

Myler Ecological Consulting

7 Olive Crescent, Stoney Creek, ON L8G 2T2 | (289)700-3038 | bmyler@cogeco.ca

18 January, 2024

Alexa Cooper, BURPI Planner 2
Planning, Building and Development
City of Niagara Falls
4310 Queen Street
Niagara Falls ON L2E 6X5

RE: EIS Addendum #2 – AM-2022-020 – 7640 & Lot 186 Kalar Road

Introduction

Myler Ecological Consulting (Myler) has been retained by M5V Inc. (M5V) to prepare this Addendum #2 to Myler's May 2022 Environmental Impact Study (EIS) to address the wetland buffer implications of recent minor revisions to the Site Plan (attached) that were required by the City of Niagara Falls (the City).

As noted in Addendum #1, M5V commissioned the preparation of a revised Site Plan in response to confirmation of the wetland limit, acceptance of the 15 metre wetland buffer width, and the agency request to increase the buffer width along the southern portion of the PSW boundary. Addendum #1 described the resulting wetland buffer, including a discussion of three (3) minor, unavoidable pinch points along the limit of development, of points along the development limit where more than 15m buffer width was specified, and of the substantially expanded buffer width in southern part of the site.

The revised Site Plan continues to provide a 15 metre wetland buffer along approximately the northern two-thirds of the PSW limit where existing shrub thicket provides a ready and effective wetland buffer. The revised Site Plan now has only two (rather than the previous three) modest pinch points.

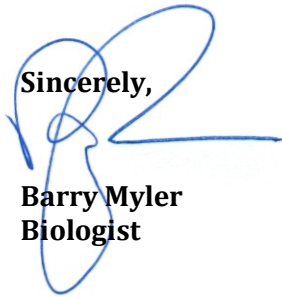
- The previous 13.469 metre buffer pinch point at the eastern edge of the driving lane between Blocks E and G has been increased slightly to 13.489 metres, adding a couple centimetres to the buffer width in that location.
- The location of Block G has been shifted so that the previously specified 14.983 buffer width pinch point at the corner of the easternmost unit has been eliminated and a buffer width greater than 15 metres will be provided.
- The 13.100 metre pinch point between the wetland limit and amenity area behind the previous Site Plan's Block K remains unchanged at 13.100 metres behind the renamed Block J on the current Site Plan.

As noted in Addendum #1, these unavoidable pinch points were required to accommodate the tight geometry of the townhouse development within the available development envelope. None of these two remaining pinch points is expected to result in impact to the PSW as their reduction of the buffer at those points is modest in both width and linear extent and because additional buffer width has been provided where possible to result in a >15 metre average buffer width along that northern two-thirds of the PSW limit.

Along the southern approximate third of the PSW limit, a much-expanded wetland buffer remains included on the revised current Site Plan even though reconfiguration of the condominium blocks increased the former 4-unit Block N to a 6-unit renamed Block M. Squaring up of amenity area around Block M will slightly reduce the scope of buffer expansion but will nevertheless maintain a minimum 15 metre buffer width north of the Block and still allow for expansion of buffer width southward, with a maximum width of 33.369 metres achieved. While not as wide as the previous Site Plan's maximum point of 37.357 metres, the current Site Plan's broad southern wetland buffer section will nevertheless provide additional protection to the edge of the PSW's mature deciduous swamp in that area and will complement the planned adjacent pedestrian trail / walkway that will be constructed immediately south of the site.

Accordingly, in my professional opinion the minor revisions to the Site Plan to address City requirements will not substantially negatively affect the provision and ultimate function of a protective wetland buffer adjacent to the development limit and remain recommended for approval.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Barry Myler', with a long horizontal stroke extending to the right.

**Barry Myler
Biologist**



P3A

ARCHITECTURE

2222 13th AVE. | REGINA, SK
306.757.1669 | P3ARCH.COM

PRELIMINARY

KALAR ROAD - LOT 186
DEVELOPMENT

SITE PLAN - REVISION 7



CONCEPTUAL SITE STATISTICS	
LOT AREA (TOTAL):	47,181 SQ.M. (4,718 HECTARES)
LOT AREA (ENVIRONMENTAL):	31,911 SQ.M. (3,191 HECTARES)
TOTAL DEVELOPABLE AREA:	15,270 SQ.M. (1,527 HECTARES)
<hr/>	
TOTAL LOT COVERAGE (BUILDING AREA):	5,221 SQ.M. (34.2% OF DEVELOPABLE AREA)
LANDSCAPED AREA (INCLUDING SIDEWALK):	3,056.5 SQ.M. (20.0% OF DEVELOPABLE AREA)
AMENITY AREA (DIAGONAL HATCH + 1 BALCONY / UNIT):	2532.7 SQ.M. (16.6% OF DEVELOPABLE AREA)
BUILDING HEIGHT:	14.5 M
PROPERTY DENSITY:	74.0 UNITS/HECTARE
PROPERTY PARKING:	29 STALLS (VISITOR)
PROPOSED UNITS:	113 UNITS
<hr/>	
SETBACK SUMMARY:	
BLOCK C TO EPA	20,675 M
BLOCK E TO EPA	18,267 M
BLOCK G TO EPA	33,375 M
BLOCK J TO EPA	15,381 M
BLOCK M TO EPA	29,616 M
BLOCK N TO REAR PROPERTY LINE	147,120 M
CLOSEST REAR YARD TO EPA (BLOCK J):	13,100 M

1 PROPOSED SITE PLAN
A1.1 1:400
NORTH

DESIGN BY	-
APPROVED	-
OWNER	M5V INC.
DATE	2024-01-17
FILE NO.	DRAWING NO.
2023-056	
NUMBER OF SHEETS	A1.1
1	

PRELIMINARY

KALAR ROAD - LOT 186
DEVELOPMENT

PRELIMINARY EXTERIOR
ELEVATIONS



1
1
A1.2 1:100
6 UNIT BLOCK



2
2
A1.2 1:100
3 UNIT BLOCK



3
3
A1.2 1:100
5 UNIT BLOCK



4
4
A1.2 1:100
4 UNIT BLOCK

DESIGN BY	-
APPROVED	-
OWNER	MSV INC.
DATE	2024-01-17
FILE NO. 2023-056	DRAWING NO. A1.2
NUMBER OF SHEETS	1