

Date: April 5, 2024

BEL 218091

Mr. Steve Brown
The Brock Zents Partnership
181 Eglinton Avenue East, Suite #204
Toronto, ON M4P 1J4

via email: sb@iconhomes.com

Re: Arborist Report Addendum for 2660, 2670 and 2680 Brock Road, City of Pickering

Dear Steve Brown:

Further to the Environmental Impact Study (EIS) and Arborist Report prepared by Beacon Environmental Limited (hereinafter 'Beacon') dated November 2022 for the Zoning By-Law Amendment and Draft Plan of Subdivision application for the proposed development at 2660, 2670 and 2680 Brock Road, in the City of Pickering, Regional Municipality of Durham (herein 'subject properties'; **Figure 1**), Beacon has prepared this letter to provide an updated compensation calculation for vegetation removal on the subject property.

For lands located outside of the Toronto and Region Conservation Authority (TRCA) regulated areas, compensation is to be determined in accordance with the Duffin Heights Environmental Servicing Plan (ESP; 2008). As the subject properties are within the Duffin Heights Secondary Plan Area, compensation for woodland removal is to be addressed through a compensation value calculation based on the area of removal. The Duffin Heights ESP sets out the compensation value as well as general targeted areas in Appendix A, Drawing DL-1 which include the cultural woodland on the subject property for removal. The Duffin Heights Secondary Plan states a compensation value of \$13,524/ha. As per previous projects in the Duffin Heights Secondary Plan Area, the annual cost increase was assumed to be 3%, for a calculated value of \$21,702.05/ha for 2024.

Compensation Calculations

Cost 1. Compensation within Staked Feature Limit Outside TRCA Regulated Area

As documented in the EIS, a feature staking was completed with TRCA staff on October 29, 2018 to delineate the outermost limit of the natural heritage feature (i.e. woodland) present on the subject properties. The dripline represented the outermost natural feature limit and was staked. A small portion of the staked feature limit (0.32 ha [3,179 m²]) occurs outside of the TRCA regulated area for a compensation value of \$6,899.08.

Cost 2. Compensation for Trees Outside of Feature

A compensation value was derived for trees located outside (i.e. east) of the staked feature limit using the canopy extents documented through the EIS and Arborist Report to interpret area. This is consistent with the determination of the staked limit as it followed the canopy dripline woodland. The compensation value is a total of \$13,062.47, broken down as follows:

- Trees shown in the Arborist Report and Tree Inventory and Preservation Plan (trees 20 cm DBH or greater) cover an area of 0.36 ha (3,648 m²) for a compensation value of \$7,916.91; and
- Trees less than 20 cm DBH which are in hedgerows on the subject property cover an area of 0.24 ha (2,371 m²) for a compensation value of \$5,145.56.

Recommendation and Next Steps

Beacon has been retained by The Brock Zents Partnership to prepare this letter to provide an updated compensation calculation for the proposed vegetation removal application for the subject properties. The purpose of this letter is to provide compensation valuations in adherence with the Duffin Heights ESP. The following summarizes the results of the compensation valuation:

- A total of 0.32 ha of cultural woodland and thicket is proposed for removal outside of TRCA regulated lands and results in a compensation cost of \$6,899.08;
- A total of 0.60 ha of canopy area from trees located outside of a natural feature is proposed for removal and results in a compensation cost of \$13,062.47; and,
- Approval from the City of Pickering is required prior to any vegetation removal.

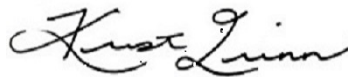
We trust the above provides sufficient information for the City to confirm the required compensation for vegetation removal on the subject property. Please do not hesitate to contact the undersigned at icampbell@beaconenviro.com with any questions.

Prepared by:
Beacon Environmental Ltd.



Jesse Campbell, B.Sc., Cert. Eco. Restoration
Senior Ecologist,
ISA Certified Arborist (ON-1540A)

Reviewed By:
Beacon Environmental Ltd.



Kristi Quinn, B.E.S., Cert. Env. Assessment
Senior Environmental Planner



Site Location		Figure 1	
2660,2670,2680 Brock Road EIS & TIPP			
UTM Zone 17 N, NAD 83			
First Base Solutions Web Mapping Service 2023		1:4,000	
		Project 218091 April 2024	