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ARBORIST REPORT

PROPOSED RESIDENTIAL INFILL DEVELOPMENT
2184 & 2194 ONEIDA CRESCENT
MISSISSAUGA, ONTARIO

PREPARED FOR:
1000975344 ONTARIO INC
17 PRINCE ARTHUR AVE, 2ND FLOOR
TORONTO, ONTARIO
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PREPARED BY:
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OUR PROJECT NO:
24-6078

April 23rd, 2026

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Introduction

Strybos Barron King Ltd. was retained by 1000975344 Ontario Inc. to prepare an Arborist Report for the subject properties in accordance with the city of Mississauga Tree By-law requirements. The purpose of this report is to assess existing trees located on and adjacent to the subject properties and to identify appropriate tree preservation and protection measures in support of the proposed development. The owner is proposing the construction of **four** (**4**) detached condominium dwellings, **three** (**3**) detached freehold dwellings, and **one** (**1**) existing dwelling to remain, for a total of **eight** (**8**) units on the properties municipally known as 2184 and 2194 Oneida Crescent.

Site Context

The subject properties, 2184 and 2194 Oneida Crescent, are located at the southern extent of Oneida Crescent within an established residential neighbourhood. The combined parcels form an irregularly shaped lot currently occupied by two single-detached dwellings with associated driveways, landscaped front and rear yards. The site abuts the Mississauga Golf and Country Club and the Credit River Valley along the southern property boundary, which are separated from the rear yards by a designated Natural Area System (NAS) area and a buffer associated with a steeply sloped topography descending towards the river corridor. Existing chain-link and iron fencing is located near the top of bank, separating the residential properties from the adjacent NAS lands.

Plans Utilized

A Topographic Survey prepared by Tarasick McMillan Kubicki Limited., and Development Concept Plan by Glen Schnarr & Associates Inc., was used as reference to determine the location of existing bylaw size trees on the subject site and within 6m of the site on adjacent properties in relation to the proposed development works.

Tree Inventory (*refer to tables below*)

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 and/or botanical name.
DBH	This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree. The DBH of a multi-stemmed tree is determined using the standard ISA formula, which calculates the square root of the sum of each stem's diameter squared. Per the following example. $(10^2 + 15^2 + 24^2) = \sqrt{901} = 30$cm DBH
Crown	An estimation of the average diameter of the tree canopy, in metres.
Health	The general assessed health of the tree.
Structure	An assessment of the trees overall form.
Comments	A general description of each tree's condition and/or pertinent characteristics.
Direction	This indicates either preservation or removal of the tree (as noted on the plan).
Category	This indicates the ownership, location or private tree bylaw category.
Min. TPZ	Recommended Tree Preservation Zone (in metres).

Table 1 –***Tree Inventory List*** *(removals highlighted in red)*

EXISTING TREE INVENTORY									
KEY	SPECIES	DBH	CROWN	HEALTH	STRUCTURE	COMMENTS	PRESERVATION	MIN. TPZ	KEY
		(centimetres)	(metres)	G/F/P			DIRECTION	(metres)	
1	Colorado Blue Spruce	27	4	Good	Pyramidal	Dieback in Inner Canopy, Branching to Grade, Adjacent to Building, Crowded Branching	REMOVE	1.8	1
2	White Spruce	50	8	Good	Pyramidal	Exposed Roots, Dieback in Inner Canopy, Adjacent to Fence, Crowded by Adjacent Tree	PRESERVE	3.0	2
3	Austrian Pine	29	4	Fair	Irregular	Dieback in Lower Branches, Adjacent to Fence, Poor Pruning, Broken Branches, Crowded by Adjacent Tree	PRESERVE	1.8	3
4	Trembling Aspen	40	6	Fair	Irregular	Elevated Canopy, Slight Lean, Crowded by Adjacent Tree, Broken Branches, Minor Deadwood	PRESERVE	2.4	4
5	Paper Birch	**(33)** 23, 24	8	Good	Multi-Stem	Adjacent to Building, Minor Deadwood, Slight Lean, Poor Pruning	PRESERVE	2.4	5
6	Red Oak	95	20	Good	Asymmetrical	Minor Deadwood, Crowded by Adjacent Tree	PRESERVE	6.0	6
7	Shagbark Hickory	50	10	Fair	Irregular	Adjacent to Fence, Broken Branches, Minor Deadwood	PRESERVE	3.0	7
8	White Spruce	19	6	Fair	One Sided	Dieback in Inner Canopy, Adjacent to Fence, Slight Lean, Crowded by Adjacent Tree, Broken Branches	PRESERVE	1.5	8
9	White Spruce	55	8	Fair	One Sided	Crowded by Adjacent Tree, Adjacent to Fence, Dieback in Inner Canopy, Broken Branches	PRESERVE	3.6	9
10	White Spruce	45	10	Fair	Irregular	Broken Branches, Crowded by Adjacent Tree, Adjacent to Fence, Dieback in Inner Canopy, Exposed Roots	PRESERVE	3.0	10
11	White Spruce	26	8	Fair	Irregular	Leaning, Adjacent to Fence, Crowded by Adjacent Tree, Raised Canopy	PRESERVE	1.8	11
12	White Spruce	26	6	Poor	One Sided	Crowded by Adjacent Tree, Understory Tree, Leaning, Adjacent to Fence, Poor Pruning, Raised Canopy	PRESERVE	1.8	12
13	White Spruce	54	12	Fair	One Sided	Raised Canopy, Adjacent to Fence, Dieback in Inner Canopy, Crowded by Adjacent Tree	PRESERVE	3.6	13
14	White Spruce	37	6	Fair	Pyramidal	Adjacent to Fence, Exposed Roots, Crowded by Adjacent Tree, Dieback in Inner Canopy	PRESERVE	2.4	14
15	Black Cherry	46	8	Fair	Pyramidal	Double Leader, Adjacent to Fence, Crowded by Adjacent Tree	PRESERVE	3.0	15
16	White Pine	72	8	Fair	Leaning	Adjacent to Fence, Crowded by Adjacent Tree, Elevated Canopy	PRESERVE	4.8	16
17	Douglas Fir	68	10	Fair	Irregular	Adjacent to Fence, broken branches, Crowded by Adjacent Tree, Slight Lean, Vine Entangled, Scaffolding Branching	PRESERVE	4.2	17
18	River Birch	**(45)** 26, 37	6	Good	Multi-Stem	Minor Deadwood, Leaning, Included Bark	REMOVE	3.0	18
19	White Pine	46	8	Good	Pyramidal	Crowded by Adjacent Tree, Exposed Roots, Elevated Canopy	PRESERVE	3.0	19
20	Red Oak	91	16	Good	Irregular	Crowded by Adjacent Tree, Minor Deadwood, Broken Branches	PRESERVE	6.0	20
21	White Pine	93	10	Fair	Irregular	Exposed Roots, Double Leader, Broken Branches, Crowded by Adjacent Tree	PRESERVE	6.0	21
22	Red Oak	62	14	Poor	Irregular	Exposed Roots, Broken Branches, Minor Deadwood, Declining	PRESERVE	4.2	22
23	Red Oak	47	8	Poor	Leaning	Major Broken Branches, Declining, Major Deadwood, 90% Dead	PRESERVE	3.0	23
24	Red Oak	**(58)** 22, 35, 40	12	Fair	Multi-Stem	Adjacent to Fence, Minor Deadwood, Crowded by Adjacent Tree, Slight Lean, Decay at Base	PRESERVE	3.6	24
25	Red Oak	24	2	Fair	Narrow	Adjacent to Fence, Minor Deadwood, Dead Tree Leaning in Canopy, Crowded by Adjacent Tree, Epicormic Growth	PRESERVE	1.8	25
26	Black Cherry	21	2	Poor	Irregular	Crowded by Adjacent Tree, Double Leader, Minor Deadwood, Epicormic Growth	PRESERVE	1.8	26
27	Red Oak	**(40)** 22, 33	6	Fair	Double Leader	Slight Lean, Crowded by Adjacent Tree, Epicormic Growth	PRESERVE	2.4	27
28	White Pine	73	8	Fair	Irregular	Broken Branches, Epicormic Growth, Crowded by Adjacent Tree	PRESERVE	4.8	28
29	Black Cherry	36	8	Fair	Irregular	Broken Branches, Minor Deadwood, Crowded by Adjacent Tree, Double Leader, Exposed Root	PRESERVE	2.4	29
30	Red Oak	76	12	Fair	Irregular	Slight Lean, Minor Deadwood, Broken Branches, Crowded by Adjacent Tree	PRESERVE	4.8	30
31	Red Oak	69	10	Fair	Irregular	Exposed Roots, Minor Deadwood, Broken Branches, Crowded by Adjacent Tree	PRESERVE	4.2	31
32	White Pine	68	6	Fair	Irregular	Elevated Canopy, Exposed Roots, Crowded by Adjacent Tree, Minor Deadwood	PRESERVE	4.2	32
33	Red Oak	**(17)** 10, 14	2	Fair	Multi-Stem	Damage at Base, Thin Canopy, Crowded by Adjacent Tree	PRESERVE	1.5	33
34	Red Oak	35	6	Fair	Irregular	Slight Lean, Epicormic Growth, Crowded by Adjacent Tree, Broken Branches, Minor Deadwood	PRESERVE	2.4	34
35	Red Oak	51	8	Fair	Irregular	Crowded by Adjacent Tree, Epicormic Growth, Broken Branches, Minor Deadwood	PRESERVE	3.6	35
36	Red Oak	42	8	Fair	Irregular	Slight Lean, Minor Deadwood, Broken Branches, Crowded by Adjacent Tree	PRESERVE	3.0	36
37	Red Oak	**(54)** 36, 40	8	Good	Multi-Stem	Included Bark, Minor Deadwood, Broken Branches, Crowded by Adjacent Tree	PRESERVE	3.6	37
38	Red Oak	47	10	Good	Asymmetrical	Minor Deadwood, Crowded by Adjacent Tree, Broken Branches	PRESERVE	3.0	38
39	Red Oak	28	6	Fair	Irregular	Minor Deadwood, Crowded by Adjacent Tree, Broken Branches	PRESERVE	1.8	39
40	Red Oak	45	8	Fair	Leaning	Minor Deadwood, Crowded by Adjacent Tree, Broken Branches, Epicormic Growth, Twisted Leader	PRESERVE	3.0	40
41	Red Oak	60	8	Good	Irregular	Crowded by Adjacent Tree, Minor Deadwood, Epicormic Growth	PRESERVE	3.6	41
42	American Elm	46	8	Poor	Irregular	Crowded by Adjacent Tree, Broken Branches, Minor Deadwood, Elevated Canopy	PRESERVE	3.0	42
43	Red Oak	53	10	Fair	Irregular	Double Leader, Crowded by Adjacent Tree, Minor Deadwood, Broken Branches	PRESERVE	3.6	43
44	Red Oak	26	6	Poor	One Sided	90% Dead, Major Deadwood, Broken Branches, Crowded by Adjacent Tree, Leaning	PRESERVE	1.8	44

45	Red Oak	47	16	Fair	Irregular	Crowded b Adjacent Tree, Minor Deadwood, Broken Branches, Slight Lean	PRESERVE	3.0	45
46	Red Oak	**(70)** 45, 54	12	Fair	Multi-Stem	Crowded b Adjacent Tree, Minor Deadwood, Broken Branches, Included Bark	PRESERVE	4.2	46
47	White Pine	32	8	Fair	Pyramidal	Crowded by Adjacent Tree, Slight Lean, Dieback in Inner Canopy, Scaffolding Branching	PRESERVE	2.4	47
48	White Pine	46	8	Fair	Pyramidal	Crowded by Adjacent Tree, Dieback in Inner Canopy, Broken Branches	PRESERVE	3.0	48
49	White Pine	49	8	Fair	Pyramidal	Adjacent to Fence, Crowded by Adjacent Tree, Dieback in Inner Canopy, Broken Branches	PRESERVE	3.0	49
50	Sugar Maple	11	2	Fair	One Sided	Adjacent to Fence, Crowded by Adjacent Tree, Slight Lean	PRESERVE	1.5	50
51	Black Cherry	20	3	Fair	One Sided	Adjacent to Fence, Crowded by Adjacent Tree, Minor Deadwood, Broken Branches	PRESERVE	1.5	51
52	American Elm	**(14)** 8, 12	2	Poor	Multi-Stem	Adjacent to Fence, Crowded by Adjacent Tree, Slight Lean, Epicormic Growth, Minor Deadwood	PRESERVE	1.5	52
53	White Cedar	**(32)** 9, 12, 16, 17, 18	4	Good	Multi-Stem	Crowded by Adjacent Tree, Crowded Branching, Cross Branching, Understory Tree	REMOVE	2.4	53
54	Yew	5 to 17	4	Good	Multi-Stem	Minor Deadwood, Crowded Branching, Cross Branching, Under Story	REMOVE	1.5	54
55	Red Oak	119	18	Good	Irregular	Broken Branches, Minor Deadwood, Epicormic Growth, Exposed Roots	PRESERVE	7.1	55
56	White Pine	74	16	Good	Pyramidal	Exposed Roots, Cross Branching, Minor Deadwood Dieback in Inner Canopy	PRESERVE	4.8	56
57	Red Oak	103	20	Good	Asymmetrical	Exposed Roots, Minor Deadwood, Broken Branches	REMOVE	6.1	57
58	Juniper	28	4	Fair	Irregular	Crowded by Adjacent Tree, Dieback in Inner Canopy, Minor Deadwood, Poor Pruning	REMOVE	1.8	58
59	Juniper	22	2	Fair	Irregular	Crowded by Adjacent Tree, Dieback in Inner Canopy, Minor Deadwood, Poor Pruning	REMOVE	1.8	59
60	Juniper	40	4	Fair	Irregular	Crowded by Adjacent Tree, Dieback in Inner Canopy, Minor Deadwood, Poor Pruning	REMOVE	2.4	60
61	Paper Birch	**(25)** 12, 15, 16	6	Fair-Poor	Multi-Stem	Exposed Roots, Poor Pruning, Minor Deadwood, Broken Branches, Adjacent to Fence	REMOVE	1.8	61
62	Red Oak	**(102)** 57, 85	14	Fair	Multi-Stem	Adjacent to Fence, Crowded by Adjacent Tree, Minor Deadwood, Broken Branches	REMOVE	6.1	62
63	Colorado Blue Spruce	31	4	Good	Pyramidal	Exposed Roots, Branching to Grade, Crowded Branching, Adjacent to Building	REMOVE	2.4	63
64	Japanese Maple	12	2	Good	Asymmetrical	Exposed Roots, Included Bark, Crowded Branching, Cross Branching	REMOVE	1.5	64
65	Paper Birch	**(24)** 15, 19	6	Fair	Multi-Stem	Poor Pruning, Frost Crack, Minor Deadwood	REMOVE	1.8	65
66	Paper Birch	**(31)** 16, 18, 20	8	Good	Multi-Stem	Exposed Roots, Poor Pruning, Epicormic Growth, Included Bark, Mechanical Damage at Base	REMOVE	2.4	66
67	Serviceberry	6 to 13	4	Good	Multi-Stem	Cross Branching, Epicormic Growth, Poor Pruning	REMOVE	1.5	67
68	Serviceberry	6 to 13	4	Good	Multi-Stem	Cross Branching, Epicormic Growth, Poor Pruning, Broken Branches	REMOVE	1.5	68
69	Malus Species	18	4	Good	Irregular	Cross Branching, Crowded Branching, Poor Pruning, Crowded by Adjacent Tree	PRESERVE	1.5	69
70	Serviceberry	6 to 13	4	Good	Multi-Stem	Crowded by Adjacent Tree, Epicormic Growth, Poor Pruning	REMOVE	1.5	70
71	Paper Birch	**(10)** 5, 5, 7	2	Good	Multi-Stem	Straked Tree, Immature	REMOVE	1.5	71
72	Paper Birch	**(17)** 10, 14	4	Fair	Multi-Stem	Slight Lean, Broken Branches, Winter Damage	REMOVE	1.5	72
73	Shagbark Hickory	36	8	Good	Irregular	Adjacent to Fence, Crowded by Adjacent Tree, Minor Deadwood	REMOVE	2.4	73
74	Shagbark Hickory	35	8	Good	Irregular	Adjacent to Fence, Crowded by Adjacent Tree, Minor Deadwood	REMOVE	2.4	74
75	Red Oak	50	14	Good	Irregular	Crowded by Adjacent Tree, Poor Pruning, Minor Deadwood	PRESERVE	3.0	75
76	Red Oak	86	16	Good	Irregular	Exposed Roots, Minor Deadwood, Crowded by Adjacent Tree	PRESERVE	5.4	76
77	Sugar Maple	31	8	Good	Irregular	Adjacent to Fence, Exposed Roots, Crowded by Adjacent Tree, Poor Pruning	PRESERVE	2.4	77
78	Sugar Maple	32	8	Good	Irregular	Adjacent to Fence, Exposed Roots, Crowded by Adjacent Tree, Crowded Branching, Slight Lean	PRESERVE	2.4	78
79	Sugar Maple	28	8	Good	Irregular	Adjacent to Fence, Exposed Roots, Crowded by Adjacent Tree, Crowded Branching, Twist in Trunk	PRESERVE	1.8	79
80	Sugar Maple	28	8	Good	Irregular	Adjacent to Fence, Exposed Roots, Crowded by Adjacent Tree, Crowded Branching	REMOVE	1.8	80
81	Paper Birch	**(28)** 12, 17, 18	6	Good	Multi-Stem	Adjacent to Overhead Wires, Adjacent to Fence, Slight Lean	PRESERVE	1.8	81
82	Colorado Blue Spruce	17	4	Good	Pyramidal	Adjacent to Overhead Wires, Adjacent to Fence, Branching to Grade, Dieback in Lower Branches	PRESERVE	1.5	82
83	False Cypress	9	2	Good	Pyramidal	Branching to Grade, Adjacent to Fence	REMOVE	1.2	83
84	Japanese Maple	11	2	Good	Asymmetrical	Crowded by Adjacent Tree, Adjacent to Hydro Pole, Adjacent to Fence	PRESERVE	1.5	84
85	Paper Birch	**(30)** 21, 21	6	Good	Multi-Stem	Adjacent to Fence, Crowded by Adjacent Tree, Adjacent to Overhead Wires, Adjacent to Hydro Pole, Minor Deadwood, Broken Branches, Frost Crack	PRESERVE	1.8	85
86	Colorado Blue Spruce	10	2	Good	Pyramidal	Exposed Roots, Adjacent to Fence, Adjacent to Overhead Wires, Branching to Grade	PRESERVE	1.5	86
87	Hedge Maple	33	8	Good	Asymmetrical	Adjacent to Hydro Pole, Broken Branches, Crowded Branching	PRESERVE	2.4	87
88	Silver Fir	19	4	Good	Pyramidal	Branching to Grade, Dieback in Inner Canopy, Crowded by Adjacent Tree	REMOVE	1.5	88
89	Silver Fir	25	6	Good	Pyramidal	Branching to Grade, Dieback in Inner Canopy, Crowded by Adjacent Tree	REMOVE	1.8	89
90	False Cypress	9	2	Good	Pyramidal	Branching to Grade, Dieback in Inner Canopy, Crowded by Adjacent Tree	REMOVE	1.2	90
91	Colorado Blue Spruce	10	2	Good	Round	Branching to Grade, Dieback in Inner Canopy, Crowded by Adjacent Tree	REMOVE	1.5	91

92	Silver Fir	32	4	Good	Pyramidal	Branching to Grade, Dieback in Inner Canopy, Crowded by Adjacent Tree	REMOVE	2.4	92
93	Silver Fir	26	4	Good	Pyramidal	Branching to Grade, Dieback in Inner Canopy, Crowded by Adjacent Tree	REMOVE	1.8	93
94	Silver Fir	17	2	Good	Pyramidal	Branching to Grade, Dieback in Inner Canopy, Crowded by Adjacent Tree	REMOVE	1.5	94
95	Silver Fir	8	2	Good	Pyramidal	Branching to Grade, Dieback in Inner Canopy, Crowded by Adjacent Tree	REMOVE	1.2	95
96	Shagbark Hickory	**(52)** 36, 38	10	Good	Multi-Stem	Adjacent to Fence, Minor Deadwood, Broken Branches, Crowded by Adjacent Tree	REMOVE	3.6	96
97	Emerald Cedar	11	2	Good	Pyramidal	Adjacent to Fence, Branching to Grade	REMOVE	1.5	97
98	Hedge Maple	24	6	Good	Asymmetrical	Crowded Branching, Adjacent to Fence, Crowded by Adjacent Tree	REMOVE	1.8	98
99	Shagbark Hickory	53	14	Good	Irregular	Crowded by Adjacent Tree, Slight Lean, Minor Deadwood, Broken Branches	REMOVE	3.6	99
100	Tulip Tree	20	8	Good	Asymmetrical	Double Leader, Exposed Roots, Minor Deadwood	REMOVE	1.5	100
101	White Pine	17	4	Good	Pyramidal	Branching to Grade, Dieback in Inner Canopy	REMOVE	1.5	101
102	Red Oak	73	16	Fair	Irregular	Winter Damage, Mechanical Damage at Base, Broken Branches, Minor Deadwood, Epicormic Growth	REMOVE	4.8	102
103	Weeping Spruce	11	2	Good	Weeping	Dieback in Inner Canopy, Landscape Tree	PRESERVE	1.5	103
104	Red Oak	87	14	Fair	I	Damaged Trunk, Epicormic Growth, Broken Branches, Adjacent to Timber Retaining Wall	PRESERVE	5.4	104
105	Sugar Maple	29	6	Good	Asymmetrical	Adjacent to Fence, Poor Pruning, Minor Deadwood	REMOVE	1.8	105
106	Japanese Black Pine	8	2	Good	Pyramidal	Branching to Grade, Adjacent to Building	PRESERVE	1.2	106
107	Sugar Maple	25	10	Fair	Asymmetrical	Adjacent to Fence, Minor Deadwood, Broken Branches	PRESERVE	1.8	107
108	Colorado Blue Spruce	16	2	Fair	Pyramidal	Dieback in Inner Canopy, Branching to Grade	REMOVE	1.5	108
109	Colorado Blue Spruce	23	6	Good	Pyramidal	Branching to Grade, Crowded by Adjacent Tree, Dieback in Inner Canopy	PRESERVE	1.8	109
110	Colorado Blue Spruce	24	6	Good	Pyramidal	Branching to Grade, Crowded by Adjacent Tree, Dieback in Inner Canopy	PRESERVE	1.8	110
111	Colorado Blue Spruce	26	4	Good	Pyramidal	Branching to Grade, Crowded by Adjacent Tree, Dieback in Inner Canopy	PRESERVE	1.8	111
112	White Pine	88	12	Good	Irregular	Crowded by Adjacent Tree, Elevated Canopy, Crowded Branching	PRESERVE	5.4	112
113	Colorado Blue Spruce	26	6	Good	Pyramidal	Branching to Grade, Crowded by Adjacent Tree, Dieback in Inner Canopy	PRESERVE	1.8	113
114	Colorado Blue Spruce	23	6	Good	Pyramidal	Branching to Grade, Crowded by Adjacent Tree, Dieback in Inner Canopy	PRESERVE	1.8	114
115	Red Oak	81	18	Good	Irregular	Exposed Roots, Adjacent to Playground, Minor Deadwood, Broken Branches	PRESERVE	5.4	115
116	Manitoba Maple	22	6	Fair	Leaning	Adjacent to Fence, Epicormic Growth, Broken Branches, Minor Deadwood	PRESERVE	1.8	116
117	Red Oak	45	12	Good	Irregular	Minor Deadwood, Broken Branches, Crowded by Adjacent Tree, Slight Lean	PRESERVE	3.0	117
118	White Pine	60	10	Fair	Irregular	Elevated Canopy, Broken Branches, Minor Deadwood, Crowded Branching, Crowded by Adjacent Tree	PRESERVE	3.6	118
119	Paper Birch	20	6	Fair	Double Leader	Broken Branches, Minor Deadwood, Crowded by Adjacent Tree	PRESERVE	1.5	119
120	Norway Maple	21	6	Fair	Leaning	Adjacent to Fence, Crowded by Adjacent Tree, Double Leader	PRESERVE	1.8	120
121	White Pine	36	8	Fair	Irregular	Crowded by Adjacent Tree, Minor Deadwood, Broken Branches, Elevated Canopy	PRESERVE	2.4	121
122	White Pine	45	8	Fair	Irregular	Crowded by Adjacent Tree, Minor Deadwood, Broken Branches, Elevated Canopy	PRESERVE	3.0	122
123	White Pine	55	10	Fair	Irregular	Crowded by Adjacent Tree, Minor Deadwood, Broken Branches, Elevated Canopy	PRESERVE	3.6	123
124	Red Oak	23	6	Fair	Irregular	Crowded by Adjacent Tree, Minor Deadwood, Broken Branches, Slight Lean	PRESERVE	1.8	124
125	Paper Birch	20	4	Fair	Leaning	Crowded by Adjacent Tree, Minor Deadwood, Broken Branches	PRESERVE	1.5	125
126	Red Oak	35	8	Fair	Irregular	Crowded by Adjacent Tree, Minor Deadwood, Broken Branches	PRESERVE	1.8	126
127	Sugar Maple	30	8	Fair	Irregular	Crowded by Adjacent Tree, Minor Deadwood, Broken Branches	PRESERVE	1.8	127
128	Red Oak	30	6	Fair	Double Leader	Crowded by Adjacent Tree, Epicormic Growth, Broken Branches, Major Deadwood	PRESERVE	1.8	128
129	Sugar Maple	30	8	Fair	Asymmetrical	Adjacent to Building, Broken Branches, Minor Deadwood, Crowded by Adjacent Tree	PRESERVE	1.8	129
130	Shagbark Hickory	60	12	Fair	Irregular	Crowded by Adjacent Tree, Double Leader, Minor Deadwood, Broken Branches	PRESERVE	3.6	130
131	Shagbark Hickory	55	12	Fair	Irregular	Minor Deadwood, Broken Branches, Crowded by Adjacent Tree	PRESERVE	3.6	131
132	Sugar Maple	35	12	Fair	Asymmetrical	Minor Deadwood, Broken Branches, Crowded by Adjacent Tree	PRESERVE	2.4	132
133	Shagbark Hickory	55	12	Fair	Irregular	Epicormic Growth, Multi-Leader, Broken branches, Minor Deadwood	PRESERVE	3.6	133
134	Red Oak	45	12	Fair	Irregular	Minor Deadwood, Broken Branches, Crowded by Adjacent Tree, Epicormic Growth	PRESERVE	3.0	134
135	Red Oak	65	18	Fair	Irregular	Minor Deadwood, Broken Branches, Crowded by Adjacent Tree	PRESERVE	4.2	135
A	White Pine	35	10	Good	Irregular	Crowded by Adjacent Tree, Adjacent to Overhead Wires, Adjacent to Fence, Branching to Grade	PRESERVE	2.4	A
B	White Spruce	18	6	Good	Irregular	Crowded by Adjacent Tree, Adjacent to Overhead Wires, Adjacent to Fence, Epicormic Growth	PRESERVE	1.5	B
C	White Pine	30	6	Fair	Irregular	Crowded by Adjacent Tree, Adjacent to Overhead Wires, Adjacent to Fence, Epicormic Growth	PRESERVE	1.8	C
D	White Spruce	12	3	Good	Pyramidal	Crowded by Adjacent Tree, Adjacent to Overhead Wires, Adjacent to Fence, Adjacent to Shed, Branching to Grade	PRESERVE	1.5	D
E	Colorado Blue Spruce	15	2	Good	Narrow	Adjacent to Fence, Branching to Grade	PRESERVE	1.5	E
F	Emerald Cedar	7 to 15	2	Good	Hedge	Adjacent to Fence, Branching to Grade	PRESERVE	1.5	F
G	White Pine	60	8	Fair	Irregular	Poor Pruning, Crowded by Adjacent Tree, Minor Deadwood	PRESERVE	3.6	G
H	White Pine	35	6	Fair	Irregular	Poor Pruning, Crowded by Adjacent Tree, Minor Deadwood	PRESERVE	2.4	H
I	Trembling Aspen	17	6	Fair-Poor	Irregular	Crowded by Adjacent Tree, Broken Branches, Minor Deadwood	PRESERVE	1.5	I
J	Trembling Aspen	**(33)** 22, 25	6	Fair-Poor	Multi-Stem	Crowded by Adjacent Tree, Broken Branches, Minor Deadwood, Adjacent to Fence	PRESERVE	2.4	J

K	Colorado Blue Spruce	20	6	Fair	Pyramidal	Dieback in Lower Branches, Crowded by Adjacent Tree	PRESERVE	1.5	K
L	Colorado Blue Spruce	**(36)** 20, 30	6	Fair	Multi-Stem	Crowded by Adjacent Tree, Dieback in Lower Branches, Broken Branches	PRESERVE	2.4	L
M	White Pine	60	8	Fair	One Sided	Broken Branches, Poor Pruning, Crowded by Adjacent Tree	PRESERVE	3.6	M
N	White Pine	55	6	Fair	One Sided	Broken Branches, Poor Pruning, Crowded by Adjacent Tree, Adjacent to Fence	PRESERVE	3.6	N
O	White Pine	50	6	Fair	One Sided	Double Leader, Dieback in Lower Branches, broken Branches, Crowded by Adjacent Tree	PRESERVE	3.0	O
P	White Pine	30	4	Poor	One Sided	Broken Branches, Dieback in Lower Branches, Crowded by Adjacent Tree	PRESERVE	1.8	P
Q	White Pine	50	6	Fair	Double Leader	Cross Branching, Crowded by Adjacent Tree, Dieback in Lower Branches, Broken Branches	PRESERVE	3.0	Q
R	Red Oak	75	10	Fair	Irregular	Crowded by Adjacent Tree, Broken Branches, Major Deadwood	PRESERVE	4.8	R
S	Red Oak	75	12	Fair	Irregular	Crowded by Adjacent Tree, Broken Branches, Major Deadwood	PRESERVE	4.8	S
T	White Spruce	45	10	Good	Pyramidal	Epicormic Growth, Crowded by Adjacent Tree, Dieback in Lower Branches	PRESERVE	3.0	T
U	White Spruce	25	6	Poor	Pyramidal	Crowded by Adjacent Tree, Adjacent to Fence, Dieback in Lower Half	PRESERVE	1.8	U
V	White Spruce	20	3	Poor	Pyramidal	Crowded by Adjacent Tree, Adjacent to Fence, Dieback in Lower Half	PRESERVE	1.5	V
W	Hemlock	30	8	Good	Pyramidal	Slight Lean, Dieback in Inner Canopy, Crowded by Adjacent Tree, Adjacent to Fence,	PRESERVE	1.8	W
X	White Pine	35	8	Good	Pyramidal	Scaffolding Branching, Dieback in Inner Canopy, Raised Canopy, Crowded by Adjacent Tree	PRESERVE	2.4	X
Y	Japanese Maple	13	4	Good	Asymmetrical	Adjacent to Fence, Cross Branching, Crowded Branching	PRESERVE	1.5	Y

Observations

All trees inventoried within and immediately adjacent to the site consists of a mix of landscape accent trees and naturalized vegetation, ranging from immature to mature. Naturalized trees are primarily located along the southern and western limits of the property within the adjacent Natural Area System (NAS).

Front Yard

The front yards are characterized by maintained landscaping consisting of asphalt driveways, manicured lawn areas, and defined planting beds. Trees are planted both individually and within landscape beds, located along driveway edges and within designated planted areas. The trees located in the front yard include a mix of ornamental and accent species of varying sizes and conditions, generally ranging from fair to good. Several larger, more mature specimens are present, including Red Oak (*Quercus rubra*) and Shagbark Hickory (*Carya ovata*). These trees are in fair to good condition and exhibit minor deficiencies including minor deadwood, occasional broken branches, and minor surface root exposure.

Rear Yard

The rear yard exhibits a more open and naturalized character relative to the front, with fewer formal landscape elements and increased canopy presence. The area consists primarily of semi-mature to mature trees. Species observed include, but are not limited to, Colorado Blue Spruce (*Picea pungens*), Red Oak (*Quercus rubra*), and White Pine (*Pinus strobus*). The Colorado Blue Spruce were observed to be generally planted in groupings, whereas the Red Oaks and White Pines are more widely spaced and exhibit larger trunk diameters and high canopy structure compared to the majority of the front yard plantings. The size and arrangement of these trees suggest they are remnant specimens retained from a previously wooded condition, consistent with the site's adjacency to the NAS. Existing landscape features within the rear yard include amenity and accessory elements such as a pools, a play structure, retaining walls, and a wood shed. Topography varies across the rear yard, with one portion exhibiting a rolling characteristic transitioning towards the top of bank, while other areas are more uniformly sloped in this direction along the southern and western limits of the property.

NAS Buffer
The NAS buffer area is characterized by naturalized vegetation including a mix of immature to mature trees of varying sizes, located on a steep slope, descending towards the Credit River Valley. Species observed include, Red Oaks, White Pine, Shagbark Hickory, Sugar Maple (*Acer saccharum*), Norway Maple (*Acer platanoides*), Manitoba Maple (*Acer negundo*), Paper Birch (*Betula papyrifera*), Black Cherry (*Prunus serotina*), and Douglas Fir (*Pseudotsuga menziesii*). Tree conditions and structure of these trees are consistent with typical buffer habitats, with increased density resulting in more narrow tree growth forms. These conditions were present along the southern and western limits of the property. An existing wood shed south of the property was observed to cantilever over the top of bank into the NAS buffer with no direct impacts to adjacent trees were observed.

Discussion

Tree preservation and removal recommendations have been made in consideration of the proposed site planning, construction, grading, and servicing requirements. Further tree health, structural integrity, species composition, and spatial relationships to the proposed site planning were evaluated to guide these recommendations.

Through a coordinated design review with the client and project consultant team, including collaboration with the civil engineering team, the site plan has been developed with the objected of retaining the maximum number of existing trees feasible within the constraints of the proposed development. The proposed layout reflects the effort to minimize tree removals, with removals limited to those necessary to accommodate building footprints, access, grading, and servicing requirements. As part of this process, grading, service alignments, and retaining wall locations were reviewed and refined to reduce impacts within Tree Protection Zones (TPZs), minimize grade changes around retained trees, and avoid unnecessary encroachment associated with underground services and structural elements.

All trees located on neighbouring properties and within the Natural Area System (NAS) buffer are to be preserved. The existing dwelling at 2184 Oneida Crescent is to remain, and the NAS buffer located directly west of the dwelling will be preserved and remain undisturbed. Minimal removals and construction activities are anticipated within the rear yards, and no development activities are proposed along the southern NAS buffer.

The existing asphalt driveway at 2184 Oneida Crescent is proposed to be modified to accommodate the common condominium road. Trees #75 and #76 (Red Oak) are located adjacent to this driveway. Based on the current design, portions of the existing driveway are to be retained in this area, and impacts to these trees are not anticipated.

All other trees located within or in close proximity to the proposed common condominium road and building footprints that are not feasible for retention are recommended for removal to accommodate construction, grading, and servicing.

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 Table 2-Tree Protection Zones).*

Table 2 - 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

Private Tree By-Law

Table 3 – 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.

Tree Removals

The following is a summary of proposed tree removals for this site that will require a permit for removal in accordance with the City of Mississauga Private Tree Bylaw. A total of **thirty** (**30**) trees are to be removed to accommodate the proposed site plan requirements. As per City of Mississauga requirements, compensation planting for the removal of these trees will be required.

Table 4 – Tree Removals subject to Private Tree Bylaw

(Refer to Existing Tree Inventory List for details pertaining to specific trees)

TREE REMOVAL LIST						
KEY	**SPECIES**	**DBH**	**HEALTH**	**REASON**	**STATUS**	**OWNERSHIP**
		(centimetres)	G/F/P		DIRECTION	
1	Colorado Blue Spruce	27	Good	Building Footprint	REMOVE	Private
18	River Birch	**(45)** 26, 37	Good	Building Footprint	REMOVE	Private
53	White Cedar	**(32)** 9, 12, 16, 17, 18	Good	Understory Tree	REMOVE	Private
54	Yew	5 to 17	Good	Understory Tree	REMOVE	Private
57	Red Oak	103	Good	Building Footprint	REMOVE	Private
58	Juniper	28	Fair	Driveway	REMOVE	Private
59	Juniper	22	Fair	Driveway	REMOVE	Private
60	Juniper	40	Fair	Driveway	REMOVE	Private
61	Paper Birch	**(25)** 12, 15, 16	Fair-Poor	Driveway/Parking	REMOVE	Private
62	Red Oak	**(102)** 57, 85	Fair	Driveway	REMOVE	Private
63	Colorado Blue Spruce	31	Good	Driveway	REMOVE	Private
65	Paper Birch	**(24)** 15, 19	Fair	Building Footprint	REMOVE	Private
66	Paper Birch	**(31)** 16, 18, 20	Good	Driveway	REMOVE	Private
72	Paper Birch	**(17)** 10, 14	Fair	Building Footprint	REMOVE	Private
73	Shagbark Hickory	36	Good	Building Footprint	REMOVE	Private
74	Shagbark Hickory	35	Good	Building Footprint	REMOVE	Private
80	Sugar Maple	28	Good	Building Footprint	REMOVE	Private
88	Silver Fir	19	Good	Building Footprint	REMOVE	Private
89	Silver Fir	25	Good	Building Footprint	REMOVE	Private
92	Silver Fir	32	Good	Building Footprint	REMOVE	Private
93	Silver Fir	26	Good	Building Footprint	REMOVE	Private
94	Silver Fir	17	Good	Building Footprint	REMOVE	Private
96	Shagbark Hickory	**(52)** 36, 38	Good	Building Footprint	REMOVE	Private
98	Hedge Maple	24	Good	Driveway	REMOVE	Private
99	Shagbark Hickory	53	Good	Driveway	REMOVE	Private
100	Tulip Tree	20	Good	Driveway	REMOVE	Private
101	White Pine	17	Good	Driveway	REMOVE	Private
102	Red Oak	73	Fair	Driveway	REMOVE	Private
105	Sugar Maple	29	Good	Building Footprint	REMOVE	Private
108	Colorado Blue Spruce	16	Fair	Building Footprint	REMOVE	Private

Total of 30 Trees to be Removed

Tree Compensation

The City of Mississauga requires replacement trees be provided for one or more trees 15cm or greater on your property. Tree replacement is required for every 15 cm (6 in) of diameter of the tree 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 requirements for replacement tree planting are:

- At least 1.8 m tall if it's a coniferous (evergreen) tree or at least 6 cm in diameter if it's a deciduous (leaved) tree
- One replacement tree is required for every 15 cm (6 inches) diameter of the private or public tree removed. For example, when a tree 45 cm (18 inches) diameter is removed, three replacement trees are required.

Table 5 – Tree Compensation List

KEY	SPECIES	DBH	HEALTH	COMPENSATION
		(centimetres)	G/F/P	CALCULATION
1	Colorado Blue Spruce	27	Good	2
18	River Birch	**(45)** 26, 37	Good	3
53	White Cedar	**(32)** 9, 12, 16, 17, 18	Good	2
54	Yew	5 to 17	Good	1
57	Red Oak	103	Good	7
58	Juniper	28	Fair	2
59	Juniper	22	Fair	1
60	Juniper	40	Fair	3
61	Paper Birch	**(25)** 12, 15, 16	Fair-Poor	2
62	Red Oak	**(102)** 57, 85	Fair	7
63	Colorado Blue Spruce	31	Good	2
65	Paper Birch	**(24)** 15, 19	Fair	2
66	Paper Birch	**(31)** 16, 18, 20	Good	2
72	Paper Birch	**(17)** 10, 14	Fair	1
73	Shagbark Hickory	36	Good	2
74	Shagbark Hickory	35	Good	2
80	Sugar Maple	28	Good	2
88	Silver Fir	19	Good	1
89	Silver Fir	25	Good	2
92	Silver Fir	32	Good	2
93	Silver Fir	26	Good	2
94	Silver Fir	17	Good	1
96	Shagbark Hickory	**(52)** 36, 38	Good	3
98	Hedge Maple	24	Good	2
99	Shagbark Hickory	53	Good	4
100	Tulip Tree	20	Good	1
101	White Pine	17	Good	1
102	Red Oak	73	Fair	5
105	Sugar Maple	29	Good	2
108	Colorado Blue Spruce	16	Fair	1

Total of 70 Compensation Trees Required

Based on the above, a total of **seventy** (**70**) trees are required for compensation.

All trees eligible for preservation shall be protected in accordance with City of Mississauga tree protection standards. Tree protection is to be installed along the limit of the minimum TPZ or as outlined on the V100 - Tree Inventory & Preservation Plan. Hoarding is to remain in place throughout the duration of construction and should be periodically reviewed by the Consulting Arborist to ensure that it remains in good working condition.

Tree Preservation and Construction Mitigation Recommendations

Tree Preservation

The following tree protection measures are recommended to be undertaken by the owner to successfully preserve the trees noted on the Tree Preservation Plans

Pre-Construction

Tree Protection Hoarding

- City approved tree protection hoarding is to be installed as shown on the approved plans. This hoarding shall be maintained for the duration of site construction. It shall not be removed until authorized by the Consulting Arborist and the City. The hoarding shall be constructed at the location as noted on the Tree Preservation Plan.
- Tree protection hoarding shall be installed as noted on the tree preservation plan. The tree protection hoarding is to be constructed with a solid frame clad with plywood or approved equivalent, or framed hoarding where sightlines need to be maintained.
- 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 the City of Mississauga.

During Demolition & Construction - Mitigation Measures

All works are to be completed under direct review of the Consulting Arborist

- 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.

-

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 tree planting. 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
2. Periodically during construction to ensure that hoarding and root protection remains in place and no damage occurs to trees to be preserved
3. Upon fine grading of site or other landscape works
4. Upon completion of construction activities

Conclusion

Strybos Barron King Ltd. was retained by 1000975344 Ontario Inc. to prepare an Arborist Report for the subject property in accordance with City of Mississauga tree bylaw requirements. The owner is proposing the construction of **four** (**4**) detached condominium dwellings, **three** (**3**) detached freehold dwellings, and **one** (**1**) existing dwelling to remain, for a total of **eight** (**8**) units on the properties municipally known as 2184 and 2194 Oneida Crescent. Due to the proposed construction, grading, and servicing constraints, **thirty** (**30**) trees, subject to the private tree bylaw require removal. A permit to remove these trees will be required. A total of **seventy** (**70**) trees are required for compensation. All other trees are to be preserved and protected in accordance with City of Mississauga tree protection standards.

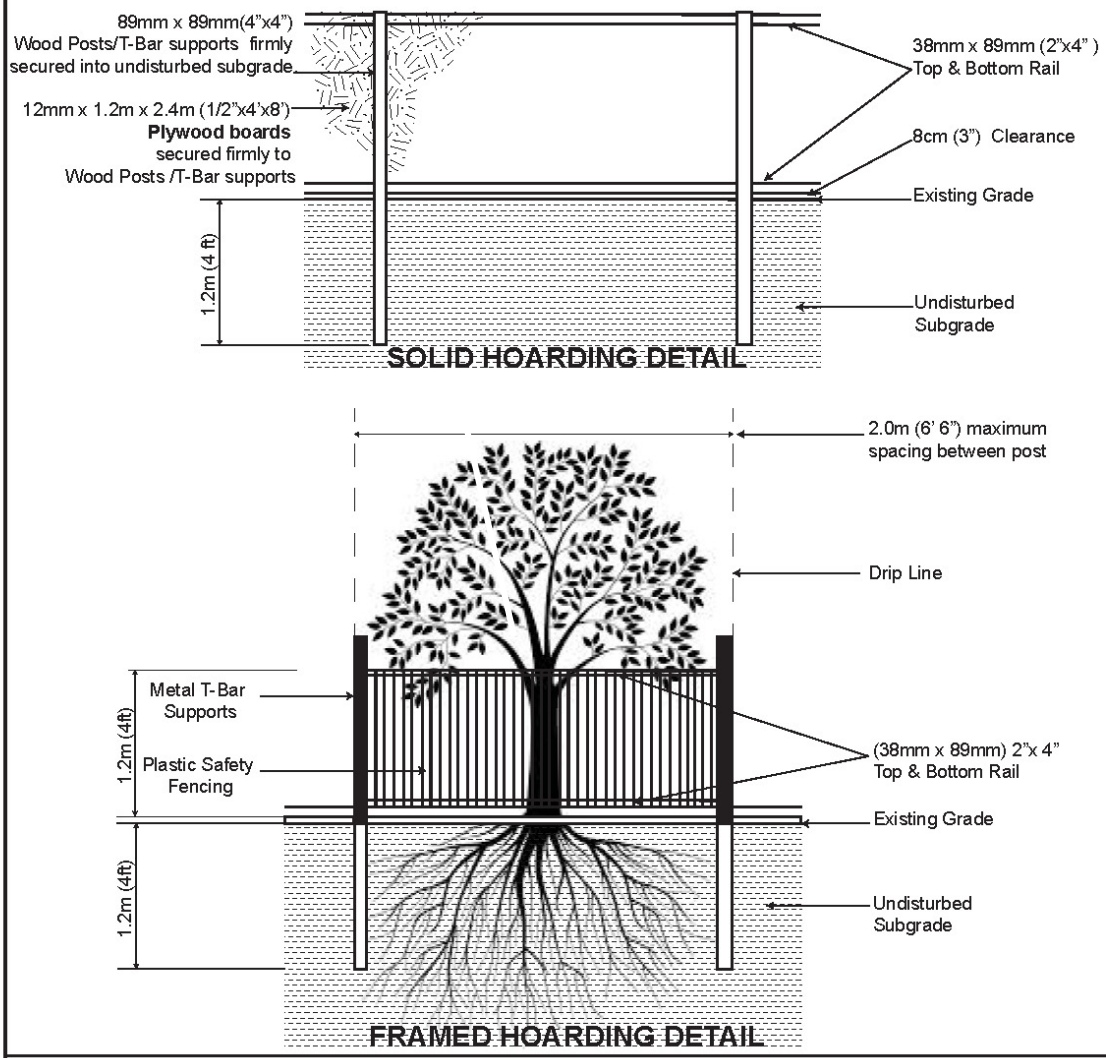
Prepared By:
STRYBOS BARRON KING LTD.

Matthew Gehres
ISA Certified Arborist ON-1114A
Senior Landscape Technologist

Appendix A – TREE INVENTORY & PRESERVATION PLAN

(for context only – refer to full size V100 Tree Inventory, Preservation and Removals Plan for details)

Appendix B - TREE PROTECTION HOARDING DETAIL



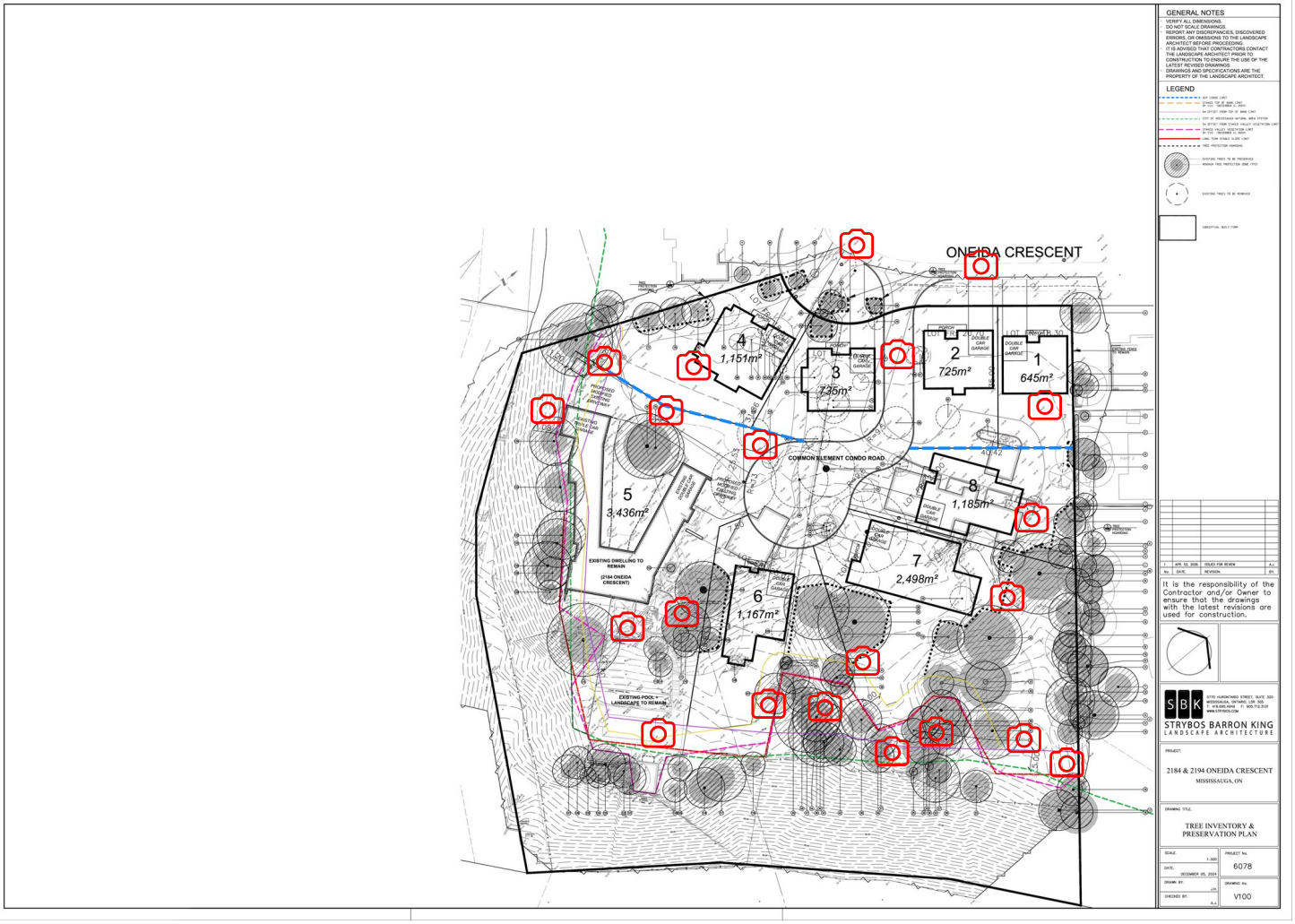
NOTES:

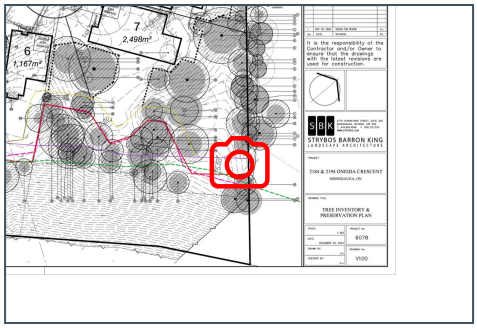
1. Hoarding details to be determined following initial site inspection.
2. Private tree hoarding to be approved by Development & Design ;
   City tree hoarding to be approved by Community Services Dept.
3. Hoarding must be supplied, installed and maintained by the applicant throughout all phases of construction.
   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


GENERAL NOTES
LEGEND
ONEIDA CRESCENT
COMMON ELEMENT CONDO ROAD
EXISTING DWELLING TO REMAIN (2184 ONEIDA CRESCENT)
EXISTING POOL TO REMAIN
1 645m²
2 725m²
3 736m²
4 1,151m²
5 3,436m²
6 1,167m²
7 2,498m²
8 1,185m²
It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.
STRYBOS BARRON KING LANDSCAPE ARCHITECTURE
2184 & 2194 ONEIDA CRESCENT
MISSISSAUGA, ON
TREE INVENTORY & PRESERVATION PLAN
6078
V100



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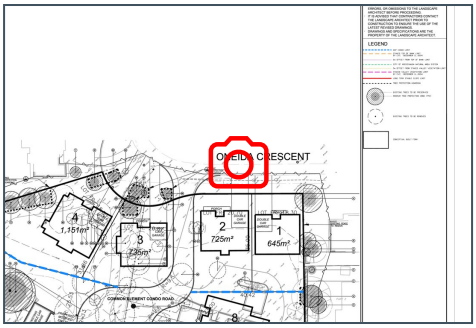

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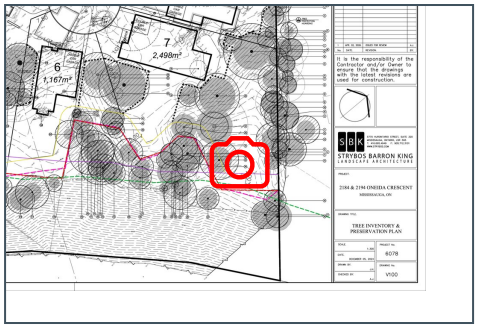

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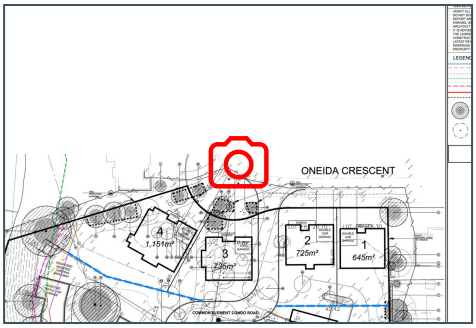

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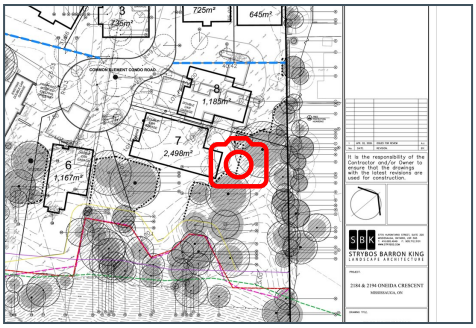

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Dec 2, 2024 4:20 PM

Added on:
Dec 2, 2024 4:20 PM

Added by:
Matthew Regimbal

IMG_1469

Taken on:
Dec 2, 2024 4:20 PM

Added on:
Dec 2, 2024 4:20 PM

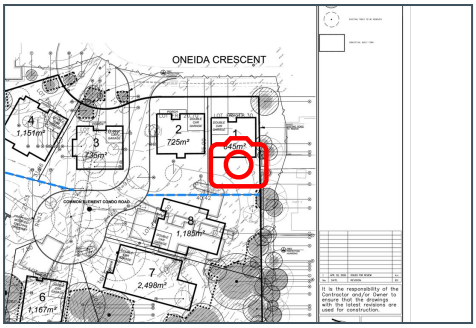
Added by:
Matthew Regimbal

IMG_1467

Taken on:
Dec 2, 2024 4:20 PM

Added on:
Dec 2, 2024 4:20 PM

Added by:
Matthew Regimbal



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mregimbal@strybos.com
Apr 5, 2026 6:51 PM

Last Updated:
mregimbal@strybos.com
Apr 5, 2026 6:51 PM

IMG_1440

Taken on:
Dec 2, 2024 4:16 PM

Added on:
Dec 2, 2024 4:16 PM

Added by:
Matthew Regimbal

IMG_1439

Taken on:
Dec 2, 2024 4:16 PM

Added on:
Dec 2, 2024 4:16 PM

Added by:
Matthew Regimbal

IMG_1438

Taken on:
Dec 2, 2024 4:16 PM

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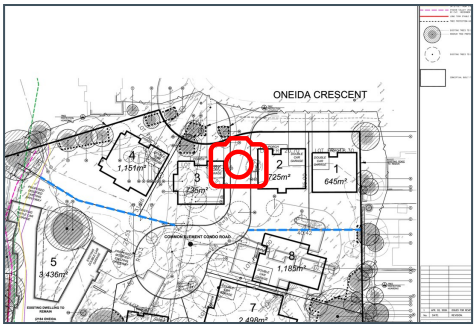
Added by:
Matthew Regimbal



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Apr 5, 2026 6:51 PM

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mregimbal@strybos.com
Apr 5, 2026 6:51 PM

IMG_1437
Taken on:
Dec 2, 2024 4:16 PM
Added on:
Dec 2, 2024 4:16 PM
Added by:
Matthew Regimbal

IMG_1436
Taken on:
Dec 2, 2024 4:16 PM
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Added by:
Matthew Regimbal

IMG_1435

Taken on:
Dec 2, 2024 4:16 PM

Added on:
Dec 2, 2024 4:16 PM

Added by:
Matthew Regimbal

IMG_1434

Taken on:
Dec 2, 2024 4:15 PM

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Added by:
Matthew Regimbal

IMG_1432

Taken on:
Dec 2, 2024 4:15 PM

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Matthew Regimbal

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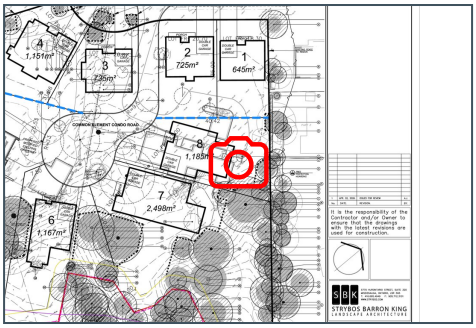
Added by:
Matthew Regimbal



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Apr 5, 2026 6:52 PM

Last Updated:
mregimbal@strybos.com
Apr 5, 2026 6:52 PM

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Taken on:
Dec 2, 2024 4:17 PM
Added on:
Dec 2, 2024 4:17 PM
Added by:
Matthew Regimbal

IMG_1443
Taken on:
Dec 2, 2024 4:17 PM
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Added by:
Matthew Regimbal

IMG_1442

Taken on:
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Added by:
Matthew Regimbal

IMG_1441

Taken on:
Dec 2, 2024 4:17 PM

Added on:
Dec 2, 2024 4:17 PM

Added by:
Matthew Regimbal

Created:
mregimbal@strybos.com
Apr 5, 2026 6:55 PM

Last Updated:
mregimbal@strybos.com
Apr 5, 2026 6:55 PM

IMG_1466

Taken on:
Dec 2, 2024 4:20 PM

Added on:
Dec 2, 2024 4:20 PM

Added by:
Matthew Regimbal

Created:
mregimbal@strybos.com
Apr 5, 2026 7:00 PM

Last Updated:
mregimbal@strybos.com
Apr 5, 2026 7:09 PM

IMG_6160
Taken on:
Dec 2, 2024 4:13 PM
Added on:
Dec 2, 2024 4:13 PM
Added by:
Matthew Regimbal

IMG_6146
Taken on:
Dec 2, 2024 2:21 PM
Added on:
Dec 2, 2024 2:21 PM
Added by:
Matthew Regimbal

IMG_6145

Taken on:
Dec 2, 2024 2:21 PM

Added on:
Dec 2, 2024 2:21 PM

Added by:
Matthew Regimbal

Created:
mregimbal@strybos.com
Apr 5, 2026 7:05 PM

Last Updated:
mregimbal@strybos.com
Apr 5, 2026 7:10 PM

IMG_6162

Taken on:
Dec 2, 2024 4:14 PM

Added on:
Dec 2, 2024 4:14 PM

Added by:
Matthew Regimbal

IMG_6147

Taken on:
Dec 2, 2024 2:21 PM

Added on:
Dec 2, 2024 2:21 PM

Added by:
Matthew Regimbal

Created:
mregimbal@strybos.com
Apr 5, 2026 7:11 PM

Last Updated:
mregimbal@strybos.com
Apr 5, 2026 7:12 PM

IMG_6183
Taken on:
Dec 2, 2024 4:15 PM
Added on:
Dec 2, 2024 4:15 PM
Added by:
Matthew Regimbal

IMG_6182
Taken on:
Dec 2, 2024 4:15 PM
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Dec 2, 2024 4:15 PM
Added by:
Matthew Regimbal

IMG_6181

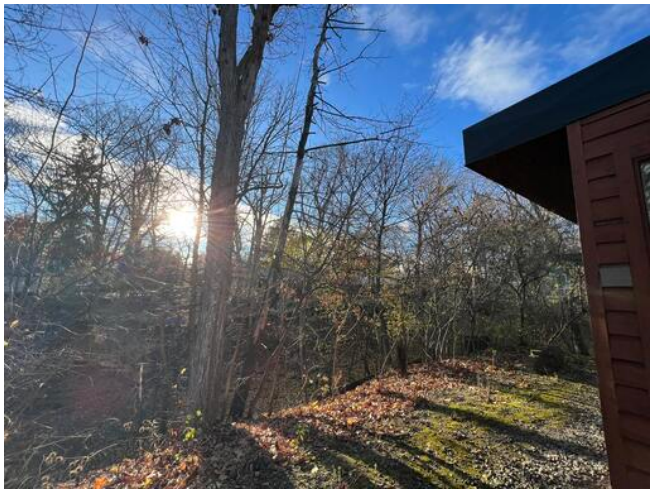
Taken on:
Dec 2, 2024 4:15 PM

Added on:
Dec 2, 2024 4:15 PM

Added by:
Matthew Regimbal

Created:
mregimbal@strybos.com
Apr 5, 2026 7:09 PM

Last Updated:
mregimbal@strybos.com
Apr 5, 2026 7:09 PM



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Added by:
Matthew Regimbal

IMG_6158

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Dec 2, 2024 4:11 PM

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Dec 2, 2024 4:11 PM

Added by:
Matthew Regimbal

IMG_6157

Taken on:
Dec 2, 2024 3:59 PM

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Added by:
Matthew Regimbal

IMG_6156

Taken on:
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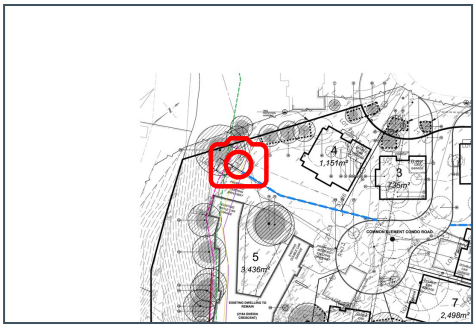
Added by:
Matthew Regimbal



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Apr 5, 2026 7:10 PM

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mregimbal@strybos.com
Apr 5, 2026 7:10 PM

IMG_6165
Taken on:
Dec 2, 2024 4:14 PM
Added on:
Dec 2, 2024 4:14 PM
Added by:
Matthew Regimbal

IMG_6164
Taken on:
Dec 2, 2024 4:14 PM
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Dec 2, 2024 4:14 PM
Added by:
Matthew Regimbal

IMG_6163

Taken on:
Dec 2, 2024 4:14 PM

Added on:
Dec 2, 2024 4:14 PM

Added by:
Matthew Regimbal

Created:
mregimbal@strybos.com
Apr 5, 2026 7:07 PM

Last Updated:
mregimbal@strybos.com
Apr 5, 2026 7:13 PM

IMG_6203

Taken on:
Dec 2, 2024 4:17 PM

Added on:
Dec 2, 2024 4:17 PM

Added by:
Matthew Regimbal

IMG_6155

Taken on:
Dec 2, 2024 3:20 PM

Added on:
Dec 2, 2024 3:20 PM

Added by:
Matthew Regimbal

Created:
mregimbal@strybos.com
Apr 5, 2026 7:13 PM

Last Updated:
mregimbal@strybos.com
Apr 5, 2026 7:13 PM

IMG_6205

Taken on:
Dec 2, 2024 4:17 PM

Added on:
Dec 2, 2024 4:17 PM

Added by:
Matthew Regimbal

IMG_6204

Taken on:
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Added by:
Matthew Regimbal

IMG_6202

Taken on:
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Matthew Regimbal

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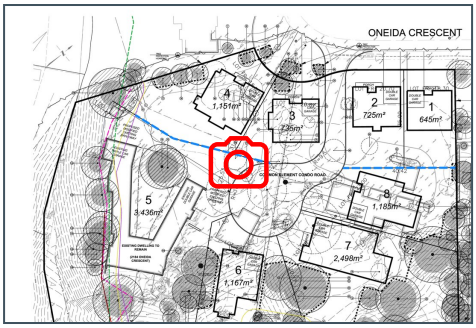
Matthew Regimbal



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mregimbal@strybos.com
Apr 5, 2026 7:06 PM

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mregimbal@strybos.com
Apr 5, 2026 7:14 PM

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Taken on:
Dec 2, 2024 4:18 PM
Added on:
Dec 2, 2024 4:18 PM
Added by:
Matthew Regimbal

IMG_6223
Taken on:
Dec 2, 2024 4:18 PM
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Added by:
Matthew Regimbal

IMG_6221

Taken on:
Dec 2, 2024 4:18 PM

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Added by:
Matthew Regimbal

IMG_6148

Taken on:
Dec 2, 2024 2:21 PM

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Added by:
Matthew Regimbal