Richcraft Properties Ltd.
2280 St. Laurent Boulevard, Suite 201
Ottawa, Ontario, K1G 4K1

October 20th, 2023

Attn: Dani Farah, Transformation Manager/Project Manager

RE: 2750 & 2760 Sheffield Development
Combined Environmental Impact Statement & Tree Conservation Report – Addendum #1

1.0 BACKGROUND & PURPOSE

McKinley Environmental Solutions (MES) was previously retained by Richcraft Properties Ltd. to prepare a Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) to support the proposed development of a new industrial building on Sheffield Road. The Site includes several connected parcels located at the municipal addresses 2750, 2760, 2713 and 2865 Sheffield Road, Ottawa (Ontario) (the Site) (Refer to Figure 1). The following studies were completed by MES to support the proposed development of the Site:

- McKinley Environmental Solutions (MES) (2023a) 2750 & 2760 Sheffield Road Development - Combined Environmental Impact Statement & Tree Conservation Report.
- McKinley Environmental Solutions (MES) (2023b) 2750 & 2760 Sheffield Road Development – Headwaters Drainage Feature Assessment.

A Site Plan Application has been submitted to support the proposed development of the Site. The City of Ottawa provided development application review comments on October 17th, 2023. This letter has been prepared in order to document several revisions to the Combined EIS & TCR (MES 2023a) which have been implemented in response to the City of Ottawa development application review comments. This letter report has been prepared as Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) - Addendum #1. This letter is intended to be read in conjunction with MES (2023a). For brevity, all methods, results, descriptions of natural heritage features, mitigation requirements, and recommendations which were previously addressed in MES (2023a) are not reiterated in this letter.

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October 2023

FIGURE 1: SITE OVERVIEW

2750 & 2760 Sheffield Road, Ottawa, Ontario
Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR)

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

2.0 IMPACT & MITIGATION SUMMARY TABLE

The following table summarizes the impact assessment and mitigation requirements that were previously described in MES (2023a).

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Table A: Impact & Mitigation Summary Table				
Development Activity	**Natural Heritage Feature/Function**	**Potential Effects**	**Proposed Mitigation**	**Residual Effects**
Tree Clearing within the Former Railway Corridor	Trees & Tree Stands	The trees and tree stands that occur within the former railway corridor will be removed in order to accommodate the construction of the proposed development.	Retain the trees and existing landscaping features in the western and eastern portions of the Site. Implement the tree preservation mitigation measures described below in Section 4.0 of this letter. Plant new trees and shrubs to mitigate the loss of woody vegetation as described in Section 4.1.3 of MES (2023a) and as shown in the Landscaping Plan.	The removal of the trees and tree stands from the former railway corridor is not anticipated to be ecologically significant, given that the trees and tree stands are generally of poor quality and that the majority of the trees represent recent regrowth.
Tree Clearing & Construction	Species at Risk (SAR) & Wildlife	Potential impacts to SAR and wildlife during tree clearing and construction.	The mitigation requirements for SAR and wildlife during construction are summarized in Section 4.4.2 of MES (2023a). The mitigation requirements include provisions from the City of Ottawa Protocol for Wildlife Protection During Construction. Tree clearing should be undertaken between August 15th and April 15th in order to avoid impacting the nests of migratory birds.	No significant SAR and/or wildlife concerns have been identified. Mitigation measures will be implemented in an abundance of caution. No significant impacts to SAR and/or wildlife are anticipated to occur as a result of the tree clearing and/or construction activities.
Drainage Channel Decommissioning	Drainage Channel	The Drainage Channel will be decommissioned in order to accommodate the proposed development.	The proposed decommissioning of the Drainage Channel will require approval by the Rideau Valley Conservation Authority under O. Reg. 174/06. The decommissioning of the Drainage Channel should be undertaken outside of the sensitive in-water work timing window, which is from March 15th to June 30th each year.	The Drainage Channel can be characterized as a highly degraded and low quality habitat feature that does not provide any significant ecological functions. As such, the decommissioning of the Drainage Channel is not anticipated to have a significant ecological impact.

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Development Activity	**Natural Heritage Feature/Function**	**Potential Effects**	**Proposed Mitigation**	**Residual Effects**
Stormwater Run-off	Downstream Areas & Existing Conveyance Systems	Stormwater run-off could impact downstream areas and existing conveyance systems.	The water that is currently stored and/or conveyed by the Drainage Channel will be captured by the new stormwater management system that will be constructed as part of the proposed development. The new stormwater management system will outlet to the existing stormwater sewers along Lancaster Road and Sheffield Road. Quantity control will be provided by rooftop and underground storage systems, which will control the post development flow rates. Quality control will be provided by an oil-grit separator system.	The proposed stormwater management system and its associated stormwater quantity and quality controls are anticipated to be sufficient to mitigate potential downstream impacts.
Sediment & Erosion	Downstream Areas & Existing Conveyance Systems	Sediment and erosion could impact downstream areas and existing conveyance systems.	Silt fencing should be installed surrounding the Drainage Channel during the construction phase of the development in order to prevent sediment and erosion from impacting downstream areas. The silt fencing surrounding the Drainage Channel will no longer be required after the Drainage Channel has been decommissioned. Implement the sediment and erosion control measures described in Section 4.2.3 of MES (2023a).	The proposed sediment and erosion controls measures are anticipated to be sufficient to mitigate potential sediment and erosion impacts.

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Table A: Impact & Mitigation Summary Table				
Development Activity	**Natural Heritage Feature/Function**	**Potential Effects**	**Proposed Mitigation**	**Residual Effects**
Building Construction	Migratory Birds	New buildings may create a bird collision hazard. As described in Section 3.6 of MES (2023a), the Site is not located in close proximity to any significant natural heritage features and/or any known or suspected bird migration corridors. The proposed development will therefore pose a comparatively low risk of bird collision.	Where feasible and compatible with the development requirements, consider the City of Ottawa Bird Safe Design Guidelines during the development of the architectural/building designs and the Landscaping Plan (as applicable). Refer to Section 4.4.1 of MES (2023a).	It should be noted that the proposed development involves the construction of an industrial building with minimal glazing (e.g. few windows), a comparatively low building height, and limited exterior landscaping. As such, the proposed building design conforms to the key elements of the Bird Safe Design Guidelines. The proposed development poses a comparatively low risk of bird collision.

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3.0 TREES & VEGETATION COMMUNITIES (POST DEVELOPMENT) MAPPING - REVISED

The legend of Figure 5 has been updated in order to make the figure easier to interpret. The updated version of Figure 5 is included below. It should be noted that the figure numbering from the Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) has been retained throughout this letter in order to maintain consistency with MES (2023a).

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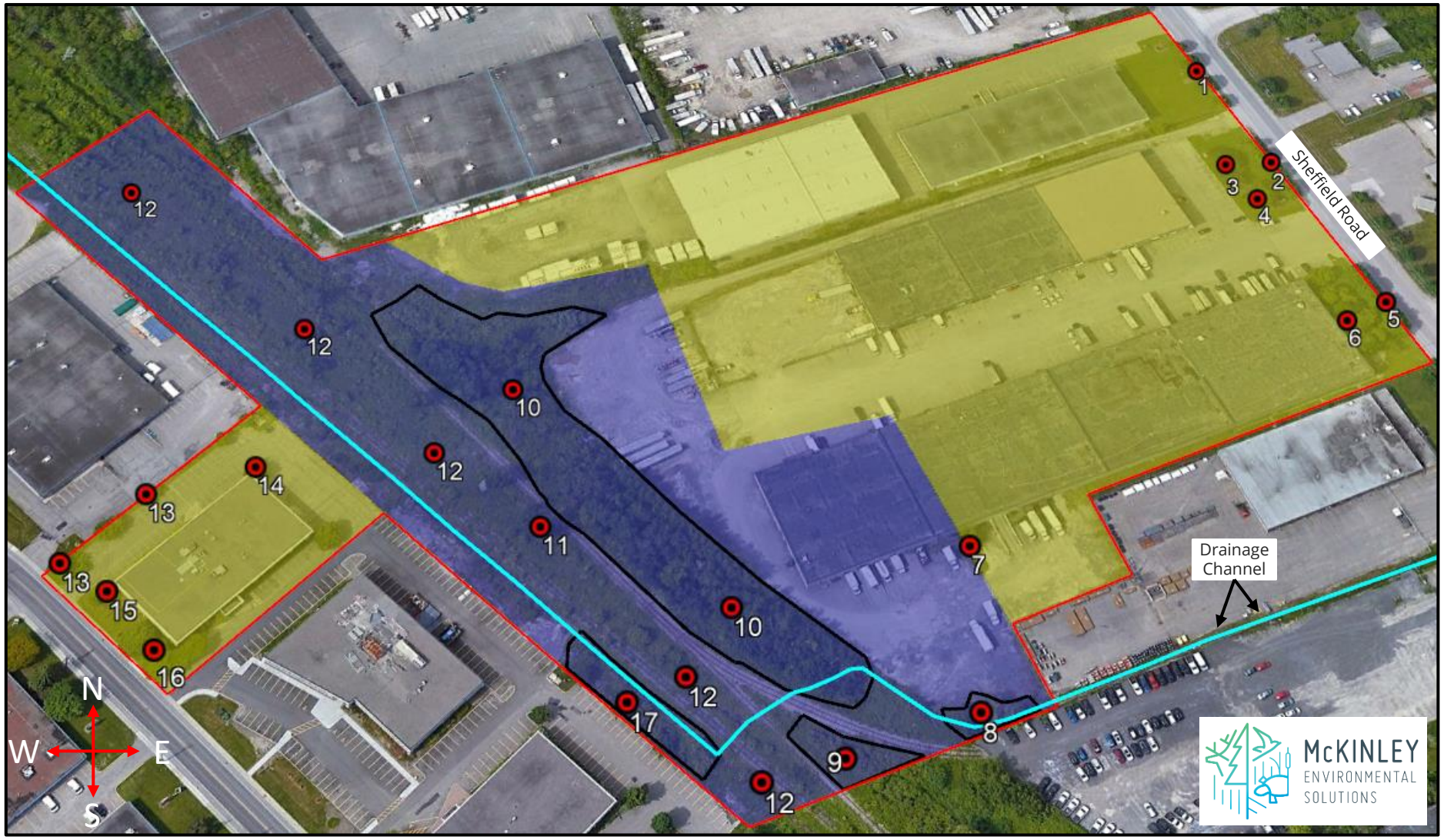
FIGURE 5: TREES & VEGETATION COMMUNITIES (POST DEVELOPMENT)

2750 & 2760 Sheffield Road, Ottawa, Ontario

Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR)



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

4.0 TREE PRESERVATION MITIGATION MEASURES

The wording of the tree preservation mitigation measures has been revised in order to remove references to tree protection measures that are not applicable to the proposed development. The tree preservation mitigation measures that were previously described in Section 4.1.2 of MES (2023a) have been replaced with the updated tree preservation mitigation measures described below.

The following tree preservation mitigation measures will be implemented to help protect and preserve retained trees:

- Mark the edge of the tree clearing area to ensure only designated trees are removed;
- Protect the Critical Root Zone (CRZ) of retained trees, where the CRZ is established as being 10 cm from the trunk of a tree for every centimeter of trunk diameter at breast height (dbh). The CRZ is calculated as dbh x 10 cm;
- When trees to be removed overlap with the CRZ of trees to be retained, cut roots at the edge of the CRZ and grind down stumps after tree removal. Do not pull out stumps. Ensure there is not root pulling or disturbance of the ground within the CRZ of retained trees;
- If roots must be cut, roots 20 mm or larger should be cut at right angles with clean and sharp horticultural tools without tearing, crushing, or pulling;
- Do not place any material or equipment within the CRZ of any retained tree;
- Do not attach any signs, notices, or posters to any retained tree;
- Do not damage the root system, trunk, or branches of any retained tree; and
- Ensure that exhaust fumes from all equipment are directed away from any retained tree canopy.

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5.0 CITY OF OTTAWA OWNED TREES

The tree stands that were described as Feature #1, Feature #2, and Feature #5 in MES (2023a) occur within the right-of-way of Sheffield Road. Feature #1, Feature #2, and Feature #5 were labelled as 'Private – On Site' trees in MES (2023a). However, Feature #1, Feature #2, and Feature #5 are City of Ottawa owned trees. The ownership of Feature #1, Feature #2, and Feature #5 has been corrected in Table B (below). It should be noted that all of the City of Ottawa owned trees will be retained during the future development of the Site.

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Table B: Trees & Vegetation Communities							
Feature #	**Feature Type**	**Description**	**Diameter at Breast Height (dbh)**	**Condition**	**Location**	**Ownership**	**Recommendation**
1	Tree Stand (Planted)	4x Sugar Maple (Acer saccharum)	33 cm, 41 cm, 37 cm, 31 cm	Good	Existing Developed Area	City of Ottawa	Retain
2	Tree Stand (Planted)	4x Sugar Maple (Acer saccharum)	43 cm, 36 cm, 42 cm, 32 cm	Good	Existing Developed Area	City of Ottawa	Retain
3	Tree Stand (Planted)	2x Ornamental Cherry (Prunus sp.) 1x Little Leaf Linden (Tilia cordata) 3x Red Pine (Pinus resinosa)	37 cm, 32 cm 34 cm 29 cm, 29 cm, 36 cm	Good	Existing Developed Area	Private - On Site	Retain
4	Tree & Shrubs (Planted)	1x Honey Locust (Gleditsia triacanthos) Shrubs: Staghorn Sumac (Rhus hirta), Common Buckthorn (Rhamnus cathartica), Tartarian Honeysuckle (Lonicera tatarica)	41 cm	Poor	Existing Developed Area	Private - On Site	Retain
5	Tree Stand (Planted)	4x Sugar Maple (Acer saccharum)	36 cm, 43 cm, 36 cm, 44 cm	Good	Existing Developed Area	City of Ottawa	Retain
6	Tree Stand & Shrubs (Planted)	4x Manitoba Maple (Acer negundo) 2x Little Leaf Linden (Tilia cordata) 1x Red Pine (Pinus resinosa) 1x Sugar Maple (Acer saccharum) Shrubs: Staghorn Sumac (Rhus hirta)	36 cm, 17 cm, 18 cm, 45 cm 43 cm, 43 cm 27 cm 20 cm Up to 17 cm	Good	Existing Developed Area	Private - On Site	Retain
7	Tree Stand (Regrowth)	2x Large Tooth Aspen (Populus grandidentata)	25 cm, 47 cm	Good	Tree Clearing Area	Private - On Site	Remove
8	Tree Stand & Shrubs (Degraded Regrowth)	4x Crack Willow (Salix fragilis) 1x Trembling Aspen (Populus tremuloides) 1x White Birch (Betula papyrifera) 1x American Elm (Ulmus americana) Shrubs: Red Osier Dogwood (Cornus sericea), Common Buckthorn (Rhamnus cathartica), Tartarian Honeysuckle (Lonicera tatarica)	Multiple Stems 10 cm to 33 cm 23 cm 11 cm N/A (Dead)	Degraded	Tree Clearing Area	Private - On Site	Remove

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Feature #	**Feature Type**	**Description**	**Diameter at Breast Height (dbh)**	**Condition**	**Location**	**Ownership**	**Recommendation**
9	Thicket (Degraded Regrowth)	Saplings: Manitoba Maple (Acer negundo), Trembling Aspen (Populus tremuloides), White Ash (Fraxinus americana), Green Ash (Fraxinus pennsylvanica) Shrubs: Red Osier Dogwood (Cornus sericea), Common Buckthorn (Rhamnus cathartica), Staghorn Sumac (Rhus hirta), Wild Red Raspberry (Rubus idaeus), Slender Willow (Salix petiolaris)	Saplings <10 cm	Degraded	Tree Clearing Area	Private - On Site	Remove
10	Tree Stand & Shrubs (Degraded Regrowth)	Dominant Trees: Trembling Aspen (Populus tremuloides) Additional Trees: Large Tooth Aspen (Populus grandidentata), White Ash (Fraxinus americana), Manitoba Maple (Acer negundo), Sugar Maple (Acer saccharum), American Elm (Ulmus americana) Shrubs: Red Osier Dogwood (Cornus sericea), Common Buckthorn (Rhamnus cathartica), Riverbank Grape (Vitis riparia), Tartarian Honeysuckle (Lonicera tatarica)	10 cm to 25 cm dbh 10 cm to 25 cm dbh	Degraded	Tree Clearing Area	Private - On Site	Remove
11	Tree	1x American Elm (Ulmus americana)	45 cm	Good	Tree Clearing Area	Private - On Site	Remove

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Feature #	**Feature Type**	**Description**	**Diameter at Breast Height (dbh)**	**Condition**	**Location**	**Ownership**	**Recommendation**
12	Former Railbed (Degraded Regrowth)	The former railbed includes an artificial gravel substrate that is dominated by weedy regrowth. Saplings: Manitoba Maple (Acer negundo), Trembling Aspen (Populus tremuloides), White Ash (Fraxinus americana), Large Tooth Aspen (Populus grandidentata), American Elm (Ulmus americana), Green Ash (Fraxinus pennsylvanica) Shrubs: Red Osier Dogwood (Cornus sericea), Common Buckthorn (Rhamnus cathartica), Staghorn Sumac (Rhus hirta), Wild Red Raspberry (Rubus idaeus), Slender Willow (Salix petiolaris), Riverbank Grape (Vitis riparia), Tartarian Honeysuckle (Lonicera tatarica) Groundcover: Canada Goldenrod (Solidago canadensis), Common Burdock (Arctium minus), Dandelion (Taraxacum officinale), Bull Thistle (Cirsium vulgare), Common Mullein (Verbascum thapsus), Queen Anne's Lace (Daucus carota), Viper's Bugloss (Echium vulgare), Wild Mustard (Sinapis arvensis), Yellow Rocket (Barbarea vulgaris), Common Ragweed (Ambrosia artemisiifolia), Prickly Lettuce (Lactuca scariola), Cleavers (Galium aparine), Lamb's Quarters Pig Weed (Chenopodium album), Virginia Creeper (Parthenocissus vitacea), Dog Strangling Vine (Vincetoxicum rossicum)	Saplings <10 cm	Degraded	Tree Clearing Area	Private - On Site	Remove

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Feature #	**Feature Type**	**Description**	**Diameter at Breast Height (dbh)**	**Condition**	**Location**	**Ownership**	**Recommendation**
13	Tree Stand (Planted)	5x Sugar Maple (Acer saccharum)	22 cm, 28 cm, 22 cm, 21 cm, 42 cm	Good	Existing Developed Area	Private - On Site	Retain
14	Tree (Planted)	1x Sugar Maple (Acer saccharum)	35 cm	Good	Existing Developed Area	Private - On Site	Retain
15	Tree Stand (Planted)	2x White Spruce (Picea glauca)	43 cm, 41 cm	Good	Existing Developed Area	Private - On Site	Retain
16	Tree Stand (Planted)	2x Honey Locust (Gleditsia triacanthos) 1x Little Leaf Linden (Tilia cordata) 3x Red Pine (Pinus resinosa)	33 cm, 25 cm 50 cm 41 cm, 25 cm, 34 cm	Good	Existing Developed Area	Private - On Site	Retain
17	Tree Stand (Degraded Regrowth)	Sparse Regrowth Trees: White Ash (Fraxinus americana), Green Ash (Fraxinus pennsylvanica), Manitoba Maple (Acer negundo), American Elm (Ulmus americana)	10 cm to 20 cm dbh	Degraded	Tree Clearing Area	Private - On Site	Remove

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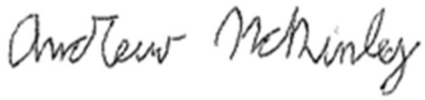
6.0 CLOSURE

We trust that the above information is sufficient. Please do not hesitate to contact the undersigned if you have any questions or require further information.

Sincerely,



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

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