

ATTACHMENT H
ENVIRONMENTAL ASSESSMENT - EXECUTIVE SUMMARY



AQUAPARIAN
Environmental Consulting Ltd.



February 16, 2023

Caleb Horn, Planner City of Nanaimo

Via Email: caleb.horn@nanaimo.ca

1840 STEWART AVENUE EXECUTIVE SUMMARY

Aquaparian Environmental Consulting Ltd (Aquaparian) was retained by Glenn Hill Architect AIBC on behalf of the property owner, Jason Guild, to provide environmental services for redevelopment of an existing commercial property located at 1840 Stewart Avenue in the City of Nanaimo (CoN), BC. The site has been fully developed for decades comprised of commercial buildings and paved parking. The existing development footprint extends to the top of the bank fronting the marine foreshore on Newcastle Channel. Environmental sensitivity of the site is limited to the marine environment fronting the property.

The project includes proposed works within the City's DPA 1: Marine Foreshore Environmentally Sensitive Areas (ESAs) which extends 15m landward from the present natural boundary of the sea. As such, this Biophysical Assessment (BA) was completed to support a Development Permit application with the City for the proposed works. The BA study determined the general environmental characteristics of the site, any potential impacts of the project works and provided environmental protection measures to avoid or limit negative impacts to the environment. Aquaparian concludes that if the environmental protection measures contained in this report are followed, no negative impacts to fish habitat or the marine environment anticipated.

A Vegetation Management Plan has been produced to restore and enhance an area of the foreshore following the proposed works. The calculated total impact area within the 15m DPA is 47m². Compensation for the encroachment includes a restoration planting area of 115m² of native foreshore plant species including dunegrass and native trees, meeting the City's principle of "net gain" for work within DPA1. Three trees require removal for this project and seven native replacement trees have been included in the landscape plan within the DPA to compensate for these removals. In addition, the landscape plan includes an abundance of native trees and shrubs to be planted in raised gardens throughout the parking lot. It is expected that the proposed restoration planting plan will create habitat that is an improvement over existing foreshore conditions as the parcel is currently heavily impacted by previous commercial development.

Sincerely,

AQUAPARIAN ENVIRONMENTAL CONSULTING LTD

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R E C E I V E D
DP1269
2023-FEB-16
Current Planning

SITE PHOTOGRAPHS



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APPENDIX A – SITE PHOTOGRAPHS



Photo 1: Looking south across the parking lot that dominates the parcel.



Photo 2: Looking east towards the main building to be re-developed.



Photo 3: Looking east along rip rap shoreline on the north side of the parcel adjacent to the boat launch.



Photo 4: Looking south along rip rap shoreline.



Photo 5: Small garden to be removed. Northeast corner.



Photo 6: Looking east across the lawn towards the ocean.



Photo 7: Looking south across the foreshore DPA. Existing state offers very little in habitat value.



Photo 8: Looking southwest across Beefeater Pub patio.



Photo 9: Looking west across Miller Pub patio.



Photo 10: Northeast along shoreline.



Photo 11: Small diameter trees to be removed.



Photo 12: Small arbutus to be removed.