

**Tree Inventory and Preservation Plan
2225 Erin Mills Parkway
Mississauga, Ontario**

prepared for

**Dunpar
105 Six Point Road
Etobicoke, Ontario M8Z 2X3**

prepared by



PO Box 1267 Lakeshore W PO
146 Lakeshore Road West
Oakville ON L6K 0B3
289.837.1871
www.kuntzforestry.ca
consult@kuntzforestry.ca

24 March 2023

KUNTZ FORESTRY CONSULTING INC. Project P3638

Introduction

Kuntz Forestry Consulting Inc. was retained by Dunpar to complete a Tree Inventory and Preservation Plan for select subject areas within the subject site located at 2225 Erin Mills Parkway in Mississauga, Ontario. The subject areas included in this study are Zone A and Zone G, as defined by Dunpar. The subject site is located on the north side of Erin Mills Parkway, west of Queen Elizabeth Way, within a mixed-use area.

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

- Prepare inventory of the tree resources 10cm diameter at breast height (DBH) and greater on and within six metres of the Zone A and Zone G subject areas and trees of all sizes within the road right-of-way;
- Evaluate potential tree saving opportunities based on proposed site plans; and,
- Document the findings in a Tree Inventory and Preservation Plan.

The results of the evaluation are provided below.

Methodology

Tree Inventory

Trees greater than 10cm DBH on and within six metres of the Zone A and Zone G subject areas and trees of all sizes within the road right-of-way were included in the inventory. Tree resources were located using a topographic survey provided for the subject site and estimations made from known points in the field. Trees included in the inventory were identified as Trees 800 – 806 and 836 – 899. Trees were tagged with their identification numbers.

Individual tree resources were assessed utilizing the following parameters:

Tree # – Number assigned to trees that corresponds to Figure 1.

Species – Common and botanical names provided in the inventory table.

DBH – Diameter (cm) at breast height, measured at 1.4m above the ground.

Condition – Condition of tree considering trunk integrity (TI), crown structure (CS) and crown vigor (CV). Condition ratings include poor (P), fair (F), and good (G).

Crown Dieback – Percentage of dead branches within the crown.

Dripline – Crown radius (m).

Comments – Any other relevant tree condition information.

It should be noted that according to the City of Mississauga's standards, for trees with multiple stems at 1.4m above ground level, the DBH of the tree is calculated by taking the square root of the sum of the squared DBH of all stems.

Refer to Table 1 for the detailed tree inventory and Figure 1 for the locations of the trees. See Appendix A for site photographs.

Tree Valuation

A valuation was calculated for trees located within the road right-of-way. The value was calculated using the Trunk Formula Technique. This method is described in the Guide for Plant Appraisal,

10th Edition (CTLA 2018). The Ontario Supplement (2003) provides regionally relevant data pertaining to basic costs for trees.

Trunk Formula Technique

This method is used for trees that are larger than what is commonly available for transplant from a nursery. The Unit Tree Cost of the replacement tree is derived from a survey of nurseries or supplied by the Regional Plant Appraisal Council and published within the Ontario Supplement (2003). For Ontario, the Unit Tree Cost has been set at \$6.51/cm² within the Supplement and this value has been used for the calculation.

The Basic Tree Cost is calculated by multiplying the Unit Tree Cost by the cross-sectional area of the subject tree. For multi-stemmed trees, the appraised trunk area considers the cross-sectional area of all stems. The Appraised Value is calculated by multiplying the Basic Reproduction Cost by the three depreciation factors (Condition Rating, Functional Limitation Rating, and External Limitation Rating, as described in the Guide).

The appraised value is therefore calculated using the following equation:

Basic Tree Cost = Appraised Tree Trunk Area X Unit Tree Cost

Appraised Value = Basic Tree Cost X Condition Rating X Functional Limitation Rating X External Limitation Rating

Functional Limitation Ratings and External Limitation Ratings are calculated according to the methods outlined in the guide. Condition Ratings were calculated based on the assessed condition of the trees on the site and in accordance with the guide. The final values were rounded to the nearest \$100 for values greater than \$2000, and to the nearest \$5 for values less than \$2000.

Refer to Table 2 for the individual tree value computation.

Existing Site Conditions

The Zone A subject area is currently occupied by one building and surface parking. The Zone G subject area is occupied by surface parking. Tree resources exist in the form of landscape trees. Refer to Figure 1 for the existing site conditions.

Tree Resources

The tree inventory was conducted on 7 February 2023. The inventory documented 71 trees on and within six metres of the Zone A and Zone G subject areas. Refer to Table 1 for the detailed tree inventory and Figure 1 for the location of trees reported in the tree inventory. See Appendix A for site photographs.

Tree resources were comprised of Apple species (*Malus sp.*), Austrian Pine (*Pinus nigra*), Blue Spruce (*Picea pungens*), Japanese Flowering Lilac (*Syringa reticulata*), Norway Maple (*Acer platanoides*), Serviceberry species (*Amelanchier sp.*), Thornless Honey Locust (*Gleditsia triacanthos var. inermis*), White Mulberry (*Morus alba*), and White Oak (*Quercus alba*).

Proposed Development

The proposed Zone A development includes the demolition of the existing building and surface parking. A 15-storey condominium building with an associated subsurface parking garage is

proposed for the subject area. A park area is proposed adjacent to the proposed condominium building. A vehicular access is proposed from Erin Mills Parkway.

The proposed Zone G development includes the demolition of the existing surface parking and the construction of a 15-storey condominium, building with an associated subsurface parking garage. A vehicular access is proposed from Fowler Drive.

Refer to Figure 1 for the proposed Zone A and Zone G site plans.

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 48 trees will be required to accommodate the proposed development. The individual trees identified for removal include Trees 800 – 806, 847 – 876, and 889 – 899.

Trees 849 – 876, 896, and 897 are located within the adjacent road rights-of-way and as such, permission from the City of Mississauga will be required prior to the removal of these trees. Trees 800 – 806, 889 – 891, 893 – 895, 898, and 899 are greater than 15cm DBH and located within the boundaries of the subject site and as such, are subject to the provisions of the City of Mississauga's Private Tree Protection By-law.

Refer to Figure 1 for the location of trees identified for removal.

Tree Preservation

The preservation of the remaining 23 trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. The individual trees / polygons identified for preservation include Trees 836 – 846 and 877 – 888. Tree protection measures must be implemented prior to the commencement of the proposed works to ensure tree resources designated for retention are not impacted.

Where the minimum tree protection zones (mTPZs) of trees cannot be fully respected, including for Trees 843 – 846, special mitigation measures have been prescribed and are described below.

Trees 843 – 846

Encroachment into the mTPZs of Trees 843 – 846 will be required to accommodate the construction of the proposed vehicular access within the Zone A subject area. If the following mitigation measures are employed, long-term adverse effects are not anticipated for these trees.

1. Tree preservation fencing must be installed, as depicted on Figure 1, prior to the commencement of the proposed works and maintained throughout construction.
2. Low-pressure hydro-vac or air-spade technology should be used to excavate trenches, under the supervision of a Certified Arborist, at the anticipated limit of excavation for the proposed vehicular access curb within the mTPZs of these trees, as indicated on Figure 1 with solid cyan.

3. The depth of the trenches adjacent to the proposed vehicular access will depend on the depth of excavation required to install the proposed curb.
4. The roots of these trees are to be pruned inside the trenches by a Certified Arborist in accordance with Good Arboricultural Standards.
5. The trenches are to be backfilled with clean topsoil.
6. All works to occur within the mTPZs of these trees should be supervised by a Certified Arborist in accordance with Good Arboricultural Standards.

Tree Valuation

A valuation was calculated for trees located within the right-of-way, including Trees 849 – 880, 896, and 897. The total appraised value of these trees was calculated at \$11,260.00. Refer to Table 2 for the individual tree value computations.

Replacement Plantings

The City of Mississauga requires replacement plantings to compensate for the removal of public and private trees. The ratio of the required replacement plantings per tree is below:

DBH of Tree to Be Removed	Number of Replacement Plantings
6cm – 15cm	1
16cm – 30cm	2
31cm – 45cm	3
46cm – 60cm	4
61cm – 75cm	5
76cm – 90cm	6
91cm – 105cm	7
106cm – 120cm	8
>120cm	9

A total of 34 replacement plantings is required on the subject site to compensate for the private trees identified for removal. A total of 41 replacement plantings is required within the road right-of-way to compensate for the City-owned trees identified for removal. It should be noted that although Trees 865 – 868 and 870 – 874 are smaller than 6cm DBH, they will require one replacement planting each as they are City-owned trees. See Table 1 for the number of replacement plantings for each tree identified for removal.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Dunpar to complete a Tree Inventory and Preservation Plan for the proposed development located at 2225 Erin Mills Parkway 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 71 trees on and within six metres of the Zone A and Zone G subject areas. The removal of 48 trees will be required to accommodate the proposed development. The remaining trees can be saved provided proper tree protection is installed as per Figure 1.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for tree protection fencing locations, general Tree Protection Plan Notes, and tree preservation fence details.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.
- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.
- Special mitigation measures have been prescribed for select trees, as outlined in the *Tree Preservation* section of this report.
- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.
- Site visits pre, during, and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

Kaylee Harper

Kaylee Harper, B.Sc.Env. Ecology
Ecologist, ISA Certified Arborist #ON-2749A
Tree Risk Assessment Qualified
Email: kaylee.harper@kuntzforestry.ca
Office: 289-837-1871 ext. 24
Cell: 519-572-5949

Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

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 inspection.

Table 1. Tree Inventory

Location: 2225 Erin Mills Parkway, Mississauga

Date: 7 February 2023

Surveyors: KNH

Tree #	Common Name	Scientific Name	DBH	Calculated DBH for Multistem Trees	TI	CS	CV	CDB	DL	mTPZ	Comments	Action	Owner	# Rep.
800	Norway Maple	<i>Acer platanoides</i>	24	-	G	FG	F	20	2.5	1.8	Deadwood (L)	Remove	Subject Site	2
801	Blue Spruce	<i>Picea pungens</i>	18.5	-	P	F	P	10	1.5	1.5	Deadwood (L), stem wounds (H), epicormic branching (L)	Remove	Subject Site	2
802	Norway Maple	<i>Acer platanoides</i>	22.5	-	G	G	F		3.5	1.8		Remove	Subject Site	2
803	Norway Maple	<i>Acer platanoides</i>	18.5	-	F	PF	PF	30	2.5	1.5	Asymmetrical crown (L), crook (L), seam (L), deadwood (M)	Remove	Subject Site	2
804	Norway Maple	<i>Acer platanoides</i>	25	-	FG	PF	PF	30	3.5	1.8	Asymmetrical crown (L), sweep (L), multiple branch attachments, deadwood (M)	Remove	Subject Site	2
805	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	16.5	-	G	FG	F		3.0	1.5	Epicormic branching (L)	Remove	Subject Site	2
806	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	18	-	G	G	F		3.0	1.5		Remove	Subject Site	2
836	Apple species	<i>Malus spp.</i>	11.5, 10	15	FG	FG	FG		2.0	1.5	Lean (L), union at 1.3m, pruning wounds (L), asymmetrical crown (L)	Preserve	Subject Site	-
837	Apple species	<i>Malus spp.</i>	12.5, 11	16.5	G	FG	FG		2.0	1.5	Union at 1m, pruning wounds (L), asymmetrical crown (L)	Preserve	Subject Site	-
838	Apple species	<i>Malus spp.</i>	12	-	FG	G	FG		2.0	1.5	Lean (L)	Preserve	Subject Site	-
839	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	15	-	G	G	FG		2.5	1.5	Pruning wounds (L)	Preserve	Subject Site	-
840	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	15	-	G	G	FG		2.5	1.5		Preserve	Subject Site	-
841	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	17	-	FG	F	F		2.5	1.5	Stem wounds (L) at base, epicormic branching (M)	Preserve	Subject Site	-
842	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	25.5	-	FG	FG	FG		3.5	1.8	Poor unions	Preserve	Subject Site	-
843	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	17	-	G	FG	F		3.0	1.5	Epicormic branching (L)	Injure	Subject Site	-
844	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	16	-	G	FG	F		3.0	1.5	Epicormic branching (L)	Injure	Subject Site	-

845	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	15.5	-	G	FG	F		3.0	1.5	Epicormic branching (L)	Injure	Subject Site	-
846	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	15.5	-	F	FG	F		3.0	1.5	Epicormic branching (L), stem wounds (L), bow (L)	Injure	Subject Site	-
847	White Oak	<i>Quercus alba</i>	13	-	F	FG	F		3.0	1.5	Epicormic branching (L), pruning wounds (L), lean (L), one lost leader at base	Remove	Subject Site	1
848	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	10.5	-	G	FG	F		2.5	1.5	Epicormic branching (L)	Remove	Subject Site	1
849	Apple species	<i>Malus spp.</i>	8.5	-	G	FG	F		2.0	1.2	Epicormic branching (L)	Remove	City	1
850	Apple species	<i>Malus spp.</i>	15	-	FG	FG	F		2.5	1.5	Epicormic branching (L), lean (L)	Remove	City	1
851	Apple species	<i>Malus spp.</i>	9.5	-	FG	FG	F		2.0	1.2	Epicormic branching (L), poor unions	Remove	City	1
852	Apple species	<i>Malus spp.</i>	13	-	F	FG	F		2.5	1.5	Epicormic branching (L), lean (L), decay (L) in trunk	Remove	City	1
853	Apple species	<i>Malus spp.</i>	18	-	F	F	F		3.0	1.5	Epicormic branching (L), poor unions, multiple branch attachments	Remove	City	2
854	Blue Spruce	<i>Picea pungens</i>	18	-	G	FG	F	20	2.0	1.5	Epicormic branching (L), deadwood (L)	Remove	City	2
855	Blue Spruce	<i>Picea pungens</i>	22	-	G	G	G		2.5	1.8		Remove	City	2
856	White Mulberry	<i>Morus alba</i>	6 - 14	-	F	F	F	20	3.0	1.5	Average DBH = ~10cm, v-union at base, included branches, deadwood (L), epicormic branching (M)	Remove	City	1
857	Apple species	<i>Malus spp.</i>	14.5	-	F	F	F		3.0	1.5	Stem wounds (M), epicormic branching (L), bow (L), asymmetrical crown (L)	Remove	City	1
858	Norway Maple	<i>Acer platanoides</i>	19	-	G	F	F	30	3.5	1.5	Deadwood (M)	Remove	City	2
859	Blue Spruce	<i>Picea pungens</i>	22	-	G	F	F	20	2.0	1.8	Deadwood (L), epicormic branching (L)	Remove	City	2
860	Blue Spruce	<i>Picea pungens</i>	21	-	G	F	F	20	2.0	1.8	Deadwood (L), epicormic branching (L)	Remove	City	2
861	Apple species	<i>Malus spp.</i>	~10	-	G	PF	F		1.5	1.5	Epicormic branching (H) at base	Remove	City	1
862	Norway Maple	<i>Acer platanoides</i>	21	-	PF	F	PF	20	2.5	1.8	Girdling roots (H), deadwood (L)	Remove	City	2
863	Blue Spruce	<i>Picea pungens</i>	24	-	FG	PF	PF	10	2.5	1.8	Epicormic branching (M), deadwood (L), crook (L)	Remove	City	2
864	Blue Spruce	<i>Picea pungens</i>	18	-	FG	PF	PF	30	2.5	1.5	Epicormic branching (M), deadwood (M), lean (L)	Remove	City	2
865	Serviceberry species	<i>Amelanchier sp.</i>	~3	-	G	G	G		0.5	1.2		Remove	City	1
866	Japanese Flowering Lilac	<i>Syringa reticulata</i>	~3	-	G	G	G		0.5	1.2		Remove	City	1
867	Serviceberry species	<i>Amelanchier sp.</i>	~3	-	G	G	G		0.5	1.2		Remove	City	1

868	Japanese Flowering Lilac	<i>Syringa reticulata</i>	~3	-	G	G	G		0.5	1.2		Remove	City	1
869	Apple species	<i>Malus spp.</i>	8	-	F	G	F		1.5	1.2	Decay (L) in trunk	Remove	City	1
870	Serviceberry species	<i>Amelanchier sp.</i>	~3	-	G	G	G		0.5	1.2		Remove	City	1
871	Japanese Flowering Lilac	<i>Syringa reticulata</i>	~3	-	G	G	G		0.5	1.2		Remove	City	1
872	Serviceberry species	<i>Amelanchier sp.</i>	~3	-	G	G	G		0.5	1.2		Remove	City	1
873	Japanese Flowering Lilac	<i>Syringa reticulata</i>	~3	-	G	G	G		0.5	1.2		Remove	City	1
874	Serviceberry species	<i>Amelanchier sp.</i>	~3	-	G	G	G		0.5	1.2		Remove	City	1
875	Austrian Pine	<i>Pinus nigra</i>	16.5	-	PF	FG	FG		3.0	1.5	Lean (M), sweep (L)	Remove	City	2
876	Austrian Pine	<i>Pinus nigra</i>	14.5	-	F	F	F	10	2.0	1.5	Sweep (M), pruning wounds (M), deadwood (L)	Remove	City	1
877	Apple species	<i>Malus spp.</i>	11.5, 10.5, 10	18.5	F	F	F	10	2.5	1.5	Union at 1m, decay (L) in trunk, poor form (L), deadwood (L), epicormic branching (L)	Preserve	City	-
878	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	27.5	-	G	FG	FG		4.5	1.8	Epicormic branching (L)	Preserve	City	-
879	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	29	-	FG	FG	FG		4.5	1.8	Epicormic branching (L), stem wounds (L)	Preserve	City	-
880	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	21.5	-	FG	G	FG		3.0	1.8	Stem wounds (L) at base	Preserve	City	-
881	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	31	-	FG	FG	F		5.0	2.4	Epicormic branching (L), girdling roots (L)	Preserve	Subject Site	-
882	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	35.5	-	G	FG	F		6.0	2.4	Epicormic branching (L)	Preserve	Subject Site	-
883	Apple species	<i>Malus spp.</i>	11, 10, 9, 9	19.5	PF	FG	F	10	2.5	1.5	Union at 1m, decay (L) in trunk, deadwood (L), stem wounds (M)	Preserve	Subject Site	-
884	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	19	-	G	FG	F		3.5	1.5	Broken branches (L)	Preserve	Subject Site	-
885	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	19.5	-	G	FG	F		3.0	1.5	Epicormic branching (L)	Preserve	Subject Site	-
886	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	18	-	G	G	F		3.0	1.5	Epicormic branching (L)	Preserve	Subject Site	-
887	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	19	-	FG	G	F		3.5	1.5	Bow (L)	Preserve	Subject Site	-
888	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	19	-	FG	FG	F		3.5	1.5	Epicormic branching (L), bow (L)	Preserve	Subject Site	-

889	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	17	-	G	G	F		2.5	1.5		Remove	Subject Site	2
890	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	19	-	G	G	F		3.0	1.5		Remove	Subject Site	2
891	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	17.5	-	FG	G	F		3.5	1.5	Bow (L)	Remove	Subject Site	2
892	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	14	-	G	FG	F		2.5	1.5	Crook (L), broken branches (L), swelling at base	Remove	Subject Site	1
893	Apple species	<i>Malus spp.</i>	22	-	F	PF	PF	40	3.0	1.8	Deadwood (M)	Remove	Subject Site	2
894	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	33	-	G	G	F		5.0	2.4		Remove	Subject Site	3
895	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	23.5	-	G	G	F		4.0	1.8		Remove	Subject Site	2
896	Blue Spruce	<i>Picea pungens</i>	15.5	-	G	PF	PF	50	2.0	1.5	Deadwood (M)	Remove	City	1
897	Blue Spruce	<i>Picea pungens</i>	23	-	FG	F	PF	30	2.5	1.8	Deadwood (M), lean (L)	Remove	City	2
898	Blue Spruce	<i>Picea pungens</i>	~24	-	PF	F	F		2.5	1.8	Lean (L), crook (L), v-union at 3m (codominance) with included bark, epicormic branching (L), sweep (L)	Remove	Subject Site	2
899	Norway Maple	<i>Acer platanoides</i>	18	-	G	G	F		2.0	1.5		Remove	Subject Site	2

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 Dieback	(%)
DL	Dripline	(m)
mTPZ	Minimum Tree Protection Zone, as measured from edge of tree	(m)
Owner	Ownership	(City, Private, Neighbour, Shared)
# Rep.	Replacement Plantings Required	# of Trees
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy; (VH) = very heavy; G = good; F = fair; P = poor; D = dead		

Table 2. City Tree Valuation

Location: 2225 Erin Mills Parkway, Mississauga

Tree #	Common Name	Scientific Name	DBH	Calculated DBH for Multistem Trees	OC	Appraised Trunk Area (cm ²)	Unit Tree Cost (RPAC) (\$/cm ²)	Basic Tree Cost (\$)	Depreciation			Appraised Tree Value	Adjusted Tree Value
									Condition Rating (%)	Functional Limitation Rating (%)	External Limitation Rating (%)		
849	Apple species	<i>Malus spp.</i>	8.5	-	F	57	6.51	369.41	0.55	0.8	0.8	\$ 130.03	\$ 130.00
850	Apple species	<i>Malus spp.</i>	15	-	F	177	6.51	1150.41	0.55	0.8	0.8	\$ 404.95	\$ 405.00
851	Apple species	<i>Malus spp.</i>	9.5	-	F	71	6.51	461.44	0.55	0.8	0.8	\$ 162.43	\$ 160.00
852	Apple species	<i>Malus spp.</i>	13	-	F	133	6.51	864.09	0.55	0.8	0.8	\$ 304.16	\$ 305.00
853	Apple species	<i>Malus spp.</i>	18	-	F	254	6.51	1656.60	0.55	0.8	0.8	\$ 583.12	\$ 585.00
854	Blue Spruce	<i>Picea pungens</i>	18	-	F	254	6.51	1656.60	0.55	0.9	0.6	\$ 492.01	\$ 490.00
855	Blue Spruce	<i>Picea pungens</i>	22	-	G	380	6.51	2474.67	0.9	0.9	0.6	\$ 1,202.69	\$ 1,205.00
856	White Mulberry	<i>Morus alba</i>	6 - 14	-	F	154	6.51	1002.54	0.55	0.6	0.9	\$ 297.75	\$ 300.00
857	Apple species	<i>Malus spp.</i>	14.5	-	F	165	6.51	1075.00	0.55	0.6	0.9	\$ 319.27	\$ 320.00
858	Norway Maple	<i>Acer platanoides</i>	19	-	F	284	6.51	1845.78	0.55	0.6	0.9	\$ 548.20	\$ 550.00
859	Blue Spruce	<i>Picea pungens</i>	22	-	F	380	6.51	2474.67	0.55	0.6	0.3	\$ 244.99	\$ 245.00
860	Blue Spruce	<i>Picea pungens</i>	21	-	F	346	6.51	2254.81	0.55	0.6	0.3	\$ 223.23	\$ 225.00
861	Apple species	<i>Malus spp.</i>	~10	-	PF	79	6.51	514.29	0.375	0.6	0.9	\$ 104.14	\$ 105.00
862	Norway Maple	<i>Acer platanoides</i>	21	-	PF	346	6.51	2254.81	0.375	0.6	0.6	\$ 304.40	\$ 305.00
863	Blue Spruce	<i>Picea pungens</i>	24	-	PF	452	6.51	2945.06	0.375	0.6	0.3	\$ 198.79	\$ 200.00
864	Blue Spruce	<i>Picea pungens</i>	18	-	PF	254	6.51	1656.60	0.375	0.6	0.3	\$ 111.82	\$ 110.00
865	Serviceberry species	<i>Amelanchier sp.</i>	~3	-	G	7	6.51	45.57	0.9	0.9	0.9	\$ 33.22	\$ 35.00
866	Japanese Flowering Lilac	<i>Syringa reticulata</i>	~3	-	G	7	6.51	45.57	0.9	0.9	0.9	\$ 33.22	\$ 35.00
867	Serviceberry species	<i>Amelanchier sp.</i>	~3	-	G	7	6.51	45.57	0.9	0.9	0.9	\$ 33.22	\$ 35.00
868	Japanese Flowering Lilac	<i>Syringa reticulata</i>	~3	-	G	7	6.51	45.57	0.9	0.9	0.9	\$ 33.22	\$ 35.00
869	Apple species	<i>Malus spp.</i>	8	-	F	50	6.51	327.23	0.55	0.9	0.8	\$ 129.58	\$ 130.00
870	Serviceberry species	<i>Amelanchier sp.</i>	~3	-	G	7	6.51	45.57	0.9	0.9	0.9	\$ 33.22	\$ 35.00

871	Japanese Flowering Lilac	<i>Syringa reticulata</i>	~3	-	G	7	6.51	45.57	0.9	0.9	0.9	\$ 33.22	\$ 35.00
872	Serviceberry species	<i>Amelanchier sp.</i>	~3	-	G	7	6.51	45.57	0.9	0.9	0.9	\$ 33.22	\$ 35.00
873	Japanese Flowering Lilac	<i>Syringa reticulata</i>	~3	-	G	7	6.51	45.57	0.9	0.9	0.9	\$ 33.22	\$ 35.00
874	Serviceberry species	<i>Amelanchier sp.</i>	~3	-	G	7	6.51	45.57	0.9	0.9	0.9	\$ 33.22	\$ 35.00
875	Austrian Pine	<i>Pinus nigra</i>	16.5	-	PF	214	6.51	1392.00	0.375	0.8	0.3	\$ 125.28	\$ 125.00
876	Austrian Pine	<i>Pinus nigra</i>	14.5	-	F	165	6.51	1075.00	0.55	0.8	0.3	\$ 141.90	\$ 140.00
877	Apple species	<i>Malus spp.</i>	11.5, 10.5, 10	18.5	F	269	6.51	1749.91	0.55	0.8	0.8	\$ 615.97	\$ 615.00
878	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	27.5	-	FG	594	6.51	3866.67	0.725	0.8	0.9	\$ 2,018.40	\$ 2,000.00
879	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	29	-	FG	661	6.51	4299.99	0.725	0.3	0.9	\$ 841.72	\$ 840.00
880	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	21.5	-	FG	363	6.51	2363.46	0.725	0.6	0.9	\$ 925.30	\$ 925.00
896	Blue Spruce	<i>Picea pungens</i>	15.5	-	PF	189	6.51	1228.39	0.375	0.6	0.6	\$ 165.83	\$ 165.00
897	Blue Spruce	<i>Picea pungens</i>	23	-	PF	415	6.51	2704.75	0.375	0.6	0.6	\$ 365.14	\$ 365.00
												Total	\$ 11,260.00

Appendix A. Site Photographs



Image 1. From right to left, Trees 836 – 838



Image 2. From right to left, Trees 839 – 842



Image 3. From near to far, Trees 843 – 846



Image 4. Tree 847



Image 5. Tree 848



Image 6. From far to near, Trees 849 – 851



Image 7. From right to left, Trees 852, 854, 855, and 853



Image 8. Trees 856 (left) and 857 (right)



Image 9. Tree 858



Image 10. From left to right, Trees 859 – 861



Image 11. Tree 862



Image 12. Trees 863 (right) and 864 (left)



Image 13. From near to far, Trees 865 – 868



Image 14. Tree 869



Image 15. From near to far, Trees 870 – 874



Image 16. Trees 875 (left) and 876 (right)

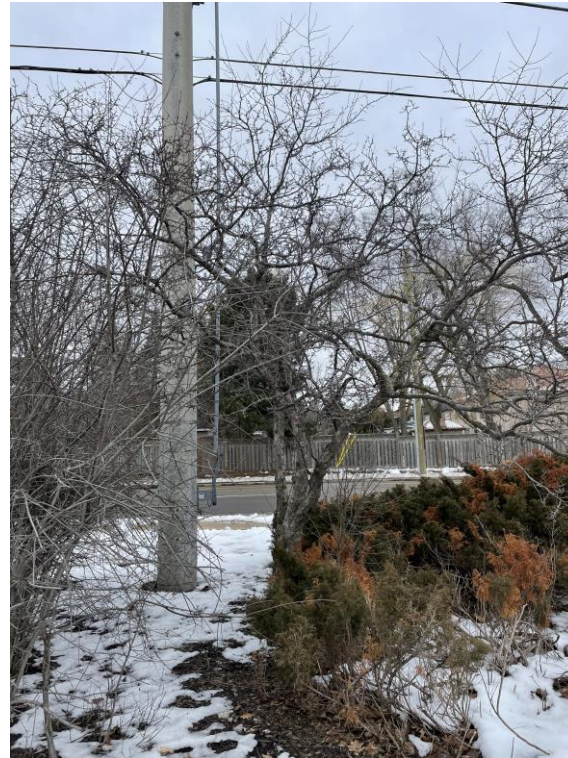


Image 17. Tree 877



Image 18. Trees 878 (left) and 879 (right)



Image 19. Tree 880



Image 20. Trees 881 (right) and 882 (left)



Image 21. Tree 883



Image 22. From near to far, Trees 884 – 888



Image 23. Tree 889



Image 24. From near to far, Trees 890 – 892



Image 25. From right to left, Trees 893 – 895



Image 26. Trees 896 (right) and 897 (left)



Image 27. Trees 898



Image 28. Trees 899 (left) and 900 (right)



Image 29. Tree 801

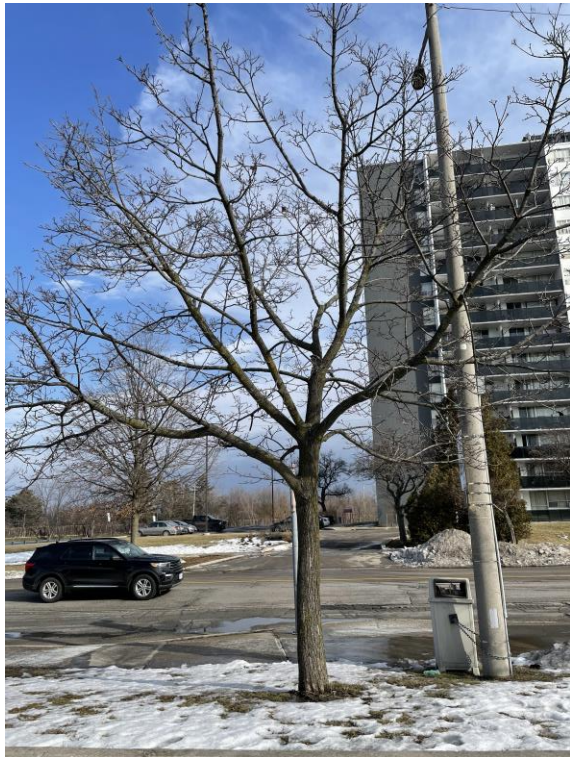


Image 30. Tree 802



Image 31. Trees 803 (left) and 804 (right)



Image 32. Trees 805 (left) and 806 (right)