



Stantec Consulting Ltd.
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4

April 11, 2018
File: 160401419

Attention: Aaron Clodd, M.Sc. PI, Senior Land Development Manager
SmartREIT
700 Applewood Crescent, Suite 200
Vaughan, Ontario L4K 5X3

Dear Mr. Clodd,

Reference: Update of the Environmental Impact Statement and Headwaters Assessment for Site Plan Application at 4100 Innes Road/2025 Mer Bleue Road, City of Ottawa Ontario (PC2016-0114)

Stantec Consulting Ltd. (Stantec) was retained by SmartREIT (the Client) to update the previous EIS and headwaters assessment completed by Stantec (Stantec 2016) for the Plan of Subdivision at 4100 Innes Road/2025 Mer Bleue road (hereafter referred to as the "Site"), in Ottawa, Ontario. The update of the EIS and headwaters assessment has been requested by the Client to determine if there have been changes to existing conditions and to assess the potential environmental effects of the revised Plan of Subdivision (**Attachment A**).

Stantec completed the following activities to update the EIS and headwaters assessment:

- Conducted a search of the Natural Heritage Information Centre (NHIC) to identify any natural heritage features that were not previously documented
- Consulted with the Rideau Valley Conservation Authority (RVCA), South Nation Conservation Authority (SNC), and Ministry of Natural Resources and Forestry (MNR) to provide new information, if available
- Conducted a field visit to determine if the existing natural heritage and headwater drainage features have changed

BACKGROUND

Stantec previously completed an EIS with Headwaters Assessment for 4100 Innes Road/2025 Mer Bleue Road in December 2016. There were no significant natural heritage features identified at that time. The EIS identified impacts and recommended mitigation for the following:

- Fish and fish habitat
- Migratory birds
- Wildlife
- Species at risk

The headwaters assessment identified four headwater drainage features (HDF) on-site which were further separated into six individual reaches. Mitigation was recommended for HDF 2 (a constructed water diversion channel); no management was required for the other three features.



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AGENCY CONSULTATION

Stantec submitted requests for information updates to RVCA, SNC and MNRF - Kemptville District on April 3, 2018, to confirm the accuracy of existing information (**Attachment B**). A response was received from SNC on April 4, 2018 wherein SNC disclosed that the previous Stantec report (Stantec 2016) was summarized by another consultant and recommendations were made. These recommendations were then reviewed and cleared by SNC. At the time of writing this report, responses from MNRF and RVCA had not yet been received. Should their responses contain information that changes the conclusions of this report, the Client will be notified immediately.

NHIC DATABASE REVIEW

A search of the NHIC database did not reveal any new records.

FIELD OBSERVATIONS

Stantec conducted a field visit on April 6, 2018 and April 9, 2018 to determine if there were changes to the existing natural heritage and headwater drainage features. No changes were observed in the vegetation communities, surface water and watercourses as described in the 2016 EIS, with the exception of minor construction activities (i.e., grading, equipment storage) in subdivision Blocks 2 and 4 (see attached site plan). No changes to wildlife and species at risk use of the Site are anticipated.

CHANGES TO IMPACT ASSESSMENT

Based on feedback received during recent agency consultation, the updated review of NHIC species at risk and species of conservation concern, and field observations, no changes to the mitigation measures, as described in the 2016 EIS (Stantec 2016), are recommended.

As recommended in the EIS, a Request for Review was submitted to the Department of Fisheries and Oceans (DFO) on November 19, 2016. A response from DFO identified that authorization under the *Fisheries Act* is not required (**Attachment B**).

Since the 2016 EIS was completed, eastern milksnake (*Lampropeltis triangulum*) was downgraded from Special Concern to Not at Risk under the *Endangered Species Act, 2007*.



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Reference: Update of the Environmental Impact Statement and Headwaters Assessment for Site Plan Application at 4100 Innes Road/2025 Mer Bleue Road, City of Ottawa Ontario (PC2016-0114)

Regards,

STANTEC CONSULTING LTD

**Christian
Lyon**

Digitally signed by Christian Lyon
DN: cn=Christian Lyon, o=Stantec
Consulting Ltd., ou=BC1221 Natural
Science,
email=christian.lyon@stantec.com, c=CA
Date: 2018.04.11 14:51:53 -04'00'

For

Ceryne Staples
Terrestrial Biologist

Phone: 613-784-2251
Ceryne.staples@stantec.com

Digitally signed by
Loretta Hardwick
Date: 2018.04.11
15:07:27 -04'00'

Loretta Hardwick
Associate, Environmental Services

Phone: 613-738-6056
Loretta.hardwick@stantec.com

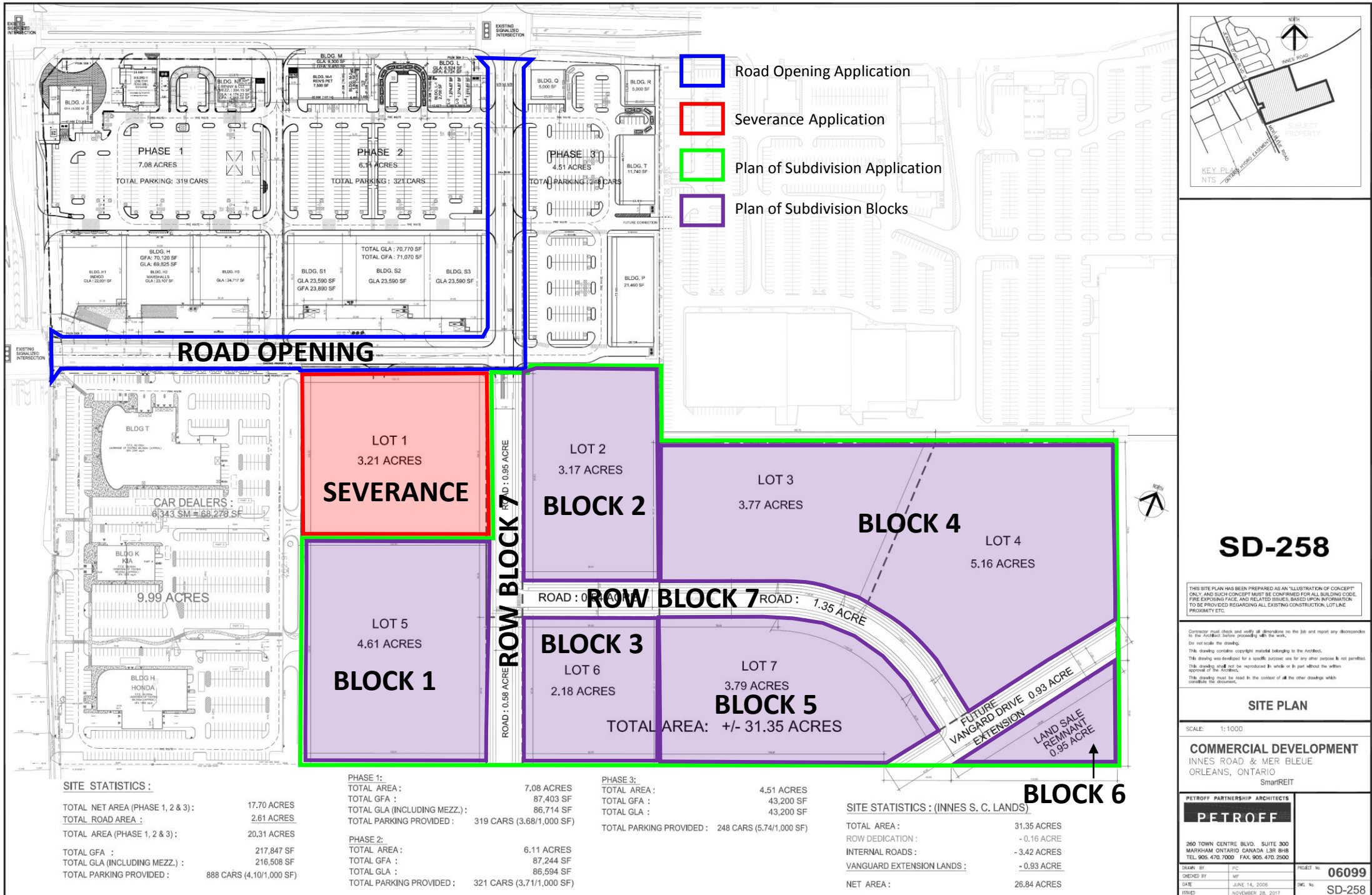
Attachment: A – Site Plan
B – Agency Consultation

REFERENCES

MNRF. 2018. Natural Heritage Information Centre (NHIC)/Land Information Ontario (LIO), Ministry of Natural Resources. Online natural heritage databases.

Stantec. 2016. Environmental Impact Statement with Headwaters Assessment for 4100 Innes Road/2025 Mer Bleue Road. Stantec Consulting Ltd. Ottawa, Ontario.

Attachment A



- Road Opening Application
- Severance Application
- Plan of Subdivision Application
- Plan of Subdivision Blocks

ROAD OPENING

LOT 1
3.21 ACRES
SEVERANCE

ROW BLOCK 7
ROAD: 0.95 ACRE

LOT 2
3.17 ACRES
BLOCK 2

LOT 3
3.77 ACRES
BLOCK 4

LOT 4
5.16 ACRES
BLOCK 3

LOT 5
4.61 ACRES
BLOCK 5
TOTAL AREA: +/- 31.35 ACRES



SD-258

THIS SITE PLAN HAS BEEN PREPARED AS AN "ILLUSTRATION OF CONCEPT" ONLY AND SUCH CONCEPT MUST BE CONFIRMED FOR ALL BUILDING CODE, FIRE EXPOSURE RISK, AND RELATED ISSUES, BASED UPON INFORMATION TO BE PROVIDED REGARDING ALL EXISTING CONSTRUCTION, LOT LINE PROXIMITY ETC.

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.
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This drawing shall not be reproduced in whole or in part without the written approval of the Architect.
This drawing must be read in the context of all the other drawings which constitute the document.

SITE PLAN

SCALE: 1:1000

COMMERCIAL DEVELOPMENT
INNES ROAD & MER BLEUE
ORLEANS, ONTARIO
SmartREIT

PEROFF PARTNERSHIP ARCHITECTS
PEROFF

260 TOWN CENTRE BLVD., SUITE 300 MARKHAM ONTARIO CANADA L3R 0W8 TEL. 905.470.7000 FAX. 905.470.2500		PROJECT No: 06099
DRAWN BY: JFC	CHECKED BY: MF	DATE: JUNE 14, 2006
DATE: JUNE 14, 2006	DATE: NOVEMBER 28, 2017	SHW. No: SD-258

SITE STATISTICS :

TOTAL NET AREA (PHASE 1, 2 & 3):	17.70 ACRES
TOTAL ROAD AREA :	2.61 ACRES
TOTAL AREA (PHASE 1, 2 & 3):	20.31 ACRES
TOTAL GFA :	217,847 SF
TOTAL GLA (INCLUDING MEZZ.) :	216,508 SF
TOTAL PARKING PROVIDED :	888 CARS (4,101/1,000 SF)

PHASE 1:	TOTAL AREA:	7.08 ACRES	TOTAL GFA :	87,403 SF	TOTAL GLA (INCLUDING MEZZ.):	86,714 SF	TOTAL PARKING PROVIDED:	319 CARS (3,681/1,000 SF)
PHASE 2:	TOTAL AREA:	6.11 ACRES	TOTAL GFA :	87,244 SF	TOTAL GLA :	86,594 SF	TOTAL PARKING PROVIDED:	321 CARS (3,711/1,000 SF)

PHASE 3:	TOTAL AREA:	4.51 ACRES	TOTAL GFA :	43,200 SF	TOTAL GLA :	43,200 SF	TOTAL PARKING PROVIDED:	248 CARS (5,741/1,000 SF)
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SITE STATISTICS : (INNES S. C. LANDS)

TOTAL AREA :	31.35 ACRES
ROW DEDICATION :	-0.16 ACRE
INTERNAL ROADS :	-3.42 ACRES
VANGUARD EXTENSION LANDS :	-0.93 ACRE
NET AREA :	26.84 ACRES

BLOCK 6

Attachment B

From: Lyon, Christian
To: "Jocelyn.chandler@rvca.ca"; "Jennifer.Lamoureux@rvca.ca"
Subject: RVCA Information Request - Project # 160401419 - EIS for 2025 Mer Bleue Rd/4100 Innes Rd, Ottawa, ON
Date: Tuesday, April 03, 2018 2:54:00 PM
Attachments: [SmartREIT Site Plan_20180402.pdf](#)
[Submission 1 RVCA Comments.pdf](#)

Good afternoon Jennifer and Jocelyn,

I'm writing to you to see if RVCA has any updated information regarding the abovementioned site location. On behalf of our client, SmartREIT, Stantec prepared an EIS and HDFA in the fall of 2016 which RVCA reviewed and provided feedback on (see attached correspondence). The project details have since changed (Site plan attached), however, the footprint has not. Please let me know if you require additional details or if nothing has changed. Thanks in advance.

Regards,
Christian

Christian Lyon

Planner/Project Manager
Stantec, Environmental Services
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4
Phone: 613.738.6044
Cell: 343.999.7573
Christian.Lyon@stantec.com

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From: [James Holland](#)
To: [Lyon, Christian](#)
Subject: RE: SNC Information Request - Project # 160401419 - EIS for 2025 Mer Bleue Rd/4100 Innes Rd, Ottawa, ON
Date: Wednesday, April 04, 2018 1:20:03 PM
Attachments: [Info Request - 2018.pdf](#)
[image8f9a7c.PNG](#)

Hi Christian,

I don't see anything issued for those addresses to Stantec in 2016. It currently shows as roll number 061450030136500 – is there possibly another roll number to use in the search.

There are two studies completed for that area by Niblett and Stantec as part of the East Urban Community - Mixed Use Community CDP. Following the 2016 Stantec report, Niblett completed a summary of the headwater drainage features assessment work and made recommendations, which has been reviewed and cleared by the South Nation Conservation. There are also aquatic and terrestrial studies completed for the Vanguard Drive extension, by Morrison Hershfield.

The best approach may be to acquire these studies from the authors, but if you require a written review from SNC, you would need to request a Property Inquiry. Feel free to contact me if you would like to discuss.

Kind regards,
James

From: Lyon, Christian [mailto:Christian.Lyon@stantec.com]
Sent: April 3, 2018 1:39 PM
To: James Holland <jholland@nation.on.ca>
Subject: SNC Information Request - Project # 160401419 - EIS for 2025 Mer Bleue Rd/4100 Innes Rd, Ottawa, ON

Good afternoon James,

On behalf of our client (SmartREIT) I am writing to request any information South Nation Conservation (SNC) might have within, nearby, or from adjacent properties within the approximate boundaries of the study area/site location (please see attached PDF document) related to:

- Fish and Fish Habitat
- Water Quality & Quantity
- Natural Environment Features/Heritage Features (Species at Risk, etc.)
- Regulatory flows
- Floodplain mapping; and
- Water management studies

The purpose of this request is to complete an updated Environmental Impact Statement (EIS) to meet the requirements of the City of Ottawa's Official Plan and EIS guidelines for the proposed redevelopment of the site located at 2025 Mer Bleue Road, in Orleans, Ottawa, Ontario. A previous request was made to SNC on May 30, 2016 regarding this same location and project, however the staff that made the request

From: [Lyon, Christian](mailto:Lyon.Christian)
To: kemptville.inforequest@ontario.ca
Subject: MNRF Information Request - Project # 160401419 - Updated Environmental Impact Statement (SmartREIT)
Date: Tuesday, April 03, 2018 11:52:00 AM
Attachments: [KV_InfoRequest_EN_SmartREIT_20180402.pdf](#)
[SmartREIT Site Plan_20180402.pdf](#)

To whom it may concern,

On behalf of our client (SmartREIT) I am writing to request any information the Ministry of Natural Resources (MNRF) might have within, nearby, or from adjacent properties within the approximate boundaries of the Sites (please see attached for site plan) related to:

- Natural Heritage Features
- Provincially Significant Wetlands
- Significant Wildlife Habitat
- Habitat for Endangered or Threatened Species
- Significant Valleylands
- Significant Woodlands, and
- Fish and Fish Habitat

The purpose of this request is to complete an updated Environmental Impact Statement (EIS) to meet the requirements of the City of Ottawa's Official Plan and EIS guidelines for the proposed redevelopment of the site located at 2025 Mer Bleue Road, in Orleans, Ottawa, Ontario.

If any further information is required by Stantec to complete the information request do not hesitate to contact me directly.

Regards,
Christian Lyon

Christian Lyon

Planner/Project Manager
Stantec, Environmental Services
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4
Phone: 613.738.6044
Cell: 343.999.7573
Christian.Lyon@stantec.com

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is no longer with Stantec and any correspondence that may have been sent to them is no longer available. The project details have since changed, however, the footprint has not.

If any further information is required by Stantec to complete the information request do not hesitate to contact me directly.

Thank you in advance for the requested information.

Regards,
Christian

Christian Lyon

Planner/Project Manager
Stantec, Environmental Services
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4
Phone: 613.738.6044
Cell: 343.999.7573
Christian.Lyon@stantec.com

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James Holland, MSc, RPP
South Nation Conservation
P. O. Box 29
38 Victoria Street
Finch, ON - K0C 1K0
Tel: 613-984-2948 ext. 227
Fax: 613-984-2872
Toll Free: 1-877-984-2948
jholland@nation.on.ca
www.nation.on.ca

[Book a Meeting Room](#) | [Réservez une salle de réunion](#)





Email to MNR

Natural Areas and Features Information Request Form

Contact Information

Name:
Address:
Phone Number: Owner Consultant
E-mail Address:

Clear Contact

***All red fields are mandatory**
This includes X & Y Coordinates.
Please see [page 2](#) for assistance.

Site Information

Project Name:

Geographic Township: Lot: Concession:

Clear Site

****Please refer to map on page 2 for info**

X: Y: Address:

****If more than 1 site, please provide all individual coordinates in an attached spreadsheet**

Type of Proposal

- Severance / Zoning Drains / Roads / Culverts
 Hydroline clearing Small Scale Projects (less than 5 hectares)
 RE Projects Large Scale Projects (5 hectares or greater)
 Aggregate Project Other:

Clear Details

Attachments *****Please attach a Site Map showing the area of interest**

- Picture Map(s) Engineered Drawings Other:

Request

I would like to request the following information for the property identified above:

On behalf of our client (SmartREIT) I am writing to request any information the Ministry of Natural Resources (MNR) might have within, nearby, or from adjacent properties within the approximate boundaries of the Sites. Please see attached for site plan related to:

To better respond to your request please briefly outline the purpose for which this information is required
(e.g. proposed development, lot severance, etc. or attach details):

The purpose of this request is to complete an updated Environmental Impact Statement (EIS) to meet the requirements of the City of Ottawa's Official Plan and EIS guidelines for the proposed redevelopment of the site located at 2025 Mer Bleue Road, in Orleans, Ottawa, Ontario.

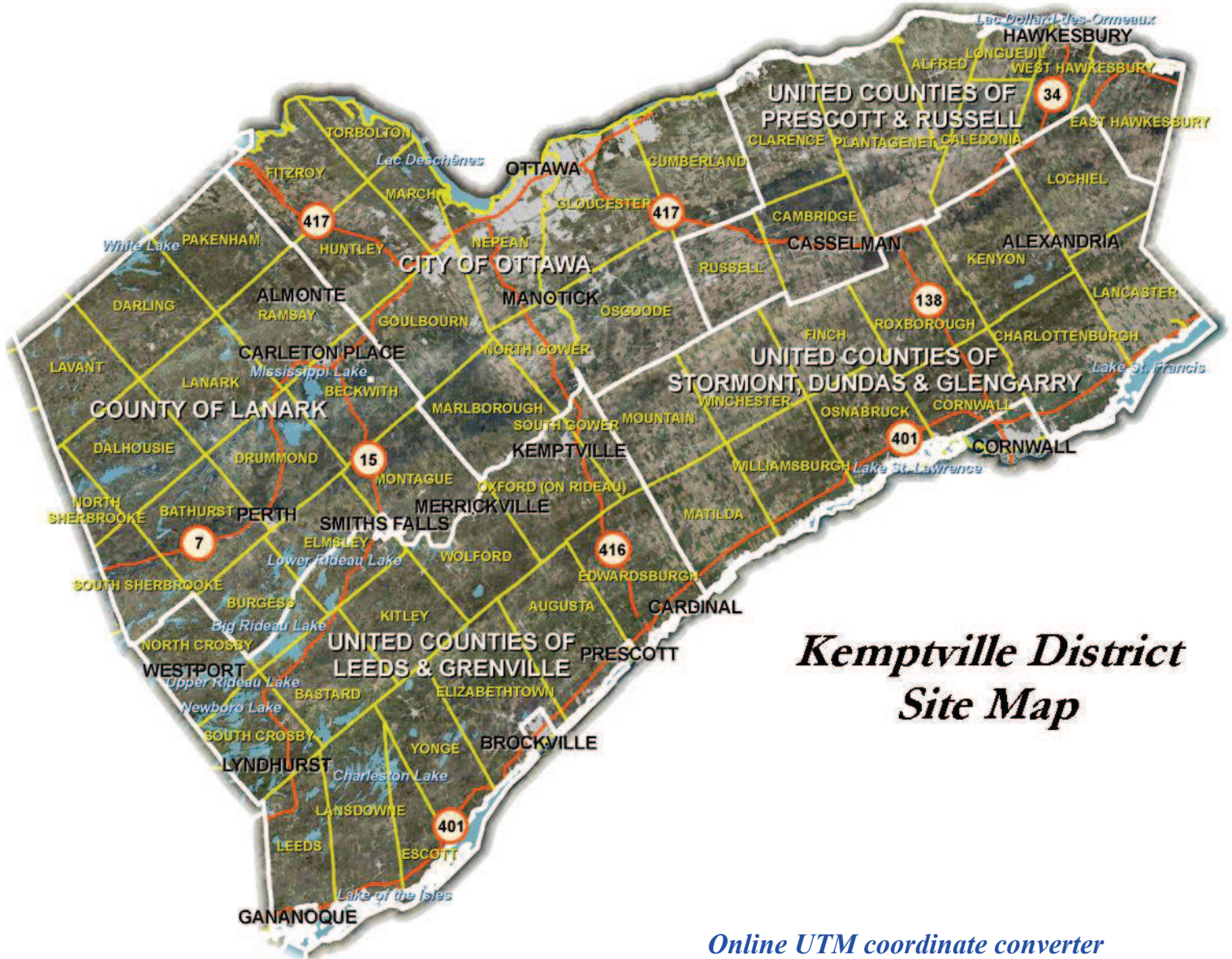
Date of works proposed: ____ / ____ / ____

Please forward the completed form to:
Kempenville.Inforequest@Ontario.ca OR Fax: 613-258-3920
Attention: Information Requests
10 Campus Drive, Postal Bag 2002
Kempenville, ON K0G 1J0

Personal information contained in this form is collected in order to fulfill your request, respond to your inquiries and for other administration purposes. With regard to the personal information it collects, the ministry is bound by privacy protection rules under the Freedom of Information and Protection of Privacy Act and takes all necessary steps to safeguard personal information collected.

Please Note: This request **MUST** be made by the property owner or by someone acting on their behalf. Depending on the nature of the request, it may take 6-8 weeks to respond to your inquiry. If the request does not include the mandatory information, it may delay response time.

I have read the above and agree to all Terms and Conditions



Kemptville District Site Map

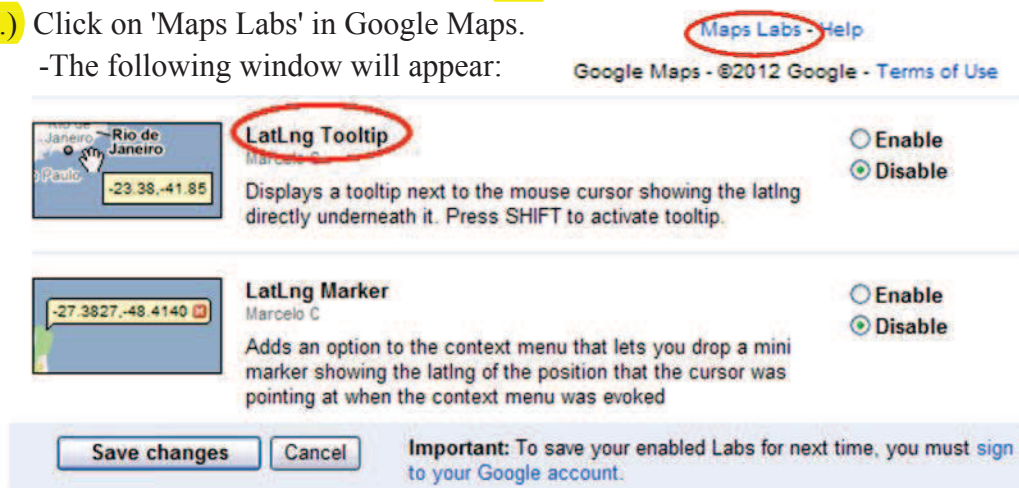
[Online UTM coordinate converter](#)

How to get X, Y coordinates from Google Maps (2 options):

- 1.) Right-click on the map, at the point of interest, and select 'What's here?'.
-The Latitude & Longitude of the mouse click, in decimal degrees, will automatically appear in the Search box.

OR

- 2.) Click on 'Maps Labs' in Google Maps.
-The following window will appear:



-Enable the LatLng Tooltip and then Save Changes.

-Now every time the **SHIFT** button is pressed in Google Maps, a Tool tip will appear with the Latitude and Longitude of the mouse location in decimal degrees.

From: [PPP.CA / PPP.CA \(DFO MPO\)](mailto:PPP.CA / PPP.CA (DFO MPO))
To: Mansell, Josh
Cc: SmartRET@antec.com
Subject: RE: SmartRET Development - 4100 Innes Road/2025 Mer Bleue Road - REQUEST FOR REVIEW
Date: Monday, February 13, 2017 2:59:33 PM
Attachments: [SmartRET1.mxd](#)
[SmartRET2.mxd](#)
[SmartRET3.mxd](#)
[SmartRET4.mxd](#)

Dear Mr. Josh Mansell:

Subject: 16-HCAA-01716 - Watercourse enclosure, Bilberry Creek, Orleans, ON

The Fisheries Protection Program (the Program) of Fisheries and Oceans Canada received your watercourse enclosure proposal on December 6, 2016.

Based on the information provided, your proposal has been identified as a project where a *Fisheries Act* authorization is not required given that serious harm to fish can be avoided by following standard measures. The project as proposed is not considered to need an authorization from the Program under the *Fisheries Act* in order to proceed. In order to comply with the *Fisheries Act*, it is recommended that you follow our guidance tools which can be found at the following website (<http://www.dfo-mpo.gc.ca/pnw-ppp/program-programmes/index-eng.html>). It remains your responsibility to meet the other requirements of federal, provincial and municipal agencies.

Should your plans change or if you have omitted some information in your proposal such that your proposal meets the criteria for a site specific review, as described on our website (<http://www.dfo-mpo.gc.ca/pnw-ppp/index-eng.html>), you should complete and submit the request for review form to Fisheries Protection that is also available on the website.

Should you have any questions or concerns about the compliance of your proposal with the *Fisheries Act*, you may wish to engage an environmental professional familiar with measures to avoid impacts to fish and fish habitat (<http://www.dfo-mpo.gc.ca/pnw-ppp/index-eng.html>).

Yours sincerely,

Emily Morton
Triage and Planning
Fisheries and Oceans Canada

Fisheries and Oceans Canada has changed the way new project proposals (referrals), reports of potential *Fisheries Act* violations (occurrences) and information requests are managed in Central and Arctic Region (Alberta, Saskatchewan, Manitoba, Ontario, Nunavut and the Northwest Territories). Please be advised that general information regarding the management of impacts to fish and fish habitat and self-assessment tools (e.g. Measures to Avoid Harm) that enable you to determine *Fisheries Act* requirements are available at DFO's "Projects Near Water" website at www.dfo-mpo.gc.ca/pnw-ppp/index-eng.html. For all occurrence reports, or project proposals where you have determined, following self-assessment, that you cannot avoid impacts to fish and fish habitat, please submit to fisheriesprotection@dfo-mpo.gc.ca. For general inquiries call 1 855 852-8320.

From: Mansell, Josh [mailto:Josh.Mansell@antec.com]
Sent: 2016-December-06 2:47 PM
To: PPP.CA / PPP.CA (DFO MPO)
Cc: Dannel, Tracy
Subject: SmartRET Development - 4100 Innes Road/2025 Mer Bleue Road - REQUEST FOR REVIEW

To Whom It May Concern,

On behalf of Smart Real Estate Investment Fund (SmartRET), please find attached a Request for Review for the proposed development of 4100 Innes Road/2025 Mer Bleue Road in the City of Ottawa. After self-assessment, it is Bantec's opinion that, with the implementation of identified measures to avoid harm to fish and fish habitat, the proposed development activities will not result in serious harm to fish and fish habitat. Details of the assessment are included in the attached form.

In order to construct the commercial development, SmartRET is proposing to entomb the current interim watercourse (Reach 2) and fill in the remnant section of Bilberry Creek (Reach 1) (see figure).

The Site Plan provided by SmartRET details a multi-phase plan (Phases 1, 2, and 3) which incorporates commercial and residential buildings along with associated roadways and parking areas throughout the Site. The current Site Plan Application to the City of Ottawa consists of development of Phase 1 in 2016-2017, with submission of Phase 2 and 3 at a later date. Phase 1 is planned for the northwest corner of the Site and will occupy approximately 4 ha, which will consist of commercial retail space, parking areas and an access road (see 4100/2025 Mer Bleue Road - Site Plan).

The design includes underground piping of the interim watercourse (Reach 2) leading off Site, which will connect to the existing Wallflower Drive storm sewer system which connects downstream to Bilberry Creek. The design also includes the infilling of the remnant section of Bilberry Creek (Reach 1) (Figure 1). The design is engineered to handle storm water flows of a storm as large as a 100 year event. The parking areas will also have capacity to store rain and a new interim ditch is included to provide additional storage and to handle drainage from the paved parking areas. The quality and quantity of the runoff will be handled with the installation of an oil and grit separator (OGS) designed and sized for an 80% Total Suspended Solids (TSS) reduction from the Site eventually leading into Bilberry Creek (Bantec, 2016).

Lead Authority Contact (SmartRET): Aaron Clodd, Senior Land Development Manager
1-905-326-6400 x 7744
aclood@smartret.com

Several supporting documents, including the *Fish Habitat and Community Summary* (Muncester, 2012) and the *Environmental Impact Statement with Headwaters Assessment for 4100 Innes Road/2025 Mer Bleue Road* (Bantec, 2016), are too large to send via email and are not included within this email submission. A hard copy submission of this request and supporting documentation has been couriered to the following DFO office:

Fisheries Protection Program
Fisheries and Oceans Canada
957 Lakeshore Road
Burlington, Ontario L7S1A1

If you have any questions or require clarification, please do not hesitate to contact me.

Thanks,

Josh

Josh Mansell
Biologist
Bantec
400-1331 Clyde Avenue Ottawa ON K2C 3G4
Phone: (613) 794-2242
Cell: (613) 355-5493
Fax: (613) 722-2799
josh.mansell@antec.com

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