

Longworth Road Block 202

Scoped EIS Dated July 26 2013 Biologic

Site inspected 21 December 2013

Reviewers: Dr. C. Smart, W. Maddeford, I. MacKenzie

January, 2014

The site consists of a small remnant degraded woodland patch, and was held under indeterminate(OS4) status pending development of Longworth Road block to the west. The site lies immediately adjacent to a pair of storm water retention ponds that feed the Buttonbush Swamp a Provincially Significant Wetland. The lands occupy a relatively steep site (contrary to ISR p 6 bottom paragraph) and (contrary to ISR op cit.) received eroding runoff from upslope developments. (See image attached Google Earth 27 September 2013). The site has received further abuse arising from the elevated berm hosting the access road immediately east of the site. This has resulted in ponding of surface water in the lower part of the site. A number of healthy substantial trees including oak, ash and walnut occupy the site- contrary to ISR (Table 1 p11). The site lies adjacent to an open space connecting a patch of preserved mature upland forest to the north and a PSW to the south- it clearly provides value as a corridor between these natural areas (contrary to ISR p11 15.4.6).

It is also noted that the faunal surveys for the site were completed on May 31, and June 25 which are far too late for early spring frogs. It is anticipated that the adjacent upland area will provide significant early spring breeding habitat for wetland species.

It may also be noted that the erosion control on the Longworth Road site (see Google earth image: Figure 1) is inadequate resulting in substantial siltation of the adjacent Provincially Significant Wetland. An earlier image captured by Google StreetView shows very poor erosion management immediately adjacent to the subject site. (Figure 2)

The site has been badly compromised by existing development, although it has not as yet been prepared for construction.

It is of concern that the site has suffered abuse that undermines its ecosystem service. It is the view of EEPAC that this site should be preserved to provide the required buffer adjacent to the PSW, and to serve to sustain the corridor between the PSW and adjacent forest areas.

Development of the site will require placement of 2-3 m of fill with a steep drop off to the SWP feeding the PSW. The saturated conditions arising from the access road preventing drainage will weaken the fill materials. This is unlikely to be a sound foundation for construction.

A guideline for wetland setback is 30m (City of London Environmental Management Guidelines p 122). Figure 3 illustrates approximately 30 m setback overlain on the 27 September 2013 Google Earth Image. It is clear that development has encroached significantly on the wetland although cleared, construction has not yet proceeded on the west side.

1. EEPAC recommends that the site should be retained as OS5 (Woodland) to provide a buffer to the PSW, to prevent risky development so close to a streamway feeding a PSW and to serve as a corridor linking the wetland to the adjacent forest patch.
2. EEPAC recommends that restorative work be undertaken to remediate the erosion upslope of the site and ponding below the site. Some additional work may be required to adequately protect the site and wetland from further degradation.
3. EEPAC recommends that a 30m buffer should be applied to the Buttonwood Wetland wherever possible.
4. UTRCA should be alerted to these concerns.

LONGWORTH ROAD BLOCK 202 HIGHLAND RIDGE DEVELOPMENTS

5. EEPAC recommends that the adjacent OS4 lands and PSW should be upgraded to OS5 and the Civic Administration should initiate a Zoning By-law amendment for this purpose.

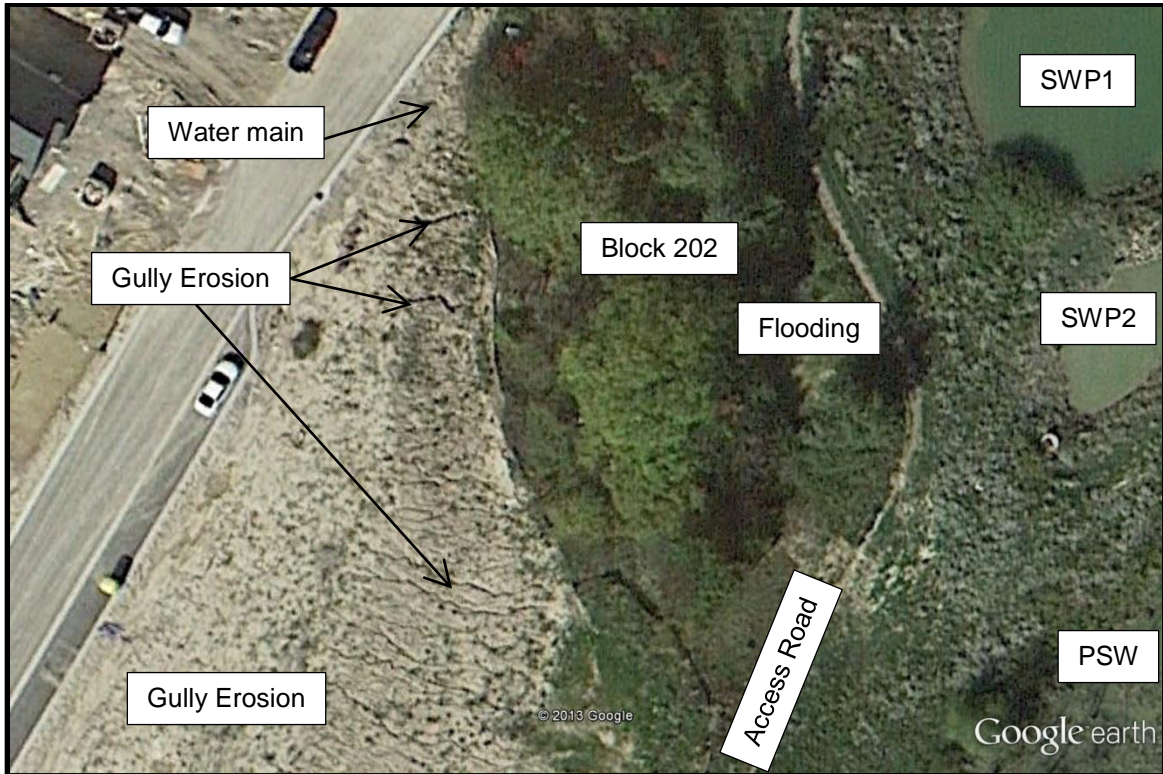


Figure 1. Longworth Road 27/9/13. Site analysis.

Figure 1 Longworth Road 27 September 2013

LONGWORTH ROAD BLOCK 202 HIGHLAND RIDGE DEVELOPMENTS



Figure 2. Longworth Road Thistleridge Cresc July 2009. Poor erosion and runoff control. Note: collapsed silt fence, breached berm and scour and sediment export from site (and into PSW).



Figure 3. Buttonbush wetland 27/9/13 outline and ~30m buffer. The nature of the disturbance in the setback is indeterminate as it is currently buried beneath snow.