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ARBORIST REPORT

PROPOSED RESIDENTIAL DEVELOPMENT
376-390 DERRY ROAD WEST
MISSISSAUGA

PREPARED FOR:
2799580 ONTARIO LIMITED
12840 YONGE STREET, SUITE 200
RICHMOND HILL, ONTARIO
L4E 4H1

PREPARED BY:
STRYBOS BARRON KING LTD.
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ISA CERTIFIED ARBORIST
MATTHEW GEHRES ON-1114A
OUR PROJECT NO:
22-5930

July 12, 2023

REVISED September 13, 2023 (As per New Site Plan)

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Enclosed: Full Size Tree Inventory & Preservation Plan

ARBORIST REPORT
376-390 Derry Road West, Mississauga

Introduction
Strybos Barron King Ltd. was retained by 2799580 Ontario Limited to prepare an Arborist Report for the subject property in accordance with City of Mississauga, Private Tree Bylaw requirements.

Site Context
The subject site (376-390 Derry Road West) is located on the south side of the road abutting a residential subdivision to the west and southwest and a commercial property to the east. Currently the property contains two lots, each with an existing bungalow. The lot on the west side of the site is a remnant single family lot. The lot on the east side of the site is currently a commercial tractor trailer storage yard with associated barn. The proposal for this property will see the construction of a residential townhouse development with a commercial block with associated amenity areas.

Plans Utilized
A topographic survey prepared by Krcmar as well as a proposed Development Concept Plan prepared by GSAI Inc. was used to locate any existing trees and provide recommendations based on the proposed construction constraints.

Tree Inventory *(refer to tables below)*
Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure. (Refer to *V100 – Tree Inventory and Preservation Plan* for locations of and information pertaining to specific trees)

Tree Inventory Table Descriptions *(See Existing Tree Inventory on Page 2)*

Key#	This number refers to inventory number assigned to the tree on the plan.	
Species	The common names are provided for each tree.	
Caliper	This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree.	
Crown	Canopy Width	An estimation of the average diameter of the tree canopy, in metres.
Health	The general assessed health of the tree.	
Structure	This is an assessment of the trees overall form.	
Comments	A general description of each tree's condition and/or pertinent characteristics is provided.	
Direction	This indicates either preservation or removal of the tree (as noted on the plan)	
Min. TPZ	Recommended Tree Preservation Zone (in metres).	

ARBORIST REPORT
376-390 Derry Road West, Mississauga

EXISTING TREE INVENTORY

KEY	SPECIES	CALIPER	CROWN	HEALTH	STRUCTURE	COMMENTS	PRESERVATION	MIN. TPZ	KEY
		IN (cm)	IN (m)	G/F/P			DIRECTION		
1	TREMBLING ASPEN	16-17 **2 STEMS > 15 cm DBH**	4.0	GOOD	NARROW FORM	IMMATURE STAND OF TREES	REMOVE	1.8	1
2	AUSTRIAN PINE	**9 STEMS 17,20,20,22,24,25,26,27,32**		POOR-GOOD	ONE SIDED FORM	STAGGERED ROW OF NINE TREES, 7 PINE TREES AND 1 BUCKTHORN. 1 DEAD PINE AT WEST EDGE OF GROUPING	REMOVE	2.4	2
4	TREMBLING ASPEN	20.0	8.0	GOOD	LEANING	ONE SIDED FORM, CROWDING BY ADJACENT TREE, LEANING	REMOVE	1.8	4
5	TREMBLING ASPEN	53.0	10.0	GOOD	GOOD FORM	LOW BRANCHING, DIEBACK ON LOWER BRANCHES	REMOVE	3.6	5
6	TREMBLING ASPEN	26.0	7.0	GOOD	ONE SIDED FORM	CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	1.8	6
7	TREMBLING ASPEN	21.0	7.0	GOOD	DOUBLE STEM	ONE SIDED FORM, CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	1.8	7
8	TREMBLING ASPEN	38.0	8.0	GOOD	GOOD FORM	MINOR DIEBACK ON LOWER BRANCHES	REMOVE	2.4	8
9	TREMBLING ASPEN	30-32	8.0	GOOD	DOUBLE STEM	ONE SIDED FORM, CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES	REMOVE	2.4	9
10	TREMBLING ASPEN	20.0	6.0	GOOD	ONE SIDED FORM	CROWDING BY ADJACENT TREE	REMOVE	1.8	10
11	NATURALIZED GROUP	WHIP-13		GOOD	VARIES	SHRUBBY GROUPING COMPOSED MAINLY OF BUCKTHORN AND BLACK LOCUST SAPLINGS	REMOVE	1.8	11
12	TREMBLING ASPEN	26.0	6.0	GOOD	DEAD	DEAD	REMOVE	1.8	12
13	WHITE SPRUCE	14-18 **2 STEMS > 15cm DBH**		POOR		REMNANT ROW OF 4 DEAD TREES, AND ONE DECLINGING TREE	REMOVE	1.8	13
14	TREMBLING ASPEN	13-19	6.0	GOOD	MULTI-STEMMED	SOME SUCKER GROWTH AT BASE	REMOVE	1.8	14
15	SIBERIAN ELM	42.0	9.0	GOOD	GOOD FORM	MULTIPLE LEADERS, DIEBACK ON LOWER BRANCHES	REMOVE	3.0	15
16	CHERRY	18-27	7.0	GOOD	DOUBLE STEM	ASYMMETRICAL FORM, CROWDING BY ADJACENT TREE	REMOVE	1.8	16
17	LINDEN	47.0	10.0	GOOD	GOOD FORM	MINOR BROKEN LOWER BRANCH	REMOVE	3.0	17
18	ENGLISH WALNUT	21.0	6.0	POOR	DEAD	MAJOR EPICORMIC GROWTH	REMOVE	1.8	18
19	WEEPING WILLOW	10-22	6.0	GOOD	MULTI-STEMMED	GROWING OUT OF SMALL FILL PILE, ADJECENT TO FENCE, 6 STEMS	REMOVE	1.8	19
20	WHITE SPRUCE	18.0	4.0	POOR	NARROW FORM	LEANING, DIEBACK ON LOWER BRANCHES	REMOVE	1.8	20
21	WHITE PINE	22.0	5.0	FAIR	IRREGULAR FORM	CROWDED AT BASE	REMOVE	1.8	21
22	MANITOBA MAPLE	20.0	6.0	FAIR	DEAD	ENTIRE TREE IS VINE ENTANGLED	REMOVE	1.8	22
23	WHITE PINE	19.0	4.0	GOOD	GOOD FORM	BRANCHING TO GRADE	REMOVE	1.8	23
24	MIXED NATURALIZED GROUPING	**5 STEMS 18,26,18,22,17**		FAIR	VARIES	MIXED GROUPING OF IMMATURE TREES COMPOSED OF WHITE PINE, BLACK WALNUT, AND MANITOBA MAPLE	REMOVE	1.8	24
25	TREMBLING ASPEN	24.0	6.0	GOOD	GOOD FORM	MINOR DIEBACK ON LOWER BRANCHES, BROKEN BRANCHES, VINE ENTANGLED	REMOVE	1.8	25
26	WHITE PINE	21.0	4.0	GOOD	NARROW FORM	CROWDING BY ADJACENT TREE, BROKEN BRANCHES, LEANING	REMOVE	1.8	26
27	MANITOBA MAPLE	WHIP-22	8.0	FAIR	MULTI-STEMMED	BROAD FORM, SOME DIEBACK THROUGHOUT	REMOVE	1.8	27
28	NORWAY MAPLE	27.0	6.0	POOR	GOOD FORM	CO- DOMINANT LEADERS, MAJOR DIE BACK	REMOVE	1.8	28
29	MANITOBA MAPLE	56.0	13.0	FAIR	ASYMMETRICAL FORM	OPEN CROWN, SOME INTERNAL CROWN DIEBACK	REMOVE	3.6	29
30	COLORADO SPRUCE	24.0	3.0	POOR	NARROW FORM	98% DEAD	REMOVE	1.8	30
31	COLORADO SPRUCE	25.0	4.0	POOR	ONE SIDED FORM	LEANING, CROWDING BY ADJACENT TREE, DIEBACK THROUGHOUT	REMOVE	1.8	31
32	SILVER MAPLE	26.0	10.0	GOOD	ASYMMETRICAL FORM	CROWDING BY ADJACENT TREE, MINOR CROWN DIEBACK	REMOVE	1.8	32
33	APPLE	WHIP-18	6.0	GOOD	MULTI-STEMMED	SUBORDINATED FORM, CROWDING BY ADJACENT TREE, DECAY IN TRUNK	REMOVE	1.8	33
34	SILVER MAPLE	51.0	13.0	GOOD	GOOD FORM	SLIGHTLY LEANING, MULTIPLE LEADERS	REMOVE	3.6	34
35	AUSTRIAN PINE	32.0	8.0	GOOD	GOOD FORM	ON ADJACENT PROPERTY	PRESERVE	2.4	35
36	MANITOBA MAPLE	17-25	5.0	FAIR	DOUBLE STEM	NARROW FORM, CROWDING BY ADJACENT TREE	REMOVE	1.8	36
37	MANITOBA MAPLE	19-32	10.0	FAIR	DOUBLE STEM	ONE SIDED FORM, CROWDING BY ADJACENT TREE, WEAK CROTCH	REMOVE	2.4	37
38	AUSTRIAN PINE	39.0	8.0	GOOD	GOOD FORM	ELEVATED CROWN	REMOVE	2.4	38
39	AUSTRIAN PINE	35.0	6.0	GOOD	IRREGULAR FORM	TOPPED LEADER, CROWDING BY ADJACENT TREE, ELEVATED CROWN	REMOVE	2.4	39
40	MANITOBA MAPLE	16-16	6.0	FAIR	MULTI-STEMMED	LEANING, CROWDING BY ADJACENT TREE, DIEBACK THROUGHOUT	REMOVE	1.8	40
41	APPLE	WHIP-18	5.0	GOOD	MULTI-STEMMED	ADJACENT TO FENCE, MINOR DEADWOOD, CROWDED BY ADJACENT TREE, CROSS BRANCHING	REMOVE	1.8	41
42	SUMAC	WHIIP-17	6.0	GOOD	MULTI-STEMMED	CROWDED BY ADJACENT TREE, RAISED CANOPY	REMOVE	1.8	42
43	WHITE SPRUCE	17.0	4.0	POOR	NARROW FORM	90% DEAD, DECLINING HEALTH	PRESERVE	1.8	43
44	WHITE PINE	24.0	4.0	POOR	NARROW FORM	BRANCHING TO GRADE	REMOVE	1.8	44
45	PEAR	21.0	5.0	GOOD	ASYMMETRICAL FORM	LEANING, CROWDING BY ADJACENT TREE, DIEBACK THROUGHOUT	REMOVE	1.8	45
46	TREMBLING ASPEN	16.0	7.0	POOR	LEANING	MAJOR DAMANDGE TO TRUNK, CROWDED BY ADJACENT TREE, MINOR DEADWOOD	REMOVE	1.8	46
47	TREMBLING ASPEN	20.0	6.0	GOOD	GOOD FORM	ADJACENT TO FENCE, MINOR DEADWOOD, CROWDED BY ADJACENT TREE	REMOVE	1.8	47

Observations

The trees inventoried within and immediately adjacent to the site are described as primarily remnant hedgerows and buffer plantings as well as immature stands of pioneer species. A small number of landscape accent trees were found within close proximity of the existing dwellings. Most of the remnant hedgerows are composed of immature trees that have formed naturalized groupings often occurring on small fill piles and berms along the site perimeter. The trees found in close proximity to the houses are more mature specimens of planted landscape trees and naturalized individuals. Overall, the trees range from poor to good general health and condition.

Tree Preservation

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws *(Refer to Table1-Tree Protection Zones).*

Table 1 - Tree Protection Zones

Trunk Diameter (DBH)	***Minimum Protection Zone***
<10 cm	1.2m
10-29 cm	1.8 m
30-40 cm	2.4 m
41-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100 cm	6.0 m
< 100 cm	6cm per 1cm DBH

Trees are recommended for preservation or removal based on proximity of the TPZ to the limit of construction, in conjunction with the overall tree health, size and anticipated ability to withstand root or crown impacts.

Private Tree By-Law

Table 2 – Tree Categories

CITY OF MISSISSAUGA TREE CATEGORIES	
1	Trees with diameters of 15cm or more, situated on private property, on the subject site.
2	Trees with diameters of 15cm or more, situated on private property, within 6m of the subject site.
3	Trees of all diameters situated within the City road allowance adjacent to the subject site.
4 *(exempt)*	Trees that are less than 15cm diameter and located on private property.

The City of Mississauga Private Tree Bylaw protects trees found on private property that are greater than 15cm DBH (Diameter at Breast Height) as well as trees of all diameters situated within the City road allowance.

The By-law states that:

- No Person shall Injure or Destroy a Tree with a Diameter of 15 centimeters or greater located on private property without a valid permit.
- No Person shall interfere with Hoarding that is erected in accordance with this By-law.
- No Person shall injure or destroy a Replacement Tree without a valid Permit.
- Permission is required for Ash or dead tree removals, but no permit fee is required.

Summary of Removals

The following is a summary of proposed tree removals for this site that will require a Permit for removal in accordance with City of Mississauga Private Tree Bylaw.

Table 3 – Tree Removals subject to Private Tree Bylaw *(Refer to The Tree Inventory List for specific details)*

KEY	SPECIES	CALIPER (cm)	HEALTH G/F/P	REASON	STATUS	OWNERSHIP	COMPENSATION
1	TREMBLING ASPEN	16-17 **2 STEMS > 15 cm DBH**	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	2
2	AUSTRIAN PINE	**9 STEMS 17,20,20, 22,24,25, 26,27,32**	POOR-GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	14
4	TREMBLING ASPEN	20.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
5	TREMBLING ASPEN	53.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	4
6	TREMBLING ASPEN	26.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	2
7	TREMBLING ASPEN	21.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
8	TREMBLING ASPEN	38.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	3
9	TREMBLING ASPEN	30-32	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	2
10	TREMBLING ASPEN	20.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
12	TREMBLING ASPEN	26.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	2
13	WHITE SPRUCE	14-18 **2 STEMS > 15cm DBH**	POOR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	0
14	TREMBLING ASPEN	13-19	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
15	SIBERIAN ELM	42.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	3
16	CHERRY	18-27	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	2
17	LINDEN	47.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	3
18	ENGLISH WALNUT	21.0	POOR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	0
19	WEEPING WILLOW	10-22	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
20	WHITE SPRUCE	18.0	POOR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	0
21	WHITE PINE	22.0	FAIR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
22	MANITOBA MAPLE	20.0	FAIR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
23	WHITE PINE	19.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
24	MIXED NATURALIZED GROUPING	**5 STEMS 18,26,18, 22,17**	FAIR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	6
25	TREMBLING ASPEN	24.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	2

KEY	SPECIES	CALIPER (cm)	HEALTH G/F/P	REASON	STATUS	OWNERSHIP	COMPENSATION
26	WHITE PINE	21.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
27	MANITOBA MAPLE	WHIP-22	FAIR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
28	NORWAY MAPLE	27.0	POOR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	0
29	MANITOBA MAPLE	56.0	FAIR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	4
30	COLORADO SPRUCE	24.0	POOR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	0
31	COLORADO SPRUCE	25.0	POOR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	0
32	SILVER MAPLE	26.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	2
33	APPLE	WHIP-18	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
34	SILVER MAPLE	51.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	3
36	MANITOBA MAPLE	17-25	FAIR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	2
37	MANITOBA MAPLE	19-32	FAIR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	2
38	AUSTRIAN PINE	39.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	3
39	AUSTRIAN PINE	35.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	2
40	MANITOBA MAPLE	16-16	FAIR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
41	APPLE	WHIP-18	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
42	SUMAC	WHIIP-17	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
44	WHITE PINE	24.0	POOR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	0
45	PEAR	21.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1
46	TREMBLING ASPEN	16.0	POOR	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	0
47	TREMBLING ASPEN	20.0	GOOD	CONSTRUCTION, GRADING & SERVICING	REMOVE	PRIVATE	1

Total of 57 trees to be Removed

Tree Removals and Preservation

Based on the proposed site plan, all of the trees internal to the site require removal. The required sedimentation control fence and construction hoarding that will be required for the site perimeter will suffice as tree protection for trees adjacent to the subject site. All trees adjacent to the site occur at a safe distance where the construction process will not adversely affect them. A tree replacement plan will be required as part of the tree removal permit process *(refer to Tree Compensation Requirements*). If the site constraints do not allow for the required compensation numbers, cash in lieu will be required at a cost determined by the City for every tree not planted on site.

Tree Compensation Requirements

The City of Mississauga requires replacement trees be provided for one or more trees 15cm or greater on your property. One replacement tree is required for every 15cm diameter being removed.

A Tree Replacement security deposit determined by the City is required to ensure that the replacement trees are planted on private property. If there is no sufficient space to accommodate the trees, you must pay to plant replacement trees on City property.

The City requests that replacement trees be at a minimum 1.8m tall if coniferous and 6cm in diameter if deciduous.

A total of **eighty (80)** compensation trees are required.

Conclusion

Strybos Barron King Ltd. was retained by 2799580 Ontario Limited to prepare an Arborist Report for the subject property in accordance with City of Mississauga Tree Bylaw requirements. The report summarizes the trees inventoried within and immediately adjacent to the property and provides recommendations for preservation in context with the proposed residential development. The *V100 – Tree Inventory & Preservation Plan* should be used as a reference with this report for detailed information pertaining to existing trees.

The owner is proposing to construct a townhouse development including a commercial block within the subject site. Based on the proposed Site Plan, fifty seven (57) trees, subject to the Private Tree Bylaw are to be removed. A permit to remove these trees will be required. As part of the permitting process, compensation planting will be required as detailed above. Based on City of Mississauga Compensation requirements, a total of eighty (80) new trees will be required.

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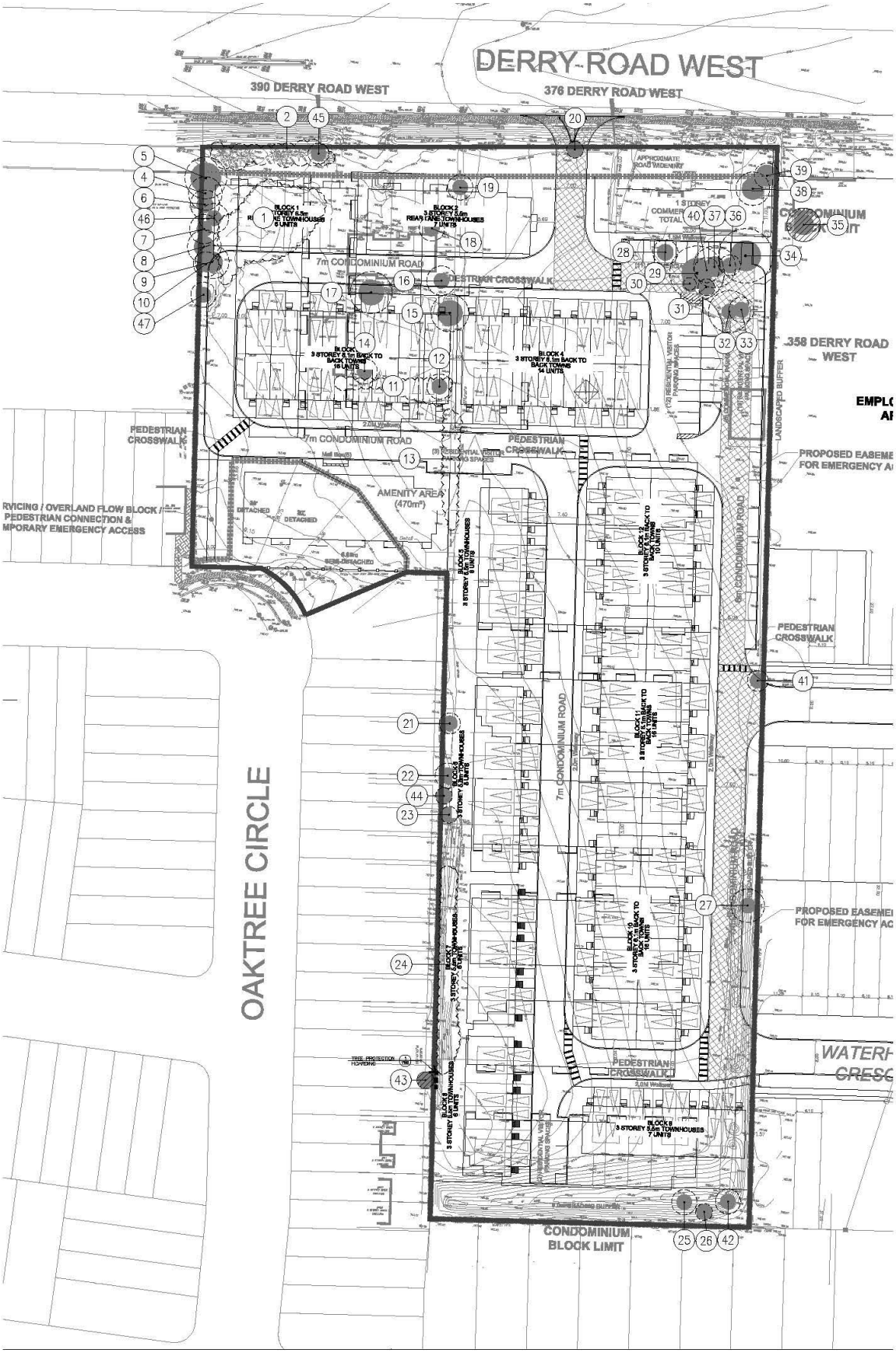
ARBORIST REPORT
376-390 Derry Road West, Mississauga

APPENDIX A – CONTEXTUAL TREE INVENTORY & PRESERVATION PLAN



Appendix B – SITE PHOTOGRAPHS

Tree#s 2-3

Tree# 1

Tree#s 11-12 & 14

Tree#s 15-17_

Tree# 17

Tree# 18

Appendix B – SITE PHOTOGRAPHS

Tree# 13

Tree#s 21-24

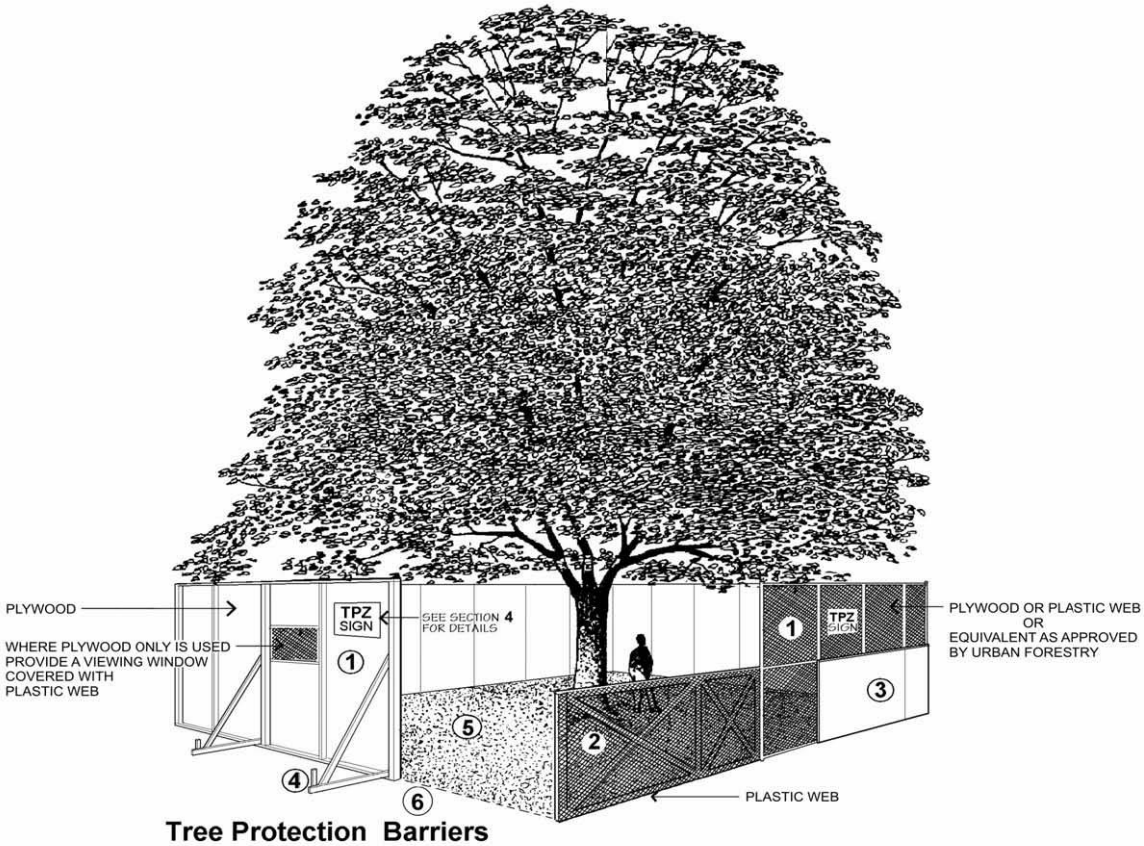
Tree#s 25-26

Tree# 27

Tree#s 28-37

Tree#s 38-39

Appendix C – TREE PROTECTION HOARDING DETAIL



Tree Protection Barriers

1. **Tree protection barriers must be a plywood or plastic web hoarding or equivalent as approved by Urban Forestry.**
2. **Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2"x 4"s .**
3. **Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.**
4. **All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.**
5. **No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.**
6. **Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provicial Standards (OPSD-219.110) and to the satisfaction of Urban Forestry.**

TORONTO Parks, Forestry and Recreation

Urban Forestry Sept 2008 **Detail TP-1**