Minto Communities
180 Kent Street, Suite 200
Ottawa, ON, K1P 0B6

May 28th, 2021

Attn: Beth Henderson, Senior Land Development Manager (Minto Communities)

RE: Kanata Golf and Country Club Redevelopment – Combined Environmental Impact Statement & Tree Conservation Report (Revised) – Addendum #1

1.0 BACKGROUND AND PURPOSE

McKinley Environmental Solutions (MES) and Muncaster Environmental Planning (MEP) were previously retained by Minto Communities on behalf of Clublink Corporation ULC to prepare a Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR), which was required to support the proposed redevelopment of the Kanata Golf and Country Club property (the Site). IFS Associates Inc. (IFS) was also retained by Minto Communities on behalf of Clublink Corporation ULC to provide expert advice and technical expertise with respect to the potential retention of trees throughout the Site. Clublink, in partnership with Minto Communities and Richcraft Homes, proposes to redevelop the Site to accommodate a residential subdivision. The Site occurs at 7000 Campeau Drive within the developed urban portion of Kanata (Ottawa) and is predominantly surrounded by existing developed residential homes and/or roads on all sides. The Site is approximately 71 ha in size and is irregularly shaped (Figure 1).

Draft Plan of Subdivision and Zoning By-Law Amendment Applications were submitted to the City of Ottawa to support the proposed redevelopment of the Site (City File: D07-16-19-0026, D02-02-19-0123). First submission review comments were received from the City of Ottawa on December 19th, 2019. In response to the City of Ottawa's first submission comments, the Combined EIS and TCR was revised. The revised Combined EIS and TCR (dated May 20th, 2020) (MES 2020a) was included with the second submission of the Draft Plan of Subdivision and Zoning By-Law Amendment Applications. Second submission review comments were received from the City of Ottawa on October 9th, 2020.

The purpose of this letter is to respond to the natural heritage related second submission review comments, while also providing an update to the previously completed Combined EIS and TCR (revised) (MES 2020a). This letter serves as Addendum #1 to the Combined EIS and TCR. This letter report is intended to be read in conjunction with MES (2020a). Refer to MES 2020a for further details regarding the proposed redevelopment, the presence of natural heritage features, potential impacts on natural heritage features, and recommended mitigation measures. For brevity, all methods, results, natural heritage features, mitigation requirements, and recommendations which were previously addressed in MES (2020a) are not discussed in this letter. Refer to MES (2020a) for any additional information not discussed in this Addendum #1.

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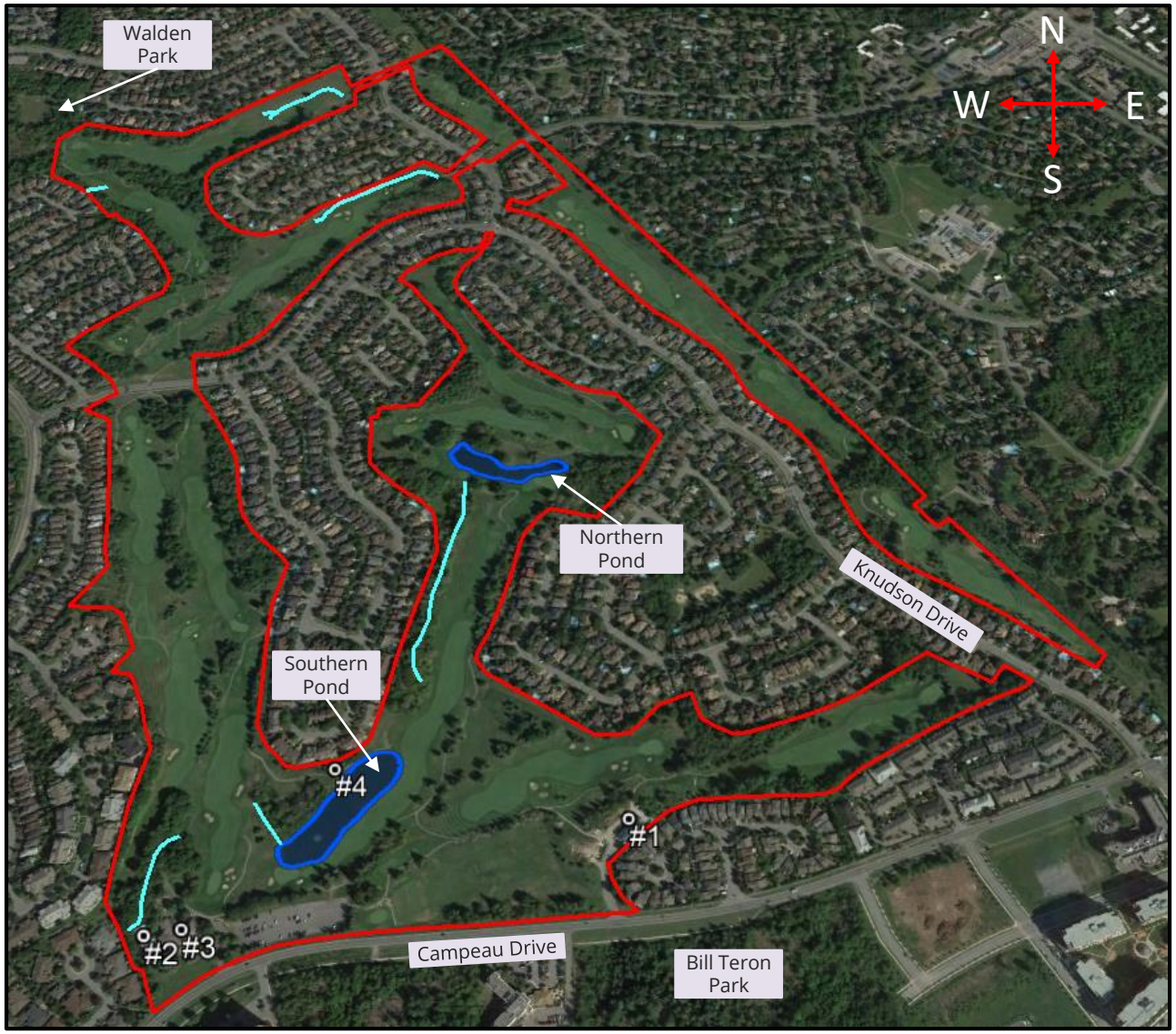
FIGURE 1: SITE OVERVIEW

Kanata Golf and Country Club Redevelopment

Combined Environmental Impact Statement and Tree Conservation Report (Revised) – Addendum #1



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Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

2.0 UPDATED CONCEPT PLAN

The updated Concept Plan is included below. With respect to the natural features and functions of the Site, several important changes have been incorporated into the updated Concept Plan. These include the following:

- Compared with the previous Concept Plan included in MES (2020a), the updated Concept Plan includes a slightly larger Neighborhood Park and a slightly larger Woodland Park. The Neighborhood Park has been expanded from 3.53 ha to 3.76 ha. The Woodland Park has also been expanded from 1.62 ha to 1.68 ha. The expanded Neighborhood Park and the expanded Woodland Park will result in a small increase in the extent of tree retention and additional opportunities for tree planting. Section 4.1.1 of the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) discusses tree retention and tree planting within the Neighborhood Park and the Woodland Park (MES 2020a). Refer to Section 4.1.1 of MES (2020a) for additional details;
- An additional 2.0 ha of new/expanded Open Space Blocks has been added to the updated Concept Plan. The new/expanded Open Space Blocks do not overlap the Significant Woodlots, and therefore the new/expanded Open Space Blocks will not increase the extent of Significant Woodlot retention compared to what was described in MES (2020a). However, the new/expanded Open Space Blocks will provide additional opportunities for tree retention and tree planting. Section 4.1.1 of the Combined EIS and TCR discusses tree retention and tree planting within the Open Space Blocks (MES 2020a). Refer to Section 4.1.1 of MES (2020a) for additional details; and
- In several locations throughout the Site, the previously proposed minimum 3 m wide landscaped buffers around the Site edges have been expanded to 6 m wide. The total size of the landscaped buffers has increased from 1.65 ha to 2.4 ha in the updated Concept Plan. The revised layout and purpose of the landscaped buffers is described in greater detail in Section 3.0 (below).

Drawing 1: Existing Conditions – Forest and Significant Woodlots and *Drawing 2: Post Development Conditions – Forest and Significant Woodlots*, which were previously included in Section 4.1.1 of MES (2020a), have been updated to incorporate the changes to the Concept Plan. The updated drawings are included below.

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legend

- Single Detached
- Front Drive Towns
- Back-to-Back Towns
- Stacked Town Block
- Medium Density Block
- SWM
- Parkland
- Open Space
- 3m Landscape Buffer
- 6m Landscape Buffer

WALDEN DRIVE

SWM Pond

SWM Pond

WESLOCK WAY

BEAVERBROOK ROAD

Parkette
0.40ha
(1.00ac)

KNUDSON DRIVE

SWM Pond

Neighbourhood Park
3.76ha
(9.29ac)

SWM Pond

KNUDSON DRIVE

KANATA AVENUE

Parkette
0.40ha
(1.00ac)

Woodland Park
1.68ha
(4.15ac)

Medium Density
1.25ha (3.09ac)

Medium Density
1.67ha (4.13ac)

CAMPEAU DRIVE

Stacked Towns
0.78ha (1.93ac)

NORTH

scale | 1:2000

CLUBLINK CORPORATION ULC

minto Communities

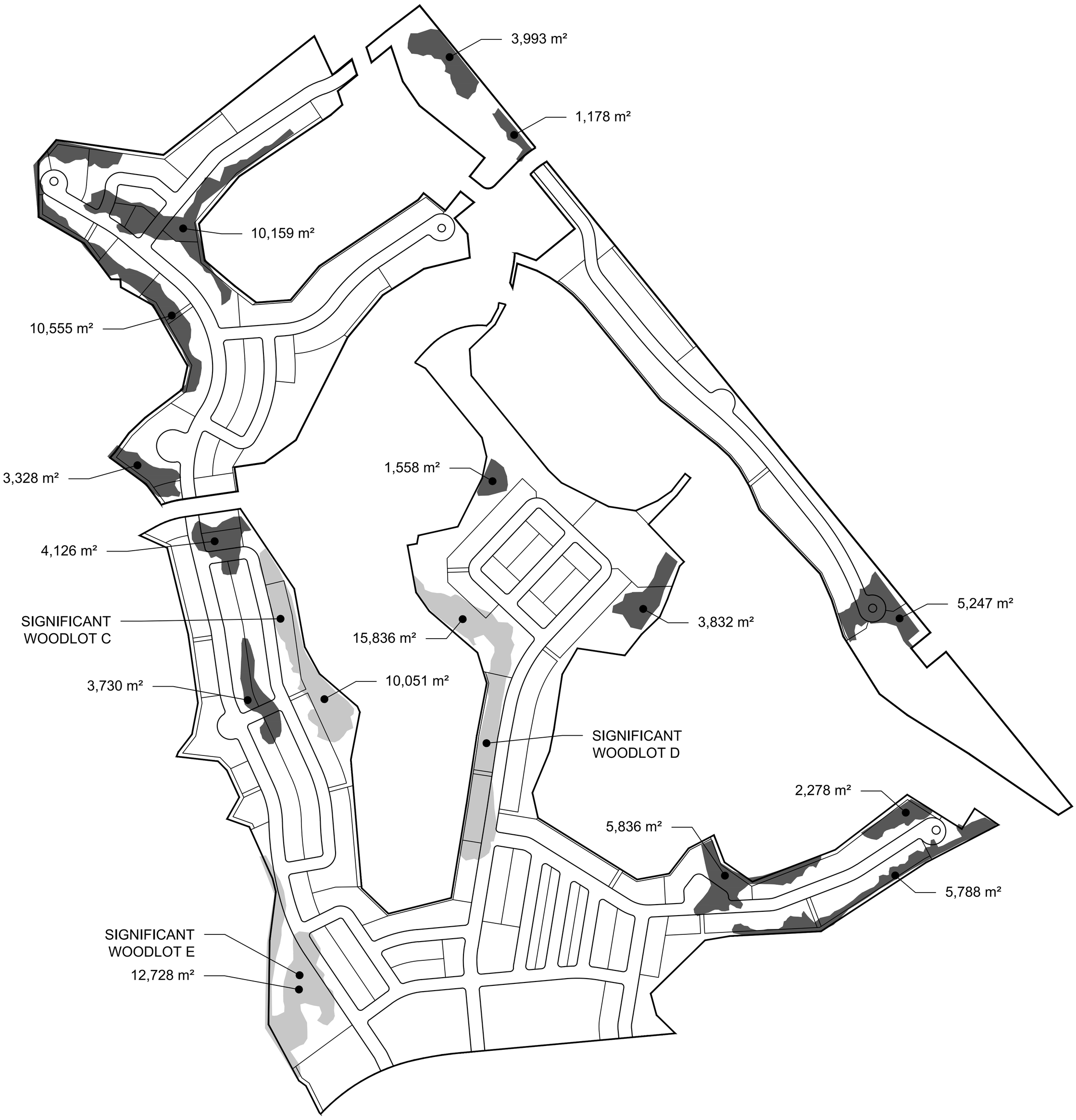
RICHCRAFT™ Group of Companies

MINTO | 7000 Campeau Dr

revised concept plan

25 February 2021

NAK design strategies



LEGEND

SIGNIFICANT WOODLOTS

OTHER FOREST PATCHES

NOTE:
REFER TO FIGURES 3 TO 8 OF THE COMBINED ENVIRONMENTAL IMPACT STATEMENT AND TREE CONSERVATION REPORT FOR ECOLOGICAL LAND CLASSIFICATION FOREST COMMUNITY LABELS

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EXISTING CONDITIONS
FOREST AND SIGNIFICANT WOODLOTS

SCALE:	1:3000
DATE:	MAY 2021
DRAWING No.	1

z:\projects\18-1061_minto-p4\b_design\b2_drawings\b2-5_sketches and figures\06_feb0304_tree-retention_analysis\2021-05-28_1061_tree-retention.dwg

NOTE:
REFER TO FIGURES 3 TO 8 OF THE COMBINED ENVIRONMENTAL IMPACT STATEMENT AND TREE CONSERVATION REPORT FOR ECOLOGICAL LAND CLASSIFICATION FOREST COMMUNITY LABELS

THE MINIMUM 3m AND 6m WIDE LANDSCAPED BUFFERS ARE NOT QUANTIFIED ON THIS DRAWING DUE TO THE DRAWING SCALE. THE 3m AND 6 m WIDE LANDSCAPED BUFFERS HAVE A COMBINED AREA OF 2.4ha

LEGEND

- FORESTED PORTION OF PARKS
- FORESTED PORTIONS OF OPEN SPACE BLOCKS
- NON-RETAINED PORTIONS OF SIGNIFICANT WOODLOTS
- OTHER NON-RETAINED FOREST PATCHES

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POST DEVELOPMENT CONDITIONS FOREST AND SIGNIFICANT WOODLOTS

SCALE:	1:3000
DATE:	MAY 2021
DRAWING No.	2

z:\projects\18-1061_minto-p4\b_design\b2_drawings\b2-5_sketches and figures\06_feb0304_tree-retention_analysis\2021-05-28_1061_tree-retention.dwg

3.0 LANDSCAPED PROPERTY BUFFERS

Further analysis was undertaken in November 2020 to clarify the intended function of the landscaped buffers, their size, and their locations. As described above, in several locations throughout the Site, the previously proposed minimum 3 m wide landscaped buffers around the Site edges have been expanded to 6 m wide. The total size of the landscaped buffers has increased from 1.65 ha to 2.4 ha in the updated Concept Plan. The intended purpose and location of the minimum 3 m wide and the 6 m wide landscaped buffers has been identified as follows:

- The minimum 3 m wide landscaped buffers have been identified at the Site edges adjacent to existing residential properties, in any locations where there is currently negligible mature tree cover within the Site at the edge of the Site. In locations where there is currently negligible mature tree cover within the Site at the edge of the Site, the minimum 3 m wide landscaped buffers will serve to mitigate potential impacts to trees growing on adjacent properties (e.g. retain trees on adjacent properties), while also providing space for new trees and shrubs to be planted within the Site at the edge of the Site (e.g. new trees and shrubs planted within the minimum 3 m wide landscaped buffers). It is anticipated that the minimum 3 m wide landscaped buffers will also provide opportunities to retain some trees that are currently found within the Site at the Site edges, including younger trees;
- The 6 m wide landscaped buffers have been identified at the Site edges adjacent to existing residential properties, in any locations where there is currently significant mature tree cover within the Site at the edge of the Site. In locations where there is currently significant mature tree cover within the Site at the edge of the Site, the 6 m wide landscaped buffers will provide opportunities to retain mature trees within the Site at the Site edges (e.g. retain mature trees within the 6 m wide landscaped buffers);
- No landscaped buffers have been identified at the Site edges where an Open Space Block or Park is proposed at the edge of the Site. The Open Space Blocks and Parks provide sufficient space to retain existing trees and/or to plant new trees/shrubs at the Site edges;
- No landscaped buffers have been identified at the Site edges where an existing road and/or hydro corridor is present adjacent to the Site edge; and
- Existing healthy trees and shrubs will be retained within the minimum 3 m wide and the 6 m wide landscaped buffers wherever feasible and compatible with the redevelopment requirements. New trees and shrubs will be planted within the minimum 3 m wide and the 6 m wide landscaped buffers both where tree removal is required to accommodate grading/servicing, and also where there is currently insufficient tree coverage at the edge of the Site. Once the redevelopment is complete, the minimum 3 m wide and 6 m wide landscaped buffers will be fully treed with retained and/or planted trees and shrubs.

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4.0 ITREE ANALYSIS

In their second round review comments, the City of Ottawa's Natural Systems group requested completion of an iTree Analysis to support the assessment of potential impacts to the Significant Woodlots. A letter was prepared and submitted to the City of Ottawa in November 2020 to address the request for an iTree Analysis (Refer to Appendix A). The letter was entitled *Combined Environmental Impact Statement and Tree Conservation Report (Revised) – Kanata Golf and Country Club Redevelopment – Request for iTree Analysis* (MES 2020b). MES (2020b) concluded that the expanded Significant Woodlot analysis and impact evaluation included in the revised Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) (MES 2020a) adequately addresses the significant ecosystem services and ecological functions described in the City of Ottawa's Significant Woodlot Guidelines (City of Ottawa 2019). As such, MES (2020b) identified that an iTree Analysis would be redundant with the Significant Woodlot analysis and impact assessment which has already been completed and reviewed by the City of Ottawa. Given the adequacy of the Significant Woodlot assessment and impact evaluation completed thus far, and the costs and time commitment associated with undertaking a potentially redundant iTree Analysis, MES (2020b) concluded that the iTree Analysis should not be required to support the development review of the proposed Kanata Golf and Country Club redevelopment. Refer to MES (2020b) for further detail (Appendix A).

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5.0 SERVICING AND TREE PLANTING

Throughout the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR), and in particular in Section 4.1.1 and Section 4.1.3, it is noted that new trees will be planted in any locations where tree removal is required to accommodate grading within the Open Space Blocks, the landscaped buffers, and/or at the edges of the Neighborhood Park and the Woodland Park (MES 2020a). New trees will also be planted within the Open Space Blocks, the landscaped buffers, the Neighborhood Park, and/or the Woodland Park to replace trees that require removal to accommodate servicing. Throughout the Combined EIS and TCR, and in particular in Section 4.1.1 and Section 4.1.3, it should be understood that any references to planting new trees within the Open Space Blocks, the landscaped buffers, and/or at the edges of the Neighborhood Park and the Woodland Park in order to mitigate the impacts of tree removal to accommodate grading, are also meant to include planting of new trees to mitigate the impacts of tree removal to accommodate servicing. Planted trees will replace trees that are removed due to grading and/or servicing, with the intention of replicating and/or augmenting the ecological functions and the visual screening functions which were provided by the trees that were removed.

Drawings which show the post development forest cover within the Neighborhood Park, the Woodland Park, and the Open Space Blocks relative to the sanitary sewer and the storm sewer servicing lines are included below. It should be noted that no new servicing lines are required to cross through the retained portions of Significant Woodlot C, D, and E.

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NOTE:
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THE MINIMUM 3m AND 6m WIDE LANDSCAPED BUFFERS ARE NOT QUANTIFIED ON THIS DRAWING DUE TO THE DRAWING SCALE. THE 3m AND 6 m WIDE LANDSCAPED BUFFERS HAVE A COMBINED AREA OF 2.4ha

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- FORESTED PORTION OF PARKS
- FORESTED PORTIONS OF OPEN SPACE BLOCKS

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POST DEVELOPMENT CONDITIONS
FOREST AND SIGNIFICANT WOODLOTS

SCALE:	1:3000
DATE:	MAY 2021
DRAWING No.	3

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NOTE:
REFER TO FIGURES 3 TO 8 OF THE COMBINED ENVIRONMENTAL IMPACT STATEMENT AND TREE CONSERVATION REPORT FOR ECOLOGICAL LAND CLASSIFICATION FOREST COMMUNITY LABELS

THE MINIMUM 3m AND 6m WIDE LANDSCAPED BUFFERS ARE NOT QUANTIFIED ON THIS DRAWING DUE TO THE DRAWING SCALE. THE 3m AND 6 m WIDE LANDSCAPED BUFFERS HAVE A COMBINED AREA OF 2.4ha

LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- FORESTED PORTION OF PARKS
- FORESTED PORTIONS OF OPEN SPACE BLOCKS

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POST DEVELOPMENT CONDITIONS
FOREST AND SIGNIFICANT WOODLOTS

SCALE: 1:3000
DATE: MAY 2021
DRAWING No. 4

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6.0 STORMWATER MANAGEMENT SYSTEM UPDATE

Section 4.2.2 of the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) describes the stormwater servicing for the proposed redevelopment (MES 2020a). Since completion of MES (2020a), the stormwater servicing design has been further refined. The description of the stormwater servicing included in MES (2020a) should be replaced with the following updated description:

Stormwater servicing will be provided by four (4) new stormwater management blocks, which collectively will occupy approximately 7.31 ha. The four (4) new stormwater management blocks account for approximately 10.3% of the surface area of the Site. Each of the new stormwater management ponds will be designed to function as a dry pond, which will not store surface water within the Site, with the exception of Pond #1, which will provide limited wet storage. The new stormwater management ponds are designed to outlet to buried servicing pipes (e.g. existing sewers), which will convey water to the Beaver Pond. The Beaver Pond is located approximately 450 m north of the proposed redevelopment. The Beaver Pond is a licensed inline stormwater management facility, which outlets to the Kizell Drain. The Kizell Drain is a tributary of Watt's Creek. Watt's Creek ultimately flows to Shirley's Bay along the Ottawa River. The Site will also receive municipal sewer and water. The stormwater management and servicing studies will consider Low Impact Development (LID) options, in order to mitigate potential impacts to the water balance of the Site.

7.0 AMPHIBIAN SURVEY METHODS – ADDITIONAL DETAIL

Section 2.0.3 of the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) describes the methodology for the amphibian call count surveys (MES 2020a). In their second round review comments, the City of Ottawa requested that addition detail be provided with respect to the methodology used to look for amphibian egg masses and tadpoles. As shown above in Figure 1, there are currently two (2) ponds within the Site. The ponds were observed and visually inspected on multiple occasions as part of the various wildlife surveys, as described in Section 2.0.3 of the Combined EIS and TCR. Observations of the presence/absence of tadpoles and/or egg masses were made during the daytime Blanding's Turtle basking surveys, which took place on April 30th, May 8th, May 24th, June 2nd, June 13th, and September 17th, 2018. During each of the Blanding's Turtle basking surveys, the entire shoreline of each pond was circumnavigated (e.g. the entire length of the shoreline was walked). During the circumnavigation of each pond, no tadpoles and/or egg masses were observed.

8.0 ENDANGERED SPECIES ACT PERMITTING PROCESS UPDATE

Section 1.6 of the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) identified that due to the presence of Category 3 Butternut Trees (endangered), the redevelopment will require authorization through obtainment of an Overall Benefit Permit under Clause 17(2)(C) of the Ontario Endangered Species Act (ESA) (MES 2020a). The Ontario ESA review and permitting process was initiated in January 2020 through the submission of the Information Gathering Form (IGF) to the Ministry of Environment, Conservation, and Parks (MECP). Subsequently, the IGF and the Alternatives Assessment Form (AAF) were reviewed by the MECP and accepted as final. Through their review and acceptance of the IGF and the AAF, the MECP have confirmed that the presence of Butternut Trees represents the only significant Species at Risk (SAR) concern for the Site. The third and final stage of the permit application technical submission process, which involves the submission of the C Permit Application Form (CPAF), was initiated in February 2021. At the time of report preparation, the CPAF was under review by the MECP. The CPAF submission has been updated to incorporate the changes to the Concept Plan described above in Section 2.0.

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9.0 CLOSURE

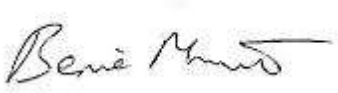
As described above, the purpose of this letter is to respond to the natural heritage related second submission review comments, while also providing an update to the previously completed Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) (MES 2020a). This letter serves as Addendum #1 to the Combined EIS and TCR. This letter report is intended to be read in conjunction with MES (2020a).

Provided that the regulatory, mitigation, and avoidance measures outlined in this letter are implemented appropriately, in addition to those outlined in MES (2020a), the redevelopment of the Site is not anticipated to have a significant negative effect on the natural features and functions.

We trust that the above information is sufficient; should you have any questions or require further information, please do not hesitate to contact the undersigned, at your convenience.

Sincerely,

Dr. Andrew McKinley, EP, RP Bio.
Senior Biologist, McKinley Environmental Solutions



Bernie Muncaster, M. Sc.
Principal, Muncaster Environmental Planning Inc.

Andrew Boyd, R.P.F.
Principal, IFS Associates Inc.

10.0 REFERENCES

City of Ottawa (2019) Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment.

McKinley Environmental Solutions (MES) (2020a) Combined Environmental Impact Statement and Tree Conservation Report (Revised) – Kanata Golf and Country Club Redevelopment.

McKinley Environmental Solutions (MES) (2020b) Combined Environmental Impact Statement and Tree Conservation Report (Revised) – Kanata Golf and Country Club Redevelopment - Request for iTree Analysis.

Ontario Ministry of Natural Resources and Forestry (OMNRF) (2010) OMNRF Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005, Second Edition.

APPENDIX A

iTree Analysis Memo (November 2020)

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www.mckinleyenvironmental.com

Minto Communities
180 Kent Street, Suite 200
Ottawa, ON, K1P 0B6

November 10th, 2020

Attn: Beth Henderson, Senior Land Development Manager (Minto Communities)

CC: Laurel McCreight, Planner II (Development Review West - City of Ottawa)
CC: Nick Stow, Senior Planner (Natural Systems and Rural Affairs – City of Ottawa)
CC: Mark Richardson, Forester (Planning – City of Ottawa)

RE: Kanata Golf and Country Club Redevelopment – Combined Environmental Impact Statement & Tree Conservation Report (Revised) – Request for iTree Analysis

1.0 BACKGROUND AND PURPOSE

McKinley Environmental Solutions (MES) and Muncaster Environmental Planning (MEP) were previously retained by Minto Communities on behalf of Clublink Corporation ULC to prepare a Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR), which was required to support the proposed redevelopment of the Kanata Golf and Country Club property (the Site). IFS Associates Inc. (IFS) was also retained by Minto Communities on behalf of Clublink Corporation ULC to provide expert advice and technical expertise with respect to the potential retention of trees throughout the Site. Clublink, in partnership with Minto Communities and Richcraft Homes, proposes to redevelop the Site to accommodate a residential subdivision. The Site occurs at 7000 Campeau Drive within the developed urban portion of Kanata (Ottawa) and is predominantly surrounded by existing developed residential homes and/or roads on all sides. The Site is approximately 71 ha in size and is irregularly shaped.

Draft Plan of Subdivision and Zoning By-Law Amendment Applications were submitted to the City of Ottawa to support the proposed redevelopment of the Site (City File: D07-16-19-0026, D02-02-19-0123). First submission review comments were received from the City of Ottawa on December 19th, 2019. The City of Ottawa's first submission review comments included several items pertaining to the analysis of Significant Woodlots and the evaluation of potential impacts to those features. In response to the City of Ottawa's first submission comments, the Combined EIS and TCR was revised, and elements of the Significant Woodlot assessment and impact evaluation were expanded. The

revised Combined EIS and TCR (dated May 20th, 2020) was included with the second submission of the Draft Plan of Subdivision and Zoning By-Law Amendment Applications.

Second submission review comments were received from the City of Ottawa on October 9th, 2020. The majority of the first submission review comments related to the Significant Woodlots were not carried over/reiterated within the second submission review comments. However, the following comment from the City of Ottawa's Natural Systems group (Comment #33) was included in the second submission review comments:

"An iTree analysis, or the equivalent, of future tree cover in the community is a requirement of the significant woodlands guidelines. The analysis is required to allow City staff, the public, and City Council to understand the long-term impacts of the proposed development on the urban forest and its ecological services. Please provide an iTree analysis as part of the next submission."

The purpose of this letter is to discuss the City of Ottawa's request for an iTree analysis in relation to the Significant Woodlot evaluation and impact assessment that has previously been completed as part of the revised Combined EIS and TCR (dated May 20th, 2020).

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mckinleyenvironmental@gmail.com
www.mckinleyenvironmental.com

2.0 SUMMARY OF SIGNIFICANT WOODLOT ANALYSIS

The original version of the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) (dated August 2nd, 2019) was submitted to support the first submission of the Draft Plan of Subdivision and Zoning By-Law Amendment Applications. The original version of the Combined EIS and TCR (dated August 2nd, 2019) utilized both the City of Ottawa Significant Woodlot Criteria for the Urban Area and the provincial *Natural Heritage Reference Manual* (NHRM) Significant Woodlot Criteria, in order to the assess the Significant Woodlots and to evaluate potential impacts to those features (OMNRF 2010; City of Ottawa 2019). The City of Ottawa Significant Woodlot Criteria for the Urban Area identify Significant Woodlots based on their age and size. The NHRM Significant Woodlot Criteria identify Significant Woodlots based on several ecosystem services and ecological functions, which include the Woodland Size Criteria, Interior Forest Habitat Criteria, Proximity to Other Woodlands/Habitats Criteria, Water Protection Criteria, Linkages Criteria, Woodlot Diversity Criteria, Uncommon Characteristics Criteria, and Economic and Social Criteria. The outcome of this analysis was described in detail in the original version of the Combined EIS and TCR. In brief, Woodlots C, D, and E were found to qualify as Significant Woodlots under the City of Ottawa's Significant Woodlot Criteria for the Urban Area. Woodlots C, D and E were described as comparatively small secondary growth features that are partially degraded due to their presence adjacent to a golf course and existing residential development. The woodlots qualify as Significant Woodlots only under the Social Criteria of the NHRM Significant Woodlot Criteria (OMNRF 2010).

The criteria listed above address the majority of the Significant Woodlot ecosystem services and ecological functions, as described in the City of Ottawa (2019) Significant Woodlot Guidelines. However, following the receipt of the City of Ottawa's first submission review comments, Section 3.3 of the revised Combined EIS and TCR (dated May 20th, 2020) was expanded to include a discussion of urban air quality in relation to the Significant Woodlots. A discussion of potential urban air quality impacts was added to the revised Combined EIS and TCR (dated May 20th, 2020) in order to ensure that the significant ecosystem services described by the City of Ottawa (2019) guidelines were addressed.

Several of the City of Ottawa's first submission review comments identified the need for the Significant Woodlot impact analysis to include a quantitative element. In response to this request, drawings were created which illustrate the pre-development and anticipated post development forest cover throughout the Site. The quantitative analysis included the Significant Woodlots within the Site and smaller forest patches that do not qualify as Significant Woodlots. The pre-development vs. post development forest cover analysis is discussed in detail in Section 4.1.1 of the revised

Combined EIS and TCR (dated May 20th, 2020). As described in Section 4.1.1 of the revised Combined EIS and TCR, the quantification of post development forest cover includes a combination of retained trees and anticipated new tree plantings, which are proposed to be planted to augment the features and functions of the Significant Woodlots. Refer to Section 4.1.1 of the revised Combined EIS and TCR (dated May 20th, 2020) for a detailed discussion of the outcome of this analysis.

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mckinleyenvironmental@gmail.com
www.mckinleyenvironmental.com

3.0 ADEQUACY OF SIGNIFICANT WOODLOT ANALYSIS

As described above, in response to the City of Ottawa's first submission review comments, the assessment of the Significant Woodlots and the evaluation of potential impacts was expanded. This included the addition of a discussion of potential impacts on urban air quality, and a quantitative analysis of pre-development and anticipated post development forest cover throughout the Site. As outlined in the written response to the City of Ottawa's first submission review comments, we believe that the revisions which were made to the Combined EIS and TCR adequately address the comments concerning the Significant Woodlot assessment and impact analysis.

Following their review of the revised Combined EIS and TCR (dated May 20th, 2020), the City of Ottawa's Natural Systems group requested completion of an iTree Analysis (described above). The iTree Analysis has been requested in addition to the previously completed Significant Woodlot analysis and impact evaluation, including the revised components of that analysis that were included in the revised Combined EIS and TCR (dated May 20th, 2020). It should be noted that the City of Ottawa *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment* identify the U.S. Forest Service iTree tool as one methodology which can be utilized to assess Significant Woodlots and potential impacts to those features (City of Ottawa 2019). However, the City of Ottawa's Significant Woodlot Guidelines also note the following under Heading 7.0 (pg. 26) (City of Ottawa 2019):

"…Practitioners may employ any tools that they wish in the assessment of woodland ecosystem services, so long as they produce the required information in a transparent and comprehensible manner."

Given the Significant Woodlot analysis and impact assessment which has been completed to date, it is not clear what additional information will be provided by the iTree Analysis and/or which policy/management requirements remain unresolved. We believe that the expanded Significant Woodlot analysis and impact evaluation included in the revised Combined EIS and TCR (dated May 20th, 2020) adequately addresses the significant ecosystem services and ecological functions described in the City of Ottawa's Significant Woodlot Guidelines (City of Ottawa 2019). As such, we believe that an iTree Analysis would be redundant with the Significant Woodlot analysis and impact assessment which has already been completed and reviewed by the City of Ottawa.

It should be noted that to our knowledge, an iTree Analysis to support a major subdivision and/or rezoning application has not been completed in the City of Ottawa. The iTree Analysis methodology is therefore largely untested within the context of the City of Ottawa. A preliminary review of the

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613-620-2255
mckinleyenvironmental@gmail.com
www.mckinleyenvironmental.com

requirements related to the iTree Analysis suggest that the iTree Analysis would be labor intensive and costly for a development of the size proposed (the Site is approximately 71 ha in size). Given the adequacy of the Significant Woodlot assessment and impact evaluation completed thus far, and the costs and time commitment associated with undertaking a potentially redundant iTree analysis, it is the professional opinion of the undersigned that the iTree Analysis should not be required to support the development review of the proposed Kanata Golf and Country Club Redevelopment.

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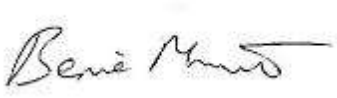
mckinleyenvironmental@gmail.com
www.mckinleyenvironmental.com

4.0 CLOSURE

We trust that the above information is sufficient. Should you have any questions or require further information, please do not hesitate to contact the undersigned, at your convenience.

Sincerely,

Dr. Andrew McKinley, EP, RP Bio.
Senior Biologist, McKinley Environmental Solutions



Bernie Muncaster, M. Sc.
Principal, Muncaster Environmental Planning Inc.

Andrew Boyd, R.P.F.
Principal, IFS Associates Inc.

5.0 REFERENCES

City of Ottawa (2019) Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment.

Ontario Ministry of Natural Resources and Forestry (OMNRF) (2010) OMNRF Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005, Second Edition.