October 7, 2026 **Our File: CAIV 1015**

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Via E-mail: Mustapha.Arkadan@caivan.com

SUBJECT: Richmond South Official Plan Amendment Environmental Impact Study Memorandum

1.0 INTRODUCTION

Kilgour & Associates Ltd. (KAL) has provided ongoing support to Caivan and their Richmond South development at 6305 and 6371 Ottawa Street in Richmond, Ontario (the Site). This memorandum considers the EIS dated August 20, 2021 (Kilgour & Associates Ltd., 2021) and the development layout assessed therein, against the updated base plan (Caivan, 2026; Attachment 1), in support of the proposed Official Plan Amendment (OPA) application (PC2026-0165).

Based on the pre-consultation meeting feedback from the City of Ottawa dated September 21, 2026, "*No changes shall be made to the open space blocks that contain surface water features or other components of the natural heritage features recognized in the OP Section 4.8.1. Should the changes proposed by the application result in a change in land use within or adjacent to the natural heritage features, then the application shall be supported by an Environmental Impact Study.*" The requirement for an Environmental Impact Study (EIS) is waived if there is no change in landuse in the OPA/Zoning By-law Amendment (ZBA) within or adjacent to the natural features/surface water feature block.

2.0 PROPOSED OFFICIAL PLAN AMENDMENT APPLICATION

The small side channel of the Moore Branch that abuts the northeast corner of the Laffin Lands parcel will remain undeveloped within 30 m of the channel (Kilgour & Associates Ltd., 2021). It is our professional opinion that no change is proposed to the land use within the open space block containing surface water and natural heritage features based on Caivan's updated base plan (Caivan, 2026; Attachment 1), and no negative impacts are anticipated to the features.

3.0 CLOSURE

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

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.

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Attachments: Caivan Base Plan (2026-10-05)

4.0 LITERATURE CITED

Caivan. (2026). *Richmond South Concept Site Plan* (Base Plan BP-1).

Kilgour & Associates Ltd. (2021). *Environmental Impact Statement—Laffin and Green Lands in Richmond Village* (Revised Report; p. 117).

CAIVAN

6305,6371 OTTAWA STREET WEST

DRAWING: BP-1
DATE: 2026-10-05
AUTHOR: TF
SCALE: 1:1100

RICHMOND SOUTH

Concept Site Plan

- Village Residential 4
- Deeper Lots
- Local Road
- Van Gaal Drain
- Pathway Block

Artist's concept for illustrative purposes only.
Subject to change without notice.

0 10 20 30 50 m

SCALE 1:1100 (11×17)

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