



McKINLEY
ENVIRONMENTAL
SOLUTIONS

Minto Communities
180 Kent Street, Suite 200
Ottawa, Ontario, K1P 0B6

July 21st, 2023

Attn: Erin Harrington, Land Development Project Coordinator

RE: Kennedy Lands (3432 Greenbank Road), Ottawa, Ontario
Combined Environmental Impact Statement & Tree Conservation Report – Addendum #1

1.0 BACKGROUND & PURPOSE

McKinley Environmental Solutions (MES) was previously retained by Minto Communities to prepare a Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) to support the development of the property known as the Kennedy Lands (the Site) (Refer to Figure 1). The Site is located at 3432 Greenbank Road, Ottawa, Ontario (Part of Lot 12, Concession 3, Nepean). The Site is approximately 23 hectares in size and is proposed to be developed as a residential subdivision. MES also prepared a Headwaters Drainage Assessment (HDA) concurrently with the Combined EIS & TCR. The HDA was prepared to evaluate three (3) minor drainage features that occur within the Site (Refer to Figure 2). The previously completed natural heritage studies include the following:

- McKinley Environmental Solutions (MES) (2022a) Combined Environmental Impact Statement & Tree Conservation Report (Revised) – Kennedy Lands (3432 Greenbank Road, Ottawa, ON)
- McKinley Environmental Solutions (MES) (2022b) Headwaters Drainage Assessment (HDA) (Revised) – Kennedy Lands (3432 Greenbank Road, Ottawa, ON)

MES (2022a) and MES (2022b) were submitted to the City of Ottawa in April 2022 as part of the second submission of the Draft Plan of Subdivision application. The Rideau Valley Conservation Authority (RVCA) was circulated as part of the development application review process. The City of Ottawa's second submission review comments were received in July 2022 and a response to the City of Ottawa's natural heritage related comments was prepared at that time. The RVCA completed their review and confirmed that they had no additional comments in October 2022.

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The purpose of this letter is to provide an updated description of the proposed development and an update with respect to the natural heritage related regulatory approval requirements. This letter is intended to be read in conjunction with the previously completed Combined EIS & TCR (MES 2022a) and the HDA (MES 2022b). This letter serves as Addendum #1 to the Combined EIS & TCR. Refer to MES (2022a) and MES (2022b) for further details regarding the proposed development, the presence of natural heritage features, potential impacts to the natural heritage features, and recommended mitigation measures. For brevity, all methods, results, descriptions of natural heritage features, mitigation requirements, and recommendations which were previously addressed in MES (2022a) and MES (2022b) are not reiterated in this letter.

FIGURE 1: SITE OVERVIEW

Kennedy Lands (3432 Greenbank Road), Ottawa, Ontario
 Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) – Addendum #1



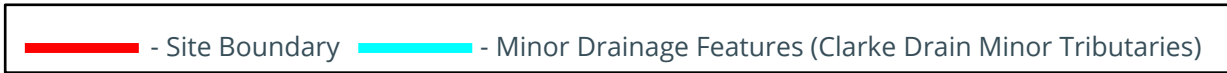
	- Site Boundary		- Agricultural Structures
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Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

FIGURE 2: MINOR DRAINAGE FEATURES

Kennedy Lands (3432 Greenbank Road), Ottawa, Ontario

Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) – Addendum #1



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

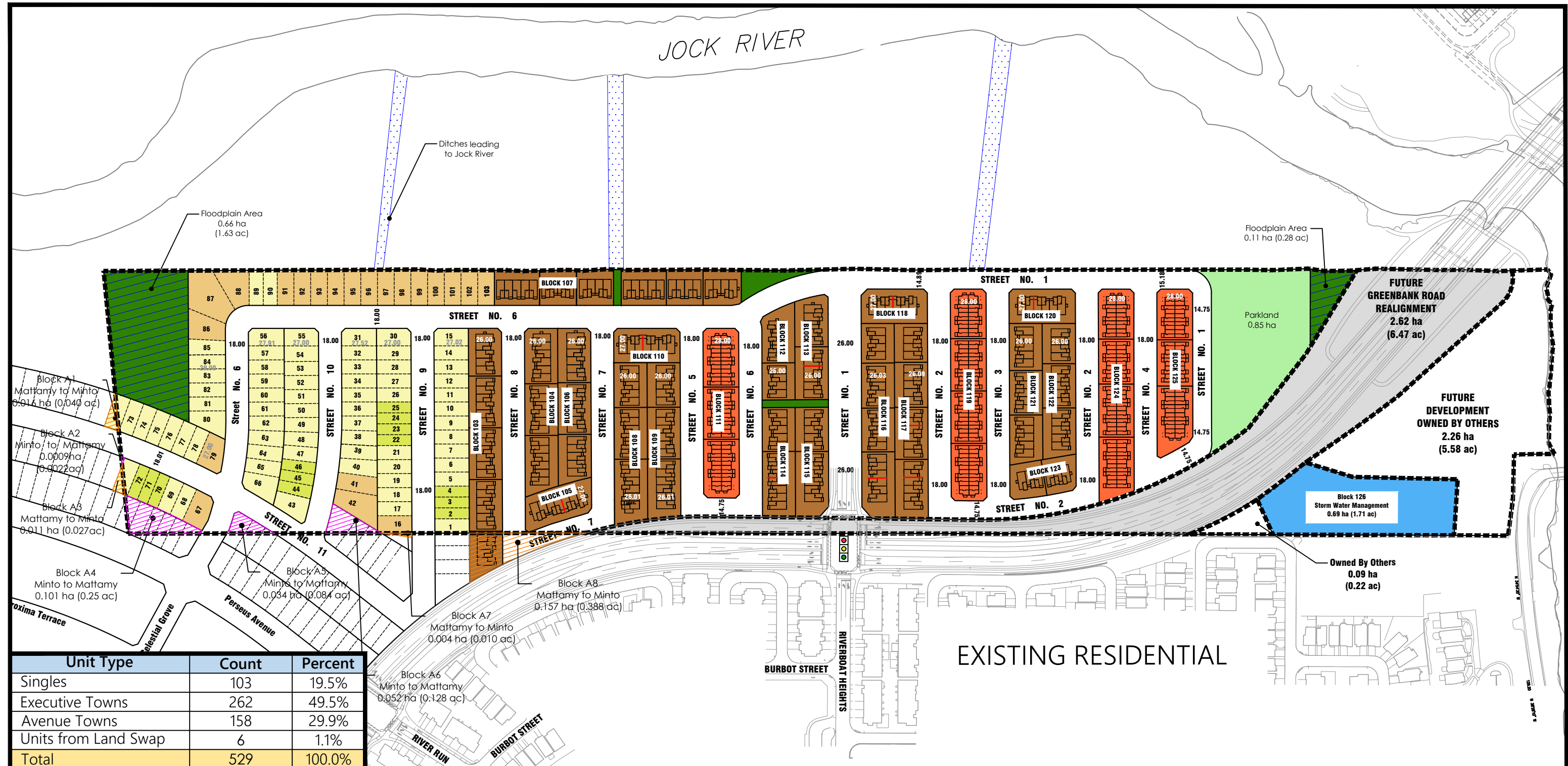
2.0 UPDATED DESCRIPTION OF PROPOSED DEVELOPMENT

An updated Concept Plan for the Kennedy Lands development is included below. MES (2022a) identified that two (2) Natural Feature Blocks will be retained within the Site in order to address the 1:100 year floodplain of the Jock River. As described in greater detail in MES (2022a), a cut and fill operation will be required within the two (2) Natural Feature Blocks in order to address areas where the proposed development and the floodplain overlap. Following the completion of the cut and fill works, the two (2) Natural Feature Blocks will be ecologically restored by planting locally appropriate native trees and shrubs in any areas that currently lack vegetation. The two (2) Natural Feature Blocks also provide minimum 30 m wide setbacks from the Jock River. Refer to MES (2022a) for additional details. There have been no changes to the size and/or position of the two (2) Natural Feature Blocks in the updated Concept Plan.

MES (2022a) and MES (2022b) identified that Drainage Feature A and Drainage Feature B will be decommissioned during the development of the Site. The remnant portion of Drainage Feature C will be retained within the Natural Feature Block in the northwest corner of the Site. The updated Concept Plan will not result in any significant changes to the minor drainage feature decommissioning requirements.

The Concept Plan shown in MES (2022a) identified that the Municipal Park Block would be positioned in the north-central part of the Site. The Municipal Park Block has been moved to the eastern part of the development area in the updated Concept Plan. The new location of the Municipal Park Block was previously shown to be within the development area, and therefore the relocation of the Municipal Park Block will not result in any additional ecological impacts.

JOCK RIVER



Block A1
Mintamy to Minto
0.016 ha (0.040 ac)

Block A2
Minto to Mattamy
0.009 ha
(0.022 ac)

Block A3
Mattamy to Minto
0.011 ha (0.027 ac)

Block A4
Minto to Mattamy
0.101 ha (0.25 ac)

Block A5
Minto to Mattamy
0.034 ha (0.084 ac)

Block A6
Minto to Mattamy
0.052 ha (0.128 ac)

Block A7
Mattamy to Minto
0.004 ha (0.010 ac)

Block A8
Mattamy to Minto
0.157 ha (0.388 ac)

Unit Type	Count	Percent
Singles	103	19.5%
Executive Towns	262	49.5%
Avenue Towns	158	29.9%
Units from Land Swap	6	1.1%
Total	529	100.0%

Legend

	28' Single Family Homes		Natural Feature Area within Floodplain
	36' Single Family Homes		Open Space / Pathways
	43' Single Family Homes		Property Boundary
	Executive Towns		Mattamy to Minto Land Exchange
	Avenue Towns		Minto to Mattamy Land Exchange
	Storm Water Management (SWM) Pond		
	Parkland		

Notes:

Parkland Required = 0.88 ha

MISSING 0.03 ha

No.	Description	Date	By
3	Change in Lotting	6/28/2023	E.H
2	Land Exchange Edits	6/20/2023	E.H
1	Executive Town Depth Adjustment	6/14/2023	E.H
0	Issued for Review	5/3/2023	D.F
Revisions			

Title: **Concept Plan 44**

Project: **Kennedy Lands**

North

Scale: **NTS**

Drawn By: D.F.
Checked By: C.S.

Minto Communities Inc
180 Kent Street,
Ottawa, ON
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3.0 UPDATED NATURAL HERITAGE RELATED REGULATORY APPROVAL REQUIREMENTS

The Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) identified that a tree removal permit under the City of Ottawa Urban Tree Conservation By-law No. 2020-340 will be required prior to the commencement of tree clearing. As described in MES (2022a), the Rideau Valley Conservation Authority (RVCA) has confirmed that a Cut and Fill Permit will be required to facilitate the proposed cut and fill works. Refer to MES (2022a) for additional details.

MES (2022a) and MES (2022b) identified that Drainage Feature A and Drainage Feature B will be decommissioned as part of the proposed development. The RVCA has completed their review of MES (2022a) and MES (2022b) and have confirmed that they have no additional comments. MES (2022a) identified that a permit from the RVCA under O.Reg 174/06 will be required prior to the decommissioning of Drainage Feature A and Drainage Feature B. Refer to MES (2022a) for additional details.

The natural heritage related regulatory approval requirements that are summarized above have not significantly changed compared to the requirements that were previously described in MES (2022a) and MES (2022b).

MES (2022a) identified that an authorization under the Ontario Endangered Species Act (ESA) would be required in order to facilitate the demolition of the six (6) agricultural structures that are currently present within the Site. The Ontario ESA authorization was anticipated to be required due to the presence of nesting Barn Swallows within several of the agricultural structures. The habitat of threatened species is protected under the Ontario ESA and Barn Swallows were previously listed as a threatened species. In order to comply with the rules and regulations of the Ontario ESA, an authorization must be obtained to support development activities that will significantly alter the habitat of threatened species.

The status of Barn Swallows was downgraded from ‘threatened’ to ‘special concern’ in January 2023. The habitat of species of special concern is not protected under the Ontario ESA, and therefore an authorization under the Ontario ESA is no longer required to facilitate the demolition of the six (6) agricultural structures that are currently present within the Site. Although an authorization under the Ontario ESA is no longer required, Minto Communities is aware that the demolition of the six (6) agricultural structures must occur outside of the Barn Swallow nesting season in order to avoid impacting individual birds and their nests when the Barn Swallows may be present (e.g. demolition must occur between September 1st and April 30th).

4.0 SUMMARY & CLOSURE

As described above, the updated Concept Plan is not anticipated to result in any additional ecological impacts compared to the impact assessment that was previously described in MES (2022a). An authorization under the Ontario Endangered Species Act (ESA) is no longer required due to the downgrading of Barn Swallows from ‘threatened’ to ‘special concern.’ The remaining natural heritage related regulatory approval requirements have not changed compared to the requirements described in MES (2022a).

There have been no significant changes to the Site conditions and no new Species at Risk (SAR) concerns have been identified since the preparation of MES (2022a). The proposed development is not anticipated to significantly negatively impact the natural features and functions of the Site, pending that the mitigation and regulatory requirements that are described in this letter are implemented appropriately, in addition to the mitigation and regulatory requirements that are described in MES (2022a) and MES (2022b).

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

Sincerely,



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