

September 26, 2022

Lake Simcoe Region Conservation Authority
120 Bayview Parkway
Newmarket, Ontario L3Y 3W3

Attention: Erin Fitzpatrick, M.Sc.
Natural Heritage Ecologist

RE: **Environmental Impact Study Addendum**
642 Dunlop Street West
City of Barrie

1. Introduction

The following is provided as an Addendum to the Environmental Impact Study (EIS) prepared by Roots Environmental dated April 7, 2022.

This Addendum provides additional information to address requirements of the Terms of Reference for the EIS by the Lake Simcoe Region Conservation Authority (LSRCA) in their email dated January 26, 2022, which is included as Appendix A of the EIS.

2. Field Investigations

The following summarizes the results of the field investigations completed in 2022.

2.1. Breeding Bird Surveys

Two breeding bird surveys were completed on May 31 & June 27, 2022. Surveys were completed using general protocols in the Atlas of the Breeding Birds of Ontario, which were adapted for this small site. Surveys were completed using a wandering transect along the north edge of the subject properties abutting unevaluated wetlands and woodland communities. The remainder of the property is fully developed.

22 bird species were detected during the surveys. No Species at Risk listed under the *Endangered Species Act* (ESA) were found. All remaining species were found to be common in Ontario and prevalent in urban areas. A detailed list of species detected is attached.

2.2. Amphibian Breeding Surveys

Amphibian breeding surveys were completed on May 4 & 25, and June 23, 2022, using protocols from the Marsh Monitoring Program (Bird Studies Canada).

Surveys on site found no calling amphibians within at 50 metres of the subject properties. Detections were made outside of the 50-metre radius (between 50-100m or greater) to the northeast of the subject properties.

Surveys completed in May – August 2022 found no standing water or vernal pools adjacent to the property limits that could support breeding amphibians.

2.3. Vegetation Inventories

Two vegetation surveys were completed on May 27 & August 16, 2022. These surveys were focussed on undeveloped areas along the northwest and west boundary of the site. Remaining areas on site have been historically developed since the 1970's and are currently used for an automotive repair shop and car sales.

A total of 59 species were found. No SAR or rare species were found during the surveys. A detailed list of species is attached.

A Tree Preservation Plan (TPP) has been completed for the applications. This TPP identified no rare species or SAR within the subject or abutting properties.

2.4. Wetland Delineation

A delineation of wetland boundaries was completed with LSRCA staff on June 27, 2022. The limits of the woodland on the property were staked and surveyed by an Ontario Land Surveyor (OLS) per LSRCA requirements.

3. Species at Risk

A screening was completed as part of the EIS prior to surveys on the property in the spring and summer of 2022 to determine potential presence of SAR within the development area. The initial screening was based on habitat present, previous surveys in 2016, and known SAR species in range of the properties.

Surveys completed in 2022 found no SAR within the subject property or adjacent lands.

4. Significant Wildlife Habitat

An assessment of Significant Wildlife Habitat (SWH) was completed as part of the EIS. That assessment was based on habitat present in the study area. Based on that initial assessment, the following SWH was identified as having potential to be found on adjacent lands to the north of the subject properties:

- Amphibian Breeding Habitat (Woodlands); and
- Special Concern and Rare Wildlife Species.

Surveys completed in 2022 found no evidence of breeding amphibian habitat within adjacent lands to the subject properties (See Section 2.2 of this Addendum) and no species of Special Concern. No Significant Wildlife Habitat was confirmed within the study area and no negative impacts are anticipated.

5. Unevaluated Wetlands

Wetlands within the north portion of the subject property was delineated in-field with LSRCA staff on June 27, 2022. The extent of this feature is shown on the attached *Figure 1 – Revised Wetland Boundary*. Section 6.1 of the EIS stated that a revised wetland line would be completed in the spring of 2022 in consultation with LSRCA.

Development within the subject properties will remove approximately 0.02ha (221m²) of unevaluated wetlands. This wetland area to be removed is essentially one leaning Silver Maple. The understory of this tree is comprised of existing uses for vehicle parts, and tire and machinery storage.

Wildlife surveys on the property (See Section 2) found no significant features within the wetland areas to be removed. The site has been fully developed since the late 1970's. Given then limited amount of wetland to be removed and lack of significant ecological functions associated with the wetland, no negative impacts are anticipated to the overall wetland feature.

It is important to note that the unevaluated wetland to the north abutting the subject properties is zoned RH – Residential Hold, allowing for future development of those lands.

A 5-metre setback from the surveyed dripline of the wetland has been recommended. This setback will include a 3-metre setback per City of Barrie requirements and an additional 2-metres. This setback will be landscaped and/or enhanced with native plantings. In addition, areas under the dripline canopy that are currently disturbed and used for storage of cars, machinery, and tires, will be restored with native plantings. This restoration of the 5-metre setback and area under the dripline canopy will provide a net benefit to adjacent wetlands communities. No setback is presently in place.

Given the lack of any significant ecological functions, limited amount of wetland to be removed, disturbed nature of the setback and area under the wetland dripline canopy, and enhancements/restoration to occur in the setback, no further setback is warranted.

Based on requirements of the LSRCA *Ecological Offsetting Policy* (July 2021), we have calculated the cash in-lieu compensation for removal of the wetland (0.01ha) as \$8,307.61. It is our understanding that this compensation will “*be directed towards the creation, protection and/or restoration of natural heritage features in the watershed to ensure that a net ecological gain is achieved*” (EOP Section 3.3.3).

6. Summary and Conclusions

This Addendum has been completed to satisfy requirements in the Terms of Reference for the Environmental Impact Study completed for development applications at 642 Dunlop Street West, City of Barrie.

Provided recommendations of EIS are implemented and development occurs as shown on attached Concept Plan, we anticipate no impacts to natural heritage features or ecological functions.

If you have any questions, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle Fleming", with a stylized flourish at the end.

Kyle Fleming, BSc. (Wildlife)
Senior Ecologist/Owner

cc: 2507517 Ontario Inc.
 Karla Tamayo– Innovative Planning Solutions
 Charles Burgess – Burgess Gleason Environmental
 City of Barrie

Breeding Bird List - 642 Dunlop Street West, Barrie

2022

SCIENTIFIC NAME	COMMON_NAME	SRANK	SARA STATUS	SARO STATUS	G RANK	NOTES
<i>Sturnus vulgaris</i>	European Starling	SNA			G5	
<i>Cyanocitta cristata</i>	Blue Jay	S5			G5	
<i>Corvus brachyrhynchos</i>	American Crow	S5B			G5	
<i>Poecile atricapillus</i>	Black-capped Chickadee	S5			G5	
<i>Turdus migratorius</i>	American Robin	S5B			G5	
<i>Quiscalus quiscula</i>	Common Grackle	S5B			G5	
<i>Melospiza melodia</i>	Song Sparrow	S5B			G5	
<i>Spinus tristis</i>	American Goldfinch	S5B			G5	
<i>Cardinalis cardinalis</i>	Northern Cardinal	S5			G5	
<i>Vireo olivaceus</i>	Red-Eyed Vireo	S5B			G5	
<i>Setophaga ruticilla</i>	American Redstart	S5B			G5	
<i>Troglodytes aedon</i>	House Wren	S5B			G5	
<i>Sitta canadensis</i>	Red-Breasted Nuthatch	S5B			G5	
<i>Passerina cyanea</i>	Indigo Bunting	S5B			G5	
<i>Dumetella carolinensis</i>	Grey Catbird	S5B, S3N			G5	
<i>Tyrannus tyrannus</i>	Eastern Kingbird	S4B			G5	
<i>Setophaga fusca</i>	Blackburnian Warbler	S5B			G5	
<i>Larus delawarensis</i>	Ring-billed Gull	S5			G5	
<i>Icterus galbula</i>	Baltimore Oriole	S4B			G5	
<i>Seiurus aurocapilla</i>	Ovenbird	S5B			G5	
<i>Setophaga petechia</i>	Yellow Warbler	S5B			G5	
<i>Spizella passerina</i>	Chipping Sparrow	S5B, S3N			G5	

Vascular Plant List - 642 Dunlop St West, City of Barrie

2022

SCIENTIFIC_NAME	ENGLISH_COMMON_NAME	S_RANK	COSEWIC_STATUS	SARO_STATUS	G_RANK
<i>Acer negundo</i>	Manitoba Maple	S5			G5
<i>Acer saccharinum</i>	Silver Maple	S5			G5
<i>Acer saccharum</i>	Sugar Maple	S5			G5
<i>Alliaria petiolata</i>	Garlic Mustard	SNA			GNA
<i>Ambrosia artemisiifolia</i>	Annual Ragweed	S5			G5
<i>Anemonastrum canadense</i>	Canada Anemone	S5			G5
<i>Arctium minus</i>	Common Burdock	SNA			GNR
<i>Asclepias syriaca</i>	Common Milkweed	S5			G5
<i>Bromus arvensis</i>	Field Brome	SNA			GNR
<i>Carduus nutans ssp. nutans</i>	Nodding Thistle	SNA			GNRTNR
<i>Cichorium intybus</i>	Chicory	SNA			GNR
<i>Circaea canadensis</i>	Broad-leaved Enchanter's Nightshade	S5			G5T5
<i>Clematis virginiana</i>	Virginia Virgin's-bower	S5			G5
<i>Cornus stolonifera</i>	Red-osier Dogwood	S5			G5
<i>Dactylis glomerata</i>	Orchard Grass	SNA			GNR
<i>Daucus carota</i>	Wild Carrot	SNA			GNR
<i>Echinocystis lobata</i>	Wild Cucumber	S5			G5
<i>Elymus virginicus</i>	Virginia Wild Rye	S5			G5
<i>Equisetum pratense</i>	Meadow Horsetail	S5			G5
<i>Equisetum variegatum</i>	Variegated Horsetail	S5			G5
<i>Erigeron philadelphicus</i>	Philadelphia Fleabane	S5			G5
<i>Fraxinus pennsylvanica</i>	Green Ash	S4			G5
<i>Galium asprellum</i>	Rough Bedstraw	S5			G5
<i>Leonurus cardiaca</i>	Common Motherwort	SNA			GNR
<i>Matricaria discoidea</i>	Pineapple-weed Chamomile	SNA			G5
<i>Melilotus albus</i>	White Sweet-clover	SNA			G5
<i>Onoclea sensibilis</i>	Sensitive Fern	S5			G5
<i>Petasites frigidus var. palmatus</i>	Palmate Coltsfoot	S5			G5T5
<i>Pinus strobus</i>	Eastern White Pine	S5			G5
<i>Plantago major</i>	Common Plantain	SNA			G5

SCIENTIFIC_NAME	ENGLISH_COMMON_NAME	S_RANK	COSEWIC_STATUS	SARO_STATUS	G_RANK
<i>Poa pratensis ssp. pratensis</i>	Kentucky Bluegrass	SNA			G5T5
<i>Populus balsamifera</i>	Balsam Poplar	S5			G5
<i>Populus tremuloides</i>	Trembling Aspen	S5			G5
<i>Ranunculus acris</i>	Tall Buttercup	SNA			G5
<i>Reynoutria japonica</i>	Japanese Knotweed	SNA			GNR
<i>Rhamnus cathartica</i>	Common Buckthorn	SNA			GNR
<i>Rubus idaeus</i>	Red Raspberry	S5			G5
<i>Silene vulgaris</i>	Bladder Campion	SNA			GNR
<i>Solidago canadensis</i>	Canada Goldenrod	S5			G5
<i>Stellaria media</i>	Common Chickweed	SNA			GNR
<i>Taraxacum officinale</i>	Common Dandelion	SNA			G5
<i>Thuja occidentalis</i>	Eastern White Cedar	S5			G5
<i>Toxicodendron radicans</i>	Poison Ivy	S5			G5
<i>Tragopogon pratensis</i>	Meadow Goatsbeard	SNA			GNR
<i>Trifolium repens</i>	White Clover	SNA			GNR
<i>Ulmus americana</i>	American Elm	S5			G5
<i>Verbascum thapsus</i>	Common Mullein	SNA			GNR
<i>Vicia americana</i>	American Vetch	S5			G5
<i>Vitis riparia</i>	Riverbank Grape	S5			G5
<i>Lonicera tatarica</i>	Tatarian Honeysuckle	SNA			GNR
<i>Rhus typhina</i>	Staghorn Sumac	S5			G5
<i>Picea glauca</i>	White Spruce	S5			G5
<i>Pinus strobus</i>	White Pine	S5			G5
<i>Symphyotrichum lateriflorum</i>	Calico Aster	S5			G5
<i>Cynanchum rossicum</i>	Dog Strangling Vine	SNA			GNR
<i>Geranium robertianum</i>	Herb Robert	S5			G5
<i>Solidago gigantea</i>	Giant Goldenrod	S5			G5
<i>Dryopteris carthusiana</i>	Spinulose Wood Fern	S5			G5
<i>Ageratina altissima</i>	White Snakeroot	S5			G5
<i>Sambucus racemosa</i>	Red Elderberry	S5			G5



Legend

- Property Boundary
- Unevaluated Wetland Retained
- Wetland Buffer (5m)
- Unevaluated Wetland to be Removed (0.02ha)
- Watercourse (Dymont Creek)

ADDENDUM ENVIRONMENTAL IMPACT STUDY

Figure 1
Revised Wetland Boundary

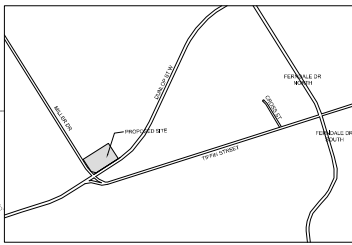
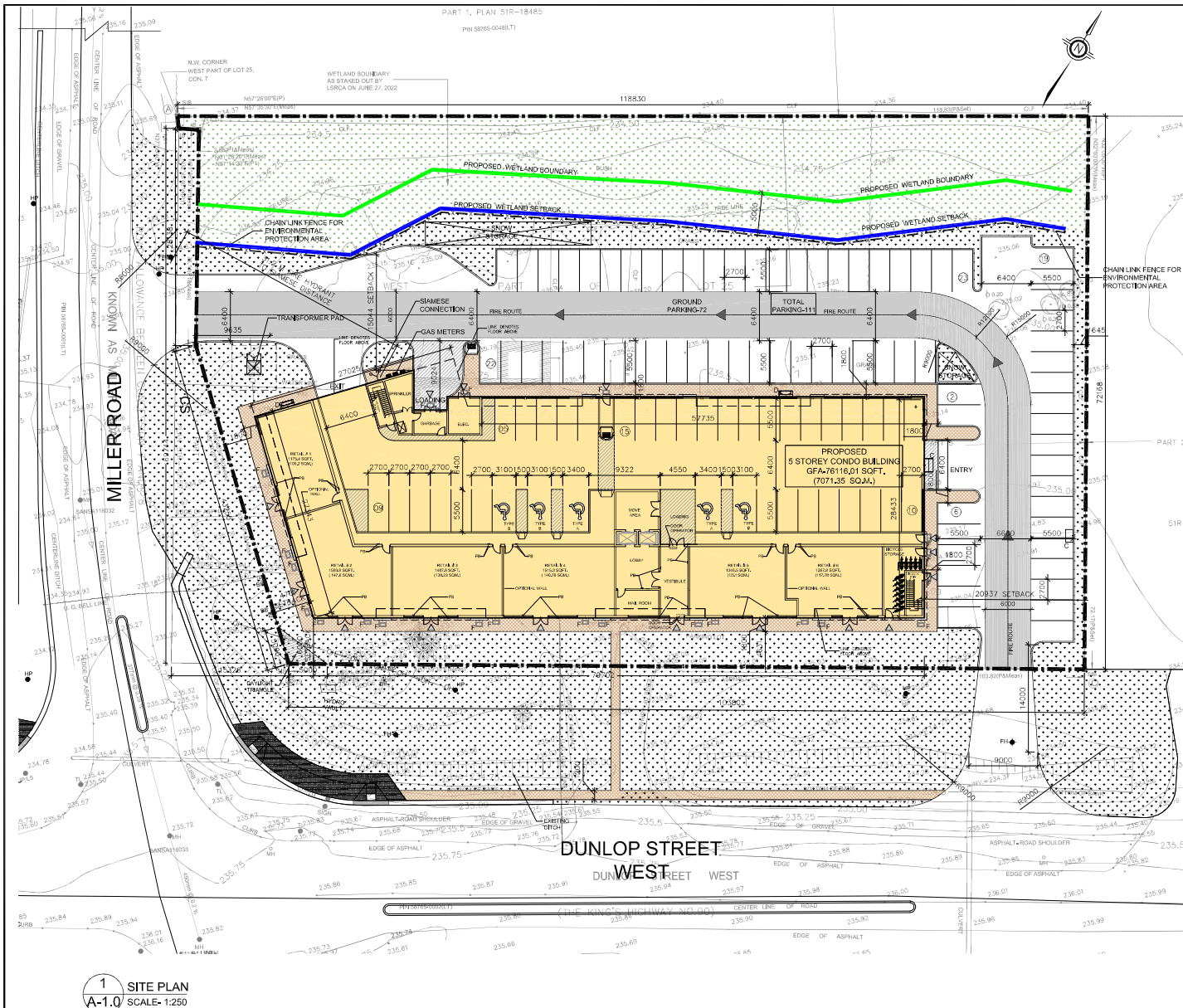
2507517 Ontario Inc
642 Dunlop Street West
City of Barrie



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25 12.5 0 25 50 75 100
Meters



KEY PLAN

PROJECT STATISTICS

ADDRESS	642 DUNLOP STREET WEST, BARRIE, ON
ZONING	GENERAL COMMERCIAL (GC)
REQUIRED	450 SQ.M.
PROPOSED	8084.59 SQ.M.
LODGED AREA (sqm)	
RETAIL	778.89 SQ.M.
RESIDENTIAL UNITS	4233.07 SQ.M.
AMBIENT AREA	341.95 SQ.M.
TOTAL SPIN	2071.35 SQ.M. (59.93%)
CONTRACT	50% MAX
LANDSCAPE AREA	2811.57 SQ.M. (64.7%)
PAVED AREA	522.91 SQ.M. (6.47%)
BUILDING HEIGHT (MAX)	14.0 M.
TOTAL PARKING (MIN.)	128 CARS
BARREER FREE PARKING (MIN.)	5 CARS
BIKE/PARKING (MIN.)	4
LOADING SPACE (MIN.)	1
LOT FRONTAGE (MIN.)	10 M.
DUNLOP STREET WEST	69.7 M.

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT YARD (WEST)	6.0M	4.76 M.
EXTERIOR SIDE YARD (SOUTH)	5.0M	6.0 M.
INTERIOR SIDE YARD (NORTH)	3.0M	15.04 M.
REAR YARD (EAST)	7.0M	20.93 M.

PARKING CALCULATIONS

ITEM	AREA(SQM.)	RATE	REQUIRED	PROVIDED
RETAIL	778.89	1 PER 24 SQ.M.	33	16
RESIDENTIAL UNITS (72)	4233.07	1.25 PER DWELLING	90	90
A/C PARKING OVER 100 - 1+25 OF RES. PARKING			5	5
TOTAL			128	111
CAR SPACE SIZE			2.7X5.5M	2.7X5.5M
A/C CAR SPACE SIZE			3.4X5.5M	3.4X5.5M
(TYPE-A)			3.4X5.5M	3.4X5.5M
(TYPE-B)			3.4X5.5M	3.4X5.5M

MUNICIPAL ADDRESS & LEGAL DESCRIPTION:
PART 3 OF LOT 22 REGISTERED PLAN #45 CITY OF BARRIE, COUNTY OF SIMCOE

APPLICANT:
n Architecture Inc., 9120 Leslie St., Suite 208,
Richmond Hill, Ontario L4B 3J9
T: 416.236.9741
E: info@narchitecture.com
WEB: www.narchitecture.com

SURVEY INFORMATION TAKEN FROM:
CHART W/1001 SURVEYING LTD.
1900 FINE GROC. ROAD, PICKERING
ONTARIO, L1Y 6T8
PH: (905) 708-8863
FAX: (905) 492-5485

TOTAL UNITS:	
TWO BED ROOM UNITS	33
ONE BED ROOM UNITS	27
ACCESSIBLE ONE BED ROOM UNITS	06
ACCESSIBLE TWO BED ROOM UNITS	06
TOTAL	72

PE-BARRIER FREE PUSH BUTTON

LEGEND



n Architecture Inc
PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
9120 Leslie Street, Suite 208
Richmond Hill, Ontario, L4B 3J9
T: 416.236.9741
E: info@narchitecture.com
www.narchitecture.com



19th SEPT. 2022
NOT FOR CONSTRUCTION

No.	Date	Version	Dwn.
3.		ISSUED FOR SPA	SB
2.	13-JUN-2018	ISSUED FOR PRE-CONSULTATION	SB
1.	04-APR-2016	ISSUED FOR PRE-CONSULTATION	FK

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PROJECT:

**PROPOSED 5-STORY CONDO BUILDING
642 DUNLOP STREET W
BARRIE, ON.**

DRAWING TITLE:

SITE PLAN

DRAWN BY: FK DATE: DEC 02 2015

CHECKED BY: NM SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:

15-48 A-1.0