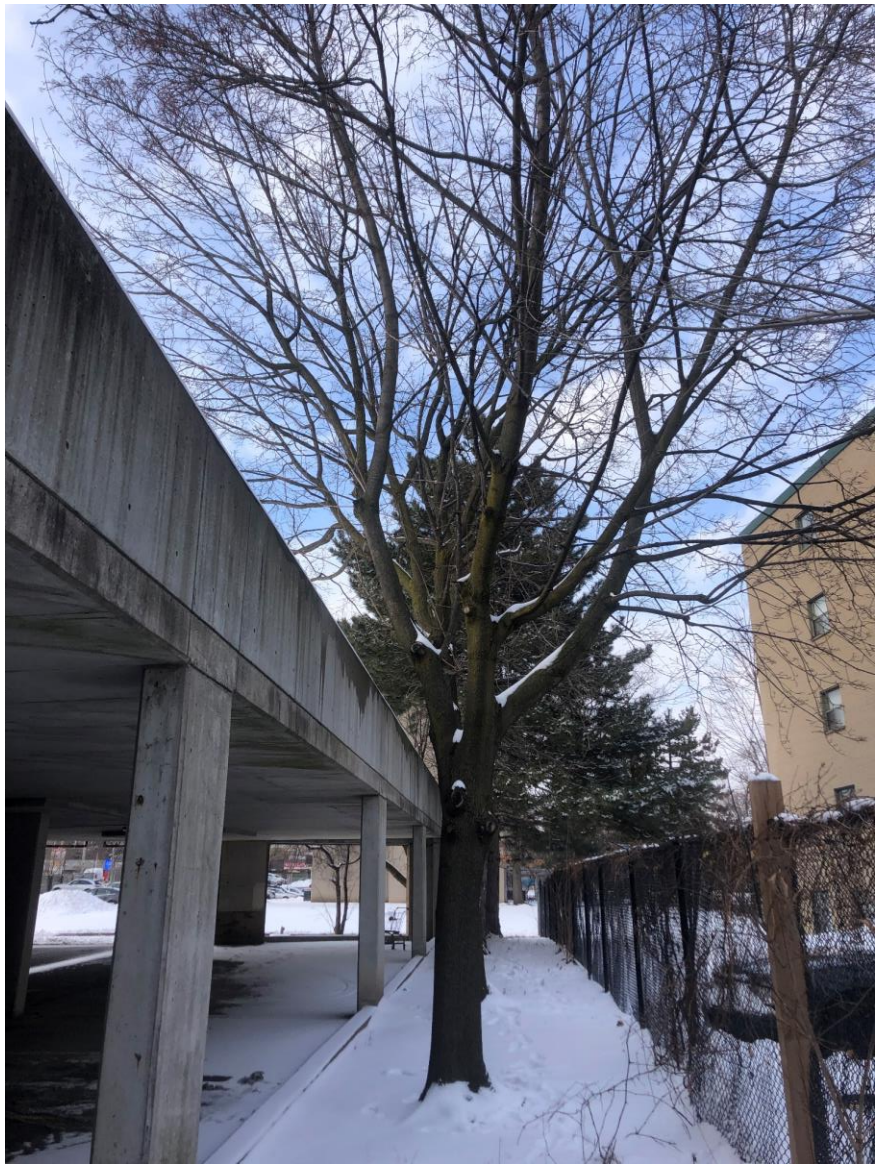

Image 25. Tree 500

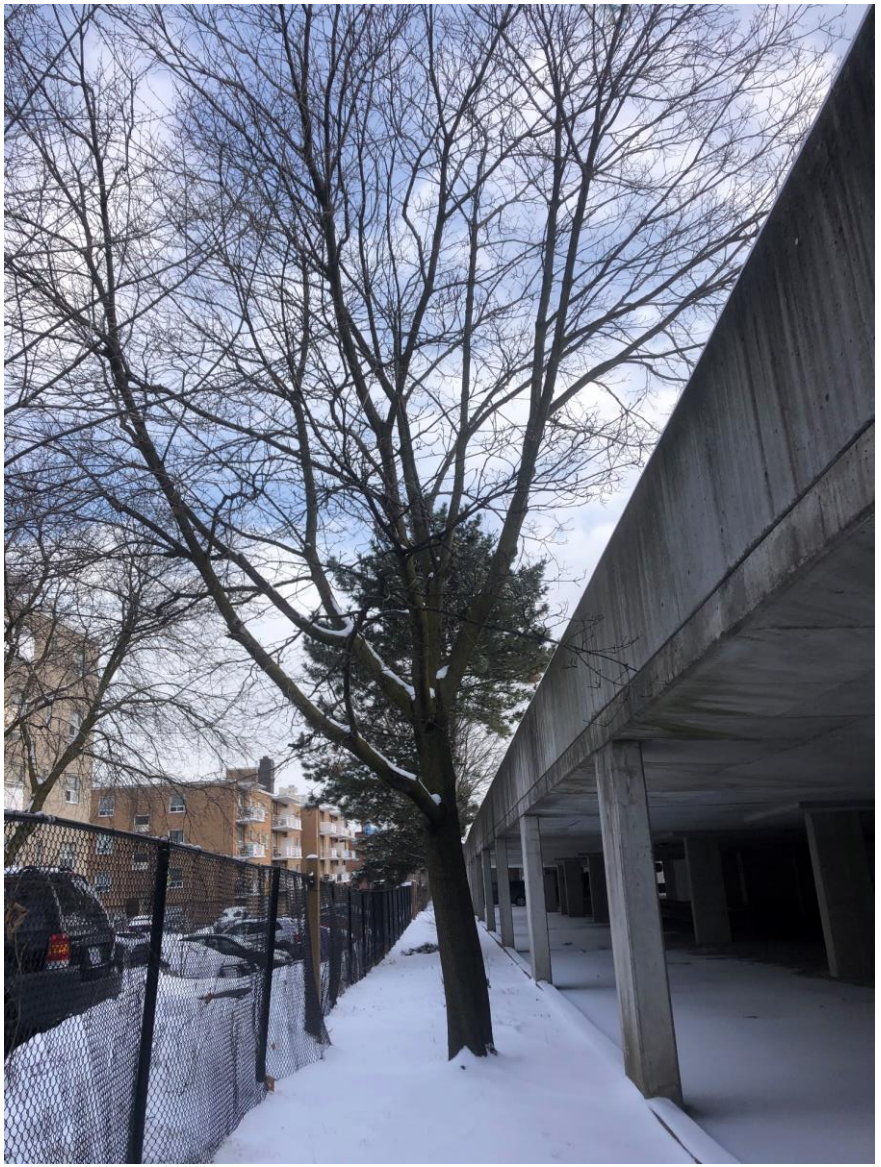

Image 26. Tree 501

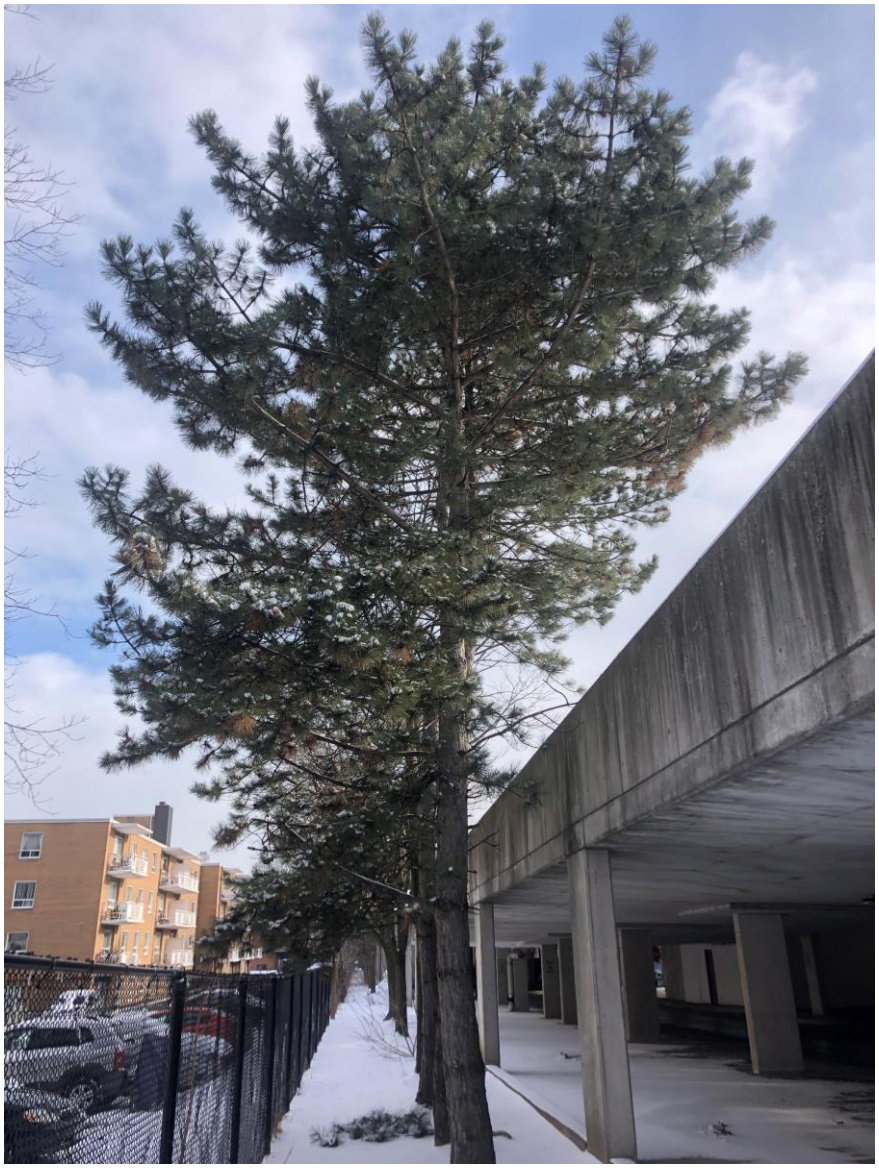

Image 27. Tree 502

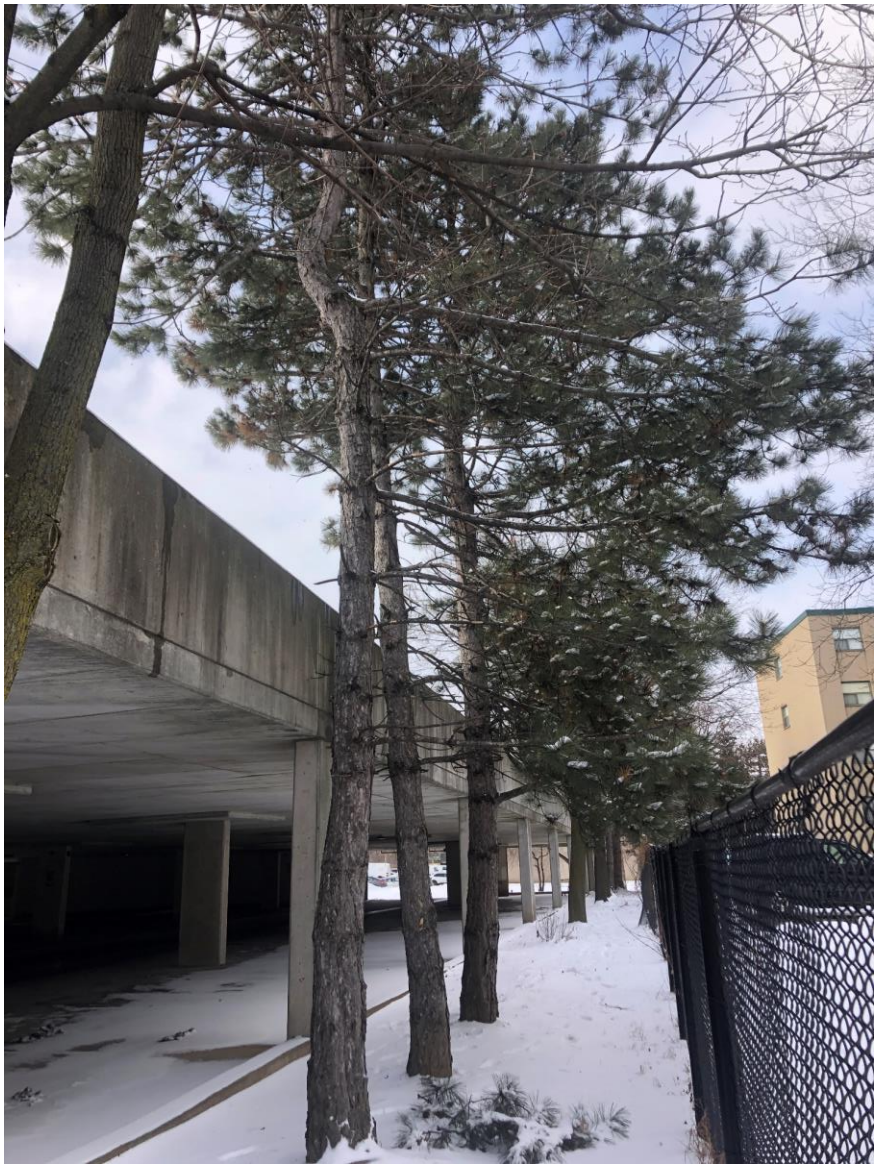

Image 28. Trees 503 and 504

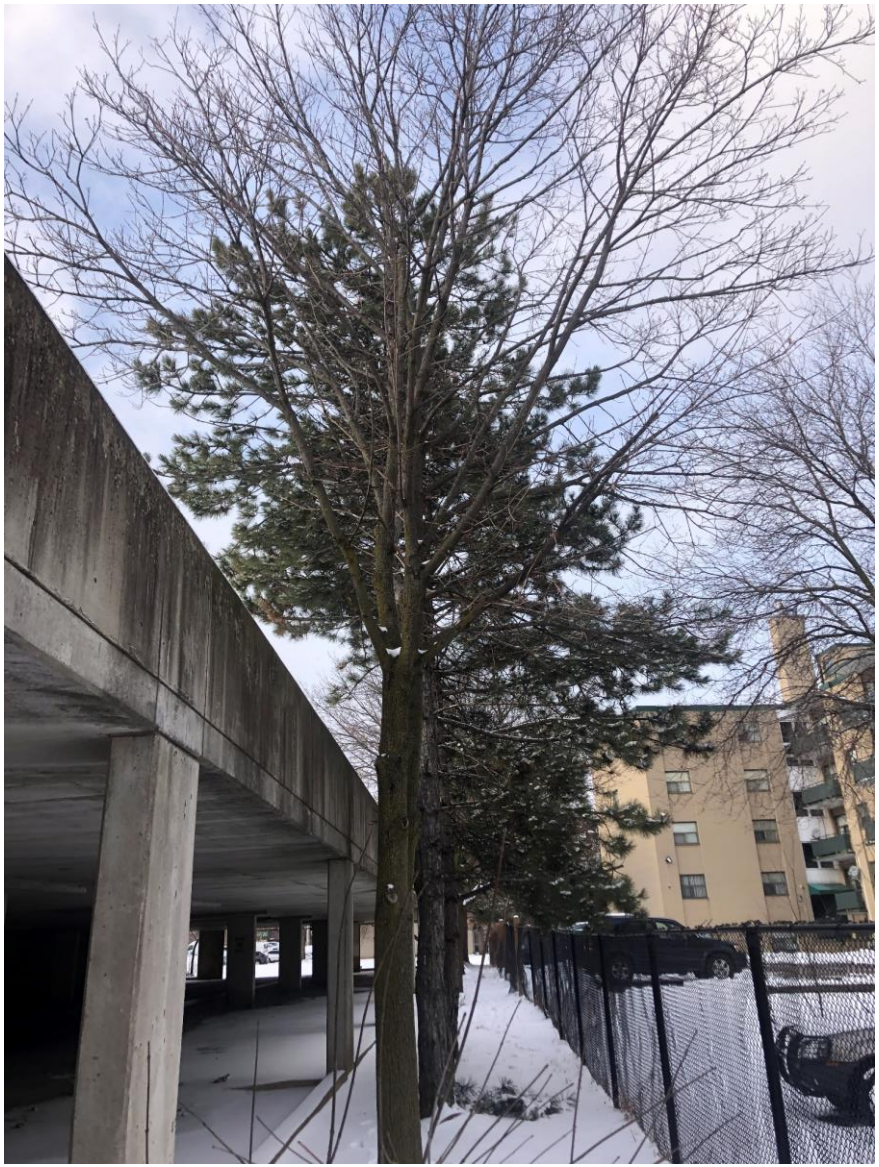

Image 29. Tree 505

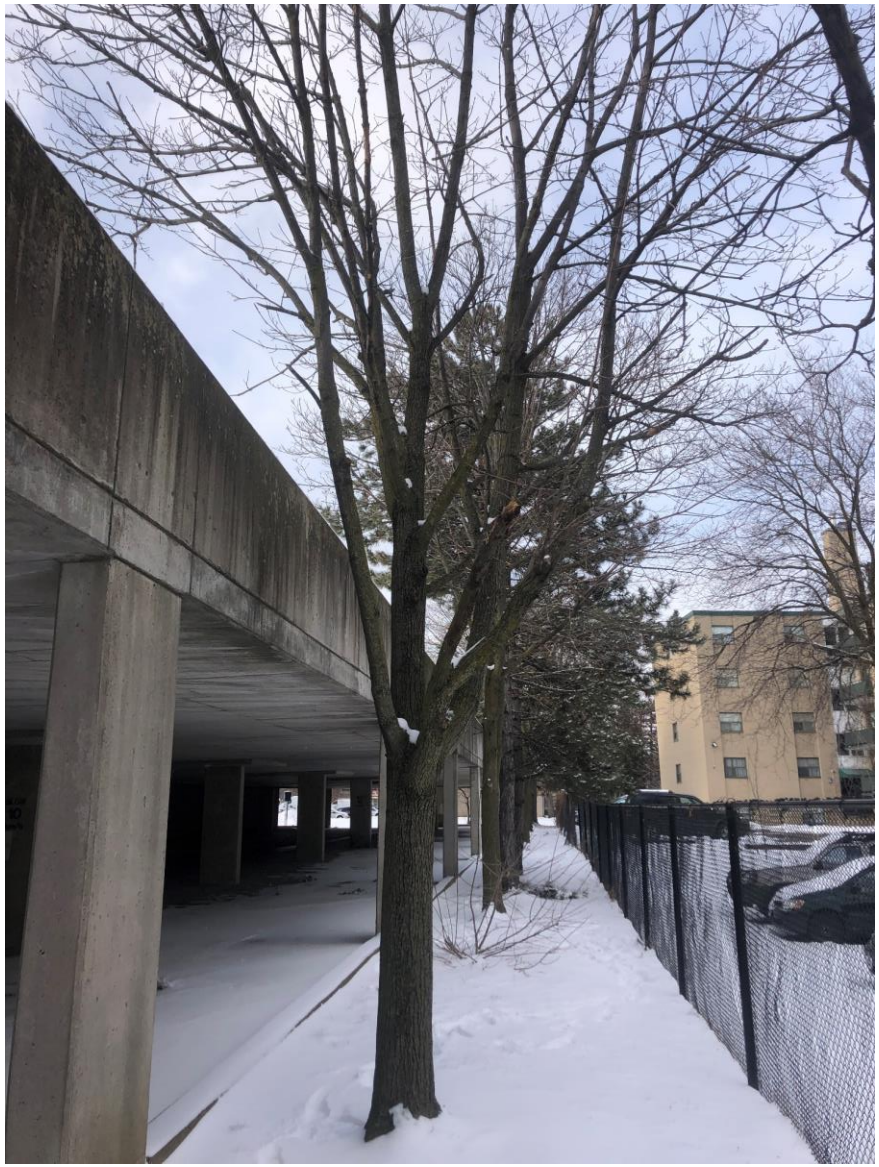

Image 30. Tree 506

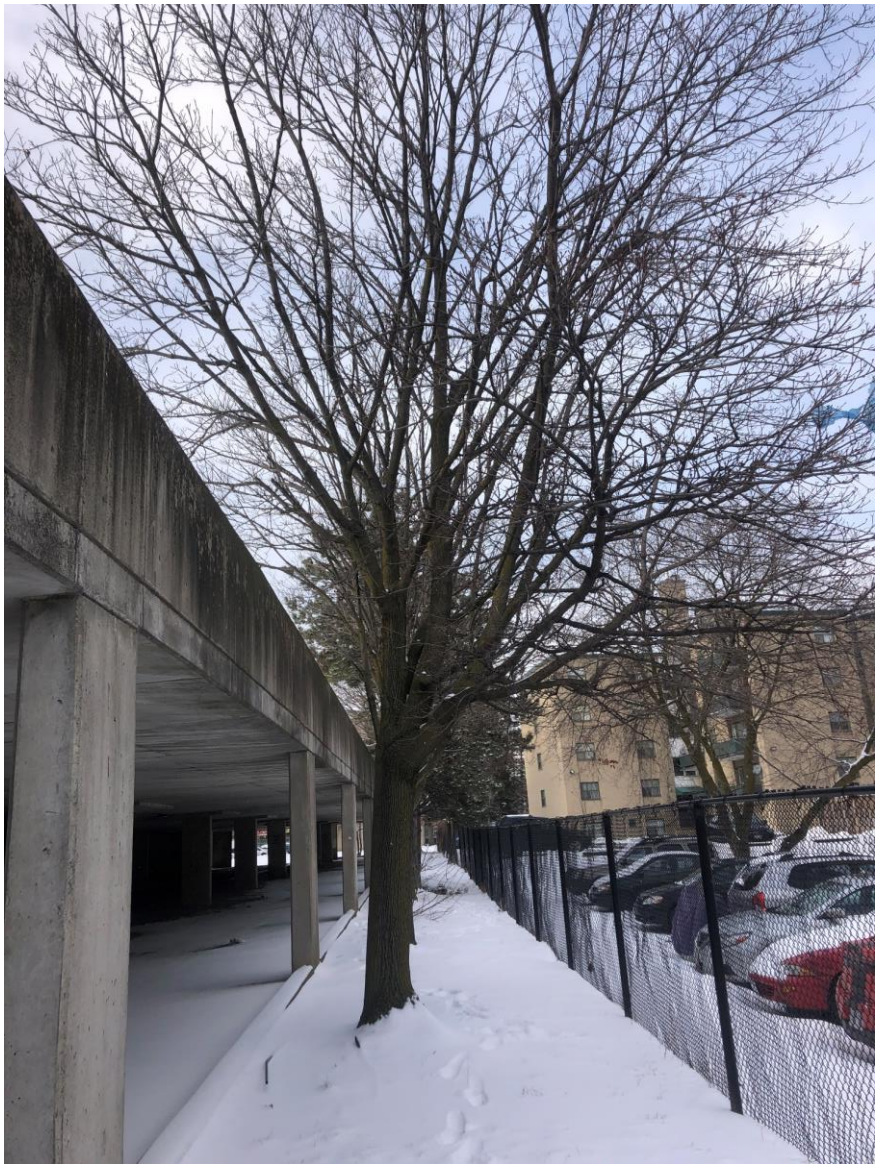

Image 31. Tree 507

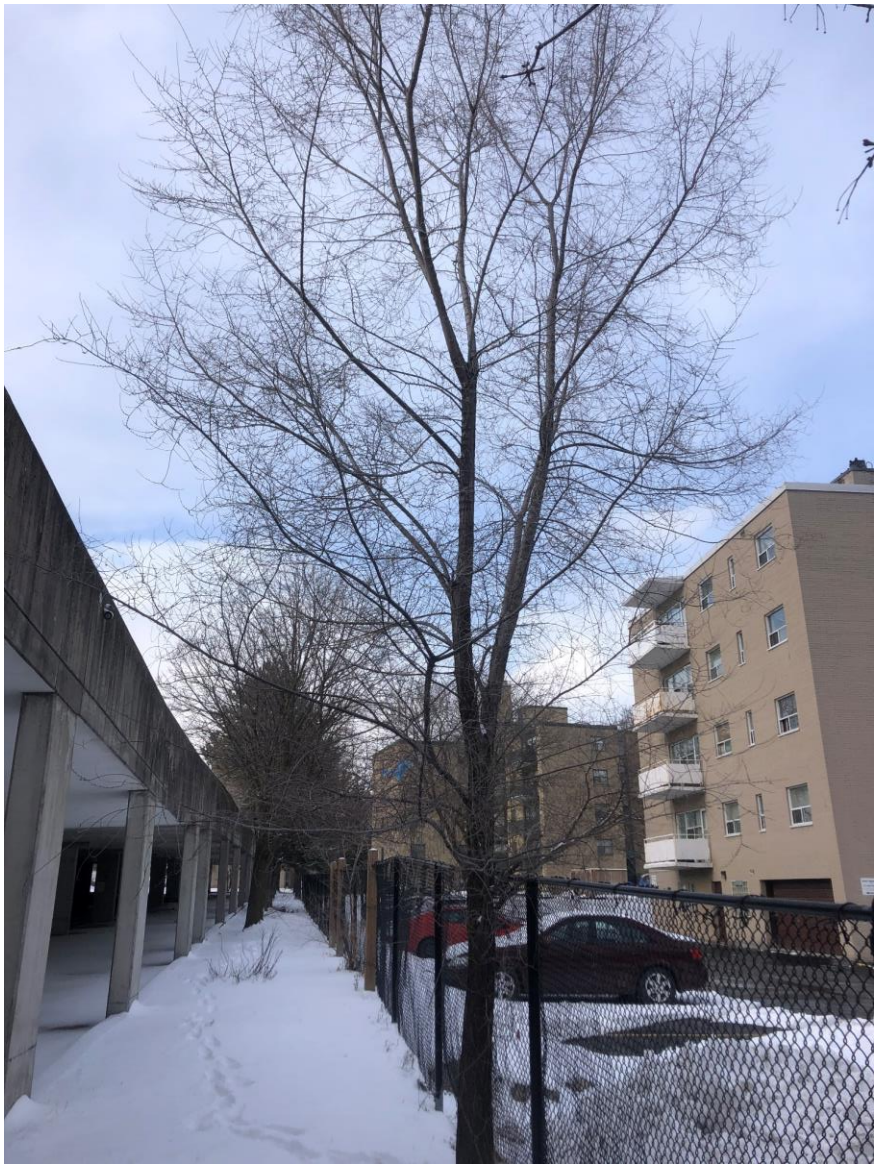

Image 32. Tree 508

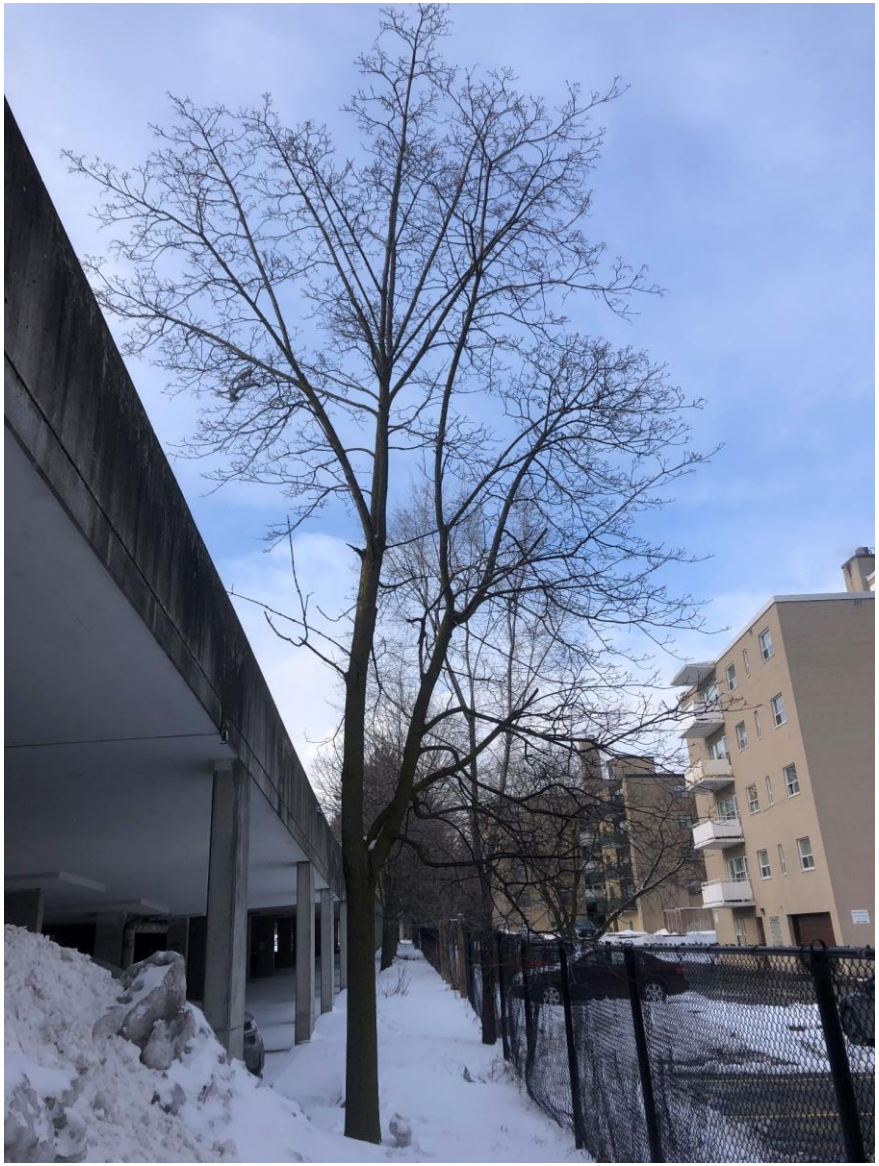

Image 33. Tree 509

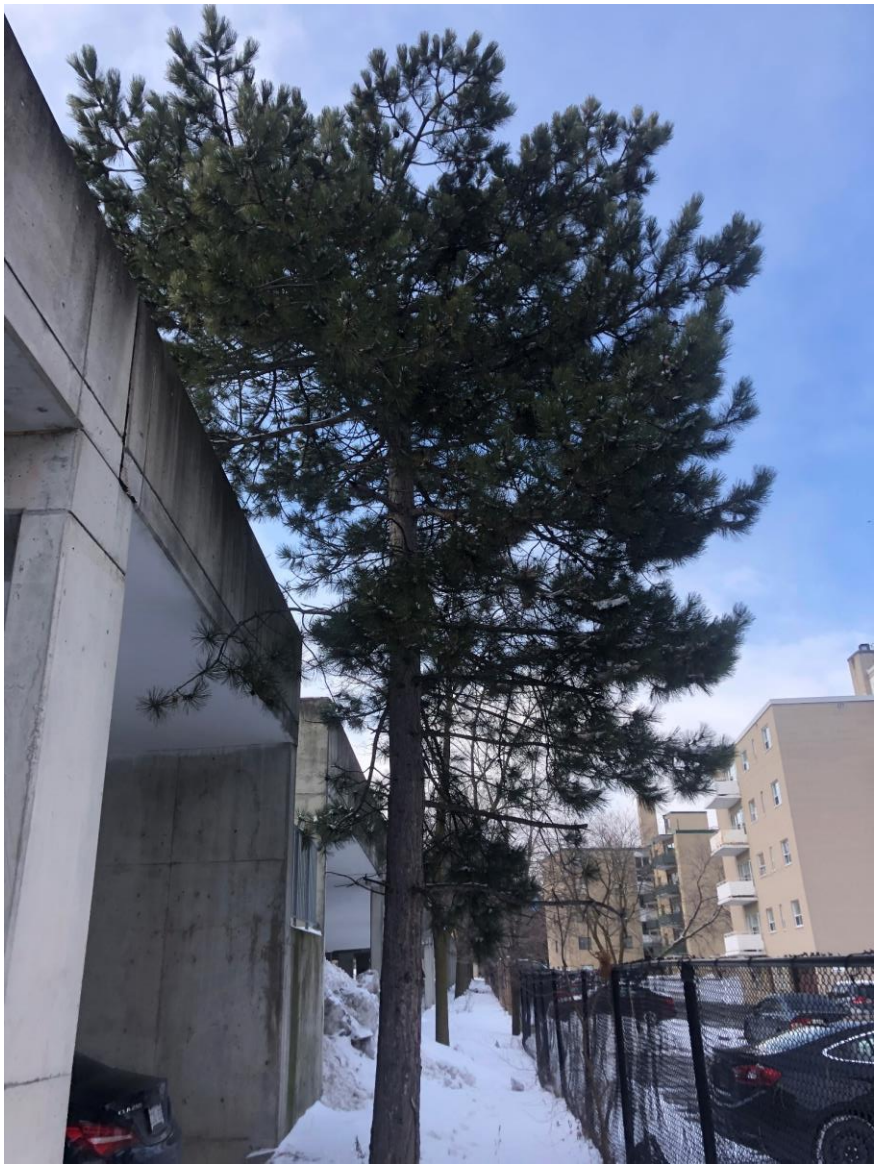

Image 34. Tree 510

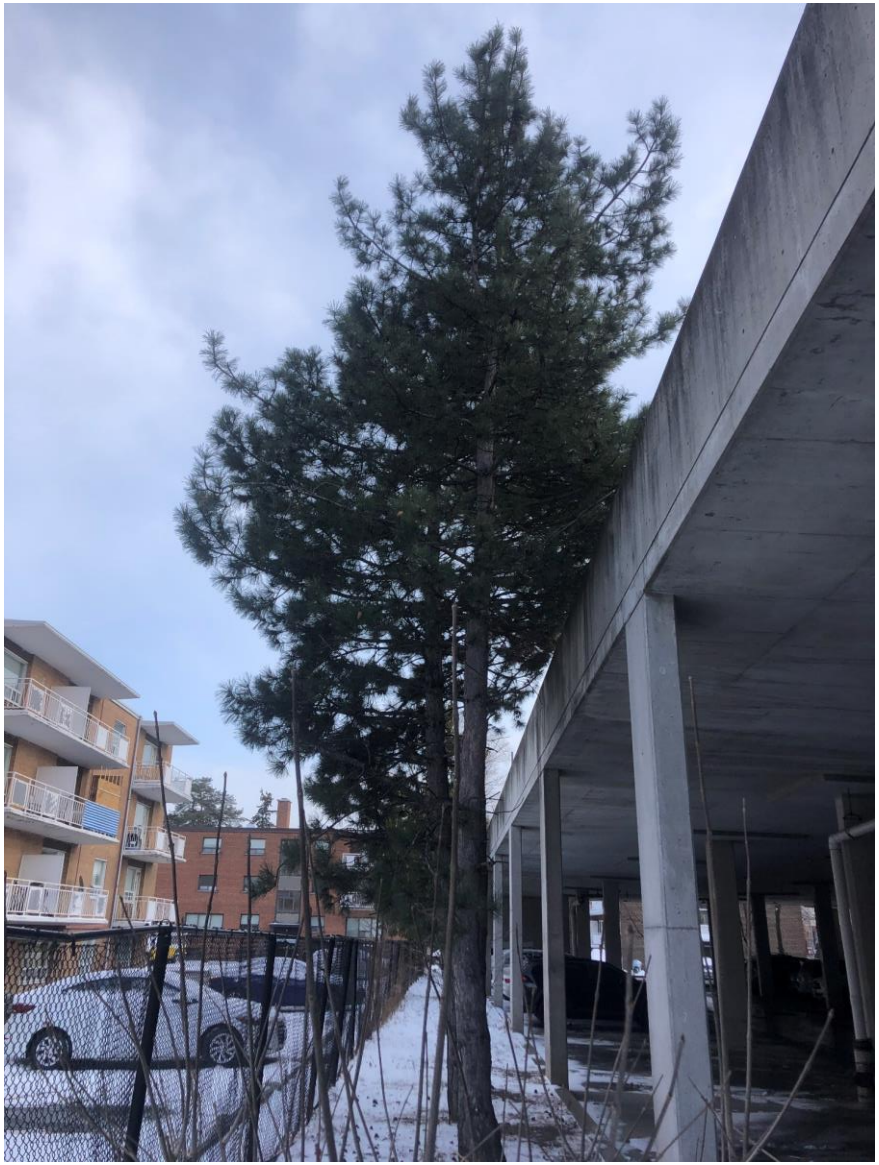

Image 35. Tree 511

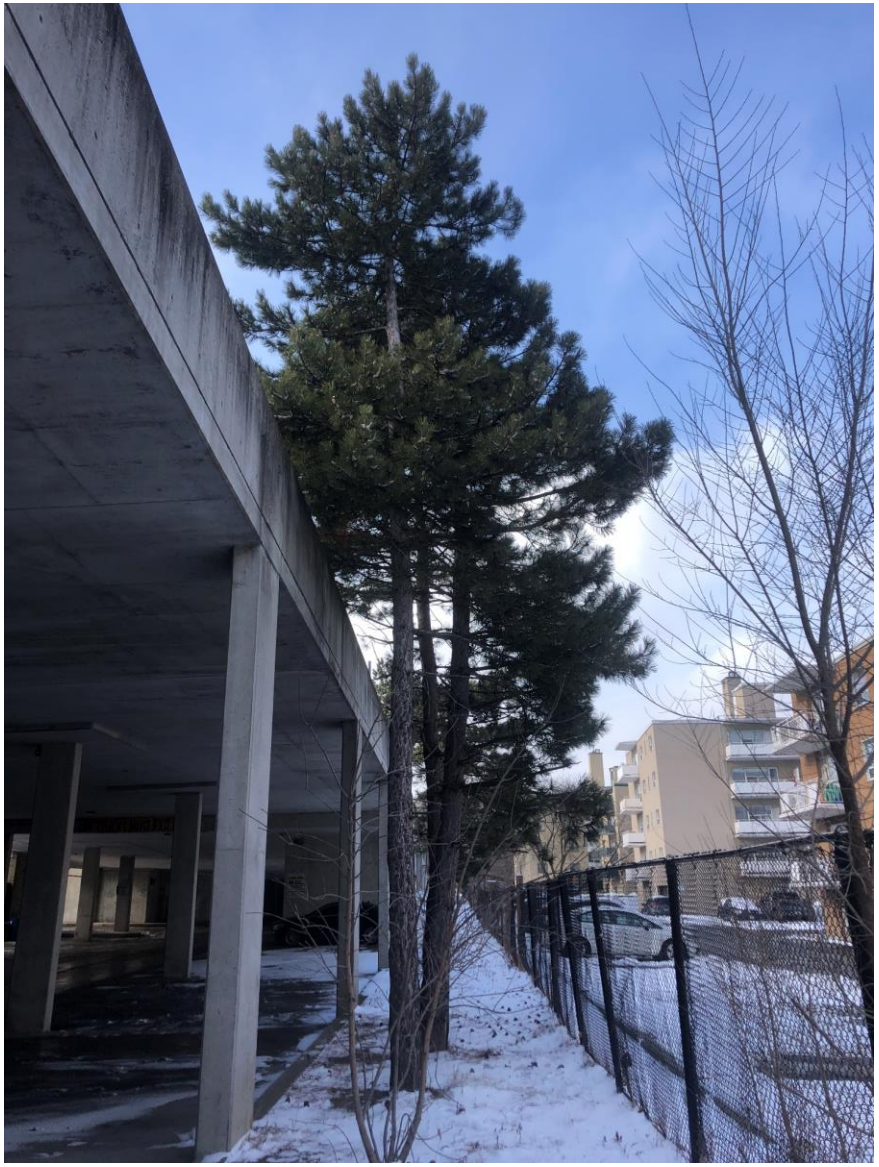

Image 36. Trees 512 and 513

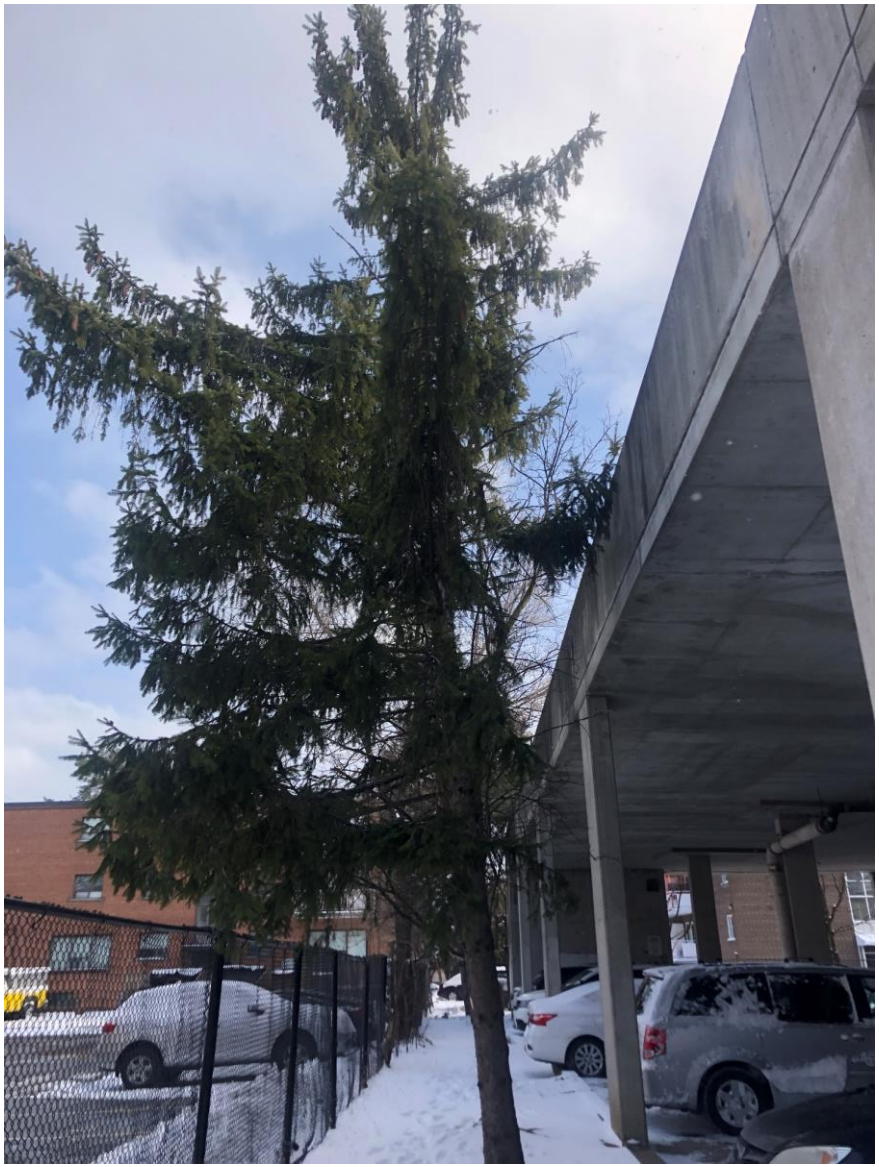

Image 37. Tree 514

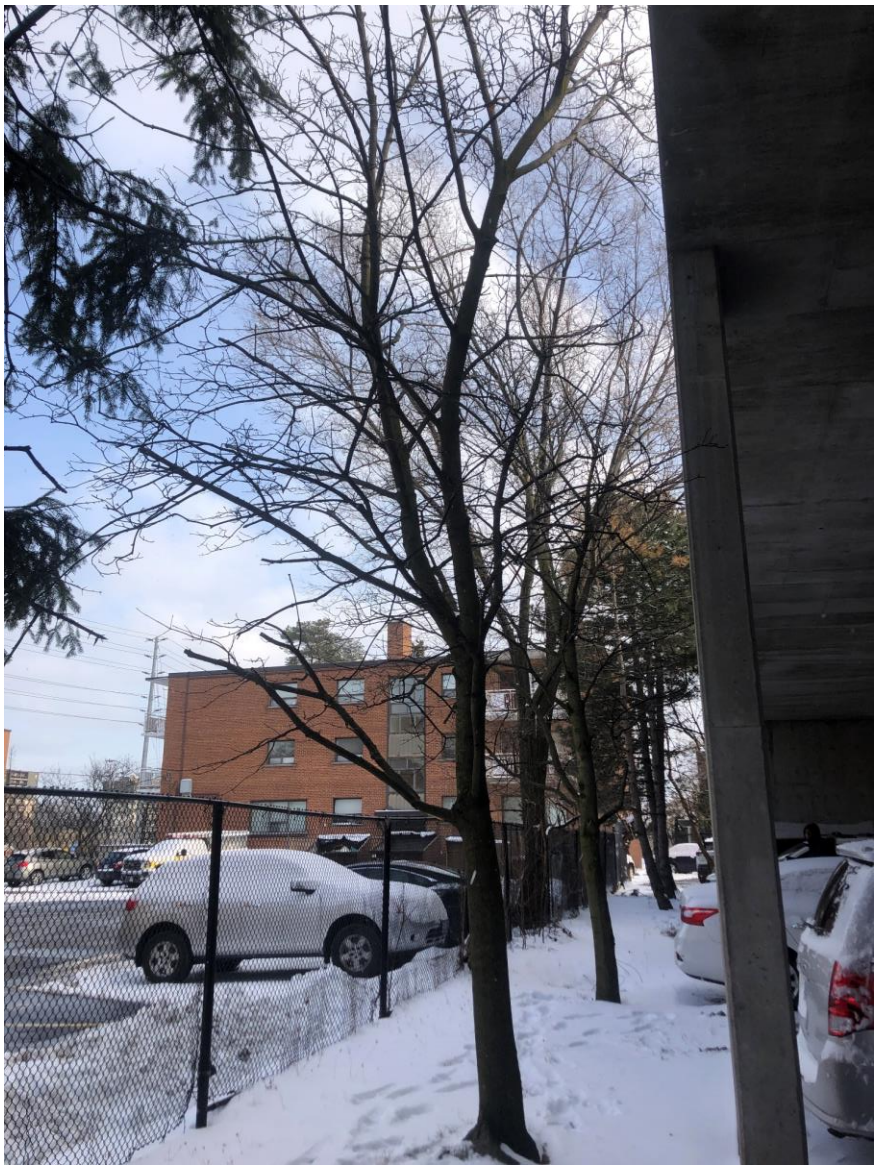

Image 38. Tree 515

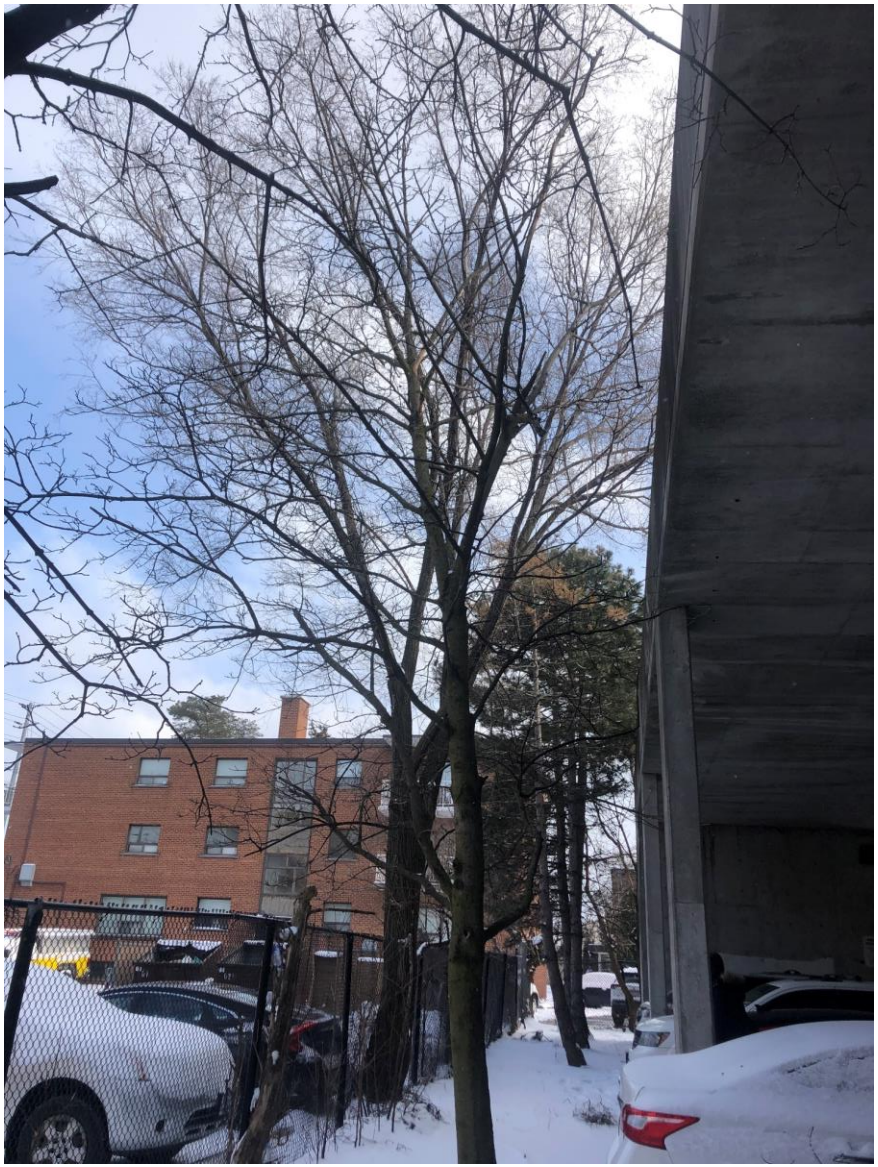

Image 39. Tree 516

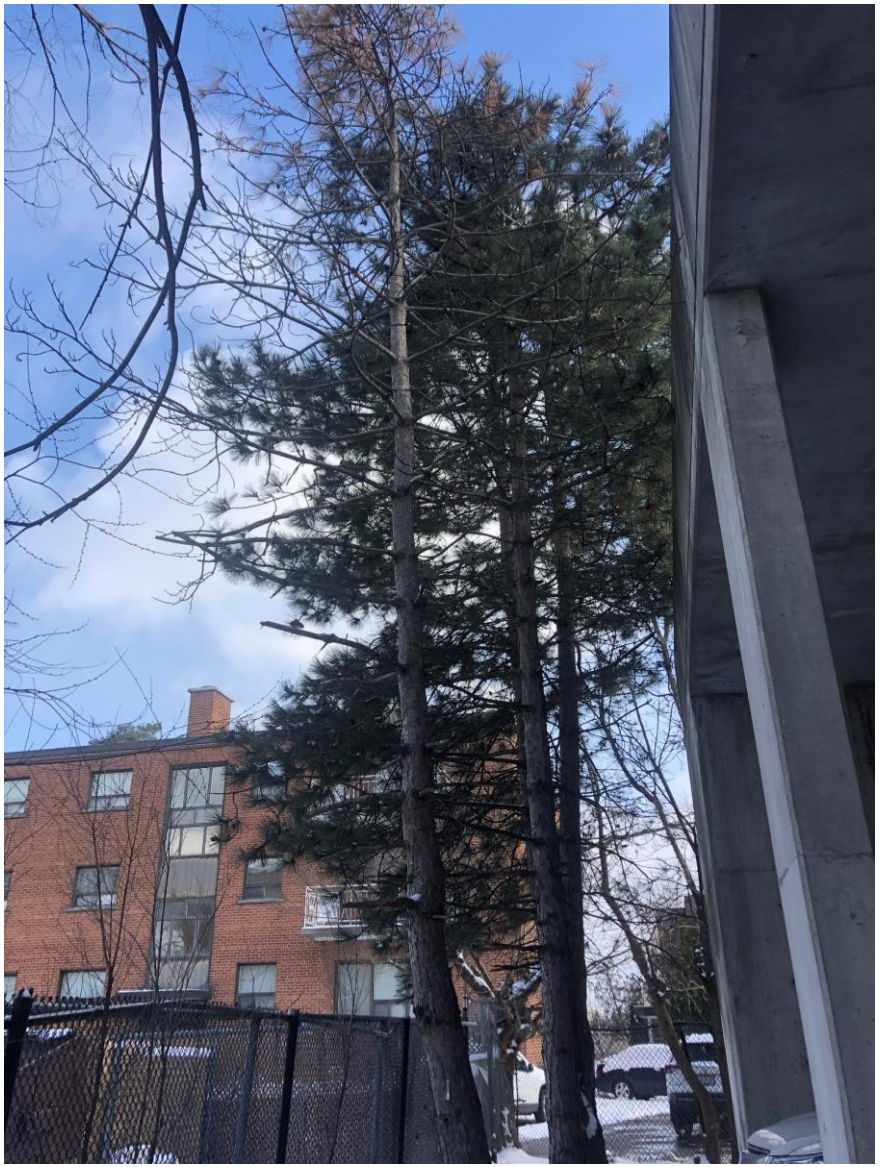

Image 40. Trees 517 and 518

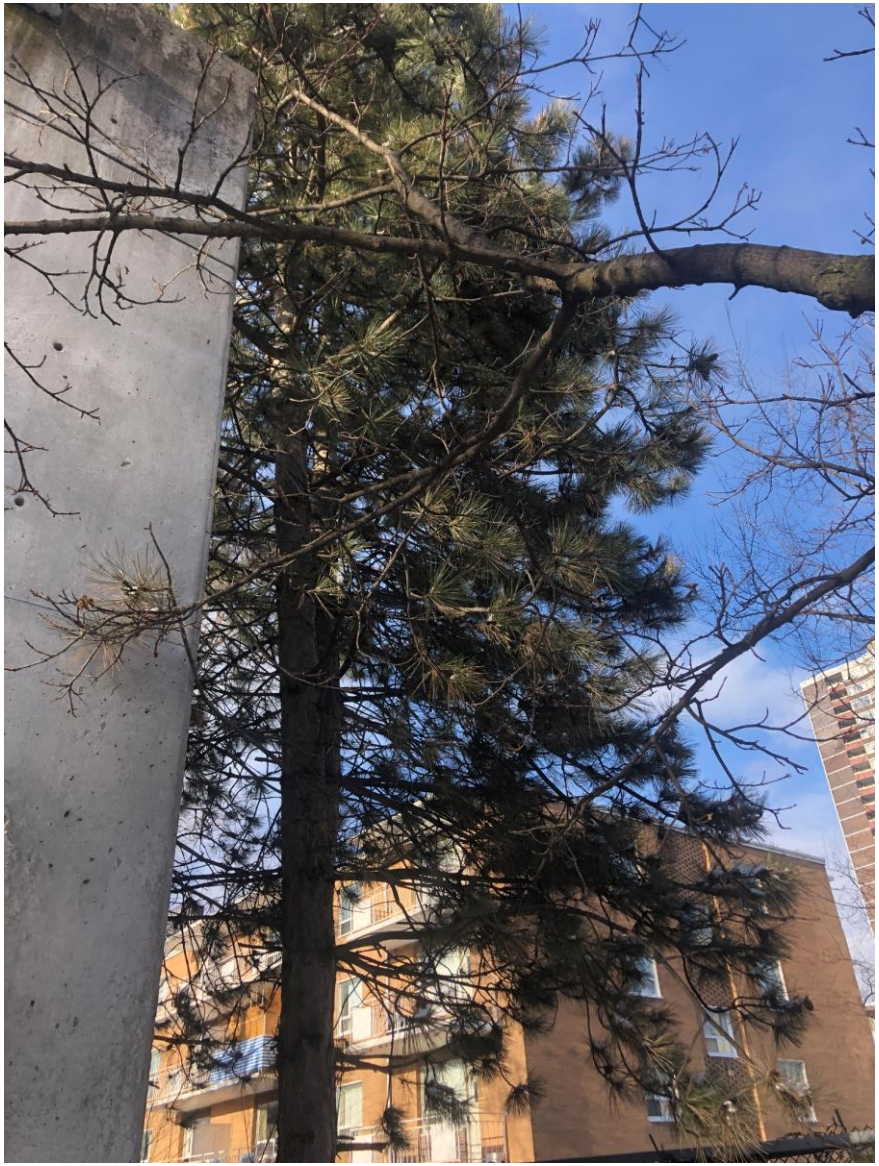

Image 41. Tree 519

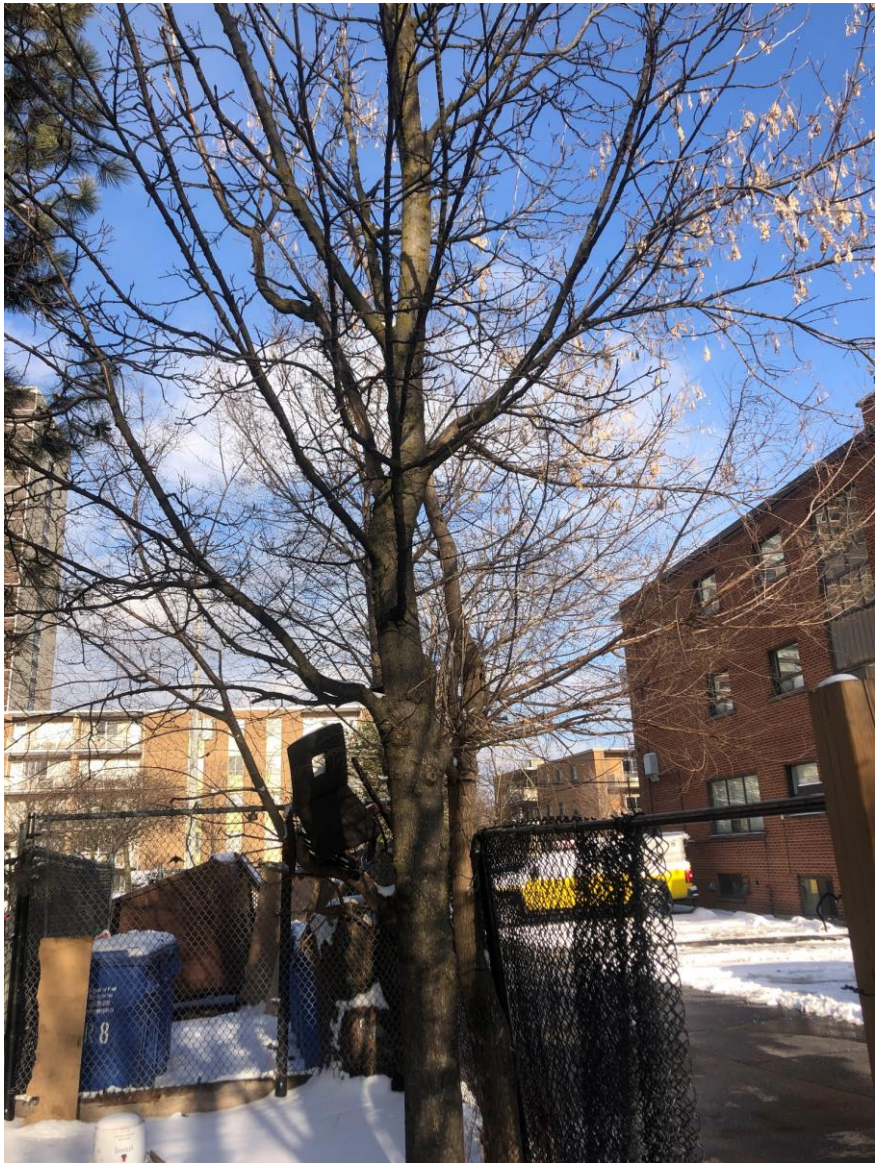

Image 42. Trees 520 and 527

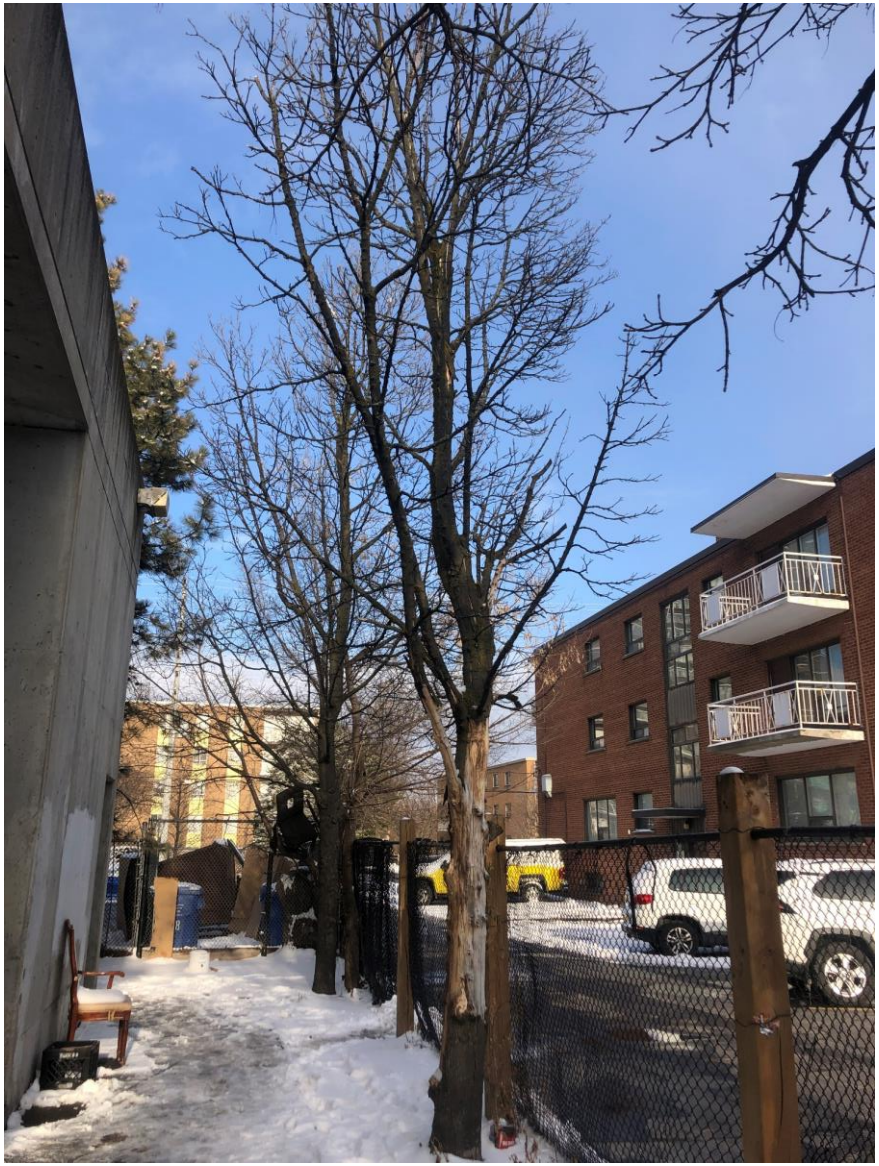

Image 43. Tree 521

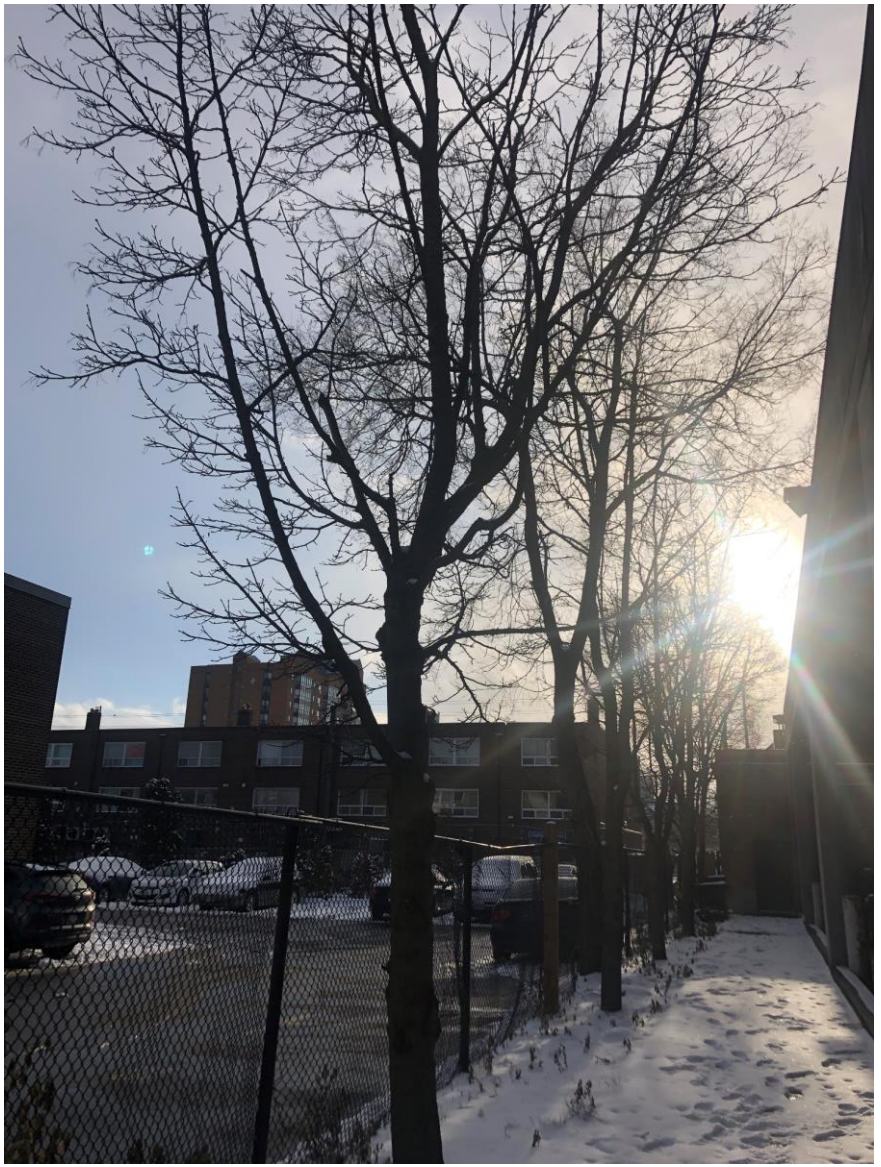

Image 44. Tree 522

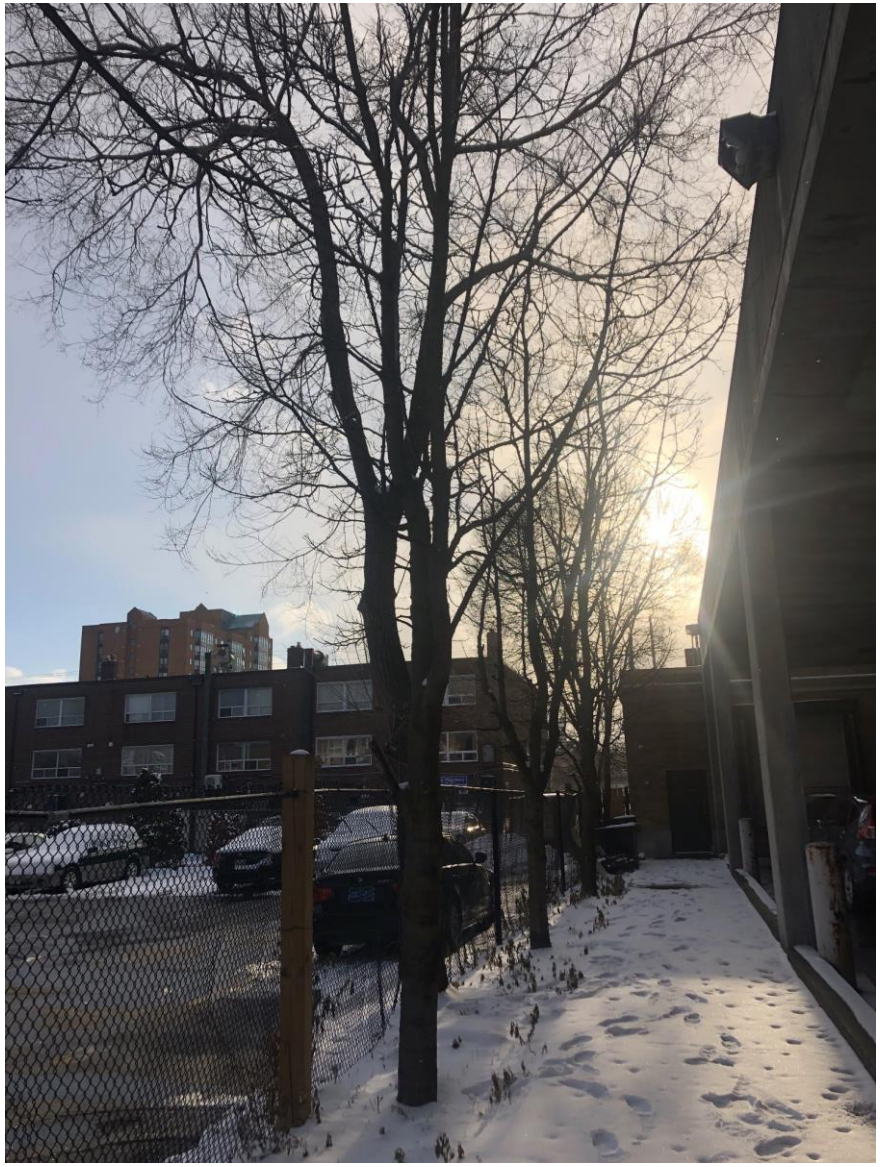

Image 45. Tree 523

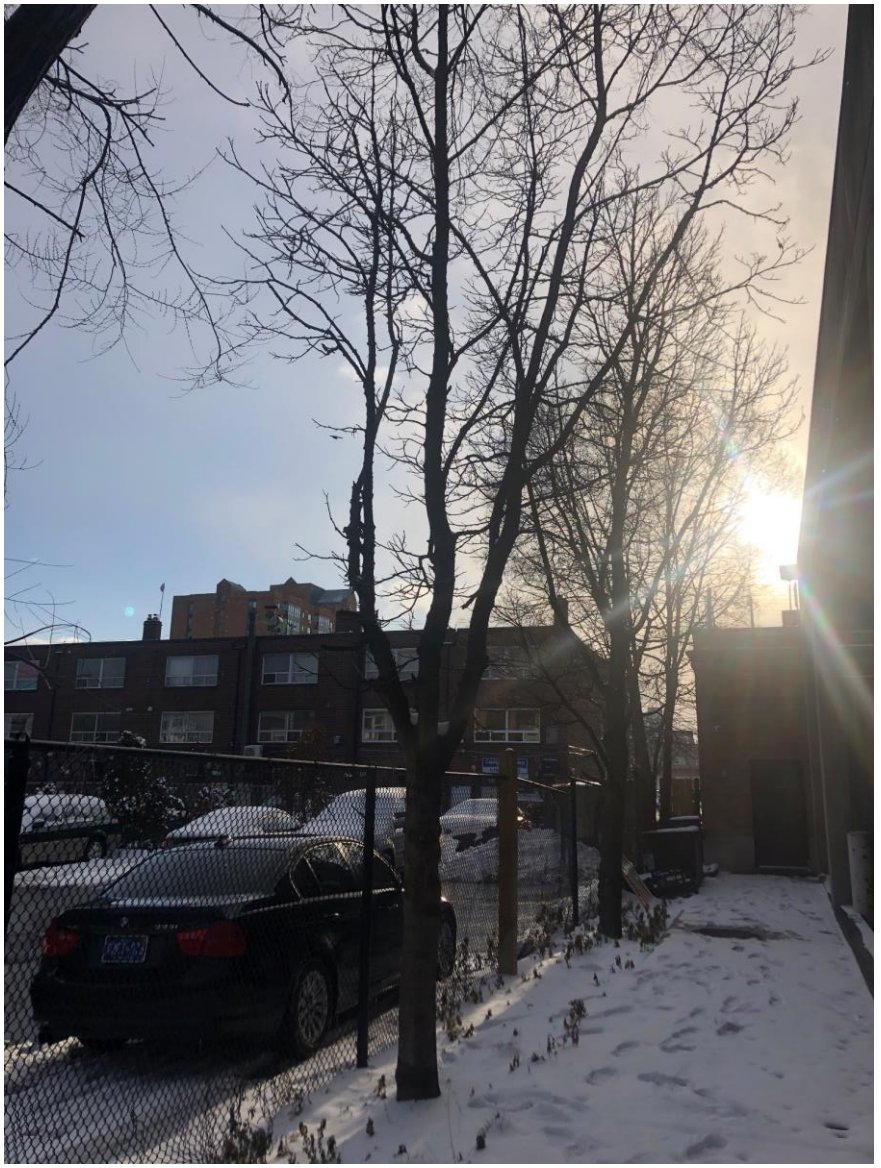

Image 46. Tree 524

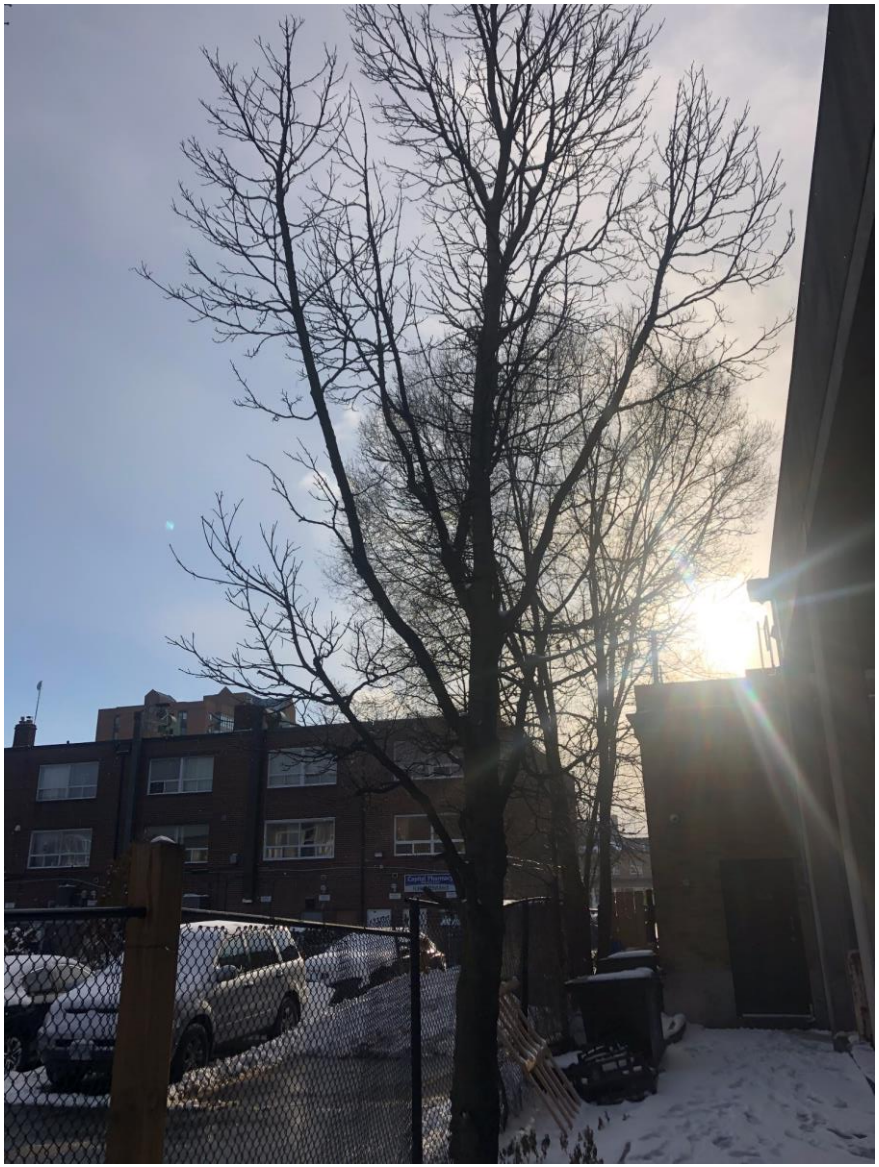

Image 47. Tree 525

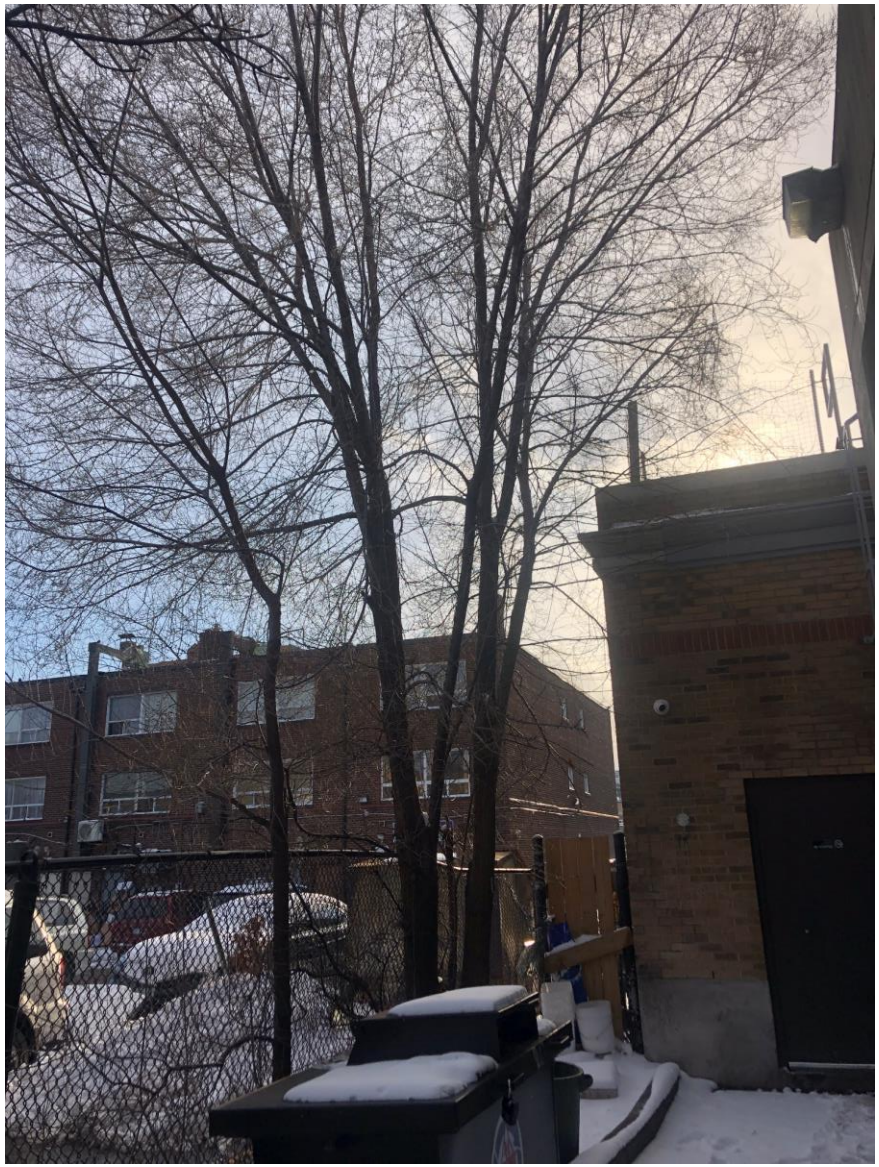

Image 48. Tree 526

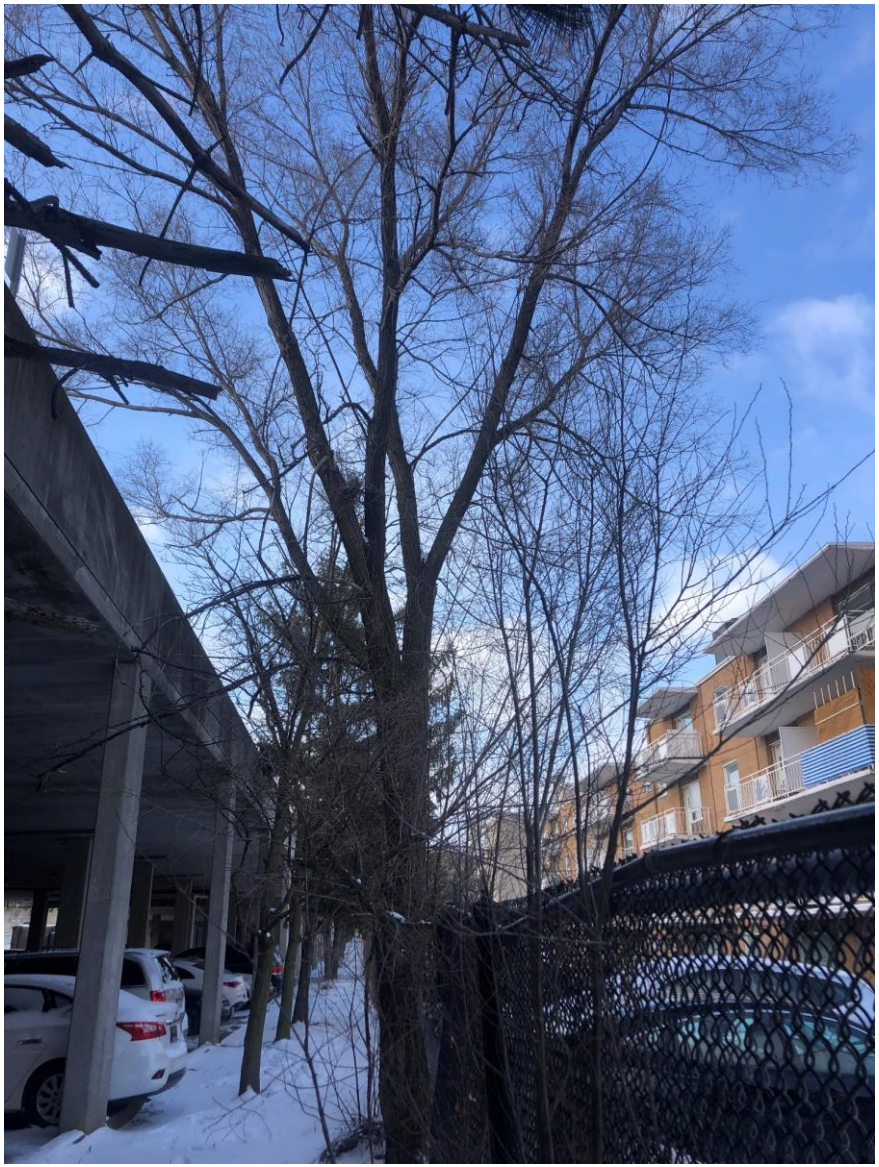

Image 49. Tree N3

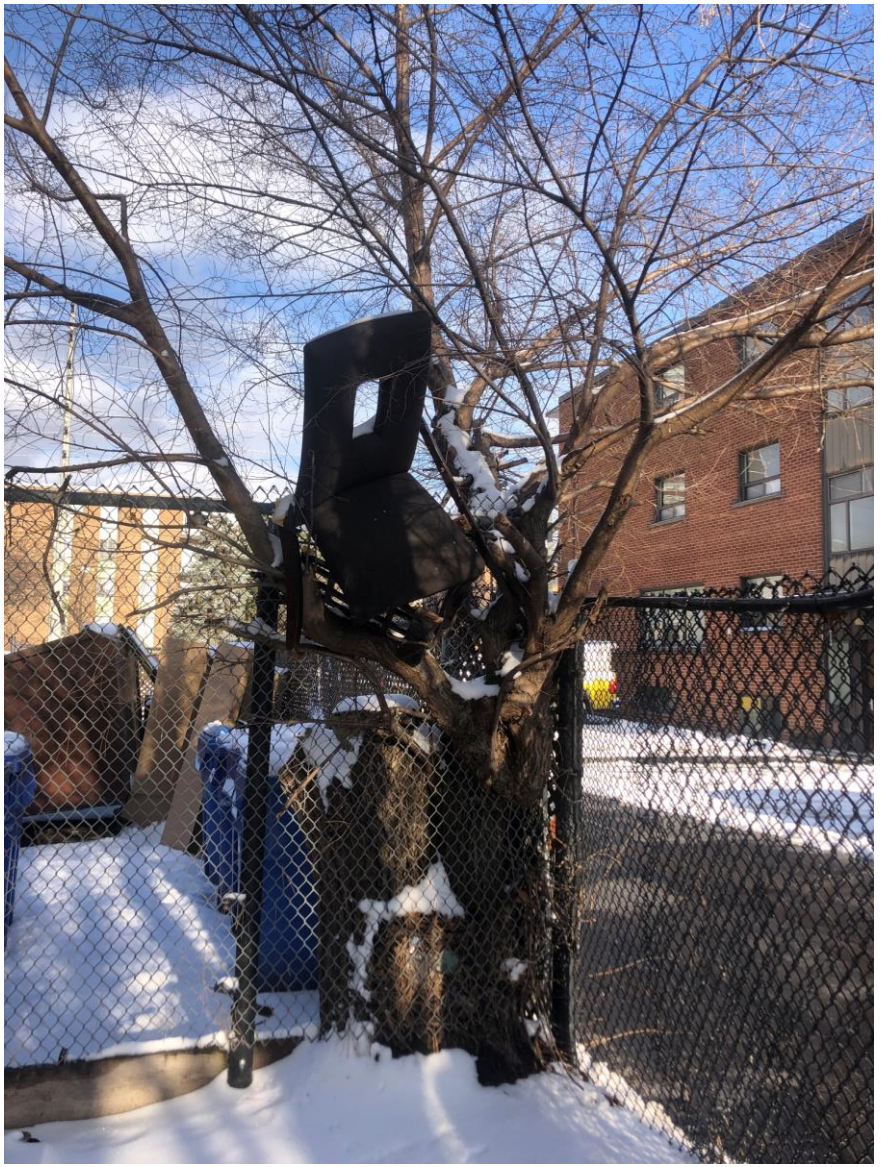

Image 50. Tree N4

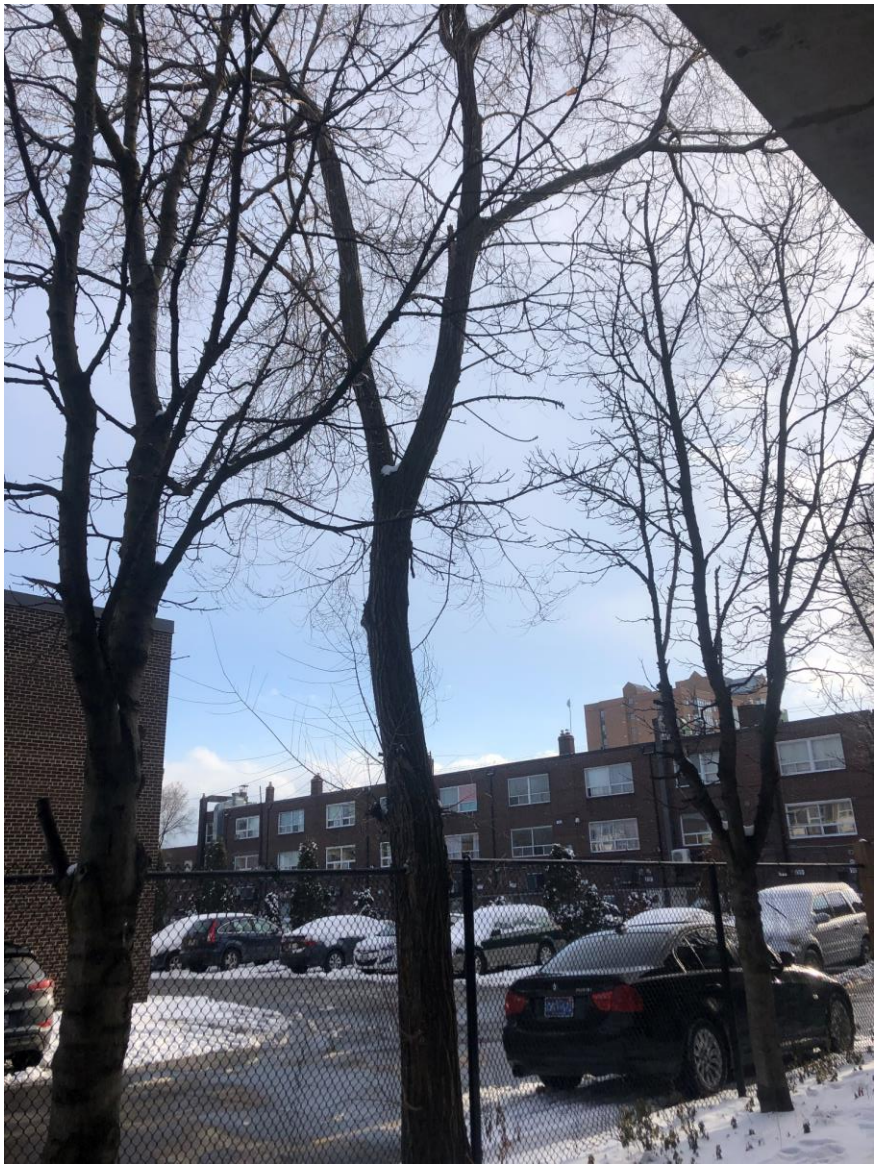

Image 51. Tree N5