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Project No. 22537428

Nathanael Niedermann, Development Coordinator

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ADDENDUM TO THE SCOPED ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT OF 575 DEALERSHIP DRIVE, OTTAWA, ON

Mr. Niedermann,

WSP Canada Inc. (WSP; formerly Golder Associates Ltd.) was retained by Rosefellow Holdings Inc. to conduct environmental studies for a Scoped Environmental Impact Statement (EIS) for the proposed commercial development at 575 Dealership Drive, Ottawa, Ontario (The Site; Figure 1). A preliminary Scoped EIS was prepared and submitted to the City of Ottawa in November 2022 (WSP 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.

1.0 METHODS

As recommended in the preliminary Scoped EIS, additional field surveys and documentation were completed in 2023 by a qualified biologist for this addendum as follows:

- Breeding bird surveys (June 5, June 23)
- Insect surveys for monarch (*Danaus plexippus*) and yellow-banded bumble bee (*Bombus terricola*) (June 5, June 23)

The methods for each of these survey types is described below.

1.1 Breeding Bird Surveys

Two early morning breeding bird surveys were conducted on the Site following standard protocols (Sauer et al. 2008; Cadman et al. 2007). Surveys were conducted at point-count stations distributed throughout all habitats on the Site (including potential species at risk [SAR] habitat) and occurred between 30 minutes before sunrise and 10:00 am to encompass the period of maximum bird song. A third round of survey, which is typical for surveying for grassland birds (MNR 2011) was not completed as it was determined that the habitat cover at the Site was

not suitable for bobolink or eastern meadowlark (high forb content compared to grasses), and that two rounds of survey were sufficient. During these surveys, common nighthawk were also surveyed for and also through searching the small areas of suitable nesting habitat (less vegetated areas in meadow) on foot. A list of all species encountered was compiled, and the locations of any SAR were marked using a hand-held GPS.

1.2 Monarch and Bumble Bee Surveys

Visual encounter surveys were conducted following recommended procedures (Bookhout 1994; Pyle 1984), where possible, focusing on the potential use of the Site by SAR insects (i.e., monarch and yellow-banded bumble bee). All species observed were recorded.

2.0 RESULTS

2.1 Breeding Bird Surveys

Species observed during the breeding bird surveys were common in the province (provincial rank of S4 or S5) and typical of the anthropogenic habitats. This included red-winged blackbird (*Agelaius phoeniceus*), song sparrow (*Melospiza melodia*), American goldfinch (*Spinus tristis*), American robin (*Turdus migratorius*), common grackle (*Quiscalus quiscula*), yellow warbler (*Setophaga petechia*), common yellowthroat (*Geothlypis trichas*), savannah sparrow (*Passerculus sandwichensis*), brown-headed cowbird (*Molothrus ater*), common raven (*Corvus corax*), and killdeer (*Charadrius vociferus*). No SAR birds were observed during the field surveys.

2.2 Monarch and Bumble Bee Surveys

Bumble bee observations were limited to two species: common eastern bumble bee (*Bombus impatiens*), and brown-belted bumble bee (*Bombus griseocollis*). No monarchs or SAR bumble bees were observed although some common milkweed (*Asclepius syriaca*), a food plant of monarch, was observed in scattered locations.

3.0 UPDATED IMPACT ASSESSMENT

No changes to the proposed design plan have been made compared to what was presented in the preliminary scoped EIS.

3.1 Species at Risk

No SAR were encountered at the Site during the additional field surveys. Based on these results, no updates to the original conclusions of the Scoped EIS are required.

4.0 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.

5.0 LIMITATIONS AND USE OF REPORT

This report was prepared for the exclusive use of Rosefellow Holdings Inc. The report, which specifically includes all tables, figures and appendices, is based on data and information collected by WSP Canada Inc. and is based solely on the conditions of the properties at the time of the work, supplemented by historical information and data obtained by WSP Canada Inc. as described in this report.

WSP Canada Inc. has relied in good faith on all information provided and does not accept responsibility for any deficiency, misstatements, or inaccuracies contained in the report as a result of omissions, misinterpretation, or fraudulent acts of the persons contacted or errors or omissions in the reviewed documentation.

The services performed, as described in this report, were conducted in a manner consistent with that level of care and skill normally exercised by other members of the engineering and science professions currently practicing under similar conditions, subject to the time limits and financial and physical constraints applicable to the services.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based on it, are the responsibilities of such third parties. WSP Canada Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The findings and conclusions of this report are valid only as of the date of this report. If new information is discovered in future work, including excavations, borings, or other studies, WSP Canada Inc. should be requested to re-evaluate the conclusions of this report, and to provide amendments as required.

Sincerely,

WSP Canada Inc.



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



Tamara Darwish, MSc
Principal, Aquatic Biologist

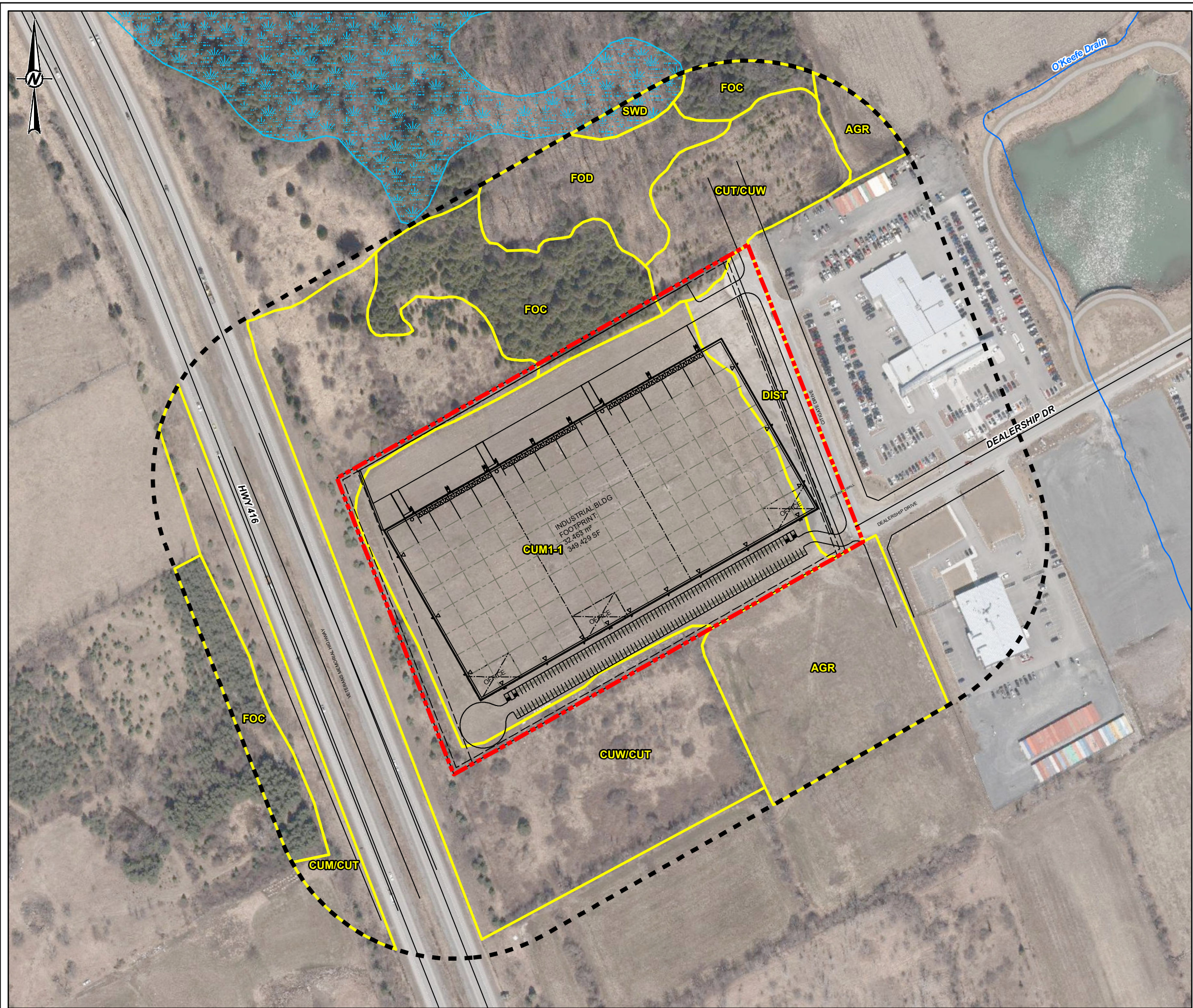
GW/HM/sg

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Attachments: Figure 1 – Existing Conditions and Proposed Design Plan

6.0 REFERENCES

- Bookhout T.A., Editor. 1994. Research and management techniques for wildlife and habitats. Fifth ed. The Wildlife Society, Bethesda M.D. 740 pp.
- Cadman, M.D., D. A. Sutherland , G. G. Beck , D. Lepage , and A. R. Couturier , editors. 2007. Co-published by Bird Studies Canada, Environment Canada, Ontario Field Ornithologists, Ontario Ministry of Natural Resources, and Ontario Nature, Toronto, xxii + 706 pp. ISBN 978-1-896059-15-0.
- Ontario Ministry of Natural Resources and Forestry (MNRF). 2011. Draft Survey Methodology Under the Endangered Species Act, 2007: *Dolichonyx Oryzixorous* (Bobolink).
- Pyle R.M. 1984. The Audubon Society Handbook for Butterfly Watchers. New York. Charles Schribner's Sons.
- Sauer, J. R., J. E. Hines, and J. Fallon. 2008. The North American Breeding Bird Survey, Results and Analysis 1966 – 2007. Version 5.15.2008. USGS Patuxent Wildlife Research Center, Laurel, Maryland, USA.



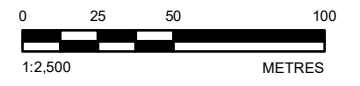
LEGEND

- ROADWAY
- CONSTRUCTED DRAIN
- WETLAND
- SITE
- STUDY AREA
- ECOLOGICAL LAND CLASSIFICATION

DIST: DISTURBED
 AGR: AGRICULTURE
 CUM1-1: MINERAL CULTURAL MEADOW
 CUT/CUW: CULTURAL THICKET/CULTURAL WOODLAND
 FOD: DECIDUOUS FOREST
 FOC: CONIFEROUS FOREST
 SWD: DECIDUOUS SWAMP

NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
 2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 18N, PROJECTION: TRANSVERSE MERCATOR, DATUM: NORTH AMERICAN 1983



CLIENT
 ROSEFELLOW HOLDINGS INC.

PROJECT
 ENVIRONMENTAL IMPACT STATEMENT ADDENDUM
 575 DEALERSHIP DRIVE, OTTAWA, ON

TITLE
EXISTING CONDITIONS AND PROPOSED DESIGN PLAN

CONSULTANT	YYYY-MM-DD	2023-07-15
DESIGNED	---	
PREPARED	JEM	
REVIEWED	GW	
APPROVED	HM	



PROJECT No. 22537428 CONTROL 0002 REV. 0 FIGURE 1

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