

November 28, 2022

Project No. 21500820

David Pollock, Property Project Coordinator

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

SECOND 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). A preliminary Scoped EIS was prepared and submitted to the City of Ottawa in May 2022 (WSP Golder 2022a), with the recommendation that, following additional study, an addendum be prepared to confirm or update the findings of the preliminary Scoped EIS. The EIS addendum, summarizing the results of additional study, was submitted to the City of Ottawa in September 2022 (WSP/Golder 2022b).

Following the submission of the EIS addendum, the City of Ottawa had two remaining natural environment comments that necessitated edits to the proposed project (per email from Sami Rehman dated October 12, 2022), namely:

- Include plantings of native trees along the western edge of the Site along the Carp River corridor; and,
- Incorporate elements from the City of Ottawa's Bird-Safe Design Guidelines (Ottawa 2020) into the proposed building design.

To address these remaining comments, the Landscape Plan (Novatech November 14, 2022) for the proposed development has been revised by Novatech to incorporate the suggested mix of native species along the western property boundary abutting the Carp River as recommended. An additional nine (9) plantings are proposed and include three (3) silver maples (*Acer saccharinum*), three (3) red maples (*Acer rubrum*), two (2) eastern white pine (*Pinus strobus*), and one (1) burr oak (*Quercus macrocarpa*). Please refer to the revised Landscape Plan Drawings No.: 121326-L1 and 121326-L2 prepared by Novatech dated November 14, 2022 for more details.

IBI Group has added window frit design to the Site Plan and Elevations (IBI Group November 16, 2022) in accordance with the City of Ottawa's Bird-Safe Design Guidelines (Ottawa 2020). Please refer to the revised Site Plan and Elevations prepared by IBI Group dated November 16, 2022 for more details.

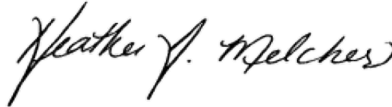
We trust this information addresses all the remaining City of Ottawa comments on the Preliminary Scoped EIS (WSP/Golder 2022a) and the associated EIS addendum (WSP/Golder 2022b). If you require anything further, please contact the undersigned.

Sincerely,

Golder Associates Ltd.



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



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

GW/HM/sg

[https://golderassociates.sharepoint.com/sites/155163/project files/6 deliverables/final response letter re city comments on eis addendum/21500820_30 frank nighbor_eis addendum 2_november 2022.docx](https://golderassociates.sharepoint.com/sites/155163/project%20files/6%20deliverables/final%20response%20letter%20re%20city%20comments%20on%20eis%20addendum/21500820_30%20frank%20nighbor_eis%20addendum%202_november%202022.docx)

References:

Golder Associates Ltd. (WSP/Golder). 2022a. Preliminary Scoped Environmental Impact Statement – Proposed Development of 30 Frank Nighbor Place, Ottawa, ON. Project No. 21500820.

Golder Associates Ltd. (WSP/Golder). 2022b. Addendum to the Preliminary Scoped Environmental Impact Statement – Proposed Development of 30 Frank Nighbor Place, Ottawa, ON. Project No. 21500820.

Ottawa, City of (Ottawa). 2020. City of Ottawa's Bird-Safe Design Guidelines. Available:
https://documents.ottawa.ca/sites/documents/files/birdsafedesign_guidelines_en.pdf