

May 14, 2025

[EFI FILE: 25-7834]

Katie O'Callaghan

Planner I, Development Review – South
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
Email: katie.ocallaghan@ottawa.ca

**Subject: Planting Species Conformance – Airport Vicinity Bird Hazard Guidelines
3210 Albion Road South, Ottawa, ON**

Dear Ms. O'Callaghan,

As part of the Site Plan Control submission for the proposed light industrial development at 3210 Albion Road South, please accept this letter as confirmation that all future landscape design and planting selections will be developed in full compliance with the *Airport Bird Hazard Plant Species* guidelines issued by Transport Canada and referenced by the City of Ottawa for development in proximity to Ottawa International Airport (YOW).

1. Site Context

- The subject site is located within the Airport Vicinity Development Zone (AVDZ) and approximately 3 km northeast of the airport operating boundary.
- The proposed use is light industrial and includes typical hardscaping, parking, and landscaped perimeter buffers in accordance with City of Ottawa urban design standards.

2. Conformance Statement

EFI Engineering confirms that:

- The Landscape Plan to be submitted as part of the complete Site Plan Control application will exclude all tree, shrub, and plant species identified as bird-attracting in the referenced Transport Canada document.
- Particular attention will be given to omitting fruit-bearing species such as serviceberries, hawthorns, viburnums, crabapples, choke cherries, and similar.
- Final plant selection will be coordinated through the site plan process and cross-checked against the City's Urban Design Guidelines and Transport Canada's bird hazard advisories.

This commitment is made to minimize the risk of attracting wildlife near a major transportation corridor and ensure compatibility with adjacent land uses and public safety protocols.



OTTAWA EFI ENGINEERING 613-936-0148 6 ANTERES DRIVE, SUITE 200 OTTAWA, ON K2E 8A9	CORNWALL EFI ENGINEERING 613-936-0148 34 SOUTH BRANCH ROAD CORNWALL, ON K6K 1T4	BROCKVILLE EFI ENGINEERING 613-341-9850 50 CRAWFORD STREET BROCKVILLE, ON K6V 1S3	NEW YORK STATE EFI ENGINEERING 315-769-8471 69 EAST ORVIS STREET MASSENA, NY 13662
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Should you have any questions or require further information as part of the Site Plan review process, please do not hesitate to contact the undersigned.

Sincerely,
EFI ENGINEERING

A handwritten signature in black ink, appearing to read 'Torben Ruddock'.

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