Tree Preservation Report

Chick-fil-A – 5200 Buffington Road Atlanta, Georgia 30349-2998

Type of Document:
Tree Inventory and Preservation Plan Report

Project Name:
Chick-fil-A Erin Mills Town Centre
5100 Erin Mills Parkway
Mississauga, Ontario

Project Number:
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Drawings

L100 – Tree Preservation Plan – to be read in conjunction with this report.

1. Introduction

EXP was retained by Chick-fil-A to prepare a Tree Inventory and Preservation Plan in support of the proposed Chick-fil-A fast-food restaurant at 5100 Erin Mills Parkway in Mississauga, Ontario. This report has been prepared in support of the associated Site Plan Approval (SPA) and Zoning By-law Amendment (ZBA) applications. This report provides the following:

- An assessment of all trees greater than 10 cm DBH located on and within 6 m of the proposed construction limits, as well as all trees of any size within the municipal right-of-way.
- Identification of tree removal requirements and opportunities for tree preservation based on the proposed site works
- A summary of permit and compensation requirements.

The inventory and evaluations were completed in accordance with accepted arboricultural practices and the City of Mississauga's tree protection requirements.

2. General Overview

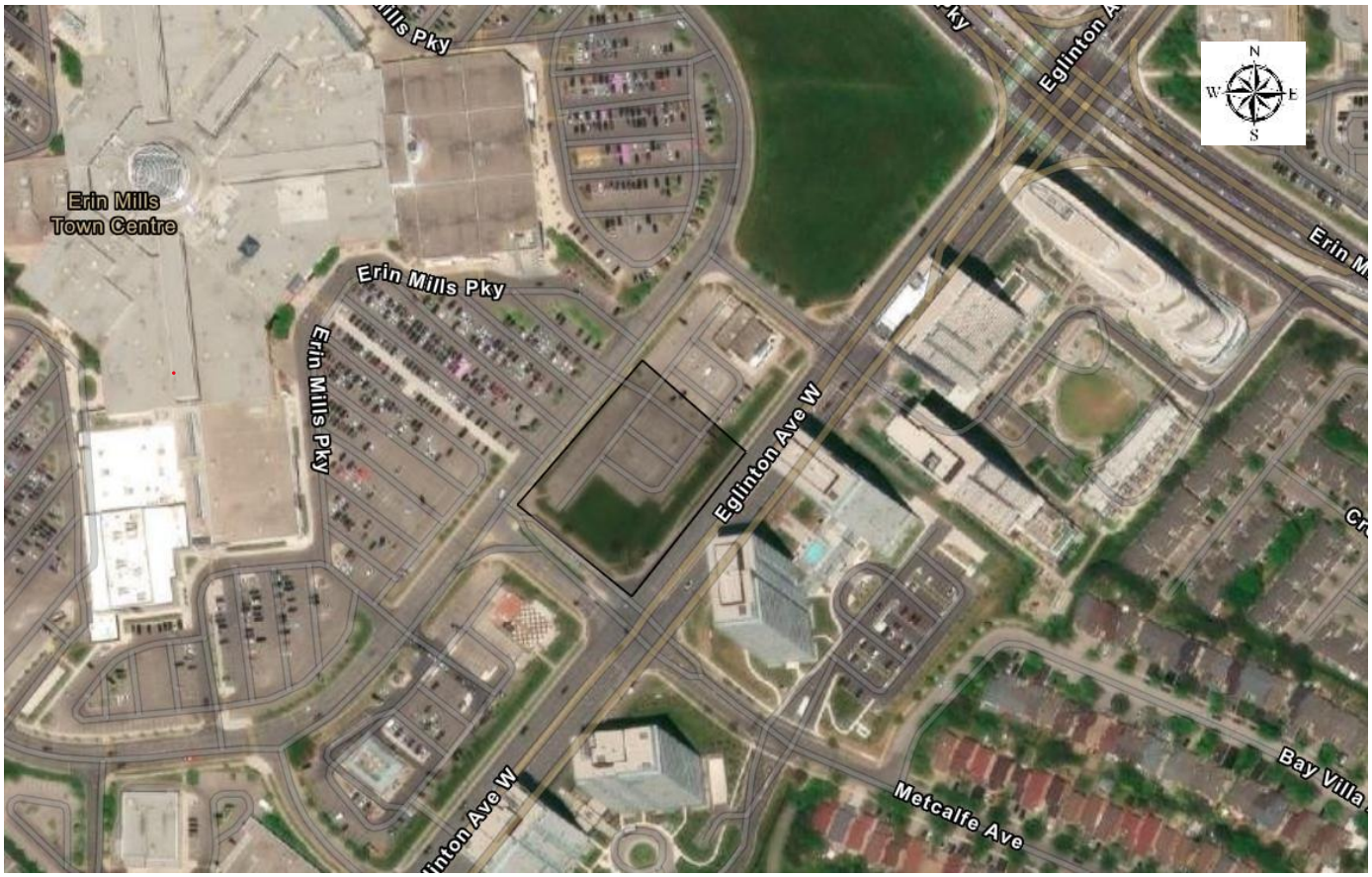

Figure 1: Site Aerial Photo: **5100 Erin Mills Parkway, Mississauga, Ontario.**

The subject site is occupied by a surface parking lot and an adjoining grass lawn. The parking lot is used by Erin Mills Town Centre and a nearby fast-food establishment. The site is situated on the north side of Eglinton Avenue West, between Erin Mills Parkway and Metcalfe Avenue, within a commercial land-use area.

3. Policy Framework

Tree protection within the City of Mississauga is governed by the following municipal bylaws:

Private Tree Protection By-law 0021-2022

Regulates the injury or removal of trees located on private property. The by-law applies to any tree with a diameter at breast height (DBH) of 15 cm or greater, requiring property owners to obtain a tree removal permit prior to undertaking any work that may injure or remove such trees.

Public Tree Protection By-law 0020-2022

Governs the protection of trees located on City-owned lands, including road allowances, boulevards, parks, and other municipal properties. Under this by-law, it is prohibited to injure, remove, or undertake any activity that may negatively impact a public tree without written authorization from the City's Forestry Section.

4. Method of Evaluation

4.1 Tree Inventory

The tree inventory was completed on January 27, 2026. Trees with a diameter at breast height (DBH) greater than 10 cm located within 6 m of the construction area, as well as all trees of any size situated within the municipal right-of-way, were included in the tree inventory. Tree locations were determined using the provided topographic survey, supplemented by aerial imagery and field-based estimations from known reference points.

Trees included in the study were identified with the numbers 1-7. Refer to L100 for the locations of the trees identified and Appendix B for photographs.

Tree resources were assessed using the following parameters:

- **Tree #** – Identification number corresponding to L100
- **Species** – Common and botanical names
- **DBH** – Diameter at breast height (cm), measured at 1.4 m above ground
- **Dripline** – Crown radius (m)
- **Condition** – Assessment of trunk integrity, crown structure, and crown vigor, rated as poor (P), fair (F), or good (G)
- **Crown Dieback** – The proportion of the tree's crown that is dead, expressed as a percentage.
- **Comments** – Additional relevant observations

5. Vegetation Summary

5.1 Tree Resources

A total of seven (7) trees were identified in the study. Refer to Appendix A for detailed tree inventory information and to L100 for the locations of trees reported in the inventory. Tree resources consist of the following species:

Common Name	Botanical Name
Blue spruce	*Picea pungens*
Norway Maple	*Acer platanoides*
Pear	*Pyrus spp.*

6. Proposed Development and Impacts

6.1 Description of the Proposed Development

The proposed development includes the expansion of the existing surface parking lot to accommodate additional vehicular capacity and improve on-site circulation. In addition to the parking lot enlargement, the project involves the construction of a new fast-food restaurant building featuring a drive-through facility, an outdoor patio area, and associated site elements such as new curbs, walkways, and landscaped features. The development will also require site re-grading to establish appropriate elevations and drainage patterns, along with the installation of new underground and above-ground servicing infrastructure. Collectively, these works will modify the existing site layout and ground conditions, necessitating the assessment of potential impacts on existing trees and vegetation within and adjacent to the project area.

6.2 Removal Recommendations

The removal of three (3) trees will be required to accommodate the proposed design. These trees either directly conflict with proposed structures and/or excavation, or significant encroachment into their minimum tree protection zones (mTPZs) will be required such that they would not be expected to tolerate the resulting injuries. Tree removals include Trees 5-7.

Trees 5 and 6 conflict with the proposed parking lot expansion. Tree 7 conflicts with the proposed monument sign.

Trees 5-7 are greater than 15 cm DBH and are located on the subject property. A permit will be required prior to the removal of these trees.

Refer to L100 for the location of proposed tree removals.

6.3 Preservation Recommendations

The preservation of the remaining trees, including Trees 1-4, will be possible with the use of appropriate tree protection measures as indicated on L100. Tree protection measures must be implemented prior to construction to ensure tree resources designated for retention are not impacted by the proposed development. Refer to L100 for the location of required tree preservation fencing, and tree preservation fence details.

The removal of an existing curb and asphalt, and the installation of a new curb is proposed within the mTPZ of Tree 4. Prior to demolition, vertical tree protection hoarding must be installed around Tree 4 as shown on L100. The removal of the existing curb, asphalt, and subbase material adjacent to Tree 4 must be completed carefully by hand or using small tools to minimize disturbance and vibrations. Once the existing curb and asphalt has been removed, the excavation required to install the new curb must be completed by hand. Any exposed roots must be pruned in accordance with Good Arboricultural Standards.

Tree 4 is less than 15 cm DBH and is located on the subject property. A permit is not required for injury.

6.4 Compensation

The City of Mississauga requires that the removal of private trees greater than or equal to 15 cm DBH be compensated for through the planting of replacement trees. One replacement tree is required for every 15cm in diameter of the private or public tree removed.

A total of three (3) replacement trees is required on the subject property to compensate for the removal of 5-7. Replacement trees must be native, shade-bearing species. Coniferous replacement trees are required to be at least 1.8 m in height at the time of planting, while deciduous replacement trees must have a minimum caliper of 6 cm. If the site cannot physically accommodate the full number of required replacement plantings, the City may accept cash-in-lieu to satisfy the remaining compensation requirements.

7. General Tree Preservation Measures

Tree protection barriers and fencing should be installed in the locations shown on L100, and all protection measures must follow the guidelines outlined in the tree preservation fencing detail and section 6.3 of this report. No construction activity, including surface treatments, excavation, or the storage of materials or vehicles is permitted within the designated Tree Protection Zone (TPZ) at any time during or after construction unless explicitly approved.

Any branches extending beyond the TPZ that require pruning must be pruned by a qualified Arborist or other tree professional, and all pruning must adhere to Good Arboricultural Standards. Site visits before, during, and after construction are recommended by a certified consulting arborist (I.S.A.) or a Registered Professional Forester (R.P.F.) to ensure proper use of tree protection measures and to assess any construction-related damage so that appropriate corrective actions can be taken.

All vegetation clearing and tree removals must comply with the Migratory Birds Convention Act and Migratory Birds Regulations, 2022. Removals must occur outside the Migratory Bird Nesting Season (April 1 to August 31). If removals occur during this period, the Owner or Contractor must retain a Qualified Biologist to conduct a pre-clearing nest assessment within 48 hours of work, document any nesting activity, and direct appropriate nesting-season best management practices.

If an active nest is found, work must stop, a species-appropriate buffer must be established, and activities may only resume once the Biologist confirms the nest is inactive or fledged. All mitigation measures recommended by the Biologist, such as timing adjustments, low-disturbance methods, retention of non-conflicting vegetation, protective fencing, and monitoring must be implemented to avoid or minimize impacts.

8. Assumption & Limitations

This assessment was conducted applying a reasonable standard of care, skill, and diligence customarily provided within the arboricultural profession. However, it is important to acknowledge that trees are dynamic, living organisms whose internal and external conditions can change rapidly and without warning. The findings herein are based solely on the observations made at the time of inspection and do not account for concealed defects or hazardous conditions that were not visually detectable or were otherwise obscured. Furthermore, no guarantee of future safety, health, or stability is expressed or implied, as this report cannot predict future biological shifts or the effects of extreme weather events such as high winds, ice, or saturated soils. This report is valid only for the stated purpose and site conditions as they existed on the date of inspection; any subsequent site alterations or use of this assessment for alternative purposes without written consent shall render the conclusions invalid.

On behalf of EXP Services Inc.

X 

Isaac Baik
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Appendix A – Tree Inventory Chart

Date: January 27, 2026
Location: 5100 Erin Mills Parkway, Mississauga

Tree ID #	Species		DBH	mTPZ	DL	TI	CS	CV	CDB	Comments	Action	Ownership	Compensation
	Botanical name	Common name											
1	*Picea pungens*	Blue spruce	24	1.8	3	G	GF	F	10	Chlorotic (L), asymetrical crown (L)	Protect	Subject	-
2	*Picea pungens*	Blue spruce	23	1.8	2	G	G	GF	10		Protect	Subject	-
3	*Acer platanoides*	Norway Maple	13	1.5	2	GF	GF	GF	10	L(eaning L)	Protect	Subject	-
4	*Acer platanoides*	Norway Maple	12	1.5	2	G	G	GF	10		Protect	Subject	-
5	*Picea pungens*	Blue spruce	17	1.5	2	G	G	G	0		Remove	Subject	1
6	*Acer platanoides*	Norway Maple	20	1.5	3	G	G	G	0		Remove	Subject	1
7	*Pyrus spp.*	Pear	18	1.5	3.5	G	G	G	0		Remove	Subject	1
												Total Comp.	3

Legend		
DBH	*Diameter at Breast Height*	*(cm)*
mTPZ	*minimum Tree Protection Zone*	*(m)*
DL	*Dripline Radius*	*(m)*
TI	*Trunk Integrity*	*(G,F,P)*
CS	*Crown Structure*	*(G,F,P)*
CV	*Crown Vigor*	*(G,F,P)*
OC	*Overall Condition*	*(G,F,P,D)*
CDB	*Crown Dieback*	*(%)*
(L) = light; (M) = moderate; (H) = heavy		

Appendix B – Photographs

Image 1. Trees 1 and 2.

Image 2. Trees 3 and 4.

Image 3. Trees 5 and 6.

Image 4. Tree 7.