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Dream Theia Ontario Block 204a LP  
6 Booth Street (Albert Island)  
Ottawa, Ontario, K1R 6K8

February 11<sup>th</sup>, 2022

Attn: Darrin Rankine, Development Associate, Dream Unlimited

RE: Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan - Zibi Development Phase 1 & 2 - Addendum #3

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## 1.0 BACKGROUND AND PURPOSE

McKinley Environmental Solutions (MES) was previously retained by Windmill Development Group (now Dream Theia Ontario Block 204a LP) to prepare the *Integrated Environmental Impact Statement (EIS)*, *Tree Conservation Report (TCR)* & *Wildlife Mitigation and Monitoring Plan (WMMP)* (dated January 2018) to support the Zibi Phase 1 & 2 development. In February 2019, the Integrated EIS, TCR & WMMP Addendum #1 was issued in order to support the Zibi Phase 2 Site Plan Application. In April 2020, the Integrated EIS, TCR & WMMP Addendum #2 was issued in order to support the Site Plan Application for Zibi Block 206 and Block 207 (which occur within the Zibi Phase 1 & 2 development area).

The purpose of this letter, which serves as Addendum #3 to the Integrated EIS, TCR & WMMP, is to provide an update to the Integrated EIS, TCR & WMMP to support the proposed development of Zibi Block 204a, Block 204b, and Block 205b (which occur within the Zibi Phase 1 and 2 development area). This Addendum #3 letter report is intended to be read in conjunction with the Integrated EIS, TCR & WMMP (dated January 2018), Addendum #1 (dated February 2019), and Addendum #2 (dated April 2020).

The Zibi project is a large-scale sustainable community redevelopment of former industrial lands located on Chaudière Island, Albert Island, and along the Gatineau waterfront. The project includes lands within both Quebec and Ontario. The Ontario portion of the Zibi project is subject to an existing Master Plan Approval (MPA), which allows the development to occur over multiple phases. The MPA requires an adaptive approach to the evaluation and management of natural heritage features, due to the long term and multi-phase nature of the development. Each individual phase of the project is

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required to meet several conditions established by the MPA. The Integrated EIS, TCR & WMMP report was prepared to evaluate and meet the MPA conditions related to Phase 1 & 2 of the Zibi Development, including the requirement for an Individual Development Phase EIS and TCR (Condition 25) and the requirement for an updated Wildlife Mitigation and Monitoring Plan (WMMP) (Condition 19).

This letter has been prepared to support the proposed development of Zibi Block 204a, Block 204b, and Block 205b (the Site). The Site limits are shown below in Figure 1.



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# FIGURE 1: SITE OVERVIEW

## Zibi Phase 1 & 2 Development

### Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan – Addendum #3



— - Zibi Phase 1 & 2 Study Area   
 — - Block 204a/204b/205b Development Area

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

## 2.0 CURRENT CONDITIONS

A Site visit was completed on February 4<sup>th</sup>, 2022 in order to provide an update with respect to the conditions of the Site (e.g. the Zibi Block 204a, Block 204b, and Block 205b development area). Zibi Block 204a, Block 204b, and Block 205b are within the Zibi Phase 1 and 2 development area, which was previously assessed as part of the Integrated Environmental Impact Statement (EIS), Tree Conservation Report (TCR) & Wildlife Mitigation and Monitoring Plan (WMMP) (MES 2018). Photographs from the February 4<sup>th</sup>, 2022 Site visit are included below. Weather conditions during the Site visit included partly cloudy skies and a temperature of -19 °C.

Zibi Block 205a and Block 208 are located immediately east of the Site. Zibi Block 206 and Block 207 are located northeast of the Site. At the time of the Site visit, the construction of the Zibi Block 205a and Block 208 developments was substantially complete, with newly constructed buildings present. The construction of the new buildings within Block 206 and Block 207 was underway at the time of the Site visit. The Buchanan Channel is present south of the Site. The presence of the Buchanan Channel was previously addressed as part of the Integrated EIS, TCR & WMMP (MES 2018). The Integrated EIS, TCR & WMMP included recommended construction stage mitigation measures to address potential impacts to the Buchanan Channel. There have been no substantial changes to the Buchanan Channel, and therefore the construction stage mitigation measures that were previously described in the Integrated EIS, TCR & WMMP remain valid with respect to the Buchanan Channel. Refer to MES (2018) for additional details.

At the time of the Site visit, the Site consisted entirely of paved surfaces, which were being used as roadways (Chaudière Private and Miwate Private), and for temporary parking and project staging to support the construction of Block 206 and Block 207. Project staging activities included the storage of construction equipment, site trailers, and materials within the Site. As described in the Integrated EIS, TCR & WMMP Addendum #2, all buildings that were previously present within the Site have been demolished (MES 2020). Previous demolition activities included the removal of Building 503, which was documented in the report entitled: *Zibi Development – Pre-Demolition Species at Risk (SAR) Inspection & Mitigation and Monitoring Record for Altering a Structure (Habitat for Barn Swallow) – Building 503* (MES 2019b). Refer to MES 2019b for additional detail.

There were no vegetation features, trees, natural habitats, wildlife, or wildlife habitat features observed within the Site. As such, no new concerns with respect to natural heritage features were identified. The Site does not include any natural vegetation communities, natural features, and/or buildings identified for future demolition. As such, there are currently no natural features and/or derelict buildings within the Site which may provide Species at Risk (SAR) habitat.



**Photograph 1:** Looking southeast at the northern part of the Site. The intersection of Chaudière Private and Miwate Private is shown in the foreground (February 4<sup>th</sup>, 2022).



**Photograph 2:** Looking south at the temporary parking area in the central part of the Site (February 4<sup>th</sup>, 2022).





**Photograph 3:** Looking east at the materials storage and site trailers within the southern part of the Site. The recently constructed building in Block 205a is visible in the background (February 4<sup>th</sup>, 2022).



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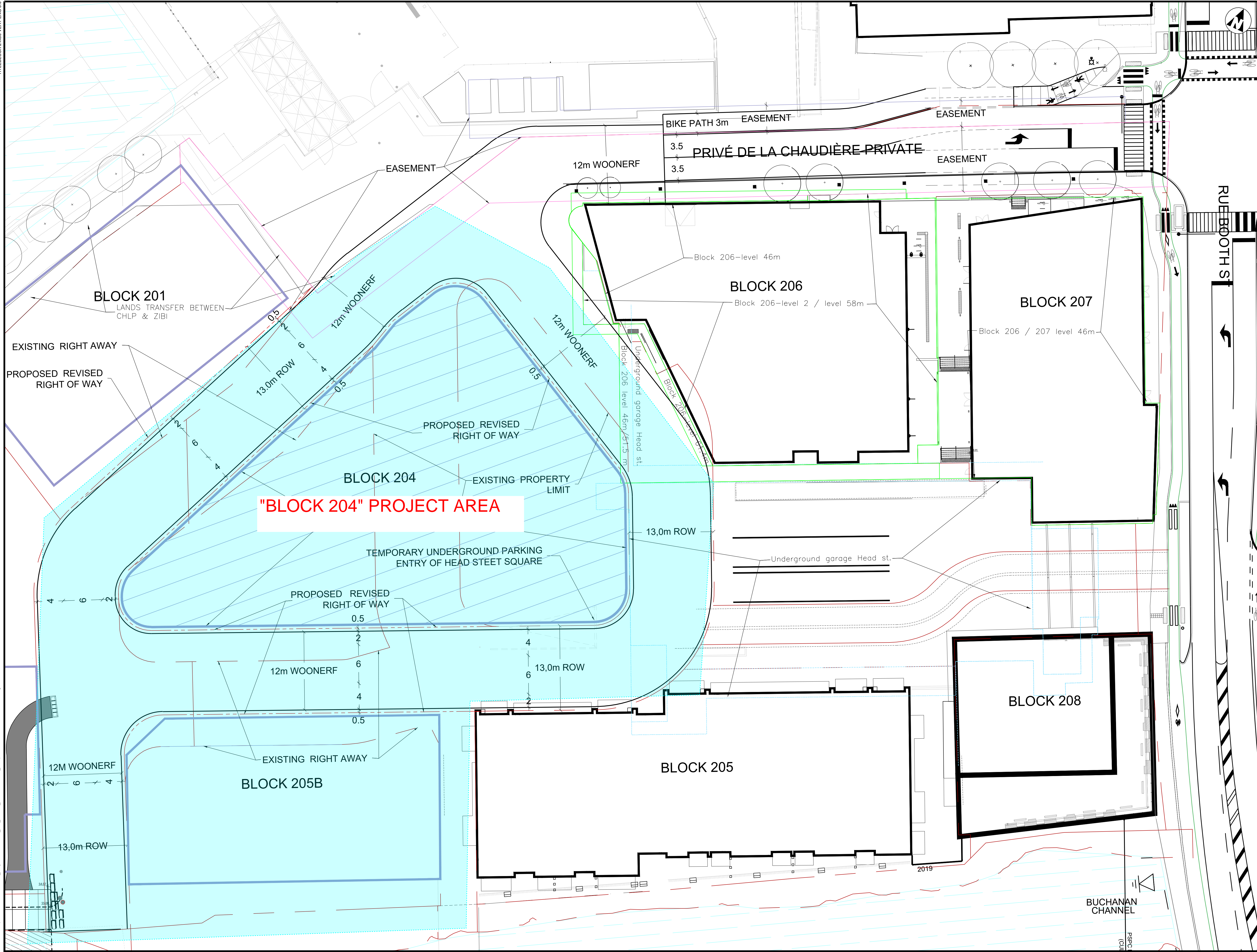
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### 3.0 PROPOSED DEVELOPMENT

The Site Plan for Zibi Block 204a, Block 204b, and Block 205b is included below. Block 204a/204b will be developed to accommodate a multi-story mixed use retail and residential building. Block 205b will be developed to accommodate a multi-story mixed use office and residential building. The proposed developments will receive municipal water and sewer services. Stormwater quality control will be provided by a new end-of-pipe oil and grit separator.

TITLE BLOCK 24238 VERT ENG 3.0  
 PRINT DATE: 2021/11/22 PAPER SIZE: ARCH full bleed D (24.00 x 36.00 inches)  
 PATH: \\winm-plu-cima\Cima-C\0201\_Plan\00931\_Zibi\_Block7\_Chtava\010461\_Site-plan\A00931\_R-01\_2021-11-22.dwg LAYOUT: S17-B-204-205-206-207



PROPERTY BOUNDARY

1:250  
 0 2.5 5 10 15m

No.	Date	Description	By
02	2021-11-22	BLOCK 204 PROPERTY LIMIT AND ROW	WHN
01	2021-11-08	BLOCK 204 PROPERTY LIMIT AND ROW	WHN

DESIGNED BY: [Signature] APPROVED BY: [Signature]

ENGINEER: **CIMA+**

CLIENT: **zibi**  
 Windmill | dream

PROJECT NAME: ZIBI

SHEET TITLE: BLOCK 204, 205, 206, 207 SITE PLAN

DISCIPLINE: PLANNING

DRAWN BY: W-H NGO	SCALE: 1:250
DESIGNED BY: W-H NGO	DATE: 2021-11-03
APPROVED BY: A. CHAUMONT	PROJECT NO: A00931
DRAWING NO:	SHEET NO: 1 of 1

02



## 4.0 BIRD SAFE DESIGN GUIDELINES

Ottawa City Council approved the City of Ottawa (2020) *Bird Safe Design Guidelines* in 2020. The *Bird Safe Design Guidelines* came into effect after the completion of the Zibi Development Phase 1 & 2 Integrated Environmental Impact Statement (EIS), Tree Conservation Report (TCR) & Wildlife Mitigation and Monitoring Plan (WMMP) (MES 2018), and after the completion of the subsequent Integrated EIS, TCR & WMMP Addendum #1 (MES 2019a) and Addendum #2 (MES 2020). During their review of the Integrated EIS, TCR & WMMP Addendum #2, the City of Ottawa’s reviewers identified that future phases of the Zibi development (e.g. any proposed after 2020) would be required to address the City of Ottawa *Bird Safe Design Guidelines*.

The Site is located in close proximity to the Ottawa River, which has been identified as a critical corridor for migratory birds (City of Ottawa 2020). Due to their close proximity to the Ottawa River, the buildings that will be constructed as part of the future development may pose an increased risk of bird collision. The City of Ottawa *Bird Safe Design Guidelines* identify mitigation measures which can be implemented to reduce the risk of bird collision. Where feasible and compatible with the development requirements, the following guidelines should be considered during the development of the architectural/building designs and the Landscaping Plan (as applicable) (City of Ottawa 2020):

- Minimize the transparency and reflectivity of glazing (Refer to Guideline #2). Note that Guideline #2 is considered the highest priority to reduce the risk of bird collision;
- Avoid or mitigate design traps (Refer to Guideline #3);
- Consider the impact of other structural features (e.g. antennas, wires, poles, etc.) (Refer to Guideline #4);
- Design bird safe landscaping (Refer to Guideline #5);
- Design exterior lighting to minimize light trespass at night (Refer to Guideline #6); and
- Avoid night time light trespass from the building’s interior (Refer to Guideline #7).

The potential application of the guidelines listed above will require consideration by the applicable Qualified Professionals as they develop the architectural/building designs and the Landscaping Plan. Refer to the City of Ottawa *Bird Safe Design Guidelines* for additional details (City of Ottawa 2020).

## 5.0 REPORT RECOMMENDATIONS AND CONCLUSIONS

The area addressed by this Integrated Environmental Impact Statement (EIS), Tree Conservation Report (TCR) & Wildlife Mitigation and Monitoring Plan (WMMP) Addendum #3 has previously been identified for development as part of the Zibi Master Plan Approval (MPA). The Site, which includes Zibi Block 204a, Block 204b, and Block 205b, is within the area that was previously assessed as part of the approved Zibi Phase 1 & 2 Integrated EIS, TCR & WMMP (MES 2018). The additional details provided to support the proposed Block 204a, Block 204b, and Block 205b developments do not substantially change the potential natural heritage impacts and recommended mitigation measures, which were previously described in the Integrated EIS, TCR & WMMP (MES 2018). Since the completion of the approved Integrated EIS, TCR & WMMP, and the subsequent demolition of the buildings that were previously present within the Site, there have been no new significant natural heritage features and/or natural heritage concerns identified within the Site (e.g. Zibi Block 204a, Block 204b, and Block 205b).

As described above, the City of Ottawa *Bird Safe Design Guidelines* should be considered during the development of the architectural/building designs and the Landscaping Plan (as applicable) (City of Ottawa 2020). The potential application of the guidelines will require consideration by the applicable Qualified Professionals as they develop the architectural/building designs and the Landscaping Plan.

The development of the Site (e.g. Zibi Block 204a, Block 204b, and Block 205b) is not anticipated to have a significant negative effect on the natural features and functions, pending that the regulatory, mitigation, and avoidance measures described in the Zibi Development Phase 1 & 2 Integrated EIS, TCR & WMMP (MES 2018) are implemented appropriately, in addition to the regulatory, mitigation, and avoidance measures described in this letter, the Integrated EIS, TCR & WMMP Addendum #1 (MES 2019a), and Addendum #2 (MES 2020).

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

## 6.0 REFERENCES

City of Ottawa (2020) Bird Safe Design Guidelines.

McKinley Environmental Solutions (MES) (2018) Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan – Zibi Development Phase 1 & 2.

McKinley Environmental Solutions (MES) (2019a) Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan – Zibi Development Phase 1 & 2 – Addendum #1.

McKinley Environmental Solutions (MES) (2019b) Zibi Development – Pre-Demolition Species at Risk (SAR) Inspection & Mitigation and Monitoring Record for Altering a Structure (Habitat for Barn Swallow) – Building 503.

McKinley Environmental Solutions (MES) (2020) Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan – Zibi Development Phase 1 & 2 – Addendum #2.