



Welwyn Consulting

February 22, 2021

Meagan Sanderson

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**SUBJECT: Arborist Report and Tree Preservation Plan (Heritage report)
1427 Dundas Crescent, Mississauga**

Dear Meagan:

Attached please find the Arborist Report and Tree Preservation Plan which has been prepared for the above listed property. It is the client's responsibility to review the entire report to ensure all required tree permit application forms are filed with the City of Mississauga.

This report includes an evaluation of all trees on or within 6 metres of the subject site's property lines with a diameter at breast height (DBH) of **15cm or greater**. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with The City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006*. Included in the report (if required) are Valuation Appraisals of any City-owned trees as required by the City of Mississauga to obtain the necessary tree permits.

This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

Tom Bradley B.Sc. (Agr)
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ISA Certified Arborist #ON-1182A
ISA Certified Tree Risk Assessor
Butternut Health Assessor #257 (OMNR)
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Arborist Report and Tree Preservation Plan

1427 Dundas Crescent, Mississauga

Prepared For

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Prepared By

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Prepared On

February 22, 2021



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Summary

This Arborist Report and Tree Preservation Plan addresses all trees with a diameter at breast height (D.B.H.) of 15cm or greater and within 6 metres of the subject site that may be affected by the proposed property development and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ) and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are **eighty three (83) trees** that may be affected by the proposed site development plan:

- Fifty six (56) trees on the subject site
- Nine (9) neighbouring trees within 6 metres of the subject site property line
- Four (4) shared ownership trees (subject site and neighbours to the west and east)
- Fourteen (14) City-owned trees within proximity to the subject site

Table 1: Tree Preservation and Removal

<u>TREES TO PRESERVE</u>	<u>TREE NUMBER</u>	<u>TOTAL</u>
i) Subject Site Trees	6, 7, 8, 9, 10, 11, 12, 24, 25, 26, 27, 28, 29, 30, 31,	54
	37, 41, 42, 43, 44, 45, 46, 47, 49, 51, 52, 53,	
	54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67,	
	68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 80, 82	
ii) Neighbouring Trees	32, 33, 34, 35, 36, 40, 48, 79, 81	9
iii) Shared Ownership Trees	20, 21, 22, 39	4
iv) City trees	1, 2, 3, 4, 5, 13, 14, 15, 16, 17, 18, 19, 23, 83	<u>14</u>
	#of Trees To Be Preserved:	81
<u>TREES TO BE REMOVED</u>	<u>TREE NUMBER</u>	<u>TOTAL</u>
i) Subject Site Trees	38, 50 (hazard trees)	2
ii) Neighbouring Trees	0	0
iii) Shared Ownership Trees	0	0
iv) City trees	0	<u>0</u>
	#of Trees To Be Removed:	2
	Total trees on or adjacent to subject site:	83

Specific tree-related issues on this site:

Please refer to the Tree Removals section on Page 8 of this report for hazard tree removal recommendations.



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Introduction

This Arborist Report and Tree Preservation Plan provides the current condition of all trees with a D.B.H of 15cm or greater on or adjacent to the subject site that may be affected by the proposed site development plan, including any City and/or neighbouring trees within 6 metres of the subject site's property lines as indicated by the attached site plan in Appendix A. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices and to minimize the potential impact of construction injury to the trees.

Assignment

Welwyn Consulting was contacted by **W.E. Oughtred & Associates Inc.** to provide an Arborist Report and Tree Preservation Plan, as required by the City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006* to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. This report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner and provide a long-term tree preservation and management plan for the site.

Limits of Assignment

This report is limited to assessing and documenting the health and structural condition of the trees with a D.B.H of 15cm or greater on or 6 metres from the subject site during the site survey on **February 4th and 18th, 2021**. Evaluations are based upon a visual inspection of the trees from the ground, and the analysis of photos and any samples taken during that inspection.

Unless specifically stated in the report;

- 1.) Neither aerial inspections nor root excavations were performed on any trees on or within 6 metres of the subject site.
- 2.) A Level II Basic Assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations on the subject site.
- 3.) Where access to off-site trees was restricted, a Level I Limited Visual Assessment was used as required.

Purpose and Use

The purpose of this report is to document the current health and structural condition of the trees with a D.B.H of 15cm or greater on and within 6 metres of the subject site property, and to provide an Arborist Report and Tree Preservation Plan that complies with the City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006*.

This report is intended for the exclusive use of **W.E. Oughtred & Associates Inc.** Upon submission by and payment to Welwyn Consulting, this report will become licensed for use by **W.E. Oughtred & Associates Inc.** at their discretion.



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Observations

The proposed development is located in an established residential area near the intersections of The Credit Woodlands and Dundas Crescent within the City of Mississauga. This site presently contains a residential dwelling that will be demolished and the lot is proposed to be severed into three (3) separate lots. Welwyn Consulting visited the site on **February 4th and 18th, 2021** to conduct the tree inventory and take photographs of the trees on site, as well as any neighbouring or City-owned trees that may be affected by the proposed site plan.



Photo #1



Photo #1

Figure #1: These 2 photos show the front and rear yard of the property at 1427 Dundas Crescent as they appeared during the tree inventory conducted on February 4th and 18th, 2021.

Appendices

Appendix A contains the most current site plan supplied by **W.E. Oughtred & Associates Inc.** and provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for City-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building

Appendix B contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health, structural condition and physical location/ownership provide the basis for their recommended preservation or removal.

Appendix C contains the Tree Appraisal values for any City-owned trees on municipal property adjacent to the subject site that may be impacted by the proposed site plan.

Appendix D contains selected photos of trees on this site.



Trees to Preserve (54)

NOTES:

- 1.) It is the responsibility of the client to ensure that all architects, engineers, and contractors involved with the project be provided with a copy of the entire Arborist Report and Tree Preservation Plan for review prior to the commencement of construction activities on this site.
- 2.) All trees 15cm DBH or greater require a permit to injure. Removal of three (3) trees or more over 15cm DBH will require the completion of an “Application to Permit the Injury or Destruction of Trees on Private Property” form available from the link below: www.mississauga.ca/portal/services/formsonline
- 3.) A tree’s root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

■ **Trees #1, 2, 3, 4, 5, 13, 14, 15, 16, 17, 18, 19, 23 and 83** **City trees**

These fourteen (14) are located in the boulevard yard of the property at 1427 Dundas Crescent on lands owned by the City of Mississauga. These 14 trees must be protected for the duration of the proposed construction activities on this site.

These fourteen (14) City-owned trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 10 of this report should result in the trees’ continued survival.

■ **Trees #32, 33, 34, 35, 36, 40, 48, 79 and 81** **Neighbouring trees**

These nine (9) trees are located on the neighbouring properties to the west and east of the subject site at 1427 Dundas Crescent. These 9 trees must be protected for the duration of the proposed construction activities on this site.

These nine (9) neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 10 of this report should result in the trees’ continued survival.

■ **Trees #20, 21, 22 and 39** **Shared ownership trees**

These four (4) trees are located on the west property line at 1427 Dundas Crescent and have shared ownership with the neighbour to the west. These 4 trees must be protected for the duration of the proposed construction activities on this site.

All shared trees must be preserved unless their removal is agreed upon in a “Letter of Agreement” signed by all owners. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 10 of this report should result in the trees’ continued survival.

- **Trees #6, 7, 8, 9, 10, 11, 12, 24, 25, 26, 27, 28, 29, 30, 31, 37, 41, 42, 43, 44, 45, 46, 47, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 80 and 82**

These fifty four (54) trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 10 of this report should result in the trees' continued survival.

There are no finalized building footprints for the proposed severances at 1427 Dundas Crescent at this time. For the purposes of this report, all City, neighbouring and subject site trees (other than the 2 subject site hazard trees mentioned below) have been recommended for preservation. Since all trees are to be preserved, a tree protection zone (TPZ) hoarding plan has not been provided at this time.

NOTES:

- 1.) All trees 15cm DBH or greater require a permit to injure. Removal of three (3) trees or more over 15cm DBH will require the completion of an “Application to Permit the Injury or Destruction of Trees on Private Property” form available from the link below: www.mississauga.ca/portal/services/formsonline
- 2.) Guidelines for Tree Removal can be found at the following City of Mississauga link: www.mississauga.ca/portal/business/communityservicesstandards?paf_gear_id=9700018&itemId=300012

Red Oak and Black Locust (subject site)

These trees are in poor structural condition and represent an increased 'level of risk.' These 2 trees are recommended to be safely removed to grade level as soon as is reasonably possible.



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Replacement Tree Planting (0)

Below are the City of Mississauga's Tree Replacement Plan Policy from The City of Mississauga's *Private Tree Protection By-Law 254-12* and the 2017 Forestry Fee Schedule:

- (2) Where the planting of a Replacement Tree(s) has been imposed as a condition, the Commissioner may require any one or more of the following:
- (a) the Replacement Tree(s) be located on the same Lot in a location, number, size; and/or species to the satisfaction of the Commissioner;
 - (b) a replanting plan be filed to the satisfaction of the Commissioner;
 - (e) a written undertaking by the Owner to carry out the replacement planting;
 - (f) monies or a letter of credit in a form satisfactory to the Commissioner be delivered to the Commissioner to cover the costs of the Replacement Trees, and the maintenance of the Tree(s) for a period of up to two (2) years; or
 - (g) payment of each Replacement Tree not replanted on the Owner's Lot be made into the City's Replacement Tree Planting Fund. The payment for each such Tree shall be the cost of each street Tree planting as provided in the Fees and Charges By-law.

Schedule "D" Parks, Forestry and Environment Fees and Charges

Effective Date: January 1, 2021

Forestry		
Forestry Inspection	Per Inspection	\$53.90
Road Occupancy Permit Fee	Per Use	\$154.50
Street Tree Planting: 60mm (2.5 in.) Caliper Deciduous Tree or 200cm (6.5 ft. Height) Coniferous Tree	Per Tree	\$607.12
Forestry Section Administration Fee	Per Use	\$445.01 or 8% of total costs of the service, whichever is greater

Based upon a 1:1 ratio (a 2:1 ratio for trees of 50cm DBH and greater), the City of Mississauga requires no (0) replacement trees to be planted as compensation for trees 15cm DBH and greater being removed due to site re-development. In accordance with the Tree By-Law, replacement trees are to be native in species, a minimum 60mm caliper for deciduous trees and a minimum 1.80m high for coniferous trees. The "cash in lieu of tree replacement planting" fee for 2021 is \$607.12



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Tree Care Recommendations

Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling recommendations by Welwyn Consulting are made as a part of "due diligence" to alert tree owners to the 'potential' for tree failure and to provide hazard mitigation options based upon observed conditions. Cabling reduces but does not eliminate a tree's hazard or failure potential.

- **There are no trees recommended for cabling on this site at this time.**

Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1st year following construction injury. Uptake of nutrients and water in compacted soils can be reduced and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.

Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

Tree #20 (shared), 23 (City), 35 (neighbour) and 42 (subject site)

- **Remove large-caliper hazardous deadwood from these 4 trees**



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Root Pruning/Air Spade/Hydro-Vac

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning should only be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Air-Spade/dry-vac technologies provide two of the least invasive methods for root zone excavation, and shall be performed under the supervision of a Certified Arborist.*

General Methodology (other than air spade/dry-vac)

Under the direction of a Certified Consulting Arborist and using hand and/or mechanical excavation techniques, the soil shall be carefully removed starting approximately 4-6m (where feasible) from the tree's base perpendicular to the edge of the proposed building foundation area. Digging in a line parallel to the roots rather than across them should minimize cracking of any large roots near the tree's base. The soil shall be removed in shallow layers to minimize the potential for striking any large roots that may have been close to the soil surface.

- **There is no root pruning required on this site at this time.**

Irrigation

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees.

The top 30 cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.*

Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**



Horizontal Mulching

It may be determined by the Certified Consulting Arborist that trees within close proximity of construction activities will require a layer of composted wood chip mulch applied to the root zones inside the TPZ hoarding. Decomposed wood mulch 5–10 cm (2–4 inches) deep applied to a tree's root zone should help to retain soil moisture, regulate soil temperature, and provide a natural organic source of nutrients in their elemental form over time. Piling of mulch against the tree stem must be avoided. Fresh wood chip mulch shall be applied to a depth of 30 cm beneath steel plates or plywood on vehicle and equipment traffic areas within close proximity to the TPZ to distribute weight on the soil and help reduce potential root zone soil compaction.

- **There are no specific mulching requirements at this time.**

Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- **There are no root zone aeration improvements required on this site at this time.**

Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation.

Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10 cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- **There are no trees recommended for transplanting on this site at this time.**



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Tree Preservation Plan

The following Tree Preservation Plan shall be implemented prior to any on-site construction activity.

Hoarding

Hoarding is used to define the **Tree Protection Zone (TPZ)**, which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding shall be installed prior to any construction activity, and remain intact until construction and landscaping is completed. **No** TPZ shall be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil.

As required by the City of Mississauga, hoarding shall be constructed of 4x8 plywood sheets using 2x4 top and bottom rail construction supported by 4x4 wooden posts. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction and supported by t-bar supports when protecting street trees where site line obstruction is a concern. TPZ signage shall be posted in visible locations on the TPZ hoarding. T-bar supports for solid hoarding will only be allowed through pre-approval from the City of Mississauga's Development and Design Department. The project architect shall update the most current site plan/grading plan to include all existing trees properly plotted and numbered and all TPZ hoarding locations clearly indicated and to scale.

NOTE: A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

Hoarding Installation

A diagram of the proposed hoarding plan for this site can be found in Appendices A and A1 on Pages 18 and 19 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix B starting on Page 20 of this report, and the hoarding shall be installed using the following guidelines:

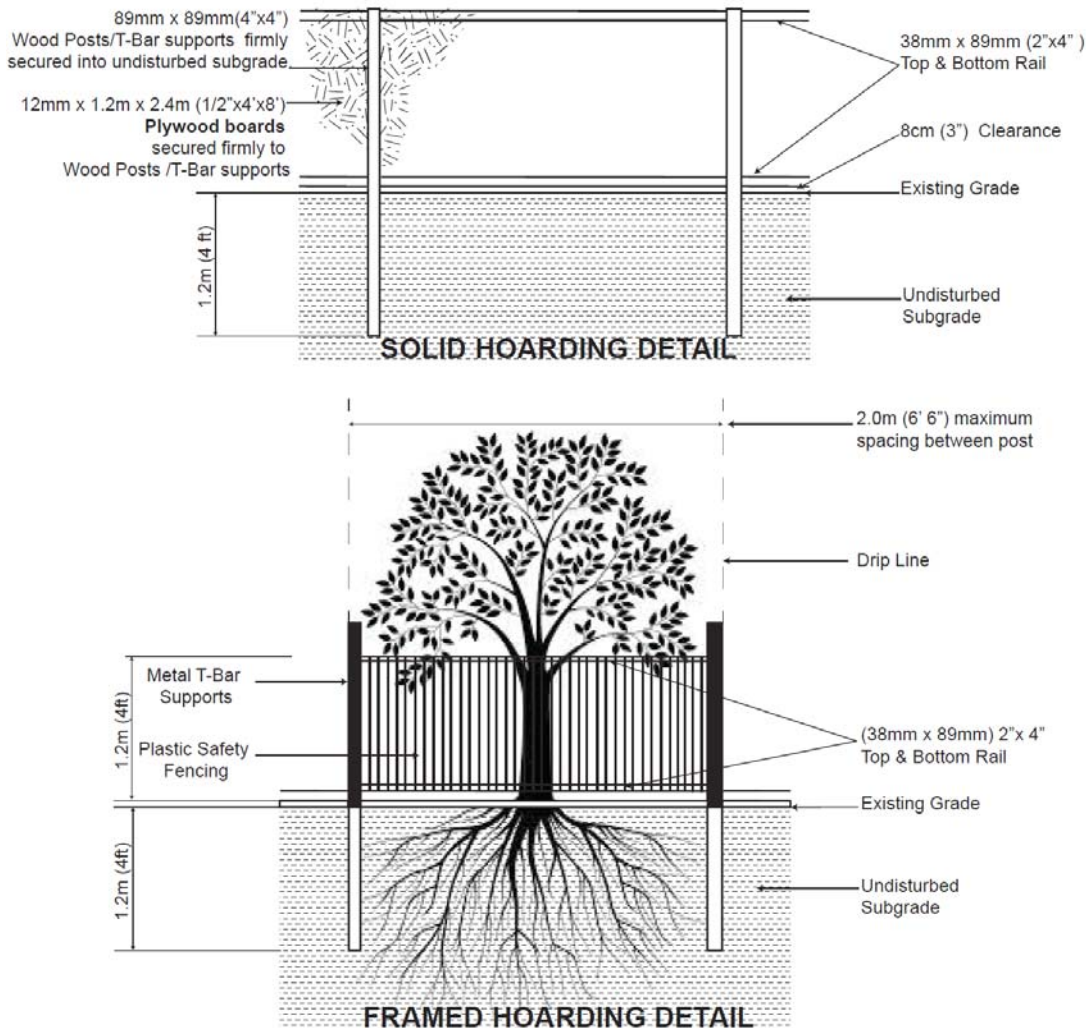
- 1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected or up to all existing and/or proposed hard surfaces to allow for construction.
- 2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection shall have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
- 3) Encroachment within a tree's TPZ will require a special permit from the City of Mississauga and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.



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City of Mississauga TPZ Hoarding Specifications

The diagram below provides the City of Mississauga's standards for Tree Protection Zone (T.P.Z) hoarding.



NOTES:

1. Hoarding details to be determined following initial site inspection.
2. Private tree hoarding to be approved by Development & Design ;
City tree hoarding to be approved by Community Services Dept.
3. 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.
4. Do not allow water to collect and pond behind or within hoarding.
5. T-bar supports are acceptable alternative to 4x4 posts. U-shaped metal supports will not be accepted.
6. 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.
7. Applicant is responsible to ensure utility locates are completed within city boulevard prior to installing framed hoarding.

TREE PRESERVATION HOARDING

SCALE : N.T.S DATE : June 2017





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Tree Preservation Plan Summary

I.) Pre-Construction Phase

- It is recommended that an on-site meeting take place with the project Certified Consulting Arborist, a representative from the City of Mississauga's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If permitted by the City of Mississauga, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- If permitted by the City of Mississauga, prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

III.) Post-Construction Phase

- Remove hoarding only after permission from the City of Mississauga.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

NOTE:

Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.



ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

Care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible. The consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.



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CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.
- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Consulting Arborist through the *American Society of Consulting Arborists (A.S.C.A)*, and both a Certified Arborist and Certified Tree Risk Assessor with the *International Society of Arboriculture (I.S.A)*. I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

Signed: _____

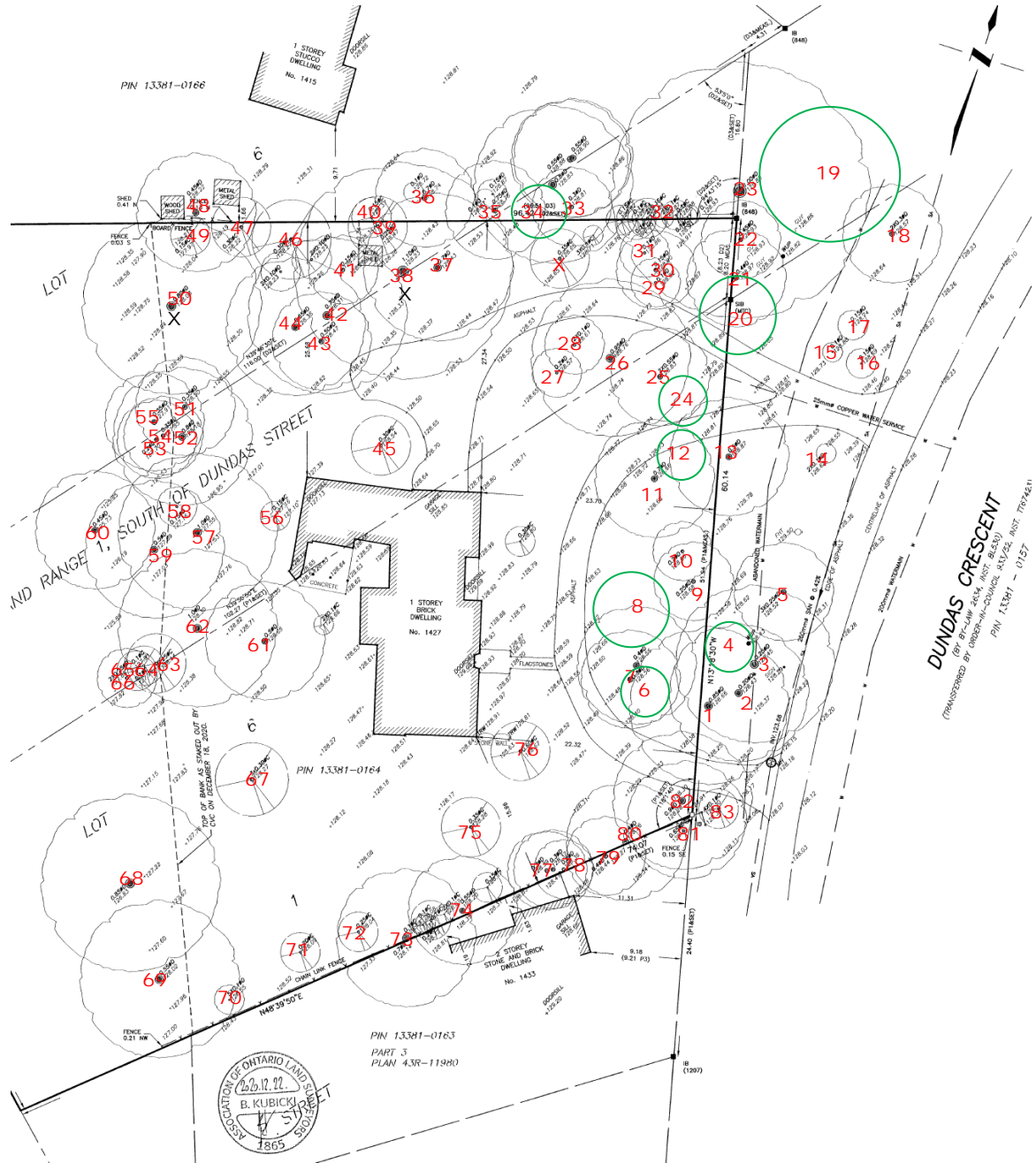
Date: February 22, 2021



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Appendix A: Proposed Site Plan – 1427 Dundas Cres., Mississauga

Note: The locations of Trees #4, 6, 8, 12, 19, 20, 24 and 34 are approximations. No Tree Protection Zone (TPZ) hoarding has been provided as there are currently no finalized building envelopes for this site. X denotes two (2) hazard trees recommended for removal (Trees # 38 and 50).



Legend:

Solid Hoarding

Water Service (proposed)



Framed Hoarding

Sanitary Service (proposed)





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Appendix A1: Lot severances and potential building envelopes 1427 Dundas Crescent, Mississauga

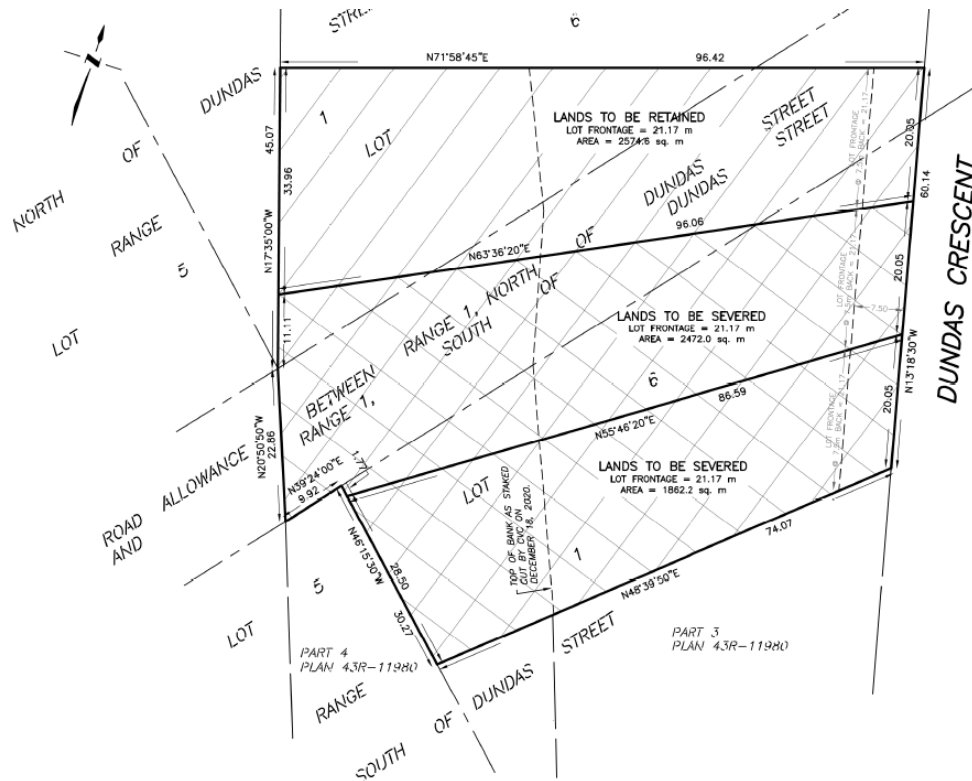


Figure A: Proposed lot severances – 1427 Dundas Crescent, Mississauga



Figure B: Potential building envelopes – 1427 Dundas Crescent, Mississauga



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Appendix B: Tree Survey – 1427 Dundas Crescent, Mississauga

* denotes estimated DBH due to restricted site access/private property

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
1	City of Mississauga	Black Locust	<i>Robinia pseudoacacia</i>	89	24	10	Good	Fair	Small-caliper deadwood in canopy; stem crack on north side of west stem from base to 3m at site of previously removed stem; <i>Ganoderma spp.</i> conks on stem at 16-18m	Preserve: TPZ = 5.4m <i>Perform structural inspection of tree</i>
2	City of Mississauga	Black Locust	<i>Robinia pseudoacacia</i>	24	16	5	Good	Fair	Small-caliper deadwood in canopy; branch canopy clearance pruned on north side from overhead utility lines to 7m; approx. 5 degree stem sweep north	Preserve: TPZ = 2.4m
3	City of Mississauga	Black Locust	<i>Robinia pseudoacacia</i>	30	16	6	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 3m from tree base; approx. 5 degree stem sweep north; branch canopy clearance pruned on north side from overhead utility lines	Preserve: TPZ = 2.4m
4	City of Mississauga	Black Locust	<i>Robinia pseudoacacia</i>	14	10	3	Good	Good	Small-caliper deadwood in canopy; branch canopy above 6m	Preserve: TPZ = 2.4m
5	City of Mississauga	Paper Birch	<i>Betula papyrifera</i>	24, 29, 29 (48)	12	9	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; lower branch canopy clearance pruned 2m from tree base	Preserve: TPZ = 3.6m
6	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	27	10	8	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy above union	Preserve: TPZ = 2.4m
7	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	42	20	8	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with addressed included bark union 4m from tree base; branch canopy above 5m and stem sweep approx. 10 degrees south	Preserve: TPZ = 3.0m



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I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
8	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	54	24	12	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 6m from tree base; branch canopy above union; approx. 10 degree stem lean south	Preserve: TPZ = 3.6m
9	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	29	12	6	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 2m from tree base; branch canopy above union	Preserve: TPZ = 2.4m
10	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	23	10	4	Good	Good	Small-caliper deadwood in canopy; branch canopy above 2m	Preserve: TPZ = 2.4m
11	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	59	22	10	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 8m from tree base; branch canopy above 10m; stem sweep approx. 30 degrees east at 6m	Preserve: TPZ = 3.6m
12	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	16, 18 (24)	8	7	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; branch canopy above 2m	Preserve: TPZ = 2.4m
13	City of Mississauga	Black Locust	<i>Robinia pseudoacacia</i>	55	16	8	Good	Fair	Small-caliper deadwood in canopy; branch canopy clearance pruned on south side from overhead utility lines	Preserve: TPZ = 3.6m
14	City of Mississauga	Paper Birch	<i>Betula papyrifera</i>	5, 10, 14 (18)	12	4	Good	Fair	Small-caliper deadwood in canopy; large and small aspect ratio co-dominant stems with included bark unions at tree base	Preserve: TPZ = 2.4m
15	City of Mississauga	Paper Birch	<i>Betula papyrifera</i>	6, 7, 11 (14)	10	4	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base	Preserve: TPZ = 2.4m
16	City of Mississauga	Paper Birch	<i>Betula papyrifera</i>	7, 9, 14 (18)	10	4	Good	Fair	Small-caliper deadwood in canopy; large and small aspect ratio co-dominant stems with included bark unions at tree base	Preserve: TPZ = 2.4m



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I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
17	City of Mississauga	Paper Birch	<i>Betula papyrifera</i>	5, 9, 15 (18)	11	4	Good	Fair	Small-caliper deadwood in canopy; large and small aspect ratio co-dominant stems with included bark unions at tree base	Preserve: TPZ = 2.4m
18	City of Mississauga	Black Locust	<i>Robinia pseudoacacia</i>	13, 34, 35 (51)	16	10	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; approx. 20 degree stem lean north; branch canopy reduced on south side	Preserve: TPZ = 3.6m
19	City of Mississauga	Black Locust	<i>Robinia pseudoacacia</i>	85	24	14	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 2m from tree base; utility lines on north side of branch canopy	Preserve: TPZ = 5.4m
20	Shared Ownership/ City	Black Locust	<i>Robinia pseudoacacia</i>	88	28	18	Fair	Fair	Large-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 3m from tree base; <i>Ganoderma spp.</i> conks on stem	Preserve: TPZ = 5.4m
21	Shared Ownership/ City	Horse Chestnut	<i>Aesculus hippocastanum</i>	42	14	6	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded/reduced by adjacent tree species	Preserve: TPZ = 3.0m
22	Shared Ownership/ City	Horse Chestnut	<i>Aesculus hippocastanum</i>	43	14	8	Good	Fair	Small-caliper deadwood in canopy; previously topped with epicormic re-growth	Preserve: TPZ = 3.0m
23	Shared Ownership (City and neighbour)	Black Locust	<i>Robinia pseudoacacia</i>	110	28	16	Good	Fair	Small-caliper deadwood in canopy; <i>Ganoderma spp.</i> conks on stem and animal burrow holes in stem	Preserve: TPZ = 7.2m
24	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	61, 65 (89)	22	8	Good	Poor	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1m from tree base; 2 stems topped with epicormic re-growth	Preserve: TPZ = 5.4m
25	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	37	12	4	Good	Poor	Small-caliper deadwood in canopy; approx. 5 degree stem lean east; east stem hollow; branch canopy above 4m	Preserve: TPZ = 2.4m



Welwyn Consulting

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
26	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	47, 68 (83)	22	12	Good	Fair	Small-caliper deadwood in canopy; small and large aspect ratio co-dominant stems with included bark unions at base and 5 from tree base; <i>Ganoderma spp.</i> conks on stem	Preserve: TPZ = 5.4m
27	Subject Site	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	22	10	6	Good	Fair	Small-caliper deadwood in canopy; topped at 4m with epicormic re-growth	Preserve: TPZ = 2.4m
28	Subject Site	Eastern Redbud	<i>Cercis canadensis</i>	9, 11 (14)	7	5	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; <u>below 15cm DBH</u>	Preserve: TPZ = 2.4m
29	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	13	8	2	Good	Fair	Small-caliper deadwood in canopy; <u>below 15cm DBH</u>	Preserve: TPZ = 2.4m
30	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	18	11	4	Good	Good	Small-caliper deadwood in canopy	Preserve: TPZ = 2.4m
31	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	14	11	3	Good	Good	Small-caliper deadwood in canopy; <u>below 15cm DBH</u>	Preserve: TPZ = 2.4m
32	Neighbour	Cedar hedge (5 plants)	<i>Thuja occidentalis</i>	4-8*	4	2	Good	Good	Small-caliper deadwood in canopy	Preserve: TPZ = 2.4m
33	Neighbour	Black Locust	<i>Robinia pseudoacacia</i>	30*	8	5	Good	Fair	Small-caliper deadwood in canopy; broken top with re-growth	Preserve: TPZ = 2.4m
34	Neighbour	White Oak	<i>Quercus alba</i>	75*	30	15	Good	Fair	Small-caliper deadwood in canopy; 3 large aspect ratio co-dominant stems with included bark union 8m from tree base; branch canopy above 10m	Preserve: TPZ = 4.8m
35	Neighbour	Black Locust	<i>Robinia pseudoacacia</i>	80*	30	8	Good	Fair	Large-caliper deadwood in canopy; branch canopy above 20m	Preserve: TPZ = 4.8m
36	Neighbour	Black Locust	<i>Robinia pseudoacacia</i>	75*	24	14	Good	Fair	Small-caliper deadwood in canopy; approx. 25 degree stem lean west; large <i>Ganoderma spp.</i> conk on stem	Preserve: TPZ = 4.8m
37	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	80	16	8	Fair	Good	Small-caliper deadwood in canopy; topped at 8m with epicormic re-growth	Preserve: TPZ = 4.8m
38	Subject Site	Red Oak	<i>Quercus rubra</i>	116	24	12	Poor	Poor	Large-caliper deadwood in canopy; appears to be at least 90% dead (small leaf canopy at apex); basal <i>Ganoderma spp.</i> conks on stem	Remove: Potential safety hazard



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I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
39	Shared Ownership	White Pine	<i>Pinus strobus</i>	27	16	4	Good	Good	Small-caliper deadwood in canopy; branch canopy above 4m	Preserve: TPZ = 2.4m
40	Neighbour	Scots Pine	<i>Pinus sylvestris</i>	20*	9	4	Good	Good	Small-caliper deadwood in canopy; branch canopy above 5m and shaded and reduced on east side	Preserve: TPZ = 2.4m
41	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	15	10	4	Good	Good	Small-caliper deadwood in canopy	Preserve: TPZ = 2.4m
42	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	79	24	10	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 8m from tree base; branch canopy above 16m	Preserve: TPZ = 4.8m
43	Subject Site	Weeping Willow	<i>Salix alba var. tristis</i>	47	7	8	Good	Poor	Small-caliper deadwood in canopy; topped at 2.5m with epicormic re-growth	Preserve: TPZ = 3.0m
44	Subject Site	Norway Spruce	<i>Picea abies</i>	30	6	5	Good	Good	Small-caliper deadwood in canopy; branch canopy clearance pruned 1.8m from tree base	Preserve: TPZ = 2.4m
45	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	68	22	10	Good	Good	Small-caliper deadwood in canopy; branch canopy above 6m	Preserve: TPZ = 4.8m
46	Subject Site	White Pine	<i>Pinus strobus</i>	32	8	8	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 3m from tree base; canopy above 2m	Preserve: TPZ = 2.4m
47	Subject Site	White Pine	<i>Pinus strobus</i>	31	6	5	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 2m from tree base	Preserve: TPZ = 2.4m
48	Neighbour	Persian Walnut	<i>Juglans regia</i>	55	20	14	Good	Good	Small-caliper deadwood in canopy; branch canopy above 6m	Preserve: TPZ = 3.6m
49	Subject Site	White Spruce	<i>Picea glauca</i>	12	5	2.5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 1.5m from tree base; below 15cm DBH	Preserve: TPZ = 2.4m
50	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	97	18	10	Good	Poor	Small-caliper deadwood in canopy; 45 degree stem lean north due to split/failure on south side of stem; canopy growing vertically above 8m	Remove: Potential safety hazard
51	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	39	20	8	Good	Fair	Small-caliper deadwood in canopy; branch canopy above 4m; epicormic re-growth from previously cut tree	Preserve: TPZ = 2.4m



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I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
52	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	77	20	10	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 8m from tree base; approx. 45 degree stem sweep north from base to 8m	Preserve: TPZ = 4.8m
53	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	37	24	10	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 8m from tree base	Preserve: TPZ = 2.4m
54	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	21	8	8	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 1.8m from tree base	Preserve: TPZ = 2.4m
55	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	37	22	6	Good	Fair	Small-caliper deadwood in canopy; branch canopy above 6m and shaded and reduced on south side	Preserve: TPZ = 2.4m
56	Subject Site	Anglo Japanese Yew	<i>Taxus cuspidata</i>	7, 10 10 (16)	5	3	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 2m from tree base	Preserve: TPZ = 2.4m
57	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	102	24	16	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 4m from tree base; failed static support cable at 8m	Preserve: TPZ = 7.2m Inspect and, if feasible, re-install cabling system
58	Subject Site	Ginkgo	<i>Ginkgo biloba</i>	17	10	4	Good	Good	Small-caliper deadwood in canopy	Preserve: TPZ = 2.4m
59	Subject Site	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	51	21	15	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 6m from tree base; branch canopy above 4m	Preserve: TPZ = 3.6m
60	Subject Site	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	44	16	10	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow included bark union 3m from tree base	Preserve: TPZ = 3.0m
61	Subject Site	Thornless Honey Locust	<i>Gleditsia triacanthos var. inermis</i>	55	20	14	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy above 2m	Preserve: TPZ = 3.6m



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I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
62	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	108	24	16	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 6m from tree base; branch canopy above 10m – static steel cable installed at 10m	Preserve: TPZ = 7.2m <i>Inspect static steel cable</i>
63	Subject Site	Cedar	<i>Thuja occidentalis</i>	24	6	4	Good	Good	Small-caliper deadwood in canopy	Preserve: TPZ = 2.4m
64	Subject Site	Cedar	<i>Thuja occidentalis</i>	10	6	2	Good	Good	Small-caliper deadwood in canopy; <u>below 15cm DBH</u>	Preserve: TPZ = 2.4m
65	Subject Site	Cedar	<i>Thuja occidentalis</i>	10	6	2	Good	Good	Small-caliper deadwood in canopy; <u>below 15cm DBH</u>	Preserve: TPZ = 2.4m
66	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	20, 25 (32)	12	9	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base	Preserve: TPZ = 2.4m
67	Subject Site	Cedar	<i>Thuja occidentalis</i>	30, 30 35 (55)	12	8	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base	Preserve: TPZ = 3.6m
68	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	75	24	14	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 8m from tree base; branch canopy above 6m	Preserve: TPZ = 4.8m
69	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	60	24	18	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy above 8m	Preserve: TPZ = 3.6m
70	Subject Site	Siberian Elm	<i>Ulmus pumila</i>	40	22	14	Good	Fair	Small-caliper deadwood in canopy; 4 large aspect ratio co-dominant stems with addressed included bark unions 6m from tree base	Preserve: TPZ = 2.4m
71	Subject Site	White Pine	<i>Pinus strobus</i>	15	8	4	Good	Good	Small-caliper deadwood in canopy	Preserve: TPZ = 2.4m
72	Subject Site	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	23	12	3	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded/reduced on north side from base to 4m	Preserve: TPZ = 2.4m



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I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
73	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	60	24	10	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 6m from tree base; branch canopy above 12m; corrected stem lean east	Preserve: TPZ = 3.6m
74	Subject Site	Shagbark Hickory	<i>Carya ovata</i>	64	18	10	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 2m from tree base; branch canopy above 4m	Preserve: TPZ = 4.8m
75	Subject Site	White Spruce	<i>Picea glauca</i>	32	14	5	Good	Poor	Small-caliper deadwood in canopy; previously topped at 4m with re-growth of apices	Preserve: TPZ = 2.4m
76	Subject Site	Colorado Blue Spruce	<i>Picea pungens</i> 'Glaucá'	68	28	6	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 3m from tree base	Preserve: TPZ = 4.8m
77	Subject Site	Norway Maple	<i>Acer platanoides</i>	28, 30 (41)	16	6	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; lower branch canopy clearance pruned 8m on east side	Preserve: TPZ = 3.0m
78	Subject Site	Norway Maple	<i>Acer platanoides</i>	24	16	5	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded/reduced on all sides	Preserve: TPZ = 2.4m
79	Neighbour	Scots Pine	<i>Pinus sylvestris</i>	40*	16	5	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow included bark union 4m from tree base; branch canopy above 6m	Preserve: TPZ = 2.4m
80	Subject Site	Norway Maple	<i>Acer platanoides</i>	50	16	10	Good	Fair	Small-caliper deadwood in canopy; topped at 5m with epicormic re-growth	Preserve: TPZ = 3.6m
81	Neighbour	White Pine	<i>Pinus strobus</i>	80*	28	10	Good	Good	Small-caliper deadwood in canopy; branch canopy above 12m	Preserve: TPZ = 4.8m
82	Subject Site	Horse Chestnut	<i>Aesculus hippocastanum</i>	94	16	12	Good	Fair	Large-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 2m from tree base; west stem removed at 4m with epicormic re-growth	Preserve: TPZ = 6.0m
83	City of Mississauga	Yew	<i>Taxus densiformis</i>	8, 8, 8, 8 (16)	3	8	Good	Good	Small-caliper deadwood in canopy; shrub form	Preserve: TPZ = 2.4m



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Appendix C: Tree Valuation Appraisals (Trunk Formula Method)

TREE APPRAISAL Trunk Formula Method

Tree Number: One (1)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Black Locust	
2	Condition:	75	%
3	DBH:	89	cm
4	Location:	77	%

*Robinia
pseudoacacia*

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	56	%
6	Replacement Plant Size:	5	cm
	Trunk		
6b	Area:	19.625	cm ²
7	Replacement Plant Cost:	\$180.00	
8	Installation Cost: (1.5x Plant Cost)	\$270.00	
9	Installed Tree Cost:	\$450.00	
10	Unit Tree Cost:	\$22.93	

Calculations by Appraiser Using Field and/or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	5990	cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	5970	cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$137,350.32	
14	Appraised Value (#13 x #5 x #2 x #4) :	\$44,226.80	
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.		
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.		

APPRAISED VALUE: \$44,200



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TREE APPRAISAL Trunk Formula Method

Tree Number: Two (2)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Black Locust		<i>Robinia pseudoacacia</i>
2	Condition:		81 %	
3	DBH:		24 cm	
4	Location:		72 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	56 %
6	Replacement Plant Size:	5 cm
	Trunk	
6b	Area:	19.625 cm ²
7	Replacement Plant Cost:	\$180.00
8	Installation Cost: (1.5x Plant Cost)	\$270.00
9	Installed Tree Cost:	\$450.00
10	Unit Tree Cost:	\$22.93

Calculations by Appraiser Using Field and/or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	452 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	432 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$10,364.33
14	Appraised Value (#13 x #5 x #2 x #4) :	\$3,379.64
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$3,380



Welwyn Consulting

TREE APPRAISAL Trunk Formula Method

Tree Number: Three (3)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Black Locust		<i>Robinia pseudoacacia</i>
2	Condition:		81 %	
3	DBH:		30 cm	
4	Location:		72 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	56 %
6	Replacement Plant Size:	5 cm
	Trunk	
6b	Area:	19.625 cm ²
7	Replacement Plant Cost:	\$180.00
8	Installation Cost: (1.5x Plant Cost)	\$270.00
9	Installed Tree Cost:	\$450.00
10	Unit Tree Cost:	\$22.93

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	707 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	687 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$16,211.46
14	Appraised Value (#13 x #5 x #2 x #4) :	\$5,286.29
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$5,300



Welwyn Consulting

TREE APPRAISAL Trunk Formula Method

Tree Number: Four (4)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Black Locust		<i>Robinia pseudoacacia</i>
2	Condition:		81 %	
3	DBH:		14 cm	
4	Location:		68 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	56 %
6	Replacement Plant Size:	5 cm
	Trunk	
6b	Area:	19.625 cm ²
7	Replacement Plant Cost:	\$180.00
8	Installation Cost: (1.5x Plant Cost)	\$270.00
9	Installed Tree Cost:	\$450.00
10	Unit Tree Cost:	\$22.93

Calculations by Appraiser Using Field and/or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	154 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	134 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$3,531.21
14	Appraised Value (#13 x #5 x #2 x #4) :	\$1,097.91
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$1,100



Welwyn Consulting

TREE APPRAISAL Trunk Formula Method

Tree Number: Five (5)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Paper Birch		<i>Betula papyrifera</i>
2	Condition:		81 %	
3	DBH:		48 cm	
4	Location:		72 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	60 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm ²
7	Replacement Plant Cost:	\$250.00
8	Installation Cost: (1.5x Plant Cost)	\$375.00
9	Installed Tree Cost:	\$625.00
10	Unit Tree Cost:	\$9.83

Calculations by Appraiser Using Field and/or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	1809 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	1745 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$17,781.32
14	Appraised Value (#13 x #5 x #2 x #4) :	\$6,212.35
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$6,200



Welwyn Consulting

TREE APPRAISAL Trunk Formula Method

Tree Number: Thirteen (13)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Black Locust	
2	Condition:	81	%
3	DBH:	55	cm
4	Location:	73	%

*Robinia
pseudoacacia*

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	56	%
6	Replacement Plant Size:	5	cm
	Trunk		
6b	Area:	19.625	cm ²
7	Replacement Plant Cost:	\$180.00	
8	Installation Cost: (1.5x Plant Cost)	\$270.00	
9	Installed Tree Cost:	\$450.00	
10	Unit Tree Cost:	\$22.93	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	2375	cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	2355	cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$54,458.60	
14	Appraised Value (#13 x #5 x #2 x #4) :	\$18,171.02	
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.		
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.		

APPRAISED VALUE: \$18,200



Welwyn Consulting

TREE APPRAISAL Trunk Formula Method

Tree Number: Fourteen (14)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Paper Birch		<i>Betula papyrifera</i>
2	Condition:		81 %	
3	DBH:		18 cm	
4	Location:		67 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	60 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm ²
7	Replacement Plant Cost:	\$250.00
8	Installation Cost: (1.5x Plant Cost)	\$375.00
9	Installed Tree Cost:	\$625.00
10	Unit Tree Cost:	\$9.83

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	254 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	190 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$2,496.66
14	Appraised Value (#13 x #5 x #2 x #4) :	\$811.41
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$810



Welwyn Consulting

TREE APPRAISAL Trunk Formula Method

Tree Number: Fifteen (15)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Paper Birch		<i>Betula papyrifera</i>
2	Condition:		81 %	
3	DBH:		14 cm	
4	Location:		67 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	60 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm ²
7	Replacement Plant Cost:	\$250.00
8	Installation Cost: (1.5x Plant Cost)	\$375.00
9	Installed Tree Cost:	\$625.00
10	Unit Tree Cost:	\$9.83

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	154 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	90 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$1,513.72
14	Appraised Value (#13 x #5 x #2 x #4) :	\$491.96
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$490



Welwyn Consulting

TREE APPRAISAL Trunk Formula Method

Tree Number: Sixteen (16)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Paper Birch		<i>Betula papyrifera</i>
2	Condition:		81 %	
3	DBH:		18 cm	
4	Location:		67 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	60 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm ²
7	Replacement Plant Cost:	\$250.00
8	Installation Cost: (1.5x Plant Cost)	\$375.00
9	Installed Tree Cost:	\$625.00
10	Unit Tree Cost:	\$9.83

Calculations by Appraiser Using Field and/or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	254 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	190 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$2,496.66
14	Appraised Value (#13 x #5 x #2 x #4) :	\$811.41
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$810



Welwyn Consulting

TREE APPRAISAL Trunk Formula Method

Tree Number: Seventeen (17)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Paper Birch		<i>Betula papyrifera</i>
2	Condition:		81 %	
3	DBH:		18 cm	
4	Location:		67 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	60 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm ²
7	Replacement Plant Cost:	\$250.00
8	Installation Cost: (1.5x Plant Cost)	\$375.00
9	Installed Tree Cost:	\$625.00
10	Unit Tree Cost:	\$9.83

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	254 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	190 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$2,496.66
14	Appraised Value (#13 x #5 x #2 x #4) :	\$811.41
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$810



Welwyn Consulting

TREE APPRAISAL Trunk Formula Method

Tree Number: Eighteen (18)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Black Locust		<i>Robinia pseudoacacia</i>
2	Condition:		81 %	
3	DBH:		51 cm	
4	Location:		72 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	56 %
6	Replacement Plant Size:	5 cm
	Trunk	
6b	Area:	19.625 cm ²
7	Replacement Plant Cost:	\$180.00
8	Installation Cost: (1.5x Plant Cost)	\$270.00
9	Installed Tree Cost:	\$450.00
10	Unit Tree Cost:	\$22.93

Calculations by Appraiser Using Field and/or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	2042 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	2022 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$46,822.93
14	Appraised Value (#13 x #5 x #2 x #4) :	\$15,268.18
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$15,300



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TREE APPRAISAL Trunk Formula Method

Tree Number: Nineteen (19)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Black Locust		<i>Robinia pseudoacacia</i>
2	Condition:		81 %	
3	DBH:		85 cm	
4	Location:		73 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	56 %
6	Replacement Plant Size:	5 cm
	Trunk	
6b	Area:	19.625 cm ²
7	Replacement Plant Cost:	\$180.00
8	Installation Cost: (1.5x Plant Cost)	\$270.00
9	Installed Tree Cost:	\$450.00
10	Unit Tree Cost:	\$22.93

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	5520 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	5500 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$126,573.25
14	Appraised Value (#13 x #5 x #2 x #4) :	\$42,233.27
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$42,200



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TREE APPRAISAL Trunk Formula Method

Tree Number: Twenty Three (23)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga/1415 Dundas Cres.
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Black Locust		<i>Robinia pseudoacacia</i>
2	Condition:		75 %	
3	DBH:		110 cm	
4	Location:		75 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	56 %
6	Replacement Plant Size:	5 cm
	Trunk	
6b	Area:	19.625 cm ²
7	Replacement Plant Cost:	\$180.00
8	Installation Cost: (1.5x Plant Cost)	\$270.00
9	Installed Tree Cost:	\$450.00
10	Unit Tree Cost:	\$22.93

Calculations by Appraiser Using Field and/or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	8287 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	8267 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$190,020.38
14	Appraised Value (#13 x #5 x #2 x #4) :	\$59,856.42
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$59,900



Welwyn Consulting

TREE APPRAISAL Trunk Formula Method

Tree Number: Eighty Three (83)
 Address: 1427 Dundas Crescent, Mississauga
 Owner: City of Mississauga
 Date of Appraisal: February 4, 2021
 Appraiser: Tom Bradley
 Certification Number: R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Dense Yew		<i>Taxus densiformis</i>
2	Condition:		81 %	
3	DBH:		16 cm	
4	Location:		70 %	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	72 %
6	Replacement Plant Size:	4 cm
	Trunk	
6b	Area:	12.56 cm ²
7	Replacement Plant Cost:	\$46.00
8	Installation Cost: (1.5x Plant Cost)	\$69.00
9	Installed Tree Cost:	\$115.00
10	Unit Tree Cost:	\$9.16

Calculations by Appraiser Using Field and/or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	254 cm ²
12	Appraised Tree Trunk Increase (#11 - #6b):	241 cm ²
13	Basic Tree Cost (#12 x #10 + #9) :	\$2,325.64
14	Appraised Value (#13 x #5 x #2 x #4) :	\$952.35
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$950



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Appendix D: Site Photos – 1427 Dundas Crescent, Mississauga



Photo #3 (Tree #38)



Photo #4 (Tree #50)

Figure #2:

The above photos show the two (2) hazard trees proposed for removal on the site at 1427 Dundas Crescent, Mississauga.

Please refer to Page 8 of this report for further information.