Aquafor Beech Limited

Applicant:
Bousfield Inc.
P. Stewart
DARC 22-255

October 2023

Arborist Report and Tree Protection Plan for 1580 and 1650 Dundas St. E Mississauga, Ontario

Contributing Authors

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Aquafor Beech Limited

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1 Introduction

Aquafor Beech Limited was retained by Hazelview to prepare an Arborist report and Tree Protection Plan (TPP) in support of redevelopment at 1580 and 1650 Dundas St E, in Mississauga Ontario to mixed use residential and commercial (**Figure 1-1**). The Arborist Report and TPP were completed to inform the client of the existing species types, size, and conditions of trees within and adjacent to the proposed development. The report also provides tree preservation recommendations to inform detailed design and construction. The proposed design is illustrated in **Appendix A**. The following documents comprise this report:

- Appendix A: Tree Protection Plan
- Appendix B: Tree Inventory Table
- Appendix C: Limitations of Tree Assessment

Figure 1-1: Design Proposal

2 Tree Inventory

The methodology and results of the tree inventory are detailed in the following subsections.

2.1 Tree Inventory Methodology

A certified arborist in good standing with the International Society of Arboriculture (ISA) completed a tree inventory and assessment on November 19, 2020 and July 21 2021. All public and private trees within and adjacent to the proposed development area were included in the inventory.

Tree condition was assessed by visual inspection from the ground and evaluated in consideration of overall structure and health. The following data were collected for each tree:

- Tag number;
- Species;
- Diameter at breast height - DBH (cm);
- Crown reserve diameter (m);
- Biological Health;
- Ownership;
- Defects and decline indicators; and
- Initial assessment of retainable or removal.

2.2 Tree Inventory Results

In total, 209 living trees and one dead tree were inventoried. An additional 272 trees with a DBH less than 10 cm were tallied within the two properties. Detailed results of the tree inventory are contained in **Appendix B**. Summaries of species type greater than and less than 10 cm DBH as well as biological and structural condition of inventoried trees are contained in **Table 2-1**, **Table 2-2**, and **Table 2-3**; respectively. Tree inventory mapping is contained in **Appendix A**.

Overall, the majority of trees inventoried were Norway maple (*Acer platanoides*) growing along property boundaries and parking lot medians. Only 21 of the 209 or 10% trees were native and most of the tree were a planted as a part of the existing building's landscaping.

Table 2-1: Species Summary of trees greater than 10 cm DBH

Species Name		Count
Scientific Name	**Common Name**	
Acer negundo	Manitoba Maple	3
Acer platanoides	Norway Maple	129
Fraxinus americana	Whit Ash	1
Gleditsia triacanthos var. inermis	Thornless Honeysuckle	14
Malus baccata	Siberian Apple	5
Malus pumila	Common Apple	1
Morus alba	White Mulberry	2
Picea pungens	Blue Spruce	17
Pinus nigra	Austrian Pine	14
Pinus resinosa	Red Pine	1
Populus deltoides	Cottonwood	1
Populus tremuloides	Trembling Aspen	2
Prunus avium	Sweet Cherry	1
Quercus robur	English Oak	2
Rhus typhina	Staghorn Sumac	6
Salix x fragilis	Hybrid Crack Willow	1
Thuja occidentalis	Eastern White Cedar	1
Tilia cordata	Little-leaf Linden	3
Ulmus americana	American Elm	2
Ulmus pumila	Siberian Elm	4
	TOTAL	**210**

Table 2-2: Species Summary of trees less than 10 cm DBH

Species Name		Count by Ownership	
Scientific Name	**Common Name**	Private	Public
Acer negundo	Manitoba Maple	34	
Acer platinoides	Norway Maple	4	4
Celtis occidentalis	Hackberry		11
Cornus sericea	Red-osier Dogwood	2	
Elaeagnus umbellata	Autumn Olive	1	
Euonymous elatus	Burning Bush	1	
Fraxinus sp.	Ash species	31	
Gleditsia Tricanthos var. inermis			11
Juglans nigra	Black Walnut	1	
Juniperus sp	Juniper species		2
Juniperus virginiana	Eastern Red Cedar	3	
Ligustrum vulgare	European Privet	2	

Species Name		Count by Ownership	
Scientific Name	**Common Name**	Private	Public
Lonicera sp.	Honeysuckle species	21	
Malus sp	Apple species	1	
Morus alba 'Pendula'	Weeping Mulberry		1
Populus tremuloides	Trembling Aspen	53	
Prunus sp	Plum species	1	
Rhamnus cathartica	Common Buckthorn	10	
Rhus typhina	Staghorn Sumac	41	
Rosa multiflora	Multifora Rose	1	
Rubus occidentalis	Black Raspberry	2	
Taxus sp	Yew species	13	
Thuja occidentalis	Eastern White Cedar	14	
Tilia cordata	Little-leaf Linden		2
Ulmus pumila	Siberian Elm	2	
Viburnum lentago	Nannyberry	3	
	TOTAL	**241**	**31**

Table 2-3: Tree Condition Summary

Biological Health		Structural Health	
Condition	**Count**	**Condition**	**Count**
Dead	1	Dead	1
Poor	13	Poor	8
Poor-Fair	5	Poor-Fair	4
Fair	33	Fair	23
Fair-Good	43	Fair-Good	26
Good	115	Good	147

As shown in **Table 2-1**, the most common species inventoried is Norway maple followed by Blue Spruce (*Picea pungens*), Thornless Honeysuckle (*Gleditsia triacanthos var. inermis*), and Austrian Pine (*Pinus resinosa*). As shown in **Table 2-3**, most of the trees are in good structural and biological health. The inventory on property 1580 Dundas St E was completed in fall so it is possible that the biological health was lower quality than noted as deciduous trees had already started to change colour and drop leaves.

3 Tree Removals and Protection Plan

The assessment for tree removals and the components of the TPP are discussed in the following subsections. **Prior to the commencement of any works on site, a permit to remove trees must be obtained from the City of Mississauga.**

3.1 Tree Removals

As detailed in **Appendix B**, preservation identifiers (i.e. retain, impact, or remove) were allocated to each tree included in the inventory based on their species, overall health, preservation priority, defects, and

location in relation to the proposed works and areas of disturbance. As illustrated on the Tree Protection Plan (**Appendix A**), **164 trees with a DBH greater than 10 cm have been identified for removal and an additional 27 will be impacted**. **201 of the tallied trees under 10 cm DBH are also to be removed. All trees recommended for removal are not compatible with construction of the proposed development**.

Prior to any tree/vegetation removal, installation of tree protection barriers and any site grading, a construction management meeting is to be held on site with representatives from the City of Mississauga Forestry staff, the Landscape Architect, the ISA Certified Arborist and the Developer/Owner and/or Contractor.

3.2 Tree Replacements

According to the City of Mississauga Private Tree Protection Bylaw (By-law 0021-2022), a Permit is required to remove one or more trees (DBH greater than 15 cm) per lot per calendar year on private property (Section 6 [2]). A permit is required for trees greater than 15 cm DBH on private property. Removed trees are to be replaced "on the same lot in a location, number, size, and/or species to the satisfaction of the Commissioner. Of the 419 privately owned trees requiring removal, 173 trees require permitting prior to removal (**Appendix A**).

For privately owned trees, replacement trees must be at least 1.8 m tall if it's a coniferous (evergreen) tree or at least 6 cm in diameter if it's a deciduous (leaves) tree. Trees must be replaced at a rate of 1 Tree for every 15 cm of the tree removed.

Public trees are regulated under By-law 20-22 and are to be compensated for with trees that are also at least 1.8 m tall if it's a coniferous (evergreen) tree or at least 6 cm in diameter if it's a deciduous (leaves) tree. Trees greater than 15 cm require permission prior to removal through the site plan application. The replacement ratio as stated in City of Mississauga's *Tree Preservation and Protection Standards* (2017) are as follows:

Table 3-1: City of Mississauga's Public Tree Replacement Ratios

DBH Range (cm)	Replacement Ratio
6-15	1:1
16-30	1:2
31-45	1:3
46-60	1:4
61-75	1:5
76-90	1:6
91-105	1:7
106-120	1:8
>120	1:9

A total of 322 privately owned trees and 43 publicly owned trees will be removed to accommodate the site redevelopment. **To compensate appropriately, 410 trees of the appropriate size must be planted.** A breakdown of the compensation requirements is provided in **Table 3-2**.

Table 3-2: Compensation Requirements

Ownership	DBH range (cm)	Replacement Ratio	# Trees to be Removed	Replacement Requirements
Private	All	1 Tree for every 15 cm of the Tree Removed	323 (Total DBH= 5312.5 cm)	355
Public	6-15	1:1	33	33
	16-30	1:2	8	16
	31-45	1:3	2	6
TOTAL				**410**

3.2.1 Tree Appraisal Value for City Owned Trees

All city owned trees are appraised using the Trunk Formula Method (TFM) as described in the Guide for Plant Appraisal, prepared under contract by the Council of Tree and Landscape Appraisers, an official publication of the International Society of Arboriculture (I.S.A.), 9th Edition, 2000. This valuation method accounts for a trees species, health, and location. Table 3-3 provides the values used to calculate the appraised value using the following equation.

Appraised Value = Base Value x Cross-sectional Area x Species Class x Condition Class x Location Class Base Value

Table 3-3: Appraised Value of All City Owned Trees that are to be Removed

Tag #	DBH	Cross Sectional Area	Replacement Cost	Basic Price (per cm^2)	Trunk Area Difference	Species Factor	Condition Factor	Location Factor	Appraised Value
1466	20.5	329.9	937.5	5.89	11.5	0.7	0.85	0.3	$346.84
1732	27.5	593.7	937.5	$4.77	17.5	0.68	0.75	0.2	$288.84
1734	23.5	433.5	937.5	$4.77	13.5	0.68	0.85	0.2	$239.05
1788	30.5	730.2	587.5	$8.31	22.5	0.68	0.85	0.3	$1,052.25
1789	28	615.4	587.5	$8.31	20	0.68	0.85	0.3	$886.82
1790	28.5	637.6	587.5	$8.31	20.5	0.68	0.85	0.3	$918.78
1791	31	754.4	587.5	$8.31	23	0.68	0.85	0.3	$1,087.03
1796	19	283.4	937.5	$4.77	9	0.68	0.75	0.2	$137.88
1797	10.5	86.5	937.5	$4.77	0.5	0.68	0.3	0.1	$8.42
1799	22.5	397.4	937.5	5.89	13.5	0.7	0.85	0.3	$417.82

	Total:	**$5,383.73**

Tree Protection Plan

Construction activities bring about changes to the local landscape that may negatively affect the form and function of existing trees in an area. The full effects of activities may not be evident until several years after works have occurred. The Tree Protection Plan (TPP) helps to ensure trees are protected from various forms of disturbance by reducing unnecessary harm to healthy trees (see **Appendix A**). Tree Protection must adhere to the City of Mississauga's *Tree Preservation and Protection Standards* (2017), provided in **Appendix A**.

3.2.2 Establishing Tree Protection Zones

Minimum Tree Protection Zones (TPZs) are determined by the City of Mississauga. In open areas the City calculates TPZ using the following equation:

TPZ=aggregate DBH x12/100

TPZs have been calculated for all retainable trees and have been provided in **Appendix A**. Tree protection fencing and signage should be installed according to City of Mississauga's Tree Preservation and Protection Standards, provided in **Appendix A**.

In addition to protecting retainable trees, the following activities are prohibited within TPZs:

- Construction activities;
- Storage of materials;
- Storage of equipment;
- Excavation;
- Grade changes;
- Cutting, tearing, breaking tree's roots, branches and trunk;
- Dumping;
- Parking; and
- Stringing Cables/Wires.

Excavation for Root Exploration/Root Pruning, Foundation/Basement Construction, Utility Relocation/Repair, and Directional Boring – minimum 1.2m Depth is permitted only if necessary and with the documented approval from City of Mississauga Forestry. Additionally, temporary road/entrance, construction worker access, and material delivery are also permitted within the TPZ only if necessary and with the documented approval from City of Mississauga Forestry. When activities are occurring within the TPZ a certified arborist must be present and either performing or supervising.

Prior to commencing with any excavation, roots approved for pruning by Mississauga Forestry must first be exposed using pneumatic (air) excavation, by hand digging or by using a low pressure hydraulic (water) excavation. This exploratory excavation must be undertaken by an experienced operator under the supervision of a qualified and experienced arborist. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots.

It is recommended that reasonable precautions be taken to prevent damage to trees (including branches and root systems) during construction activities. It is recommended that any damage to trees that occurs as a result of construction activities be reported to the ISA Certified Arborist. In the event that additional trees require pruning to accommodate construction activities, it is recommended that pruning is performed by or under the supervision of a certified Arborist. Additional protective measures including adding mulch to the root zone, aeration of the soil, pruning for deadwood or removing limbs that may be impacted by construction activity may be required.

3.2.3 Tree Protection Measures

Tree protection measures must be in accordance with specifications set out by the City of Mississauga's *Tree Preservation and Protection Standards* (2017) document. Tree protection measures must adhere to the design specifications presented in Detail 02830-6 (**Figure 3-1**).

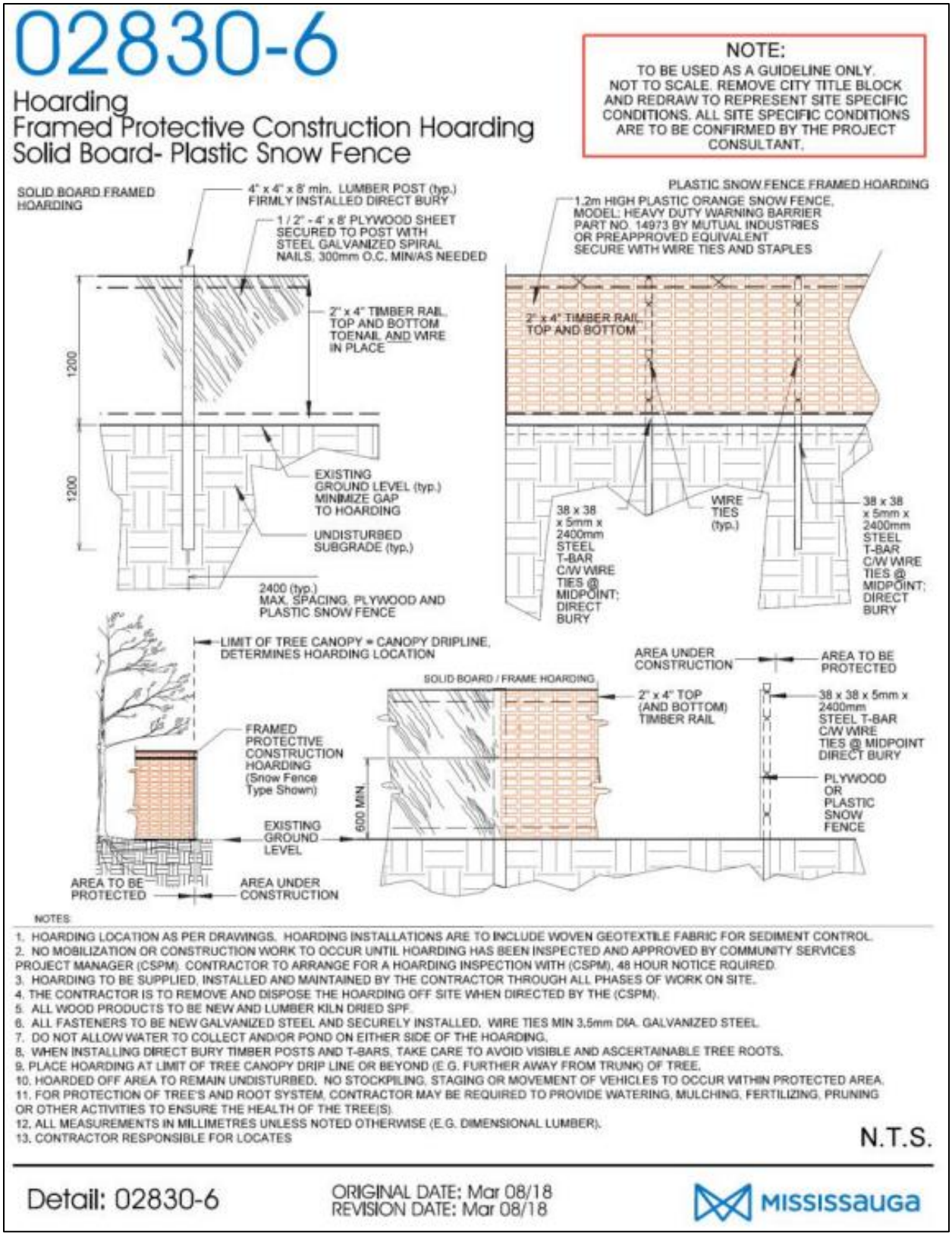

Figure 3-1: Tree Protection Fencing Specification (02830-6)

- **Protective tree fencing is to be installed as illustrated on the TPP around trees at the north side of the development and along the VPZ for the adjacent woodland.**
- Installation of protective fencing will be completed prior to the commencement of works (e.g. site clearance, demolition, grading, etc.) to the satisfaction of the ISA Certified Arborist and the City. Protective fencing is to remain in good condition for the duration of construction. Installed fencing is the responsibility of the Contractor.
- **All trees shown as Impact require root pruning** as proposed works are likely within the root zone of these trees. It is recommended that roots hand dug and pruned according to standard arboricultural practices before excavation to minimize damage to tree roots. Exposed roots should be backfilled with native soil as soon as possible to prevent desiccation and to promote root growth. Exposed roots should not be allowed to dry out. Backfill should be clean, and if possible, from within graded areas within the work site. Backfilled soil must come into contact with existing soil cleanly (e.g. no sod, air pockets removed, etc.).

3.2.4 Tree Protection Requirements, Guidelines, & Recommendations

The following recommendations apply to all trees before, during, and after construction, as applicable:

- Prior to the removal of any tree, the limits of all tree protection fencing should be clearly staked in the field. Tree removals are to occur before the installation of tree protection barriers to avoid damaging barriers. All trees within TPZs must be left standing.
- TPZs are to be inspected by representatives from the City of Mississauga, the Landscape Architect, the ISA Certified Arborist, and the Developer/Owner and/or Contractor after the removal of marked trees and installation of tree protection barriers. Tree protection barriers must be installed as detailed in the Tree Protection Plan (**Appendix A**) of this report.
- It is recommended that tree removal be completed outside of the generalized breeding bird nesting period for forests in the City of Mississauga (Early April to Late August; Government of Canada, 2017) to avoid contravention of the Migratory Birds Convention Act (1994).
- Trees removed are to be chipped into mulch no larger than 25 mm to destroy any pests that may be within trees. Per the Town's guidelines, removed trees should be used on-site where possible (e.g.)
- The ISA Certified Arborist is required by the City of Mississauga to conduct a Post-Grading Tree Maintenance Report. This report is to coincide with the implementation of all tree protection measures and the completion of the initial site grading.
- If tree limbs must be removed to accommodate construction after construction has begun, it is recommended a representative from the Mississauga Forestry is notified before tree parts are removed. Upon review by the City, tree parts must be removed using standard arboricultural practices.
- The Landscape Architect and/or Contractor are to contact the Planning Departments when the tree protection works have been completed to arrange an inspection while trees are in leaf. Upon review and approval of the tree protection works by the Planning Department, a Certificate of Completion will be issued by the Planning Department to the Landscape Architect, Contractor, or Owner.

3.2.5 Pruning Practices

All limbs damaged or broken during construction should be immediately pruned, under the supervision of an ISA Certified Arborist. Limbs should be pruned cleanly using by-pass secateurs in accordance with standard arboricultural practices. If there is the risk of transferring disease between trees, blades should be cleaned with methyl hydrate before pruning a different tree to prevent the spread of disease. Pruning should be limited to no more than one third (1/3) of the bud and leaf bearing branches to reduce potential stress, and only to branches that may interfere with construction works.

All pruning cuts should be made to a lateral twig or branch, just outside the branch collar, and perpendicular to the growing direction of the branch. No stubs should remain. Improper pruning is not acceptable.

4 Closing

The TPZs outlined in this report are sufficient to ensure the best possible protection for retainable trees while accommodating proposed works. The tree protection recommendations within this report are in accordance with the *Tree Preservation and Protection Standards* (City of Mississauga, 2017) document. Tree removals should be accomplished using standard arboricultural practices to minimize impacts to adjacent retainable trees, property, and public safety. All tree protection barriers must be installed prior to the start of construction activities.

A permit to remove trees identified in this Arborist Report and illustrated on the TPP must be obtained from the Community Services Department Forestry Section at the City of Mississauga before trees are removed.

We trust that this report is to your satisfaction. For any questions or comments, please do not hesitate to contact the undersigned.

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5 References

City of Mississauga. 2017.*Tree Preservation and Protection Standards*. Retrieved September 14, 2021, from: https://www.mississauga.ca/wp-content/uploads/2020/07/16113507/Mississauga-Tree-Preservation-Protection-Standards.pdf

Government of Canada. 2017. *General Nesting Periods of Migratory Birds*. Retrieved September 14, 2021, from: https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods.html#_02

Appendix A: Tree Protection Plan

Legend

- Tree Protection Fencing
- Study Area
- Parcel Fabric
- Inventoried Tree
- Tree to be Impacted
- Tree to be Removed
- Woodland Dripline
- Inventoried Tree
- Tree to be Impacted
- Tree to be Removed
- Public tree under 10 cm DBH (City of Mississauga, 2019)

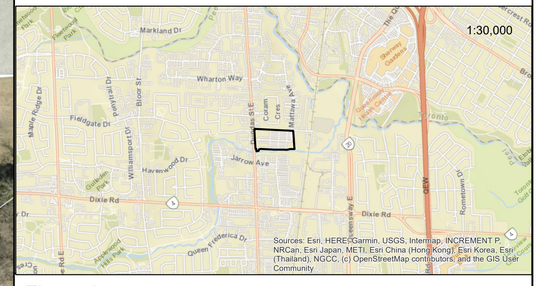

Figure 1

Tree Protection Plan

Date: July 2022
Author: Kristen Beauchamp
Projection: UTM_Zone_17N
Source: City of Mississauga

Project/Address: 1580 & 1650 Dundas St E
Applicant Name: Bousfield Inc.
Applicant #: DARC 22-255
Revision #: 2

0 45 90
Metres

Aquafor Beech Limited

Appendix B: Tree Inventory Table

Tag #	Species Name		Tree Dimensions and Conditions											Remove/Retain/Impact	Defects and Decline Indicators/Notes	Ownership	Permit Requirement	Tree Protection Zone (TPZ)	Location		
	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
1201	*Acer platanoides*	Norway Maple						25	25.0	2.0	Good	Good	Moderate	Remove	Potential Perimyotis habitat - candidate tree species	Private	Yes	3.0	110	614943	4829748
1202	*Acer platanoides*	Norway Maple						13	13.0	1.0	Poor	Poor	Low	Remove	Main leader cut, cracking bark	Private		1.6	110	614951	4829756
1203	*Acer platanoides*	Norway Maple						14	14.0	0.5	Poor	Good	Low	Remove	Large crack, die-back	Private		1.7	110	614953	4829760
1204	*Acer platanoides*	Norway Maple						17	16.5	1.0	Good	Good	Low	Remove	Healed sunsplit	Private	Yes	2.0	110	614961	4829768
1205	*Acer platanoides*	Norway Maple						13	12.5	1.0	Good	Good	Low	Remove	Cracked trunk, exposed heartwood	Private		1.5	110	614965	4829772
1206	*Acer platanoides*	Norway Maple						17	17.0	1.5	Good	Good	Low	Remove	Heald bark wound	Private	Yes	2.0	110	614969	4829762
1207	*Acer platanoides*	Norway Maple						13	13.0	1.5	Good	Good	Low	Remove		Private		1.6	110	614972	4829766
1208	*Acer platanoides*	Norway Maple						18	17.5	1.5	Good	Good	Low	Remove		Private	Yes	2.1	110	614982	4829773
1209	*Ulmus pumila*	Siberian Elm					11	9	14.2	1.0	Good	Good	Low	Remove		Private		1.7	110	615000	4829750
1210	*Populus tremuloides*	Trembling Aspen						11	11.0	1.5	Good	Good	Low	Remove		Private		1.3	110	615004	4829747
1211	*Populus tremuloides*	Trembling Aspen						13	13.0	1.0	Good	Good	Low	Remove		Private		1.6	110	615000	4829740
1212	*Acer platanoides*	Norway Maple						18	18.0	1.0	Poor	Good	Low	Remove	Main leader dead, cracked bark, boulevard tree	Private	Yes	2.2	110	614961	4829753
1213	*Acer platanoides*	Norway Maple						15	15.0	1.5	Good	Good	Low	Remove	Tarspot, healed sunsplit, boulevard tree	Private		1.8	110	614950	4829742
1466	*Tilia cordata*	Little-leaf Linden						21	20.5	1.5	Good	Good	Low	Remove		Public		2.5	112	614846	4829937
1467	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust						27	27.0	2.5	Good	Good	Moderate	Remove		Private	Yes	3.2	113	614886	4829931
1468	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust						23	22.5	2.0	Good	Good	Moderate	Remove	Slight lean, minor epicormics	Private	Yes	2.7	113	614899	4829946
1469	*Acer platanoides*	Norway Maple (crimson)						18	17.5	2.0	Fair	Good	Low	Remove	Leaf scorch, 20% canopy die-back, healing sunsplit	Private	Yes	2.1	113	614873	4829919
1470	*Picea pungens*	Blue Spruce						18	18.0	1.0	Fair	Fair	Low	Remove	Lean, historical pruning, 10% branch die-back	Private	Yes	2.2	112	614873	4829913
1471	*Acer platanoides*	Norway Maple (crimson)						20	20.0	2.0	Fair	Good	Low	Remove	Leaf scorch, 25% die-back, healed sunsplit	Private	Yes	2.4	112	614876	4829912
1472	*Acer platanoides*	Norway Maple						26	25.5	2.5	Good	Good	Moderate	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Minor leaf scorch	Private	Yes	3.1	113	614881	4829909
1473	*Acer platanoides*	Norway Maple						26	26.0	2.5	Fair-Good	Good	Moderate	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Leaf scorch, 5% canopy die-back, low side branch with included bark	Private	Yes	3.1	114	614885	4829904
1474	*Acer platanoides*	Norway Maple						26	26.0	2.5	Poor-Fair	Good	Low	Remove	Leaf scorch, 50% canopy die-back	Private	Yes	3.1	105	614886	4829905

Tag #	Species Name		Tree Dimensions and Conditions											Remove/Retain/Impact	Defects and Decline Indicators/Notes	Ownership	Permit Requirement	Tree Protection Zone (TPZ)	Location		
	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
1475	*Acer platanoides*	Norway Maple						28	27.5	3.0	Fair-Good	Good	Moderate	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Leaf scorch	Private	Yes	3.3	112	614892	4829895
1561	*gleditsia triacanthos var. inermis*	Thornless Honey Locust						18	18.0	2.0	Good	Good	Moderate	Remove	Slight lean, boulevard tree	Private	Yes	2.2	115	614710	4829974
1562	*gleditsia triacanthos var. inermis*	Thornless Honey Locust						18	18.0	2.0	Good	Good	Moderate	Remove	Exposed roots, boulevard tree	Private	Yes	2.2	114	614717	4829980
1563	*gleditsia triacanthos var. inermis*	Thornless Honey Locust						25	24.5	3.0	Good	Good	Moderate	Remove	Healed sunsplit, boulevard tree	Private	Yes	2.9	114	614715	4829978
1564	*Pinus nigra*	Austrian Pine						29	29.0	2.0	Good	Fair-Good	Moderate	Remove	Slight lean, lopsided, minor pruning, boulevard tree	Private	Yes	3.5	116	614703	4829965
1565	*Quercus robur*	English Oak						27	27.0	1.0	Good	Good	Moderate	Remove	Boulevard tree	Private	Yes	3.2	114	614703	4829964
1566	*Quercus robur*	English Oak						32	32.0	1.5	Good	Fair-Good	High	Remove	Included bark (cracking), boulevard tree	Private	Yes	3.8	109	614703	4829962
1567	*gleditsia triacanthos var. inermis*	Thornless Honey Locust						23	23.0	1.5	Good	Good	Moderate	Remove	Boulevard tree	Private	Yes	2.8	117	614700	4829957
1568	*gleditsia triacanthos var. inermis*	Thornless Honey Locust						22	22.0	1.5	Good	Good	Moderate	Remove	Boulevard tree	Private	Yes	2.6	113	614698	4829956
1569	*Thuja occidentalis*	Eastern White Cedar	10	7	6	5	4	4	15.6	1.0	Good	Good	High	Retain	Memorial tree	Private		1.9	111	614673	4829915
1570	*Ulmus pumila*	Siberian Elm						23	22.5	3.0	Good	Good	Low	Retain		Private		2.7	112	614685	4829906
1571	*Rhus typhina*	Staghorn Sumac						15	15.0	2.5	Fair	Fair	Low	Retain	Large trunk wound, lean, canopy die-back	Private		1.8	112	614679	4829907
1572	*Prunus avium*	Sweet Cherry						12	11.5	1.0	Poor	Good	Low	Retain	Slight lean, peeling bark	Private		1.4	111	614686	4829905
1573	*Acer platanoides*	Norway Maple						60	60.0	4.5	Good	Fair-Good	Moderate	Retain	Potential Myotis habitat - branch crack; Potential Perimyotis habitat - candidate tree species, retained dead leaves; Slight lean	Private		7.2	110	614695	4829899
1574	*Pinus nigra*	Austrian Pine						33	33.0	2.5	Good	Fair	Moderate	Retain	Lean	Private		4.0	110	614703	4829912
1575	*Acer negundo*	Manitoba Maple		36	33	19	11	8	54.0	3.5	Good	Poor	High	Retain	Potential Myotis habitat - branch cavities; Potential Perimyotis habitat - candidate tree species; Severe lean, epicormics	Private		6.5	111	614709	4829905
1576	*Pinus nigra*	Austrian Pine						17	17.0	1.0	Poor-Fair	Poor	Low	Retain	Severe lean, bark wounds, die-back	Private		2.0	112	614716	4829905
1577	*Rhus typhina*	Staghorn Sumac						11	11.0	1.0	Fair	Fair	Low	Retain	Lean, die-back	Private		1.3	112	614719	4829902

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	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
1578	*Pinus nigra*	Austrian Pine						26	25.5	2.0	Good	Poor-Fair	Low	Retain	Severe lean	Private		3.1	103	614722	4829901
1579	*Pinus nigra*	Austrian Pine						25	25.0	2.5	Good	Poor-Fair	Low	Retain	Severe lean	Private		3.0	108	614730	4829893
1580	*Ulmus pumila*	Siberian Elm					26	15	29.8	2.0	Good	Fair-Good	Low	Retain	Slight lean, included bark	Private		3.6	113	614735	4829885
1581	*Pinus nigra*	Austrian Pine						25	25.0	2.5	Good	Fair-Good	Moderate	Retain	Lean, lopsided	Private		3.0	108	614738	4829887
1582	*Fraxinus americana*	White Ash		17	16	4.5	3	3	24.2	0.0	Dead	Dead	Low	Retain	Emerald Ash Borer, 2 larges leaders [17, 16] are dead	Private		2.9	111	614742	4829883
1583	*Pinus nigra*	Austrian Pine						34	34.0	2.0	Good	Good	High	Retain	Slight lean	Private		4.1	113	614748	4829878
1584	*Pinus nigra*	Austrian Pine						28	28.0	2.5	Good	Fair	Moderate	Retain	Lopsided	Private		3.4	104	614754	4829873
1585	*Pinus nigra*	Austrian Pine						33	33.0	2.5	Good	Good	High	Retain	Slight bend in trunk	Private		4.0	111	614765	4829864
1586	*Pinus nigra*	Austrian Pine						25	25.0	2.5	Fair-Good	Fair-Good	Moderate	Retain	Slight lean, lower branch pruning	Private		3.0	113	614774	4829854
1587	*Pinus nigra*	Austrian Pine						32	32.0	2.5	Good	Good	High	Retain	Minor bark wounds	Private		3.8	112	614780	4829848
1588	*Morus alba*	White Mulberry				12	9	8	17.0	1.5	Good	Fair	Low	Remove		Private	Yes	2.0	112	614797	4829860
1589	*Acer platanoides*	Norway Maple						25	24.5	1.5	Fair	Poor	Low	Remove	Large crack, main leader cut	Private	Yes	2.9	112	614797	4829860
1590	*Ulmus americana*	American Elm						12	11.5	1.0	Good	Fair	Low	Remove	Growing into fence	Private		1.4	112	614794	4829865
1591	*Ulmus americana*	American Elm						22	22.0	1.5	Good	Fair	Low	Remove	Growing into fence	Private	Yes	2.6	112	614793	4829867
1592	*Pinus nigra*	Austrian Pine						30	30.0	2.0	Fair-Good	Fair-Good	High	Retain	Lean, lower branch pruning	Private		3.6	111	614818	4829815
1593	*Salix x fragilis*	Hybrid Crack Willow						70	70.0	5.0	Good	Fair-Good	Moderate	Retain	Slight lean, large dropped limb, broken branches	Private		8.4	110	614823	4829808
1594	*Pinus nigra*	Austrian Pine						37	37.0	3.0	Good	Good	High	Retain		Private		4.4	115	614838	4829807
1595	*Rhus typhina*	Staghorn Sumac						14	13.5	1.0	Fair	Poor-Fair	Low	Retain	Lean, bark damage, moderate die-back	Private		1.6	110	614844	4829794
1596	*Rhus typhina*	Staghorn Sumac						11	11.0	0.5	Good	Fair	Low	Retain	Bent trunk, wound at base, vines	Private		1.3	110	614845	4829793
1597	*Pinus nigra*	Austrian Pine						34	34.0	3.0	Good	Good	High	Retain	Slight lean	Private		4.1	109	614860	4829795
1598	*Rhus typhina*	Staghorn Sumac						11	10.5	0.5	Fair	Fair	Low	Retain	Lean, bark damage, moderate die-back	Private		1.3	110	614859	4829781
1599	*Rhus typhina*	Staghorn Sumac						11	11.0	1.0	Fair	Fair-Good	Low	Retain	Lean, lower branch die-back	Private		1.3	110	614861	4829780
1600	*Acer platanoides*	Norway Maple						33	32.5	4.0	Fair	Good	Moderate	Remove	Potential Perimyotis habitat - candidate tree species; Burls	Private	Yes	3.9	110	614939	4829745

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	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
1654	*Acer platanoides*	Norway Maple						18	18.0	2.0	Good	Good	Moderate	Remove	Boulevard tree	Private	Yes	2.2	112	614857	4829893
1655	*Picea pungens*	Blue Spruce						20	20.0	1.0	Poor	Fair	Low	Remove	Lower branch pruning, bent trunk, yellowing leaves, canopy die-back, boulevard tree	Private	Yes	2.4	114	614853	4829897
1656	*Acer platanoides*	Norway Maple						16	15.5	2.0	Good	Good	Moderate	Remove	Boulevard tree	Private	Yes	1.9	114	614862	4829890
1657	*Acer platanoides*	Norway Maple						23	23.0	2.5	Good	Good	Moderate	Remove	Boulevard tree	Private	Yes	2.8	113	614865	4829886
1658	*Picea pungens*	Blue Spruce						14	14.0	0.5	Poor	Poor	Low	Remove	Lower branch pruning, lean, yellowing leaves, canopy die-back, boulevard tree	Private		1.7	112	614867	4829884
1659	*Acer platanoides*	Norway Maple						16	15.5	2.0	Good	Good	Moderate	Remove	Boulevard tree	Private	Yes	1.9	114	614871	4829881
1660	*Acer platanoides*	Norway Maple						21	21.0	3.0	Good	Good	Moderate	Remove	Boulevard tree	Private	Yes	2.5	114	614873	4829879
1661	*Acer platanoides*	Norway Maple						19	18.5	2.0	Good	Good	Moderate	Remove	Slight lean, minor branch die-back, boulevard tree	Private	Yes	2.2	112	614877	4829875
1662	*Picea pungens*	Blue Spruce						22	22.0	1.5	Good	Fair-Good	Moderate	Remove	Pruning near tree base, boulevard tree	Private	Yes	2.6	113	614879	4829874
1663	*Acer platanoides*	Norway Maple						20	20.0	2.0	Good	Good	Moderate	Remove	Boulevard tree	Private	Yes	2.4	112	614883	4829870
1664	*Acer platanoides*	Norway Maple						17	17.0	1.5	Good	Good	Moderate	Remove	Slight lean, boulevard tree	Private	Yes	2.0	111	614886	4829868
1665	*Acer platanoides*	Norway Maple						26	25.5	2.5	Fair	Fair	Low	Remove	Large open crack, moderate die-back, boulevard tree	Private	Yes	3.1	113	614890	4829864
1666	*Acer platanoides*	Norway Maple						20	20.0	2.5	Fair	Fair	Low	Remove	Dead branches, cracking bark	Private	Yes	2.4	111	614896	4829858
1667	*Acer platanoides*	Norway Maple						17	16.6	1.0	Poor	Poor	Moderate	Remove	Potential Myotis habitat - peeling bark; Lean, cracking bark, wound at tree base, boulevard tree	Private	Yes	2.0	111	614900	4829855
1668	*Acer platanoides*	Norway Maple						20	20.0	3.5	Fair-Good	Poor	Low	Remove	Large crotch break, lean, moderate branch die-back, boulevard tree	Private	Yes	2.4	111	614903	4829852
1669	*Acer negundo*	Manitoba Maple				28	27	9	39.6	3.0	Fair-Good	Fair	Moderate	Remove	Potential Perimyotis habitat - candidate tree species; Coppiced, epicormics, lean	Private	Yes	4.8	112	614908	4829846
1670	*Picea pungens*	Blue Spruce						14	14.0	1.0	Fair	Fair	Low	Remove	Pruning, lean, sparse canopy, boulevard tree	Private		1.7	111	614909	4829845
1671	*Acer platanoides*	Norway Maple						20	20.0	1.5	Good	Good	Moderate	Remove	Healed sunsplit, boulevard tree	Private	Yes	2.4	111	614919	4829832
1672	*Picea pungens*	Blue Spruce						30	30.0	2.5	Good	Fair-Good	High	Remove	Minor yellowing leaves, lower branch pruning, exposed roots	Private	Yes	3.6	112	614926	4829828

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	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
1673	*Acer platanoides*	Norway Maple						21	21.0	2.0	Good	Fair-Poor	Low	Remove	Lean	Private	Yes	2.5	111	614931	4829826
1674	*Acer platanoides*	Norway Maple						25	25.0	2.5	Good	Good	Moderate	Remove	Potential Perimyotis habitat - candidate tree species; Boulevard tree	Private	Yes	3.0	112	614934	4829823
1675	*Acer platanoides*	Norway Maple						25	25.0	2.5	Good	Good	Moderate	Remove	Potential Perimyotis habitat - candidate tree species; Boulevard tree	Private	Yes	3.0	112	614939	4829816
1676	*Acer platanoides*	Norway Maple						33	33.0	3.0	Good	Fair-Good	Moderate	Remove	Potential Perimyotis habitat - candidate tree species; Slight lean, minor branch die-back, boulevard tree	Private	Yes	4.0	111	614945	4829812
1677	*Picea pungens*	Blue Spruce						28	28.0	2.0	Fair-Good	Fair-Good	Moderate	Remove	Lower branch pruning, slight yellowing of leaves, boulevard tree	Private	Yes	3.4	114	614951	4829808
1678	*Acer negundo*	Manitoba Maple					20	15	24.7	3.0	Good	Fair	Low	Remove	Lean, bendy trunk	Private	Yes	3.0	112	614950	4829808
1679	*Acer platanoides*	Norway Maple						31	30.5	3.0	Good	Good	Moderate	Remove	Potential Perimyotis habitat - candidate tree species; Minor branch die-back, boulevard tree	Private	Yes	3.7	110	614954	4829805
1680	*Acer platanoides*	Norway Maple						29	29.0	3.0	Good	Fair-Good	Moderate	Remove	Potential Perimyotis habitat - candidate tree species; Minor dead branches, slight burling, boulevard tree	Private	Yes	3.5	110	614959	4829799
1681	*Acer platanoides*	Norway Maple						29	28.5	3.0	Good	Good	Moderate	Remove	Potential Perimyotis habitat - candidate tree species; Exposed roots, boulevard tree	Private	Yes	3.4	110	614964	4829795
1682	*Picea pungens*	Blue Spruce						33	32.5	2.0	Good	Good	High	Remove	Boulevard tree	Private	Yes	3.9	112	614969	4829790
1683	*Acer platanoides*	Norway Maple						27	27.0	2.5	Good	Good	Moderate	Remove	Potential Perimyotis habitat - candidate tree species; Boulevard tree	Private	Yes	3.2	110	614984	4829776
1684	*Picea pungens*	Blue Spruce						17	17.0	1.5	Fair-Good	Good	Moderate	Remove	Slight lean, boulevard tree	Private	Yes	2.0	110	614988	4829773
1685	*Acer platanoides*	Norway Maple						24	24.0	3.5	Good	Fair-Good	Moderate	Remove	Burls, boulevard tree	Private	Yes	2.9	110	614992	4829767
1686	*Picea pungens*	Blue Spruce						20	20.0	1.0	Fair-Good	Good	Moderate	Remove	Slight die-back, boulevard tree	Private	Yes	2.4	110	615002	4829759
1687	*Acer platanoides*	Norway Maple						24	24.0	2.5	Good	Good	Moderate	Remove	Potential Perimyotis habitat - candiate tree species;	Private	Yes	2.9	110	615007	4829754

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	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
														Healed sunsplit, boulevard tree							
1688	*Ulmus pumila*	Siberian Elm				25	23	8	34.9	3.5	Good	Good	Low	Retain		Private		4.2	110	615025	4829734
1689	*Acer platanoides*	Norway Maple						16	15.5	2.0	Good	Good	Moderate	Remove	Minor branch die-back, boulevard tree	Private	Yes	1.9	113	614813	4829935
1690	*Acer platanoides*	Norway Maple						12	12.0	2.0	Good	Good	Low	Remove	Boulevard tree	Private		1.4	113	614810	4829939
1691	*Acer platanoides*	Norway Maple						16	16.0	2.0	Good	Good	Moderate	Remove	Included bark, boulevard tree	Private	Yes	1.9	113	614806	4829942
1692	*Acer platanoides*	Norway Maple						17	17.0	1.5	Fair-Good	Good	Moderate	Remove	Large trunk crack, top of main leader dead, boulevard tree	Private	Yes	2.0	113	614794	4829952
1693	*Acer platanoides*	Norway Maple						17	16.5	1.5	Fair	Fair-Good	Low	Remove	Rot at trunk base, buttressing, minor branch die-back, boulevard tree	Private	Yes	2.0	113	614787	4829959
1694	*Morus alba*	White Mulberry						18	17.5	0.5	Good	Fair-Good	Low	Remove	Epicormic clusters, pruning, garden tree	Private	Yes	2.1	114	614753	4829990
1695	*Malus baccata*	Siberian Apple						11	11.0	1.0	Good	Fair-Good	Low	Remove	Pruning, garden tree	Private		1.3	114	614737	4829991
1696	*Malus baccata*	Siberian Apple						11	11.0	1.0	Good	Fair-Good	Low	Remove	Pruning, garden tree	Private		1.3	114	614736	4829994
1697	*Malus baccata*	Siberian Apple						24	24.0	1.0	Good	Fair	Low	Remove	Heavy pruning, garden tree	Private	Yes	2.9	114	614735	4829997
1698	*Malus baccata*	Siberian Apple						16	16.0	1.0	Good	Fair	Low	Remove	Heavy pruning, garden tree	Private	Yes	1.9	114	614732	4829995
1699	*Malus baccata*	Siberian Apple						14	14.0	1.0	Fair	Fair	Low	Remove	Heavy pruning, cracking bark, garden tree	Private		1.7	114	614732	4829992
1700	*gleditsia triacanthos var. inermis*	Thornless Honey Locust						16	16.0	2.5	Good	Good	Moderate	Remove	Boulevard tree	Private	Yes	1.9	114	614719	4829982
1701	*Acer platanoides*	Norway Maple						25	25.0	2.5	Fair-Good	Good	Low	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Leaf scorch, historical pruning	Private	Yes	3.0	111	614897	4829894
1702	*Acer platanoides*	Norway Maple						31	31.0	2.5	Poor-Fair	Good	Low	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Leaf scorch, 40% canopy die-back	Private	Yes	3.7	110	614903	4829887
1703	*Acer platanoides*	Norway Maple						26	25.5	2.5	Fair	Good	Low	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Leaf scorch, 10% canopy die-back, old healing wound at base	Private	Yes	3.1	108	614906	4829883
1704	*Acer platanoides*	Norway Maple						30	29.5	3.0	Fair-Good	Good	Low	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Leaf scorch, exposed roots	Private	Yes	3.5	111	614912	4829876

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	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
1705	*Acer platanoides*	Norway Maple						23	22.5	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, 5% canopy die-back	Private	Yes	2.7	110	614916	4829875
1706	*Acer platanoides*	Norway Maple						24	24.0	2.5	Fair-Good	Good	Low	Remove	Leaf scorch	Private	Yes	2.9	109	614920	4829872
1707	*Acer platanoides*	Norway Maple						24	24.0	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, minor twig die-back, old healed sunsplit	Private	Yes	2.9	110	614924	4829868
1708	*Acer platanoides*	Norway Maple						26	25.5	2.0	Poor	Good	Low	Remove	Leaf scorch, 65% canopy die-back, cracked/flaking bark	Private	Yes	3.1	110	614927	4829865
1709	*Acer platanoides*	Norway Maple						18	17.5	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, old healed sunsplit	Private	Yes	2.1	108	614943	4829855
1710	*Acer platanoides*	Norway Maple						28	28.0	2.5	Fair	Good	Low	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Leaf scorch, 15 % canopy die-back	Private	Yes	3.4	112	614942	4829850
1711	*Picea pungens*	Blue Spruce						28	28.0	1.0	Fair	Fair-Good	Low	Remove	Lower branch die-back, top weighted with cones	Private	Yes	3.4	111	614946	4829851
1712	*Acer platanoides*	Norway Maple						24	24.0	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, twig die-back	Private	Yes	2.9	105	614947	4829843
1713	*Acer platanoides*	Norway Maple						19	19.0	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, slight lean	Private	Yes	2.3	110	614954	4829842
1714	*Acer platanoides*	Norway Maple						24	24.0	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, old healed trunk wound - exposed sapwood	Private	Yes	2.9	112	614955	4829838
1715	*Picea pungens*	Blue Spruce						19	19.0	1.0	Poor	Good	Low	Remove	Top dead, 50% die-back	Private	Yes	2.3	111	614958	4829837
1716	*Acer platanoides*	Norway Maple						23	23.0	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, 5% twig die-back	Private	Yes	2.8	109	614960	4829836
1717	*Acer platanoides*	Norway Maple						23	22.5	2.5	Fair	Fair-Good	Low	Remove	Leaf scorch, 5% twig die-back, old healing lower trunk wound - Sapwood rotting (ants), slight lean	Private	Yes	2.7	111	614963	4829830
1718	*Acer platanoides*	Norway Maple						23	22.5	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, minor twig die-back	Private	Yes	2.7	108	614968	4829827
1719	*Acer platanoides*	Norway Maple						28	28.0	3.0	Fair-Good	Good	Low	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Leaf scorch, minor twig die-back, slight lean	Private	Yes	3.4	111	614974	4829822
1720	*Acer platanoides*	Norway Maple						19	19.0	2.5	Fair-Good	Good	Low	Remove	Leaf scorch	Private	Yes	2.3	110	614976	4829820
1721	*Acer platanoides*	Norway Maple						22	22.0	2.5	Fair	Good	Low	Remove	Leaf scorch, 10 % canopy die-back	Private	Yes	2.6	111	614981	4829816

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1722	*Picea pungens*	Blue Spruce						26	26.0	1.5	Good	Good	Moderate	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal habitat); Lower branch shading	Private	Yes	3.1	103	614984	4829807
1723	*Acer platanoides*	Norway Maple						24	24.0	2.5	Good	Good	Low	Remove	Minor leaf scorch, Healed sunsplit	Private	Yes	2.9	108	614986	4829810
1724	*Acer platanoides*	Norway Maple						16	16.0	1.0	Fair	Fair-Good	Low	Remove	Leaf scorch, 25% canopy die-back, lean, EDD moth, old healing sunsplits	Private	Yes	1.9	111	615006	4829817
1725	*Acer platanoides*	Norway Maple (crimson)						16	16.0	1.5	Poor-Fair	Good	Low	Remove	Leaf scorch (mildew noted), 20% canopy die-back, bent root flare	Private	Yes	1.9	112	615006	4829799
1726	*Acer platanoides*	Norway Maple						24	24.0	3.0	Fair-Good	Good	Low	Remove	Leaf scorch, minor twig die-back	Private	Yes	2.9	109	615002	4829795
1727	*Picea pungens*	Blue Spruce						25	25.0	2.0	Poor-Fair	Good	Low	Remove	Sparse canopy, 50%	Private	Yes	3.0	110	615004	4829793
1728	*Acer platanoides*	Norway Maple						23	23.0	3.0	Fair-Good	Fair-Good	Low	Remove	Leaf scorch, 5% branch die-back, large old healing open wound, exposed sapwood	Private	Yes	2.8	108	615008	4829791
1729	*Acer platanoides*	Norway Maple						27	26.5	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, 10% twig die-back, slight lean	Private	Yes	3.2	106	615012	4829787
1730	*Acer platanoides*	Norway Maple						27	26.5	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, 10% twig die-back, old bird nest	Private	Yes	3.2	111	615017	4829781
1731	*Picea pungens*	Blue Spruce						29	29.0	2.0	Fair	Good	Low	Remove	moderately sparse canopy, 20% die-back	Private	Yes	3.5	110	615022	4829778
1732	*Acer platanoides*	Norway Maple						28	27.5	3.0	Fair	Good	Low	Remove	Leaf scorch, 15% canopy die-back, old healing branch wounds	Public	Yes	3.3	108	615025	4829775
1733	*Populus deltoides*	Cottonwood		29	28	28	24	24	59.0	3.5	Fair-Good	Fair-Good	Moderate	Remove	Growing into curb, crotch below DBH with sunken center - debris accumulation and plant growth	Private	Yes	7.1	111	615030	4829779
1734	*Acer platanoides*	Norway Maple						24	23.5	3.0	Good	Good	Low	Remove	Minor leaf scorch	Public		2.8	116	615041	4829775
1735	*Picea pungens*	Blue Spruce						30	30.0	2.0	Good	Good	Moderate	Remove		Private	Yes	3.6	113	615041	4829779
1736	*Acer platanoides*	Norway Maple						16	15.5	1.0	Poor	Good	Low	Remove	Leaf scorch, 75% canopy die-back	Private	Yes	1.9	110	615035	4829790
1737	*Acer platanoides*	Norway Maple						15	15.0	1.0	Poor	Good	Low	Remove	Leaf scorch, 75% canopy die-back, cracking bark	Private		1.8	111	615038	4829795
1738	*Acer platanoides*	Norway Maple						18	18.0	2.0	Fair-Good	Good	Low	Remove	Leaf scorch, 5% twig die-back, rubbing branches	Private	Yes	2.2	111	615047	4829785

Tag #	Species Name		Tree Dimensions and Conditions											Remove/Retain/Impact	Defects and Decline Indicators/Notes	Ownership	Permit Requirement	Tree Protection Zone (TPZ)	Location		
	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
1739	*Acer platanoides*	Norway Maple						20	19.5	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, minor twig die-back, slight lean	Private	Yes	2.3	112	615049	4829789
1740	*Acer platanoides*	Norway Maple						18	18.0	1.5	Fair	Good	Low	Remove	Leaf scorch, 10% canopy die-back, slight lean	Private	Yes	2.2	112	615053	4829795
1741	*Acer platanoides*	Norway Maple						18	18.0	1.5	Fair	Fair	Low	Remove	Leaf scorch, 25% canopy die-back	Private	Yes	2.2	112	615057	4829800
1742	*Acer platanoides*	Norway Maple						20	19.5	1.5	Poor	Good	Low	Remove	Leaf scorch, 50% canpy die-back, splitting bark, old healing wound with exposed sapwood	Private	Yes	2.3	110	615046	4829786
1743	*Acer platanoides*	Norway Maple						26	25.5	2.5	Fair-Good	Good	Moderate	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Leaf scorch, 5% canopy die-back, minor epicormics	Private	Yes	3.1	109	615065	4829810
1744	*Picea pungens*	Blue Spruce						32	32.0	2.0	Good	Good	Moderate	Remove	5% branch die-back at bottom of tree	Private	Yes	3.8	113	615067	4829815
1745	*Acer platanoides*	Norway Maple						29	29.0	3.0	Good	Good	Moderate	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Minor leaf scorch, included bark	Private	Yes	3.5	111	615077	4829827
1746	*Acer platanoides*	Norway Maple						18	18.0	2.0	Fair-Good	Good	Low	Remove	Leaf scorch, 5% canopy die-back, old branch nubs	Private	Yes	2.2	114	615065	4829834
1747	*Acer platanoides*	Norway Maple						14	14.0	1.0	Fair-Good	Good	Low	Remove	Slight lean, minor epicormics	Private		1.7	108	615041	4829840
1748	*Acer platanoides*	Norway Maple						14	13.5	1.5	Fair	Poor-Fair	Low	Remove	Large old wound at trunk base, exposed sapwood, 10% canopy die-back, lean	Private		1.6	110	615033	4829846
1749	*Acer platanoides*	Norway Maple						15	14.5	1.0	Poor	Good	Low	Remove	Large old trunk split, exposed sapwood, 50% canopy die-back, old bird nest	Private		1.7	111	615041	4829856
1750	*Acer platanoides*	Norway Maple						15	14.5	1.0	Fair	Good	Low	Remove	Leaf scorch, 20% canopy die-back, large old open wound	Private		1.7	111	615045	4829860
1751	*Acer platanoides*	Norway Maple						18	18.0	1.5	Fair	Good	Low	Remove	Leaf scorch, 15% canopy die-back	Private	Yes	2.2	110	615049	4829849
1752	*Acer platanoides*	Norway Maple						24	24.0	2.5	Good	Good	Low	Impact	Old healed wound at trunk base	Private	Yes	2.9	108	615066	4829863
1753	*Acer platanoides*	Norway Maple						27	26.5	3.0	Fair-Good	Fair-Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Leaf scorch, 15% canopy die-back, old healed sunsplit, lean	Private	Yes	3.2	112	615063	4829866

Tag #	Species Name		Tree Dimensions and Conditions											Remove/Retain/Impact	Defects and Decline Indicators/Notes	Ownership	Permit Requirement	Tree Protection Zone (TPZ)	Location		
	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
1754	*Acer platanoides*	Norway Maple						23	22.5	3.0	Good	Good	Low	Impact	Minor leaf scorch, 5% canopy die-back	Private	Yes	2.7	110	615060	4829870
1755	*Acer platanoides*	Norway Maple						28	27.5	3.0	Good	Good	Moderate	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal)	Private	Yes	3.3	119	615055	4829882
1756	*Acer platanoides*	Norway Maple						28	28.0	3.0	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal)	Private	Yes	3.4	110	615046	4829883
1757	*Acer platanoides*	Norway Maple						23	22.5	3.0	Good	Good	Low	Remove	Girdling roots	Private	Yes	2.7	113	615050	4829878
1758	*Acer platanoides*	Norway Maple						27	27.0	3.5	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal)	Private	Yes	3.2	109	615039	4829890
1759	*Acer platanoides*	Norway Maple						25	24.5	3.0	Good	Good	Low	Remove	Old healed sunsplit	Private	Yes	2.9	115	615033	4829890
1760	*Acer platanoides*	Norway Maple						28	28.0	3.0	Fair-Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Large old healed sun split (weeping), small amount of sapwood exposed	Private	Yes	3.4	112	615032	4829896
1761	*Acer platanoides*	Norway Maple						27	26.5	3.5	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Girdling roots	Private	Yes	3.2	107	615023	4829904
1762	*Acer platanoides*	Norway Maple (crimson)						22	22.0	2.5	Fair	Fair	Low	Remove	Old healed wound, exposed rotting sapwood	Private	Yes	2.6	115	615013	4829908
1763	*Acer platanoides*	Norway Maple						29	29.0	3.0	Good	Good	Moderate	Remove	Potential Perimyotis habitat - large DBH maple (suboptimal); Old branch scar with exposed, rotting sapwood, slight lean, rubbing branches	Private	Yes	3.5	126	614998	4829918
1764	*Acer platanoides*	Norway Maple						20	20.0	3.0	Good	Good	Low	Impact	Branch scar, old healing wound with exposed sapwood	Private	Yes	2.4	117	615001	4829924
1765	*Acer platanoides*	Norway Maple						24	24.0	3.0	Good	Good	Low	Impact	Old healed sunsplit	Private	Yes	2.9	117	614996	4829929
1766	*Acer platanoides*	Norway Maple						28	28.0	3.0	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal)	Private	Yes	3.4	111	614991	4829932
1767	*Acer platanoides*	Norway Maple						29	29.0	3.5	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal)	Private	Yes	3.5	109	614985	4829939
1768	*Acer platanoides*	Norway Maple						27	26.5	3.5	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Several healed sunsplits, large healing crack in main stem with exposed sapwood	Private	Yes	3.2	109	614981	4829941
1769	*Acer platanoides*	Norway Maple						12	12.0	1.0	Good	Fair-Good	Low	Retain	Chain around main branches, growing into fence, low side branch, included bark	Private		1.4	112	614983	4829947

Tag #	Species Name		Tree Dimensions and Conditions											Remove/Retain/Impact	Defects and Decline Indicators/Notes	Ownership	Permit Requirement	Tree Protection Zone (TPZ)	Location		
	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
1770	*Acer platanoides*	Norway Maple						25	25.0	3.0	Fair-Good	Fair	Low	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Large healing wound at trunk base with exposed, rotting sapwood	Private	Yes	3.0	113	614975	4829948
1771	*Acer platanoides*	Norway Maple						24	23.5	2.5	Fair	Good	Low	Impact	Very large wound extending half-way up trunk, exposed sapwood, included bark	Private	Yes	2.8	116	614972	4829950
1772	*Acer platanoides*	Norway Maple						25	24.5	3.0	Fair-Good	Good	Low	Impact	Healed sunsplit (weeping)	Private		2.9	106	614968	4829960
1773	*Acer platanoides*	Norway Maple						25	25.0	3.0	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal)	Private	Yes	3.0	111	614962	4829960
1774	*Acer platanoides*	Norway Maple						29	28.5	3.0	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Included bark	Private		3.4	106	614958	4829969
1775	*Acer platanoides*	Norway Maple						21	21.0	3.0	Good	Good	Low	Impact	Large galls	Private	Yes	2.5	112	614949	4829975
1776	*Acer platanoides*	Norway Maple						22	21.5	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, included bark	Private	Yes	2.6	122	614937	4829980
1777	*Acer platanoides*	Norway Maple						27	27.0	3.0	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Included bark	Private	Yes	3.2	113	614932	4829988
1778	*Acer platanoides*	Norway Maple						25	25.0	3.0	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Included bark	Private	Yes	3.0	115	614929	4829991
1779	*Acer platanoides*	Norway Maple					22	22	30.4	2.5	Fair	Poor	Low	Impact	Split down center of main trunk, separating, exposed heartwood	Private	Yes	3.6	117	614917	4830002
1780	*Acer platanoides*	Norway Maple						22	22.0	3.0	Good	Good	Low	Impact	Old healing sunsplit, minor weeping, slight lean	Private	Yes	2.6	112	614918	4830003
1781	*Acer platanoides*	Norway Maple						27	26.5	2.5	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Included bark, old healed wound at base	Private	Yes	3.2	110	614914	4830006
1782	*Acer platanoides*	Norway Maple						26	26.0	2.5	Fair-Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Large wound on trunk, cracking bark, exposed sapwood, rubbing branches	Private	Yes	3.1	114	614909	4830013

Tag #	Species Name		Tree Dimensions and Conditions											Remove/Retain/Impact	Defects and Decline Indicators/Notes	Ownership	Permit Requirement	Tree Protection Zone (TPZ)	Location		
	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
1783	*Acer platanoides*	Norway Maple						26	25.5	3.0	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Included bark	Private	Yes	3.1	112	614894	4830026
1784	*Acer platanoides*	Norway Maple						29	29.0	3.0	Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); Old healed sunsplit, exposed roots	Private	Yes	3.5	114	614889	4830030
1785	*Acer platanoides*	Norway Maple						35	34.5	3.0	Fair-Good	Good	Moderate	Impact	Potential Perimyotis habitat - large DBH maple (suboptimal); 5% twig die-back	Private	Yes	4.1	111	614879	4830036
1786	*Acer platanoides*	Norway Maple						31	30.5	3.0	Good	Good	Moderate	Retain	Potential Perimyotis habitat - large DBH maple (suboptimal); Included bark	Private		3.7	118	614866	4830059
1787	*Acer platanoides*	Norway Maple						22	22.0	2.5	Fair-Good	Good	Low	Remove	Leaf scorch, 5% canopy die-back	Private	Yes	2.6	112	614851	4830062
1788	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust						31	30.5	3.0	Good	Good	Moderate	Remove		Public	Yes	3.7	120	614803	4830105
1789	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust						28	28.0	2.5	Good	Good	Moderate	Remove		Public	Yes	3.4	116	614798	4830100
1790	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust						29	28.5	3.0	Good	Good	Moderate	Remove		Public	Yes	3.4	108	614795	4830098
1791	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust						31	31.0	3.0	Good	Good	Moderate	Remove		Public	Yes	3.7	116	614795	4830097
1792	*Malus pumila*	Common Apple						28	28.0	2.5	Good	Good	Moderate	Remove	Minor healed wound at trunk base	Private	Yes	3.4	113	614782	4830076
1793	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust						28	28.0	2.5	Good	Good	Moderate	Remove	Old cut branch	Private	Yes	3.4	115	614771	4830052
1794	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust						23	23.0	2.5	Good	Good	Moderate	Remove		Private	Yes	2.8	127	614768	4830065
1795	*Pinus resinosa*	Red Pine						34	33.5	1.5	Good	Good	High	Remove	Girdling roots	Private	Yes	4.0	114	614768	4830039
1796	*Acer platanoides*	Norway Maple						19	19.0	1.5	Fair-Good	Good	Low	Remove	Leaf scorch, 5% canopy die-back, minor healing wounds at base with exposed sapwood	Public		2.3	114	614790	4829991
1797	*Acer platanoides*	Norway Maple						11	10.5	1.0	Fair	Fair	Low	Remove	Leaf scorch, 10% canopy die-back, topped, cracking bark	Public		1.3	114	614795	4829988
1798	*Acer platanoides*	Norway Maple						13	12.5	1.5	Fair-Good	Good	Low	Remove	Leaf scorch, 5% twig die-back	Private		1.5	114	614797	4829984
1799	*Tilia cordata*	Little-leaf Linden						23	22.5	1.5	Good	Good	Low	Remove		Public		2.7	117	614840	4829944
1800	*Tilia cordata*	Little-leaf Linden						16	16.0	1.5	Fair	Good	Low	Remove	Sparse canopy, 10% die-back	Private	Yes	1.9	113	614844	4829938

Tag #	Species Name		Tree Dimensions and Conditions										Remove/Retain/Impact	Defects and Decline Indicators/Notes	Ownership	Permit Requirement	Tree Protection Zone (TPZ)	Location		
	Scientific Name	Common Name	DBH	DBH	DBH	DBH	DBH	DBH	Aggregate DBH (cm)	Dripline Radius (m)	Biological Condition	Structure and Form	Preservation Priority						X	Y	Z
DT01	*Acer platanoides*	Norway Maple						9.5	9.5	-	Dead	Dead	Dead	Remove		Private		1.1	111	614951	4829869
DT02	*Acer platanoides*	Norway Maple						12	11.5	-	Dead	Dead	Dead	Remove		Private		1.4	110	615029	4829827
DT03	*Acer platanoides*	Norway Maple						11	11.0	-	Dead	Dead	Dead	Remove		Private		1.3	110	615025	4829823
DT04	*Acer platanoides*	Norway Maple						8.5	8.5	-	Dead	Dead	Dead	Remove		Private		1.0	111	615017	4829814
DT05	*Acer platanoides*	Norway Maple						11	11.0	-	Dead	Dead	Dead	Remove		Private		1.3	111	615014	4829810
DT06	*Unknown*	Unknown						15	14.5	-	Dead	Dead	Dead	Remove		Private		1.7	112	615049	4829809
DT07	*Acer platanoides*	Norway Maple						26	26.0	-	Dead	Dead	Dead	Remove		Private	Yes	3.1	112	615009	4829916
DT08	*Acer platanoides*	Norway Maple						12	12.0	-	Dead	Dead	Dead	Remove		Public		1.4	114	614805	4829977
DT09	*Acer platanoides*	Norway Maple						19	18.5	-	Dead	Dead	Dead	Remove		Public		2.2	112	614824	4829960
DT10	*Unknown*	Unknown						7	7.0	-	Dead	Dead	Dead	Remove		Private		0.8	113	614883	4829932
DT11	*Unknown*	Unknown						15	15.0	-	Dead	Dead	Dead	Remove		Private		1.8	112	614872	4829914

Tag Number	The identification tag number of each tree, stapled to the tree at approximately breast height.
Scientific Name	The latin name or botanical name of each identified tree.
Common Name	The common name of each identified tree.
DBH	Diameter-at-breast-height, measured 1.4 meters above the ground, in centimeters.
Crown Reserve	Estimated diameter of the tree canopy measured in meters.
Condition	Assessment of overall structure and vigour, and assesses the amount of deadwood and live growth in the crown as compared to a 100% healthy tree. Other considerations in this category are the size, colour, amount of foliage, insects, disease, and any pathogen concerns. Measured on a scale as follows: • Dead: tree not living; standing snag • Poor: tree with very few living branches or twigs; obvious signs of disease or decay; site conditions not favourable for survival; like to die in near future • Fair: tree with approximately half of branches living; obvious sealing wounds; tree likely to survive or persist for at least the next 5 years • Good: tree with majority of branches living; no obvious wounds or very few. Tree in good overall health A combination of health identifiers may be used to better assess the condition of each tree.
Notes	These are specific and relevant comments related to the structure or health of the tree and related field observations.
Ownership	Inventoried trees were placed into one of the following categories after reviewing surveyed tree locations and infield inspections: • Private: tree is located on private property and falls under the Private Tree Protection By-law. • Public: Tree is located on municipal property and falls under the public tree replacement ratios
Minimum Tree Protection Zone (TPZ)	Refers to the minimum tree protection zone (TPZ) required for each tree per correspondence with the City of Mississauga. Only TPZ of retained or impacted trees have been drawn in Appendix A.
Retain/Impact/Removal	Trees assessed as retainable or removable given the location and scope of proposed works, and tree condition. Any tree that is retainable but will require activities within the TPZ is listed as impact.

General Site Photos

Woodland Dripline looking east (1580 Dundas st. E)

Woodland Dripline looking west (1580 Dundas st. E)

Field east of the parkinglot (1580 Dundas st. E)

Street trees (1580 Dundas st. E)

Woodland and creek (1580 Dundas st. E)

Parking lot (1580 Dundas st. E)

Median trees (1650 Dundas St E)

Trees along north edge of parking lot (1650 Dundas St E)

Street tree (1650 Dundas St E)

Tree #1746 (1650 Dundas St E)

Appendix C: Limitations of Tree Assessment

Limitations of Tree Assessment

It is the policy of Aquafor Beech Limited to attach the following clause regarding limitations of the tree inventory and/or assessment. We do this to ensure that developers, agencies, municipalities and owners are clearly aware of what is technically and professionally realistic in assessing trees.

The assessment of the tree(s) presented in 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 such as fungal fruiting bodies, evidence of insect attack and crown dieback, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and 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 constantly change over time. They are not immune to changes in site conditions (caused by natural or anthropogenic factors), or seasonal variations in the weather conditions, including severe storms with high-speed winds.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy unless stated otherwise within the report, no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or group of trees or their component parts in all circumstances. Inevitably, a standing tree will always pose some risk if there is a “target” nearby. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

Notwithstanding the recommendation(s) made in this report, Aquafor Beech Limited accept no responsibility for the implementation for all or any part of this plan, unless we have specifically been requested to examine and/or supervise said implementation activities. Approval and implementation of this plan in no way implies any inspection or supervision on the part of Aquafor Beech Limited.

The report shall be considered whole, with no parts inseparable, and the report shall be considered incomplete if pages are missing. The report is the sole property of Aquafor Beech Limited and the client(s) for which it was prepared. It is not intended for public review without the prior written authorization of both parties.

Appendix D: Landscape Design Package

Hazelview Properties

1530-1650 Dundas Street East, Mississauga, Ontario

ISSUED FOR ZBA
October 20, 2023

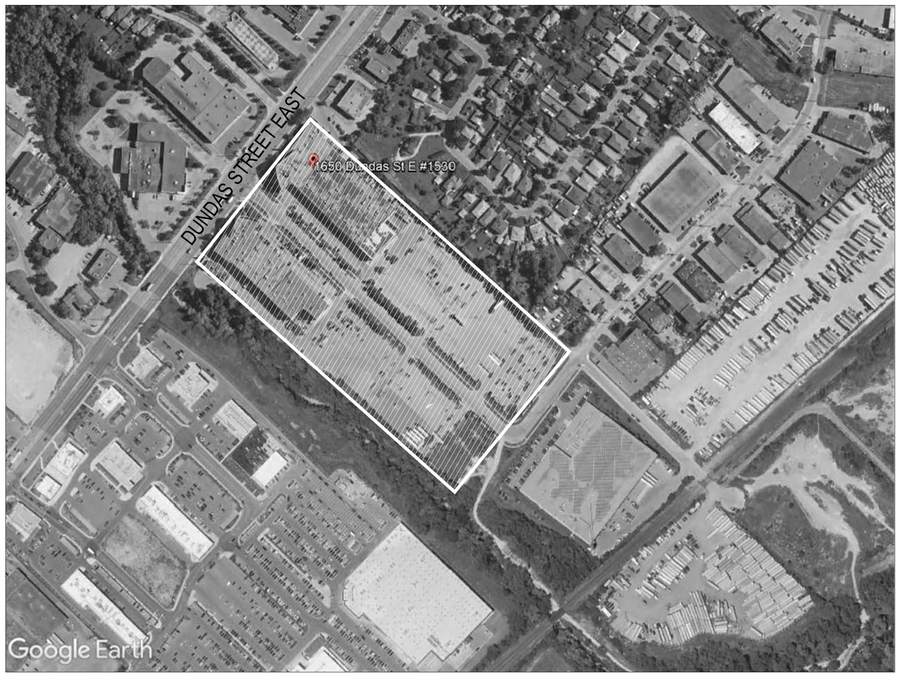
GENERAL NOTES

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

CONTEXT MAP



DRAWING LIST

DRAWING LIST

SHEET NO.	SHEET TITLE
L-000	Cover Sheet
L-100	Landscape Plan
L-101	Enlargement Plan
L-102	Enlargement Plan
L-103	Enlargement Plan
L-104	Enlargement Plan
L-105	Enlargement Plan
L-106	Enlargement Plan
L-107	Enlargement Plan
L-108	Enlargement Plan
L-109	Podium Courtyard Plan
L-110	Outdoor Amenity Courtyard Plan
L-111	Amenity Plan
L-800	Sections
L-801	Sections
L-802	Sections

TEAM

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BOUSFIELDS
3 CHURCH STREET, SUITE 200
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CIVIL
COUNTERPOINT
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L4K 5Y2

TRANSPORTATION
LEA
425 UNIVERSITY AVE., SUITE 400
TORONTO, ON
M5G 1T6

WIND
THEAKSTON ENVIRONMENTAL
596 GLENGARRY CRESCENT
FERGUS, ON
N1M 3E2

ACOUSTICS
AERCOUSTICS
1004 MIDDLEGATE ROAD, SUITE 1100
MISSISSAUGA, ON
L4Y 0G1

SHADOW
RWDI
901 KING STREET W, SUITE 400
TORONTO, ON
M5V 3H5

ARBORIST
AQUAFOR BEECH
2600 SKYMARK AVENUE ,SUITE 202,
BUILDING 6
MISSISSAUGA, ON
L4W 5B2

EIS
SAVANTA
75 TIVERTON COURT, UNIT 100
MARKHAM, ON
L3R 4M8

GEOTECHNICAL & HYDRO G
TERRAPEX
90 SCARSDALE ROAD
TORONTO, ON
M3B 2R7

ENVIRONMENTAL
PINCHIN
2470 MILLTOWER CRT.
MISSISSAUGA, ON
L5N 7W5

SvN
110 Adelaide St. E.
4th Floor
Toronto, Ontario
M5C 1K9
416.593.6499
info@svn-ap.com

NO.	DATE	REVISION / ISSUANCE
01	2022.07.29	ISSUED FOR OPA + ZBA
02	2023.10.20	RE-ISSUED FOR OPA + ZBA

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT
- PHASE LINE
- BUILDING OUTLINE
- BUILDING BELOW
- FENCE
- DRIP LINE
- 7m OFFSET FROM LONG TERM STABLE TOP OF SLOPE
- 10m OFFSET FROM DRIP LINE
- PAVING TYPE 1
- PAVING TYPE 2
- ASPHALT
- MIXED PLANTING BED
- RAIN GARDEN
- MEADOW PLANTING
- SOD
- PLAY SURFACE
- PERGOLA STRUCTURE
- RUNNEL
- ARCHITECTURAL VENT
- EXISTING TREE
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED CONIFEROUS TREE
- TREE GRATE
- BENCH SEATING
- BIKE PARKING
- BISTRO DINING SET
- WASTE RECEPTACLE
- TACTILE STRIP
- STREET LIGHT

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HAZELVIEW PROPERTIES
1530-1650 Dundas Street East, Mississauga, ON

LANDSCAPE PLAN

PROJECT 42075
SCALE 1:600
DRAWN
CHECKED

L-100

NO.	DATE	REVISION / ISSUANCE
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HAZELVIEW PROPERTIES
1530-1650 Dundas Street East, Mississauga, ON

MATTAWA AVE
ENLARGEMENT PLAN

PROJECT	42075	DRAWN	
SCALE	1:200	CHECKED	

L-101

NO.	DATE	REVISION / ISSUANCE
01	2022.07.29	ISSUED FOR OPA + ZBA
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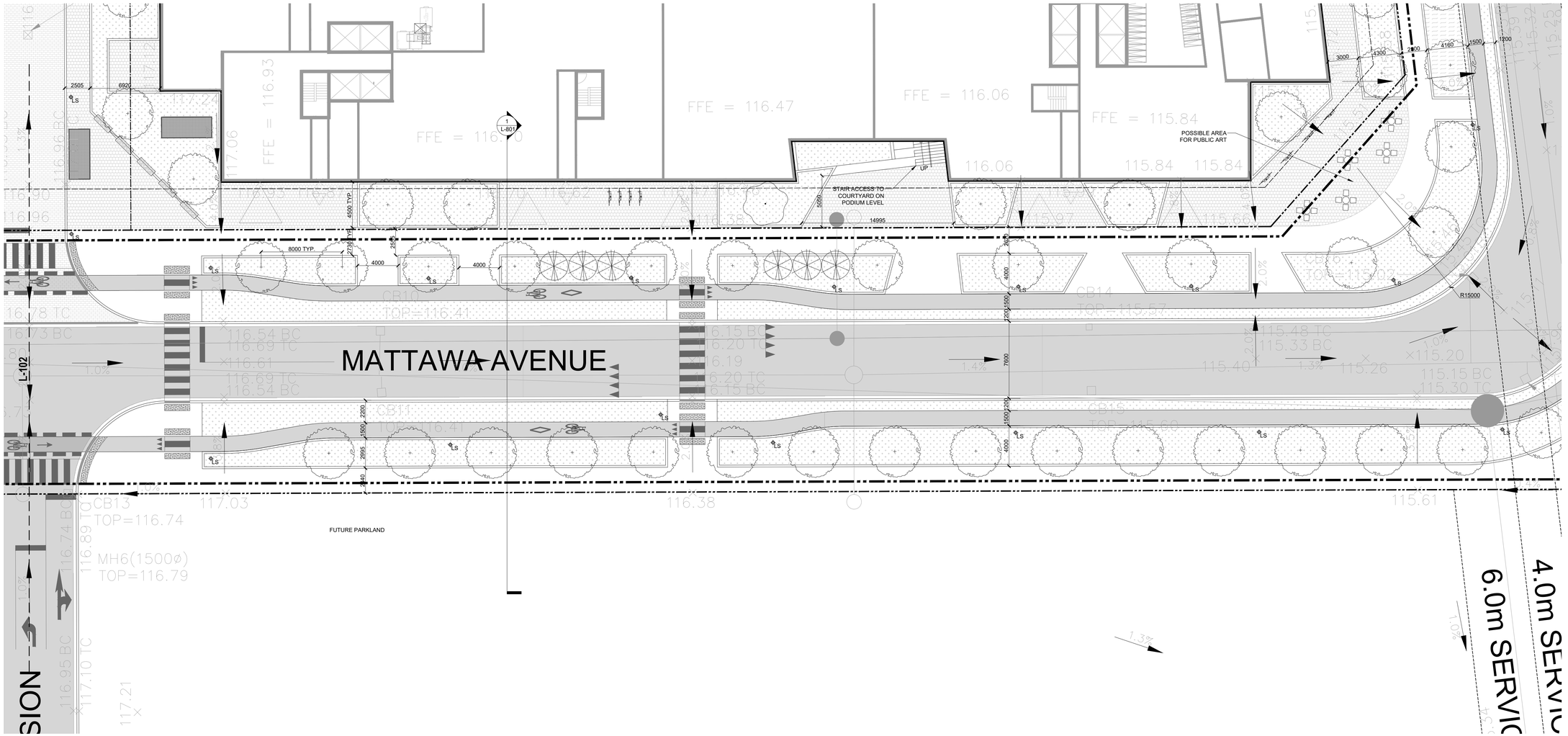
HAZELVIEW PROPERTIES
1530-1650 Dundas Street East, Mississauga, ON

MATTAWA AVE
ENLARGEMENT PLAN

PROJECT	42075	DRAWN	
SCALE	1:200	CHECKED	

L-102

NO.	DATE	REVISION / ISSUANCE
01	2022.07.29	ISSUED FOR OPA + ZBA
02	2023.10.20	RE-ISSUED FOR OPA + ZBA



LEGEND

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HAZELVIEW PROPERTIES
1530-1650 Dundas Street East, Mississauga, ON

MATTAWA AVE
ENLARGEMENT PLAN

PROJECT	42075	DRAWN	
SCALE	1:200	CHECKED	

L-103

NO.	DATE	REVISION / ISSUANCE
01	2022.07.29	ISSUED FOR OPA + ZBA
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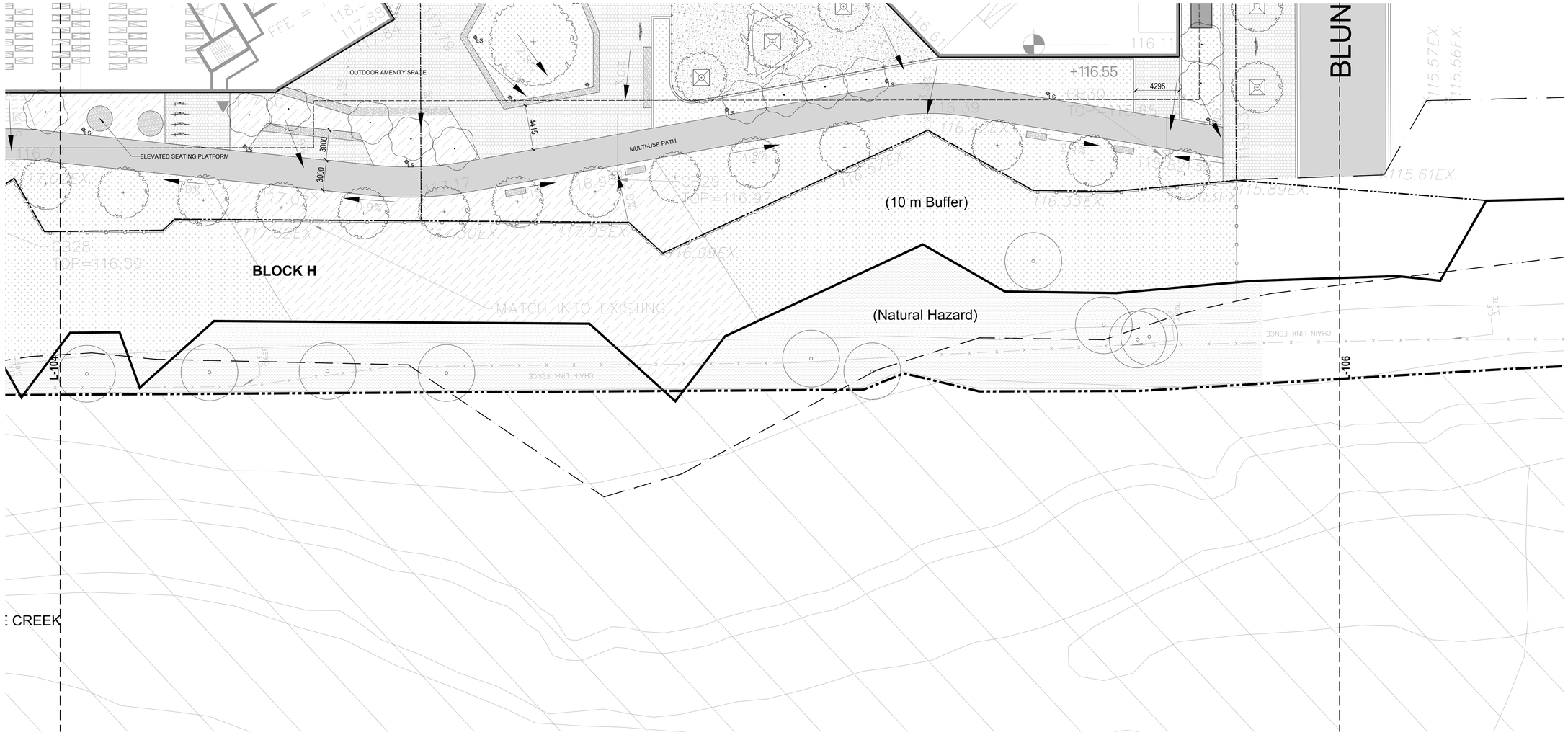
HAZELVIEW PROPERTIES
1530-1650 Dundas Street East, Mississauga, ON

MULTI-USE PATH ENLARGEMENT PLAN

PROJECT	42075	DRAWN
SCALE	1:200	CHECKED

L-104

NO.	DATE	REVISION / ISSUANCE
01	2022.07.29	ISSUED FOR OPA + ZBA
02	2023.10.20	RE-ISSUED FOR OPA + ZBA



LEGEND

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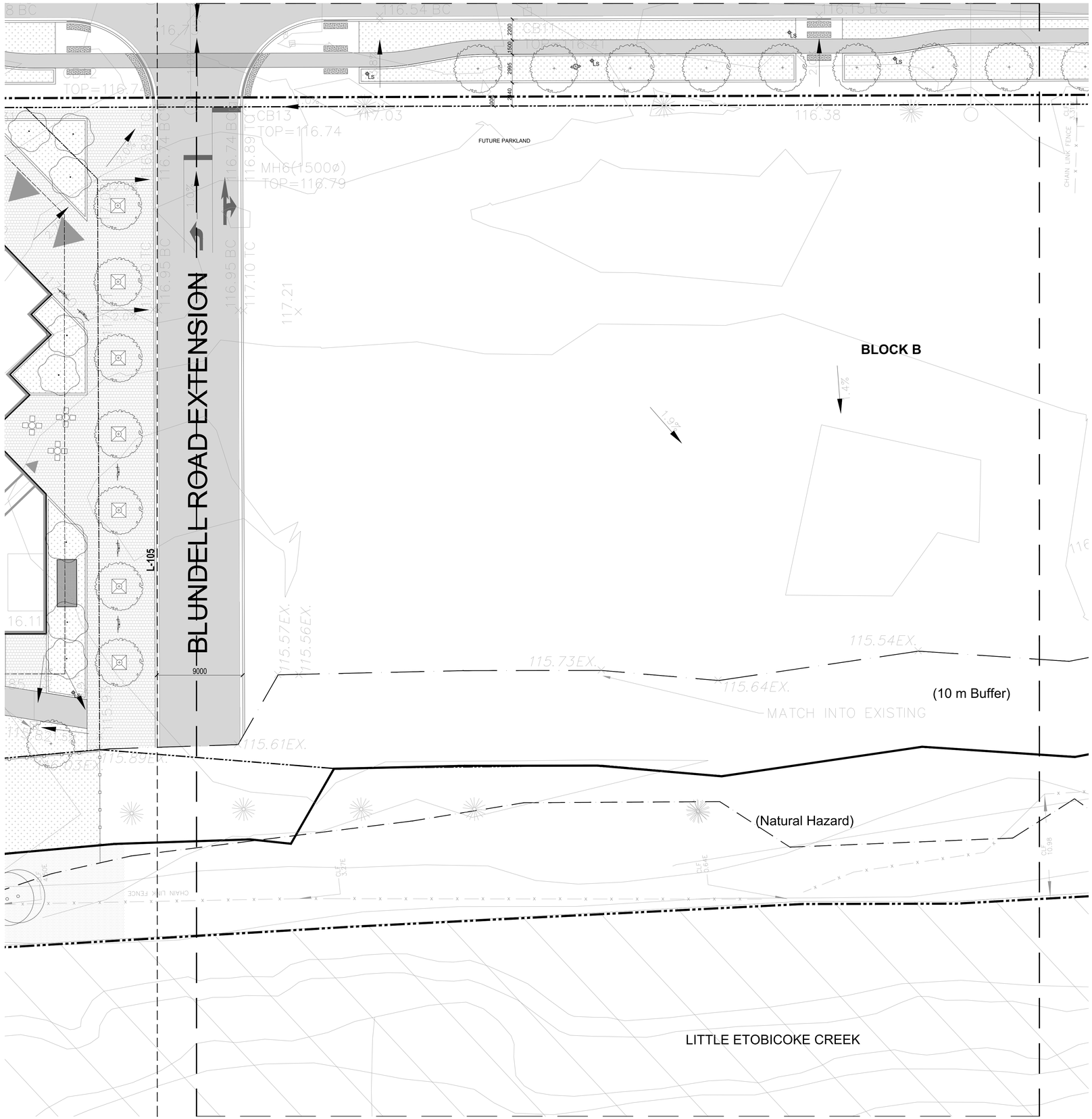
HAZELVIEW PROPERTIES
1530-1650 Dundas Street East, Mississauga, ON

MULTI-USE PATH ENLARGEMENT PLAN

PROJECT	42075	DRAWN	
SCALE	1:200	CHECKED	

L-105



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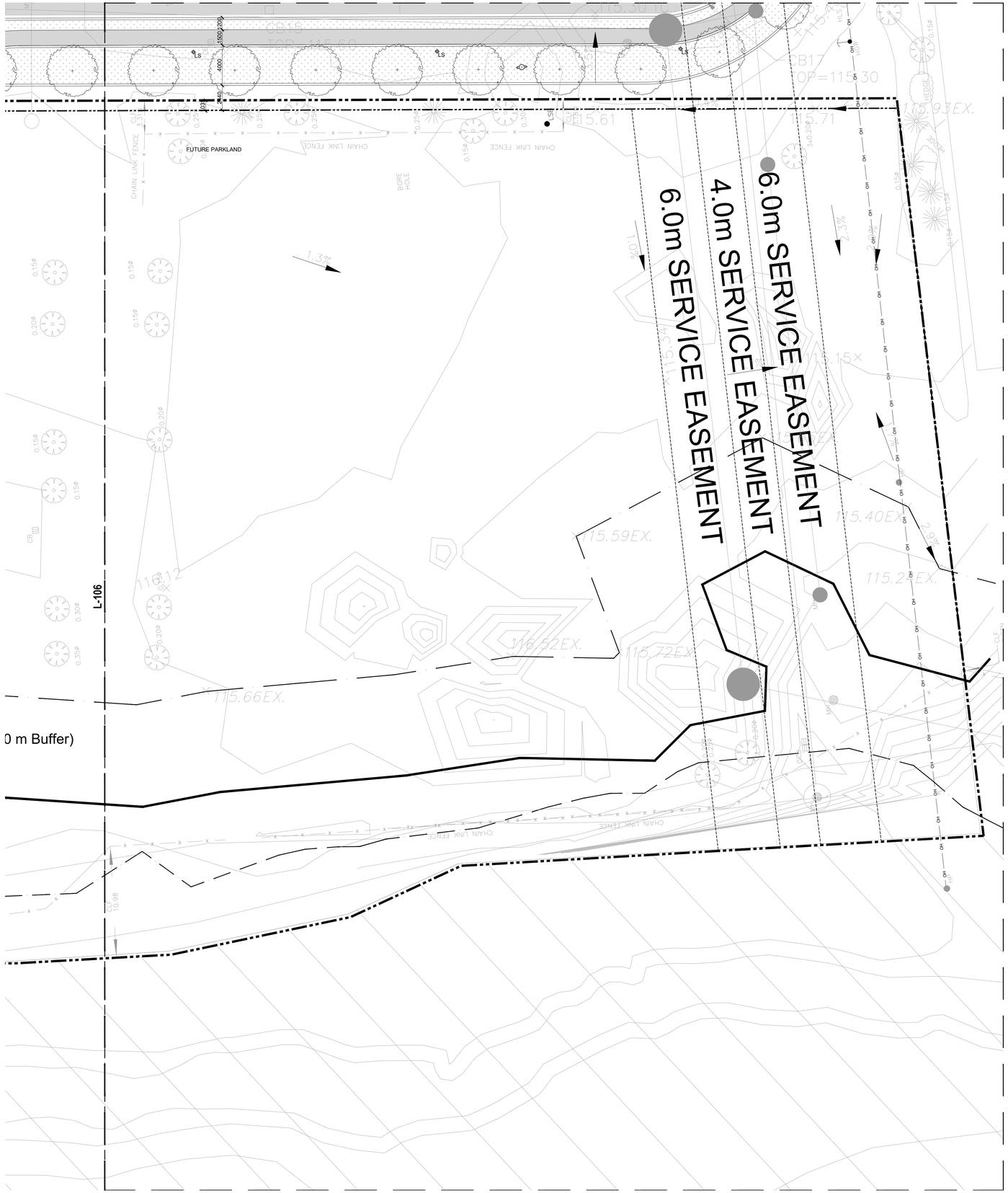
HAZELVIEW PROPERTIES
1530-1650 Dundas Street East, Mississauga, ON

PUBLIC PARK ENLARGEMENT PLAN

PROJECT	42075	DRAWN
SCALE	1:200	CHECKED

L-106



NO.	DATE	REVISION / ISSUANCE
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HAZELVIEW PROPERTIES
1530-1650 Dundas Street East, Mississauga, ON

PUBLIC PARK ENLARGEMENT PLAN

PROJECT	42075	DRAWN	
SCALE	1:200	CHECKED	

L-107

NO.	DATE	REVISION / ISSUANCE
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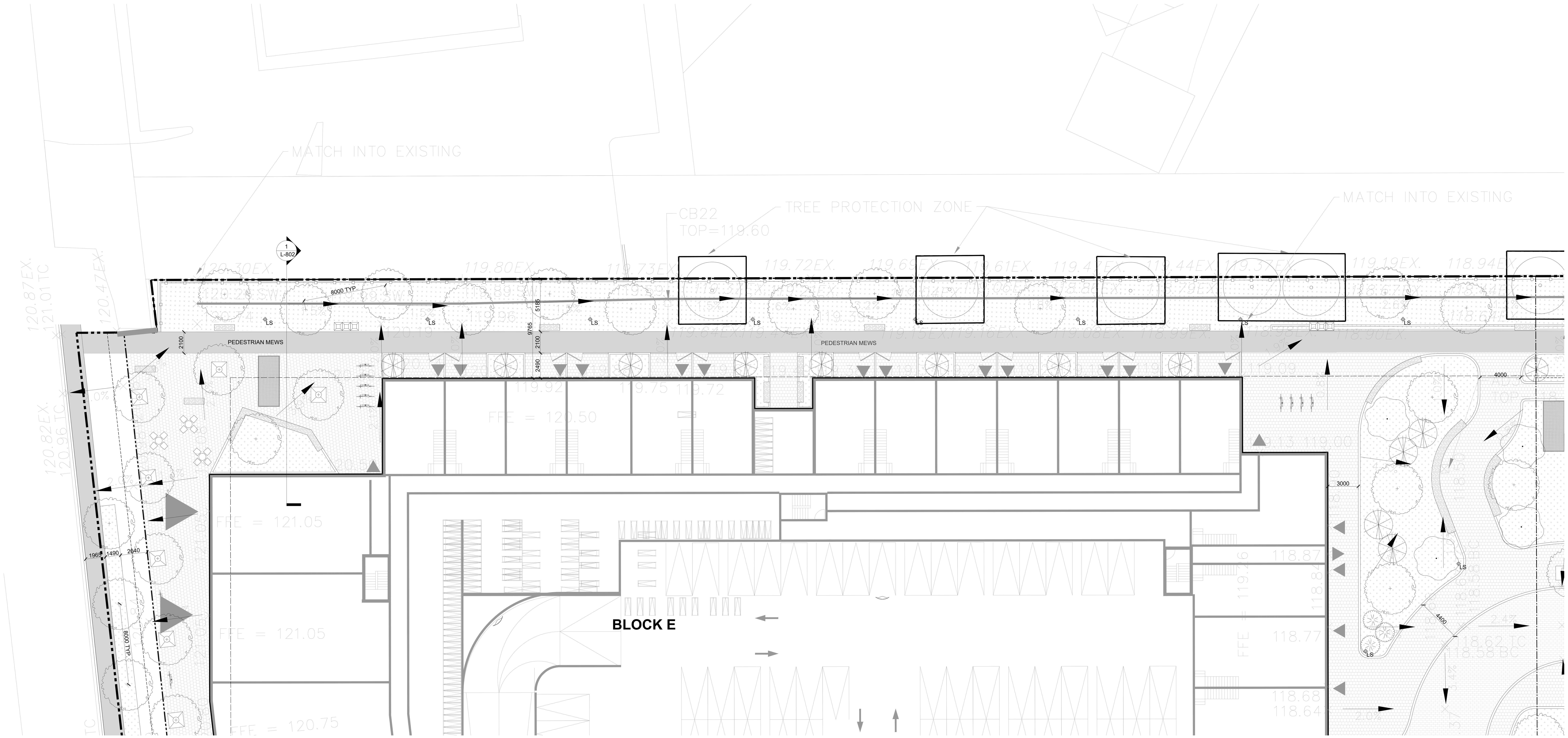

LEGEND

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HAZELVIEW PROPERTIES
1530-1650 Dundas Street East, Mississauga, ON

PEDESTRIAN GREENWAY ENLARGEMENT PLAN

PROJECT	42075	DRAWN	
SCALE	1:200	CHECKED	

L-101

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- PROPOSED CONIFEROUS TREE
- PROPOSED SHURB
- BENCH SEATING
- BISTRO DINING SET

PRIVATE LANEWAY

PRIVACY SCREEN PLANTING

BUILDING ABOVE

62290

2915

GARDEN BED

PRIVACY SCREEN PLANTING

GARDEN BED

6535

2845

50585

9100

PRIVACY SCREEN PLANTING

PET AMENITY AREA

67250

13815

PRIVACY SCREEN PLANTING

MATTAWA AVENUE

MATTAWA AVENUE

MATTAWA AVENUE

DUNDAS STREET EAST

FFE: +6.80

7.5%

15%

+116.55

BLUNDELL ROAD EXTENSION

BLOCK B

6.0m SERVICE EASEMENT

4.0m SERVICE EASEMENT

6.0m SERVICE EASEMENT

(10 m Buffer)

(10 m Buffer)

(10 m Buffer)

BLOCK H

(Natural Hazard)

(Natural Hazard)

(Natural Hazard)

LITTLE ETOBICOKE CREEK

LITTLE ETOBICOKE CREEK

PALLETT GREEN PARK

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HAZELVIEW PROPERTIES

1530-1650 Dundas Street East, Mississauga, ON

LANDSCAPE PLAN - PODIUM COURTYARD

PROJECT	42075	DRAWN	
SCALE	1:600	CHECKED	

L-109

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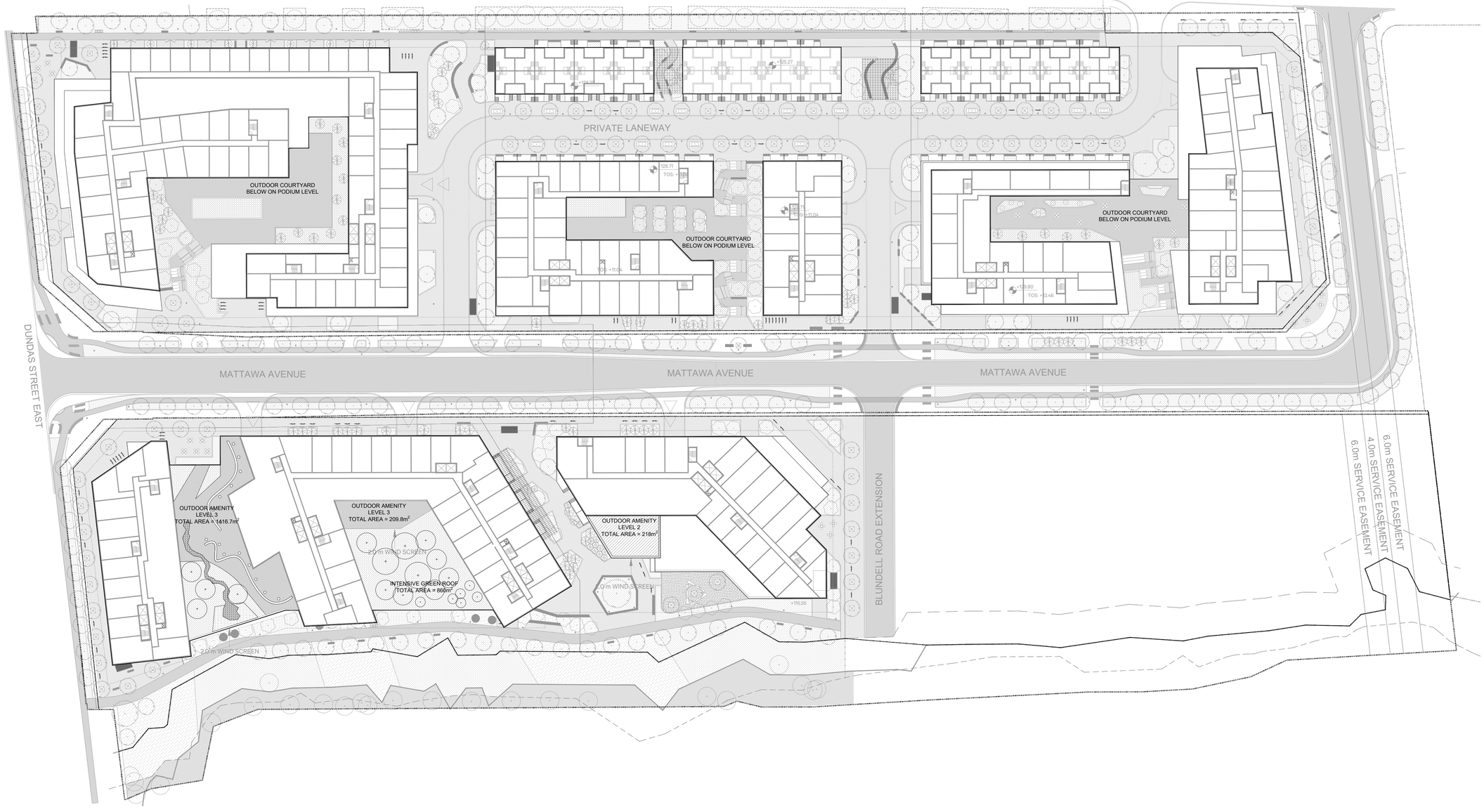

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HAZELVIEW PROPERTIES
1530-1650 Dundas Street East, Mississauga, ON

LANDSCAPE PLAN - COURTYARD LEVEL 3

PROJECT	42075	DRAWN	
SCALE	1:600	CHECKED	

L-110

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- AMENITY AREA

PRIVATE LANEWAY

MATTAWA AVENUE

DUNDAS STREET EAST

BLD FTH-1

BLD FTH-2

BLD GTH-1

BLD E1

OUTDOOR AMENITY LEVEL 8 TOTAL AREA = 927m²

2.0 m WIND SCREEN

MECH. PENT-HOUSE

BLD E3

OUTDOOR AMENITY LEVEL 9 TOTAL AREA = 248m²

BLD F1

MECH. PENTHOUSE

OUTDOOR AMENITY LEVEL 6 TOTAL AREA = 97m²

BLD F2

OUTDOOR AMENITY LEVEL 9 TOTAL AREA = 212m²

BLD G1

MECH. PENTHOUSE

OUTDOOR AMENITY LEVEL 8 TOTAL AREA = 220m²

BLD G2

PET AMENITY AREA

BLD A1

OUTDOOR AMENITY COURTYARD BELOW ON LEVEL 3

OUTDOOR AMENITY LEVEL 11 TOTAL AREA = 735m²

BLD A2

OUTDOOR AMENITY LEVEL 8 TOTAL AREA = 400m²

INTENSIVE GREEN ROOF AND OUTDOOR AMENITY BELOW ON LEVEL 3

BLD A3

OUTDOOR AMENITY LEVEL 12 TOTAL AREA = 243m²

OUTDOOR AMENITY ON LEVEL 3

OUTDOOR AMENITY LEVEL 1 TOTAL AREA = 396m²

BLUNDELL ROAD EXTENSION

BLOCK B

BLOCK H

6.0m SERVICE EASEMENT

4.0m SERVICE EASEMENT

6.0m SERVICE EASEMENT

(10 m Buffer)

(Natural Hazard)

LITTLE ETOBICOKE CREEK

PALLETT GREEN PARK

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HAZELVIEW PROPERTIES

1530-1650 Dundas Street East, Mississauga, ON

LANDSCAPE PLAN - OUTDOOR AMENITY LEVEL

PROJECT	42075	DRAWN	
SCALE	1:600	CHECKED	

L-111

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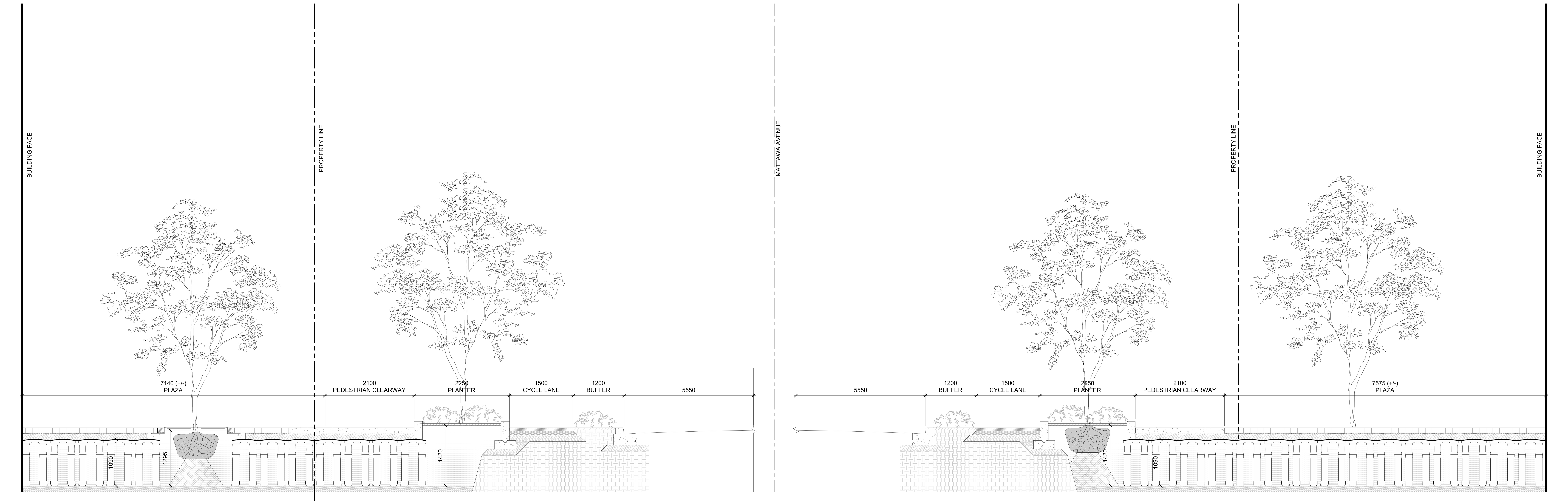
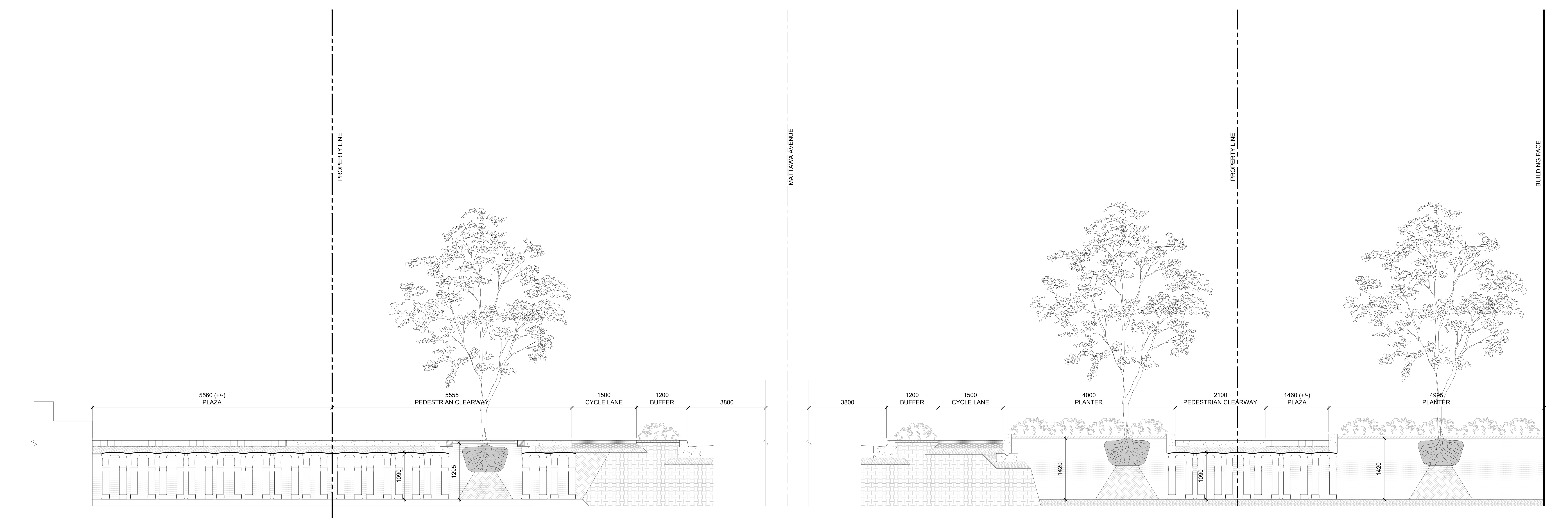


1 L-800 MATTAWA AVE SECTION
SCALE 1:50



2 L-800 MATTAWA AVE SECTION
SCALE 1:50

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HAZELVIEW PROPERTIES
SECTIONS
[illegible] Dundas Street East, Mississauga, ON

PROJECT	42075	DRAWN	
SCALE	AS SHOWN	CHECKED	

L-800

NO.	DATE	REVISION / ISSUANCE
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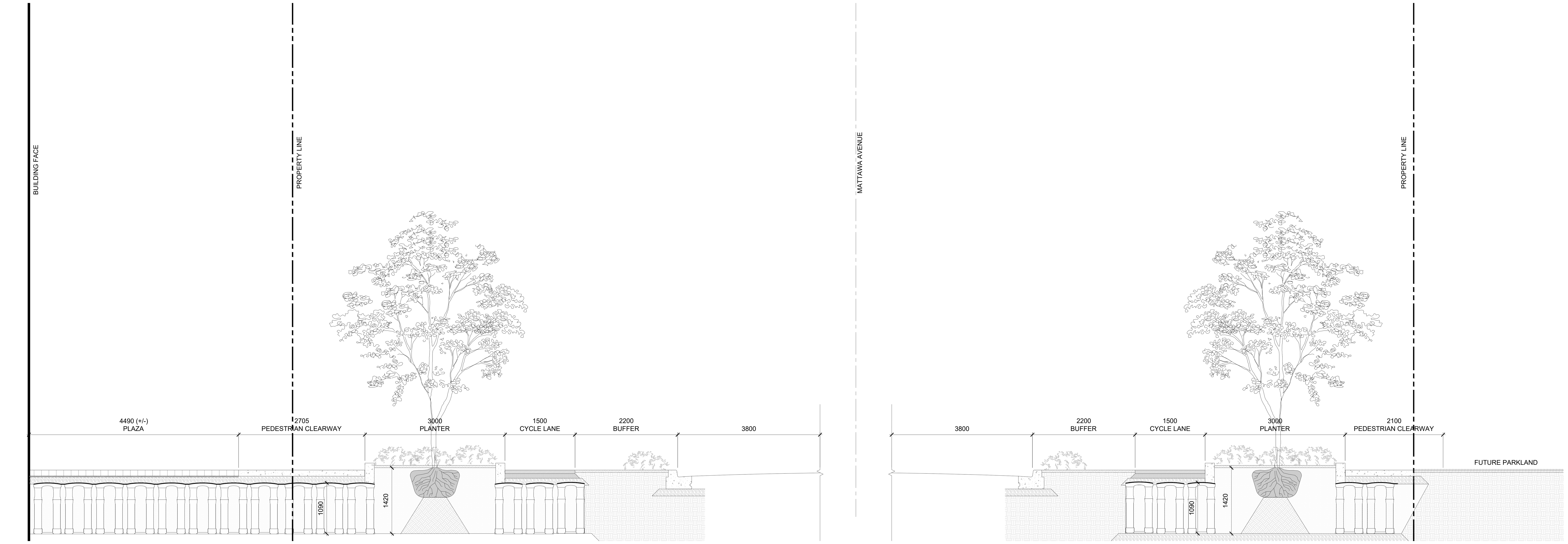

1 L-801 MATTAWA AVE SECTION
SCALE 1:50

2 L-801 MULTI-USE PATH SECTION
SCALE 1:50

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HAZELVIEW PROPERTIES
SECTIONS
1[illegible]650 Dundas Street East, Mississauga, ON

PROJECT	42075	DRAWN	
SCALE	AS SHOWN	CHECKED	

L-801

NO.	DATE	REVISION / ISSUANCE
01	2022.07.29	ISSUED FOR OPA + ZBA
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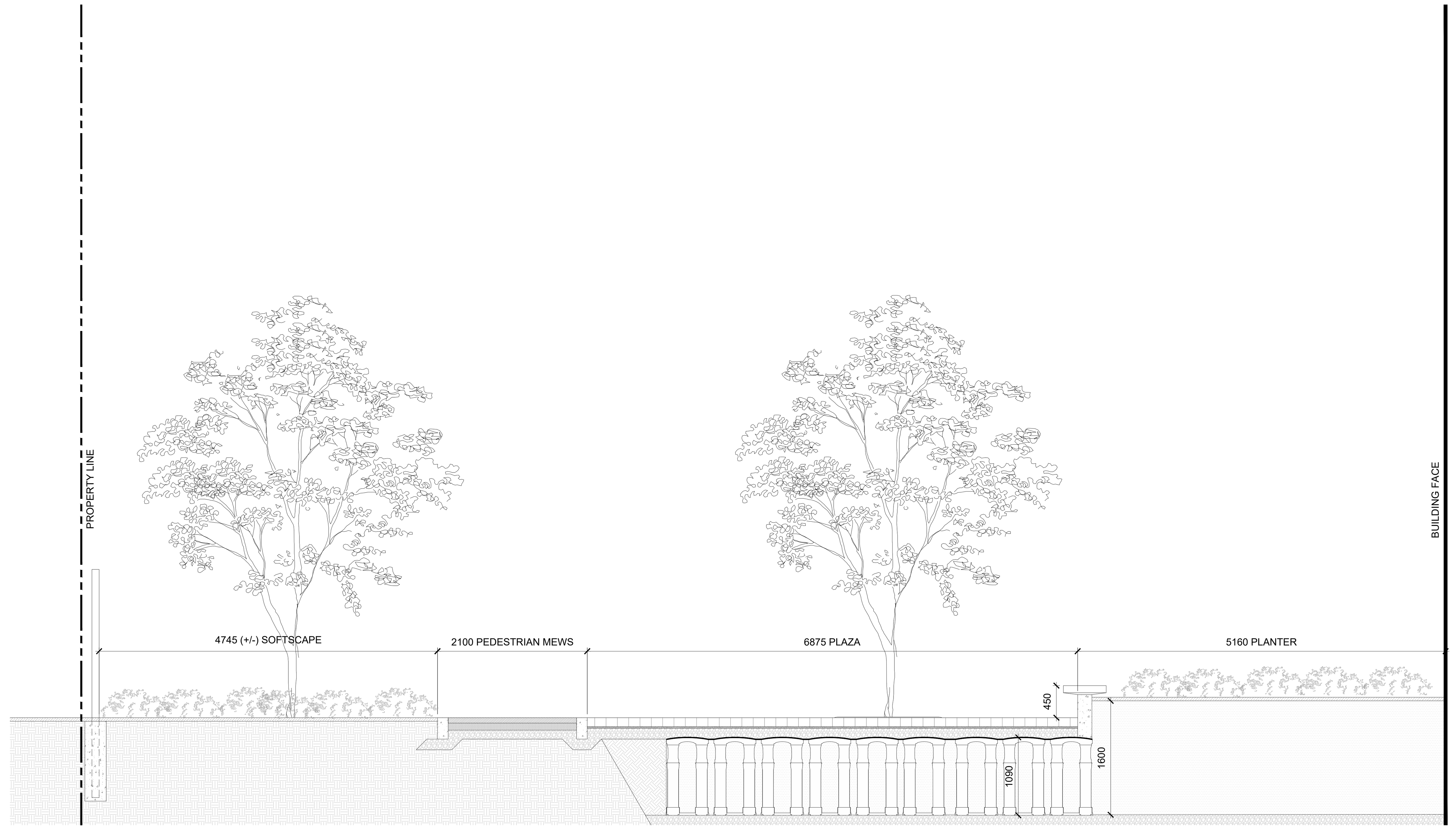

1
L-802

PEDESTRIAN GREENWAY SECTION

SCALE 1:50

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HAZELVIEW PROPERTIES
SECTIONS
[illegible] Dundas Street East, Mississauga, ON

PROJECT	42075	**DRAWN**	
SCALE	AS SHOWN	**CHECKED**	

L-801