



# Scoped Environmental Impact Statement for 113 & 115 Echo Drive

June, 2015

Prepared for:  
Uniform Developments  
117 CentrepoinTE Drive, Suite 300  
Ottawa, ON K2G 5X3

McKINLEY ENVIRONMENTAL SOLUTIONS

304 Berrigan Drive, Ottawa, ON, K2J 5B5 | 613-620-2255  
[mckinleyenvironmental@gmail.com](mailto:mckinleyenvironmental@gmail.com) | [www.mckinleyenvironmental.com](http://www.mckinleyenvironmental.com)

## REQUIREMENT FOR PRE-CONSULTATION

(EIS Guidelines, Sections 1.3, 2.1 and 2.2)

*Before* completing this form, you must discuss your proposed project with the Development Review planners of the City of Ottawa. They will determine if an EIS is required, and if so, whether you need to submit this form or a Detailed EIS report.

Please provide the name(s) of the City staff you have discussed this EIS with, and the date(s) of the discussion:

Erin O'Connell (Contacted by Katherine Grechuta, Fotenn)

### 1. Property Identification

(EIS Guidelines, Section 3.1)

#### 1.1 Property Owner's Name:

Uniform Developments Inc.

#### 1.2 Municipal Address of Property:

113 and 115 Echo Drive, Ottawa, ON, K1S 1M7

#### 1.3 Lot, Concession and Township (rural properties only):

113 Echo Dr: Plan 27 Pt Lot 20 (Parts 2-6); 115 Echo Dr: Plan 78 Lot 1 and Pt Lot 2 (Part 1)  
(Ward 17: Capital)

#### 1.4 Property Information Number(s): (available at [http://ottawa.ca/en/city\\_hall/emaps/index.html](http://ottawa.ca/en/city_hall/emaps/index.html))

PIN: 042040006 (113 Echo Dr.), 042040001 (115 Echo Dr.)

#### 1.5 Mailing Address (if different from property address):

117 CentrepoinTE Drive, Suite 300, Ottawa, ON, K2G 5X3

#### 1.6 Land Use Designation[s] and Zoning from the Official Plan

([http://www.ottawa.ca/en/city\\_hall/planningprojectsreports/ottawa2020/official\\_plan/index.html](http://www.ottawa.ca/en/city_hall/planningprojectsreports/ottawa2020/official_plan/index.html)) and Zoning By-Law ([http://www.ottawa.ca/en/licence\\_permit/bylaw/a\\_z/zoning/index.html](http://www.ottawa.ca/en/licence_permit/bylaw/a_z/zoning/index.html)):

Zoning from GeoOttawa indicates that the property falls within the Minor Institutional Zone (I1).

#### 1.7 Existing and past land uses:

The Site is located east of the corner of Main Street and Echo Drive and includes two (2) properties at 113 and 115 Echo Drive. The Site is currently zoned as Minor Institutional Zone. Combined, the two properties (the Site) are approximately 0.15 ha in size with approximately 55 m of frontage on Echo Drive and Main Street. The Site is currently developed and occupied by two (2) separate buildings. This includes a two storey residential house at 113 Echo Drive and the two storey Portuguese Community Center. The back of both properties includes a paved parking area. There are no significant natural or vegetative habitats present. The Site is bordered to the north by a multi-storey residential building, to the east by residential houses, and to the south by Main Street and multi-story residential and commercial buildings. The Site is bounded to the west by Echo Drive and then Colonel By Drive, followed by the Rideau Canal further to the west (Refer to Figure 1, Appendix A). The Site is located within the Old Ottawa East area which is a predominantly high density residential neighbourhood with retail and some multi-storey commercial buildings. Refer to Appendix A for Site Figures and Appendix B for Site Photographs.

## REQUIREMENT FOR SITE VISIT

(EIS Guidelines, Sections 2.2 and 3.2)

If you currently live on the property, please indicate how long you have lived there:

You must have visited the site at least once during the growing season for the purpose of evaluating the proposed project impact on the natural environment. Please fill in the following table with the required site visit information.

| Date                                              | Time | Personnel Involved | Weather Conditions | Purpose of Visit |
|---------------------------------------------------|------|--------------------|--------------------|------------------|
| Refer to attached sheet for detailed information. |      |                    |                    |                  |

## 2. Description of the Site and the Natural Environment

(EIS Guidelines, Sections 1.5, 2.1, 2.2 and 3.2)

### 2.1 General Map of the Natural Environment

(EIS Guidelines, Section 3.2.1)

Please attach a map showing your property in relation to the surrounding environment, including the natural features on and/or adjacent to the site (note: your property line must be clearly indicated). Recent aerial images can be obtained through the City's interactive mapping tool at [http://ottawa.ca/en/city\\_hall/emaps/index.html](http://ottawa.ca/en/city_hall/emaps/index.html)

Photographs of the property also help to illustrate the existing conditions on the site.

Please describe the significant natural feature(s) on or adjacent to your property and indicate the feature's location(s) relative to your project.

The Site is generally located within a highly developed area with no significant natural habitats in the immediate vicinity. The nearest area of natural habitat is the Rideau Canal which is approximately 40 m west of the Site. The Rideau Canal and the associated landscaped garden areas on the edge of the canal are separated from the Site by Echo Drive and Colonel By Drive. There are no other wetlands, woodlots, watercourses, or other significant natural features within 120 m of the Site.

## **2.2 Landforms, Soils and Geology** (EIS Guidelines, Section 3.2.2)

Please describe the physical environment: the landform (e.g., sloped, flat, valley, hill, etc.) soils (e.g., silty, sandy, clay, peat, etc.) and depth to bedrock and type (e.g., limestone, shale, granite, etc.). Identify the source(s) of information used (e.g., personal knowledge, well record, available mapping). Attach copies of mapping and other supporting documentation when available.

The Site is relatively flat at an elevation of approximately 64 m ASL. The Site as a whole is well drained and is predominantly paved or occupied by built areas, with very little natural soil exposed. Topsoil is present in the small landscaped patch along the south side of 115 Echo Drive where four (4) trees have been planted (see Section 2.4 below). The remainder of the Site is covered by hard surfaces. A Geotechnical Investigation was completed by Paterson Group (2014) and notes "...Generally, the subsurface profile at the borehole locations consists of a pavement structure overlying a silty sand fill or a native silty sand deposit and a very stiff to stiff grey silty clay deposit. A glacial till layer, consisting of a silty sand with gravel, cobbles and boulders was encountered below the silty clay. Practical refusal...was encountered at approximately 25.5 m depth." With regards to groundwater Paterson Group (2014) notes "...the long term groundwater level is expected at a depth ranging from 3.5 to 4.5 m depth..."

## **2.3 Surface Water, Groundwater and Fish Habitat** (EIS Guidelines, Section 3.2.3)

Please describe the surface water features (e.g., creeks, drains, ponds, etc.) including their approximate widths and depths, duration of flow (i.e., is water present all year round or not) and location relative to your project. Are there any places where ponds occur during springtime or after storms? Describe drainage and groundwater conditions, including depth to groundwater where known.

There are no surface water features within the Site or within 30 m of the Site. There are also no wetlands present within the Site or within 30 m of the Site. The nearest surface water feature is the Rideau Canal, which is located approximately 40 m west of the Site. Due to the distance between the Site and the Rideau Canal, the fact that the Site is separated from the Rideau Canal by existing developed roadways (Echo Drive and Colonel By Drive), and the fact that the Site is previously developed and devoid of any significant natural habitats, it is not anticipated that the proposed redevelopment of the Site would significantly affect the Rideau Canal.

Do any of the surface water features contain minnows or other fish? Please list the kinds of fish present (if known).

There is no fish habitat present within the Site. The nearest area that is likely to contain fish habitat is the Rideau Canal, which is approximately 40 m west of the Site. The Rideau Canal is a constructed feature without significant natural aquatic vegetation, but it is nonetheless likely to provide habitat for some fish that are tolerant of a non-natural canal environment.



## 2.4 Vegetation Cover

(EIS Guidelines, Section 3.2.4)

Describe each of the types of vegetation community shown on the natural environment map (e.g., lawn, cropped field, old field, marsh, thicket/scrub, swamp, woods, etc.). List the most common plants observed in each of these communities, if possible.

Refer to Attached Sheet - Section 2.4 for additional information.

## 2.5 Wildlife

(EIS Guidelines, Section 3.2.5)

List all wildlife species known or suspected to occur in the vicinity of the property. Where possible, specify whether the animal lives on the property or whether it is a visitor (e.g., looking for food or migrating through). Indicate why each species has been included on this list (e.g., seen, tracks found, call heard, reported previously).

| Species Name        | Resident/Visitor | Evidence |
|---------------------|------------------|----------|
| Rock Dove (Pigeon)  | Resident         | Observed |
| House Sparrow       | Resident         | Observed |
| Ring Billed Seagull | Resident         | Observed |
|                     |                  |          |
|                     |                  |          |

## 2.6 Habitat for Species At Risk

(EIS Guidelines, Section 3.2.6)

List any species at risk known or suspected to occur in the vicinity of the property. Indicate why each species has been included on this list (e.g., seen, tracks found, call heard, reported previously). Provide photographs if available.

Refer to Attached Sheet - Section 2.6 for additional information.

### 3. DESCRIPTION OF THE PROPOSED PROJECT

(EIS Guidelines, Section 3.3)

*Please attach any available drawings or plans of your proposed project, to illustrate the information provided below.*

#### 3.1 What is the purpose of the development or site alteration? (e.g., creation of a new lot for a single detached home, expansion of an existing home, etc.)

A detailed Site Plan and Floor Plan is included in Appendix A. The proposed development will include demolition of the existing buildings at the Site. These buildings will be demolished and the Site will be redeveloped with a 6 storey residential building with underground parking. This building will accommodate condominiums including approximately 46 units and amenities. Parking will include approximately 60 vehicle parking spaces and 23 bicycle parking spaces.

#### 3.2 What site preparation, if any, will be required? (e.g., brush-clearing, tree removal, blasting, grading, filling, etc.)

As noted above, there is currently negligible vegetation within the Site. The four (4) trees south of 115 Echo Drive will be removed. Site preparation will primarily involve demolition of the existing buildings and removal of paved areas during excavation.

#### 3.3 What construction or demolition activities, if any, will be required? (e.g., excavation, preparation of foundation/pad, installation of public or private utilities, construction/demolition of a building, landscaping, etc.)

The existing buildings at the Site will be demolished and associated paved areas may be removed during excavation. A large construction project will be undertaken including significant excavation to install underground parking and the building foundation, construction of the new residential building, fencing, landscaping, and connection to servicing. The Site will be serviced with municipal sewer and water.

#### 3.4 What ongoing activities, if any, will occur at the site? (e.g., private residence, operation of a small business, farming, etc.)

The Site will include residential condominium units. The Site will intensify the land use compared to the existing residential building and the Portuguese Community Center, but will generally be the same as surrounding areas (mixed commercial, residential, and retail).

#### 3.5 Have you consulted with other regulatory agencies (e.g., Conservation Authority, Ministry of Natural Resources, Ministry of Environment) to determine whether your project will require their authorisation?

Consultation with the Ontario Ministry of Natural Resources and Forestry (OMNRF) was not deemed to be necessary as no significant natural features or issues with Species at Risk (SAR) were noted for the Site. Consultation with the Rideau Valley Conservation Authority (RVCA) was not deemed to be necessary as the development is not expected to affect any aquatic habitats or regulated areas.

### 4. IMPACTS AND MITIGATION

(EIS Guidelines, Sections 3.4 and 3.5)

#### 4.1 Based on the information provided above, complete the attached summary table to identify the potential impacts of the various project activities on the natural environment on or adjacent to your property, and the mitigation measures that will be used to avoid or reduce these impacts. See table below.

#### 4.2 Will the project result in any positive effects on the natural environment? Please include positive effects in the summary table, and provide a brief description below.

The project is expected to have an overall neutral environmental effect. There are no significant natural features or Species at Risk (SAR) within the vicinity of the Site which could be affected by the project. The amount of vegetation removal required for the project is negligible and not significant. The project will not significantly affect the extent of natural habitats, though some landscaping features will improve the overall vegetative cover.

**5. CONCLUSION**  
(EIS Guidelines, Section 3.7)

Will the proposed project result in any negative impacts to natural features or ecological functions, once the recommended mitigation measures have been implemented? *NOTE: residual negative impacts to significant natural features or ecological functions may mean that the project cannot be approved as proposed.*

Overall the project is expected to have a neutral environmental effect. The project is not expected to have a significant negative impact on the natural features and functions

**6. DECLARATION**  
(EIS Guidelines, Section 3.7)

Please provide the names and affiliations of all individuals who contributed to the preparation of this EIS, and indicate their role(s) in the process (e.g., EIS author, biologist, planning consultant, geotechnical engineer). Attach resumés where needed to demonstrate professional qualifications

Dr. Andrew McKinley - Senior Biologist, McKinley Environmental Solutions

I hereby certify that the information contained within this EIS is accurate and complete, to the best of my knowledge. I acknowledge that incomplete or incorrect information may delay the development review process.

\_\_\_\_\_  
Signature of Owner/Applicant

*Andrew McKinley*

\_\_\_\_\_  
Date

**June 1, 2015**

\_\_\_\_\_  
Signature of EIS Author (if different from above)

\_\_\_\_\_  
Date

**NOTE: Completion of this EIS form does not constitute or guarantee any type of planning approval**

## EIS Form, Section 4.1: Impacts and Mitigation Summary Table

| Activity                                                                   | Natural Heritage Feature/Function                                                                 | Potential Effect (may be positive or negative)                                      | Proposed Mitigation                                                                                                                                     | Residual Effect (may be positive or negative)                                                                                                                                                          |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Preparation                                                           |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
| Vegetation Clearing                                                        | 4x Trees                                                                                          | Loss of four trees                                                                  | In order to avoid impacting the nests of migratory birds, avoid tree removal during the core migratory bird nesting season (April 15th to August 15th). | Significant tree removal is not required - therefore, there is no residual effect. No significant vegetative habitats are affected. New landscaping features will be included around the new building. |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
| Construction                                                               |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
| Demolition/Construction Impacts                                            |                                                                                                   | Noise, dust, erosion, and spills                                                    | Noise, dust, erosion, and spills should be addressed through standard mitigation measures for large construction projects.                              | No Residual Effect                                                                                                                                                                                     |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
| Operation                                                                  |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
| Waste Generation                                                           |                                                                                                   | Waste generation                                                                    | Dispose of waste following bylaws.                                                                                                                      | No Residual Effect                                                                                                                                                                                     |
| Already urbanized Site, thus no significant change in operational impacts. |                                                                                                   | Increased residential density.                                                      |                                                                                                                                                         | No Residual Effect                                                                                                                                                                                     |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
| Other                                                                      |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
| Demolition/Construction Impacts                                            | Chimney - Potentially Suitable Chimney Swift Habitat                                              | No evidence of Chimney Swifts was noted and thus no negative effect is anticipated. | None required, as no evidence of Chimney Swifts was noted.                                                                                              | No Residual Effect                                                                                                                                                                                     |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
| Examples                                                                   |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
| Site Preparation: Vegetation clearing to allow for house construction      | Natural vegetation (note: no significant species or significant woodlands known to occur on site) | Loss of natural vegetation from site                                                | Only clear the area that is required to allow for development (house, well, septic, laneway)                                                            | Loss of X ha of natural vegetation within development footprint                                                                                                                                        |
| OR                                                                         |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |
| Other: Severance of 2 ha vacant lot for sale                               | Significant woodland on property                                                                  | If new lot developed in woods, could lose up to 2 ha of woodland                    | New lot will be located outside of woodland                                                                                                             | None                                                                                                                                                                                                   |
|                                                                            |                                                                                                   |                                                                                     |                                                                                                                                                         |                                                                                                                                                                                                        |

## ADDITIONAL INFORMATION

Sections 2.4, 2.6 & 3.1



**McKINLEY**  
ENVIRONMENTAL  
SOLUTIONS

**McKINLEY ENVIRONMENTAL SOLUTIONS**

304 Berrigan Dr, Ottawa, ON, K2J 5B5  
613-620-2255 | [mckinleyenvironmental@gmail.com](mailto:mckinleyenvironmental@gmail.com)  
[www.mckinleyenvironmental.com](http://www.mckinleyenvironmental.com)

***The following represents supplemental information for sections of the Scoped EIS form where insufficient space was available for a complete response.***

## REQUIREMENTS FOR SITE VISIT

Site visits included the following:

| Date         | Time            | Personnel Involved | Weather Conditions | Purpose of Visit     |
|--------------|-----------------|--------------------|--------------------|----------------------|
| May 15, 2015 | 12:30 pm        | Andrew McKinley    | Overcast, 20°C     | Site Inspection      |
| May 20, 2015 | 8:00 to 9:00 pm | Andrew McKinley    | Clear, 18°C        | Chimney Swift Survey |
| May 27, 2015 | 8:00 to 9:00 pm | Andrew McKinley    | Clear, 20°C        | Chimney Swift Survey |
| June 3, 2015 | 8:15 to 9:15 pm | Andrew McKinley    | Overcast, 18°C     | Chimney Swift Survey |

## SECTION 2.4 – VEGETATION COVER

There are no significant natural vegetation communities within the vicinity of the Site. The only significant vegetative feature is the small strip of manicured lawn (approximately 2 m wide) south of 115 Echo Drive (Refer to Appendix B for photographs). There are four (4) ornamental trees in this area which have been planted as landscaping features. These include a Large Tooth Aspen (*Populus grandidentata*) with a diameter at breast height (dbh) of 28 cm, an ornamental Mountain Ash (*Sorbus sp.*) with a dbh of 10 cm, and two (2) European Ash (*Fraxinus excelsior*) with a dbh of 40 cm and 31 cm. These trees are planted landscaping features of a relatively small size and hence are not considered significant. The lawn includes manicured lawn grass and typical associated urban weeds including Dandelion, Red Clover, White Clover, Common Plantain, etc. No significant natural vegetation communities exist within the vicinity of the Site. Refer to Appendix B for Site Photographs.





## SECTION 2.6 – HABITAT FOR SPECIES AT RISK

A review of the Natural History Information Center (NHIC) records for Species at Risk (SAR) for the nine (9) grids containing and surrounding the Site was undertaken. This is equivalent to an area measuring 9 km<sup>2</sup>. Records of Lake Sturgeon (threatened) from 2009 were noted for the nearby Rideau River (to the east). Due to the distance between the Site and the Rideau River (approx. 700 m) it is not likely that the proposed development would impact Lake Sturgeon or its habitat. Lake Sturgeon are not likely to occur within the Rideau Canal due to the artificial and disturbed nature of this habitat. Regardless, it is not anticipated that the Rideau Canal will be significantly impacted by the project. Historic records from 1900 for Pale Bellied Frost Lichen (endangered) were also noted. However, this is a species typically found in mature forest and would not be found in a highly developed urban area. Habitat may have existed for this species in the area historically, but currently there are no forest areas in the vicinity of the Site. Similarly, records of a Restricted Species from 1924 were noted, but again, this is likely in reference to habitats which may have existed historically in the now urbanized area surrounding the Site. Lastly, records from 2010 for Chimney Swift (threatened) were noted. The Chimney Swift is a threatened bird which nests in suitably sized chimneys and may be found in urban areas. This species therefore has the potential to occur in the vicinity of the Site. Both 113 and 115 Echo Drive have chimneys. Photographs of these chimneys are included in Appendix B.

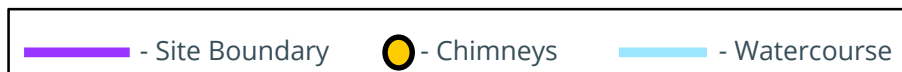
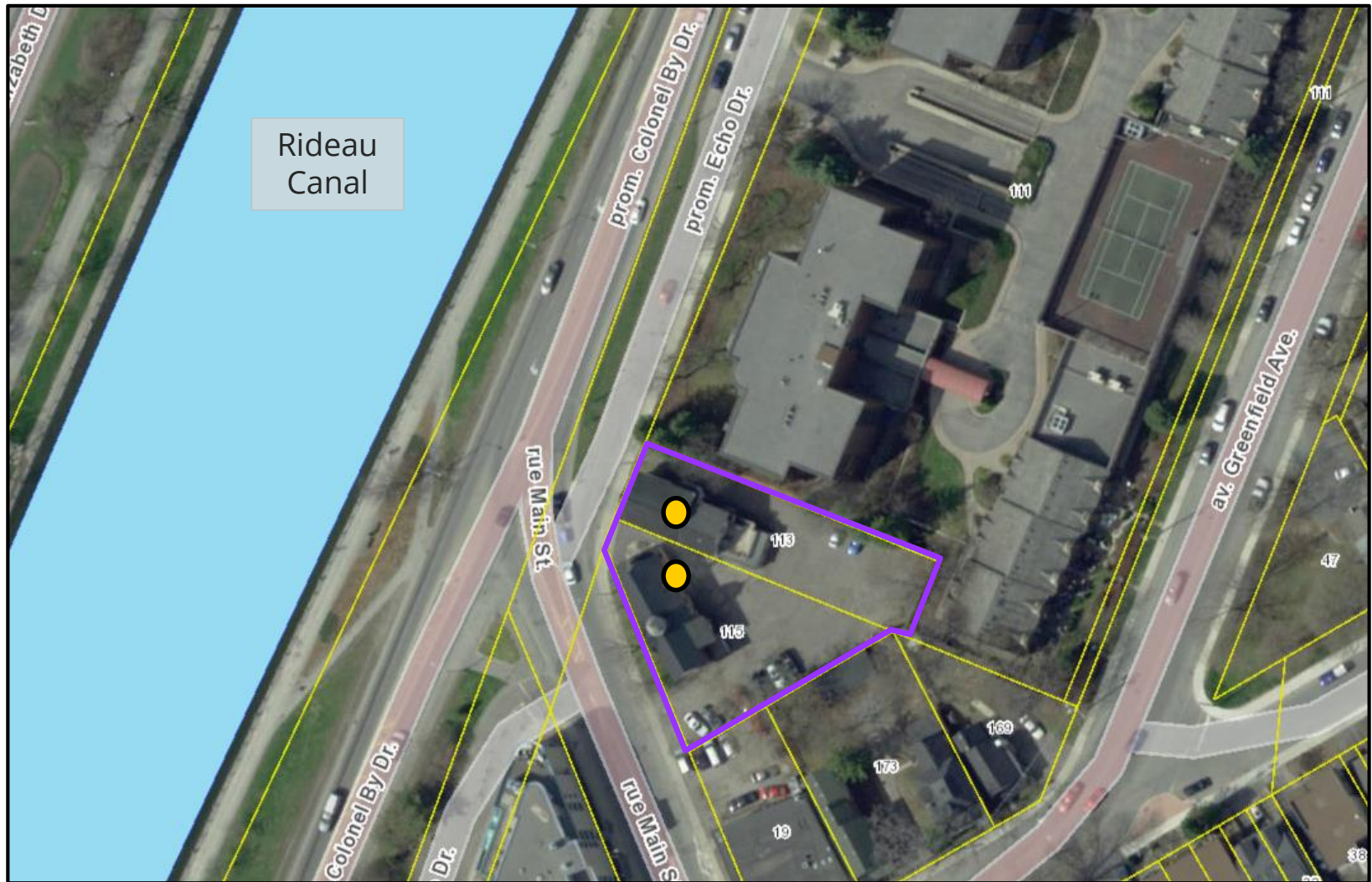
The chimneys were assessed following the methodology outlined in the Bird Studies Canada *Chimney Swift (Chaetura pelagica) Monitoring Protocol* (2009). The chimney at 115 Echo Drive was determined to not be suitable for nesting Chimney Swifts due to the presence of a ceramic liner. Ceramic liners make the chimney too smooth to allow for nesting (Bird Studies Canada 2009). The chimney at 113 Echo Drive was determined to be of a suitable size with suitable construction materials (brick) so that it could potentially serve as suitable habitat for nesting Chimney Swifts. Due to the height of this chimney, it could not be confirmed whether the chimney is capped or whether it includes a metal or ceramic liner, and the chimney could not be inspected directly. Due to the potential suitability of this chimney for nesting Chimney Swifts, a survey to observe potential usage of the chimney by Chimney Swifts was undertaken. This included three (3) evening survey visits spaced one (1) week apart beginning after May 15<sup>th</sup>, 2015. During each survey visit the chimney was observed for half an hour before and after sunset (one hour total) to observe any birds entering or exiting the chimney. This follows the Bird Studies Canada protocol – Evening Survey Methods (Bird Studies Canada 2009). The survey was completed on May 20<sup>th</sup>, May 27<sup>th</sup>, and June 3<sup>rd</sup> and no evidence of Chimney Swifts was noted. These results suggest that nesting Chimney Swift are not a concern for the proposed demolition of the existing buildings at the Site.

# APPENDIX A

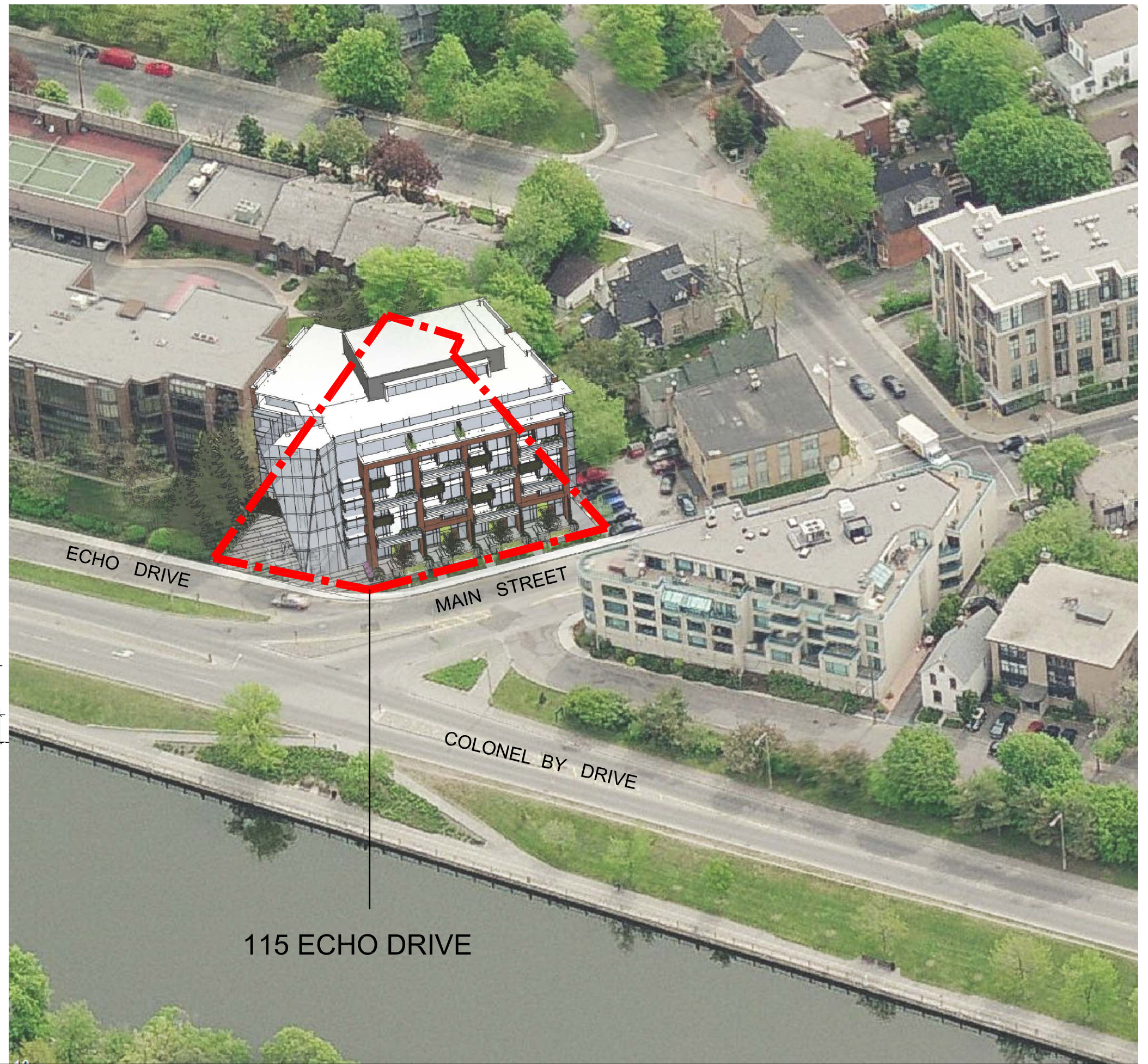
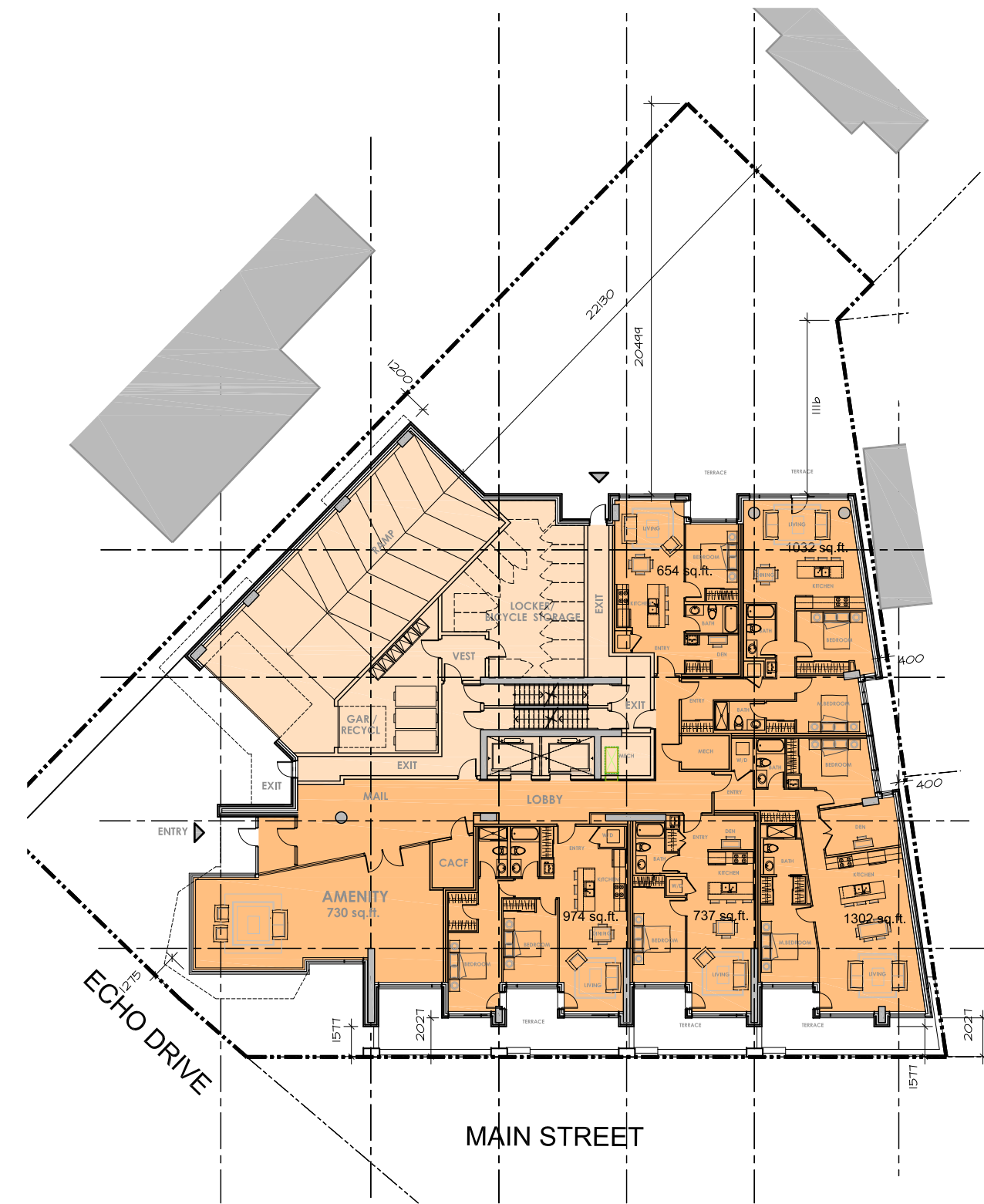
## Figures

# FIGURE 1: SITE BOUNDARY

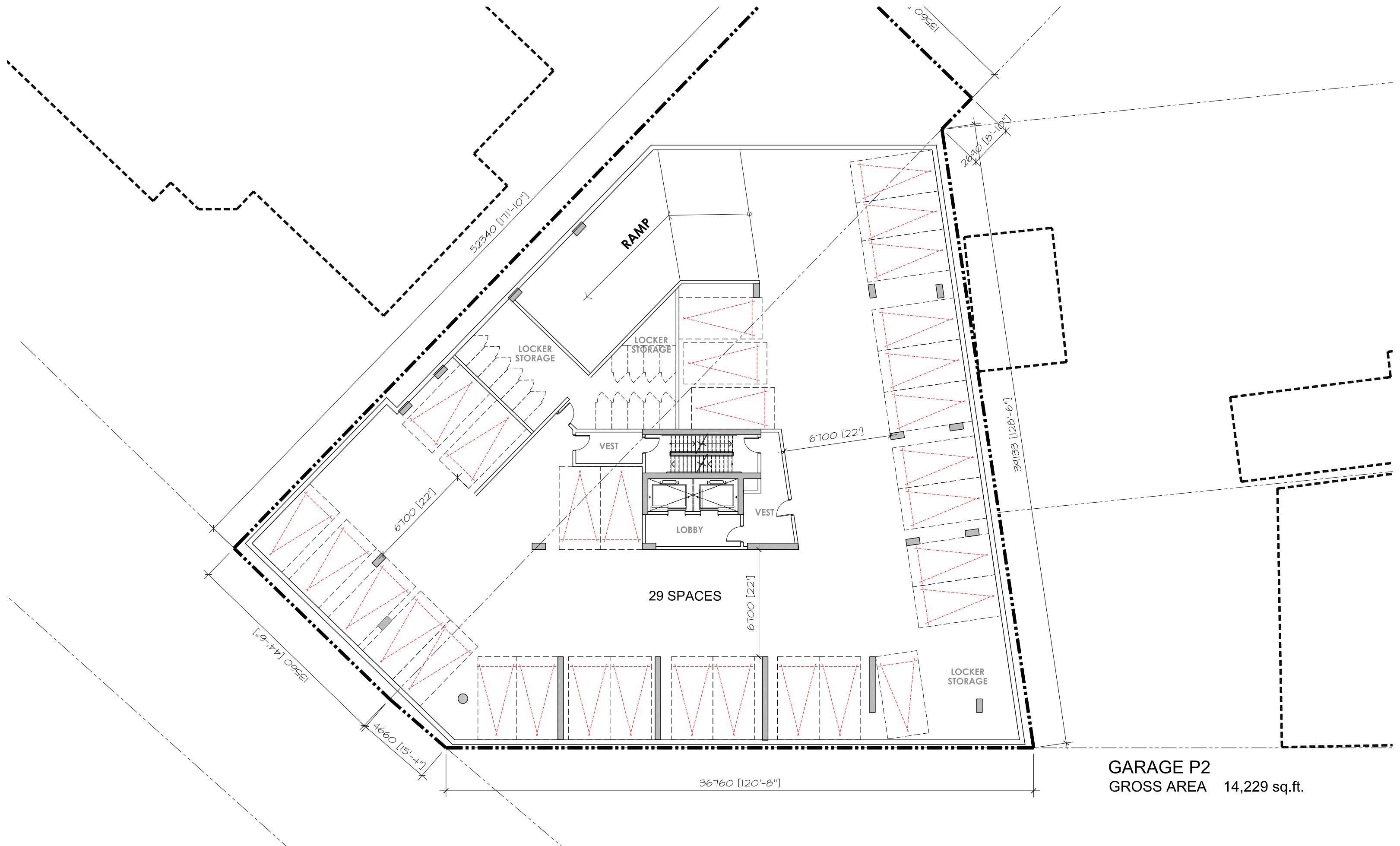
113 & 115 Echo Drive, Scoped EIS



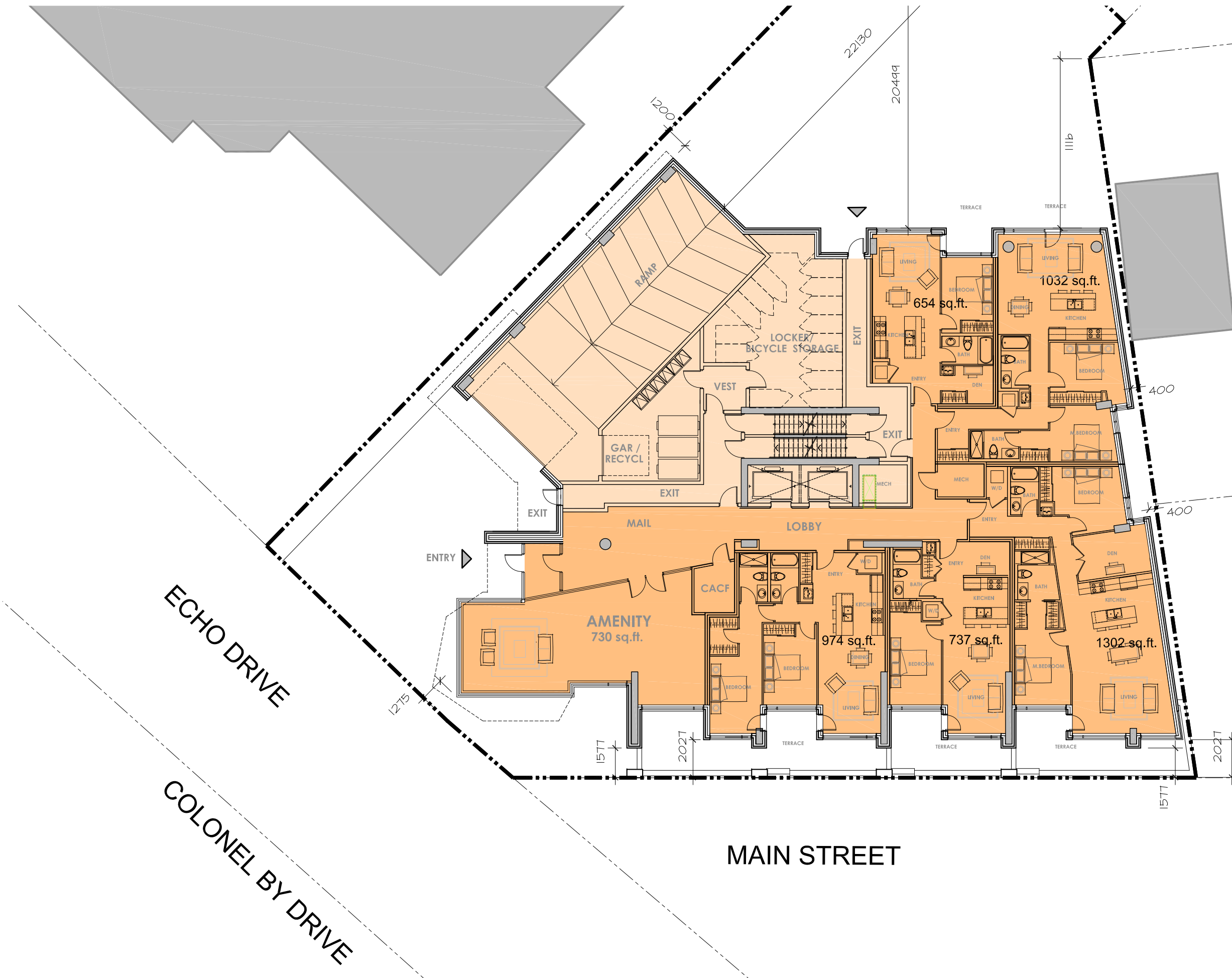








**GARAGE P2**  
 GROSS AREA 14,229 sq.ft.



**BUILDING SUMMARY:**

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| CONDOMINIUM FLATS 46 |                      |                      |
|                      | GROSS FLOOR AREA     | NET FLOOR AREA       |
| MECH PENT/ROOF       |                      |                      |
| LEVEL 6              | 9,188 sq.ft.         | 8,312 sq.ft.         |
| LEVELS 2-5           | 40,520 sq.ft.        | 35,908 sq.ft.        |
| GROUND               | 9,813 sq.ft.         | 4,699 sq.ft.         |
|                      | <u>59,521 sq.ft.</u> | <u>48,919 sq.ft.</u> |

**VEHICULAR PARKING:**

|                                                     | REQ'D     | PROVIDED  |
|-----------------------------------------------------|-----------|-----------|
| RESIDENTIAL PARKING<br>(46 units x 0.5 = 23 spaces) | 23 spaces | 51 spaces |
| VISITOR PARKING<br>(46 units x 0.2 = 9 spaces)      | 9 spaces  | 9 spaces  |
|                                                     | 32 spaces | 60 spaces |

**BICYCLE PARKING**

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| RESIDENTIAL<br>(46 units x 0.5 = 23 spaces) | 23 spaces | 23 spaces |
|---------------------------------------------|-----------|-----------|

**AMENITY**

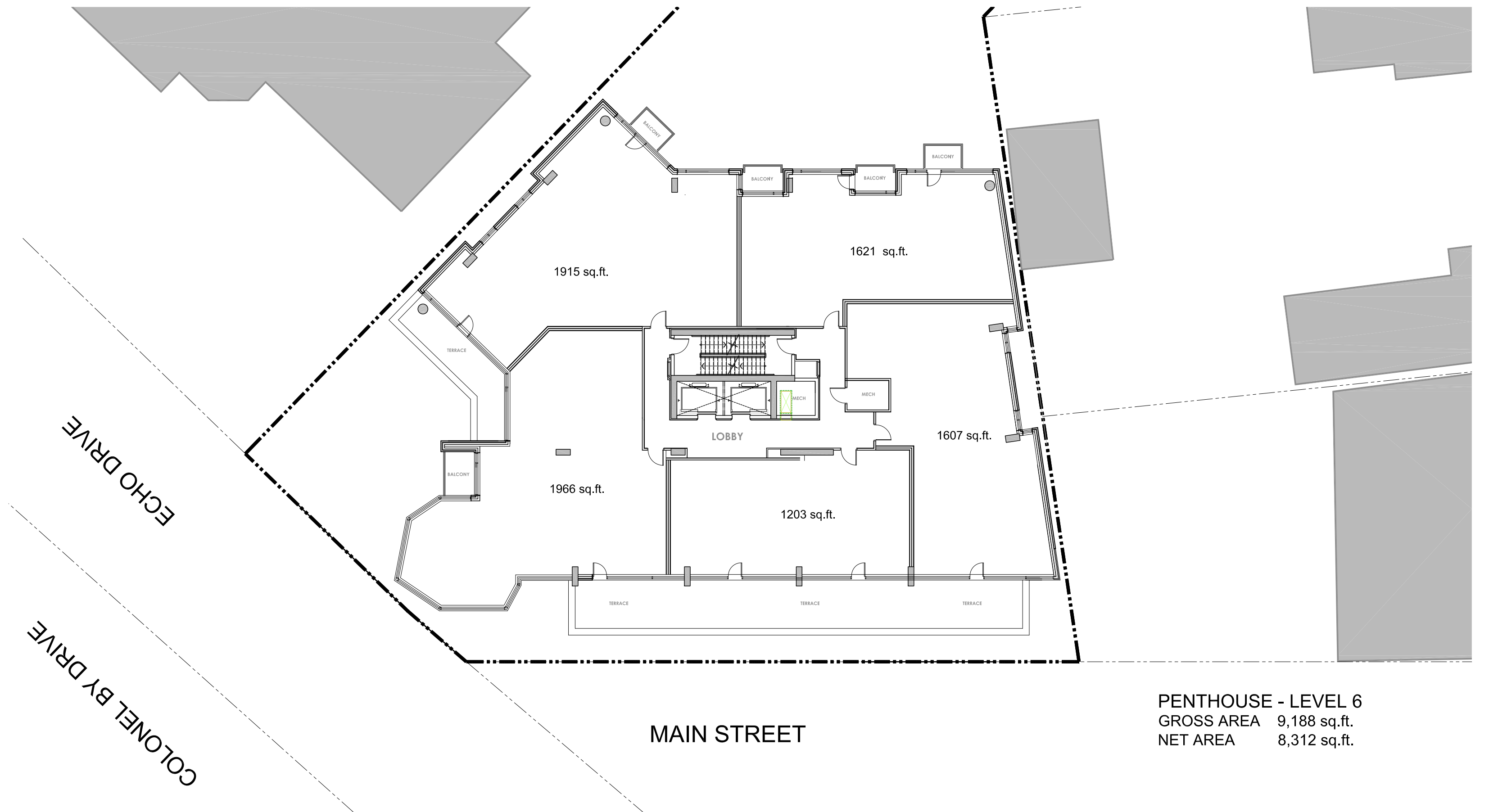
|                                                   |                            |                            |
|---------------------------------------------------|----------------------------|----------------------------|
| (46 units x 6 sq.m/unit = 276 sq.m)<br>(270 sq.m) | 276 sq.m<br>(2,970 sq.ft.) | 276 sq.m<br>(2,970 sq.ft.) |
| (Communal, 50% of Req'd = 351 sq.m)               | 135 sq.m<br>(1,453 sq.ft.) | 135 sq.m<br>(1,453 sq.ft.) |

|                     |              |  |
|---------------------|--------------|--|
| <b>GROUND FLOOR</b> |              |  |
| GROSS AREA          | 9,813 sq.ft. |  |
| NET AREA            | 4,699 sq.ft. |  |





TYPICAL FLOORS 2- 5  
 GROSS AREA 10,130 sq.ft./ FLOOR  
 NET AREA 8,977 sq.ft./ FLOOR



PENTHOUSE - LEVEL 6  
 GROSS AREA 9,188 sq.ft.  
 NET AREA 8,312 sq.ft.







## APPENDIX B

### Site Photographs



**McKINLEY**  
ENVIRONMENTAL  
SOLUTIONS

**McKINLEY ENVIRONMENTAL SOLUTIONS**

304 Berrigan Dr, Ottawa, ON, K2J 5B5  
613-620-2255 | [mckinleyenvironmental@gmail.com](mailto:mckinleyenvironmental@gmail.com)  
[www.mckinleyenvironmental.com](http://www.mckinleyenvironmental.com)



Photograph 1: Looking north at 113 Echo Drive (left) and 115 Echo Drive (right) (May 15, 2015).



Photograph 2: Looking west at back of 113 Echo Drive (right) and 115 Echo Drive (left) (May 15, 2015).



**McKINLEY**  
ENVIRONMENTAL  
SOLUTIONS

**McKINLEY ENVIRONMENTAL SOLUTIONS**

304 Berrigan Dr, Ottawa, ON, K2J 5B5  
613-620-2255 | [mckinleyenvironmental@gmail.com](mailto:mckinleyenvironmental@gmail.com)  
[www.mckinleyenvironmental.com](http://www.mckinleyenvironmental.com)



**Photograph 3:** 113 Echo Drive chimney (May 15, 2015). Note that no liner or cap on the chimney is evident.



**Photograph 4:** 115 Echo Drive chimney (May 15, 2015). Note that a ceramic liner is evident.



**McKINLEY**  
ENVIRONMENTAL  
SOLUTIONS

**McKINLEY ENVIRONMENTAL SOLUTIONS**

304 Berrigan Dr, Ottawa, ON, K2J 5B5  
613-620-2255 | [mckinleyenvironmental@gmail.com](mailto:mckinleyenvironmental@gmail.com)  
[www.mckinleyenvironmental.com](http://www.mckinleyenvironmental.com)





Photograph 5: European Ash (May 15, 2015).



Photograph 6: Large Tooth Aspen and Snowy Mountain Ash (May 15, 2015).



**McKINLEY**  
ENVIRONMENTAL  
SOLUTIONS

**McKINLEY ENVIRONMENTAL SOLUTIONS**

304 Berrigan Dr, Ottawa, ON, K2J 5B5  
613-620-2255 | [mckinleyenvironmental@gmail.com](mailto:mckinleyenvironmental@gmail.com)  
[www.mckinleyenvironmental.com](http://www.mckinleyenvironmental.com)



Photograph 7: View of chimneys at sunset (May 20, 2015).



Photograph 8: View of chimneys just before sunset (May 27, 2015).



**McKINLEY**  
ENVIRONMENTAL  
SOLUTIONS

**McKINLEY ENVIRONMENTAL SOLUTIONS**

304 Berrigan Dr, Ottawa, ON, K2J 5B5  
613-620-2255 | [mckinleyenvironmental@gmail.com](mailto:mckinleyenvironmental@gmail.com)  
[www.mckinleyenvironmental.com](http://www.mckinleyenvironmental.com)



Photograph 9: View of chimneys at sunset (June 3, 2015).



**McKINLEY**  
ENVIRONMENTAL  
SOLUTIONS

**McKINLEY ENVIRONMENTAL SOLUTIONS**

304 Berrigan Dr, Ottawa, ON, K2J 5B5  
613-620-2255 | [mckinleyenvironmental@gmail.com](mailto:mckinleyenvironmental@gmail.com)  
[www.mckinleyenvironmental.com](http://www.mckinleyenvironmental.com)