

Species at Risk (SAR) Preliminary Screening
Proposed “Walker Road Development” at Richmond Street & St. Luke Road
City of Windsor

March 3, 2025

1.0 Introduction

This document is a Species at Risk (SAR) Preliminary Screening prepared by Goodban Ecological Consulting Inc. (GEC) for the proposed “Walker Road Development,” which is a residential development located in the southwest quadrant of the intersection of Richmond Street and St. Luke Road, in the City of Windsor (see **Figures 1, 2 and 3**, and **Attachment A**). The remainder of the proponent’s land assembly will be developed in the future.

In 2023, the Ministry of Environment, Conservation and Parks (MECP) Species at Risk Branch (SARB) advised GEC as follows:

“MECP will still be responding to projects that have already been submitted to us before March 31, 2023. Any projects submitted to us after March 31, 2023 are now under the responsibility of the proponents and they are also responsible for ensuring their actions do not contravene the ESA.”

“If the proponent has deemed that SAR species or their habitat will not be impacted - you may proceed with your project without hearing from MECP. If the proponent believes there will be impacts to SAR species or their habitat - we advise you to fill out our information gathering form with all information necessary and why the proponent is in contravention of the Act, in which a Management Biologist will be able to assist in the verification of your findings and whether or not you need to proceed with obtaining a permit.”

Therefore, this SAR Preliminary Screening document provides GEC’s professional opinion with respect to the proposed Walker Road Development in Windsor and the likelihood that the project may contravene Section 9 (Species Protection) and/or Section 10 (Habitat Protection) of the Endangered Species Act (ESA 2007).

2.0 Proponent Information

Proponent: c/o Mr. Pawan Khichi
Mobile Phone: (416) 705-6637
Email: PKhichi@avanihomes.com
Company: Avani Homes Inc.
Address: 1436 Helsinki Court, Windsor, ON N9G 0B4
Email: info@avanihomes.com
Office Phone: (519) 966-3000
Project/Development Name: Walker Road Development (Richmond St. & St. Luke Rd.)

3.0 Project Understanding

The subject property is approximately 2.12 ha in size. The subject property is in Windsor, Ontario, with frontage onto Richmond Street and St. Luke Road (see **Figures 1 and 2**, and **Attachment A**). The proposed Plan of Subdivision includes a total of 70 residential units. Blocks 1 to 11 front onto St. Luke Road. Blocks 12 to 24 front onto a cul-de-sac identified as 'Street A'. Blocks 1-10, 13-22 and 25-30 are duplexes, while Blocks 11, 12, 24 and 31 are multi-unit buildings. Block 23 is a 0.22 ha Stormwater Pond facility.

As shown on **Attachment A**, other parts of the land assembly will be developed in the future.

4.0 Site Description

The site was visited by GEC on February 11, 2025, when most of the site was free of snow. The site was systematically walked, photographs were taken, and a detailed tree inventory was completed.

Current Site Conditions

Representative site photographs are provided in **Attachment B** and photo references are provided below. In the site description provided below, non-native species are denoted with a plus sign in parentheses (+). Historic aerial photographs are provided in **Attachment C** (2006), **D** (2013), **E** (2019) and **F** (2021).

The site was observed to be a well-maintained grassed field that is regularly mown. The grasses are a mix of Smooth Brome (*Bromus inermis* +), Kentucky Bluegrass (*Poa pratensis* +), Orchard Grass (*Dactylis glomerata* +), Reed Canary Grass (*Phalaris arundinacea*) and Tall Fescue (*Festuca arundinacea* +). In the southeast corner and along the fencelines there are patches of the highly invasive European Common Reed (*Phragmites australis* ssp. *australis*); in the open field, regular mowing keeps this normally tall robust grass quite short.

Some fill has been placed in the west-central portion of the main property. Some of the fill piles have stunted Staghorn Sumac (*Rhus typhina*) shrubs growing on them. Along the field edges there are Foxtails (*Setaria* spp. +), goldenrods (*Solidago altissima*, *S. canadensis*, *S. nemoralis*), Wild Carrot (*Daucus carota* +), Canada Thistle (*Cirsium arvense* +), English Plantain (*Plantago lanceolata* +) and Teasel (*Dipsacus fullonum* ssp. *sylvestris* +), and a similar suite of weedy plant species grow on the fill piles.

No evidence of crayfish burrows and/or mounds was observed. No habitat features for Eastern Foxsnake such as rotting logs, compost piles, wood chip piles, etc., were observed on or adjacent to the site.

Some trees occur along the property boundaries. Some trees were planted, e.g., English Oak (*Quercus robur* +) and European Hornbeam (*Carpinus betulus* +), and others, e.g., Manitoba Maple (*Acer negundo*) and White Elm (*Ulmus americana*), are volunteers that have established naturally. Most of the trees are relatively small, in the 12 to 20 cm diameter at breast height (dbh) size range. The main tree species are Manitoba Maple (*Acer negundo*) and English Oak (*Quercus robur* +), with a mix of Tree-of-heaven (*Ailanthus altissima* +), Eastern Cottonwood (*Populus deltoides*), Green Ash (*Fraxinus pennsylvanica*), Black Walnut (*Juglans nigra*), Norway Maple (*Acer platanoides* +), White Elm (*Ulmus americana*), Northern Catalpa (*Catalpa speciosa* +), Chokecherry (*Prunus virginiana*) and European Hornbeam (*Carpinus betulus* +).

Landscape Context

Figure 1 provides the landscape context. Northwest of the site is The City Market which is a commercial plaza. North of the site is a vacant site that appeared to be in industrial use until at least 2008 and it was being cleaned up by 2010. By 2024 some areas were grassed and appeared to be regularly mown, while some volunteer trees had started to grow in areas with rubble fill. Northeast, east and southeast of the site are long-established residential neighbourhoods that include some apartment buildings. South of the site is the large Valco Manufacturing property. Southwest of the site is a CBSA facility and west of the site is Mac Coatings and some commercial buildings.

The site is surrounded by a mix of residential, commercial and industrial developments. The site is isolated on the landscape.

Recent Site History

Historical aerial photography available on the Essex Region Conservation Authority (ERCA) website was reviewed by GEC. In 2000, much of the site showed evidence of aggregate material or crushed concrete placement. **Attachment C** shows the site as it appeared in 2006 and it appears to show a concrete recycling operation covering more than 75% of the main property. The south property was an active equipment yard with concrete pads.

Concrete recycling appears to be ongoing at the main/north property at the time of the 2013 air photo (**Attachment D**). The south property was an active equipment yard.

Much of the main/north property appeared to have been cleaned up and seeded by 2019 (**Attachment E**). A small area still contained fill piles in the west-central portion of the main/north property. The grassed portions of the site appeared to have been mown. The south property continued to be in use as an equipment yard.

The 2021 imagery (**Attachment F**) shows the site much as it appeared in February 2025. The site was almost entirely grassed and it appeared to have been regularly mown/maintained. A small area still contained fill piles in the west-central portion of the main/north property. The south property continued to be in use as an equipment yard.

5.0 NHIC Database Search

The subject property is located within 1km squares 17LG3486, 17LG3487, 17LG3586 and 17LG3587. The Natural Heritage Information Centre (NHIC) database was queried for species at risk records for this 1km square, using the *Make a Natural Heritage Area Map* webpage on the Ontario Government website. **Table 1** lists the species records associated with 1km squares 17LG3486, 17LG3487, 17LG3586 and 17LG3587.

Records for 18 Endangered and Threatened Species were listed in the NHIC database. Fourteen (14) are aquatic species that most likely associated with the Detroit River, which is approximately 990 m north of the site at the closest point. Four (4) are terrestrial species: Butler's Gartersnake (Endangered), Chimney Swift (Threatened), Eastern Foxsnake (Threatened) and Kentucky Coffee-tree (Threatened). Each of the 4 terrestrial species are discussed below in **Section 6.0**.

6.0 SAR Preliminary Screening

The entire site has a long history of disturbance due to past human activities. The soil has been disturbed and recycled concrete material was spread across much of the site in the past. Most of the main/north property is now grassed and mown on a regular schedule. The south property remains in use as an active equipment yard. The site is isolated on the landscape from remnant natural habitats and it is surrounded by long-established residential, commercial and industrial developments. Within this context, the potential for Species at Risk and their habitats to occur onsite is discussed below.

Butler's Gartersnake (Endangered)

Suitable habitat for Butler's Gartersnake includes grasslands, wet meadows with chimney crayfish mounds/burrows, etc., but in the Windsor-LaSalle area this species also occurs along railway lines, former industrial sites, etc.

The site was checked for evidence of chimney crayfish burrows/mounds on February 11, 2025 and none were observed. The site is isolated on the landscape, being surrounded by long-established residential, commercial and industrial developments. The site has been disturbed multiple times in the past and it is currently mown on a regular basis. There is a very low potential for Butler's Gartersnake to occur onsite.

Chimney Swift (Threatened)

Chimney Swifts are typically found in and around urban settlements where they nest and roost (rest or sleep) in chimneys and other manmade structures. Usually occur near water, where their flying insects occur in higher concentrations. There is no suitable nesting habitat onsite.

Eastern Foxsnake (Threatened)

In southwestern Ontario, Eastern Foxsnakes regularly frequent some human-modified habitat as long as there is a sufficient amount of wetland and natural vegetation cover nearby. Recent studies of Eastern Foxsnakes in southwestern Ontario showed they had a strong preference for marsh and natural and semi-natural open habitat and a strong avoidance for agricultural fields. Open natural and semi-natural habitat included features such as natural and restored prairie habitat down to semi-maintained grass and fields greater than 15 metres in width along drainage ditches, creeks, roads and railway lines. Females lay their eggs in rotting logs, manure or compost piles, which naturally incubate the eggs until they hatch.

City comments (Attachment A to City's December 27, 2024, letter) include the following statement:

"The parcel is within Regulated Habitat for SAR... Studies requested: SAR Screening and SAR Habitat Assessment (ESA). If Habitat features are found, and there is a potential for negative impact to species and/or habitat, MECP consult is required."

GEC assumes that the "Regulated Habitat for SAR" refers to Eastern Foxsnake. MECP's *Eastern Foxsnake (Carolinian Population) Habitat Protection Summary* states:

"The habitat regulation for Eastern Foxsnake (Carolinian population) protects sites used for nesting, hibernation, and communal shedding and basking, as well as areas within 1500 metres of an Eastern Foxsnake (Carolinian population) that are suitable for it to carry out its life processes (e.g. foraging and thermoregulation)."

Any recent observation of an Eastern Foxsnake within 1.5 km of the site could result in the site being considered Regulated Habitat for Eastern Foxsnake. Rail lines occur 330 m to the southeast of the site and 580 m to the north. The shoreline of the Detroit River is approximately 990 m north of the site at the closest point. The Eastern Foxsnake record in the NHIC database could have been from one or more of the rail corridors or the river shoreline.

No habitat features suitable for Eastern Foxsnake nesting, hibernation and communal shedding/basking were observed onsite. There are no rotting logs, compost piles, wood chip piles, etc., onsite or on adjacent lands. The site is isolated on the landscape, being surrounded by long-established residential, commercial and industrial developments. The site has been disturbed multiple times in the past and it is currently mown on a regular basis. There is a very low potential for Eastern Foxsnake to occur onsite.

Kentucky Coffee-tree (Threatened)

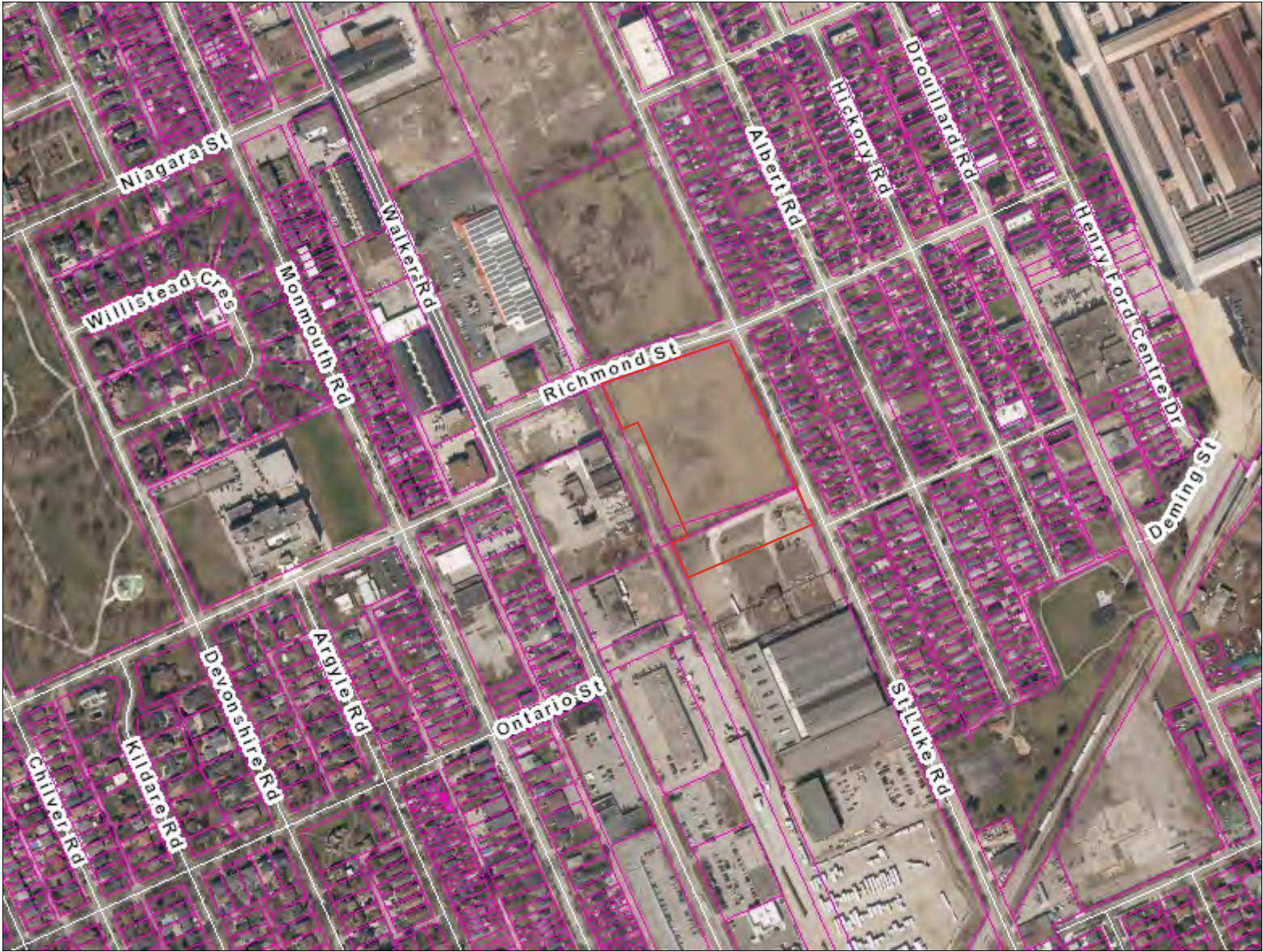
Kentucky Coffee-tree is found in a variety of habitats, but grows best on moist, rich soil, often on floodplains, but it will tolerate shallow rocky or sandy soils, such as on Pelee Island. Kentucky Coffee-tree is shade-intolerant, and therefore grows along the edges of woodlots or relies on canopy openings in forests and woodlots.

The detailed tree inventory completed on February 11, 2025, confirmed that Kentucky Coffee-tree does not occur on or adjacent to the site.

7.0 Summary – SAR Preliminary Screening

Based on a review of the above information, it is the opinion of GEC that the proposed activities associated with the project, as shown on **Attachment A**, will likely not contravene Section 9 (Species Protection) and/or Section 10 (Habitat Protection) of the Endangered Species Act 2007 (ESA 2007). In GEC's opinion, no further consultation with MECP's Species at Risk Branch (SARB) is necessary for the proposed Walker Road Development at Richmond Street and St. Luke Road.

Figure 1 - Walker Road Development - Landscape View



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Legend

-  Parcel Fabric - City
-  Parcel Fabric - County
-  Subject Properties

Location



ERCA
Geomatics

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Notes



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1/27/2025

Figure 2 - Walker Road Development - Site View



Essex Region
Conservation
Authority

Public Interactive Mapping

Legend

- Parcel Fabric - City
- Parcel Fabric - County
- Subject Properties (approximate)

Location



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Notes

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Meters

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1/27/2025

Figure 3: Walker Road Development - Site



Essex Region
Conservation
Authority

Public Interactive Mapping

Legend

- Parcel Fabric - City
- Parcel Fabric - County
- Subject Properties (approximate)

Location



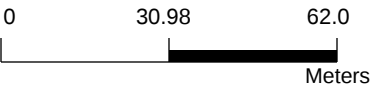
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Notes



1: 1,394



1/28/2025

Table 1: Species at Risk (SAR) NHIC Database Records - Walker Road Development (Windsor)

Goodban Ecological Consulting Inc. (GEC) – March 2025

Common Name	Scientific Name	S-Rank	SARO Status	COSEWIC Status	NHIC 1 km Squares	Notes
Butler's Gartersnake	<i>Thamnophis butleri</i>	S2	END	END	17LG3487 17LG3587	Suitable habitat for Butler's Gartersnake includes grasslands, wet meadows with chimney crayfish mounds/burrows, etc., but in the Windsor-LaSalle area this species also occurs along railway lines, former industrial sites, etc. The site was checked for evidence of chimney crayfish burrows/mounds on February 11, 2025 and none were observed. The site is isolated on the landscape, being surrounded by long-established residential, commercial and industrial developments. The site has been disturbed multiple times in the past and it is currently mown on a regular basis.
Channel Darter (Lake Erie populations)	<i>Percina copelandi</i> pop. 1	S1	SC	END	17LG3487	Fish species; no suitable habitat onsite or on adjacent lands.
Chimney Swift	<i>Chaetura pelagica</i>	S3B	THR	THR	17LG3486 17LG3487 17LG3586 17LG3587	Chimney Swifts are typically found in and around urban settlements where they nest and roost (rest or sleep) in chimneys and other manmade structures. Usually occur near water, where their flying insects occur in higher concentrations. There is no suitable nesting habitat onsite.

Table 1: Species at Risk (SAR) NHIC Database Records - Walker Road Development (Windsor)

Goodban Ecological Consulting Inc. (GEC) – March 2025

Common Name	Scientific Name	S-Rank	SARO Status	COSEWIC Status	NHIC 1 km Squares	Notes
Eastern Foxsnake (Carolinian Population)	<i>Pantherophis vulpinus</i>	S3	THR	END	17LG3486 17LG3587	Listed as RESTRICTED SPECIES in NHIC database, but assumed by GEC to be Eastern Foxsnake. In southwestern Ontario, Eastern Foxsnakes regularly frequent some human-modified habitat as long as there is a sufficient amount of wetland and natural vegetation cover nearby. Recent studies of Eastern Foxsnakes in southwestern Ontario showed they had a strong preference for marsh and natural and semi-natural open habitat and a strong avoidance for agricultural fields. Open natural and semi-natural habitat included features such as natural and restored prairie habitat down to semi-maintained grass and fields greater than 15 metres in width along drainage ditches, creeks, roads and railway lines. Females lay their eggs in rotting logs, manure or compost piles, which naturally incubate the eggs until they hatch. No habitat features for Eastern Foxsnake such as rotting logs, compost piles, wood chip piles, etc., occur onsite or on adjacent lands.
Eastern Pondmussel	<i>Ligumia nasuta</i>	S1	END	SC	17LG3487	Aquatic mollusc species; no suitable habitat onsite or on adjacent lands.
Eastern Sand Darter - Southwestern Ontario population	<i>Ammocrypta pellucida pop. 4</i>	S2		THR	17LG3487	Fish species; no suitable habitat onsite or on adjacent lands.
Fawnsfoot	<i>Truncilla donaciformis</i>	S1	END	END	17LG3487	Aquatic mollusc species; no suitable habitat onsite or on adjacent lands.
Hickorynut	<i>Obovaria olivaria</i>	S1?	END	END	17LG3487	Aquatic mollusc species; no suitable habitat onsite or on adjacent lands.

Table 1: Species at Risk (SAR) NHIC Database Records - Walker Road Development (Windsor)

Goodban Ecological Consulting Inc. (GEC) – March 2025

Common Name	Scientific Name	S-Rank	SARO Status	COSEWIC Status	NHIC 1 km Squares	Notes
Kentucky Coffee-tree	<i>Gymnocladus dioicus</i>	S2	THR	THR	17LG3486	Kentucky Coffee-tree is found in a variety of habitats, but grows best on moist, rich soil, often on floodplains, but it will tolerate shallow rocky or sandy soils, such as on Pelee Island. Kentucky Coffee-tree is shade-intolerant, and therefore grows along the edges of woodlots or relies on canopy openings in forests and woodlots. The detailed tree inventory completed on February 11, 2025, confirmed that Kentucky Coffee-tree does not occur on or adjacent to the site.
Kidneyshell	<i>Ptychobranchus fasciolaris</i>	S1	END	END	17LG3487	Aquatic mollusc species; no suitable habitat onsite or on adjacent lands.
Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens</i> pop. 3	S2	END	THR	17LG3487	Fish species; no suitable habitat onsite or on adjacent lands.
Mapleleaf Mussel	<i>Quadrula quadrula</i>	S2	THR	SC	17LG3487	Aquatic mollusc species; no suitable habitat onsite or on adjacent lands.
Northern Madtom	<i>Noturus stigmosus</i>	S1	END	END	17LG3487	Fish species; no suitable habitat onsite or on adjacent lands.
Northern Riffleshell	<i>Epioblasma rangiana</i>	S1	END	END	17LG3487	Aquatic mollusc species; no suitable habitat onsite or on adjacent lands.
Purple Wartyback	<i>Cyclonaias tuberculata</i>	S2	THR	THR	17LG3487	Aquatic mollusc species; no suitable habitat onsite or on adjacent lands.
Round Hickorynut	<i>Obovaria subrotunda</i>	S1	END	END	17LG3487	Aquatic mollusc species; no suitable habitat onsite or on adjacent lands.
Round Pigtoe	<i>Pleurobema sintoxia</i>	S1	END	END	17LG3487	Aquatic mollusc species; no suitable habitat onsite or on adjacent lands.
Snuffbox	<i>Epioblasma triquetra</i>	S1	END	END	17LG3487	Aquatic mollusc species; no suitable habitat onsite or on adjacent lands.

Table 1: Species at Risk (SAR) NHIC Database Records - Walker Road Development (Windsor) Goodban Ecological Consulting Inc. (GEC) – March 2025						
Common Name	Scientific Name	S-Rank	SARO Status	COSEWIC Status	NHIC 1 km Squares	Notes
Table Notes: S-Rank = Subnational/provincial rank per the Natural Heritage Information Centre (NHIC). SARO = Species at Risk in Ontario Status (provincial – Endangered Species Act [ESA]). COSEWIC = Committee on the Status of Endangered Wildlife in Canada (federal – Species at Risk Act [SARA]). THR = Threatened END = Endangered						

Attachment B:

Proposed Walker Road Development.
Richmond Street and St. Luke Road, Windsor.

Representative site photographs taken on February 11, 2025.

Goodban Ecological Consulting Inc. (GEC)

March 2025



Photo 1: View looking southeast across the site from the northwest corner. The grassed portions of the site are well maintained and mown on a regular schedule.



Photo 2: View looking towards the southwest corner of the site. The highly invasive European Common Reed (*Phragmites australis* ssp. *australis* +) has infested portions of the fencelines and the southeast portion of the main/north property.



Photo 3: The site has a history of industrial uses. There are some low fill piles in the west-central portion of the main/north property.



Photo 4: Some of the fill piles have been onsite for some time, with grasses, weeds and stunted Staghorn Sumac (*Rhus typhina*) growing on some of the piles.



Photo 5: The site is well maintained and the grass is maintained at a short height.



Photo 6: The groundcovers are mostly non-native grass species and weeds, including English Plantain (*Plantago lanceolata* +) shown here.



Photo 7: View of south property, which presently is the north portion of the yard at Valco Manufacturing. November 2020 Google Street View imagery.

Attachment C: 2006 Air Photo



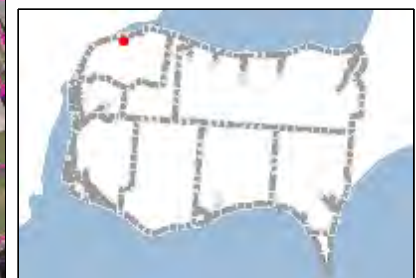
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Conservation
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Legend

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Location



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Notes

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Meters

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3/1/2025

Attachment D: 2013 Air Photo



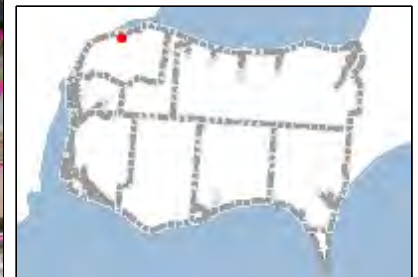
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Legend

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- Parcel Fabric - County

Location



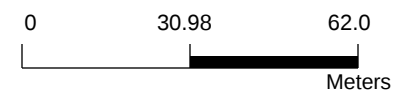
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3/1/2025

Attachment E: 2019 Air Photo



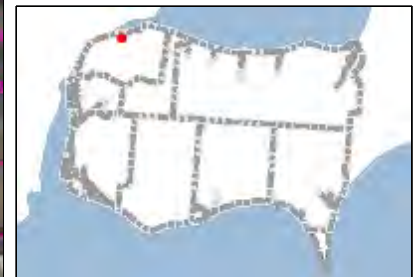
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Location



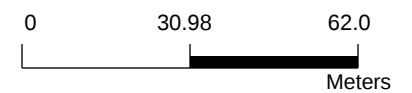
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3/1/2025

Attachment F: 2021 Air Photo



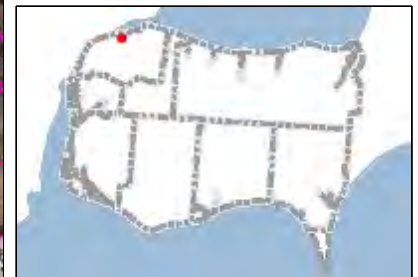
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Location



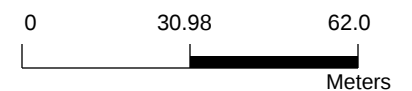
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