



December 14, 2022

Via: Email

Sean Asgar-Dean, T.T., B.B.A.
Project Coordinator, Project Management
Altus Expert Services, Altus Group

Dear Mr. Asgar-Dean:

**Re: Environmental Impact Study Addendum 1
60 Dundas Street East, Mississauga
Project No.: 300053263.0000.0000**

It is understood from the review comments on the team submission for the redevelopment of 60 Dundas Street East that our Environmental Impact Study (EIS) dated February 2022 was not reviewed by agency staff. It is a comprehensive review of the background information of the onsite and adjacent natural heritage features and functions, applicable policies, review for Species at Risk and Significant Wildlife Habitat, identification of impacts and recommended mitigation. A Burnside ecologist completed a February 7, 2022, site review to ground truth our EIS findings. No impacts to the offsite Cooksville Creek and its associated ravine were anticipated as a result of the proposed development.

A follow-up investigation completed during the growing season (July 13, 2022), was done since the submission of the EIS (identified in the EIS as a future commitment) to further characterize vegetation and confirm no Species at Risk (SAR) vegetation (including Butternut). The ground layer vegetation within the offsite Fresh-Moist Willow Lowland Deciduous Forest is characterized as follows:

The ground layer was patchy throughout the ecosite, ranging from 30% cover to >80% cover. Overall, the groundcover layer was comprised of many species that are commonly found in disturbed urban systems. Garlic Mustard (*Alliaria petiolata*) was the most prevalent species within the groundcover layer, other species present also include Canada Goldenrod (*Solidago canadensis*), Wild Carrot (*Daucus carota*), Reed Canary Grass (*Phalaris arundinacea*), Smooth Bedstraw (*Galium cf. mollugo*), Common Burdock (*Arctium cf. minus*), Rough Avens (*Geum laciniatum* cf), Norway Maple regeneration, Fleabane (*Erigeron sp.*), European Buckthorn regeneration, Virginia Creeper (*Parthenocissus quinquefolia*) and cool season grasses. The conditions observed by Burnside are consistent with conditions described in the most recent City of Mississauga Natural Areas Survey (City of Mississauga, 2020).

No sensitive or rare vegetation or natural heritage features were identified in this follow-up investigation that could be impacted by adjacent development.

The latest proposed development design is not a significant change to development identified within the February 2022 EIS submission with regard to the onsite or adjacent natural heritage features and functions. No new impacts and associated mitigation are required to be addressed as a result of the revised design. The proposed increase in the soft landscaping area, including a proposed park, with new plantings where existing asphalt parking lot is currently found is an improvement from the current natural heritage conditions.

Yours truly,

R.J. Burnside & Associates Limited

A handwritten signature in black ink, appearing to read "Kevin Butt". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kevin Butt
ISA Certified Arborist and Terrestrial Ecologist
KB:js

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