Questions and Answers

ELECTRICAL: Q 1-4

Question 1
Are we to include for Integrated Systems Testing?

Answer 1
Integrated Systems Testing (IST) in accordance with CAN/ULC-S1001 is not required in the scope of work for this project. Contractor shall include all standard testing, verification, and commissioning of the electrical and mechanical systems in accordance with applicable codes and standards. Contractor shall coordinate and demonstrate proper operation of all interfaced life safety systems in accordance with the design intent, including fire alarm interfaces with mechanical and electrical systems.

Question 2
Can you clarify if seismic requirements are needed for the electrical scope of work on this project?

Answer 2
This project has been submitted under the 2012 OBC. Latest 2024 OBC seismic restraint controls, would not apply. Final installation shall remain compliant with the permit documents and AHJ requirements.

Question 3
Will aluminum feeder cables be acceptable for the secondary duct bank from the hydro vault to the 400A main distribution panel?

Answer 3
Aluminum conductors will not be permitted for the secondary service feeders.

Question 4
Can you clarify if we need to break out pricing for the partial basement plan, keep in mind that some suppliers may not break out costs during the tender bid, this may affect the accuracy of the breakout prices.

Answer 4
Breakout pricing for the basement can be submitted by April 3, 2026 by 2:00:00pm by email to office@2gai.com

Question 5
Please clarify the following from Addendum #1:
Answer 3 and 11 of addendum #1 are conflicting. 3 says thermal barrier is only required on the main roofs and not the front entrance/west covered patio canopy, and 11 says it is only required on them. Please clarify. And all the roofs on the west side are concrete deck as per structural drawings. Thermal barriers are not required on concrete deck.

Answer 5
Correct, all roofs on west side are precast concrete deck. See structural drawings. This was answered in addendum 1 question 3.

Question 6
Would Commdoor Aluminum be acceptable aluminum vendor?

Answer 6
Yes Commodor Aluminum is an acceptable window and curtain wall supplier, equal to specified.

Question 7
Can you please confirm the finish, specs says black 3P LT601-70 a duranar paint finish but also says anodic finish. Black Anodized or Black Painted?

Answer 7
Finish for all windows and curtain wall windows to be black 3P LT601-70 duranar paint finish.

Question 8
Is the low-e coating Solarban 67 or Solarban 60?

Answer 8
Correction – it is Solarban 60.

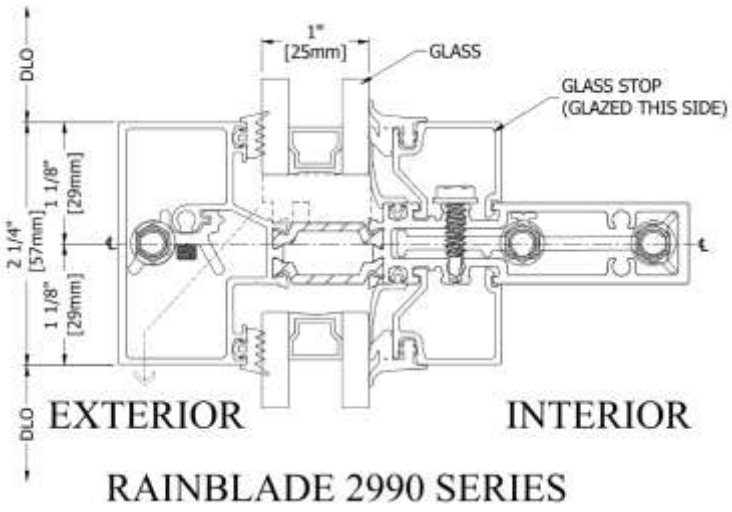
Question 9
Is the hardware for the aluminum doors to be included in the allowance?

Answer 9
Hardware for all doors is to be included in the hardware allowance.

Question 10
Please clarify requirement for item 10.0 Alternative Prices noted on tender form page 4. Does this apply to all the metal siding locations? It notes this applies at cladding around mechanical penthouse but there is no penthouse. This also mentions fire stopping as shown on detail 1/A3.00. Drawings do not show a detail 1 on A3.00, please clarify.

Answer 10
Delete reference to cladding area at mechanical penthouse.
Refer to detail SK-02 for fire stopping detail required when foam spray alternate is used.

Question 11
Can we use a 2’ curtain wall system (Commdoor) for W1&W2 instead? The specified window frame system is inside glazed and will not work where there is a spandrel above, window cannot be glazed because of the concrete block behind it. Refer to Detail 6/A4.4.



RAINBLADE 2990 SERIES

Answer 11
Yes, acceptable alternative by Commodor for W1 and W2 windows.

Question 12
Specs calls for 2 different curtain wall depths. Can you confirm which frames need to be 5 ¼" (133.3mm) and which one are 4" (101.6mm). All details shows 5 ¼" deep back sections.

Answer 12
Revise all curtain wall depts to 5 ¼" deep. Delete reference to 4" deep.

Question 13
Following up on our request for an Alternate on our Schuco systems in Section 08520 (Aluminum Windows and Doors) in Addendum #1, Question 19, we would also like to propose our Folding Door Schuco AS FD 75/AS FD 90.HI, as an equivalent option to the FSDS Folding/Sliding Door.

Answer 13
Acceptable Alternate by Schuco for the folding door as Folding Door Schuco AS FD 75/AS FD 90.HI. Colour to be black to match windows.

Question 14
Is an Agreement to bond required for the tender submission?

Answer 14
A bid bond is not required.

Question 15
Are the existing trees in the water channel being removed?

Answer 15
Yes, some existing trees will be removed, refer to attached tree protection plan provided by ***Colville Consulting Inc***. dated March 6th, 2025, for extent of trees to be removed or protected. Read in conjunction with the attached Invasive Species Management Plan and Environmental

Impact Study by ***Colville Consulting Inc***. for any information that may be related to the tree protection plan. Reference architectural site plan and landscape drawings provided by NLA.

Question 16
Drawing G2 has two types of retaining walls shown. Are we to use Natural Armor stone, or Precast Allen Block for the retaining system?

Answer 16
Both stones are acceptable.

Question 17
Is the Keeprite condenser and evaporator for the walk-in fridge and freezer supplied and installed by the mechanical contractor or is this to be installed by the kitchen equipment supplier? If so, what is the sizing for the refrigeration pipe between the condensers and evaporators?

Answer 17
Typically by kitchen equipment supplier. However, these ACs are independent units, serving site-built walk-ins. Refrigeration pipe sizes by manufacturer.

Question 18
Are the Sunair kitchen hoods to be supplied and installed by the mechanical contractor or are they to be installed by kitchen equipment contractor? (only a make and model on the schedule no specifications are listed).

Answer 18
Hoods to be installed by mechanical contractor, shop drawings to be sent to Engineer for review prior to order.

Question 19
Is waterproofing required for the non-basement walls that are 1.2 meters high?

Answer 19
No waterproofing is required at non basement walls.

Question 20
Is a 6” weeping tile shown on P-01 required for the Base Bid & the Basement Break-out price? As this differs from weeping tile shown on A2.00. Clarify.

Answer 20
Yes, a 6” diameter weeping tile is required around the partial basement walls only.

Question 21
For clarity of subtrades bidding the project, could you show an Architectural, Structural, Mechanical & Electrical snap-shot plan view, if the basement is not constructed? This should be a significant cost saving option to the owner, as there are about 15 divisions affected by this credit.

Answer 21
No snapshot view will be provided. It should be clear what will need to be captured in the breakout price.

Question 22
Architectural drawing shows footings and foundation walls for frost slabs and refers to structural; However, structural drawings do not show any footings or foundation for the frost slabs. Please advise.

Answer 22
Foundation walls and footing added for frost slabs. See revised foundation plan (sheet S1.0) and “Typical Frost Slab Detail” on sheet S2.0.

Question 23
Who’s responsibility is it to supply and install stainless steel wall plate along the extent of the kitchen appliances/hood?

Answer 23
Typically provided by kitchen equipment supplier. Part of Mechanical contractor scope of work.

Question 24
What style and type of flexible ductwork is required? Flex master, Thermaflex?

Answer 24
Detail on mechanical drawings set, pre-insulated flex duct in general acceptable. As per ASHRAE insulation guidelines. Shop drawings to be sent to Engineer for review prior to order.

Question 25
Are the Type P and Type Q Fixtures planned to be a part of this tender phase? If so please specify a Product type and specification.

Answer 25
The supply only of Type P and Type Q light fixtures are part of the cash allowance. Div 16 to include for the installation and warranty of these fixtures once selected.

Question 26
The aluminum curtain wall spec is calling for a cross as per the screenshot below, but it was not located on the drawings. Can you please clarify if this is from another project and will not be a part of this project.

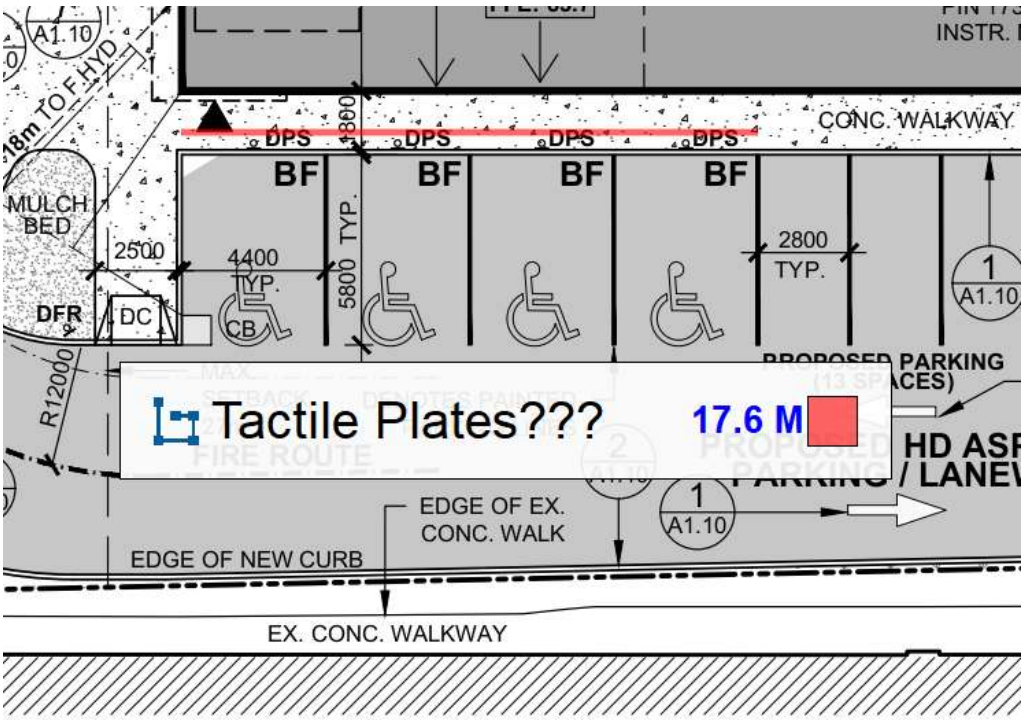
1. Exterior Tempered Safety Glass: All exterior Vision Glass to exterior doors, windows and screens to be sealed insulating units conforming to CAN/CGSB-12.8. Exterior lite 6 mm tempered grey float glass, 12 mm air filled space, inner lite 6 mm clear tempered float glass conforming to CAN/CGSB-12.3. All units to receive Low Emissivity coating on inner pane (3rd surface).
2. Exterior feature at Lobby Curtain Wall – "CROSS" in curtain wall to be coloured plate glass – colour by architect. Refer to front elevation drawing for location.
3. Interior Tempered Safety Glass: 6 mm tempered clear float glass complete with etched tempered glass designation visible.

Answer 26

Delete reference to "cross" in specifictions.

Question 27

Please confirm if tactile plates are required at the 4 barrier free parking stalls (see below for reference)? If yes, please show extents on drawings or do we include for a strip across the full extent of the barrier free stalls (approx. 17.6 meters long)?



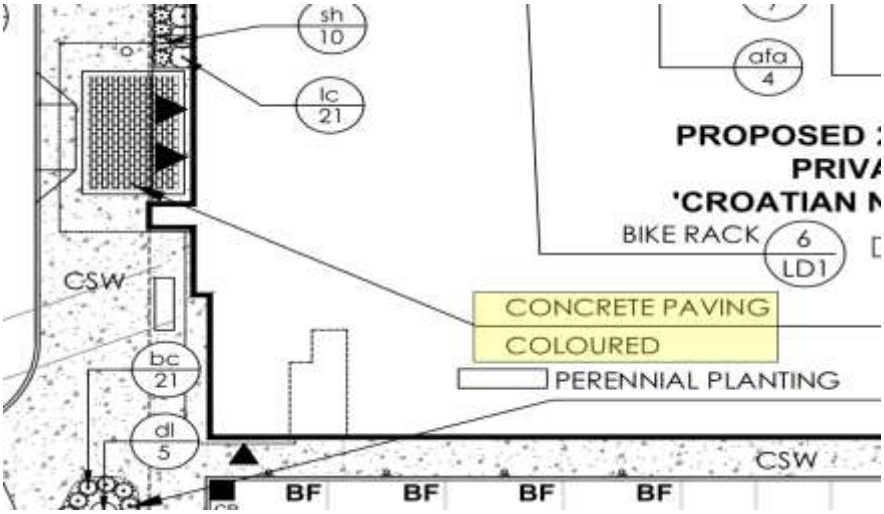
Answer 27

Tactile is only required at the DC – Depressed curb location.

Question 28

Clarify if the "colored concrete paving" at the building main entrance as called out on the landscape plan, is in fact cast in place colored concrete paving? The landscape consultant appears to be using a unit paver hatch in this location. Additionally, if this item is cast in place

colored concrete paving, please confirm if a flush curb is required around the perimeter of the colored concrete paving? If the curb is required, please confirm if this curb is integrally colored as well or can the flush curb be natural concrete color?



Answer 28

Clarification- the concrete paving is a coloured stamped concrete and NOT a paver. No curb is required as it is to be poured at the same time as the adjacent concrete.

Question 29

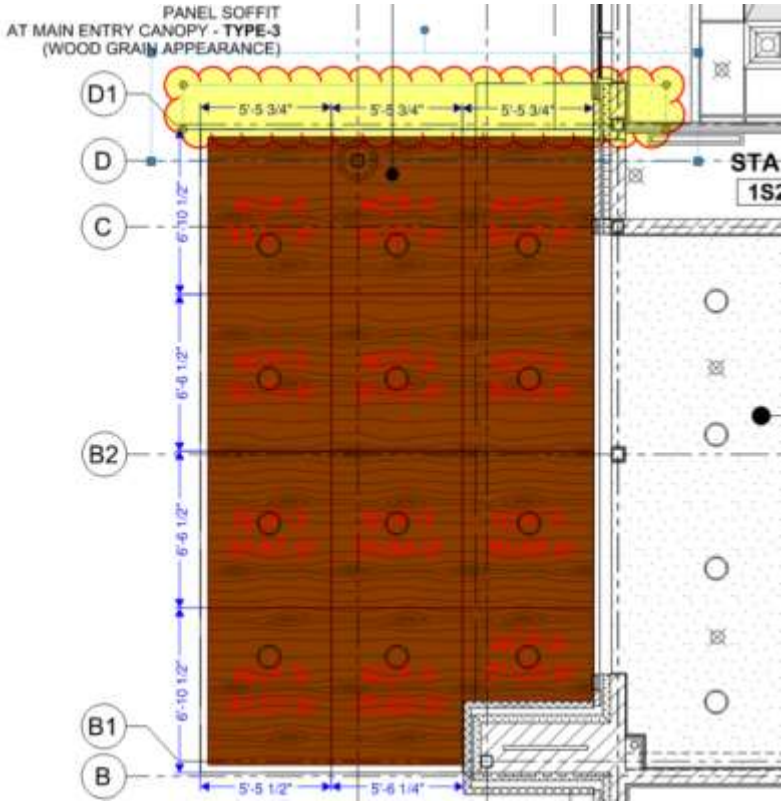
Answers to questions #3 and #11 in Addendum #1 contradict each other. Please confirm if a thermal barrier is required at canopies or at main roof areas with metal deck?

Answer 29

See previous answer to this question in addendum #1.

Question 30

As you see from below snip (Extracted from dwg A2.40), the width of ACP at the Soffit exceeds 60”. Please provide revised layout.



Answer 30
The ACP will not exceed the manufacturer standard lengths.

Question 31
Can it be confirmed that the data communications cabling is to be included in the electrical contractors bid?

Answer 31
Correct – Electrical contractor to allow for data cabling and conduits as shown.

Question 32
The IT/Communications specifications note to include the Cat5E cabling for the project. This specification of cable is very old and does not typically accommodate the speeds for typical internet connection. A typical cable installation would be to use Cat6 Cable. Should Cat6 Cable be used in lieu of Cat5E cable?

Answer 32
Clarification – delete Cat5E data cabling with Cat6.

Question 33
Will the owner be locating their IT equipment in a separate location from Mech. & Elec. Room #114? Should all communications cabling be run from the device to this demarcation point?

Answer 33
All communications cabling to be fed into Mech. Elec. Room #104.

Question 34
What equipment will the owner be provided for the IT? Will the owner be supplying their own network rack for housing the contractor supplied patch panels?

Answer 34
Contractor to provide and install a wall mounted enclosed 15U network track, including 2 x 24 port patch panels, on Room #104 telecom backboard.

Question 35
Are patch cables required to be supplied by the contractor? If so, what sizes are required and how many?

Answer 35
Not to be included in tender.

Question 36
The drawings do not show any data drops for Wi-fi units. Please confirm that Wi-fi drops are not required.

Answer 36
Not to be included in tender.

Question 37
Please refer to drawing A2.10: the masonry pier located at col lines B & B1 between col lines 2&3. Is there masonry to the rear of this pier above the roof level?

Answer 37
No, rear side of pier above roof level to be typical parapet construction, i.e. base and cap sheet flashings, 13mm exterior grade plywood sheathing on pressure treated wood blocking with rigid insulation. Pier to be capped as per typical parapet assemblies shown on typical wall section drawings.

Question 38
Please refer to masonry spec. section 04200, page 4 of 12, items 3,4, & 5:

.3 Architectural Precast Concrete Accent -Type 1:

Size: L1220mm x W190mm x D90mm.

.4 Architectural Precast Concrete Sill -Type 2:

Size: L1200mm x H100mm x 150mm. slope top with underside drip edge cut.

.5 Architectural Precast Concrete Header -Type 1:

Size: 1200mm x 190mm x 90mm.

A) Now please refer to elevation drawings A3.00 & A3.10: Is Architectural Pre-Cast Accent Sill Band – Type 2 the same as item 4 above?

B) The drawings refer to Architectural Pre-Cast Accent Type 1 (item 3 above) and Architectural Pre-Cast Accent Corner Type 1 – are these the same?

Answer 38-A

Yes, accent sill band is the same as item 4 above. The height is to be 150mm as shown on drawings.

Answer 38-B

Yes, corner locations use the same accent type 1 as per item 3 above.

STRUCTURAL Amendments to Drawings:

1. AMENDMENTS TO DRAWINGS:

A. Refer to sheet S1.0:
- Added foundation walls for frost slabs.
- Added note for dropped concrete slab for extent of freezer room.
- Added storm and sanitary inlets into the building.
- Moved sump pumps away from footings.

B. Refer to sheet S2.0:
- Updated “Typical Frost Slab Detail”.
- Removed “Detail A, Sump Pit Elevation” and added “Typical Sump Pit Detail in Slab on Grade” and “ Sump Pit Slab/Footing Reinforcing”.
- Added “Typical Detail at Floor Depression”.

C. Refer to sheet S3.0:
- Changed SL.1 at elevator opening to C.B.-1.
- Added note for dropped concrete slab for extent of freezer room.

D. Refer to sheet S3.1:
- Updated block wall for bump-out from BW2 to BW4.
- Added note for angle hangers from W200X42 (at the south entrance) for curtain wall support.
- Updated steel lintels at the south-west corner window openings to SL-11 + L152X89X7.9.
- Revised steel lintel at elevator door opening to SL.1 for full width.
- Updated note for C200 framing under the extent of the mechanical unit curb (at north low roof).
- Showed opening for exhaust fans with additional framing (at north low roof).
- Updated note for opening in roof for the roof access hatch.

E. Refer to sheet S3.2:
- Added a trimmer angle around the elevator walls.
- Updated the overhang framing and the cantilevered beam size to W100X19 at the south wall of the building.

- Added a steel plate to the W410X39 beam and a note for steel stud framing (at the south entrance).
- Moved OWSJ at the south-east corner away from the exterior wall.
- Updated S.L for elevator door opening to SL.1 for full width.
- Revised joist spacing south of elevator.
- Added steel framing around duct opening at the west side of the building.
- Added duct openings for RTU-2 and RTU-3 and a note for framing.

F. Refer to sheet S4.0:
- Updated “Typical Elevator Bond Beam” detail.

G. Refer to sheet S4.1:
- Revised “Typical Reinforcing Around Door Opening in Concrete Wall” detail.
- Added a detail for “C.B-1 (for Elevator Opening)”.
- Updated “Typical Roof Top Opening Framing”.
- Added “SL-11 Detail”.
- Moved “Typical Lintel Detail for Masonry at Column” and “Typical Slotted Connection for HSS Below Beam” from sheet S4.1 to sheet S4.2.

H. Refer to sheet S4.2:
- Moved “Typical Lintel Detail for Masonry at Column” and “Typical Slotted Connection for HSS Below Beam” from sheet S4.1 to sheet S4.2.

2. <u>ATTACHMENTS TO THIS DOCUMENT:</u>

- Revised sheet S1.0.
- Revised sheet S2.0.
- Revised sheet S3.0.
- Revised sheet S3.1.
- Revised sheet S3.2.
- Revised sheet S4.0.
- Revised sheet S4.1.
- Revised sheet S4.2.

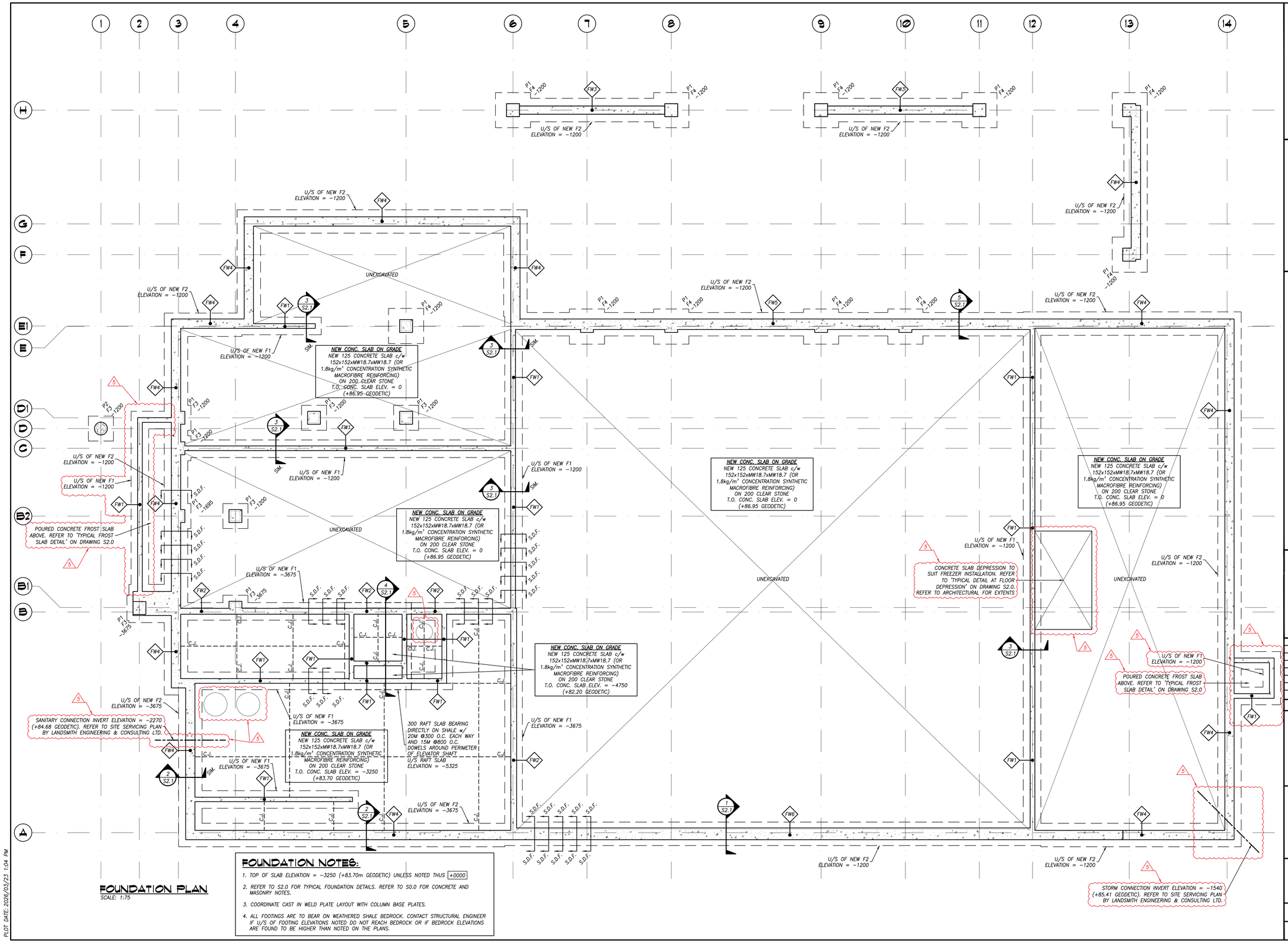
ARCHITECTURAL Attachments:

1. **Question 10 attachment: SK-02 – Fire Stop Detail** (page 20)

2. **Question 15 attachments: Tree Protection Plan, Invasive Species Management Plan, and Scoped EIS** (pages 21-110)

3. **In reference to Addendum #1, Clarification Item 2 – SK-01 – Guard Detail** (pg. 111)

END OF ADDENDUM NO. 2



FOUNDATION PLAN

SCALE: 1:75

FOUNDATION NOTES:

1. TOP OF SLAB ELEVATION = −3250 (+83.70m GEODETIC) UNLESS NOTED THUS +0000
2. REFER TO S2.0 FOR TYPICAL FOUNDATION DETAILS. REFER TO S0.0 FOR CONCRETE AND MASONRY NOTES.
3. COORDINATE CAST IN WELD PLATE LAYOUT WITH COLUMN BASE PLATES.
4. ALL FOOTINGS ARE TO BEAR ON WEATHERED SHALE BEDROCK. CONTACT STRUCTURAL ENGINEER IF U/S OF FOOTING ELEVATIONS NOTED DO NOT REACH BEDROCK OR IF BEDROCK ELEVATIONS ARE FOUND TO BE HIGHER THAN NOTED ON THE PLANS.

KEI SYMBOLS LEGEND

KEI – WALL TAG	W1
KEI – CONSTRUCTION NOTE	N1
KEI – REVISION MARKER	2
KEI – DOOR MARKER	D101
KEI – WINDOW MARKER	W201
KEI – FRAMING MEMBER TAG	RD1
KEI – T.O.S. BEAM ELEV. TAG	+000

TRUE NORTH
CONST. NORTH

LICENSED PROFESSIONAL ENGINEER
R. W. ABDULLAH
100514628
Proj#21279
2026-03-24
PROVINCE OF ONTARIO

No.	DATE	REVISION
5	26/03/24	ISSUED FOR ADDENDUM 1
4	26/02/20	ISSUED FOR TENDER
3	25/12/10	REVISED FOR PERMIT
2	25/11/14	REVISED FOR PERMIT
1	25/03/24	ISSUED FOR PERMIT

REVISIONS

KALOS ENGINEERING
300 YORK BLVD HAMILTON, ONTARIO L8R 3K6
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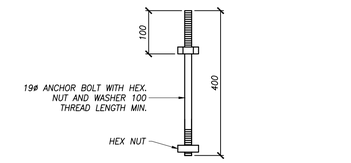
NEW CROATIAN CULTURAL CLUB

615 BARTON STREET
STONEY CREEK ONTARIO

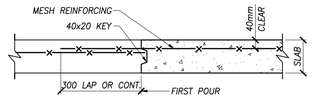
FOUNDATION PLAN

DATE	DRAWN BY	DRAWING No.
MARCH 2026	T.M.	S1.0
PROJECT No. 21279	CHECKED BY R.H. & J.P.C.	

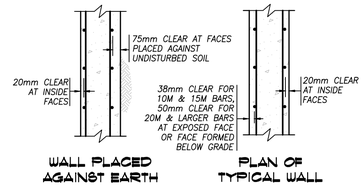
PLOT DATE: 2026/03/23 1:04 PM



TYPICAL ANCHOR BOLT
SCALE: NTS



TYPICAL SLAB-ON-GRADE CONSTRUCTION JOINT
SCALE: NTS



TYPICAL WALL REINFORCING COVER
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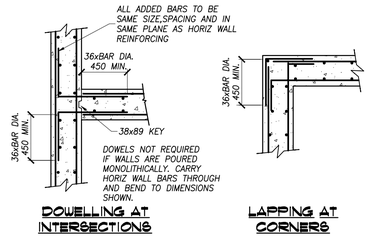
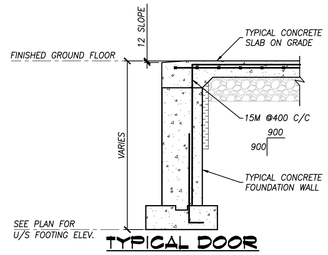
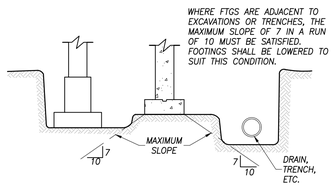


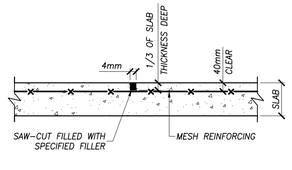
TYPICAL CORNER DETAILS
SCALE: NTS



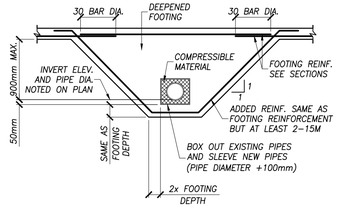
TYPICAL DOOR THRESHOLD DETAIL
SCALE: NTS



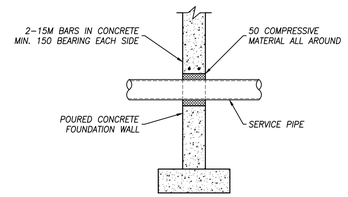
ELEVATIONS OF ADJACENT FOOTINGS AND EXCAVATIONS
SCALE: NTS



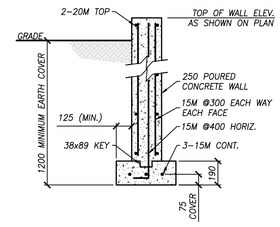
TYPICAL SAW-CUT CONTROL JOINT IN SLAB-ON-GRADE
SCALE: NTS



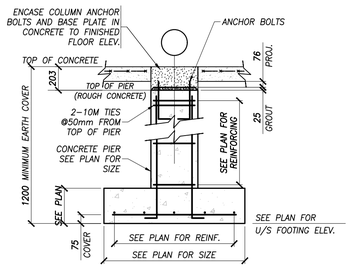
SERVICE PIPE FOOTING DETAIL
SCALE: NTS



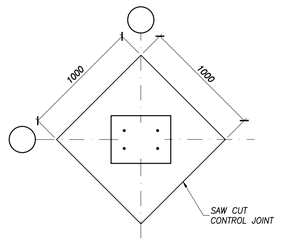
TYPICAL PIPE PENETRATION
SCALE: NTS



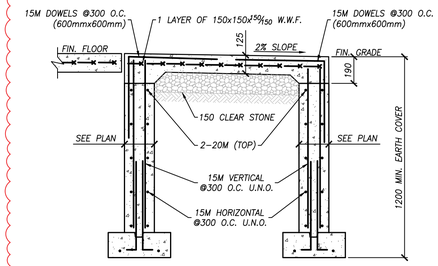
TYPICAL POURED CONCRETE STRIP FOOTING
SCALE: NTS



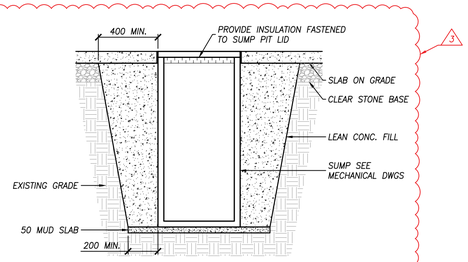
TYPICAL PIER FOOTING
SCALE: NTS



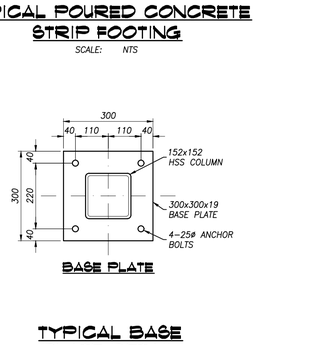
TYPICAL SAW CUT CONTROL JOINT AT COLUMN
SCALE: NTS



TYPICAL FROST SLAB DETAIL
SCALE: NTS

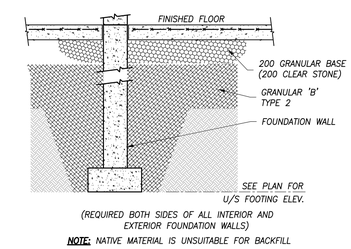


TYPICAL SUMP PIT DETAIL IN SLAB ON GRADE
SCALE: NTS



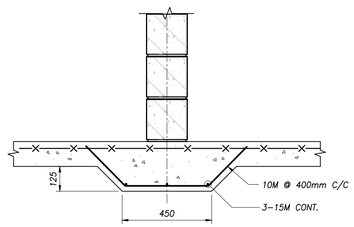
BASE PLATE

TYPICAL BASE PLATE DETAIL
SCALE: NTS

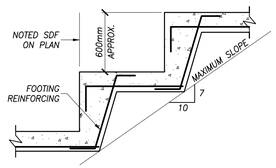


NOTE: NATIVE MATERIAL IS UNSUITABLE FOR BACKFILL

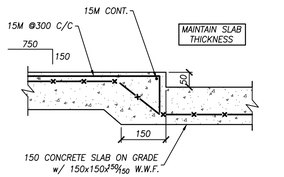
TYPICAL EXCAVATION AND BACKFILL AT FOUNDATION WALLS
SCALE: NTS



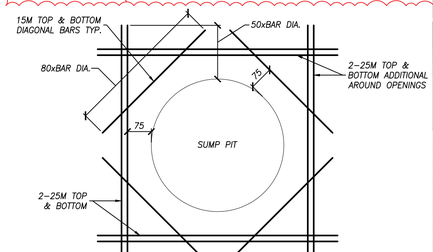
THICKENING OF SLAB-ON-GRADE UNDER PARTITION WALLS
SCALE: NTS



TYPICAL STEPPING OF WALL FOOTING DETAIL
SCALE: NTS



TYPICAL DETAIL AT FLOOR DEPRESSION
SCALE: NTS



SUMP PIT SLAB/FOOTING REINFORCING
SCALE: NTS

KEI SYMBOLS LEGEND

KEI – WALL TAG	W1
KEI – CONSTRUCTION NOTE	N1
KEI – REVISION MARKER	2
KEI – DOOR MARKER	D101
KEI – WINDOW MARKER	W201
KEI – FRAMING MEMBER TAG	RD1
KEI – T.O.S. BEAM ELEV. TAG	+000

TRUE NORTH
CONST. NORTH

LICENSED PROFESSIONAL ENGINEER
R. W. ABDULLAH
100514628
Proj#21279
2026-03-24
PROVINCE OF ONTARIO

No.	DATE	REVISION
3	26/03/24	ISSUED FOR ADDENDUM 1
2	26/02/20	ISSUED FOR TENDER
1	25/03/24	ISSUED FOR PERMIT

REVISIONS

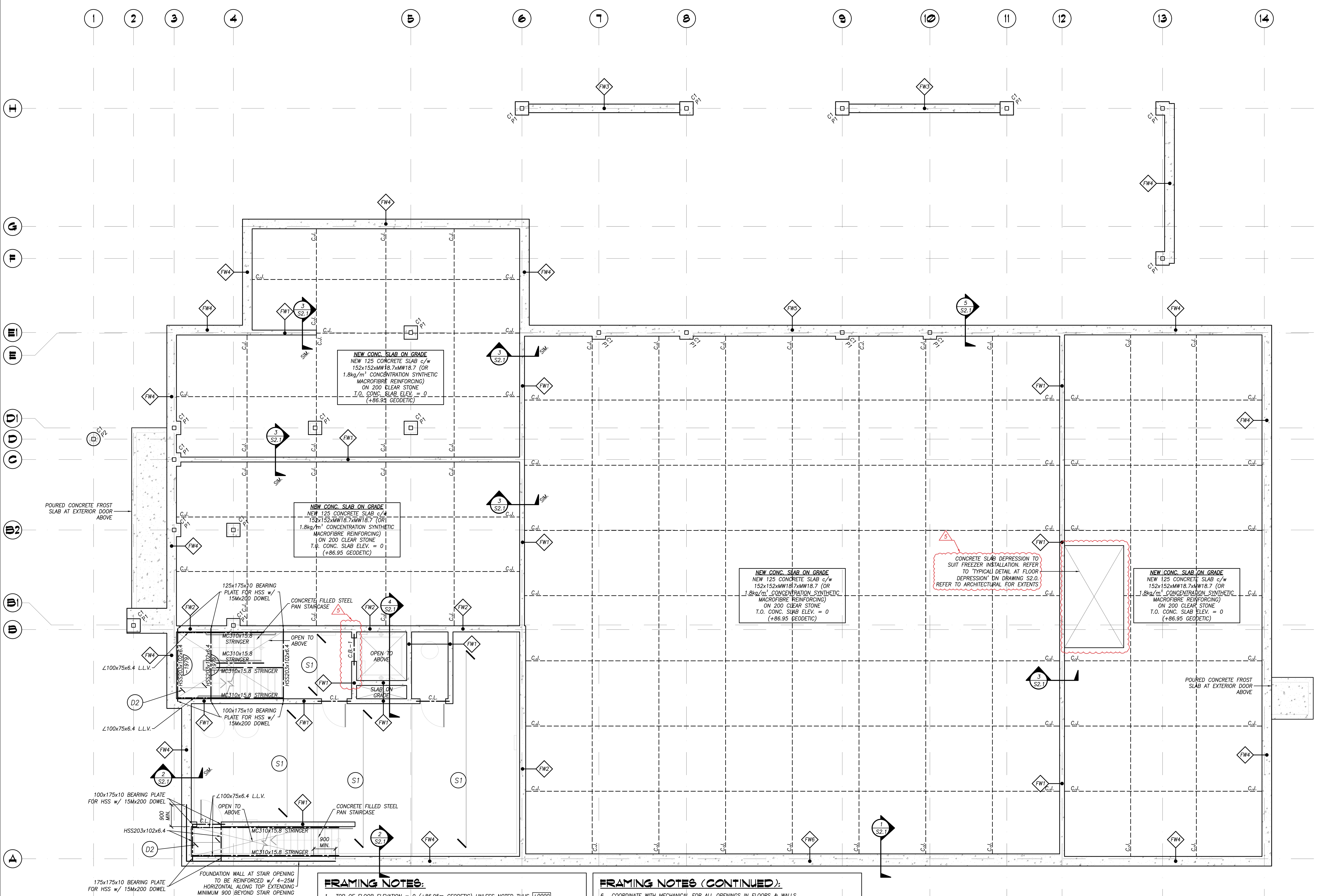
KALOS ENGINEERING
300 YORK BLVD HAMILTON, ONTARIO L8R 3K6
905-333-9119 www.kaloseng.ca

NEW CROATIAN CULTURAL CLUB
615 BARTON STREET
STONEY CREEK ONTARIO

FOUNDATION DETAILS

DATE	DRAWN BY	DRAWING No.
MARCH 2026	T.M.	S2.0
PROJECT No. 21279	CHECKED BY R.H. & J.P.C.	

PLOT DATE: 2026/03/23 1:04 PM



GROUND FLOOR FRAMING PLAN

SCALE: 1:75

FRAMING NOTES:

1. TOP OF FLOOR ELEVATION = 0 (+86.95m GEODETIC) UNLESS NOTED THUS [+0000]
2. TOP OF STEEL = −300 (+86.65m GEODETIC) UNLESS NOTED THUS (+0000)
3. REFER TO DRAWING S0.0 FOR NOTES, S4.0 FOR STANDARD DETAILS. S0.0 FOR CONCRETE BLOCK WALL REINFORCING.
4. REFER TO ARCH'L, MECH'L AND ELEC'L DWGS FOR SIZE AND LOCATION OF ALL OPENINGS IN BLOCK WALLS. SEE LINTEL SCHEDULE ON DRAWING S4.0 FOR LINTEL SIZES.
5. PROVIDE TEMPORARY SUPPORT UNDER ALL BEAMS UNTIL THEY ARE LATERALLY SUPPORTED.

FRAMING NOTES (CONTINUED):

6. COORDINATE WITH MECHANICAL FOR ALL OPENINGS IN FLOORS & WALLS.
7. COORDINATE PLUMBING WITH CONCRETE BLOCK AND POURED CONCRETE WALL REINFORCING.
8. MECHANICAL SERVICE SHAFT, COORDINATE HOLLOW CORE SLABS, TO ALLOW PASSAGE OF SERVICES. REFER TO MECHANICAL DRAWINGS FOR LAYOUT AND SIZES.
9. PROVIDE SUPPORT ANGLES FOR SUPPORT OF STAIR LANDINGS. REFER TO WALL PLATE WP−1 DETAIL ON S4.0.

KEI SYMBOLS LEGEND

- KEI – WALL TAG (W1)
- KEI – CONSTRUCTION NOTE (N1)
- KEI – REVISION MARKER
- KEI – DOOR MARKER (D101)
- KEI – WINDOW MARKER (W201)
- KEI – FRAMING MEMBER TAG (RD1)
- KEI – T.O.S. BEAM ELEV. TAG (+000)

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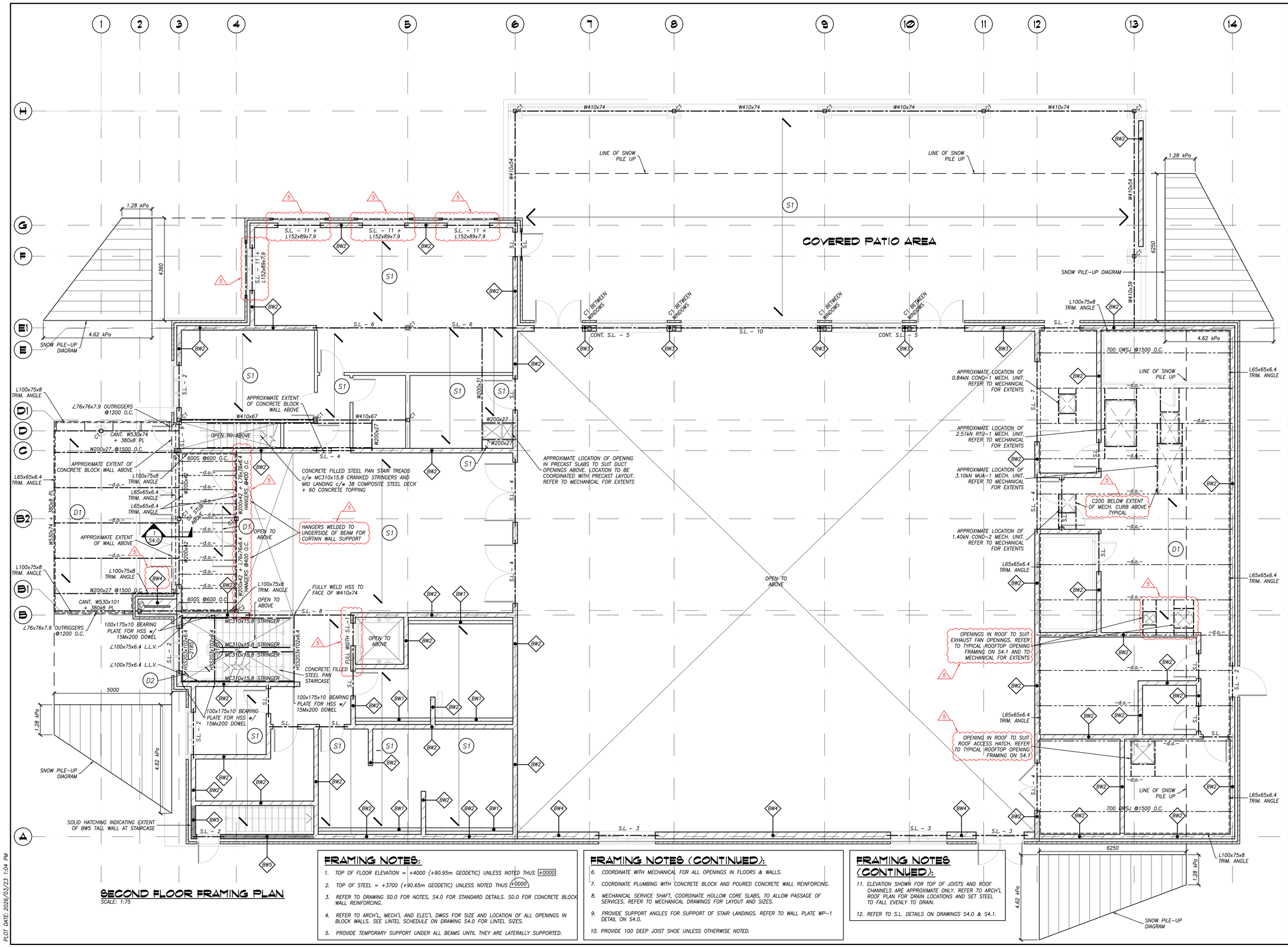
NEW CROATIAN CULTURAL CLUB

615 BARTON STREET
STONEY CREEK ONTARIO

GROUND FLOOR FRAMING PLAN

DATE	DRAWN BY	DRAWING No.
MARCH 2026	T.M.	S3.0
PROJECT No. 21279	CHECKED BY R.H. & J.P.C.	

PLOT DATE: 2026/03/23 1:04 PM



SECOND FLOOR FRAMING PLAN

SCALE: 1:75

FRAMING NOTES:

1. TOP OF FLOOR ELEVATION = +4000 (+90.95m GEODETIC) UNLESS NOTED THUS +0000
2. TOP OF STEEL = +3700 (+90.65m GEODETIC) UNLESS NOTED THUS (+0000)
3. REFER TO DRAWING S0.0 FOR NOTES, S4.0 FOR STANDARD DETAILS. S0.0 FOR CONCRETE BLOCK WALL REINFORCING.
4. REFER TO ARCH'L, MECH'L AND ELEC'L DWGS FOR SIZE AND LOCATION OF ALL OPENINGS IN BLOCK WALLS. SEE LINTEL SCHEDULE ON DRAWING S4.0 FOR LINTEL SIZES.
5. PROVIDE TEMPORARY SUPPORT UNDER ALL BEAMS UNTIL THEY ARE LATERALLY SUPPORTED.

FRAMING NOTES (CONTINUED):

6. COORDINATE WITH MECHANICAL FOR ALL OPENINGS IN FLOORS & WALLS.
7. COORDINATE PLUMBING WITH CONCRETE BLOCK AND POURED CONCRETE WALL REINFORCING.
8. MECHANICAL SERVICE SHAFT, COORDINATE HOLLOW CORE SLABS, TO ALLOW PASSAGE OF SERVICES. REFER TO MECHANICAL DRAWINGS FOR LAYOUT AND SIZES.
9. PROVIDE SUPPORT ANGLES FOR SUPPORT OF STAIR LANDINGS. REFER TO WALL PLATE WP–1 DETAIL ON S4.0.
10. PROVIDE 100 DEEP JOIST SHOE UNLESS OTHERWISE NOTED.

FRAMING NOTES (CONTINUED):

11. ELEVATION SHOWN FOR TOP OF JOISTS AND ROOF CHANNELS ARE APPROXIMATE ONLY. REFER TO ARCH'L ROOF PLAN FOR DRAIN LOCATIONS AND SET STEEL TO FALL EVENLY TO DRAIN.
12. REFER TO S.L. DETAILS ON DRAWINGS S4.0 & S4.1.

KEI SYMBOLS LEGEND

KEI – WALL TAG	W1
KEI – CONSTRUCTION NOTE	N1
KEI – REVISION MARKER	2
KEI – DOOR MARKER	D101
KEI – WINDOW MARKER	W201
KEI – FRAMING MEMBER TAG	RD1
KEI – T.O.S. BEAM ELEV. TAG	+000

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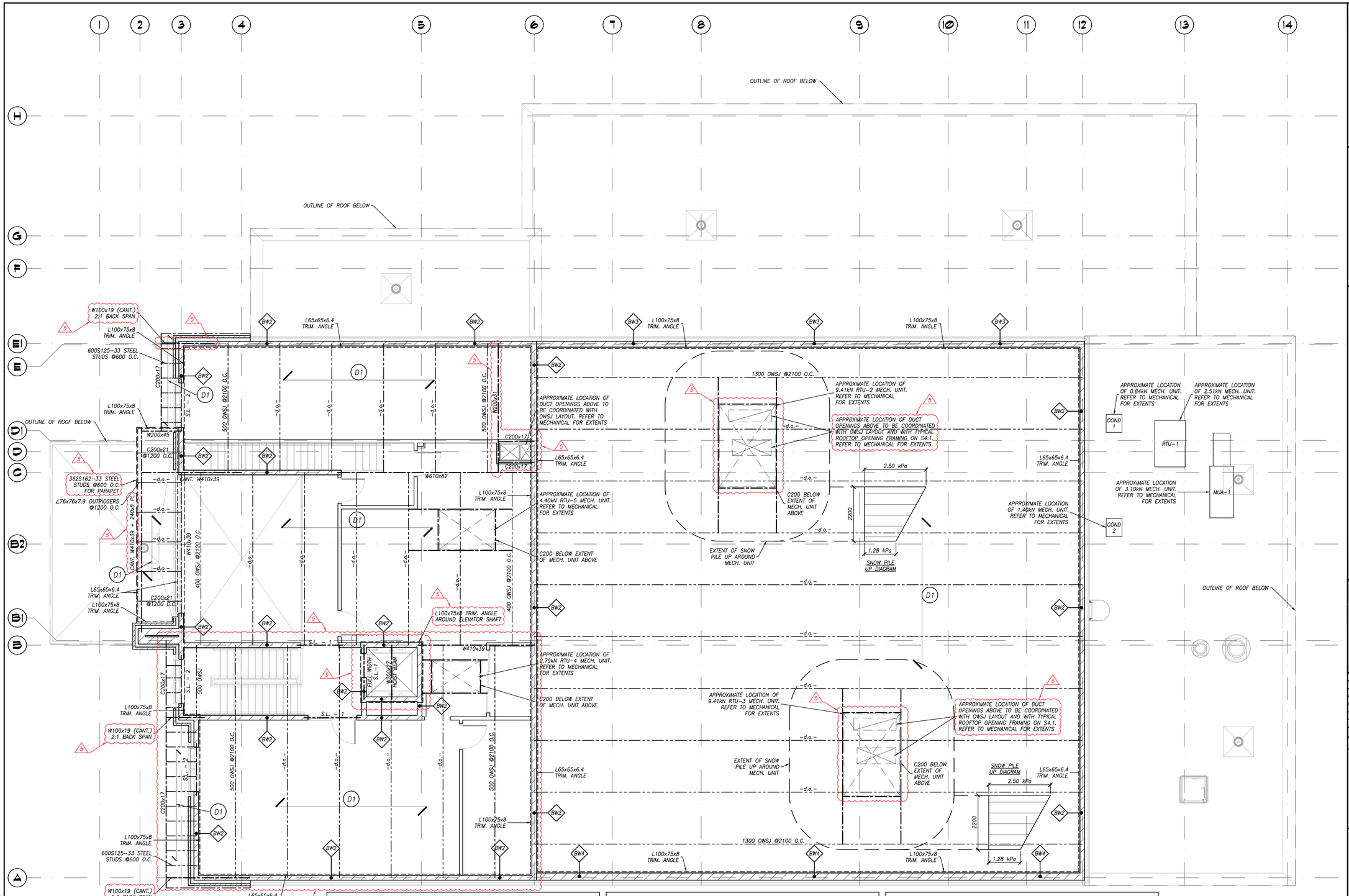
STONEY CREEK ONTARIO

SECOND FLOOR FRAMING PLAN

DATE	DRAWN BY	DRAWING No.
MARCH 2026	T.M.	S3.1
PROJECT No. 21279	CHECKED BY R.H. & J.P.C.	

PLOT DATE: 2026/03/23 1:04 PM



ROOF FRAMING PLAN

SCALE: 1:75

FRAMING NOTES:

1. TOP OF STEEL = +7300 (+94.25 GEODETIC) UNLESS NOTED THUS +0000
2. REFER TO DRAWING S0.0 FOR NOTES, S4.0 FOR STANDARD DETAILS. S0.0 FOR CONCRETE BLOCK WALL REINFORCING.
3. REFER TO ARCH'L, MECH'L AND ELEC'L DWGS FOR SIZE AND LOCATION OF ALL OPENINGS IN BLOCK WALLS. SEE LINTEL SCHEDULE ON DRAWING S4.0 FOR LINTEL SIZES.
4. PROVIDE TEMPORARY SUPPORT UNDER ALL BEAMS UNTIL THEY ARE LATERALLY SUPPORTED.
5. COORDINATE WITH MECHANICAL FOR ALL OPENINGS IN FLOORS & WALLS.

FRAMING NOTES (CONTINUED):

6. COORDINATE PLUMBING WITH CONCRETE BLOCK AND POURED CONCRETE WALL REINFORCING.
7. MECHANICAL SERVICE SHAFT, COORDINATE HOLLOW CORE SLABS, TO ALLOW PASSAGE OF SERVICES. REFER TO MECHANICAL DRAWINGS FOR LAYOUT AND SIZES.
8. PROVIDE SUPPORT ANGLES FOR SUPPORT OF STAIR LANDINGS. REFER TO WALL PLATE WP-1 DETAIL ON S4.0.
9. PROVIDE 100 DEEP JOIST SHOE UNLESS OTHERWISE NOTED.
10. ELEVATION SHOWN FOR TOP OF JOISTS AND ROOF CHANNELS ARE APPROXIMATE ONLY. REFER TO ARCH'L ROOF PLAN FOR DRAIN LOCATIONS AND SET STEEL TO FALL EVENLY TO DRAIN.

FRAMING NOTES (CONTINUED):

11. REFER TO S.L. DETAILS ON DRAWINGS S4.0 & S4.1.
12. FOR ALL ROOF TOP UNITS WHERE THE LONGEST HORIZONTAL DIMENSION IS LESS THAN 3m, SNOW DRIFT NEED NOT BE CONSIDERED AS PER O.B.C. 2012 CLAUSE 4.1.6.7.(3).

KEI SYMBOLS LEGEND

KEI – WALL TAG	W1
KEI – CONSTRUCTION NOTE	N1
KEI – REVISION MARKER	2
KEI – DOOR MARKER	D101
KEI – WINDOW MARKER	W201
KEI – FRAMING MEMBER TAG	RD1
KEI – T.O.S. BEAM ELEV. TAG	+000

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ROOF FRAMING PLAN

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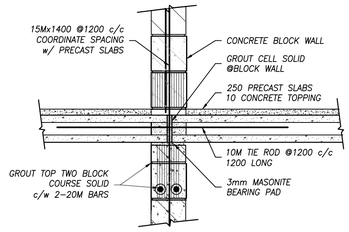
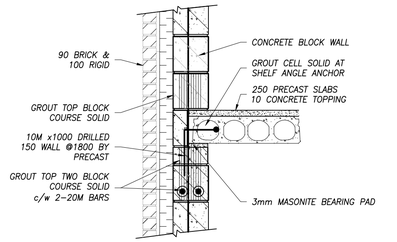
PROJECT No. 21279	CHECKED BY R.H. & J.P.C.	

PLOT DATE: 2026/03/23 1:04 PM



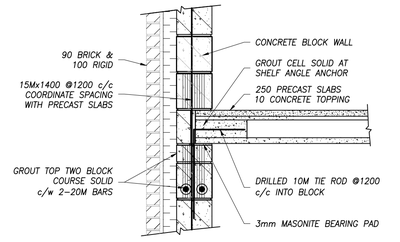
TYPICAL PRECAST DETAIL AT INTERIOR BEARING WALLS

SCALE: NTS



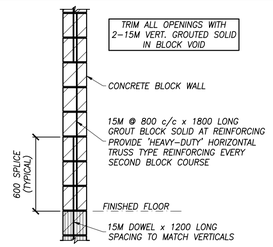
TYPICAL PRECAST DETAIL AT EXTERIOR WALL (PARALLEL TO PRECAST SLABS)

SCALE: NTS



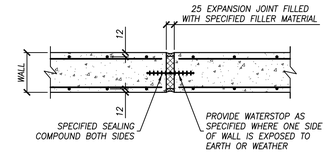
TYPICAL PRECAST DETAIL AT EXTERIOR WALL (PERP. TO PRECAST SLABS)

SCALE: NTS



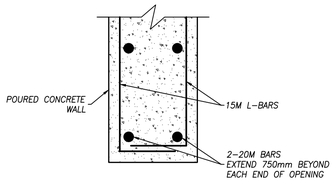
TYPICAL CONCRETE BLOCK WALL REINFORCING

SCALE: NTS



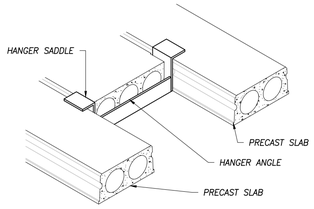
TYPICAL EXPANSION JOINT IN CONCRETE WALL

SCALE: NTS



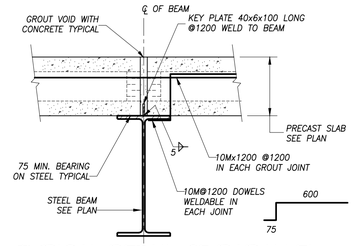
TYPICAL CONCRETE LINTEL DETAIL

SCALE: NTS



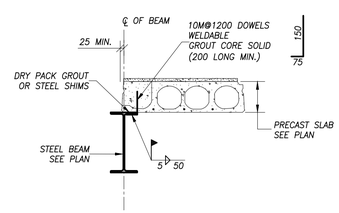
TYPICAL SLAB TO SLAB HANGER DETAIL

SCALE: NTS



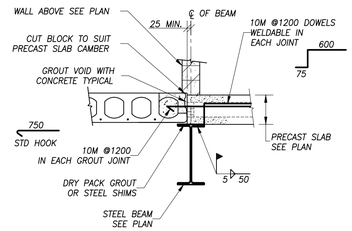
TYPICAL DETAIL OF PARALLEL PRECAST SLAB FLANGE BEARING

SCALE: NTS



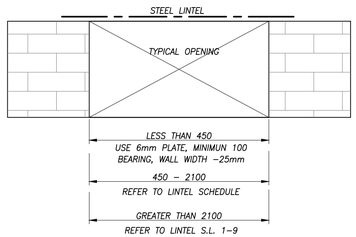
TYPICAL PRECAST SLAB BEARING DETAIL PARALLEL TO STEEL BEAM

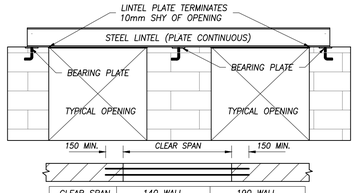
SCALE: NTS



TYPICAL DETAIL OF PERP. PRECAST SLABS TOP FLANGE BEARING

SCALE: NTS





CLEAR SPAN	140 WALL	190 WALL
UP to 1200	2Ls 75x65x8	2Ls 90x90x8
1200 to 1800	2Ls 90x65x8	2Ls 125x90x8
1800 to 2100	2Ls 90x65x10	2Ls 150x90x8

CLEAR SPAN	240 WALL	290 WALL
UP to 1200	2Ls 100x100x8	3Ls 90x90x8
1200 to 1800	2Ls 150x100x8	3Ls 125x90x8
1800 to 2100	2Ls 150x100x8	3Ls 150x90x8

PROVIDE LOOSE LINTELS FOR BRICK VENEER AS REQUIRED FOR LINTELS IN 90 VENEER, USE 1 ANGLE OF THAT NOTED FOR 190 WALL ON SIMILAR SPAN.

DOUBLE ANGLES TO BE STITCH WELDED BACK TO BACK. LINTELS TO HAVE A BOLTED CONNECTION TO COLUMNS. LINTELS LARGER THAN 2100 TO HAVE BEARING PLATE TYPE A TERMINATE LINTEL PLATES 10mm SHY OF OPENING

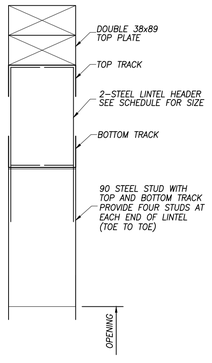
TYPICAL STEEL LINTEL DETAIL

SCALE: NTS

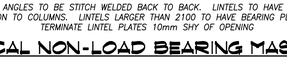
CLEAR SPAN	HEADER SIZE
UP TO 1200mm	2-90 x 16 ga (1.52mm)
1200 TO 1400mm	2-100 x 16 ga (1.52mm)
1400 TO 2000mm	2-150 x 16 ga (1.52mm)
2000 TO 2800mm	2-200 x 14 ga (1.91mm)

TYPICAL STEEL STUD LINTEL DETAIL

NOT TO SCALE



TYPICAL LINTEL SECTION

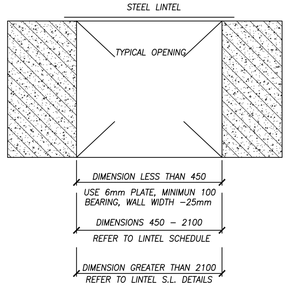


CLEAR SPAN	140 WALL	190 WALL
UP to 1200	2Ls 75x65x8	2Ls 90x90x8
1200 to 1800	2Ls 90x65x8	2Ls 125x90x8
1800 to 2100	2Ls 90x65x0	2Ls 150x90x8

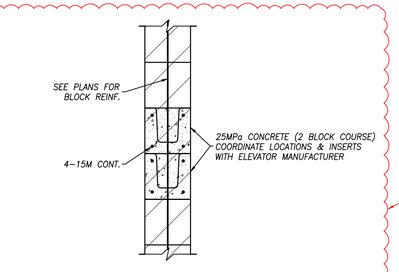
CLEAR SPAN	240 WALL	290 WALL
UP to 1200	2Ls 100x100x8	3Ls 90x90x8
1200 to 1800	2Ls 150x100x8	3Ls 125x90x8
1800 to 2100	2Ls 150x100x8	3Ls 150x90x8

DOUBLE ANGLES TO BE STITCH WELDED BACK TO BACK. LINTELS TO HAVE A BOLTED CONNECTION TO COLUMNS. LINTELS LARGER THAN 2100 TO HAVE BEARING PLATE TYPE A TERMINATE LINTEL PLATES 10mm SHY OF OPENING

TYPICAL NON-LOAD BEARING MASONRY BLOCK STEEL LINTEL SCHEDULE

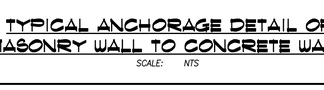


TYPICAL NON-LOAD BEARING MASONRY LINTEL ELEVATION



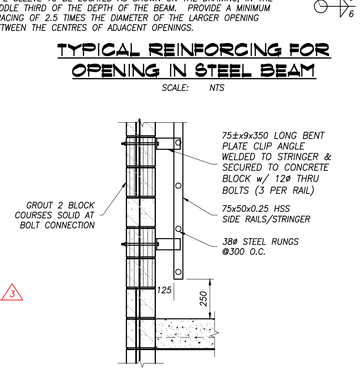
TYPICAL ELEVATOR BOND BEAM

SCALE: NTS



TYPICAL PRECAST DETAIL AT COLUMN

SCALE: NTS



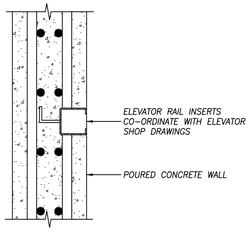
PIPE SLEEVE TO BE LOCATED AS SHOWN ON THE DRAWING, IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM. PROVIDE A MINIMUM SPACING OF 2.5 TIMES THE DIAMETER OF THE LARGER OPENING BETWEEN THE CENTRES OF ADJACENT OPENINGS.

TYPICAL REINFORCING FOR OPENING IN STEEL BEAM

SCALE: NTS

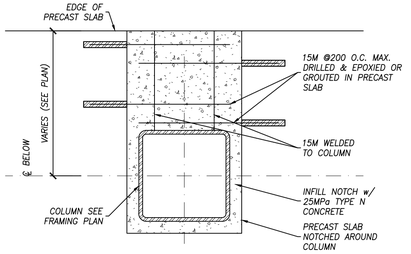
TYPICAL LADDER DETAIL

SCALE: NTS



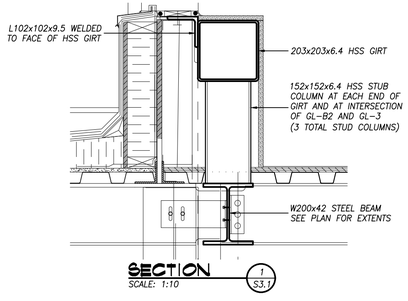
TYPICAL ELEVATOR RAIL INSERT DETAIL

SCALE: NTS



TYPICAL SLAB INFILL DETAIL

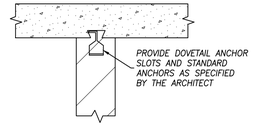
SCALE: NTS



SECTION

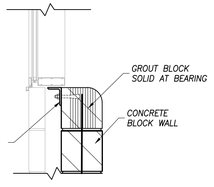
SCALE: 1:10

1 / S3.1



TYPICAL ANCHORAGE DETAIL OF MASONRY WALL TO CONCRETE WALL

SCALE: NTS



NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ALL LOCATIONS OF SUPPORT ANGLE

TYPICAL CURTAIN WALL SUPPORT DETAIL

SCALE: NTS

KEI SYMBOLS LEGEND

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KEI – REVISION MARKER	2
KEI – DOOR MARKER	D101
KEI – WINDOW MARKER	W201
KEI – FRAMING MEMBER TAG	RD1
KEI – T.O.S. BEAM ELEV. TAG	+000

TRUE NORTH

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2	26/02/20	ISSUED FOR TENDER
1	25/03/24	ISSUED FOR PERMIT

REVISIONS

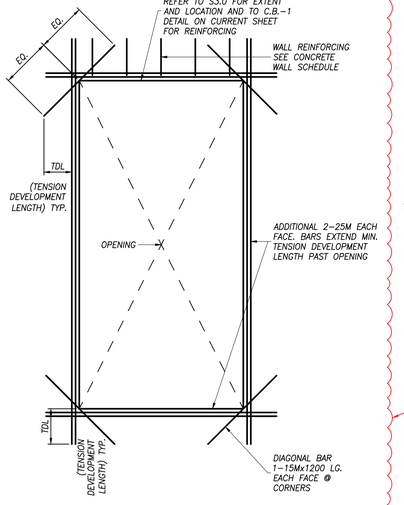
KALOS ENGINEERING
300 YORK BLVD HAMILTON, ONTARIO L8R 3K6
905-333-9119 www.kaloseng.ca

NEW CROATIAN CULTURAL CLUB
615 BARTON STREET
STONEY CREEK ONTARIO

TYPICAL FRAMING DETAILS

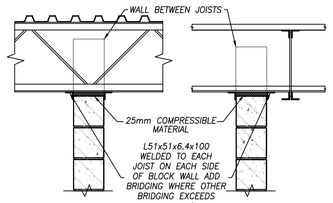
DATE	DRAWN BY	DRAWING No.
MARCH 2026	T.M.	S4.0
PROJECT No. 21279	CHECKED BY R.H. & J.P.C.	

PLOT DATE: 2026/03/23 1:04 PM



TYPICAL REINFORCING AROUND DOOR OPENING IN CONC. WALL

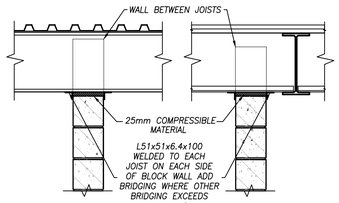
SCALE: NTS



NOTE : PROVIDE BRACING FOR 90mm WALLS SPANNING MORE THAN 3.6m HORIZONTALLY, FOR 140mm WALLS SPANNING MORE THAN 3.6m HORIZONTALLY, AND FOR 190mm WALLS SPANNING MORE THAN 3.6m HORIZONTALLY.

BRACING OF PARTITION WALLS AT UNDERSIDE OF STEEL JOIST

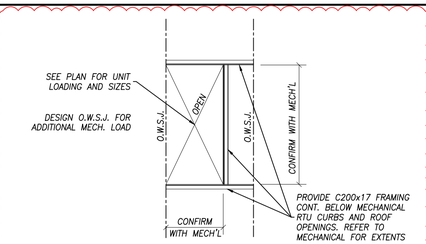
SCALE: NTS



NOTE : PROVIDE BRACING FOR 90mm WALLS SPANNING MORE THAN 3.6m HORIZONTALLY, FOR 140mm WALLS SPANNING MORE THAN 3.6m HORIZONTALLY, AND FOR 190mm WALLS SPANNING MORE THAN 3.6m HORIZONTALLY.

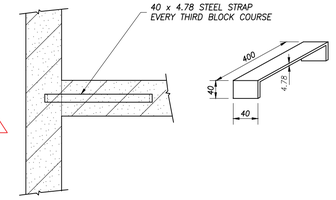
BRACING OF PARTITION WALLS AT UNDERSIDE OF STEEL BEAM

SCALE: NTS



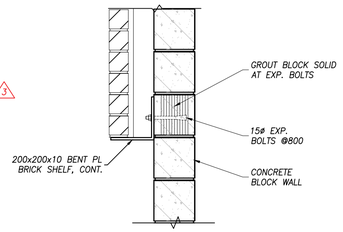
TYPICAL ROOF TOP OPENING/ CURB SUPPORT FRAMING

SCALE: NTS



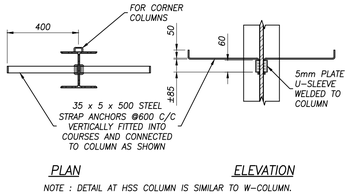
TYPICAL INTERSECTION OF CONCRETE BLOCK WALLS

SCALE: NTS



TYPICAL BRICK SHELF DETAIL

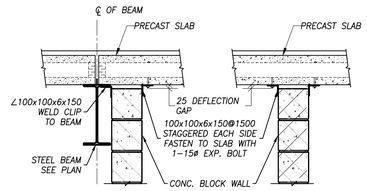
SCALE: NTS



NOTE : DETAIL AT HSS COLUMN IS SIMILAR TO W-COLUMN.

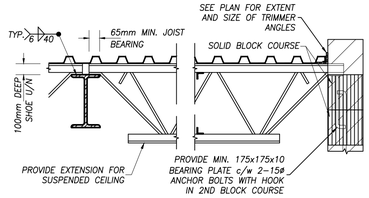
DETAIL OF ANCHORAGE OF STEEL COLUMN TO MASONRY WALL

SCALE: NTS



BRACING OF PARTITION WALLS AT UNDERSIDE OF PRECAST SLAB

SCALE: NTS



STEEL JOIST BEARING ON STEEL AND MASONRY (TYPICAL)

SCALE: NTS

ANCHORAGE DETAIL OF STEEL BEAM TO MASONRY WALL

SCALE: NTS

S.L. - 1 DETAIL

SCALE: NTS

S.L. - 2 DETAIL

SCALE: NTS

S.L. - 3 DETAIL

SCALE: NTS

S.L. - 4 DETAIL

SCALE: NTS

S.L. - 5 DETAIL

SCALE: NTS

S.L. - 6 DETAIL

SCALE: NTS

S.L. - 7 DETAIL

SCALE: NTS

S.L. - 8 DETAIL

SCALE: NTS

S.L. - 9 DETAIL

SCALE: NTS

S.L. - 10 DETAIL

SCALE: NTS

S.L. - 11 DETAIL

SCALE: NTS

C.B.-1 DETAIL (FOR ELEVATOR OPENING)

SCALE: NTS

TYPICAL SLOTTED CONNECTION FOR HSS BELOW PRECAST SLAB

SCALE: NTS

TYPICAL SHARED BEARING PLATE DETAIL

SCALE: NTS

KEI SYMBOLS LEGEND

KEI – WALL TAG	W1
KEI – CONSTRUCTION NOTE	N1
KEI – REVISION MARKER	2
KEI – DOOR MARKER	D101
KEI – WINDOW MARKER	W201
KEI – FRAMING MEMBER TAG	RD1
KEI – T.O.S. BEAM ELEV. TAG	+000

TRUE NORTH
CONST. NORTH

LICENSED PROFESSIONAL ENGINEER
R. W. ABDULLAH
100514628
Proj#21279
2026-03-24
PROVINCE OF ONTARIO

No.	DATE	REVISION
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NEW CROATIAN CULTURAL CLUB

615 BARTON STREET
STONEY CREEK ONTARIO

TYPICAL FRAMING DETAILS

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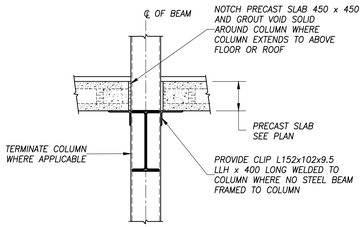
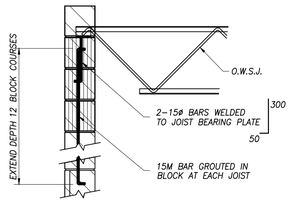


TYPICAL PRECAST SLAB DETAIL AT STEEL COLUMN LOCATION

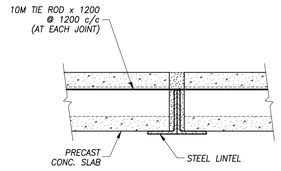
SCALE: NTS



NOTE: REINFORCING OMITED FOR CLARITY

TYPICAL DETAIL FOR TIE-DOWN ANCHORS FOR BEAMS AND JOISTS

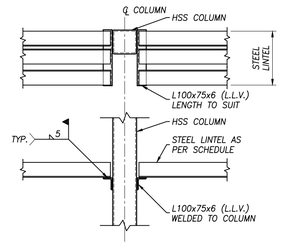
SCALE: NTS



NOTE: DETAIL AT MECHANICAL OPENINGS

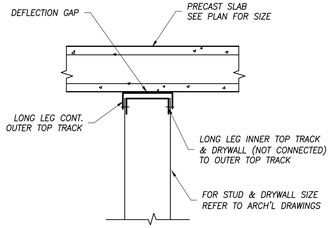
TYPICAL PRECAST DETAIL BEARING ON STEEL ANGLE LINTEL

SCALE: NTS



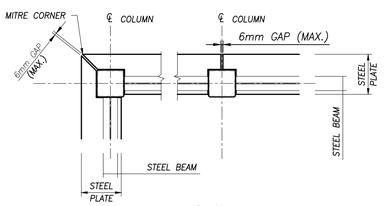
TYPICAL LINTEL BEARING DETAIL AT COLUMN

SCALE: NTS



TYPICAL DEFLECTION GAP DETAIL

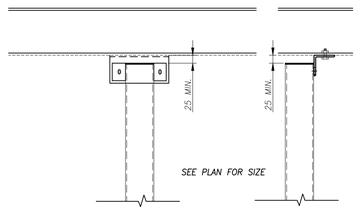
SCALE: NTS



PLAN

TYPICAL LINTEL DETAIL FOR MASONRY AT COLUMN

SCALE: NTS



TYPICAL SLOTTED CONNECTION FOR HSS BELOW BEAM

SCALE: NTS

2

2

KEI SYMBOLS LEGEND

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KEI – CONSTRUCTION NOTE	N1
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LICENSED PROFESSIONAL ENGINEER
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NEW CROATIAN CULTURAL CLUB

615 BARTON STREET
STONEY CREEK ONTARIO

TYPICAL FRAMING DETAILS

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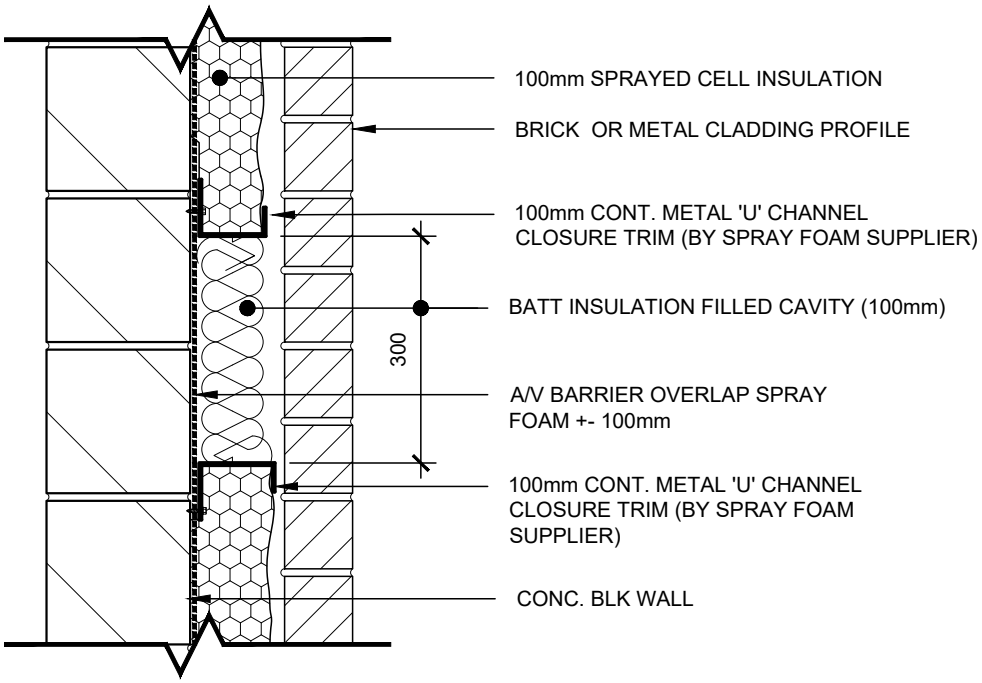
MARCH 2026	T.M.	S4.2
PROJECT No. 21279	CHECKED BY R.H. & J.P.C.	

PLOT DATE: 2026/03/23 1:04 PM



1
SK-01

TYPICAL FIRE STOP SECTION DETAIL

SCALE: 1:10

NOTES ON FIRE STOP:

1. SPRAY CELL INSULATION TO BE SEPARATED INTO COMPARTMENTS AROUND ENTIRE PERIMETER OF BUILDING ALL ALL EXTERIOR WALL ASSEMBLIES BY FIRE STOP AS SHOWN IN DETAIL.
   FIRE STOPS NOT TO EXCEED MAXIMUM SPACING DIMENSIONS AS FOLLOWS:
   - **3m VERTICAL**
   - **20m HORIZONTAL**

   REFER TO TYPICAL DETAIL ABOVE FOR CONSTRUCTION

NEW CULTURAL CLUB 'CROATIAN NATIONAL HOME'
615 BARTON STREET, STONEY CREEK, ON

TYPICAL FIRE STOP DETAIL

PROJ:	2021-39
SCALE:	1:10
DRAWN:	R.P.
DATE:	2026-03-24

GRGURIC ARCHITECTS INCORPORATED
Web: www.2gai.com

ADD-#02
SK-02

March 6th, 2025

Croatian National Home
c/o Mr. John Grguric
Grguric Architects Incorporated
28 king Street East, Unit B
Stoney Creek, ON
L8G 1J8

Dear Mr. Grguric

RE: **Tree Protection Plan for 615 Barton Street, City of Hamilton**

This updated Tree Protection Plan (TPP) has been prepared address comments (February 4, 2025) from City of Hamilton Natural Heritage Planning staff and Site Plan updates (DA-23-001) for a proposed two-storey private cultural club located at 615 Barton Street, City of Hamilton. A TPP has been requested by City of Hamilton staff to inventory trees on and adjacent to the Subject Property, with the intention of protecting and preserving trees where possible. The focus of this TPP is for trees within and adjacent to the development footprint that may be impacted during construction and grading of the Subject Property. A summary of our assessment is provided below.

PROPOSED DEVELOPMENT

The proposed development on this property consists of a two-storey private cultural club and associated outdoor parking area with 150 spaces. The development would front onto Barton Street with street access from the south eastern portion of the property. An outdoor covered patio area and landscaping on the property are also proposed. The proposed development plan is illustrated in Appendix A.

METHODS

This Tree Protection Plan has been prepared with the goal of retaining and protecting as many trees as possible on the Subject Property and is intended to be read in conjunction with the Updated Scoped Environmental Impact Study (EIS) report prepared for the property (June 2024).

The general intent of this assessment is to determine the extent and composition of trees on and immediately adjacent the development footprint on the Subject Property and identify mitigation measures for trees to be retained. This TPP has been completed in general compliance with the requirements of the City of Hamilton Tree Protection Guidelines (TPG) to address the conservation of woodlands on private property (By-Law No. 14-212) and trees located on public property (By-Law No. 15-125). The overall intent of these By-laws and guidelines is to work together to protect public and private trees located within the City of Hamilton.

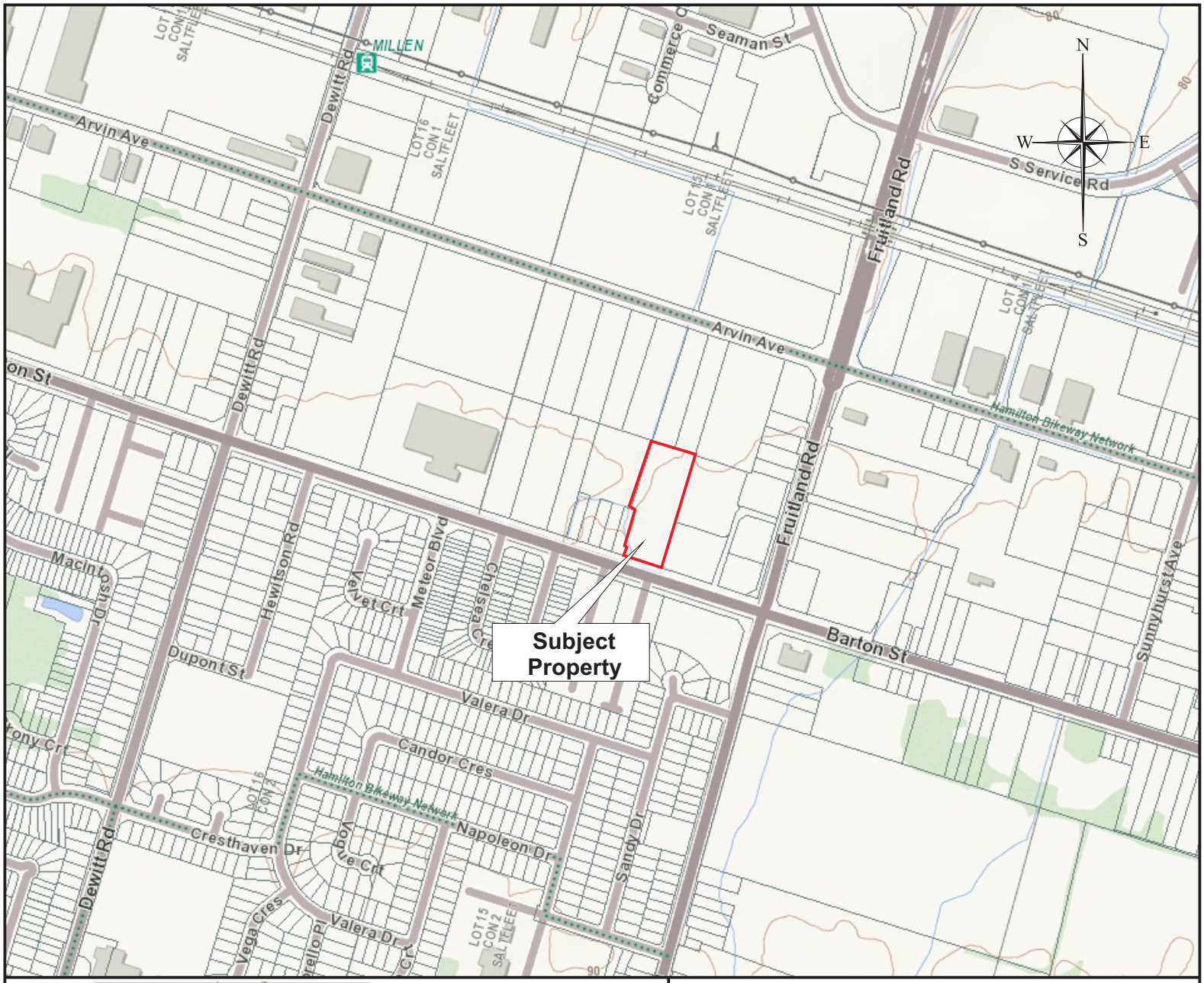


FIGURE 1
Location Map

Tree Protection Plan for
615 Barton Street, City of Hamilton

Prepared for:

Croatian National Home

Prepared by:

COLVILLE CONSULTING INC.

DATE: March 2025

FILE: C23014

As per the definitions provided in the By-Laws, tree in this assessment means "a self-supporting woody perennial plant which has reached or can reach a heigh of at least 3 metres at physiological maturity". Trees inventoried and tagged as part of this TPP included those with a diameter at breast height (DBH) of 10 cm or more and rare, unusual and heritage trees to be consistent with the City of Hamilton TPG. The location of trees greater than 10 cm's surveyed on the Subject Property and have been projected and displayed on the plan of survey prepared by JD Barnes is provided in Appendix B.

The work plan for this study included the following components:

1. Inventory all live trees greater than 10cm in diameter on and adjacent to proposed development on the Subject Property, including location, size, species, distribution, and health. An individual identification tag was affixed to each tree for future reference;
2. Prepare a figure illustrating the location of live trees on and adjacent to the Subject Property;
3. Prepare a summary report to provide all relevant information for trees on the Subject Property, including recommendations for each tree and appropriate mitigative measures.

Information collected as part of the EIS completed on the Subject Property was reviewed as part of background data collection for this report. This report contains the results of an inventory and data collection that was completed on March 21st, 2023. The following parameters were assessed as part of our inventory:

Species – common and botanical names provided in the inventory table.

DBH – diameter at breast height (cm), measured at 1.4 m above the ground.

Dripline – measurement of the outermost circumference of the tree branches

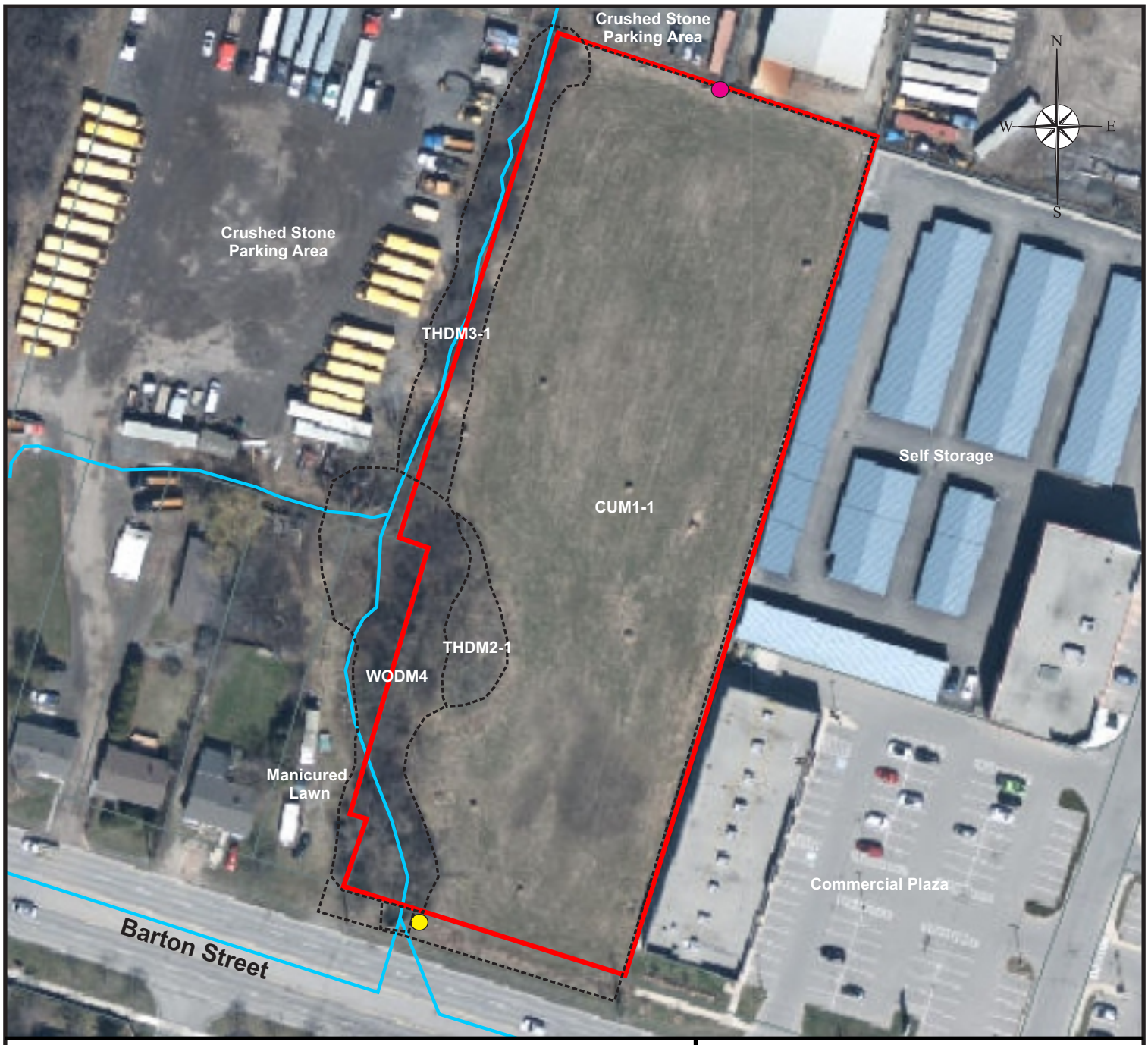
Condition – condition of tree considering trunk integrity, crown structure and crown vigor. Condition ratings include Good, Fair, Poor, and Dead.

Location – UTM coordinates of the tagged tree.

The inventory of trees on this property was limited to trees whose diameter at breast height (DBH) when measured 1.4 metres above grade, was 10 cm or larger. All live trees greater than 10cm in DBH were inventories and identified with a numbered aluminum tree tag. A summary of tree inventory information is provided in Appendix C.

EXISTING CONDITIONS

A total of four vegetation communities were identified on and adjacent to the Subject Property. These vegetation communities were classified and mapped according to the Ecological Land Classification (ELC) System for Southern Ontario. Vegetation communities on the Subject Property consist primarily of an old field meadow, along with a deciduous woodland and Sumac and Buckthorn thickets associated with Stoney Creek Watercourse 4. These vegetation communities are mapped on Figure 2 and descriptions of each discussed below. Information on ELC communities where tree removal is proposed is provided in the tree inventory table in Appendix C.



Legend

	Subject Property
	Watercourse
CUM1-1	Dry - Moist Old Field Meadow Type
THDM2-1	Sumach Deciduous Shrub Thicket Type
THDM3-1	Buckthorn Deciduous Hedgerow Thicket Type
WODM4	Dry - Fresh Deciduous Woodland Ecosite
	Amphibian Monitoring Station
	Downy Hawthorn

Figure 2
Extent of Vegetation Communities on the Subject Property

Tree Protection Plan for 615 Barton Street

Prepared for: **Croatian National Home**

Prepared by: COLVILLE CONSULTING INC.

DATE: March 2025

FILE: C23014

CUM1-1 Dry – Moist Old Field Meadow Type

The primary vegetation community on this property consists of a meadow that was described as a Dry – Moist Old Field Meadow Type (CUM1-1). This meadow area has historically been maintained and cut for hay production, which continues to current. Non-native grasses dominant this community, with a mix of forbs.

WODM4 Dry – Fresh Deciduous Woodland Ecosite

Located in the southwest corner of the property is a treed vegetation community described as Dry – Fresh Deciduous Woodland Ecosite (WODM4). This successional woodland occurs in association with the watercourse and extends onto lands west of the property. Tree species in the sparse canopy (10-40% canopy cover) consist of Black Locust, Green Ash, Manitoba Maple, and White Willow. Tall shrubs of Common Buckthorn, along with Black Locust, Apple, Pear, Plum and Green Ash occur in the sub-canopy. The shrub layer is dominated by Common Buckthorn, which limits the growth of ground covers.

THDM2-1 Sumach Deciduous Shrub Thicket Type

Occurring on fill adjacent to the WODM4 community is an area described as Sumach Deciduous Shrub Thicket Type (THDM2-1). Low to medium height Staghorn Sumac dominates this community, with a mix of grasses and forbs occurring in the ground layer.

THDM3-1 Buckthorn Deciduous Hedgerow Thicket Type

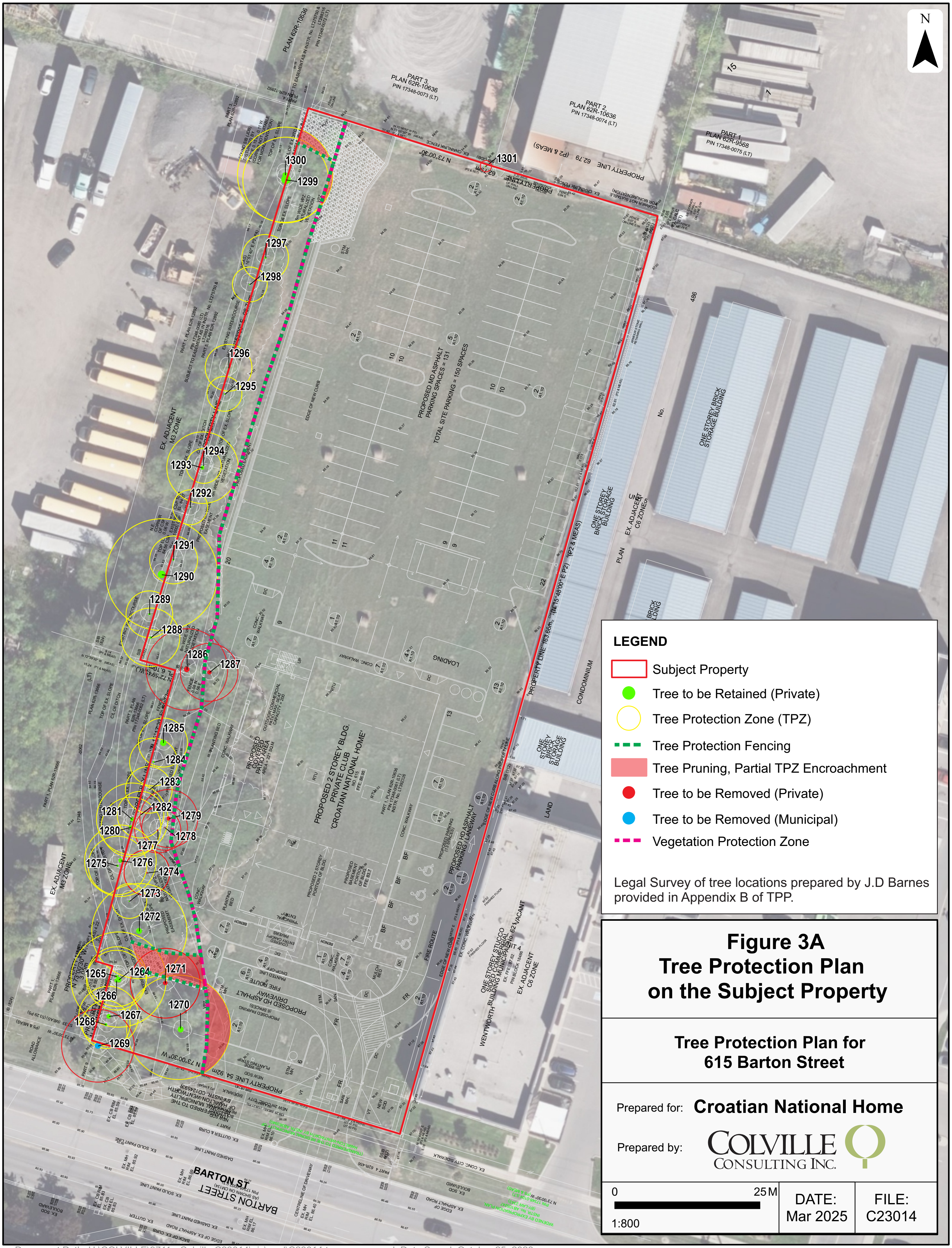
Extending north from the woodland along the watercourse is a narrow Buckthorn Deciduous Hedgerow Thicket Type (THDM3-1). Common Buckthorn dominates the sub-canopy and shrub layer of this community, with sparse occurrences of Manitoba Maple, Green Ash and Red Maple.

RESULTS

Our inventory indicates that a total of 38 tree were inventories on the property. This includes 37 trees greater than 10cm in DBH and one locally uncommon tree under 10cm are located within and adjacent the development footprint on the Subject Property (see Figure 3). Trees inventoried were comprised predominantly of Manitoba Maple (19%), Green Ash (16%), Common Apple (13%), Black Locust (13%), White Willow (11%), and Common Buckthorn (11%) with five other species comprising the remaining 17%. Details of the tree inventory are provided in Appendix C and representative site photographs are provided in Appendix D.

A total of twenty-nine trees inventoried are recommended to be retained. These are privately owned trees, on and adjacent the Subject Property. Minimum Tree Protection Zones (TPZ) for trees to be retained have been mapped on Figure 3 and information provided in Appendix C. Additional information on tree protection zone requirements is provided in the mitigation section below.

Based on the locations of trees on and adjacent the property, it is expected a total of nine trees on and adjacent the Subject Property will need to be removed to facilitate site servicing, grading and future construction of the proposed development. These trees were primarily a mix of non-native and invasive species that had established along the perimeter of the agricultural portion the property. Two of these were also assessed to be in poor condition and may present potential hazards to the future development.



LEGEND

- Subject Property
- Tree to be Retained (Private)
- Tree Protection Zone (TPZ)
- Tree Protection Fencing
- Tree Pruning, Partial TPZ Encroachment
- Tree to be Removed (Private)
- Tree to be Removed (Municipal)
- Vegetation Protection Zone

Legal Survey of tree locations prepared by J.D Barnes provided in Appendix B of TPP.

Figure 3A
Tree Protection Plan on the Subject Property

Tree Protection Plan for 615 Barton Street

Prepared for: **Croatian National Home**

Prepared by: COLVILLE CONSULTING INC.

0 25 M

1:800

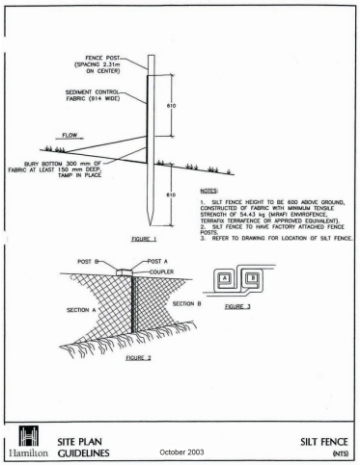
DATE: Mar 2025

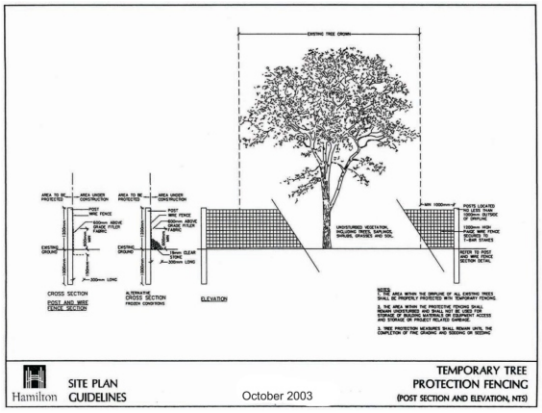
FILE: C23014

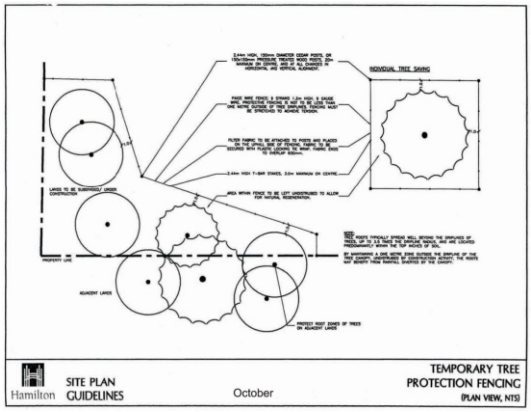
Document Path: H:\COLVILLE\9711 - Colville C23014\gis\mxd\C23014 tree survey.mxd Date Saved: October 25, 2023

Tree Preservation Details

Retrieved from City of Hamilton Site Plan Guidelines Appendix 8







Notes

- As per the City's Council adopted Tree Protection Guidelines (revised October 2010), a recognized tree management professional (i.e., certified arborist, registered professional forester, or landscape architect) is to provide a Verification of Tree Protection Letter to the Director of Planning. This correspondence is to occur prior to the start of on-site activities and is required in order to satisfy Standard Condition 2 b)-Tree Management of the Site Plan Conditional Approval process.

- Tree removal should be conducted during the suitable timing windows in a manner to avoid impacts to nesting birds, bats, and other wildlife that may be utilizing habitats on the Subject Property. Tree removal should not be conducted between March 31 and September 15 to help avoid impacts and comply with the Migratory Bird Convention Act (1994). Should tree removal be required during this time, a survey to assess the presence of nesting birds and roosting bats will need to be completed by a qualified biologist/ecologsit. Should wildlife/nests be identified, further mitigation measures will be implemented as required.

- Compensation is required for the removal of any trees (10cm DBH or greater) from private property to ensure the existing tree cover is maintained. A total of 8 trees will need to be removed from the property and will need to be compensated 1 for 1 as part of future landscaping on the property.

Tree Inventory Table

Tag #	Species		DBH (cm)	Dripline Radius (m)	TPZ Radius (m)	Overall Health	ELC Community	Location	Preservation Recommendation	Retained tree TPZ encroachment?***
1264	Manitoba Maple	*Acer negundo*	48	7	8	Good	WODM4	Subject Lands	Retain	Yes
1265	Manitoba Maple	*Acer negundo*	28	4	5	Good	WODM4	Subject Lands	Retain	Yes
1266	Manitoba Maple	*Acer negundo*	34	4	5	Good	WODM4	Subject Lands	Retain	Yes
1267	Red Maple	*Acer Rubrum*	30, 12	4	5	Good	WODM4	Subject Lands	Retain	No
1268	Eastern Redcedar	*Juniperus virginiana*	26	3	4	Good	WODM4	Subject Lands	Retain	No
1269	Manitoba Maple	*Acer negundo*	22,34,26	5	6	Good	CUM1-1	City Property	Remove	N/A
1270	White Willow	*Salix alba*	50,26,50,20	8	9	Good/Fair	WODM4	Subject Lands	Retain	Yes
1271	Common Apple	*Malus pumila*	18,26,26,22	5	6	Poor	WODM4	Subject Lands	Remove	N/A
1272	Common Apple	*Malus pumila*	30,30,22	7	8	Good	WODM4	Subject Lands	Retain	Yes
1273	Green Ash	*Fraxinus pennsylvanica*	12	2	3	Poor	WODM4	Subject Lands	Retain	No
1274	Common Buckthorn	*Rhamnus cathartica*	10,12	3	4	Good	WODM4	Subject Lands	Remove	N/A
1275	Black Locust	*Robinia pseudoacacia*	20	4	5	Good	WODM4	Adajcent Property	Retain	No
1276	Black Locust	*Robinia pseudoacacia*	36	5	6	Good	WODM4	Adajcent Property	Retain	No
1277	Black Locust	*Robinia pseudoacacia*	12,14	3	4	Good	WODM4	Subject Lands	Remove	N/A
1278	European Plum	*Prunus domestica*	12	3	4	Good	WODM4	Subject Lands	Remove	N/A
1279	European Plum	*Prunus domestica*	16,16,16	4	5	Good	WODM4	Subject Lands	Remove	N/A
1280	Black Locust	*Robinia pseudoacacia*	32	4	5	Good	WODM4	Adajcent Property	Retain	No
1281	Black Locust	*Robinia pseudoacacia*	34	5	6	Good	WODM4	Adajcent Property	Retain	No
1282	Common Buckthorn	*Rhamnus cathartica*	12	3	4	Good	WODM4	Boundary Tree	Retain	No
1283	Common Apple	*Malus pumila*	14	3	4	Fair	WODM4	Subject Lands	Retain	No
1284	Common Pear	*Pyrus communis*	20	3	4	Fair	WODM4	Boundary Tree	Retain	No
1285	Common Pear	*Pyrus communis*	22	3	4	Good	WODM4	Subject Lands	Retain	No
1286	Common Apple	*Malus pumila*	20,20,18	6	7	Poor	WODM4	Subject Lands	Remove	N/A
1287	Manitoba Maple	*Acer negundo*	20,16	4	5	Good	THDM2-1	Subject Lands	Remove	N/A
1288	Manitoba Maple	*Acer negundo*	18	4	5	Good	WODM4	Boundary Tree	Retain	No
1289	Green Ash	*Fraxinus pennsylvanica*	16	3	4	Poor	THDM3-1	Adajcent Property	Retain	No
1290	White Willow	*Salix alba*	80,50,20,20	8	9	Good	THDM3-1	Adajcent Property	Retain	No
1291	Green Ash	*Fraxinus pennsylvanica*	20	3	4	Poor	THDM3-1	Boundary Tree	Retain	No
1292	Green Ash	*Fraxinus pennsylvanica*	12	2	3	Poor	THDM3-1	Boundary Tree	Retain	No
1293	Manitoba Maple	*Acer negundo*	18, 18	5	6	Fair	THDM3-1	Boundary Tree	Retain	No
1294	Common Buckthorn	*Rhamnus cathartica*	10	2	3	Good	THDM3-1	Boundary Tree	Retain	No
1295	Green Ash	*Fraxinus pennsylvanica*	12	2	3	Poor	THDM3-1	Boundary Tree	Retain	No
1296	Green Ash	*Fraxinus pennsylvanica*	12	3	4	Fair	THDM3-1	Boundary Tree	Retain	No
1297	Common Apple	*Malus pumila*	16	3	4	Fair	THDM3-1	Boundary Tree	Retain	No
1298	Common Buckthorn	*Rhamnus cathartica*	14	2	3	Good	THDM3-1	Adajcent Property	Retain	No
1299	White Willow	*Salix alba*	20,30,30,50	6	7	Fair	THDM3-1	Adajcent Property	Retain	Yes
1300	White Willow	*Salix alba*	44	7	8	Fair	THDM3-1	Adajcent Property	Retain	Yes
1301**	Downy Hawthorn	*Crataegus mollis*	6	<1	<1	Fair/Poor	CUM1-1	Subject Lands	Remove	N/A

*TPZ calculated based on City of Hamilton By-Law Minimum Requirements and Tree Protection Guidelines.
**No physical tag attached, numer for reference to Figure 3 of TPP
***Where encroachment into the TPZ of retained trees is required, mitigation measures provided in the TPP must be adhered to limit potential negative impacts

Figure 3B
Tree Protection Plan on the Subject Property

Tree Protection Plan for 615 Barton Street

Prepared for: **Croatian National Home**

Prepared by: COLVILLE CONSULTING INC.

DATE: Mar 2025

FILE: C23014

One Tree was identified on Municipal property during the tree inventory. Tree #1269 is a Manitoba Maple on southwestern portion of the Subject Property along Barton Street. This tree was observed to have low branching and a sprawling growth form typical of Manitoba Maples that extends into the proposed sidewalk location. This tree is recommended to be removed due to impacts associated with the proposed sidewalk construction along the north side of Barton Street. City of Hamilton Forestry staff have issued a public tree permit for the removal of this tree (See Appendix E)

Varying degrees of encroachment into the TPZ is required for seven trees to facilitate development. Minor encroachment into the TPZ of Trees #1264, #1265, and #1266 is required to install rip rap as part of storm water management. Threse trees are located on the opposite side of the watercourse from the proposed work and no impact is anticipated.

Trees #1270 and #1272 will also require minor encroachment into the TPZ to facilitate development. Tree #1270 will also require crown pruning due to the sprawling growth form and potential hazard limbs that encroach into the development area. Any pruning should be conducted by a certified arborist following industry best management practices. During grading and installation within the vicinity of trees #1270 and #1272, a certified arborist should be on site to provide in field assessment and recommendations to reduce impacts. The use of hydrovacing and hand digging should be utilized wherever possible within the TPZ during construction to prevent reduce to tree roots.

Encroachment into the TPZ for trees #1299 and #1300 is required as part of site servicing access to the watercourse on the northwestern edge of the property. These trees are located on the adjacent property and growing along the bank of the watercourse. Encroachment in this area will involve the installation of 200mm rip-rap associated with storm water management on the site. The use of hydrovacing and hand digging should be utilized wherever possible within the TPZ during construction to prevent reduce to tree roots.. Any roots observed during construction should be flush cut to promote future growth and prevent root ripping. All work within the TPZ of these trees should be overseen by a certified arborist. Through the appropriate use of mitigation measures, encroachment into the TPZ is unlikely to have long-term negative impacts on the health of these trees. These trees are recommended to be retained. Prior to any work being conducted within the TPZ of trees #1299 & #1300 a consent letter from the neighboring property owner is required.

No botanical Species at Risk (SAR) were observed on or adjacent the Subject Property during the botanical surveys or tree inventory. One locally uncommon species, Downey Hawthorn, was documented adjacent to the fence along the northern edge of the property as shown on Figure 3. The specimen is less is less than 10cm DBH (no tag affixed due to limited basal area), in poor health, and showing signs of decline. The specimen is partially growing through the property boundary chain link fence preventing any potential replanting efforts. Removal of this specimen is required to facilitate construction of a retaining wall. Compensation plantings from a local seed source will be incorporated into the landscape plan.

Tree sizes and DBH on the property with were relatively similar typically ranging between 10 -30 cm DBH. Several multi stem trees were also identified throughout the Subject Property. Some larger white willows (DBH >50cm) were identified within the riparian along the watercourse on and adjacent the property.

SUMMARY AND RECOMMENDATIONS

This report was completed to inventory trees on and adjacent to the proposed development footprint on the property located at 615 Barton Street, City of Hamilton and assess potential impacts the development may have on these trees. From our assessment it is anticipated that 8 trees greater than 10cm DBH and one locally uncommon tree under 10cm DBH will need to be removed to facilitate the construction of the proposed development.

A total of 8 trees on private property greater than 10cm DBH will need to be removed and will require compensation at a rate of 1 for 1.

As per By-Law 15-125, the injury or destruction of public trees is prohibited. One Municipal tree is proposed to be removed as part of the construction of a new sidewalk along Barton Street. City of Hamilton Forestry staff have issued a public tree permit for the removal of this tree (See Appendix E)

As per the City's Council adopted Tree Protection Guidelines (revised October 2010), a recognized tree management professional (i.e., certified arborist, registered professional forester, or landscape architect) will be required to provide a Verification of Tree Protection Letter to the Director of Planning. This will need to occur prior to the onset of any on-site activities to satisfy Standard Condition 2 b)-Tree Management of the Site Plan Conditional Approval process.

Prior to any work being conducted within the TPZ of trees #1299 & #1300 where there is potential impact to trees on the adjacent property, a consent letter from the neighboring property owner is required. The TPZ as illustrated in Figure 3 and associated tree protection fencing for trees located on adjacent properties will be installed and maintained as part of the proposed development.

Please note that the assessment and recommendations above are based on the proposed Site Plan provided by Grguric Architects Incorporated (Project 2021-39 Site Plan DA-23-001) and illustrated in Figure 3.

MITIGATION MEASURES

To assist in maintaining the health of trees to remain on and adjacent to the Subject Property, it is recommended that the following mitigation measures be implemented.

- A limit of work fence should be erected on the Subject Property where anticipated works are to occur in close proximity to trees. A minimum TPZ as outlined in Appendix C should be installed for trees to be retained prior to the start of construction.
- Any work required to be completed within the TPZ of trees to be retained should be overseen by a certified arborist to ensure impacts mitigated to the extent feasible.

- Equipment use in close proximity to trees to be retained should be minimized where possible. No equipment use should occur within the Tree Protection Zone.
- Construction materials, equipment, soil, construction waste or debris shall not to be stored within the Tree Protection Zone or within the dripline of any trees identified for protection.
- Any trees located adjacent to the development area which are to be retained should be clearly marked with high visibility marking paint.
- A tree compensation of 1 for 1 to be incorporated into the landscape plan, or cash in lieu where replanting is not possible will provide compensation for trees to be removed to meet the requirements of the City of Hamilton's Tree Protection Guidelines (October, 2010).
- Trees required for removal within the VPZ to facilitate site servicing should have replacement trees incorporated into the landscape plan near the location of removal to maintain form and function within the area.
- Any tree roots encountered outside of the recommended tree hoarding limit of work fence during excavation should be flush-cut to promote new root growth.
- Any required vegetation removal should be conducted during suitable timing windows and in a manner to avoid impacts to nesting birds, bats and other wildlife that may be utilizing habitats on the Subject Property.
- It is recommended that tree and vegetation removal on the Subject Property be completed by a reputable tree clearing contractor to help avoid impacts to trees remaining on the site.
- All areas of disturbed soil should be seeded and vegetated following construction to help minimize soil erosion on the site.
- Trees to be planted as part of a landscaping plan for the property should incorporate trees species from Appendix 4 of the City of Hamilton's Tree Protection Guidelines (October 2010) where feasible.

LIMITATIONS OF ASSESSMENT

It is our policy to attach the following clause regarding limitations. We do this to ensure that all interested parties are aware of what is technically and professionally realistic in retaining trees.

The assessment of trees presented in this report has been made using accepted arboricultural techniques. Specifically, we conducted a visual examination of all the above ground parts of the tree for structural defects, external indications of decay such as fungal fruiting bodies and evidence of attack by insects. We also noted the general condition of trees but did not complete any risk assessments or assessment of hazard potential. Trees were not cored, probed, or climbed and there was no detailed inspection of the root crowns involving excavations.

The observations and recommendations within this document are true for the period that staff were on site and therefore do not include any other activities and/or change in overall condition or health to any trees occurring on site before or after our site visit. The existence of any and all trees on site represent a certain inherent degree of risk and our evaluation and recommendation does not preclude all potential risk of failure. Inspection of trees was conducted using visual examination and limited to information gathered through visual observation.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions.

Please do not hesitate to contact the undersigned should you have any questions regarding the results of this report.

Respectively submitted by:

Brett Espensen, B.A (Hons.), EP.
I.S.A. Certified Arborist (ID: ON-2656A)
Colville Consulting Inc.

Appendix A

Site Plan

SITE PLAN NOTES:

1. All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning, Planning and Economic Development Department.
2. Fire Route Signs and 3-way fire hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 meters unless otherwise stated.
4. All driveways from property line for the first 7.5m shall be within 5% maximum grade, thereafter all driveways shall be within 10 % maximum grade.
5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:
   - Building Permit
   - Road Cut Permits
   - Approach Approval Permits
   - Committee of Adjustments
   - Sewer and Water Permits
   - Relocation of Services
   - Encroachment Agreements (if required)
   - Sign Permits
6. Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Traffic Engineering Section, Public Works Department.
7. For visibility triangles at vehicular access points, the following note to be provided: 5 metre by 5 metre visibility triangles in which the maximum height of any objects or mature vegetation is not to exceed a height of 0.6 metres above the corresponding perpendicular centreline elevation of the adjacent street.
8. Signage is not approved through the Site Plan Process. All signs must comply with Hamilton Sign By-law No. 10-197.
9. Lighting must be directed on site and must not spill over to adjacent properties or street.
10. CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) and gas pipelines before beginning construction by contacting Ontario One Call at 1-800-400-2255.
11. All Waste Must Be Stored and Collected on Private Property According To The City OF Hamilton's Solid Waste Management BY-LAW 20-221.
12. Subject To Any Requirements That Have Been Identified by External Agencies

SITE PLAN

PLAN OF SURVEY WITH
TOPOGRAPHIC DETAILS OF
PART OF LOT 15
CONCESSION 1
CITY OF HAMILTON

NOTES:

INFORMATION ON THIS SITE PLAN
TAKEN FROM SURVEY / TOPOGRAPHY
PREPARED BY: J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928: 78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

SCHEDULE 4: UNDERTAKING
RE: 615 Barton Street, Stoney Creek File No. (DA-23-001)

I, (We)_____, the owner(s) of the land, hereby undertake and agree without reservation,

(a) to comply with all content of this plan and drawing and not to vary therefrom;

(b) [1] to perform the facilities, works or matters mentioned in Section 41(7)(a) of the *Planning Act* shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the Letter of Approval dated _____;

(c) to maintain to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(b) of the said Act, shown in this plan and drawing(s), including removal of snow from access ramps and driveways, parking and loading areas and walkways; and,

(d) in the event that the Owner does not comply with the plan dated _____ the owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security filed to obtain compliance with this plan.

(e) That the Owner agrees to physically affix the municipal number or full address to the building or on a sign in accordance with the City's Sign By-law, in a manner that is visible from the street.

(f) That the Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

(g) Enbridge Gas Inc, does have service lines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the Owner."

(h) The proponent shall carry out an archaeological assessment of the entire property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning and the Ministry of Citizenship and Multiculturalism (MCM) confirming that all archaeological resource concerns have met licensing and conservation requirements. All archaeological reports shall be submitted to the City of Hamilton for approval concurrent with their submission to the Ministry of Citizenship and Multiculturalism. Should deeply buried archaeological materials be found on the property during any of the above development activities the MCM should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)."

Dated this _____ day of _____20____

_____ _____(seal)
Witness (signature) Owner(s) (signature)

_____ _____
Witness (print) Owner (print)

_____
Address of Witness

1 Section (b) Revised March 11, 2004

DETAILS OF DEVELOPMENT

SITE STATISTICS TABLE

ITEM DESCRIPTION	PERMITTED / REQUIRED REGULATIONS	ACTUAL OR PROPOSED
ZONING DESIGNATION: **M3 PRESTIGE BUSINESS PARK * EXCEPTION 397**	M3 PRESTIGE BUSINESS PARK	M3 PRESTIGE BUSINESS PARK
NET LOT AREA	MIN. 4000m²	10,021m² (1.00 Ha)
LOT COVERAGE (BUILDING COVERAGE / AREA)	N/A	PROPOSED 2 STOREY BUILDING AREA = **1,060m²** ACCESSORY STOR. BLDG AREA = **40m²**
LANDSCAPED AREA (Landscaped area Includes all areas that are not hard surfaces, i.e. asphalt, concrete, & buildings to the outer limits of property lines)		2,564m² = 25.5%
ASPHALT AREA		5,500m²
GROSS FLOOR AREA	N/A	PROPOSED 2 STOREY BLDG = 1,350m²
MAXIMUM BUILDING HEIGHT (WHERE ABUTTING A RESIDENTIAL ZONE OR INSTITUTIONAL ZONE)	11m	8.0 m
YARD ABUTTING A STREET	MIN. 6m MAXIMUM 27m	27m
MINIMUM YARD SETBACKS (ABUTTING A RESIDENTIAL ZONE OR INSTITUTIONAL ZONE)	6.0m	N/A
PARKING 1 for each 30.0 square metres of gross floor area, which accommodates such use.	45 SPACES REQUIRED	150 SPACES (4 BARRIER FREE)
OUTDOOR COMMERCIAL PATIO Limited Seating Capacity	MIN. OF 1.10 SQUARE METRES OF PATIO AREA PER PERSON	221m² / 1.10 = 200 SEAT CAPACITY
ACCESSORY BUILDING MAX. HEIGHT	4.5m	4.0m

EXCEPTION 397.
In addition to the uses permitted in Section 9.3.1., on those lands zoned Prestige Business Park (M3) zone, identified on MAP 1199 of Schedule "A" -- Zoning Maps and described as 615 Barton Street, a **Private Club** shall also be permitted

GRAPHIC LEGEND

- ENTRANCE / EXIT AT BLDG.
- PROPERTY LINE
- FIRE ROUTE
- CHAIN LINK FENCE
- BOARD FENCE
- 5m x 5m VISIBILITY TRIANGLE
- ASPHALT PAVING MD = MEDIUM DUTY HD = HEAVY DUTY
- CONC. WALKWAY
- MULCH PLANTING BED
- DENOTES EXISTING TREES TO REMAIN
- DENOTES EXISTING TREES TO BE REMOVED

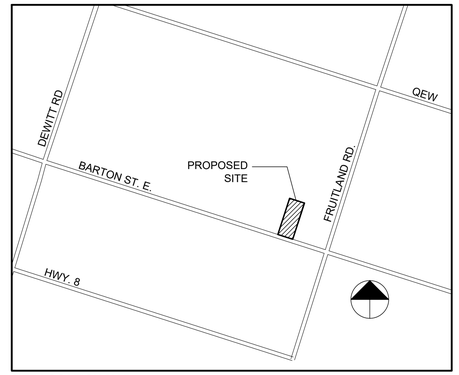
NOTE: REFER TO ENVIRONMENTAL IMPACT STUDY / TREE PROTECTION PLANS & LANDSCAPE PLANS FOR ALL RELATED INFORMATION THAT MAY NOT BE INCLUSIVE ON THIS SITE PLAN DRAWING WITH RESPECT TO TREES ON SITE

CONSTRUCTION NOTES:

C1 EX. CURB TO BE CUT BACK & REMOVED FOR NEW DRIVEWAY ENTRY TIE IN AND REINSTATE DROPPED CONC. CURB / GUTTER TO MATCH AND TIE IN WITH EXISTING.

C2 EX. OVERGROWN TREE SHRUBBERY, THICKET AND HEDGEROW TO BE CAREFULLY REMOVED AND CUT BACK TO THE VEGETATION PROTECTION ZONE EXTENT SHOWN ON SITE TO ACCOMMODATE AND ALLOW FOR INSTALLATION OF NEW PROPOSED BUILDING, COVERED PATIO, WALKWAYS AND PLANTING AREAS AS SHOWN ON SITE PLAN.

IMPORTANT:
REFER TO THE INVASIVE SPECIES MANAGEMENT PLAN, ENVIRONMENTAL IMPACT STUDY, TREE PROTECTION & LANDSCAPE PLANS PRIOR TO REMOVAL OR REPLANTING OF ANY TREES, SHRUBS OR PLANTINGS.



SITE LOCATION MAP
SCALE: NTS

HRVATSKI NARODNI DOM
CROATIAN NATIONAL HOME

LEGEND:

BF	BARRIER FREE
BOL	BOLLARD
CB	CATCH BASIN
C/L	CENTRE LINE
CLF	CHAIN LINK FENCE
CLR	CLEAR
CSP	CORRUGATED STEEL PIPE
CONC	CONCRETE
C/W	COMPLETE WITH
DBL	DOUBLE
DIA	DIAMETER
DC	DEPRESSED CURB
DFR	DESIGNATED FIRE ROUTE SIGN
DPS	DESIGNATED PARKING SIGN
EL	ELEVATION
EX	EXISTING ITEM
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
F.HYD	FIRE HYDRANT
FP	FLAG POLE
HD	HEAVY DUTY
IB	IRON BAR
LS	LIGHT STANDARD
MAX	MAXIMUM
MD	MEDIUM DUTY
MH	MAN HOLE
MIN	MINIMUM
MW	MONITORING WELL
N/A	NOT APPLICABLE
O/H	OVER HEAD
RTU	ROOF TOP UNIT
SIB	STANDARD IRON BAR
SS	STOP SIGN
TBD	TO BE DETERMINED
TS	TRAFFIC SIGN OR STOP SIGN
U/G	UNDERGROUND
UP	UTILITY POLE
VPZ	VEGETATION PROTECTION ZONE
VT	VISIBILITY TRIANGLE
WV	WATER VALVE

NO	REVISIONS	DATE
5	ISSUED FOR SPA SUBMISSION #5	2024-12-20
4	ISSUED FOR SPA SUBMISSION #4	2024-10-03
3	ISSUED FOR SPA SUBMISSION #3	2023-06-25
2	ISSUED FOR SPA SUBMISSION #2	2024-01-03
1	ISSUED FOR SPA	2022-10-26

NEW CULTURAL CLUB
'CROATIAN NATIONAL HOME'
615 BARTON STREET,
STONEY CREEK, ON.

SITE PLAN
(DA-23-001)

GRGURIC ARCHITECTS INCORPORATED
28 KING STREET EAST, UNIT B
STONEY CREEK, ONTARIO, L8G 1J8
Tel. 905-664-8735 Fax. 905-664-8737
Web: www.2gai.com

SCALE: AS NOTED	PROJECT: 2021-39
START DATE: AUGUST 2022	
DRAWN: RP	DRAWING: A1.00
CHECKED: JG	
PRINT DATE	03/06/25

S:\Data\2021\2021-39-New-Croatian-National-Home\65drawings\12-Working Drawings\A1.00-Site-Plan-2021-39[.dwg

SITE PLAN
SCALE: 1:250

Appendix B

Plan of Survey

PLAN OF SURVEY WITH TOPOGRAPHIC DETAILS OF
PART OF LOT 15
CONCESSION 1
CITY OF HAMILTON

SCALE 1 : 200

5 0 5 10 metres

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999729.

FOR BEARING COMPARISONS, A ROTATION OF 00°51'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2, P4, P5.

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

TOPOGRAPHIC LEGEND

CB	DENOTES CATCHBASIN
MH	DENOTES MANHOLE
C/L	DENOTES CENTERLINE
CSP	DENOTES CORRUGATED STEEL PIPE
EL.	DENOTES ELEVATION
—OC—	DENOTES OVERHEAD CABLE
—x—x—	DENOTES FENCE

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
HEX IB	DENOTES	HEXAGONICAL IRON BAR
WIT	DENOTES	WITNESS
P1	DENOTES	PLAN 62R-13666
P2	DENOTES	PLAN 62R-10636
P3	DENOTES	WENTWORTH VACANT LAND CONDOMINIUM PLAN No. 486
P4	DENOTES	PLAN 62R-12982
P5	DENOTES	PLAN 62R-456
MEAS	DENOTES	MEASURED
824	DENOTES	A.T. McLAREN LIMITED
912	DENOTES	A.J. CLARKE AND ASSOCIATED LTD.
JDB	DENOTES	J.D. BARNES LIMITED
NI	DENOTES	NOT IDENTIFIABLE
OU	DENOTES	ORIGIN UNKNOWN
	DENOTES	PROPERTY LINE
1267	DENOTES	TREE AND TAG NUMBER BY COLVILLE CONSULTING

N=NORTH / S=SOUTH / E=EAST / W=WEST

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON AUGUST 8, 2022.
3. TREES ADDED ON JUNE 10, 2024. TREE LOCATIONS AND TAG NUMBERS TAKEN FROM TREE PROTECTION PLAN BY COLVILLE CONSULTING INC.

DATE

DASHA PAGE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2192053 AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD • UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
BC	DP	22-16-080-00

FILE: G:\PROJECTS\22-16-080\00\Drawing\22-16-080-00-SRPR-Topo.dgn

PLOTTED: 2024-06-10

Appendix C

Tree Inventory Data

Tag #	Species		DBH (cm)	Dripline Radius (m)	TPZ Radius (m)	Overall Health	ELC Community	Location	Preservation Recommendation	Retained tree TPZ encroachment?***	Rationale for Removal	Other comments
1264	Manitoba Maple	*Acer negundo*	48	7	8	Good	WODM4	Subject Lands	Retain	Yes	N/A	Leaning over Creek
1265	Manitoba Maple	*Acer negundo*	28	4	5	Good	WODM4	Subject Lands	Retain	Yes	N/A	
1266	Manitoba Maple	*Acer negundo*	34	4	5	Good	WODM4	Subject Lands	Retain	Yes	N/A	
1267	Red Maple	*Acer Rubrum*	30, 12	4	5	Good	WODM4	Subject Lands	Retain	No	N/A	Multi Stem
1268	Eastern Redcedar	*Juniperus virginiana*	26	3	4	Good	WODM4	Subject Lands	Retain	No	N/A	
1269	Manitoba Maple	*Acer negundo*	22,34,26	5	6	Good	CUM1-1	City Property	Remove	N/A	Grading, sidewalk construction	Multi Stem, sprawling growth form
1270	White Willow	*Salix alba*	50,26,50,20	8	9	Good/Fair	WODM4	Subject Lands	Retain	Yes	N/A	Leaning away from creek, multi stem, low branches
1271	Common Apple	*Malus pumila*	18,26,26,22	5	6	Poor	WODM4	Subject Lands	Remove	N/A	Rip-rap install, poor condition	Multi Stem, poor condition, declining.
1272	Common Apple	*Malus pumila*	30,30,22	7	8	Good	WODM4	Subject Lands	Retain	Yes	N/A	Multi Stem
1273	Green Ash	*Fraxinus pennsylvanica*	12	2	3	Poor	WODM4	Subject Lands	Retain	No	N/A	Signs of EAB, declining
1274	Common Buckthorn	*Rhamnus cathartica*	10,12	3	4	Good	WODM4	Subject Lands	Remove	N/A	Invasive	Multi Stem
1275	Black Locust	*Robinia pseudoacacia*	20	4	5	Good	WODM4	Adajcent Property	Retain	No	N/A	
1276	Black Locust	*Robinia pseudoacacia*	36	5	6	Good	WODM4	Adajcent Property	Retain	No	N/A	
1277	Black Locust	*Robinia pseudoacacia*	12,14	3	4	Good	WODM4	Subject Lands	Remove	N/A	TPZ encroahment, grading	Multi Stem
1278	European Plum	*Prunus domestica*	12	3	4	Good	WODM4	Subject Lands	Remove	N/A	TPZ encroahment, grading	
1279	European Plum	*Prunus domestica*	16,16,16	4	5	Good	WODM4	Subject Lands	Remove	N/A	TPZ encroahment, grading	Multi Stem
1280	Black Locust	*Robinia pseudoacacia*	32	4	5	Good	WODM4	Adajcent Property	Retain	No	N/A	On Property Line
1281	Black Locust	*Robinia pseudoacacia*	34	5	6	Good	WODM4	Adajcent Property	Retain	No	N/A	On Property Line
1282	Common Buckthorn	*Rhamnus cathartica*	12	3	4	Good	WODM4	Boundary Tree	Retain	No	N/A	
1283	Common Apple	*Malus pumila*	14	3	4	Fair	WODM4	Subject Lands	Retain	No	N/A	
1284	Common Pear	*Pyrus communis*	20	3	4	Fair	WODM4	Boundary Tree	Retain	No	N/A	
1285	Common Pear	*Pyrus communis*	22	3	4	Good	WODM4	Subject Lands	Retain	No	N/A	
1286	Common Apple	*Malus pumila*	20,20,18	6	7	Poor	WODM4	Subject Lands	Remove	N/A	Poor condition, Grading in root zone	Nearly dead, declining, multi stem, l
1287	Manitoba Maple	*Acer negundo*	20,16	4	5	Good	THDM2-1	Subject Lands	Remove	N/A	Grading within root zone	Multi Stem
1288	Manitoba Maple	*Acer negundo*	18	4	5	Good	WODM4	Boundary Tree	Retain	No	N/A	
1289	Green Ash	*Fraxinus pennsylvanica*	16	3	4	Poor	THDM3-1	Adajcent Property	Retain	No	N/A	
1290	White Willow	*Salix alba*	80,50,20,20	8	9	Good	THDM3-1	Adajcent Property	Retain	No	N/A	On Property line, multi stem
1291	Green Ash	*Fraxinus pennsylvanica*	20	3	4	Poor	THDM3-1	Boundary Tree	Retain	No	N/A	
1292	Green Ash	*Fraxinus pennsylvanica*	12	2	3	Poor	THDM3-1	Boundary Tree	Retain	No	N/A	
1293	Manitoba Maple	*Acer negundo*	18, 18	5	6	Fair	THDM3-1	Boundary Tree	Retain	No	N/A	Multi stem
1294	Common Buckthorn	*Rhamnus cathartica*	10	2	3	Good	THDM3-1	Boundary Tree	Retain	No	N/A	
1295	Green Ash	*Fraxinus pennsylvanica*	12	2	3	Poor	THDM3-1	Boundary Tree	Retain	No	N/A	
1296	Green Ash	*Fraxinus pennsylvanica*	12	3	4	Fair	THDM3-1	Boundary Tree	Retain	No	N/A	
1297	Common Apple	*Malus pumila*	16	3	4	Fair	THDM3-1	Boundary Tree	Retain	No	N/A	
1298	Common Buckthorn	*Rhamnus cathartica*	14	2	3	Good	THDM3-1	Adajcent Property	Retain	No	N/A	
1299	White Willow	*Salix alba*	20,30,30,50	6	7	Fair	THDM3-1	Adajcent Property	Retain	Yes	N/A	Multi Stem, on watercourse bank
1300	White Willow	*Salix alba*	44	7	8	Fair	THDM3-1	Adajcent Property	Retain	Yes	N/A	Multi Stem, on watercourse bank
1301**	Downy Hawthorn	*Crataegus mollis*	6	<1	<1	Fair/Poor	CUM1-1	Subject Lands	Remove	N/A	Retaining wall construction	Locally uncommon, growing within fence

*TPZ calculated based on City of Hamilton By-Law Minimum Requirements and Tree Protection Guidelines.

**No physical tag attached, numer for reference to Figure 3 of TPP

***Where encroachment into the TPZ of retained trees is required, mitigation measures provided in the TPP must be adhered to limit potential negative impacts

Appendix D

Site Photographs

Photo 1: Viewing south at THDM2-1 Staghorn Sumac cluster on western edge of hayfield.

Photo 2: Viewing northwest at hedgerow along watercours eon wetsern side of the Subject Property

Photo 3: View of Tree 1269 along Barton Street.

Photo 4: Example of vegetation within WODM4 community on south west side of the Subject Property.

Photo 5: Viewing north at watercourse and trees adjacent to Barton street.

Photo 6: Viewing south at watercourse and assocoated riparian area.

Appendix E

City of Hamilton Forestry Permit

Stephen Clark, Urban Forest Health Technician
100 King Street West, 14th floor
Hamilton, ON L8P 1A2
Phone (905) 546-2424 Ext. 4219, Fax (905) 546-4473
Email – Stephen.Clark@hamilton.ca

Hamilton

Forestry & Horticulture Section
Environmental Services Division
Public Works Department

Date: August 28th, 2024

To: Mark Kehler, CIP, RPP
Program Lead, Site Planning
Heritage and Urban Design
City Hall – 71 Main Street West – 4th Floor

From: Stephen Clark, Urban Forest Health Technician

Subject: 615 Barton Street, Stoney Creek (Ward 10)
File: DA-23-001

Forestry has received confirmation of the payment of **$7,218.63** for the subject development and has issued public tree **permit # 191-2024**.

This payment and permit issue clears and satisfies Forestry's conditions currently.

We encourage you to forward a complete copy of our comments to the applicant and should you or the Applicant require clarification or technical assistance, please do not hesitate to contact me at (905) 546-2424 Ext. 4219.

Regards,

Stephen Clark
Urban Forest Health Technician
HST # 22828-000100

February 13th, 2025

Croatian National Home
c/o Mr. John Grguric
Grguric Architects Incorporated
28 King Street East, Unit B
Stoney Creek, ON L8G 1J8

Dear Mr. Grguric:

RE: Invasive Species Management Plan for 615 Barton Street, City of Hamilton

This Invasive Species Management Plan has been prepared in association with the Scoped Environmental Impact Study (EIS) prepared by Colville Consulting Inc. dated October 2023, for a proposed two-storey private cultural club located at 615 Barton Street, City of Hamilton. An Invasive Species Management Plan has been requested by City of Hamilton staff to combat the Common Buckthorn growing on the Subject Property, with the intention of mitigating the spread of invasive species and promoting native plant growth on the property. The focus of this plan is to create and implement an integrated pest management approach on the Subject Property to lessen the number and density of invasive species on the property and inhibit their re-establishment. A summary of our assessment is provided below.

PROPOSED DEVELOPMENT

The proposed development on this property consists of a two-storey private cultural club and associated outdoor parking area with 158 spaces. The development would front onto Barton Street with street access from the southeastern portion of the property. An outdoor covered patio area and landscaping on the property are also proposed. The proposed development plan is illustrated in Appendix A.

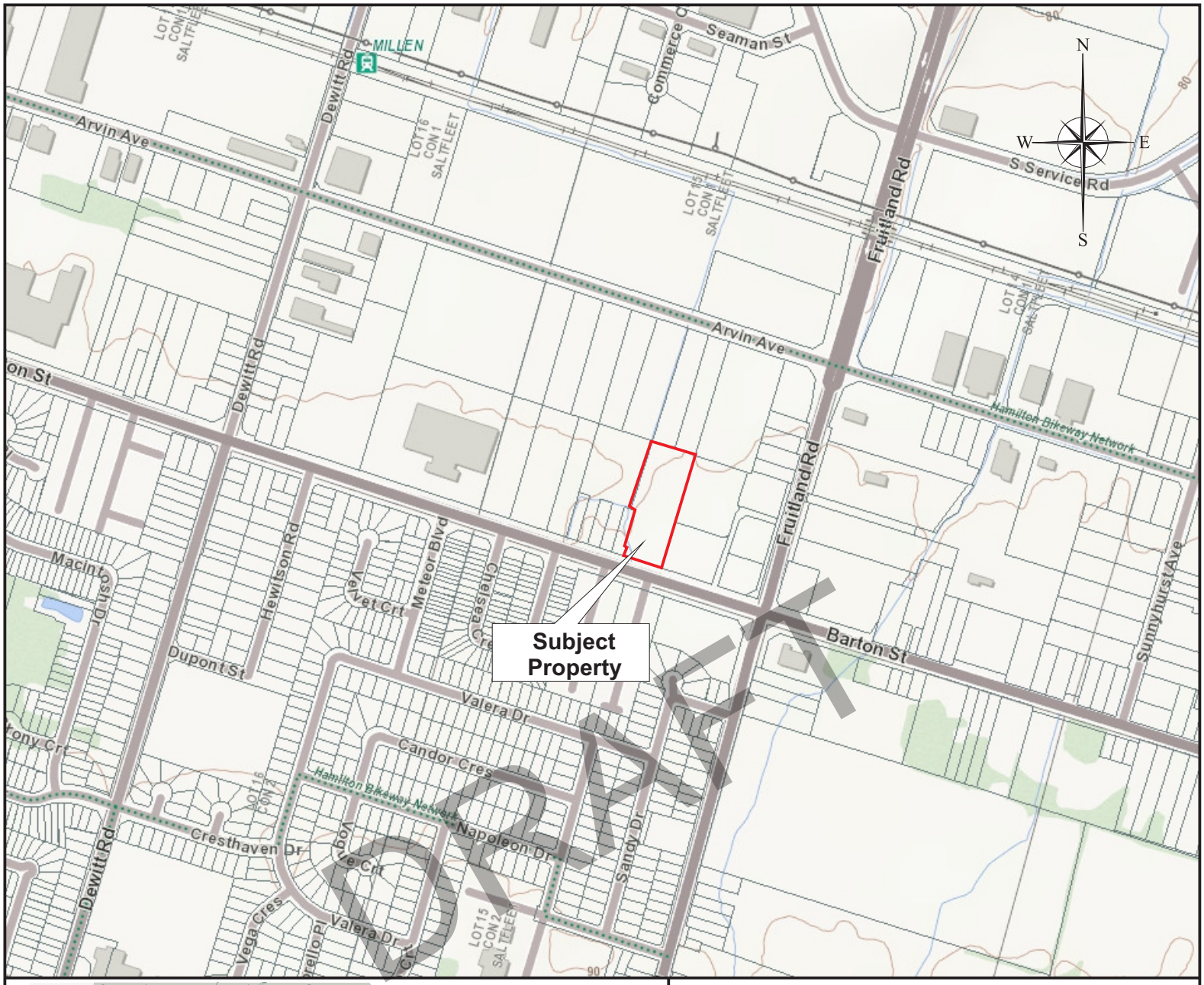


FIGURE 1
Location Map

Invasive Species Management Plan for 615 Barton Street, City of Hamilton

Prepared for:

Croatian National Home

Prepared by:

COLVILLE CONSULTING INC.

DATE: February 2025

FILE: C23014

EXISTING CONDITIONS

A total of four vegetation communities were identified on and adjacent to the Subject Property. These vegetation communities were classified and mapped according to the Ecological Land Classification (ELC) System for Southern Ontario. Vegetation communities on the Subject Property consist primarily of an old field meadow, along with a deciduous woodland and Sumac and Buckthorn thickets associated with Stoney Creek Watercourse 4. Site Photos of these vegetation communities are shown in Appendix B. These vegetation communities are mapped on Figure 2 and descriptions of each discussed below.

CUM1-1 Dry – Moist Old Field Meadow Type

The primary vegetation community on this property consists of a meadow that was described as a Dry – Moist Old Field Meadow Type (CUM1-1). This meadow area has historically been maintained and cut for hay production, which continues to current. Non-native grasses dominant this community, with a mix of forbs.

WODM4 Dry – Fresh Deciduous Woodland Ecosite

Located in the southwest corner of the property is a treed vegetation community described as Dry – Fresh Deciduous Woodland Ecosite (WODM4). This successional woodland occurs in association with the watercourse and extends onto lands west of the property. Tree species in the sparse canopy (10-40% canopy cover) consist of Black Locust, Green Ash, Manitoba Maple, and White Willow. Tall shrubs of Common Buckthorn, along with Black Locust, Apple, Pear, Plum and Green Ash occur in the sub-canopy. The shrub layer is dominated by Common Buckthorn, which limits the growth of ground covers.

THDM2-1 Sumach Deciduous Shrub Thicket Type

Occurring on fill adjacent to the WODM4 community is an area described as Sumach Deciduous Shrub Thicket Type (THDM2-1). Low to medium height Staghorn Sumac dominates this community, with a mix of grasses and forbs occurring in the ground layer.

THDM3-1 Buckthorn Deciduous Hedgerow Thicket Type

Extending north from the woodland along the watercourse is a narrow Buckthorn Deciduous Hedgerow Thicket Type (THDM3-1). Common Buckthorn dominates the sub-canopy and shrub layer of this community, with sparse occurrences of Manitoba Maple, Green Ash and Red Maple. Ground covers were sparse in this hedgerow and consisted of seedling Common Buckthorn.

Out of these vegetation communities, the two main communities of concern from an invasive species management perspective are the THDM3-1 and parts of the WODM4.

COMMON BUCKTHORN DESCRIPTION

Rhamnus carthartica, referred to as the common names Common Buckthorn and/or Europeanbuckthorn, is a shrub native to Eurasia. While it usually is found as a small shrub, it has the capacity to grow to tree size. It was first introduced to North America around the 1880s as an ornamental shrub, being planted along fencerows and hedgerows along agricultural fields. Due to

Legend

	Subject Property
	Watercourse
CUM1-1	Dry - Moist Old Field Meadow Type
THDM2-1	Sumach Deciduous Shrub Thicket Type
THDM3-1	Buckthorn Deciduous Hedgerow Thicket Type
WODM4	Dry - Fresh Deciduous Woodland Ecosite

Figure 2
Extent of Vegetation Communities on the Subject Property

Invasive Species Management Plan for 615 Barton Street, City of Hamilton

Prepared for: **Croatian National Home**

Prepared by: COLVILLE CONSULTING INC.

DATE: February 2025

FILE: C23014

its ability to thrive in a wide range of soil and light conditions, it has spread aggressively throughout southern Ontario and other provinces in Canada.

HOW TO IDENTIFY COMMON BUCKTHORN

Common Buckthorn grows in the form of a shrub or small to medium sized tree. It has smooth dark green leaves that are finely toothed. Leaves have three to five strongly curvy veins per side on the underside, arching towards the top of the leaf. Buckthorn leaves are opposite to sub-opposite along the stem of the plant, with older branches ending in a short, sharp thorn. Flowers have two to six small yellowish green petals. Buckthorn typically is one of the first shrub to leaf out in the spring, and one of the last to drop its leaves in the fall. The fruiting component of Common Buckthorn consists of multiple clusters of small berry-like fruit that come out in late summer/early fall. The fruit is black when mature and green when immature. Buckthorn buds are scaly and lie close to the twig. The bark of Buckthorn is greyish brown with prominent small lenticels. The bark begins smooth and shiny when young and becomes rough and textured as it reaches maturity.

Buckthorn bark is greyish brown, with a yellow-green underlayer & orange heartwood. Photo Credit: Invasive Species Centre

The fruiting body of Common Buckthorn is a black when mature, green when immature, and comes in dense clusters as picutured. Photo Credit: Invasive Species Centre

Common Buckthorn leaves are sharp, pointed but curved, and have rounded seraded teeth. Photo Credit: Invasive Species Centre

RECOMMENDATIONS

It is recommended that the entire THDM3-1 vegetation community be the intended target location for Buckthorn removals on the Subject Lands. It is also recommended that the WODM4 community be searched for Buckthorn individuals and removals be conducted where feasible and delicately as to not harm any existing trees that are scheduled for retainment. Any Buckthorn plants found within the WODM4 community that do not have the potential of harming any trees recommended for retainment should be removed. Any Buckthorn plants whose removal may have the potential to harm retainment trees should remain, but have their branches cut and any fruiting material be removed. A qualified ecologist or arborist should make the call as to whether a large Buckthorn can be removed without potentially harming adjacent retainment trees.

Figure 3 shows the intended removal area. Any incidental Buckthorn found on site outside of the intended removal area should also be removed. These incidental removals should be conducted in the same manner as the steps laid out below. **It is important for anyone completing removals to review the "How To Identify Common Buckthorn" section of this report so that they are able to accurately identify Buckthorn plants while on the Subject Property.**

Due to the Common Buckthorns proximity to the adjacent watercourse, the use of systemic herbicides will likely not be permitted. However, small populations (around 300m^2 or smaller) of Common Buckthorn can be removed manually without the use of herbicides. It is imperative that as much of the stem as possible is removed during mechanical maintenance to decrease the amount of multi-stem regrowth that is common with Buckthorn.

When completing mechanical Buckthorn removals, any plants less than half an inch in diameter can be removed by hand. It is recommended that removals take place during a recent precipitation event so that the ground is pliable and more of the root system can be removed easily. Any Buckthorn at half an inch or greater in diameter should be removed by a hand tool that pulls the shrub out. A weed wrench should be used to pull out as much root mass as possible to prevent regrowth. Other mechanical plant removal tools such as shovels, loppers, axes and chainsaws should also be utilized. In the event a large Common Buckthorn needs to be removed, and the stump cannot be removed with the rest of the plant, it is recommended that a thick black plastic bag be wrapped around the remaining stump. This will prevent light from reaching the plant and will prevent regrowth. At the end of the monitoring component of this project, all plastic bags should be removed. By this time, the buckthorn will have died.

If possible, it is also recommended that branches with berries be cut off and removed from site during the summer, before the berries fall off, and then return in the fall to pull out and remove the remaining woody mass of the plant.

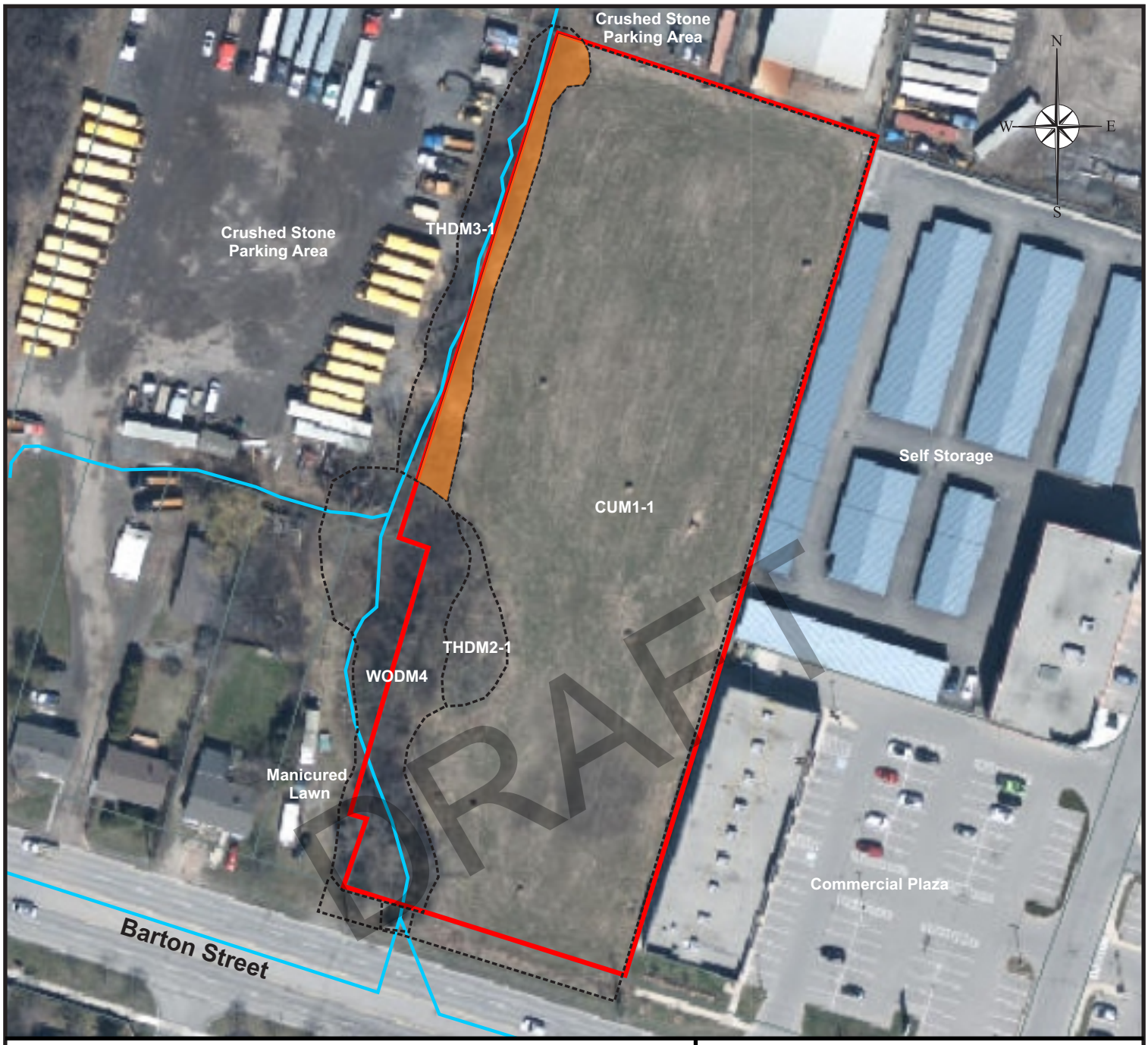
The Ontario Invasive Plant Council has created many Best Management Practice Technical Documents regarding invasive species treatment. Their Common Buckthorn Technical Document for Land Managers (June 2024) outlines ways to help identify appropriate control options. It is recommended that this document be reviewed before conducting removals to ensure safety and increase effectiveness.

Finally, it is recommended that the Buckthorn removals take place in conjunction with the intended planting plan developed for the Subject Property by Northumberland Landscape Architects. This plan includes plantings of trees, shrubs, grasses and perennials to be planted along the western property boundary. Timing these plantings in line with invasive plant removals will inherently increase the likelihood of successful pest management by allowing other native species to compete against any re-emerging Buckthorn. It will also help alleviate minor impacts to the intended removal area such as erosion potential that may arise from the disturbing of soils. Reseeding and tamping down disturbed soils will help reduce new Buckthorn seedling germination.

MONITORING

The monitoring component for this Invasive Species Management Plan will consist of a 3-year monitoring period in which Colville Consulting staff (or another qualified ecologist/arborist) will assess the site to determine and document any successes and/or failures of the implementation of the plan. During the third year of monitoring, it is recommended that any plastic that had been wrapped over top of any Buckthorn stumps that remained during removals, be taken off since by this time, the plant will be dead. It is also recommended that the qualified ecologist/arborist remove any new growth (by hand) that they find during their follow-up monitoring visits.

It is important to note that there is a dense population of Buckthorn currently off property, directly adjacent to the intended removal area. Early in the creation of this report, it was recommended that the adjacent landowner be contacted to see if they would be interested in Buckthorn removal on their property as well. This would help limit the potential of Buckthorn re-establishment on the Subject Property. Unfortunately, it is our understanding that the adjacent landowner has stated that they do not want to conduct any invasive species removal on their property. Furthermore, they have stated that they do not want anyone else going on their property to conduct Buckthorn removals and thus, the population of Common Buckthorn will remain indefinitely.



Legend

	Subject Property
	Watercourse
	Intended Buckthorn Removal Area
CUM1-1	Dry - Moist Old Field Meadow Type
THDM2-1	Sumach Deciduous Shrub Thicket Type
THDM3-1	Buckthorn Deciduous Hedgerow Thicket Type
WODM4	Dry - Fresh Deciduous Woodland Ecosite

Note: Spot removals of Buckthorn individuals within the WODM4 community is recommended as necessary/where feasible

Figure 3
Approximate Extent of Intended Buckthorn Removals

Invasive Species Management Plan for 615 Barton Street, City of Hamilton

Prepared for: **Croatian National Home**

Prepared by: COLVILLE CONSULTING INC.

DATE: February 2025

FILE: C23014

A year-end monitoring report will be provided at the end of each annual monitoring site visit. This report will summarise the successes and/or failures of the initial Buckthorn removal effort, as well as provide reasonings for any successes/failures identified during follow-up monitoring site visits. The conclusions of each year-end monitoring report will provide a recommendation as to whether additional removals are necessary.

The year-end monitoring report will include:

- Photo monitoring;
- A review of invasive species density on the site to measure the success of the removals;
- An assessment of adjacent property's invasive species density to assess if any/how much invasive re-emergence can be attributed to the inaction of another private property owner. This will include a visual assessment with photos taken from the Subject Property to avoid potential trespassing;
- Native species vegetation establishment within the intended removal area (this will consist of a qualified ecologist or botanist assessing the successful establishment of the terraseeding and plantings completed by Northumberland Landscape Architects, as well as other native species found on the property growing where Buckthorn had been previously. A percentage of native plant species establishment in the intended clearing area will be estimated and provided within the report) and,
- Recommendations for further removals if necessary.

COST ESTIMATE

Based on the removal plan and monitoring component described above, it is projected that this project will cost approximately $6,000. This includes potential labor costs, equipment purchases/rentals, and general project management. It should be noted that the pricing of the monitoring component will be dependent on hourly rates of the qualified arborist/ecologist/botanist that is hired to complete the work. Also if volunteers from the community are recruited to complete the removals, this cost of the work involved in this report will be significantly lower.

I trust this plan meets your needs and expectations. Please do not hesitate to contact the undersigned at 905-935-2161 should you have any questions or concerns regarding this plan. Alternatively, you can reach me by email at nash@colvilleconsultinginc.ca

Yours Sincerely,

Nash Colville B.A., ER CISEC-IT, CERPIT.
Colville Consulting Inc.

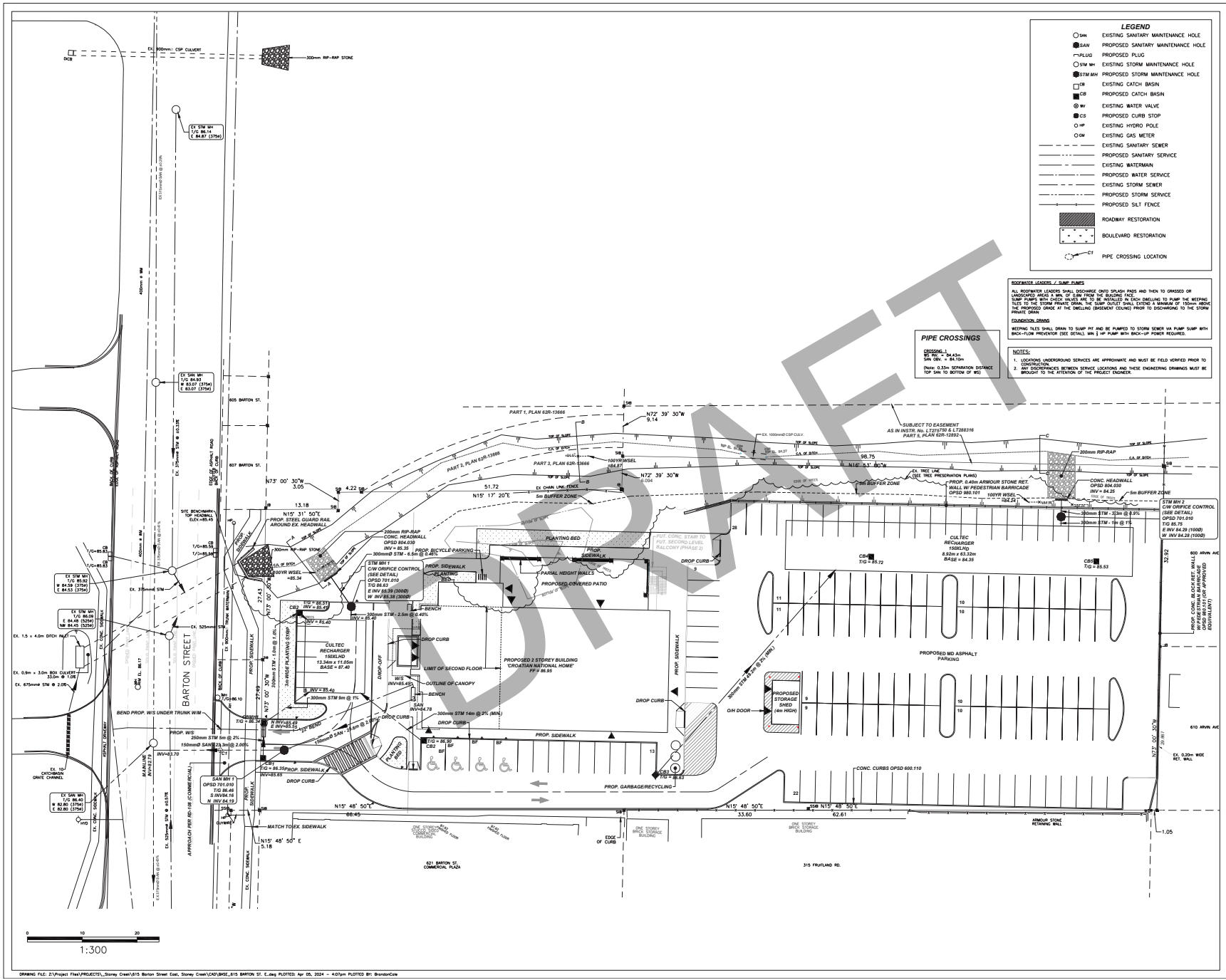
REFERENCES

Ontario Invasive Plant Council (OIPC). 2024. Common Buckthorn - Best Management Practices Technical Document for Land Managers. 4 pp.

Invasive Species Centre. Common Buckthorn. https://www.invasivespeciescentre.ca/invasive-species/meet-the-species/invasive-plants/buckthorn/. Accessed on February 11th, 2025.

Appendix A

Development Plan



KEY PLAN N.T.S.

BENCHMARK NOTE:

ELEVATIONS WERE DETERMINED BY J.D. BARNES LIMITED AND ARE RELATED TO THE CGVD-1928:78 VERTICAL DATUM AS DERIVED FROM GNSS OBSERVATIONS USING MNR'S GEOID MODEL HT2.0.

SITE BENCHMARK:

ELEVATION = 85.45m

TOP OF EXISTING CONCRETE HEADWALL LOCATED WITHIN THE R.O.W. FRONTING THE SUBJECT LANDS AS INDICATED ON PLAN.

GENERAL NOTES:

1. TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
2. ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMAINS, PRIVATE DRAINS AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC AT START OF CONSTRUCTION.

NO:	DATE:	DESCRIPTION:
1	2024-04-05	FOR CONSULTANT TEAM REVIEW
0	2024-03-26	FOR CONSULTANT TEAM REVIEW

REVISIONS

SEAL

LandSmith ENGINEERING & CONSULTING LTD.
LANDSMITH ENGINEERING & CONSULTING LTD.
1059 UPPER JAMES STREET, SUITE 207
HAMILTON, ON L9C 3A6
ANDREW@LANDSMITHEC.COM
289-309-3632

CLIENT:
CROATIA NATIONAL HOME

MUNICIPALITY:
CITY OF HAMILTON

PROJECT NAME:
615 BARTON ST., STONEY CREEK

TITLE:
SITE SERVICING PLAN

SCALE:	1:300	DATE:	2024-03-05
CHECKED BY:	AS	DESIGNED BY:	BC
DWG No:	22047CRO	SHEET No:	S1

DRAWING FILE: Z:\Project Files\PROJECTS_Stoney Creek\615 Barton Street East, Stoney Creek\CAD\BASE_615 BARTON ST. E..dwg PLOTTED: Apr 05, 2024 - 4:07pm PLOTTED BY: BrandonCole

Appendix B

Site Photograph

Photo 1: Viewing south at THDM2-1 Staghorn Sumac cluster on western edge of hayfield.

Photo 2: Viewing northwest at hedgerow along watercours eon wetsern side of the Subject Property

Photo 3: View of Tree 1269 along Barton Street.

Photo 4: Example of vegetation within WODM4 community on south west side of the Subject Property.

Photo 5: Viewing north at watercourse and trees adjacent to Barton street.

Photo 6: Viewing south at watercourse and assocoated riparian area.

SCOPED ENVIRONMENTAL IMPACT STATEMENT
615 BARTON STREET - CITY OF HAMILTON

Prepared for:

CROATIAN NATIONAL HOME

Prepared by:

COLVILLE CONSULTING INC.

File: C23014
November 2023

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 Description of the Subject Property 1
1.2 Description of Proposed Development 1

2.0 ENVIRONMENTAL POLICY 4

2.1 Provincial Policy Statement 4
2.2 City of Hamilton - Urban Hamilton Official Plan 4
2.3 Hamilton Conservation Authority 7

3.0 STUDY APPROACH 7

3.1 Background Review 7
3.2 Field Inventories 7

4.0 STUDY FINDINGS 7

4.1 Botanical Inventories and Vegetation Mapping 7
4.1.1 Botanical Inventories 8
4.1.2 Vegetation Communities 8
4.2 Wildlife and Wildlife Habitat 10
4.2.1 Breeding Bird Survey 10
4.2.2 Amphibian Call Surveys 11
4.2.3 Incidental Wildlife Observations 11
4.2.4 Assessment of Potential Bat Roosting Habitat 11
4.3 Watercourses 11

5.0 ASSESSMENT OF SIGNIFICANT NATURAL HERITAGE FEATURES 12

5.1.1 Significant Habitat of Endangered and Threatened Species 12
5.1.2 Other Potential Species of Conservation Concern 12
5.2 Significant Wildlife Habitat 13
5.2.1 Seasonal Concentration Areas 13
5.2.2 Rare Vegetation Communities 13
5.2.3 Specialized Habitats of Wildlife considered SWH 14
5.2.4 Habitats of Species of Conservation Concern considered SWH 14
5.2.5 Migration Corridors 14
5.3 Significant Areas of Natural and Scientific Interest (ANSI) 15
5.4 Significant Woodlands 15

5.5 Watercourses 15
5.6 Wetlands 16

6.0 POTENTIAL ECOLOGICAL IMPACTS 18

6.1 Significant Habitat of Endangered and Threatened Species 18
6.2 Other Potential Species of Conservation Concern 18
6.3 Locally Rare and Uncommon Species 18
6.4 Significant Wildlife Habitat 18
6.5 Woodlands 18
6.6 Streams 19

7.0 DEVELOPMENT PROPOSAL 19

8.0 MITIGATION MEASURES 19

9.0 CONCLUSIONS AND RECOMMENDATIONS 20

10.0 LITERATURE CITED 21

LIST OF FIGURES

Figure 1. Location of Subject Property 2
Figure 2. Mapped Natural Heritage Features on and adjacent to the Subject Property 3
Figure 3. Vegetation Communities on the Subject Property 9
Figure 4 Conceptual Development Plan For the Subject Property 17

LIST OF TABLES

Table 1 - Results of breeding bird surveys. 10
Table 2 - Assessment of Significant Woodland Criteria. 15

LIST OF APPENDICES

Appendix A: Conceptual Site Plan
Appendix B: Terms of Reference
Appendix C: Site Photos
Appendix D: Vascular Plant Checklist
Appendix E: Species at Risk Screening
Appendix F: Significant Wildlife Habitat Assessment

1.0 INTRODUCTION

Colville Consulting Inc. was retained by Croatian National Home to prepare an Environmental Impact Statement (EIS) to assess potential ecological impacts associated with the development of a two-storey private cultural club on the lands located at 615 Barton Street in the City of Hamilton. This EIS is intended to present the results of our field investigations and assessments of any potential impacts the proposed development may have on natural heritage features located on and adjacent to the Subject Property. A summary of our assessment is included below.

1.1 Description of the Subject Property

The Subject Property measures approximately 1.0 hectares (2.47 acres) in size and is known by the municipal address of 615 Barton Street, in the City of Hamilton. The Subject Property is located north of Barton street and west of Fruitland Road (See Figure 1). The property fronts onto Barton Street to the south, while the remainder of the property is surrounded by existing industrial and commercial uses.

Based on our review of available mapping and observations of the property, the Subject Property consists primarily of a periodically mowed meadow, along with a watercourse and partially treed riparian area along the western edge of the property. The meadow appears to have previously been used for hay production. There are currently no structures present on the Subject Property.

Based on our review of background mapping of the property and information provided by Grguric Architects Inc., it is our understanding that natural heritage features on the Subject Property consist primarily of a tributary of Stoney Creek Watercourse 4 and associated riparian area. Although not mapped within the City of Hamilton Urban Official Plan (UHOP), this feature is considered a Core Area within the City's natural heritage system. The approximate extents of mapped natural heritage features on and adjacent to the Subject Property are illustrated in Figure 2.

1.2 Description of Proposed Development

The proposed development on this property consists of a two-storey private cultural club and associated outdoor parking area with 158 spaces. The development would front onto Barton Street with street access from the south eastern portion of the property. An outdoor covered patio area and landscaping on the property are also proposed. The proposed development plan is illustrated in Appendix A.

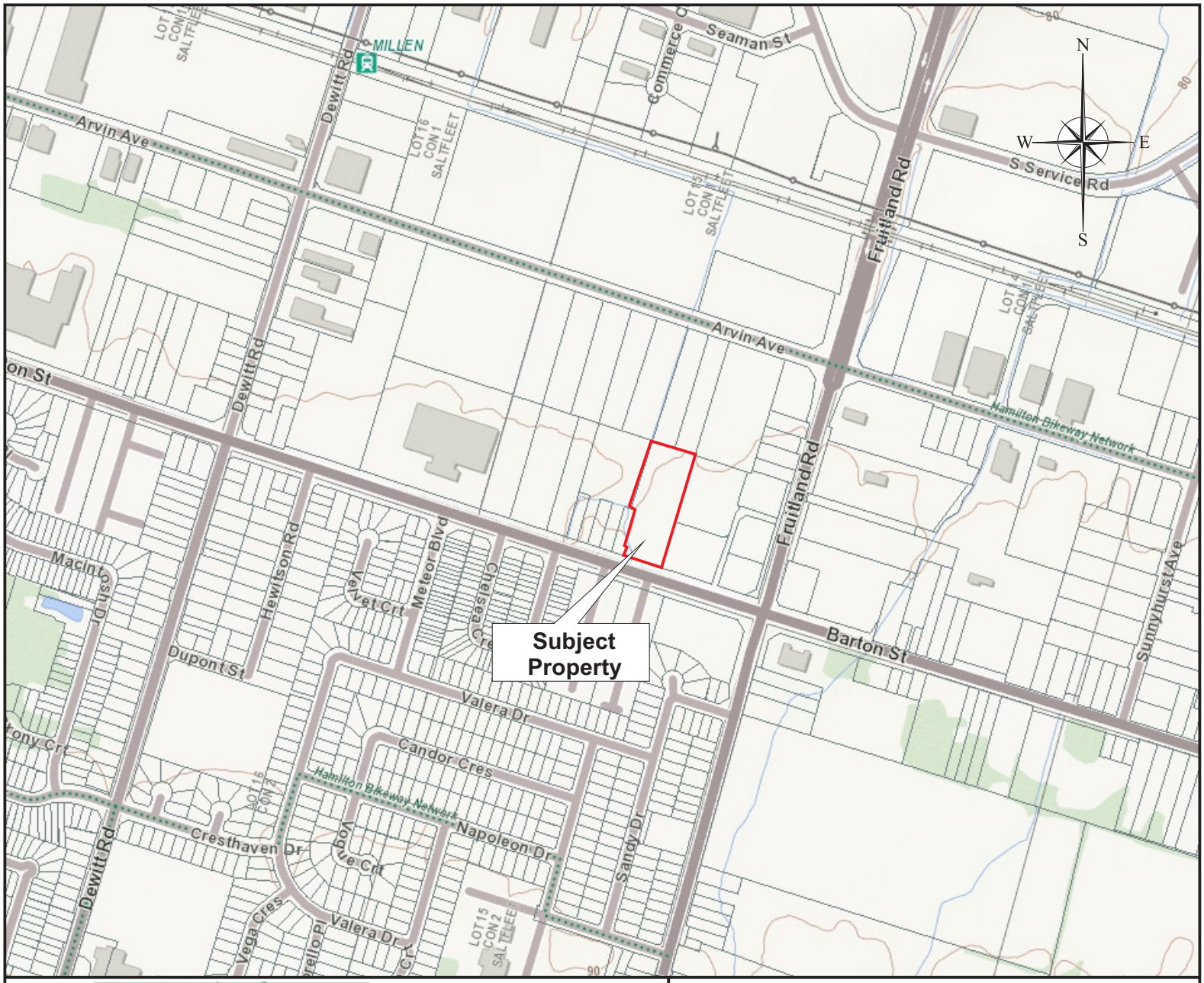


FIGURE 1
Location Map

Environmental Impact Study for
615 Barton Street, City of Hamilton

Prepared for:

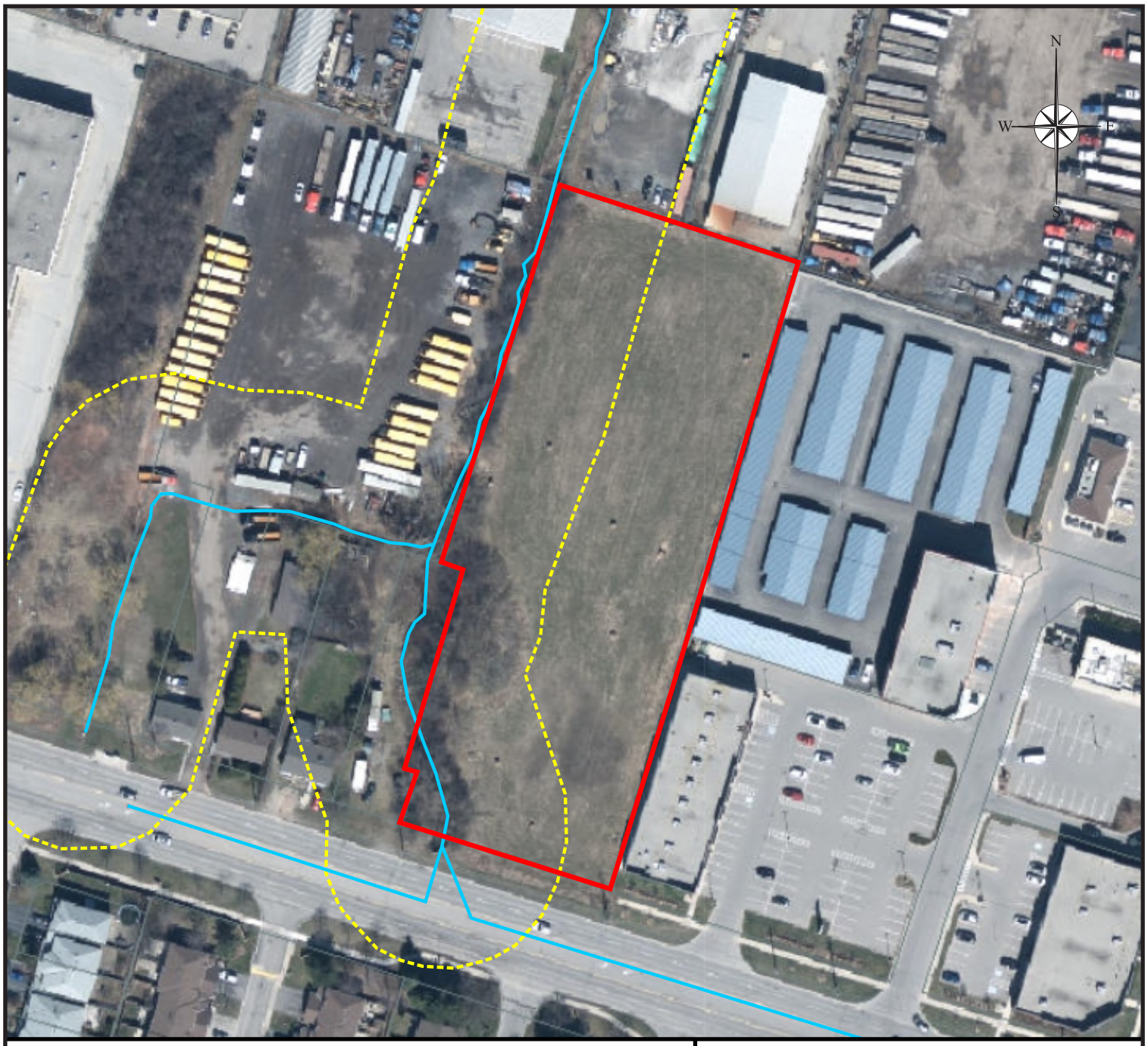
Croatian National Home

Prepared by:

COLVILLE CONSULTING INC.

DATE: October 2023

FILE: C23014



Legend

- Subject Property
- Watercourse
- Mapped Extent of HCA Regulation Limit

Figure 2
Mapped Natural Heritage Features on the Subject Property

Scoped Environmental Impact Study
615 Barton Street

Prepared for: **Croatian National Home**

Prepared by: COLVILLE CONSULTING INC.

DATE: March 2023

FILE: C23014

2.0 ENVIRONMENTAL POLICY

2.1 Provincial Policy Statement

Land Use Policy and development in the province of Ontario is directed by the PPS, which was issued under the authority of Section 3 of the Planning Act and came into effect on May 1, 2020, replacing the PPS issued April 30, 2014. It states that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. This EIS has been prepared in compliance with Part V, Policy 2.1 of the PPS, which deals specifically with the long-term protection and management of natural heritage features and areas.

The intent of the PPS is to ensure that natural features and areas be protected for the long term. The PPS indicates that diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Natural heritage features and areas are defined in the PPS as those which are important for their environmental and social values as a legacy of the natural landscapes of an area and include: significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat and significant areas of natural and scientific interest.

As indicated in Section 2.1.4, development and site alteration shall not be permitted in significant wetlands in Ecoregions 5E, 6E and 7E1 and within significant coastal wetlands.

Unless it can be demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions, development and site alteration is not permitted in or adjacent to:

- significant woodlands and valleylands south and east of the Canadian Shield;
- significant wildlife habitat;
- significant fish habitat; and
- significant areas of natural and scientific interest.

Furthermore, development and site alteration shall not be permitted on adjacent lands to the natural heritage features identified above, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

2.2 City of Hamilton - Urban Hamilton Official Plan

The Urban Hamilton Official Plan (UHOP) is the first OP for the amalgamated communities of Ancaster, Dundas, Flamborough, Glanbrook, Hamilton and Stoney Creek (July 2009). This official plan is intended to replace the Region of Hamilton-Wentworth OP and the six OPs representing the former municipalities.

During the preparation of the UHOP, the City of Hamilton has created a Natural Heritage System, which is comprised of Core Areas and Linkages. Core areas consist of Key Natural Heritage Features, Key Hydrologic Features and Local Natural Areas, while Linkages serve to connect core areas. Key Natural Heritage Features include features such as significant habitat of endangered, threatened, and special concern species, fish habitat, wetlands, Life Science Areas of Natural and Scientific Interest (ANSIs), significant valleylands, significant woodlands and significant wildlife habitat. Key Hydrologic Features include features such as permanent and intermittent streams, seepage areas and springs, and wetlands.

Local Natural Areas consist of Environmentally Significant Areas (ESAs) as identified by the City of Hamilton, unevaluated wetlands and Earth Science ANSI's.

Within the UHOP are a series of policies relating to the management of natural heritage features and the Natural Heritage System. These policies are contained within Section C2.0 of the UHOP and are intended to achieve the following goals:

- Protect and enhance biodiversity and ecological functions;
- Achieve a healthy, functional ecosystem;
- Conserve the natural beauty and distinctive character of Hamilton's landscape;
- Maintain and enhance the contribution made by the Natural Heritage System to the quality of life of Hamilton's residents; and
- Restore and enhance connections, quality and amount of natural habitat.

To assist in attaining the above goals, the UHOP includes specific policies which relate to the management of natural heritage features. The policy sections relevant to this property are included below.

Section C2.2.2 – The boundaries of Core Areas and Linkages, shown on Schedule B - Natural Heritage System, are general in nature. Minor refinements to such boundaries may occur through Environmental Impact Statements, watershed studies or other appropriate studies accepted by the City without an amendment to this Plan. Major changes to boundaries, the removal or addition of Core Areas and Linkages identified on Schedule B - Natural Heritage System and Schedules B-1-8 – Detailed Natural Heritage Features require an amendment to this Plan.

Section C2.2.7 – Where properties contain two or more overlapping natural features of differing significance which overlap in the Natural Heritage System, the more restrictive policies pertaining to those natural features shall apply. If more than one policy applies to a natural feature the more restrictive policy shall apply.

Section C2.2.8 – All natural features, required vegetation protection zones, and enhancement or restoration areas on a property shall be placed under appropriate zoning in the zoning by-law and/or protected through a conservation easement to the satisfaction of the City or the relevant Conservation Authority.

Section C2.3 – It is the intent of this policy to preserve and enhance Core Areas and to ensure that any development or site alteration within or adjacent to them shall not negatively impact their natural features or their ecological functions.

Section C2.3.3 – The natural features and ecological functions of Core Areas shall be protected and where possible and deemed feasible to the satisfaction of the City enhanced. To accomplish this protection and enhancement, vegetation removal and encroachment into Core Areas shall generally not be permitted, and appropriate vegetation protection zones (VPZ) shall be applied to all Core Areas.

Section C2.5.3 – New development and site alteration shall not be permitted within fish habitat, except in accordance with provincial and federal requirements.

Section C2.5.4 – New development and site alteration shall not be permitted within significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest unless it has been demonstrated that there shall be no negative impacts on the natural features or on their ecological functions.

Section C2.5.5 – New development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in Section C.2.5.2 to C.2.5.4 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there shall be no negative impacts on the natural features or on their ecological functions.

Section C2.5.8 – New development or site alteration subject to policies C2.5.3 to C2.5.7 requires, prior to approval, the submission and approval of and Environmental Impact Statement which demonstrates to the satisfaction of the City and the relevant Conservation Authority that:

a) There shall be no negative impacts on the Core Areas or their ecological functions;

b) Connectivity between Core Areas shall be maintained, or where possible, enhanced for the movement of surface and groundwater, plants and wildlife across the landscape; and

c) The removal of other natural heritage features shall be avoided or minimized by the planning and design of the proposed use or site alteration wherever possible.

Section C2.5.9 - An Environmental Impact Statement shall propose a vegetation protection zone which has sufficient width to protect the Core Area and its ecological functions from impacts of the proposed land use or site alteration occurring during and after construction, and where possible, restores or enhances the Core Area and/or its ecological functions.

Section C2.5.10 – Where vegetation protection zone widths have not been specified by watershed and sub-watershed plans, secondary plans, Environmental assessments and other studies, the following vegetation protection zone widths shall be evaluated and addressed by Environmental Impact Statements. Other agencies, such as Conservation Authorities, may have different vegetation protection zone requirements.

i) Warmwater Watercourse and Important and Marginal Habitat – 15 metre vegetation protection zone on each side of the watercourse, measured from the bankfull channel;

ii) Significant woodlands – 15-metre vegetation protection zone, measured from the edge (drip line) of the significant woodland;

iii) Significant Valleylands – As required by the relevant Conservation Authority; and

iv) Significant Habitat of Threatened or Endangered Species and Significant Wildlife Habitat: the minimum vegetation protection zone shall be determined through Environmental Impact Statements, dependent on the sensitivity of the feature.

Section C2.5.11 – Vegetation protection zone widths greater or less than those specified above may be required if ecological features and functions warrant it, as determined through an approved Environmental Impact Statement. Widths shall be determined on a site-specific basis, by considering factors such as the sensitivity of the habitat, the potential impacts of the proposed land use, the intended function of the vegetation protection zone, and the physiography of the site.

Section C2.5.12 – Permitted uses within a vegetation protection zone shall be dependent on the sensitivity of the feature, and determined through approved studies. Generally, permitted uses within a vegetation protection zone shall be limited to low impact uses, such as vegetation restoration, resource management, and open space. Permitted uses within the vegetation protection zone shall be the same uses as those within the Core Area in Policy C.2.5.1 and the vegetation protection zone should remain in or be returned to a natural state.

Section C2.5.13 – All plantings within vegetation protection zones shall use only non-invasive plant species native to Hamilton. The City may require that applicants for development or site alteration develop a restoration or management plan for the vegetation protection zone as a condition of approval.

2.3 Hamilton Conservation Authority

The Hamilton Conservation Authority (HCA) is responsible for reviewing development applications within its jurisdiction pursuant to Ontario Regulation 161/06. To assist in the administration of this regulation, the HCA has developed Planning & Regulation Policies and Guidelines (HCA 2011), which are intended to provide guidance for development applications that are located in and adjacent to natural heritage features and hazard lands.

Features regulated by the HCA are limited to the watercourse located along the western portion of the Subject Property. Development adjacent to the watercourse is subject to the applicable HCA land use policies. HCA policies related to the management of watercourses are included in Sections 2.1 and policies related to Fish Habitat are included in Section 3.1.3.

3.0 STUDY APPROACH

3.1 Background Review

Prior to the commencement of primary field inventories, a review of background material available for the Subject Property and surrounding area was conducted. Some of the background information reviewed included:

- Urban Hamilton Official Plan (City of Hamilton 2014);
- Ontario Ministry of Natural Resources Hamilton Species at Risk List (MNRF 2017a);
- Background data available from the HCA (including data from the Hamilton Natural Heritage Database) and MNRF; and
- Hamilton Natural Areas Inventory, 3RD Edition (Schwetz 2014).
- Other databases (i.e., e-bird, i-naturalist) and atlases (i.e., reptile and amphibian atlas).

3.2 Field Inventories

In order to ensure all natural heritage features on the properties were assessed adequately, the following assessments and inventories were conducted as outlined in the Terms of Reference (see Appendix B):

1) Breeding bird surveys;
2) A two-season botanical inventory of the Subject Property conducted in the spring (May-June) and fall (September-October);
3) Assessment and description vegetation communities on the properties using the Ecological Land Classification System for Southern Ontario;
4) Bat roosting habitat surveys
5) Amphibian Call Surveys;
6) Reptile and amphibian surveys;
7) Headwater drainage feature assessment;
8) Aquatic habitat assessment; and
9) Document of any wildlife species observed on the property.

The methods employed for each of the above components are provided in the appropriate sections below.

4.0 STUDY FINDINGS

4.1 Botanical Inventories and Vegetation Mapping

Botanical inventories of the Subject Property were conducted on June 1 and September 28, 2023. Vegetation communities (ELC units – following Lee et al. 1998) were mapped and described, and a vascular plant

checklist was compiled. Species status was assessed for Ontario (Oldham and Brinker 2009) and the City of Hamilton (Goodban 2014). The extent of vegetation communities on and adjacent the Subject Property are described below and illustrated in Figure 3, with representative site photos included in Appendix C. A vascular plant checklist is provided in Appendix D.

4.1.1 Botanical Inventories

Seventy-two plant species were documented on and adjacent to the property during botanical inventories. No endangered or threatened species were identified on or adjacent the property. One locally uncommon species, Downey Hawthorn, was documented adjacent to the fence along the northern edge of the property.

4.1.2 Vegetation Communities

Vegetation communities on the Subject Property consist primarily of an old field meadow, along with a deciduous woodland and Sumac and Buckthorn thickets associated with Stoney Creek Watercourse 4.

The following is a list of vegetation communities mapped and described on and adjacent to the Subject Property:

CUM1-1	Dry-Moist Old Field Meadow Type
THDM2-1	Sumac Deciduous Shrub Thicket Type
THDM3-1	Buckthorn Deciduous Hedgerow Thicket Type
WODM4	Dry – Fresh Deciduous Woodland Ecosite

Descriptions of vegetation communities are provided below, and photos of the vegetation communities are provided in Appendix C.

CUM1-1 Dry – Moist Old Field Meadow Type

The primary vegetation community on this property consists of a meadow that was described as a Dry – Moist Old Field Meadow Type (CUM1-1). This meadow area has historically been maintained and cut for hay production, which continues to current. Non-native grasses dominant this community, with a mix of forbs.

WODM4 Dry – Fresh Deciduous Woodland Ecosite

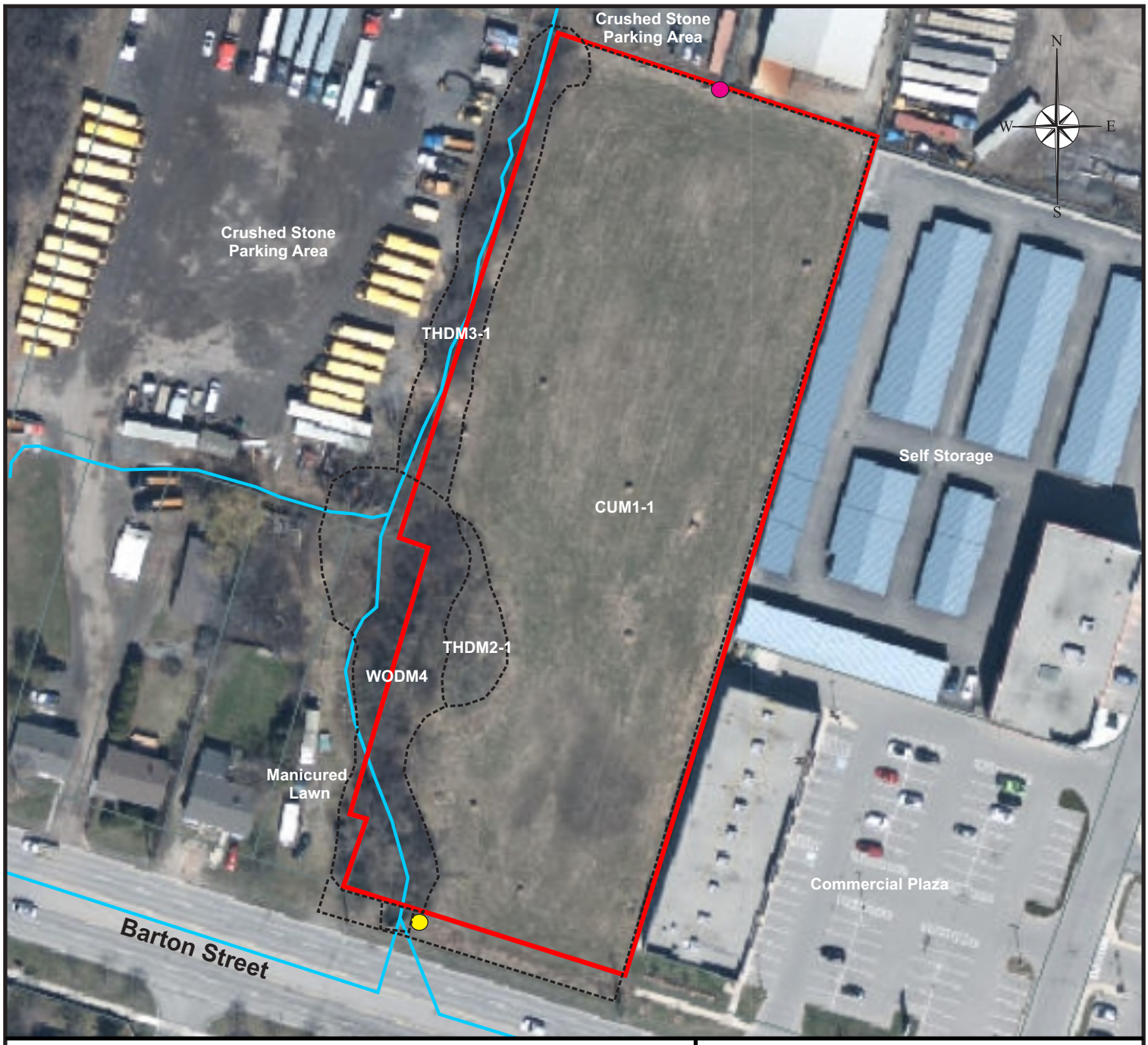
Located in the southwest corner of the property is a treed vegetation community described as Dry – Fresh Deciduous Woodland Ecosite (WODM4). This successional woodland occurs in association with the watercourse and extends onto lands west of the property. Tree species in the sparse canopy (10-40% canopy cover) consist of Black Locust, Green Ash, Manitoba Maple, and White Willow. Tall shrubs of Common Buckthorn, along with Black Locust, Apple, Pear, Plum and Green Ash occur in the sub-canopy. The shrub layer is dominated by Common Buckthorn, which limits the growth of ground covers.

THDM2-1 Sumach Deciduous Shrub Thicket Type

Occurring on fill adjacent to the WODM4 community is an area described as Sumach Deciduous Shrub Thicket Type (THDM2-1). Low to medium height Staghorn Sumac dominates this community, with a mix of grasses and forbs occurring in the ground layer.

THDM3-1 Buckthorn Deciduous Hedgerow Thicket Type

Extending north from the woodland along the watercourse is a narrow Buckthorn Deciduous Hedgerow Thicket Type (THDM3-1). Common Buckthorn dominates the sub-canopy and shrub layer of this community, with sparse occurrences of Manitoba Maple, Green Ash and Red Maple. Ground covers were sparse in this hedgerow and consisted of seedling Common Buckthorn.



Legend

	Subject Property
	Watercourse
CUM1-1	Dry - Moist Old Field Meadow Type
THDM2-1	Sumach Deciduous Shrub Thicket Type
THDM3-1	Buckthorn Deciduous Hedgerow Thicket Type
WODM4	Dry - Fresh Deciduous Woodland Ecosite
	Amphibian Monitoring Station
	Downy Hawthorn

Figure 3
Extent of Vegetation Communities on the Subject Property

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4.2 Wildlife and Wildlife Habitat

4.2.1 Breeding Bird Survey

Breeding bird surveys were conducted on May 30 and June 21, 2023 to inventory breeding birds on the Subject Property. Surveys were completed at least 15 days apart, under suitable weather conditions with little to no wind or precipitation. A thorough search of the Subject Property was completed during both surveys between dawn and no later than 10:00 am. All birds seen or heard calling were recorded and the highest breeding evidence per species was determined in accordance with the criteria of the Atlas of the Breeding Birds of Ontario (Cadman et al. 2007).

A total of 14 species of birds were observed or heard on or above the Subject Property. According to Ontario conservation status ranks (S-rank) designations, with the exception of 3 non-native species (SNA), all other recorded species are considered to be "secure" (S5 - common, widespread and abundant) or "apparently secure" (S4 - uncommon but not rare) in the province of Ontario. The recorded species are also considered to be mostly common, with one species (Northern Rough-winged Swallow) considered uncommon in the City of Hamilton (Hamilton Nature Counts, 2013).

Table 1 - Results of breeding bird surveys.

Species	S Rank	Hamilton Status*	Subject Property	Adjacent Lands	Highest Breeding Evidence***	Breeding Code****
American Goldfinch	S5	N C	X		PO	H
American Robin	S5	N C	X	X	CO	FY
Cedar Waxwing	S5	N C	X		PO	H
Common Grackle	S5	N C	X	X	CO	FY
European Starling	SNA	E	X	X	CO	FY
Gray Catbird	S5B,S3N	N C	X		PO	S
House Finch	SNA	E	X		PO	S
House Sparrow	SNA	E	X	X	PO	H
Mourning Dove	S5	N C	X		PO	S
Northern Cardinal	S5	N C	X		PO	S
Northern Rough-winged Swallow	S4B	N U	X		OBS	X
Red-winged Blackbird	S5	N C	X		CO	FY
Ring-billed Gull	S5	N C	X		OBS	X
Song Sparrow	S5	N C	X		PO	S

* Hamilton Residency Codes:
N = Native - Indigenous to Ontario E = Exotic - Not indigenous to Ontario
* Hamilton Abundance Codes:
R = Rare. Highly significant to Hamilton area. U = Uncommon. Moderately significant in Hamilton area.
C = Common. Present in many locations across the City of Hamilton. M = Migrant. Passes through Hamilton; not known to breed here. (Smith, 2014).
** Woodlands include vegetation communities CUW1, CUW1-2, SWD2 and SWT2-2.
*** OBS – observed, no evidence of breeding; PO – possible breeding; PR – probable breeding; CO - confirmed breeding
**** X – observed in its breeding season, no evidence of breeding
H – species observed in its breeding season in suitable nesting habitat
S – singing male present in its breeding season in suitable nesting habitat
P – pair observed in their breeding season in suitable nesting habitat
A – agitated behavior or anxiety calls of an adult
N – nest building or excavation of nest hole
CF – adult carrying food for young
FY – recently fledged young
NY – nest with young

4.2.2 Amphibian Call Surveys

Our assessment indicates that the potential amphibian breeding habitat on the property is limited to the watercourse. Amphibian use of the watercourse was assessed using amphibian call surveys, which were conducted in the spring of 2023. The location of the amphibian survey station is illustrated in Figure 3.

The survey station was surveyed for a period of three minutes, between one half-hour after sunset, and midnight. All species of calling amphibians were recorded along with a calling code (0 – no calling; 1- calls not overlapping, can be discretely counted; 2 – calls overlapping, but numbers of individuals can still be estimated; 3 – full chorus, numbers of individuals cannot be estimated), along with an estimate of the number of individual amphibians where possible.

The first amphibian survey was conducted on April 3, 2023 and commenced at 21:23, while the air temperature was 11°C, winds were estimated to be 2 on the Beaufort Scale and sky was cloudy. The May 8, 2023 visit commenced at 23:10. Conditions were partly cloudy, with an air temperature of 13°C and gentle breeze. The final amphibian survey was completed on June 19, 2023 beginning at 22:41. Conditions were partly cloudy, with an air temperature of 18°C and a slight breeze. No amphibians were heard calling during the surveys.

4.2.3 Incidental Wildlife Observations

Incidental wildlife observations including signs were recorded during each visit to the property. Observations include Grey Squirrel, Eastern Chipmunk, and racoon.

Incidental insect observations include Bumble Bee (*Bombini*), Cabbage White Butterfly (*Pieris rapae*), Emerald Ash Borer (*Agrilus planipennis*), Leaf Hopper (*Cicadellidae*), Mosquito (*Culicidae*), and (*Cercopidae*).

4.2.4 Assessment of Potential Bat Roosting Habitat

During the summer, the Little Brown Myotis, Northern Myotis, Eastern Small-footed Myotis and Tri-coloured Bats are found in a variety of forested habitats, as well as abandoned buildings, barns and attics. In forested habitats, cavities in trees, loose bark, foliage and other cover objects are used for roosting. These species forage in a variety of habitats where flying insects and spiders are present, often in association with wetlands, ponds and streams. Overwintering typically occurs in caves.

An assessment of potential bat roosting was conducted on March 21 and June 1, 2023 using methods outlined in MNRF 2017b. No significant potential roost trees were located on or adjacent to the Subject Property.

4.3 Watercourses

As illustrated in Figure 3, Stoney Creek Watercourse 4 is located on the west side of the Subject Property. This watercourse originates at the outlet of the storm sewer on the north side of Barton Street and conveys water intermittently north to Lake Ontario. The channel of Stoney Creek Watercourse 4 on the property is well defined and generally steep sided. The low flow channel of this watercourse varies from approximately 1.0-1.9m in width, with the channel ranging from approximately 2.5-5.0m in width at the top of bank.

Substrates in the channel consist primarily of silt and clay, with accumulations of debris occurring throughout. Very little vegetation occurs in the channel, with emergent species such as Reed Canary Grass

and Common Reed only occurring where shading is absent. Vegetation adjacent to the channel is dominated by Common Buckthorn, along with Black Locust, Green Ash, Manitoba Maple and White Willow.

Observations of the watercourse were made on March 21, April 18, and June 1, 2023. Aside from the shallow pool located at the outlet of the storm sewer at Barton Street, the channel of this watercourse was dry during on each observation date, indicating that flow in this watercourse is intermittent.

The channel of Stoney Creek Watercourse 4 north of the property appears to have been channelized and is located between various industrial uses. North of the railway tracks, the channel of this watercourse has been armoured and contains sparse in-stream vegetation. This watercourse has been partially entombed near the outlet to Lake Ontario, and an approximate 1.7m high concrete drop structure appears to limit the potential for fish movement into the system.

Fisheries information for Stoney Creek Watercourse 4 was not available from HCA, however this watercourse does not appear to be capable of providing permanent fish habitat. A barrier to fish movement at the outlet to Lake Ontario, and additional potential barriers through the system, restrict the potential for fish movement into and through the watershed. Therefore, this watercourse is considered to be only contributing to fish habitat in Lake Ontario and does not constitute direct fish habitat.

5.0 ASSESSMENT OF SIGNIFICANT NATURAL HERITAGE FEATURES

5.1.1 Significant Habitat of Endangered and Threatened Species

No Endangered or Threatened species were documented during our assessment of the Subject Property.

Natural Heritage Information Center (NHIC) data indicates that Endangered and Threatened species known to occur in the area are limited to Eastern Meadowlark. Eastern Meadowlark was not documented on or adjacent to the property during breeding bird surveys and the meadow on the property is likely too small to be considered habitat for this species.

As part of our assessment of this property, we conducted a species at risk screening using information available from the Ministry of Natural Resources and Forestry (see Appendix E). Based on our assessment of the site, potential habitat for species at risk is not present on the property.

Based on our observations and assessments, potential habitat for Threatened and Endangered species is not present on or adjacent to the property.

5.1.2 Other Potential Species of Conservation Concern

No Species of Conservation Concern were documented on the property during our inventories and the NHIC has no records of special concern species in the vicinity of the property. The species at risk screening also did not indicate any potential habitat for special concern species on or adjacent to the property.

Data available from the NHIC indicates that Hairy Green Sedge (Carex hirsutella) (S3) has been documented in the vicinity of the property. This species was not detected on or adjacent to the Subject Property during botanical inventories.

Two locally uncommon species (Downy Hawthorn and Northern Rough-winged Swallow) were documented during various surveys. One Downy Hawthorn specimen was observed along the northern fence line, growing intermixed with a Common Buckthorn. Further discussion regarding this species is provided in Section 6.3.

Northern Rough-winged Swallow was documented during breeding bird surveys, suggesting that this species is likely breeding in the vicinity of the property. This species is a cavity nester, which prefers open areas for foraging. This species predominantly nests near rocky gorges, shale banks, stony road cuts, railroad embankments, gravel pits, eroded margins of streams, and exposed banks of clay, sand, or gravel, but may also use any cavity or crevice in a vertical surface, including gutters, culverts, drainpipes, and crevices or holes in walls, wharves, bridges. Potential breeding sites for this species are not located on the property, but it is possible that this species is nesting in the vicinity of the property and using the airspace above the meadow for foraging. Further discussion regarding this species is provided in Section 6.3.

5.2 Significant Wildlife Habitat

5.2.1 Seasonal Concentration Areas

The Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E identifies 14 types of seasonal concentrations of animals that may be considered significant wildlife habitat (See Appendix F). These include, but are not limited to:

- Waterfowl Stopover and Staging Areas (Aquatic and Terrestrial);
- Shorebird Migratory Stopover Area;
- Raptor Wintering Area;
- Bat Hibernacula;
- Bat Maternity Colonies;
- Turtle Wintering Areas;
- Reptile Hibernaculum;
- Colonially -Nesting Bird Breeding Habitat (Bank and Cliff);
- Colonially -Nesting Bird Breeding Habitat (Tree/Shrubs);
- Colonially -Nesting Bird Breeding Habitat (Ground);
- Migratory Butterfly Stopover Areas;
- Landbird Migratory Stopover Areas; and
- Deer Winter Congregation Areas.

No seasonal concentration areas were identified on the Subject Property.

5.2.2 Rare Vegetation Communities

Rare vegetation communities often contain rare species, which depend on such habitats for their survival and cannot readily move to or find alternative habitats. Those areas that qualify as rare habitats are assigned an SRank of S1, S2 or S3 by the Natural Heritage Information Center (NHIC).

The Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E identifies 7 specialized habitats that may be considered significant wildlife habitat. They are:

- Cliffs and Talus Slopes;

- Sand Barren;
- Alvar;
- Old Growth Forest;
- Savannah;
- Tallgrass Prairie; and
- Other Rare Vegetation Communities.

No rare or specialized habitat was identified on the Subject Property.

5.2.3 Specialized Habitats of Wildlife considered SWH

Some wildlife species require specialized habitat types for their long-term survival and many wildlife species require substantial areas of suitable habitat for successful breeding. Their populations are at risk of decline when habitat becomes fragmented or reduced in size.

Specialized habitats for wildlife include:

- Waterfowl Nesting Area;
- Bald Eagle and Osprey Nesting, Foraging and Perching Habitat;
- Woodland Raptor Nesting Habitat;
- Turtle Nesting Areas;
- Seeps and Springs;
- Amphibian Breeding Habitat (Woodland);
- Amphibian Breeding Habitat (Wetlands); and
- Woodland Area-Sensitive Bird Breeding Habitat.

No specialized habitats of wildlife considered SWH was identified on the Subject Property.

5.2.4 Habitats of Species of Conservation Concern considered SWH

Habitats of Species of Conservation Concern include wildlife species that are listed as Special Concern or rare, that are declining, or are featured species. Habitats of Species of Conservation Concern do not include habitats of Endangered or Threatened species as identified by the Endangered Species Act. The following habitats are considered candidate SWH:

- Marsh Breeding Bird Habitat;
- Open Country Bird Breeding Habitat;
- Shrub/Early Successional Bird Breeding Habitat;
- Terrestrial Crayfish; and
- Special Concern and Rare Wildlife Species.

No habitats of species of conservation concern considered SWH were identified on the Subject Property.

5.2.5 Migration Corridors

The SWHTG defines animal movement corridors as elongated, naturally vegetated parts of the landscape used by animals to move from one habitat to another. To qualify as significant wildlife habitat, these corridors should be a critical link between habitats that are regularly used by wildlife.

Based on the surveys conducted on the Subject Property and from our assessment of air photos and mapping, it appears that the watercourse on and adjacent the Subject Property is providing a low-quality

corridor function for local wildlife. The proposed setbacks from the watercourse will maintain the corridor function of this feature.

5.3 Significant Areas of Natural and Scientific Interest (ANSI)

No Areas of Natural and Scientific Interest are located on or adjacent to the Subject Property.

5.4 Significant Woodlands

No portion of the Subject Property has been mapped as Significant Woodland in the UHOP. During our surveys of the property, a deciduous woodland was described on the southwest corner of the property. Our assessment indicates that this woodland measures approximately 0.14ha in size and generally consists of a narrow band of vegetation associated with the watercourse. The maximum width of this woodland is approximately 25m.

To be considered significant in the City of Hamilton, a woodland must meet two or more of the criteria included in Table 2.

Table 2 - Assessment of Significant Woodland Criteria.

Criterion	Description	Assessment
Size	Minimum patch size of 2ha Woodlands shall meet a minimum average width of 40 metres	Criteria not satisfied. Woodland patch approximately 0.14ha in size and maximum 25m in width.
Interior Forest	Woodlands that contain interior forest habitat. Interior forest habitat is defined as 100 metres from edge.	Criteria not satisfied. No interior forest habitat present.
Proximity/ Connectivity	Woodlands that are located within 50 metres of a significant natural area (defined as wetlands 0.5 hectares or greater in size, ESAs, PSWs, and Life Science ANSIs).	Criteria not satisfied. Woodland not located within 50m of a significant natural area.
Proximity to Water	Woodlands where any portion is within 30 metres of any hydrological feature, including all streams, headwater areas, wetlands, and lakes.	Criteria satisfied. Woodland located within 30m of a watercourse.
Age	Woodlands with 10 or more native trees/hectare greater than 100 years old.	Criteria not satisfied. No trees greater than 100 years of age.
Rare Species	Any woodland containing threatened, endangered, special concern, provincially or locally rare species.	Criteria not satisfied. No significant species present in woodland.

As indicated in Table 2, the woodland on and adjacent to this property satisfies proximity to water criteria listed above, but does not satisfy any of the other five criteria. As a result, it is our assessment that the woodland on and adjacent to this property does not satisfy the significant woodland criteria included in the UHOP.

5.5 Watercourses

As described above and illustrated in Figure 3, Stoney Creek Watercourse 4 is located on the west side of the Subject Property. As part of our surveys of this property, we completed an assessment of the

watercourse using the Evaluation, Classification and Management of Headwater Drainage Features Guidelines (TRCA 2014). Hydrology, Riparian Habitat, Fish and Fish Habitat and Terrestrial Habitat conditions associated with Stoney Creek Watercourse 4 were assessed and classified below.

Hydrology Classification

The watercourse on this property originates at the storm sewer at Barton Street and functions as a stormwater conveyance channel. Flow is dependant on precipitation and water conveyed from the sewershed south of Barton Street. Aside from a pool at the outlet of the storm sewer, no standing water or flow was observed during our assessment.

Because this watercourse is supported only by discharge from the storm sewer, this watercourse is classified as providing limited hydrology functions.

Riparian Habitat

As described above and illustrated in the site photos, vegetation adjacent to the watercourse on this property consists of a mix of woodland and thicket. Riparian habitat downstream of the property is sporadic and limited due to the industrial land uses. Therefore, this watercourse is classified as having limited riparian habitat functions.

Fish and Fish Habitat

This watercourse ultimately conveys stormwater and allochthonous materials to Lake Ontario, approximately 1.6km downstream of the property. A concrete drop structure restricts movement of fish into the watershed from Lake Ontario and the intermittent nature of the system will limit any potential direct fish habitat in the watercourse. For the purposes of this assessment, Stoney Creek Watercourse 4 was determined to be only providing a limited contributing function to fish habitat in Lake Ontario.

Terrestrial Habitat

Terrestrial habitat on the property associated with this watercourse is limited to a small woodland and thicket hedgerow. No terrestrial habitat is present south of the property (lands developed to residential subdivision) and terrestrial habitat is limited north of the property due to the industrial land uses and channelization works. Because terrestrial habitat associated with this watercourse is limited, and this watercourse does not serve to link any natural areas, Stoney Creek Watercourse 4 on and adjacent to the property was determined to have limited terrestrial habitat functions.

Management Recommendations

Based on our assessment, Stoney Creek Watercourse 4 on and adjacent to this property is providing limited functions, and therefore no management is required per TRCA (2014). Despite this assessment, no portion of the proposed project will alter the watercourse or affect flow conveyance downstream. To help maintain any contributing functions that this watercourse may be providing, it is recommended that the mitigation measures listed below be incorporated during and after construction on this property.

5.6 Wetlands

No wetland features are located on or adjacent to the Subject Property.

Legend

- Subject Property
- Watercourse
- 5 Metre Watercourse Buffer

Figure 4
Refined Extent of Natural Heritage Features on the Subject Property

Scoped Environmental Impact Study
615 Barton Street

Prepared for: **Croatian National Home**

Prepared by: COLVILLE CONSULTING INC.

DATE: October 2023

FILE: C23014

6.0 POTENTIAL ECOLOGICAL IMPACTS

6.1 Significant Habitat of Endangered and Threatened Species

As discussed above, no Threatened or Endangered species were documented on or adjacent the Subject Property during our assessments. As no Endangered or Threatened species were documented on or adjacent to the Subject Property, it is our conclusion that the proposed development will have no impact on the habitat of Endangered or Threatened Species

6.2 Other Potential Species of Conservation Concern

No Species of Conservation Concern were documented on the property during our inventories. Although five Milkweed stems were observed adjacent to the watercourse, these stems were not being utilized by Monarch butterfly caterpillars.

To maintain potential habitat for Monarch butterfly caterpillars on site, it is recommended that Milkweed stems on the property be retained where possible or relocated as needed if stems are observed in the development area.

Based on our assessment, no portion of the proposed project will impact Species of Conservation Concern.

6.3 Locally Rare and Uncommon Species

Locally uncommon species documented during surveys are limited to Downy Hawthorn and Northern Rough-winged Swallow.

Downy Hawthorn

A single stem of Downy Hawthorn was observed along the north fence line of the property. This species is generally uncommon in the City based on Goodban (2014), however Downy Hawthorn appears to be locally common in this area of Stoney Creek.

Based on our assessment, it is not possible to maintain this stem of Downy Hawthorn on the property and it appears to large to relocate. To maintain Downy Hawthorn on the property, it is recommended that two Downy Hawthorn shrubs be purchased from a local native plant supplier and installed in the watercourse buffer area.

Northern Rough-winged Swallow

Northern Rough-winged Swallow was documented during breeding bird surveys. Potential breeding sites for this species are not located on the property, but it is possible that this species is nesting in the vicinity of these lands and using the airspace above the lands for foraging. If this species is nesting adjacent to the property, it is anticipated that airspace above the watercourse and watercourse buffer will continue to provide foraging opportunities for this species.

It is our assessment that the proposed development will not impact locally rare species documented on this property.

6.4 Significant Wildlife Habitat

Based on our assessments, no portion of the property is functioning as significant wildlife habitat.

6.5 Woodlands

As illustrated in Figure 3, a small treed area is located on and adjacent to the property. This vegetation community measures approximately 0.14ha in size and generally consists of a narrow band of vegetation

associated with the watercourse. Our assessment indicates that this treed area does not meet the UHOP criteria to be considered significant woodland. Additionally, since this treed area has a maximum width of approximately 25m, this vegetation community is too small to be considered woodland for the purposed of policies in the UHOP.

Although this treed area does not meet the criteria to be considered woodland and is not providing any significant wildlife habitat functions, a majority of this area is proposed to be retained as part of this project. Direct impacts to trees in this community will be limited to trimming a limb from a willow tree and removal of a Manitoba Maple to install the sidewalk along Barton Street. These modifications will not pose any impact to the function of the treed area.

6.6 Streams

As described above, Stoney Creek Watercourse 4 is located west of the Subject Property. From our assessment, this watercourse appears to be functioning as an open storm sewer and is not providing any significant fish habitat or wildlife functions.

Although the watercourse on this property is not providing any significant habitat or ecological functions, it is understood that the proposed development will be located to maintain a minimum buffer of five meters from the watercourse. It is our assessment that this buffer is more than sufficient to protect any functions documented in or adjacent to the watercourse.

It is recommended that vegetation within this five-meter buffer area be maintained as naturalized vegetation and that the mitigation measures below be incorporated as needed.

7.0 DEVELOPMENT PROPOSAL

As discussed previously in the report, the proposed development on this property consists of a two-storey private cultural club and associated outdoor parking area with 158 spaces. The development fronts onto Barton Street with street access from the south eastern portion of the property. An outdoor covered patio area and landscaping on the property are also proposed. The proposed development plan is illustrated in Appendix A.

Stormwater Management Plans (SWM) and grading plans are still being finalized for the development. Preliminary design input for the SWM was provided and is anticipated to include incorporating shallow underground storage in the rear parking area and discharging to the channel via new outlet headwall. To facilitate this, the area being developed will be raised enough to accommodate some form of underground storage for stormwater. Drainage patterns will remain similar with lands continuing to gently slope towards the northern and western portions of the Subject Property. No major grade changes are anticipated as part of the proposed development.

8.0 MITIGATION MEASURES

As discussed above, it is our expectation that the proposed development will have minimal impact on the ecological functions of natural heritage features. To assist in minimizing any impacts associated with the proposed development, it is recommended that the following mitigation measures be implemented during final design and construction.

- All required tree and vegetation removal should be conducted between September 15 and March 30 to avoid impacting nesting birds or roosting bats in the area.

- To help minimize impacts to wildlife, it is recommended that pets not be permitted to roam free on the property.
- It is recommended that bird friendly design elements such as non-reflective glass or visual deterrents be incorporated into the architectural design of any multistory buildings to help minimize potential impacts to birds.
- Any grading or filling to be conducted on the Subject Property should be designed to maintain existing overland flow patterns to help avoid hydrological and sedimentation impacts to the watercourse;
- Exclusion fencing should be installed no less than 1m from the drip-line of trees to be retained in the hedgerow to ensure roots are not compacted or injured;
- Appropriate sediment and erosion controls should be installed prior to any grading, construction or site alteration works on the Subject Property to prevent sediment transfer to the watercourse features;
- The silt fence should be properly embedded (as per Ontario Provincial Standard Specification 805) into the ground to reduce any offsite movement of silt;
- Native tree and shrub species be incorporated into future landscape plans where possible; and,
- Any exterior lighting should be directed away from the watercourse and treed portion of the property where possible.

9.0 CONCLUSIONS AND RECOMMENDATIONS

Colville Consulting Inc. was retained to complete an Environmental Impact Study to identify potential impacts associated with the proposed development on the Subject Property located at 615 Barton Street, City of Hamilton. Our assessment of the property verified that natural heritage features located on or adjacent to the property are limited to the watercourse feature. The watercourse will have suitable buffers applied to prevent potential negative impacts from the proposed development.

Based on our observations of the property and adjacent areas, it is our conclusion that the proposed development will have no impact on the ecological function of natural heritage features on and adjacent to the Subject Property. To assist with avoiding impacts, it is recommended that the above noted mitigation measures be implemented as required during development design, construction and post construction on the property.

Please do not hesitate to contact the undersigned at 905-935-2161 should you have any questions regarding the contents of this EIS.

Respectfully submitted by:

Brett Espensen, B.A. (Hons) EMA
Colville Consulting Inc.

Ian Barrett, M.Sc.
Colville Consulting Inc.

10.0 LITERATURE CITED

Cadman, M. D., D. A. Sutherland, G. G. Beck, D. Lepage and A. R. Couturier (eds.). 2007. Atlas of the Breeding Birds of Ontario, 2001-2005. Bird Studies Canada, Environment Canada, Ontario Field Ornithologists, Ontario Ministry of Natural Resources, and Ontario Nature, Toronto, xxii + 706 pp.

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Appendix A

Conceptual Site Plan

SITE PLAN NOTES:

1. All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning, Planning and Economic Development Department.
2. Fire Route Signs and 3-way fire hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 meters unless otherwise stated.
4. All driveways from property line for the first 7.5m shall be within 5% maximum grade, thereafter all driveways shall be within 10 % maximum grade.
5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:
   - Building permit
   - Road cut permits
   - Approach approval permits
   - Committee of Adjustments
   - Sewer and water permits
   - Relocation of services
   - Encroachment Agreements (if required)
6. Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Traffic Engineering Section, Public Works Department.
7. 5 metre by 5 metre visibility triangles in which the maximum height of any objects or mature vegetation is not to exceed a height of 0.6 metres above the corresponding perpendicular centreline elevation of the adjacent street.
8. All signs must comply with the sign by-law # 10-197

UNDERTAKING FILE No. **(DA-23-001)**
RE: NEW PRIVATE CULTURAL CLUB 615 Barton Street, Stoney Creek

I, (We)_____, the owner(s) of the land, hereby undertake and agree without reservation,

(a) to comply with all content of this plan and drawing and not to vary therefrom;

(b) [1] to perform the facilities, works or matters mentioned in Section 41(7)(a) of the *Planning Act* shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the Letter of Approval dated _____;

(c) to maintain to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(b) of the said Act, shown in this plan and drawing(s), including removal of snow from access ramps and driveways, parking and loading areas and walkways; and,

(d) in the event that the Owner does not comply with the plan dated _____, the owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security filed to obtain compliance with this plan.

(e) That the Owner agrees to physically affix the municipal number or full address to the building or on a sign in accordance with the City's Sign By-law, in a manner that is visible from the street.

Dated this _____ day of _____ 20_____

_____ _____(seal)
Witness (signature) Owner(s) (signature)

_____ _____
Witness (print) Owner (print)
1 Section (b) Revised March 11, 2004

_____
Address of Witness

SITE PLAN

PLAN OF SURVEY WITH
TOPOGRAPHIC DETAILS OF
PART OF LOT 15
CONCESSION 1
CITY OF HAMILTON

NOTES:
INFORMATION ON THIS SITE PLAN
TAKEN FROM SURVEY / TOPOGRAPHY
PREPARED BY:

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928: 78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DETAILS OF DEVELOPMENT

ITEM DESCRIPTION	PERMITTED / REQUIRED REGULATIONS	ACTUAL OR PROPOSED
ZONING DESIGNATION: **M3 PRESTIGE BUSINESS PARK * EXCEPTION 397**	M3 PRESTIGE BUSINESS PARK	M3 PRESTIGE BUSINESS PARK
NET LOT AREA	MIN. 4000m²	10,021m² (1.00 Ha)
LOT COVERAGE (BUILDING COVERAGE / AREA)	N/A	PROPOSED 2 STOREY BUILDING AREA = 1060m² ACCESSORY STOR. BLDG AREA = 40m²
LANDSCAPED AREA		2,450m² = 24%
ASPHALT AREA		5,500m²
GROSS FLOOR AREA	N/A	PROPOSED 2 STOREY BLDG = 1,350m²
MAXIMUM BUILDING HEIGHT (WHERE ABUTTING A RESIDENTIAL ZONE OR INSTITUTIONAL ZONE)	11m	7.75 m
YARD ABUTTING A STREET	MIN. 6m MAXIMUM 27m	25.35m
MINIMUM YARD SETBACKS (ABUTTING A RESIDENTIAL ZONE OR INSTITUTIONAL ZONE)	6.0m	N/A
PARKING 1 for each 30.0 square metres of gross floor area, which accommodates such use.	45 SPACES REQUIRED	158 SPACES (3 BARRIER FREE)
OUTDOOR COMMERCIAL PATIO Limited Seating Capacity	MIN. OF 1.10 SQUARE METRES OF PATIO AREA PER PERSON	221m² / 1.10 = 200 SEAT CAPACITY

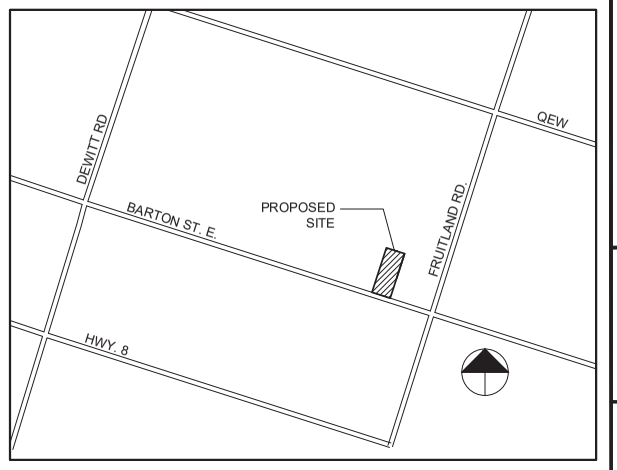
EXCEPTION 397.
In addition to the uses permitted in Section 9.3.1., on those lands zoned Prestige Business Park (M3) zone, identified on MAP 1199 of Schedule "A" – Zoning Maps and described as 615 Barton Street, a **Private Club** shall also be permitted

GRAPHIC LEGEND

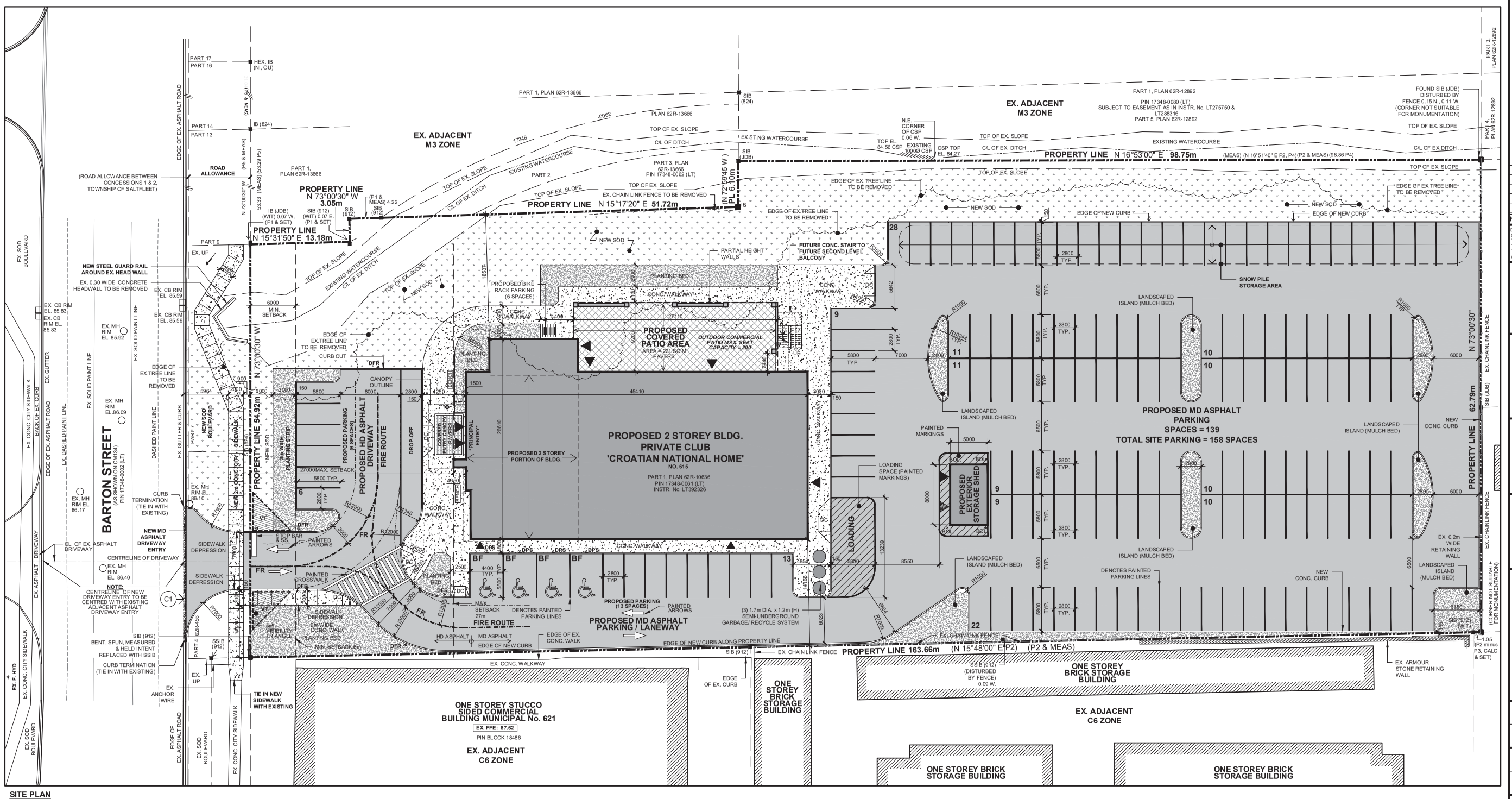
- ENTRANCE / EXIT AT BLDG.
- PROPERTY LINE
- FIRE ROUTE
- CHAIN LINK FENCE
- BOARD FENCE
- 5m x 5m VISIBILITY TRIANGLE
- ASPHALT PAVING HD = HEAVY DUTY
- ASPHALT PAVING MD = MEDIUM DUTY
- CONC. WALKWAY
- PLANTING BED

CONSTRUCTION NOTES:

C1 EX. CURB TO BE CUT BACK & REMOVED FOR NEW DRIVEWAY ENTRY TIE IN AND REINSTATE DROPPED CONC. CURB / GUTTER TO MATCH AND TIE IN WITH EXISTING



SITE LOCATION MAP
SCALE: NTS



SITE PLAN
SCALE: 1:250

HRVATSKI NARODNI DOM
CROATIAN NATIONAL HOME

PROJECT NORTH
TRUE NORTH

LEGEND:

BF	BARRIER FREE
BOL	BOLLARD
CB	CATCH BASIN
C/L	CENTRE LINE
CLF	CHAIN LINK FENCE
CLR.	CLEAR
CSP	CORRUGATED STEEL PIPE
CONC	CONCRETE
C/W	COMPLETE WITH
DBL	DOUBLE
DIA	DIAMETER
DC	DEPRESSED CURB
DFR	DESIGNATED FIRE ROUTE SIGN
DPS	DESIGNATED PARKING SIGN
EL	ELEVATION
EX	EXISTING ITEM
FFE	FINISHED FLOOR ELEVATION
F.HYD	FIRE HYDRANT
FP	FLAG POLE
HD	HEAVY DUTY
IB	IRON BAR
LS	LIGHT STANDARD
MAX	MAXIMUM
MD	MEDIUM DUTY
MH	MAN HOLE
MIN	MINIMUM
MW	MONITORING WELL
N/A	NOT APPLICABLE
O/H	OVER HEAD
SIB	STANDARD IRON BAR
SS	STOP SIGN
TBD	TO BE DETERMINED
TS	TRAFFIC SIGN OR STOP SIGN
U/G	UNDERGROUND
UP	UTILITY POLE
VT	VISIBILITY TRIANGLE
WV	WATER VALVE

NO	REVISIONS	DATE
2	ISSUED FOR CLIENT REVIEW	2022-12-21
1	ISSUED FOR SPA	2022-10-26

PRELIMINARY NOT FOR CONSTRUCTION

NEW CULTURAL CLUB 'CROATIAN NATIONAL HOME'
615 BARTON STREET, STONEY CREEK, ON.

SITE PLAN (SPA-23-001)

GRGURIC ARCHITECTS INCORPORATED
28 KING STREET EAST, UNIT B
STONEY CREEK, ONTARIO, L8G 1J8
Tel. 905-664-8735 Fax. 905-664-8737
Web: www.2gai.com

SCALE: AS NOTED	PROJECT: 2021-39
START DATE: AUGUST 2022	
DRAWN: RP	DRAWING: A1.00
CHECKED: JG	
PRINT DATE	12/21/22

S:\Data\2021\2021-39\New-Croatian-National-Home\65\drawings\12-Working Drawings\A1.00-SitePlan-2021-39.dwg

Appendix B

Terms of Reference

MEMORANDUM

To: Melissa Kiddie – City of Hamilton

Cathy Plosz – Hamilton Conservation Authority

From: Brett Espensen

Date: October 31st, 2023

Re: Updated Terms of Reference for 615 Barton Street, City of Hamilton Environmental Impact Study

---

Hello Melissa and Cathy,

As you may be aware, Colville Consulting Inc. has been retained by Croatian National Home to complete an Environmental Impact Statement (EIS) for the property located at 615 Barton Street, in the City of Hamilton This ToR has been prepared to outline inventories and assessments to be completed as part of the preparation of EIS for the property to assess impacts of future development on the Subject Property. It is our understanding that the proposed works on the property will includes a two-storey private cultural club, outdoor parking area and amenity space (See Draft Development Plan in Appendix A).

The Subject Property is located north of Barton Street and west of Fruitland Road (See Figure 1). Based on our review of available mapping for the property, it is our understanding that the Subject Property is primarily being used for hay production and also includes a watercourse and partially treed riparian area along the western edge of the property. The property measures approximately 1.01ha (2.50 acres) in size.

Based on our review of background mapping of the property and information provided by Grguric Architects Inc., it is our understanding that natural heritage features on the Subject Property consist primarily of a tributary of Stoney Creek Watercourse 4 and associated riparian area. Although not mapped within the City of Hamilton Urban Official Plan (UHOP), City planning staff have identified this feature as Core Area within the City's natural heritage system.

Although not identified in mapping, Significant Wildlife Habitat and Habitat for Threatened or Endangered Species may also be located on the property. The extent of either of these features will be identified through field inventories and background screening exercises.

As mapping indicates that natural heritage features are located on and adjacent to the Subject Property, any development within or adjacent to these features will be subject to policies of the Provincial Policy Statement (PPS), A Place to Grow – Growth Plan for the Greater Golden Horseshoe (GPGGH) the City of Hamilton and the HCA. These policies generally require that a proposed development not impact the ecological function of natural heritage features, natural heritage systems and water resource systems on a property.

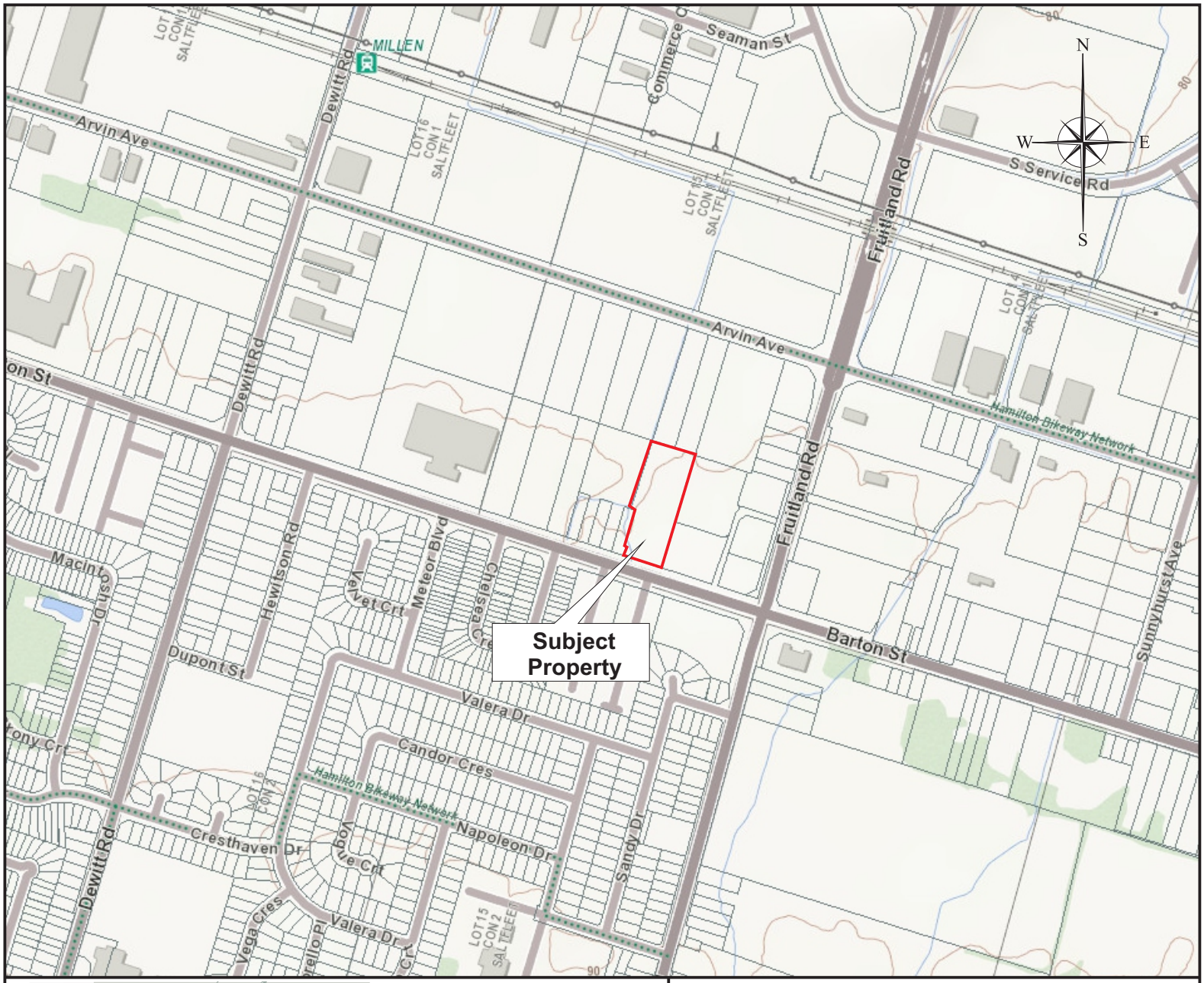


FIGURE 1
Location Map

Terms of Reference for
615 Barton Street, City of Hamilton

Prepared for:

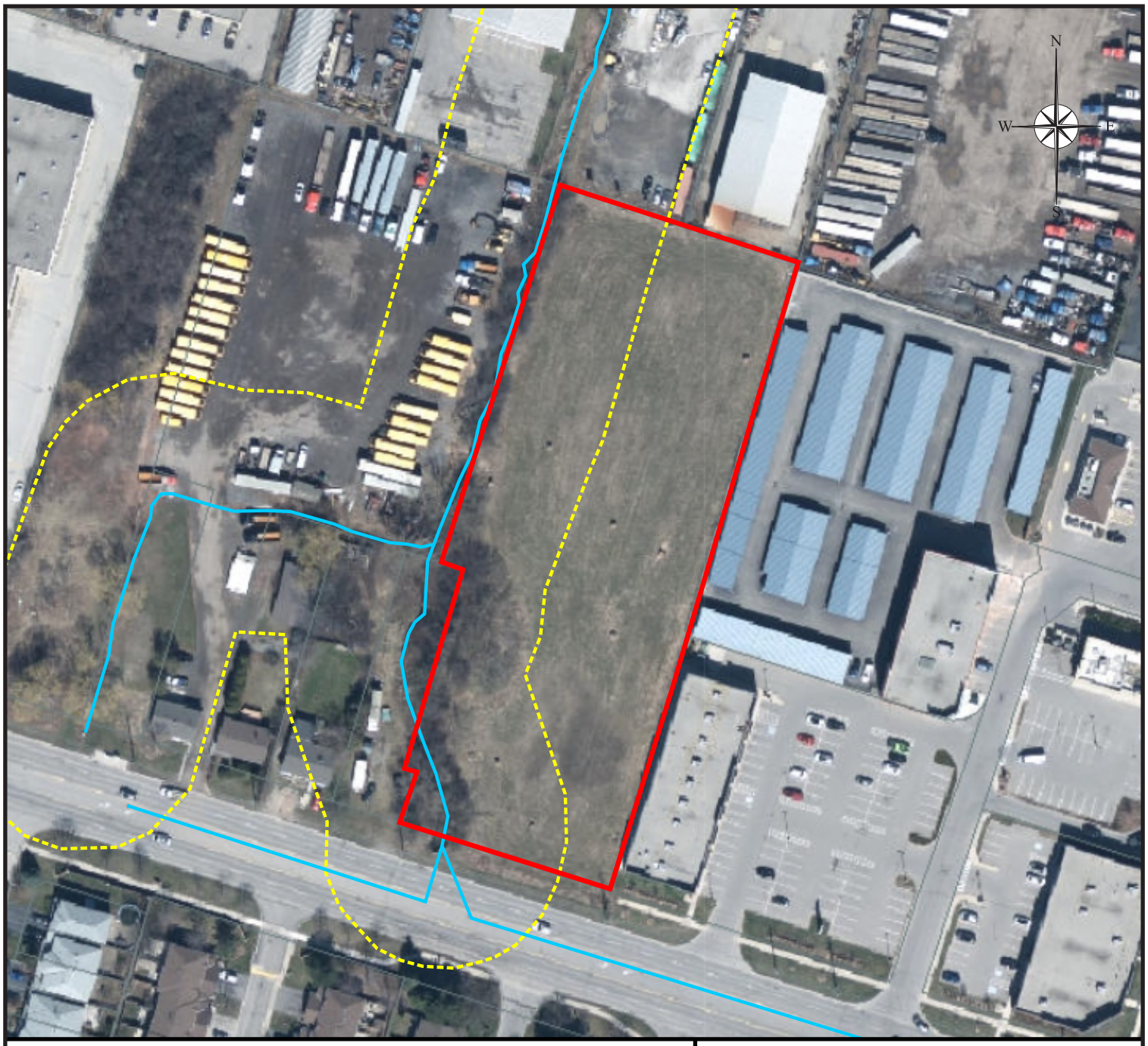
Croatian National Home

Prepared by:

COLVILLE CONSULTING INC.

DATE: September 2023

FILE: C23014



Legend

- Subject Property
- Watercourse
- Mapped Extent of HCA Regulation Limit

Figure 2
Mapped Natural Heritage Features on the Subject Property

Scoped Environmental Impact Study
615 Barton Street

Prepared for: **Croatian National Home**

Prepared by: COLVILLE CONSULTING INC.

DATE: March 2023

FILE: C23014

Prior to the commencement of primary field inventories, a review of background material available for the Subject Lands and surrounding area was conducted. Some of the background information reviewed included:

- Urban Hamilton Official Plan (City of Hamilton 2014);
- Ontario Ministry of Natural Resources Hamilton Species at Risk List (MNRF 2015);
- The Physiography of Southern Ontario (Chapman & Putnam, 1984).
- Planning & Regulation Policies and Guidelines (HCA 2011),
- Background data available from the HCA (including data from the Hamilton Natural Heritage Database);
- MNRF Natural Heritage Information Centre (NHIC) Make-a-Map tool and 1 kilometer grid units for information on species at risk, plant communities, and wildlife concentration areas;
- DFO Aquatic Species at Risk Map
- Historical aerial photography of the Subject Property;
- Hamilton Natural Areas Inventory, 3RD Edition (Schwetz 2014); and
- Other databases (i.e., e-bird, i-naturalist) and atlases (i.e., Breeding bird, Mammals of Ontario, reptile and amphibian).

As indicated above, there are natural heritage features on the Subject Property which have been identified by City staff as within the City's natural heritage system. The natural heritage features mapped on the property include a tributary of Stoney Creek Watercourse 4 and associated riparian area.

To assess the extent and function of the natural heritage features on the property, and determine the impact of the proposed development on these features, we are intending to complete the following assessments as part of the EIS:

1) A two-season botanical inventory of the Subject Property conducted in the spring (May-June) and fall (September to October);

2) Ecological Land Classification, description, and mapping of the Subject Property and adjacent lands;

3) Breeding bird surveys comprised of 2 surveys between May 24 and July 10th. The 1st survey is to be undertaken between May 24 and June 15 while the 2nd survey is to be between June 15 and July 10;

4) An inventory of trees on and immediately adjacent to the Subject Property with data collected to be used to prepare a Tree Protection Plan (TPP) completed by a recognized tree management professional in accordance with the cities tree protection guidelines for the property;

5) Complete an assessment of potential Significant Wildlife Habitat for the property;

6) Complete Headwater Drainage Feature (HDF) Assessment of the property in general accordance with the Evaluation, Classification and Management of Headwater Drainage Features Guidelines. The assessment of the watercourse and riparian area will be conducted in the spring (April – June). The assessment will also include a description of channel morphology and fish habitat potential, with the intent of informing appropriate buffers from the watercourse;

7) Complete an Amphibian vocalizations survey following the Marsh Monitoring Program on the Subject Property to be completed between April and July 5th when nighttime temperatures are at least 5 ^{0}C, 10 ^{0}C, and 17 ^{0}C;

8) Complete Surveys for potential SAR and maternal roosting habitat on the site conducted during leaf-on and leaf-off conditions;

9) Complete a Significant Wildlife Habitat screening assessment for the property and complete any specialized surveys as required (i.e. acoustic monitoring, coverboard surveys). Screening for Significant Wildlife Habitat will be consistent with the current Significant Wildlife Habitat Technical Guide and Significant Wildlife Habitat Criteria Schedule for Ecoregions 7E;

10) Complete a Species at Risk (SAR) screening on the property using the Ministry of Environment, Conservation, and Parks (MECP) Client's Guide to Preliminary Screening with updates and current species status information for SAR; and

11) Document any incidental observations of wildlife on the property during site visits, including but not limited to mammals, Lepidoptera, reptiles, and amphibians.

All species identified during the inventories will include information on federal, provincial, and local status rankings. The local status rankings will be based upon the Hamilton Natural Areas Inventory Project 3rd Edition (2014) Species Checklist.

Upon completion of all field components, the results of our inventories and assessments will be compiled into an EIS, which will be prepared to satisfy applicable policies of the City of Hamilton and the HCA. A copy of this ToR will be appended to the EIS. The EIS will assess potential impacts to each of the natural heritage features identified on the Subject Property, as well as provide appropriate mitigative measures to be implemented during detailed design and construction.

A sample Table of Contents is provided below as a general outline of the anticipated contents of the report, however modifications to order or layout may be made as necessary.

1.0 Introduction

2.0 Policy Context

- 2.1 Provincial Policy Statement
- 2.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe
- 2.3 City of Hamilton Urban Official Plan
- 2.4 Hamilton Conservation Authority Policies

3.0 Field Work Methodology

4.0 Existing Conditions

- 4.1 Vegetation
  - 4.1.1 Botanical Inventory
  - 4.1.2 Vegetation Communities (ELC)
- 4.2 Tree Protection Plan

4.2.1 Results

4.3 Wildlife

4.3.1 Breeding Bird Survey

4.3.2 Aquatic Habitat Assessment

4.3.3 Incidental Wildlife Observations (including winter wildlife surveys)

4.4 Species at Risk Screening

4.5 Significant Wildlife Habitat Screening

5.0 Assessment of Significant Natural heritage Features and Natural Heritage Systems

5.1 Significant Habitat of Endangered and Threatened Species

5.1.2 Significant Habitat of Other Potential Species of Conservation Concern

5.2 Significant Wildlife Habitat

5.2.1 Seasonal Concentration Areas

5.2.2 Rare or Specialized Habitat

5.2.3 Migration Corridors

5.3 Significant Woodlands

5.4 Watercourse

5.5 Linkages

6.0 Development Proposal

6.1 Other Technical Studies

7.0 Impact Assessment

7.1 Direct Impacts

7.2 Indirect Impacts

7.3 Cumulative Impacts

8.0 Mitigation Measures

9.0 Recommendations and Conclusions

10. Literature Cited and CV's

I trust this Terms of Reference and scope of work is satisfactory to the City of Hamilton and the HCA. Please do not hesitate to contact the undersigned at 905-935-2161 should you have any questions regarding this matter. Alternatively, you can reach me by email at Brett@colvilleconsultinginc.com.

Yours sincerely,

Brett Espensen, B.A. (Hons), EMA
Colville Consulting Inc.

APPENDIX A

Draft Development Plan

SITE PLAN NOTES:

1. All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning, Planning and Economic Development Department.
2. Fire Route Signs and 3-way fire hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 meters unless otherwise stated.
4. All driveways from property line for the first 7.5m shall be within 5% maximum grade, thereafter all driveways shall be within 10 % maximum grade.
5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:
   - Building permit
   - Road cut permits
   - Approach approval permits
   - Committee of Adjustments
   - Sewer and water permits
   - Relocation of services
   - Encroachment Agreements (if required)
6. Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Traffic Engineering Section, Public Works Department.
7. 5 metre by 5 metre visibility triangles in which the maximum height of any objects or mature vegetation is not to exceed a height of 0.6 metres above the corresponding perpendicular centreline elevation of the adjacent street.
8. All signs must comply with the sign by-law #10-197

UNDERTAKING FILE No. **(DA-23-001)**
RE: NEW PRIVATE CULTURAL CLUB 615 Barton Street, Stoney Creek

I, (We)________________________________, the owner(s) of the land, hereby undertake and agree without reservation,

(a) to comply with all content of this plan and drawing and not to vary therefrom;

(b) [1] to perform the facilities, works or matters mentioned in Section 41(7)(a) of the *Planning Act* shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the Letter of Approval dated ____________________;

(c) to maintain to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(b) of the said Act, shown in this plan and drawing(s), including removal of snow from access ramps and driveways, parking and loading areas and walkways; and,

(d) in the event that the Owner does not comply with the plan dated ____________________________, the owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security filed to obtain compliance with this plan.

(e) That the Owner agrees to physically affix the municipal number or full address to the building or on a sign in accordance with the City's Sign By-law, in a manner that is visible from the street.

Dated this ______________________ day of ____________________20_____

______________________ Witness (signature)
______________________(seal) Owner(s) (signature)

______________________ Witness (print)
______________________ Owner (print)

1 Section (b) Revised March 11, 2004

______________________________________ Address of Witness

DETAILS OF DEVELOPMENT

ITEM DESCRIPTION	PERMITTED / REQUIRED REGULATIONS	ACTUAL OR PROPOSED
ZONING DESIGNATION: **M3 PRESTIGE BUSINESS PARK** *** EXCEPTION 397**	M3 PRESTIGE BUSINESS PARK	M3 PRESTIGE BUSINESS PARK
NET LOT AREA	MIN. 4000m^2	10,021m^2 (1.00 Ha)
LOT COVERAGE (BUILDING COVERAGE / AREA)	N/A	PROPOSED 2 STOREY BUILDING AREA = 1060m^2 ACCESSORY STOR. BLDG AREA = 40m^2
LANDSCAPED AREA		2,450m^2 = 24%
ASPHALT AREA		5,500m^2
GROSS FLOOR AREA	N/A	PROPOSED 2 STOREY BLDG = 1,350m^2
MAXIMUM BUILDING HEIGHT (WHERE ABUTTING A RESIDENTIAL ZONE OR INSTITUTIONAL ZONE)	11m	7.75 m
YARD ABUTTING A STREET	MIN. 6m MAXIMUM 27m	25.35m
MINIMUM YARD SETBACKS (ABUTTING A RESIDENTIAL ZONE OR INSTITUTIONAL ZONE)	6.0m	N/A
PARKING 1 for each 30.0 square metres of gross floor area, which accommodates such use.	45 SPACES REQUIRED	158 SPACES (3 BARRIER FREE)
OUTDOOR COMMERCIAL PATIO Limited Seating Capacity	MIN. OF 1.10 SQUARE METRES OF PATIO AREA PER PERSON	221m^2 / 1.10 = 200 SEAT CAPACITY

EXCEPTION 397.

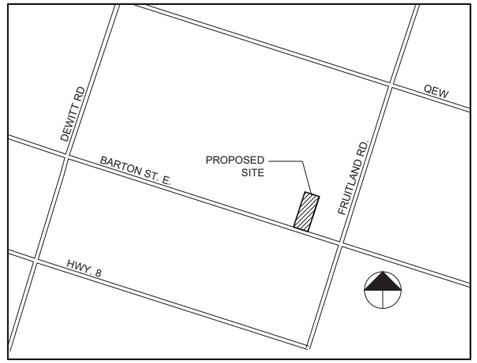
In addition to the uses permitted in Section 9.3.1., on those lands zoned Prestige Business Park (M3) zone, identified on MAP 1199 of Schedule "A" -- Zoning Maps and described as 615 Barton Street, **a Private Club** shall also be permitted

GRAPHIC LEGEND

▲	ENTRANCE / EXIT AT BLDG.
▬ ▪ ▪ ▬	PROPERTY LINE
▬ · ▬ · ▬	FIRE ROUTE
—x—x—	CHAIN LINK FENCE
—□—□—	BOARD FENCE
◺	5m x 5m VISIBILITY TRIANGLE
☐	ASPHALT PAVING HD = HEAVY DUTY
▨	ASPHALT PAVING MD = MEDIUM DUTY
▨	CONC. WALKWAY
▨	PLANTING BED

CONSTRUCTION NOTES:

Ⓒ1 EX. CURB TO BE CUT BACK & REMOVED FOR NEW DRIVEWAY ENTRY TIE IN AND REINSTATE DROPPED CONC. CURB / GUTTER TO MATCH AND TIE IN WITH EXISTING



SITE LOCATION MAP

SCALE: NTS

SITE PLAN

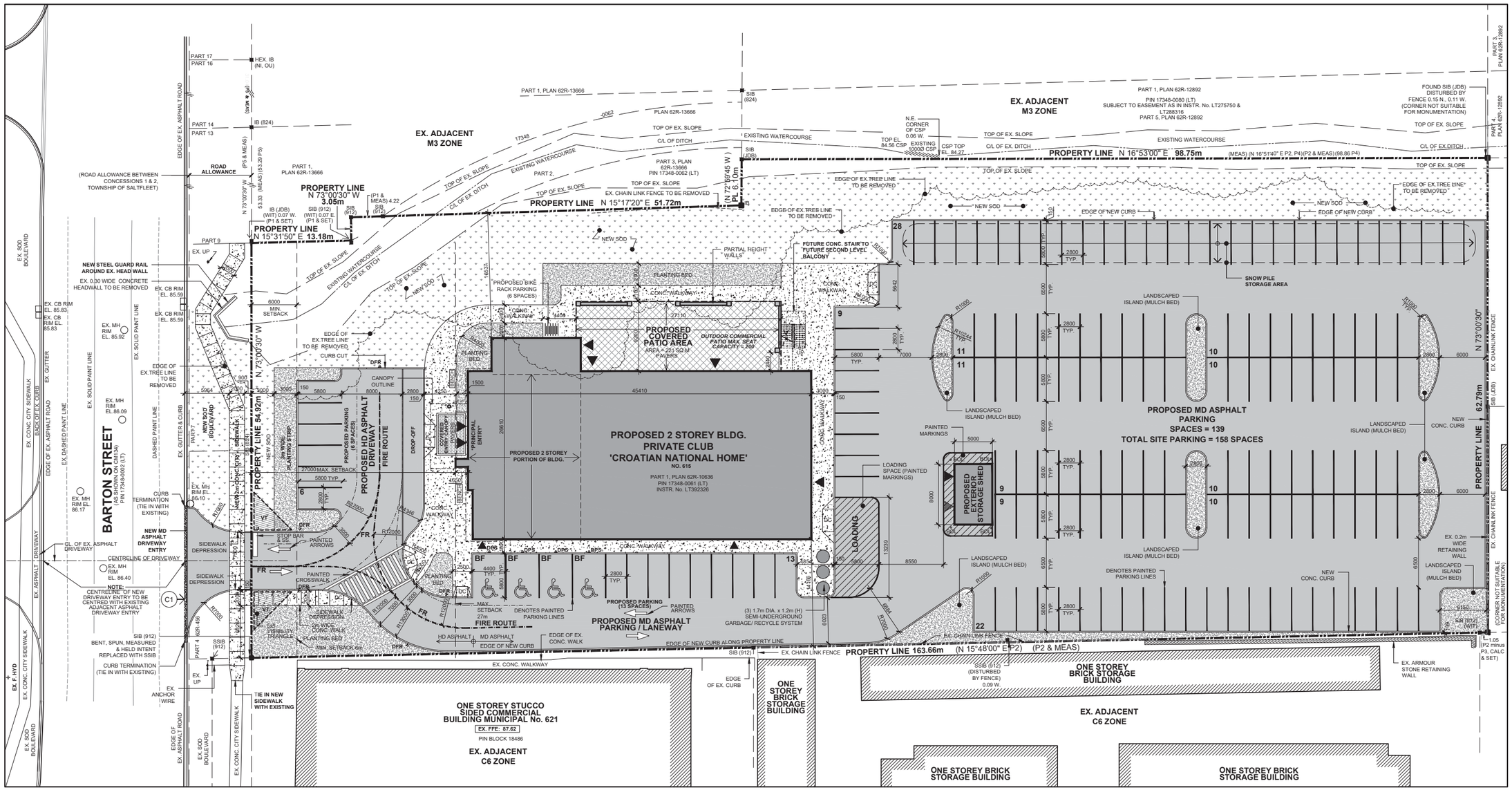
PLAN OF SURVEY WITH
TOPOGRAPHIC DETAILS OF
PART OF LOT 15
CONCESSION 1
CITY OF HAMILTON

NOTES:
INFORMATION ON THIS SITE PLAN
TAKEN FROM SURVEY / TOPOGRAPHY
PREPARED BY:
J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928: 78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).



SITE PLAN

SCALE: 1:250

PROJECT NORTH
TRUE NORTH

LEGEND:

BF	BARRIER FREE
BOL	BOLLARD
CB	CATCH BASIN
C/L	CENTRE LINE
CLF	CHAIN LINK FENCE
CLR.	CLEAR
CSP	CORRUGATED STEEL PIPE
CONC	CONCRETE
C/W	COMPLETE WITH
DBL	DOUBLE
DIA	DIAMETER
DC	DEPRESSED CURB
DFR	DESIGNATED FIRE ROUTE SIGN
DPS	DESIGNATED PARKING SIGN
EL	ELEVATION
EX	EXISTING ITEM
FFE	FINISHED FLOOR ELEVATION
F.HYD	FIRE HYDRANT
FP	FLAG POLE
HD	HEAVY DUTY
IB	IRON BAR
LS	LIGHT STANDARD
MAX	MAXIMUM
MD	MEDIUM DUTY
MH	MAN HOLE
MIN	MINIMUM
MW	MONITORING WELL
N/A	NOT APPLICABLE
O/H	OVER HEAD
SIB	STANDARD IRON BAR
SS	STOP SIGN
TBD	TO BE DETERMINED
TS	TRAFFIC SIGN OR STOP SIGN
U/G	UNDERGROUND
UP	UTILITY POLE
VT	VISIBILITY TRIANGLE
WV	WATER VALVE

NO	REVISIONS	DATE
2	ISSUED FOR CLIENT REVIEW	2022-12-21
1	ISSUED FOR SPA	2022-10-26

DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT; AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECTS BEFORE PROCEEDING WITH THE WORK. THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTS.

PRELIMINARY NOT FOR CONSTRUCTION

NEW CULTURAL CLUB
'CROATIAN NATIONAL HOME'
615 BARTON STREET,
STONEY CREEK, ON.

SITE PLAN
(SPA-23-001)

GRGURIC
ARCHITECTS
INCORPORATED

28 KING STREET EAST, UNIT B
STONEY CREEK, ONTARIO, L8G 1J8
Tel. 905-664-8735 Fax. 905-664-8737
Web: www.2gai.com

SCALE: AS NOTED	PROJECT: 2021-39
START DATE: AUGUST 2022	
DRAWN: RP	DRAWING: A1.00
CHECKED: JG	
PRINT DATE	12/21/22

S:\Data\2021\2021-39-New-Croatian-National-Home\65drawings\12-Working Drawings\A1.00-Site-Plan-[2021-39].dwg

Appendix C

Site Photographs

Photo 1: Viewing north on Subject Property at CUM1-1.

Photo 2: Vieiwng east along northern fenceline at back of Subject Property.

Photo 3: Viewing north at THDM3-1 Community on western edge of property adjacent Watercourse 4.

Photo 4: Example of vegetation within WODM4 community on Subject Property.

Photo 5: Viewing south towards Barton street at Watercourse 4 storm sewer inlet.

Photo 6: Viewing north within WODM4 community adjacent Watercourse 4.

Appendix D

Vascular Plant Checklist

Plant list for the 615 Barton Street.. Conducted on June 1 & September 28, 2023

ScientificName	CommonNames	Coeff.Cons.	Coeff.Wet.	GRank	COSEWIC	COSSARO	SRank	LRank	Notes
Acer negundo	Manitoba Maple	0	-2	G5			S5		
Acer rubrum	Red Maple	4	0	G5			S5		
Alliaria petiolata	Garlic Mustard	0	0	G?			SE5		
Ambrosia artemisiifolia	Common Ragweed	0	3	G5			S5		
Arctium minus ssp. minus	Common Burdock	0	5	G?			SE5		
Asclepias syriaca	Common Milkweed	0	5	G5			S5		
Aster lanceolatus ssp. lanceolatus	Panicled Aster	3	-3	G5			S5		
Bidens sp	Beggar-ticks Species								
Centaurea maculosa	Spotted Knapweed	0	5	G?			SE5		
Chrysanthemum leucanthemum	Ox-eye Daisy	0	5	G?			SE5		
Cichorium intybus	Chicory	0	5	G?			SE5		
Cirsium arvense	Canada Thistle	0	3	G?			SE5		
Cirsium vulgare	Bull Thistle	0	4	G5			SE5		
Cornus foemina ssp. racemosa	Grey Dogwood	2	-2	G5			S5		
Crataegus mollis	Downy Hawthorn	4	-2	G5			S5	U	Single plant approximately 70cm in height along north fence line
Crataegus monogyna	English Hawthorn	0	5	G5			SNR		
Dactylis glomerata	Orchard Grass	0	3	G?			SE5		
Daucus carota	Wild Carrot	0	5	G?			SE5		
Dipsacus fullonum ssp. sylvestris	Common Teasel	0	5	G?			SE5		
Elymus repens	Quack Grass	0	3	G5			SE5		
Euthamia graminifolia	Grass-leaved Goldenrod	2	-2	G5			S5		
Festuca rubra	Red Fescue		1	G5			S5		
Fragaria virginiana ssp. virginiana	Common Strawberry	2	1	G5			S5		
Fraxinus pennsylvanica	Red Ash	3	-3	G5			S5		
Geum canadense	White Avens	3	0	G5			S5		
Glechoma hederacea	Ground Ivy	0	3	G?			SE5		
Hesperis matronalis	Dame's Rocket	0	5	G4G5			SE5		
Impatiens capensis	Spotted Touch-me-not	4	-3	G5			S5		
Juncus tenuis	Path Rush	0	0	G5			S5		
Juniperus virginiana	Eastern Red Cedar	4	3	G5			S5		
Lathyrus latifolius	Everlasting Pea	0	1	GNR			SNR		
Linaria vulgaris	Butter-and-eggs	0	5	G?			SE5		
Lonicera tatarica	Tartarian Honeysuckle	0	3	G?			SE5		
Lotus corniculatus	Bird's-foot Trefoil	0	1	G?					
Lythrum salicaria	Purple Loosestrife	0	-5	G5			SE5		
Malus pumila	Common Apple	0	5	G5			SE5		
Melilotus alba	White Sweet-clover	0	3	G5			SE5		
Parthenocissus quinquefolia	Virginia Creeper	4	3	G5			S4?		
Phalaris arundinacea	Reed Canary Grass	0	-4	G5			S5		
Phleum pratense	Timothy	0	3	G?			SE5		
Phragmites australis	Common Reed	0	-4	G5			S5		
Plantago major	Common Plantain	0	-1	G5			SE5		
Populus deltoides ssp. deltoides	Eastern Cottonwood	4	-1	G5			S5		
Populus tremuloides	Trembling Aspen	2	0	G5			S5		
Potentilla recta	Rough-fruited Cinquefoil	0	5	G?			SE5		
Prunella vulgaris ssp. lanceolata	Heal-all	5	5	G5			S5		
Prunus avium	Sweet Cherry	0	5	G?			SE4		
Prunus domestica	European Plum	0	5	G?			SE5		
Pyrus communis	Common Pear	0	5	G5			SE4		
Ranunculus acris	Tall Buttercup	0	-2	G5			SE5		
Rhamnus cathartica	Common Buckthorn	0	3	G?			SE5		
Rhus radicans ssp. negundo	Climbing Poison-ivy	5	-1	G5			S5		
Rhus typhina	Staghorn Sumac	1	5	G5			S5		
Rosa carolina	Carolina Rose	4	3	G5			S4		
Rubus occidentalis	Black Raspberry	2	5	G5			S5		

ScientificName	CommonNames	Coeff.Cons.	Coeff.Wet.	GRank	COSEWIC	COSSARO	SRank	LRank	Notes
Rudbeckia hirta	Black-eyed Susan	0	3	G5			S5		
Rumex crispus	Curly Dock	0	-1	G?			SE5		
Salix alba	White Willow	0	-3	G5			SE4		
Sinapis arvensis	Corn Mustard	0	3	GNR			SNR		
Solanum dulcamara	Bittersweet Nightshade	0	0	G?			SE5		
Solidago juncea	Early Goldenrod	3	5	G5			S5		
Solidago rugosa ssp. rugosa	Rough Goldenrod	4	-1	G5			S5		
Sonchus sp	Sow-thistle Species								
Aster ericoides var. ericoides	Heath Aster	4	4	G5			S5		
Aster novae-angliae	New England Aster	2	-3	G5			S5		
Tanacetum vulgare	Common Tansy	0	1	GNR			SNR		
Taraxacum officinale	Common Dandelion	0	3	G5			SE5		
Trifolium pratense	Red Clover	0	2	G?			SE5		
Tussilago farfara	Coltsfoot	0	3	G?			SE5		
Verbascum thapsus	Common Mullein	0	5	G?			SE5		
Vicia cracca	Cow Vetch	0	5	G?			SE5		
Vitis riparia	Riverbank Grape	0	-2	G5			S5		

Legend

CoeCons. - Coefficient of Conservatism. Scores for each species range from 0 (low conservatism) to 10 (high conservatism).
A conservatism value of 0 indicates species is widespread. A value of 8, 9 or 10 indicates that a species is a habitat specialist.

CoeWet. - Coefficient of Wetness
5 - Almost always occur in upland areas
4, 3, 2 - Usually occur in upland areas
1, 0, -1 - Found equally in upland and wetland areas
-2, -3, -4 Usually occur in wetlands
-5 Almost always occur in wetlands

Grank - Global Rank G1 — Critically Imperiled, G2 — Imperiled, G3 — Vulnerable, G4 — Apparently Secure, G5 — Secure

COSEWIC - Committee on the Status of Endangered Wildlife in Canada

COSSARO - Committee on the Status of Species at Risk in Ontario

Srank - Subnational Rank
S1 — Critically Imperiled - Critically imperiled in the province because of extreme rarity, (often 5 or fewer occurrences)
S2 — Imperiled - Imperiled in the province because of rarity due to very restricted range, very few populations (often 20 or fewer)
S3 — Vulnerable - Vulnerable in the province due to a restricted range, relatively few populations (often 80 or fewer)
S4 — Apparently Secure - Uncommon but not rare
S5 — Secure - Common, widespread, and abundant in the province
SE — Exotic

Lrank - Local Rank
U - Uncommon in the City of Hamilton

Appendix E

Species at Risk Screening

HAMILTON

Species At Risk Designations	
ENDANGERED	
THREATENED	
SPECIAL CONCERN	
EXTIRPATED	

AMPHIBIANS		ESA Protection	Key Habitats Used By Species	Notes Specific to Subject Property
Jefferson Salamander (*Ambystoma jeffersonianum*)	**Known to Occur**	*Species Protection and **Habitat Regulation***	inhabit deciduous and mixed deciduous forests with suitable breeding areas which generally consist of ephemeral (temporary) bodies of water that are fed by spring runoff, groundwater, or springs.	No suitable habtiat present on property. No known breeding ponds within 1000m of property.
Unisexual Ambystoma - Jefferson dominated (*Ambystoma laterale - jeffersonianum*)	**Known to Occur**	*Species Protection and **Habitat Regulation***	inhabit deciduous and mixed deciduous forests with suitable breeding areas which generally consist of ephemeral (temporary) bodies of water that are fed by spring runoff, groundwater, or springs.	No suitable habtiat present on property. No known breeding ponds within 1000m of property.

BIRDS		ESA Protection	Key Habitats Used By Species	Notes Specific to Subject Property
Acadian Flycatcher (*Empidonax virescens*)	**Known to Occur**	*Species and General Habitat Protection*	generally requires large areas of mature, undisturbed forest; avoids the forest edge; often found in well wooded swamps and ravines	Typical habitat not present on property. Not observed on property.
Bank Swallow (Riparia riparia)	**Known to Occur**	*Species and General Habitat Protection June 27, 2014*	It nests in a wide variety of naturally and anthropogenically created vertical banks, which often erode and change over time including aggregate pits and the shores of large lakes and rivers	Typical habitat not present on property. Not observed on property.
Barn Owl (*Tyto alba*)	**Known to Occur**	*Species Protection and **Habitat Regulation***	generally prefer low-elevation, open country; often associated with agricultural lands, especially pasture. Nests are located in buildings, hollow trees and cavities in cliffs.	Typical habitat not present on property. Not observed on property.
Barn Swallow (Hirundo rustica)	**Known to Occur**	*Species and General Habitat Protection*	prefers farmland; lake/river shorelines; wooded clearings; urban populated areas; rocky cliffs; and wetlands. They nest inside or outside buildings; under bridges and in road culverts; on rock faces and in caves etc.	Typical habitat not present on property. Not observed on property.
Black Tern (*Childonias niger*)	**Known to Occur**	*N/A*	generally prefer freshwater marshes and wetlands; nest either on floating material in a marsh or on the ground very close to water	Typical habitat not present on property. Not observed on property.
Bobolink (*Dolichonyx oryzivorus*)	**Known to Occur**	*Species and General Habitat Protection*	generally prefers open grasslands and hay fields. In migration and in winter uses freshwater marshes and grasslands	Typical habitat not present on property. Not observed on property.
Canada Warbler (*Cardellina canadensis*; formerly *Wilsonia canadensis*)	**Known to Occur**	*N/A*	Generally prefers wet coniferous, decediuous and mixed forest types, with a dense shrub layer. Nests on the ground, on logs or hummocks, and uses dense shrub layer to conceal the nest.	Typical habitat not present on property. Not observed on property.
Cerulean Warbler (*Setophaga cerulea;* formerly *Dendoica cerulea*)	**Known to Occur**	*Species and General Habitat Protection*	generally found in mature deciduous forests with an open understorey; also nests in older, second-growth deciduous forests.	Typical habitat not present on property. Not observed on property.
Chimney Swift (*Chaetura pelagica*)	**Known to Occur**	*Species and General Habitat Protection*	historically found in deciduous and coniferous, usually wet forest types, all with a welldeveloped, dense shrub layer; now most are found in urban areas in large uncapped chimneys	Typical habitat not present on property. Not observed on property.
Common Nighthawk (*Chordeiles minor*)	**Known to Occur**	*N/A*	generally prefer open, vegetation-free habitats, including dunes, beaches, recently harvested forests, burnt-over areas, logged areas, rocky outcrops, rocky barrens, grasslands, pastures, peat bogs, marshes, lakeshores, and river banks. This species also inhabits mixed and coniferous forests. Can also be found in urban areas (nest on flat roof-tops)	Typical habitat not present on property. Not detected on property.
Eastern Meadowlark (*Sturnella Magna*)	**Known to Occur**	*Species and General Habitat Protection*	generally prefers grassy pastures, meadows and hay fields. Nests are always on the ground and usually hidden in or under grass clumps.	Typical habitat not present on property. Not observed on property.
Eastern Wood-Pewee (*Contopus virens*)	**Known to Occur**	*N/A*	asscoiated with deciduous and mixed forests. Witin mature and intermediate age stands it prefers areas with little understory vegetation as well as forest clearings and edges.	Typical habitat present on property. Not detected on property.

Eastern Whip-poor-will *(Caprimlugus vociferus)*	**Known to Occur**	*Species and General Habitat Protection*	generally prefer semi-open deciduous forests or patchy forests with clearings; areas with little ground cover are also preferred; In winter they occupy primarily mixed woods near open areas.	Typical habitat not present on property. Not detected on property.
Golden-winged Warbler (Vermivora chrysoptera)	**Known to Occur**	*N/A*	generally prefer areas of early successional vegetation, found primarily on field edges, hydro or utility right-of-ways, or recently logged areas.	Typical habitat not present on property. Not observed on property.
Henslow's Sparrow *(Ammodramus henslowii)*	**Historically Known to Occur**	*Species and General Habitat Protection*	generally found in old fields, pastures and wet meadows. They prefer areas with dense, tall grasses, and thatch, or decaying plant material	Typical habitat not present on property. Not observed on property.
King Rail *(Rallus elegans)*	**Known to Occur**	*Species and General Habitat Protection*	generally this species requires large marshes with open shallow water that merges with shrubby areas	Typical habitat not present on property. Not observed on property.
Least Bittern *(Ixobrychus exilis)*	**Known to Occur**	*Species and General Habitat Protection*	generally located near pools of open water in relatively large marshes and swamps that are dominated by cattail and other robust emergent plants	Typical habitat not present on property. Not observed on property.
Louisiana Waterthrush *(Seiurus motacilla)*	**Known to Occur**	*N/A*	generally inhabits mature forests along steeply sloped ravines adjacent to running water. It prefers clear, cold streams and densely wooded swamps	Typical habitat not present on property. Not observed on property.
Peregrine Falcon *(Falco peregrinus)*	**Known to Occur**	*N/A*	generally nest on tall, steep cliff ledges adjacent to large waterbodies; some birds adapt to urban environments and nest on ledges of tall buildings, even in densely populated downtown areas.	Typical habitat not present on property. Not observed on property.
Prothonotary Warbler *(Protonotaria citrea)*	**Known to Occur**	*Species and General Habitat Protection*	generally found in the dead trees of flooded woodlands or deciduous swamp forests; Carolinian zone	Typical habitat not present on property. Not observed on property.
Red-Headed Woodpecker *(Melanerpes erythrocephalus)*	**Known to Occur**	*N/A*	generally prefer open oak and beech forests, grasslands, forest edges, orchards, pastures, riparian forests, roadsides, urban parks, golf courses, cemeteries, as well as along beaver ponds and brooks	Typical habitat not present on property. Not observed on property.
Short-eared Owl *(Asio flammeus)*	**Suspected to Occur**	*N/A*	generally prefers a wide variety of open habitats, including grasslands, peat bogs, marshes, sand-sage concentrations, old pastures and agricultural fields	Typical habitat not present on property. Not observed on property.
Wood Thrush (Hylocichla mustelina)	**Known to Occur**	*N/A*	Nests mainly in second-growth and mature deciduous and mixed forests, with saplings and well-developed understory layers. Prefers large forest mosaics, but may also nest in small forest fragments.	Potential habitat present on property. Not observed on property.
Yellow-breasted Chat *(Icteria virens)*	**Known to Occur**	*Species and General Habitat Protection*	generally prefer dense thickets around wood edges, riparian areas, and in overgrown clearings	Typical habitat not present on property. Not detected on property.

FISH			**Key Habitats Used By Species**	**Notes Specific to Subject Property**
American Eel *(Anguilla rostrata)*	**Known to Occur**	*Species and General Habitat Protection*	all fresh water, estuaries and coastal marine waters that are accessible to the Atlantic Ocean; 12-mile creek watershed and Lake Ontario	Not present in watershed.
Grass Pickerel *(Esox americanus vermiculatus)*	**Known to Occur**	*N/A*	generally occur in wetlands with warm, shallow water and an abundance of aquatic plants; occur in the St. Lawrence River, Lake Ontario, Lake Erie, and Lake Huron	Not present in watershed.
Redside Dace *(Clinostomus elongatus)*	**Known to Occur**	*Species Protection and **Habitat Regulation***	generally found in pools and slow-moving areas of small headwater streams with a moderate to high gradien	Not present in watershed.
Silver Shiner *(Notropis photogenis)*	**Known to Occur**	*Species and General Habitat Protection*	generally prefer moderate to large, deep, relatively clear streams with swift currents, and moderate to high gradients	Not present in watershed.

INSECTS		ESA Protection	**Key Habitats Used By Species**	**Notes Specific to Subject Property**
Monarch Butterfly *(Danaus plexippus)*	**Known to Occur**	*N/A*	exist primarily wherever milkweed and wildflowers exist; abandoned farmland, along roadsides, and other open spaces	Monarch butterflies and caterpillars not observed on property.
Mottled Duskywing (Erynnis martialis)	**Known to Occur**	*Species and General Habitat Protection June 27, 2014*	generally inhabits a range of grassland, shrubland, and savanna habitats that contain well drained soils and the presence of its host plants Prairie Redroot (Ceanothus herbaceus) or New Jersey Tea (Ceanothus americanus).	Not observed on property.
West Virginia White (Pieris virginiensis)	**Known to Occur**	*N/A*	generally prefer moist, deciduous woodlands. The larvae feed only on the leaves of the two-leaved toothwort (Cardamine diphylla), which is a small, spring-blooming plant of the forest floor.	Not observed on property.

MAMMALS		ESA Protection	Key Habitats Used By Species	Notes Specific to Subject Property
American Badger *(Taxidea taxus jacksoni)*	**Known to Occur**	*Species Protection and* ***Habitat Regulation***	generally prefer open habitats, whether natural (grasslands) or man-made (agricultural fields, road right-of-ways, golf courses)	Not observed on property.
Eastern small-footed Myotis (*Myotis leibii*)	**Suspected to Occur**	*Species and General Habitat Protection*	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius Maternal Roosts: primarily under loose rocks on exposed rock outcrops, crevices and cliffs, and occasionally in buildings, under bridges and highway overpasses and under tree bark.	No overwintering or roosting habitat present on property.
Little Brown Myotis (*Myotis lucifugus*)	**Suspected to Occur**	*Species and General Habitat Protection*	Overwintering habitat: Caves and mines that remain above 0 Maternal Roosts: Often associated with buildings (attics, barns etc.). Occasionally found in trees (25-44 cm dbh).	No overwintering or roosting habitat present on property.
Northern Myotis (*Myotis septentrionalis*)	**Suspected to Occur**	*Species and General Habitat Protection*	mines that remain above 0 degrees Celsius Maternal Roosts: Often asssociated with cavities of large diameter trees (25-44 cm dbh). Occasionally found in structures (attics, barns etc.)	No overwintering or roosting habitat present on property.
Tri-colored Bat (*Perimyotis subflavus*)	**Suspected to Occur**	*Species and General Habitat Protection*	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius Maternal Roosts: Can be in trees or dead clusters of leaves or arboreal lichens on trees. May also use barns or similar structures.	No overwintering or roosting habitat present on property.
Woodland Vole *(Microtus pinetorum)*	**Known to Occur**	*N/A*	generally associated with deciduous forests in areas of soft, friable, often sandy soil beneath deep humus, where it can burrow easily.	No suitable habtiat present on property.

MOLLUSCS		ESA Protection	Key Habitats Used By Species	Notes Specific to Subject Property
Eastern Pondmussel *(Ligumia nasuta)*	**Known to Occur**	*Species and General Habitat Protection*	generally inhabit sheltered areas of lakes or slow streams in substrates of fine sand and mud	Not present in watershed.
Lilliput (Taxolasma parvum)	**Known to Occur**	*Species and General Habitat Protection June 27, 2014*	Found in a variety of habitats including small to large rivers, wetlands, shallows of lakes, ponds and reservoirs. They are common in soft substrates with over 50% of the substrate type comprised of sand and a mud/muck/silt combination. Typically occur with or near Green Sunfish, Bluegill, White Crappie, and Johnny Darter	Not present in watershed.
Rainbow Mussel *(Villosa iris)*	**Known to Occur**	*Species and General Habitat Protection*	most abundant in shallow, well- oxygenated reaches of small- to medium-sized rivers and sometimes lakes, on substrates of cobble, gravel, sand and occasionally mud	Not present in watershed.

MOSSES		ESA Protection	Key Habitats Used By Species	Notes Specific to Subject Property
Spoon-leaved Moss (*Bryoandersonia illecebra*)	**Known to Occur**	*Species and General Habitat Protection*	generally found in deciduous forests; found on soil that is in or near flat, low-lying, seasonally wet areas.	Not observed on property.

PLANTS		ESA Protection	Key Habitats Used By Species	Notes Specific to Subject Property
American Chestnut *(Castanea dentata)*	**Known to Occur**	*Species and General Habitat Protection*	found in deciduous forest communities; this tree prefers arid forests with acid and sandy soils.	Not observed on property.
American Columbo *(Frasera caroliniensis)*	**Known to Occur**	*Species and General Habitat Protection*	most commonly associated with open deciduous forested slopes, thickets and clearings; grows in a variety of relatively stable habitats as well as on a wide variety of soils	Not observed on property.
American Ginseng *(Panax quinquefolius)*	**Known to Occur**	*Species and General Habitat Protection*	grows in rich, moist, undisturbed and relatively mature deciduous woods in areas of neutral soil (such as over limestone or marble bedrock).	Not observed on property.
Broad Beech Fern *(Phegopteris hexagonoptera)*	**Known to Occur**	*N/A*	generally inhabits shady areas of beech and maple forests where the soil is moist or wet	Not observed on property.

Butternut *(Juglans cinerea)*	**Known to Occur**	*Species and General Habitat Protection*	generally grows in rich, moist, and well-drained soils often found along streams. It may also be found on well-drained gravel sites, especially those made up of limestone. It is also found, though seldomly, on dry, rocky and sterile soils. In Ontario, the Butternut generally grows alone or in small groups in deciduous forests as well as in hedgerows	Not observed on property.
Eastern Flowering Dogwood *(Cornus florida)*	**Known to Occur**	*Species Protection and **Habitat Regulation***	generally grows in deciduous and mixed forests, in the drier areas of its habitat, although it is occasionally found in slightly moist environments; Also grows around edges and hedgerows	Not observed on property.
Few-flowered Club-rush *(Trichophorum planifolium)*	**Known to Occur**	*Species Protection and **Habitat Regulation***	generally found in Dry Fresh Oak deciduous forests and Dry Fresh Oak-Maple-Hickory deciduous forests (only found on RBG property)	Not observed on property.
Green Dragon *(Arisaema dracontium)*	**Known to Occur**	*N/A*	generally grows in damp deciduous forests and along streams.	Not observed on property.
Hoary Mountain Mint (*Pycnanthemum incanum*)	**Known to Occur**	*Species and General Habitat Protection*	Oak savannas and prairies	Not observed on property.
Red Mulberry *(Morus rubra)*	**Known to Occur**	*Species and General Habitat Protection*	generally grows in moist forest habitats. In Ontario, these include slopes and ravines of the Niagara Escarpment, and sand spits and bottom lands; Can grow in open areas such as hydro corridors	Not observed on property.
White Wood Aster *(Eurybia divaricata)*	**Known to Occur**	*Species and General Habitat Protection*	generally grows in open, dry, deciduous forests. It has been suggested that it may benefit from some disturbance, as it often grows along trails.	Not observed on property.

REPTILES		ESA Protection	**Key Habitats Used By Species**	**Notes Specific to Subject Property**
Blanding's Turtle *(Emydonidea blandingii)*	**Known to Occur**	*Species and General Habitat Protection*	generally occur in freshwater lakes, permanent or temporary pools, slow-flowing streams, marshes and swamps. They prefer shallow water that is rich in nutrients, organic soil and dense vegetation. Adults are generally found in open or partially vegetated sites, and juveniles prefer areas that contain thick aquatic vegetation including sphagnum, water lilies and algae. They dig their nest in a variety of loose substrates, including sand, organic soil, gravel and cobblestone. Overwintering occurs in permanent pools that average about one metre in depth, or in slow-flowing streams.	Suitable habitat not present on property. Not observed on property.
Eastern Hog-nosed Snake *(Heterodon platirhinos)*	**Historically Known to Occur and May Still Occur**	*Species and General Habitat Protection*	generally prefer habitats with sandy, well-drained soil and open vegetative cover, such as open woods, brushland, fields, forest edges and disturbed sites. The species is often found near water.	Suitable habitat not present on property. Not observed on property.
Eastern Musk Turtle (*Sternotherus odoratus*)	**Known to Occur**	*Species and General Habitat Protection*	Generally prefers shallow, slowmoving water where it typically walks along the bottom rather than swimming	Suitable habitat not present on property. Not observed on property.
Eastern Ribbonsnake *(Thamnophis sauritus)*	**Known to Occur**	*N/A*	generally occur along the edges of shallow ponds, streams, marshes, swamps, or bogs bordered by dense vegetation that provides cover. Abundant exposure to sunlight is also required, and adjacent upland areas may be used for nesting.	Suitable habitat not present on property. Not observed on property.
Northern Map Turtle *(Graptemys geographica)*	**Known to Occur**	*N/A*	generally inhabits both lakes and rivers, showing a preference for slow moving currents, muddy bottoms, and abundant aquatic vegetation. These turtles need suitable basking sites (such as rocks and logs) and exposure to the sun for at least part of the day.	Suitable habitat not present on property. Not observed on property.
Snapping Turtle *(Chelydra serpentina)*	**Known to Occur**	*N/A*	generally inhabit shallow waters where they can hide under the soft mud and leaf litter. Nesting sites usually occur on gravely or sandy areas along streams. Snapping Turtles often take advantage of man-made structures for nest sites, including roads (especially gravel shoulders), dams and aggregate pits.	Suitable habitat not present on property. Not observed on property.
Spiny Softshell *(Apalone spinifera)*	**Known to Occur**	*Species and General Habitat Protection*	generally prefer marshy creeks, swift-flowing rivers, lakes, impoundments, bays, marshy lagoons, ditches and ponds near rivers	Suitable habitat not present on property. Not observed on property.

Appendix F

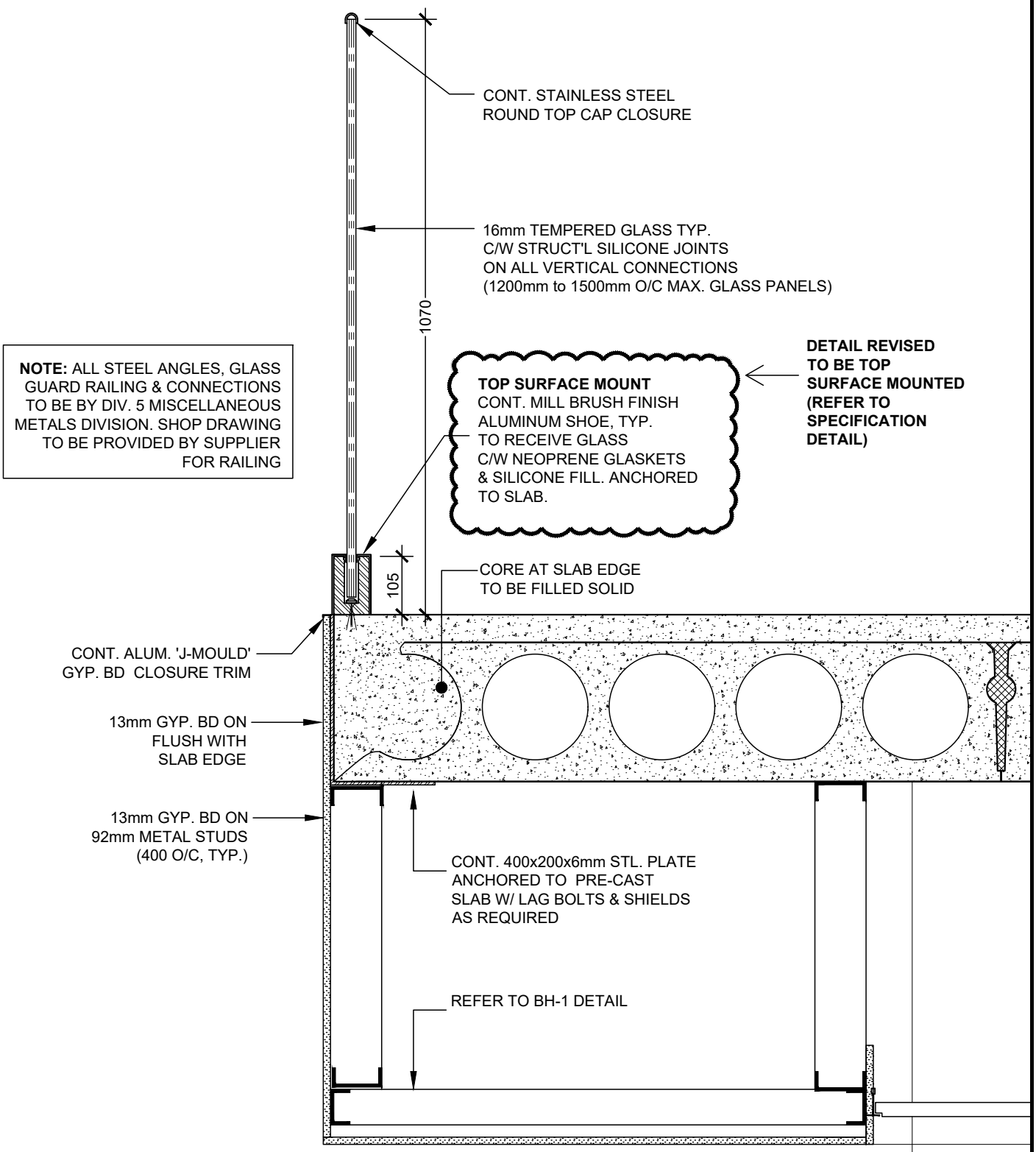
Significant Wildlife Habitat Assessment

Assessment of potential Significant Wildlife Habitat on 615 Barton Street.

Significant Wildlife Habitat (SWH) Type	Known or Candidate SWH present/absent	Rationale
SEASONAL CONCENTRATION AREAS OF ANIMALS		
Waterfowl Stopover and Staging Areas	Absent	Suitable habitat not present on Subject Property
Shorebird Migratory Stopover Area	Absent	Suitable habitat not present on Subject Property
Raptor Wintering Area	Absent	Suitable habitat not present on Subject Property
Bat Hibernacula	Absent	Suitable overwintering habitat not present on Subject Property
Bat Maternity Colonies	Absent	Suitable habitat not present on Subject Property
Turtle Wintering Areas	Absent	Suitable overwintering habitat not present on Subject Property
Reptile Hibernaculum	Absent	Suitable habitat not present on Subject Property
Colonially -Nesting Bird Breeding Habitat (Bank and Cliff)	Absent	Potential habitat not present on Subject Property
Colonially -Nesting Bird Breeding Habitat (Tree/Shrubs)	Absent	Colonial nesting birds not present on Subject Property
Colonially -Nesting Bird Breeding Habitat (Ground)	Absent	Colonial nesting birds not present on Subject Property
Migratory Butterfly Stopover Areas	Absent	Significant potential habitat not present on Subject Property
Landbird Migratory Stopover Areas	Absent	Significant potential habitat not present on Subject Property
Deer Winter Congregation Areas	Absent	No evidence of deer congregations on the property during winter visits.
RARE VEGETATION COMMUNITIES		
Cliffs and Talus Slopes	Absent	Habitat type not present on Subject Property
Sand Barren	Absent	Habitat type not present on Subject Property
Alvar	Absent	Habitat type not present on Subject Property
Old Growth Forest	Absent	Habitat type not present on Subject Property
Savannah	Absent	Habitat type not present on Subject Property

Tallgrass Prairie	Absent	Habitat type not present on Subject Property
Other Rare Vegetation Communities	Absent	No rare vegetation communities present on Subject Property.
SPECIALIZED HABITATS OF WILDLIFE CONSIDERED SWH		
Waterfowl Nesting Area	Absent	Suitable habitat not present on Subject Property
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	Absent	Suitable habitat not present on Subject Property
Woodland Raptor Nesting Habitat	Absent	Suitable habitat not present on Subject Property
Turtle Nesting Areas	Absent	Suitable habitat not present on Subject Property
Seeps and Springs	Absent	Suitable habitat not present on Subject Property
Amphibian Breeding Habitat (Woodland)	Absent	Suitable habitat not present on Subject Property
Amphibian Breeding Habitat (Wetlands)	Absent	Suitable habitat not present on Subject Property
Woodland Area-Sensitive Bird Breeding Habitat	Absent	Suitable habitat not present on Subject Property
HABITATS OF SPECIES OF CONSERVATION CONCERN CONSIDERED SWH		
Marsh Breeding Bird Habitat	Absent	Suitable habitat not present on Subject Property
Open Country Bird Breeding Habitat	Absent	Suitable habitat not present on Subject Property
Shrub/Early Successional Bird Breeding Habitat	Absent	Suitable habitat not present on Subject Property
Terrestrial Crayfish	Absent	Suitable habitat not present on Subject Property
Special Concern and Rare Wildlife Species	Absent	Suitable habitat not present on Subject Property
ANIMAL MOVEMENT CORRIDORS		
Amphibian Movement Corridors	Absent	Suitable habitat not present on Subject Property
Bat Migratory Stopover Area	Absent	Suitable habitat not present on Subject Property

Please note the above SWH criteria are based on guidance provided by the Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E and modified to be specific for the Subject Property.



NEW CULTURAL CLUB 'CROATIAN NATIONAL HOME'
615 BARTON STREET, STONEY CREEK, ON

SECTION DETAIL - GLASS GUARD

(REFERENCE: DETAIL 4 - A 5.20)

PROJ:	2021-39
SCALE:	1:10
DRAWN:	R.P.
DATE:	2026-03-16

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