



Jp2g Ref No. 22-7044A

April 20, 2022

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Attention Justin Robitaille, MCIP, RPP

**Re: Environmental Impact Study and Tree Conservation Report – 665 Albert Street
Part Lot 40, Concession A, City of Ottawa. Our File No. 22-7044A**

The purpose of this report is to provide details regarding the site conditions of the subject lands located at 665 Albert Street in the City of Ottawa in support of planning applications for the subject lands. The location of the subject lands is shown on Map 1.

Site Context

The subject lands are located at the corner of Booth Street and Albert Street, within part Lot 40, Concession A, in the City of Ottawa. The subject lands are approximately 2.6 acres in land area and have approximately 174 metres of road frontage on Albert Street and 70 metres of road frontage on Booth Street.

The subject lands are designated Evolving Neighbourhood on Schedule B1 – Downtown Core Transect to the City of Ottawa Official Plan and are zoned MD[2509] H(83)-h) to the City of Ottawa Zoning By-law no. 2008-250.

The subject lands currently consist of an open vacant area and contain a few cultural thickets. Land use in the vicinity of the subject lands as shown on Map 1 includes the O-Train and Pimisi Station on the Ottawa Confederation Line as well as multi-use pathways and a watercourse to the north. At its closest point the watercourse, known as the Aquaduct, is approximately 55 metres north of the site. No wetlands were observed on or adjacent to the site. Vacant lands (under construction) are located along Albert Street to the east. Slater Street and a senior's centre are also located to the east. Existing residential uses are located along Empress Ave North, Perkins Street, Lorne Ave and Booth Street to the south.

As the site is just over one hectare in area within the urban area (see Schedule F of the Tree Protection By-law) and since the development is subject to Site Plan Control, Section 55 and other components of the *Distinctive trees on private properties one hectare or less in area* sections of the Tree Protection By-law do not apply.

Description of Proposed Development

The proposed development (Maps 2 & 3) will consist of two mixed-use buildings which will be 36 and 31 storeys in height respectively and will contain 601 rental units and approximately 2,400 square meters of non-residential space. Two levels of underground parking (approximately 202 parking spaces) will service both buildings. The subject lands will be accessed by Albert Street, across from Empress Avenue North. A multi-use pathway is proposed along the northern property line, adjacent to the O-Train and the remainder of the site will contain park areas and a promenade. The site will be on full municipal services.

Existing Conditions

A site visit to the subject lands was carried out by Bryana Kenny and Helena Vaughan on April 6, 2022 under sunny conditions, with a light breeze and an air temperature of approximately 10°C. The purpose of this site visit was to review the existing site conditions, complete a vegetation inventory (including a butternut (*Juglans cinerea*) survey and a cavity tree survey), and to identify vegetation to be retained and protected.



The subject lands are vacant and contain limited woody vegetation, primarily in the form of cultural thickets. The overall ground surface of the subject lands is relatively flat with a steeper slope to the north towards the O-Train. The lands between the thickets in the eastern portion of the site are slightly lower than the adjacent lands to the east and west. No soil mapping information was available for the subject lands, however the subject lands appear to contain sandy-silty soils that are overlain by gravel on the majority of the property.

During the April 6, 2022 site visit to the subject lands, a vegetation inventory was carried out by completing transects of the property to identify vegetation species and delineate vegetation communities. The main vegetation communities on site are described below and the approximate location of each vegetation community is shown on Map 1.

Cultural Meadow

The cultural meadow (Photos 1-3) is located over the majority of the property and primarily consists of a gravel area with some grass and herbaceous species as well as a few regenerating tree saplings that were less than 10 cm diameter at breast height (dbh). Vegetation noted within the cultural meadow includes grass species, red clover, three-toothed cinquefoil, common mullein, thistle species, common evening primrose, and cleavers.

Cultural Thicket

Two cultural thickets (Photos 3 & 4) are located along chain link fences directly across from Empress Ave North. These thickets primarily consist of common buckthorn. One larger Manitoba Maple with a dbh of 37 cm was observed along the northern portion of the western thicket (Photo 5). This tree had some trunk damage but budding appeared to be well developed. A noticeable lean to the trunk has resulted in co-dominant leaders.

Other than the 37 cm dbh Manitoba Maple, no other trees greater than 10 cm dbh were noted on the subject lands.

Adjacent Trees to the West and East

The adjacent lands are primarily disturbed (O-Train, roads, sidewalks, construction site etc.) and limited trees are located on adjacent lands. To the east, there are a few City owned trees along Albert Street. The closest tree is located approximately 1 metre from the property line and has a dbh of 19.5 cm (Photo 6 and Tree 1 on Map 2). This tree appears to have some trunk damage. To the west, there is a young City owned tree less than 10 cm dbh that has been planted in the walkway (Photo 7 and Tree 2 on Map 2). This tree is located approximately 1.5 metres from the fence line and the critical root zones of this tree would not extend onto the site. No other trees with critical root zones that would extend onto the site were observed adjacent to the property lines.

Wildlife observed during the site visit included European starling, ring-billed gull, red-winged blackbird and common grackle.

Natural Heritage Features and Areas

Schedule C11-A – Natural Heritage System (West) to the City of Ottawa Official Plan was reviewed for natural heritage system features on and adjacent to the subject lands. An identified natural heritage features overlay is located approximately 80 metres to the southeast from the subject lands. No other natural heritage system features are identified on or within 120 metres of the subject lands. Due to the distance to this natural heritage feature, no adverse impacts are anticipated to occur on this feature as a result of the proposed development.

Significant Habitat of Endangered and Threatened Species

The Ministry of Natural Resources and Forestry “Make a Map: Natural Heritage Areas” website was reviewed for species at risk (SAR) occurrences for the subject lands. Data available for the 1 km x 1 km grid cell (UTM Grid: 18VR4429) containing the subject lands, included occurrences of American eel (endangered), lake sturgeon (endangered), silver lamprey (special concern), chimney swift (threatened), eastern meadowlark (threatened), bobolink (threatened) and peregrine falcon (special concern). Other reported species (not at risk) include skillet Clubtail, blistered jellyskin, cupped fringe lichen, horn-leaved riverweed and a restricted species.

Based on a review of air photography and a site visit to the property there is potential for other species at risk to occur on the subject lands as well. A discussion on the reported SAR by the Ministry as well as for other SAR that have the potential to utilize the site and adjacent lands are addressed in alphabetical order in the following paragraphs.



Bats – Most Species Endangered

No cavity trees were noted on or adjacent to the subject lands and so the subject lands are not considered to contain high potential bat maternity roost habitat for bats.

Bobolink & Eastern Meadowlark (Threatened)

The subject lands and adjacent lands do not contain suitable grassland field habitat for bobolink or eastern meadowlark.

Butternut (Endangered)

No butternut trees were noted on or adjacent to the subject lands. A site visit will be carried out in June 2022 during the growing season to confirm our findings, although due to the lack of trees on and adjacent to the subject lands, it is anticipated that no butternut trees will be found.

Chimney Swift (Threatened)

No buildings or structures are located on the subject lands that could contain suitable habitat for chimney swift. If chimneys are being utilized by this species in the overall area, the development activities on the subject lands are not anticipated to adversely impact this species.

Fish (American Eel (endangered) and Lake Sturgeon (endangered) and Silver Lamprey (Special Concern))

DFO's Aquatic Species at Risk Mapping Tool was reviewed for aquatic species at risk in the vicinity of the subject lands. Aquatic SAR that have been reported to be found or potentially found within 1 kilometre of the subject lands includes river redhorse (special concern), northern brook lamprey (special concern), channel darter (special concern), hickorynut (endangered) and silver lamprey (special concern). As no development will occur within 30 metres of any potential fish habitat, there will be no adverse impacts on the water quality or fish habitat, within the watercourse to the north as a result of the proposed development on the subject lands.

Peregrine Falcon (Special Concern)

No stick nests or other evidence of raptor use were observed on or adjacent to the subject lands.

Turtles

No suitable turtle habitat is located on or within 120 metres of the subject lands.

Significant Wetlands

Based on a desktop review of the MNRF's "Make a Map: Natural Heritage Areas" website as well as a site visit to the subject lands, Provincially Significant Wetlands (PSW's) are not located on or within 120 metres of the subject lands.

Significant Woodlands

The cultural thickets on the subject lands are not considered to be significant woodlands as they are less than 0.8 hectares in size and under 60 years old (1991 air photo shows no trees within area of the cultural thickets).

Significant Valleylands

Should the watercourse to the north of the subject lands be considered as a significant valleyland, no adverse impacts are anticipated to occur on this feature as the development activities on the subject lands will be located greater than 30 metres from this feature.

Significant Wildlife Habitat

Significant wildlife habitat is not considered to be present on the subject lands as they have been disturbed. Therefore, the potential for species of special concern and their habitat on the subject lands is minimal, if any. Similarly, significant features such as seasonal concentration areas of animals, rare vegetation communities, specialized habitat for wildlife, habitat for species of conservation concern and animal movement corridors are not anticipated to occur on the site.

Areas of Natural and Scientific Interest

Based on a desktop review of the MNRF's "Make a Map: Natural Heritage Areas" website as well as a site visit to the subject lands, Areas of Natural and Scientific Interest (ANSI's) are not located on or within 120 metres of the subject lands.



Fish Habitat

Potential fish habitat is present in the watercourse approximately 55 metres to the north of the subject lands. As no development will occur within 30 metres of any potential fish habitat, there will be no adverse impacts on the water quality or fish habitat, within the watercourse to the north as a result of the proposed development on the subject lands.

Impact Analysis and Recommendations

No SAR were observed on the subject lands (including butternut), and the subject lands do not contain suitable habitat for SAR as no stick nests, no suitable grassland habitat, no cavity trees, no buildings or structures and no fish habitat are located on the subject lands or in proximity to the proposed development. A follow-up field visit will occur in the growing season, though based on the early April survey we do not expect to identify any significant features due to the disturbed state of the subject lands.

One tree greater than 10 cm dbh is located on-site which provides minor ecological and other functions including local wildlife habitat, and climate, air quality, wildlife, and nature appreciation benefits. Potential impacts during construction for the proposed development and associated tree and vegetation removal includes impacts on wildlife, increased erosion and release of sediments and other potential contaminants from truck traffic and construction activity, harm to wildlife remaining in the work area during construction, and impacts associated with an increase in noise, dust and light. The following mitigation measures are designed to address these potential impacts.

Tree Retention

Potential tree retention is shown with a green lens on Map 2. Due to the building footprint and grading requirements, the single on-site tree cannot be retained.

The following table summarizes the adjacent trees with critical root zones (crz) extending onto the site. The tree number corresponds to the numbers on Map 2. Tree number 2 is less than 10 cm in diameter and does not have a critical root zone extending onto the subject lands so it has not been included in the below table. Tree number 2 will be retained. Based on a disturbance distance of four metres inside the property line in the location of Tree number 1, no impacts on this tree are anticipated.

Number	dbh (cm)	Trunk Distance from Fence/Property Line, CRZ distance onto site, and disturbance distance from property line (m)	Comments
1	19.5	1; 0.95; 4	No impacts anticipated

There are no specific planting sensitivities for the site, although the landscape architect may choose species that are less sensitive to an urban environment. Tree stock should be of local native sources to maximize ecological benefits and the likelihood of successful growing.

City Trees

Trees that appear to be all or in part on City land appear to be in generally good condition although Tree 1 has some trunk damage. It is anticipated that the City-owned trees to the west and east can be retained and will not be impacted.

Recommendations

The following recommendations are to be properly implemented in order to mitigate potential impacts arising from the future development of this property:

1. To protect breeding birds, tree or shrub removal should not occur between April 15th and August 15th, unless a breeding bird survey is completed by a qualified professional within five days of the woody vegetation removal and the survey identifies no nesting activity in the vicinity of the work area.
2. Nests and eggs of many bird species are protected under federal and/or provincial legislation such as the Migratory Birds Convention Act and the Fish and Wildlife Conservation Act.



3. Trees to be retained are to be protected with sturdy temporary fencing at least 1.3 metres in height installed from the tree trunk a distance of ten times the retained tree's diameter where possible. Signs, notices, or posters are not to be attached to any tree. No grading, heavy machinery traffic, stockpiling of material, machinery maintenance and refueling, or other activities that may cause soil compaction are to occur within three metres of the critical root zone of the trees to be retained and protected. The root system, trunk, or branches of the trees to be retained are to be protected and not damaged. If any roots of trees to be retained are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth, burlap or woodchips and kept moist until the roots can be buried permanently. A covering of plastic should be used to retain moisture during an extended period when watering may not be possible. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible. Overhanging branches from retained trees, including those adjacent to the site, that may be damaged during construction are to be pruned by a qualified arborist prior to construction. Exhaust fumes from all equipment during construction will not be directed towards the canopy of the adjacent retained trees.

All of the supports and bracing for the protective fencing should be placed outside of the protected area and should be installed in such a way as to minimize root damage. Also, since the desired effect of the barrier is to prevent construction traffic from entering the tree's critical root zone, the barrier should be kept in place until all site servicing and construction has been completed.

4. Where the critical root zones (ten times the trunk diameter) of the adjacent trees extend onto the site, where possible tree protection fencing as described above is to be installed along the outer edge of the root zone. Smaller roots are to be cut cleanly on an angle or kept moist until they can be backfilled if applicable. If too much of the root zone will be damaged, the adjacent landowners are to be consulted and the removed tree replaced with new plantings of native tree species in locations approved by the adjacent landowner. Recommended native species for planting include deciduous and coniferous species such as sugar maple, red oak, white spruce, and basswood. Sourcing native species from local seed sources is strongly recommended to ensure adaptability and longevity.
5. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation of exposed, non-developed areas is to be achieved as soon as possible and should only use locally appropriate native species.
6. An erosion and sediment control plan shall be put in place prior to construction and shall remain in place for the duration of construction activities and until the area has completely stabilized.
7. Construction staff should be aware of potential species at risk in the vicinity of the site, including butternut and others as described in Appendix 1 of the City of Ottawa Protocol for Wildlife Protection during Construction. If any SAR are discovered throughout the course of the work and/or should any SAR or their habitat be potentially impacted by on site activities, the Ministry of Environment, Conservation and Parks (MECP) should be contacted and operations be modified to avoid any negative impacts to SAR or their habitat until further direction is provided by MECP.
8. As recommended in the City of Ottawa Protocol for Wildlife Protection during Construction, prior to beginning work each day, wildlife is to be checked for by conducting a thorough visual inspection of the work space and immediate surroundings. See Section 2.5 of City of Ottawa Protocol for Wildlife Protection during Construction for additional recommendations on construction site management with respect to wildlife. Any turtles, snakes, or other sensitive wildlife in the work areas are to be relocated to the north. Animals should be moved only far enough to ensure their immediate safety. See Appendix 1 and the links in Section 4 of the City of Ottawa Protocol for Wildlife Protection during Construction for suggestions on how to effectively relocate turtles and snakes. Species at Risk can only be relocated by trained staff.
9. To discourage wildlife from entering the work area during construction, the site should be kept clear of food wastes and other garbage, and proper drainage provided to avoid accumulation of



standing water, which could attract amphibians, birds, and other wildlife to the work area.

10. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located in the vicinity of the site prior to construction.
11. Waste will be managed in accordance with provincial regulations. The contractor will have a spill kit on-hand at all times in case of spills or other accidents.
12. Pets are to be kept under control at all times.
13. Snow removal is to be taken off-site.

Schedule of Proposed Works

It is proposed to remove the woody vegetation not identified for retention in 2022 outside of the breeding bird period from April 15th to August 15th. City of Ottawa staff (Forester – Planning) is to be contacted at least two business days prior to any tree removal so that staff have the opportunity to verify that any protective fencing, if applicable, has been properly installed. A Tree Permit, following the process in Sections 45 – 48 of the Tree Protection By-law, will be required for removal of all trees 10 cm dbh or greater.

Conclusion

The site is highly disturbed from a natural environment perspective and limited woody vegetation remains on site. The only tree greater than 10 cm dbh on site cannot be retained due to the footprint of the proposed mixed-use building. No impacts are anticipated on the adjacent owned City trees.

To assist in replacing some of the features and functions of the removed tree, plantings of native species are recommended throughout the site, between and adjacent to the mixed-use buildings.

Should you have any questions please do not hesitate to contact our office.

Yours truly,

Jp2g Consultants Inc.
Engineers • Planners • Project Managers

**Muncaster Environmental
Planning Inc.**

Bryana Kenny, B.Sc. (Hons.)
Biologist | Planner

Bernie Muncaster, M.Sc., Principal



References

City of Ottawa. June 25, 2008. City of Ottawa Zoning By-law 2008-250 Consolidation.

City of Ottawa. November 24, 2021. City of Ottawa Official Plan Volume 1.

City of Ottawa. 2015. Protocol for Wildlife Protection during Construction. August, 2015. 14 pp & Append.

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Ontario Ministry of Natural Resources. March 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. Second Edition. Toronto: Queen's Printer for Ontario.



Photo 1 – Cultural Meadow on Subject Lands.
View Looking Northeast.



Photo 2 – Cultural Meadow on Subject Lands.
View Looking Southwest.



Photo 3 – Cultural Meadow on Subject Lands Between Cultural Thickets.
View Looking Northwest.



Photo 4 – Cultural Thicket along Fence line on Subject Lands.
View Looking North.



Photo 5 – Manitoba Maple in Western Cultural Thicket along Fence line on Subject Lands.
View Looking Northeast.



Photo 6 - City Owned Tree (Number 1) to Southeast of Subject Lands.
View Looking Northwest.



Photo 7 - City Owned Tree (Number 2) to West of Subject Lands.
View Looking Northwest.

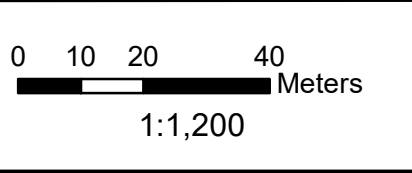


Legend

- Subject Lands
- Vegetation Communities
- Manitoba Maple

Notes:
 1. Map layers obtained from Land Information Ontario

Rideau Valley Conservation Authority (RVCA)



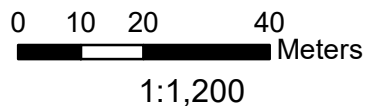
Map 1: Current Vegetation



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Map 2: Proposed Development & Conserved Vegetation

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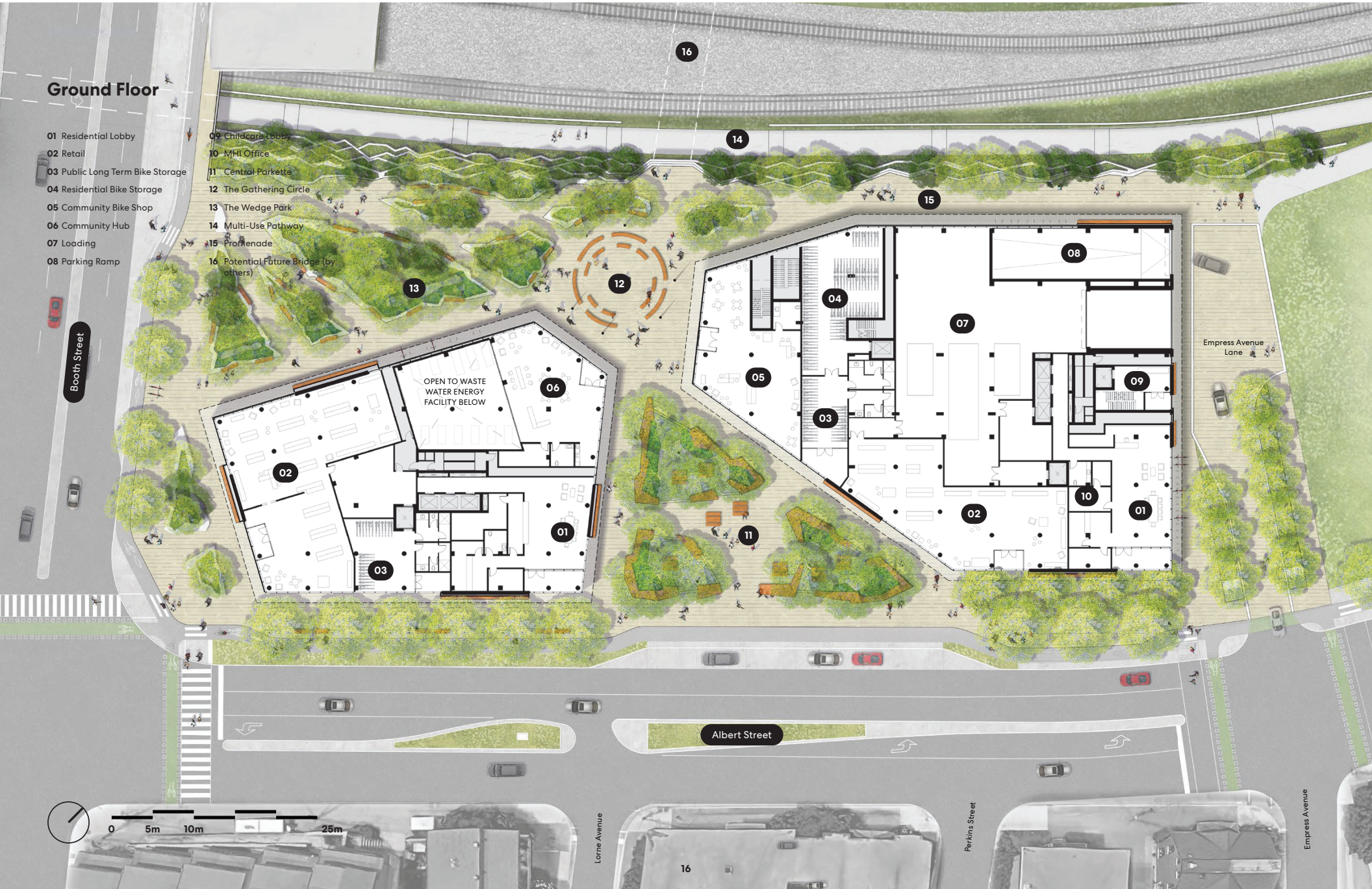
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Map 3: Proposed Development

Ground Floor

- 01 Residential Lobby
- 02 Retail
- 03 Public Long Term Bike Storage
- 04 Residential Bike Storage
- 05 Community Bike Shop
- 06 Community Hub
- 07 Loading
- 08 Parking Ramp
- 09 Childcare Lobby
- 10 MHI Office
- 11 Central Parketta
- 12 The Gathering Circle
- 13 The Wedge Park
- 14 Multi-Use Pathway
- 15 Promenade
- 16 Potential Future Bridge (by others)



Lorne Avenue

16

Perkins Street

Empress Avenue

Empress Avenue Lane

Albert Street

Booth Street

OPEN TO WASTE WATER ENERGY FACILITY BELOW