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Arborist Report

2463, 2469 Mimosa Row, Mississauga, Ontario, Canada

Prepared by Serg V. Litvinov, B. Sc, ISA Certification ON-2281A

Consulting Arborist – Arborist Group

November 10, 2023

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Contents

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Summary:

This arborist report will detail the results of the inventory of the trees at **2463, 2469 Mimosa Row** and provide recommendations in support of the proposed development.

It is to be read in conjunction with the tree protection plan (TP1) issued by Arborist Group.

All bylaw protected trees on or within 6m of the proposal not requiring permits are to be protected to the full extent of their Tree Protection Zone (TPZ).

Ownership	Total Trees	Permits required	Replacements required
Private	4	3-Removals	7
Neighbouring	5	1-Injury	/
City	4	2-Injuries	/
RNFP	/	/	/

Due to the update in bylaw [Private Tree By-law #0021-2022], no trees slated for removal within this report are exempt from the removal process. This report supersedes and previous version.

Total number of bylaw-protected trees inspected on the site:
13

Dominant species on site:
Norway Maple

Replacement Requirements:

Tree removal due to the proposed work shall be compensated in form of the number of replacement trees in the associated table.

Replacements	Total Trees
Planted on site	5
Cash in Lieu	/
Total Replacements	**5**

Replacements are based on the municipal ratio system:

- 2:1 ratio for 2 trees
- 1:1 ratio for 1 tree due to poor condition

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Section 1: Introduction

The professional services of Arborist Group have been engaged to detail the condition of the trees at 2463, 2469 Mimosa Row in Ward 7 regarding the proposed development of the subject property.

Brief summary of the proposed works:

- Removal of the existing driveway, construction of the proposed house, fence and hardscape.

Overall, all relevant bylaw-protected trees are on the property or within 6m of it were visually assessed by Arborist Group and recorded in a tree inventory within this report. A site plan delineating the location of the trees and proposed tree protection zones in relation to the planned construction is provided, labelled SP1. The report should also be read in conjunction with any other relevant plans for the proposal if available, such as grading or landscaping plans.

Due to the potential for impact to the bylaw-protected tree protection zones (TPZs) of the trees, any necessary permit requirements are outlined within the report. The potential impact to the health of the trees from work within the TPZs are reviewed and assessed.

The latest site drawings and information from the client were used to locate trees. If surveyed locations for some trees were not provided, their approximate positions were determined with the help of field reference markers.

Recommendations as to the appropriate course of action are provided. These recommended actions take into account the tree condition such as tree structure, tree health, tree form, and any other relevant factors. Additionally, proposed site plans, environmental factors, and the desires of the property owner(s) were included in the considerations.

Any relevant specs to the proposed tree protection/mitigation work are included at the end of this report.

No endangered or otherwise provincially/federally protected tree species were observed within the limits of proposed works.

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Section 2: Methodology

The most recent on-site inspection of 2463, 2469 Mimosa Row was made in the week of October 24th, 2023. Visual Tree Assessment (VTA) was undertaken on all bylaw protected trees located on the property and within six meters of the proposal or access routes. The method of tree evaluation is adapted from Matheny and Clark, 1994 and is recognized by The International Society of Arboriculture (ISA) and the American Society of Consulting Arborists (ASCA).

Conventional visual inspection arboricultural technique was used to evaluate the trees discussed in this report. This involved visually inspecting all above-ground accessible parts of the tree. During the examination, the arborist searches for various unorthodox features such as scars, defects, external signs of decay like fungal fruiting bodies, insect infestations, discolored foliage, condition of the visible root structures, degree and direction of lean (if applicable), the general health of the tree, the surroundings, and the proximity of buildings and people.

The diameter at breast height (DBH) was measured by a diameter tape at 1.4m above ground level. Several close-up and wide-angle pictures were taken and are displayed in Section 6. Higher resolution pictures can be obtained by emailing info@arboristgroup.com.

Tree inventory has been compiled based on the trees of size both on within and immediately adjacent to the subject property. Live trees have been assessed in terms of their general health from good to poor:

- Good – Trees in good overall health and condition with desirable structure,
- Fair – Trees in moderate health and condition with less desirable structure,
- Poor – Trees displaying prominent health issues such as decay and disease and/or poor form and structure,
- Dead – Trees 100% dead and not expected to serve a desirable environmental impact. [Trees of this condition do not require municipal removal permits]

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Ownership categories for bylaw protected trees inventoried by this report:

1. Private: Trees over the minimum bylaw diameter situated on the private property of the subject site.
2. Neighbouring: Trees over the minimum bylaw diameter situated on private property where the trunk overlaps the neighboring private property line at ground level or within 6m of the subject site.
3. Park: Trees of all diameters situated on city-owned parkland
4. Special Protected Areas: Trees of all diameters situated within specially designated areas such as RNFP, TRCA, CVC, etc. The type of protected area will be specified within the report.
5. City: Trees of all diameters situated within the City Road Allowance adjacent to the subject site.

Limitations:

The inspection was conducted at surface level. Certain tree health indicators which manifest in the upper crown and at the sub-surface level are not identifiable from this vantage point. It should be noted that the trees were not subjected to coring, probing, climbing, or detailed inspection of the root crowns, unless specifically mentioned otherwise.

The client or project contractor is responsible for ensuring that the suggestions in this report are implemented, as deemed appropriate by the municipal bylaw staff. It is the client's duty to execute the recommendations within the report. Arborist Group is not liable for ensuring that the recommendations outlined in this report are followed.

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Section 3: Tree Protection

A tree protection zone (TPZ) must be established around each tree not slated for removal, extending in all directions from the base of the tree to a minimum distance of approximately six times the diameter of the tree. TPZs shall be a minimum of 1.2 metres (4 feet) high and consist of plywood or plastic web hoarding or equivalent (as approved by the city).

Trunk Diameter (DBH)[1]	Minimum Protection Distances Required[2] City-owned and Private Trees	Minimum Protection Distances Required Trees in Areas Protected by the Ravine and Natural Feature Protection By-law
		Whichever of the two is greater:
<10cm	1.2 m	The drip line[4] or 1.2 m
10- 29 cm	1.8 m	The drip line or 3.6 m
30[3] – 40 cm	2.4 m	The drip line or 4.8 m
41 – 50 cm	3.0 m	The drip line or 6.0 m
51 – 60 cm	3.6 m	The drip line or 7.2 m
61 – 70cm	4.2 m	The drip line or 8.4 m
71 – 80cm	4.8 m	The drip line or 9.6 m
81 – 90 cm	5.4 m	The drip line or 10.8 m
91 – 100 cm	6.0 m	The drip line or 12.0 m
>100 cm	6 cm protection for each 1 cm diameter	12cm protection for each 1 cm diameter or the drip line[5]

Solid barriers such as ¾" plywood should be used for all private trees, with 8' high fencing wherever possible. **Orange plastic web snow fencing on 2"x4" wooden top and bottom frames** is to be located only in the case of trees situated on the city road allowance to allow for sightlines for the city.

No t-bars are to be used to secure the TPZs as they could injure roots or interfere with underground utilities. TPZs must have the required signage (to be picked up at the city offices) must remain in place for the duration of any construction or demolition occurring on the property. Inside the TPZ no construction, access, storage or disposal of material of any kind, adding of fill, or excavation may occur.

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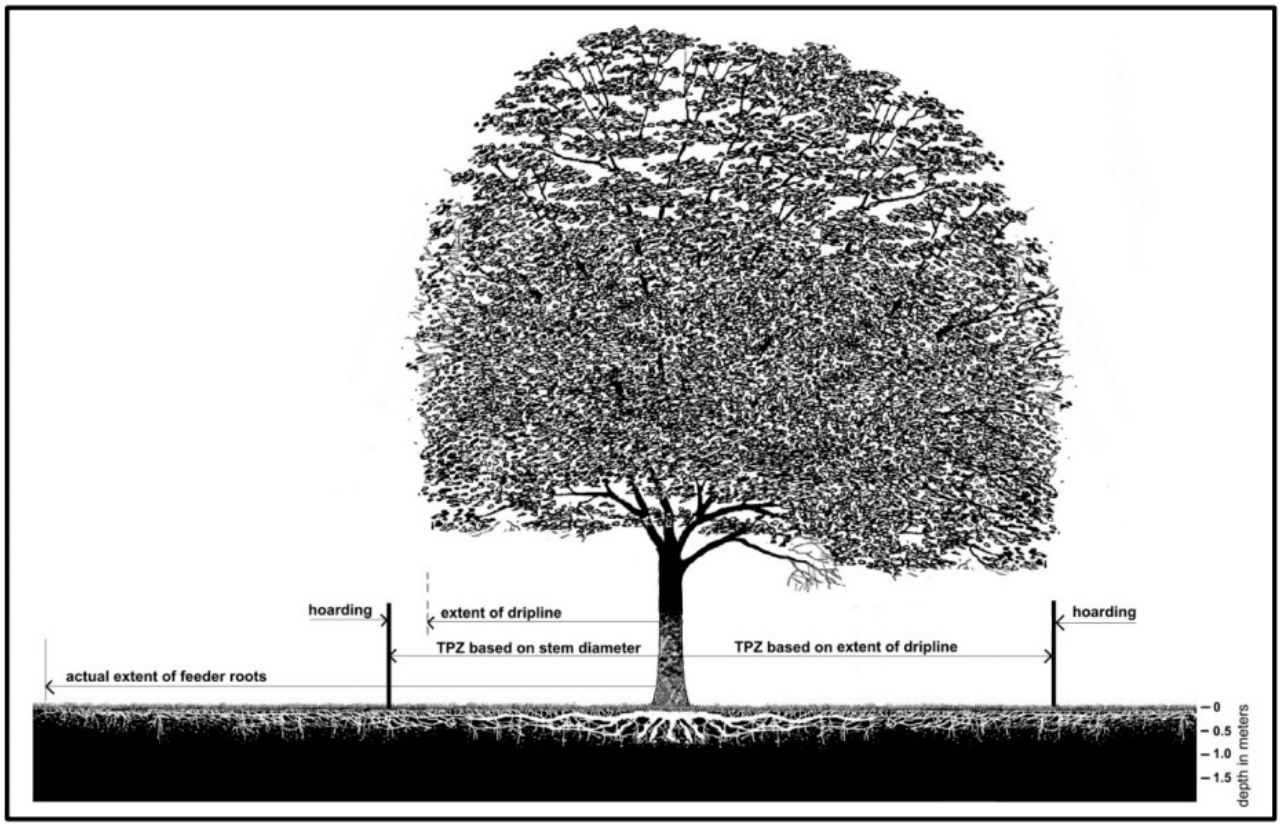
Once all protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site protection shall be provided for Urban Forestry review to expedite the review. The city is to be notified and provide approval in the case of any required alteration of the location or type of protection. Finally, **once all construction and demolition has been completed the city is to explicitly authorize the removal** of said protection measures.



Establishing a TPZ is necessary to prevent physical harm to the stem and branches of the tree which may otherwise be incurred due to proximity to construction or demolition activities. The TPZ will encompass the tree's critical root area, protecting the roots from being damaged during excavation and from soil compaction which may occur due to the presence of heavy machinery.

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Removals

It is recommended that any vegetation removal be conducted outside of the sensitive breeding bird season (May 1st to July 31st) in order to mitigate any impacts to breeding birds.

Root trimming/Work within the TPZ

If any tree roots are uncovered within the TPZ the supervising arborist is to prune them back to the extent of the excavation using appropriate arboricultural methods. If roots over 1" are uncovered outside of the TPZ, excavation should immediately cease and an arborist used to trim the root in such a manner as to mitigate damage to the tree.

At risk Species

No regionally rare tree species or endangered species that quality for protection under the provinces Species at Risk Act were found.

Contraventions of the protection

If the project is found to be in contravention of the tree protection outlined in this report or tree protection guidelines set out by the municipality inspection fees of per tree per inspection may be charged to the owner by the city.

Overall post-construction impact

A visit by a professional arborist will be required at the completion of construction to ensure that proper protection has been provided and that no trees suffered unforeseen damage.

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Section 4: Data

TREE #	Species	Botanical Name	DBH (cm)	Direction	TPZ (m)	Condition Rating	Ownership Category	Comments
1	Little-leaf Linden	Tilia cordata	68	Injury	4.2	Good	City	Multiple pruning wound with wound wood, good structure and good health
2	Siberian Elm	Ulmus pumila	25, 29	Injury	3.6	Good	City	Botanically and structurally in good condition, codominant stem with bark included
3	Black Locust	Robinia pseudoacacia	44	Retain	3	Fair	City	Tree with slight lean, fair health and structure
4	Black Locust	Robinia pseudoacacia	37, 36, 43, 42	Protect	9.5	Fair	City	Basal wound, leaning , codominant stems with bark included, basal suckering, fair health and structure
5	Red Cedar	Thuja plicata	42	Protect	3	Good	Private	Botanically and structurally in good condition
6	Sugar Maple	Acer saccharum	22	Retain	2.4	Good	Neighbour	Tree with good health and structural condition
7	Sugar Maple	Acer saccharum	21	Retain	2.4	Good	Neighbour	Tree with good health and structural condition
8	Norway Maple	Acer platanoides	44	Protect	2.4	Fair	Neighbour	Basa wound, dead branches (~5%), declining crown
9	Norway Maple	Acer platanoides	50	Injury	3	Good	Neighbour	Tree with good health and structural condition, one broken branch
10	Norway Maple	Acer platanoides	42	Protect	3	Fair	Neighbour	Vertical seams, wound wood, slight leaning, cavities
11	Eastern White Cedar	Thuja occidentalis	29	Remove	N/A	Fair	Private	Slightly leaning, fair health and structure
12	Norway Maple	Acer platanoides	51	Remove	N/A	Poor	Private	One large dead branch (~10cm diameter), fair health, fair structure (bent trunk), declining health
13	Eastern White Cedar	Thuja occidentalis	24	Remove	N/A	Fair	Private	Rubbing branches, fair health and structure

Section 5: Conclusion

It is my recommendation that 3 trees at 2463, 2469 Mimosa Row be removed and 3 additional be injured in order to allow for proposed construction. The rest of the bylaw protected trees are to be protected by fencing to the extent of their TPZs, as outlined in the site plan.

No other municipally owned trees of any size, private trees, or neighbouring trees with diameters at breast height greater than 20 centimeters are located within the vicinity of the planned construction.

Tree #	Source of impact	Direction
1	Driveway removal	Injury
	Veranda construction	
	Walkway construction	
2	Fence installation	Injury
9	Aluminum shed removal	Injury
11, 12, 13	Construction of the dwellings, condition	Removals

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Injuries

Tree #1 is a 68cm mature Littleleaf Linden in City ownership, located in front yard of the property. The tree is in Good botanical and structural condition, with no significant flaws noted during the latest site visit. There is a minor amount of small diameter deadwood present in the crown and a pruning wound however, these flaws are not of immediate concern and do not affect tree's overall well-being and longevity.

Injury source	Closest point of impact	Max Depth	Impact
Driveway Removal	1.3m	6"	Minor
Veranda Construction	3m	15"	Minor
Walkway Construction	1.3m	6"	Minor/None

The tree in question will require minor to moderate TPZ trespass and root injuries in order to allow for removal of the existing driveway, installation of the interlock walkway and construction of the covered veranda.

The tree in question will require injuries in order to allow for removal of the existing asphalt driveway and construction of the semi-permeable walkway within its footprints. The driveway is located in the close vicinity to the tree in question and every effort should be made in order to limit the effect proposed work will be having on the tree. Trunk of the tree is located approximately 1.3m away from the driveway, and proposed work will require 2.9m trespass on 4.2m TPZ in order to allow for its removal and construction of the walkway within its partial footprint.

Prior to any work on the driveway location and depth of any utility lines running below the driveway should be marked on the driveway surface. Removal of the existing driveway surface should be done by hand within the TPZ of the tree, using only non-vibrating hand tools. Other tools (such as a jackhammer) can be used outside of the TPZ to break the concrete up into small chunks. All driveway parts should be picked up using shovel and removed from the property. No debris should end up within the TPZ of the tree or be stored on any softscaping surface.

When existing asphalt driveway is removed, the footprints should be cleaned, and the ground pressed before walkway base is installed. The area that will be converted to landscaping should be aerated, covered in high quality soil and sodded/planted as per clients wishes. The base of the new interlock walkway should be made out of gravel- no thicker than 3cm. Such base should be sufficient for installation of 3cm thick layer of interlock pavers.

The walkway will be constructed as a semi-permeable surface and will require 6 inches deep excavation to allow for 1inch deep decomposed granite (or equivalent) base of the walkway and 3 inches thick solid concrete pavers. Excavation deeper than 6 inches is not allowed.

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Footprints of the proposed walkway overlap with TPZ area of the tree in approximately 5%, and at the given distance it is likely that roots small and medium in size will be discovered at the depth of 6". Discovering moderate amount of such roots is expected, and they will be sharply cut at the face of the trench. Removal of roots larger than 5cm in diameter is forbidden, and if such root is uncovered, the envelope should be immediately back filled, and the footprints of the walkway reduced. Finding and pruning of minor to moderate amount of small diameter roots is expected to have no effect on the structural integrity of the tree and its botanical condition

Additionally, the tree in question will require minor TPZ trespass and root injuries in order to allow for construction of the proposed covered veranda. Footprints of the wooden deck are located approximately 2m away from the trunk of the tree at the closest point, necessitating 0.4m encroachment on 2.4m TPZ.

The veranda is to be constructed on standard 4x4 posts, and installation of 5 such posts will occur within the TPZ of the tree. Excavation necessary for installation of the post should not exceed 15''. The post with footing should be positioned at least 3m away from the trunk of the tree, outside of its TPZ.

Footprints of the proposed veranda overlap with TPZ area of the tree in less than 5%, and at the 3m distance it is likely that only minor amount of small diameter roots will be discovered at the depth of 15".

Finding larger roots is not very likely, however if such roots are discovered, they should be retained. Removal of roots larger than 5cm in diameter is forbidden, and if such root is uncovered, the envelope should be immediately back filled, and the footprints of the veranda reduced. Finding and pruning of minor to moderate amount of small diameter roots is expected to have no effect on the structural integrity of the tree and its botanical condition.

The tree will remain safe for retention and its long-term survival is not likely to be compromised by proposed work. No other disturbances of the TPZ should occur during the time of construction. All excavation should be done by hand, following Root Sensitive Excavation principles and using RSE technology.

Tree #2 is a 25,29cm semi-mature Siberian Elm in City ownership, located in front yard of the property. The tree is in Good botanical and structural condition, with no significant flaws noted during the latest site visit. There is a minor amount of small diameter deadwood present in the crown however, this flaw is not of immediate concern and do not affect tree's overall well-being and longevity.

Injury source	Closest point of impact	Max Depth	Impact
Fence Installation	1.6m	48"	Minor

The tree in question will require minor TPZ trespass and root injuries in order to allow for construction of the proposed property fence. The tree in question is located approximately 1.6m

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away from the only post that is to be installed within its TPZ. Proposed development will require 2m encroachment on 3.6m TPZ.

The fence that is to be constructed will require installation of 4x4” aluminum posts. The posts are to be placed in 10-inch wide sono-tubes placed every 6 feet. Full depth of the posts will not be greater than 48”. All work on digging holes for sono-tubes will be done by hand following Root Sensitive Excavation methodology.

The work will likely affect small and medium diameter roots of the tree and will have no significant impact on overall structural integrity of the tree. All excavation within the TPZ of the tree in question should be done by hand and supervised by an ISA certified professional.

Every effort for preservation as many large diameter roots as possible should be made. Exploratory excavation trench should be opened to assess root distribution and provide clearer picture of the damage that construction will be causing to the roots. It is expected to discover abundance of small diameter roots and only several moderate diameter roots while discovering large diameter roots is not likely.

If, however, such roots are discovered, they should be preserved, and proposed location of sono-tube and aluminum post moved over a few inches in order to allow for their preservation. Finding and pruning some amount of small diameter roots is expected to have no effect on the structural integrity of the tree and its botanical condition. The tree will remain safe for retention and its long-term survival is not likely to be compromised by proposed work.

Tree #9 is a 50cm semi-mature Norway Maple in Neighbouringownership, located in back yard of the adjacent property. The tree is in Good botanical and structural condition, with no significant flaws noted during the latest site visit. There is a minor amount of small diameter deadwood present in the crown however, this flaw is not of immediate concern and do not affect tree’s overall well-being and longevity.

Injury source	Closest point of impact	Max Depth	Impact
Aluminum Shed Removal	2.3m	6”	Minor

The tree in question will require minor to moderate TPZ trespass and minor physical root injuries in order to allow for removal of the existing aluminum shed. Existing shed is located approximately 2.3m away from the trunk of the tree at the closest point, necessitating 1.3m encroachment on 3.6m TPZ.

The shed is to be demolished by hand and removed from the property. No debris should be left within the TPZ of the tree in question. The shed was constructed on a concrete pad and after the shed is removed the pad should be carefully broken into smaller chunks using hand tools and removed from the property. Concrete pad braking should be done using only hand tools within the TPZ of the tree.

Other tools (such as a jackhammer) can be used outside of the TPZ to break the concrete up.

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Debris should be removed from the property and footprints covered in high quality soil. The area is to be sodded after all other construction work on the property is completed. Excavation should not be deeper than absolutely necessary. All excavation within the TPZ should be done by hand and supervised by certified arborist.

Excavation should not be deeper than absolutely necessary. All excavation within the TPZ should be done by hand and supervised by certified arborist.

Root sensitive excavation reduces root injuries to trees and involves trenching along the line of proposed excavation to the depth required for the proposed hardscaping, utility or site feature being installed, prior to mechanical excavation of the rest of the area. Location and Dimensions of proposed root sensitive excavation are to be provided to Urban Forestry in advance for their review.

All Root sensitive excavation must be performed under the supervision of a qualified arborist. All roots exposed must be documented by the supervising arborist. Every effort should be made to preserve as many exposed roots as possible. Roots approved for pruning should be cleanly cut with a sharp, non-vibrating tool at face of trench such that no further disturbance of the roots are to be expected once mechanical excavation begins. All root pruning is to be performed by the arborist only, as per guidelines below.

When Root sensitive excavation is performed in regard to the installation of site features such as post holes, all roots exposed of under 5cm diameter may be cleanly cut at face of hole such that no further disturbance of the roots are to be expected once mechanical excavation begins for the lower portion of the holes (below hand dug area). If roots of 5cm diameter or greater are uncovered they should be preserved, the post holes filled in with viable soil and the hole moved at least 0.5 metre away to avoid significant roots.

When Root sensitive excavation is performed in regard to the installation of site features such as driveways, walkways, curbs, etc. roots of less than 5cm diameter can be cut sharply, if necessary, unless an abundance of smaller roots are involved. If roots of 5cm diameter or greater or an abundance of smaller roots are exposed in the excavation areas inside or just outside the TPZ of bylaw trees they should be preserved and Urban Forestry must be notified to discuss the expected impacts of pruning such significant roots on the tree's health or stability, or to arrange the proposed site feature to be moved farther away from the tree and its significant roots.

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Removals

Tree #11 is a 29cm semi-mature Eastern White Cedar in Private ownership, located in front yard of the property. The tree is in Fair botanical and structural condition, with several flaws noted during the latest site visit. There is a minor amount of small diameter deadwood present in the crown, the tree is leaning and demonstrates fair health and overall form.

The tree in question will require removal in order to allow for construction of the proposed dwellings. It is located directly within the footprints of the proposed houses and is obstructing the space that will require 6' deep foundation excavation.
Due to its location retention is not possible and pre-emptive removal is recommended.

Tree #12 is a 51cm semi-mature Norway Maple in Private ownership, located in back yard of the property. The tree is in Poor botanical and structural condition, with numerous significant flaws noted during the latest site visit. There is a minor to moderate amount of small diameter deadwood present in the crown, one limb of over 10cm in diameter is dead, the crown is bent and the tree is in overall health decline.

The tree in question will require removal in order to allow for construction of the proposed dwellings. It is located directly adjacent (less than 1.5m away) to the footprints of the proposed houses and will require total root loss of over 50% of its TPZ. The tree is not likely to survive such injuries, nor to retain its structural integrity, and should therefore be removed.

Tree #13 is a 24cm semi-mature Eastern White Cedar in Private ownership, located in back yard of the property. The tree is in Fair botanical and structural condition, with no significant flaws noted during the latest site visit. There is a minor amount of small diameter deadwood present in the crown however, this flaw is not of immediate concern and do not affect tree's overall well-being and longevity.

The tree in question will require removal in order to allow for construction of the proposed dwelling. It is located directly within the footprints of the proposed house and is obstructing the space that will require 6' deep foundation excavation.
Due to its location retention is not possible and pre-emptive removal is recommended.

The tree(s) marked with Permit:Yes on the table in section 4 do not qualify for an exemption from the standard tree permit requirements, necessitating an Application to Injure or Destroy Trees.

Heavy machinery should be operated at the maximum distance from the trees consistent with the timely completion of construction. The driveway is to be used for material storage, unless otherwise specified in the plan TP1. No trimming of crowns of bylaw protected trees is necessary for the work

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Addendum 0: Replanting Plan

Following the removal of the trees (present location marked on the site plan), replacement trees will be planted in the back yard of 2463, 2469 Mimosa Row (planned location marked with green R# labels on the site plan).

Tree Replanting (Corresponds to R# on the TPP)	Replanting Species
Tree Replanting 1	*Acer rubrum*
Tree Replanting 2	*Aesculus glabra*
Tree Replanting 3	*Ostrya virginiana*
Tree Replanting 4	*Quercus alba*
Tree Replanting 5	*Quercus alba*

As per Municipal guidelines, the trees must be over the minimum mandated size (Deciduous trees 50mm+ caliper, nursery grown stock OR Coniferous trees 1.75-2.5m height, nursery grown stock). The species of the replacement trees are be selected from amongst the long-lived deciduous or coniferous tree species indigenous to the Southern Ontario.

New trees are recommended to be located no closer than 5-7m apart from other trees, 1.5m from property lines, 2m from hard surfacing such as deck/paving, 4m from foundations, and sufficiently removed from any other site features to allow for proper space to grow to full maturity.

The following planting season (Spring/Fall) is the recommended time for replanting by a team of professionals. Planting to be completed in accordance with the Mississauga planting manual.

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Addendum 1: Tree Appraisal

Trees to be appraised	Directions	Valuation
#1, Little-leaf Linden, 65cm,	**Injury**	$ 41,846.55
#2, Siberian Elm, 25, 29cm	**Injury**	$ 31,477.14
#3, Black Locust, 44cm	Retain	$ 11,267.27
#4, Black Locust, 37, 36, 43, 42cm	Protect	$ 78,189.80

Municipal trees required to be removed as a result of construction activities must receive approval by the Town Forester or designate. If approval is granted for removal of Town owned trees, the applicant will assume all costs involved and shall either: 1) pay the amenity value of the tree(s) calculated in accordance with the most recent International Society of Arboriculture Guide for Plant Appraisal; or 2) plant the equivalent number of trees based upon a “no net loss or canopy cover” objective as determined by the Town Forester or designate. Where tree relocation is approved, the applicant will assume all relocation and establishment costs.

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Section 6: Photo Documentation

Tree 1:

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Tree 2:

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Trees 3 and 4:

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Tree 5:

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Trees 6-10:

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Tree 11:

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Tree 12:

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Tree 13:

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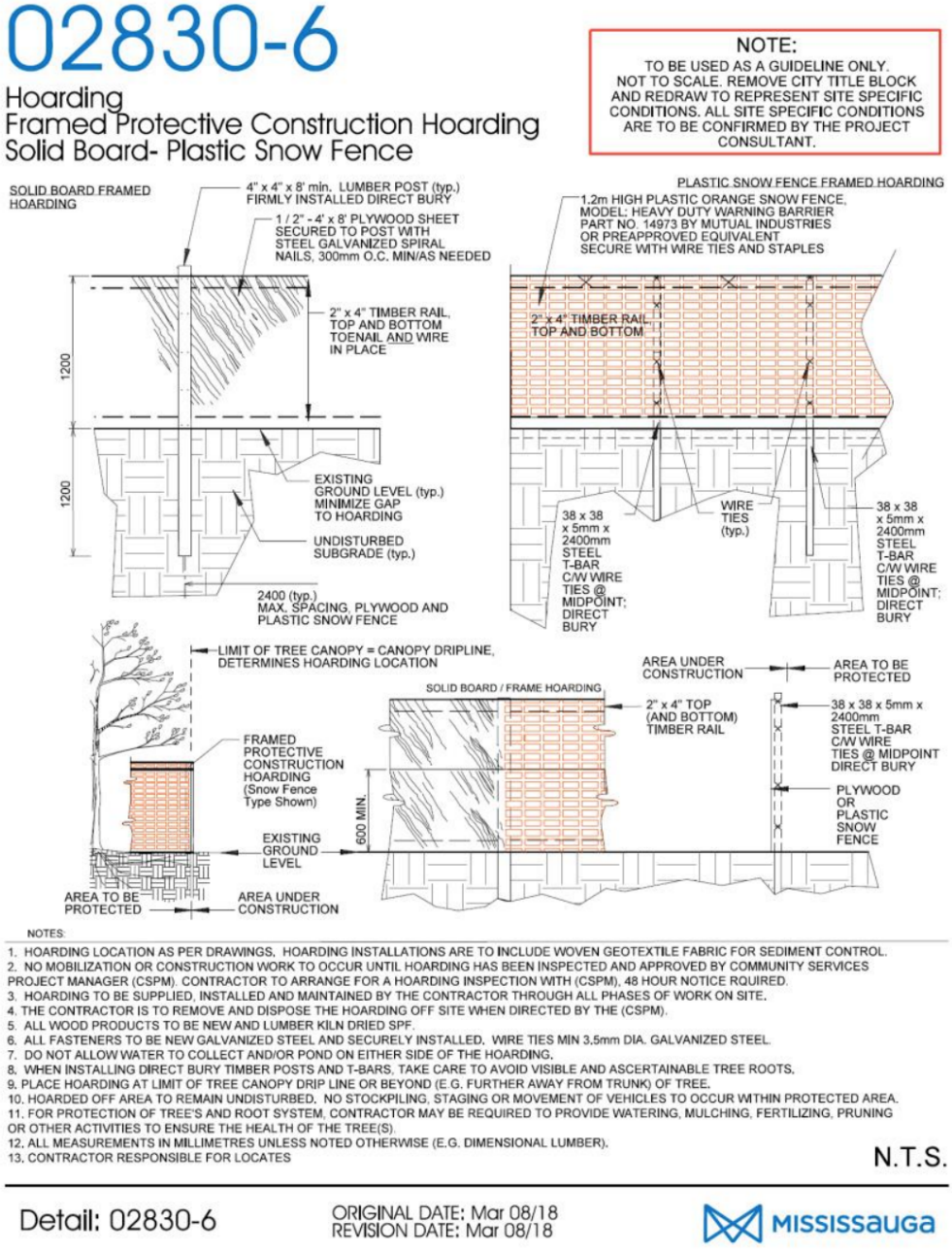
Section 7: Specs and Addendums:

Addendum 1: Protection Barrier detailing



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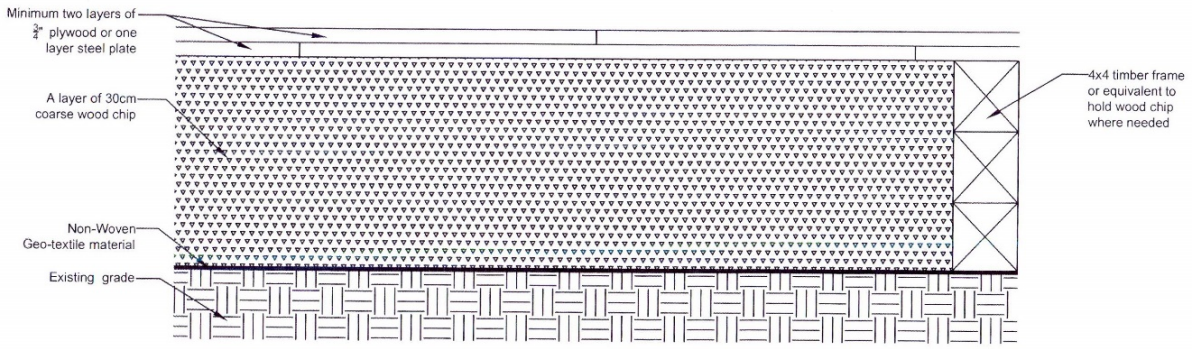
Addendum 2: Horizontal protection detail



Horizontal Tree Protection (Wood Chip)

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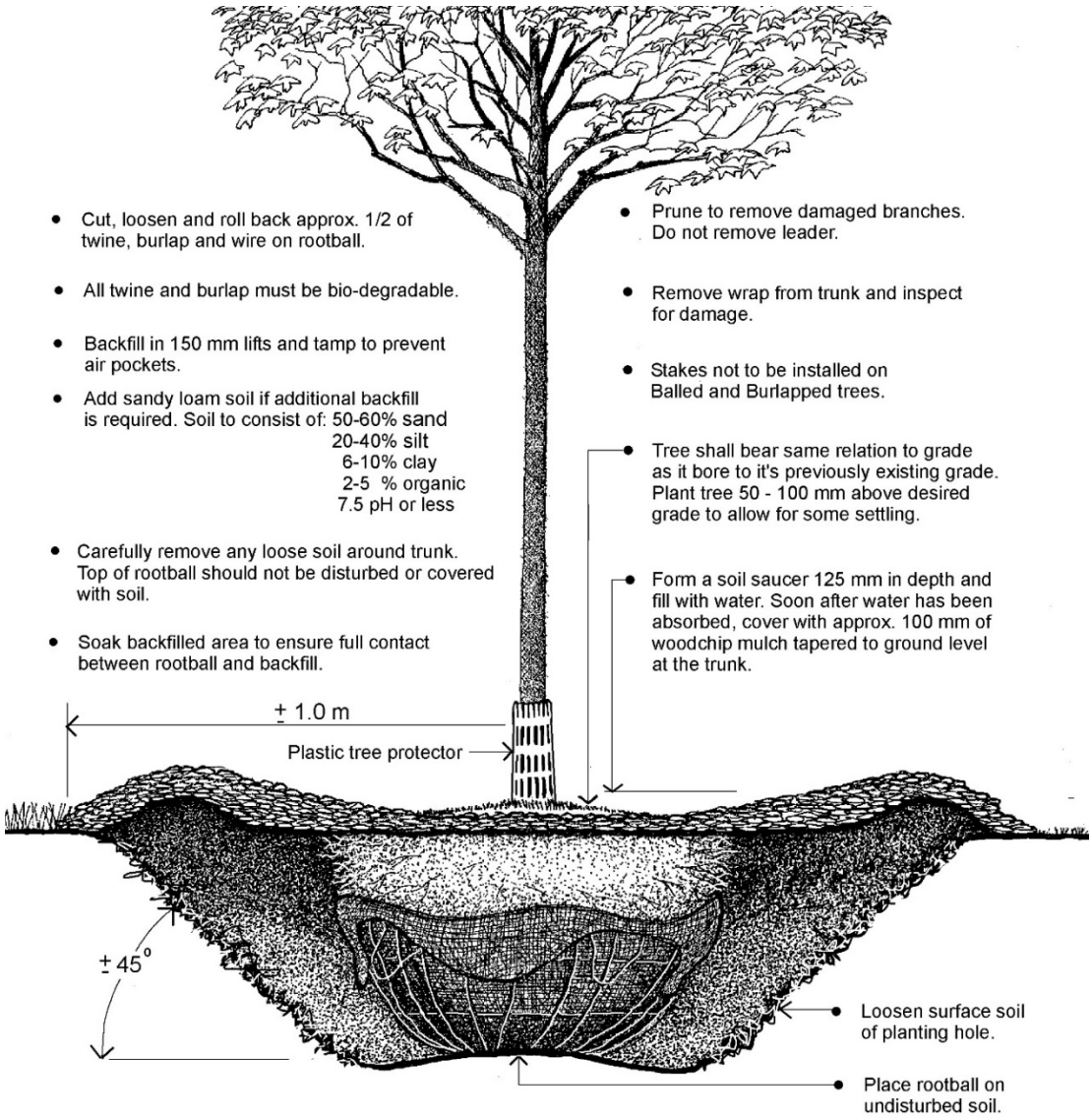
Addendum 3: Planting detail for Balled and Burlapped Trees in Turf



Planting Detail for Balled and Burlapped Trees in Turf

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