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February 2, 2023

Our File Nos.: 200784, 222466 and 222468

**Via Online Submission**

Municipal Services Office - Central Ontario  
16th floor  
777 Bay Street  
Toronto, ON  
M7A 2J3

**Attention: Alejandra Perdomo**

Dear Sirs/Mesdames:

**Re: City of Toronto Official Plan Amendment No. 583  
ERO No. 019-5721  
Written Submission on Behalf of Castlepoint Numa**

We are counsel to Castlepoint Numa (“**Castlepoint**”) in respect of its projects in the vicinity of Lawrence Avenue West and Weston Road in the City of Toronto (the “**City**”). Castlepoint and its partners are committed to revitalizing the Weston and Lawrence area through mixed-use development to more efficiently use the existing Weston GO/UP Station and support a vibrant, complete community. To this end, Castlepoint is currently in various stages of the development process for a number of properties in the area, including 1871-1885 Weston Road (the “**Weston Park Property**”), 1798-1812 Weston Road (the “**Beauty Block I Property**”) and 1828-1844 Weston Road (the “**Beauty Block II Property**”).

We write on behalf of our clients to outline concerns with Official Plan Amendment No. 583 (“**OPA 583**”), which was adopted by City Council on June 16, 2022 and is now before the Ministry of Municipal Affairs and Housing (the “**Ministry**”) for review. As outlined below, the proposed natural heritage system mapping and certain other aspects of OPA 583 are fundamentally at odds with existing conditions on the ground and are not based on sound natural heritage or planning principles. Accordingly, we write to ask that:

1. The Ministry refuse to approve Map 9A of OPA 583 until such time as the City provides revised mapping that accurately reflects existing conditions, including removing areas from the proposed Natural Heritage System that are already developed and do not contain natural features, such as Beauty Block I and Beauty Block II; and

2. The Ministry delete references to the new concept of “Contributing Areas” within OPA 583, including in section 16.b and 24.i of OPA 583, and refuse to approve Map 9A until the corresponding Contributing Areas notations are removed.

Each of these requests is outlined further below.

### **Background**

While the Weston and Lawrence area of the City is underutilized given its location and proximity to higher-order transit, it is an urban area developed decades ago. There are no natural areas along the major roadways. Weston Road is predominantly developed with a series of apartment buildings as well as low-scale retail buildings with residential units above, and Lawrence Avenue has a similar character.

As noted above, Castlepoint and its partners own a number of properties within the area (together, the “**Castlepoint Properties**”). All of the properties have been previously developed and consist of low-scale buildings and surface parking, as shown in the images included in Schedule A. A review of those aerial images and site photos alone demonstrates that the Castlepoint lands have no semblance of natural features – they are almost entirely covered with concrete. The absence of any possible natural heritage is also well documented in respect of each of the Castlepoint Properties. Specifically:

- The Weston Park Property is designated Mixed Use Areas in the City’s Official Plan. In-force natural heritage mapping does not include the site within the Natural Heritage System, appropriately reflecting circumstances on the ground. Further, our client has submitted official plan and zoning by-law amendment applications to facilitate the redevelopment of the Weston Park Property with a two-tower, mixed-use development proposed to contain 927 new homes, as well as a significant community space that accommodates a performance hall/worship sanctuary and a full-sized gymnasium. The Weston Park Baptist Church, which has been on the property for 100+ years, is proposed to be conserved on-site as part of the redevelopment. As the absence of the absence of natural heritage features is obvious based on existing conditions, the City did not require the submission of a natural heritage impact study (“**NHIS**”) in support of the applications.
- Our client is also in the process of preparing development applications for the Beauty Block I Property and the Beauty Block II Property. Both of these properties are designated Apartment Neighbourhoods in the City’s Official Plan and – again – fall outside the Natural Heritage System as identified in the in-force Official Plan. Both properties consist of long-standing low-scale commercial buildings with residential units above and surface parking. While the Humber River and associated treed areas lie south of the Beauty Block Properties, separated by a two-tower condominium development, there are no natural areas on either property.

- The City did not require a NHIS for the Beauty Block I Property given the obvious absence of natural features and it falls outside the Toronto and Region Conservation Authority (“**TRCA**”) regulatory limit.
- The lack of natural areas on the Beauty Block II Property is confirmed in the NHIS report attached as Schedule B prepared by Beacon Environmental (the “**Beacon Report**”). While the Beauty Block II Property falls within the TRCA regulatory limit, hence the requirement for the NHIS, the TRCA has confirmed that the Beauty Block II Property does not meet the criteria to be regulated, as noted in the Beacon Report.

### **The Proposed Natural Heritage System Mapping Must be Significantly Revised**

Notwithstanding that all of the Castlepoint Lands (i) have been developed for decades, and in the case of the Weston Park Property, over a century, (ii) consist almost exclusively of buildings and concrete surface parking lots, and (iii) have no semblance of natural features on them, OPA 583 as proposed would identify them as either part of the Natural Heritage System or part of a “Contributing Area” that is to protect and enhance ecological function.

Map 9A of OPA 583 identifies the City’s proposed Natural Heritage System. The mapping is extremely imprecise and difficult to read, as the text and boundaries are blurry. As a result, it is difficult to know for certain what properties fall within the proposed Natural Heritage System boundaries. The imprecision and poor quality of the mapping is odd given the availability of GIS and other precise mapping technology. Given the implications of being included within a “Contributing Area” or the “Natural Heritage System”, landowners ought to know whether their lands are intended to be included in such areas. For that reason alone, it would be appropriate for Ministry to require the City to provide more precise mapping before considering approval.

In any event, based on what can be gathered from Map 9A despite its poor quality, the boundaries of the proposed Natural Heritage System have no grounding in reality. The proposed Natural Heritage System boundaries would cover vast swaths of lands that are completely devoid of natural components and cannot possibly have natural heritage features, including major public roads such as Weston Road, lands that have been developed for decades, and even parts of certain provincial highways. While it is difficult to tell for certain based on the blurry nature of Map 9A, it appears that Beauty Block I and Beauty Block II are among the lands with no natural features that are inappropriately captured within the boundaries of the proposed Natural Heritage System.

The extent to which Map 9A is disconnected from reality undermines the reliability of the entirety of the City’s proposed Natural Heritage System boundaries. Further, the vastly over-inclusive Natural Heritage System directly threatens provincial objectives: it will slow down the delivery of much-needed housing to help address the housing crisis and support provincial investments in higher-order transit infrastructure. Further, it will do so with no corresponding benefit to natural

heritage given the absence of natural heritage features on many properties proposed for inclusion in Map 9A.

In these circumstances, in order to safeguard provincial objectives and sound planning, we urge the Ministry to refuse to approve Map 9A of OPA 583 until such time as the City provides revised mapping that accurately reflects existing conditions, including removing areas from the proposed Natural Heritage System that are already developed and do not contain natural features, such as Beauty Block I and Beauty Block II.

In the alternative, if the Ministry is not inclined to direct broader revisions to Map 9A, a site-specific policy should be added to the Official Plan to make clear that Beauty Block I and Beauty Block II are not within the Natural Heritage System, notwithstanding Map 9A.

### **Policies and Mapping Relating to Contributing Areas Should be Deleted**

OPA 583 proposes to introduce, for the first time, a new layer on Map 9A to identify “Contributing Areas”. These are areas that OPA 583 itself identifies as outside of existing natural areas and within developed areas. OPA 583 proposes to add a new Policy 3.4.14 which provides that new development within these areas “should demonstrate a net increase in ecological function and biodiversity on the development site”. Map 9A identifies large areas of lands with no existing natural features as within the Contributing Area, including the Weston Park Property, and notes that these areas “will continue to be refined in consultation with the TRCA”.

The new concept of Contributing Areas is problematic for a number of reasons:

- The premise of the Contributing Areas mapping no longer accords with the planning framework and conservation authorities’ role within it. As you know, the *More Homes Built Faster Act, 2022* amended the *Conservation Authorities Act* to narrow conservation authorities’ role in respect of development applications to natural hazard matters. Natural heritage is no longer within conservation authorities’ scope when reviewing development applications. OPA 583 indicates that the Contributing Areas boundaries in Map 9A were deliberately drawn broadly, with the intention of refining them in reliance on the TRCA. With the TRCA no longer providing natural heritage services to municipalities, the basic approach underlying the Contributing Areas the City proposes to identify is no longer valid.
- The proposed policy language regarding Contributing Areas in OPA 583 is internally inconsistent. Since Contributing Areas are located outside of natural areas and are already developed, they are not likely to have material ecological functions from which a net increase could be demonstrated.

In these circumstances, we do not believe the Contributing Areas policies as proposed are sound and ask that sections 16.b and 24.i of OPA 583 be deleted, and that the Ministry refuse to approve Map 9A until the corresponding Contributing Areas layer is removed.

**Conclusion**

For the reasons outlined above, we ask the Ministry to refuse to approve OPA 583 until the City has provided a revised version of Map 9A that accurately reflects existing conditions, including removing Beauty Block I and Beauty Block II from the boundaries of the Natural Heritage System. Alternatively, as noted above, a site-specific policy could be added making clear that Beauty Block I and Beauty Block II are not part of the Natural Heritage System, notwithstanding Map 9A.

In addition, the portions of OPA 583 relating to Contributing Areas should be deleted, and the Ministry should refuse to approve Map 9A until the Contributing Areas layer is removed. These actions will safeguard provincial objectives and help ensure that unwarranted obstacles do not preclude the timely delivery of much-needed housing in an area immediately proximate to provincially-funded higher-order transit.

Our client appreciates your consideration of these matters and would welcome the opportunity to discuss these comments with Ministry staff.

Yours truly,

**Goodmans LLP**



Max Laskin

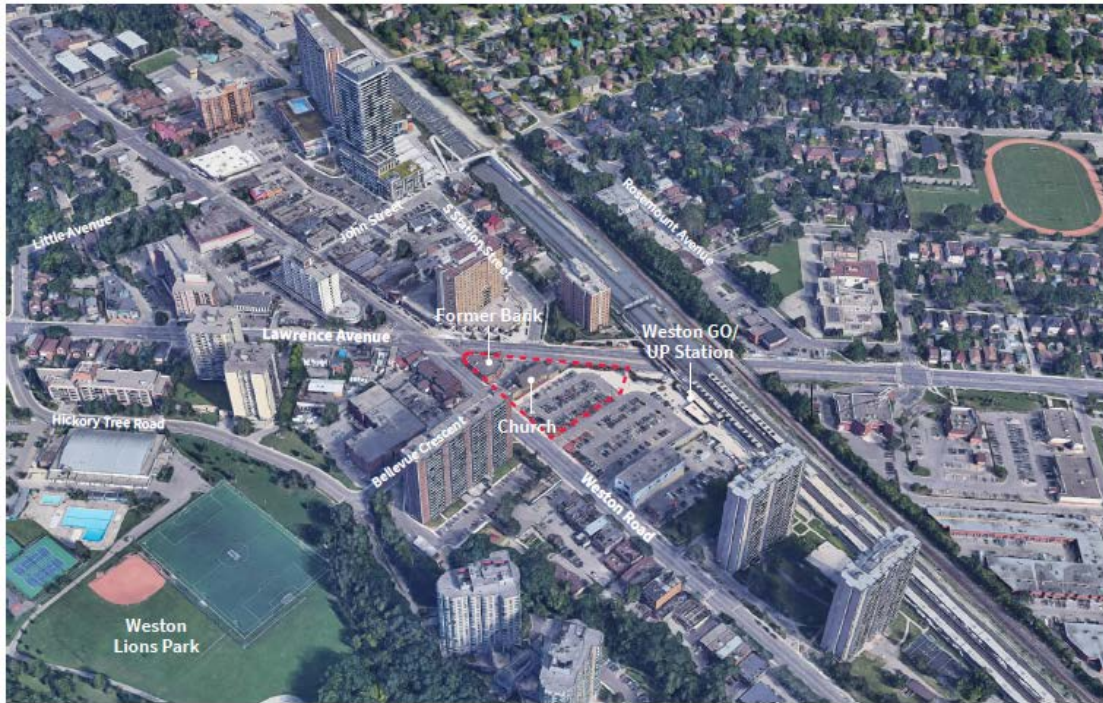
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cc: Client



**SCHEDULE A: PHOTOS OF THE CASTLEPOINT PROPERTIES**

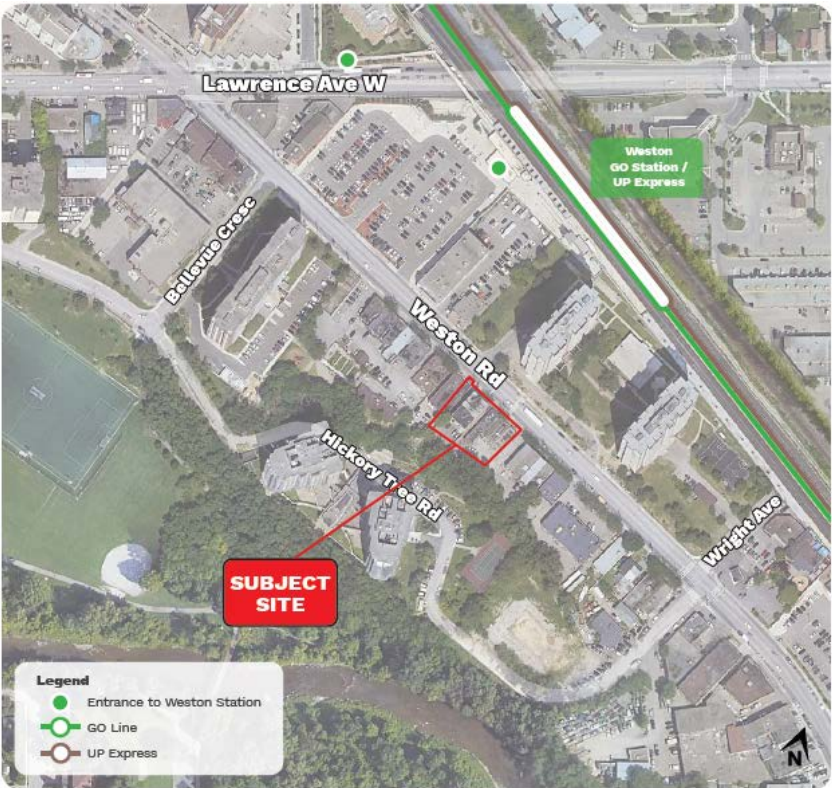
**Weston Park Property**



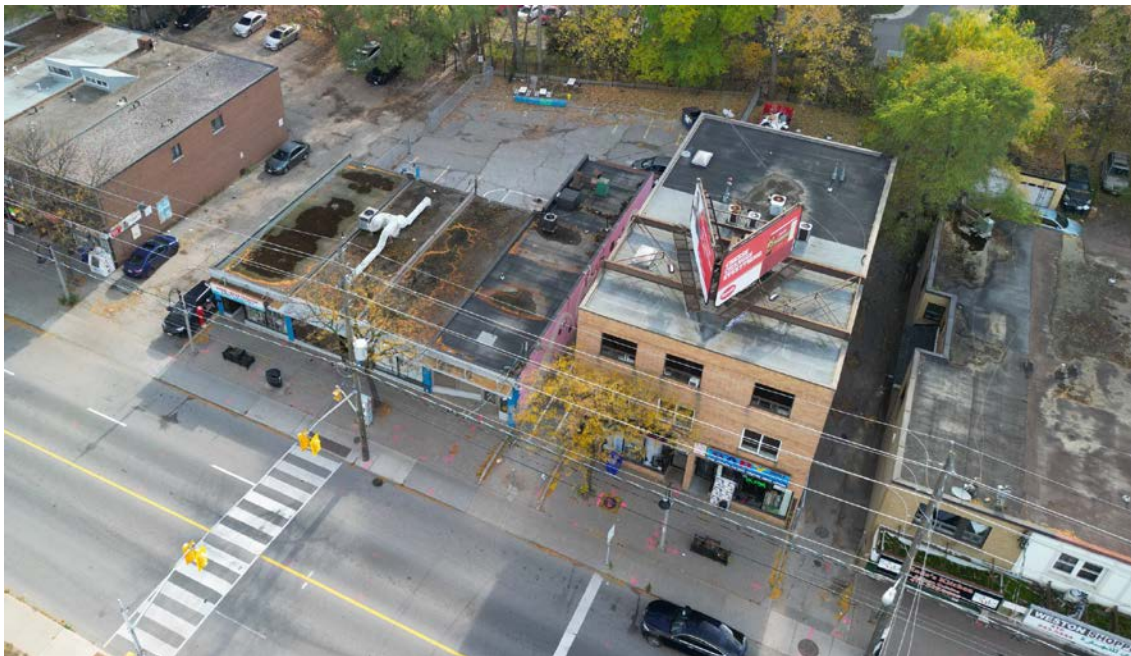




Beauty Block I







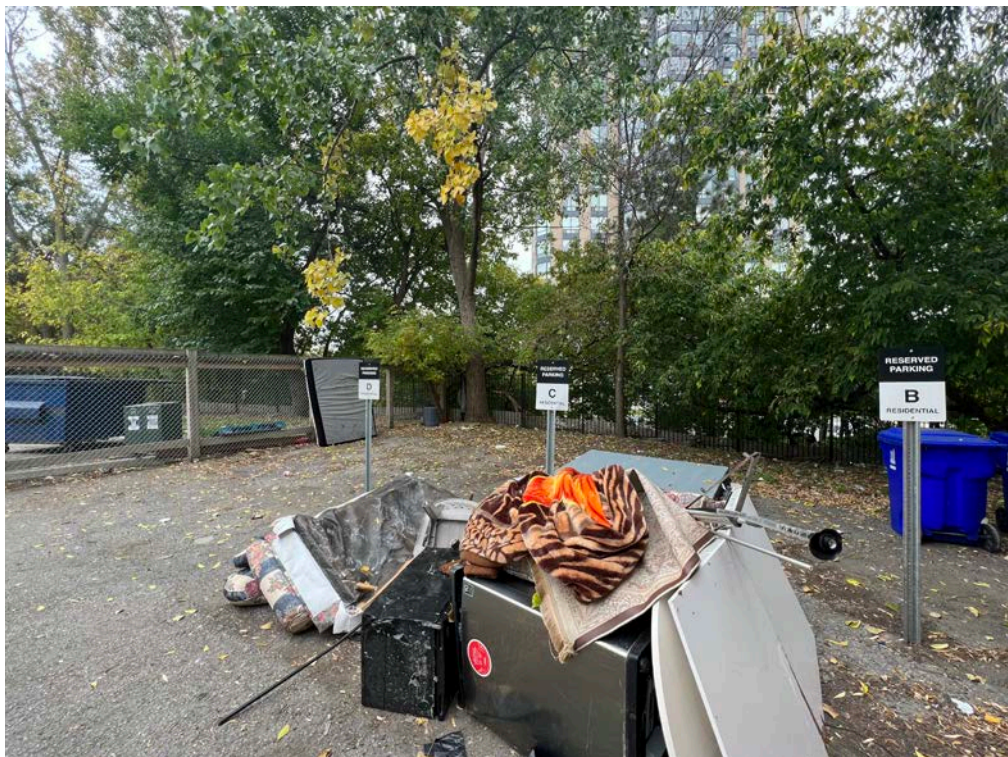




Beauty Block II











**SCHEDULE B: BEACON ENVIRONMENTAL REPORT**

[See next page]





GUIDING SOLUTIONS IN THE  
NATURAL ENVIRONMENT

# Natural Heritage Impact Study 1798-1812 Weston Road City of Toronto

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*Prepared For:*

**Weston Beauty Block II LP**

*Prepared By:*

**Beacon Environmental Limited**

*Date: Project:*

**January 2023 222093**

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# 1. Introduction

Beacon Environmental Limited (Beacon) has been retained by Weston Beauty Block II LP to prepare a Natural Heritage Impact Study (NHIS) in connection with the proposed re-development of the property located at municipal address 1798-1812 Weston Road, City of Toronto (the “subject property”).

The subject property is an irregular-shaped parcel of land encompassing an area of approximately 0.21 ha (0.51 ac) located on the south side of Weston Road, east of Lawrence Avenue West (**Figure 1**). The subject property is currently fully developed with multi-story commercial/residential buildings and associated paved parking areas. The subject property is located within an existing urban matrix including residential and commercial uses.

Given this geographical setting, development applications concerning the subject property are subject to policies including, but not limited to, those outlined in: Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe (GGH), City of Toronto Official Plan, as well as TRCA’s policies and regulations.

It is our understanding that a NHIS is being requested as part of a development application to redevelop the lands to support a Highrise mixed-use building, with commercial uses at grade, residential units above and parking accommodated below grade.

The purpose of this NHIS is to document existing conditions, and to evaluate project conformance with applicable natural heritage legislation and policy requirements. This NHIS also identifies potential effects of the project on the natural environment and provides recommendations for mitigation measures. The NHIS is triggered as The City of Toronto Official Plan Map 9 show Natural Heritage System on the adjacent property to the south and part of the subject property lies within the City of Toronto Ravine by-law designation. Given the proximity to natural features the NHIS is required to assess existing conditions, address potential impacts to natural heritage features, and provide environmental protection and/or mitigation measure recommendations in accordance with applicable policies and regulation.

## 2. Methodology

### 2.1 Background and Policy Review

Background information was gathered and reviewed at the outset of the project. This involved consideration of the following documents and information sources, as relevant to the subject property:

- *Endangered Species Act* (2007, ESA);
- Provincial Policy Statement (2020);
- The Growth Plan for the Greater Golden Horseshoe (August 2020);
- The Toronto Official Plan (March 2022 Office Consolidation);
- Toronto and Region Conservation Authority (TRCA) regulations (2006) and policies (2014);
- Land Information Ontario and Ministry of Natural Resources and Forestry (MNR) resource information;

- Natural Heritage Information Centre (NHIC) on-line database;
- Current and historic aerial imagery;
- Provincially Tracked Species Layer from Land Information Ontario (LIO); and
- Natural and physical feature layers from LIO—these geospatial layers include wetlands (provincially significant and un-evaluated wetlands), and watercourses with thermal regime.

## 2.2 Ecological Land Classification and Flora

Vegetation surveys and community mapping took place on June 24, 2022. Vegetation units within the study area were described and mapped on current colour ortho-photography of the lands using the Ecological Land Classification (ELC) system for southern Ontario (Lee *et al.* 1998). This is the standard method used for describing vegetation communities in southern Ontario. A list was compiled of all flora species observed.

Additionally, a search for Butternut (*Juglans cinerea*), a provincially endangered tree species was conducted during the vegetation community survey.

## 2.3 Breeding Birds

Two breeding bird surveys were conducted on the mornings of June 8 and July 5, 2022 on days with low to moderate winds, no precipitation and temperatures within 5°C of normal average temperatures. The breeding bird community was surveyed using a roving type survey, in which all parts of the study area were walked and all birds heard or observed and showing some inclination toward breeding were recorded as breeding species. All birds heard and seen were recorded in the location observed on an aerial photograph of the site.

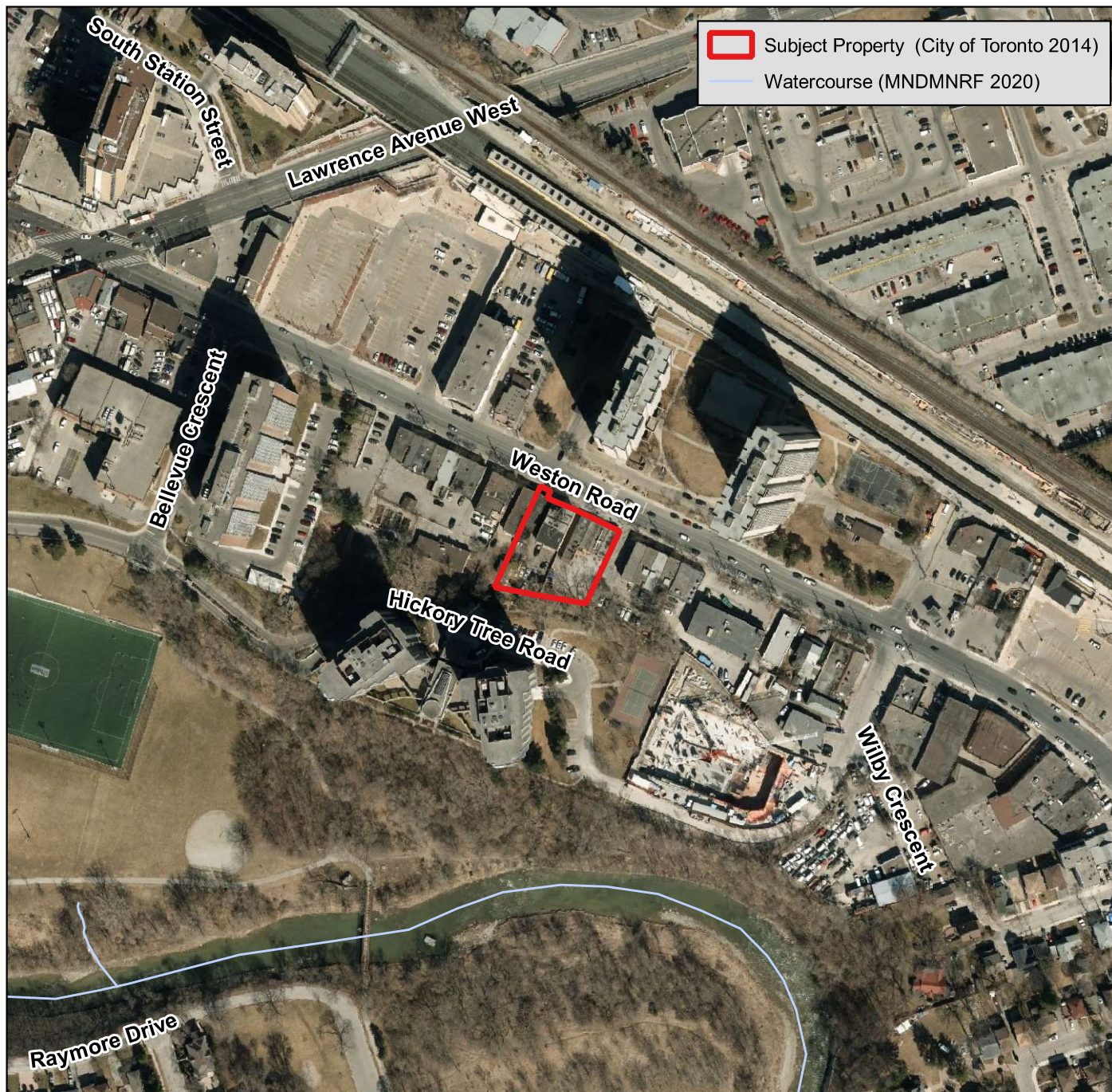
## 2.4 Incidental Wildlife

Wildlife observations and any evidence observed of wildlife presence or breeding or foraging habitat, were noted during all field activities throughout the field program, including visual observations of species, tracks, or scat as well as auditory observations.

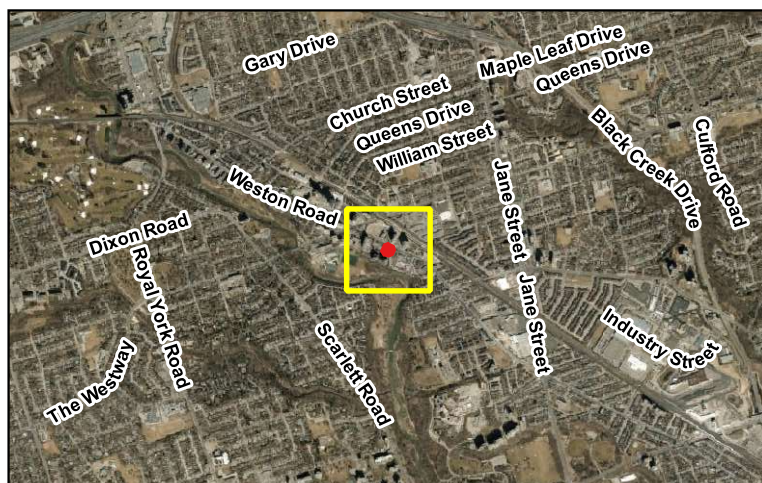
## 2.5 TRCA Site Visit

Beacon contacted TRCA via email on May 12, 2022 to request a site visit to stake any features on the subject property. TRCA responded on May 31, 2022 advising Beacon that “*the properties do not meet the criteria to be regulated under Ontario Regulation 166/06*”. TRCA advised that they had communicated their opinion that no feature staking was required to the City of Toronto. Email correspondence between Beacon and TRCA is included in Appendix A.





Subject Property (City of Toronto 2014)  
 Watercourse (MNDMNRF 2020)



## Site Location

## Figure 1

1798-1808 Weston Road (Beauty Block 2) NHIS



Project: 222093

Last Revised: December 2022

Client: Weston Beauty  
Block II LP

Prepared by: BD  
Checked by: SM



1:3,000

Inset Map: 1:50,000

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## 2.6 City Staff Site Visit

Notwithstanding the TRCA's direction that no feature staking was required, the City of Toronto requested a feature staking be completed with representatives from Ravine and Natural Feature Protection (RNFP). The landowner, Beacon and members of RNFP met on site on November 18, 2022 to review the current ecological conditions and determine whether there were any natural features to be staked on or adjacent to the subject property.

## 3. Policy Review

A policy review was undertaken to identify environmental planning considerations and requirements, as applicable to the subject property, proposed development, and site alteration activities.

### 3.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) was issued under Section 3 of the *Planning Act*, RSO 1990, c P.13 and all decisions affecting land use planning matters "shall be consistent with" the PPS. The 2020 PPS released by the Ontario provincial government came into effect May 1, 2020.

Section 2.1 of the PPS provides direction to regional and local municipalities regarding planning policies specifically for the protection and management of defined natural heritage features and resources. The *Natural Heritage Reference Manual* (MNR 2010) is a technical document used to help assess the natural environment to identify natural heritage or significant features and areas, as defined by the PPS. The PPS provides planning policies for the following features:

- Significant wetlands;
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant wildlife habitat;
- Significant Areas of Natural and Scientific Interest (ANSIs);
- Fish habitat; and
- Habitat, and significant habitat, of endangered and threatened species.

Each of these features or defined areas are afforded varying levels of protection subject to guidelines, and in some cases, regulations. Of these features, significant wetlands and woodlands can be designated either by the Ministry of Natural Resources and Forestry (MNRF) and/or the municipality. Significant habitat of endangered or threatened species is regulated by the Ministry of Environment, Conservation and Parks (MECP) if a species is identified on a property through site specific investigation or through existing information. Fish habitat is governed by Fisheries and Oceans Canada (DFO).



### 3.2 A Place to Grow – Growth Plan for the Greater Golden Horseshoe (August, 2020)

The provincial growth plan is issued under the *Places to Grow Act*, 2005, SO 2005, c. 13. The 2020 provincial growth plan titled: “*A Place to Grow – Growth Plan for the Greater Golden Horseshoe*” (August 2020) came into effect on August 28, 2020. The subject property is located within the Greater Golden Horseshoe Growth Plan Area.

The Growth Plan, together with the Greenbelt Plan, Oak Ridges Moraine Conservation Plan (ORMCP), and the Niagara Escarpment Plan (NEP), builds on the Provincial Policy Statement (PPS) to establish a land use planning framework for the Greater Golden Horseshoe (GGH) that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity.

The 2020 Growth Plan provides for the identification and protection of a *Natural Heritage System for the Growth Plan* outside of the *Greenbelt Area* and *settlement areas* and applies protections similar to those in the Greenbelt Plan to provide consistent and long-term protection throughout the GGH.

A review of the Growth Plan schedules has identified that the subject property, in its entirety, located within the *Greater Golden Horseshoe Growth Plan Area*, is located outside of the *Greenbelt Area*, and is not located within or directly adjacent to lands associated with the defined *Natural Heritage System*.

In accordance with Growth Plan Policy 2.2.8.1 and as per Map 1 (*Regional Connections*) of the Toronto Official Plan (2019), the subject property, in its entirety, is located within *Existing Urban Areas as of 1999*; see Section 3.3 for details.

Under Section 4.2.2.1:

*The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.*

Section 4.2.4.6 states that:

*Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:*

- *Will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and*
- *May continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.*

### 3.3 City of Toronto Official Plan (March 2022 Office Consolidation)

The Official Plan for the City of Toronto provides direction on land use within the City. The Toronto Official Plan (OP) March 2022 Office Consolidation is the most current version of the City's Official Plan. The following maps were consulted to determine the applicable policy framework:

- *Map 2: Urban Structure of the Official Plan* shows the subject property and adjacent property to the south as Avenues. It does not show “Green Space System” on the subject property or on the adjacent property to the south;

- Map 9: *Natural Heritage* does not show any Natural Heritage System Areas on the subject property. It does show Natural Heritage System areas in the southwest corner of the adjacent property to the south;
- Map 12A (*Environmentally Significant Areas*) does not identify lands on, or adjacent to, the subject property as *Environmentally Significant Areas*;
- Map 12B (*Provincially Significant Wetlands and Areas of Natural and Scientific Interest*) does not identify any wetlands or ANSIs on, or adjacent to, the subject property; and
- Map 14 (*Land Use Plan*) identifies the subject property, in its entirety, designated as Apartment Neighbourhoods.

The City of Toronto Official Plan contains several environmental policies. The following policies are relevant.

Section 3.2.3 Parks and Open Spaces Defines the City's Green Space System as being made up of parks and open spaces, the Natural Heritage System, and a variety of privately managed but publicly accessible spaces.

Section 3.4 The Natural Environment defines that Natural Heritage as: an evolving mosaic that integrates the following features and functions:

- Significant landforms and physical features, including drumlins and the Lake Iroquois shorecliff;
- Watercourses and hydrological features and functions;
- The riparian zone which encompasses the aquatic habitat adjacent to the watercourse that is essential to a healthy stream;
- Valley slopes and floodplains;
- Terrestrial natural habitat types, including forest, wetland, successional, meadow, and beaches and bluffs;
- Significant aquatic features and functions;
- Vegetation communities and species of concern; and
- Significant biological features that are directly addressed by Provincial policy, such as Areas of Natural and Scientific Interest.

The City of Toronto Official Plan Policies do not specifically define "Forests" or "Woodlands" but rather indicates that the TRCA is the City's Partner in Managing the Natural Environment.

The Natural Heritage System and Inventory (White text Sidebar, page 3-37/38) states:

*The natural heritage system is illustrated on Map 9A, which is not a statutory map. When development is proposed on or near lands shown as part of the natural heritage system, the proposed development's impact on the system is to be evaluated and an impact study may be required. As part of the evaluation, the natural heritage and hydrologic features, and associated natural hazards on or near the property in question and their location will be more precisely defined.*

### **3.3.1 City of Toronto Ravine and Natural Feature Protection By-Law 838-2002**

A portion of the subject property falls within the City's *Ravine and Natural Feature Protection By-law 838-2002 (Ravine By-law)*, and the related City of Toronto Municipal Code *Chapter 658, Ravine Protection*.

The *Ravine By-law* applies to areas designated within defined areas that are subject to regulation and permitting for works involving ravines, filling and grading, and destruction of trees. A permit from the City of Toronto is required prior to undertaking any work that may injure or destroy a tree, involve placing or dumping fill or refuse, or altering the grade of land. This includes any activity relating to construction, demolition, or renovation of structures (including houses, garages, gazebos, swimming pools, decks, fences, terraces, and retaining walls, and drainage and landscaping works).

A permit under the Ravine By-law would be required where site plan approval, subdivision approval, consent or Committee of Adjustment approval is required under the *Planning Act*.

### **3.3.2 City of Toronto Tree By-Law**

The intent of the City-wide Private Tree By-law is to protect trees situated on private property having diameters measuring 30 cm (12 inches) or greater (measured at 1.4 metres above the ground) from being damaged or removed unnecessarily with the goal of maintaining the on-going health and well-being of the city's urban forest (City of Toronto, 2019).

The private tree bylaw was enacted to support the City's Official Plan in recognition of the important contribution of trees to the quality of life in Toronto in balance with the need to remove trees due to development or property improvement construction.

Article III (*Private Tree Protection*) of the Toronto Municipal Code Chapter 813, last updated December 10, 2015 is currently in effect. Should any tree removals be required to support future development on the subject property, a Tree Inventory and Protection Plan (TIPP) is required by the City as part of the development application.

Kuntz Forestry Consulting Inc. completed a TIPP for the subject property (Kuntz Forestry Consulting Inc., 2022). The general results have been included in this assessment.

## **3.4 Toronto and Region Conservation Authority Regulations and Policies**

### **3.4.1 Ontario Regulation 166/06 (2006)**

The TRCA regulates hazard lands including creeks, valleylands, shorelines, and wetlands under Ontario Regulation 166/06 (TRCA 2006). TRCA determined that they do not regulate the property. TRCA has also determined that there is nothing to stake on the subject property, meaning that they do not consider that the property has a woodland or is part of a valley feature or regulated hazardous slope.



### 3.5 *Endangered Species Act (2007)*

Ontario's *Endangered Species Act* (ESA) came into effect on June 30, 2008 and replaced the former 1971 Act. The ESA protects species listed as endangered and threatened by the Committee on the Status of Species at Risk in Ontario (COSSARO). The purposes of the ESA are:

- To identify species at risk based on the best available scientific information, including information obtained from community knowledge and aboriginal traditional knowledge;
- To protect species that are at risk and their habitats, and to promote the recovery of species that are at risk; and
- To promote stewardship activities to assist in the protection and recovery of species that is at risk.

Section 9 of the ESA prohibits the killing, harming, harassing, possession, collection, buying and selling of extirpated, endangered, and threatened species on the Species at Risk in Ontario (SARO) List; and Section 10 prohibits the damage or destruction of protected habitat of species listed as extirpated, endangered or threatened on the SARO List.

There are several species protected under the ESA that occur within the Greater Toronto Area with some degree of regularity. Seasonally appropriate field studies are typically required to determine if these species are present or using the landscape to fulfill a part of their life cycle.

Only the Butternut tree is likely to occur on the subject property given the habitat conditions.

## 4. Results

Beacon conducted field investigations on the subject property and adjacent landscaped area to the south in the summer of 2022. Based on these observations and a review of recent and historic aerial photography, the following existing conditions are provided.

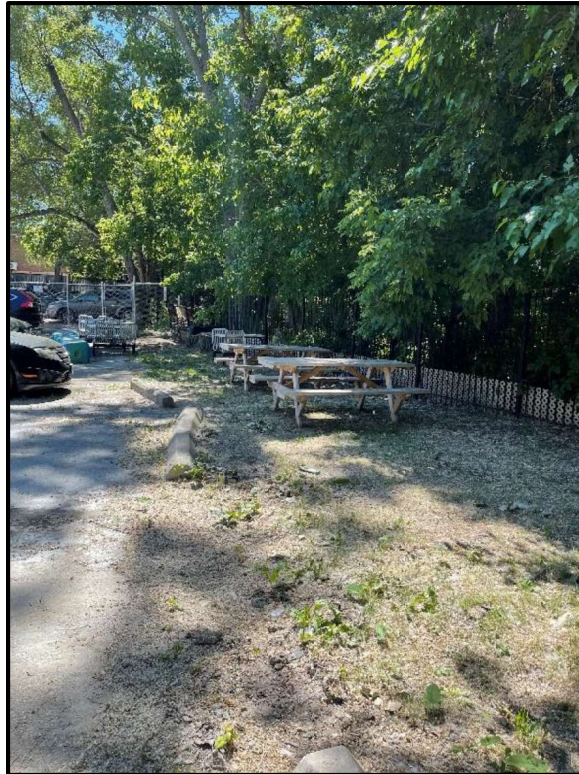
### 4.1 Ecological Land Classification

A vegetation assessment was completed on June 24, 2022, to document vegetation communities in accordance with Ecological Land Classification (ELC) for Southern Ontario (Lee *et al.* 1998). These communities were delineated on the subject property and are illustrated on **Figure 2**.

The entire subject property is Anthropogenic (ANT) in nature, composed entirely of several low-rise commercial buildings, one garage and associated paved parking areas and a narrow band of gravel with picnic tables along the southern property boundary (**Photograph 2**). Almost the entire area is covered in asphalt or existing buildings.

There are six trees that occur individually on the subject property within the picnic area and behind the garage at the back of the property including one Weeping Willow (*Salix babylonica*), two Siberian Elm (*Ulmus pumilla*), one White Mulberry (*Morus alba*) one Manitoba Maple (*Acer negundo*) and one White Elm (*Ulmus americana*), all of these except the elm are not native species.

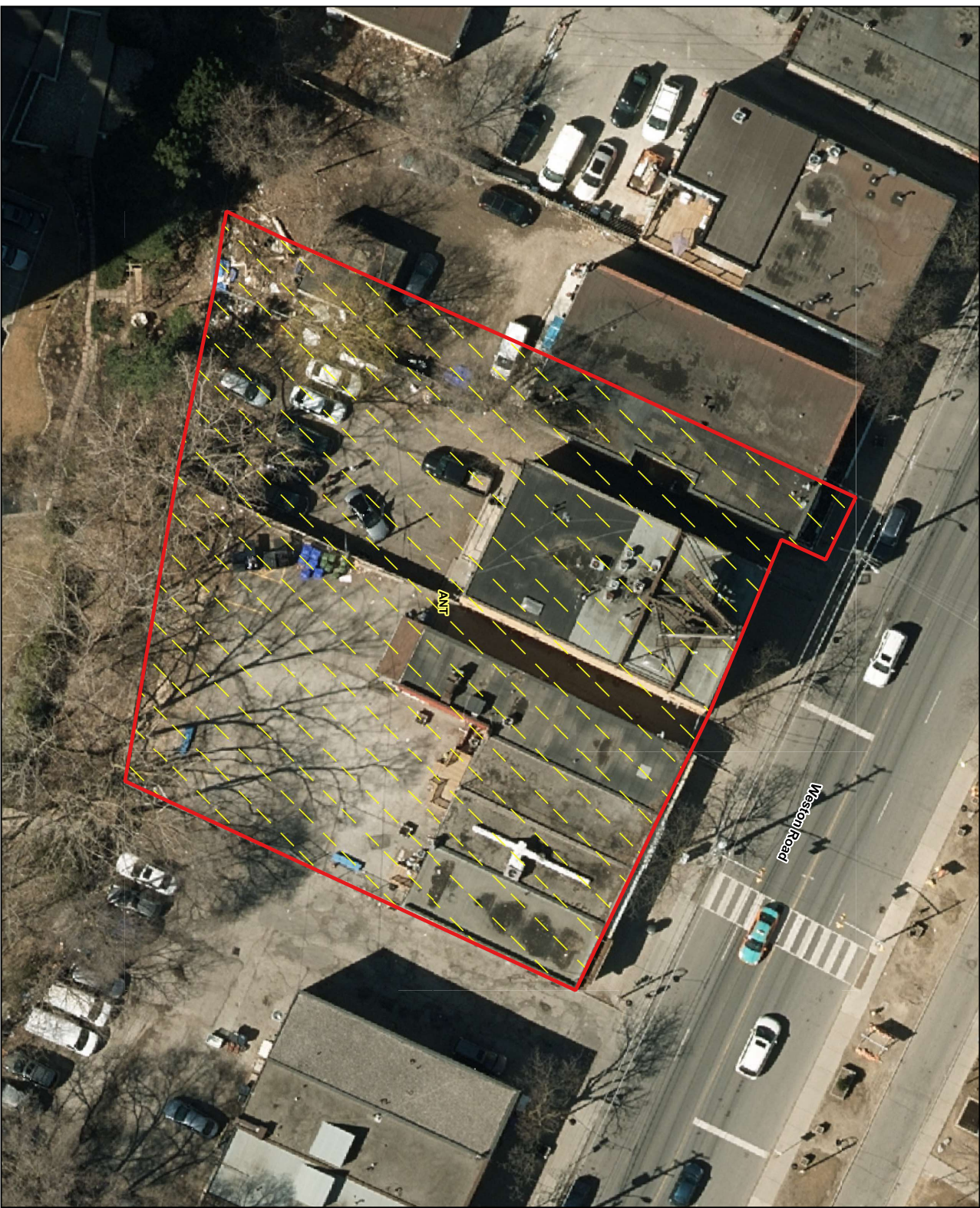
Based on review of historical arial imagery from 1977 and the current size of the trees, these trees likely range in age from one-60 years old. There is a small area behind the garage in the southwest corner of the properties that is not regularly maintained which supports some weedy mostly non-native vegetative species including Garlic Mustard (*Alliaria petiolata*), Common Motherwort (*Leonurus cardiaca*), Smooth Brome (*Bromis inermis*), Wild Chicory (*Cichorium intybus*), Common Mouse-ear Chickweed (*Cerastium fontanum*) and European Buckthorn (*Rhamnus cathartica*) seedlings.



**Photograph 2. South Facing View of The Non Paved Portion of The Properties Along The Southern Property Boundary (June 24, 2022)**

There are several trees in an adjacent landscaped garden area on the adjacent property to the south, many of which are younger and non-native, that overhang onto the subject property (**Photograph 3**). These are: Manitoba Maple, Siberian Elm, European Buckthorn, American Elm (*Ulmus americana*), Eastern Cottonwood, Weeping Willow, Scotch Pine (*Pinus sylvestris*) and Easter White Cedar (*Thuja occidentalis*). Based on the size of the trees and the 1977 aerial imagery, these trees also appear to range in age from one year to 60 years old. The ground cover consists primarily of manicured lawns, gardens, and mulch however, areas that are not regularly maintained by the landscapers have become overgrown with weedy species such as Garlic Mustard, Orchard Grass (*Dactylis glomerata*), Canada Goldenrod (*Solidago canadensis*) and European Buckthorn seedlings.





Existing Conditions

Figure 2

1798-1808 Weston Road (Beauty Block 2)  
NHIS

Legend

Subject Property

Ecological Community

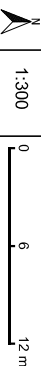
Code	Other Communities
ANT	Anthropogenic



Project: 222093  
Last Revised: January 2023

Client: Weston Beauty  
Block II LP

Prepared by: BD  
Checked by: SM



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**Photograph 3. Northeast View of The Landscaped Area and Stabilized Slope on The Adjacent Property To The South (Taken From The Adjacent Property November 18, 2022)**

There is no evidence (e.g., in the age or species present) to suggest that this is a remnant woodland feature. More likely these trees developed along the lot lines as they are adventive species arranged in a linear fashion along the property lines.

## 4.2 Flora

A total of 13 species of vascular plants was identified on the subject property (**Appendix B**). The majority are introduced species, those that are native are ranked S5 (Secure) in Ontario by the NHIC. None of the species are considered rare in Toronto or the GTA (Varga *et al.* 2005).

## 4.3 Breeding Birds

A total of 11 breeding bird species was documented on the subject properties (**Appendix C**). This diversity is reflective of the small size of the subject property and absence of natural habitat. Urban tolerant species still persist within anthropogenic areas such as the subject property, and these are the species that were documented.

The two most abundant species were the non-native Rock Pigeon (*Columba livia*) and European Starling (*Sturnus vulgaris*), both with four pairs that were noted breeding in the exterior of the buildings on site. Two non-native House Sparrow (*Passer domesticus*) pairs were observed as well. All of the other species that were documented were single pairs or territories and included urban tolerant species

such as American Robin (*Turdus migratorius*), Northern Cardinal (*Cardinalis cardinalis*), Common Grackle (*Quiscalus quiscula*) and Black-capped Chickadee (*Poecile atricapillus*).

Area-sensitive birds tend to require larger tracts of suitable habitat in which to breed or are those that have a higher breeding success in larger areas of suitable habitat. No such species were observed during the 2022 breeding season and are not anticipated here.

No species provincially ranked as S1 through S3 (Critically Imperiled through Vulnerable) nor species regulated under the ESA were encountered. The structures on site were inspected for potential suitability of Barn Swallow (*Hirundo rustica*) and Chimney Swift (*Chaetura pelagica*) which are often found in close association with human habitation. Evidence of nesting or suitable habitat was absent for both species.

#### **4.3.1 Incidental Wildlife**

No mammals were observed during field investigations however some species likely present given the urban landscape, including: Eastern Gray Squirrel (*Sciurus carolinensis*) and Northern Raccoon (*Procyon lotor*).

No amphibian or reptile species were encountered on the subject property and habitat is absent given the highly anthropogenic landscape. Members of these taxa are not expected to occur.

#### **4.3.2 Endangered or Threatened Species**

As described in the preceding sections, Beacon staff conducted both desktop and on-site investigations to assess whether any endangered or threatened species were likely to occur on or adjacent to the subject property. Table 1 provides Beacon's assessment based on the results of field investigations combined with knowledge of the habitat preferences and natural history of the species being considered.

**Table 1. Endangered or Threatened Species (Provincial)**

Species	Status on SARO List	Were Species and/or Habitat Documented during on-site Assessment?
<b>Vascular Plants (Dicots)</b>		
Butternut, <i>Juglans cinerea</i>	END	<b>No</b> , a targeted search for Butternut trees ( <i>Juglans cinerea</i> ) was conducted. This species is a provincially and nationally endangered tree species that, while still relatively common in southern Ontario, has been listed because the population has been declining due to the presence of a Butternut Canker disease.  No Butternut were present on the subject property.
<b>Reptiles and Amphibians</b>		
Blanding's Turtle, <i>Emydoidea blandingii</i>	END	<b>No</b> , there is no suitable habitat on or adjacent to the subject property (e.g., wetland, aquatic and adjacent terrestrial communities).
Spotted Turtle, <i>Clemmys guttata</i>	END	<b>No</b> , there is no suitable habitat on or adjacent to the subject property (e.g., wetlands) and the Spotted Turtle is no longer found in this area of Ontario.
Eastern Hog-nosed Snake	THR	<b>No</b> , there is no suitable habitat on or adjacent to the subject property (e.g., wetlands) and the Eastern Hog-nosed snake is no longer found in this area of Ontario.
<b>Birds</b>		
Bank Swallow, <i>Riparia riparia</i>	THR	<b>No</b> , vertical exposed banks (suitable habitat) are not present at this location.
Barn Swallow, <i>Hirundo rustica</i>	THR	<b>No</b> , a habitat assessment was undertaken during the site visit for this species. These birds construct conspicuous mud-based nests on the exterior of structures. The structures on site were searched during the site visit and nests were not identified.
Chimney Swift, <i>Chaetura pelagica</i>	THR	<b>No</b> , a habitat assessment was conducted and no chimneys were observed on the subject property during the site visit.
Bobolink, <i>Dolichonyx oryzivorus</i>	THR	<b>No</b> , grassland habitat is absent at this location and therefore suitable habitat is absent.
Eastern Meadowlark, <i>Sturnella magna</i>	THR	<b>No</b> , grassland habitat is absent at this location and therefore suitable habitat is absent.
Barn Owl, <i>Tyto alba</i>	END	<b>No</b> , these birds require extensive and mature woodlands which are absent at this location.
<b>Fish</b>		
Redside Dace	END	<b>No</b> , there is no suitable habitat on or adjacent to the subject property (e.g., watercourses or aquatic communities).
American Eel	END	<b>No</b> , there is no suitable habitat on or adjacent to the subject property (e.g., watercourses or aquatic communities).
<b>Mammals</b>		
<b>Endangered Bats</b>  Little Brown Myotis, <i>Myotis lucifugus</i>  Northern Myotis, <i>Myotis septentrionalis</i>  Tri-colored Bat, <i>Perimyotis subflavus</i>	END	<b>No</b> , woodland communities are absent at this location and therefore suitable habitat is absent.  The structures present on the subject property were inspected to determine if suitable bat habitat may be present. The buildings were noted to be secure, well maintained and in good condition, lacking deficits in structural integrity of openings that may permit entry and exit for these animals. Based on this, no further studies were undertaken with respect to endangered bat species.



Species	Status on SARO List	Were Species and/or Habitat Documented during on-site Assessment?
Eastern Small-footed Myotis, <i>Myotis leibii</i>		

SARO: Species at Risk in Ontario List

END: Endangered

THR: Threatened

Based on the above assessment in **Table 1** and on-site investigations, there is no suitable habitat present for endangered or threatened species on the subject property.

## 5. Natural Heritage Evaluation and Constraints Assessment

Based on information collected through the background review and field investigations, features on the subject property were identified/evaluated for significance according to criteria and guidance provided in the City of Toronto Official Plan and provincial guidelines, including the Significant Wildlife Habitat Technical Guide (OMNR 2000) and the Significant Wildlife Habitat (SWH) Criteria Schedules for Ecoregion 6E (MNRF 2015).

### 5.1 Habitat for Threatened or Endangered Species

There are no species that trigger this legislation on the subject property.

### 5.2 Significant Wetland

There are no Significant Wetlands on or near the subject property. According to the NHIC mapping (MNRF 2021), the closest is located approximately five kilometers to the southeast of the subject property.

### 5.3 Other Wetlands

There are no wetlands on the subject property. According to the NHIC mapping (MNRF 2021), the closest other wetland is an unevaluated wetland associated with the Humber River which is located approximately 200 m to the southeast of the subject property.

### 5.4 Significant Wildlife Habitat

Significant wildlife habitat (SWH) typically requires site-specific analysis to identify potential features.

According to the significant Wildlife Habitat Technical Guidelines (MNR 2000), there are four main categories of Significant Wildlife Habitat (SWH):

- Seasonal Concentration Areas of Animals;
- Rare Vegetation Communities or Specialized Habitat for Wildlife;
- Habitat for Species of Conservation Concern; and
- Animal Movement Corridors.

Within each of these categories, there are multiple types of SWH, each intended to capture a specialized type of habitat that may or may not be captured by other existing feature-based categories (e.g., significant wetlands, significant woodlands).

While it is the responsibility of the planning authority to identify and confirm SWH, for the purpose of this application, the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF 2015) was used to screen the subject property for potential SWH.

Based on the seasonal field investigations and current site conditions, the subject property does not support potential SWH.

## 5.5 Significant Woodland

The treed area that is located off the subject property does not meet the typical criteria that are applied to constitute “significant woodland” within the meaning of the PPS, the Growth Plan, or within the guidance document provided by the MNRF (MNR 2010).

According to the City of Toronto Official Plan, City of Toronto Ravine Protection By-Law and The Toronto Municipal Code Chapter 658, Ravine and Natural Feature Protection, a woodland is a treed area that provides environmental benefits, including erosion prevention, water retention, provision of habitat or recreation. This criterion could be applied to any woodland or treed area and it does not differentiate those treed areas that are important (or “significant” in the context of the PPS) from other treed areas that warrant protection or compensation through a tree protection By-law.

In our professional opinion the trees on the subject property do not represent a woodland. The treed manicured garden area directly to the south of the property contains multiple levels of retaining walls, low species diversity, lack of connectivity and a high percentage of weedy introduced species. Therefore, it does not qualify as a woodland. Rather this represents a collection of young to mid-aged trees and shrubs, including non-native adventive species that have developed and/or been planted along a property line and does not represent a forest, woodland, or natural feature under the the Official Plan or provincial policy.

## 5.6 Watercourses/Valleylands

There are no watercourses or valleylands located on the subject property. There is a slope located on and immediately adjacent to the rear of the property, below which is located new and older residential development.

## 5.7 Buffers/Vegetation Protection Zones

Buffers are established based on the potential impacts of the development and the sensitivity of the features and functions associated with the natural heritage features (woodlands, wetlands, wildlife habitat), as well as consideration to buffer policies, where applicable. Buffers can mitigate potential impacts, such as damage to vegetation, altered hydrology, noise, dust, and visual disturbance on flora and fauna. As there are no natural heritage features on or adjacent to the property no buffers are required.

## 6. Description of the Proposed Development

The development application proposes to remove the three existing residential/commercial buildings and replace them with one Highrise mixed-use building, with commercial uses at grade, residential units above and parking accommodated below grade (**Figure 3**). The existing surface parking lot at the back of the property will be removed and replaced with an outdoor amenity area with proposed 13 new trees above the new underground parking.

### 6.1 Dewatering for Underground Parking

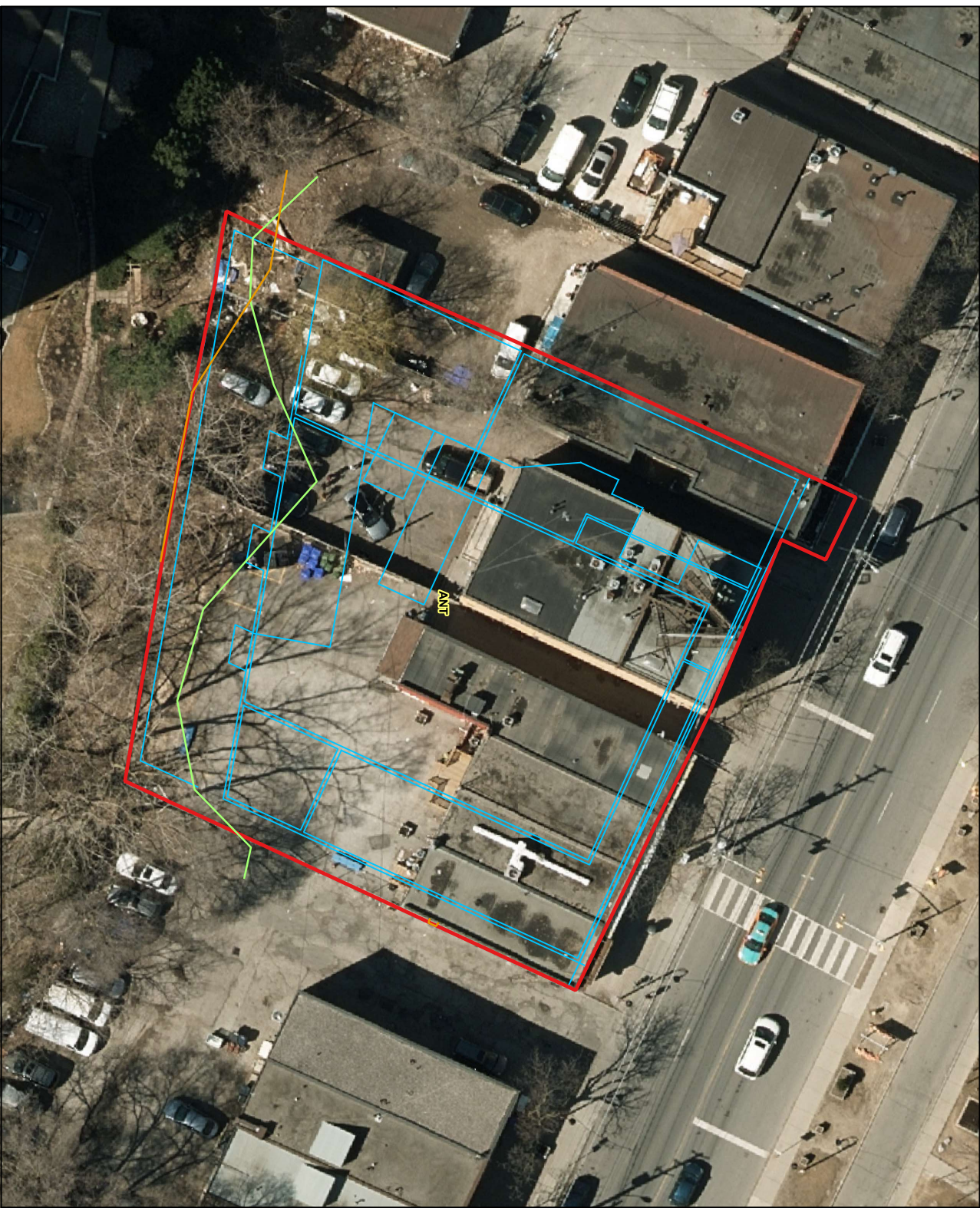
The report entitled “*Preliminary Hydrogeological Investigation – 1798-1812 Weston Road, Toronto, Ontario*,” (DS Consultants Ltd. August 2022) has identified that dewatering will be required to enable the proposed excavation for the development of the proposed three level below ground parking structure. During construction, additional removal of stormwater from precipitation into the open excavation will be required. Given that the ground water quality from the site is not suitable to discharge to the storm and sanitary sewer, treatment will be required to comply with the water quality limits (DS Consultants Ltd 2022). As there are no features supported by groundwater there are no ecological effects to discuss.

### 6.2 Functional Servicing and Stormwater Management

A Functional Servicing and Stormwater Management Report has been prepared (IBI Group 2022) which should be read in conjunction with this NHIS for additional detail. In summary:

Under pre-development conditions, no external drainage enters the site and all drainage within the site is conveyed to the adjacent rights-of-way. The proposed grades will match current drainage patterns wherever feasible. Grades will be maintained along property lines to the extent practical. Emergency overland flow route in excess of a 100-year storm event will continue to be directed to the adjacent rights-of-way matching pre-development conditions. A single set of storm service connections will be provided. It is proposed that a new 200 mm storm service at a 2.0% slope be installed from a new control manhole at the property line to the existing 600 mm storm sewer within Weston Road. The Hydrogeological Assessment study also found that the groundwater quality was below the city limits for discharge to sanitary sewers for all parameters except for TSS (DS Consultants Ltd. 2022). IBI Group has therefore recommended that all dewatering activities be discharged to the 200 mm sanitary sewer with pre-treatment.






**Proposed Development** **Figure 3**

1798-1808 Weston Road (Beauty Block 2)  
NHIS

- Legend**
- Subject Property
  - Ecological Community
  - Proposed Development
  - RNFP Staked Drigline (Nov. 18, 2022)
  - RNFP Staked Top of Slope (Nov. 18, 2022)

Code	Other Communities
ANT	Anthropogenic




**BEACON**  
ENVIRONMENTAL

Project: 222093  
Last Revised: December 2022

Client: Weston Beauty  
Block II LP

Prepared by: BD  
Checked by: SW



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Ordnimagery BaseLayer: 2021 (VBS)

C:\OGB\OneDrive - Beacon Environmental\GeoSpatial\Geo Projects\2022\222093 1798-1808 Weston Road (Beauty Block 2) ESIO Project Files\2022\20-27 - 1798-1808 Weston Road (Beauty Block 2) ES - 222093.apx

The City of Toronto requires stormwater from a 5 mm event to be retained either through infiltration, reuse or evapotranspiration. To achieve the required volume, a combination of initial abstraction and water re-use will be incorporated. A calculation of the required storage has been included in the Functional Servicing and Stormwater Management Report. Given the extents of the underground parking structure, the use of infiltration measures (or low impact development measures) will not be feasible. It is recommended to reuse the required storage volumes, for example through landscaping irrigation. The calculations demonstrating this can be found in the Calculations for Water Collected vs. Landscape Water Requirements prepared by NAK (2022).

The City of Toronto requires that all stormwater run-off be treated for total suspended solids (TSS) at a rate of 80% removal on an annual basis. TSS removal efficiency is to be based on 100% of the runoff leaving the site from all storm events that occurs in an average year (DS Consultants Ltd. 2022).

As there are no Natural Heritage features on or adjacent to the subject property no negative effects are anticipated.

## 7. Impact Assessment and Mitigation

Given that the entire subject property has been previously developed, and there are no natural features adjacent to the subject property the impacts of the proposed re-development are expected to be limited to individual trees. The following section identifies the potential impacts of the proposed site development and recommends mitigation measures to address these impacts.

### 7.1 Impact Assessment

The proposed development is generally confined to lands that support existing developments and associated paved parking areas. The re-development plan does not represent a major shift in land use, and the subject property is in an area that is already highly developed and subject to existing urban stressors and disturbances (e.g., noise, light). Accordingly, it is anticipated that negative effects to natural heritage will be minimal. However, there are several potential effects that could occur if appropriate mitigation is not employed (a) during the construction phase and (b) following completion of construction, as discussed below.

Potential effects on the adjacent landscaped areas or species during construction could include:

- Removal of habitat for local urban adapted wildlife related to tree removals; and
- Sedimentation and soil erosion.

Potential impacts following completion of construction and upon occupancy could include:

- Risk of bird strikes against the new buildings.

### **Removal of Habitat**

The results of the tree inventory and preservation plan have identified that the proposed development will result in the removal of 13 trees. All these trees are situated within the City's RNFP on the subject property. In the absence of mitigation measures, local urban bird use may be affected by the development.

### **Sedimentation and Soil Erosion**

Construction works such as grading, grubbing and excavation have the potential to result in the movement of sediment into the catch basins and subsequently into the natural environment and nearby watercourses.

### **Risk of Bird Strikes**

The addition of vertical buildings has the potential to impact songbirds that are at risk of window collisions during migration. Window strikes can contribute to declines for migratory bird species while traversing urban centres.

## **7.2 Recommended Mitigation Measures**

### **Tree Preservation**

The Tree Inventory and Preservation Plan Report (Kuntz Forestry Consulting Inc., 2022) provides the following recommendations to minimize impact to trees identified for preservation:

- Tree protection barriers and fencing should be erected at locations as prescribed on their Figure1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail;
- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specified in their report, is permitted within the Tree Protection Zone (TPZ) at any time during or after construction;
- Special mitigation measures are required adjacent to select trees as noted in the Tree Preservation Plan;
- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards; and
- Site visits, pre, during, and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage during construction to ensure appropriate pruning or other measures are implemented.

### **Timing of Vegetation Removals**

To minimize the potential effects of tree removal on the subject property, it is necessary to ensure the timing of the removals are such that they do not interfere with the breeding season.



The federal *Migratory Birds Convention Act*, 1994 protects the nests, eggs and young of most bird species from harassment, harm or destruction. Environment Canada considers the “risk period” for breeding birds in southern Ontario to be from the end of March to late August, and so the most cautious approach is to confine approved vegetation removal from September 1 to March 15.

The “peak” breeding bird season is from mid-May to mid-July, and therefore, where there are few tree removals and where these trees could be easily screened, while the “peak” bird breeding season must be avoided and tree removals could occur between April 1 and May 14, or between July 16 and Sept. 30 if a qualified avian biologist confirms that there are no nesting birds in the vegetation (trees or grasses) approved for removal up to three days prior to the activity.

### **Sedimentation and Erosion Control Plan**

An erosion and sediment control plan (ESCP) should be prepared for the construction phase of the development prior to the start of construction works that is consistent with TRCA’s Erosion and Sediment Control Guideline for Urban Construction (December 2006).

Any grading or site alteration related activities should be confined to the established limit of development. Fencing at the development limit should be regularly inspected and maintained in good working order throughout the construction period. Fencing should be removed upon completion of construction after exposed soils have been stabilized.

Standard Best Management Practices, including the provision of sediment control measures, should also be employed during the construction process.

### **Bird Strikes**

The risk of bird strikes for local bird populations can be reduced by having new windows comprised of non-reflective glass or with the use of standard architectural methods to deter local avifauna populations from collisions. It is recommended that the architect employ the City of Toronto’s best management practices as outlined in the Bird-Friendly Development Guidelines document (City of Toronto 2016).

## **8. Natural Heritage Policy**

The subject property, in its entirety, is located within the Apartment Neighbourhoods land use designation. Adjacent lands to the north, east and west are designated as Apartment Neighbourhoods, and lands to the south of the subject property are Natural Areas. The southern half of the adjacent lands to the south of the subject property are within the natural heritage system in the City of Toronto Official Plan. The property is outside of the defined Natural Heritage System for the Growth Plan, which excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.

As the southern part of the subject property is within the Ch.658 Ravine and Natural Feature Protection Area (**Figure 4**), this NHIS was prepared to identify natural features and to assess potential impacts of the proposed development on the natural heritage system and its ecological functions.

City of Toronto staff from the RNFP staked the dripline of the treed area that extends onto the subject property, RNFP proceeded to stake the dripline on the subject property (Figure 3). We are of the professional opinion that this staked area represents trees that are subject to the permit requirements of the ravine By-law and they do not represent a natural heritage feature but rather an anthropogenic treed landscaped garden area that is maintained.

City staff also staked a top of slope on the subject property and adjacent lands to the south (Figure 3). TRCA had previously indicated that in their opinion there was not a valley feature present. Accordingly, this would have to be a hazardous slope to be a development constraint, however, this was not the regulator's (TRCA's) position

There are no significant wetlands, woodlands, valleylands, significant wildlife habitat, Areas of Natural and Scientific Interest (ANSIs), fish habitat or habitat of endangered or threatened species on the subject property.

From an ecological standpoint there are no sensitive features or functions that were identified through Beacon's work, thus there is also no reason to provide a buffer to the adjacent land use from an ecological standpoint. The proposed development will not negatively affect the ecological components of the natural heritage system on the adjacent lands to the south as there will be no new development within the area designated natural heritage system.

Therefore, in our professional opinion the application is consistent with and conforms to the requirements of the applicable natural heritage policies.

As noted above, the white box sidebar in section 3.4 of the in-force City of Toronto Official Plan calls for the NHIS to refine the limits of the natural heritage system based on the existing conditions to be more precisely defined. In our opinion, given the multistory condominium buildings and associated paved roads and parking areas, the limit of the natural heritage system is coincident with the woodland edge at the southern property boundary of the adjacent property to the south.

## 9. Summary and Conclusions

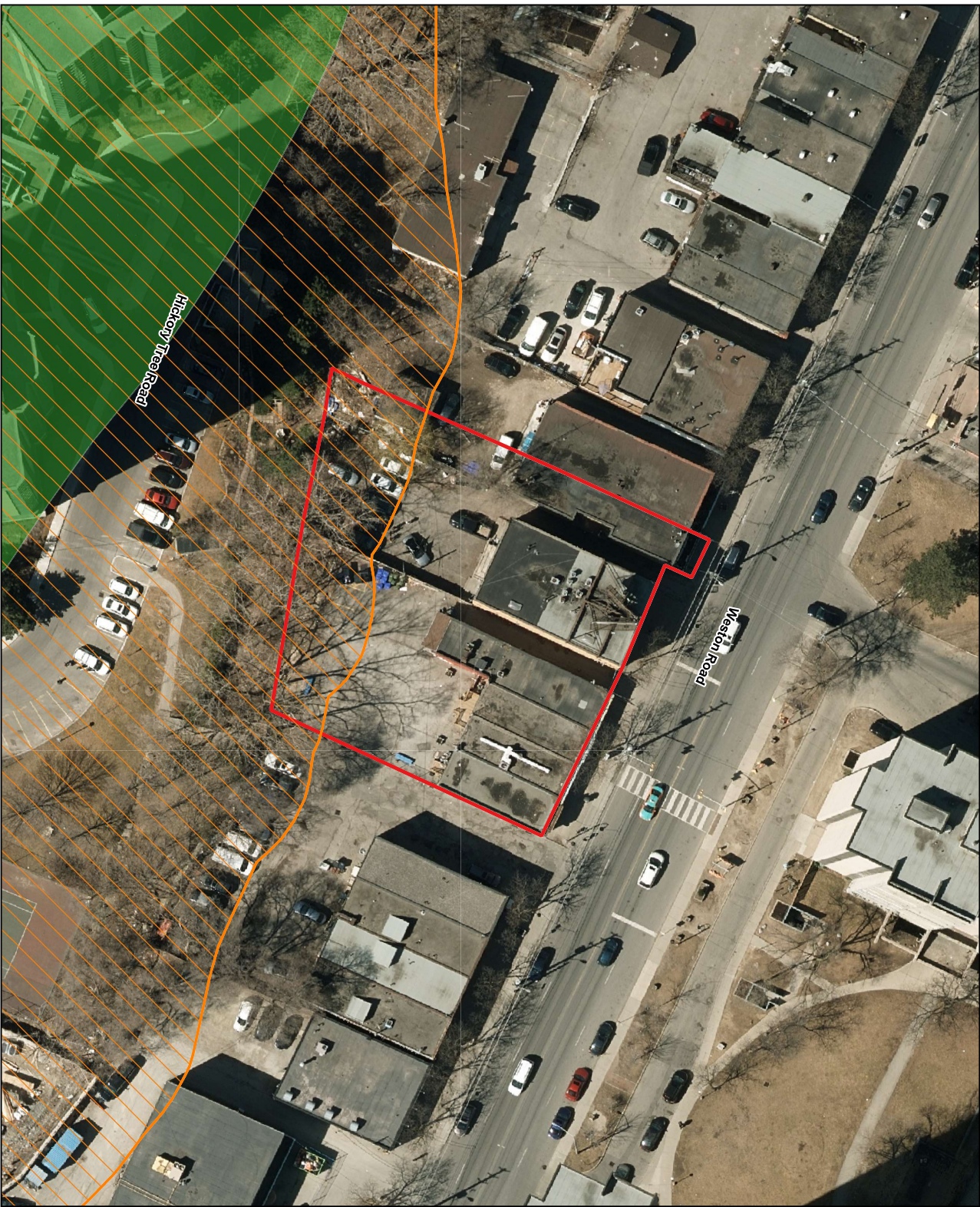
This NHIS was prepared using information collected through a review of relevant background information and seasonal field investigations in 2022. The report characterizes existing conditions on and adjacent to the property and addresses potential impacts of the proposed development on the natural heritage features and functions associated with the nearby natural heritage system lands.

Although the impacts outlined herein are limited in intensity and scope, a series of mitigation measures are also recommended to mitigate any negative impacts to trees.

The proposed re-development will be confined to portions of the site that are already developed. The proposed development is in conformance with the City of Toronto Official Plan and TRCA Living City Policies. From an ecological standpoint there are no sensitive features or functions that were identified through Beacon's work; therefore, no negative effects are anticipated and planting enhancements to the subject property are proposed.

In summary, it is our opinion that the proposed development will not adversely impact the natural heritage resources and ecological functions associated with the natural heritage system on adjacent





Toronto Natural Heritage Mapping **Figure 4**

1798-1808 Weston Road (Beauty Block 2)  
NHIS

**Legend**

- Subject Property
- The City of Toronto Natural Heritage System
- The City of Toronto Ravine and Natural Feature Protection Area

**BEACON**  
ENVIRONMENTAL

Project: 222093  
Last Revised: January 2023

Client: Weston Beauty  
Block II LP

Prepared by: SZ  
Checked by: SM

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Ontario Orthomapsy BaseLayer: FBS Toronto Division (2021)



lands provided the mitigation and enhancement measures recommended in this report are implemented.

Prepared by:  
**Beacon Environmental**



Sara May, Ph.D.  
Ecologist

Prepared and reviewed by:  
**Beacon Environmental**



Brian E. Henshaw  
CEO, Senior Ecologist

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Distribution and status of the vascular plants of the Greater Toronto Area.

# **Appendix A**

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## **TRCA Correspondence**



**From:** [Kelly Hodder](#)  
**To:** [Sara May](#)  
**Cc:** [Brian Henshaw](#); [Kelly Hodder](#)  
**Subject:** RE: 1798-1808 Weston Road, City of Toronto  
**Date:** May 31, 2022 1:53:14 PM  
**Attachments:** [image001.png](#)

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Hi Sara,

I discussed these properties with my team and understand they do not meet the criteria to be regulated under Ontario Regulation 166/06. This has been communicated to the City of Toronto. If you have any further questions please let me know.

Regards,

**Kelly Hodder**

Planner 1

Development Planning and Permits | Development and Engineering Services

T: [416-661-6600](tel:416-661-6600) ext. 5250

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**From:** Sara May <[smay@beaconenviro.com](mailto:smay@beaconenviro.com)>  
**Sent:** May 25, 2022 3:40 PM  
**To:** Kelly Hodder <[Kelly.Hodder@trca.ca](mailto:Kelly.Hodder@trca.ca)>  
**Cc:** Brian Henshaw <[bhenshaw@beaconenviro.com](mailto:bhenshaw@beaconenviro.com)>  
**Subject:** RE: 1798-1808 Weston Road, City of Toronto

Hi Kelly,

Thank you for your prompt response. It is Beacon's understanding that the proponent wishes to redevelop the lands to support a mid-rise mixed-use building, with commercial uses at grade, residential units above and parking accommodated below grade. Developing a site plan will require detailed knowledge of the feature limit, hence the site visit and staking of the feature.

Best,  
Sara

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**From:** Kelly Hodder <[Kelly.Hodder@trca.ca](mailto:Kelly.Hodder@trca.ca)>

**Sent:** May 24, 2022 1:58 PM

**To:** Sara May <[smay@beaconenviro.com](mailto:smay@beaconenviro.com)>

**Cc:** Brian Henshaw <[bhenshaw@beaconenviro.com](mailto:bhenshaw@beaconenviro.com)>; Kelly Hodder <[Kelly.Hodder@trca.ca](mailto:Kelly.Hodder@trca.ca)>

**Subject:** RE: 1798-1808 Weston Road, City of Toronto

Hi Sara,

Thank you for your patience, as we are receiving very high volumes of inquiries and permits at this time.

Could you please provide additional details regarding what is proposed? Is there a site plan available?

We are doing far fewer site visits and I would like to identify whether a site visit will be required.

Regards,

**Kelly Hodder**

Planner 1

Development Planning and Permits | Development and Engineering Services

T: [416-661-6600](tel:416-661-6600) ext. 5250

E: [kelly.hodder@trca.ca](mailto:kelly.hodder@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



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**From:** Sara May <[smay@beaconenviro.com](mailto:smay@beaconenviro.com)>

**Sent:** May 12, 2022 11:40 AM

**To:** Kelly Hodder <[Kelly.Hodder@trca.ca](mailto:Kelly.Hodder@trca.ca)>

**Cc:** Brian Henshaw <[bhenshaw@beaconenviro.com](mailto:bhenshaw@beaconenviro.com)>

**Subject:** 1798-1808 Weston Road, City of Toronto

Good morning Kelly,

I hope you are well. My name is Sara May, I am an ecologist with Beacon Environmental. I am reaching out to you today regarding the above noted properties we are working on in the City of Toronto (See figure attached). The southern portion of the property is identified in the TRCA mapping as a regulated area, north of the Humber River with a crest of slope mapped in the southwest corner of the property.

We assume TRCA will require this feature to be staked and would like to request a site visit with you

to confirm the limits of the natural heritage features on the property. Can you provide your availability to complete this exercise sometime in the next month. If you have any questions or require additional information please don't hesitate to call me at 905-490-0002.

Thank you in advance.

Best,  
Sara

***Sara May, Ph.D. / GIS & Graphics Manager, Ecologist***

**BEACON ENVIRONMENTAL**

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**To protect our staff, families, clients and the greater community all Beacon staff are working remotely. We will continue to provide timely communications *via* email and telephone and are committed to providing the highest level of service possible during this challenging time.**



# **Appendix B**

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## **Vascular Plant List**

## Appendix B

### Vascular Plant List

Scientific Name	Common Name	COSEWIC	SARO	SRank	Rank (TRCA April 2019)	Toronto (Varga 2005)	GTA (Varga 2005)	Nat Status
<i>Acer negundo</i>	Manitoba Maple			S5	L+?			N
<i>Alliaria petiolata</i>	Garlic Mustard			SE5	L+			I
<i>Bromus inermis</i>	Smooth Brome			SE5	L+			I
<i>Cerastium fontanum</i>	Common Mouse-ear Chickweed			SE5	L+			I
<i>Cichorium intybus</i>	Wild Chicory			SE5	L+			I
<i>Leonurus cardiaca</i>	Common Motherwort			SE5				I
<i>Morus alba</i>	White Mulberry			SE5	L+			I
<i>Plantago lanceolata</i>	English Plantain			SE5	L+			I
<i>Populus deltoides</i>	Eastern Cottonwood			S5	L5			N
<i>Rhamnus cathartica</i>	European Buckthorn			SE5	L+			I
<i>Salix x sepulcralis</i>	( <i>Salix alba</i> X <i>Salix babylonica</i> )			SNA	L+			I
<i>Taraxacum officinale</i>	Common Dandelion			SE5	L+			I
<i>Ulmus pumila</i>	Siberian Elm			SE3	L+			I

# Appendix C

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## Breeding Bird List

## Appendix C

### Breeding Bird List

Common Name	Scientific Name	Status					# Pairs or Territories Observed
		National Species at Risk COSEWICa	Species at Risk in Ontario Listing a	Provincial breeding season SRANK <sup>b</sup>	TRCA Status <sup>d</sup>	Area-sensitive (OMNR)c	
Rock Pigeon	<i>Columba livia</i>			SNA	L+		4
Mourning Dove	<i>Zenaida macroura</i>			S5	L5		1
Downy Woodpecker	<i>Dryobates pubescens</i>			S5	L5		1
Black-capped Chickadee	<i>Poecile atricapillus</i>			S5	L5		1
American Robin	<i>Turdus migratorius</i>			S5	L5		1
European Starling	<i>Sturnus vulgaris</i>			SE	L+		4
Northern Cardinal	<i>Cardinalis cardinalis</i>			S5	L5		1
Song Sparrow	<i>Melospiza melodia</i>			S5	L5		1
Common Grackle	<i>Quiscalus quiscula</i>			S5	L5		1
American Goldfinch	<i>Spinus tristis</i>			S5	L5		1
House Sparrow	<i>Passer domesticus</i>			SNA	L+		2

Field Work Conducted On: June 8 and July 5, 2022