

September 7, 2022

Project No. 21500820

**David Pollock, Property Project Coordinator**

AMERCO Real Estate Company  
2727 N Central Ave. 5N  
Phoenix, AZ 85004

**ADDENDUM TO THE SCOPED ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED DEVELOPMENT OF 30 FRANK NIGHBOR PLACE, OTTAWA, ONTARIO**

Mr. Pollock,

Golder Associates Ltd., a Member of WSP (WSP/Golder) was retained by AMERCO Real Estate Company to conduct environmental studies for a Scoped Environmental Impact Statement (EIS) for the proposed commercial development at 30 Frank Nighbor Place, Ottawa, Ontario (The Site; Figure 1). A preliminary Scoped EIS was prepared and submitted to the City of Ottawa in May 2022 (Golder 2022), with the recommendation that, following additional study, an addendum be prepared to confirm or update the findings of the preliminary Scoped EIS. This letter is intended to act as that addendum.

## Methods

As recommended in the preliminary Scoped EIS, an additional field survey and documentation were completed by a qualified biologist on June 3, 2022 for this addendum as follows:

- Prepare a map of the plant communities using Ecological Land Classification (ELC) (Lee et al. 1998)
- Document the dominant plant species in each plant community, noting any SAR
- Complete a single breeding bird survey (Sauer et al. 2008; Cadman et al. 2007)
- Document all wildlife species observed
- Assess the potential for SAR or their associated habitats
- Determine the need for additional surveys, if any

## Results

The Site is primarily recently disturbed cleared vegetation, with some areas having regenerated as meadow. Note that aerial imagery used in the figure for this addendum does not reflect current conditions. There is a small piece of a larger shallow marsh that also overlaps with the Site. The plant community is relatively low in diversity, with species typical of the habitats on the Site. The meadow areas have species such as Canada goldenrod (*Solidago canadensis*), wild carrot (*Daucus carota*), ragweed (*Ambrosia artemisiifolia*), parsnip (*Pastinaca sativa*), and orchard grass (*Dactylis glomerata*). There are scattered small shrubs and seedling trees throughout, such as Trembling aspen (*Populus tremuloides*), red raspberry (*Rubus idaeus*), and Tatarian honeysuckle (*Lonicera*

*tatarica*). The marsh is dominated by common cattail (*Typha latifolia*), and sedges (*Carex* spp.), with a variety of other species such as Joe-Pye weed (*Eutrochium maculatum*), purple loosestrife (*Lythrum salicaria*), red osier dogwood (*Cornus stolonifera*), and reed canary grass (*Phalaris arundinacea*). The substrate of the marsh was primarily organics, and no notable areas of flooding or pooling of water were observed. The Study Area, outside of the Site was primarily disturbed areas of roads, parking lots and commercial lots, as well as a mosaic of meadow and marsh in the floodplain of the Carp River.

The additional field survey confirmed that there are no trees greater than 10 cm diameter-at-breast-height (DBH) on the Site or within approximately 30 m of the proposed development. Based on this, no tree protection measures are deemed necessary.

The wildlife community within the Site was limited, with a few observations of cabbage white (*Pieris rapae*), common ringlet (*Coenonympha tullia*), widow skimmer (*Libellula luctuosa*), American robin (*Turdus migratorius*), common grackle (*Quiscalus quiscula*), European starling (*Sturnus vulgaris*), mourning dove (*Zenaida macroura*), red-winged blackbird (*Agelaius phoeniceus*), and song sparrow (*Melospiza melodia*). A few tracks of white-tailed deer (*Odocoileus virginianus*), and racoon (*Procyon lotor*) were also observed. A single large snapping turtle (*Chelydra serpentina*) was seen off-Site, but within the Study Area, within the Carp River.

No changes to the SAR screening completed as part of the preliminary Scoped EIS were identified as being required based on the field survey.

Based on the observations made during the field survey, no additional study is recommended.

## Conclusions

Based on the additional information gathered for the Site, the conclusions and recommendations of the preliminary Scoped EIS remain accurate and appropriate. No additional significant natural features or other features requiring consideration were observed during the additional field effort, and no additional mitigation measures are recommended.

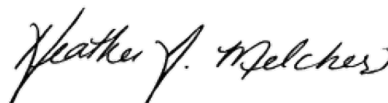
Based on the conclusions of this addendum, provided all mitigation measures as outlined in the preliminary Scoped EIS are followed, no impacts to the natural environment are anticipated to result from the proposed development.

Sincerely,

**Golder Associates Ltd.**



Gwendolyn Weeks, H.B.Sc.Env.  
Lead Ecologist

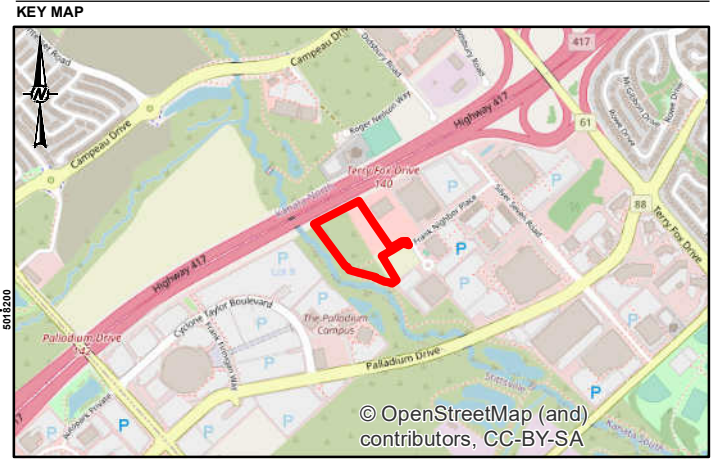


Heather Melcher, M.Sc.  
Director, Ecology - Ontario Earth and Environment

GW/HM/ca/sg

[https://golderassociates.sharepoint.com/sites/155163/project/files/6/deliverables/eis/addendum/21500820\\_30/frank\\_nighbor\\_eis\\_addendum\\_7sept2022.docx](https://golderassociates.sharepoint.com/sites/155163/project/files/6/deliverables/eis/addendum/21500820_30/frank_nighbor_eis_addendum_7sept2022.docx)

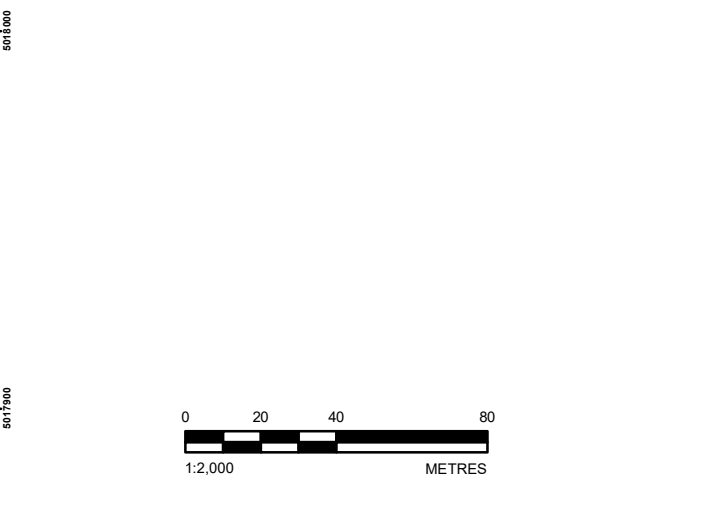
Attachments: Figure 1 – Site Location and Existing Conditions



- LEGEND**
- ROADWAY
  - 1:100 YEAR FLOODPLAIN (MVCA 2022)
  - REGULATION LIMIT (MVCA 2022)
  - SITE
  - 120 m STUDY AREA
- ECOLOGICAL LAND CLASSIFICATION**
- DIST/CUM: DISTURBED MIXED MEADOW
  - MAS/CUM: SHALLOW MARSH/MIXED MEADOW COMPLEX
  - MAS3-1: CATTAIL ORGANIC SHALLOW MARSH
  - DIST: DISTURBED/COMMERCIAL

**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**  
1. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2020  
2. PROJECTION: TRANSVERSE MERCATOR, DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9, VERTICAL DATUM: CGVD28



CLIENT  
**AMERCO REAL ESTATE COMPANY**

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PROJECT  
**ENVIRONMENTAL IMPACT STATEMENT  
30 FRANK NIGHBOR PLACE, OTTAWA, ONTARIO**

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TITLE  
**SITE LOCATION AND EXISTING CONDITIONS**

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CONSULTANT	YYYY-MM-DD	2022-07-15
<b>wsp GOLDER</b>	DESIGNED	---
	PREPARED	JEM
	REVIEWED	GW
	APPROVED	HM

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PROJECT NO. 21500820	CONTROL 0002	REV. 0	FIGURE <b>1</b>
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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 25mm