



Goodban  
Ecological  
Consulting Inc.

## **Natural Site Features Inventory & Preservation Study**

### **Proposed Florence & Wyandotte Development City of Windsor**

**August 2018**

Submitted to:

**Haddad Morgan & Associates Ltd.**

Consulting Engineers  
24 Shepherd Street East  
Windsor, Ontario  
N8X 2J8

Prepared by:

**Goodban Ecological Consulting Inc.**

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# Natural Site Features Inventory & Preservation Study

## Florence & Wyandotte Subdivision, City of Windsor

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#### NOTE:

Reference should also be made to the *Tree Inventory & Preservation Plan (TIPP) Report* prepared for the subject property by Jackson Arboriculture Inc. The TIPP report is a companion document to this *Natural Site Features Inventory & Preservation Study*.

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# Natural Site Features Inventory & Preservation Study Proposed Florence & Wyandotte Development, City of Windsor

## Introduction

Goodban Ecological Consulting Inc. (GEC) was retained by Haddad Morgan & Associates Ltd. to prepare a Natural Site Features Inventory & Preservation Study for the proposed Wyandotte and Florence Development in the City of Windsor. GEC retained Jackson Arboriculture Inc. to prepare a tree-saving plan for the project.

The site covers 2.98 ha on the south side of Wyandotte Street East, just south of the present terminus of Florence Avenue, in the Tecumseh area of the City of Windsor (see **Figures 1 and 2**). The site is located within an urbanizing neighbourhood, with new residential subdivisions in the local area and new stormwater management ponds situated south and west of the subject property. To the east of the property there are existing lots that are used for gardening purposes, and houses fronting onto Elinor Street.

## Study Approach

This report is based on a review of available background information and field surveys completed in March 2017 and May 2018.

GEC reviewed available background information including the following:

- City of Windsor Official Plan
- Essex County interactive online mapping
- Essex Region Conservation Authority (ERCA) interactive online mapping
- Land Information Ontario (LIO) online mapping
- Natural Heritage Information Centre (NHIC) online data

Field surveys were completed as follows:

- March 23, 2017 - Anthony Goodban - ecological field reconnaissance and general SAR survey
- May 16, 2018 - Jeremy Jackson - tree inventory and assessment

## Proposed Development

The proposed development comprises a 48 unit residential subdivision on full municipal services 18 single units and 30 semi-detached units. Access to the subdivision will be via the intersection of Wyandotte Street East and Florence Avenue.

The proposed development plan is provided in **Attachment A**.

## Site Description

The site covers 2.98 ha on the south side of Wyandotte Street East, just south of the present terminus of Florence Avenue, in the Tecumseh area of the City of Windsor (see **Figures 1 and 2**). The site is located within an urbanizing neighbourhood, with new residential subdivisions in the local area and new stormwater management ponds situated south and west of the subject property. To the east of the property there are existing lots that are used for gardening purposes, and houses fronting onto Elinor Street.

The site itself mainly comprises active agricultural fields, which were planted in soybeans in 2016 (see **Attachment B** for site photographs). A yard area with various structures existed until recently at the north end of the property, closer to Wyandotte St E. All structures have been removed and the area has been cleaned up (Photo 1). The grassed areas are mown periodically (Photos 1, 7 and 8). Hedgerows occur along the west and south property boundaries (Photos 2 and 4), with associated shallow ditches (Photo 3). The main trees are Eastern Cottonwood (*Populus deltoides*), Manitoba Maple (*Acer negundo*) and Green Ash (*Fraxinus pennsylvanica*). The main shrubs are Gray Dogwood (*Cornus foemina* ssp. *racemosa*) and Common Buckthorn (*Rhamnus cathartica* +).

In summary, the site is currently in agricultural use (soybeans in 2016) and it is largely free of natural features, except for hedgerows dominated by scattered Eastern Cottonwood and thickets of Gray Dogwood and Common Buckthorn (+).

No plant or wildlife species at risk were observed during the March 23, 2017 and May 16, 2018, field investigations.

## MNRF Species at Risk Screening

A Stage 1 (Information Request) Species at Risk Screening request was submitted to the Aylmer District office of the Ministry of Natural Resources and Forestry (MNRF) on April 12, 2017. MNRF responded on June 14, 2017 and indicated that if the subdivision was designed to protect the perimeter hedgerows and the shrub thicket offsite to the south, then the proposed development would likely not contravene the *Endangered Species Act* (ESA 2007). Haddad Morgan & Associates Ltd. prepared a revised development plan that included rear lot tree-saving zones that will ensure the protection of the perimeter hedgerows. The revised development plan was submitted to Aylmer District MNRF on February 22, 2018 for their review and comment. MNRF responded on March 26, 2018 and stated that "*Based on Attachment A [the revised development plan] the hedgerows and thicket will be retained, and so, the project*

will likely not contravene the ESA 2007." The correspondence between GEC and MNRF is provided in **Attachment C**.

### **Tree Inventory and Preservation Plan (TIPP) Report**

Jackson Arboriculture prepared a *Tree Inventory and Preservation Plan (TIPP)* which should be read in conjunction with this *Natural Site Features Inventory and Preservation Study*.

The findings of the study indicate a total of 114 trees situated on subject property, on neighbouring property within 6 m and within the road allowance. The removal of 41 trees will be required to accommodate the proposed development. The removal of 2 hazard trees is also recommended to mitigate hazard potential. As shown on Figure 1 of the TIPP Report, all of the trees in the western and southern perimeter hedgerows will be retained with the exception of a few hazard trees, and this is consistent with MNRF's recommendation that the hedgerows be retained.

### **Summary and Conclusions**

The proposed Florence & Wyandotte Development site contains no natural heritage features. The property contains active agricultural fields, a former yard area with scattered trees, and perimeter hedgerows along the west and south property limits. It is important that the west and south perimeter hedgerows are protected as per the TIPP Report and integrated into the future development of the site. It is also important that the shrub thicket area located immediately south of the site is not disturbed by construction-related activity for this subdivision. Protection of the west and south hedgerows, and the shrub thicket immediately south of the property, will ensure that there are no contraventions of the *Endangered Species Act (ESA 2007)*.

Respectfully submitted,



Anthony G. Goodban, B.Sc., M.E.S.(Pl.), MCIP, RPP  
Consulting Ecologist and Natural Heritage Planner

### **GOODBAN ECOLOGICAL CONSULTING INC. (GEC)**

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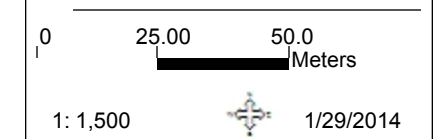






- Legend**
- Windsor Airport
  - Street
  - Assessment Parcels
  - Municipal Boundary
  - <all other values>
  - Pelee Island
  - Property boundary (approximate)

Goodban Ecological  
Consulting Inc.  
March 23, 2017



THIS MAP IS NOT TO BE USED FOR NAVIGATION  
Copyright the Corporation of the County of Essex, 2014. Data herein is provided by the Corporation of the County of Essex on an 'as is' basis. Assessment parcel provided by Teranet Enterprises Inc. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





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## Attachment B:

Representative Site Photographs taken on March 23, 2017.  
Florence & Wyandotte Subdivision, City of Windsor.

Goodban Ecological Consulting Inc.  
(GEC)



Photo 1 - View looking west along Wyandotte St E,  
from former yard area.



Photo 2 - View looking towards southwest corner of property,  
from former yard area.





Photo 3 - View of ditch on west property line.



Photo 4 - View looking east along south property boundary.



Photo 5 - View looking north, along east property limit.



Photo 6 - View looking northwest, towards former yard area.





Photo 7 - View looking southwest across property, from the northeast corner.



Photo 8 - View looking west, towards former yard area.

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## Attachment C: 2017-2018 Correspondence between GEC and Aylmer MNRF

**From:** [ESA-Aylmer \(MNRF\)](#)  
**To:** [Anthony Goodban](#)  
**Subject:** RE: MNRF SAR Stage 1 Screening Request - Florence & Wyandotte Subdivision, City of Windsor  
**Date:** March 26, 2018 9:57:53 AM  
**Attachments:** [Attachment A - Proposed Site Layout - Wyandotte and Florence Development....pdf](#)

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Hello Anthony,

Based on Attachment A, the hedgerows and thicket will be retained, and so, the project will likely not contravene the ESA 2007.

Regards,

Catherine Jong  
Management Biologist  
MNRF Aylmer District  
615 John Street North  
Aylmer, ON N5H 2S8

---

**From:** Anthony Goodban [mailto:[anthony.goodban@sympatico.ca](mailto:anthony.goodban@sympatico.ca)]  
**Sent:** February-22-18 10:27 AM  
**To:** ESA-Aylmer (MNRF)  
**Subject:** RE: MNRF SAR Stage 1 Screening Request - Florence & Wyandotte Subdivision, City of Windsor

Hi Catherine,

Goodban Ecological Consulting Inc. (GEC) submitted a Stage 1 (Information Request) Species at Risk Screening request to Aylmer District MNRF on April 12, 2017 for the proposed Florence & Wyandotte Subdivision in the City of Windsor. Your office provided a response on June 14, 2017.

With regard to the proposed development of the site you indicated the following:

*"If the hedgerows and thicket are proposed to be retained, the project will likely not contravene the ESA 2007. If these features are proposed to be altered, field assessments by a qualified professional are recommended for the SAR species and habitat listed above."*

I recommended to the proponent (VGA Investments Inc.) and their consultants (Haddad Morgan & Associates Ltd) that they design the subdivision such that the perimeter hedgerows can be retained. Please see Attachment A which shows the proposed site development layout prepared by Haddad Morgan. The perimeter hedgerows will be retained and the shrub thicket to the south of the site will not be touched.

Can you please review the proposed development layout and confirm that it is satisfactory with regard to Species at Risk?

Please let me know if you have any questions or need more information.

Best regards,

Anthony G. Goodban, B.Sc., M.E.S.(Pl.), MCIP, RPP  
Consulting Ecologist and Natural Heritage Planner

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**From:** ESA-Aylmer (MNRF) [<mailto:ESA.Aylmer@ontario.ca>]

**Sent:** June 14, 2017 12:05 PM

**To:** Anthony Goodban

**Cc:** MNRF Ayl Planners (MNRF)

**Subject:** RE: MNRF SAR Stage 1 Screening Request - Florence & Wyandotte Subdivision, City of Windsor

Hello Anthony,

MNRF Aylmer District has completed a species at risk (SAR) information request screening for the proposed residential subdivision at Wyandotte St E & Florence Ave in the City of Windsor, Essex County.

The Species at Risk in Ontario (SARO) List is Ontario Regulation 230/08 issued under the *Endangered Species Act, 2007* (ESA 2007). The ESA 2007 came into force on June 30, 2008, and provides both species protection (section 9) and habitat protection (section 10) to species listed as endangered or threatened on the SARO List. The current SARO List can be found on e-laws (<http://www.e-laws.gov.on.ca/navigation?file=home&lang=en>).

There are no known occurrences of SAR on the property, though there are known occurrences of SAR in the general project area with potential to also occur in the hedgerows and thicket on the property, including:

- Eastern Foxsnake – Carolinian population (END, with species and regulated habitat protection)
- Butler's Gartersnake (END, with species and general habitat protection)
- Bald Eagle (Special Concern)
- Climbing Prairie Rose (Special Concern)

Please note that this is an initial screening for SAR and the absence of an element occurrence does not indicate the absence of species. The province has not been surveyed comprehensively for the presence or absence of SAR, and MNRF data relies on observers to report sightings of SAR.

If the hedgerows and thicket are proposed to be retained, the project will likely not contravene the ESA 2007. If these features are proposed to be altered, field assessments by a qualified professional are recommended for the SAR species and habitat listed above.

It is important to note that changes may occur in both species and habitat protection which could affect whether proposed projects may have adverse effects on SAR. The Committee on the Status of Species at Risk in Ontario (COSSARO) meets regularly to evaluate new species for listing and/or re-evaluate species already on the SARO List. As a result, species designations may change, which could in turn change the level of protection they receive under the ESA 2007. Also, habitat protection provisions for a species may change if a species-specific habitat regulation comes into effect.

Thank you,

Catherine Jong  
Management Biologist  
MNRF Aylmer District  
615 John Street North  
Aylmer, ON N5H 2S8  
(T) 519-773-4736  
(F) 519-773-9014

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**From:** Anthony Goodban [<mailto:anthony.goodban@sympatico.ca>]  
**Sent:** April-12-17 2:37 PM  
**To:** ESA Screening Request Aylmer District (MNRF)  
**Subject:** MNRF SAR Stage 1 Screening Request - Florence & Wyandotte Subdivision, City of Windsor

### **Introduction**

Goodban Ecological Consulting Inc. (GEC) was retained by Mr. Gang Chen and Mr. Shan Xue to prepare a Stage 1 (Information Request) Species at Risk Screening for a proposed Florence & Wyandotte Subdivision in the City of Windsor.

To assist in your review, the following materials are attached:

- Figure 1 - Local Landscape - MNRF Air Photo (Scale 1:9028).
- Figure 2 - Neighbourhood Air Photo - ERCA imagery (Scale 1:1500) with property boundaries shown.
- Figure 3 - Neighbourhood Air Photo - ERCA imagery (Scale 1:1500) with photo locations shown.
- Figure 4 - Preliminary Draft Plan (RC Spencer & Associates).
- Appendix A - Photo Album (Note: photo locations are shown on Figure 3)

A site visit was completed by GEC on March 23, 2017, in order to generally characterize the subject lands and search for Species at Risk that may be detected at that time of year.

### **Proponent Information**

- Mr. Gang Chen, 434 Hamner Circle, Windsor, ON N9E 4P8

### **Project Understanding**

Our understanding of the proposed development is that the site will be developed as a residential subdivision (see Figure 4, Preliminary Draft Plan). Drainage from the proposed subdivision will be tied into the local stormwater management infrastructure already in place for the surrounding developments.

### Site Description

Non-native introduced species listed below are denoted with a "+" sign.

The site covers 2.98 ha on the south side of Wyandotte Street East, just south of the present terminus of Florence Avenue, in the Tecumseh area of the City of Windsor. The site is located within an urbanizing neighbourhood, with new residential subdivisions in the local area and new stormwater management ponds situated south and west of the subject property. To the east of the property there are existing lots that are used for gardening purposes, and houses fronting onto Elinor Street.

The site itself mainly comprises active agricultural fields, which were planted in soybeans in 2016 (see Appendix A for site photographs). A yard area with various structures existed until recently at the north end of the property, closer to Wyandotte St E. All structures have been removed and the area has been cleaned up (see Appendix A: Photo 1). The grassed areas are mown periodically (see Appendix A: Photos 1, 7 and 8). Hedgerows occur along the west and south property boundaries (see Appendix A: Photos 2 and 4), with associated shallow ditches (see Appendix A: Photo 3). The main trees are Eastern Cottonwood (*Populus deltoides*), Manitoba Maple (*Acer negundo*) and Green Ash (*Fraxinus pennsylvanica*). The main shrubs are Gray Dogwood (*Cornus foemina* ssp. *racemosa*) and Common Buckthorn (*Rhamnus cathartica* +).

In summary, the site is currently in agricultural use (soybeans in 2016) and it is largely free of natural features, except for hedgerows dominated by scattered Eastern Cottonwood and thickets of Gray Dogwood and Common Buckthorn (+).

No plant or wildlife species at risk were observed during the March 23, 2017 field visit. The site was searched assiduously for plant species at risk such as Butternut and Eastern Flowering Dogwood, and none were observed.

We look forward to MNR's response to our Stage 1 (Information Request) Species at Risk Screening. Please let me know if you have any questions or require further information.

Anthony

When responding to this e-mail, please request a "Read Receipt" so that you will know if I actually receive your e-mail. For some reason I am having difficulty receiving *some* e-mails from the Aylmer District MNR office. Some e-mails from your office are received at my Inbox, but some others are not.

Anthony G. Goodban, B.Sc., M.E.S.(Pl.), MCIP, RPP  
Consulting Ecologist and Natural Heritage Planner

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