



Updated Arborist Report

2935 & 2955 Mississauga Road, City of Mississauga

590816 Ontario Inc.

2616 Cynara Road
Mississauga, ON, L5B 2R7

Prepared by:

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December 18, 2025

Revision: C

Revision Record

Revision	Date	Prepared By	Checked By	Authorized By
B	November 26, 2025	ND	ED	AA
C	December 18, 2025	ND	ED	AA



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This report may contain data or information provided by third party sources on which SLR is entitled to rely without verification and SLR does not warranty the accuracy of any such data or information.

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Appendix A Tree Inventory

Appendix B City of Mississauga Tree Protection Details



Acronyms and Abbreviations

cm	Centimetre
DBH	Diameter at Breast Height
ESC	Erosion and Sediment Control
ISA	International Society of Arboriculture
Ha	hectares
m	Metre
TPP	Tree Protection Plan
TPZ	Tree Protection Zone
SAR	Species at Risk

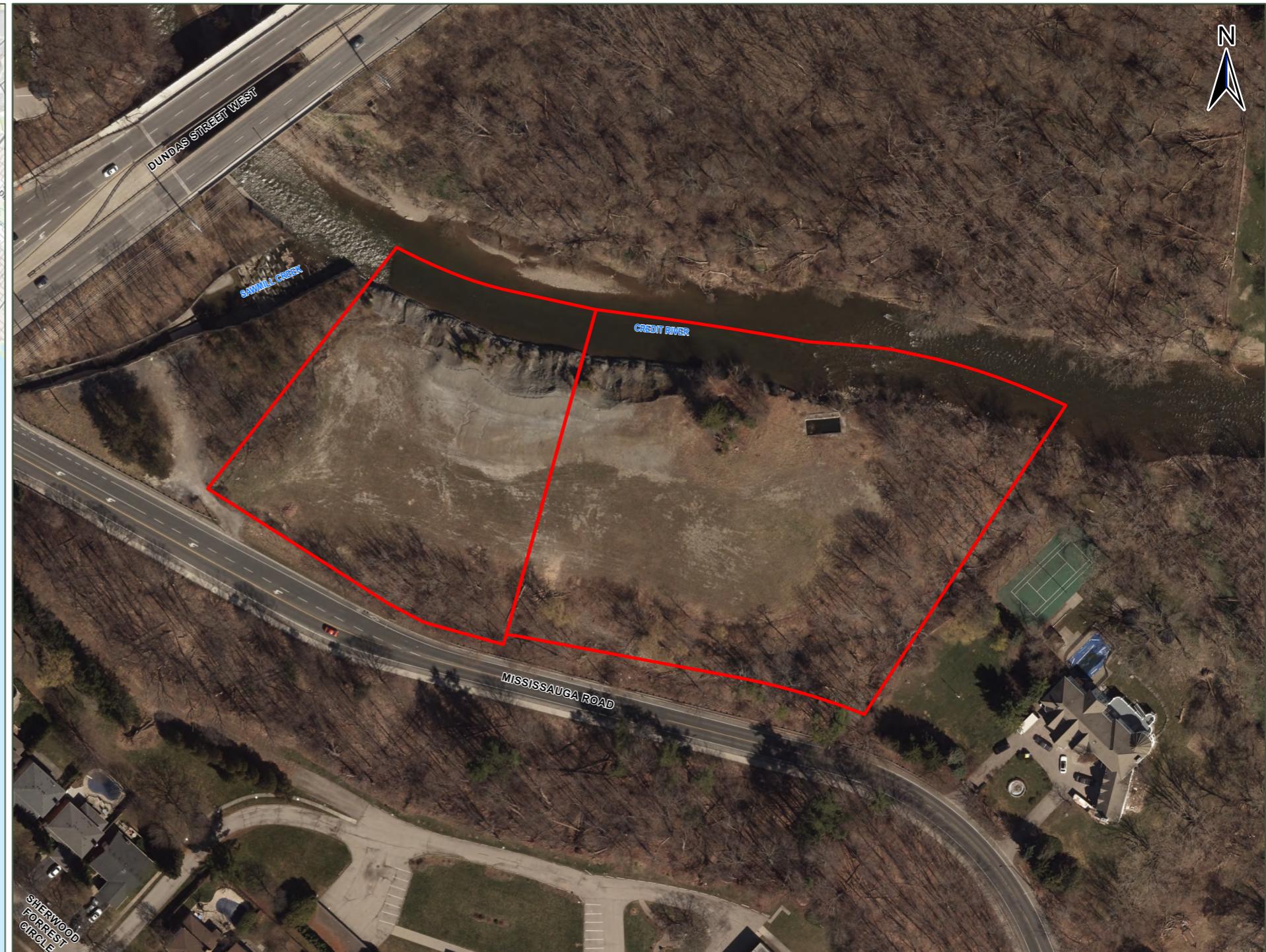
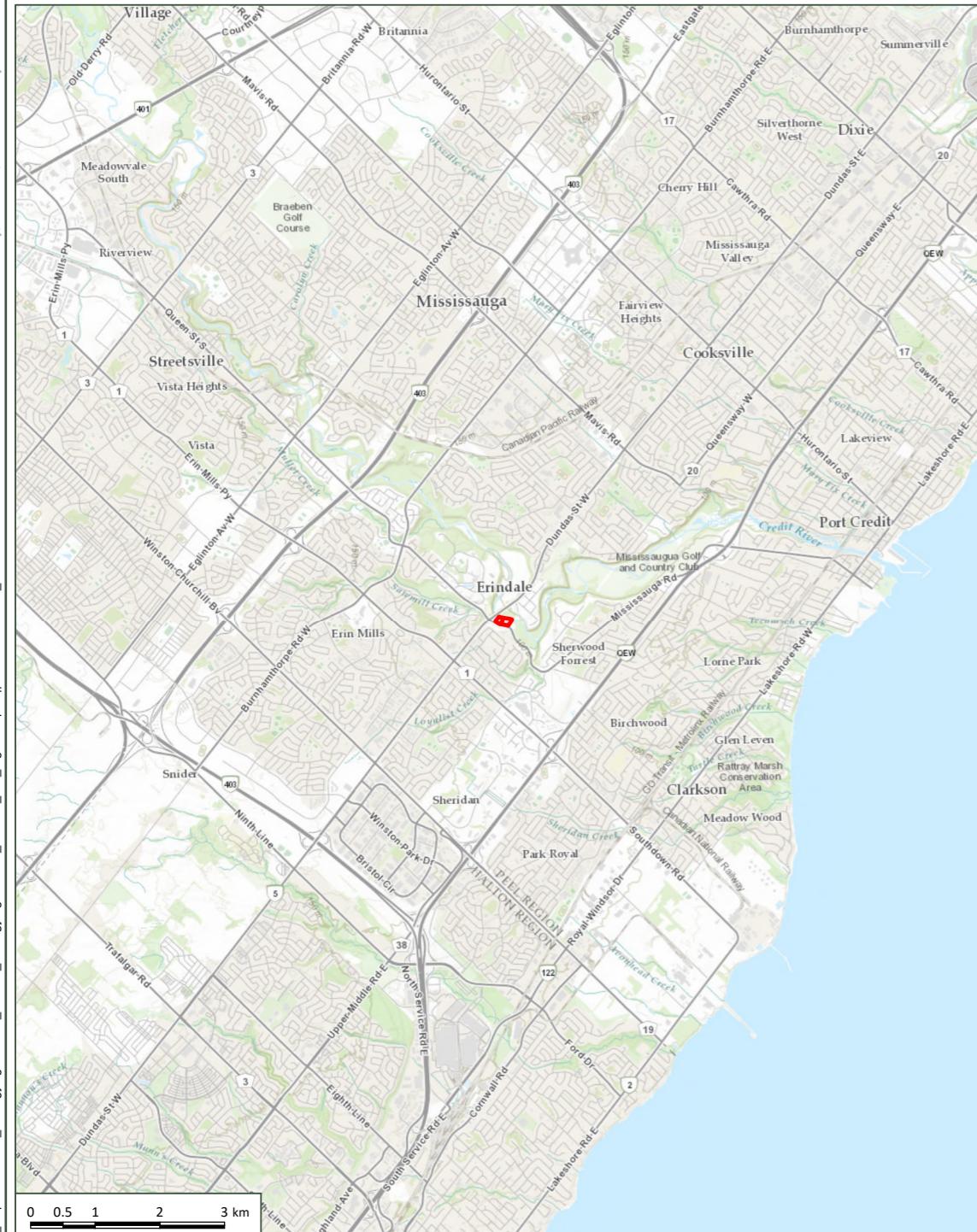


1.0 Introduction

SLR Consulting (Canda) Ltd. (SLR) is pleased to provide this Arborist Report and Tree Protection Plan (TPP) for the proposed development of 2935 & 2955 Mississauga Road in the City of Mississauga, Ontario (The Subject Lands – **Figure 1**). The Subject Lands are approximately 2.13 hectares (ha) and are largely comprised of a central open meadow surrounded by naturalized treed areas to the east, south, and west. The northern limit of the Subject Lands is directly adjacent to the Credit River. The proposed development includes a high-rise building consisting of a six-storey podium and a 12-storey tower, a stacked townhouse complex, and three levels of underground parking.

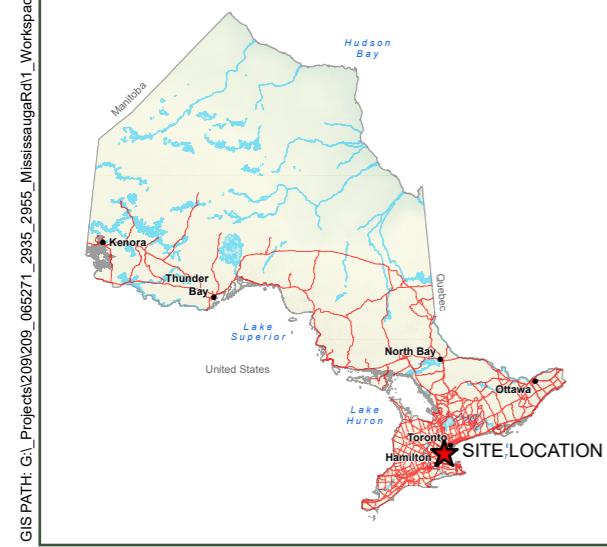
This report includes a review of relevant tree preservation policies, the tree inventory methods and results, a tree protection plan identifying trees proposed to be retained and recommended tree protection measures, as well as tree replacement recommendations for trees proposed to be removed. Recommendations for construction methods are also detailed, as they pertain to trees.





LEGEND:

SUBJECT SITE (2.13 HA)



SERVICE LAYER CREDITS: PEEL REGION2020, CITY OF TORONTO, REGION OF PEEL, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, HERE, GARMIN, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFC, NRCAN

2.0 Relevant Policy

2.1 City of Mississauga

2.1.1 Private Tree Protection By-law (0021-2022)

The removal of trees of private property must comply with the City's Private Tree Protection By-law (City of Mississauga, 2022). A permit is needed to injure, destroy or remove any individual tree greater than 15 cm in diameter at breast height (DBH). However, this Arborist Report has been prepared in support of a Development Application and Site Plan process. Tree removal as part of an approved Development Plan is an exempt activity under Part 7, Section 17(9) of the By-law.

As the proposed development requires an approval under the *Planning Act*, this Arborist Report provides the information and mitigation recommendations necessary to provide an exemption under Part 7 of the By-law. Regardless, replacement recommendations within this report are in keeping with the criteria of By-law 0021-2022.

2.1.2 Arboricultural Guidance Documents

The City of Mississauga created a *Terms of Reference for Arborist Reports* to ensure "that the potential effects of proposed development on existing trees and vegetation and to ensure the proposal conforms to the relevant Official Plan policies, Urban Design Guidelines, standards and details of the City of Mississauga" (City of Mississauga, 2022). This document details the trees that should be inventoried for a report and the data to be collected, the content and format for an Arborist Report (including compensation ratios), and the content and format for the companion Tree Preservation Plan.

Additionally, the City of Mississauga *Tree Preservation and Protection Standards* identify the procedures and standards required by the City to protect private and public trees through the development review process (City of Mississauga, 2017). This document provides direction on technical report contents required for staff to assess how a proposed development will impact existing trees and recommended preservation and compensation methods.

The most current compensation requirements for private trees are documented on the City's website - *Request to injure or remove trees* (City of Mississauga, 2025).

2.1.3 City of Mississauga's Official Plan

The City of Mississauga's Official Plan (Chapter 19, Section 19.4, sub-section 19.4.5) states that an Arborist Report including Tree Survey/Tree Preservation Plan may be required as part of a complete application submission for an official plan amendment, rezoning, draft plan of subdivision, condominium, consent application or site plan application to supplement the development proposal (City of Mississauga, 2019).

2.1.4 Migratory Birds Convention Act

The *Migratory Birds Convention Act* (MBCA), 1994 and *Migratory Birds Regulations* (MBR), 2014 protect most species of migratory birds and their nests and eggs anywhere they are found in Canada (Government of Canada, 1994). General prohibitions under the MBCA and MBR protect migratory birds, their nests, and eggs, and prohibit the deposition of harmful substances in waters/areas frequented by them. The MBR includes an additional prohibition against incidental take, which is the inadvertent harming or destruction of birds, nests, or eggs.



3.0 Methods

This Arborist Report was directed by an International Society of Arboriculture (ISA) Certified Arborist. A tree inventory was completed on June 23, 2021, for all trees with a DBH equal or greater than 6 cm, that are found 6 m adjacent to the development limit. Due to changes in the development configuration, an additional survey was conducted on August 13, 2025 to add trees to 6 m adjacent of anticipated construction. Tree data from 2021 at the development limit was also confirmed and updated.

Information collected during the inventory included species name, tree tag number, geo-location, DBH, dripline, general health condition, and notes on tree trunk and canopy conditions. A Tree Protection Zone (TPZ), which is based on the DBH of a tree, was calculated for each tree based on the City's *Tree Preservation and Protection Standards* (City of Mississauga, 2017).

4.0 Results

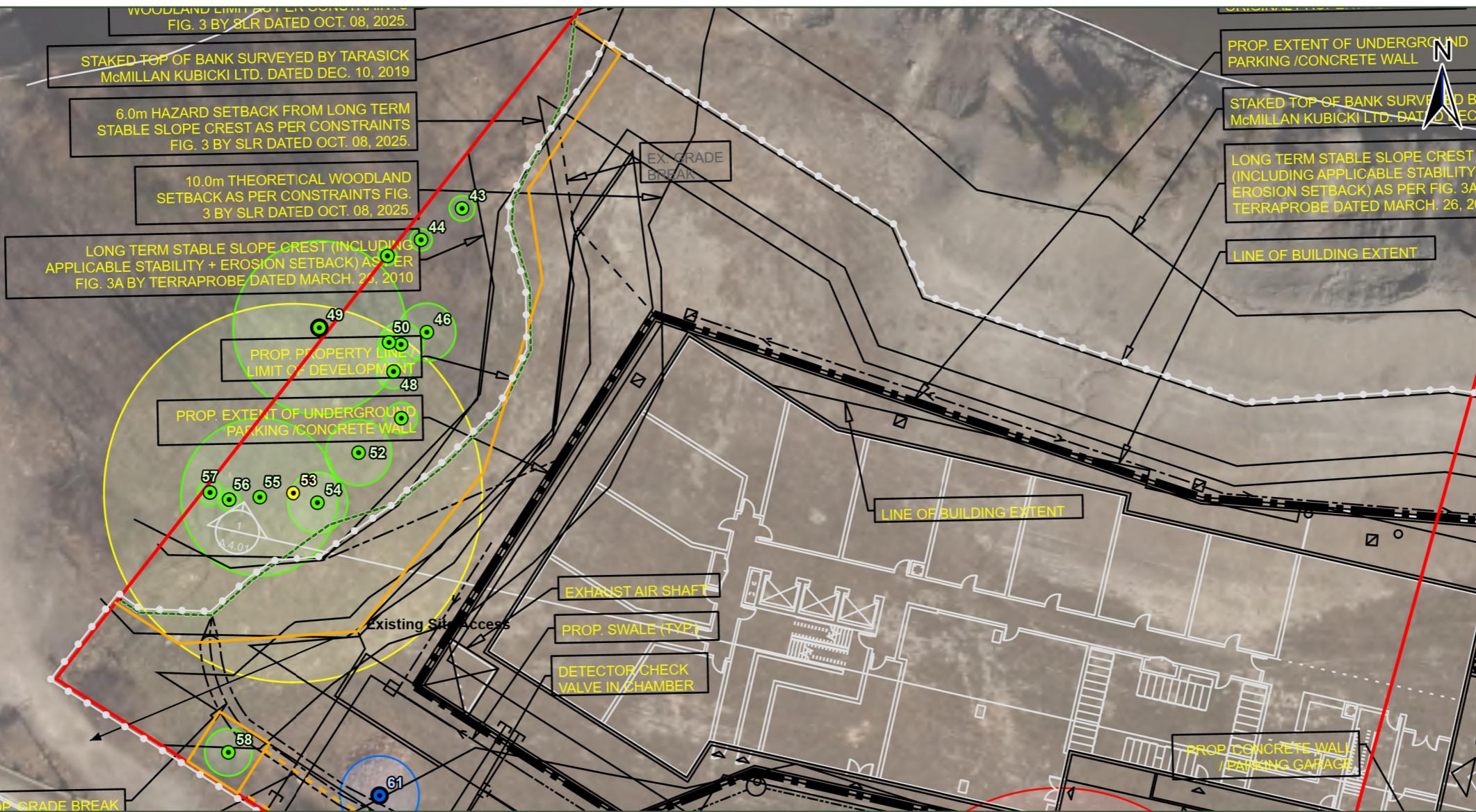
4.1 Tree Inventory

The tree inventory included a total of 129 individual trees (**Figure 2**). The woodland edges were dominated by native species including Sugar Maple (*Acer saccharum*) (in fair to good condition) as well as White Ash (*Fraxinus americana*) in poor or dead condition (**Table 1**). Abundant Manitoba Maple (*Acer negundo*) was also recorded, a species with invasive traits that allow it to spread aggressively and outcompete other species in Ontario. There were no Species at Risk (SAR) tree observed during the 2021 or 2025 field investigations. The full tree inventory is provided in **Appendix A**.

Table 1. Summary of Tree Inventory Results

Scientific Name	Common Name	Quantity
<i>Acer negundo</i>	Manitoba Maple	15
<i>Acer saccharinum</i>	Silver Maple	1
<i>Acer saccharum</i>	Sugar Maple	64
<i>Fraxinus americana</i>	White Ash	16
<i>Fraxinus</i> sp.	Dead Ash	18
<i>Juglans nigra</i>	Black Walnut	1
<i>Morus alba</i>	White Mulberry	1
<i>Ostrya virginiana</i>	Ironwood	1
<i>Prunus cerasus</i>	Sour Cherry	1
<i>Prunus nigra</i>	Black Cherry	1
<i>Salix exuina</i>	Crack Willow	1
<i>Salix</i> sp.	Willow Species	4
<i>Tilia americana</i>	Basswood	5
Total Inventoried Trees		129





TREE PRESERVATION SPECIFICATIONS

TREE PROTECTION AND FENCING

- ALL EXISTING TREES, THAT ARE DESIGNATED TO REMAIN, MUST BE FULLY PROTECTED WITH TREE PROTECTION FENCING IN ACCORDANCE WITH CITY OF MISSISSAUGA DETAIL 02830-6, WHICH IS TO BE ERECTED BEYOND THE TREE PROTECTION ZONE.
- TREE PROTECTION ZONES ARE TO INCLUDE SIGNAGE (AS PER BELOW) AT REGULAR INTERVALS ON THE FENCING. THE SIGNS ARE TO BE 40.64 CM X 60.96 CM AND ON A WATERPROOF MATERIAL.



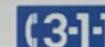
Tree Protection Zone (TPZ)

BY-LAW

No construction activities, including grade changes, storage of materials or equipment, dumping, excavation is permitted within this TPZ

This tree protection barrier must remain in good condition and must not be removed or altered without the authorization of City of Mississauga, Urban Forestry.

Concerns or inquiries regarding this TPZ can be directed to:



Dial
3-1-1

905-615-4311
outside city limits

- NO CONSTRUCTION EQUIPMENT OR MOTORIZED VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION ZONE AND ALL TREE PROTECTION ZONES MUST REMAIN UNDISTURBED AT ALL TIMES. THE FOLLOWING ACTIVITIES ARE ALSO PROHIBITED WITHIN THE TREE PROTECTION ZONES:

- CONSTRUCTION ACTIVITIES;
- STORAGE OF MATERIALS
- STORAGE OF EQUIPMENT
- EXCAVATION (UNLESS APPROVED FOR ROOT PRUNING)
- GRADE CHANGES
- CUTTING, TEARING, BREAKING TREE'S ROOTS, BRANCHES AND TRUNK
- DUMPING
- PARKING
- STRINGING CABLES/WIRES

- TREE PROTECTION FENCING IS TO BE INSPECTED REGULARLY TO ENSURE IT IS PERFORMING ITS INTENDED FUNCTION. IF ANY SECTION IS FOUND TO BE DAMAGED OR NON-FUNCTIONAL, IT SHOULD BE REPLACED IMMEDIATELY.
- TREE PROTECTION FENCING MUST REMAIN IN EFFECTIVE CONDITION UNTIL ALL SITE ACTIVITIES INCLUDING LANDSCAPING ARE COMPLETE. IT MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE CONSULTING LANDSCAPE ARCHITECT OR ARBORIST.

TREE AND ROOT PRUNING

- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, PRUNE LIMBS THAT MAY BE NEGATIVELY IMPACTED DURING CONSTRUCTION UTILIZING PRUNING SHEARS, PRUNING SAW, OR CHAIN SAW. PRUNE CLEANLY THE ROOTS OF EXISTING TREES THAT ARE ANTICIPATED TO BE DISTURBED BY EXCAVATION. PRUNING SHOULD BE CARRIED OUT AS SPECIFIED BY AN ISA

CERTIFIED ARBORIST.

- WHERE DIRECTED BY THE CITY'S ARBORIST, THE CONTRACTOR SHALL MAKE ALL DAMAGE CAUSED TO THE AREAS SURROUNDING PLANT MATERIAL, INCLUDING REPLACING DAMAGED OR DESTROYED PLANT MATERIALS, TO THE SATISFACTION OF THE CITY'S ARBORIST.
- DO NOT STOCKPILE MATERIAL WITHIN THE DRIP LINE OF TREES OR SHRUBS TO BE RETAINED.
- DO NOT ALLOW TRAFFIC, VEHICLES OR EQUIPMENT TO COMPACT SOIL WITHIN THE DRIP LINE OF TREES OR SHRUBS TO BE RETAINED.

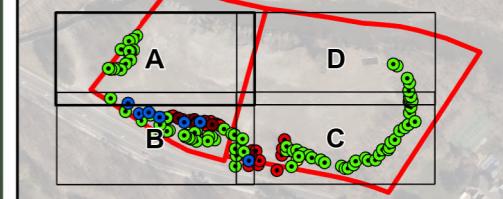
TREE REMOVAL:

- TREES ARE TO BE FELLED INTO THE CONSTRUCTION AREA TO REDUCE THE POTENTIAL FOR INJURY/DAMAGE TO PROTECTED AREAS.
- TO AVOID INTERFERENCE WITH THE EGGS, NESTS OR YOUNG OF BIRDS PROTECTED UNDER THE FEDERAL MIGRATORY BIRDS CONVENTION ACT (GOVERNMENT OF CANADA, 1994), REMOVALS SHOULD NOT OCCUR FROM APRIL 1 TO NOVEMBER 31 OF ANY GIVEN YEAR. IDEALLY, REMOVAL SHOULD OCCUR FROM AUGUST THROUGH DECEMBER TO AVOID INTERFERENCE WITH ALL NESTING BIRDS. SHOULD REMOVAL BE REQUIRED WITHIN THE APRIL 1 TO NOVEMBER 31 BREEDING PERIOD, A QUALIFIED AVIAN BIOLOGIST SHOULD CONDUCT A THOROUGH SURVEY IMMEDIATELY PRIOR TO THE DESIRED TREE REMOVAL DATE TO CONFIRM PRESENCE OR ABSENCE OF PROTECTED SPECIES. IF PROTECTED SPECIES ARE PRESENT, REMOVAL CANNOT OCCUR WITHOUT A PERMIT FROM THE CANADIAN WILDLIFE SERVICE.

LEGEND:

- INVENTORIED TREE (W TPZ)
 - RETAIN
 - POTENTIAL INJURY
 - REMOVE
 - REMOVE - CONDITION
 - ASH TREES PREVIOUSLY REMOVED
- DEAD TREE
- PROPOSED CHAIN FENCE
- TREE PROTECTION FENCING
- EPHEMERAL NATURALIZED DRAINSWALE
- WOODLAND LIMIT (DELINEATED ON-SITE BY PALMER, FEB 2020)
- SITE PLAN
- SERVICING PLAN
- SUBJECT SITE (2.23 HA)

KEY MAP



SERVICE LAYER CREDITS: PEEL REGION 2020

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SCALE: 1:400
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NAD 1983 CSRS UTM Zone 17N

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2935 & 2955 MISSISSAUGA RD
MISSISSAUGA ON

2935 & 2955 MISSISSAUGA RD - 2025

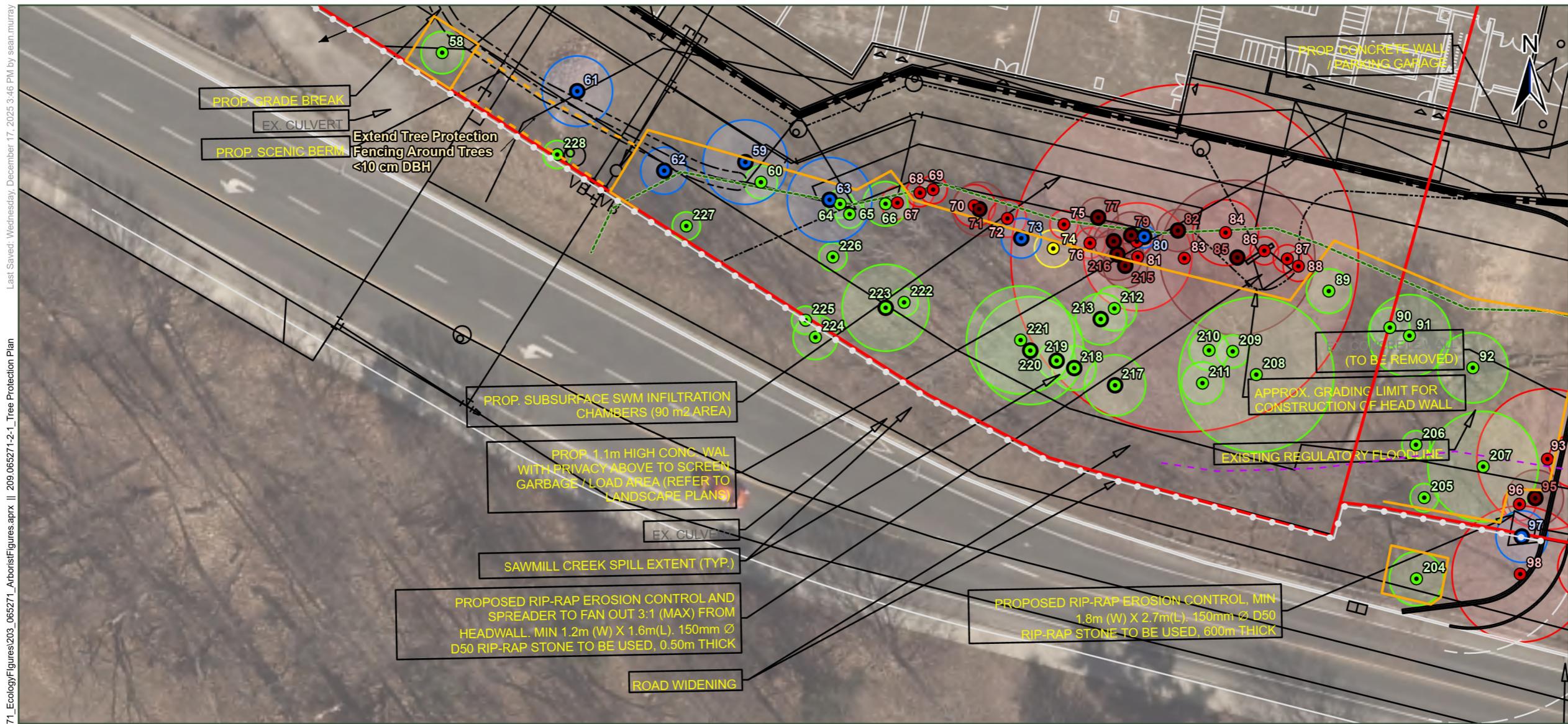
TREE PROTECTION PLAN



FIGURE NO:
2-A

DATE: December 17, 2025

PROJECT NO: 209.065271.00001



TREE PRESERVATION SPECIFICATIONS

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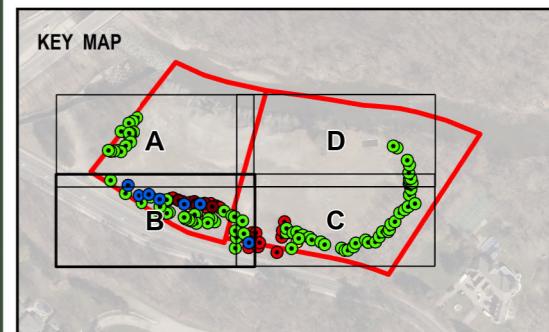
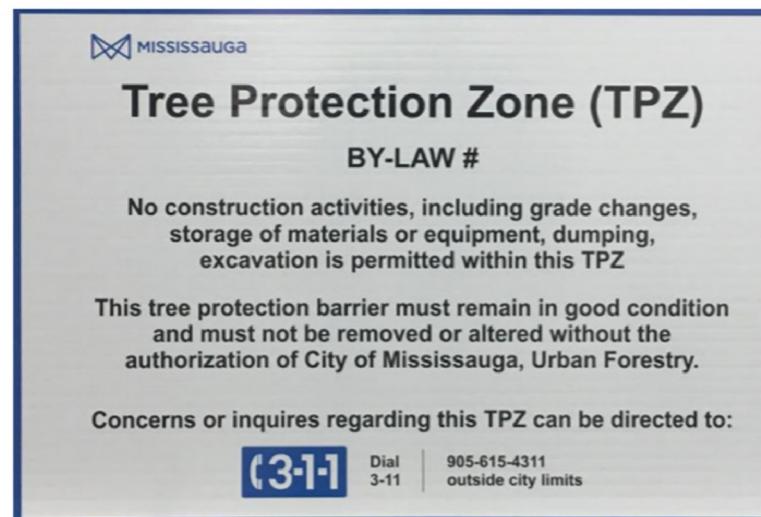
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2935 & 2955 MISSISSAUGA RD
MISSISSAUGA ON

2935 & 2955 MISSISSAUGA RD - 2025

TREE PROTECTION PLAN

SLR

FIGURE NO:



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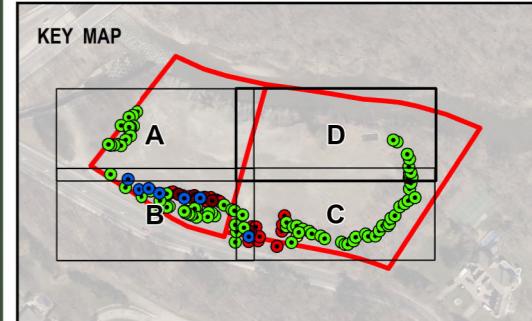
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MISSISSAUGA ON

2935 & 2955 MISSISSAUGA RD - 2025

TREE PROTECTION PLAN

SLR

FIGURE NO:
2-D

DATE: December 17, 2025

PROJECT NO: 209.065271.00001

4.2 Trees to be Retained

A total of 87 trees are proposed to be retained (**Table 2**), most of which are in good to fair condition. There are several dead or dying ash within the wooded area along Mississauga Road that are currently not proposed for removal, as they are not impacted by the development; however, maintenance for these trees may be required in the future.

With proper adherence to tree protection methods (Section 5), the trees to be retained are not expected to be impacted during the proposed construction works.

Table 2. Trees Proposed to be Retained

Scientific Name	Common Name	Good to Fair Health	Poor Health or Dead	Total Count
<i>Acer negundo</i>	Manitoba Maple	6	4	10
<i>Acer saccharum</i>	Sugar Maple	46	1	47
<i>Fraxinus americana</i>	White Ash	3	5	8
<i>Fraxinus</i> sp.	Dead ash sp.	0	9	9
<i>Juglans nigra</i>	Black Walnut	1	0	1
<i>Morus alba</i>	White Mulberry	1	0	1
<i>Ostrya virginiana</i>	Ironwood	1	0	1
<i>Prunus cerasus</i>	Sour Cherry	1	0	1
<i>Prunus nigra</i>	Black Cherry	1	0	1
<i>Salix</i> sp.	Willow Species	1	1	2
<i>Tilia americana</i>	Basswood	5	0	5
Total Trees to be Retained		67	20	87

4.3 Trees Potentially Injured

Among the inventoried trees, three (3) trees have the potential to be injured due to the extent of overlap with Tree Protection Zone (TPZ) and grading limits (**Table 3**). With appropriate mitigation measures (Section 5), including tree protection fencing, these trees are no anticipated to experience significant tree decline, mortality, or loss of root stability, and are considered retainable.

Table 3. Trees Potentially Injured

Scientific Name	Common Name	Good to Fair Health	Poor Health or Dead	Total Count
<i>Acer negundo</i>	Manitoba Maple	1	0	1
<i>Fraxinus americana</i>	White Ash	0	1	1
<i>Salix euxina</i>	Crack Willow	1	0	1
Total Trees Potentially Injured		2	1	3



4.4 Trees to be Removed

A total 32 trees are proposed to be removed, most of which are in good to fair condition (**Table 4**). Most (23) of these trees are within the proposed footprint of development or their TPZ largely overlap with the grading limits, including 22 in Good to Fair health and one dead tree. Therefore, removal is required to allow for the proposed development plan and associated construction works.

However, the remaining nine (9) trees are ash (*Fraxinus*) trees that are dead due to Emerald Ash Borer (EAB) infestation, and are proposed to be removed due to condition.

Table 4. Trees Proposed to be Removed

Scientific Name	Common Name	Good to Fair Health	Poor Health or Dead	Total Count
Trees to be Removed Due to Development				
<i>Acer negundo</i>	Manitoba Maple	2	1	3
<i>Acer saccharinum</i>	Silver Maple	1	0	1
<i>Acer saccharum</i>	Sugar Maple	17	0	17
<i>Salix</i> sp.	Willow Species	2	0	2
<i>Subtotal</i>		22	1	23
Trees to be Removed Due to Condition				
<i>Fraxinus americana</i>	White Ash	0	3	3
<i>Fraxinus</i> sp.	Dead ash sp.	0	6	6
<i>Subtotal</i>		0	9	9
Total Trees to be Removed		22	10	32

4.5 Trees Previously Removed (2021 – 2025)

During the 2025 survey, it was noted that seven (7) of the previously inventoried trees had been removed between 2021 and 2025 (**Table 5**). During the 2021 inventory, these trees were all inventoried as dead ash trees, infested by EAB. These trees were all removed during the peak of EAB management, as they presented hazards to activities on the property and potentially Mississauga Road.

Table 5. Trees Previously Removed (2021 – 2025)

Scientific Name	Common Name	Good to Fair Health	Poor Health or Dead	Total Count
<i>Fraxinus</i> sp.	Dead ash sp.	0	7	7
Total Trees Previously Removed		0	7	7



5.0 Tree Protection Plan

General and tree-specific tree protection measures are outlined below. The specifications for protection of retained trees are detailed on the Tree Protection Plan (**Figure 2**), including the locations of required tree protection fencing. The Tree Protection Plan is intended to act in concert with this Arborist Report; it is expected that the recommendations of both instruments be implemented for the project. Trees proposed to be retained will be primarily protected by tree protection fencing, as per the City's *Tree Preservation Hoarding Specification* (**Appendix B**).

5.1 Tree Protection Zone

Most trees proposed to be retained will be primarily protected by tree protection fencing. Tree protection fencing is to be placed at or beyond their Tree Protection Zone (TPZ). No construction, grade changes, surface treatments or excavation of any kind are permitted within the TPZ. The required minimum TPZ for trees in open spaces and woodlands according to the *Tree Preservation and Protection Standards* are outlined in **Table 5** (City of Mississauga, 2022).

Table 6. TPZ for Trees in Open Spaces and Woodlands

TPZ for Trees in Open Spaces and Woodlands	Example
$TPZ^* = DBH^{**} \times 12 / 100$	$3.6 \text{ m} = 30 \text{ cm} \times 12 / 100$

*TPZ distances are to be measured from the outside edge of the tree base

**DBH measurement of tree is taken at 1.4 metres above the ground

5.2 Tree Protection Fencing

Certain trees to be retained are located in close proximity to the limits of development or on adjacent private property. The implementation of tree protection measures is recommended to protect tree limbs from mechanical damage and the root systems from compaction during construction activities.

Framed hoarding is to be installed and inspected to the satisfaction of the Urban Forestry section encompasses the entire dripline area (**Figure 2**). The tree protection fencing should be installed per The City's Detail 02830-6 for plastic snow fence framed hoarding, and signage should be displayed (**Appendix B**). The plastic snow fence framed hoarding is to consist of 1.2 m high plastic orange snow fence secured to steel T-bars with wire ties and 2" x 4" timber rails along the top and bottom.

Signage measuring 40 cm x 60 cm to be mounted to the construction side of each TPZ barrier (**Photo 1**). Signage to indicate that work including grading, construction access and material storage is prohibited within the boundaries of the TPZ. No other signage is permitted to be fixed onto any tree protection hoarding.



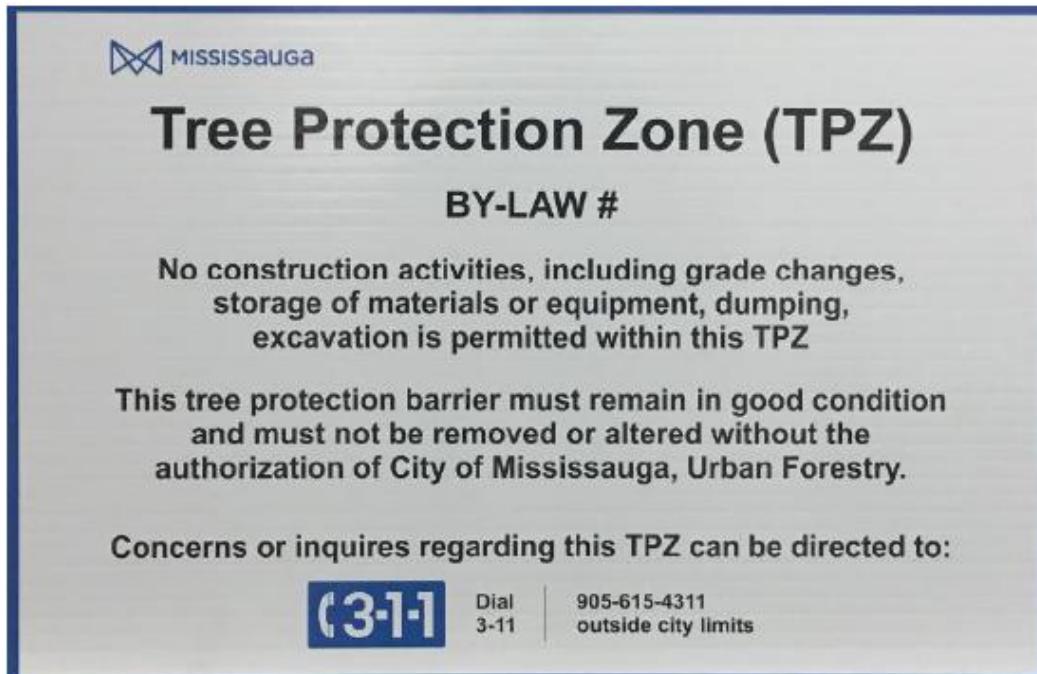


Photo 1. Example of TPZ signage

5.3 Felling and Grinding

Trees to be removed will be felled into the Subject Lands by a qualified arborist using good arboricultural practices. Tree protection fencing shall be installed for trees to be retained prior to tree removal unless the fencing will directly interfere with undertaking of approved tree removal.

For removals adjacent to trees to be retained, it is recommended that they be stumped and grinded as required rather than root removal (e.g., stump pulling), as root pulling has the potential to adversely affect trees to be retained.

5.4 Branch and Root Pruning

The proposed encroachment into the dripline and/or TPZ of trees directly adjacent to the development envelope are to be mitigated with branch and root pruning. This is especially important for the preservations of trees #58, #74 and #202, identified as trees potentially injured (**Figure 2**). Any roots or limbs of trees to be retained that extend beyond the tree protection fencing may require pruning. Pruning should be carried out as specified by an ISA certified arborist.

Trees can typically withstand up to 30% encroachment into their TPZ. The City of Mississauga prohibits many activates within the TPZ but may approve excavation for root pruning. Any pruning of tree roots and branches of trees necessary to accommodate the fencing or nearby construction work should be completed by a qualified arborist using best arboricultural practices. Various methods are deemed acceptable (i.e., Air Spade) by the City and must be either conducted or supervised by a Certified Arborist.

Prune limbs utilizing pruning shears, pruning saw, or chain saw. Root systems of protected trees that are exposed or damaged by construction work, shall be trimmed neatly by a Qualified



Arborist in accordance to good arboricultural practices and the area is to be back filled with appropriate material to maintain moisture/prevent desiccation. Roots should be excavated using a low pressure airspade. Roots should be pruned in a similar fashion as branches, taking care to maintain the integrity of the root bark ridge, where present.

6.0 Management and Monitoring

6.1 Pre-construction Phase

To avoid an offence under the *Migratory Bird Convention Act, 1994* (MBCA) for the destruction of active nests and/or eggs during bird nesting periods, it is recommended that all vegetation (including tree) removal works are conducted between September 1 and March 31 of any given year. Should tree removal during bird nesting season be unavoidable, a qualified biologist should conduct a nesting survey immediately before any vegetation removal is conducted, as defined by the Act.

To avoid potential negative impacts to SAR bats, the above avoidance window should be extended to April 1 to November 31, meaning tree removals should occur between **December 1 and March 31**. The erection of tree protection fencing (**Figure 2**) as per the Site Plan is to be conducted under the supervision of an ISA Certified Arborist, prior to the commencement of site clearance, demolition, or any other type of construction. Any pruning or trimming of trees to accommodate the fencing will be completed by a Certified Arborist using best industry practices. All trees to be removed will be felled into the proposed development area as to avoid damage to the adjacent trees. Fencing must remain intact through the completion of construction.

6.2 Construction Phase

Tree protection fencing will be regularly inspected for damage and proper function by construction personnel. Any damage will be reported to the construction supervisor and repaired immediately. Protective fencing shall remain in place throughout the duration of construction and shall not allow traffic, vehicles, foot traffic or equipment to compact soil within the TPZ. Any build up of sediments at tree bases will be removed as part of fencing repairs. To avoid sediment build ups, Erosion and Sediment Control (ESC) fencing should be integrated with the tree protection fencing and would largely avoid the movement of sediment into the natural heritage system.

Periodic monitoring of the Site during demolition, excavation and construction may be required to ensure tree protection measures are performed or remain in place throughout the duration of the construction. If required, monitoring will be performed by the developer's Consulting Arborist.

6.3 Post-construction Phase

The removal of tree protection barriers will only be initiated once all construction activities have been completed and landscaping has been implemented. The TPZ barriers and any additional tree care measures must remain in place until approval is given by the City of Mississauga.

Planting of trees as per Section 7 will be initiated as part of landscaping and be completed by nursery professionals or a Certified Arborist. Planting will occur solely during the spring or fall planting seasons; being April 15 - July 1, and September 15 – November 15, respectively.



Monitoring of tree establishment should be completed for a minimum of two growing seasons post-planting. Monitoring will be designed to assess the growth and establishment of the planted trees, ensuring that the conditions any nursery guarantees are met.

7.0 Replacement Plantings

A compensation plan for the trees to be removed as part of the proposed development includes tree removal compensation ratios, tree species planting selection, and planting locations as outlined in the *Request to Injure or Remove Trees* website (City of Mississauga, 2025).

7.1 Tree Replacements

The City's by-law states that replacement plantings are required when individual healthy trees (good to fair condition) which are greater than 15 cm DBH, including both native and non-native species. A tree replacement is required for every 15 cm (6 inches) of diameter of the tree removed (City of Mississauga, 2025).

32 trees are to be removed within the Subject Lands; however, nine of these trees are proposed to be removed due to condition (dead due to EAB) and do not require replacement. The Subject Lands are entirely within Credit Valley Conservation regulated lands (Credit Valley Conservation Authority, 2020); the CVC has specific replacement requirements to offset individual trees within natural areas (**Table 7**). The CVC requirements result in compensation numbers that are greater than those of the City of Mississauga, thus satisfying both agencies. A total of 189 trees must be planted in compensation for the removal of the 23 live trees on the Subject Lands.

Table 7. Tree Replacement Requirement for Credit Valley Conservation

Removals / Replacements	Trees >5 – 10 cm DBH (1:1)	Trees 10.1 – 20 cm DBH (3:1)	Trees 20.1 – 30 cm DBH (10:1)	Trees 30.1 – 40 cm DBH (15:1)	Trees 40.1 – 50 cm DBH (20:1)	Trees 50.1 – 60 cm DBH (30:1)	Trees 60.1 – 70 cm DBH (40:1)	Trees 70.1 + cm DBH (50:1)	Total
Total number of removals	7	9	3	1	0	2	0	1	23
Total number of replacement trees	7	27	30	15	0	60	0	50	189

Compensation trees to replace those removed, their sizes, locations, and quantities are to be reviewed by City of Mississauga Community Services and Forestry. All replacement trees must be native and common the Credit River Watershed. The replacement trees must be at least 1.8 m tall for a coniferous tree or at least 6 cm in diameter for a deciduous tree in accordance with the City's By-law (City of Mississauga, 2025).

There are compensation planting opportunities within the Subject Lands, and the variable distance setbacks and additional restoration area proposed in the Environmental Impact Study and Landscape Plans for the project (provided as separate covers) describe a plan that will plant in excess of the required compensation amounts (Aboud and Associates Inc., 2025; SLR, 2025).



8.0 Conclusions

Of the 129 inventoried trees, 87 are proposed to be retained, three (3) are potentially injured, and 32 are proposed to be removed. A further seven (7) have been previously removed due to EAB infestation. The TPP described in this report is intended to be implemented to ensure the protection for trees being retained and identified as potentially injured. Management and monitoring recommendations are provided as direction for the various phases of construction to ensure that impacts to trees are minimized to the greatest extent feasible. Based on the number of tree removals, a total of 189 tree replacement plantings are required. The replacement trees are to be planted within the variable woodland buffer and additional naturalization area on the Subject Lands.

Note: A previous version of this report was previously completed by Natalie Dunn, B.Sc., PG[ER] - Ecologist, ISA Certified Arborist #ON-1809A and reviewed by Austin Adams (below).

Regards,

SLR Consulting (Canada) Ltd.



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ISA Certified Arborist #ON-2225A



9.0 References

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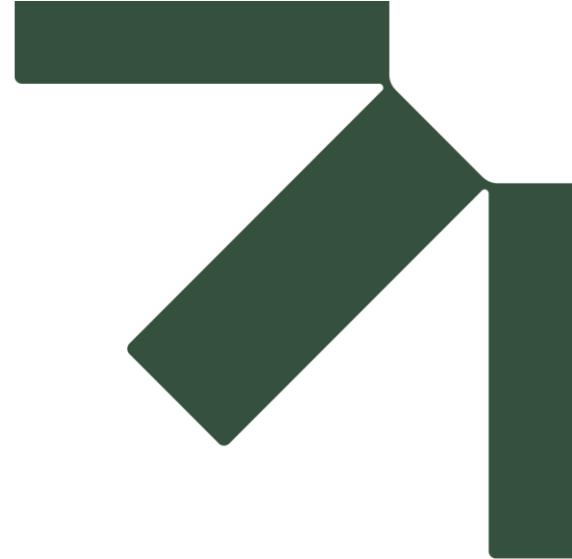
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SLR. (2025). *Updated Environmental Impact Study - 2935 & 2955 Mississauga Road, City of Mississauga.* SLR Consulting (Canada) Ltd.





Appendix A Tree Inventory

Updated Arborist Report

2935 & 2955 Mississauga Road, City of Mississauga

590816 Ontario Inc.

SLR Project No.: 209.065271.00001

December 18, 2025

Tree Inventory

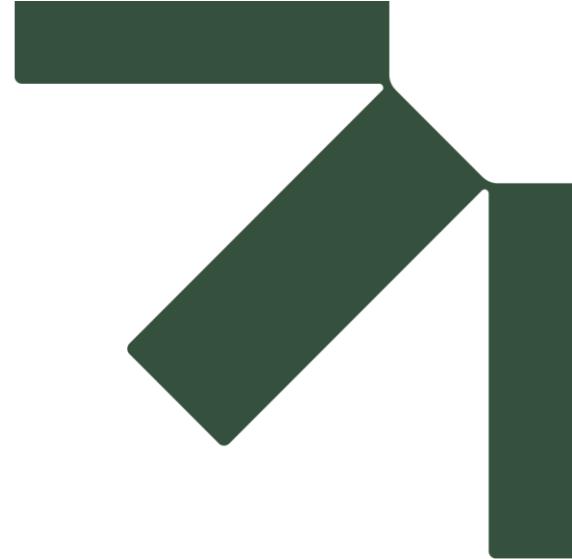
Tag #	Scientific Name	Common Name	DBH (cm)	Effective DBH (cm)	Dripline (m)	TPZ (m)	Condition Rating	Proposed Action
43	<i>Acer negundo</i>	Manitoba Maple	8	8	1	0.96	Fair	Retain
44	<i>Fraxinus pennsylvanica</i>	Green Ash	7	7	1.5	0.84	Poor	Retain
45	<i>Acer saccharum</i>	Sugar Maple	6	6	2	0.72	Good	Retain
46	<i>Acer negundo</i>	Manitoba Maple	18	18	3	2.2	Fair	Retain
47	<i>Acer negundo</i>	Manitoba Maple	14	14	2	1.7	Fair	Retain
48	<i>Acer saccharum</i>	Sugar Maple	11	11	2	1.3	Good	Retain
49	<i>Fraxinus</i> sp.	Dead Ash	55	55	4.5	6.6	Dead	Retain
50	<i>Acer saccharum</i>	Sugar Maple	6	6	2	0.72	Good	Retain
51	<i>Acer saccharum</i>	Sugar Maple	10	10	3	1.2	Fair	Retain
52	<i>Acer saccharum</i>	Sugar Maple	21	21	4	2.5	Good	Retain
53	<i>Acer negundo</i>	Manitoba Maple	120	120	6	14.4	Fair	Potential Injury
54	<i>Acer saccharum</i>	Sugar Maple	19	19	3.5	2.3	Good	Retain
55	<i>Acer negundo</i>	Manitoba Maple	50	50	5	6	Fair	Retain
56	<i>Acer saccharum</i>	Sugar Maple	7	7	2.5	0.84	Fair	Retain
57	<i>Acer saccharum</i>	Sugar Maple	8	8	2	0.96	Good	Retain
58	<i>Acer saccharum</i>	Sugar Maple	15	15	2	1.8	Fair	Retain
59	<i>Fraxinus</i> sp.	Dead Ash	30	30	3	3.6	Dead	Previously Removed
60	<i>Acer saccharum</i>	Sugar Maple	12	12	2	1.4	Fair	Retain
61	<i>Fraxinus pennsylvanica</i>	Green Ash	25	25	3	3	Dead	Previously Removed
62	<i>Fraxinus pennsylvanica</i>	Green Ash	17	17	3	2	Dead	Previously Removed
63	<i>Fraxinus</i> sp.	Dead Ash	30	30	3	3.6	Dead	Previously Removed
64	<i>Acer saccharum</i>	Sugar Maple	10	10	2	1.2	Fair	Retain
65	<i>Acer saccharum</i>	Sugar Maple	10	10	2	1.2	Fair	Retain
66	<i>Fraxinus pennsylvanica</i>	Green Ash	16	16	3.5	1.9	Fair	Retain
67	<i>Acer saccharum</i>	Sugar Maple	12	12	2.5	1.4	Fair	Remove

Tag #	Scientific Name	Common Name	DBH (cm)	Effective DBH (cm)	Dripline (m)	TPZ (m)	Condition Rating	Proposed Action
68	<i>Acer saccharum</i>	Sugar Maple	10	10	2.5	1.2	Fair	Remove
69	<i>Acer saccharum</i>	Sugar Maple	10	10	2.5	1.2	Fair	Remove
70	<i>Acer saccharum</i>	Sugar Maple	15	15	4	1.8	Good	Remove
71	<i>Fraxinus</i> sp.	Dead Ash	19	19	3	2.3	Dead	Remove - Condition
72	<i>Acer saccharum</i>	Sugar Maple	13	13	3	1.6	Fair	Remove
73	<i>Fraxinus pennsylvanica</i>	Green Ash	14	14	4	1.7	Dead	Previously Removed
74	<i>Fraxinus pennsylvanica</i>	Green Ash	13	13	4	1.6	Poor	Potential Injury
75	<i>Acer saccharum</i>	Sugar Maple	10	10	3	1.2	Fair	Remove
76	<i>Acer saccharum</i>	Sugar Maple	11	11	2	1.3	Fair	Remove
77	<i>Fraxinus pennsylvanica</i>	Green Ash	14	14	4	1.7	Dead	Remove - Condition
78	<i>Fraxinus pennsylvanica</i>	Green Ash	14	14	4	1.7	Dead	Remove - Condition
79	<i>Fraxinus pennsylvanica</i>	Green Ash	17	17	3	2	Dead	Remove - Condition
80	<i>Fraxinus pennsylvanica</i>	Green Ash	8	8	3	0.96	Dead	Previously Removed
81	<i>Salix</i> sp.	Willow Species	38	38	5	4.6	Fair	Remove
82	<i>Fraxinus</i> sp.	Dead Ash	15	15	4	1.8	Dead	Remove - Condition
83	<i>Acer negundo</i>	Manitoba Maple	123	123	6	14.8	Fair	Remove
84	<i>Acer saccharum</i>	Sugar Maple	24	24	4.5	2.8	Good	Remove
85	<i>Fraxinus</i> sp.	Dead Ash	55	55	3	6.6	Dead	Remove - Condition
86	<i>Acer saccharum</i>	Sugar Maple	10	10	2.5	1.2	Fair	Remove
87	<i>Acer saccharum</i>	Sugar Maple	10	10	2.5	1.2	Fair	Remove
88	<i>Acer saccharum</i>	Sugar Maple	11	11	2.5	1.3	Fair	Remove
89	<i>Fraxinus pennsylvanica</i>	Green Ash	16	16	4	1.9	Fair	Retain
90	<i>Acer negundo</i>	Manitoba Maple	14	14	2.5	1.7	Poor	Retain
91	<i>Acer negundo</i>	Manitoba Maple	29	29	5	3.5	Poor	Retain
92	<i>Acer negundo</i>	Manitoba Maple	25	25	5	3	Poor	Retain
93	<i>Salix</i> sp.	Willow Species	50	50	6	6	Fair	Remove
94	<i>Acer negundo</i>	Manitoba Maple	19	19	3	2.3	Fair	Remove
95	<i>Fraxinus</i> sp.	Dead Ash	20	20	2	2.4	Dead	Remove - Condition

Tag #	Scientific Name	Common Name	DBH (cm)	Effective DBH (cm)	Dripline (m)	TPZ (m)	Condition Rating	Proposed Action
96	<i>Acer saccharum</i>	Sugar Maple	12	12	3.5	1.4	Good	Remove
97	<i>Fraxinus</i> sp.	Dead Ash	18	18	2	2.2	Dead	Previously Removed
98	<i>Acer saccharinum</i>	Silver Maple	46,12	48	6	5.8	Good	Remove
99	<i>Acer saccharum</i>	Sugar Maple	25	25	5	3	Good	Remove
100	<i>Acer saccharum</i>	Sugar Maple	19	19	3.5	2.3	Good	Remove
101	<i>Acer saccharum</i>	Sugar Maple	18	18	4	2.2	Fair	Remove
102	<i>Acer negundo</i>	Manitoba Maple	9	9	4	1	Poor	Remove
103	<i>Fraxinus pennsylvanica</i>	Green Ash	8	8	2	0.96	Poor	Retain
104	<i>Acer saccharum</i>	Sugar Maple	7	7	1.5	0.84	Fair	Retain
105	<i>Fraxinus pennsylvanica</i>	Green Ash	8	8	2	0.96	Poor	Retain
106	<i>Acer negundo</i>	Manitoba Maple	27	27	4.5	3.2	Poor	Retain
107	<i>Ostrya virginiana</i>	Ironwood	14	14	3.5	1.7	Fair	Retain
108	<i>Acer saccharum</i>	Sugar Maple	24	24	4.5	2.8	Fair	Remove
109	<i>Salix</i> sp.	Willow Species	52	52	5.5	6.2	Fair	Retain
110	<i>Fraxinus</i> sp.	Dead Ash	24	24	3	2.8	Dead	Retain
111	<i>Acer saccharum</i>	Sugar Maple	13	13	4.5	1.6	Fair	Retain
112	<i>Acer saccharum</i>	Sugar Maple	26	26	4.5	3.1	Fair	Retain
113	<i>Salix</i> sp.	Willow Species	19,17,9	27	4	3.2	Poor	Retain
114	<i>Acer saccharum</i>	Sugar Maple	20	20	4.5	2.4	Fair	Retain
115	<i>Tilia americana</i>	Basswood	7	7	2	0.84	Fair	Retain
116	<i>Acer saccharum</i>	Sugar Maple	8	8	2.5	0.96	Fair	Retain
117	<i>Juglans nigra</i>	Black Walnut	38	38	5.5	4.6	Fair	Retain
118	<i>Fraxinus pennsylvanica</i>	Green Ash	8	8	3	0.96	Fair	Retain
119	<i>Acer saccharum</i>	Sugar Maple	22	22	4	2.6	Fair	Retain
120	<i>Acer saccharum</i>	Sugar Maple	15	15	3	1.8	Fair	Retain
121	<i>Fraxinus</i> sp.	Dead Ash	16	16	2	1.9	Dead	Retain
122	<i>Acer saccharum</i>	Sugar Maple	18	18	5	2.2	Good	Retain
123	<i>Acer negundo</i>	Manitoba Maple	22	22	4	2.6	Fair	Retain

Tag #	Scientific Name	Common Name	DBH (cm)	Effective DBH (cm)	Dripline (m)	TPZ (m)	Condition Rating	Proposed Action
124	<i>Acer saccharum</i>	Sugar Maple	18	18	5	2.2	Fair	Retain
125	<i>Acer saccharum</i>	Sugar Maple	24	24	6	2.8	Fair	Retain
126	<i>Acer saccharum</i>	Sugar Maple	18	18	5	2.2	Fair	Retain
127	<i>Tilia americana</i>	Basswood	55,17,17,16	62	6	7.4	Fair	Retain
128	<i>Acer saccharum</i>	Sugar Maple	38	38	6.5	4.6	Fair	Retain
129	<i>Acer saccharum</i>	Sugar Maple	26	26	4.5	3.1	Fair	Retain
130	<i>Acer saccharum</i>	Sugar Maple	45	45	6.5	5.4	Fair	Retain
131	<i>Acer saccharum</i>	Sugar Maple	48	48	7	5.8	Fair	Retain
132	<i>Acer saccharum</i>	Sugar Maple	8	8	4	0.96	Fair	Retain
133	<i>Tilia americana</i>	Basswood	55,29,15,8	64	5	7.7	Fair	Retain
134	<i>Acer saccharum</i>	Sugar Maple	17	17	4.5	2	Good	Retain
135	<i>Acer saccharum</i>	Sugar Maple	8	8	1	0.96	Fair	Retain
136	<i>Acer saccharum</i>	Sugar Maple	21	21	5	2.5	Fair	Retain
137	<i>Acer saccharum</i>	Sugar Maple	16	16	4.5	1.9	Fair	Retain
138	<i>Tilia americana</i>	Basswood	16	16	3.5	1.9	Fair	Retain
139	<i>Fraxinus pennsylvanica</i>	Green Ash	9	9	2.5	1	Poor	Retain
140	<i>Acer saccharum</i>	Sugar Maple	55	55	6	6.6	Poor	Retain
141	<i>Acer saccharum</i>	Sugar Maple	32,36,19,32,30,15,20	72	6	8.6	Fair	Retain
142	<i>Acer saccharum</i>	Sugar Maple	8	8	2.5	0.96	Fair	Retain
143	<i>Fraxinus pennsylvanica</i>	Green Ash	10	10	3	1.2	Poor	Retain
201	<i>Acer negundo</i>	Manitoba Maple	11	11	-	1.3	Fair	Retain
202	<i>Salix euxina</i>	Crack Willow	63, 36, 47	86	-	10.3	Fair	Potential Injury
203	<i>Prunus serotina</i>	Black Cherry	11	11	-	1.3	Good	Retain
204	<i>Acer saccharum</i>	Sugar Maple	19	19	-	2.3	Good	Retain
205	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain
206	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain
207	<i>Tilia americana</i>	Basswood	39	39	-	4.7	Good	Retain
208	<i>Morus alba</i>	White Mulberry	55	55	-	6.6	Fair	Retain

Tag #	Scientific Name	Common Name	DBH (cm)	Effective DBH (cm)	Dripline (m)	TPZ (m)	Condition Rating	Proposed Action
209	<i>Acer saccharum</i>	Sugar Maple	12	12	-	1.4	Good	Retain
210	<i>Acer saccharum</i>	Sugar Maple	14	14	-	1.7	Good	Retain
211	<i>Acer saccharum</i>	Sugar Maple	15	15	-	1.8	Good	Retain
212	<i>Acer saccharum</i>	Sugar Maple	16	16	-	1.9	Good	Retain
213	<i>Fraxinus</i> sp.	Dead Ash	18	18	-	2.2	Dead	Retain
214	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Remove
215	<i>Fraxinus</i> sp.	Dead Ash	16	16	-	1.9	Dead	Remove - Condition
216	<i>Fraxinus</i> sp.	Dead Ash	18	18	-	2.2	Dead	Remove - Condition
217	<i>Fraxinus</i> sp.	Dead Ash	22	22	-	2.6	Dead	Retain
218	<i>Fraxinus</i> sp.	Dead Ash	16	16	-	1.9	Dead	Retain
219	<i>Fraxinus</i> sp.	Dead Ash	13	13	-	1.6	Dead	Retain
220	<i>Fraxinus</i> sp.	Dead Ash	22, 32	38	-	4.6	Dead	Retain
221	<i>Acer negundo</i>	Manitoba Maple	38	38	-	4.6	Fair	Retain
222	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain
223	<i>Fraxinus</i> sp.	Dead Ash	31	31	-	3.7	Dead	Retain
224	<i>Acer saccharum</i>	Sugar Maple	16	16	-	1.9	Good	Retain
225	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain
226	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain
227	<i>Prunus cerasus</i>	Sour Cherry	10	10	-	1.2	Good	Retain
228	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain



Appendix B City of Mississauga Tree Protection Details

Updated Arborist Report

2935 & 2955 Mississauga Road, City of Mississauga

590816 Ontario Inc.

SLR Project No.: 209.065271.00001

December 18, 2025

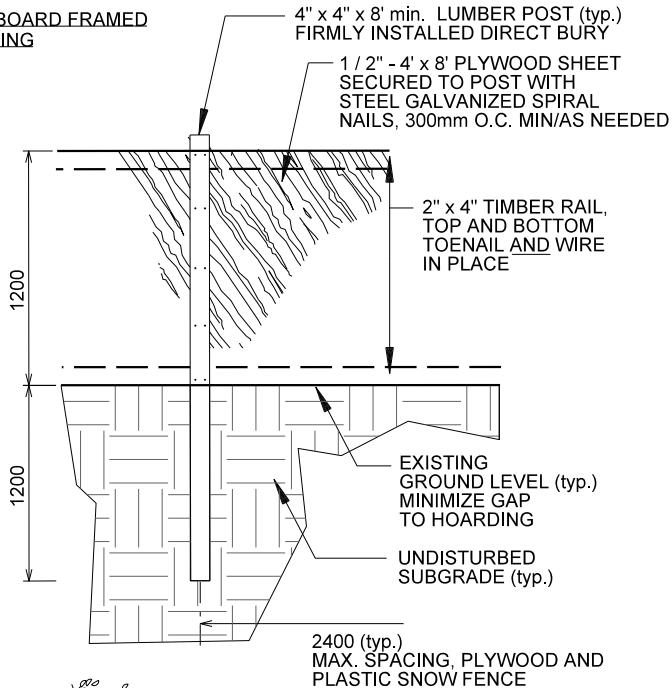
02830-6

Hoarding Framed Protective Construction Hoarding Solid Board- Plastic Snow Fence

NOTE:

TO BE USED AS A GUIDELINE ONLY.
NOT TO SCALE. REMOVE CITY TITLE BLOCK
AND REDRAW TO REPRESENT SITE SPECIFIC
CONDITIONS. ALL SITE SPECIFIC CONDITIONS
ARE TO BE CONFIRMED BY THE PROJECT
CONSULTANT.

SOLID BOARD FRAMED HOARDING



4" x 4" x 8' min. LUMBER POST (typ.)
FIRMLY INSTALLED DIRECT BURY

1 1/2" - 4' x 8' PLYWOOD SHEET
SECURED TO POST WITH
STEEL GALVANIZED SPIRAL
NAILS, 300mm O.C. MIN/AS NEEDED

2" x 4" TIMBER RAIL,
TOP AND BOTTOM
TOENAIL AND WIRE
IN PLACE

1200

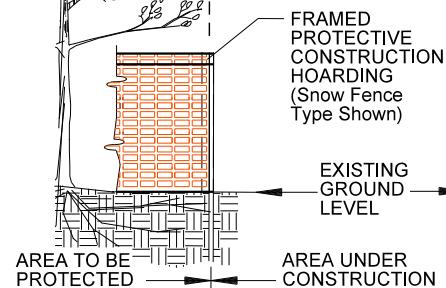
1200

EXISTING
GROUND LEVEL (typ.)
MINIMIZE GAP
TO HOARDING

UNDISTURBED
SUBGRADE (typ.)

2400 (typ.)
MAX. SPACING, PLYWOOD AND
PLASTIC SNOW FENCE

LIMIT OF TREE CANOPY = CANOPY DRIP LINE,
DETERMINES HOARDING LOCATION

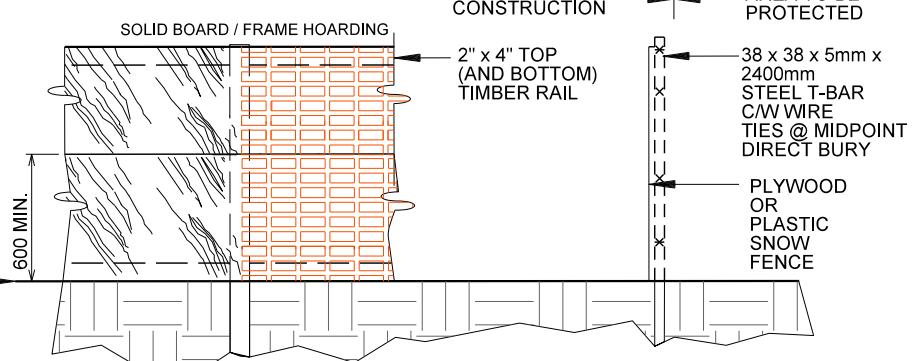


FRAMED
PROTECTIVE
CONSTRUCTION
HOARDING
(Snow Fence
Type Shown)

EXISTING
GROUND
LEVEL

AREA TO BE
PROTECTED

AREA UNDER
CONSTRUCTION



PLASTIC SNOW FENCE FRAMED HOARDING
1.2m HIGH PLASTIC ORANGE SNOW FENCE,
MODEL: HEAVY DUTY WARNING BARRIER
PART NO. 14973 BY MUTUAL INDUSTRIES
OR PREAPPROVED EQUIVALENT
SECURE WITH WIRE TIES AND STAPLES

2" x 4" TIMBER RAIL
TOP AND BOTTOM

38 x 38
x 5mm x
2400mm
STEEL
T-BAR
C/W WIRE
TIES @
MIDPOINT;
DIRECT
BURY

WIRE
TIES
(typ.)

38 x 38
x 5mm x
2400mm
STEEL
T-BAR
C/W WIRE
TIES @
MIDPOINT;
DIRECT
BURY

NOTES:

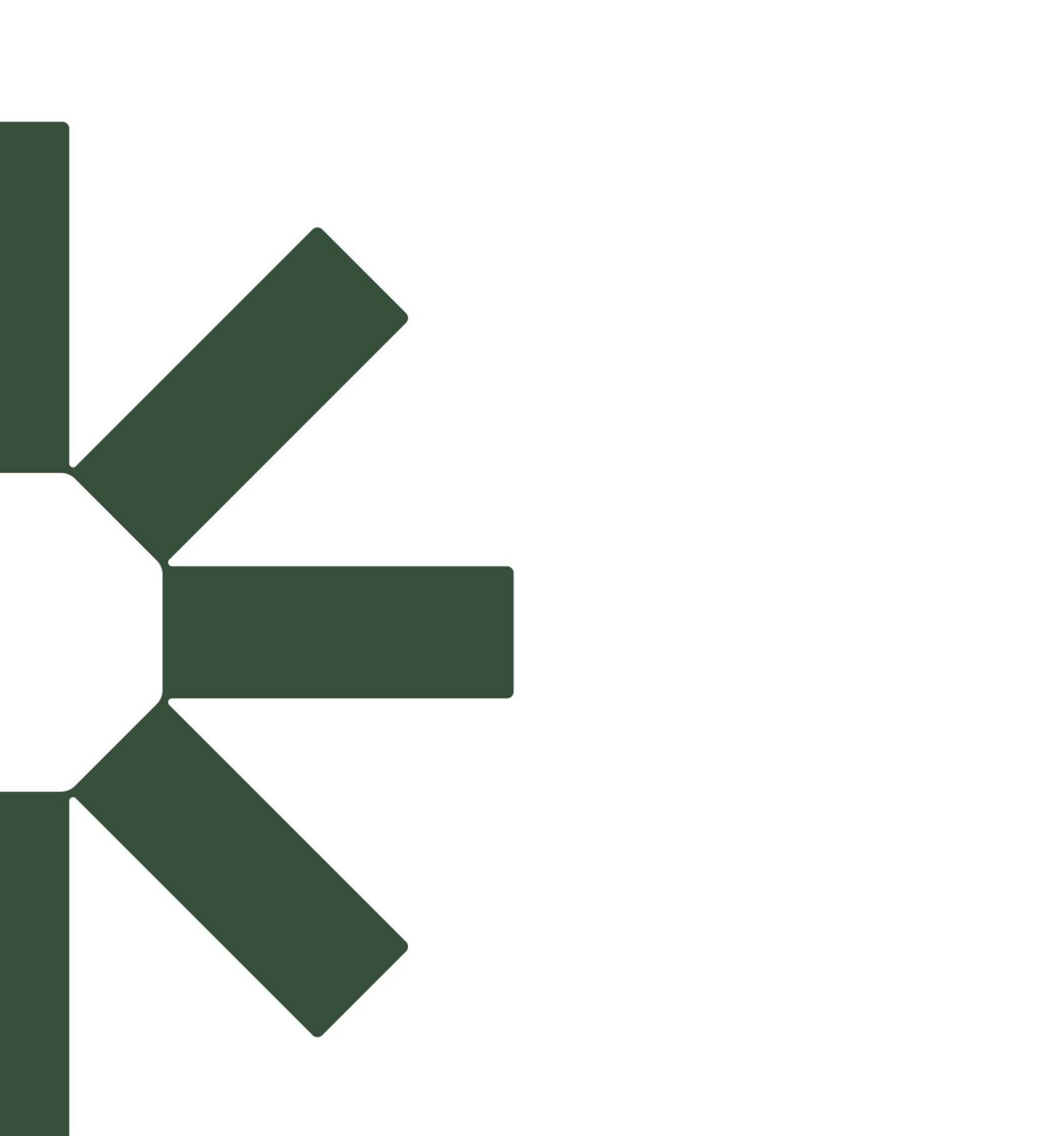
1. HOARDING LOCATION AS PER DRAWINGS. HOARDING INSTALLATIONS ARE TO INCLUDE WOVEN GEOTEXTILE FABRIC FOR SEDIMENT CONTROL.
2. NO MOBILIZATION OR CONSTRUCTION WORK TO OCCUR UNTIL HOARDING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY SERVICES PROJECT MANAGER (CSPM). CONTRACTOR TO ARRANGE FOR A HOARDING INSPECTION WITH (CSPM), 48 HOUR NOTICE REQUIRED.
3. HOARDING TO BE SUPPLIED, INSTALLED AND MAINTAINED BY THE CONTRACTOR THROUGH ALL PHASES OF WORK ON SITE.
4. THE CONTRACTOR IS TO REMOVE AND DISPOSE THE HOARDING OFF SITE WHEN DIRECTED BY THE (CSPM).
5. ALL WOOD PRODUCTS TO BE NEW AND LUMBER KILN DRIED SPF.
6. ALL FASTENERS TO BE NEW GALVANIZED STEEL AND SECURELY INSTALLED. WIRE TIES MIN 3.5mm DIA. GALVANIZED STEEL.
7. DO NOT ALLOW WATER TO COLLECT AND/OR POND ON EITHER SIDE OF THE HOARDING.
8. WHEN INSTALLING DIRECT BURY TIMBER POSTS AND T-BARS, TAKE CARE TO AVOID VISIBLE AND ASCERTAINABLE TREE ROOTS.
9. PLACE HOARDING AT LIMIT OF TREE CANOPY DRIP LINE OR BEYOND (E.G. FURTHER AWAY FROM TRUNK) OF TREE.
10. HOARDED OFF AREA TO REMAIN UNDISTURBED. NO STOCKPILING, STAGING OR MOVEMENT OF VEHICLES TO OCCUR WITHIN PROTECTED AREA.
11. FOR PROTECTION OF TREE'S AND ROOT SYSTEM, CONTRACTOR MAY BE REQUIRED TO PROVIDE WATERING, MULCHING, FERTILIZING, PRUNING OR OTHER ACTIVITIES TO ENSURE THE HEALTH OF THE TREE(S).
12. ALL MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE (E.G. DIMENSIONAL LUMBER).
13. CONTRACTOR RESPONSIBLE FOR LOCATES

N.T.S.

Detail: 02830-6

ORIGINAL DATE: Mar 08/18
REVISION DATE: Mar 08/18

 MISSISSAUGA



Making Sustainability Happen