ENVIRONMENTAL IMPACT STATEMENT

11861808 Canada Corporation

1942 Woodview Avenue

Part of Lots 8 & 9
Registered Plan 329
Former Town of Pickering
City of Pickering
Regional Municipality of Durham

October 2023

Cunningham Environmental Associates

In association with

Azimuth Environmental Consulting Inc.

CUNNINGHAM ENVIRONMENTAL ASSOCIATES

Natural Resources Consultants

October 6, 2023 File No. 2042

Mr. Nadeem Munir, President,
Mr. Amer Nisar
11861808 Canada Corporation
12 Brider Crescent
Ajax, Ontario L1Z 0M3

Re: ***ENVIRONMENTAL IMPACT STUDY - 1942 Woodview Avenue, Part of Lots 8 & 9, Registered Plan 329, Former Town of Pickering, City of Pickering, Regional Municipality of Durham: Our File 2042***

Dear Mr. Munir & Mr. Nisar:

Enclosed is our report entitled ***ENVIRONMENTAL IMPACT STUDY- 1942 Woodview Avenue, Part of Lots 8 & 9, Registered Plan 329, Former Town of Pickering, City of Pickering, Regional Municipality of Durham*** *(October 2023).*

Should you have any questions or comments, please contact the undersigned.

Sincerely,

CUNNINGHAM ENVIRONMENTAL ASSOCIATES

David G. Cunningham [digital signature]

David G. Cunningham, Spec. Hon. B.Sc. (Environmental Sciences)
Senior Ecologist/Principal

c.c. Mr. Michael Manett - MPlan Inc.
CEA file copy

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Tel: (705) 878-5830 Cell: (705)-879-2709 E-mail: cea@cogeco.ca

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1 INTRODUCTION

1.1 Background

Cunningham Environmental Associates (CEA) made a courtesy site visit on November 29, 2020 to an as-built single family residential property located at 1942 Woodview Avenue, in the City of Pickering. CEA was subsequently retained along with Azimuth Environmental Consulting Inc. (Azimuth) in May, 2021 by 11861808 Canada Corporation. Both firms were retained to document, inventory and evaluate the anthropogenic, cultural natural heritage features and inherent ecological functions on the residential lot ("subject property" or "property").

Work by CEA includes: the collection and review of digital, published reports and second-hand file data, client; agency liaison; identification, mapping and inventory of botanical features/vegetation communities (e.g., woodlands, wetlands, shrub thickets, meadow, anthropogenic, floristics, etc.); Species at Risk flora; and to compile a photographic record. Azimuth was retained by to assist with the property's natural features assessment, namely: wildlife and wildlife habitat; aquatic habitat screening survey to confirm the potential for fish and fish habitat; and Species at Risk (SAR) fauna. Additional data was garnered from a Preliminary Constraints Report (GHD 2020) prepared for a previous landowner.

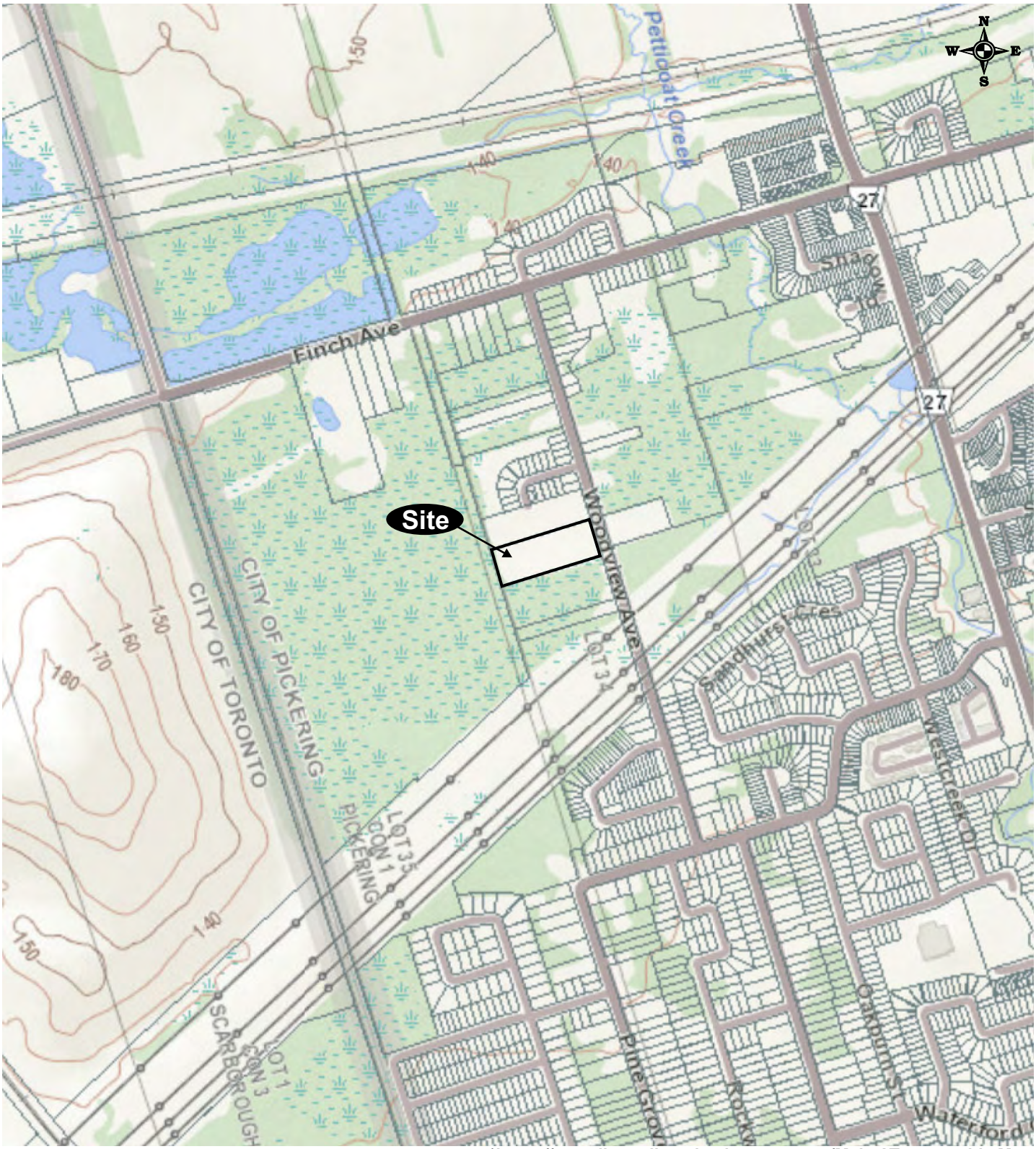
The property lies on the west side of Woodview Avenue, approximately 470 m south of the intersection of Finch Avenue and Woodview Avenue (**Figure 1**). Structures on the property contains a one-storey brick house, concrete patio, frame garage, and paved driveway. **Figure 2** Surveyor's Real Property Report (IBW Surveyors 2020) shows the current structures on the property.

There are as-built residential subdivisions to the north and south, scattered as-built single family lots to the north and east, and predominantly wetland and woodland features to the west and east, mostly part of the provincially significant wetland (PSW), the Pickering-Scarborough Iroquois Beach Wetland Complex - formerly Townline Swamp Wetland Complex (MNRF 2000).

During the spring, summer and early fall months of 2021 botanical surveys and inventories (vegetation communities, floristics), wildlife and wildlife habitats, potential fish and fish habitat screening, and flora and fauna SAR assessments were undertaken and documented. The anthropogenic, cultural and natural heritage features and inherent ecological function findings, and the identification of potential site constraints and opportunities were identified in regards to a proposed Draft Plan of Subdivision.

1.2 Subject Property Location

The property is owned by 11861808 Canada Corporation and is located in the City of Pickering. The municipal address is 1942 Woodview Avenue and the legal description is part of Lots 8 & 9, Registered Plan 329, Former Town of Pickering, City of Pickering, in the Regional Municipality of Durham Region. The property is situated on the west side of Woodview Avenue, approximately 470 south of the intersection with Finch Avenue and Woodview Avenue. The rectangular-shaped property and covers approximately 1.21 ha (3.0 ac). Current access to the property is off of Woodview Avenue via a paved driveway.



*https://www.lioapplicatoins.lrc.gov.on.ca/MakeATopographic Map

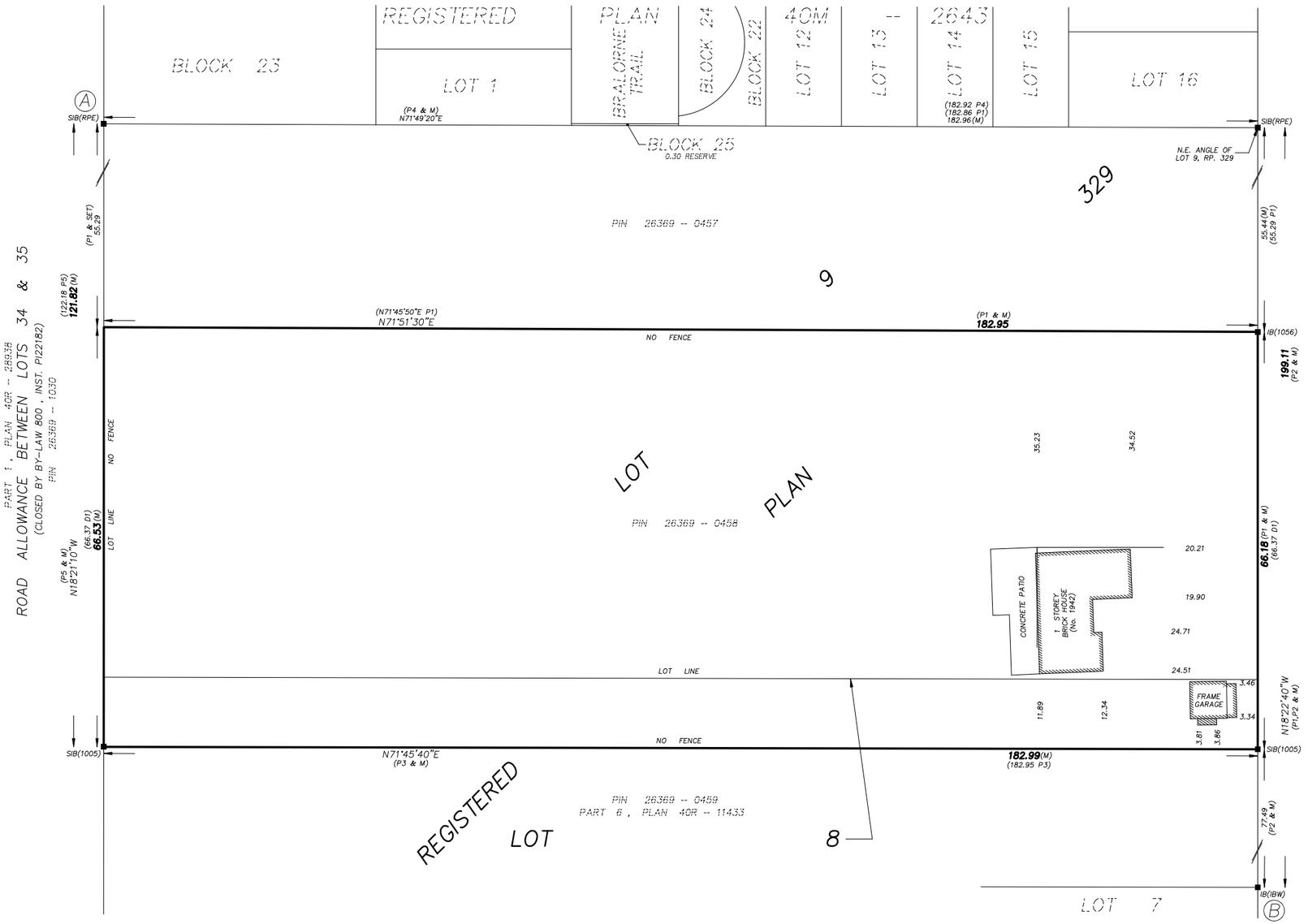
Figure 1. Subject Property Location

Scale 1:NTS*

10221058 Canada Limited
1942 Woodview Avenue
Part of Lots 8 & 9
Registered Plan 329
Former Town of Pickering
City of Pickering
Regional Municipality of Durham

subject property

Cunningham Environmental Associates



LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
CP	DENOTES CONCRETE PIN
ø	DENOTES ROUND
WIT	DENOTES WITNESS
M	DENOTES MEASURED
P1	DENOTES SURVEY BY IVAN B. WALLACE OLS LTD., DATED JULY 31, 2002 (5-4573)
P2	DENOTES SURVEY BY IVAN B. WALLACE OLS LTD., DATED OCTOBER 27, 2019 (5-12646)
P3	DENOTES PLAN 40R-11433
P4	DENOTES REGISTERED PLAN 40M-2643
P5	DENOTES PLAN 40R-28938
D1	DENOTES INSTRUMENT CO155447
1005	DENOTES DONEVAN & FLEISCHMANN CO. LTD., OLS
1056	DENOTES IVAN B. WALLACE OLS LTD.
RPE	DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., OLS
IBW	DENOTES IVAN B. WALLACE OLS LTD.

BUILDING TIES SHOWN HEREON ARE TO THE SIDING MATERIAL.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2134163
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON AUGUST 31, 2020.

SEPTEMBER 21, 2020. — DATE

IVAN B. WALLACE, O.L.S.

SURVEYOR'S REAL PROPERTY REPORT

PART 1: PLAN OF SURVEY OF

PART OF LOTS 8 & 9, REGISTERED PLAN 329

FORMER TOWN OF PICKERING

CITY OF PICKERING

REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 500 METRES

0 2 4 6 8 10 20 40

PART 2: REPORT

DESCRIPTION:
PIN 26369-0458 PART OF LOTS 8 & 9, REGISTERED PLAN 329, CITY OF PICKERING. DESCRIBED IN INST. CO155447.

MUNICIPAL ZONING:
THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.

REGISTERED EASEMENTS:
THERE ARE NO REGISTERED EASEMENTS.

ADDITIONAL COMMENTS:
1) THERE ARE NO FENCES.

CURRENT OWNER: ERIKA CARSTENS

Figure 2.

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83(CSRS)(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:

P1, P2, P3 – 01°03'40" COUNTER-CLOCKWISE

DISTANCE NOTES – METRIC

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999857.

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4854629.10	648532.34
B	4854497.26	648768.87

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: KJ	DRAWN BY: MSJ	CHECKED BY: IBW	PLOT DATE:SEPT. 21, 2020.
FILE NAME: A-021784-SRPR-V2.DWG		copies available at LandSurveyRecords.com	

1.3 Purpose and Scope of the Study

This report has been prepared to address the requirements of the City of Pickering/TRCA Pre-consultation Minutes/Meeting Summary (City of Pickering 2021) as contained in **Appendix A**. The address and satisfy the requirements of the EIS and the objectives outlined above, the EIS report is divided into a number of sections, as follows:

Section 1 Introduction, which provides background, subject property location, purpose and scope of the study, and project team acknowledgements;

Section 2 Study Approach & Methods, which includes the collection and review of background information; describes the specific qualitative and quantitative methodologies used to collect and evaluate the physical, cultural features and natural heritage features (vegetation communities and inherent flora), wildlife and wildlife habitat features (fauna), Species at Risk (SAR flora and fauna) and potential aquatic features (fish and fish habitat);

Section 3 Existing Conditions, which includes physical; vegetation (regional cover characteristics, property vegetation cover (ecological land classification, floristics and tree inventory); wildlife and wildlife habitat (birds, amphibians & reptiles, mammals, Lepidoptera – butterflies); and aquatic habitat (fish and fish habitat);

Section 4 Site Constraints and Opportunities, identifies potential constraints and opportunities to the current and proposed property land uses, based solely on the findings of the flora (vegetation) and fauna (wildlife) inventories, fish and fish habitat evaluation, and Species at Risk (SAR) assessment.

Section 5 Impact Assessment, includes the identification and magnitude of potential impacts (from site preparation, construction and operational uses) to the on-site and abutting natural heritage features and ecological functions likely to occur as a result of implementing the proposed Draft Plan of Subdivision. The impact assessment is based on academic training and professional work experience, as well as potential impacts identified in the team consulting reports, figures and drawings, provided to-date.

Section 6 Mitigation Measures and Recommendations, identifies reasonable and appropriate mitigation measures and recommendations to eliminate or reduce the potential impacts identified and discussed in **Section 5**, as garnered through academic training and professional work experience. Relevant mitigation measures and recommendations are extracted from the team consulting reports and are included in this section, where warranted.

Section 7 Concluding Remarks are intended to summarize the overall findings of this report, based on the proposed land use changes.

Section 8 References, provides a list of cited and supporting references.

1.4 Project Team

This report was written and edited by: **David G. Cunningham**, Spec. Hon. B.Sc. (Environmental Sciences) – Senior Ecologist/Principal & Project Manager– Cunningham Environmental Associates (CEA) in regards to: background information review, terrestrial and wetland vegetation communities, floristics, and flora Species at Risk (SAR).

Additional reporting input, analysis and editing was provided by Azimuth Environmental Consulting Inc. (Azimuth) staff: **Courtney Butler**, B.E.S. – Terrestrial Ecologist in regards to evening amphibian call surveys and SAR fauna**: Dan Stuart**, H. BSc. – regarding project management, client liaison, and preparation of the Fish and Wildlife Assessment; **Michael Gillespie**, B.Sc. Env. – Fisheries Ecologist pertaining to aquatic habitat screening survey to confirm the potential for fish and fish habitat; and **David D'Etremont**, H. BSc – Terrestrial Ecologist in regards to dawn breeding bird surveys.

Staff	Role
David G. Cunningham	CEA Senior Ecologist/Principal, Project Manager
Dan Stuart	Azimuth Ecology Lead
Courtney Butler	Azimuth Terrestrial Ecologist
Mike Gillespie	Azimuth Fisheries Ecologist
David D'Etremont	Azimuth Terrestrial Ecologist

2 STUDY APPROACH & METHODS

2.1 Collection and Review of Background information

Standard website digital sources of background information were accessed, and relevant materials downloaded. Typical digital sources included but were not limited to the following: Environment and Climate Change Canada – ECCC (2023); Ministry of Environment, Conservation and Parks – MECP (2023); Natural Heritage Information Centre - NHIC (2023); Land Information Ontario - LIO (2023); Ministry of Natural Resources Make-A-Map (MNRF 2023a); Toronto Region Conservation Authority (TRCA 2023); and Durham Region Field Naturalists (DRFN 2023).

In addition to the digital sources, published reports and second-hand file data, email and telephone call communications were utilized to contact the following resource agencies to obtain digital data and file data, these included: MECP; MRNF; Regional Municipality of Durham; City of Pickering; and TRCA.

Various published natural environment reports, lists, statutes, regulations and policies germane to the property and local geographic area were collected and reviewed. These included but were not limited to the following:

- **Life Science Areas of Natural and Scientific Interest in Site District 6-13 - A Review and Assessment of Significant Natural Areas in Site District 6-13** (Hanna 1984);
- **Distribution and Status of the Vascular Plants of Central Region** (Riley *et al.* 1989);
- **Atlas of the Mammals of Ontario** (Dobbyn *et al.* 1994);
- **Ontario Birds At Risk. Status and Conservation Needs** (Austen *et al.* 1994);
- **Natural Heritage Resources of Ontario: Bibliography of Life Science Areas of Natural and Scientific Interest (ANSIs) in Ecological Site Regions 6E and 7E, Southern Ontario** (Riley *et al.* 1997);
- **Pickering-Scarborough Iroquois Beach Wetland Complex – formerly Townline Swamp Wetland Complex** (MNRF 2000);
- **Ontario Breeding Bird Atlas Squares** (Bird Studies Canada *et al.* 2006);
- **Distribution and Status of the Vascular Plant of the Greater Toronto Area.** (Varga *et al.* 2004);
- ***Endangered Species Act, 2007*** (Province of Ontario 2007);
- ***Provincial Policy Statement, 2020*** (Ministry of Municipal Affairs and Housing 2020);
- **Regional Municipality of Durham Official Plan** (Regional Municipality of Durham 2020);
- **City of Pickering Official Plan** Edition 9 (City of Pickering 2022);
- **Ontario's Reptile and Amphibian Atlas** (Ontario Nature 2023); and,
- **1942 Woodview Avenue MNRF Make-A-Map Natural Heritage Areas** (MNRF 2023a); and,
- **Natural Heritage Area Map** (NHIC 2023).

In addition to these sources, other technical reports, figures and drawings provided or prepared to-date in regards to the property include the following:

- **Preliminary Constraint Report 1942 Woodview Avenue, City of Pickering** (GHD 2020);
- **Surveyor's Real Property Report Part 1: Plan of Survey of Part of Lots 8 & 9, Registered Plan 329, Former Town of Pickering, City of Pickering, Regional Municipality of Durham** (IBW Surveyors 2020);
- **Topographic Plan Part of Lots 8 and 9, Registered Plan 329, City of Pickering, Regional Municipality of Durham** (Omari B. Mwinyi Ontario Land Surveyor 2021);
- **2D Spill Analysis for Proposed Development 1942 Woodview Avenue, City of Pickering** (Valdor Engineering Inc. 2021);
- **Technical Memorandum – Property at 1942 Woodview Avenue, City of Pickering, Regional Municipality of Durham** (Azimuth Environmental Consulting Inc. 2021);
- **City of Pickering Pre-consultation Meeting Minute/Meeting Summary** (City of Pickering 2021);
- **Geotechnical Investigation – Proposed Residential Subdivision 1942 Woodview Avenue, Pickering, Ontario** (Canada Engineering Services Inc. 2022a);
- **Hydrogeological Investigation – Proposed Residential Subdivision 1942 Woodview Avenue, Pickering, Ontario** (Canada Engineering Services Inc. 2022b);
- **Phase One Environmental Site Assessment, Existing Residential Property, 1942 Woodview Avenue, Pickering, Ontario** (Canada Engineering Services Inc. 2022c);
- **Arborist Report for 1942 Woodview Avenue, Pickering ON** (DA White Tree Care (2022);
- **Proposed Site Land Use Plan 1942 Woodview Avenue Residential** (PS Architect 2022a);
- **Project Planning Stats 1942 Woodview Avenue Residential** (PS Architect 2022b);
- **Site Context 1942 Woodview Residential** (PS Architect 2022c);
- **1942 Woodview Avenue Drone Aerial Photos** (PS Architect 2022d);
- **Functional Grading Plan Proposed Subdivision 1942 Woodview Avenue, City of Pickering, Ontario** (Valdor Engineering Inc. 2023a);
- **Preliminary Erosion and Sediment Control Plan Proposed Subdivision 1942 Woodview Avenue, City of Pickering, Ontario** (Valdor Engineering Inc. 2023b);
- **Planning Rationale Report 1942 Woodview Avenue, City of Pickering, Regional Municipality of Durham** (MPlan Inc. 2023);
- **Traffic Brief 1942 Woodview Avenue, City of Pickering, Region of Durham** (C.F. Crozier & Associates Inc. 2023);
- **Functional Servicing Report Proposed Subdivision 1942 Woodview Avenue, City of Pickering, Region of Durham** (Valdor Engineering Inc. 2023);

2.2 Aerial Photograph Interpretation

Coloured orthophotographs were reviewed to obtain an understanding of the property's conditions, in terms of overall past and present physical site conditions, drainage patterns; terrestrial habitats (e.g., vegetation communities such as wetlands, woodlands, meadows, hedgerows, thickets, anthropogenic); wildlife habitats; fish and fish habitat); and surrounding land uses.

The boundaries of the anthropogenic, cultural and natural heritage feature communities were initially delineated through aerial photographic interpretation and ground-truthed in 2021. Sources of georeferenced coloured orthophotographs included Regional Municipality of Durham (2021); and Google Earth Pro (2005, 2009, 2015, 2016, 2017, 2018 and 2021).

2.3 Site Inspection and Inventories

2.3.1 Vegetation Resources

A previously stated, a **Preliminary Constraints Report** (GHD 2020) was prepared for a previous owner, and the date and assessment contained therein, have been assimilated into this EIS, where warranted. The majority of the property consists two (2) blocks of vegetation cover: 1) an as-built single family residential dwelling (CVR_3) with a landscaped front, side and backyard of manicured grassed lawn, along with scattered and planted native and ornamental trees, shrubs and flower beds; and 2) an expanse of mostly uncut dry-fresh mixed meadow (MEMM3).

Bordering portions of the south and west property perimeters is a cultural woodland stand comprised of dry-fresh white spruce-Norway maple mixed woodland (WOMM3-2). There are small slivers (SWDM2-2a and SWDM2-2b) of part of the Pickering-Scarborough Iroquois Beach Wetland Complex - formerly Townline Swamp Wetland Complex (MNRF 2000) on the property in the southwest and northwest corners. The majority of this PSW lies off-site to the south and west. There is also a small pocket of common reed graminoid meadow marsh (MAMM1-12) along the north property perimeter and extends off-site on the neighbouring as-built residential lot.

Complimentary to the November 29, 2020 site reconnaissance, botanical inventories were conducted on June 18, 2021 and August 25, 2021. In addition to the botanical inventories and tree inventory was undertaken by DA White Tree Care on August 5, 2022 (DA White Tree Care 2022).

2.3.2 Wildlife and Wildlife Habitat Resources

Azimuth was retained to address the property's wildlife and wildlife habitats, which included the following components:

- Three (3) evening amphibian breeding (frog call) surveys;
- Two (2) dawn breeding bird surveys;
- One (1) aquatic habitat screening to confirm potential for fish habitat;
- One (1) general screening for woodland breeding pools, ponds or other open water features in the vicinity of the property; and,
- Record all incidental wildlife observations during site visits.

2.4 Assessment Methods

The following sections identify survey protocols utilized to collect and assess the various flora (vegetation) and fauna (wildlife) related data collected to define existing conditions on the property and along the property perimeter.

2.4.1 Vegetation Communities & Floristics

The anthropogenic features (as-built house, frame garage, concrete patio. paved driveway, manicured grassed front, side and backyard with planted trees and shrubs), cultural features (meadow), wooded features (white spruce and Norway maple mixed woodland), and wetland features (treed swamp and meadow marsh) were identified using standard MNRF Ecological Land Classification codes for Site Region 6E, specifically District 6E-13. The inherent plant species within each ELC (vegetation community) in the super canopy, canopy, understorey, shrub and groundcover stratums were inventoried and recorded, where warranted. While on-site, a combination of qualitative sampling and quantitative sampling were used to identify, characterize and map vegetation communities and floristics. A photographic record of the on-site and property perimeter vegetation communities, other points of botanical interest, and surrounding land uses compiled during June 18 2021 and August 25, 2021 site visits.

The delineation and characterization of the vegetation communities followed the MNRF Ecological Land Classification (ELC) system for Site District 6E-13. Where applicable, the classification of vegetation communities are described following the terminology of the ELC system, an **Ecological Land Classification for Southern Ontario – First Approximation and Its Application** (Lee *et al.* 1998) with updated codes contained in Lee (2008). In addition to the ELC system, additional characterization of the on-site vegetation communities was aided through a review of the Natural Heritage Resources of Ontario: Vegetation Communities of Southern Ontario (Bakowsky 1997).

As defined in Lee *et al.* (1998), an Ecosite, "*is a mappable landscape unit defined by a relatively uniform parent material, soil and hydrology, and consequently supports a consistently recurring formation of plant species which develop over time (vegetation chronosequence).*" Within each ecosite landscape unit, there are a variety of vegetation types. A vegetation type, "*is a part of an ecosite, and represents a specific assemblage of species which generally occur in a site with a more uniform parent material, soils and hydrology, and a more specific stage within a chronosequence.*"

The classification of the general vegetation communities were characterized according to species composition and physiognomic characteristics. The nomenclature for the flora observed is consistent with and relied on the following authorities:

- Lycopodiaceae to Aspleniaceae Cody, W. J., and D. F. Britton. 1989. **Fern and Fern Allies of Canada.** Publication 1829/E, Agriculture Canada, Research Branch, Ottawa.

- Taxaceae to Orchidaceae – Voss, E. G. 1972. **Michigan Flora. Part 1: Gymnosperms and Monocots**.
  Cranbrook Institute of Science and University of Michigan Herbarium. Bulletin 55.
- Saururaceae to Cornaceae – Voss, E. G. 1985. **Michigan Flora. Part 2: Dicots.** Cranbrook Institute of Science and University of Michigan Herbarium. Bulletin 59.
- Pyrolaceae to Compositae – Voss, E. G. 1996. **Michigan Flora. Part 3: Dicots**. Cranbrook Institute of Science and University of Michigan Herbarium. Bulletin 61.
- Newmaster, S. G., A. Lehela, P. W. C. Uhlig, S. McMurray, M. J. Oldham, and Ontario Forest Research Institute. 1998. **Ontario Plant List.** FRI Paper No. 123.
- Bradley, D. J. 2013. **Southern Ontario Vascular Plant Species List.** 3rd Edition. Science & Information Branch Southern Science and Information Section. Ontario Ministry of Natural Resources, Peterborough, Ontario. SIB SSI SR-03, 78 p.
- Leslie, J. 2018. **Vascular Plants at Risk in Ontario.** May 2018.

The rarity or significance for vegetation communities and vascular plants (floristics) on the property was determined from standard status lists, published literature and the NHIC data-query web-site (NHIC 2023). Sources for flora included Environment and Climate Change Canada (2023), COSEWIC (2023), Province of Ontario (2007), MNRF (2022b), Leslie (2018), Oldham and Brinker (2009), Riley (1989) and Varga *et al.* (2004). Rare plant species (Species at Risk in Ontario – SARO) included those listed and regulated under the Province of Ontario (2007) ***Endangered Species Act, 2007***, as amended from time to time. The determination for plant species rarity consisted of a straightforward comparison of the property plant species with those listed in these source references.

2.4.2 Wildlife and Wildlife Habitats

Evening Amphibian Breeding Call Surveys

Azimuth conducted three evening calling amphibian surveys on April 13, May 21, and June 23, 2021, to assess amphibian breeding activity within and adjacent to the development parcel in accordance with the Great Lakes Marsh Monitoring Program (Bird Studies Canada, 2008) protocol. In accordance with the protocol, amphibian surveys were completed during the period between 30 minutes after sunset and midnight, on evenings with winds Beaufort <4. Surveys occurred during early (April 15-30), middle (May 15-31), and late (June 15-30) spring periods on evenings with minimum temperatures of 5°C, 10°C, and 17°C respectively. The locations of survey stations are illustrated on **Figure 3**.

Dawn Breeding Bird Surveys

Two dawn breeding bird surveys were conducted within the study area on June 18 and June 25, 2021 guided by point count methodology presented in Appendix D of the Ontario Breeding Bird Atlas Guide for Participants (2001). All surveys were conducted no earlier than one half hour before sunrise and

Figure 3. Point Count Locations

Azimuth Environmental Consulting, Inc.

were completed prior to 10:00 a.m. Surveys were completed under suitable weather conditions (*e.g.,* no precipitation and light winds (Beaufort wind scale ≤3)), with an observation period of 10 minutes carried out at the point count station shown on **Figure 3**.

Mammal Surveys

The determination of the presence and use of the property by mammals was garnered during the botanical and wildlife surveys. Mammal presence was confirmed based on direct observations, digital records, and/or interpretation of signs (tracks, scats, browse, burrows, skins, carcasses, etc.).

2.4.3 Fish and Fish Habitat

A site walk was completed on May 3, 2021 to evaluate whether drainage features occur on the property or on adjacent lands.

2.4.4 Species at Risk (SAR)

During all botanical and wildlife surveys, attention was applied to the on-site vegetation communities as to potential for SAR wildlife. The determination for wildlife species rarity consisted of a straightforward comparison of the subject property wildlife species with those listed in the source references.

A Species at Risk (SAR) assessment was completed following recent provincial guidance (MECP 2019). This involved a search of the following standard lists and published literature background data sources to determine the status or rarity of fauna, which included but not limited to: Environment Canada and Climate Change (2023); Environment Canada and Climate Change (1994); Committee on the Status of Endangered Wildlife in Canada (COSEWIC 2023); Province of Ontario (2007); Natural Heritage Information Centre (NHIC 2023); Ontario Breeding Bird Atlas (Bird Studies Canada *et al.* 2001, 2006); Ontario Reptile & Amphibian Atlas (Ontario Nature 2023); Cadman *et al.* (2007); Austen *et al.* (1994); Dobbyn (1994) and Plourde *et al.* (1988).

3 EXISTING CONDITIONS

3.1 Physical Setting & Local Context

The property is situated on the north side of Woodview Avenue, with access to the property off of Woodview Avenue from the north and south, via a paved driveway (**Photographs 1 and 2**).

During the 2021 field surveys for vegetation communities, floristics, wildlife and wildlife habitat, and SAR flora and fauna, the only structures on the property were a one-storey single family brick house, frame garage, an attached concrete patio, paved driveway, and a 2nd concrete patio with a fire pit in the backyard (**Photographs 3 to 7**).

Surrounding land uses were noted and photographed (**Photographs 8-14**). Land use to the south consists of part of the Pickering-Scarborough Iroquois Beach Wetland Complex (formerly Townline Swamp Wetland) – wetland feature SWDM2-2a. Land to the west also includes part of the Pickering-Scarborough Iroquois Beach Wetland Complex (formerly Townline Swamp Wetland) – wetland feature SWDM2-2b. An as built residential lot abuts the property to the north. Land use to the east includes scattered as-built residential lots, along with part of the Pickering-Scarborough Iroquois Beach Wetland Complex (formerly Townline Swamp Wetland).

3.2 Physiography, Surficial and Bedrock Geology, Topography, Drainage & Soils

Data, figures, drawings and evaluations of the listed physical features on the property are contained in the technical reports as follows:

- **Topographical Plan Part of Lots 8 & 9, Registered Plan 329, City of Pickering, Regional Municipality of Durham** – **Figure 4** (IBI Surveyors 2020)
- **2D Spill Analysis for Proposed Development 1942 Woodview Avenue, City of Pickering** (Valdor Engineering Inc. 2021);
- **Geotechnical Investigation – Proposed Residential Subdivision 1942 Woodview Avenue, Pickering, Ontario** (Canada Engineering Services Inc. 2022a);
- **Hydrogeological Investigation – Proposed Residential Subdivision 1942 Woodview Avenue, Pickering, Ontario** (Canada Engineering Services Inc. 2022b);
- **Phase One Environmental Site Assessment, Existing Residential Property, 1942 Woodview Avenue, Pickering, Ontario** (Canada Engineering Services Inc. 2022c); and,
- **Functional Servicing Report Proposed Subdivision 1942 Woodview Avenue, City of Pickering, Region of Durham** (Valdor Engineering Inc. 2023)

Photograph 1. Northward view of Woodview Avenue from front of lot driveway

Photograph 2. Southward view of Woodview Avenue from front of lot driveway

Photograph 3. View of the back of the detached brick single-storey house, also showing manicured grassed lawn and concrete patio

Photograph 4. View of framed garage and part of paved driveway

Photograph 5. Attached concrete patio at back of house

Photograph 6. Partial view of house, manicured front lawn and pave driveway

Photograph 7. View of separate concrete patio and fire pit in backyard

Photograph 8. View inside part of SWDM2-2a, part of the PSW to the south (land use) of the property

Photograph 9. View of land use to the south, part of the PSW green ash treed swamp (SWDM2-2a)

Photograph 10. View of land use to the west, part of the PSW, green ash-silver maple treed swamp (SWDM2-2b)

Photograph 11. View of land use to the west, part of the PSW green ash-silver maple treed swamp (SWDM2-2b)

Photograph 12. View of abutting land use to the north, comprised of an as-built detached home at 150 Woodview Avenue

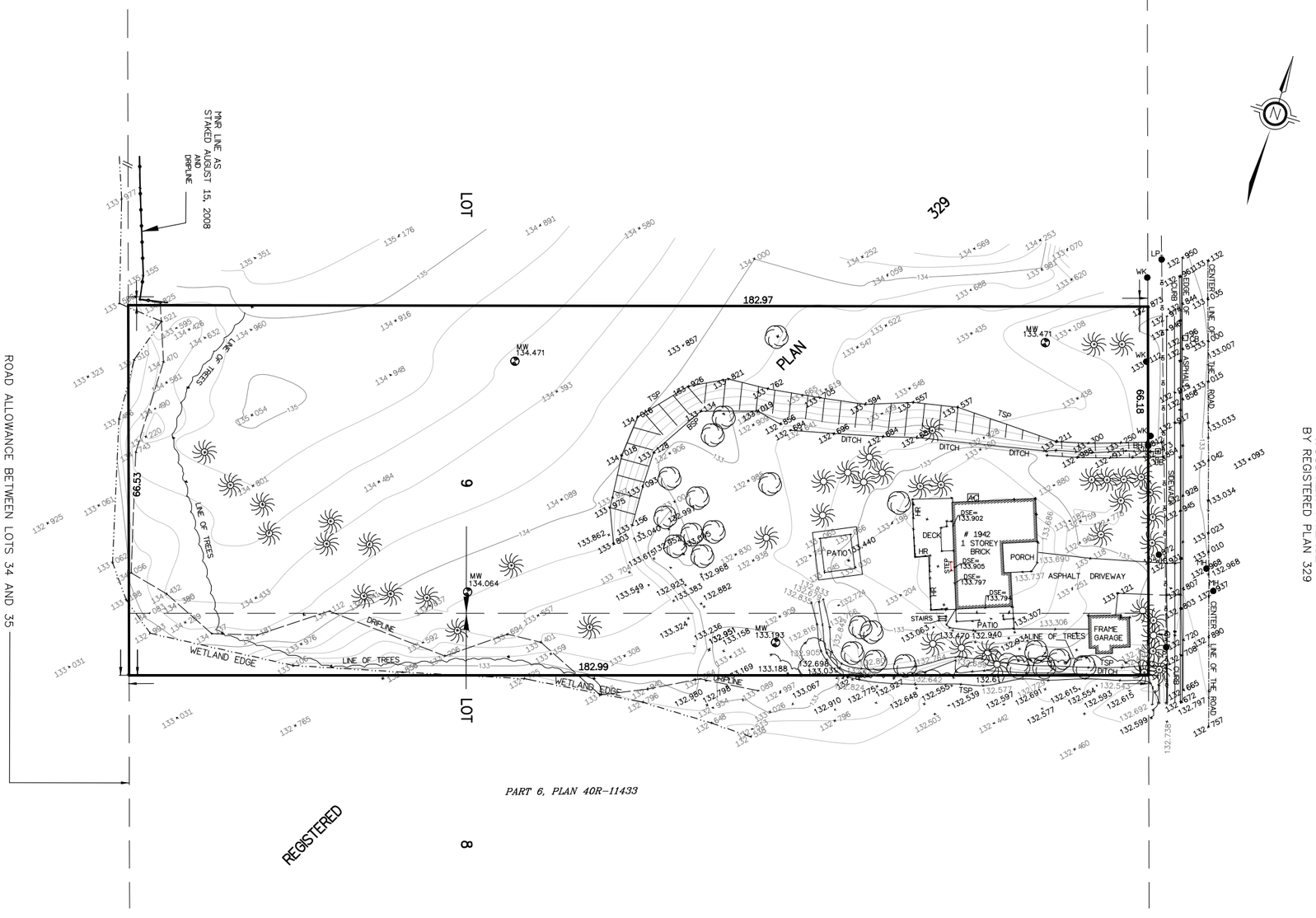
Photograph 13. View of part of land use to the east, comprised of an as-built single-family lot

Photograph 14. View of another part of land use to the east, comprised of part of the PSW, green ash treed swamp (SWDM2-2a)

Photograph 15. Eastward view of CVR-3, south edge of house and driveway, comprised of manicured grassed lawn, Alberta spruce, and emerald green cedars

Photograph 16. Southeast view of part of CVR_3, comprised of uncut grass, along with scattered trees and shrubs such as white spruce, Norway maple, blue spruce, weeping cypress, Mountbatten juniper, silver maple and black locust

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVDING BY 0.3048



TOPOGRAPHICAL PLAN

PART OF LOTS 8 AND 9
REGISTERED PLAN 329
CITY OF PICKERING

REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 500

0 2 4 6 8 10 20 30 Metres

LEGEND

LP	DENOTES LAMP POST
MH	DENOTES MANHOLE
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE
CB	DENOTES CATCH BASIN
WK	DENOTES WATER KEY
	DENOTES MNR LINE
	DENOTES WETLAND EDGE
	DENOTES DRIPLINE
GW	DENOTES GUY WIRE
BH	DENOTES BOREHOLE
N	DENOTES NORTH
E	DENOTES EAST
S	DENOTES SOUTH
W	DENOTES WEST
HR	DENOTES HAND RAIL
TSP	DENOTES TOP OF SLOPE
BSP	DENOTES BOTTOM OF SLOPE
AC	DENOTES AIR CONDITIONER
	DENOTES MONITORING WELL
-OH-	DENOTES OVERHEAD UTILITY WIRES

ELEVATIONS :

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM BENCH MARK NO. 1-089. BRASS TABLET SET HORIZONTALLY IN SOUTH FACE OF CONCRETE BASE OF HYDRO POLE, LOCATED 0.7KM SOUTH OF FINCH AVENUE, 67M EAST OF THE CENTRELINE OF WOODVIEW AVENUE AND 0.2M BELOW TOP OF CONCRETE. HAVING AN ELEVATION OF 131.236M.

CONTOURS :

CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

NOTE

PROPERTY DIMENSIONS SHOWN HEREON ARE IN ACCORDANCE WITH IBW SURVEYORS RECORDS. (PROJECT NUMBER A-039842)

DISTANCE NOTES – METRIC

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999857.

Figure 4.

IBW SURVEYORS
IBWSURVEYORS.COM | 1.800.667.0696

PROJECT		PROJECT No.
No.1942 WOODVIEW AVENUE		A-039842
DRAFTSPERSON	CALCULATIONS	CHECKED BY
KTB	A-039842 Calc Sketch.pdf	AL

3.3 Vegetation

3.3.1 Regional Vegetation Cover

Rowe (1972) developed a forest region classification system which categorizes the vegetation of Canada into eight major forest regions, or vegetation formations. These vegetation formations are based primarily on the presence and distribution of dominant tree species within each and are considered to reflect direct responses to broad climatic regimes. Within each of the major regions, a number of distinct sections were delineated according to local patterns in tree composition resulting from variations in physiographic and geological features. Based on this classification system, the property located at 1942 Woodview Avenue is situated within the Niagara Section of the Deciduous Forest Region (also known as the Carolinian Zone). Specifically, the property lies within Site District 7E-4 based on the MNRF 'Open Space Ecological Report' entitled, ***"Life Science Areas of Natural and Scientific Interest in Site District 7-4"*** (Hanna 1984).

This Rowe (1972) forest region essentially covers the same geographical limits as the Lake Simcoe-Rideau Site Region 6E of Ontario as outlined in the classification system by Hills (1959). Each site region is further subdivided according to characteristic physiographic zones, which Hills referred to as Site Districts. The subject property lies within Site District 7-4, which is described as an area of water-laid clay, silt and sand broken by ridges of loam and sandy loam. Based on the afore-mentioned technical documents, the subject property lies within the more refined Ministry of Natural Resources (MNR) Site District 7-4 (Burger 1993).

As stated in Rowe (1972), the Niagara Section includes the main body of the rather low-lying portion of the Ontario peninsula which is enclosed by lakes Ontario, Erie and Huron. The favourable climatic and soil conditions are conducive to the extension into Canada of many trees, shrubs and herbs, common in the deciduous forest to the east-central United States. This site district also borders the southern edge of Site Region 6E, specifically MNRF Site District 6E-13, which contains many of the typical broad-leaved trees such as beech (*Fagus grandifolia*) and sugar maple (*Acer saccharum*) in association with basswood (*Tilia americana*), red maple (*Acer rubrum*), red oak (*Quercus rubrum*), white oak (*Quercus alba*) and bur oak (*Quercus macrocarpa*).

Further to the south and southwest of the property are other trees such as the main distribution in Canada of black walnut (*Juglans nigra*), sycamore (*Platanus occidentalis*), swamp white oak (*Quercus bicolor*), and shagbark hickory (*Carya ovata*). Other more widely distributed trees include butternut (*Juglans cinerea*), bitternut hickory (*Carya cordiformis*), rock elm (*Ulmus thomasii*), silver maple (*Acer saccharinum*) and blue-beech (*Carpinus caroliniana*).

Other species to the extreme southwest towards Niagara Falls include the sporadic occurrence of individuals or in groups, such as tulip-tree (*Liriodendron tulipifera*), black cherry (*Prunus serotina*), mockernut hickory (*Carya tomentosa*) and pignut hickory (*Carya glabra*), chinquapin oak (*Quercus muehlenbergii*), pin oak (*Quercus palustris*), black oak (*Quercus velutina*), black gum (*Nyssa sylvatica*),

blue ash (*Fraxinus quadrangulata*), cucumber-tree (*Magnolia acuminata*), pawpaw (*Asimina triloba*), Kentucky coffee-tree (*Gymnocladus dioicus*), red mulberry (*Morus rubra*) and sassafras (*Sassafras albidum*). There is a lack of or poor representation of "needle-leaved species such as eastern white pine (*Pinus strobus*), eastern red cedar (*Juniperus virginiana*), black spruce (*Picea nigra*), tamarack (*Larix laricina*), and eastern white cedar (*Thuja occidentalis*).

The original forest cover in many parts of southern Ontario has been cleared for settlement and cultivation, and consequently, contiguous, extensive forest tracts are relatively uncommon. Natural forest vegetation has been mostly reduced to farm woodlots, hedge-rows and remnant stands of soils too poor to farm.

3.3.2 Property Vegetation Cover (ELCs)

The location and extent of the cultural, terrestrial (e.g., forest, woodlands) and wetland natural features (ELCs - vegetation communities) as identified, characterized and delineated within the property are schematically illustrated on **Figure 5**. Feature boundaries were delineated based on aerial photograph interpretation and in-situ ground-truthing, and were not surveyed with a hand-held GPS unit or by an OLS.

A total of six (5) vegetation communities (single family residential, mixed meadow, white spruce-Norway maple mixed woodland, green ash deciduous swamp, green ash/silver maple deciduous swamp, and common reed graminoid meadow marsh) were identified, characterized, mapped, inventoried and photographed on and abutting the property, within the designated "study area". Qualitative notes and photographs were recorded for the on-site and abutting off-site features to the south, west, north and east of the property. The dominant and typical inherent vascular plant species (floristics) were recorded in each of the vegetation features, during the botanical inventories.

The following sub-sections provide summary descriptions of the property features, including their ELC characterization, approximate boundaries and inherent plant species composition in the overstorey, understorey, shrub and groundcover stratums, where applicable. **Figure 5** is a schematic illustration of the vegetation community boundaries, with corresponding ELC units for each feature.

Anthropogenic Vegetation Communities (ELC Units)

Single Family Residential (CVR_3)

A relatively large portion of the property consists of an as-built block containing a detached one-storey brick house, concrete patio, frame garage, paved driveway and a concrete patio/fire pit in the backyard, as shown on **Photographs 3-7**. The remainder single family residential ELC (CVR_3) consists of manicured grassed lawn, uncut grass, along with planted and naturally regenerating trees and shrubs, mostly of the ornamental variety (**Photographs 15-18**).

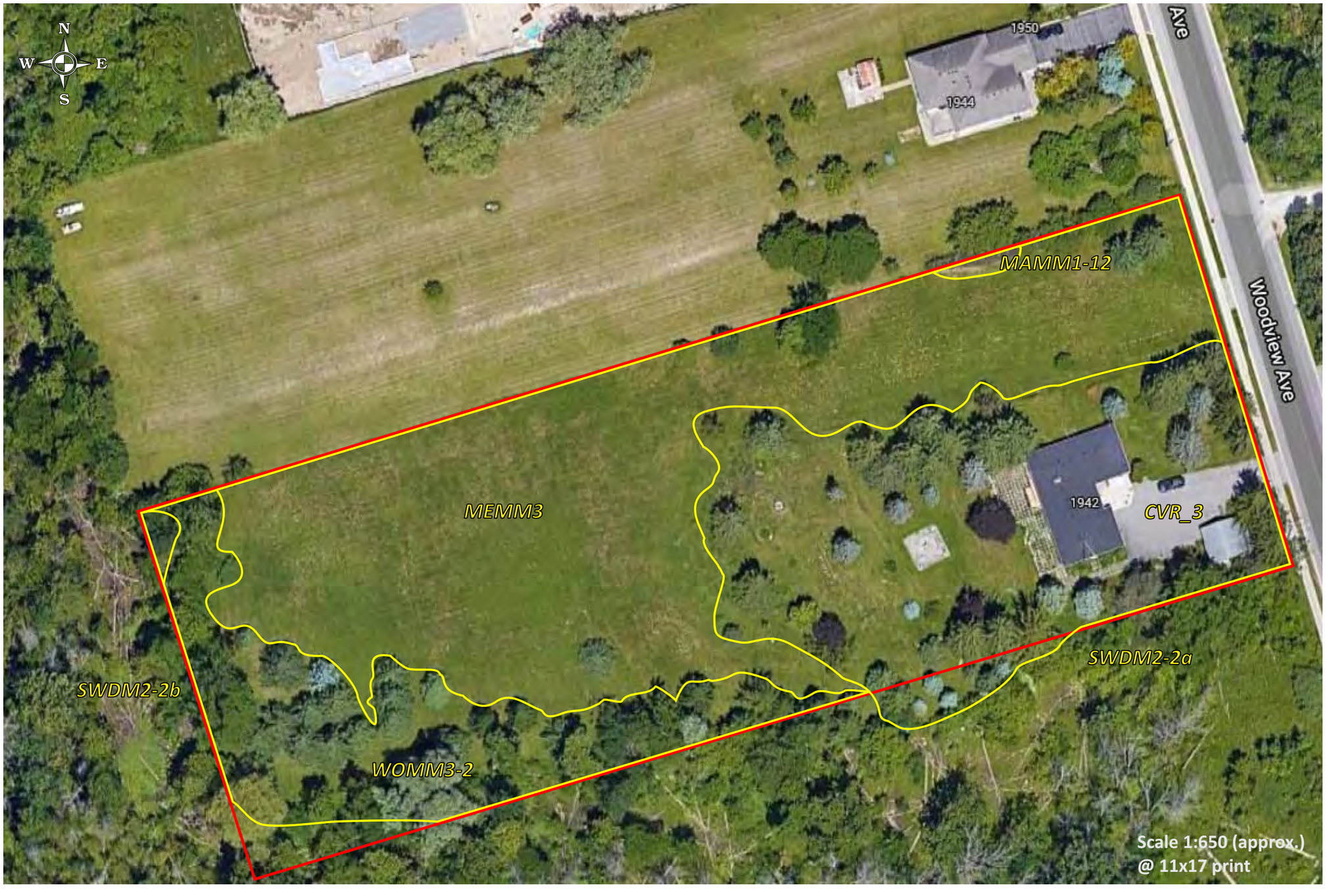


Figure 5. Ecological Land Classification Units (ELCs)

10221058 Canada Limited

1942 Woodview Avenue
Part of Lots 8 & 9
Registered Plan 329
Former Town of Pickering
City of Pickering
Regional Municipality of Durham

property boundary

CVR_3	***Single Family Residential***
MEMM3	***Dry-Fresh Mixed Meadow***
WOMM3-2	***Dry-Fresh White Spruce-Norway Maple Mixed Woodland***
SWDM2-2a	***Green Ash Mineral Deciduous Swamp***
SWDM2-2b	***Green Ash Mineral Deciduous Swamp/Silver Maple Mineral Deciduous Swamp***
MAMM1-12	***Common Reed Graminoid Mineral Meadow Marsh***

Cunningham Environmental Associates

Photograph 17. East view of a portion of CVR_3 in backyard, comprised of planted and naturally regenerating trees and shrub, such as blue spruce, white spruce, Norway maple, honeysuckle, silver maple and Russian olive

Photograph 18. View of vacant lands to the west of the property, which contain meadow, a tributary of the East Humber River, woodland and Wetland #137, part of the Eaton Hall-Mary-Hackett Lakes Wetland Complex

Photograph 19. Eastward view of part of dry-fresh mixed meadow (MEMM3), consisting of uncut grasses, weeds and herbaceous forbs, including Kentucky blue grass, wild carrot, red and white clover, ox-eye daisy and bracken fern

Photograph 20. Eastward view from back of lot of MEMM3 (uncut), 0.5m high, comprised of grasses, weeds and herbaceous forbs

Typical trees species include: white spruce (*Picea glauca*), Norway spruce *(Picea abies*), Colorado blue spruce (*Picea pungens*), Norway maple (*Acer platanoides*), Manitoba maple (*Acer negundo*), eastern white cedar (*Thuja occidentalis*), white elm (*Ulmus americana*), Hoopsii blue spruce (*Picea pungens 'Hoopsii'*), false cypress weeping nootka (*Chamaecyparis nootkatensis 'Pendula'*), and dwarf Alberta spruce (*'Picea glauca 'Conica*').

Shrubs and vines include: common buckthorn (*Rhamnus cathartica*), common lilac (*Syringa vulgaris*), Mountbatten juniper (*Juniperus chinensis*), tartarian honeysuckle (*Lonicera tatarica*), emerald cedar (*Thuja occidentalis 'Smaragd'*), choke cherry (*Prunus virginiana*), Morrow's honeysuckle (*Lonicera morrowii*), nannyberry (*Viburnum lentago*), riverbank grape (*Vitis riparia*) and Virginia creeper (*Parthenocissus inserta*).

The groundcover consists of manicured grassed lawn, along with uncut grassland similar to MEMM3. Typical species are as follows:

Poa pratensis	Kentucky blue grass
Bromus inermis	awnless brome grass
Dactylis glomerata	orchard grass
Phleum pratense	timothy
Elymus repens	quackgrass
Poa compressa	Canada bluegrass
Taraxacum officinale	common dandelion
Cynanchum rossicum	dog-strangling vine
Trifolium repens	white clover
Trifolium pratense	red clover
Plantago major	broadleaf plantain
Plantago lanceolata	English plantain
Achillea millefolium	common yarrow
Lotus corniculatus	bird's-foot trefoil
Vicia cracca	cow vetch
Chrysanthemum leucanthemum	ox-eye daisy
Potentilla recta	rough-fruited cinquefoil
Prunell vulgaris	heal-all
Trifolium campestre	low hop clover
Erigeron annuus	daisy fleabane
Convolvulus arvensis	field bindweed
Ranunculus acris	common buttercup
Hieracium caespitosum	yellow hawkweed
Panicum virgatum	switchgrass
Digitaria sanguinalis	large crabgrass
Phalaris arundinacea	reed canary grass
Equisetum arvense	field horsetail

Cultural Vegetation Communities (ELC Units)

Dry-Fresh Mixed Meadow (MEMM3)

This field habitat comprised of uncut grasses, weeds, and herbaceous forbs contains most of the plant species found in CUS_3 (**Photographs 19-22**). Additional species include the following:

Solidago altissima	tall goldenrod
Solidago canadensis	Canada goldenrod
Melilotus alba	sweet white-clover
Cirsium arvense	Canada thistle
Cirsium vulgare	bull thistle
Verbascum thapsus	common mullein
Arctium minus	common burdock
Symphyotrichum novae-angliae	New England aster
Hesperis matronalis	dames's-rocket
Alliaria petiolata	garlic mustard
Asclepias syriaca	common buttercup
Symphyotrichum cordifolium	heart-leaved aster
Fragaria virginiana	common strawberry

Woodland Vegetation Communities (ELC Units)

Dry-Fresh White Spruce-Norway Maple Mixed Woodland (WOMM3-2)

Tree cover in this woodland feature is dominated by white spruce, Colorado blue spruce, and Norway maple (**Photographs 23-27**). Other trees include Mountbatten juniper, scattered green ash and eastern cottonwood (*Populus deltoides*), black locust, Scots pine, eastern red cedar and white elm.

Shrubs and vines include common buckthorn, poison ivy (*Toxicodenron radicans*), choke cherry, nannyberry, riverbank grape, and Virginia creeper. The groundflora is comprised of weeds, grasses and herbaceous forbs similar to those found in the uncut portion of CVR_3 and MEMM3.

Wetland Vegetation Communities (ELC Units)

Green Ash Mineral Deciduous Swamp (SWDM2-2a)

Bordering the southern property perimeter is part of the PSW, as evaluated and mapped by the MNRF (2000). This wetland feature is dominated by green ash, most of which are dead/dying or have been cut (**Photographs 28-31**). Other trees include white elm, white birch (*Betula papyrifera*), balsam poplar, trembling aspen, and scattered black ash (*Fraxinus nigra*), basswood, and white spruce.

Shrub and vine species include common buckthorn, climbing poison ivy (*Toxicodendron rydbergii*), alternate-leaved dogwood (*Cornus alternifolia*), pussy willow (*Salix discolor*), slender willow (*Salix petiolaris*), Missouri willow (*Salix eriocephala*), Virgin's-bower (*Clematis virginiana*), red-osier dogwood,

Photograph 21. Westward view of part of dry-fresh mixed meadow (MEMM3), uncut and comprise of bird's-foot trefoil, dandelion, common buttercup, rough-fruited cinquefoil, daisy fleabane, awnless brome grass and timothy

Photograph 22. West view of a narrow strip of MEMM3 along north edge of house, constituent weeds include ox-eye daisy, bird's-foot trefoil, cow vetch, quackgrass, field bindweed, orchard grass, plantains and yellow hawkweed

Photograph 23. View inside a portion of dry-fresh white spruce-Norway maple mixed woodland (WOMM3-2), also contains green ash, blue spruce, black locust, cottonwood and scattered silver maple, white pine and white elm

Photograph 24. Another view inside WOMM3-2, dominated by white spruce and Norway maple, with a grass, weed and herbaceous groundcover similar to MEMM3

Photograph 25. View of part of WOMM3-2 dominated by white spruce and blue spruce, situated along the south and west edges of the lot, with a ground-cover of MEMM3

Photograph 26. South view of part of WOMM3-2 at back of lot, comprised of blue spruce and white spruce, with a groundcover of MEMM3

Photograph 27. South view of part of MEMM3/MEMM4 in central portion of the property, contiguous with fresh-moist Manitoba Maple deciduous woodland (WODM5-3)/White Ash deciduous woodland (WODM4-2)

Photograph 28. View inside a portion of green ash mineral deciduous swamp (SWDM2-2a), along with white elm, white birch, trembling aspen, balsam poplar, buckthorn, red-osier dogwood, basswood, and maple-leaved viburnum

Photograph 29. View inside a portion of SWDM2-2a, showing typical tree and shrub cover, along with dead/dying green ash and white ash

Photograph 30. View of open canopy section of SWDM2-2a, which borders part of the south edge of the property

Photograph 31. View of understory tree and shrub cover, along with dead/dying green ash and white ash trees in the canopy

Photograph 32. View inside a portion of green ash/silver maple deciduous swamp (SWDM2-2b), which lies partially (slivers) on the back of the property, but mostly off-site to the west, part of the PSW

red-berried elder (*Sambucus pubens*), Virginia creeper, riverbank grape, choke cherry, wild red raspberry (*Rubus idaeus*), multiflora rose (*Rosa multiflora*), and prickly gooseberry (*Ribes cynosbati*).

Typical groundcover species include:

Inula helenium	elecampanes
Impatiens capensis	spotted jewelweed
Euthamia graminifolia	grassed-leave goldenrod
Solidago altissima	tall goldenrod
Galium triflorum	fragrant bedstraw
Circaea lutetiana	enchanter's nightshade
Hesperis matronalis	dames-rocket
Alliaria petiolata	garlic mustard
Erigeron annuus	daisy fleabane
Equisetum pratense	meadow horsetail
Equisetum arvense	field horsetail
Geum aleppicum	yellow avens
Myosotis scorpiodes	water forget-me-not
Lycopus americanus	water horehound
Carex gracillima	graceful sedge
Carex canescens	hoary sedge
Carex stipata	awl-fruited sedge
Carex vulpinoidea	fox-tail sedge
Carex intumescens	bladder sedge
Carex molesta	troublesome sedge
Poa palustris	fowl meadow grass
Eutrochium purpureum	sweet Joe pye-weed
Eupatorium perfoliatum	common boneset
Verbena hastata	blue vervain
Symphyotrichum puniceum	purple-stemmed aster
Lythrum salicaria	purple loosestrife

Green Ash Mineral Deciduous Swamp/Silver Maple Mineral Deciduous Swamp (SWDM2-2b)

The wetland feature is contiguous with SWDM2-2b, all part of the PSW. Tree, shrub and vine species are similar in composition and distribution as those found in SWDM2-2a (**Photographs 32-35**). Additional tree species noted are silver maple (*Acer saccharinum*), crack willow (*Salix fragilis*) and hybrid willow (*Salix x rubens*).

Common Reed Graminoid Mineral Meadow Marsh (MAMM1-12)

Situated along the northern property boundary is a small copse of non-native common reed, adjacent to the as-built house at 150 Woodview Avenue (**Photographs 36**). This wetland feature is not part of the PSW.

Photograph 33. View inside portion of SWDM2-2b, which lies off-site to the west, dominated by green ash and silver maple, with typical swamp understory trees and shrubs, along forget-me-not, sensitive fern, ostrich fern, horehound, purple loosestrife, coltsfoot, moneywort and vines in the groundcover

Photograph 34. View further west into SWDM2-2b, showing dead/dying green ash, along with typical treed swamp trees, shrubs and groundcover

Photograph 35. View of inside part of SWDM2-2b, showing cut logs of dead green ash along a groundcover of poison ivy, meadow horsetail, lady fern, spinulose wood-fern, dames-rocket, boneset, Joe pye-weed, and sedges

Photograph 36. View along south edge of common reed graminoid mineral meadow marsh (MAMM1-12), a small pocket along the north property edge opposite the as-built lot to the north (150 Woodview Avenue)

3.3.3 Floristics

The dominant and typical plant species in the canopy, understorey, shrub and vine stratum and groundcover observed within each ELC (vegetation community) are noted in the previous sub-sections. Given that most of the proposed development area on the property is comprised mostly of anthropogenic and cultural features, the inherent plant species in each are listed and described in detail in **Section 3.3.2**. A separate master plant species list was in our opinion not warranted in this report.

3.3.4 Tree Inventory

A tree inventory was undertaken by DA White Tree Care (2022) and is included in **Appendix B** and will also be filed with the City of Pickering as a stand-alone report.

3.4 Wildlife and Wildlife Habitat

3.4.1 Amphibians and Reptiles

No amphibian species were identified in the study area during the evening calling amphibian surveys. During the second survey in May, a full chorus (call code 3) of gray treefrogs (*Hyla versicolor*) were heard to be calling from over 200 metres (m) away in the Pickering-Scarborough Iroquois Beach Wetland Complex - formerly Townline Swamp Wetland Complex (MNRF 2000) to the northeast of the property. A pond located at 3510 Audley Road in Pickering was used as a control point. Surveys at the control point were conducted from the road side. During the first (April) survey, spring peepers (*Pseudacaris crucifer*) were detected at a call code of 3. The second survey detected spring peepers at a call code of 3, and gray treefrogs at a call code of 2. No species were detected during the final (June) survey. Detailed results of the amphibian breeding survey program are presented in **Table 1**.

3.4.2 Birds

A total of 19 bird species were recorded during dawn breeding bird surveys, all of which are typical of urban/semi-urban landscapes and woodland edge habitats (**Table 2**). One designated Species at Risk (SAR), the Barn Swallow (Special Concern – SC on Schedule 4 of the ***ESA, 2007***), was observed to be flying over the site during both visits. The species was not observed to be nesting on the site (including on the residence and frame garage on the property), and no nests were observed in the vicinity of the property boundaries.

Other bird species noted during the botanical surveys on and off-site included: ring-billed gull (*Larus delawarensis*), turkey vulture (*Cathartes aura*), and Canada goose (*Branta canadensis*), all flying overhead. Other species included black-capped chickadee (*Poecile atricapillus*), chipping sparrow (*Spizella passerina*), house sparrow (*Passer domesticus*), great-crested flycatcher (*Myiarchus crinitus*), red-eyed vireo (*Vireo olivaceus*), and warbling vireo (*Vireo gilvus*).

Table 1: Amphibian Breeding Summary

Observer: Courtney Butler

			Species								
Date	**Sampling Station(s)***	**Start Time**	**Wood Frog**	**Spring Peeper**	**Chorus Frog**	**Northern Leopard Frog**	**American Toad**	**Green Frog**	**Gray Treefrog**	**Pickerel Frog**	**Nothing Heard**
13-Apr-21	1	21:57									X
	2	22:03									X
	Control	21:08		3							
21-May-21	1	23:49									X
	2	23:55									X
	Control	21:49		3					2-7		
23-Jun-21	1	21:34									X
	2	21:45									X
	Control	20:46									X

*see mapping * format: call code - estimated # of individuals*

Weather Conditions

Date	**Air Temperature (^{o}C)**	**Wind (Beaufort/Direction)**	**Cloud Cover**	**Precipitation**
13-Apr-21	7	B2	0%	nil
21-May-21	22	B0	5%	nil
23-Jun-21	19	B1	5%	nil

[1] **Call Code Levels**

0 = none heard
1 = males could be individually counted
2 = calls overlap but numbers could be estimated
3 = overlapping calls, not possible to estimate numbers involved in chorus.

Table 2: Breeding Bird Survey, 1942 Woodview Avenue Surveyor: David d'Etremont **AEC21-203**

			Location[1]				Conservation Rankings[3]				
			1								
FAMILY	SCIENTIFIC NAME	COMMON NAME	Visit 1	Visit 2	Adjacent Lands	Incidental	GRANK	SRANK	MNRF	SARA	TRACK
Accipitridae	*Buteo jamaicensis*	Red-tailed Hawk				☒	G5	S5	NAR		N
Ardeidae	*Ardea herodias*	Great Blue Heron		FO	O		G5	S4			N
Bombycillidae	*Bombycilla cedrorum*	Cedar Waxwing		VO	O		G5	S5B			N
Cardinalidae	*Cardinalis cardinalis*	Northern Cardinal	S		O		G5	S5			N
Certhiidae	*Certhia americana*	Brown Creeper				☒	G5	S5B			N
Charadriidae	*Charadrius vociferus*	Killdeer				☒	G5	S5B,S5N			N
Columbidae	*Zenaida macroura*	Mourning Dove		VO	O		G5	S5			N
Corvidae	*Cyanocitta cristata*	Blue Jay	VO	VO	A (S)		G5	S5			N
Fringillidae	*Spinus tristis*	American Goldfinch	S, VO	VO	O		G5	S5B			N
Fringillidae	*Spinus pinus*	Pine Siskin				☒	G5	S4B			N
Hirundinidae	*Tachycineta bicolor*	Tree Swallow	FO	FO	A (N)		G5	S4B			N
Hirundinidae	*Hirundo rustica*	Barn Swallow	FO	FO	A (N)		G5	S4B	THR	THR	Y
Icteridae	*Icterus galbula*	Baltimore Oriole		S	O/A (SE)		G5	S4B			N
Icteridae	*Agelaius phoeniceus*	Red-winged Blackbird	S	VO, S	A(S)		G5	S4			N
Icteridae	*Molothrus ater*	Brown-headed Cowbird		S	O		G5	S4B			N
Mimidae	*Dumetella carolinensis*	Gray Catbird	S	S	A (NW)		G5	S4B			N
Parulidae	*Setophaga petechia*	Yellow Warbler	S		A (S)		G5	S5B			N
Passerellidae	*Melospiza melodia*	Song Sparrow	S	S	O, A (N, S)		G5	S5B			N
Passerellidae	*Pipilo erythrophthalmus*	Eastern Towhee	S		A (S)		G5	S4B			N
Picidae	*Picoides pubescens*	Downy Woodpecker	VO	VO	A (W)		G5	S5			N
Rallidae	*Gallinula chloropus*	Common Gallinule				☒	G5	S4B			N
Sturnidae	*Sturnus vulgaris*	European Starling	CF	VO	O		G5	SNA			N
Troglodytidae	*Troglodytes aedon*	House Wren		S	A (N)		G5	S5B			N
Turdidae	*Turdus migratorius*	American Robin	S	S	A (NW)		G5	S5B			N
Vireonidae	*Vireo olivaceus*	Red-eyed Vireo	S	S	A (S, W)		G5	S5B			N

[1] **Visit 1**: June 18, 2021, Observer: David D'Etremont, Tempurature 18C, Cloud Cover 100% , Wind: B0, Precipitation: nil, Search Time 09:00 to 09:10; **Visit 2**: June 25, 2021, Observer: David D'Etremont, Tempurature 19C, Cloud Cover 100% , Wind: B0, Precipitation: nil, Search Time 05:58 to 06:08;

Table 2: Breeding Bird Survey, 1942 Woodview Avenue Surveyor: David d'Etremont **AEC21-203**

			Location[1]				Conservation Rankings[3]				
			1								
FAMILY	SCIENTIFIC NAME	COMMON NAME	Visit 1	Visit 2	Adjacent Lands	Incidental	GRANK	SRANK	MNRF	SARA	TRACK

[2] Breeding Bird Evidence Codes: X - Species observed, C - Call heard, FO - Flyover (Species presence); H - Species observed in its breeding season in suitable nesting habitat, S - Singing male (Possible Breeding); P - Pair observed , T - Territorial behaviour, A - Agitated behaviour or anxiety calls of adult, V - Visiting a probably nest site, N - Nest building or excavation of nest hole (Probable Breeding); DD - Distraction display or injury feigning, NU - Used Nest or egg shells, FY - Recently fledged young, AE - Adult leaving or entering nest sites, FS - Adult carrying fecal sac, CF - Adult carrying food for young, NE - Nest containing eggs, NY - Nest with young seen or heard (Confirmed Breeding).

[3] Conservation Rankings: From Ontario Ministry of Natural Resources, Natural Heritage Information Centre (http://nhic.mnr.gov.on.ca/nhic_.cfm)

3.4.3 Mammals

Mammal species noted (including their NHIC SRank) during the 2021 botanical inventories included: northern raccoon (*Procyon lotor* S5); red squirrel (*Tamiasciurus hudsonicus*, S5); eastern chipmunk (*Tamias striatus*, S5); eastern gray squirrel (*Sciurus carolinensis*, S5); and white-tailed deer (*Odocoileus virginianus*, S5) - tracks. None of these species is a SAR in Ontario and all are relatively common in the local geographic area.

3.4.4 Lepidoptera

Although no specific Lepidoptera inventories were undertaken on the property, Monarch (*Danaus plexippus*) butterflies were observed during the 2021 botanical surveys, in the mixed meadow (MEMM3) on-site and on the abutting lot to the north. The Monarch is listed as a Special Concern (SC) species on Schedule 4 of the ***Endangered Species Act, 2007*** (Province of Ontario 2007). It has no general habitat protection and no regulated habitat protection.

3.5 Aquatic Habitat

3.5.1 Fish and Fish Habitat

There are no watercourse features mapped by the MNRF, NHIC or TRCA, nor were any found on the property. Neither watercourses nor well-defined drainage features were observed on the property during the spring aquatic habitat screening.

4 SITE CONSTRAINTS AND OPPORTUNITIES

4.1 Natural Resource Designations & Regulated Areas

Based on the collection and review of digital, published reports and second-hand file information, site constraints and opportunities were identified based on the anthropogenic, cultural and natural features and their inherent flora and fauna on and abutting the property.

A review of the data collected indicated there are no: Areas of Natural and Scientific Earth Science and/or Life Science (ANSI); Environmentally Significant Area (ESA); Significant Woodland (SW); Significant Wildlife Habitat (SWH); Significant Valleylands (SV); fish and fish habitat; or flora and/or fauna Species at Risk (SAR) or their habitats on or abutting the property.

As shown on **Figure 6** (MNRF 2023)**,** parts (small slivers) of a provincially significant wetland, the Pickering-Scarborough Iroquois Beach Wetland Complex (formerly Townline Swamp Wetland Complex) lie in the southwest and northwest corners of the property. Parts of this wetland also abut the southern and western property perimeters and also lie off-site to the south and west.

A Preliminary Constraints Report (GHD 2020) was prepared for the previous landowners. This previous report also identified, assessed and documented all of the cultural and natural features on the entire property. Findings of this report have been incorporated into the current Environmental Impact Study (EIS), where warranted.

The Proposed Site Land Use Plan - **Figure 7** (PSA 2022a) was designed based on input from the natural environment consulting team (CEA and Azimuth), including other consulting team technical reports, drawings and figures prepared to-date, as listed in **Section 2.1**.

Details regarding the Project Planning Stats are shown **Figure 8** (PSW 2022b), with selective stats as follows:

- Total Lot Area - 1.236 ha (3.04 ac)
- 21 Townhome Units with garage and terrace - 0.7103 ha (1.73 ac)
- Building Coverage Area Total Building Footprints – 0.20 ha (0.49 ac)
- Open Space Area Public Amenity – 0.162 ha (0.40 ac)
- Lands to be Conveyed R.O.W. Dedication – 0.34 ha (0.83 ac)

As CEA understands, a Planning Rationale Report (PRR) has been prepared (MPlan Inc. 2023) to address the planning process for the proposed development of 21 townhomes.

CEA and Azimuth were retained in the spring of 2021 to commence the collection and review of background information; site reconnaissance and inventories of the anthropogenic cultural and natural heritage features on and abutting the property. The majority of the field work to identify, delineate, document and evaluate the cultural and natural heritage features (terrestrial, wetland, wildlife and

Ontario

Ministry of Natural Resources and Forestry

Make-a-Map: Natural Heritage Areas

Wetland at 1942 Woodview Ave., Pickering

Map created:5/3/2023

Notes:

Pickering-Scarborough Iroquois Beach Wetland Complex

Legend

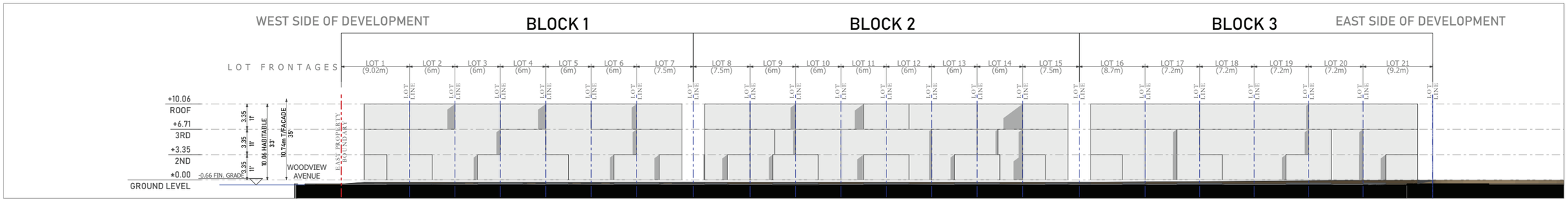
- Assessment Parcel
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Conservation Reserve
- Provincial Park
- Natural Heritage System

Figure 6.

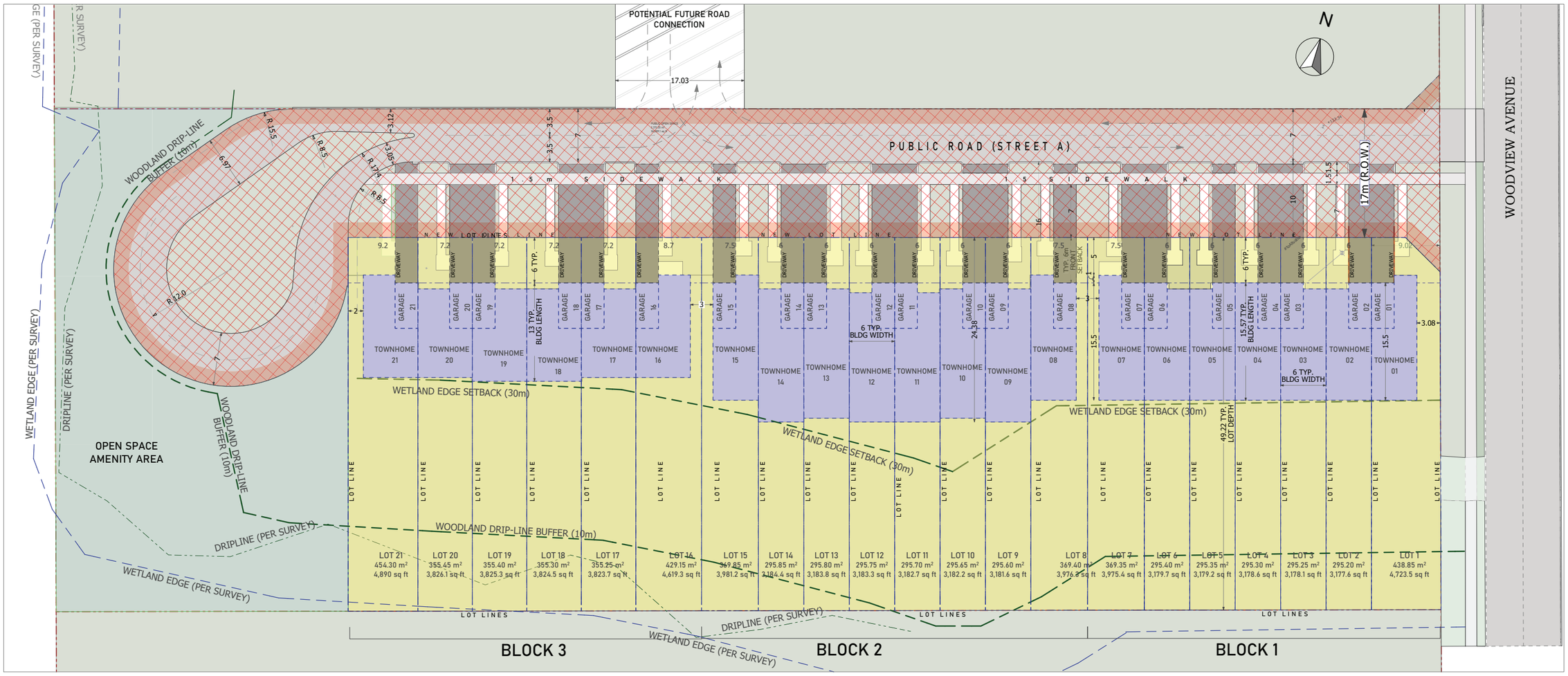
0.1 0 0.04 0.1 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.



NORTH ELEVATION



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PROPOSED SITE LAND USE PLAN

1942 WOODVIEW AVE RESIDENTIAL

PROJ. ID: 21012

Figure 7.

1942 WOODVIEW AVE RESIDENTIAL

1942 WOODVIEW AVE PICKERING ONTARIO CANADA

SCALE: 1:250

PLANNING VERSION: Ai

2022-10-03

TOTAL LOT AREA - TOTAL LOT AREA PER SURVEY

TOTAL LOT AREA		
m2	ft2	ACRES
12,136.0 m2	130,630.7 ft2	3.00

LANDS TO BE CONVEYED			
	SQM	SQFT	ACRES
R.O.W. DEDICATION	3,371.4 m2	36,289.1 ft2	0.83

OPEN SPACE AREA			
	SQM	SQFT	ACRES
PUBLIC AMENITY	1,671.7 m2	17,994.0 ft2	0.41

NET AREA - TOTAL LOT AREA - (minus) R.O.W. & OPEN SPACE AREA

NET LOTS AREA		
SQM	SQFT	ACRES
7,103.0	76,456.5	1.75

BUILDING COVERAGE AREA - TOTAL BUILDING FOOTPRINTS (INCLUDING GARAGES)

TOTAL BUILDING FOOTPRINTS		
SQM	SQFT	ACRES
2,020.4	21,747.5	0.49

BUILDING COVERAGE BY % OF SITE - BUILDING COVERAGE BY AREA / TOTAL LOT AREA

	SQM	
TOTAL BUILDING FOOTPRINTS	2,020.4	
TOTAL LOT AREA	12,136.0 m2	= 16.6%

TOTAL BUILDING GFA - TOTAL OF ALL BUILDINGS FLOOR AREA ABOVE GRADE

SQM	SQFT
5,109.5	54,990.3

BUILDING FSI GROSS - TOTAL BUILDING GFA / TOTAL LOT AREA

	SQM	SQFT	
TOTAL BLDG GFA	5,109.5	54,990.3	
TOTAL LOT AREA	12,136.0 m2	130,630.7 ft2	= .26

BUILDING FSI NET - TOTAL BUILDING FLOOR AREA / NET LOT AREA

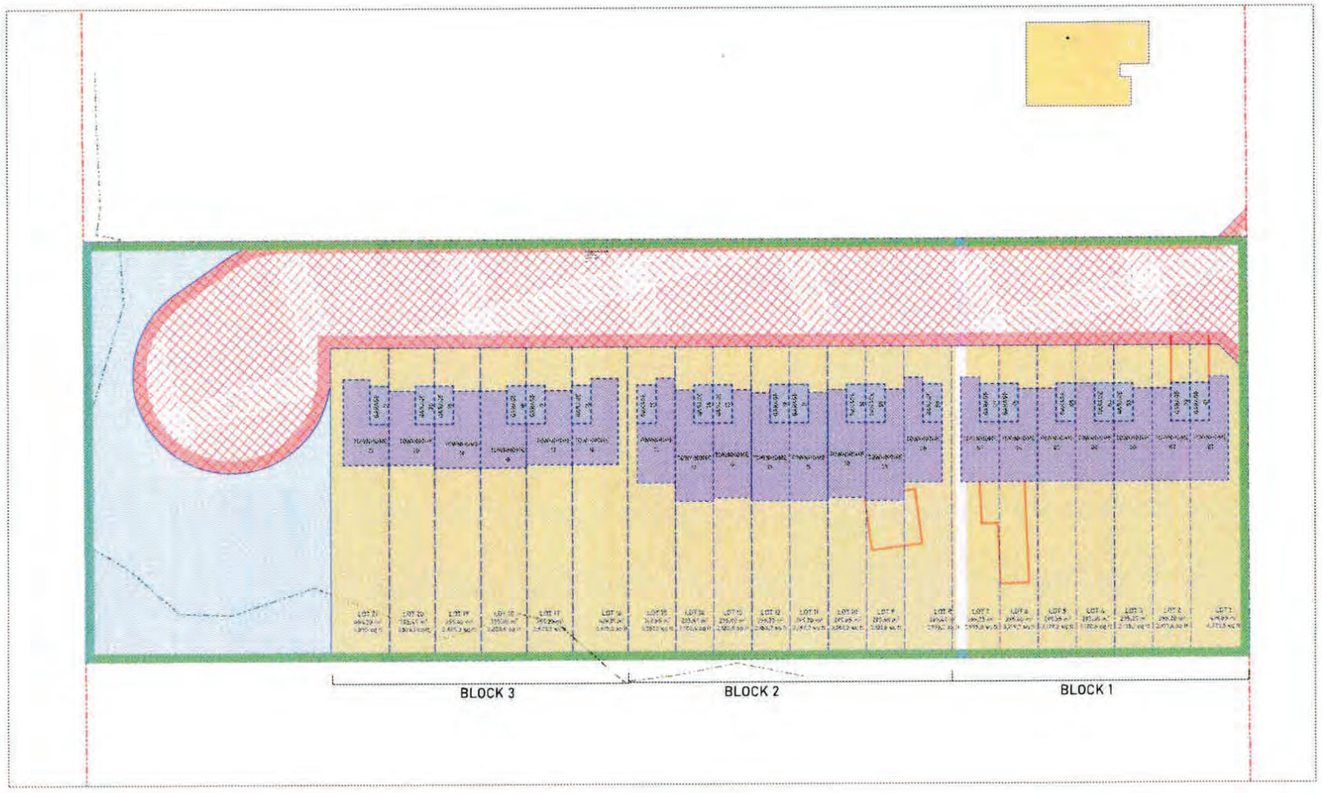
	SQM	SQFT
TOTAL BLDG GFA	5,109.5	54,990.3
NET LOT AREA	7,103.0	76,456.5

DENSITY - TOTAL OF UNITS / NET HECTARE

TOTAL OF UNITS (21) / NET HECTARE (0.7103 Ha) = 29.56

BUILDING STATS	
	SQM
UNIT No.# 01	
GARAGE	18.0
TERRACE	32.8
TOWNHOME	234.3
UNIT No.# 02	
GARAGE	18.0
TERRACE	22.3
TOWNHOME	228.9
UNIT No.# 03	
GARAGE	18.0
TERRACE	26.3
TOWNHOME	227.4
UNIT No.# 04	
GARAGE	18.0
TERRACE	40.6
TOWNHOME	219.3
UNIT No.# 05	
GARAGE	18.0
TERRACE	26.3
TOWNHOME	227.4
UNIT No.# 06	
GARAGE	18.0
TERRACE	22.3
TOWNHOME	228.9
UNIT No.# 07	
GARAGE	18.0
TERRACE	32.7
TOWNHOME	234.3
UNIT No.# 08	
GARAGE	18.0
TERRACE	38.8
TOWNHOME	228.4
UNIT No.# 09	
GARAGE	18.0
TERRACE	59.2
TOWNHOME	232.5
UNIT No.# 10	
GARAGE	18.0
TERRACE	57.3
TOWNHOME	228.7
UNIT No.# 11	
GARAGE	18.0
TERRACE	52.6
TOWNHOME	235.6
UNIT No.# 12	
GARAGE	18.0
TERRACE	52.6
TOWNHOME	235.6
UNIT No.# 13	
GARAGE	18.0
TERRACE	56.6
TOWNHOME	228.7
UNIT No.# 14	
GARAGE	18.0
TERRACE	59.7
TOWNHOME	232.5
UNIT No.# 15	
GARAGE	18.0
TERRACE	39.0
TOWNHOME	228.4
UNIT No.# 16	
GARAGE	18.0
TERRACE	41.6
TOWNHOME	219.3

BUILDING STATS	
	SQM
UNIT No.# 17	
GARAGE	18.0
TERRACE	37.2
TOWNHOME	208.1
UNIT No.# 18	
GARAGE	18.0
TERRACE	37.4
TOWNHOME	212.9
UNIT No.# 19	
GARAGE	18.0
TERRACE	37.4
TOWNHOME	212.9
UNIT No.# 20	
GARAGE	18.0
TERRACE	37.2
TOWNHOME	208.1
UNIT No.# 21	
GARAGE	18.0
TERRACE	41.6
TOWNHOME	219.3



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PROJECT PLANNING STATS

1942 WOODVIEW AVE RESIDENTIAL

PROJ. ID: 21012

Figure 8.

1942 WOODVIEW AVE RESIDENTIAL

1942 WOODVIEW AVE PICKERING ONTARIO CANADA

SCALE: NTS

PLANNING VERSION: Ai

2022-10-14

wildlife habitat, and potential fish and fish habitat was undertaken in the spring, summer and late summer of 2021.

Based on the findings of the cultural and natural heritage features evaluations (CEA, Azimuth and GHD), it has been determined that there are no on-site constraints, save and except for the two small slivers of the Pickering-Scarborough Iroquois Beach Wetland Complex, which lie in the northwest and southwest corners of the lot, and the abutting wetland features which border most of the southern property perimeter. The proposed development of the 21 townhomes, access street, and other residential amenities and uses as designed will not impact the identified site constraints, as any potential adverse or negative impacts can be avoided or reduced through implementation of the mitigation measures.

5 IMPACT ASSESSMENT

5.1 Proposed Residential Development

At present, structures on the subject property consist of a one (1) storey brick house, a frame garage, concrete patio and a paved driveway. Access to the subject property is on the west side of Woodview Avenue, as shown of **Figure 2**. There are planted and naturally occurring coniferous and deciduous trees and shrubs, along with manicured grassed lawn. Most of the tree cover is contained along the southern and western property perimeters, and at the back and front of the existing house.

The Proposed Site Land Use Plan, as shown on **Figures 7 and 8** (PS Architects Inc. 2022a) and Project Planning Stats (PS Architects Inc. 2022b) is intended to facilitate the construction of twenty-one (21) townhome units, along with a public road (Street A), Open Space Amenity Area and a 10m landscaped wetland buffer along the southern edge of the subject property. CEA/Azimuth have provided input into the design of the Proposed Site Land Use Plan, in order to address all cultural and natural environment issues identified on-site and abutting the subject property.

It is our professional opinion and supported by the extensive and detailed cultural and natural heritage feature inventories and assessments conducted in 2021 and supplemented with data collected in GHD (2020), that the Proposed Site Land Use Plan (PS Architects Inc. 2022a) will adequately maintain the attributes (cultural features) and ecological functions on-site, with the exception of trees lying within the townhouse footprints, along public road (Street A) and others recommended for removal (**see Appendix C**). The abutting off-site natural attributes (wetland features) of the Pickering-Scarborough Iroquois Beach Wetland Complex (formerly Townline Swamp Wetland Complex) will remain intact and adequately buffered through the retention of existing on-site trees/shrubs along the western property perimeter, and a 10m wide landscaped buffer along the southern property perimeter.

5.1 Terrestrial Vegetation

The overall development footprint for the proposed twenty-one (21) Townhomes and Public Road (Street A) lies outside of the 30m wetland edge setback. However, given the provincial changes to the Conservation Authorities Act and the approval of Bill 23 (Province of Ontario 2022) with pending regulations, it our interpretation, professional opinion and experience with other similar residential developments that the TRCA and the MNRF no longer comments on natural features (e.g., wetland setbacks/buffers) or provides technical advice to municipalities, except for floodplain and hazard land permit related issues. The determination of an appropriate wetland buffer/setback on the subject property has been determined in this report through the: collection and review of digital and file information; extensive on-site flora and fauna inventories, site opportunities and constraints, and assessments/evaluations.

Based on the Arborist Report (D. A. White Tree Care 2022), trees will need to be removed to implement the construction of the public road (Street A) and the townhomes in Block 1 and Block 2. Trees to be removed along the Street A alignment include #12-12b, #83, #84, #92, #93. Trees to be removed in

Townhouse building footprints in Block 1 (Lots 1-8) include #14-#16, #17-#19, #20, #21-#25, and #35-#38. Trees to be removed in Townhome building footprints Block 2 (include #13, #39-#44, #45, #47-#49, #51, and #52. The Arborist Report recommends removal of most of the remaining trees between the wetland edge setback (30m) in each lot and the proposed planted wetland setback/buffer (10m). Some are in poor to fair condition and should be removed. The remainder will require removal due to filling and grading requirements in each lot. Trees lying within the proposed 10m wetland setback/buffer will be retained, with trees removed that are considered a risk to property damage and/or personal injury. All trees lying within the Open Space Amenity Area offer potential to be retained, again, provided there is deemed to be no potential for personal injury risk and/or risk to property damage.

The Arborist Report indicates the tree #, species, diameter at breast height (DBH), tree preservation zone (TPZ), comments (condition), tree category and action. The conclusions in the report (Section 4) are summarized as follows:

There are plans to build residential buildings (21 townhomes) at 1942 Woodview Avenue, in Pickering Ontario. At least ninety (90) non-exempt trees would be injured or removed to allow for the proposed residential development (Table 1, Fig. 1).

Tree Impacts:

- Up to eight (8) trees in the right-of-way zone would be removed. The trees are not compatible the current Site Plan Proposal (Fig. 1, Photos 1-3 & 5)
- 8 trees in Woodview Drive right-of-way to be removed;

- There are ten (10) trees that would be very close to the proposed road and cul-de-sac. One (1) of the trees (#75) could be retained with risk of injury (Fig. 1, Photo 5)
- 10 trees in proposed public road (Street A) & cul-de-sac;

- At least twenty-eight (28) trees over 15 cm DBH would be either inside the proposed building envelopes, or too close to the back yard of the site (Fig. 1, Photos 3, 4 & 6)
- 28 trees in building envelopes or too close to the excavation (townhome building footprint);

- A Wetland setback of 30 m bisects the southern portion of the site. Thirty-four (34) trees over 15 cm DBH are inside of the 30 m Wetland Buffer zone. Of these trees, twelve (12) are inside of the 10 m Woodland Drip-Line Buffer. These Wetland buffer trees could be retained (Fig. 1, Photos 1-3 & 5)
- 34 trees over 15 cm DBH in 30 m Wetland Setback (buffer) to be removed
- 12 trees over 15 cm DBH in 10 m Wetland Buffer could be retained;

- Ten (10) trees over 15 cm DBH on neighbouring sites are less than their TPZ radii from the townhome building envelope (Fig. 1, Photos 8 & 10)

- 10 neighbouring trees over 15 cm DBH at some injury risk; and,
- On the west side of the site there is an overlapping wooded area, (e.g., the "Line of Trees"). This forested area is to be retained. There are twenty-three (23) trees over 15 cm DBH on this portion of the development site (Fig. 1, Photos 8-10)
- 23 trees over 15 cm in W wooded area to be protected

5.2 Wetland

As shown on **Figure 6**, very small "slivers" of the wetland (PSW) are situated in the southwest and northeast corners of the subject property. The remainder of the wetland complex to the west and south is either off-site or abuts the subject property perimeter. The overall wetland size of the Pickering-Scarborough Iroquois Beach Wetland Complex (formerly known as the Townline Swamp Wetland Complex) is 75.3 ha (186.1 ac) (MNRF 2000) comprise of 8 wetlands.

Specific to the subject property at 1942 Woodview Avenue in the City of Pickering, its wetland boundary was surveyed in the field by a professional surveyor with the assistance of MNRF staff, TRCA staff and a consultant/representative for the previous landowner. All parties agreed to the wetland boundary at that time. This surveyed boundary is available in the LIO/MNRF provincial database and the shape file (.shp) is available free of charge.

As part of the evaluation, the wetland on and around the property was inventoried by MNRF staff. It is part of Wetland Unit 4 (S5-D h*, ts, gc) and is supported in the vicinity of the subject property by a deciduous swamp dominated by trembling aspen and white elm trees with scattered green ash trees, an understorey of eastern white cedar saplings and common buckthorn shrubs and a groundcover of various wetland herbs.

Based on the Proposed Site Land Use Plan (**Figure 7**), the PSW slivers will remain intact in the Open Space Amenity Area and will be buffered from the Townhouse Blocks 1, 2 and 3. The off-site western portion of the PSW will be buffered by the trees retained in the Open Space Amenity Area. The off-site southern portion and abutting property perimeter portions of the PSW will be remain intact and buffered by the proposed 10m naturally vegetated wetland setback/buffer along the southern property perimeter. As CEA has been informed, the landscape plan components for the proposed wetland setback/buffer including tree, shrub and ground stratum materials, density spacing and percentage of cover will be provided at detailed design. Based on the retention of the on-site natural vegetation and proposed landscape wetland buffer plantings, as well as the 30m setback of the Townhome building footprints, no adverse or negative impacts are anticipated from the proposed development.

In addition to the retention of on-site trees and the removal of on-site trees to implement the proposed residential development, the Arborist Report also concludes that replacement trees (Section 3.2) will be required as summarized:

- A landscape plan is to be developed for the 1942 Woodview Avenue property. Up to eighty (80) or more new trees may need to be accounted for, as replacements for the trees that would be removed. The final number of replacement trees to be planted on the subject property is to be determined through discussion with the City of Pickering (Fig. 1);

- The new trees would be of large caliper nursery grown stock. The trees would be transplanted as according to municipal codes and bylaws
- Minimum 60 mm caliper (2 inch wide stem) for deciduous trees
- (2) Minimum 1.8 m height for coniferous trees; and,

- Trees would best be transplanted during the spring or autumn. Mid-summer transplanting should be avoided. These trees are to be maintained in good condition. Supplemental watering may be required during the drier periods of the year, especially during the first two or three years after their transplantation

5.3 Wildlife and Wildlife Habitat

In our opinion and based on the dawn breeding bird survey results, the wildlife habitat and concomitant wildlife species guild is considered low quality and typical of a semi-rural setting. Most of the tree/shrub cover consists of planted ornamental coniferous trees such as Norway spruce (*Picea abies*), blue spruce (*Picea pungens*), weeping cypress (*Cupressus nootkatensis 'Pendula'*), Scots pine (*Pinus sylvestris*), along with native white spruce (*Picea glauca*). Non-native deciduous trees and shrubs include Norway maple (*Acer platanoides*), black locust (*Robinia pseudo-acacia*), and Russian olive (*Elaeagnus angustifolia*). This assemblage and sporadic spacing of these non-native trees and shrubs provide limited nesting, roosting and feeding habitat for other than typical all year-round and summer bird species, along with the mammal species noted. Removal of the on-site tree cover as recommended in the Arborist Report to facilitate the proposed residential development will not result in a discernible reduction to the local wildlife population, with some of the loss off-set by the required replanting (replacement) trees as dictated by the City of Pickering.

All of the quality wildlife habitat for birds, mammals and amphibians lies within the abutting and off-site PSW features to the west, south and east of the subject property. Table 2 in **Appendix B** shows there is an abundance of possible and probable breeding birds, which were observed or heard on adjacent lands.

Most of the manicured grassed lawn will be retained at the back of the Townhome building envelopes in Block 1-3, between the 30m wetland setback. The presently manicured grassed lawn along the southern property perimeter will be enhanced by the enhanced/planted 10 m wetland setback/buffer.

Additional wildlife species (particularly semi-urban and urban tolerant birds) can be attracted through bird baths, bird feeders and the planting of native treed, shrubs, wildflowers and seed mixes as part of the overall landscaping within each Townhome lot. Planting native vegetation in the lots where feasible

to enhance the overall wildlife habitat and ecological functions (nesting, feeding, roosting, predator protection) is encouraged, although the plantings and feeders, if any, remain at the discretion of the lot owner.

5.4 Species at Risk (SAR)

Bats and Bat Habitat

Given the as-built (single-family dwelling, garage, concrete patio and paved driveway, and the lack of quality tree snags on the subject property, a bat snag tree survey and/or bat acoustic survey was not undertaken, nor warranted. Instead of and given the abundance of off-site woodland/treed swamp to the west, south and east of the subject property, a tree-cutting timing window is recommended to address conformity by the landowner through due diligence to the ***ESA, 2007*** for Endangered (END) and Threatened (THR) bats.

To address potential impacts related SAR bats and as well as migratory birds as per the Federal ***Migratory Birds Convention Act, 1994*** (Environment and Climate Change Canada 1994), the MECP recommends as a typical mitigation measure, that tree removal occur between October 1 and April 1 of any given year. Given the abundance of remaining woodland both on-site and abutting off-site, this tree-cutting timing window is in our professional opinion, appropriate and warranted.

Barn Swallow

Barn swallows (*Hirundo rustica*) were observed by Azimuth in 2021 flying overhead during the site visits conducted on June 18 and June 25, 2021. At the time of the wildlife surveys, barn swallows were listed as a Threatened (THR) bird species. As of 2023, barn swallow protection under the ***ESA, 2007*** has been reclassified (downgraded) as a species of Special Concern (SC). A SC species is not afforded general or specific habitat protection under the ***ESA, 2007*** and there is no existing or potential habitat on-site.

6 MITIGATION MEASURES AND RECOMMENDATIONS

The following contains typical and relevant mitigation measures and recommendations which can be implemented to facilitate the proposed creation of twenty-one (21) Townhome lots, backyards, internal road access (Public Road Street A), and Open Space Amenity Area, along with a 30 m wetland setback/buffer inclusive of a 10m naturally vegetated and enhanced wetland setback/buffer along the south property perimeter. No site preparation, site clearing or removal of the on-site wetland is proposed.

To summarize, the following relevant and typical mitigation measures (e.g., construction BMPs – Best Management Practices, grading plan, erosion and sedimentation control plan, etc.) and recommendations can be implemented to eliminate or reduce adverse and/or negative impacts to the small on-site natural features (slivers of PSW in the southwest and northwest corners), and the abutting Wetland #4, part of the PSW which abuts the subject property boundaries to the west and south.

It is to be noted that additional mitigation measures and recommendations are contained in the required technical reports (see **Section 2.1**) as outlined in the Pre-consultation Meeting (City of Pickering 2021). CEA has extracted and summarized the relevant mitigation measures and recommendations from the technical reports and drawings that are germane to the on-site and abutting natural features and their ecological functions.

The proposed mitigation measures and recommendations are provided in bullet form within the following categories.

General

- It is recommended that Section 4. Conclusions as contained in the Arborist Report (D. A. White Tree Care 2022) be implemented during site clearing and site preparation;

- It is recommended that Section 3.2 Replacement Trees as contained in the Arborist Report (D. A. White Tree Care 2022) submitted during the planning process based on discussions with the City of Pickering and submitted and implemented after construction is essentially completed and inspected;

- The southern property perimeter 10m wetland setback/buffer details be provided in a stamped Landscape Plan and provided to the City of Pickering for their review and approval, and implemented by the Owner as required;

- Based on the review of digital and file background information, along with the site inventories for vegetation communities, flora, fauna and wildlife habitat, that no permanent structures be permitted within the 30m wetland edge setback and the 10m naturally vegetated and enhanced wetland setback/buffer, the 20m manicured grassed lawn backyard;

- Given the lack of natural features within the 20m manicured grassed lawn backyard, it is recommended that non-permanent structures and uses be permitted (in agreement with the

City), with uses to include an above-ground swimming pool, children's playground equipment, vegetable gardens, flower garden, additional plantings of trees and shrubs (species to plant at the Owner's discretion);

- Any tree clearing required for construction access and lot preparation to be undertaken and completed during the MECP recommended tree-cutting timing window for compliance to the ***ESA, 2007*** for breeding birds, SAR bats and for compliance with the ***Migratory Birds Convention Act, 1994***. The present tree-cutting timing window for this local geographic area is October 1 until April 1;

- The Preliminary Functional Grading Plan (Valdor Engineering Inc. 2023a) be implemented in its entirety to ensure no adverse or negative impacts to the on-site PSW features on the abutting properties; and,

- Obtain all relevant planning approvals and permits from the City of Pickering and TRCA.

Sedimentation and Erosion Control

- Prior to site preparation activities (vegetation removal, grading, placement of fill), erosion and sediment control measures (silt fence barriers – light duty, mud at as construction entrance, sediment trap) is to be installed as shown on the Preliminary Erosion and Sediment Control Plan (Valdor Engineering Inc. 2023b);

- Silt fence barriers be installed, where warranted, at the base of stock-piled top soil;

- At a minimum, all sediment and erosion control measures are to be installed, maintained and removed in accordance with the Ontario Provincial Standard Design (OPSD) 219.110;

- All sediment fencing and any other erosion control measures are to be inspected daily during the construction phase on a weekly basis or within 24 hours of a rain storm event, or after a significant snow melt event, or prior to forecasted rainfall events, to ensure the fencing is functioning properly, and is repaired and/or replaced within 48 hours, as required. All accumulated sediment and debris are to be removed from the fence and site after a rain storm event to ensure the integrity of the silt fence;

- All sediment and erosion control measures are to be inspected and maintained throughout the construction phase and remain in place, until all exposed soils are stabilized and revegetated ("greened-up").

- Any stockpiled materials and storage of construction machinery, fuels and chemicals are to be stored in a maintained secure area away from PSW features on-site and off-site; and,

- An emergency spill kit is to be kept on-site and consulted directly should a spill occur. Any spills are to be reported immediately to the Ontario Spills Action Centre (1-800-268-6060), and all federal and provincial regulations shall be adhered to.

Species at Risk (SAR)

- Daily on-going observations for SAR and wildlife in general will be undertaken during site preparation, site clearing and all construction phases by all personnel on-site, or by a Certified Inspector of Sediment and Erosion Control (CISEC) inspector with SAR proficiency; and,

- Should any SAR be encountered during work related activities, or if there is a potential to negatively impact a SAR, or wildlife more generally, construction activity should cease and contact should be made immediately to MECP staff for advice and guidance on how to proceed.

7 CONCLUDING REMARKS

In conclusion, it is our professional opinion based on our experience with similar townhome developments in a semi-rural to urban setting, TRCA permit conditions, wetland policies, and the Conservation Authority implications of Ontario Bill 23, that the Proposed Site Land Use Plan (PS Architect 2022a) as shown on **Figure 7**, along with the Project Planning Stats (PS Architect 2022b) as shown on **Figure 8** will more than adequately preserve and protect the small PSW slivers of Wetland #4 on-site, as well as the abutting portions of the PSW to the west and south.

Based on the on-site flora and fauna inventories, landowner due diligence with respect to Species At Risk (SAR) and Special Concern species (SC) the Ontario ***Endangered Species Act, 2007*** and bird species listed in the Federal ***Migratory Birds Convention Act, 1994*** has been undertaken. An appropriate tree-cutting timing window (November 1 to April 1 on any given year) will maintain compliance with both Acts.

Given the above, there are no site constraints and/or natural features identified that would negate from a natural environment perspective the proposed construction of the twenty-one (21) townhomes (**Figure 7**). The same conclusion applies the Public Road (Street A), Open Space Amenity Area, and the 10m naturally vegetated and enhanced wetland setback/buffer from the southern property perimeter. Typical ancillary and zoned non-permanent structures and uses (as listed in **Section 6.0**) within the 20m grassed lawn backyard are reasonable and should be permitted.

Therefore, the issuance of a TRCA Ontario Regulation 166/06 permit with appropriate and reasonable conditions is warranted, in order to implement the most recent version of the Proposed Site Land Use Plan.

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APPENDIX A PRE-CONSULTATION MEETING - MINUTES/MEETING SUMMARY MARCH 9, 2021

City of PICKERING

Minutes/Meeting Summary

Pre-consultation Meeting
March 9, 2021

Subject: 1942 Woodview Avenue
Pre-consultation PRE 03/21

Applicant: 10221058 Canada Ltd.

Item	Details & Discussion & Conclusion (summary of discussion)
1.	**Proposal**
Applicant	Proposed draft Plan of Subdivision to permit 15 lots for detached dwellings fronting a new public road.
2.	**Type of Application**
	• Zoning By-law Amendment • Draft Plan of Subdivision Application
3.	**Discussion**
Sara DeCarlo, Parks Canada Agency and Rouge National Urban Park	• The subject lands are bounded by the south and west by a Provincially Significant Wetland. The wetland to the south is within the jurisdiction of the Toronto and Region Conservation Authority (TRCA); however, it should be noted that the wetland to the west and north of the site are now owned by Her Majesty the Queen in right of Canada and thus are managed by Parks Canada Agency as a part of Rouge National Urban Park as of May 2019. Please refer to the property reports attached and generated by GeoWarehouse for ownership status and boundary lines. • The subject property is surrounded by significant swamp lands that are within the limits of Rouge National Urban Park that form part of a provincially significant wetland complex (the Amos Pond/Townline Swamp Wetland Complex) which is identified in the City of Pickering Official Plan. The property is also identified within the Natural Heritage System of the Greenbelt Plan which is enabled by the *Greenbelt Act* S.O. 2005. • In managing Rouge National Urban Park, Parks Canada is subject to the federal legislation *Species At Risk Act* S.C. 2002. The park lands that abut the subject property (west and northwest of the proposal) are identified as critical habitat for Blanding's Turtles under the *Act*.

Item	Details & Discussion & Conclusion (summary of discussion)
	• Species-at-risk in the ponds on the north side of Finch Avenue that could potentially use the subject property to nest in May, June and Early July include: o Blanding's Turtles (listed federally and provincially as Endangered) o Snapping Turtles (Special Concern) o Midland Painted Turtles (Special Concern) • Other species-at-risk that have been recorded within one kilometre of the subject lands, and that may be affected incidentally, include: o Butternut (Endangered) o Little Brown Myotis (Endangered) o Bobolink (Threatened) o Eastern Meadowlark (Threatened) o Least Bittern (Threatened) o Eastern Wood Pewee (Special Concern) o Wood Thrush (Threatened) o Eastern Milksnake o Monarch Butterflies (Endangered) o Barn Swallow (Threatened) o Bank Swallow o Eastern Loggerhead Shrike (Endangered) • In 2016 and 2017, Parks Canada provided extensive input to the City of Pickering in the matter of the Woodview Avenue subdivision projection which abuts this wetland complex. The input increased the amount of protected natural land and natural vegetative cover as a means to reduce the effect of the development on the adjacent wetlands. • We understand that the development will be permitted if the rezoning application is processed but believe that the development proposal as it stands, will impose negative effects on both the adjacent natural habitat and species-at-risk. The proposed ten metre buffer is insufficient in protection of the adjacent wetland and will not adequately preserve its ecological function. • Parks Canada would also like to express concern for erosion and sediment control for the development. Since the development is still in early planning stages, we request these concerns be addressed and that Parks Canada Agency be provided sufficient information regarding these two subject matters.
Stephanie Worron, TRCA	• The subject site municipally described as 1942 Woodview Avenue in the City of Pickering is partially within the TRCA Regulated Area of the Petticoat Creek watershed. The site is regulated with respect to its location within the Regulatory Storm Floodplain and Area of Interference associated with the

Item	Details & Discussion & Conclusion (summary of discussion)
	Provincially Significant Wetland which surrounds the site on the west and south. As such, a TRCA Permit would be required prior to development taking place and prior to any municipal building approvals. • Where development is defined as: a) the construction, reconstruction, erection or placing of a building or structure of any kind, b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure, c) site grading, and/or d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere **<u>TRCA Living City Policies:</u>** • The limits of development are guided by the TRCA's Living City Policies (LCP) and are defined for new development as 10 meters inland for any new development from the greater of the following (<u>with the exception of Provincially Significant Wetlands which is 30 meters</u>): 1) Physical top of bank of the valley feature; 2) Predicted long-term-stable-top-of-slope (LTSTOS) where geotechnical concerns exist (must be confirmed through an appropriate geotechnical slope stability analysis); 3) Limits of flooding on the property during a Regional Storm Event; and/or 4) Limits of vegetation (dripline) which is contiguous with the natural system. • In order to determine the feasibility for intensification on the subject site, TRCA staff would recommend putting the applicant through the Concept Development Application process prior to submitting for any Planning Act Applications. This process allows us to complete any necessary site visits/stockings to define the feature limits, and request to review any technical documents such as an Environmental Impact Statement or Flood Study to determine the complete our comprehensive review. A Concept Development Application was received by the applicant of the Pre-Consultation request on December 1, 2020 and we will continue to work with them accordingly. • With respect to any future Planning Act Applications, the following would be required to be submitting to the TRCA for review: **1. Site Grading Plan** showing staked limits **2. Environmental Impact Statement** and associated plans

Item	Details & Discussion & Conclusion (summary of discussion)
	3. **Flood plain spill analysis** (please contact TRCA Water Resource Engineers prior to completing this analysis) 4. **Hydrogeology Brief** 5. **Stormwater Management Report** and associated drawings 6. **Erosion and Sediment Control Plans** 7. **Landscaping Plans** 8. **TRCA Zoning By-law Application Review Fee**: to be determined upon receipt of submission • I have also included a link to the TRCA technical documents page where our Stormwater Management Criteria can be found → https://trca.ca/planning-permits/procedural-manual-and-technical-guidelines/#stormwater-management
Tom Clinghan, Region of Durham Works Department	Water supply and Sanitary Sewer capacity is currently available for the proposed 15 residential lots. Detailed comments will be provided upon the detailed design submissions. Waste is available to service the proposed lots, please note the cul-de-sac will require a 13.0m radius turning radius for the trucks.
Valerie Hendry, Region of Durham Planning Department	Conformity to the Regional Official Plan The subject site is designated “Living Areas” and “Major Open Space Areas” in the ROP. Living Areas permit a full range and mix of housing types, sizes and tenure to serve the various housing needs of the community. Living Areas shall also be developed in a compact form through higher densities and by intensifying and redeveloping existing areas, particularly along arterial roads. Major Open Space Areas shall predominantly be for conservation use and recreational uses in urban areas. Key Natural Heritage and Hydrologic Features Schedule B - Map ‘B1’ shows that there are key natural heritage features on the subject site related to a Provincially Significant Wetland. The Region will not support developments which will have a negative impact on significant natural environment. We will require an **Environmental Impact Study (EIS)** to be submitted along with the applications. Comments on the EIS including the proposed development setback from the Toronto Region Conservation Authority (TRCA) will be required for this development. Proposed Concept Plan The Region could support an infill development while recognizing the potential environmental constraints on the property. The developable and undevelopable area of this property will need to be identified

Item	Details & Discussion & Conclusion (summary of discussion)
	through the required **EIS** and approved by the TRCA prior to the Region making a final determination on this portion of the site. <u>Delegated Provincial Plan Review Responsibilities</u> We have completed the screening of the subject site for delegated Provincial Plan Review responsibilities. <u>Site-Screening Questionnaire or Phase I Environmental Site Assessment</u> The proposed applications will need to be supported with one of the following option to satisfy the Region's site contamination requirements: 1) The attached **Site-Screening Questionnaire**, prepared by a Qualified Consultant; or 2) A **Record of Site Condition (RSC)** compliant Phase I Environmental Site Assessment (ESA). The findings of the ESA report(s) may require a RSC to be filed with the Ministry of Environment, Conservation and Parks for this development. <u>Environmental Impact Study</u> As noted, the subject site contains key natural heritage features. An **EIS** will be required to identify an adequate development setback and proposed mitigation measures to minimize any adverse effects to the natural environment. <u>Planning Justification Report</u> The report should demonstrate how the proposed development conforms with the Regional Official Plan, and provincial policy. <u>Regional servicing, transportation, and Durham Regional Transit</u> Comments regarding Regional servicing and transportation requirements associated with road access to the subject site, and transit will be provided by the respective review agencies. <u>Regional Development Review Fees</u> See attached Region's review fee schedule. Certain fees shall be submitted depending on the type of development application. <u>Required Studies:</u> This proposal will require the following technical studies: • an **Environmental Impact Study**, • **Site Screening Questionnaire and/or Environmental Site Assessment, and** • **Planning Justification Report.**

Item	Details & Discussion & Conclusion (summary of discussion)
	Favourable comments from the TRCA and the Regional Works Department will also be required. Development of the site may be premature until such time the required technical studies to support this development have been completed, reviewed and approved by the Region and the Conservation Authority.
Laura Calvelli, City of Pickering Engineering Services	**Development Services** **1.** The plan submitted does not appear to accommodate the future road extension of Bralorne Trail, as identified on Map 24: Neighbourhood 14: Rouge Park within Pickering's Official Plan. **2.** A **Functional Servicing and Stormwater Management Report (FSSR)** must be submitted that addresses, but not limited to, the following: a. Minor and major storm drainage; b. Emergency outlet; c. Preliminary grading plan; d. Stormwater Management (SWM) strategy as per Water Resources comment below; and e. Erosion & Sediment Control and Construction Management **3. Geotechnical Report** **Water Resources** 1. Quantity control - control post development flows to pre-development levels for all storm events up to the 100-year return period. 2. Quality control: Enhanced Level of Protection (80% TSS removal) 3. Erosion control: minimum 5mm retention on-site. Low Impact Development (LID) measures shall be designed in accordance with the TRCA & Credit Valley Conservation (CVC) LID SWM Planning & Design Guide and the City's SWM Design Guidelines 4. SWM Report 5. TRCA permit is required. **Landscape** 1. It appears that the current proposal is located outside of the woodlot. If the plan should change, and any trees are proposed to be removed, an arborist report and tree inventory/protection plan will be required. Compensation for loss of tree canopy may be required. **Traffic** 1. A traffic brief should be provided for the proposed development. The brief should be prepared as per the City of Pickering TIS Guidelines. 2. The proposed road width is shown 15.5 m. A minimum right-of-way (ROW) width of 17 metres is required to match the current ROW

Item	Details & Discussion & Conclusion (summary of discussion)
	width of Bralorne Trail. Please revise the plan. The cul-de-sac should also be as per the City of Pickering Guidelines.
Carl Kolbe, City of Pickering Building Services	• At this time Building Services does not have any comments • Prior to submitting a building permit, please contact staff to discuss project timelines
Robert Watson, City of Pickering Fire Services	• Based on the Constraints mapping, I am assuming the dead end road is approximately 120 metres long. We would require the bulb of the cul-de sac to have a 12 metre centerline radius. Also, a fire hydrant is to be within 45 metres of each principal entrance.
Jill McMullen, City of Pickering Geomatics	• Name for public street can be picked from the City's reserved street name list. If the developer wishes to submit names for approval, an application and fee is required. Addresses will be assigned from the new public street after the subdivision registers.
Deepak Bhatt, City of Pickering Sustainability	• A Sustainability Development Report and a Checklist are required. • The proposed development must satisfy the "Required" elements and achieve a rating Level 1 with at least 19 points. • To assist the applicants in preparing the report and following an integrated planning approach, the Sustainable Development Guideline Reports are available on the City's website at the following link: https://www.pickering.ca/en/living/sustainabledevelopment.aspx • As the project is at preconsultation stage, we suggest the project proponent promote sustainability in the design to minimize energy consumption, greenhouse gas emissions and water consumption. There are many incentives, programs and technological examples that the applicant may find beneficial to investigate such as: o Enbridge's Savings by Design program www.savingsbydesign.ca o Passive House https://www.passivehousecanada.com/about-passive-house-canada/ o Energy Star - https://www.energystar.gov/ o Green Infrastructure including green roofs https://greeninfrastructureontario.org/green-roof/
Doris Ho, City of Pickering Policy	• The subject site is designated "Urban Residential – Low Density Areas" under the Pickering Official Plan (POP). This designation permits a net density of up to and including 30 units per net

Item	Details & Discussion & Conclusion (summary of discussion)
	hectare. The proposal has a net density of approximately 15.2 units/ha. Rouge Park Neighbourhood • The subject property is located within the Neighbourhood (Neighbourhood 14, Map 24) and incorporates the proposed new road connection identified in the Detailed Review Area. The applicant has indicated that the proposed subdivision will be connected to the approved subdivision to the north (Bralorne Trail), however the alignment of proposed Lots 11- 14 on the subject property does not appear to continue the lot alignment established to the north. A concept plan including 1950 Woodview Avenue would be beneficial to ensure the future development of these lots are integrated with the existing development to the north. Rouge Park Neighbourhood Development Guidelines • The Rouge Park Neighbourhood Development Guidelines are applicable to the Detailed Review Area, which establish the following applicable goals to ensure developable lands are developed in a cohesive well-design neighbourhood: o Development must maintain a connection with surrounding natural areas. o Residential areas feature a variety of housing types of high quality design arranged on efficient street patterns, which contribute to a lotting pattern and streetscape that is aesthetically pleasing, diverse, encourages social interaction within a neighbourhood, and support safe environments. • The goals of the neighbourhood are expressed in the Tertiary Plan (Figure A) and development standards (N1.9) within the Guidelines. The applicant should have regard for these provisions in order to meet the goals of the Neighbourhood Guidelines. Environmental Master Servicing Plan • As a companion to the Development Guideline, City Council has endorsed an Environmental Master Servicing Plan (EMSP) for the Rouge Park Neighbourhood. The EMSP provides direction on stormwater management and strategies for developing in an environmentally responsible manner. Rouge National Urban Park Management Plan (2019) • The subject property abuts the Rouge National Urban Park to the west, which the Rouge National Urban Park Management Plan is applicable to, and establishes general resource management objectives and management area concepts.

Item	Details & Discussion & Conclusion (summary of discussion)
	For more information regarding the Management Plan, please visit the Parks Canada website at: https://www.pc.gc.ca/en/pn-np/on/rouge/info/gestion-management/gestion-management-2019 • The proposed new development in the Rouge Park Neighbourhood shall have regard for the Management Plan and section 10.19 (City Policy, Rouge National Urban Park) of the Pickering Official Plan. Significant Woodlands • A small portion of the subject property is located within Significant Woodlands to the west and south as shown on Schedule III B of the POP. Table 18 of the POP identifies the minimum area of influence and minimum vegetation protection zones (i.e. 10 metres from the dripline of the woodlands). • The applicant will be required to submit an **Environmental Report** addressing Significant Woodlands. Key Natural Heritage Features/Key Hydrological Features • A small portion of the subject property is located within Provincially Significant Wetlands, and Shorelines, Significant Valley Lands and Stream Corridors as shown on Schedule III C. The property also abuts the Rouge-Duffins Wildlife Corridor to the south. Table 18 of the POP identifies minimum area of influence and minimum vegetation protection zones to determine the developable area (i.e. 30 metres from any part of the wetland, and subject to natural heritage evaluation for other features). • The applicant has submitted a preliminary environmental constraints report, completed by GHD and dated June 10, 2020. The report indicated a 30 metre buffer from the wetlands and natural heritage features to delineate an approximate developable area of 0.54 ha. However, it appears the applicant's pre-consultation submission does not provide any background if the recommendations of the environmental constraints report was taken into consideration. **The applicant will be required to address the natural heritage features in a full environmental report.** • The background (Section 1.0) of the environmental constraints report also references review of the "Pickering Official Plan (2010)", which is a former version of the OP. Any future submissions of studies must reflect/reference current official plan policy. Source Protection • A Resource Management Objective of the POP is to address threats to municipal groundwater supplies (drinking water wells) and municipal surface water supplies (drinking water intakes) through the conformity of Provincial Source Protection Plans (POP 10.2(h)).

Item	Details & Discussion & Conclusion (summary of discussion)
	The subject property is within an area identified as Highly Vulnerable Aquifers as shown in Schedule III D in the POP. Furthermore, the subject property is located within an area identified Intake Protection Zone 3 (IPZ – 3) and Event Based Areas as shown in Schedule III F in the POP. • A **Contaminant Management Plan** is required in support of an application if there are proposed uses on a site that are listed as high risk to groundwater in the DROP (POP 16.14(b)). The proposed residential use does not appear to qualify as a "high risk" to groundwater. The Regional Municipality of Durham will need to confirm that the proposed residential use is not identified as a high risk land use and as such a Contamination Management Plan would not be required. • The application is also required to indicate designated areas on the subject property for snow storage (POP 10.8(a)(iii)), and submit a salt management plan (POP 10.13(g) if required by the Region of Durham Risk Management Official). Neighbourhood Character and Building Design • Sections 2.9, 3.2 and 3.9 of the Pickering Official Plan addresses the protection, maintenance and enhancement of neighbourhood character as it evolves over time. According to section 3.9(c), in establishing performance standards and provisions for Urban Residential Areas, City Council shall have regard for matters such as building height, yard setback, lot coverage, access to sunlight, parking, and traffic implications. • Chapters 9 and 14 in the POP outline detailed policies for addressing community design to create high quality built and natural environments over the long term growth of the City. • The proposed development shall consider the applicable community design objectives and policies in Chapter 9 and 14 of the POP to ensure a high quality development that contributes to the definition of the City's image and form. At the same time, the new development should reinforce and complement the surrounding neighbourhood and character of the local node. Parkland Conveyance of Land • As a condition of residential development, Section 16.29 of the POP outlines the requirement of the conveyance of lands for park purposes in an amount not exceeding 5 percent of land area to be developed • The applicant shall confirm the fulfillment of parkland conveyance as part of the development application. Supporting Studies

Item	Details & Discussion & Conclusion (summary of discussion)

	• In accordance with the POP, the development application should be accompanied by the following supporting studies and/or reports:
	o **Planning Rational Report** (16.5A(i)), stamped and signed by a professional registered planner, which must also address consistency with the Provincial Policy Statement and conformity with A Place to Grow, the Durham Regional Official Plan, and the Pickering Official Plan;
	o **Transportation Study** (16.5A(ii));
	o A **Site Servicing Study** (16.5A(vii));
	o A **drainage and stormwater management study**, including preliminary grading (16.5A(viii));
	o An **environmental report**, as referred to in Section 16.10 (16.5A(xii))
	o An **Urban Design Brief** (16.5A(xxxi));
	o **Sustainability Report** (16.5A(xxix)); and
	o An **Information and Communication Technologies Implementation Plan** (16.5A(xxxvii)), the scope to be determined with Pickering's Engineering Services Department and Information Technology Section in the Corporate Services Department.

Nilesh Surti and Tanjot Bal, City of Pickering Development Review & Urban Design	• The Rouge Park Neighbourhood Map identifies a future road extension to Bralorne Trail through 1950 and 1942 Woodview Avenue. Staff acknowledge that the applicant has considered the extension of Bralorne Trail through the neighbouring property to the north (1950 Woodview Avenue). The applicant is encouraged to work with the landowner to the north to submit a comprehensive concept plan that extends Bralorne Trail through both 1950 and 1942 Woodview Avenue. • In order to create regular shaped lots, the applicant is encouraged to move the cul-de-sac further north. This will result in the elimination of one or two lots. • Inadequate buffers are proposed - the Official Plan requires a minimum 30 metre buffer from provincially significant wetlands. • Environmentally sensitive lands and associated buffers are to be conveyed to public ownership.
4.	**Technical Reports Required**
	Please see attached Technical Report Check List • With respect to official plan or zoning by-law amendments the City, at the time of a recommendation report to Council, requires drawings in forming the Official Plan or zoning schedule, in CAD or GIS format (compatible with either ArcGis Desktop 10.7.1, ArcGis Pro 2.6.1, or AutoCAD Map 3D 2018), and such files need

Item	Details & Discussion & Conclusion (summary of discussion)
	to be georeferenced with a geographic coordinate system of: NAD83 UTM Zone 17N. All PDF documents accepted that are intended to be uploaded to the City's website, must be accessible. Documents may include studies, reports, plans, presentations, and other PDFs. The City of Pickering will not display external vendor documents on its website if they are not accessible, in order to meet the Province's *Accessibility for Ontarians with Disabilities Act* (AODA) Information and Communications Standards To learn more visit WCAG 2.0 Level AA standards. **1. Accessibility Criteria** All studies, reports, plans and presentations etc. that result from this project must be provided to the City in an accessible format compatible to Adobe Acrobat XI or higher, meeting WCAG 2.0 Level AA standards. **2. Verification Process** Prior to documents being posted on the City's website for this project, a letter of verification, stating that the documents provided are accessible must be received. The attached **City's Accessible Documents Vendor Checklist** is to assist you in creating documents in an accessible format. The following tools/service providers may also assist you in the accessibility checking/compliance: • Free online accessibility checker tool • Adobe Acrobat Accessibility Checker • Aequum Global Access • AbleDocs • Equidox • eSolutions
5.	**Fees Requirement**
	For the proposed development the following fees are required: **City of Pickering** City Development Department (see attached fee schedule) **Engineering Services** Please contact engineering services for fees **Region of Durham** See attached fee schedule. Certain fees shall be submitted depending on the type of development application. The Region can accept cheques or e-payments via

Item	Details & Discussion & Conclusion (summary of discussion)
	payments@durham.ca. It is imperative that the **memo field** be filled out prior to sending the Region payment. The applicant is required to reach out to me before the e-payment is submitted to the Region for the specific requirements to complete the memo field. **Toronto and Region Conservation Authority** To be confirmed after circulation of application(s).

Copy: Sarah DeCarlo, Program/Policy Officer – Planner, Rouge National Urban Park & Parks Canada
Peter Castellan, Development Approvals, Region of Durham Works Department
Tom Clinghan, Region of Durham Works Department
Lino Trombino, Manager of Plan Implementation & Secretary Treasurer,
Land Division Committee, Region of Durham
Valerie Hendry, Region of Durham Planning & Economic Development Department

Kyle Bentley, Director, City Development Department & CBO
Catherine Rose, Chief Planner, City Development
Nilesh Surti, Manager, Development Services & Urban Design
Dean Jacobs, Manager, Policy & Geomatics
Carl Kolbe, Manager, Building Services & Deputy CBO
Paal Helgesen, Manager, Development Services
Arnold Mostert, Manager, Landscape & Parks Development
Chantal Whitaker, Supervisor, Sustainability
Laura Calvelli, Project Manager, Development Approvals
Deepak Bhatt, Senior Planner, Sustainability
Irina Marouchko, Senior Water Resources Engineer
Nadeem Zahoor, Transportation Engineer
Robert Watson, Fire Services Department, Fire Prevention Officer
Doris Ho, Planner I

Materials and Studies Required for PRE 03/21
(list appears in Section 16.5A of the Pickering Official Plan)

Plans/Studies/Reports	POP Reference	Required (Y/N)	Comments
Planning Rationale Report	16.5A(i)	**Y**	To be signed by a registered professional planner. Include a draft zoning by-law amendment.
Transportation Study	16.5A(ii)	**Y**	To be signed and stamped by a professional engineer.
Shadow Study	16.5A(iii)	**N**	
Wind Study	16.5A(iv)	**N**	
Heritage Conservation Compliance Statement	16.5A(v)	**N**	
Archaeological Assessment	16.5A(vi)	**N**	
Functional Servicing and Stormwater Management Report	16.5A(vii) & (viii)	**Y**	To be signed and stamped by a professional engineer.
Flood Plain Impact Engineering Study	16.5A(ix)	**Y**	Flood plain spill analysis (please contact TRCA Water Resource Engineers prior to completing this analysis). To be signed and stamped by a professional engineer.
Agricultural Report	16.5A(x)	**N**	
Site Suitability Study	16.5A(xi)	**N**	
Environmental Report	16.5A(xii)	**Y**	To be signed and stamped by a qualified professional. Terms of reference should be reviewed and approved by the City and TRCA.
Natural Heritage Evaluation	16.5A(xiii)	**N**	
Hydrological Evaluation	16.5A(xiv)	**N**	
Hydrogeology and Water Budget Study	16.5A(xv)	**Y**	To be signed and stamped by a qualified professional.
Watershed/Sub-watershed Study	16.5A(xvi)	**N**	
Aggregate Extraction Impact Study	16.5A(xvii)	**N**	
Aggregate Extraction Assessment Study	16.5A(xviii)	**N**	
Assessment of Lands within 500 metres of Known Waste Disposal Site	16.5A(xix)	**N**	
Phase I Environmental Site Assessment	16.5A(xx)	**Y**	To be signed and stamped by a professional engineer.
Phase II Environmental Site Assessment		**Y**	To be signed and stamped by a professional engineer.
Record of Site Condition		**Y**	

Plans/Studies/Reports	POP Reference	Required (Y/N)	Comments
Contamination Management Plan (High Aquifer Vulnerability Area)	16.5A(xxi)	**Y**	
Contamination Management Plan (near Wellhead protection Area)	16.5A(xxii)	**N**	
Waste Disposal Community Impact Study	16.5A(xxiii)	**N**	
Noise Study	16.5A(xxiv)	**N**	
Vibration Study	16.5A(xxv)	**N**	
Dust/Odour Control Study	16.5A(xxvi)	**N**	
Lighting Study	16.5A(xxvii)	**N**	
Retail Impact Study	16.5A(xxviii)	**N**	
Sustainable Development Report	16.5A(xxix)	**Y**	Can be included as part of the Planning Justification Report.
Rental Housing Conversion Study	16.5A(xxx)	**N**	
Urban Design Brief	16.5A(xxxi)	**Y**	Can be included in the planning justification report.
Financial Impact Study	16.5A(xxxii)	**N**	
Architectural Design Study	16.5A(xxxiii)	**N**	
Railway Corridor Safety Study	16.5A(xxxiv)	**N**	
Groundwater Impact Study	16.5A(xxxv)	**Y**	
Water Management Plan	16.5A(xxxvi)		
Other Reports (such as): • Parking Standard Analysis/Justification		**N**	
• Construction Management		**N**	
• Implementation/Phasing Report		**N**	
• Tree/Vegetation Inventory Report		**Y**	
• Geotechnical Report		**Y**	
• Erosion and sediment control plans		**Y**	To be signed and stamped by a professional engineer.
• Site Grading Plan		**Y**	To be signed and stamped by a professional engineer.
• Landscape Plans		**Y**	
• Electronic copies of all materials in .pdf format on USB; and		**Y**	All PDF documents that are intended to be uploaded to the City's website, must be accessible in order to meet the Province's *Accessibility for Ontarians with*

Plans/Studies/Reports	POP Reference	Required (Y/N)	Comments
• A letter of verification, stating that the documents provided are in an accessible format and meet the AODA standards			*Disabilities Act* (AODA) Information and Communications Standards.
Plans in CAD or GIS format		**Y**	Compatible with either ArcGIS Desktop 10.7.1, ArcGIS Pro 2.6.1, or AutoCAD Map 3D 2018 – and georeferenced to NAD 83 UTM Zone 17N

APPENDIX B ARBORIST REPORT FOR 1942 WOODVIEW AVENUE, PICKERING, ON (SEPTEMBER 21, 2022)

Arborist Report For
1942 Woodview Avenue
Pickering, ON (September 21, 2022)

DAWhiteTreeCare.com Tel: 416 431 2453, e-mail: DAWhiteTreeCare@gmail.com
D. Andrew White M. Sc. ISA Certified Arborist ON-0734. 78 Marcella St. Toronto, ON, M1G 1L2.

1. Introduction

The following is an arborist report for the property at 1942 Woodview Avenue, in Pickering Ontario. The purpose of this report was to inventory the trees on the site and ascertain the potential impacts of the proposed development on the trees on, and near, the subject site.

This report was prepared for:

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AMER NISAR
(BSc. Civil Engineer)
Sales Representative
Metro King Realty
Cell:416-890-9811
Off : 416-249-8282
Fax : 1-888-332-2891
www.amernisar.com
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2. Methods

An on-site inspection was made on August 5, 2021. The sizes of individual trees were measured as diameter at breast height (DBH), breast height being 140 cm from ground level. From the data collected plant Condition Rating (CR), Location Rating (LR), Species Rating (SR), and minimum Tree Protection Zones (TPZ), were estimated.[1,2]

3. Discussion

There are plans to build three residential buildings at 1942 Woodview Avenue, in Pickering Ontario. Almost eighty (78) non-exempt trees would be removed to allow for the proposed residential development (Table 1, Fig. 1).

Roadside:
Up to eight (8) trees in the right-of-way zone would be removed. The trees are not compatible the current Site Plan Proposal (Fig. 1, Photos 1-3 & 5).

Laneway & Cul de Sac:
There are ten (10) trees that would be very close to the proposed laneway and cul de sac. One (1) of the trees (#75) could be retained with risk of injury (Fig. 1, Photo 5).

Worksite & Building Envelope:
At least twenty eight (28) trees over 15 cm DBH would be either inside the proposed building envelopes, or too close to the landscaping work (Fig. 1, Photos 3, 4 & 6).

Wetland Setback:
A Wetland Setback of 30 metres bisects the south and southwest portion of the site. Thirty four (34) trees over 15 cm DBH in this setback that are in the worksite area. Of these trees, twelve (12) trees are inside of the 10 metre Woodland Drip-Line Buffer. About twenty (c20) of the trees are less than 15 cm DBH. These Wetland buffer zone trees in the buffer zone could be retained (Fig. 1, Photos 7-9).

Line of Trees:
On the west side of the site there is an overlapping wooded area, i.e. the "Line of Trees". This forested area is to be retained. There are twenty three (23) trees over 15 cm DBH on this portion of the development site (Fig. 1, Photos 8-10).

The trees would be protected by 1.2 m (4 ft) plywood and/or sediment fence (silt-fence) **tree protection barriers.** The barriers would extend along the margin of the wooded area that is to be retained (6.1-3 Appendix, Fig. 1).

Neighbouring Trees:
About ten (10) trees over 15 cm DBH on neighbouring sites are less than their TPZ radii from the worksite (Fig. 1, Photos 8 & 10).

Off-site trees would be protected by 1.2 m (4 ft) plywood **tree protection barriers** or 2.4 m (8 ft) wire-mesh construction fences. The barriers would be placed near the setback. The exception would be where the wooded areas to be retained extend into the subject site. These area would be protected by sediment control barriers (6.1-3 Appendix, Fig. 1).

3.2 Replacement Trees:

A landscape plan is to be developed for the 1942 Woodview Avenue property. Up to eighty (80) or more new trees may need to be accounted for, as replacements for the trees that would be removed. The final number of replacement trees to be planted on the site is to be determined by the City of Pickering (Fig. 1).

The new trees would be of large calliper nursery grown stock. The trees would be transplanted as according to municipal codes and bylaws.[4,5]

(1) Minimum 60 mm calliper (2-inch wide stem) for deciduous trees
(2) Minimum 1.8 m height for coniferous trees

Trees would best be transplanted during the spring or autumn. Mid-summer transplanting should be avoided. These trees are to be maintained in good condition. Supplemental watering may be required during the drier periods of the year, especially during the first two or three years after their transplantation. [4,5]

4. Conclusions

There are plans to build residential building at 1942 Woodview Avenue, in Pickering Ontario. At least ninety (90) non-exempt trees would be injured or removed to allow for the proposed residential development (Table 1, Fig. 1).

Tree Impacts:

Up to eight (8) trees in the right-of-way zone would be removed. The trees are not compatible the current Site Plan Proposal (Fig. 1, Photos 1-3 & 5).

- 8 trees in right-of-way to be removed

There are ten (10) trees that would be very close to the proposed laneway and cul de sac. One (1) of the trees (#75) could be retained with risk of injury (Fig. 1, Photo 5).

- 10 trees in proposed driveway & cul de sac

At least twenty eight (28) trees over 15 cm DBH would be either inside the proposed building envelopes, or too close to the back yard of the site (Fig. 1, Photos 3, 4 & 6).

- 28 trees in building envelopes or too to excavation

A Wetland setback of 30 metres bisects the southern portion of the site. Thirty four (34) trees over 15 cm DBH are inside of the 30 m Wetland Buffer zone. in this setback that are in the worksite area. Of these trees, twelve (12) are inside of the 10 metre Woodland Drip-Line Buffer. These Wetland buffer trees could be retained (Fig. 1, Photos 1-3 & 5).

- 34 trees over 15 cm DBH in 30 m Wetland Setback (buffer), to be removed
- 12 trees over 15 cm DBH in 10 m Wetland Buffer, could be retained

Ten (10) trees over 15 cm DBH on neighbouring sites are less than their TPZ radii from the worksite (Fig. 1, Photos 8 & 10).

- 10 neighbouring trees over 15 cm DBH at some injury risk

On the west side of the site there is an overlapping wooded area, i.e. the “Line of Trees”. This forested area is to be retained. There are twenty three (23) trees over 15 cm DBH on this portion of the development site (Fig. 1, Photos 8-10).

- 23 trees over 15 cm in W wooded area to be protected

Tree Protection:

The trees would be protected by 1.2 m (4 ft) plywood and/or sediment fence (silt-fence) **tree protection barriers.** The barriers would extend along the margin of the wooded area that is to be retained (6.1-3 Appendix, Fig. 1).

Off-site trees would be protected by 1.2 m (4 ft) plywood **tree protection barriers** or 2.4 m (8 ft) wire-mesh construction fences. The barriers would be placed near the setback. The exception would be where the wooded areas to be retained extend into the subject site. These margins of the site would be protected by sediment control barriers (6.1-3 Appendix, Fig. 1).

- Plywood tree protection barrier near N setback
- Sediment control barriers (silt-fence) near W woodland & S wetland margins

D. Andrew White M. Sc.

September 21, 2022

5. Tree Data:

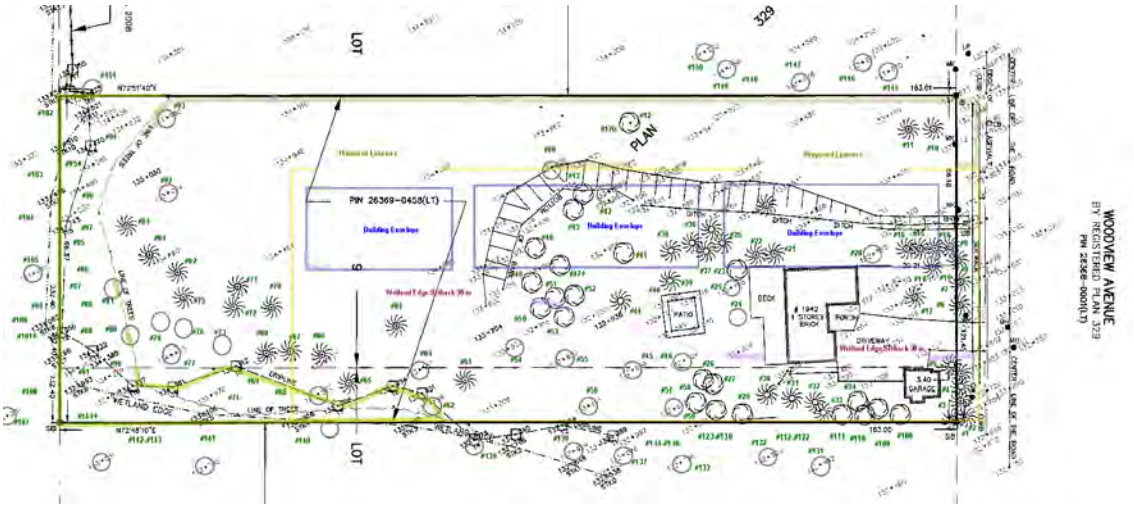


Figure #1a: Tree locations on the 1942 Woodview Avenue development site, with trees numbered (green) and 30 m Wetland Setback (purple) indicated. .

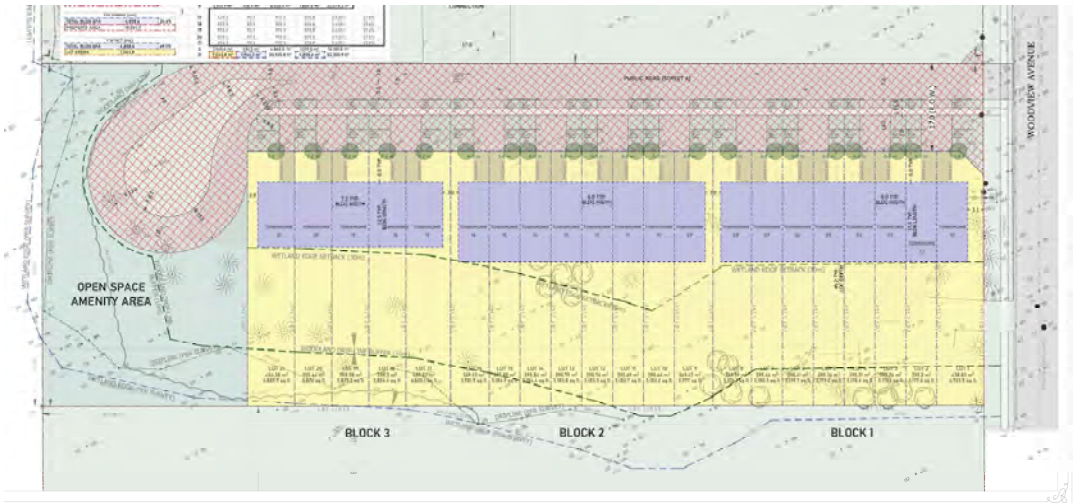


Figure #1b: General layout of the 1942 Woodview Avenue development trees are numbered (green) and tree protection barriers (red) are indicated. See Figure T#1: **full-scale** Tree Protection Plan (**TPP**) and Site Plan Proposal (**Planning Version Ei:** 2022-07-20) for more details.

Photograph #1: Trees #1 to 6 on the roadside of the 1942 Woodview Avenue property.

Photograph #2: Trees #6 to #9 on the roadside of the 1942 Woodview Avenue property.

Photograph #3: Trees #6 to #11 near the roadside of the 1942 Woodview Avenue property.

Photograph #4: Trees #21 to #38on the 1942 Woodview Avenue property.

Photograph #5: Trees #10, #11, and #12 on the north side of the 1942 Woodview Avenue property.

Photograph #6: Trees #26 to #29 on the backyard of the 1942 Woodview Avenue property.

Photograph #7: Trees #40 to #55 on the backyard of the 1942 Woodview Avenue property.

Photograph #8: Trees #62 to #73 in the southeast backyard of the 1942 Woodview Avenue property.

Photograph #9: Trees #84 to #104 near the backyard of the 1942 Woodview Avenue property.

Photograph #10: Trees #32 to #34+, and trees #113 to #121, on and near the side-yard of the 1942 Woodview Avenue property.

Table 1: Tree number (No); tree species; diameter at breast height (DBH); Tree Protection Zones (TPZ) comments; municipal Tree Category (TC); and recommended action.

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#1	White Pine	32	2.4	Crown base at 4 m tag #201	Town	Retain
#2	Norway Spruce	40	2.4	Tree in low-fair condition tag #202	Town	Remove 10 m WDB Roadside
#3	Norway Spruce	41	3.0	Tree in fair condition tag #203	Town	Remove 10 m WDB Roadside
#4	Norway Spruce			Tree in low-fair condition tag #204	Town	Remove Roadside
#5	Norway Spruce	48	3.0	Tree in fair condition tag #205	Town	Remove Roadside
#6	White Spruce	36	2.4	Tree in fair condition tag #206	Town	Remove Roadside
#7	Norway Spruce	45	3.0	Tree in fair condition tag #207	Town	Remove Roadside
#8	Norway Spruce	31	2.4	Tree in fair condition tag #207	Town	Remove Roadside
#9	White Spruce	62	4.2	Tree in low-fair condition tag #209	Town	Remove Roadside
#10	White Spruce	54	3.6	Tree in good condition, low crown base tag #210	Private	Remove Laneway
#11	Blue Spruce	32	2.4	Tree in high-fair condition, low crown base tag #211	Private	Remove Laneway

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#12	Silver Maple	14-19	1.8	Multi-stem tree or coppice near elm #12b tag #212	Private	Remove Laneway
#12b	White Elm	15-24	1.8	Multi-stem tree near maple #12	Private	Remove Laneway
#13	White Spruce	38	2.4	Tree with high crown base, low-fair condition tag #213	Private	Remove Worksite
#14	White Spruce	47	2.4	Tree with high crown base, low-fair condition	Private	Remove Worksite
#15	White Spruce	33	2.4	Tree with high crown base, low-fair condition	Private	Remove Worksite
#16	White Spruce	53	3.6	Tree with high crown base, low-fair condition	Private	Remove Worksite
#17	Norway Maple	31	2.4	Tree with high crown base, fair condition	Private	Remove Worksite
#18	White Spruce	44	3.0	Tree with high crown base, in poor condition	Private	Remove Worksite
#19	White Spruce	33	2.4	Tree with high crown base, fair condition	Private	Remove Worksite

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#20	Blue Spruce	18	1.8	Tree with high crown base, in poor condition	Private	Remove Worksite
#21	White Spruce	56	3.6	Tree with high crown base, in low-fair condition	Private	Remove Worksite
#22	White Spruce	44	3.0	Tree with high crown base, in low-fair condition	Private	Remove Worksite
#23	Blue Spruce	36	55	Tree with high crown base, in low-fair condition	Private	Remove Worksite
#24	Norway Maple	36	55	Tree with trunk bifurcate at 1.8 m	Private	Remove Worksite
#25	Weeping Cypress	15	1.8	Tree in fair condition	Private	Remove Worksite
#26	Norway Maple	21	1.8	Tree with red leaf, in fair condition	Private	Remove Wetland Setback 30 m
#27	White Spruce	47	3.0	Tree with high crown base, in fair condition	Private	Remove Wetland
#28	White Spruce	43	3.0	Tree with high crown base at 3 m	Private	10 m WDB Wetland
#29	Blue Spruce	34	2.4	Tree with high crown base, in fair condition	Private	Remove near Wetland
#30	Blue Spruce	42	3.0	Tree with high crown base at 3 m	Private	10 m WDB Wetland

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#31	Blue Spruce	36	2.4	Tree with high crown base at 3 m	Private	10 m WDB Wetland
#32	Juniper	26	1.8	Tree in low-fair condition	Private	10 m WDB Wetland
#33	Scots Pine	46	3.0	Tree with crown base at 4 m, in low-fair condition	Private	10 m WDB Wetland
#34+	Emerald Cedars, 8	10-12	1.8	Hedge trees in fair to good condition	Private	Exempt Wetland
#35	White Spruce	43	3.0	Tree with high crown base at 4 m	Private	Remove Worksite
#36	White Spruce	41	3.0	Tree with high crown base, in fair condition	Private	Remove Worksite
#37	White Spruce	41	3.0	Tree with crown base at 2 m, in fair condition	Private	Remove Worksite
#38	White Spruce	40	2.4	Tree with high crown base, in fair condition	Private	Remove Worksite
#39	Blue Spruce	20	1.8	Tree in poor condition	Private	Remove Worksite
#40	Blue Spruce	33	2.4	Tree with high crown base, in fair condition	Private	Remove Worksite
#41	Blue Spruce	36	2.4	Tree with high crown base, in fair condition	Private	Remove Worksite

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#42	White Spruce	44	3.0	Tree with high crown base, in fair condition	Private	Remove Worksite
#43	White Spruce	30	NA	Dead tree	Private	Remove Worksite
#44	Blue Spruce	32	2.4	Tree in very poor condition	Private	Remove Worksite
#45	Blue Spruce	20	1.8	Tree in very poor condition	Private	Remove Worksite
#46	White Spruce	22	1.8	Tree with high crown base, in fair condition	Private	Remove Worksite
#47+	Green Ash	8-14	1.8	Coppice from stump	Private	Exempt Worksite
#48	White Spruce	33	2.4	Tree in poor condition, near ash coppice	Private	Remove Worksite
#49	White Spruce	46	3.0	Tree with high crown base, in fair condition	Private	Remove Worksite
#50	Norway Maple	26	1.8	Tree in fair condition	Private	Remove Wetland Setback
#51	Blue Spruce	15	1.8	Tree with high crown base, in fair condition	Private	Remove Worksite
#52	Green Ash	5-8	1.2	Coppice from ash stump	Private	Exempt Worksite
#53	Norway Maple	16	1.8	Small tree in fair condition	Private	Remove Wetland Setback

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#54	White Spruce	52	3.6	Tree with high crown base, in fair condition	Private	Remove Wetland Setback
#55	White Spruce	28	1.8	Tree with high crown base, in fair condition	Private	Remove Wetland Setback
#56	Norway Maple	16	1.8	Tree in fair condition	Border	10 m WDB Wetland Setback
#57	White Spruce	24	1.8	Tree in fair condition	Private	10 m WDB Wetland Setback
#58	White Spruce	14	1.8	Tree in poor condition	Private	10 m WDB Wetland Setback
#59	White Spruce	14	1.8	Tree in good condition	Private	10 m WDB Wetland Setback
#60	Juniper	18	1.8	Tree in low-fair condition with thin foliage	Private	Remove Laneway
#61	Norway Maple	42	3.0	Tree with high crown base in fair condition	Private	Remove Wetland Setback
#62	White Spruce	36	2.4	Tree with high crown base in fair condition	Private	10 m WDB Line of Trees
#63	White Pine	16	1.8	Tree in poor condition	Private	Remove Wetland Setback
#64	White Spruce	27	1.8	Tree in poor condition	Private	10 m WDB Wetland Setback
#65	Norway Maple	29	1.8	Tree with crown base at 2 m	Private	10 m WDB Wetland Setback

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#66	Norway Maple	26	1.8	Tree with high crown base in fair condition	Private	Remove Wetland Setback 30 m
#67	White Spruce	22	1.8	Tree with high crown base in fair condition	Private	Remove Wetland Setback W
#68	Norway Maple	24	1.8	Tree with high crown base in fair condition	Private	Remove Near line of Trees
#69	White Spruce	35	2.4	Tree in fair condition	Private	Remove Line of Trees
#70	White Spruce	31	2.4	Tree in fair condition	Private	Remove Wetland Setback 30 m
#71	White Spruce	32	2.4	Tree in fair condition	Private	Injury risk Wetland
#72	White Spruce	31	2.4	Tree in fair condition	Private	Injury risk Wetland
#73	White Spruce	32	2.4	Tree in fair condition	Private	W Remove Wetland
#74	White Spruce	33	2.4	Tree in fair condition	Private	Remove Wetland
#75	Blue Spruce	28	1.8	Tree in fair condition	Private	Injury risk Wetland
#76	Blue Spruce	27	1.8	Tree in fair condition	Private	Wetland
#77	White Spruce	38	2.4	Tree in fair condition	Private	Wetland

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#78	Norway Maple	39	2.4	Tree in fair condition	Private	Wetland (30 m)
#79	White Spruce	40	2.4	Tree in fair condition	Private	Wetland
#80	Blue Spruce	42	3.0	Tree in fair condition	Private	Remove Wetland
#81	Blue Spruce	28	1.8	Tree in fair condition	Private	Remove Wetland
#81	Blue Spruce	36	2.4	Tree in fair condition	Private	Remove Wetland
#82	Blue Spruce	19	1.8	Tree in fair condition	Private	Remove Wetland
#83	Blue Spruce	19	1.8	Tree in good condition	Border Woods	Remove Near line of Trees W
#84	Black Locust	15	1.8	Tree near woodland, good condition	Border Woods	Remove Line of Trees W
#85	White Spruce	35	2.4	Tree in good condition	Border Woods	Line of Trees
#86	Cottonwood	53	3.6	Tree near woodland, crown base at 4 m	Border Woods	Line of Trees
#87	Black Locust	52	3.6	Tree near woodland, crown base at 2 m	Border Woods	Line of Trees
#88	White Spruce	36	2.4	Tree near woodland in fair condition	Border Woods	Line of Trees
#89	White Spruce	38	2.4	Tree in fair condition	Border Woods	Line of Trees
#90	White Spruce	31	2.4	Tree in fair condition	Border Woods	Line of Trees
#91	White Spruce	36	2.4	Tree in fair condition	Border Woods	Line of Trees

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#92	Blue Spruce	18	1.8	Small tree, in good condition	Border Woods	Remove Laneway & Wetland Setback
#93	White Pine	28	1.8	Tree near property line, in low-fair condition	Border Woods	Remove Laneway & Wetland Setback
#94	Cottonwood	51	3.6	Large tree near woodland, in low-fair condition	Border Woods	Line of Trees
#95+	Black Locusts	10-14	1.8	Small seedlings near woodland margin	Border Woods	Line of Trees
#96	Red Elm	14	1.8	Small tree near woodland, good condition	Border Woods	Line of Trees
#97	Black Locust	15	1.8	Small tree near woodland, good condition	Woods	Line of Trees
#98	Cottonwood	53	3.6	Woodland tree in low-fair condition	Woods	Line of Trees W
#99	Black Locust	52	3.6	Tree in fair condition	Woods	Line of Trees W
#100	White Willow	92	6.0	Large tree with poor crown form	Woods	Line of Trees W
#101+	Silver Maples	10-15	1.2-1.8	Small trees in good condition	Woods	Line of Trees W
#102	Cottonwood	20-26	1.8	Tree with poor crown form	Woods	Line of Trees W

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#103	Silver Maple	15	1.8	Tree in fair condition	Woods	Line of Trees W
#104	Manitoba Maple	26	1.8	Tree in good condition	Woods	Line of Trees W
#105	Black locust	28	1.8	Tree in good condition	Woods	Line of Trees W
#106	Cottonwood	54	3.6	Tree with poor crown form	Woods	10 m WDB Line of Trees W
#107	Black locust	61	4.2	Tree with 3 leaders at 3 m	Woods	Line of Trees W
#108-#113	Green Ash, 8	8-12	1.2-1.8	Seedlings in fair to good condition	Neigh.	10 m WDB S wood
#114+	Green Ash, 8	2-5	1.2	Seedlings in fair to good condition	Neigh.	Protect 10 m WDB
#115	Green Ash	19	1.8	Tree with EAB, poor condition	Neigh.	Protect
#116	Silver Maple	78	4.8	Large tree with 2 leaders at 5 m	Neigh.	Protect Injury risk
#117	silver Maple	15-21	1.8	Small tree in good condition	Neigh.	Protect
#118	Scots Pine	46	3.0	Tree in low-fair condition	Neigh.	Protect Injury Risk
#119	Green Ash	14-16	1.8	Tree with EAB damage, 2 stems at 0 m	Neigh.	Protect
#120	White Spruce	12	1.8	Tree near property line, good condition	Neigh. Border	Protect

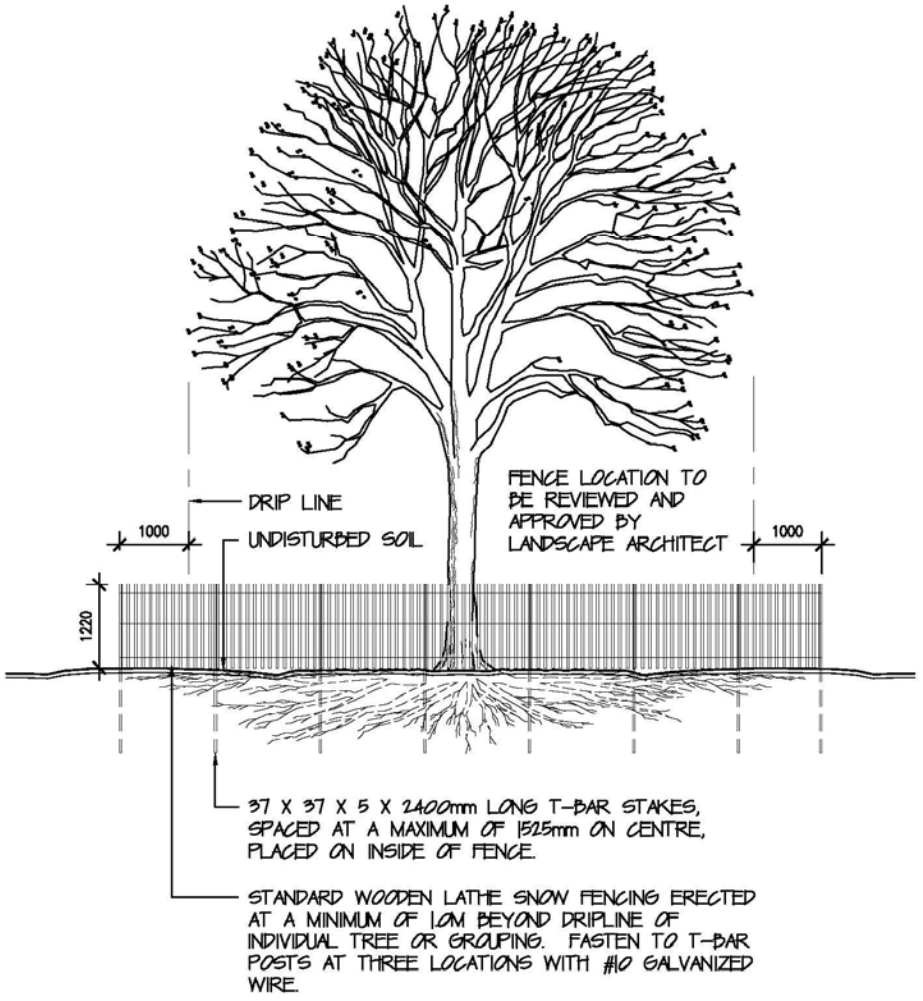
No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#121	Silver Maple	27	1.8	Tree in fair condition	Neigh.	Protect Injury Risk
#122	Fir	21	1.8	Tree in low-fair condition	Neigh.	Protect
#123-#124+	Green Ash	3-10	1.2	Seedlings in poor to good condition, some EAB	Neigh.	Protect
#125	White Spruce	12	1.8	Tree in good condition	Neigh.	Protect
#126	Silver Maple	14	1.8	Tree in fair condition	Neigh.	Protect
#127	White Spruce	14	1.8	Tree in good condition	Neigh.	Protect
#128+	Manitoba Maples	10-19	1.2-1.8	Small trees in fair to good condition	Neigh.	Protect
#129	Red Elm	62	4.2	Large tree in fair condition	Neigh.	Protect Injury Risk
#130	Manitoba Maple	10-27	1.8	Tree in fair condition	Neigh.	Protect Injury Risk
#131	White Willow	16-24	1.8	Tree in fair condition	Neigh.	Protect Injury Risk
#132	Cottonwood	52	3.6	Large tree in low-fair condition	Neigh.	Protect Injury Risk
#133-#136	Trembling Aspens	8-14	1.2-1.8	Small trees in fair to good condition	Neigh.	Protect
#137	Silver Maple	42	3.0	Large tree, crown base at 5 m	Neigh.	Protect Injury Risk
#138	Cottonwood	37	2.4	Tree with high crown base at 6 m	Neigh Woods	Protect Injury Risk
#139	White Willow	82	5.4	Large tree with poor crown form	Neigh Woods	Protect Woodland

No.	Species	DBH (cm)	TPZ (m)	Comments	TC	Action
#140	Manitoba Maple	16	1.8	Tree in fair condition	Neigh Woods	Protect Woodland
#141	Cottonwood	37	2.4	Tree in fair condition	Neigh Woods	Protect Woodland
#142	Cottonwood	16	1.8	Tree in good condition	Neigh Woods	Protect Woodland
#143	Cottonwood	24	1.8	Tree in fair condition	Neigh Woods	Protect Woodland
#144+	Buckthorns	14-18	1.8	Invasive trees in fair to good condition	Neigh Woods	Remove invasive species
#145	Silver Maple	16-18	1.8	Tree near edge of site, multi-stems	Neigh.	Protect Injury Risk
#146	Silver Maple	16-27	1.8	Tree near edge of site, multi-stems	Neigh.	Protect Injury Risk
#147+	Black Locust	16-26	1.8	Trees near edge of site, multi-stems	Neigh.	Protect
#148	Russian Olive	10-15	1.2-1.8	Tree near edge of site, multi-stems	Neigh.	Protect
#149-#150	Russian Olives	5-9	1.2	Small trees in good condition	Neigh.	Protect
#151	White Pine	26	1.8	Tree near fence in poor condition, crown base at 1 m	Neigh.	Protect

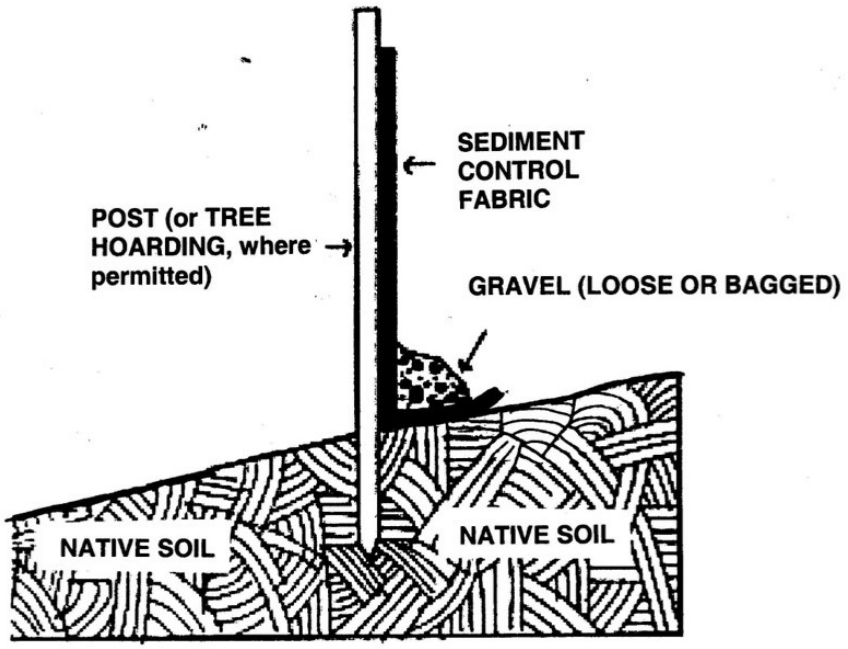
6. Appendix: Tree Protection Details

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH SNOW FENCING OR SIMILAR STRUCTURES ERECTED OUTSIDE THE DRIP LINE OF THE TREES, PRIOR TO COMMENCEMENT OF CONSTRUCTION. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE DONE IN A LIKE MANNER WITH SNOW FENCING OR OTHER SIMILAR STRUCTURES AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER THE ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS ARE TO BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE CLEANLY CUT IN ACCORDANCE WITH ACCEPTABLE ARBORICULTURAL PRACTICES.
5. WHERE ROOT SYSTEMS OF PROTECTIVE TREES ARE EXPOSED DIRECTLY ADJACENT TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACK-FILLED WITH APPROPRIATE MATERIAL IN A TIMELY MANNER TO PREVENT DRYING.
6. WHERE NECESSARY, THE TREES SHALL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREE.
7. TREES SCHEDULED FOR PRESERVATION THAT HAVE DIED OR BEEN DAMAGED BEYOND REPAIR SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE BY TREES OF A SIMILAR SIZE AND SPECIES OR SUCH SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT.
8. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE CONTRACTOR SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING AND ROOT FEEDING TO THE SATISFACTION OF THE CITY OF PICKERING.
9. SHOULD A CONFLICT OCCUR BETWEEN TREES SCHEDULED FOR PRESERVATION AND THE PROPOSED CONSTRUCTION, APPROVAL SHALL BE OBTAINED IN WRITING FROM THE CITY OF PICKERING PRIOR TO PROCEEDING WITH THE REMOVAL OF SUCH.
10. ANY TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED IN ENTIRETY INCLUDING ALL STUMPS AND ROOTS AND DISPOSED OF OFF SITE. NO BURYING OF TREE BRANCHES AND STUMPS WILL BE PERMITTED.

REVISION NO.	ENGINEERING SERVICES	City of PICKERING
SCALE		
DRAWN A. MOSTERT	TREE PRESERVATION NOTES	
APPROVED		
DATE MARCH 2008		P.6.8



REVISION NO.	ENGINEERING SERVICES	City of PICKERING
SCALE: NTS		
DRAWN: A. MOSTERT	TREE PRESERVATION PROTECTIVE FENCING	
APPROVED:		P.6.7
DATE: MARCH 2008		



Construction Detail: SEDIMENT CONTROL FENCE
For Use Over Tree Root Zones
or Frozen Soil Conditions

Urban Forestry Ravine & Natural Feature Protection, June 30 2010

7. References

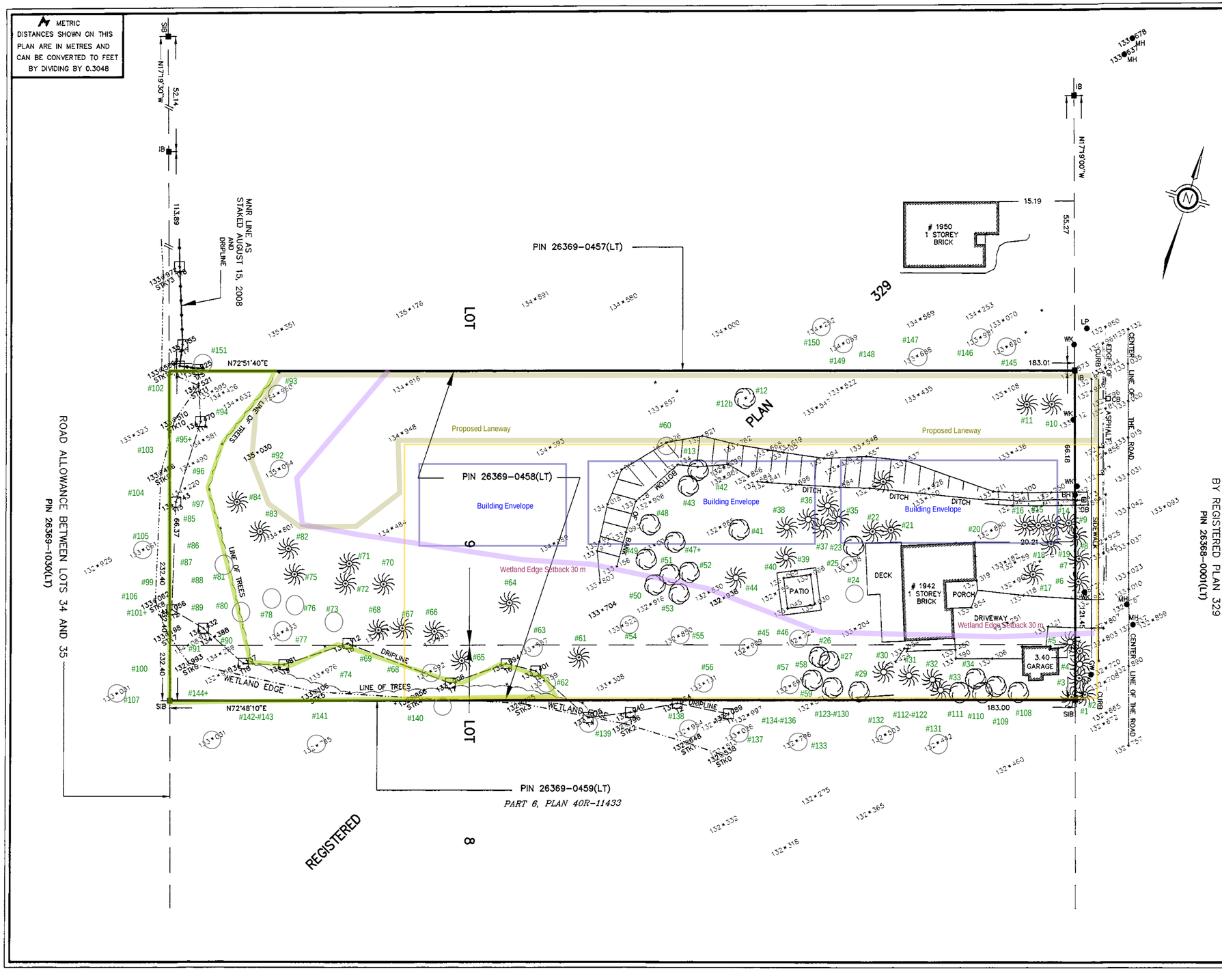
1- Council of Tree Landscape Appraisers. 2019. Guide for Plant Appraisal. 10th Edition. International Society of Arboriculture.

2- International Society of Arboriculture of Ontario. 2022. Ontario Supplement to Guide for Plant Appraisal 10th Edition. Ontario Chapter, International Society of Arboriculture.

3-.City of Pickering. 2022. Pickering Website. http://www.cityofpickering.com . Pickering Civic Complex. One The Esplanade. Pickering, ON L1V 6K7.

4- City of Pickering. 2003. TREE PROTECTION BY-LAW - BY-LAW NUMBER 6108/03. Corporation of the City of Pickering.

5- MMAH. 2005. Greenbelt Plan No. 208/2005. Feb 28, 2005. Ministry of Municipal Affairs & Housing.



TOPOGRAPHICAL PLAN

PART OF LOTS 8 AND 9
REGISTERED PLAN 329
CITY OF PICKERING

REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 500

0 2 4 6 8 10 20 30 Metres

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
LP	DENOTES LAMP POST
MH	DENOTES MANHOLE
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE
CB	DENOTES CATCH BASIN
WK	DENOTES WATER KEY
	DENOTES MNR LINE
	DENOTES WETLAND EDGE
	DENOTES DRIPLINE
GW	DENOTES GUY WIRE
BH	DENOTES BOREHOLE
N	DENOTES NORTH
E	DENOTES EAST
S	DENOTES SOUTH
W	DENOTES WEST

ELEVATIONS :

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM BENCH MARK NO. 1-089. BRASS TABLET SET HORIZONTALLY IN SOUTH FACE OF CONCRETE BASE OF HYDRO POLE, LOCATED 0.7KM SOUTH OF FINCH AVENUE, 67M EAST OF THE CENTRELINE OF WOODVIEW AVENUE AND 0.2M BELOW TOP OF CONCRETE. HAVING AN ELEVATION OF 131.236M.

BEARINGS:

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF WOODVIEW AVENUE HAVING A BEARING OF N17°19'00"W AS SHOWN ON PLAN 40R-778.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT;

THE SURVEY WAS COMPLETED ON THE 16TH DAY OF SEPTEMBER 2021.

Sept. 22, 2021
DATE

OMARI B. MWINYI
ONTARIO LAND SURVEYOR

PROJECT		PROJECT No.
No.1942 WOODVIEW AVENUE		21-076-T
DRAFTSPERSON	CALCULATIONS	CHECKED BY
SUGI	E:\OMSL\21-076\21-076	O.M.

LOTS		BUILDABLE AREA			
LOT No.	LOT AREA (m2)	SQM to SQFT	GFA (m2) x 1.2	GFA (ft2) x2	FRONTAGE
A					
1	462.7	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
2	304.2	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
3	304.3	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
4	304.3	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
5	304.4	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
6	304.4	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
7	304.5	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
8	380.6	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
8	2,669.4 m²		1,632.0 m²		
B					
9	380.7	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
10	304.6	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
11	304.7	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
12	304.7	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
13	304.8	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
14	304.8	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
15	304.9	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
16	381.2	1,097.9 ft2	204.0	2,195.8ft2	6 m / 19.7 ft
8	2,590.4 m²		1,632.0 m²		
C					
17	442.3	1,085.0 ft2	201.6	2,170.0ft2	7.2 m / 23.6 ft
18	366.1	1,085.0 ft2	201.6	2,170.0ft2	7.2 m / 23.6 ft
19	366.2	1,085.0 ft2	201.6	2,170.0ft2	7.2 m / 23.6 ft
20	366.2	1,085.0 ft2	201.6	2,170.0ft2	7.2 m / 23.6 ft
21	518.9	1,085.0 ft2	201.6	2,170.0ft2	7.2 m / 23.6 ft
5	2,059.7 m²		1,008.0 m²		
21	7,319.5 m²		4,272.0 m²		

NEW TREE

WOODVIEW AVENUE

OPEN SPACE AMENITY AREA

WETLAND EDGE SETBACK (30m)

DRIPLINE (PER SURVEY)

LOT 21 518.87 m² 5,585 sq ft
LOT 20 366.24 m² 3,942.2 sq ft
LOT 1 366.18 m² 3,941.5 sq ft
LOT 18 366.1 m² 3,940.6 sq ft
LOT 17 442.27 m² 4,760.6 sq ft
LOT 8 380.64 m² 4,097.2 sq ft
LOT 7 304.46 m² 3,277.2 sq ft
LOT 6 304.41 m² 3,276.6 sq ft
LOT 5 304.36 m² 3,276.1 sq ft
LOT 1 462.73 m² 4,980.8 sq ft

GROUP C
GROUP B
GROUP A

P S A
312 - 3701 Chesswood Drive
Toronto, Ontario, M3J 2P6
T: (416) 849-0991 F: (416) 849-0992
psarchitect.ca
info@psarchitect.ca

REGISTERED

PROPOSED SITE LAND USE PLAN

1942 WOODVIEW AVE RESIDENTIAL

PROJ. ID: 21012

N

1942 WOODVIEW AVE RESIDENTIAL

1942 WOODVIEW AVE PICKERING ONTARIO CANADA

SCALE: 1:250

PLANNING VERSION: Di

2022-02-28