July 31, 2023 Project No. 22572533

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ADDENDUM TO THE SCOPED ENVIRONMENTAL IMPACT ASSESSMENT AND TREE CONSERVATION REPORT FOR THE PROPOSED DEVELOPMENT OF 405 HUNTMAR DRIVE, OTTAWA, ON

Mr. Niedermann,

1.0 INTRODUCTION

WSP Canada Inc. (WSP; formerly Golder Associates Ltd.) was retained by RF Kanata LP I. to conduct environmental studies for a Scoped Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) for the proposed commercial development at 405 Huntmar Drive, Ottawa, Ontario (The Site; Figure 1). A preliminary Scoped EIS and TCR was prepared and submitted to the City of Ottawa in December 2022 (WSP 2022), with the recommendation that, following additional study, an addendum be prepared to confirm or update the findings of the preliminary Scoped EIS and TCR. This letter is intended to act as that addendum.

2.0 METHODS

As recommended in the preliminary Scoped EIS and TCR, additional field surveys and documentation were completed in 2023 by a qualified biologist (Fergus Nicoll, Dip. T; over 20 years experience) for this addendum as follows:

- Headwater Drainage Features (HDF) Assessment (April 13; May 24)
- Two breeding bird surveys, including for common nighthawk (*Chordeiles minor*) (May 24; June 19)
- Bumblebee and snake hibernaculum surveys during all survey events (April 13; May 24; June 19)
- Tree inventory / characterize groupings (June 19)

The methods for each of these survey types is described below.

2.1 Headwater Drainage Features Assessment

WSP completed field investigations at the Site to confirm the presence or absence of a small, mapped surface water feature at the northern boundary of the Site. This feature was not clearly evident during the initial site visit performed for the preliminary Scoped EIS and TCR, as it was performed late in the season (August 22, 2022). Additional effort was expended as part of this addendum to see if the feature was evident during spring freshet.

If present, WSP was to complete an HDF assessment. This assessment evaluates and classifies features following the Evaluation, Classification, and Management of Headwater Drainage Features Guidelines (the Guidelines) developed by the Toronto and Region Conservation Authority and Credit Valley Conservation (TRCA and CVC 2014). The assessment is based on data collected in the on-Site surface water feature according to Ontario Stream Assessment Protocol (OSAP) Section 4 Module 11 – Unconstrained Headwater Sampling (Gorenc and Stanfield March 2017). Information gathered included basic measurements (wetted width and depth; feature width; bankfull depth; flow rates; etc.) as well as information on substrates, sediment deposition, barriers to fish movement, riparian conditions, etc. If flow persisted past spring freshet, electrofishing to characterize the fish community would be undertaken in accordance with the protocols.

2.2 Breeding Bird Surveys

Two early morning breeding bird surveys (BBS) were conducted on the Site following standard protocols (Sauer et al. 2008; Cadman et al. 2007). Surveys were conducted at point-count stations distributed throughout all habitats on the Site (including potential species at risk [SAR] habitat) and occurred between 30 minutes before sunrise and 10:00 am to encompass the period of maximum bird song. During these surveys, common nighthawk were also surveyed for and also through searching the small areas of suitable nesting habitat on foot. A list of all species encountered was compiled, and the locations of any SAR were marked using a hand-held GPS.

2.3 Snake Hibernaculum and Bumble Bee Surveys

During all site investigations, area searches for wildlife were conducted, including for those species groups not specifically targeted through the surveys described above. These visual encounter surveys were conducted following recommended procedures (McDiarmid 2012; Bookhout 1994; Pyle 1984; MNRF 2013; MNRF 2016), where possible, focusing on the potential use of the Site as a snake hibernaculum and for bumble bees. All species observed (including direct observations, calls, tracks, and other signs) were recorded.

2.4 Tree Conservation Report Data Collection

An inventory of all trees greater than 10 centimetres (cm) diameter at breast height (DBH) on the Site was undertaken, including a description of the species composition, sizes, age class, and health condition of the trees. Where tree cover was extensive, tree groupings were identified rather than an inventory of each individual tree. Additional information on the environmental value of the trees, including presence of any significant trees, was documented, and marked in the field.

3.0 RESULTS

3.1 Headwater Drainage Features Assessment

The mapped feature was evident during the April 13 field survey through the presence of standing water, however; the feature was seen to be dry during the May 24 and June 19 field survey, indicating it is ephemeral and likely the result of snow melt accumulating in this area (Attachment A; Photos 1 and 2). The feature was seen to overlap the Site in the form of a small swale running parallel to and within the hedgerow (see Figure 1) then extending north of the Site and eventually connecting to the roadside ditch along Huntmar Drive. An assessment of the feature, where present on the Site, was completed in accordance with the Guidelines (TRCA and CVC 2014), the results of which are presented in Table 1. No fish sampling was completed as the feature was dry during the appropriate window for sampling.

Table 1: Headwater Drainage Feature Assessment

Hydrology	Riparian	Fish and Fish Habitat	Terrestrial Habitat	Management Recommendation
E – Limited Functions (FT = 7; FC = 1/2)	B – Important Functions (FT = 7; Veg = 5)	C - Contributing Functions	D – Limited Functions (FT = 7; No amphibian breeding habitat)	Maintain / Replicate Terrestrial Linkage

The management recommendation for this feature, per Table 1, is to maintain or replicate the terrestrial linkage. This management recommendation is intended for feature "with no flow with woody riparian vegetation that connects two other natural features identified for protection". The feature represents the southern tip of a headwater drainage feature, and so does not perform any linkage function.

Based on WSP's analysis, the feature does not provide fish habitat as no flows or direct connection to any surface water features providing fish habitat were observed.

3.2 Breeding Bird Surveys

Species observed during the breeding bird surveys are common or introduced in the province (S4, S5 or SE) and typical of urbanizing and disturbed landscapes, including: red-winged blackbird (*Agelaius phoeniceus*), song sparrow (*Melospiza melodia*), American goldfinch (*Spinus tristis*), American robin (*Turdus migratorius*), European starling (*Sturnus vulgaris*), common grackle (*Quiscalus quiscula*), yellow warbler (*Setophaga petechia*), common yellowthroat (*Geothlypis trichas*), savannah sparrow (*Passerculus sandwichensis*), northern cardinal (*Cardinalis cardinalis*), tree sparrow (*Spizelloides arborea*), mourning dove (*Zenaida macroura*), chipping sparrow (*Spizella passerina*), American crow (*Corvus brachyrhynchos*), house finch (*Haemorhous mexicanus*) and rock pigeon (*Columba livia*). No SAR birds were observed during the field surveys.

3.3 Snake Hibernaculum and Bumble Bee Surveys

No evidence of use of the Site as a hibernaculum for snakes (i.e., no congregations of snakes around the area of buried rubble during warm, sunny days in spring) was observed during the targeted field surveys. Bumblebees observed during surveys included common eastern bumblebee (*Bombus impatiens*), two-spotted bumblebee (*Bombus bimaculatus*), and brown-belted bumblebee (*Bombus griseocollis*). No SAR bumble bee species were observed during the targeted field surveys.

3.4 Tree Inventory

Tree cover on the Site was divided into three main groupings, as well as three individual trees (Map 1; Photos 3-8) as detailed below:

- Grouping 1 consisted of nine white spruce trees, all in good condition. These trees appear to have been planted, given their similar ages and linear arrangement. Diameter-at-breast-height (DBH) of these trees ranged from 15 to 32 cm.
- Grouping 2 consisted of approximately 40 stems of immature hybrid poplars, 25% of which were less than 10 cm DBH. The remaining trees were between 10 and 14 cm DBH, and all were in good condition.
- Grouping 3 was a cultural thicket with scattered mature trees including approximately six Manitoba maple (*Acer negundo*) in fair-to-poor condition ranging from 12 – 58 cm DBH, approximately three black cherry (*Prunus serotina*) in good-to-fair condition ranging from 26 – 31 cm DBH, and apple (*Malus sylvestris*) in fair condition ranging from 18 -38 cm DBH.

- Tree 1 was a large, two-stemmed apple with a DBH of 36 and 42 cm in fair condition.
- Tree 2 was a mature, healthy white elm (*Ulmus americana*) with two stems of 48 and 54 cm DBH.
- Tree 3 was a large Manitoba maple with a DBH of 68 cm in poor condition (half dead and covered in wild grape [*Vitis riparia*] vines).

The remainder of the hedgerows that contained Trees 1, 2 and 3 consisted of dead ash (*Fraxinus* spp.), dead white elm, and shrubs and saplings less than 10 cm DBH.

4.0 UPDATED IMPACT ASSESSMENT

The final design plan is shown on Map 2. This design plan has been slightly revised compared to the design plan that was submitted as part of the preliminary Scoped EIS and TCR. The key changes include:

- An increase in the number of proposed trees planted from 75 to 149.

4.1 Headwater Drainage Feature

Based on the results of the additional field surveys and analysis presented in this letter, the feature is not fish habitat, but it is a headwater drainage feature. As noted in Section 3.1, the management recommendation per the Guidelines is to maintain the terrestrial linkage function of this feature, however; this feature is the southern tip of the headwater drainage feature and so offers no terrestrial connection between two natural areas. The proposed development will remove the on-Site portion of this feature (Map 2), but as noted, it does not perform any linkage function so no impacts to the identified functions of this feature are anticipated. No further consideration of this feature is warranted. No updates to the original conclusions of the Scoped EIS and TCR are required.

4.2 Species at Risk

No SAR were encountered at the Site during the additional field surveys. Based on these results, no updates to the original conclusions of the Scoped EIS and TCR are required.

4.3 Tree Cover

The proposed impacts to tree cover are illustrated on Map 2. The proposed development will remove the majority of the existing tree cover on the Site (approximately 45 trees >10 cm DBH), with the exception of the eastern end of Tree Grouping 3, and the northern hedgerow containing Trees 1 and 2 (Map 2). The proposed tree removal will be compensated for by the proposed planting of 149 trees on the Site, which exceeds the number of trees >10 cm DBH proposed for removal. This will result in a net gain of tree cover at the Site. The impact of the tree removal from a natural heritage functions standpoint were assessed as part of the preliminary Scoped EIS and TCR, as well as within this Addendum. No updates to the original conclusions of the Scoped EIS and TCR are required.

5.0 CONCLUSIONS

Based on the additional information gathered for the Site, the conclusions and recommendations of the preliminary Scoped EIS and TCR remain accurate and appropriate. No additional significant natural features or other features requiring consideration were observed during the additional field effort, and no additional mitigation measures are recommended.

Based on the conclusions of this addendum, provided all mitigation measures as outlined in the preliminary Scoped EIS and TCR are followed, no impacts to the natural environment are anticipated to result from the proposed development.

6.0 LIMITATIONS AND USE OF REPORT

This report was prepared for the exclusive use of RF Kanata LP I. The report, which specifically includes all tables, figures and appendices, is based on data and information collected by WSP Canada Inc. and is based solely on the conditions of the properties at the time of the work, supplemented by historical information and data obtained by WSP Canada Inc. as described in this report.

WSP Canada Inc. has relied in good faith on all information provided and does not accept responsibility for any deficiency, misstatements, or inaccuracies contained in the report as a result of omissions, misinterpretation, or fraudulent acts of the persons contacted or errors or omissions in the reviewed documentation.

The services performed, as described in this report, were conducted in a manner consistent with that level of care and skill normally exercised by other members of the engineering and science professions currently practicing under similar conditions, subject to the time limits and financial and physical constraints applicable to the services.

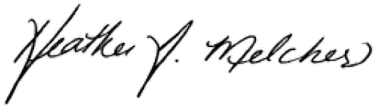
Any use which a third party makes of this report, or any reliance on, or decisions to be made based on it, are the responsibilities of such third parties. WSP Canada Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The findings and conclusions of this report are valid only as of the date of this report. If new information is discovered in future work, including excavations, borings, or other studies, WSP Canada Inc. should be requested to re-evaluate the conclusions of this report, and to provide amendments as required.

Sincerely,

WSP Canada Inc.

Gwendolyn Weeks, H.B.Sc.Env.
Lead Ecologist



Heather Melcher, M.Sc.
Director, Ecology - Ontario Earth & Environment

GW/HM/ca

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Attachments: Figure 1 – Site Location and Existing Conditions
Attachment A – Photographic Inventory
Map 1 – Existing Tree Cover
Map 2 – Proposed Alteration to Tree Cover

7.0 REFERENCES

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KEY MAP

SCALE 1:50,000

LEGEND

- ROADWAY
- HEADWATER DRAINAGE FEATURE
- WATERBODY
- SITE
- 120 m STUDY AREA

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 18N, PROJECTION: TRANSVERSE MERCATOR, DATUM: NORTH AMERICAN 1983

0 30 60 120

1:3,000 METRES

CLIENT
RF KANATA LP I.

PROJECT
EIS AND TCR ADDENDUM
405 HUNTMAR DRIVE, OTTAWA, ON

TITLE
SITE PLAN

CONSULTANT

wsp

YYYY-MM-DD	2023-06-23
DESIGNED	----
PREPARED	JEM
REVIEWED	GW
APPROVED	HM

PROJECT No.	CONTROL	REV.	FIGURE
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Photo 1: Headwater Drainage Feature April 2023

Photo 2: Headwater Drainage Feature May 2023

Photo 3: Tree Grouping 1

Photo 4: Tree Grouping 2

Photo 5: Tree Grouping 3

Photo 6: Tree 1

Photo 7: Tree 2

Photo 8: Tree 3

KEY MAP

SCALE 1:50,000

LEGEND

- TREE
- TREE GROUPING
- ROADWAY
- HEADWATER DRAINAGE FEATURE
- WATERBODY
- SITE
- 120 m STUDY AREA

NOTE(S)
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2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 18N, PROJECTION: TRANSVERSE MERCATOR, DATUM: NORTH AMERICAN 1983

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RF KANATA LP I.

PROJECT
EIS AND TCR ADDENDUM
405 HUNTMAR DRIVE, OTTAWA, ON

TITLE
EXISTING TREE COVER

CONSULTANT

YYYY-MM-DD	2023-06-23
DESIGNED	----
PREPARED	JEM
REVIEWED	GW
APPROVED	HM

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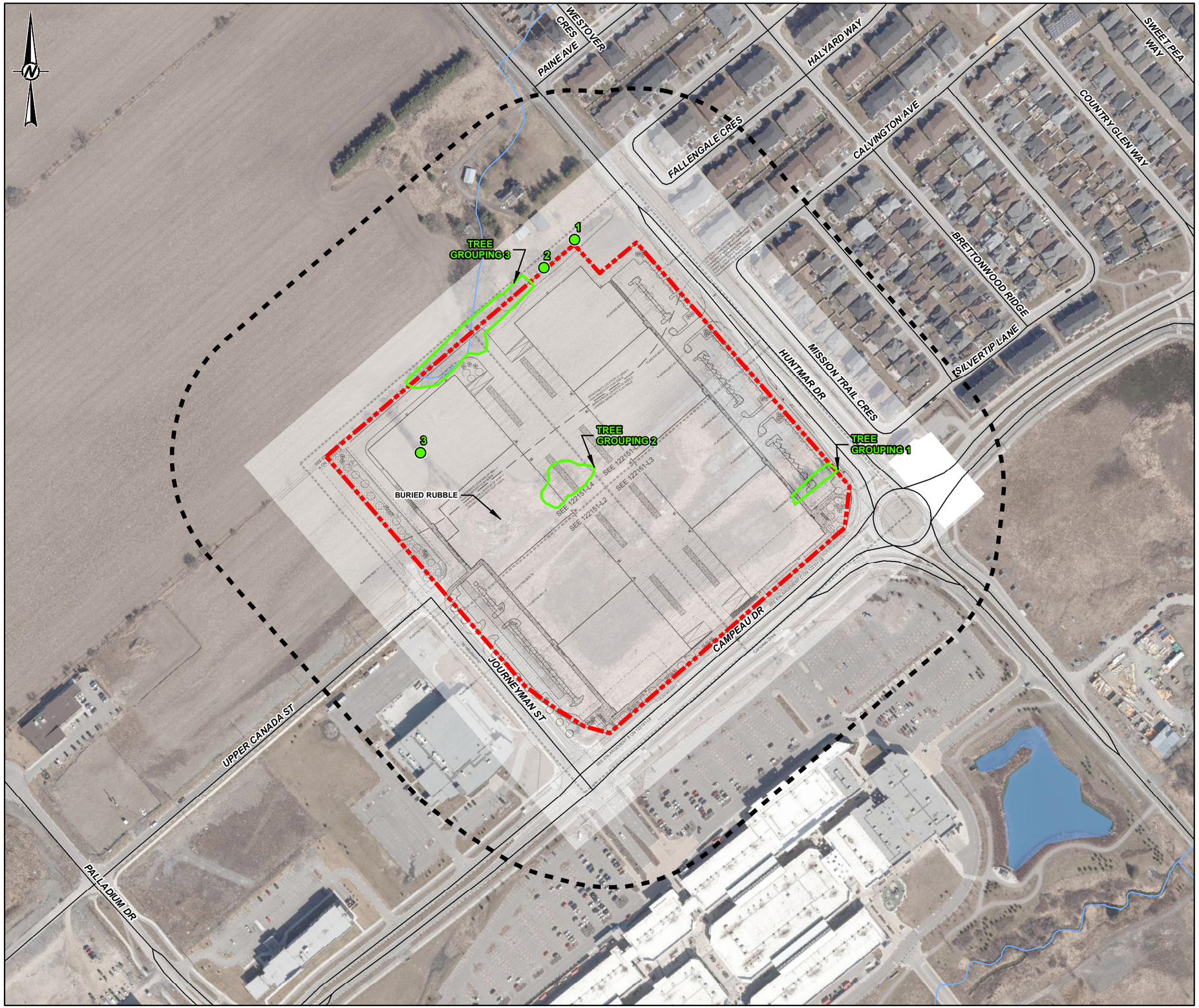

KEY MAP

SCALE 1:50,000

LEGEND

- TREE
- TREE GROUPING
- ROADWAY
- HEADWATER DRAINAGE FEATURE
- WATERBODY
- SITE
- 120 m STUDY AREA

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 18N, PROJECTION: TRANSVERSE MERCATOR, DATUM: NORTH AMERICAN 1983

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CLIENT
RF KANATA LP I.

PROJECT
EIS AND TCR ADDENDUM
405 HUNTMAR DRIVE, OTTAWA, ON

TITLE
IMPACTS TO EXISTING TREE COVER

CONSULTANT

wsp

YYYY-MM-DD	2023-07-14
DESIGNED	----
PREPARED	JEM
REVIEWED	GW
APPROVED	HM

PROJECT No.	CONTROL	REV.	MAP
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