Environmental Impact Study for the proposed development of 1015 and 1045 Dairy Drive, Orleans, Ontario

December 12, 2024
Update to June 7, 2024 Report
- Revised Figure 5
- Revised Appendix C

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1.0 INTRODUCTION

This Environmental Impact Study (EIS) was prepared by Kilgour & Associates Ltd. (KAL; Appendix A) on behalf of Effort Trust in support of a proposed development at 1015 and 1045 Dairy Drive in Orleans, Ontario ("the Site"; Figure 1). The proposed development would comprise a total of two (2) storage buildings providing a mix of fully enclosed and interior-access storage lockers. The property is zoned as Light Industrial Subzone 4 (IL4). Under the City of Ottawa *Zoning By-law*, "warehouse" is a permitted use. The Pre-Application Consultation has indicated the Site Plan Control application must be supported by an EIS.

In the City of Ottawa, an EIS is required when development or site alternation is proposed within 120 m of a Natural Environment area as mapped on Schedule "B" of the City of Ottawa Official Plan. The purposes of an EIS are to:

- Identify natural heritage features on or adjacent to the Site;
- Assess potential impacts of the proposed development to existing features; and,
- Recommend mitigation measures to minimize or eliminate identified impacts.

The aim of the study is to evaluate whether the planned project can be completed in a manner unlikely to have significant impacts to natural heritage system elements.

2.0 ENVIRONMENTAL POLICY CONTEXT

Natural heritage policies and legislation relevant to this EIS are outlined below.

2.1 Federal Legislation

2.1.1 Species at Risk Act, 2002

The federal *Species at Risk Act* (SARA; Government of Canada, 2002) is administered by Environment and Climate Change Canada (ECCC) and provides direction to protect and ensure the survival of wildlife species in Canada. The purpose of the SARA is to prevent populations of wildlife from becoming Extirpated, Endangered, or Threatened, provide recovery Endangered or Threatened species, and to manage other species to prevent them from becoming Endangered or Threatened.

All species listed on Schedule 1 of SARA are afforded protection on federal lands. Aquatic species and species of migratory birds protected by the *Migratory Birds Convention Act* (MBCA; 1994) and listed as Endangered, Threatened, or Extirpated under Schedule 1 of SARA are protected wherever they occur in Canada, regardless of land ownership.

2.1.2 Fisheries Act, 1985

The federal *Fisheries Act* (Government of Canada, 1985) is administered by Fisheries and Oceans Canada (DFO) and provides protections to fish, fish habitat, and fisheries. Specifically, the *Fisheries Act* in its current version provides:

- Protection for all fish and fish habitat
- Prohibition against the "harmful alteration, disruption or destruction of fish habitat"
- Prohibition against causing "the death of fish by means other than fishing"

Projects with a scope that does not fall within DFO's defined standards and codes of practice require submission of a request for review to DFO.

2.1.3 Migratory Birds Convention Act, 1994

Nesting migratory birds are protected under the MBCA (Government of Canada, 1994). No work is permitted that would result in the destruction of active nests (nests with eggs or young birds) or the wounding or killing of bird species protected under the MBCA and/or associated regulations (e.g., SARA). The "incidental take" of migratory birds and the disturbance, destruction, or taking of the nest of a migratory bird is prohibited. "Incidental take" is the killing or harming of migratory birds due to actions that are not primarily focused on taking migratory birds (e.g., economic development) and no permits exist for the incidental take of migratory birds or their nest/eggs as a result of activities that are not focused on taking migratory birds. These prohibitions apply throughout the year. The Government of Canada has compiled nesting calendars that apply across Canada that can be used to greatly reduce the risk of harming/destroying active nests by ensuring works that may impact nests are performing outside of the nesting period.

Effective July 30, 2022, a list of 18 species of migratory birds identified on Schedule 1 of the MBCA are provided year-round nest protection until they can be deemed abandoned. The Schedule includes this list for birds that reuse their own nest from one year to the next. If the nest of a Schedule 1 species has not been occupied by a migratory bird for the entirety of the waiting time indicated in the MBCA, it is considered to be abandoned, and to no longer have high conservation value for migratory birds.

2.2 Provincial Legislation, Policies, and Guidelines

2.2.1 Endangered Species Act, 2007

The provincial *Endangered Species Act* (ESA; Government of Ontario, 2007) is administered by the Ministry of Environment, Conservation, and Parks (MECP) and provides protection for species at risk (SAR) and their habitat. The ESA states that it is illegal to harm the habitat of species listed as Extirpated, Endangered, and Threatened. It is also illegal to kill, harm, harass, possess, transport, buy or sell Extirpated, Endangered, and Threatened species, whether it is living or dead. Species listed as Endangered, Threatened, or Extirpated and their habitats (e.g., areas essential for breeding, rearing, feeding, hibernation, and migration) are automatically afforded legal protection under the ESA.

2.2.2 Fish and Wildlife Conservation Act, 1997

The provincial *Fish and Wildlife Conservation Act* (FWCA; Government of Ontario, 1997) governs the hunting and trapping of a variety of wildlife including mammals, birds, reptiles, amphibians, and fish in Ontario, thereby facilitating the protection of wildlife and their habitat. The FWCA outlines the prohibition of hunting or trapping specially protected species and the requirement for provincially issued licenses for the hunting or trapping of “furbearing” or “game” animals. Examples of specifically protected animals include, for example, Southern Flying Squirrel (*Glaucomys volans*), Northern Harrier (*Circus cyaneus*), American Kestrel (*Falco sparverius*), Blue Jay (*Cyanocitta cristata*), Midland Painted Turtle (*Chrysemus picta marginata*), Northern Watersnake (*Nerodia sipedon*) and Gray Treefrog (*Hyla versicolor*). In particular, raptors that are not protected under the MBCA (including Peregrine Falcon) are protected under the FWCA.

2.2.3 Conservation Authorities Act, 1990

Conservation Authorities were created to address erosion, flooding, and drought concerns regionally by managing at the watershed level. Conservation Authorities were given the ability to regulate under Section 28 of the *Conservation Authorities Act* (Government of Ontario, 1990b). The Act provides mechanisms to regulate works and site alterations that have potential to affect erosion, flooding, land conservation, and alterations to waterbodies within their jurisdiction. It is the obligation of all Conservation Authorities to implement Ontario Regulations 42/06 and 146/06 to 182/06 *Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses* under Section 28 of the Conservation Authorities Act for relevant works.

Ontario Regulation 174/06

Section 2(1)(b) states no person shall undertake development or permit another person to undertake development in or on areas within the jurisdiction of the Authority, that includes river or stream valleys, the limits of which are determined in accordance with the following:

- Where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of bank, plus 15 meters, to a similar point on the opposite side; and,

- Where the river or stream valley is apparent and has unstable slopes, the valley extends from the predicted long term stable slope projected from the existing stable slope or, If the toe of the slope is unstable, from the predicted location of the toe of the slope as a result of stream erosion over a projected 100-year period, plus 15 meters, to a similar point on the opposite side.

2.2.4 The Policy/Planning Statement, 2020/2024

The Provincial *Policy* Statement (PPS) under which the proposed project was initiated was issued under Section 3 of the Planning Act (Government of Ontario, 1990b) and came into effect May 1, 2020 (Government of Ontario, 2020). Natural features are afforded protections under Section 2.1 of that version of the PPS. Protections may include maintenance, restoration, and improved function of diversity, connectivity, ecological function, and biodiversity of natural heritage systems. These protections restrict development and site alteration in significant natural areas (e.g., woodlands, wetlands, wildlife habitat) unless it can be demonstrated that there will be no negative effects on the features and ecological functions of those natural areas. The PPS also calls for the restriction of development and site alteration on sensitive surface water features. Technical guidance for implementing the natural heritage policies of the PPS is found within the second edition of the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (NHRM; Ministry of Natural Resources (MNR, 2010)).

Subsequently, the Province approved the updated Provincial *Planning* Statement 2024 (MMAH, 2024; herein also "PPS"), which came into effect on October 20, 2024. As such, the 2024 edition will be the relevant planning document going forward. While the revised PPS is intended to simplify and integrate existing policies to achieve housing objectives while providing tools for municipalities to deliver on housing objectives, the portions of the document related to Natural Heritage considerations have only been renumbered; they have not otherwise been meaningfully changed. Therefore, the revision of the PPS does not impose any relevant changes with respect to Natural Heritage considerations from a policy perspective; for the purposes of this EIS, both PPS documents are effectively equivalent.

2.3 City of Ottawa Plans, Policies, and Guidelines

2.3.1 City of Ottawa Official Plan, 2021

The City of Ottawa Official Plan (2021; “OP”) provides direction for future growth in the City and is a policy framework to guide physical development to 2031. The Official Plan was developed in accordance with the PPS (and relevant provincial legislation). The City of City of Ottawa reviews development applications within its boundaries in accordance with the OP.

2.3.2 Greater Cardinal Creek Subwatershed Management Plan, 2014

The Greater Cardinal Creek Subwatershed Management Plan (herein, the “GCCSMP") was conducted to address environmental impacts of urban and rural development pressures within the subwatershed area, document water quality problems within Cardinal Creek, and document erosion and slope stability concerns along Cardinal Creek. Per Policy 2.4.3 the City of Ottawa OP in effect at its time of writing, watershed and subwatershed plans were created to identify and protect the natural heritage system, recommend areas for development and preservation, provide guidelines for development, and direct monitoring efforts. Per Section 4.9.3 (Paragraph 1) of current OP, watercourse setbacks are to be set first based on the limits as established by a Council-approved watershed, subwatershed or environmental management plan.

The GCCSMP thus generally takes precedence over other watercourse setback considerations included within the current OP. City of Ottawa staff, however, can still opt accepted alternative setback arrangements that do not necessarily fully correspond with the GCCSMP.

2.3.3 Summary Natural Area Reports for Natural Areas East of Rideau River, 1997

The project assessed natural areas at a reconnaissance level across Ottawa-Carleton and was part of a larger process to establish a Natural Environment Systems Strategy. The report indicates the most significant areas in the region based on eight criteria that were examined during field studies.

2.3.4 City of Ottawa Urban Natural Areas Environmental Evaluation Study, 2005

As part of the City of Ottawa Greenspace Master Plan, the Urban Natural Areas Environmental Evaluation Study was mandated to identify woodlands, wetlands, and ravines through the urban area that are worthy of protection. The purpose of the study was to identify and to assess the relative environmental value of these natural areas across the entire urban area and make recommendations for management of these lands aimed at their long-term sustainability.

3.0 PROPERTY IDENTIFICATION

The Site includes two adjacent properties at 1015 and 1045 Dairy Drive, in Ward 1 (Orléans East-Cumberland), in the City of Ottawa (Latitude: 45.493074, Longitude: -75.473587; Figure 1). The Site has a total area of ~1.51 ha (1.3 ha at 1015 Dairy Drive, 1.21 ha at 1045 Dairy Drive). The zoning of the property is Light Industrial Subzone 4 (IL4). The Site is currently vacant. Land cover on the Site is predominantly cultural meadow with scattered shrubs and small, immature trees. There are a few mature trees with a diameter at breast height (DBH) greater than 10 cm. These trees will be addressed in a Tree Conservation Report (TCR) associated with this development project. The site is bordered by Cardinal Creek to the east, a warehouse to the north, a warehouse/office building to the west, and Old Montreal Road to the south.

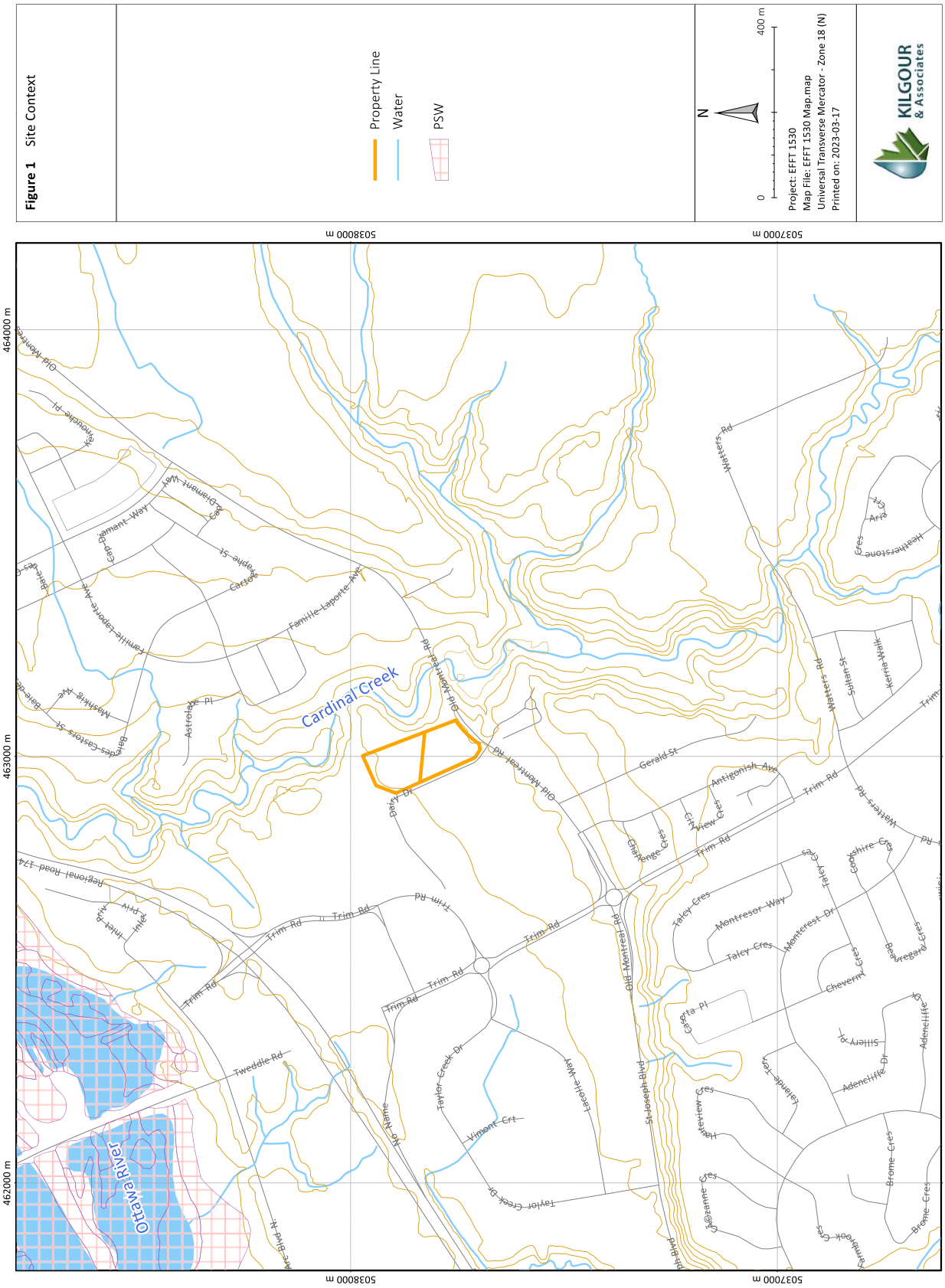


Figure 1 Site Context
Property Line
Water
PSW
N
0
400 m
Project: EFFT 1530
Map File: EFFT 1530 Map.map
Universal Transverse Mercator - Zone 18 (N)
Printed on: 2023-03-17
KILGOUR & Associates
503800 m
503700 m
464000 m
463000 m
462000 m
Cardinal Creek
Ottawa River
Old Montreal Rd
Trim Rd
Gerald St
Antigonish Ave
Talcy Cres
Montresor Way
Montrest Dr
Cheverny Cres
Adencliffe Dr
Brome Cres
Taylor Creek Dr
Vimont Crt
Tweddle Rd
St Joseph Blvd
Mer Bleue Rd
Waters Rd
Famille-Laporte Ave
Cardona
Astrolabe Pl
Gerry Lalonde Dr

4.0 METHODOLOGY

4.1 Desktop and Background Data Review

4.1.1 Relevant Agency Oversight

The Site is located within the jurisdictions of the Rideau Valley Conservation Authority (RVCA) and the City of Ottawa. Within their watershed, RVCA regulates watercourses, Provincially Significant Wetland, unevaluated and locally significant wetlands associated with watercourses and the surrounding 30 m, and other natural hazards including floodplains and unstable slopes. Per the Official Plan of the City of Ottawa (2021), physical development on the Site must be outside limits set in accordance with existing subwatershed studies or environmental management plans applicable the area – for this project, the GCCSMP – except as otherwise approved by City staff.

4.1.2 Site Overview

Aerial imagery from Google Earth and the City of Ottawa's geoOttawa system was used to develop a preliminary mapping of existing site features and landcover and informing how the Site may be divided into vegetation communities. This preliminary review, along with a previous EIS for the site (McIntosh Perry, 2013) suggested the site to be dominated by cultural meadow.

4.1.3 Preliminary SAR Review

The review of existing information included a preliminary SAR screening for species listed under the federal SARA and provincial ESA. The screening functions to identify SAR having some potential to be in the broader vicinity of the Site. The screening (Appendix B) was completed following the *Draft Client's Guide to Preliminary Screening for Species at Risk* (MECP, 2019a). The screening reviewed data sources including:

- Species at Risk in Ontario (SARO; Ministry of Environment, Conservation, and Parks (MECP, 2023);
- Species at Risk Public Registry (Government of Canada, 2023);
- Natural Heritage Information Centre (NHIC; Ministry of Natural Resources, and Forestry (MNRF, 2023a);
- Land Information Ontario (MNRF, 2023b);
- Aquatic Species at Risk Map (DFO, 2023);
- Ontario Reptile and Amphibian Atlas (Ontario Nature, 2019);
- Ontario Breeding Birds Atlas (Birds Canada et al., 2009);
- Ontario Butterfly Atlas (Toronto Entomologists' Association, 2023);
- eBird (Cornell Lab of Ornithology, 2023a);

- iNaturalist (California Academy of Sciences and National Geographic Society, 2023);
- Bumble Bee Watch (Wildlife Preservation Canada et al., 2023);
- Recovery Strategy for the Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*), and Tri-colored Bat (*Perimyotis subflavus*) in Ontario (Humphrey and Fotherby, 2019);
- Recovery Strategy for the Eastern Small-footed Myotis (*Myotis leibii*) in Ontario (Humphrey, 2017).

4.2 Field Surveys

4.2.1 Field Survey Summary

In total, the site was visited four times to review site conditions and investigate the presence of various natural heritage elements (Table 1).

Table 1: Field Study Summary

Date	Purpose	Conditions	Personnel
2023/03/15	• Review general site conditions • Estimate ELC • Survey site trees	• -1°C • Clear and sunny • No precipitation • Light breeze	• Kurtis Westbury
2023/05/25	• First Breeding Bird Survey • Confirm ELC designations during growing season including additional plant identification/review • Confirm general tree health	• 7°C • Clear and sunny • No precipitation • Light breeze	• Nicholas Schulz
2023/06/14	• Second Breeding Bird Survey	• 15°C • Clear and sunny • No precipitation	• Kurtis Westbury
2023/07/06	• Third Breeding Bird Survey	• 23°C • Clear and sunny • No precipitation • Light breeze	• Nicholas Schulz

4.2.2 Ecological Land Classification and Trees

Vegetation communities on the Site were initially identified and mapped in the field on March 15, 2023, then were confirmed on May 25, 2023 (i.e. during the growing season). Vegetation communities were delineated based on standard Ecological Land Classification (ELC) methods for Ontario (Lee et al., 1998). This method provides a consistent approach to identify, describe, and map vegetation communities or physiographic features on the landscape based on dominant plant species and soil composition. This method results in a standardized description of each vegetation community to capture the natural diversity and variability of communities within a site and to provide insight into available habitat and the type of species that may be present. More specifically, the classifications from ELC provide a basis for determining whether potential habitat for a given SAR or other ecological value may be present. Representative photos of each ELC unit on the Site were taken and are included with the community descriptions in this report.

Site trees are reviewed in detail through the TCR for this project (Appendix C).

The desktop review of available aerial imagery and preliminary field visits informed how the Site was generally divided into vegetation communities based on variation in land cover, topography, and vegetation structure. This information, along with a previous EIS for the site (McIntosh Perry, 2013) suggest the site is dominated by cultural meadow (CUM) with two patches of meadow marsh (MAM). The site visit on March 15, 2023, supported that assessment, and the ELC study on May 25, 2023, confirmed it.

4.2.3 Breeding Birds

Morning breeding bird surveys were performed using point counts following the Ontario Breeding Bird Atlas Guide for Participants (Bird Studies Canada et al., 2009). Breeding bird surveys are to be completed from survey stations that, when combined, provide suitable viewing of all habitats on a site during calm weather days with light wind (less than 3 on the Beaufort Scale) and no precipitation. As per the Ontario Breeding Bird Atlas, two rounds of surveys must take place between sunrise and five hours after sunrise between May 24 and July 10. A third survey within that window is used to estimate where Bobolink and Meadowlark – listed bird species – may be present. Three surveys were completed for this project on the mornings of May 25, June 14, and July 6.

A total of three breeding bird survey stations were established in representative habitats on the Site. All incidental observations were recorded while moving between survey points as well as during other visits to the Site. Birds were identified by song and/or direct visual observation.

The federal and provincial significance of bird species were classed based on species' listings under Schedule 1 of SARA and the ESA, and species tracked by NHIC (MNRF 2023a; for non-SAR species considered provincially significant).

5.0 EXISTING CONDITIONS

5.1 Surface Water

There are no surface water features directly on the Site, but the Cardinal Creek valley is adjacent to the Site (with the creek bank~ 45 m from the east boundary). Cardinal Creek provides fish habitat as a direct tributary from the Ottawa River. It is approximately 8 km long and flows northwest to the Ottawa River with contributions from multiple head-water streams (RVCA, 2014). Across from the Site there are areas of steep shoreline as indicated by the topographic lines in Figure 2 and confirmed during the site visit on March 15, 2023.

Per the City's current OP Policy 4.9.3:

> *1) The minimum setback from surface water features shall be the development limits as established by a Council-approved watershed, subwatershed or environmental management plan.*

The setback requirements for Cardinal Creek are thus determined in accordance with the GCCSMP (AECOM, 2014) considering the greater of:

a) the regulatory flood line;
b) the Geotechnical limit of hazard lands;
c) 30 m from normal high water mark;
d) 25 m from top of bank;
e) Setback as determined through an Environmental Impact Statement; and/or
f) setback as determined through a Drain Engineer's Report.

For this project, however, partially in consideration of the layout of the adjacent property to the east in which the Cardinal Creek Valley is situated, the City has accepted an alternate setback line (City of Ottawa, 2024; Figure 2).

5.2 Vegetation Cover (Ecological Land Classification)

The majority of the Site is characterized as a single ELC unit (CUM - Cultural Meadow; Figure 2) with grasses, common weedy forbs, scattered immature trees and shrubbery dominating the vegetation cover. There are two small patches of Meadow Marsh (MAM) dominated by common reed and cattail. There is a strip of coniferous trees, specifically, Blue Spruce (*Picea pungens*), along the northern boundary. There is a row of deciduous trees aligning the eastern boundary, (across the laneway from Cardinal Creek) with some trees falling on the Site and others separated by a property fence (Appendix C).

Figure 2 Ecological land classification

5.2.1 Cultural Meadow (CUM)

Most of the Site is dominated by Cultural Meadow (CUM; Figure 3). There are 34 trees scattered across the property, all of which are described in the attached Tree Conservation Report (TCR; Appendix C). The tree species found on the Site are: American Elm (*Ulmus americana*), Bur Oak (*Quercus macrocarpa*), Crack Willow (*Salix fragilis*), European Buckthorn (*Rhamnus cathartica*), Green Ash (*Fraxinus pennsylvanica*), Manitoba Maple (*Acer negundo*), White Ash (*Fraxinus americana*), White Poplar (*Populus alba*), and White Spruce (*Picea glauca*). Meadow ground cover was dominated by: Kentucky Bluegrass (*Poa pratensis*), Canada Goldenrod (*Solidago canadensis*), Cow Vetch (*Vicia cracca*), Virginia Creeper (*Parthenocissus quinquefolia*), Common Milkweed (*Asclepias syriaca*), and Common Dandelion (*Taraxacum officinale*).

Figure 3 Cultural Meadow (CUM) on site (Photo taken June 14, 2023)

5.2.2 Meadow Marsh (MAM)

Aerial imagery and a previous EIS (McIntosh Perry, 2013) indicate that there are two patches of Meadow Marsh (Figure 4) on the Site. These observations were confirmed by KAL field staff during the ELC site visit on May 25, 2023. The vegetation species that dominate the two Meadow Marsh ecosites are: Common

Reed (*Phragmites australis*), Narrowleaf Cattail (*Typha angustifolia*), and Field Horsetail (*Equisetum arvense*).

Figure 4 Meadow Marsh (MAM) on site (Photo taken May 25, 2023)

5.3 Breeding Birds

Morning Breeding Bird Surveys were conducted on the dates outlined in Table 2.

Table 2 Weather conditions during the Breeding Bird Surveys conducted on the Site

Date	Cloud Cover (%)	Air Temperature (°C)	Wind (Beaufort)
May 25, 2023	5	7	3
June 14, 2023	50	15	1
July 6, 2023	10	23	2

A total of 21 bird species were observed on the Site via morning breeding bird surveys and incidental observations (Table 3). The most observed species during breeding bird surveys was Song Sparrow (*Melospiza melodia*), followed by American Goldfinch (*Spinus tristis*) and Red-winged Blackbird (*Agelaius phoeniceus*).

There were no avian SAR recorded on Site despite the possibility of Bobolink and Meadowlark habitat.

Table 3 Observed bird species on the Site

Common Name	Scientific Name
American Crow	*Corvus brachyrhynchos*
American Goldfinch	*Spinus tristis*
American Robin	*Turdus migratorius*
Black-capped Chickadee	*Poecile atricapillus*
Blue Jay	*Cyanocitta cristata*
Cedar Waxwing	*Bombycilla cedrorum*
Chipping Sparrow	*Spizella passerina*
Common Grackle	*Quiscalus quiscula*
Common yellowthroat	*Geothlypis trichas*
European Starling	*Sturnus vulgaris*
House Finch	*Haemorhous mexicanus*
House Wren	*Troglodytes aedon*
Killdeer	*Charadrius vociferus*
Mourning Dove	*Zenaida macroura*
Northern Cardinal	*Cardinalis cardinalis*
Purple finch	*Haemorhous purpureus*
Red-winged Blackbird	*Agelaius phoeniceus*
Red-eyed Vireo	*Vireo olivaceus*
Song Sparrow	*Melospiza melodia*
Swamp Sparrow	*Melospiza georgiana*
Yellow Warbler	*Setophaga petechia*

5.4 Species at Risk

The initial desktop review of occurrence records species listed under SARA and ESA identify 41 species having potential to occur in the broader vicinity of the Site, including Extirpated, Endangered, Threatened, and Special Concern species (Appendix B). Species listed as Extirpated, Endangered, and Threatened are afforded species and habitat protection under the ESA. Federal protections under SARA are also in force for listed species of fish and migratory birds. For species of other groups, SARA normally only applies on federal lands or on projects having some level of participation with or oversight by the federal government. However, SARA-based protections can be imposed by ministerial order on a case-by-case basis in situations where provincial-level protections are deemed inadequate to otherwise protect a species. Such protections are not expected to apply to the Site.

The SAR assessment for this EIS (Appendix D) evaluated whether the Site would or could provide suitable habitat for SAR and whether they should be considered as likely to interact with future development of the Site. An assessment of the potential for SAR and their potential habitat was completed based on the results of the site visit and a desktop review that considered known species ranges, historic observation

records, and preferred habitat requirements of these species. Of the 41 SAR initially flagged for review, only 2 were consider to have greater than a "low" potential for interactions between proposed works on Site and listed individuals or their protected habitats: Bobolink (*Dolichonyx oryzivorus*) and Eastern Meadowlark (*Sturnella magna*). The cultural meadow on site was initially considered to have some potential to support those species, though both birds tend to typically prefer field > 5 ha in size (MECP, 2016). Bird surveys, however, found no evidence for the presence of either species (or any other SAR bird). As such, the Site is not considered to support any SAR or SAR habitat.

5.5 Significant Natural Heritage Features

The Site does not contain Significant Woodlands, Earth/Life Science areas of Natural and Scientific Interest, Significant Wildlife Habitat, or potentially significant wildlife corridors or greenspace linkages.

Guidelines and criteria for the identification of Significant Wildlife habitats in ecoregion 6E (Eastern Ontario) are provided by MNRF (2015a). Significant Wildlife Habitats are identified based on the presence of certain types (identified through ELC codes) and the presence and/ or groupings of certain species. The Site does not include natural habitat features or ecosites in sufficient abundance, or any species combinations, that would meet the criteria for Significant Wildlife Habitat.

5.5.1 Significant Valleylands

The GCCSMP identifies the adjacent Cardinal Creek Valley as a Significant Valleyland. While the edge of the Valley is generally >50 m east of the Site, a short (30 m) sliver along the center of the eastern boundary is within 13.5 m. An existing roadway, however, is located adjacent to the length of the eastern property line that currently provides truck access to the industrial site there along the top of the valley (i.e. an active roadway separates the Site from the valley, even at its closest point).

5.6 RVCA Regulatory Limit

The eastern boundary of the site, adjacent to Cardinal Creek, is within the RVCA Regulatory Limit. The Regulatory Limit is a jurisdictional boundary and does not specifically represent natural heritage constraints or ecological considerations. Any development within this limit, however, will require written permission from the RVCA.

5.7 Forest Fire Hazard

Deciduous forest cover present in the Cardinal Creek valley adjacent to the development area is considered to have a low forest fire risk. The City's mapping of Potential Hazardous Forest Types for Wildland Fire within the geoOttawa system accordingly indicates a "Low" potential for fire hazard in the area.

6.0 DESCRIPTION OF THE PROJECT

The proposed project will comprise a Site Plan Control at 1015 and 1045 Dairy Drive, located in Ward 1 (Orléans East-Cumberland), in the City of Ottawa (Figure 5). The property has a total area of approximately 1.51 ha (1.3 ha on 1015 Dairy Drive and 1.21 ha on 1045 Dairy Drive). Both properties are listed as IL4 H(21), which allows for the building of warehouses. The site plans include the construction of two storage buildings with one that includes an administration office. Two access driveways are included in the proposed plans (Appendix E). As a storage facility, windows/glazing on the building facades are generally limited in number and percent coverage. Regardless, material selection for windows/glazing will be consistent with Ottawa Bird- Safe Design Guidelines.

The proposed project includes a roadway that falls within 25m from the top of valley of Cardinal Creek. This potential setback interference was communicated with Natural Systems staff at the City of Ottawa, who accepted the proposed mitigative approach (Appendix F). To minimize potential impacts of the proposed site development on the adjacent valley:

- the roadway along eastern site edge has been narrowed from the originally proposed design; and
- site (re)grading along the portion of eastern side within 25 of the top of the valley slope will be managed to provide a natural, 3:1 grade and to remove the need for retaining walls at that location.

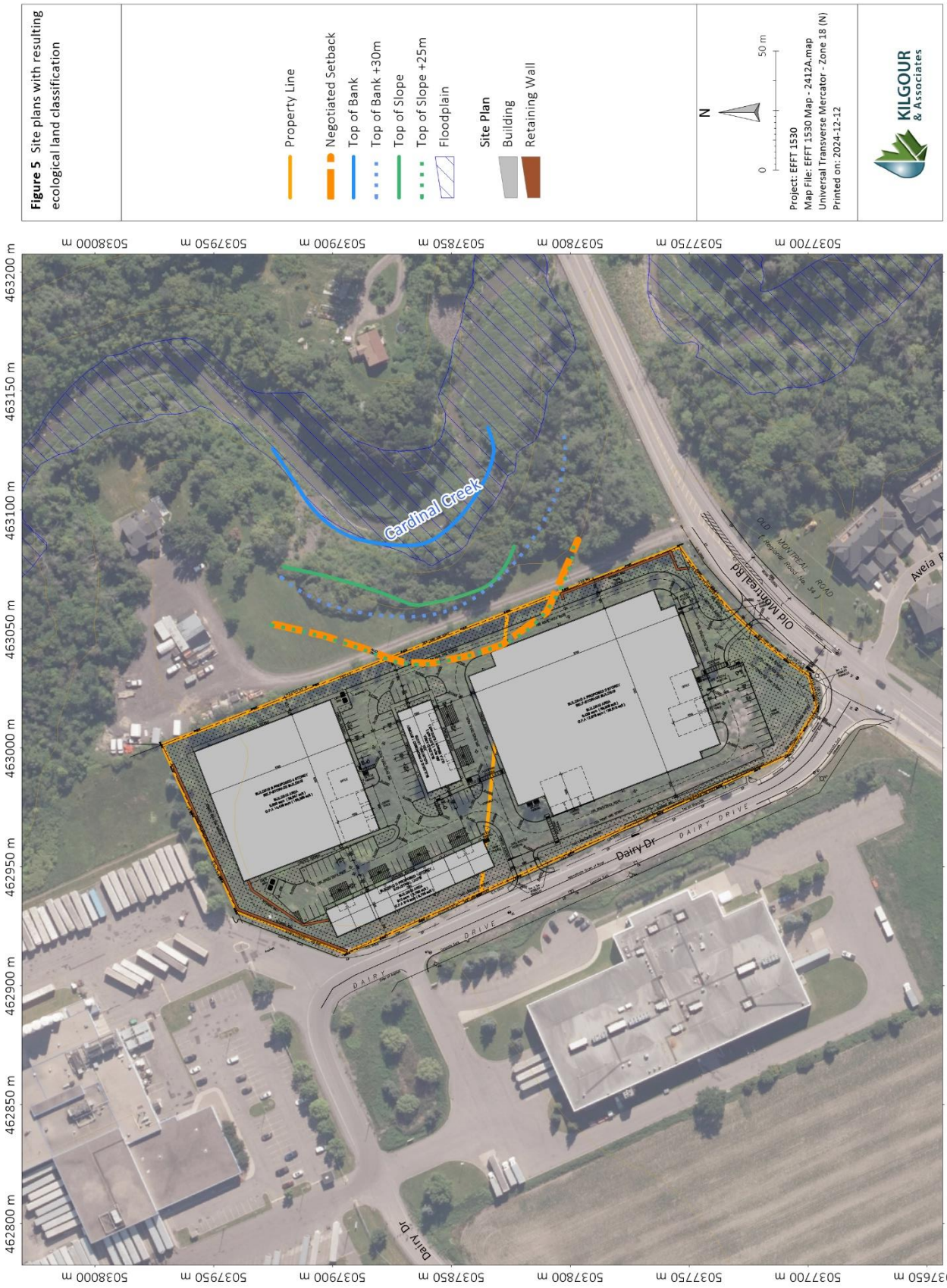


Figure 5 Site plans with resulting ecological land classification

7.0 IMPACT ASSESSMENT AND MITIGATION

7.1 Surface Water

At its closest point, the eastern site boundary is 13 m from the top of valley slope of the adjacent Cardinal Creek and 40 m from the bank of the creek. This proximity, however, was approved by City of Ottawa Natural Systems staff considering the small portion of the roadway is not anticipated to have negative impacts to Cardinal Creek or its associated valley (Appendix E). Regardless, no site buildings or retaining walls will be included within the agreed-to setback (Figure 5).

To ensure the absence of negative impacts to area surface water generally, all surface runoff from the Site is to be captured and/or otherwise directed away from Cardinal Creek and the Cardinal Creek valley, and to be conveyed through local stormwater management systems for quality and quantity control prior to general release to the catchment. This is considered especially important with respect to snow clearing, which, if improperly handled, could generate a point source for salt-contaminated runoff. The site design will include designated locations for winter snow removal accumulation/storage. These locations will be located, graded, and/or otherwise designed to ensure meltwater flows cannot bypass site SWM controls or outlet directly to Cardinal Creek.

Any potential for sediment to be released into surface water features during site preparation and construction must be fully mitigated using standard erosion and sediment control measures. Due to the steep bank across from the Site that leads to Cardinal Creek, erosion and sediment control will be important during the construction process. To minimize impact to Cardinal Creek adjacent to the Site, and the broader catchment during construction, an erosion and sediment control (ESC) plan will be required and must be developed to the satisfaction of RVCA. The ESC plan should include a multi-faceted approach to provide ESC including but not limited to:

- Silt fence paired with sturdy construction fence along the project perimeter (around the development envelope). This fencing can also act as a wildlife exclusion measure for smaller and less mobile animals that may occupy or traverse across the Site, such as amphibians, turtles, and snakes;
    - Fencing (could be the silt fence) around the development envelope should be installed before the turtle nesting period (mid-May to early July) (MNRF, 2015c);
- Regularly inspecting and maintaining the ESC measures during all phases of the project. During construction, ESC inspections daily, and should be time to follow precipitation events as applicable/feasible.
- Retention of existing vegetation and stabilization of exposed soils with native vegetation where possible;
- Keeping the ESC measures in place until all disturbed ground has been permanently stabilized;
- Using biodegradable ESC materials where possible and removing all exposed non-biodegradable ESC materials once the Site is stabilized;

- Limiting the duration of soil exposure and phasing project works;
- Limiting the size of disturbed areas by minimizing nonessential clearing and grading;
- Minimizing the total slope length and the gradient of disturbed areas;
- Refueling of machinery should occur >30 m from surface water features and all machinery will remain on the project-side of silt and construction fence;
- Maintaining overland sheet flow and avoiding concentrated flows;
- Storing/stockpiling materials >15 m away from the wetland and other surface water features (if possible);
- Developing a response plan to be implemented immediately in the event of a spill of a deleterious substance;
    - Keeping an emergency spill kit on the Site;
    - In the event of a spill, stopping work and containing deleterious substances to prevent dispersal; and,
- Reporting any spills of sewage, oil, fuel, or other deleterious material whether near or directly into a surface water feature.

7.2 Vegetation

No rare or unique vegetation communities or at-risk vegetation species were observed on the Site. Tree clearing is anticipated to accommodate the proposed development on the Site and is detailed in the attached TCR (Appendix C). The following general protection measures are recommended during construction to limit impacts to trees that will be retained:

- Tree removal on the Site within the development envelope and for associated access should be minimized as much as possible;
    - If tree removal does occur on Site; any removals should be off set with the planting of new trees at either the front or the rear of the yard
- Woody vegetation removal should occur before mid-March or after mid-August for the protection of breeding birds and bats, unless a survey conducted by a qualified biologist within two days of the vegetation removal identifies no breeding activity. Note that it is very difficult to effectively complete bird nesting surveys in the upper canopies of forest habitats during the leaf-on period;
- To minimize impacts to retained trees during development:
    - Sturdy protective fencing (can be silt fence) is recommended around the perimeter of the work areas to ensure the adjacent vegetation to be retained is not impacted by the

construction and to isolate the work area from sensitive wildlife. The protective fencing is to be installed at the outer limits of the critical root zone (CRZ; i.e., 10x the diameter at breast height);

- Do not place any material or equipment within the CRZ of trees;
- Do not attach any signs, notices, or posters to any trees;
- Do not raise or lower the existing grade within the CRZ of trees without approval;
- Tunnel or bore when digging within the CRZ of a tree;
- Do not damage the root system, trunk, or branches of any remaining trees; and
- Ensure that exhaust fumes from all equipment are not directed toward any tree's canopy.

- Ensure equipment is clean prior to vegetation removal to avoid introducing invasive species to the Site, and clean equipment prior to leaving Site to avoid spreading invasives (e.g., Common Reed - *Phragmites australis*) elsewhere.

- KAL recommends that, to the extent possible, native plants be incorporated into Site landscaping for the benefit of local wildlife and pollinators (e.g., milkweed species for Monarch). It is recommended that plantings encompass a variety of native flowering species with different blooming periods to provide varied food sources for native pollinators. Further, limit the use of herbicides within and surrounding the planted habitat. Additionally, a single row of no fewer than 20 locally appropriate native trees is recommended for inclusion along the eastern property boundary as part of the Landscape Plan. Freeman Maple (*Acer freemanii*) is suggested as an ideal species for this location, though other species may be considered so long as they are indigenous to the region.

7.3 Species at Risk

No SAR or SAR habitats occur on the Site. As such no negative impacts are anticipated to SAR under the proposed development. Regardless, it is recognized that SAR fauna do occur in the broader vicinity of the Site. However, general wildlife mitigation measures provided in Section 7.4, while not species-specific, are anticipated to protect the SAR that could otherwise transiently occur on the Site.

7.4 Wildlife Mitigation

The following mitigation measures shall be implemented during future construction to generally protect wildlife and potential SWH areas:

- Additional field surveys for SAR are recommended in the spring/summer prior to development if the proponent wishes to proceed with development within the sensitive timing windows. Postponing wildlife surveys until the suitable seasons preceding development will ensure the data collected is up-to-date and accurately reflects current site conditions and wildlife use as well as will ensure that the surveys target the development

footprint. Requirements for field surveys will be determined in consultation with MECP, who will likely suggest the inclusion of breeding bird surveys to ensure that SAR are not breeding on the Site.

- Areas shall not be altered or cleared during sensitive times of year for wildlife (breeding season; early spring to early summer) unless mitigation measures are implemented and/or the habitat has been inspected by a qualified Biologist.
    - Clearing of trees and/or vegetation should not take place mid-March to mid-August inclusive unless a qualified Biologist has determined that no birds are nesting or suitable bat roosting trees are present. The bird nest sweep would be valid for two days.
        - The MBCA protects the nests and young of migratory breeding birds in Canada. The timing of nesting for birds in the area spans April 1 to August 31 (Government of Canada, 2018).
        - The breeding and roosting period for bats is recognized as April 1 to September 30 (MNRF, 2015b).
- Ensure that a wildlife management plan for the construction process and deliver environmental compliance and biodiversity training to all site workers to implement the plan. The plan should include (but not be limited to) requirements to:
    - Utilize silt fence paired with sturdy construction fence around soil stockpiles to serve as a wildlife exclusion measure to prevent smaller animals from accessing/utilizing temporary habitats on the Site (e.g., prevent turtles from nesting in stockpiles on the Site);
    - Any turtles or snakes observed in the vicinity of the work areas or that may otherwise be in danger should be encouraged to relocate outside of the development envelope. Animals should be moved only far enough to ensure their immediate safety and not off the property. Any handling of SAR during construction for safe relocation purposes should be done by individuals who are properly trained to do so. The area should be monitored to prevent re-entry;
    - Check the entire work site for wildlife prior to beginning work each day;
    - Do not harm, feed, or unnecessarily harass wildlife;
    - Manage waste to prevent attracting wildlife to the work site. Effective mitigation measures include litter prevention and keeping all trash secured in wildlife-proof containers and promptly removing it from the work site, especially during warm weather;

- Enforce a speed limit of 20 km/h during the active season (April 1 to September 30) to reduce wildlife mortality;

- Manage stockpiles and equipment at the work site to prevent wildlife from being attracted to artificial habitat. Cover and contain any piles of soil, fill, brush, rocks, and other loose materials and cap ends of pipes where necessary to keep wildlife out. Ensure that trailers, bins, boxes, and vacant buildings are secured at the end of each workday to prevent access by wildlife; and,

- Initial earthworks should not take place early September to early May while snakes are hibernating (MNRF 2016; MNRF 2018).

- Window installation is required to follow the City of Ottawa's Bird-Safe Design Guidelines (2020) to ensure that flight disruptions are minimized once the buildings have been constructed. Accordingly, bird friendly glass (vertically etched or with visual markers with a maximum of 50 mm X 50 mm spacing pattern) must be utilized for windows facing the forested Cardinal Creek Valley and is recommended for other glazed areas. Windows are to have an exterior reflectance ≤6%. Large windows must be divided into smaller panes using a contrasting anodized aluminum framing system to avoid a large monolithic glass facade.

7.5 Significant Valleylands

The Site plan generally respects a setback of 25m from the top of valley slope associated with Cardinal Creek except for a 75 m portion near the south end of the east property line. The eastern site road, however, has been narrowed to 7 m in width such that it only extends 5 m into the standard setback. The ground to the east of the road will be regraded to a 1:3 slope and planted with natural ground cover, thereby eliminating requirements for retaining wall structures within the 25 m setback. As such, the City of Ottawa has accepted that this minor incursion is not anticipated to negatively impact the valleyland.

8.0 CONCLUSION

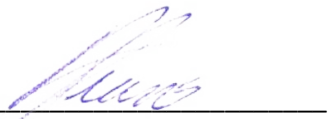
This report provides a set of mitigation measures for employment in the design and construction of the proposed development. The assessment of the potential for impacts to the natural heritage system is based on the implementation of these mitigation measures. Based on our professional opinion, the proposed development is not expected to have negative impacts on existing natural features or ecological functions if the recommended mitigation measures provided in this report are implemented.

9.0 CLOSURE

This report was prepared for exclusive use by Effort Trust and may be distributed only by Effort Trust. Questions relating to the data and interpretation can be addressed to the undersigned.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.



Anthony Francis, PhD
Senior Ecologist

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Appendix A Qualifications of Report Authors

Anthony Francis, PhD (Senior Ecologist)

Dr. Francis is a Senior Ecologist with 20 years' consulting experience to both government agencies and private industry. He has worked on a diversity of projects relating to species at risk, invasive species, terrestrial and aquatic habitat, environmental effects monitoring and mitigation, and fate/effects of contaminants. Within each of these subject areas, Dr. Francis has completed projects addressing specific site concerns and broader policy initiatives.

In the Ottawa area he helps clients work their way through the land development process by producing key supporting studies such Environmental Impact Statements, Integrated Environmental Reviews, and by obtaining various permits and approvals from local regulatory agencies including the conservation authorities and Ministries of Environment and Natural Resources. Dr. Francis is our local in-house geomatics specialist, capable of carrying out detailed and complex analyses of geospatial data of plant and animal distribution. He often utilizes his skills to carry out constraint studies prior to a client purchasing or planning a development for a property.

Appendix B Species at Risk Screening Results

Initial Desktop Species-at-Risk Screening - Listed Species Occurring in the Broader Vicinity of the Site

Species Name (*Scientific name*)	Information Source	Prov. Status	Fed. Status
Birds			
Bald Eagle (*Haliaeetus leucocephalus*)	California Academy of Sciences and National Geographic Society (2023), Cornell Lab of Ornithology (2021)	SC	-
Bank Swallow (*Riparia riparia*)	Birds Canada et al. (2009), Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	THR	THR
Barn Swallow (*Hirundo rustica*)	Birds Canada et al. (2009), California Academy of Sciences and National Geographic Society (2023), Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	SC	THR
Black Tern (*Chlidonias niger*)	Birds Canada et al. (2009), California Academy of Sciences and National Geographic Society (2023), Cornell Lab of Ornithology (2021)	SC	-
Bobolink (*Dolichonyx oryzivorus*)	Birds Canada et al. (2009), California Academy of Sciences and National Geographic Society (2023), Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021), MNRF (2023a), MNRF (2023b)	THR	THR
Canada Warbler (*Cardellina canadensis*)	Birds Canada et al. (2009), Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	SC	THR
Chimney Swift (*Chaetura pelagica*)	Birds Canada et al. (2009), Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	THR	THR
Common Nighthawk (*Chordeiles minor*)	Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	SC	THR
Eastern Meadowlark (*Sturnella magna*)	Birds Canada et al. (2009), Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021), MNRF (2023a), MNRF (2023b)	THR	THR
Eastern Whip-poor-will (*Antrostomus vociferus*)	Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	THR	THR
Eastern Wood-Pewee (*Contopus virens*)	Birds Canada et al. (2009), California Academy of Sciences and National Geographic Society (2023), Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	SC	SC
Evening Grosbeak (*Coccothraustes vespertinus*)	Cornell Lab of Ornithology (2021)	SC	SC
Golden Eagle (*Aquila chrysaetos*)	Cornell Lab of Ornithology (2021)	END	-
Horned Grebe (*Podiceps auritus*)	Cornell Lab of Ornithology (2021)	SC	SC
Hudsonian Godwit (*Limosa haemastica*)	Cornell Lab of Ornithology (2021)	THR	-
Least Bittern (*Ixobrychus exilis*)	California Academy of Sciences and National Geographic Society (2023), Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	THR	THR
Lesser Yellowlegs (*Tringa flavipes*)	California Academy of Sciences and National Geographic Society (2023), Cornell Lab of Ornithology (202	SC	-
Loggerhead Shrike (*Lanius ludovicianus*)	Cornell Lab of Ornithology (2021)	END	END
Olive-sided Flycatcher (*Contopus cooperi*)	Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	SC	THR
Peregrine Falcon (*Falco peregrinus*)	Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	SC	SC
Red Knot (*Calidris canutus rufa*)	California Academy of Sciences and National Geographic Society (2023), Cornell Lab of Ornithology (202	END	END
Red-necked Phalarope (*Phalaropus lobatus*)	Cornell Lab of Ornithology (2021)	SC	SC
Rusty Blackbird (*Euphagus carolinus*)	California Academy of Sciences and National Geographic Society (2023), Committee on the Status of En	SC	SC
Short-eared Owl (*Asio flammeus*)	Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	THR	SC
Wood Thrush (*Hylocichla mustelina*)	Birds Canada et al. (2009), Committee on the Status of Endangered Wildlife in Canada (2023), Cornell Lab of Ornithology (2021)	SC	THR
Mammals			
Eastern Small-footed Myotis (*Myotis leibii*)	Humphrey (2017)	END	-
Little Brown Myotis (*Myotis lucifugus*)	Humphrey and Fotherby (2019)	END	END
Northern Myotis (*Myotis septentrionalis*)	Humphrey and Fotherby (2019)	END	END
Tri-colored Bat (*Perimyotis subflavus*)	Humphrey and Fotherby (2019)	END	END
Amphibians			
Western Chorus Frog (*Pseudacris triseriata*)	Committee on the Status of Endangered Wildlife in Canada (2023), Ontario Nature (2019)	-	THR
Reptiles			
Blanding's Turtle (*Emydoidea blandingii*)	Committee on the Status of Endangered Wildlife in Canada (2023), MNRF (2023b), Ontario Nature (2019	THR	END
Eastern Milksnake (*Lampropeltis triangulum*)	California Academy of Sciences and National Geographic Society (2023), Ontario Nature (2019)	-	SC
Eastern Musk Turtle (*Sternotherus odoratus*)	Ontario Nature (2019)	SC	SC
Midland Painted Turtle (*Chrysemys picta marginata*)	California Academy of Sciences and National Geographic Society (2023), MNRF (2023a), Ontario Nature (2019)	-	SC
Northern Map Turtle (*Graptemys geographica*)	California Academy of Sciences and National Geographic Society (2023), Committee on the Status of Endangered Wildlife in Canada (2023), Ontario Nature (2019)	SC	SC
Snapping Turtle (*Chelydra serpentina*)	California Academy of Sciences and National Geographic Society (2023), Committee on the Status of Endangered Wildlife in Canada (2023), MNRF (2023a), MNRF (2023b), Ontario Nature (2019)	SC	SC
Arthropods			
Monarch (*Danaus plexippus*)	California Academy of Sciences and National Geographic Society (2023), Committee on the Status of Endangered Wildlife in Canada (2023), Toronto Entomologists' Association (2023)	SC	SC
Rusty-patched Bumble Bee (*Bombus affinis*)	Committee on the Status of Endangered Wildlife in Canada (2023)	END	END
Yellow-banded Bumble Bee (*Bombus terricola*)	California Academy of Sciences and National Geographic Society (2023), Wildlife Preservation Canada e	SC	SC
Vascular Plants			
Black Ash (*Fraxinus nigra*)	California Academy of Sciences and National Geographic Society (2023)	END	-
Butternut (*Juglans cinerea*)	California Academy of Sciences and National Geographic Society (2023), Committee on the Status of Endangered Wildlife in Canada (2023), MNRF (2023a)	END	END

Sources	
iNaturalist	California Academy of Sciences and National Geographic Society (2023)
COSEWIC	Committee on the Status of Endangered Wildlife in Canada (2023)
eBird	Cornell Lab of Ornithology (2021)
DFO	DFO (2023)
Bats	Humphrey (2017) & Humphrey and Fotherby (2019)
NHIC	MNRF (2023a)
ORAA	Ontario Nature (2019)
Ontario Butterfly Atlas	Toronto Entomologists' Association (2023)
Bumble Bee Watch	Wildlife Preservation Canada et al. (2023)

Appendix C Tree Conservation Report

EFFT 1530
Tree Conservation Report
1015 and 1045 Dairy Drive, Ottawa Ontario

December 12, 2024
Updated Report

Submitted to: Alexander Shafran

KILGOUR & ASSOCIATES LTD.
www.kilgourassociates.com

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1.0 INTRODUCTION

This Tree Conservation Report (TCR) was prepared by Kilgour & Associates Ltd. (KAL) on behalf of Effort Trust in support of the proposed development at 1015 and 1045 Dairy Drive. The client requires the removal of 28 trees from the proposed work area (the "Site") to allow for the construction of a storage facility.

A TCR is required for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending into the proposed work area. A "tree" is defined as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

The removal of trees on the Site cannot occur until written approval of the TCR has been granted through a tree permit as per the City of Ottawa's Tree Protection By-law. The approval of the TCR will come in the form of a letter (the tree permit) from the General Manager[1] with conditions specific to the Site, tree retention, and associated tree protection and tree removal. The approved TCR is a requirement for the approval of the development applications listed above. A copy of the report must be available on the Site during tree removal, grading, construction, or any other site alteration activities, and for the duration of construction on the Site.

2.0 PROPERTY INFORMATION

The area of proposed development is on a portion of lands owned by Effort Trust, located off Dairy Drive (Figure 1). The Site covers approximately 1.51 ha in area (1.21 ha at 1045 Dairy Drive and 1.30 ha on 1015 Dairy Drive) and is zoned as light industrial (IL4).

The Site is surrounded by:

- Cardinal Creek to the east
- A warehouse facility to the north
- A warehouse facility to the west
- Old Montreal Road to the south

[1] General Manager of the Public Works & Environmental Services Department or the General Manager of the Planning, Infrastructure and Economic Development Department of the City of Ottawa, or their designate.

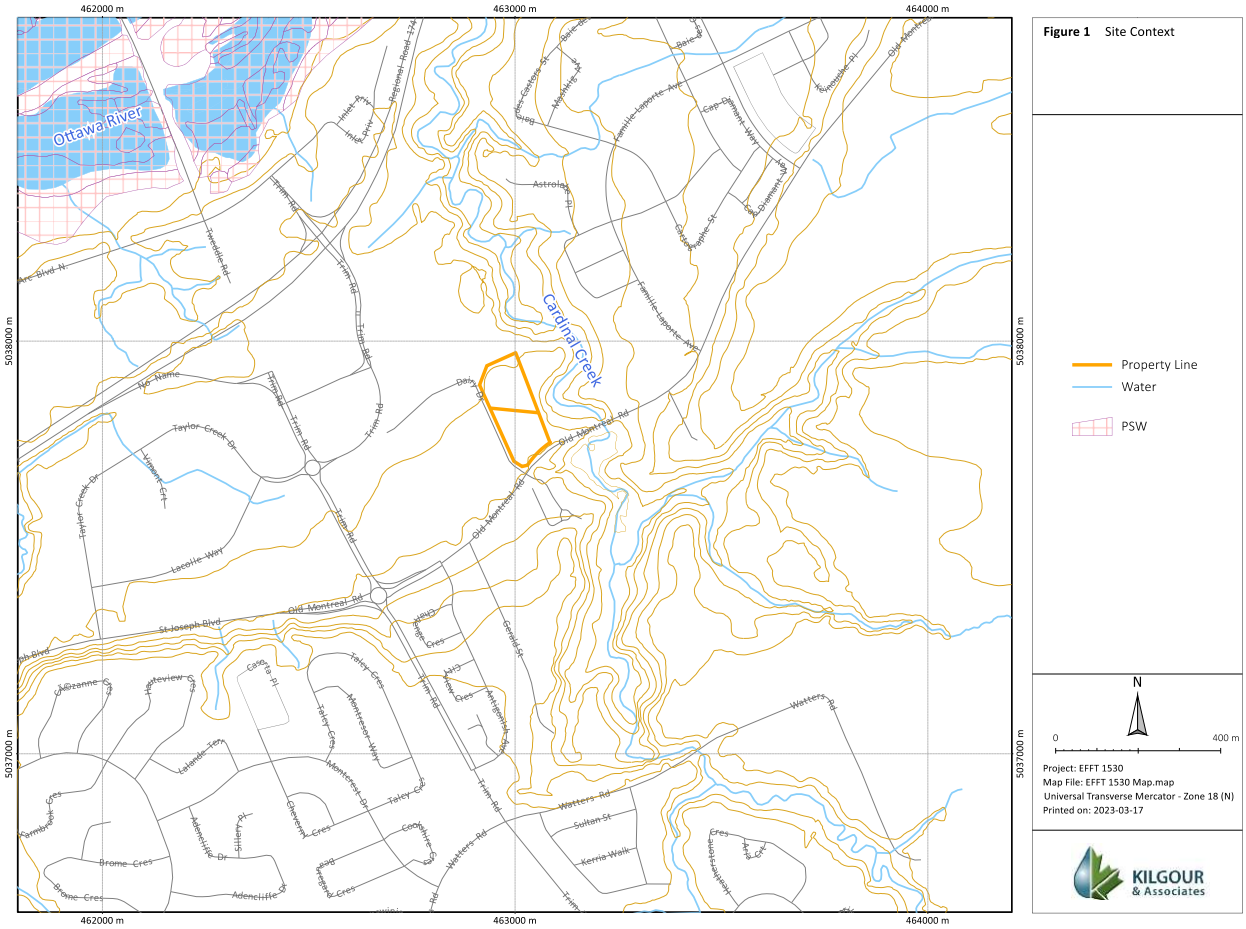

Figure 1 Site context

2.1 Property Owner/Applicant and Arborist Contact Information

Table 1 Contact information for the property owner/applicant and arborist

Organization	Role	Contact Person	Phone Number	Email Address
Effort Trust 50 King Street East Hamilton, ON, L8N 1A6	Proponent	Alexander Shafran	(905) 667 4892	ashafran@efforttrust.ca
Kilgour & Associates Ltd. 2285-C St. Laurent Blvd., Unit 16, Ottawa, ON, K1G 4Z6	Arborist	Kurtis Westbury, Biologist	(613) 367 5559	kurtis@kilgourassociates.com
Kilgour & Associates Ltd. 2285-C St. Laurent Blvd., Unit 16, Ottawa, ON, K1G 4Z6	Arborist	Anthony Francis, Senior Ecologist	(613) 367 5556	afrancis@kilgourassociates.com

2.1.1 Qualifications of Arborist

Kurtis Westbury (MSc) has over four years of comprehensive field experience in biology and has worked in a variety of field settings, including cut land, construction sites, and greenhouses. Kurtis' background is predominantly in aquatic ecology; however, he has worked in forestry and horticulture with a variety of experience in biological fieldwork. Since joining KAL in 2022, Kurtis has contributed to Environmental Impact Statements and Erosion and Sediment Control Reports, as well as a variety of wildlife field surveys.

Anthony Francis (Ph.D.) is a Senior Ecologist with 20 years of consulting experience for both government agencies and private industry. He has worked on a diversity of projects relating to species at risk (SAR), invasive species, terrestrial and aquatic habitat, environmental effects monitoring and mitigation, and fate/effects of contaminants. Within each of these subject areas, Dr. Francis has completed projects addressing specific site concerns and broader policy initiatives. Dr. Francis' academic background is in spatial ecology with a focus on tree species diversity. As a Senior Ecologist at KAL, he regularly completes TCRs, Environmental Impact Statements, and Integrated Environmental Reviews for land development projects throughout Ottawa and eastern Ontario. He is also a certified Butternut Health Assessor (BHA #104).

2.2 Additional Applications

Not applicable.

3.0 EXISTING CONDITIONS

3.1 Tree Inventory

An inventory of trees on the Site was performed on March 15, 2023, following guidelines set forth by the City of Ottawa (2020). All trees with a DBH ≥ 10 cm having a potential to be removed under the proposed development were identified, enumerated, and mapped, their DBH measured, and their general health and condition documented (Figure 2, see Appendix A for detailed tree conditions). Trees sufficiently set back on neighbouring properties such that CRZs do not extend onto the Site were not identified.

Figure 2 Tree inventory

Legend

- Property Line

Current Trees and Ownership

- Proponent
- Boundary Tree
- Neigbouring Tree
- CRZ
- Negotiated Setback
- Top of Bank
- Top of Slope
- Floodplain

N

0 — 50 m

Project: EFFT 1530
Map File: EFFT 1530 Map - 2409b.map
Universal Transverse Mercator - Zone 18 (N)
Printed on: 2024-09-23

KILGOUR & Associates

Figure 2 Tree inventory

3.1.1 Hazardous Trees

A formal risk assessment for hazardous trees (e.g., Tree Risk Assessment) was not completed for the Site.

3.1.2 Unique Ecological Features

The Site does not contain any riparian woodlots, rare communities, or other unique ecological features not already addressed in this document.

3.2 Ecological Significance of Trees on Site

No federally or provincially significant tree species (i.e., those listed under the *Species at Risk Act* (SARA), the *Endangered Species Act* (ESA), or those tracked on the Natural Heritage Information Centre (MNRF, 2021) are present on or adjacent to the Site. None of the trees occurring near the Site are considered regionally rare or uncommon species by Brunton (2005).

Including a 10 m buffer around the Site to fully capture the canopy contributions of neighbouring trees, the current canopy cover on the site (and buffer area) is 4.4%. Considering their urban context, the limited tree cover associated with the Site likely plays a minor role in the regulation of relative humidity, sequestration of carbon and removal of pollutants, wind-shielding, shading and reduction of urban heat island effects, and filtration of dust, noise, and light pollution. Trees here may also provide some habitat structure in the surrounding urban landscape. However, the trees on the Site likely only provide habitat for common bird and small mammal species in the Ottawa area and not species of significance (i.e., species that are at risk, rare, or provincially or federally significant).

3.3 Other Natural Environment Elements

3.3.1 Surface Water Features

There are no surface water features located within the project area.

3.3.2 Steep Slopes

A steep slope is located east of the site leading to Cardinal Creek.

3.3.3 Valued Woodlots

The Site does not contain any woodlots designated as Urban Natural Features or Natural Environment Areas, areas evaluated in the *City of Ottawa Urban Natural Areas Environmental Evaluation Study* (UNAEES; Muncaster Environmental Planning Inc. and Brunton Consulting Services, 2005), or other areas that meet the criteria used in the UNAEES.

3.3.4 Significant Woodlands

The Site does not contain any significant woodlands per *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment* (City of Ottawa, 2018).

4.0 PROPOSED DEVELOPMENT

The proposed project will comprise a Site Plan Control at 1015 and 1045 Dairy Drive, located in Ward 1 (Orléans East-Cumberland), in the City of Ottawa. The property has a total area of approximately 1.51 ha (1.3 ha on 1015 Dairy Drive and 1.21 ha on 1045 Dairy Drive). Both properties are listed as IL4 H(21), which allows for the building of warehouses. The site plans include the construction of four storage buildings with one that includes administration offices. Two access driveways are included in the proposed plans.

Figure 3 shows the fate of each tree in response to the proposed development. Of the 46 trees reviewed as being associated with the Site, 28 are located fully on the Site and 13 are "boundary" trees (i.e. situated on a property line and thus co-owned with the neighbouring landowners). All 41 of these trees will be removed to support site regrading and development (with the permission of neighbours to be required for boundary trees). Five additional trees were reviewed but were found to be located fully on the adjacent property to the north. These trees have 97% or more of their CRZs on the neighbouring property. The small retaining wall to be installed inside the northern property line will situated such that it intersects 1% or less of those CRZs. As such, those trees – as well as other trees present on neighbouring sites even further removed from the proposed development (not specifically reviewed) – will be fully retained. Neighbouring trees will be protected per the mitigation measures indicated in Section 5 below including (but not limited to) the installation of construction fencing along the northern boundary.

Tree planting details for the site will be established separately in a Landscape Plan to be developed in accordance with the recommendations of Section 5 below.

Figure 3 Site plan and tree impacts

Legend

- Property Line

Tree Impacts

- Remove
- Retain
- CRZ

Site Plan

- Building
- Retaining Wall
- Tree Protection Fence

N

0 50 m

Project: EFFT 1530
Map File: EFFT 1530 Map - 2412A.map
Universal Transverse Mercator - Zone 18 (N)
Printed on: 2024-12-12

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5.0 MITIGATION MEASURES

5.1 Site Preparation and Construction

The following mitigation measures should be applied during Site preparation and construction:

- Tree and vegetation clearing should not take place during sensitive times of the year for wildlife (breeding season; early spring throughout summer) unless mitigation measures are implemented and/or the habitat has been inspected by a qualified biologist.
    - The *Migratory Birds Convention Act* protects the nests and young of migratory breeding birds in Canada. No clearing of vegetation shall occur during the breeding bird window (between April 15 and August 15; City of Ottawa, 2015) to prevent impacts to birds. Combining the breeding bird window with the bat roosting season (May to September; MNRF, 2015a), no clearing of vegetation shall occur between April 15 and September 30 inclusive to prevent impacts to both birds and bats.

While vegetation removal on the Site should be limited to that which is necessary to accommodate construction, it is expected that all trees within the development footprint will need to be cleared for the proposed project. All retainable trees on the Site outside of the development footprint must be subject to the following general protection measures recommended during site preparation and construction (City of Ottawa, 2015):

- Erect a fence beyond the critical root zone (CRZ; i.e., 10x the diameter at breast height) of trees to be retained. The fence should be highly visible (orange construction fence) and paired with erosion control fencing. Pruning of branches is recommended in areas of potential conflict with construction equipment;
- Do not place any material or equipment within the CRZ of trees.
- Do not attach any signs, notices, or posters to any trees.
- Do not raise or lower the existing grade within the CRZ of trees without approval.
- Tunnel or bore when digging within the CRZ of a tree.
- Do not damage the root system, trunk, or branches of any remaining trees.
- Ensure that exhaust fumes from all equipment are not directed toward any tree's canopy.
- Do not extend any hard surface or significantly change landscaping within the CRZ of trees.

Removal of trees located on the site boundary (i.e. having shared ownership with a neighbouring land owner) requires express permission from the neighbouring land owner).

Site development would see the removal of 41 trees from the property, the majority of which are located along the eastern property line. The landscape plan of the Site thus must include no fewer than 41 new, locally appropriate native trees. Most of these trees would be along the eastern property boundary

though at least 10 must planted along the south and/or north sides of the property. While it is recognized that there is likely limited opportunity to include trees within internal areas of the site given tight spacing and anticipated truck passage, the inclusion of some small-sized trees within parking lot medians should be considered where feasible.

Freeman Maple (*Acer freemanii*), a naturally occurring (though uncommon) hybrid species in the Ottawa area, is suggested as an ideal species for this Site where larger trees can be accommodated, e.g. in the broader open space adjacent to Old Montreal Road. This urban tolerant species grows quickly to reestablish canopy cover and is frequently planted on boulevard islands, i.e., it can accommodate relatively narrow footings given its mature height. As such it may also planted along the central portion of the eastern side of the site, though in limited numbers. White Spruce (*Picea glauaca*) could also be planted in some of these locations if preferable for the soil types present but would generate less canopy cover at maturity. Other trees along the eastern side of the site (and as included in other locations) must be small-sized trees at maturity given geotechnical constraints in proximity to site buildings. Regardless of the final species selection, all trees to be planted must be indigenous to the region.

To the extent possible, native ground plants should be incorporated into Site landscaping for the benefit of local wildlife and pollinators (e.g., milkweed species for Monarch). It is recommended that plantings encompass a variety of native flowering species with different blooming periods to provide varied food sources for native pollinators. Further, limit the use of herbicides within and surrounding the planted habitat.

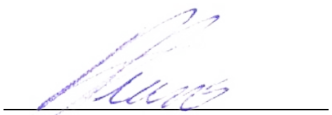
As an additional measure to protect the future health of trees on and/or adjacent to the Site, all snow storage areas must developed with sufficient grading to ensure that all (potentially salty) meltwater is fully directed to the to internal site roadways for collection by the Sites SWM system. Grading and/or surface treatments within the snow storage areas must work to preclude potential draingage of meltwater towards either site trees or directly to site boundaries.

6.0 CLOSURE

This report was prepared for exclusive use by Effort Trust and its agents. The report may only be distributed by those entities. Questions relating to the data and interpretation can be addressed to the undersigned.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.



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Direct: 613-367-5556

CC: Nick Moore K(KAL)

7.0 LITERATURE CITED

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Appendix A Tree inventory table for the Site

Appendix A: Tree Data

Tree Number	Common Name	Taxonomic Name	Number of Stems	DBH (cm)	Trunk Health	Canopy Health	Decay class	Ownership	Longitude	Latitude	Fate
1	Balsam Poplar	Populus balsamiefera	1	11	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.47310835	45.49221968	Remove
2	European Buckthorn	Rhamnus cathartica	5	20	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.4724733	45.49238049	Remove
3	Apple Malus	Malus sp.	3	12	Poor: tree displays greater than 40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47252066	45.49246583	Remove
4	Bur Oak	Quercus macrocarpa	1	30	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Boundary Tree	-75.47257156	45.49257576	Remove
5	American Elm	Ulmus americana	1	15	Poor: tree displays greater than 40% deficiency/defect	Poor: tree displays greater than 40% deficiency/defect	4: Recently dead, bark peeling, only large branches intact	Boundary Tree	-75.47261335	45.49266425	Remove
6	Balsam Poplar	Populus balsamifera	1	17	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.47330845	45.49373329	Remove
7	American Elm	Ulmus americana	1	19	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47325128	45.49376195	Remove
8	Manitoba Maple	Acer negundo	2	16	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47337144	45.49399373	Remove
9	Manitoba Maple	Acer negundo	1	15	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.47339594	45.49402573	Remove
10	American Elm	Ulmus americana	1	14	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.47342621	45.49406908	Remove
11	American Elm	Ulmus americana	1	15	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Boundary Tree	-75.47341071	45.49410391	Remove
12	American Elm	Ulmus americana	1	13	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.47341821	45.49409591	Remove
13	White Ash	Fraxinus americana	1	25	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Boundary Tree	-75.47367703	45.49424951	Remove
14	White Ash	Fraxinus americana	1	28	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Neigbouring Tree	-75.47372685	45.49426124	Retain
15	White Ash	Fraxinus americana	1	23	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Boundary Tree	-75.47375323	45.49422532	Remove
16	White Ash	Fraxinus americana	6	21	Poor: tree displays greater than 40% deficiency/defect	Poor: tree displays greater than 40% deficiency/defect	2: Declining live tree, part of canopy lost	Neigbouring Tree	-75.47388113	45.49423006	Retain
17	White Ash	Fraxinus americana	7	23	Poor: tree displays greater than 40% deficiency/defect	Poor: tree displays greater than 40% deficiency/defect	5: Older dead tree, 90% bark lost, few branch stubs, broken top	Neigbouring Tree	-75.47402689	45.49416192	Retain
18	Blue Spruce	Picea pungens	1	24	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Neigbouring Tree	-75.47408634	45.49416593	Retain
19	Blue Spruce	Picea pungens	1	30	Fair: tree displays 15-40% deficiency/defect	Poor: tree displays greater than 40% deficiency/defect	2: Declining live tree, part of canopy lost	Neigbouring Tree	-75.47410109	45.49413599	Retain
20	American Elm	Ulmus americana	1	13	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	1: Healthy, live tree	Proponent	-75.47372189	45.49396533	Remove
21	American Elm	Ulmus americana	1	16	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.47381377	45.49392592	Remove
22	American Elm	Ulmus americana	1	14	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47357728	45.49400518	Remove
23	American Elm	Ulmus americana	2	16	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47354236	45.49391276	Remove
24	White Ash	Fraxinus americana	5	17	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.47356474	45.49350257	Remove
25	White Ash	Fraxinus americana	2	14	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.47351943	45.49349494	Remove
26	Black Willow	Salix nigra	5	25	Poor: tree displays greater than 40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47366955	45.49328654	Remove
27	Manitoba Maple	Acer negundo	2	19	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.47362195	45.4930729	Remove
28	Crack Willow	Salix fragilis	6	32	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.473782	45.49287967	Remove

29	American Elm	Ulmus americana	2	34	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.4733185	45.49290984	Remove
30	Manitoba Maple	Acer negundo	3	15	Fair: tree displays 15-40% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Proponent	-75.4729887	45.4928529	Remove
31	Manitoba Maple	Acer negundo	4	14	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47295487	45.49281057	Remove
32	Green Ash	Fraxinus pennsylvanica	2	14	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47298197	45.49274513	Remove
33	Green Ash	Fraxinus pennsylvanica	1	13	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47302452	45.49265356	Remove
34	White Ash	Fraxinus americana	1	14	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47345094	45.49234832	Remove
35	American Elm	Ulmus americana	13	35	Good: tree displays less than 15% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Boundary Tree	-75.47263585	45.49269325	Remove
36	Green Ash	Fraxinus pennsylvanica	2	15	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47271304	45.49280359	Remove
37	Green Ash	Fraxinus pennsylvanica	4	13	Poor: tree displays greater than 40% deficiency/defect	Poor: tree displays greater than 40% deficiency/defect	4: Recently dead, bark peeling, only large branches intact	Boundary Tree	-75.47274387	45.49289375	Remove
38	Green Ash	Fraxinus pennsylvanica	2	14	Poor: tree displays greater than 40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Boundary Tree	-75.47276821	45.49292359	Remove
39	European Buckthorn	Rhamnus cathartica	2	26	Poor: tree displays greater than 40% deficiency/defect	Poor: tree displays greater than 40% deficiency/defect	5: Older dead tree, 90% bark lost, few branch stubs, broken top	Proponent	-75.47281159	45.49299014	Remove
40	Green Ash	Fraxinus pennsylvanica	4	24	Poor: tree displays greater than 40% deficiency/defect	Poor: tree displays greater than 40% deficiency/defect	5: Older dead tree, 90% bark lost, few branch stubs, broken top	Proponent	-75.47284121	45.49304509	Remove
41	Green Ash	Fraxinus pennsylvanica	5	22	Fair: tree displays 15-40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Proponent	-75.47286687	45.49306559	Remove
42	European Buckthorn	Rhamnus cathartica	3	17	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Boundary Tree	-75.47288871	45.49315809	Remove
43	American Elm	Ulmus americana	1	32	Fair: tree displays 15-40% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Boundary Tree	-75.47288521	45.49315459	Remove
44	White Ash	Fraxinus americana	4	27	Poor: tree displays greater than 40% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	2: Declining live tree, part of canopy lost	Boundary Tree	-75.47293287	45.49323075	Remove
45	American Elm	Ulmus americana	1	42	Good: tree displays less than 15% deficiency/defect	Good: tree displays less than 15% deficiency/defect	1: Healthy, live tree	Boundary Tree	-75.47302579	45.49340228	Remove
46	American Elm	Ulmus americana	2	37	Good: tree displays less than 15% deficiency/defect	Fair: tree displays 15-40% deficiency/defect	1: Healthy, live tree	Boundary Tree	-75.47310956	45.49355835	Remove

Appendix D Species at Risk Assessment

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
Birds								
Bald Eagle (*Haliaeetus leucocephalus*)	**Special Concern**	**Not at Risk**	< 5 km	Nest in mature forests near open water. In large trees such as pine and poplar.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Bank Swallow (*Riparia riparia*)	**Threatened**	**Threatened**	< 5 km	Colonial nester; burrows in eroding silt or sand banks, sand pit walls, and human-made sand piles. Often found on banks of rivers and lakes.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Barn Swallow (*Hirundo rustica*)	**Special Concern**	**Threatened**	< 5 km	Nests on barns and other structures. Forages in open areas for flying insects. Lives in close association with humans and prefers to nest on structures such as open barns, under bridges, and in culverts.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Black Tern (*Chlidonias niger*)	**Special Concern**	**Not at Risk**	< 5 km	Build floating nests in loose colonies in shallow marshes with abundant emergent vegetation, especially in cattails.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Bobolink (*Dolichonyx oryzivorus*)	**Threatened**	**Threatened**	**1 km**	Breeds in hayfields, pastures, agricultural fields, and abandoned fields with tall grass that are ≥5 ha, and preferably >30 ha.	There appears to be suitable habitat on Site; however, the meadow community on Site is not large enough for their habitat requirements	Moderate	Moderate	Moderate
Canada Warbler (*Cardellina canadensis*)	**Special Concern**	**Threatened**	< 5 km	Prefers moist forests with dense shrub layers. Nests located on or near the ground on mossy logs or roots, along stream banks or on hummocks. Area-sensitive species that usually require a minimum of 30 ha of continuous forest for breeding habitat (OMNR, 2000).	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Chimney Swift (*Chaetura pelagica*)	**Threatened**	**Threatened**	< 5 km	Nests in traditional-style open brick chimneys (and rarely in hollow trees). Tends to stay close to water.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
Common Nighthawk (*Chordeiles minor*)	**Special Concern**	**Threatened**	**1 km**	Nests in a wide variety of open sites, including beaches, fields, and gravel rooftops with little to no ground vegetation. They also nest in cultivated fields, orchards, urban parks, mine tailings and along gravel roads/railways but tend to occupy more natural sites.	There appears to be suitable habitat on Site.	Low	Low	Low
Eastern Meadowlark (*Sturnella magna*)	**Threatened**	**Threatened**	**< 1 km**	Breeds in hayfields, pastures, agricultural fields, and abandoned fields with tall grass that are ≥5 ha, and preferably >30 ha.	There appears to be suitable habitat on Site; however, the meadow community on Site is not large enough for their habitat requirements	Moderate	Moderate	Moderate
Eastern Whip-poor-will (*Antrostomus vociferus*)	**Threatened**	**Threatened**	< 5 km	Suitable breeding habitats generally include open and half treed areas and often exhibit a scattered distribution of treed and open space. Lays eggs directly on the forest floor. Roosts are typically located in forest habitat on a low branch or directly on the ground. Home range size varies from 20 to 500 ha (mean 136 ha) (ECCC, 2018a).	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Eastern Wood-Pewee (*Contopus virens*)	**Special Concern**	**Special Concern**	**< 1 km**	Woodland species often found in the mid-canopy layer near clearings and edges of intermediate age and mature deciduous and mixed forests with little understory.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Evening Grosbeak (*Coccothraustes vespertinus*)	**Special Concern**	**Special Concern**	**1.5 km**	Nests in trees or large shrubs. Prefers mature coniferous forests (fir and/or spruce dominated), but will also use deciduous forests, parklands, and orchards. Its abundance is strongly linked to the cycle of Spruce Budworm.	The spruce trees at the north boundary of the Site could potentially provide suitable habitat	Low	Low	Negligible. There is a small potential for the spruce trees to provide suitable habitat, however development plans do not intend to interfere with these trees.
Golden Eagle	**Endangered**	**Not at Risk**	< 5 km	Nests in remote, undisturbed areas, usually building their	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
(*Aquila chrysaetos*)				nests on ledges on a steep cliff/riverbank or large trees if needed. Most hunting is done near open areas such as large bogs or tundra. Migration only; no reported nests in Ottawa.				
Horned Grebe (*Podiceps auritus*)	**Special Concern**	**Special Concern**	< 5 km	Nest in small ponds, marshes, and shallow bays that contain areas of open water and emergent vegetation. Migrant only; no reported nests in Ottawa.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Hudsonian Godwit (*Limosa haemastica*)	**Threatened**	**No Status**	< 5 km	They use a wide variety of habitats during migration, such as freshwater marshes, saline lakes, flooded fields, shallow ponds, coastal wetlands, and mudflats. Migrant only; breeds in far north.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Least Bittern (*Ixobrychus exilis*)	**Threatened**	**Threatened**	< 5 km	Found in a variety of wetland habitats, but strongly prefers cattail marshes with a mix of open pools and channels. They prefer larger marshes >5 ha in size and are intolerant of loss of habitat and human disturbance (OMNR, 2000).	The Site does not appear to contain suitable habitat. The meadow marshes on site are not large enough to provide suitable habitat.	Negligible	Negligible	Negligible
Lesser Yellowlegs (*Tringa flavipes*)	**Threatened**	**No Status**	< 5 km	Breeds in boreal wetlands. Nests on dry ground or forest openings near peatlands, marshes, and ponds in the boreal forest and taiga (Government of Canada, 2021). Migrant only; nests in far north.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Loggerhead Shrike (*Lanius ludovicianus*)	**Endangered**	**Endangered**	6 km (across Ottawa River)	Prefers grazed pastures or other grasslands with scattered low trees and shrubs, especially hawthorns. Lives in fields or alvars (areas of exposed bedrock) with short grass, which makes it easier to spot prey.	The low trees and shrubs could potentially provide suitable habitat	Low	Low	Low
Olive-sided Flycatcher (*Contopus cooperi*)	**Special Concern**	**Threatened**	< 5 km	Found along coniferous or mixed forest edges and openings. Will use forests that have been logged or burned if there are ample tall snags and trees to use for foraging perches.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
Peregrine Falcon (*Falco peregrinus*)	**Special Concern**	**Special Concern**	< 5 km	Nests on tall, steep cliff ledges close to large bodies of water. Urban peregrines raise their young on ledges of tall buildings, even in busy downtown areas.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Red Knot (*Calidris canutus rufa*)	**Endangered**	**Endangered**	< 5 km	Prefer open beaches, mudflats, and coastal lagoons where they feast on molluscs, crustaceans, and other invertebrates. Migrant only; nests in far north.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Red-necked Phalarope (*Phalaropus lobatus*)	**Special Concern**	**Special Concern**	< 5 km	Lives in coastal and inland marshes where it feeds in shallow ponds and nests on the grassy edges. Always near water during migration. Migrant only; nests in far north.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Rusty Blackbird (*Euphagus carolinus*)	**Special Concern**	**Special Concern**	**1.5 km**	Prefers wet wooded or shrubby areas. Nests at edges of boreal wetlands and coniferous forests. These areas include bogs, marshes, and beaver ponds.	Shrubby areas on site could provide suitable habitat.	Low	Low	Low
Short-eared Owl (*Asio flammeus*)	**Threatened**	**Special Concern**	**2 km**	Prefer a mosaic of grasslands and wetlands. Lives in open areas such as grasslands, marshes, and tundra where it nests on the ground and hunts for small mammals (Environment Canada, 2016c).	Cultural meadow on site could potentially provide suitable habitat.	Low	Low	Low
Wood Thrush (*Hylocichla mustelina*)	**Special Concern**	**Threatened**	< 5 km	Lives in mature deciduous and mixed forests. They seek moist stands of trees with well-developed undergrowth and tall trees for singing and perching. Prefers nesting in large forest mosaics, but will also use fragmented forests. Usually build nests in Sugar Maple or American Beech.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Mammals								
Eastern Small-footed Myotis (*Myotis leibii*)	**Endangered**	**Not Listed**	Humphrey (2017) – in region	In the spring and summer, Eastern Small-footed Myotis will roost in a variety of habitats, including in or under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines, or hollow trees.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
				Overwinters in caves and abandoned mines.				
Little Brown Myotis (*Myotis lucifugus*)	**Endangered**	**Endangered**	Humphrey and Fotherby (2019) – in region	During the day they roost in trees and buildings. They often select attics, abandoned buildings, and barns for summer colonies where they can raise their young. They can squeeze through very tiny spaces (as small as six millimetres across) allowing them access to many different roosting areas.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Northern Myotis / Northern Long-eared Bat (*Myotis septentrionalis*)	**Endangered**	**Endangered**	Humphrey and Fotherby (2019) – in region	Associated with deciduous and mixed forests, choosing to roost under loose bark and in the cavities of trees. They forage along and within forests as well as in hayfields and pastures adjacent to mixed forests.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Tri-colored Bat / Eastern Pipistrelle (*Perimyotis subflavus*)	**Endangered**	**Endangered**	Humphrey and Fotherby (2019) – in region	Roosts mainly in trees during summer; overwinters in caves and mines along with other species, but often uses deeper parts of the hibernaculum. Foraging occurs in forested riparian areas, over water, and within gaps in forest canopies.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Amphibians								
Western Chorus Frog (*Pseudacris triseriata*)	**Not Listed**	Great Lakes/ St. Lawrence population: **Threatened**	**< 10 km**	Inhabits forest openings around woodland ponds but can also be found in or near damp meadows, marshes, bottomland swamps, and temporary ponds in open country, or even urban areas.	The small patches of meadow marsh could potentially provide suitable habitat, it is unlikely due to their size.	Low	Low	Low
Reptiles								
Blanding's Turtle (*Emydoidea blandingii*)	**Threatened**	**Endangered**	< 5 km	Quiet lakes, streams, and wetlands with abundant emergent vegetation. Also frequently occurs in adjacent upland forests.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Eastern Milksnake	**Not Listed**	**Special Concern**	< 5 km	Found in a variety of open and edge habitats, including meadows, rocky outcrops, and	The cultural meadow on site could potentially provide suitable habitat.	Low	Low	Low

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
(*Lampropeltis triangulum*)				forest edges. They can also inhabit forests. Further, they are often associated with human-made structures such as barns (Environment Canada, 2015b).				
Eastern Musk Turtle / Stinkpot (*Sternotherus odoratus*)	**Special Concern**	**Special Concern**	< 5 km	Found in lakes, ponds, marshes, and rivers that are generally slow-moving, have abundant emergent vegetation, and muddy bottoms that they burrow into for winter hibernation.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Midland Painted Turtle (*Chrysemys picta marginata*)	**Not Listed**	**Special Concern**	< 5 km	Inhabits waterbodies, such as ponds, marshes, lakes, and slow-moving creeks that have a soft bottom and provide abundant basking sites and aquatic vegetation. Often bask on shorelines or on logs and rocks that protrude from the water.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Northern Map Turtle (*Graptemys geographica*)	**Special Concern**	**Special Concern**	< 5 km	Lives in rivers and lakeshores where it basks on emergent rocks and fallen trees throughout the spring and summer. In winter, they hibernate on the bottom of deep, slow-moving sections of river.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Snapping Turtle (*Chelydra serpentina*)	**Special Concern**	**Special Concern**	< 5 km	Spend most of their lives in the water. Prefer shallow waters so they can hide under the soft mud and leaf litter with only their noses exposed to the surface to breathe.	The Site does not appear to contain suitable habitat	Negligible	Negligible	Negligible
Arthropods								
Monarch (*Danaus plexippus*)	**Special Concern**	**Special Concern**	**< 1 km**	Milkweeds are the sole food plant for Monarch caterpillars. These plants predominantly grow in open and periodically disturbed habitats such as roadsides, fields, wetlands, prairies, and open forests.	There is some potential for suitable habitat if Milkweed is present on the Site.	Moderate	Low	Low. A transient occurrence near the project is possible but the constant ongoing disturbance of the Site will discourage individuals from coming onto the Site

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
Yellow-banded Bumble Bee (*Bombus terricola*)	**Special Concern**	**Special Concern**	**< 1 km**	This species is a forage and habitat generalist, able to use a variety of nectaring plants and environmental conditions. Can be found in mixed woodlands, particularly for nesting and overwintering, as well as a variety of open habitat such as native grasslands, farmlands, and urban areas.	The cultural meadow on site could provide suitable habitat, however, it is unlikely due to the size of meadow community.	Low	Low	Low
Vascular Plants								
Black Ash (*Fraxinus nigra*)	**Endangered**	**No Status**	< 5 km	Predominantly a wetland species found in swamps, floodplains, and fens.	Black Ash was not reported on Site during the tree inventory	Negligible	Negligible	Negligible
Butternut (*Juglans cinerea*)	**Endangered**	**Endangered**	< 5 km	Commonly found in riparian habitats but is also found on rich, moist, well-drained loams and well-drained gravels, especially those of limestone origin.	Butternut was not reported on Site during the tree inventory	Negligible	Negligible	Negligible

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1 The potential for occurrence of protected habitats and individuals within the project area is estimated based on the following considerations:

	Habitat	Individuals
None	It is not possible for the habitat of the species to occur in proximity to the project site	The species is documented as no longer occurring in the ecoregion or could not occur in proximity to the project area.
Negligible	The usage of the project site as habitat is possible but would be highly unlikely/unusual.	Transient occurrence near the project area is possible but is very unlikely.
Low	The project site includes areas that could be used by the species as habitat, but such usage is considered unlikely given the quality of the feature, a lack of individuals in the broader area, or other (relative) site considerations.	Transient occurrence near the project area possible, but the species would be unlikely to use or require the area.
Moderate	The project site includes areas that could reasonably be expected to provide confirmed or defined habitat within a time frame relevant to the project.	The species occurs in the vicinity and could actively use the site, or transient occurrence should be anticipated.
High	The project site includes areas confirmed to actively provide habitat or to constitute habitat based on official habitat description guidance documents.	The species is confirmed as present on, and actively using the site.

2 The potential for negative project interaction with species and/or their habitat is estimated considering both the likelihood of presence and the general details of the project (e.g., timing, extent), and following the definitions below. If the potential differs for habitat and individuals, the higher value is reported, unless otherwise justified

	Habitat	Individuals
None	It is not possible for the species to occupy the site area due to access barriers.	The species is documented as no longer occurring in the ecoregion
Negligible	Negligible habitat potential, or low habitat potential and the project would not be anticipated to alter the habitat.	Negligible occurrence potential for presence, or absence during the entire span of the project.

Low	Low habitat potential, or medium habitat potential and the project would not be anticipated to alter the habitat.	Low occurrence potential for presence, or the project design excludes individuals in a non-harassing manner by default.
Moderate	Medium habitat potential, or high habitat potential and the project would not be anticipated to alter the habitat (as expressed by MECP).	Medium occurrence potential for presence, or the project design excludes individuals in accordance with agency guidelines/directives by default (i.e., outside of mitigation measures prescribed in this report).
High	The project area will alter identified habitat.	The project will interact with individuals.

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Appendix E Registered Plan for the Site

LEGEND:

SYMBOL	DESCRIPTION
	PROPERTY LINE
	DEMOLITION OF EXISTING FEATURE
	FIRE ROUTE
	REQUIRED LANDSCAPED AREA SETBACK
	REQUIRED YARD SETBACK
	NEW CONTINUOUS CONCRETE CURBING.
	CURB CUT C/W DEPRESSED CURB
	BOLLARDS
	NEW BUILDING FOOTPRINT
	NEW LANDSCAPING
	NO PARKING, PAINTED LINES.
	DIRECTION OF TRAFFIC
	MAIN BUILDING ENTRANCE / EXITS
	SECONDARY BUILDING ENTRANCE / EXITS
	TYPICAL PARKING STALL (2.6m x 5.8m)
	BARRIER-FREE PARKING STALL (4.4m x 5.8m)
	ACCESSIBLE PARKING SIGN

PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION DERIVED FROM TOPOGRAPICAL PLAN OF

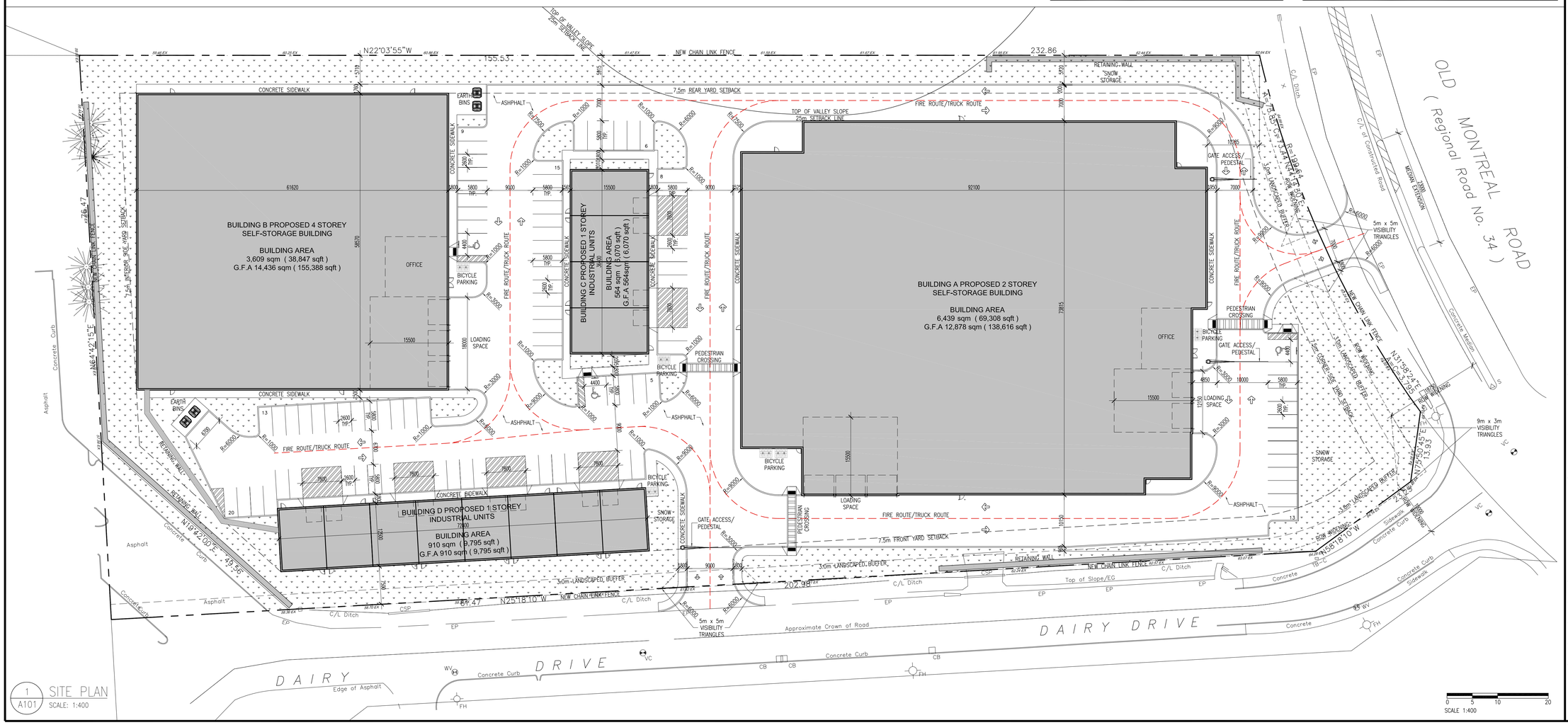
PART OF LOT 29
CONCESSION 1 (OLD SURVEY)
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROPERTY IDENTIFICATION NUMBER – PART 1 AND 2 ON 4R-23578

DATED MAY 13, 2022

SITE STATISTICS:

	REQUIREMENTS	PROPOSED (based on newly proposed property line)	CONFORMS TO MUNICIPAL BY-LAW
ZONING DESIGNATION	"IL-4 H21"	"IL-4 H21"	Y
MIN LOT AREA	2,000m²	25,476 m²	Y
MIN LOT WIDTH	N/A	N/A	Y
MAX LOT COVERAGE	65%	45%	Y
BUILDING AREA (BLDG FOOTPRINT)	N/A	11,522 m²	Y
GROSS FLOOR AREA	N/A	WAREHOUSE: BLDG A= 12,878 m², BLDG B= 14,436 m², TOTAL = 27,314 m²; LIGHT INDUSTRIAL: BLDG C= 564 m², BLDG D= 910 m², TOTAL = 1,474 m²	Y
BUILDING USES	AS PERMITTED BY IL-4 H21	SELF STORAGE FACILITY	Y
MINIMUM YARD REQUIREMENTS	FRONT YARD = 7.5 m; CORNER SIDE YARD = 7.5 m INTERIOR SIDE YARD = 7.5 m REAR YARD = 7.5 m	FRONT YARD (S) = 7.5m INTERIOR SIDE YARD (W) = 7.5m CORNER SIDE YARD (E) = 10.2m REAR YARD (N) = 7.5m	Y
MAXIMUM BUILDING HEIGHT	21m	4 STOREYS 13.2m	Y
LANDSCAPING	PROPERTY LINE ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE, 3m; MAY BE REDUCED TO ONE METRE IF A 1.4 METRE HIGH OPAQUE SCREEN IS PROVIDED ABUTTING A STREET, 3m IN ALL OTHER CASES, NO MINIMUM	MINIMUM 3m LANDSCAPING BUFFER ALONG DAIRY DRIVE AND OLD MONTREAL ROAD	Y
PARKING	WAREHOUSE BLDG A & B: 0.8 SPACES PER 100 SQUARE METRES FOR THE FIRST 5,000 SQUARE METRES OF GROSS FLOOR AREA; 0.4 SPACES PER 100 SQUARE METRES ABOVE 5,000 SQUARE METRES OF GROSS FLOOR AREA. LIGHT INDUSTRIAL BLDG C & D: 0.8 SPACES PER 100 SQUARE METRES FOR THE FIRST 5,000 SQUARE METRES OF GROSS FLOOR AREA;	BLDG A & B REQUIRED: (5,000m²/100m²)*0.8 = 40 ((27,314m²-5000m²)/100m²)*0.4 = 89 Total = 129 BLDG C & D REQUIRED: (1,474m²/100m²)*0.8 = 14 Total = 14 TOTAL: 143 PARKING SPACES REQUIRED PROPOSED: 89 PARKING SPACES	N
BARRIER FREE PARKING	100-199 PARKING SPACES 2 SPACES REQUIRED	3 BF SPACE PROVIDED	Y
BICYCLE PARKING	1 PER 2000 m² 28,788/2000 = 14 REQUIRED	24 PROVIDED	Y



1 / A101 SITE PLAN
SCALE: 1:400

SCALE 1:400

NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTOR AND ALL SUB CONTRACTORS TO REVIEW AND BE FAMILIAR WITH ENTIRE DRAWING SET.

Revisions

No.:	For:	Date:
4	SITE PLAN APPROVAL	11/27/2024
3	SITE PLAN APPROVAL	09/24/2024
2	PHASE 2 PRE-CON SUBMISSION	06/13/2024
1	REVISED FOR PHASE 3 PRE-CON SUBMISSION	02/15/2024
To: (Version)	For:	Date:

Issue Table

NOTE:
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.

CONTRACTORS AND SUBCONTRACTORS SHALL USE THIS DRAWING IN CONJUNCTION WITH OTHER DISCIPLINARY ENGINEER DRAWINGS AND TENANT FIT-UP DRAWINGS.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL ISSUED FOR CONSTRUCTION BY DESIGN PROFESSIONAL UNDER ISSUE COLUMN.

ALL DRAWINGS ARE TO BE REVIEWED AS A FULL PACKAGE SET.

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — SAM M. ESPOSITO LICENCE 5726

North Arrow: TRUE NORTH — NORTH

Architect:
SAM ESPOSTO | ARCHITECT INC.
548 UPPER JAMES ST. HAMILTON, ON. L9C 2Y4
T. 905.383.7500 F. 905.383.5700

Applicant:
TSL - DAIRY LP
50 KING STREET EAST,
HAMILTON, ONTARIO L8N 1 A6

Project:
PROPOSED SELF-STORAGE BUILDINGS
1015-1045 DAIRY DRIVE, OTTAWA, ON.

Drawing Title:
SITE PLAN

Drawn By: MG	Scale: AS NOTED
Checked By: SE	Plot Date:
Project Date: 07.13.2023	
Project No: 23-104	
Drawing No: A101	Sheet Version: 0

Appendix F Email Communication with City of Ottawa

Kurtis Westbury

From: James Webb <jwebb@webbplanning.ca>
Sent: December 22, 2023 12:19 PM
To: Mitch Gregoire; 'Magladry, Ryan'; 'Scott Dennis'; 'Mark D'Arcy'; 'James Lennox'; 'Christopher.gordon@cghtransportation.com'; 'Viktoriya Zaytseva'; Anthony Francis; Kurtis Westbury; 'Joshua Foster'; 'Wayne Flapper'; 'Nick Sullivan'; 'Sam Esposto'
Cc: Alex Shafran; 'Spencer Shafran'; 'Yannoulopoulos, Demetrius'; 'Beresniewicz, Arthur'
Subject: Re: Dairy Drive - Top of Valley Slope 25m Setback

Thank you Mitch - if all can please work towards updating your materials to reflect the revision (when back after enjoying a long and restful Christmas holiday)

James Webb, MCIP, RPP
WEBB Planning Consultants Inc.
Off: (905) 527-7526
Cell: (905) 719-9860

From: Mitch Gregoire <mitch@searchitect.com>
Sent: Friday, December 22, 2023 12:04:07 PM
To: James Webb <jwebb@webbplanning.ca>; 'Magladry, Ryan' <ryan.magladry@arcadis.com>; 'Scott Dennis' <SDennis@patersongroup.ca>; 'Mark D'Arcy' <mdarcy@patersongroup.ca>; 'James Lennox' <lennox@jbla.ca>; 'Christopher.gordon@cghtransportation.com' <christopher.gordon@cghtransportation.com>; 'Viktoriya Zaytseva' <viktoriya.zaytseva@cghtransportation.com>; 'Anthony Francis' <afrancis@kilgourassociates.com>; 'Kurtis Westbury' <kurtis@kilgourassociates.com>; 'Joshua Foster' <joshua.foster@gradientwind.com>; 'Wayne Flapper' <wf@jbla.ca>; 'Nick Sullivan' <NSullivan@patersongroup.ca>; 'Sam Esposto' <sam@searchitect.com>
Cc: ashafran@efforttrust.ca <ashafran@efforttrust.ca>; 'Spencer Shafran' <sshafran@zennbnb.com>; 'Yannoulopoulos, Demetrius' <demetrius.yannoulopoulos@arcadis.com>; 'Beresniewicz, Arthur' <arthur.beresniewicz@arcadis.com>
Subject: RE: Dairy Drive - Top of Valley Slope 25m Setback

All,

See attached revised site plan in PDF and CAD to reflect the changes by the Paterson Group.

Mitch Gregoire

EspostoArchitects

Division of Sam Esposto Architect Inc.
548 Upper James St. Hamilton, ON. L9C 2Y4
T. 905.383.7500 ext. 22 | F. 905.383.5700
mitch@searchitect.com | www.searchitect.com

From: Spencer Shafran [mailto:sshafran@deerfielddevelopments.com]
Sent: Thursday, December 21, 2023 1:02 PM
To: Sam Esposto (sam@searchitect.com); mitch@searchitect.com
Cc: James Webb; Alex Shafran
Subject: FW: Dairy Drive - Top of Valley Slope 25m Setback

Sam, Mitch,

Please attached updated set from Paterson. Can you please incorporate the adjustments into our original concept set and distribute to the rest of the project team once completed so they can complete their respective updates. Thank you.

Best,
SS

From: Scott Dennis <SDennis@patersongroup.ca>
Sent: Wednesday, December 20, 2023 4:30 PM
To: Spencer Shafran <sshafran@deerfielddevelopments.com>; Vincent P. Colizza <vcolizza@colizzaarchitects.com>; Alex Shafran <AShafran@efforttrust.ca>
Cc: James Webb <jwebb@webbplanning.ca>; Zachary Sauve <zsauve@patersongroup.ca>
Subject: RE: Dairy Drive - Top of Valley Slope 25m Setback

All,

Please see attached the finalized drawings, with the retaining wall no longer within the 25 m Top of Valley Slope setback.

Regards,

PATERSON GROUP
SOLUTION ORIENTED ENGINEERING

SCOTT DENNIS, P.Eng., ing.
Senior Project Manager – Geotechnical
TEL: (613) 226-7381 ext. 332

9 AURIGA DRIVE
OTTAWA ON K2E 7T9
patersongroup.ca

From: Spencer Shafran <sshafran@deerfielddevelopments.com>
Sent: Tuesday, December 19, 2023 9:05 AM
To: Scott Dennis <SDennis@patersongroup.ca>; Vincent P. Colizza <vcolizza@colizzaarchitects.com>; Alex Shafran <AShafran@efforttrust.ca>
Cc: James Webb <jwebb@webbplanning.ca>
Subject: Re: Dairy Drive - Top of Valley Slope 25m Setback

Thanks Scott

Best,
SS

From: Scott Dennis <SDennis@patersongroup.ca>
Sent: Tuesday, December 19, 2023 8:51:36 AM
To: Vincent P. Colizza <vcolizza@colizzaarchitects.com>; Alex Shafran <AShafran@efforttrust.ca>; Spencer Shafran <sshafran@deerfielddevelopments.com>

Cc: James Webb <jwebb@webbplanning.ca>
Subject: RE: Dairy Drive - Top of Valley Slope 25m Setback

All,

We will have our drawings updated over the next day or 2, I will send them out to the team once they're done.

Regards,

PATERSON GROUP
SOLUTION ORIENTED ENGINEERING

SCOTT DENNIS, P.Eng., ing.
Senior Project Manager – Geotechnical
TEL: (613) 226-7381 ext. 332

9 AURIGA DRIVE
OTTAWA ON K2E 7T9
patersongroup.ca

From: Vincent P. Colizza <vcolizza@colizzaarchitects.com>
Sent: Monday, December 18, 2023 10:32 PM
To: Alex Shafran <AShafran@efforttrust.ca>; Spencer Shafran <sshafran@deerfielddevelopments.com>; Scott Dennis <SDennis@patersongroup.ca>
Cc: James Webb <jwebb@webbplanning.ca>
Subject: RE: Dairy Drive - Top of Valley Slope 25m Setback

Gents
Please contact the Civil Engineer to adjust grading plan and slope for embankment along driveway and adjust cross sections to remove retaining wall inside the Top of Slope section.

Regards,
Vincent Colizza OAA MRAIC AIA

Vincent P. Colizza Architects Incorporated
Suite 100
5 Creeks End Lane
Ottawa, Ontario
K2H 1C7

613 820-7881 office
613 799-3089 cell

From: Alex Shafran <AShafran@efforttrust.ca>
Sent: Monday, December 18, 2023 4:25 PM
To: Spencer Shafran <sshafran@deerfielddevelopments.com>; Vincent P. Colizza <vcolizza@colizzaarchitects.com>; sdennis@patersongroup.ca
Cc: James Webb <jwebb@webbplanning.ca>
Subject: RE: Dairy Drive - Top of Valley Slope 25m Setback

Vince,

I echo Spencer's sentiment.
Thank you very much for all your efforts.

Thanks,
Alexander Shafran
The Effort Trust Company

50 King Street East, Hamilton, Ontario L8N 1A6
O: 905-667-4892 | F: 905-528-2165
Visit us at www.effortcommercial.com

From: Spencer Shafran <sshafran@deerfielddevelopments.com>
Sent: Monday, December 18, 2023 3:27 PM
To: vcolizza@colizzaarchitects.com; sdennis@patersongroup.ca
Cc: James Webb <jwebb@webbplanning.ca>; Alex Shafran <AShafran@efforttrust.ca>
Subject: FW: Dairy Drive - Top of Valley Slope 25m Setback

Looping everyone in here.

Vince - Thank you again for your efforts with the City in solving this issue.

Scott – can you please update your drawings to reflect this change for submission.

Best,
SS

From: Wildman, Geraldine <Geraldine.Wildman@ottawa.ca>
Sent: Monday, December 18, 2023 2:18 PM
To: Vincent P. Colizza <vcolizza@colizzaarchitects.com>; 'Alex Shafran' <AShafran@efforttrust.ca>; Spencer Shafran <sshafran@deerfielddevelopments.com>; Scott Dennis <SDennis@patersongroup.ca>
Cc: Murshid, Shoma <Shoma.Murshid@ottawa.ca>
Subject: RE: Dairy Drive - Top of Valley Slope 25m Setback

Thanks Vince, I appreciate this change as it avoids us contravening our policies with engineered structures within the setback. I acknowledge and accept this solution.

Thanks, Geraldine

From: Vincent P. Colizza <vcolizza@colizzaarchitects.com>
Sent: December 18, 2023 2:16 PM
To: Wildman, Geraldine <Geraldine.Wildman@ottawa.ca>; 'Alex Shafran' <AShafran@efforttrust.ca>; sshafran@deerfielddevelopments.com; Scott Dennis <SDennis@patersongroup.ca>
Subject: Fwd: Dairy Drive - Top of Valley Slope 25m Setback

Hi Geraldine
I have reviewed the issue of the retaining wall within the area of the top of valley slope (semi circle) with Scott Geotechnical Engineers.
Since we reduced the width of the lane from 9 m to 7m we have a greater separation from the property line to the curb of the lane. Hence we can introduce a 3:1 slope and eliminate the retaining wall.
There is no soil loading issue which would affect this solution.
Geraldine if it is possible could you forward an acknowledgement of this amendment and ageeement. Thank you .
Regards,

Vincent Colizza OAA MRAIC AIA

Vincent P. Colizza Architects Incorporated

Suite 100
5 Creeks End Lane
Ottawa, Ontario
K2H 1C7

613 820-7881 Office
613 799-3089 Cell
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