

**Arborist Report  
Erin Mills Town Centre – Block 1  
Mississauga, Ontario**

prepared for

**Studio tla  
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prepared by



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KUNTZ FORESTRY CONSULTING Inc. Project P4111

## Introduction

Kuntz Forestry Consulting Inc. was retained by Studio tla to complete an Arborist Report and Tree Inventory and Preservation Plan for the proposed development at Erin Mills Town Centre – Block 1 in the City of Mississauga, Ontario. The subject property is located on the northwest corner of Eglinton Avenue West and Erin Mills Parkway, within a commercial area. This study focuses only on Block 1, which is a northwest block of the existing mall.

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

- Prepare inventory of the tree resources of all sizes on and within six metres of the subject area;
- Evaluate potential tree saving opportunities based on proposed development plans; and,
- Document the findings in a Tree Inventory and Preservation Plan Report.

## Methodology

Trees of all sizes on and within six metres of the subject area were identified in the tree inventory. Trees were located using the topographic survey provided for the subject property and measurements taken from known points in-field. Trees inventoried were identified 1-69.

Tree resources were assessed utilizing the following parameters:

**Tree #** - number assigned to tree that corresponds to Figure 1.

**Species** - common and botanical names provided in the inventory table.

**DBH** - diameter (centimeters) at breast height, measured at 1.4 metres above the ground.

**Condition** - condition of tree considering trunk integrity, crown structure, crown vigour, and root zone environment. Condition ratings include poor (P), fair (F) and good (G).

**Dripline** – radius (metres) of the tree crown, measured from the stem to the outer branches of the crown.

**Crown Dieback** – percentage of crown that has died.

**Comments** - additional relevant detail.

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

## Existing Site Conditions

The subject property is currently occupied by two commercial buildings and associated 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 13 February 2024. The inventory documented 69 trees on and within six metres of the subject area. Refer to Table 1 for the detailed tree inventory, Figure 1 for the location of trees reported in the tree inventory, and Appendix A for photographs of the trees.

Tree resources were comprised of Norway Maple (*Acer platanoides*), Serviceberry (*Amelanchier spp.*), Shademaster Honey Locust (*Gleditsia triacanthos 'inermis'*), Apple (*Malus spp.*), White Oak (*Quercus alba*), Colorado Blue Spruce (*Picea pungens*), Austrian Pine (*Pinus nigra*), Pear (*Pyrus calleyana*), Valley Forge Elm (*Ulmus americana 'Valley Forge'*), and Siberian Elm (*Ulmus pumila*).

Trees 57, 58, and 69 are in hazardous conditions and have orange paint marking, which indicates their removal is proposed by the City Urban Forestry.

## Proposed Development

The proposed development includes the demolition of the existing buildings and the construction of nine high-rise towers and several park blocks. Refer to Figure 1 for the proposed site plan.

## Discussion

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

### *Development Impacts / Tree Removal*

The removal of 41 trees is required to accommodate the proposed development. Required tree removals include Trees 1, 6-8, 24-50, and 59-68. Trees 1 and 6-8 have conflicts with the new private roads and turning sight triangles. Tree 50 conflicts with the new Urban Plaza entrance. The remaining trees have direct conflicts with the proposed buildings and landscaping. Trees 6-8 and 50 are located within the city road right-of-way. All other trees that require removal are greater than 15cm DBH on the subject property and protected by the City of Mississauga Tree By-law; a permit will be required prior to their removal.

Trees 13 and 15, both located within Glen Erin Drive road right-of-way, are completely dead. The removal of these two trees is recommended. Refer to Figure 1 for the location of required tree removals.

### *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. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and tree preservation fence details.

### Trees 2-5, 9-12, 14, 16-23, and 51-56

Encroachment into the minimum Tree Protection Zone (mTPZ) of Trees 2-5, 9-12, 14, 16-23, and 51-56 is required to remove and replace the existing concrete sidewalk. The new sidewalk will be widened toward the subject property (away from the trees). Given that the extent of the new sidewalk to the trees is the same as the existing sidewalk, long-term adverse impacts are not anticipated to the trees. The concrete sidewalk within the mTPZ of these trees must be removed using small equipment and subbase must be removed by hand.

## Tree Compensation

The City of Mississauga requires replacement trees for any by-law protected tree removals. The ration of replacement trees per removal is:

DBH of Tree to be Removed	Number of replacement trees
6-15	1
16-30	2
31-45	3
46-60	4
61-75	5

As such, the planting of 68 replacement trees is required on the subject area. Refer to Table 1 for the number of replacement trees for each tree removal.

## Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Studio tla to complete an Arborist Report and Tree Inventory and Preservation Plan for the proposed development at Erin Mills Town Centre – Block 1 in the City of 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 **69 trees** on and within six metres of the subject area. The removal of **41 trees** is required to accommodate the proposed development. The removal of **2 dead trees** is recommended. The removal of additional **3 trees** is proposed by Urban Forestry. The remaining **23 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.
- 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 is 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.**

# Kaho Hayashi

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Associate Forest Ecologist  
ISA Certified Arborist #ON-2153A  
Tree Risk Assessment Qualified

### 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: Erin Mills Town Centre - Block 1, Mississauga

Date: 13 February 2024 Surveyors: KH

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	Comments	Ownership	Action	Comp.
1	Norway Maple	<i>Acer platanoides</i>	15.5	P	P	P	75	1	1.5	Lost leader at 2.5m, stem wounds (H), lean (L) to east	Private	Remove	1
2	Norway Maple	<i>Acer platanoides</i>	12.5	P-F	G	F		1.5	1.5	Seam (M) - open, sweep (L)	City	Preserve (Injure)	
3	Norway Maple	<i>Acer platanoides</i>	26	F	F-G	F		2	1.8	Seam (L), exposed roots (L)	City	Preserve (Injure)	
4	Norway Maple	<i>Acer platanoides</i>	23.5	P-F	F	F	15	1.5	1.8	Canker (L), exposed roots (M), asymmetrical crown (M)	City	Preserve (Injure)	
5	Norway Maple	<i>Acer platanoides</i>	25.5	P-F	G	P-F	40	1.5	1.8	Crack, loose bark	City	Preserve (Injure)	
6	Norway Maple	<i>Acer platanoides</i>	20	G	G	F		1.5	1.8		City	Remove	2
7	Valley Forge Elm	<i>Ulmus americana</i> 'Valley Forge'	14.5	G	G	G		1.5	1.5		City	Remove	1
8	Valley Forge Elm	<i>Ulmus americana</i> 'Valley Forge'	15	G	G	G		1.5	1.5		City	Remove	1
9	Valley Forge Elm	<i>Ulmus americana</i> 'Valley Forge'	17	G	G	G		1.5	1.5	Exposed roots (L)	City	Preserve (Injure)	
10	Honey Locust (shademaster)	<i>Gleditsia triacanthos</i> 'inermis' cv.	7.5	G	G	G		1	1.2		City	Preserve (Injure)	
11	Honey Locust (shademaster)	<i>Gleditsia triacanthos</i> 'inermis' cv.	7.5	G	G	G		1	1.2		City	Preserve (Injure)	
12	Norway Maple	<i>Acer platanoides</i>	25.5	G	G	F		2	1.8		City	Preserve (Injure)	
13	Norway Maple	<i>Acer platanoides</i>	14.5	-	-	-	100	-	-	Dead	City	Remove (condition)	0
14	Honey Locust (shademaster)	<i>Gleditsia triacanthos</i> 'inermis' cv.	9	G	G	G		1	1.2		City	Preserve (Injure)	
15	Norway Maple	<i>Acer platanoides</i>	17	-	-	-	100	-	-	Dead	City	Remove (condition)	0
16	White Oak	<i>Quercus alba</i>	30	F	G	F-G		2	2.4	Seam (M), pruning wounds (L)	City	Preserve (Injure)	
17	White Oak	<i>Quercus alba</i>	33	G	G	F-G		3	2.4		City	Preserve (Injure)	
18	White Oak	<i>Quercus alba</i>	30.5	G	G	F-G		2.5	2.4		City	Preserve (Injure)	
19	White Oak	<i>Quercus alba</i>	24	G	G	F-G		1.5	1.8	Stem wounds (L)	City	Preserve (Injure)	
20	White Oak	<i>Quercus alba</i>	25	G	G	F-G		1.5	1.8		City	Preserve (Injure)	
21	White Oak	<i>Quercus alba</i>	38	G	G	F-G		3.5	2.4		City	Preserve (Injure)	
22	White Oak	<i>Quercus alba</i>	26.5	G	G	F-G		2	1.8		City	Preserve (Injure)	
23	White Oak	<i>Quercus alba</i>	26.5	G	G	F-G	10	2	1.8		City	Preserve (Injure)	
24	Apple	<i>Malus spp.</i>	17.5	F-G	G	F-G		1.5	1.5	Union at 1.4m, epicormic branches (M)	Private	Remove	2
25	Apple	<i>Malus spp.</i>	14.5, 13, 12.5, 10.5	F	F-G	F-G		1.5	1.8	Union at 1.2m, epicormic branches (M)	Private	Remove	1
26	Apple	<i>Malus spp.</i>	14, 13.5, 12.5	F	G	F-G		1.5	1.8	Union at 1.2m, epicormic branches (M), missing bark	Private	Remove	1
27	Pear	<i>Pyrus cellaryana</i>	22	F	G	F-G		2	1.8	Cavity on pruning wounds 9L)	Private	Remove	2
28	Pear	<i>Pyrus cellaryana</i>	19	G	G	F-G		1.5	1.5		Private	Remove	2
29	Pear	<i>Pyrus cellaryana</i>	23	G	G	F-G		1.5	1.8		Private	Remove	2
30	Pear	<i>Pyrus cellaryana</i>	20.5	G	G	F-G		1.5	1.8		Private	Remove	2
31	Pear	<i>Pyrus cellaryana</i>	11.5, 11	F-G	P-F	F		1.5	1.5	Co-dominance at 1.2m, 1 stem topped at 2m	Private	Remove	1
32	Pear	<i>Pyrus cellaryana</i>	21	G	G	G		1.5	1.8		Private	Remove	2
33	Siberian Elm	<i>Ulmus pumila</i>	18.5	F-G	G	G		1.5	1.5	Sweep (L), pruning wounds (M), broken branches (L)	Private	Remove	2
34	Pear	<i>Pyrus cellaryana</i>	15	P-F	P	F		1	1.5	Topped at 1.5 with crack	Private	Remove	1
35	Pear	<i>Pyrus cellaryana</i>	23	G	G	F-G		2	1.8		Private	Remove	2
36	Pear	<i>Pyrus cellaryana</i>	11, 10.5, 9	F-G	G	F-G		1.5	1.5	Union at 1m	Private	Remove	1
37	Pear	<i>Pyrus cellaryana</i>	10, 8.5	F	P-F	P-F	30	1	1.5	Union at 1m, 1 stem almost dead, missing bark	Private	Remove	1
38	Pear	<i>Pyrus cellaryana</i>	18.5	G	G	F-G		1.5	1.5	Co-dominance at 1.4m	Private	Remove	2
39	Apple	<i>Malus spp.</i>	16, 9	G	G	F-G		1.5	1.5	Union at 1m	Private	Remove	2
40	Apple	<i>Malus spp.</i>	16.5	G	G	F-G		1.5	1.5	Stem wounds (L) at base	Private	Remove	2
41	Apple	<i>Malus spp.</i>	15.5	G	G	F	15	1	1.5	Lean (L)	Private	Remove	1
42	Austrian Pine	<i>Pinus nigra</i>	26.5	F-G	G	F-G		2	1.8	Lean (L)	Private	Remove	2
43	Austrian Pine	<i>Pinus nigra</i>	20	F-G	G	F		1.5	1.8	Sparse crown (M), crook (L), sweep (L)	Private	Remove	2
44	Norway Maple	<i>Acer platanoides</i>	29.5	G	G	F-G		2.5	1.8		Private	Remove	2
45	Apple	<i>Malus spp.</i>	18.5	G	G	F-G		1.5	1.5		Private	Remove	2
46	Apple	<i>Malus spp.</i>	18.5	G	G	P-F	25	1.5	1.5	Dead branches (L)	Private	Remove	2
47	Norway Maple	<i>Acer platanoides</i>	20	F	G	P-F	20	1.5	1.8	Seam (M), dead branches (L)	Private	Remove	2
48	Austrian Pine	<i>Pinus nigra</i>	30.5	G	G	F-G		2	2.4	Crook (L), diplodia (L)	Private	Remove	2
49	Austrian Pine	<i>Pinus nigra</i>	27	G	G	F-G		2	1.8		Private	Remove	2
50	White Oak	<i>Quercus alba</i>	29	G	G	F-G		3	1.8		City	Remove	2
51	White Oak	<i>Quercus alba</i>	19	G	G	F-G		1.5	1.5		City	Preserve (Injure)	
52	White Oak	<i>Quercus alba</i>	26	G	G	F-G		2	1.8		City	Preserve (Injure)	
53	White Oak	<i>Quercus alba</i>	28	G	G	F-G		3	1.8		City	Preserve (Injure)	
54	White Oak	<i>Quercus alba</i>	22	G	G	P	60	1.5	1.8	Dead leader	City	Preserve (Injure)	
55	White Oak	<i>Quercus alba</i>	27	G	G	F-G		3	1.8	Exposed roots (M) with wounds	City	Preserve (Injure)	
56	White Oak	<i>Quercus alba</i>	28.5	G	G	F-G		2.5	1.8	Pruning wounds (L) with rot	City	Preserve (Injure)	
57	Norway Maple	<i>Acer platanoides</i>	19.5	P	P	P	60	1.5	1.5	Orange marking -> removal proposed by city, dead leader, crack, stem wounds (M) with rot, rot at base	City	Removal proposed by City	0

Arborist Report, Erin Mills Town Centre – Block 1, Mississauga, ON

58	Norway Maple	<i>Acer platanoides</i>	27	P	P	P		3	1.8	Orange marking -> removal proposed by city, co-dominance at 1.6m but 1 stem cut, canker (H) at base ==> hazard	City	Removal proposed by City	0
59	Serviceberry	<i>Amelanchier spp.</i>	10.5, 9.5, 8, <8	G	G	G		2	1.5	Multi-stemmed, union at base with 7 stems, exposed roots (M)	Private	Remove	1
60	Serviceberry	<i>Amelanchier spp.</i>	8, 7.5, 6, <6	G	G	G		2	1.5	Multi-stemmed, union at base with 8 stems, exposed roots (M)	Private	Remove	1
61	Serviceberry	<i>Amelanchier spp.</i>	9.5, 9.5, 9, <9	G	G	G		2	1.5	Multi-stemmed, union at base with 8 stems, exposed roots (M)	Private	Remove	1
62	Serviceberry	<i>Amelanchier spp.</i>	8, 7, 6.5, <6	G	G	G		2	1.5	Multi-stemmed, union at base with 13 stems, exposed roots (L)	Private	Remove	1
63	Norway Maple	<i>Acer platanoides</i>	19.5	G	G	F-G		2	1.5	Exposed roots (M)	Private	Remove	2
64	Colorado Blue Spruce	<i>Prunus virginiana</i>	~28	G	G	F-G		1.5	1.8		Private	Remove	2
65	Colorado Blue Spruce	<i>Prunus virginiana</i>	22	G	G	F		1	1.8	Lean (L), sparse crown (M)	Private	Remove	2
66	Colorado Blue Spruce	<i>Prunus virginiana</i>	19.5	G	G	F-G		1	1.5		Private	Remove	2
67	Norway Maple	<i>Acer platanoides</i>	20.5	G	G	F		1.5	1.8	Exposed roots (M)	Private	Remove	2
68	Colorado Blue Spruce	<i>Prunus virginiana</i>	24	G	G	F-G		1.5	1.8	Lean (L)	Private	Remove	2
69	Norway Maple	<i>Acer platanoides</i>	25	P	F	F		1.5	1.8	Orange marking -> removal proposed by city, canker (H)	City	Removal proposed by City	0
												TOTAL	68

<b>Total Trees with Permit Requirement</b>	
<b>Remove (Private Trees ≥15cm)</b>	<b>28</b>
<b>Injure (Private Trees ≥15cm)</b>	<b>0</b>
<b>Remove (City Tree)</b>	<b>6</b>
<b>Injure (City Tree)</b>	<b>23</b>

Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Die Back	(%)
DL	Dripline in radius	(m)
mTPZ	minimum Tree Protection Zone	(m)
Comp.	Compensation	
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy; (VH) = very heavy		



**Appendix A. Photographs of the Trees**



Image 1. Tree 1



Image 2. Tree 2



Image 3. Tree 3



Image 4. Tree 4





Image 5. Tree 5



Image 6. Tree 6



Image 7. Tree 7



Image 8. Tree 8





Image 9. Tree 9



Image 10. Tree 10



Image 11. Tree 11



Image 12. Tree 12





Image 13. Tree 13

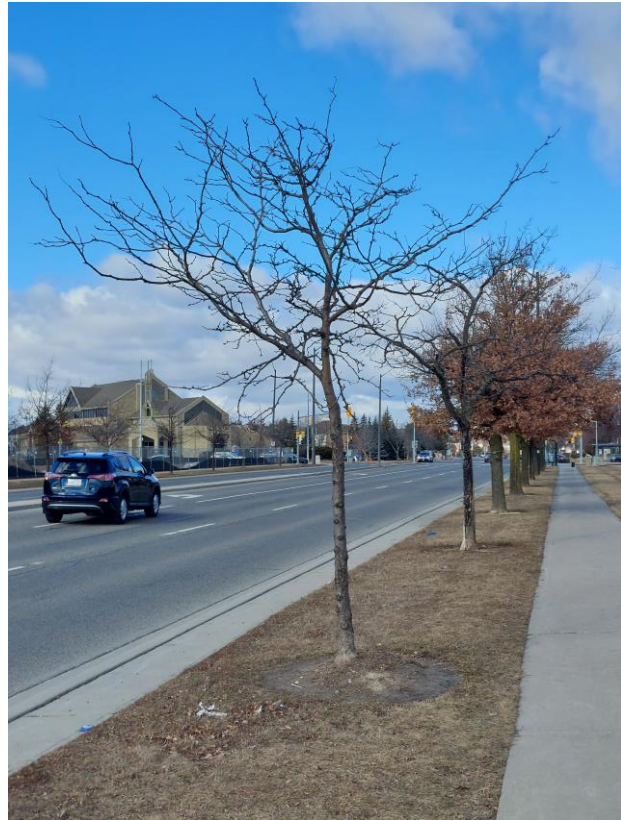


Image 14. Tree 14



Image 15. Tree 15

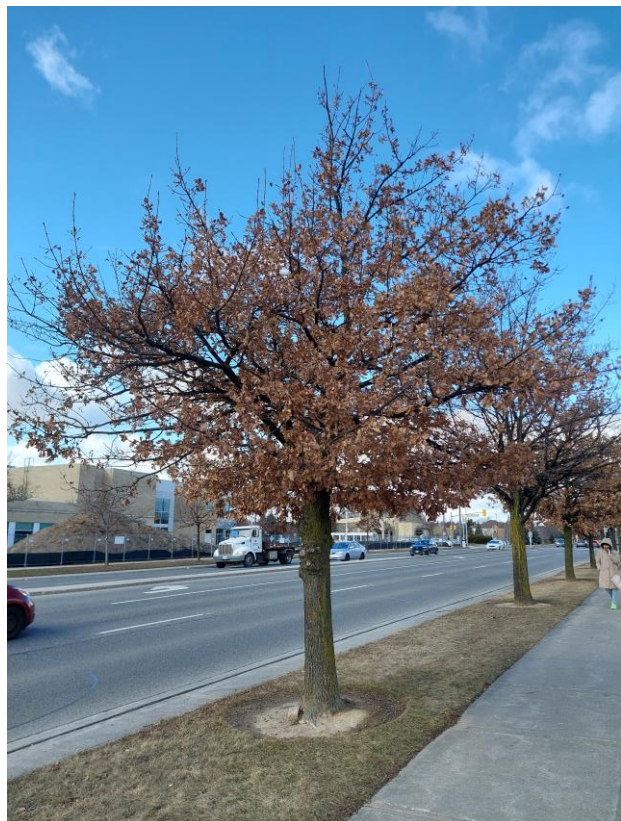


Image 16. Tree 16





Image 17. Tree 17



Image 18. Tree 18



Image 19. Tree 19



Image 20. Tree 20





Image 21. Tree 21



Image 22. Tree 22



Image 23. Tree 23



Image 24. Tree 27





Image 25. Trees 24-26 (from right)



Image 26. Trees 28 (left) and 29



Image 27. Tree 30





Image 28. Tree 31



Image 29. Tree 32



Image 30. Tree 33



Image 31. Trees 34 (right) and 35





Image 32. Tree 36



Image 33. Trees 37 (right) and 38



Image 34. Trees 39-41 (from left)





Image 35. Trees 42 (right) and 43



Image 36. Tree 44

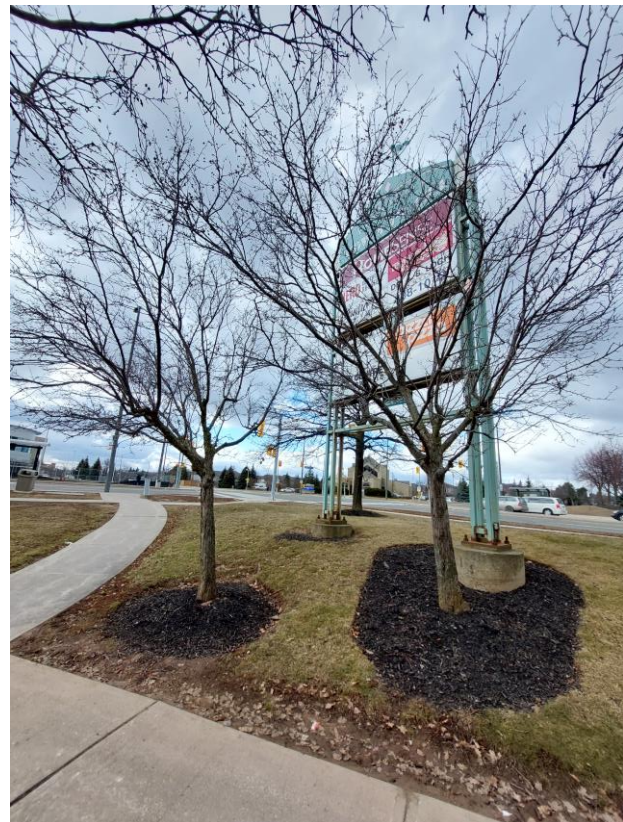


Image 37. Trees 45 (left) and 46





Image 38. Tree 47



Image 39. Tree 48



Image 40. Tree 49



Image 41. Tree 50





Image 42. Tree 51



Image 43. Tree 52



Image 44. Tree 53



Image 45. Tree 54





Image 46. Tree 55



Image 47. Tree 56



Image 48. Tree 57



Image 49. Tree 58





Image 50. Trees 59-61 (from right)



Image 51. Tree 62

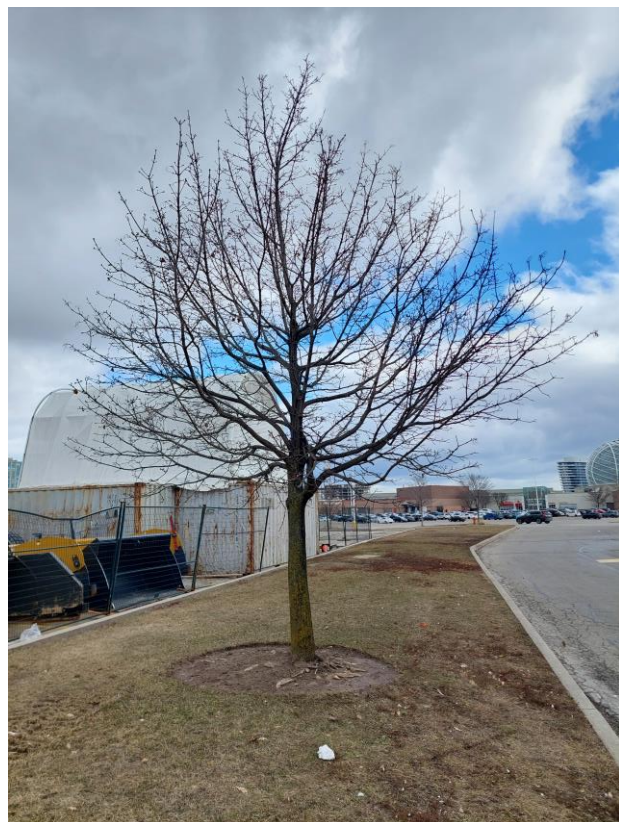


Image 52. Tree 63





Image 53. Trees 64-66 (from right)



Image 54. Tree 67



Image 55. Tree 68



Image 56. Tree 69