

**Tree Inventory and Preservation Plan Report
1785 Bloor Street
Mississauga, Ontario**

prepared for

**1785 Bloor Holdings Inc.
204-181 Eglinton Avenue East
Toronto, Ontario M4P 1J4**

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

27 May 2022; revised 14 September 2023

KUNTZ FORESTRY CONSULTING INC. Project P2991

Introduction

Kuntz Forestry Consulting Inc. was retained by 1785 Bloor Holdings Inc. to complete a Tree Inventory and Preservation Plan Report for the proposed development for the property located at 1785 Bloor Street in Mississauga, Ontario. The subject property is located on the northwest side of Bloor Street, south of Bridgewood Drive, and north of Fieldgate Drive, within a residential area.

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

- Prepare an inventory of the tree resources greater than 10cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way;
- Evaluate potential tree saving opportunities based on the proposed site plans; and,
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

Methodology

Trees greater than 10cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way were included in the tree inventory. Trees were located using the topographic survey provided for the subject property and estimations made from known points in the field. The City of Mississauga requires dripline as the limit of protection and as such, the dripline of each tree was estimated in the field. Trees included in the inventory were identified as Trees 949 – 971 and A – L. Where appropriate, trees were tagged with their identification number. Trees that were not tagged were identified using the alphabetic sequence.

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.

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

Existing Site Conditions

The subject property is currently occupied by a ten-storey brick apartment building, a surface parking area, associated walkways, and an in-ground swimming pool. Tree resources exist predominantly in the form of landscape trees. Refer to Figure 1 for the existing site conditions.

Tree Resources

The tree inventory was conducted on 1 November 2021. The inventory documented 35 trees on and within six metres of the subject property.

Tree resources were comprised of American Beech (*Fagus grandifolia*), Apple (*Malus sp.*), Bitternut Hickory (*Carya cordiformis*), Blue Spruce (*Picea pungens*), Bur Oak (*Quercus macrocarpa*), Cherry (*Prunus sp.*), Douglas Fir (*Pseudotsuga menziesii*), Ginkgo (*Ginkgo biloba*), Little-leaf Linden (*Tilia cordata*), Norway Maple (*Acer platanoides*), Poplar (*Populus sp.*), Scots Pine (*Pinus sylvestris*), Shagbark Hickory (*Carya ovata*), Sugar Maple (*Acer saccharum*), White Ash (*Fraxinus americana*), Elm cultivar (*Ulmus x*), and White Mulberry (*Morus alba*).

Proposed Development

The proposed development includes the demolition of the existing surface parking area, in-ground swimming pool, and walkways. The existing ten-storey apartment building is to be retained and incorporated into the proposed development. A 14-storey apartment building, a subsurface parking garage, and amenity areas are proposed on the northwest portion of the property. 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 21 trees will be required to accommodate the proposed development. The required tree removals include Trees 949 – 959, 965, 966, 968 – 971, B – D, and K. Trees noted as dead on Figure 1 should also be removed.

Trees 949 – 959, 965, 968 – 971, B, and D are located on private property and are greater than 15cm DBH. Trees B – D are located fully or partially (i.e. shared) on a neighbouring property and as such, permission from the neighbouring property owner will be required prior to the removal of these trees. Trees 966 and K are located within the Bloor Street right-of-way and as such, permission from the City of Mississauga will be required prior to the removal of these trees.

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

Tree Preservation

The preservation of 14 trees, including Trees 960 – 964, 967, A, E – J, and L, will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures must be implemented prior to the commencement of the proposed works to ensure tree resources designated for retention are not impacted. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and tree preservation fence details.

The City of Mississauga requires tree protection fencing to be installed at the dripline of a tree. Although this level of protection cannot be respected for Trees 960, 961, and G, these trees are afforded minimum tree protection zones (mTPZs) that are consistent with standards utilized by surrounding municipalities.

Minimum tree protection zones (mTPZs) are based on the trunk diameter of a tree, as follows:

Diameter at Breast Height (cm)	Minimum Tree Protection Zone (m) (from edge of stem)
<10	1.2
10 – 29	1.8
30 – 40	2.4
41 – 50	3.0
51 – 60	3.6
61 – 70	4.2
71 – 80	4.8
81 – 90	5.4
91 – 100	6.0
101 – 110	6.6
111 – 120	7.2
121 – 130	7.8
131 – 140	8.4

Tree Compensation

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

To compensate for the removal of trees on the subject site, 53 replacement plantings will be required within the subject site boundaries. To compensate for the removal of trees located fully on a neighbouring property (i.e. Trees B and D), a total of four replacement plantings will be required on the neighbouring property. To compensate for the removal of trees within the Bloor Street right-of-way, a total of five compensation plantings will be required within the right-of-way.

Refer to Table 1 for the individual tree compensation requirements.

Tree Valuation

A valuation was calculated for all trees within the Bloor Street right-of-way. Refer to Table 2 for the individual tree value computations. See below for the methodology used to calculate the appraised value of the trees. 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:

$$\text{Basic Tree Cost} = \text{Appraised Tree Trunk Area} \times \text{Unit Tree Cost}$$

$$\text{Appraised Value} = \text{Basic Tree Cost} \times \text{Condition Rating} \times \text{Functional Limitation Rating} \times \text{External Limitation Rating}$$

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.

Results

The total appraised value of trees within the road right-of-way, including Trees 966, 967, K, and L, was calculated at \$ 5,900.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by 1785 Bloor Holdings Inc. to complete a Tree Inventory and Preservation Plan Report for the proposed development for the property located at 1785 Bloor Street 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 35 trees on and within six metres of the subject property. The removal of 21 trees will be required to accommodate the proposed development. The remaining 14 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 preservation 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 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
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: 1785 Bloor Street, Mississauga

Date: 1 November 2021 Surveyors: KNH

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	Comments	Owner	Action	Comp.
949	Douglas Fir	<i>Pseudotsuga menziesii</i>	26	FG	G	G		2	1.8	Sweep (L), broken branches (VL)	Private	Remove	2
950	Shagbark Hickory	<i>Carya ovata</i>	41	P	G	F		3	3	Cavity (H) at 1m and in crown, sloughing bark	Private	Remove	3
951	Sugar Maple	<i>Acer saccharum</i>	58	F	FG	G		4	3.6	Sweep (L), crook (M) in crown	Private	Remove	4
952	Sugar Maple	<i>Acer saccharum</i>	57	FG	F	F	20	5	3.6	Sweep (L), deadwood (L), poor form (L), multiple branch attachments (L)	Private	Remove	4
953	Sugar Maple	<i>Acer saccharum</i>	46.5	FG	FG	FG		5	3	Broken branches (L), asymmetrical crown (L), girdling roots (L)	Private	Remove	4
954	American Beech	<i>Fagus grandifolia</i>	47	PF	F	F		5	3	Bow (M), asymmetrical crown (M), broken branches (L), decay in main leader in crown from a lost leader	Private	Remove	4
955	Shagbark Hickory	<i>Carya ovata</i>	38	G	G	F		5	2.4	Sloughing bark	Private	Remove	3
956	Blue Spruce	<i>Picea pungens</i>	~20	FG	FG	F		2	1.8	Competing with euonymus (climbing) (H), sweep (L)	Private	Remove	2
957	White Ash	<i>Fraxinus americana</i>	60	PF	PF	P	80	6	3.6	Emerald Ash Borer (H), union at 3m, bark sloughing, deadwood (H), cavity (M) in crown	Private	Remove	4
958	American Beech	<i>Fagus grandifolia</i>	56	PF	FG	FG		6	3.6	V-union at 1m and fused to 1.75m, broken branches (L), cavity (L), stem wounds (M) with decay	Private	Remove	4
959	Little-leaf Linden	<i>Tilia cordata</i>	60	F	F	FG		5	3.6	Sweep (L), V-union at 3m, cavity (M) in crown, top of main leader lost	Private	Remove	4
960	Bitternut Hickory	<i>Carya cordiformis</i>	~24	FG	FG	G		3	1.8	Vine competition (M), crook (L) in crown	Private	Preserve	
961	Shagbark Hickory	<i>Carya ovata</i>	29, 27, 23, 20	FG	F	FG		4	1.8	Union at base with four leaders (codominance)	Private	Preserve	
962	Poplar species	<i>Populus spp.</i>	36	F	F	F	15	3	2.4	Cavity (M), deadwood (L), poor form (M), crook (L) in crown, pruning wounds (L), lean (L)	Private	Preserve	
963	Sugar Maple	<i>Acer saccharum</i>	46	FG	F	F		4	3	Sweep (L), asymmetrical crown (L)	Private	Preserve	

964	Bur Oak	<i>Quercus macrocarpa</i>	80	F	PF	F		6	4.8	Epicormic branching (H), deadwood (L), V-union at 6m with three stems, pruning wounds (M), asymmetrical crown (M), broken branches (M)	Private	Preserve	
965	Blue Spruce	<i>Picea pungens</i>	39	FG	G	FG		4	2.4	Lean (L), growth deficit (L)	Private	Remove	3
966	Apple species	<i>Malus sp.</i>	53.5	F	FG	FG		5	3.6	Pruning wounds (M), crook (H) in crown, union at 2m, epicormic branching (M)	City	Remove	4
967	Elm cultivar	<i>Ulmus x</i>	16	G	FG	FG		2	1.8	Pruning wounds (M), epicormic branching (M)	Private	Preserve	
968	Blue Spruce	<i>Picea pungens</i>	28	FG	FG	FG		2	1.8	Bow (L), asymmetrical crown (L)	Private	Remove	2
969	White Mulberry	<i>Morus alba</i>	~22, 18, 10, 10	F	F	G		4	1.8	Union at base with four leaders fused to 1m, poor form (M)	Private	Remove	2
970	Scots Pine	<i>Pinus sylvestris</i>	37	F	FG	G		3	2.4	Sweep (L), lean (L), crook (L) in canopy	Private	Remove	3
971	White Ash	<i>Fraxinus americana</i>	51	PF	F	F	15	4	3.6	Pruning wounds (M), Emerald Ash Borer (H), bark sloughing, V-union at 1.5m, deadwood (L)	Private	Remove	4
A	White Mulberry	<i>Morus alba</i>	~26	FG	FG	G		4	1.8	Union at 1.5m with four leaders	Neighbour	Preserve	
B	White Mulberry	<i>Morus alba</i>	~30	F	F	G		4	2.4	Union at 2m, included fence (M)	Neighbour	Remove	2
C	White Ash	<i>Fraxinus americana</i>	13	P	F	F		3	1.8	Included fence (H), Emerald Ash Borer (H), poor form (L)	Shared	Remove	1
D	White Ash	<i>Fraxinus americana</i>	~20	PF	PF	F		2	1.8	Emerald Ash Borer (H), top of main leader lost, broken branches (M), epicormic branching (H)	Neighbour	Remove	2
E	Norway Maple	<i>Acer platanoides</i>	~18	F	FG	FG		3	1.8	Broken branches (L), stem wounds (H)	Neighbour	Preserve	
F	Little-leaf Linden	<i>Tilia cordata</i>	11	G	G	FG		1	1.8	Epicormic branching (L)	Shared	Preserve	
G	White Mulberry	<i>Morus alba</i>	~22, 20, 20	F	FG	G		4	1.8	Union at 1m and fused to 1.5m	Neighbour	Preserve	
H	White Mulberry	<i>Morus alba</i>	~15, 10	FG	FG	FG	15	2	1.8	V-union at 0.1m, deadwood (L)	Shared	Preserve	
I	Bitternut Hickory	<i>Carya cordiformis</i>	~24	G	G	G		2	1.8		Neighbour	Preserve	
J	Cherry species	<i>Prunus sp.</i>	~14, 9	G	G	G		1	1.8	Union at base	Neighbour	Preserve	
K	Elm cultivar	<i>Ulmus x</i>	<5	G	G	G		0.5	1.2		City	Remove	1
L	Ginkgo	<i>Ginkgo biloba</i>	<5	G	G	G		0.5	1.2		City	Preserve	

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)
Owner	Ownership	(City, Private, Neighbour, Shared)
Comp.	Compensation Planting Requirements	# of trees
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy; (VH) = very heavy; G = good; F = fair; P = poor		

Table 2. City Tree Valuation

Location: 1785 Bloor Street, Mississauga

Tree #	Common Name	DBH	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 (%)		
966	Apple species	53.5	F	2248	6.51	14634.55	0.55	0.7	0.9	\$ 5,070.87	\$ 5,100.00
967	Elm cultivar	16	FG	201	6.51	1308.92	0.725	0.75	0.9	\$ 640.55	\$ 640.00
K	Elm cultivar	5	G	20	6.51	127.82	0.9	0.75	0.9	\$ 77.65	\$ 80.00
L	Ginkgo	5	G	20	6.51	127.82	0.9	0.75	0.9	\$ 77.65	\$ 80.00
Total										\$	5,900.00

Appendix A. Site Photographs



Image 1. Tree 949 (left)



Image 2. Tree 950

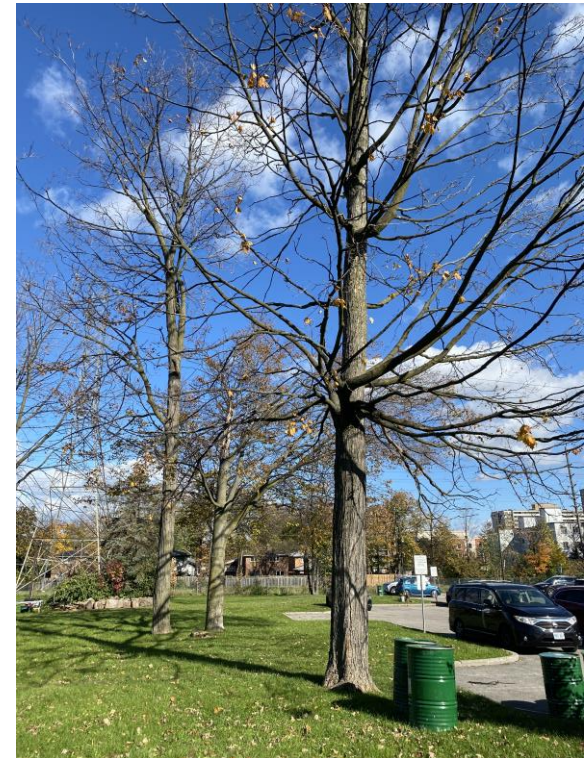


Image 3. From left to right, Trees 953, 954, and 952



Image 4. Trees 955 (right) and 956 (left)

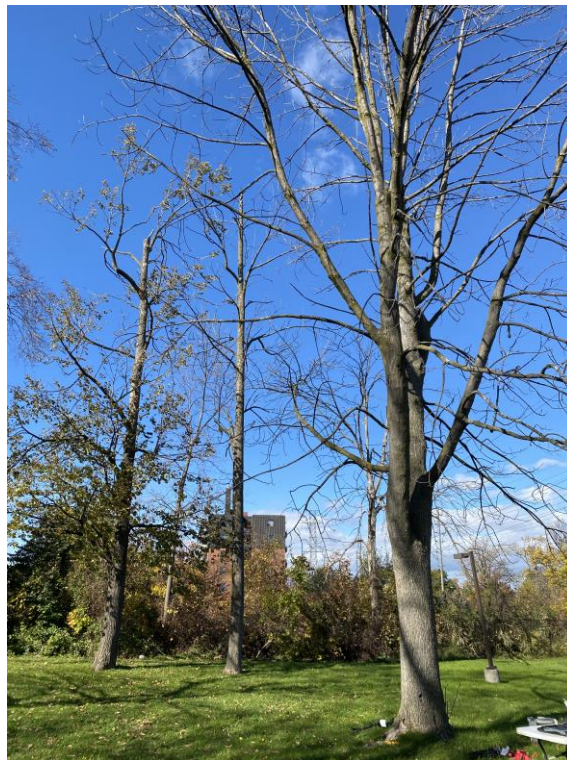


Image 5. Trees 957 (right) and 959 (left)

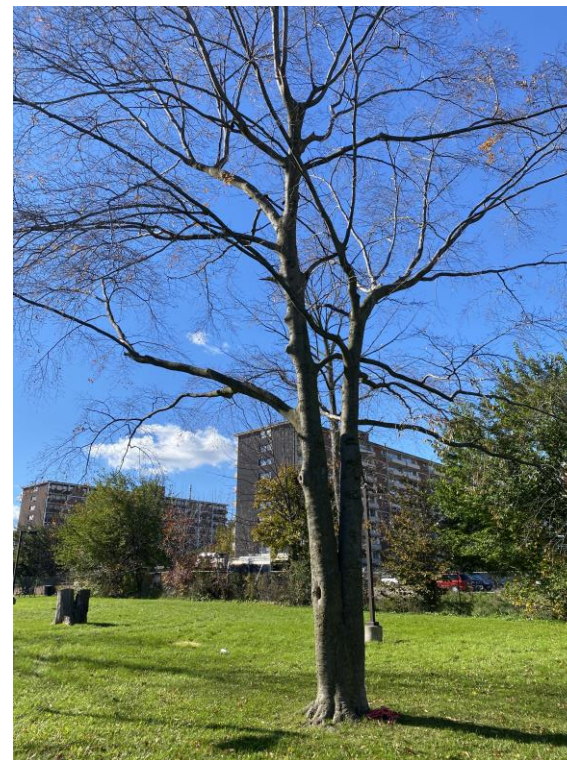


Image 6. Tree 958



Image 7. Tree 960



Image 8. Trees 961 (right) and J (left)

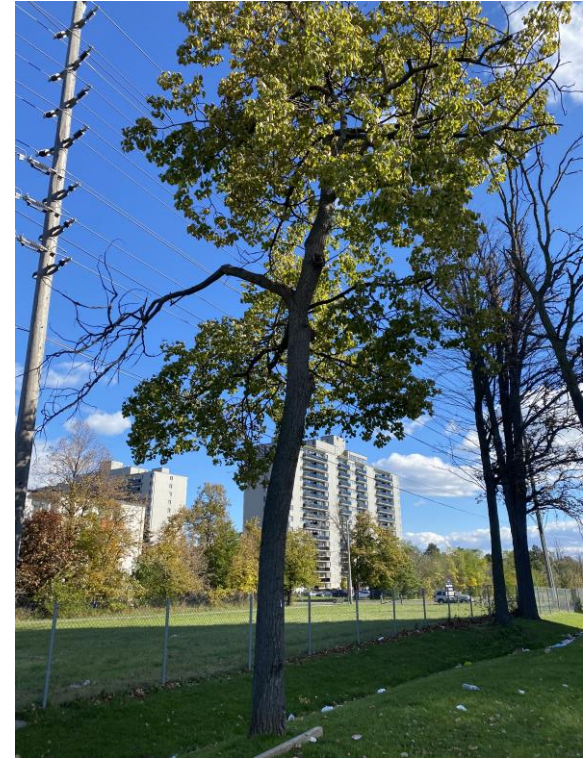


Image 9. Tree 962



Image 10. Trees 963 (left) and 964 (right)



Image 11. Tree 965



Image 12. Trees 966 (left) and K (right)



Image 13. Trees 967 (left) and L (right)



Image 14. From left to right, Trees A – C



Image 15. Tree D



Image 16. Tree E (left)



Image 17. Tree G



Image 18. Tree H



Image 19. Tree I



Image 20. Trees 969 (right) and 970 (left)



Image 21. Tree 968 (right) and 971 (left)

LEGEND

Tree Inventory

Refer to Table 1 of the report dated 27 May 2022 and revised 14 September 2023 for tree inventory information. Trees greater than 10cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way were included in the inventory.

Tree Removals

The removal of 21 trees will be required to accommodate the proposed development as indicated with RED labels.

Tree Preservation

The preservation of the remaining 14 trees will be possible with the appropriate use of tree protection measures. Trees identified for preservation are indicated with GREEN labels. Tree protection measures will have to be implemented prior to the commencement of the proposed works. Required tree preservation fencing is indicated in MAGENTA. Refer to the Tree Protection Plan Notes for preservation details and the tree preservation fence detail.

- Tree Label (GREEN), preservation recommended X
- Tree Label (RED), removal required due to development X
- Dripline of Tree Identified for Preservation (dashed CYAN circle)
- Dripline of Tree Identified for Removal (dashed RED circle)
- * Only Shown for Select Trees
- Minimum Tree Protection Zone (mTPZ) of Tree Identified for Preservation (MAGENTA circle)
- Minimum Tree Protection Zone (mTPZ) of Tree Identified for Removal (RED circle)
- * Only Shown for Select Trees
- Surveyed Coniferous Tree
- Surveyed Deciduous Tree
- Tree Location Estimated by KFCI
- Required Solid Tree Protection Fencing (thick solid MAGENTA)
- Required Framed Tree Protection Fencing (thick dashed MAGENTA)

Specifications for the Protection and Preservation of Existing Vegetation

The following notes are to be included on all tree preservation plans:

- All existing trees, which are to remain, shall be fully protected with hoarding to City standards, erected beyond their "drip line" prior to the issuance of the Erosion and Sediment Control Permit, to the satisfaction of the Community Services Department. Groups of trees and other existing plantings to be protected, shall be treated in a like manner with hoarding around the entire clump(s). Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment.
- No rigging cables shall be wrapped around or installed in trees. Surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.
- The developer or his/her agents shall take every precaution necessary to prevent damage to trees or shrubs to be retained.
- Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully in accordance with accepted arboricultural practices.
- Where root systems of trees are exposed directly adjacent to or damaged by construction work, they shall be trimmed neatly and the area backfilled with appropriate material to prevent desiccation.
- Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the trees.
- Trees that have died or have been damaged beyond repair, shall be removed and replaced by the owner at the developer's own expense with trees of a size and species as approved by the Community Services Department.
- If grades around trees to be protected are likely to change, the owner shall be required to take such precautions as dry walling, retaining walls and root feeding, to the satisfaction of the Community Services Department.

No.	Issue/Revisions	Date	By
1	Report Submission	27 May '22	KNH
2	Report Resubmission	14 Sept. '23	KNH

Base Data: R-PE Surveying Ltd. (survey); OneSpace Unlimited Inc. (site); Alexander Budrevics + Associates Ltd. (landscape); WSP (civil)

KUNTZ FORESTRY CONSULTING Inc.

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

Client
1785 Bloor Holdings Inc.
204-181 Eglinton Avenue East
Toronto, Ontario M4P 1J4

Property
1785 Bloor Street
Mississauga, Ontario

Tree Inventory and Preservation Plan

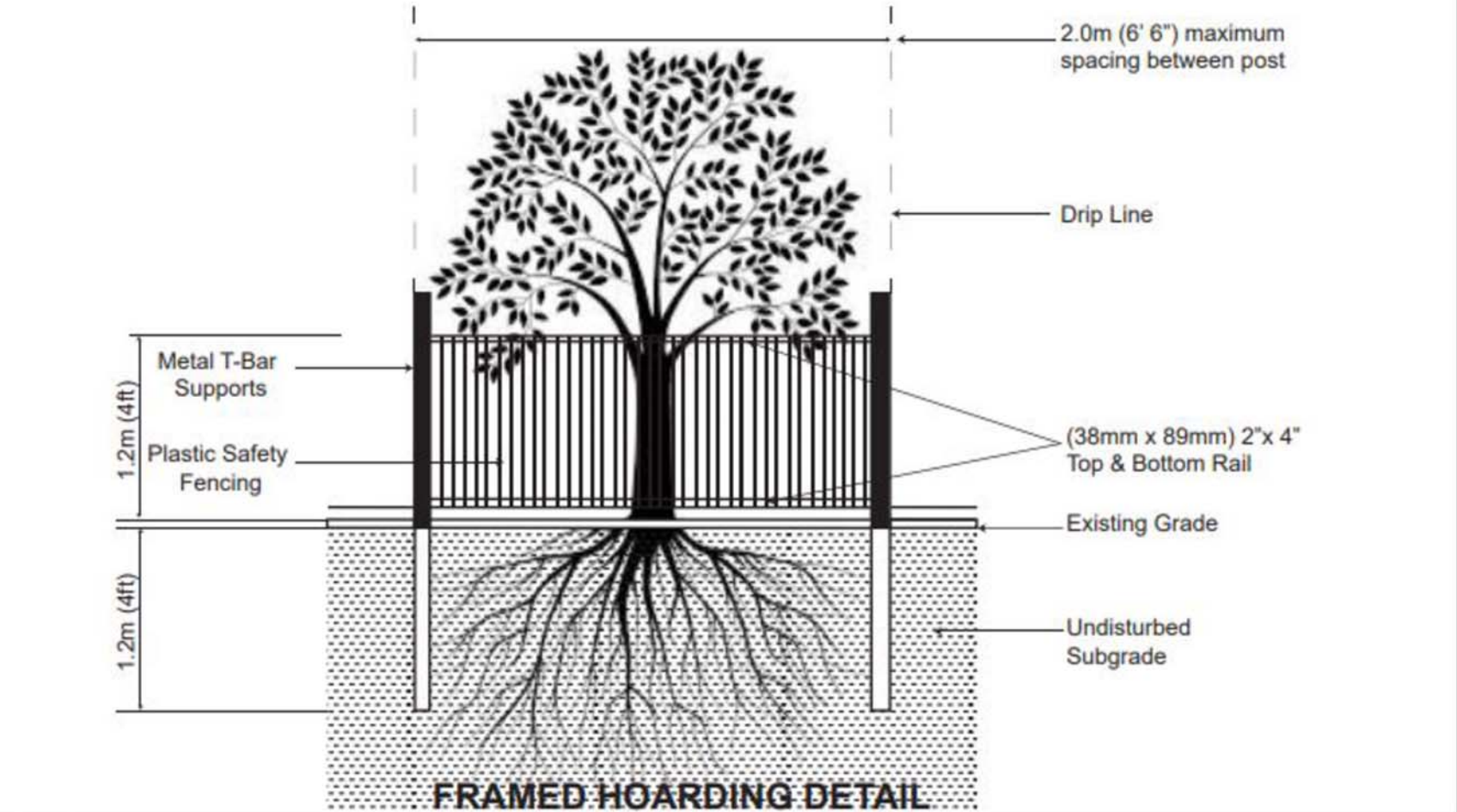
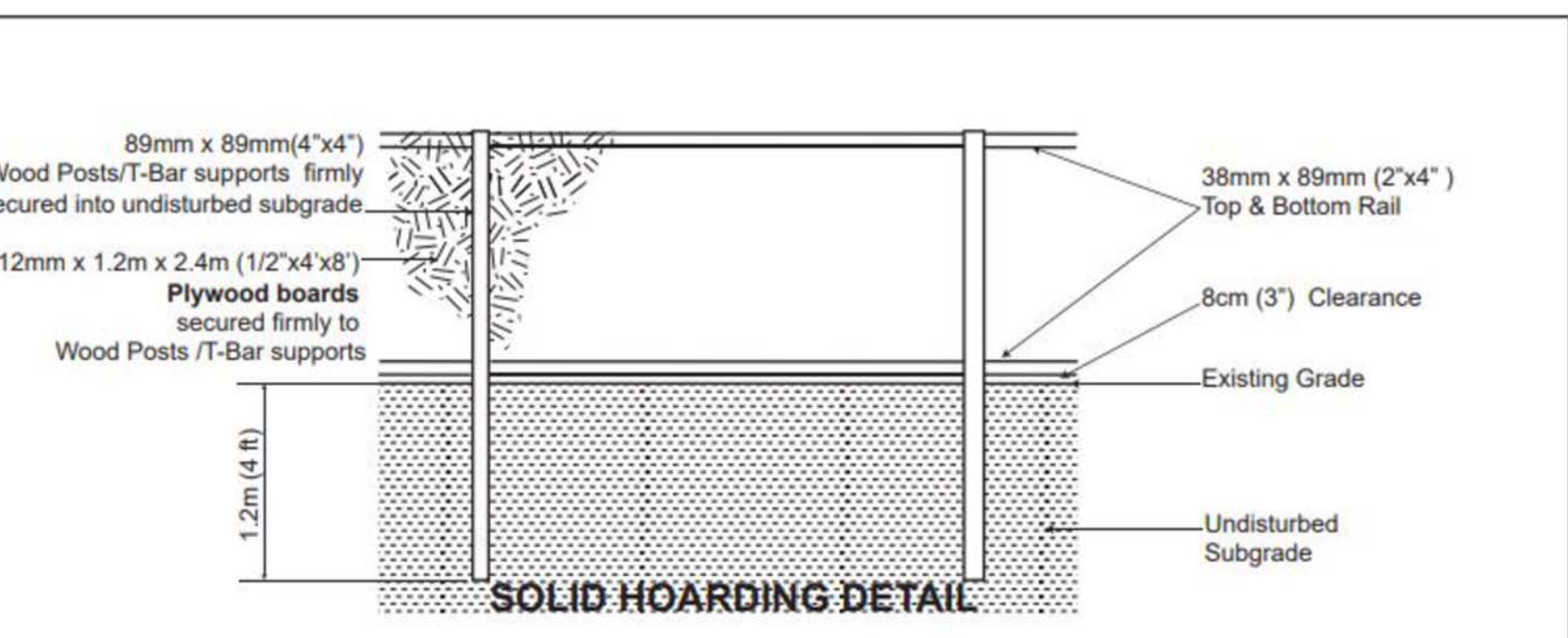
Project	P2991	Figure	1
Date	27 May 2022		
Scale	1:300		



Tree Protection Note:

The applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two years following completion of all site works. Hoarding must be inspected prior to the removal of any tree hoarding from the site.

Owner's Signature: _____
Date: _____



- NOTES:**
- Hoarding details to be determined following initial site inspection.
 - Private tree hoarding to be approved by Development & Design; City tree hoarding to be approved by Community Services Dept.
 - Hoarding must be supplied, installed and maintained by the applicant throughout all phases of construction.
 - Inspection must be conducted by the Development and Design Division prior to removing any/all private hoarding.
 - Do not allow water to collect and pond behind or within hoarding.
 - T-bar supports are acceptable alternative to 4x4 posts. U-shaped metal supports will not be accepted.
 - Plywood must be utilized for "solid" hoarding. OSB/Chipboard will not be accepted for solid hoarding. Plywood sheets must be installed on "construction" side of frame.
 - Applicant is responsible to ensure utility locates are completed within city boulevard prior to installing framed hoarding.