STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PARTNERS BRYN BARRON, OALA, CSLA, ISA
ALISTAIR JOHNSTON, LOHTA, ISA, ASCA
ASSOCIATES SALVATORE VIOLA, OALA, CSLA
MATTHEW REGIMBAL, LOHTA, ISA
LORIE ANN BLACK, OALA, CSLA

ARBORIST REPORT

PROPOSED INDUSTRIAL DEVELOPMENT
PART OF LOTS 11 &12, CONCESSION 1 WHS
MISSISSAUGA, ONTARIO

PREPARED FOR:
DEZEN REALTY COMPANY LIMITED
DEVELOPMENT & CONSTRUCTION
4890 TOMKEN ROAD, UNIT 1-4
MISSISSAUGA, ONTARIO
L4W 1J8

PREPARED BY:
STRYBOS BARRON KING LTD.
5770 HURONTARIO STREET
SUITE 320
MISSISSAUGA, ONTARIO
L5R 3G5

ISA CERTIFIED ARBORIST
MATTHEW GEHRES
ON-1114A
OUR PROJECT NO:
15-4538

March 25, 2025
August 8, 2025

REVISED – October 17, 2025
As per Latest Site Plan

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Enclosed: Full Size Tree Inventory & Preservation Plan

ARBORIST REPORT

Part Of Lots 11 &12, Concession 1 WHS

Introduction

Strybos Barron King Ltd. was retained by DeZen Realty Company Limited to prepare an Arborist Report for the subject property in accordance with City of Mississauga, Private Tree Bylaw requirements and CVC ecological offsetting requirements.

Description of proposal:

The Proposal is for an industrial development consisting of seven (7) new industrial buildings and a new internal private road network including parking areas and drive-aisles. There are no permanent buildings/structures/uses that would need to be demolished on the Subject Property to facilitate the proposed development; however, the existing, temporary entertainment (Illumi) use will be removed in order to facilitate the proposed development. All proposed new industrial buildings will be 1-storey in height. Three (3) larger industrial buildings will include loading facilities. The specific building uses have not yet been determined pending future tenant requirements. The three (3) larger industrial buildings are contemplated to have a combined total GFA of approximately 33,885.63 sq.m. The four smaller remaining industrial buildings are contemplated to have a GFA of approximately 12,340.62 sq.m. A stormwater outfall as well as proposed servicing connection to existing services is proposed within the valley land area at the southwest corner of the subject site.

Description of surrounding context

North

Ontario Hydro Lands, which include a hydro station, as well as Highway 407 occur immediately north of the Subject Property.

South

Fletchers Creek as well as Derrydale Golf Course are located south of the subject property. The naturalized area associated with Fletchers Creek extends south of the subject property and is situated between the subject property and Derrydale Golf Course. Existing commercial properties occur southeast of the subject site.

West

Fletchers Creek and associated naturalized corridor occurs west of the subject site. An existing residential subdivision is located on the west side of the valley.

East

A Hydro Corridor traverses the east side of the site from north to south. Existing agricultural fields occur east of this corridor. These are lands owned by the applicant; however, are not included in this application. Partially constructed Vicksburgh Drive lead out to Hurontario Street.

Plans Utilized

A topographic survey prepared by David B. Searles Surveying was used to locate existing trees and proposed limits of development and disturbance, along with a proposed Site Plan prepared by Baldassarra Architects Inc. to determine limits of tree preservation.

ARBORIST REPORT

Part Of Lots 11 &12, Concession 1 WHS

Tree Inventory *(refer to tables below)*

The original site inventory was completed on June 1, 2015. Subsequent site inventories were completed on June 26, 2021, March 12, 2025 and again on July 16, 2025. Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure. (Refer to *V100 – Tree Inventory and Preservation Plan* for locations of and information pertaining to specific trees)

Tree Inventory Table Descriptions *(See Existing Tree Inventory on Page 2)*

Key#	This number refers to inventory number assigned to the tree on the plan.	
Species	The common names are provided for each tree.	
Caliper	This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree.	
Crown	Canopy Width	An estimation of the average diameter of the tree canopy, in metres.
Health	The general assessed health of the tree.	
Structure	This is an assessment of the trees overall form.	
Comments	A general description of each tree's condition and/or pertinent characteristics is provided.	
Direction	This indicates either preservation or removal of the tree (as noted on the plan)	
Min. TPZ	Recommended Tree Preservation Zone (in metres).	

Tree Inventory List

EXISTING TREE INVENTORY										
KEY	SPECIES	CALIPER	CROWN	HEALTH	STRUCTURE	COMMENTS	CATEGORY	PRESERVATION	MIN. TPZ	KEY
		IN (cm)	IN (m)	G/F/P				DIRECTION		
TABLE LAND TREES										
1	BUCKTHORN	5-18	8.0	GOOD	MULTI-STEMMED	DENSE CLUSTER OF STEMS, 14 STEMS TOTAL ONE OVER 15cm DBH	1	REMOVE	NA	1
2	BLACK LOCUST STAND	APPROX 15-30	VARIES	FAIR	VARIES	SMALL STAND OF RELATIVELY IMMATURE TO SEMI-MATURE TREES. MOST TREES EXHIBIT NARROW AND/OR ONE SIDED FORMS DUE TO DENSE SPACING. SAPLINGS, HONEYSUCKLE AND WILD GRAPE COMPOSE THE SPARSE UNDERSTOREY	1	PRESERVE	NA	2
3	BUCKTHORN-HAWTHORN CULTURAL	SAPLING-+\-20	N/A	GOOD	MULTI-STEMMED	EDGE OF CULTURAL THICKET DOMINATED BY VARIOUS HAWTHORN SPECIES AND BUCKTHORN. A SMALL NUMBER,OF DEAD OR DECLINING ELM TREES FOUND THROUGHOUT. SOME REMNANT APPLE AND WILLOW TREES DOT THE EDGE. THERE ARE SEVERAL AREAS OF WILD GRAPE VINES.	1	PRESERVE AS INDICATED	NA	3
4	WHITE SPRUCE	18-23	5	FAIR-GOOD	NARROW FORM	BUFFER HEDGE COMPOSED OF SIX TREES SPACED APPROX. 5m O/C, LOCATED ON THE ADJACENT GOLF COURSE LANDS	2	PRESERVE	NA	4
154	HACKBERRY	17	4	GOOD	SYMETRICAL	ADJACENT TO FENCE	2	PRESERVE	1.8	154
155	HACKBERRY	18	6	GOOD	ONE SIDED FORM	ADJACENT TO OVERHEAD WIRE	2	PRESERVE	1.8	155
156	HACKBERRY	20	6	GOOD	SYMETRICAL	CROWDED BRANCHING, ADJACENT TO OVERHEAD WIRE	2	PRESERVE	1.8	156
157	CRAB APPLE	13	2	FAIR	IRREGULAR	FROST CRACK IN TRUNK, CROWDED BRANCHING, DECAY IN TRUNK, ADJACENT TO OVERHEAD WIRE	2	PRESERVE	1.8	157
158	WHITE SPUCE	23	8	GOOD	PYRAMIDAL	BRANCHING TO GRADE, ADJACENT TO ROAD	2	PRESERVE	1.8	158
VALLEY LAND OUTFALL AREA										
148	MANITOBA MAPLE	24	9	POOR	MULTI-STEMMED	FAILED STEM, DIEBACK AND SUCKER GROWTH THROUGHOUT	2	REMOVE	1.8	148
149	HAWTHORN	12-20	8	FAIR	MULTI-STEMMED	VINE ENTANGLED, CROWDED AT BASE, ONE STEM OVER 15cm DBH	2	REMOVE	1.8	149
150	APPLE	23	6	GOOD	ONE SIDED FORM	CROWDED BY ADJACENT TREE	2	REMOVE	1.8	150
151	APPLE	43	8	DECLINING	BROAD FORM	SPLIT STEM WITH CAVITY, SUCKER GROWTH THROUGHOUT	2	REMOVE	3.0	151
465	ASH	15.0	3	GOOD	HIGH CROWN	CROWDED AT BASE	2	REMOVE	1.8	465
466	HAWTHORN	22.5	4	FAIR	HIGH CROWN	PART OF DENSE THICKET	1	PRESERVE	1.8	466
467	CRACK WILLOW	48.0	8	GOOD	ONE SIDED FORM	CROWDED BY ADAJCENT TREES, LOCATED AT EDGE OF THICKET	2	REMOVE	1.8	467
468	APPLE	20.0	7	GOOD	MULTI STEMMED	REMNANT FRUIT TREE WITHIN DENSE THICKET	2	PRESERVE	1.8	468
469	HAWTHORN	15.0	4	GOOD	MULTI STEMMED	PART OF DENSE THICKET	2	PRESERVE	1.8	469
470	APPLE	20.0	6	GOOD	ONE SIDED FORM	REMNANT FRUIT TREE WITHIN DENSE THICKET	2	PRESERVE	1.8	470
471	HAWTHORN	15.0	5	GOOD	ONE SIDED FORM	PART OF DENSE THICKET	2	REMOVE	1.8	471
472	HAWTHORN	26.0	7	FAIR	BROAD FORM	PART OF DENSE THICKET	2	REMOVE	1.8	472
473	HAWTHORN	16.0	4	GOOD	MULTI STEMMED	PART OF DENSE THICKET	2	REMOVE	1.8	473
474	APPLE	19.5	6	GOOD	DOUBLE STEM	REMNANT FRUIT TREE WITHIN DENSE THICKET	2	REMOVE	1.8	474
475	HAWTHORN	18.0	6	GOOD	MULTI STEMMED	PART OF DENSE THICKET	2	REMOVE	1.8	475
476	HAWTHORN	19.0	5	POOR	MULTI STEMMED	DECLINING	1	PRESERVE	1.8	476

Observations

The Trees inventoried within the subject property are descried mainly as naturalized hedgerows and invasive cultural thickets along the south and west site limits. Most of these thickets are associated with the NHS lands. Most of the vegetation within these thickets are composed of Buckthorn and Hawthorn, with smaller numbers of Black Locust and Willow species (refer to reports prepared by Savanta for NHS related ecological review). A small number of planted landscape accent trees including White Spruce and Hackberry have been planted along the adjacent property line on the property adjacent to the southeast corner of the subject site. The proposed SWM outfall/sewer servicing corridor is mainly composed of dense, immature to semi-mature Buckthorn and Hawthorn thicket. A small number of Manitoba Maple, Ash and remnant Apple trees were noted throughout. Overall, most of the trees and groupings inventoried are in generally good health and condition.

Tree Preservation

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws *(Refer to Table1-Tree Protection Zones).*

Table 1 - Tree Protection Zones

Trunk Diameter (DBH)	***Minimum Protection Zone***
<10 cm	1.2m
10-29 cm	1.8 m
30-40 cm	2.4 m
41-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100 cm	6.0 m
< 100 cm	6cm per 1cm DBH

Trees are recommended for preservation or removal based on proximity of the TPZ to the limit of construction, in conjunction with the overall tree health, size and anticipated ability to withstand root or crown impacts.

Private Tree By-Law

Table 2 – Tree Categories

CITY OF MISSISSAUGA TREE CATEGORIES	
1	Trees with diameters of 15cm or more, situated on private property, on the subject site.
2	Trees with diameters of 15cm or more, situated on private property, within 6m of the subject site.
3	Trees of all diameters situated within the City road allowance adjacent to the subject site.
4 *(exempt)*	Trees that are less than 15cm diameter and located on private property.

The City of Mississauga Private Tree Bylaw protects trees found on private property that are greater than 15cm DBH (Diameter at Breast Height) as well as trees of all diameters situated within the City road allowance.

The By-law states that:

- No Person shall Injure or Destroy a Tree with a Diameter of 15 centimeters or greater located on private property without a valid permit.
- No Person shall interfere with Hoarding that is erected in accordance with this By-law.
- No Person shall injure or destroy a Replacement Tree without a valid Permit.
- Permission is required for Ash or dead tree removals, but no permit fee is required.

Summary of Removals

The following is a summary of proposed tree removals for this site that will require a Permit for removal in accordance with City of Mississauga Private Tree Bylaw.

Table 3 – Tree Removals subject to Private Tree Bylaw *(Refer to The Tree Inventory List for specific details)*

REMOVALS							
KEY	SPECIES	CALIPER	HEALTH	REASON	STATUS	OWNERSHIP	COMPENSATION
		(cm)	G/F/P				
1	BUCKTHORN	5-18	GOOD	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	PRIVATE	1
148	MANITOBA MAPLE	24	POOR	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	2
149	HAWTHORN	12-20	FAIR	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	3
150	APPLE	23	GOOD	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	4
151	APPLE	43	POOR	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	5
465	ASH	15.0	GOOD	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	6
467	CRACK WILLOW	48.0	GOOD	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	7
471	HAWTHORN	15.0	GOOD	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	8
472	HAWTHORN	26.0	FAIR	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	9
473	HAWTHORN	16.0	GOOD	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	10
474	APPLE	19.5	GOOD	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	11
475	HAWTHORN	18.0	GOOD	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	NEIGHBOUR (VALLEY)	12

Total of 12 trees to be Removed

Tree Removals and Preservation

Based on the proposed site plan and servicing requirement, all trees internal to development area/tableland of the subject site will require removal. All trees and groupings associated with the adjacent NHS lands are to be preserved and protected. The sedimentation & erosion control fence and construction hoarding that will be required for the site perimeter will suffice as tree protection for trees adjacent to the NHS and neighbouring private properties as shown on the Tree Inventory & Preservation Plan. New storm and sanitary service connections are required at the southwest corner of the site. These connections will encroach into the NHS area to connect into existing infrastructure. To accommodate these service connections tree removals are required within the valley area. The limit of disturbance associated with these works will be protected with ESC fencing. Upon completion of servicing works restoration is to be completed in accordance with the Credit Valley Conservation Authority guidelines.

Tree Preservation and Construction Mitigation Recommendations

The following is a list of preservation requirements are to be in place for the protection of the trees being preserved.

All trees to be preserved will be protected to the TPZ limits with city approved tree protection hoarding as sown on the Tree Inventory & Preservation Plan.

Tree removals are to occur outside of the active period for birds and bats (i.e., not to occur between April 1 and September 30).

Pre-Construction

- Tree protection hoarding is to be installed along the TPZ, or as shown on the plans, for all trees to be preserved.
- Once installed, the limits of protection hoarding shall be approved in the field by the Consulting Arborist.
- Tree protection hoarding shall be installed to the satisfaction of City of Mississauga, Urban Forestry.

During Construction

- Areas within the protection hoarding shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building materials, structures or equipment.
- No cables of any type shall be wrapped around or installed in trees to be preserved. No contaminants will be dumped or flushed where feeder roots of trees exist.
- Where limbs or portions of trees require pruning to remove deadwood or accommodate construction, they will be removed by a qualified Arborist in accordance with acceptable arboriculture practice.
- Any excavation works within the TPZ of trees to be preserved will be completed under the review of a qualified arborist.

Post-Construction

- Following construction, the limits of the “Tree Protection Zone” shall be inspected by the Consulting Arborist. Any pruning, watering, fertilization or replacement requirements will be determined at that time.
- Tree protection hoarding may be removed to facilitate final landscape fine grading and sodding. This must be completed under the review of the Consulting Arborist.

To ensure that the above measures are properly implemented, the Consulting Arborist shall be involved at the following stages of construction:

1. Upon layout and installation of protective hoarding/ESC fencing
2. Periodically during construction to ensure that hoarding/ESC fencing remains in place and no damage occurs to trees to be preserved
3. During any excavation works within the TPZ of trees to be preserved.
4. Upon fine grading of site or other landscape works
5. Upon completion of construction activities

Tree Compensation Requirements

City of Mississauga

The City of Mississauga requires replacement trees be provided for one or more trees 15cm or greater on your property. One replacement tree is required for every 15cm diameter being removed.

A Tree Replacement security deposit determined by the City is required to ensure that the replacement trees are planted on private property. If there is no sufficient space to accommodate the trees, you must pay to plant replacement trees on City property.

The City requests that replacement trees be at a minimum 1.8m tall if coniferous and 6cm in diameter if deciduous.

A total of **nineteen (19)** compensation trees is required.

Credit Valley Conservation

Through correspondence with the Consulting Ecologist and CVC, it was agreed that the compensation offsetting requirement within the SWM outfall and servicing connection area at the SW corner of the site would be determined using Table 3 of the CVC Offsetting Guidelines. This method requires a tree stem count within the affected area based on stem DBH and associated replacement ratios.

Table 4 – Form for Calculating Offset for Replacement Larger Trees in Sparsely Treed Vegetation Communities Based on Diameter at Breast Height (DBH) *(Refer to CVC Ecosystem Offsetting Guidelines)*

DBH Range (cm)	Count	Offsetting Ratio	Offset Required
>5-10	68	1:1	68
10.1-20	52	1:3	156
20.1-30	3	1:10	30
30.1-40	0	1:15	-
40.1-50	2	1:20	40
50.1-60	0	1:30	-
60.1-70	0	1:40	-
70.1+	0	1:50	-

A total of **294** compensation trees is required.

Conclusion

Strybos Barron King Ltd. was retained by DeZen Realty Company Limited to prepare an Arborist Report for the subject property in accordance with City of Mississauga Tree Bylaw and CVC requirements. The report summarizes the trees inventoried within and immediately adjacent to the property and provides recommendations for preservation in context with the proposed commercial development. The *V100 – Tree Inventory & Preservation Plan* should be used as a reference with this report for detailed information pertaining to existing trees.

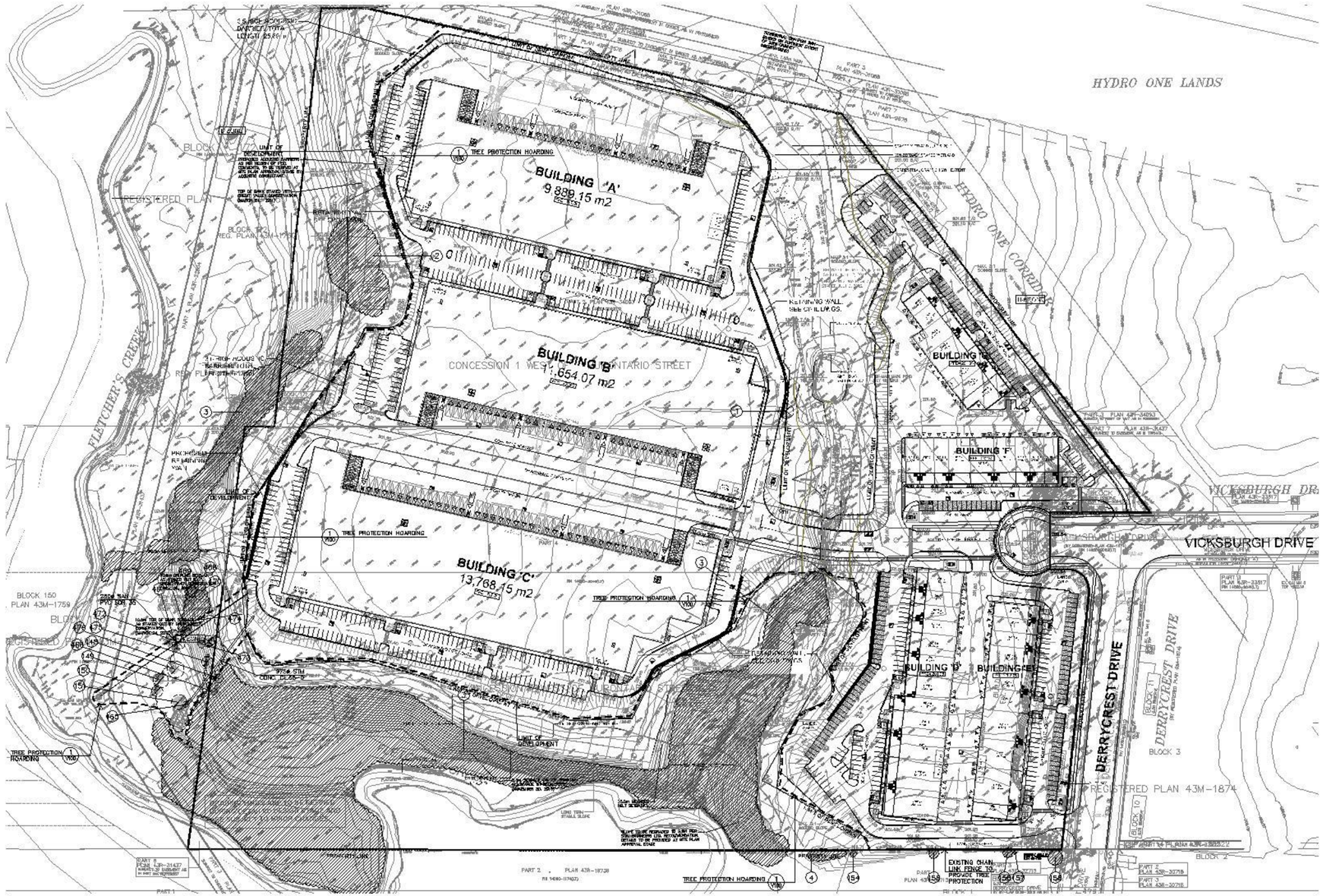
The owner is proposing to construct a commercial and industrial development, including parking and loading areas within the subject site. Based on the proposed Site Plan, **twelve** (12) trees, subject to the Private Tree Bylaw within the development tableland area as well as SWM outfall/servicing corridor are to be removed. A permit to remove these trees will be required. As part of the permitting process, compensation planting will be required as detailed above. Based on City of Mississauga Compensation requirements, a total of **nineteen** (19) new trees will be required. As per CVC's ecological offsetting requirements, a total of **two hundred, ninety-four** (294) compensation trees are required.

Prepared By:
STRYBOS BARRON KING LTD.

Matthew Gehres
I.S.A. Certified Arborist ON-1114A
Senior Landscape Technologist

ARBORIST REPORT
Part Of Lots 11 &12, Concession 1 WHS

APPENDIX A – CONTEXTUAL TREE INVENTORY & PRESERVATION PLAN
(for context only – refer to full size Tree Inventory & Preservation Plan)



ARBORIST REPORT

Part Of Lots 11 &12, Concession 1 WHS

Appendix B – SITE PHOTOGRAPHS


Tree# 1


Tree# 2


Tree# 3 - view north


Tree# 3 - view south


Tree # 4


Tree#148


Tree # 149


Tree # 150


Tree # 151

Appendix B – SITE PHOTOGRAPHS


Tree# 152

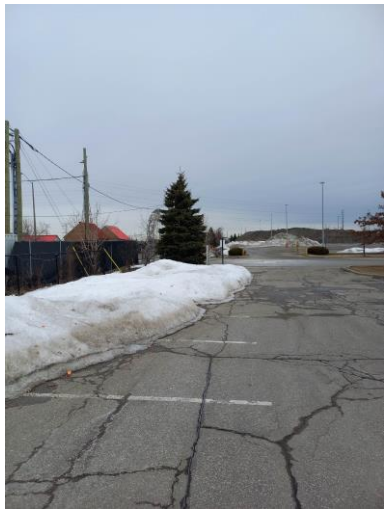

Tree# 153


Tree# 154

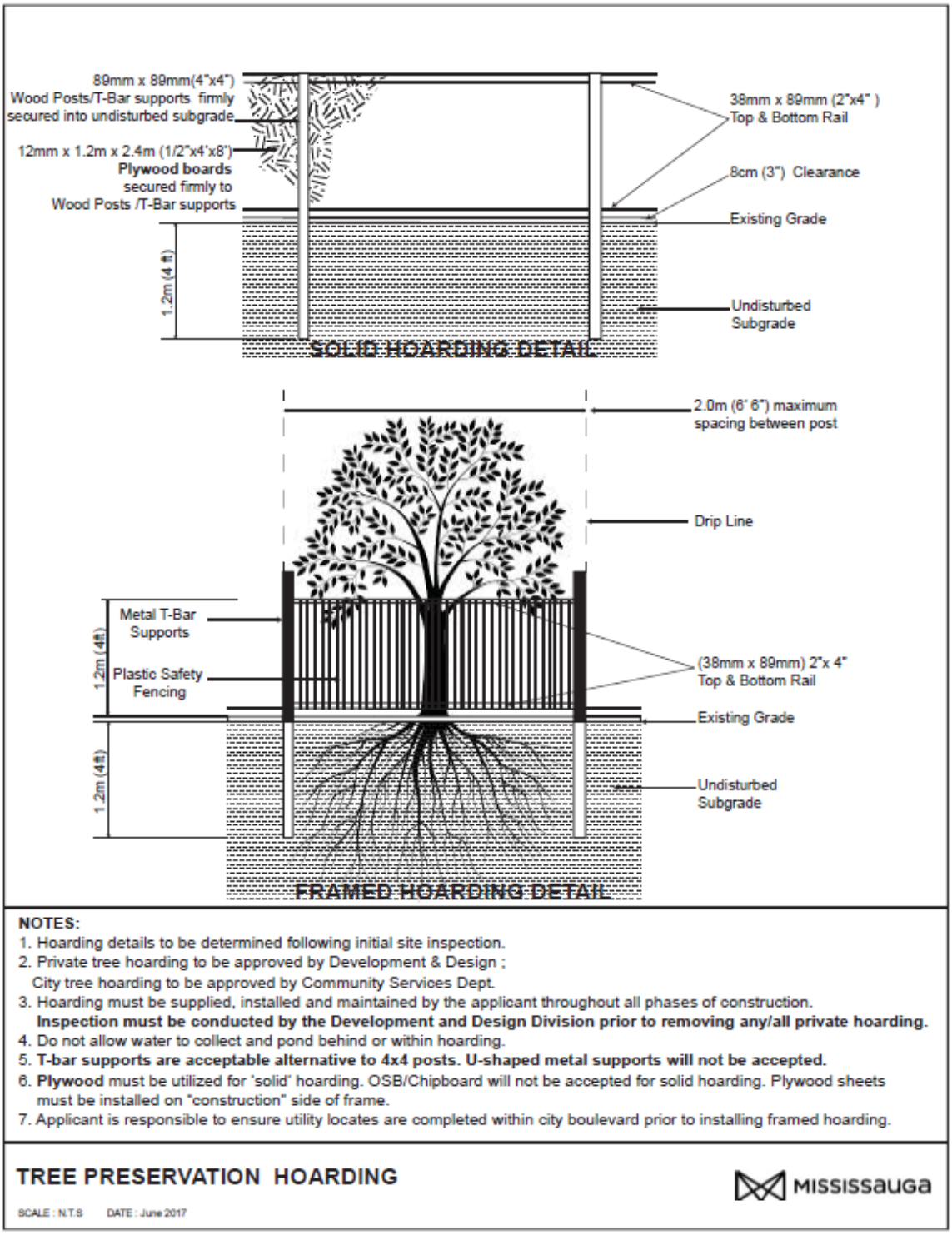

Tree# 155


Tree# 156


Tree# 157


Tree # 158

Appendix C – TREE PROTECTION HOARDING DETAIL



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

MISSISSAUGA

SCALE : N.T.S DATE : June 2017