

**NATURAL HERITAGE IMPACT STUDY**

**175 Wynford Drive  
City of Toronto**

Prepared for:

**DVP Hotel Development LP**  
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Prepared by:

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**Project No. 2020-192**

**September 21<sup>st</sup>, 2020**



## 1.0 INTRODUCTION & BACKGROUND

PLAN B Natural Heritage was retained by DVP Hotel Development LP to undertake a Natural Heritage Impact Study (NHIS) for a development proposal located at 175 Wynford Drive in the City of Toronto. The subject property is located at the northwest corner of Wynford Drive and Eglinton Avenue East (Figure 1). The proposed re-development of the site consists of four high-rise buildings with outdoor amenity areas.

The subject property is flanked by the Don Valley Parkway (on-ramp) on the west, Eglinton Avenue East on the south, Wynford Drive on the east, and a tributary of the East Don River on the north. The subject property is approximately 0.2 ha in area and is comprised of an existing hotel and an asphalt parking lot.

The main trigger for the NHIS is the proximity of the East Don River tributary ravine to the proposed development. The subject ravine is part of the City of Toronto Natural Heritage System. The northernmost portion of the subject property also occurs within an area that is covered by the *City of Toronto Ravine and Natural Feature Protection By-Law*. The Official Plan policies of the City of Toronto and the guidelines/policies of the TRCA require the preparation of a NHIS for development proposals on lands adjacent to or within a natural heritage system feature. The East Don River tributary ravine is a TRCA regulated feature and is also part of their Terrestrial Natural Heritage System Strategy.

### *Study Purpose*

The purpose of this NHIS is to provide the following information:

- An overview level description of the ecological features and functions of the subject property and adjacent lands;
- A description of the proposed development, including the proposed servicing scheme;
- An evaluation of potential impacts to natural heritage system features and functions;
- Recommended mitigation measures to avoid or minimize negative environmental impacts;
- An opinion as to whether the proposed development complies with the City of Toronto and TRCA policies; and,
- Additional recommendations to be considered at the site plan approval stage (conditions of approval).

## 2.0 STUDY METHODOLOGY

The work plan for the NHIS included the following:

- Compile and review background reports, mapping, and supporting technical submissions, including: *Slope Stability and Erosion Risk Report* (Grounded Engineering Inc. 2020), *Slope Stability Assessment* (McClymont and Rak Engineers Inc. 2020), *Hydrogeological Review* (Grounded Engineering 2020), *Stormwater Management and Functional Servicing Report* (Counterpoint

Engineering 2020), *Architectural Plan* (Quadrangle 2020), *Arborist Report* (Bras d'Or Forestry Services Ltd. 2020), *Landscape Plan* (Cormier Landscape Architects 2020), and MNRF LIO/NHIC databases;

- Complete aerial photograph, soils and topographic map interpretation of the study area;
- Complete MNRF NHIC screening for species at risk;
- Reconnaissance level survey of the subject property to document existing vegetation communities (following the *Ecological Land Classification for Southern Ontario* – Lee et al., 1989) and record incidental wildlife observations;
- Confirm development limits and setback requirements;
- Review proposed development plan in the context of the existing natural heritage features/functions and the environmental policy regime;
- Review and identify mitigation measures for potential environmental impacts;
- Identify and evaluate enhancement opportunities for the natural heritage system (i.e. ravine stewardship); and,
- Document findings in a Natural Heritage Impact Study report.

### 3.0 EXISTING CONDITIONS

The following section provides a description of the existing conditions within the study area. The vegetation and topographic features of the study area are shown on Figures 2 and 3, respectively. Site photographs are provided in Appendix A.

#### *175 Wynford Drive*

175 Wynford Drive is comprised of an existing hotel and paved parking lot with manicured/landscaped outdoor amenity areas. A ravine, which is part of the City of Toronto's Natural Heritage System, is located within the northern portion of the subject property. No significant/sensitive ecological features or functions were observed within the existing developed tableland portion of the subject property (i.e. hotel and parking area).

#### *East Don River Tributary Ravine*

A reconnaissance level survey of plant species in the forested ravine on the subject property was completed on May 11<sup>th</sup> and June 12<sup>th</sup>, 2020. A description of the plant communities is provided below. The plant communities are mapped on Figure 2. The vegetation communities on and abutting the subject property were described and mapped following the *Ecological Land Classification for Southern Ontario: First Approximation* (Lee et al. 1998).

### Dry-Fresh Sugar Maple-Beech Deciduous Forest (FOD5-2)

The ravine located at the northern end of the subject property is a dominated by Sugar Maple with American Beech, Basswood, Norway Maple, and Ironwood as co-dominants. Bur Oak, White Pine, Black Cherry and Siberian Elm are scattered throughout the ravine in small numbers. The understory layer is variable with sparse (bare ground) to densely vegetated areas with a thick shrub and herbaceous groundcover layer. Dominant woody species within the understorey include Sugar Maple, Chokecherry, Alternate-leaved Dogwood, Common Buckthorn\*, and Honeysuckle\*. The dominant groundcovers are comprised of Periwinkle\*, Zig-zag Goldenrod, Large-leaved Aster, Enchanter's Nightshade\*, Ostrich Fern, and Urban Avenas\*. Garlic mustard, a highly invasive species, also occurs within the ravine<sup>1</sup>.

The canopy trees range from 25 to 60 cm DBH (diameter at breast height). There were only a few trees  $\pm$ 60 cm DBH with most mature trees between 40 and 50 cm DBH. The sub canopy trees are generally in the 10-25 cm DBH range. Overall, the ravine trees are generally in good condition.

### Dry-Fresh Deciduous Forest (FOD4)

This community, located next to an existing parking lot, is comprised of dense Manitoba Maple with little understory vegetation except within the edge located adjacent to Wynford Drive. The understorey and groundcover vegetation within this unit is largely dominated by European Swallow-wort.

### Dry-Fresh Sugar Maple Deciduous Forest (FOD5)

Located on the east side of Wynford Drive, this plant community is dominated by Sugar Maple with scattered Eastern cottonwood, Red Maple, and White Ash. The edge of the forest community is dominated by dense growth of Staghorn Sumac with Canada Thistle and Swallow-wort in the groundcover layer.

### *Species at Risk*

Species at risk previously recorded from the NHIC 1x1 km square (i.e. 17PJ3442) that the subject property is situated within include Queensnake (Endangered). The extant populations of this species observed within the last 20 years are only found in the Bruce Peninsula, Long Point, St. Clair National Wildlife Area, and along the Maitland, Canard, Detroit, Ausable, Grand and Thames rivers (NHIC 2020). Queensnake is a semi-aquatic species that rarely travels far from water. The species requires a permanent body of water and an abundance of cover material, such as flat rocks, and presence of native crayfish for prey. A suitable water body can be still or flowing but must be at or above 18.3 degrees Celsius for the majority of the species' active season. Queensnake also requires areas for winter hibernation such as small mammal burrows, talus slopes, cracks in bedrock or openings around tree roots (Government of Ontario 2020).

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<sup>1</sup> Species noted with an \* are non-native and invasive.



The observation from NHIC 1x1 km square 17PJ3442 appears to be old (greater than 20 years) and, as noted above, there is no indication that this species is still present within the study area. Notwithstanding this, the ravine and associated watercourse will be protected and there is an opportunity to improve the habitat quality and functionality of the area over the *long-term* through a Ravine Stewardship Plan.

No species at risk were observed during the field surveys of the subject property. The forested ravine however may provide potential roosting and/or summer maternity habitat for endangered bat species.

#### *Topography, Soils and Groundwater Conditions*

The ravine has moderate to steeply sloping topography (Figure 3) with evidence of past and recent soil erosion along portions of the upper slope and in proximity to the tributary (bank undercutting). The tableland portion of the site (hotel/parking lot) gently slopes towards the north.

Imperfectly drained Peel clay soils occur on the tableland portion of the site, which is underlain by stone free lacustrine clay over gritty clay till (Hoffman and Richards 1955, *Soil Survey of York County – Report No. 19 of the Ontario Soil Survey*).

Grounded Engineering (2020) report that the groundwater flow path under the site is from south to north, towards the tributary ravine, and that for slope stability analysis purposes, the groundwater levels range from approximately 126 m (perched water table) to 130 m (lower groundwater elevation) below the surface.

Evidence of groundwater seepage was not observed by Grounded Engineering (2020) along the slope of the tributary ravine.

#### *Fish Habitat*

The ravine contains a tributary of the East Don River, which supports a warm water fish community. Typical species present in the East Don River system include white sucker, creek chub, longnose dace, and blacknose dace. The system has poor water quality related to combined storm/sanitary sewer overflow, road runoff (chlorides), and leachate from historic landfills. Impaired water quality, barriers to fish dispersal, and altered stream morphology limit the ability of the Don River system to support sensitive aquatic species and greater bio-diversity.

No fish species were observed within the watercourse on the subject property. Downstream barriers and culvert obstructions at Wynford Drive appear to be limiting fish movement to and from the main channel of the East Don River. The watercourse exhibits a meandering channel form with evidence of bank undercutting and erosion.

### *Wildlife*

From a wildlife habitat perspective, the subject ravine is part of a larger species dispersal corridor (i.e. Don River valley system) that provides temporary stop-over habitat for migrating birds in the spring and fall, as well as permanent habitat for summer and winter resident birds. The forested valley slopes and ravine bottomland areas are particularly important in this regard. The ravine lands also provide habitat for small mammals, amphibians and reptiles that are tolerant of urban environments.

Wildlife observations within the study area included common, habitat generalist bird species such as:

- American Goldfinch
- American Robin
- Common Grackle
- European Starling
- House Finch
- House Sparrow
- Black-capped Chickadee
- Northern Cardinal

The details of the breeding bird survey completed on the subject property are provided below.

### *Breeding Bird Survey*

Two-point count stations were selected in representative habitats within the study area (Figure 2). The point counts followed the second Ontario Breeding Bird Atlas methodology (Cadman et al. 2007). All species and numbers of individuals were recorded during the survey. The surveys were conducted between 8:20 am and 9:20 am on June 12<sup>th</sup>, 2020.

Two 10-minute stationary point counts were completed during the survey. Due to the noise disruption from the traffic on the Don Valley Parkway, the usual 5-minute point counts were doubled to try and census any species that may have been missed with the high level of noise from vehicles. Temperature during the survey ranged from 14 to 16 Celsius, with wind speed in the 10 to 15 km/hr. range, and mostly clear skies. The location of the point counts is shown on Figure 2.

#### *Point Count #1*

*Survey Time: 8:20 - 8:30 am*

Species	<100m	>100m
American Goldfinch	2	
Northern Cardinal	1	
Black-capped Chickadee	1	

*Point Count #2**Survey Time: 9:10 – 9:20 am*

Species	<100m	>100m
House Sparrow	3	
House Finch	3	
American Robin	1	
European Starling	1	2
Common Grackle		1

The avian community within the study area was comprised primarily of common, habitat generalist species that typically occur in urban areas. The ravine likely provides a stop-over habitat function for migrating birds in the spring and the fall. A total of 8 species in low numbers were recorded from the study area. The most abundant species were House Sparrow and House Finch. Due to the constraints associated with the adjacent Don Valley Parkway and the single survey date, it was not possible to confirm the level of breeding (possible, probable, confirmed) of the recorded bird species.

#### 4.0 NATURAL HERITAGE SYSTEM FRAMEWORK

The limits of the City of Toronto NHS are shown on Figure 4. The boundary generally coincides with the edge (dripline) of intact natural plant communities associated with the East Don River tributary ravine.

The limits of development on the subject property are shown on Figure 4. The limits incorporate the City of Toronto NHS (dripline plus 10 m) plus the long term stable top of bank (LTSTB) and a 10 m buffer (refer to *Slope Stability and Erosion Risk Report* – Grounded Engineering Inc. 2020 for details on the slope analysis). The long-term stable slope crest ranges from 3.7 m to 7.4 m from the TRCA staked top of bank.

The ravine is regulated by the TRCA under O. Reg. 166/06 (*Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*). A permit will be required for any works proposed within or adjacent to a regulated feature.

#### 5.0 PROPOSED DEVELOPMENT

The proposed development of the subject property is described below, and is shown in Appendix A.

##### *175 Wynford Drive*

The proposed development at 175 Wynford Drive consists of the following:

- Four high-rise buildings with underground parking;
- An emergency access road connections to Wynford Drive;

- Outdoor amenity areas; and,
- Naturalized top of bank/dripline setback areas.

The proposed development will connect to existing municipal infrastructure (water mains, sanitary sewers, storm sewers, utilities). Stormwater runoff from the site will ultimately discharge to the East Don River via an existing storm sewer outfall located on the east side of Wynford Drive that outlets to the East Don River tributary. Proposed water quality and water quantity control measures are discussed under separate cover by Counterpoint Engineering (2020).

A detailed description of the proposed servicing concept for the development is found in the Functional Servicing Report (FSR) prepared by Counterpoint Engineering (2020). Stormwater management criteria and water balance requirements are also provided. Key conclusions from the FSR include the following:

- Storm servicing for the proposed development will connect to the existing sewer system and will outlet to the East Don River tributary via an existing outlet located on the east side of Wynford Drive. Further analysis is required at the detailed design stage to confirm whether adjustments are required to the outlet to accommodate post-development flows;
- The proposed development is subject to the stormwater management requirements outlined in the City of Toronto *Wet Weather Flow Management Guidelines*. The requirements necessitate compliance with water balance, water quantity control and water quality control.
- Post-development peak flows will be controlled to pre-development levels for all storms up to and including 100-year storm to meet TRCA criteria for the Don River watershed. Additional on-site storage volume will be required to meet City of Toronto design criteria.
- Water balance on-site can be achieved through the irrigation of planting areas and potential rooftop storage and stormwater cisterns for rainwater harvesting and reuse.
- Stormwater quality control on site can be achieved through a combination of LID measures, catchbasin goss traps, and oil/grit separators or filters.
- The proposed development site will be graded in conformance with City standards.

Counterpoint Engineering (2020) have concluded that the proposed development can be serviced in accordance with City of Toronto standards.

## 6.0 POTENTIAL IMPACTS

The limits of development, as shown on Figure 4 and Appendix A, are based on the results of a *Slope Stability and Erosion Risk Report* conducted by Grounded Engineering Inc. (2020). The long-term stable top of bank (LTSTB) line plus a 10 m buffer was identified as the “limits of development” for the subject parcel of land. A 10 m buffer has been provided from the dripline of the edge of the ravine. The setback requirements are based on City of Toronto and TRCA policies.

Appendix A (Site Plan) shows the extent of development that is proposed within the LTSTB and dripline setback areas. The proposed emergency access road, outdoor amenity areas and temporary construction work zones for the proposed buildings are located within the dripline and LTSTB setback areas. Ecological off-setting (discussed below) is recommended to compensate for the minor removal of ravine trees and vegetation associated with building demolition, high-rise tower construction, and the proposed emergency access road to Wynford Drive. A detailed description of tree removals, tree hazard abatement measures, and tree protection measures along the development/ravine interface is provided under separate cover in the *Arborist Report* (Bras d’Or Forestry Services Ltd. 2020).

The Don River valley and its tributaries provide an important migratory bird stopover function during the spring and fall. The valleylands also provide habitat for summer and winter resident birds. To reduce the potential for birds striking the proposed buildings, *City of Toronto Bird Friendly Guidelines* should be incorporated into the design of the high-rise buildings.

As noted in the FSR (Counterpoint Engineering 2020), the specific details of the water balance and the stormwater management strategy will be determined at the detailed design stage. Based on our understanding of the site characteristics and the proposed stormwater management scheme, surface water and groundwater quality/quantity control can be achieved in accordance with City of Toronto and TRCA guidelines. Given the proximity of the East Don River tributary, it is important that the groundwater recharge/discharge function of the site is maintained and “enhanced”, where feasible. Low impact development stormwater management measures, as described in the FSR, should be utilized to the extent possible to protect and enhance stream baseflow and water quality in the receiving tributary and the East Don River. Potential impacts to the groundwater regime are addressed under separate cover by Grounded Engineering Inc. (2020).

## 7.0 MITIGATION MEASURES

The following section provides an overview of the recommended mitigation measures for the proposed development at 175 Wynford Drive.

As noted in the FSR (Counterpoint Engineering 2020), an Erosion and Sediment Control program should be implemented throughout the duration of construction, in accordance with the *GTA Conservation Authorities’ Erosion & Sediment Control Guidelines for Urban Construction* (December 2006). The

proposed Erosion and Sediment Control program for the site should include the following temporary measures to protect the adjacent ravine and the East Don River tributary:

- Installation of an erosion/siltation control barrier and tree protection measures around the perimeter of the site (refer to Appendix B for demolition and construction hoarding plan);
- Sediment traps on internal catch basins and external catch basins adjacent to the site;
- Mud mat(s) at the access point(s) of the site to prevent mud tracking by construction vehicles;
- On-site dust control measures; and,
- Regular inspection and maintenance of the above-listed Erosion/Sediment Control and tree protection measures.

As noted above, LID stormwater management measures (where feasible) should be implemented to maintain the pre-development groundwater recharge/discharge regime and to maintain/enhance surface water quality in the receiving East Don River tributary. Stormwater quantity controls, as outlined in the FSR (Counterpoint Engineering 2020), will also be required to protect stream channel integrity and habitat function downstream of the existing storm sewer outfall to the East Don River tributary.

The eroding and erosion prone ravine slopes should be stabilized using bio-engineering methods. A Ravine Stewardship Plan should be completed at the site plan stage, as a condition of development approval.

Due to the potential for lowering of the water table during excavation and dewatering, a groundwater mitigation plan will need to be developed to protect stream baseflow and water quality within the East Don River tributary.

#### *Enhancement Opportunities*

The proposed 10 m setback from the LTSTB and the dripline of the ravine represents a good candidate for naturalization with locally indigenous plant species. A conceptual planting plan for the setback areas and the proposed open space amenity areas should be prepared as a condition of approval. The planting concept plan should be reviewed with City and TRCA staff to ensure it is compatible with the vegetation in the East Don River subwatershed.

As noted above, Low Impact Development (LID) technologies and green infrastructure (such as green roofs, bio-swales, permeable pavement, etc.) should be employed to the extent possible to reduce the impact of future development on the East Don River tributary.

### *Ravine Stewardship Opportunities*

Based on our site observations, environmental stewardship opportunities identified within the ravine include the following:

- Naturalization of ravine setback areas;
- Invasive species removal (buckthorn, garlic mustard, periwinkle, Norway maple) and replacement with locally indigenous plant species;
- Removal of debris/garbage along the western edge of the ravine;
- Clean out of culvert opening that goes under Wynford Drive;
- Edge tree/shrub planting within the dripline/top of bank setback with locally indigenous species;
- Stabilization of erosion prone stream bank and ravine slope implementing natural channel design and bio-engineering measures, respectively; and,
- Replacement plantings (on a 1:1 ratio basis) for trees to be removed to accommodate building demolition, building construction, and construction of the emergency access road to Wynford Drive.

The preparation of a Ravine Stewardship Plan should be completed, as a condition of approval, at the site plan stage.

### *Grading Control within LTSTB Setback*

The ravine slopes flanking the site are steep and prone to erosion. Grading within the tableland portion of the site should ensure that there is no overland flow of surface runoff to the valley slopes during construction or post-construction. Grade changes within the LTSTB setback area should therefore be kept to a minimum. Any proposed works within the top of bank setback area (e.g. removal of existing buildings, parking areas and sub-grade) will require a permit from the TRCA.

### *Pedestrian and Companion Animal Control*

To deter human and companion animal access to the tributary ravine, we recommend that an appropriate fence (or dense shrub plantings) be incorporated into the site plan along the edge of the 10 m LTSTB setback. Interpretative signage that explains the significance/sensitivity of the adjacent ravine and provides an outline of appropriate stewardship behavior by the public should be installed at the edge of the setback area and within the proposed outdoor amenity areas. These recommendations have the potential to provide important environmental educational opportunities for the residents and the general public about the East Don River ecosystem.

### *Policy Compliance*

In our professional opinion, the proposed development at 175 Wynford Drive generally complies with the natural heritage policies of the City of Toronto Official Plan, the TRCA Living City Policies and regulations, and the Provincial Policy Statement (Natural Heritage), as it relates to the protection, restoration, and enhancement of the natural environment for the *long-term*. The limits of development were initially established based on a 10 m setback from the long-term stable top of bank, as determined by a slope stability investigation completed by Grounded Engineering Inc. (2020), and 10 m from the ravine dripline. The development concept plan however shows an emergency access road, outdoor amenity areas, and temporary work zones for building demolition and construction partially or wholly located within the 10 m stable top of bank and dripline setbacks. Where feasible, the balance of the 10 m setback area however should be naturalized with locally indigenous plant species, as part of an overall landscape concept plan for the site. Fencing of the stable top of bank setback line (or dense shrub plantings – Living Fence) is recommended to deter pedestrian and companion animal access to the East Don River tributary ravine.

Ecological off-setting on a 1:1 area replacement basis is recommended to compensate for the intrusion into the LTSTB 10 m setback area. The off-setting should take the form of native plantings within the East Don River tributary ravine or in a suitable alternative location identified by the City of Toronto and the TRCA.

Stormwater management measures, including LID measures, as outlined in the FSR (Counterpoint Engineering 2020) will provide for a certain level of protection for the receiving East Don River tributary from a water quantity and quality control perspective. LID measures are recommended, where feasible, to maintain the overall pattern and volume of groundwater infiltration and discharge to the East Don River tributary.

Opportunities for enhancing the City's natural heritage system can be addressed through the proposed naturalization of the LTSTB 10 m setback area and the proposed outdoor amenity areas with plant species that are locally indigenous. Green roof technology and bird friendly architectural control measures, in accordance with City of Toronto guidelines, are recommended for incorporation into the final design of the proposed high-rise buildings at 175 Wynford Drive.

## **8.0 SUMMARY AND CONCLUSIONS**

PLAN B Natural Heritage was retained by DVP Hotel Development LP to complete a NHIS for a development proposal at 175 Wynford Drive in the City of Toronto. The NHIS was completed in the context of a proposed redevelopment plan for the subject property, which is currently occupied by a hotel and parking lot.

The findings of this study indicate that there will be minor development intrusion within a natural heritage system feature (i.e. East Don River tributary ravine) for an emergency access road to Wynford Drive. The limits of development for the subject property are generally defined by the long-term stable top of bank



line plus a 10 m setback and the dripline of the ravine plus 10 m setback. Future development (and grading) is proposed within the 10 m setback area to accommodate an emergency access road, outdoor amenity areas, and temporary work zones for proposed building demolition and construction of the new high-rise towers. A permit from the TRCA will be required for any work proposed within the 10 m setback area. Ecological off-setting on a 1:1 area replacement basis is recommended to compensate for the intrusion into the 10 m setback area. The off-setting should take the form of native species plantings within the adjacent ravine or suitable alternative location identified by the City and TRCA. With proper on-site grading/construction control measures, restoration of the setback area and ecological off-setting, no negative impacts to natural heritage system features or functions are anticipated.

In our opinion, the proposed development at 175 Wynford Drive generally complies with the various environmental policies, guidelines, and regulations that apply to the subject site.

The following mitigation and environmental management measures are recommended to avoid or minimize impacts to the natural heritage system and ensure policy compliance:

- Locally indigenous plant species should be used in the planting plan for the proposed outdoor amenity areas and the LTSTB/dripline 10 m setback;
- Ecological off-setting on a 1:1 area removal basis should be implemented to compensate for the proposed intrusion into the LTSTB setback area and tree removals associated with building demolition and the proposed development. The off-setting should take the form of enhancement plantings within the adjacent ravine, in consultation with TRCA and City staff;
- Removal of invasive plant species (e.g. garlic mustard, buckthorn, Norway maple);
- Grading within the LTSTB setback area should not promote overland surface runoff towards erodible ravine slopes;
- Pedestrian and companion animal access to the valley should be restricted by appropriate design features incorporated into the LTSTB setback area (e.g. fencing, thicket forming shrubs);
- LID stormwater management measures should be implemented (where feasible) to maintain/enhance surface water and groundwater quality/quantity;
- Erosion/siltation control and tree protection measures following City/TRCA standards should be implemented during the construction period; and,
- Interpretative signage that i) describes the significance/sensitivity of the East Don River tributary ravine, and ii) provides examples of appropriate environmental stewardship behavior by the public, should be installed in the outdoor amenity areas, and along the edge of the LTSTB 10 m setback.

Respectfully submitted by,

PLAN B Natural Heritage

A handwritten signature in dark ink, appearing to read "Brad Bricker". The signature is fluid and cursive, with the first name "Brad" and last name "Bricker" clearly distinguishable.

Brad D. Bricker, M.Sc.

*Certified Senior Ecologist (ESA)*

*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Photo #1



*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Photo #2



*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Photo #3



*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Photo #4



*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Photo #5



*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Photo #6



*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Photo #7



*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Photo #8



*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Photo #9



*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Photo #10



*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Looking northwest from Photo #7

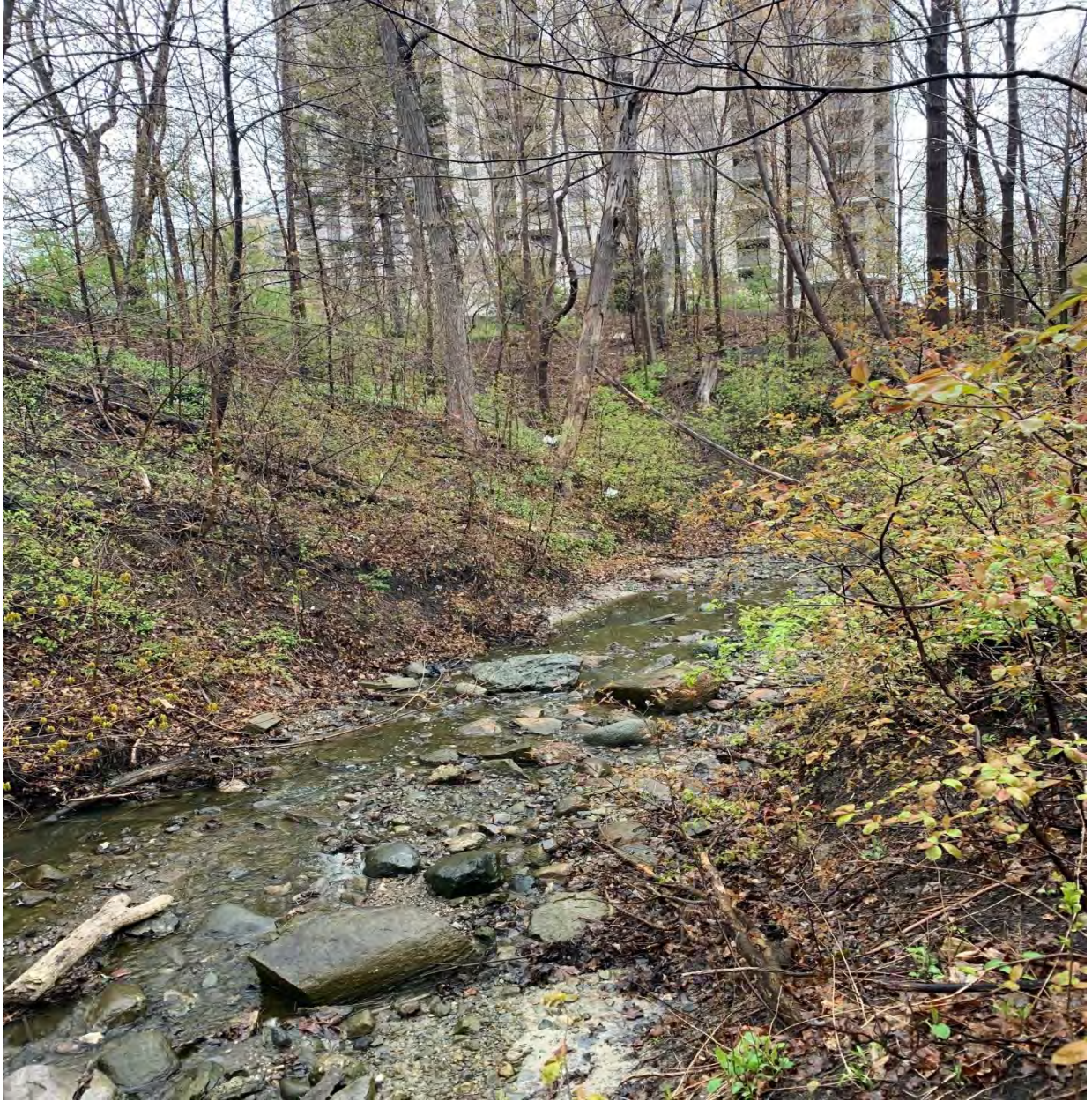


*Appendix A – Site Photographs (May 11<sup>th</sup>, 2020)*



Looking upslope from Photo #8





Looking downstream from Photo #8





Culvert opening under Wynford Drive

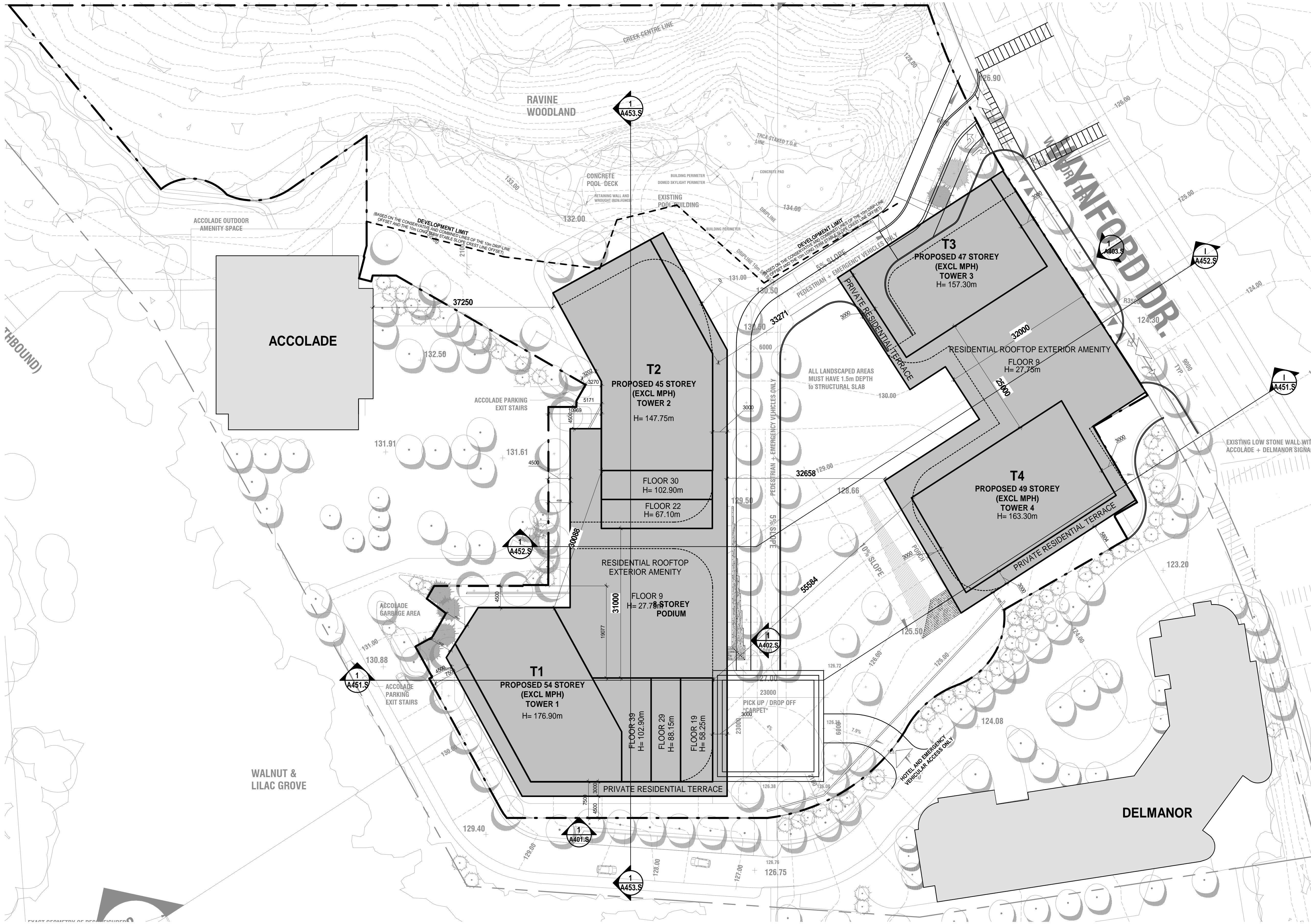


**Appendix B – Proposed Site Plan**





1 Context Plan  
SCALE: 1:1200



2 SITE PLAN (4 towers 11/XXM/Conforming)  
SCALE: 1:400

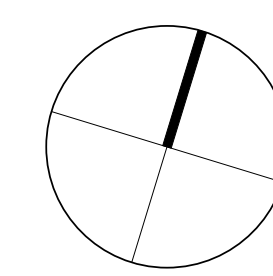
- Legend
- TRCA STAKED T.O.B. (MARCH 2015)
  - TRCA STAKED T.O.B. - 17m SETBACK (MARCH 2015)
  - DRIP LINE (MARCH 2015)
  - DRIP LINE - 10m SETBACK

- SITE PLAN LEGEND
- PROPERTY LINE
  - LINE OF UNDER GROUND GARAGE BELOW
  - MAIN BUILDING ENTRANCE
  - RETAIL ENTRANCE
  - EXIT
  - VEHICLE / LOADING ENTRANCE / EXIT
  - FIRE HYDRANT
  - SIAMENSE CONNECTION
  - MANHOLE COVER
  - AREA DRAIN
  - CATCH BASIN
  - FLOOR DRAIN (PARKING SLAB)
  - FLOOR DRAIN (INTERIOR)
  - EXISTING LIGHT
  - TYPICAL PARKING SPACE
  - TYPICAL B.F. PARKING SPACE
  - F.F.E.
  - FINISH FLOOR ELEVATION
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - TOP OF ROOF
  - BUILDING ENVELOPE
  - FIRE ACCESS ROUTE HEAVY DUTY PAVING, ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
  - GREEN ROOF
  - TERRACE PAVERS

REVISION RECORD

DRAFT

ISSUE RECORD



Quadrangle

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
T 416 598 1240 W www.quadrangle.ca

175 Wynford Drive

175 Wynford Drive

for  
Freed Developments + Fengate  
Properties

19063 As indicatedMF AB  
PROJECT SCALE DRAWN REVIEWED

Site Plan

A101.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain verification prior to commencing work.



**Appendix C – Demolition and Construction Logistic Plan (PCL)**







[illegible]

Notes:



DWG.No: **PCL-02**





**Attachments – NHIS Figures 1 to**





**Legend**

-  Property Boundary
-  Watercourse



0 12.5 25 50 75 Meters

**PLAN B Natural Heritage**  
Landscape Ecology & Natural Heritage Planning  
176 Fellows Crescent  
Waterdown, ON  
L0R 2H3

175 Wynford Drive  
Toronto, ON  
*Study Area*

Project #	2019-187
Date	August 2020
Scale	1 : 1,500
Prepared By: JJJ	Verified By: BDB

Figure #

1





## Legend

- Property Boundary
- Watercourse
- Vegetation Community Boundary
- Dripline
- Top-of-Bank
- Breeding Bird Point Count Location

## Vegetation Communities

- FOD5-2** Dry-Fresh Sugar Maple - Beech Deciduous Forest
- FOD4** Dry-Fresh Deciduous Forest
- FOD5** Dry-Fresh Sugar Maple Deciduous Forest



0 12.5 25 50 75 Meters

**PLAN B Natural Heritage**  
Landscape Ecology & Natural Heritage Planning  
176 Fellows Crescent  
Waterdown, ON  
L0R 2H3



175 Wynford Drive  
Toronto, ON  
*Existing Conditions*

Project #	2019-187	Figure #  <b>2</b>
Date	August 2020	
Scale	1 : 1,500	
Prepared By: JJJ	Verified By: BDB	





## Legend

-  Property Boundary
-  Watercourse



0 5 10 20 30 Meters

## PLAN B Natural Heritage

Landscape Ecology & Natural Heritage Planning

176 Fellows Crescent  
Waterdown, ON  
L0R 2H3

175 Wynford Drive  
Toronto, ON  
*Topography*

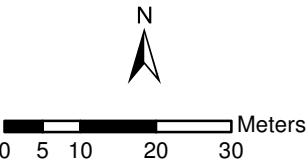
Project #	2019-187	Figure #  <b>3</b>
Date	August 2020	
Scale	1 : 1,000	
Prepared By: JJJ	Verified By: BDB	





Legend

- Property Boundary
- Watercourse
- Dripline
- Top-of-Bank
- 17 m Top-of-Bank Setback
- 10 m Dripline Setback



**PLAN B Natural Heritage**  
Landscape Ecology & Natural Heritage Planning  
176 Fellows Crescent  
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L0R 2H3

175 Wynford Drive  
Toronto, ON  
Constraints

Project #	2019-187
Date	August 2020
Scale	1 : 1,500
Prepared By: JJJ	Verified By: BDB

Figure #  
**4**