



ENVIRONMENT

Environmental Consultant



Relevant Studies & Plans

- Environmental Impact Study (GEI Consultants)
- Arborist Report & Tree Protection Plan (GEI Consultants)
- Geotechnical & Hydrogeological Reports (Landtek Limited)
- Phase 1 & 2 Environmental Site Assessments (Landtek Limited)
- Shoreline Natural Hazard Assessment (Shoreplan Engineering Limited)
- Slope Stability Report (Landtek Limited)

Natural Heritage Features on the Subject Lands



Proposed Encroachment

- 1,943 sq m (20,914 sq ft) of encroachment into the site's natural heritage system as a result of the proposed building, underground parking, and trail.
- The Environmental Impact Study found the encroachment acceptable due to the existing degradation of the features from previous land-uses, subject to implementation of recommended restoration.

Tree Inventory



- **92** ($\pm 60\%$) trees recommended for protection.
- **66** trees ($\pm 40\%$) recommended for removal.

32 live trees require compensation for removal.

68 new trees are proposed to be planted as compensation.



Project 2302940

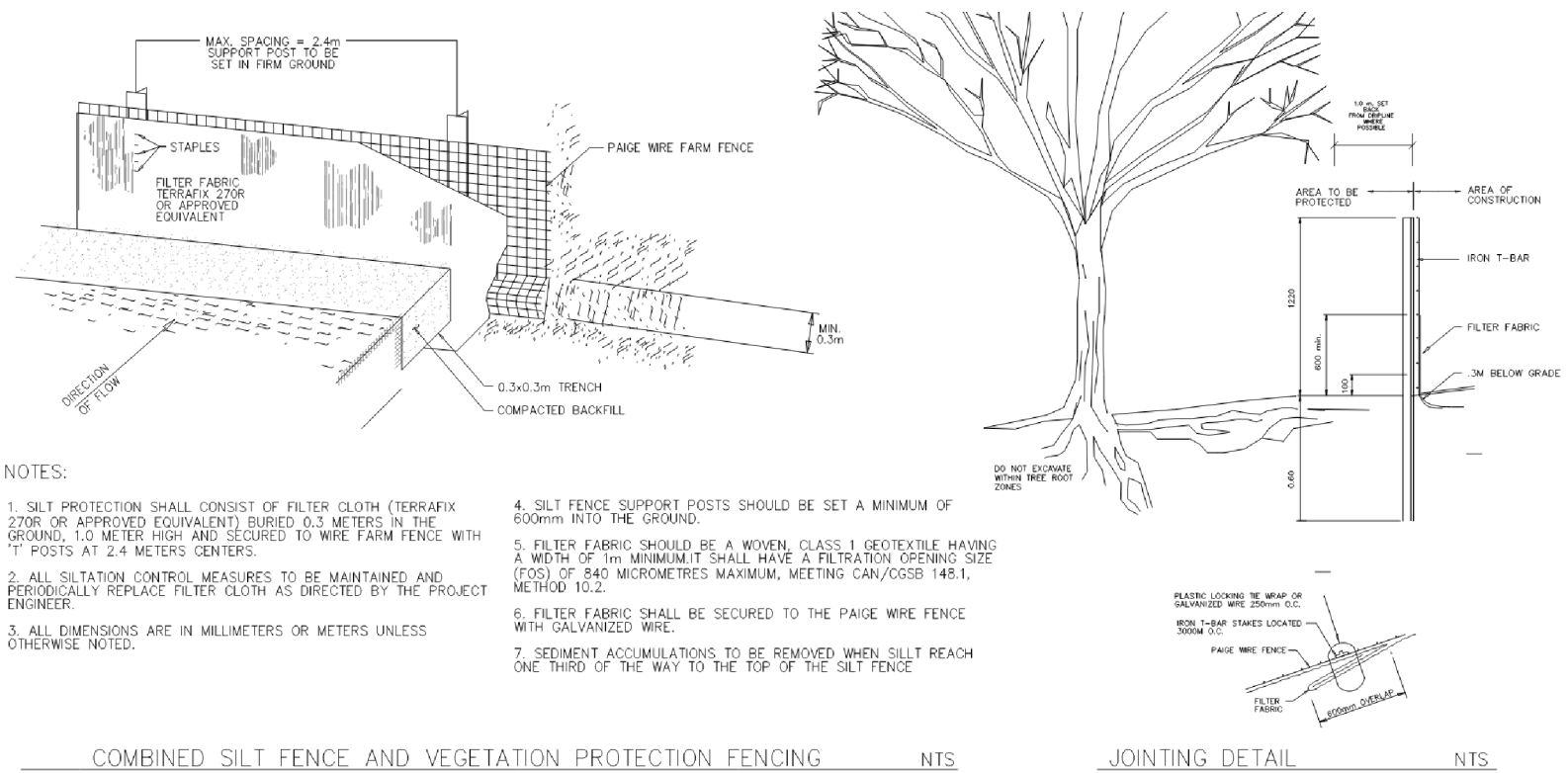
- NOTES:**
 1. Coordinate System: NAD 1983 UTM Zone 17N.
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2024; © Niagara Peninsula Conservation Authority, 2024.
 3. Orthomimagery © First Base Solutions, 2024. Imagery taken in 2018.

Legend

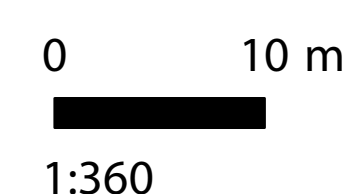
- █ Subject Lands
- Watercourse
- Tree Protection Zone
- Tree Hoarding Line
- Tree Inventory (Action - Overall Health)**
- Preservation - Alive
- Remove - Alive
- Preservation - Dead

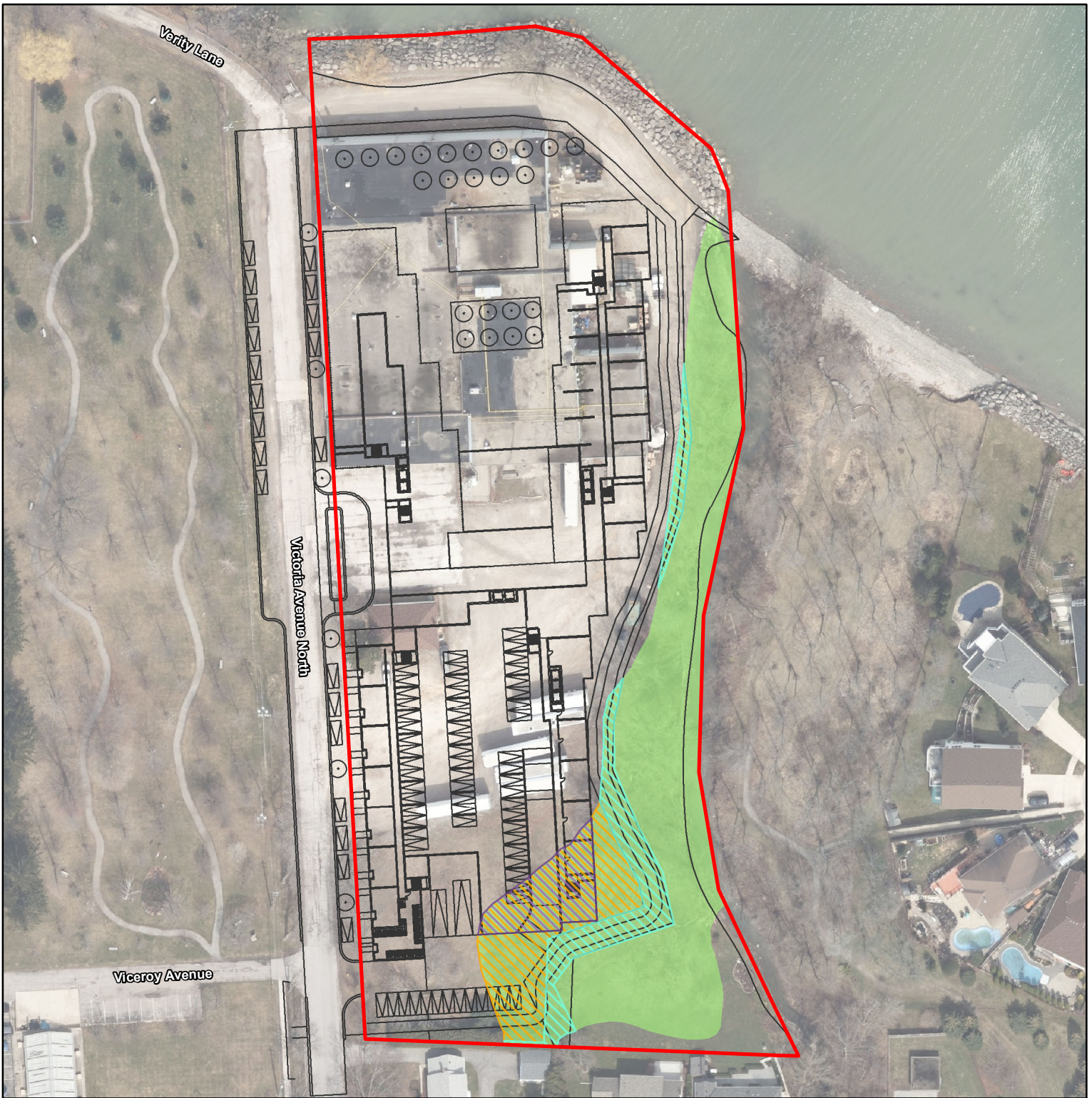
4933 Victoria Avenue North, Lincoln Court Holdings Ltd.

Figure 2
Tree Inventory and Protection Plan



- NOTES:**
- SILT PROTECTION SHALL CONSIST OF FILTER FABRIC (PERMANENT ZONE) OR APPROXIMATE EQUIVALENT BURIED 0.3 METERS IN THE GROUND, TO BE 1.8 METERS HIGH AND SECURED TO THE FRAME FENCE WITH 7" POSTS AT 2.4 METERS CENTERS.
 - ALL SILT FENCE CHAINS SHALL BE MAINTAINED AND PERIODICALLY REPLACE FILTER FABRIC AS DIRECTED BY THE PROJECT ENGINEER.
 - ALL DIMENSIONS ARE IN MILLIMETERS OR METERS UNLESS OTHERWISE NOTED.
 - SILT FENCE SUPPORTS SHOULD BE SET A MINIMUM OF 300mm INTO THE GROUND.
 - A MINIMUM OF 100mm CLEARANCE SHALL BE MAINTAINED TO THE SIDE OF THE SILT FENCE TO ALLOW FOR INSPECTION AND MAINTENANCE.
 - PERMIT ACCUMULATIONS TO BE REMOVED WHEN SILT REACH THE TOP OF THE SILT FENCE.





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Legend

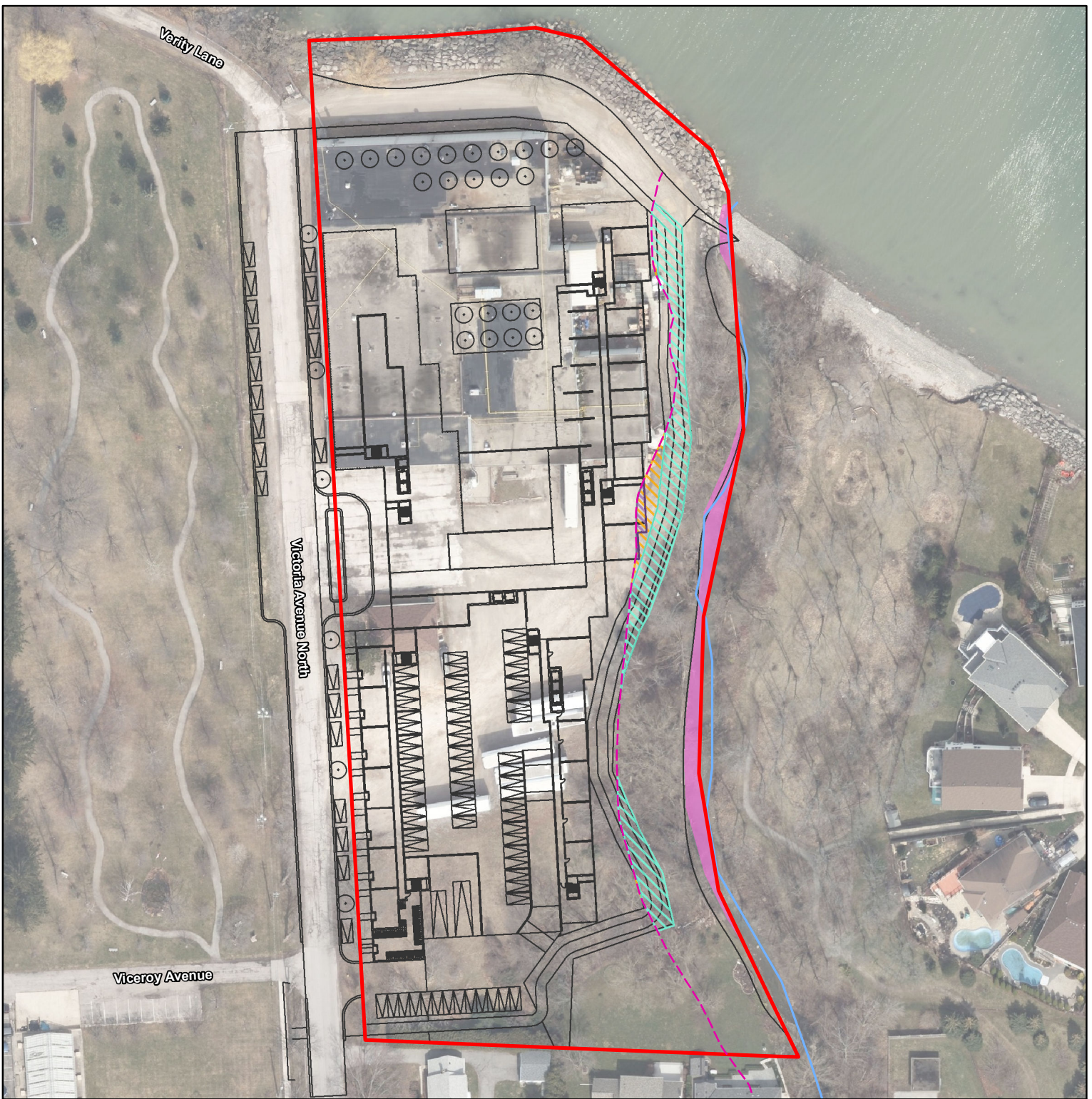
- Subject Lands
- Concept Plan
- Other Woodland
(TOTAL AREA OF ENTIRE FEATURE - 4082 m²)
- Development Encroachment**
(TOTAL ENCROACHMENT AREA - 1404 m²)
- Balcony/Building (345 m²)
- Trail (564 m²)
- Underground Parking (840 m²)

4933 Victoria Avenue Scoped EIS
 Court Holdings Ltd.

Figure 7a
 Concept Plan and
 Other Woodland
 Encroachment

0 20 m
 1:1,200





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Legend

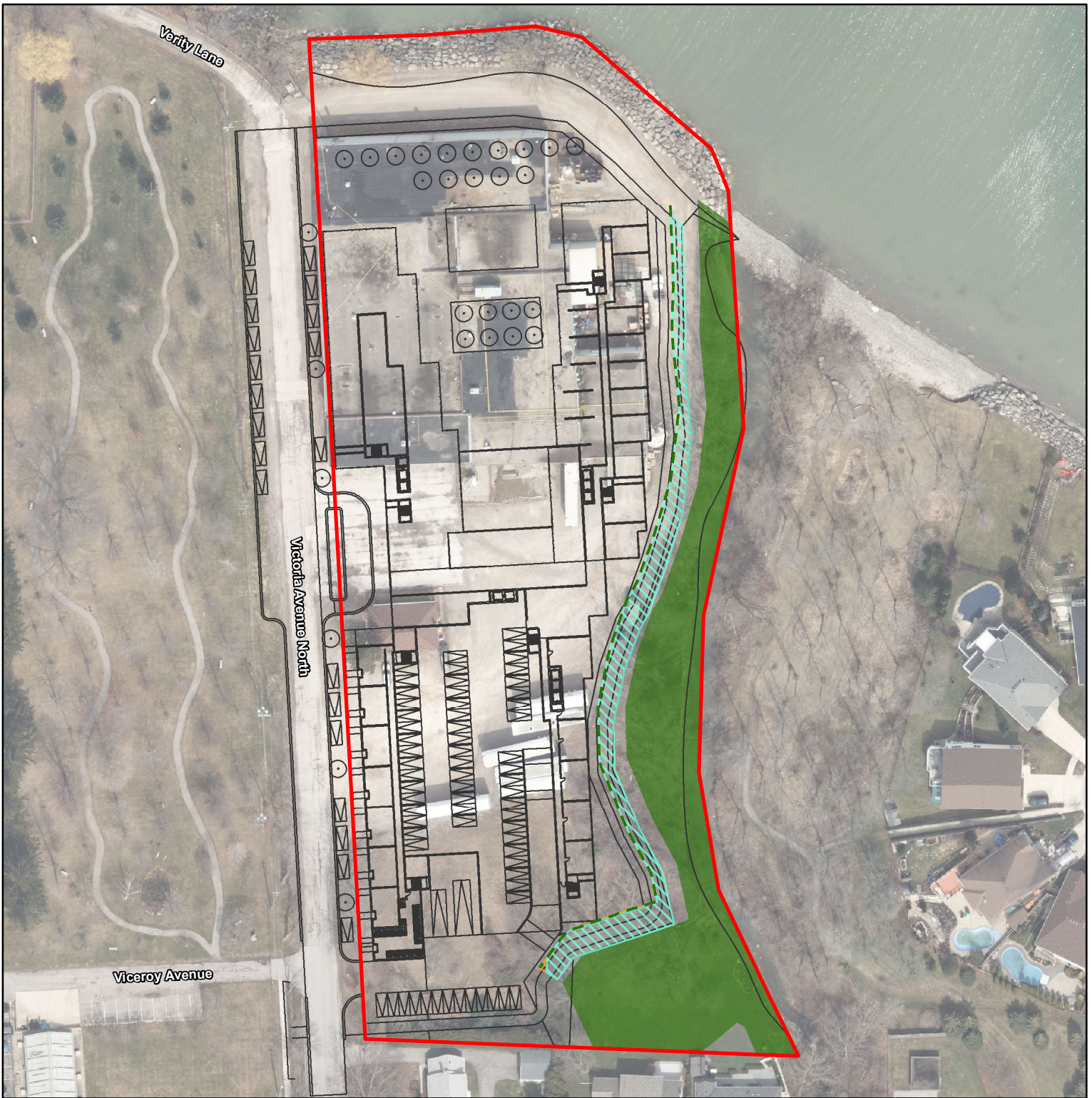
- Subject Lands
- Concept Plan
- Watercourse (LIO)
- Watercourse Top of Bank
(TOTAL AREA OF ENTIRE FEATURE - 364 m²)
- Watercourse Top of Bank Buffer (Watercourse Top of Bank + 15 metres)
- Development Encroachment**
(TOTAL ENCROACHMENT AREA - 703 m²)
- Balcony/Building (22 m²)
- Trail (614 m²)
- Underground Parking (89 m²)

4933 Victoria Avenue Scoped EIS
 Court Holdings Ltd.

Figure 7c
 Concept Plan and
 Watercourse Top of Bank
 Buffer Encroachment

0 20 m
 1:1,200





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Legend

- Subject Lands
- Concept Plan
- Valleyland
(TOTAL AREA OF ENTIRE FEATURE - 2729 m²)
- Valleyland Buffer (Valleyland + 6 metres)
- Development Encroachment**
(TOTAL ENCROACHMENT AREA - 700 m²)
- Trail (693 m²)
- Underground Parking (7 m²)

4933 Victoria Avenue Scoped EIS
 Court Holdings Ltd.

Figure 7b
 Concept Plan and
 Valleyland Buffer
 Encroachment

0 20 m
 1:1,200

