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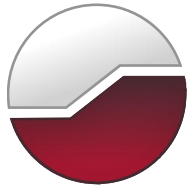
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**Environmental Impact Statement
Proposed Development
13-15 Monk Street
Ottawa, Ontario**

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Submitted to:

Art Construction Ottawa Inc.
Suite 101 - 11 Rosemount Ave
Ottawa, Ontario
K1Y 4R8

**Environmental Impact Statement
Proposed Development
13-15 Monk Street
Ottawa, Ontario**

February 6, 2019
Project: 64155.07

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1.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Ltd. (GEMTEC) was retained by Art Construction Ottawa Inc. to carry out a scoped Environmental Impact Statement (EIS) for the property located at 13-15 Monk Street, Ottawa, Ontario (hereafter referred to as “the subject property”). The general location of the subject property is illustrated on Figure 1, provided in Appendix A.

1.1 Purpose

The proponent is seeking to re-develop the small two-unit residential home located on an approximately 0.03 hectare property into a three storey residential structure. Based on correspondence received from the City of Ottawa, an EIS is required demonstrating that the proposed redevelopment will not negatively impact potential chimney swift (*Chaetura pelagica*) habitat on-site or within the study area. The study area is defined as the property boundary and the adjacent lands encompassing an area of 120 m beyond the property boundary. The subject project and the extents of the study area are illustrated on Figure A.2.

1.2 Objective

The 2014 Provincial Policy Statement (MMARH, 2014) issued under Section 3 of the Planning Act states that “development and site alteration shall not be permitted in the habitats of species at risk unless it has been demonstrated that there will be no negative impacts on the species or its habitat.”

The objective of the scoped-EIS presented herein is twofold; 1) to identify the presence or absence of chimney swift habitat, as defined in the chimney swift general habitat description (Ontario, 2018), on the subject property and within the broader study area and; 2) to assess the potential impacts from the proposed development on potential chimney swift habitat, if identified within the study area, and to recommend appropriate and defensible mitigation measures to ensure the long-term protection of any potential habitat identified.

To meet these objectives, the scoped-EIS presented herein has been completed in accordance with the following provincial and municipal policies and guidelines:

- Provincial Policy Statement (MMARH, 2014);
- Endangered Species Act (Ontario, 2007);
- Natural Heritage Reference Manual (OMNR, 2010);
- City of Ottawa Official Plan (Ottawa, 2003); and
- City of Ottawa Environmental Impact Statement Guidelines (Ottawa, 2012).

2.0 METHODOLOGY

2.1 Desktop Review

A desktop information gathering exercise was completed to aid reviewing information relating to natural heritage features which may be present on the subject project or within 1 km of the subject property. An additional component of the desktop review was to assess the potential presence of SAR to occur on the subject property or within the study boundary based on a review of publicly accessible occurrence records, a review of SAR habitat requirements and range maps. Based on the typical response time of six to eight weeks and the nature of this scoped-EIS, an information request was not submitted to the Kemptville district MNRF office.

Information regarding the potential presence of natural heritage features and SAR within the vicinity of the site was obtained from the following sources:

- Atlas of Breeding Birds of Ontario (Cadman et al., 2007);
- Species at Risk in Ottawa (MacPherson, 2017); and
- Natural Heritage Information Centre (MNRF, 2019).

2.2 Field Investigations

A single field investigation was undertaken on January 28, 2019, to describe in general, the natural and physical setting of the subject property with a focus on identifying potential chimney swift habitat on the subject property and within the immediate vicinity of the subject property.

The field investigation was undertaken between 15:30 and 16:15; conditions at the time of the site investigation were suitable for observing potential chimney swift habitat associated with the brick construction chimneys on the subject property and within the immediate vicinity of the subject property.

Photographs of site features taken during field investigations are provided in Appendix B.

3.0 EXISTING ENVIRONMENT

3.1 Physical Setting

The subject property is located at 13-15 Monk Street, Ottawa, Ontario, and is comprised of one, multi-unit, two-storey residential building. The subject property is bound to the north by 9-11 Monk Street and to the south by Thornton Avenue. To the east the site is bound by 856 Bank Street and to the west by Monk Street.

3.2 Land Use Context

The subject property is situated within the urban core of the City of Ottawa. The nearest natural heritage feature to the site is Brown's Inlet, located approximately 360 metres southwest of the subject property. The broader area in which the subject site is situated has been developed since the early 1900's, resulting in a high density of brick lined Edwardian and Victorian style chimneys which provide suitable chimney swift habitat.

3.3 Ecoregion

The site is situated Ecoregion 6E-11 (Lake Simcoe-Rideau), which extends from Lake Huron in the west to the Ottawa River in the east. The climate of Ecoregion 6E is categorized as humid, high to moderate temperate ecoclimate with a mean annual temperature range between 4.9°C to 7.8°C with annual precipitation ranging between 759 mm to 1,087 mm (Crins et al., 2009).

The eastern portion of the Ecoregion, which the subject property is located, is underlain by glaciomarine deposits as a result of the brief post-glacial incursion of salt water from the Champlain Sea along the St. Lawrence Valley. This Ecoregion falls with Rowe's (1972) Great Lakes-St. Lawrence Forest Region, including its Huron-Ontario and Upper St. Lawrence sections, and a small part of the Middle Ottawa Forest section (Crins, et al., 2009).

3.4 Landforms, Soils and Bedrock Geology

The topography of the site is relatively flat and has an elevation of approximately 72 metres above sea level.

The site is located within the Ottawa Valley Clay Plains, as mapped by Chapman and Putman (1984).

The Ontario Geological Survey (OGS, 2010) identifies the native overburden material as fine-textured glaciomarine deposits consisting of silt and clay with minor sand and gravel. Bedrock is characterized as limestone, dolostone, shale and arkose of the Shadow Lake formation.

3.5 Surface Water, Groundwater and Fish Habitat

The nearest surface water body to the subject site is Brown's Inlet, located approximately 360 m to the southwest; Brown's Inlet is assumed to provide fish habitat.

Groundwater investigations were not completed in support of this scoped-EIS.

3.6 Vegetation Communities

There are no discernible vegetation communities present on-site. A single crimson Norway maple (*Acer patanoides*) is located directly adjacent to Monk Street, between 9-11 Monk Street and 13-15 Monk Street (the subject property).

3.7 Wildlife

No wildlife was observed on the subject property or in the vicinity of the subject property at the time of the site investigation; however, this is an artifact of the timing of the site investigation. Typical urban wildlife is expected to occur on the subject property and within the vicinity of the subject property during spring, summer and fall months.

4.0 NATURAL HERITAGE FEATURES

Natural heritage features are defined in the PPS as “features and area, including *significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian shield, significant habitats of endangered species and threatened species, significant wildlife habitat and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscape of an area”.

As this EIS has been scoped only to consider the potential impacts on chimney swift and chimney swift habitat, as defined in the provincial general habitat description (Ontario, 2018), the only natural heritage feature considered in this EIS is the habitats of endangered and threatened species.

4.1 Species at Risk

The probability of occurrence for species at risk to occur on-site and within the broader study area was determined through the desktop review stage of this EIS, as described in Section 2.1, including a review of relevant information from Atlas of Breeding Birds of Ontario (Cadman et al., 2007), Species at Risk in Ottawa (MacPherson, 2017), the Natural Heritage Information Centre (MNRF, 2019) and through a site investigation conducted as part of this EIS, outlined in Section 2.2.

Based on a review of the information sources outlined above the following conclusions are presented in relation to the probability of chimney swift and their habitat on the subject property and within the vicinity of the subject property:

- Correspondence provided by the Planning Department of the City of Ottawa indicates that chimney swift are known to occur in the vicinity of the site;
- According to the Natural Heritage Information Centre (MNRF, 2019), the most recent element occurrence for chimney swift within the 1km² grid square that encompasses the site was on August 15, 2010;
- According to the ‘Species at Risk in Ottawa’ document (MacPherson, 2017), chimney swift have been confirmed nesting in three 1km² atlas square in the City of Ottawa with an additional two ‘probable’ nesting sites and 11 ‘possible’ nesting sites. No critical habitat had been identified in the City of Ottawa; and
- The two existing chimney structures associated with the residential building at 13-15 Monk Street have metal, furnace exhaust inserts and are capped (see Appendix B). As a result of the capped chimneys with inserts, there is no potential habitat for chimney swift on the subject property.

5.0 IMPACT ASSESSMENT

Potential impacts to off-site chimney swift habitat within the broader study area are assessed for direct, indirect and cumulative effects based on the proposed project outlined in Section 1.1

Potential effects to the natural environment from the proposed development outlined in Section 1.1 include: increased noise and dust generation and vibration during construction or demolition activities.

5.1 Direct Impacts

As there is no suitable nesting habitat for chimney swift on the subject site, there are no anticipated direct effects based on the proposed project.

5.2 Indirect Impacts

Buildings located directly adjacent to the project site were visually investigated for the presence of open, brick-lined chimneys. Based on the absence of suitable habitat located directly adjacent to the subject site, indirect effects to chimney swift within the study area are anticipated to be negligible as the proposed project is not anticipated to impact chimney swift foraging habitat or any off-site nesting habitat.

5.3 Cumulative Impacts

The proposed project is not anticipated to result in any cumulative impacts resulting in the loss of chimney swift habitat as the existing condition of the residential structure on the subject property does not provide chimney swift habitat due to the capped chimneys with metals, furnace exhaust inserts.

6.0 RECOMMENDATIONS AND CONCLUSIONS

Following a review of the information summarized in Section 4.1 and Section 5, it is the opinion of GEMTEC that no chimney swift nesting habitat is present on the subject property and that no avoidance or mitigation measures are required for the protection of potential off-site chimney swift nesting habitat. As such, there is no requirement to complete a notice of activity or obtain a permit from the MNRF before proceeding with the proposed project.

Should evidence of nesting chimney swift be discovered during the proposed project, work shall be halted until such time that the Species at Risk Management Biologist from the Kemptville District Ministry of Natural Resources and Forestry is notified and next steps determined.

7.0 LIMITATION OF LIABILITY

This report and the work referred to within it have been undertaken by GEMTEC Consulting Engineers and Scientists Ltd (GEMTEC), and prepared for Art Construction Ottawa Inc. and is intended for the exclusive use of the Art Construction Ottawa Inc. This report may not be relied upon by any other person or entity without the express written consent of GEMTEC and the Art Construction Ottawa Inc. Nothing in this report is intended to provide a legal opinion.

The investigation undertaken by GEMTEC with respect to this report and any conclusions or recommendations made in this report reflect the best judgements of GEMTEC based on the site conditions observed during the investigations undertaken at the date(s) identified in the report and on the information available at the time the report was prepared.

This report has been prepared for the application noted and it is based, in part, on visual observations made at the site, all as described in the report. Unless otherwise stated, the findings contained in this report cannot be extrapolated or extended to previous or future site conditions or for portions of the site that were unavailable for direct investigation.

Should new information become available during future work or other studies, GEMTEC should be requested to review the information and, if necessary, re-assess the conclusions presented herein.

We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.

Sincerely,



Drew Paulusse, B.Sc.
Senior Biologist,
Manager of Environmental Services

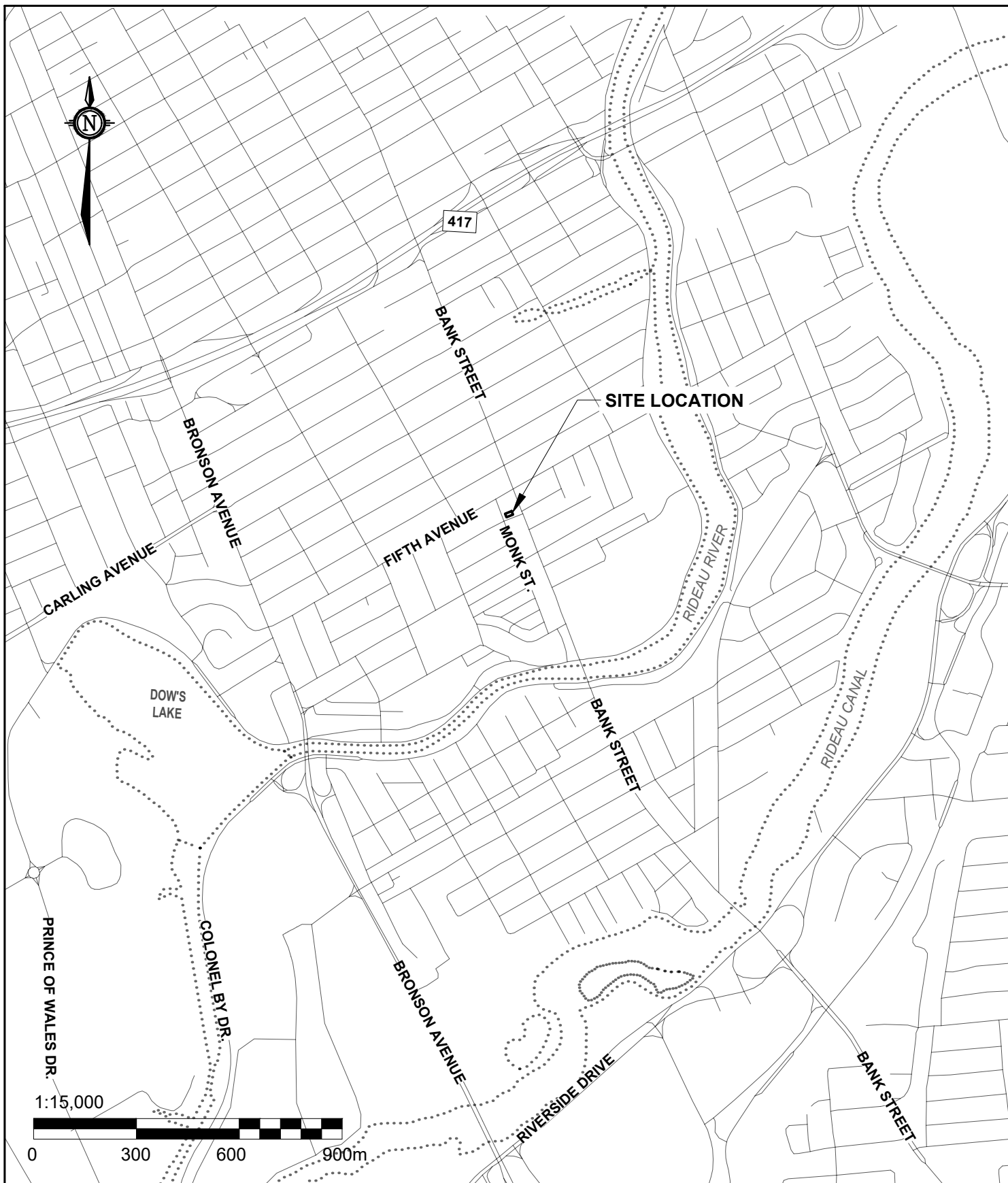
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APPENDIX A

Report Figures



GEMTEC

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AND SCIENTISTS

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Project
ENVIRONMENTAL IMPACT STATEMENT
13-15 MONK STREET
OTTAWA, ONTARIO

Drawing

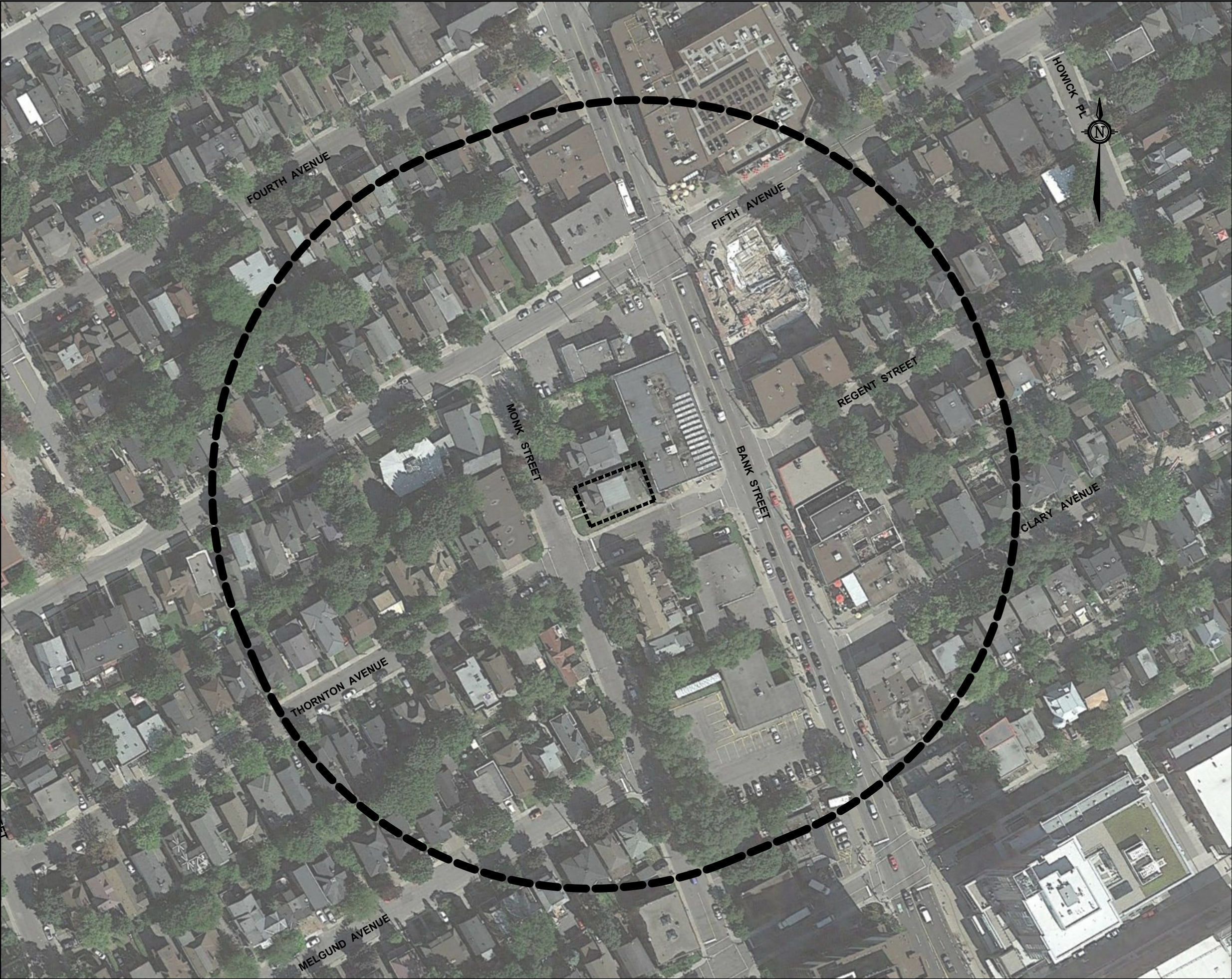
KEY PLAN

Drwn By	Chkd By	Date
P.C.	D.P	FEBRUARY 2019

Project No.
64155.07

Revision No.
0

FIGURE A1



LEGEND

■■■■■■■■■■ SUBJECT SITE

———— STUDY AREA
(120 METRES BEYOND THE PROPERTY BOUNDARY)

Scale 1:1250

0 25 50 75m

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Drawing

SITE LAYOUT

Client

A. TAHERI

Project	64155.07	ENVIRONMENTAL IMPACT STATEMENT 13-15 MONK STREET OTTAWA, ONTARIO
Drwn by	Chkd by	
P.C.	D.P.	

Date	FEBRUARY 2019	Rev.	0	FIGURE A2
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APPENDIX B

Site Photographs



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SITE PHOTOGRAPH

Project ENVIRONMENTAL IMPACT STATEMENT
13-15 MONK STREET, OTTAWA, ONTARIO

Project No.
64155.07

FIGURE B1



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SITE PHOTOGRAPH

Project ENVIRONMENTAL IMPACT STATEMENT
13-15 MONK STREET, OTTAWA, ONTARIO

Project No.
64155.07

FIGURE B2



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SITE PHOTOGRAPH

Project ENVIRONMENTAL IMPACT STATEMENT
13-15 MONK STREET, OTTAWA, ONTARIO

Project No.
64155.07

FIGURE B3



APPENDIX C

Curriculum Vitae

Drew Paulusse, B.Sc.

Senior Biologist / Manager of Environmental Services

Mr. Paulusse has over 12 years of experience in the environmental consulting industry, providing private industry and municipal and federal government clients with cost effective solutions to manage environmental constraints associated with land development proposals and infrastructure projects. Mr. Paulusse's expertise, as it relates to land development proposals and infrastructure projects is field assessment and regulatory permitting associated with species at risk, fish habitat and wetlands.

Education

- B.Sc., Biology, Trent University, 2007
- Environmental Technician, Fleming College, 2004

Professional Experience

2018-date	GEMTEC Consulting Engineers and Scientists Limited <i>Manager of Environmental Services</i>	Ottawa, Ontario
2011-2018	Geofirma Engineering Limited <i>Senior Biologist</i>	Ottawa, Ontario
2007-2011	INTERA Engineering Limited <i>Biologist</i>	Ottawa, Ontario
2007	Canadian Wildlife Service, Environment Canada <i>Wetland Conservation Officer</i>	Burlington, Ontario
2005	Centre for Inland Waters, Environment Canada <i>Junior Marine Technologist</i>	Burlington, Ontario

Professional Affiliations and Technical Training

- Canadian Society of Environmental Biologists
- Ontario Association for Impact Assessment
- MTO/DFO/MNRF Protocol for Protecting Fish and Fish Habitat on Provincial Transportation Undertakings. Ministry of Transportation. 2018
- Ontario Wetland Evaluation System Certification Course. Ministry of Natural Resources and Forestry. 2017
- Headwater Drainage Feature Assessment Training Course. Rideau Valley Conservation Authority. 2017



- Ecological Land Classification System Certification Course. Ministry of Natural Resources and Forestry. 2015
- Ontario Benthic Biomonitoring Network Certification Course. Ministry of Environment, Conservation and Parks. 2011

Project Highlights

- ***Biological Inventory, Ontario Power Generation Incorporated, Bath, Ontario (2018):*** Project manager and technical lead responsible for conducting a three-season inventory of avian and amphibian species at the Lennox Provincially Significant Wetland. Work included conducting presence and abundance surveys following the Canadian Wildlife Service marsh monitoring protocol and Bird Studies Canada breeding bird surveys, statistical analysis of species data trends and reporting.
- ***Wetland Management Plan, Ontario Power Generation Incorporated, Bath, Ontario (2018):*** Project manager and technical lead responsible for the development of an adaptive wetland management plan for the Lennox Provincially Significant Wetland. Work included a synthesis of historical data, statistical analysis of data trends, vegetation assessment, air photo interpretation, development of short-term and long-term management objectives and development of a standardized monitoring program.
- ***Environmental Compliance Monitoring, Petrie Island Causeway Rehabilitation Project, Ottawa, Ontario (2018):*** Project manager and technical lead responsible for monitoring constructor compliance with various Department of Fisheries and Oceans, Ministry of Natural Resources and Conservation Authority permit conditions during the Petrie Island Causeway Rehabilitation Project within the Ottawa River. Work included species at risk surveys, fish salvage, exclusion fence inspection, monitoring of sediment and erosion control measures, turbidity monitoring, regulatory agency consultation and weekly reporting.
- ***Wetland Delineation and Wetland Function Assessment, National Capital Commission, Ottawa, Ontario (2018):*** Project manager and technical lead responsible for the delineation of wetland pockets within the LeBreton Flats Redevelopment Area and the assessment of wetland function for the purpose of evaluating compensation requirements. Work was completed following both the federal and provincial wetland evaluation frameworks.
- ***Environmental Impact Statement, Code Drive Development, Smiths Falls, Ontario (2018):*** Project manager and technical lead responsible for the completion of an Environmental Impact Statement in support of a severance application for the creation of eight residential lots within a significant woodland and adjacent to a large local wetland. Work included targeted surveys for species at risk, breeding amphibians and marsh birds, impact assessment, development of lot-specific mitigation measures and agency consultations.





- ***Tree Conservation Report, Royal LePage Team Realty, Ottawa, Ontario (2018):*** Mr. Paulusse completed an inventory of all trees located on an urban commercial lot for the purpose of identify significant retainable trees and trees in conflict with the proposed site redevelopment. Work included, site inventory, tree removal permit preparation and reporting.
- ***Environmental Compliance Monitoring, Airport Parkway Culvert Rehabilitation Project, Ottawa, Ontario (2018):*** Project manager and technical lead responsible for monitoring constructor compliance with Ministry of Natural Resources and Conservation Authority permit conditions. Work included species at risk surveys, exclusion fence inspection, monitoring of sediment and erosion control measures and weekly reporting.
- ***Tier I and II Natural Environment Report, Crain's Construction, Ottawa, Ontario (2018):*** Project manager and technical lead responsible for completing an inventory of site flora and fauna, completion of species at risk surveys, regulatory agency consultation, impact assessment and reporting.
- ***Species at Risk Assessment, National Capital Commission, Gatineau, Quebec (2018):*** Project manager responsible for the completion of avian species at risk surveys to determine the presence or absence of chimney swift and barn swallows at a contaminated site. Work was undertaken to support an Ecological Risk Assessment.
- ***Fish Habitat Assessment, Various Culvert Replacements, Ottawa, Ontario (2018):*** Project manager and technical lead responsible for the evaluation of the significance of fish habitat at three culvert crossings in rural Ottawa. Work included aquatic habitat assessments, pathway of effects evaluation, culvert design recommendations and reporting.
- ***Environment Effects Evaluation Assessment, Britannia Wall Rehabilitation Project, Ottawa, Ontario (2018):*** Project manager and technical lead responsible for completing a comprehensive tree inventory, wetland boundary delineation, significant wildlife habitat assessment and evaluation of effects associated with the rehabilitation of the Britannia Wall, a 600-metre-long community flood protection structure.
- ***Environmental Compliance Monitoring, Petrie Island Beach Head Rehabilitation Project, Ottawa, Ontario (2018):*** Project manager and technical lead responsible for monitoring constructor compliance with various Department of Fisheries and Oceans, Ministry of Natural Resources and Conservation Authority permit conditions during the Petrie Island Beach Head Rehabilitation Project within the Ottawa River. Work included species at risk surveys, exclusion fence inspection, monitoring of sediment and erosion control measures, and reporting.
- ***Provincially Significant Wetland Boundary Evaluation and Mitigation Plan, Town and County Chrysler, Smiths Falls, Ontario (2018):*** Project manager and technical lead responsible for revising the wetland boundary associated with a provincially significant





wetland and development of a mitigation plan to enable the redevelopment of an adjacent commercial lot. Work included wetland vegetation delineation, regulatory technical document submissions, agency consultations, mitigation measure development and reporting.

- ***Environmental Impact Statement and Headwater Drainage Feature Assessment, Swank Construction Limited, Morrisburg, Ontario (2017-2018):*** Project manager and technical lead responsible for the completion of an Environmental Impact Statement with Headwater Drainage Feature Assessment for a 100-lot residential subdivision. Work included ecological land classification, breeding bird surveys, impact assessment and a three season assessment of hydrological conditions and their contributions to downstream fish habitat.
- ***Natural Heritage Inventory and Environmental Impact Assessment, Combermere Lodge Limited, Barry's Bay, Ontario (2017-2018):*** Project manager and technical lead responsible for the completion of a Natural Heritage Inventory and Environmental Impact Assessment completed in support of a 54-lot condominium development located in an environmentally sensitive area. Work included wetland boundary delineation, identification of significant wildlife habitat, application of the significant wildlife habitat mitigation support tool, completion of a two-year survey of site flora and fauna, impact assessment and town hall presentations.
- ***Lake Capacity Assessment, Combermere Lodge Limited, Barry's Bay, Ontario (2017-2018):*** Project manager and technical lead responsible for the predictive assessment of septic effluent impacts relating to the operation of a 54-lot condominium development on three adjacent waterbodies. Work included limnological investigations over two seasons, application of the provincial lakeshore capacity model, hydrogeological investigations, mass flux analysis, mitigation measure development and reporting.
- ***Detailed Quantitative Ecological Risk Assessment, National Capital Commission, Gatineau, Quebec (2016 to 2018):*** Project manager and technical lead for the completion of a Detailed Quantitative Ecological Risk Assessment completed for a former landfill property located adjacent to the Ottawa River. Work included aquatic habitat assessment, benthic community characterization, species at risk surveys, terrestrial wildlife surveys and analysis of site-specific aquatic toxicity data.
- ***Environmental Compliance Monitoring, Crap Snow Dump, Ottawa, Ontario (2017):*** Project manager and technical lead responsible for monitoring constructor compliance with a Ministry of Natural Resources overall benefit permit for blanding's turtle associated with the construction of the Carp Snow Dump. Work included weekly exclusion fence inspection and weekly reporting to the contract administrator.
- ***Fish Habitat Assessment, Little Bark Bay Properties, Barry's Bay, Ontario (2017):*** Project manager and technical lead responsible for the identification and evaluation of significance of fish habitat within and adjacent to a proposed plan of subdivision. Work



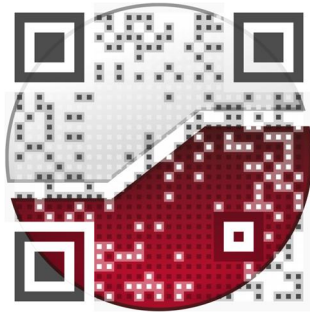


included aquatic habitat assessments, pathway of effects evaluation, application of the Department of Fisheries and Oceans self-assessment process and reporting.

- ***Species at Risk and Migratory Bird Screening Assessment, City of Ottawa, New Edinburg Park Redevelopment Project, Ottawa, Ontario (2017):*** Project manager and technical lead responsible for the completion of a species at risk and migratory bird screening assessment to assist in bid tender package preparation for the re-development of New Edinburg Park. Work included a general habitat assessment, a probability of occurrence assessment, follow-up pre-construction surveys and reporting.
- ***Fish Habitat Assessment, Highway 417 Culvert Replacement Project, Ottawa, Ontario (2017):*** Project manager and technical lead responsible for the evaluation of the significance of fish habitat at two culvert crossings Ottawa. Work included aquatic habitat assessments, pathway of effects evaluation, application of the Department of Fisheries and Oceans self-assessment process and reporting.
- ***Fish Habitat and Headwater Drainage Feature Assessment, Private Landowner, Ottawa, Ontario (2017):*** Project manager and technical lead responsible for the completion of a two-season hydrological assessment of on-site water courses and assessment of fish habitat. Work completed in support of a permit required to develop an unopened road allowance.
- ***Environmental Impact Statement and Wetland Boundary Assessment, Town and Country RV, Perth, Ontario (2016-2017):*** Project manager and technical lead responsible for delineation of a provincially significant wetland and impact assessment associated with the expansion of an existing commercial enterprise. Work included ecological land classification, identification of significant wildlife habitat, species at risk surveys, wetland vegetation assessment, impact assessment and development of site-specific mitigation measures.
- ***Environmental Impact Statement, Blueberry Creek Veterinary Clinic, Perth, Ontario (2016):*** Project manager and technical lead responsible for delineation of a provincially significant wetland and impact assessment associated with the development of a commercial lot. Work included ecological land classification, identification of significant wildlife habitat, species at risk surveys, wetland vegetation assessment, impact assessment and development of site-specific mitigation measures.
- ***Environmental Impact Statement, Huntington Properties Group, Ottawa, Ontario (2016):*** Project manager and technical lead responsible for the completion of an Environmental Impact Statement completed in support of a commercial development in urban Ottawa. Work included a completion of a tree conservation assessment, applicable of the City of Ottawa's urban woodlands policy, impact assessment and reporting.



experience • knowledge • integrity



civil	civil
geotechnical	géotechnique
environmental	environnementale
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

expérience • connaissance • intégrité

