



McKINLEY
ENVIRONMENTAL
SOLUTIONS

Richcraft Properties Ltd.
2280 St. Laurent Boulevard, Suite 201
Ottawa, Ontario, K1G 4K1

September 26th, 2024

Attn: Dani Farah, Transformation Manager/Project Manager

RE: 2750 & 2760 Sheffield Development
Combined Environmental Impact Statement & Tree Conservation Report – Addendum #2

1.0 BACKGROUND & PURPOSE

McKinley Environmental Solutions (MES) was previously retained by Richcraft Properties Ltd. to prepare a Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) to support the proposed development of a new industrial building on Sheffield Road. The Site includes several connected parcels located at the municipal addresses 2750, 2760, 2713 and 2865 Sheffield Road, Ottawa (Ontario) (the Site) (Refer to Figure 1). The following studies were completed by MES to support the proposed development of the Site:

- McKinley Environmental Solutions (MES) (2023a) 2750 & 2760 Sheffield Road Development - Combined Environmental Impact Statement & Tree Conservation Report.
- McKinley Environmental Solutions (MES) (2023b) 2750 & 2760 Sheffield Road Development - Headwaters Drainage Feature Assessment.
- McKinley Environmental Solutions (MES) (2023c) 2750 & 2760 Sheffield Road Development - Combined Environmental Impact Statement & Tree Conservation Report – Addendum #1.

The Site Plan Application review process for the proposed development was completed in late 2023. The development proposal has since been revised (described below) and Richcraft Properties Ltd. is currently seeking approval for a Site Plan Control Revision. This letter has been prepared to update the Combined EIS & TCR to incorporate the changes to the development proposal. This letter report has been prepared as Combined EIS & TCR - Addendum #2 and is intended to be read in conjunction with the Combined EIS & TCR (MES 2023a) and the Combined EIS & TCR – Addendum #1 (MES 2023c). For brevity, all methods, results, descriptions of natural heritage features, mitigation requirements,

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and recommendations which were adequately addressed in MES (2023a) and MES (2023c) are not reiterated in this letter.



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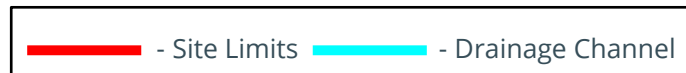
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FIGURE 1: SITE OVERVIEW

2750 & 2760 Sheffield Road, Ottawa, Ontario

Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR)



Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

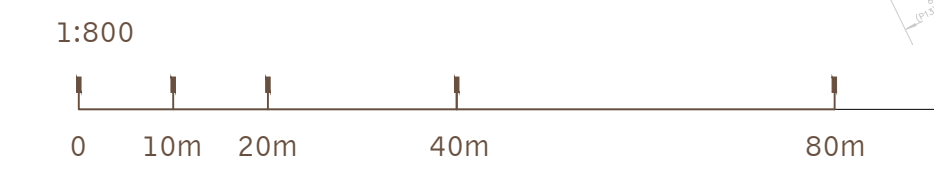
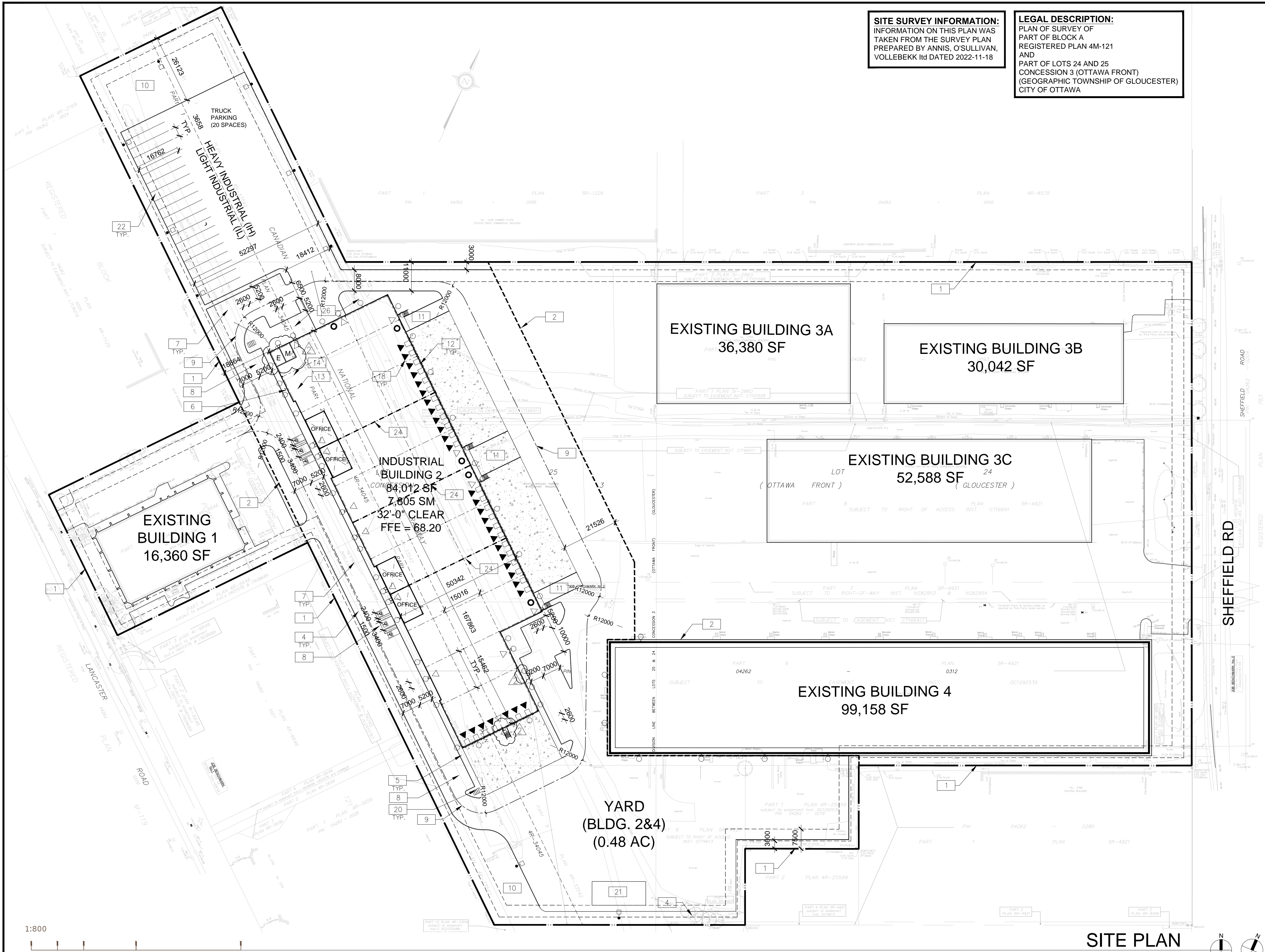
2.0 UPDATED PROJECT DESCRIPTION

The updated Overall Site Plan is included below. The eastern part of the Site includes four existing industrial buildings with frontage on Sheffield Road. The western part of the Site includes one existing industrial building with frontage on Lancaster Road. Each of the existing industrial buildings is surrounded by paved parking/storage areas and landscaping features. As shown below in the Overall Site Plan, the proposed development will involve the construction a new industrial building and associated paved parking/storage areas within the central part of the Site (e.g. within the former railway corridor). The four existing industrial buildings in the eastern part of the Site and the one existing industrial building within the western part of the Site will be retained. Sheffield Road will be used for truck and shipping access to the new and existing industrial buildings. Lancaster Road will be used for small vehicle access.

The revised development proposal shown below in the Overall Site Plan differs from the development proposal that was previously described in the Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) (MES 2023a) and the Combined EIS & TCR – Addendum #1 (MES 2023c). In the previous development proposal, the western portion of Existing Building #4 was to be demolished in order to accommodate a larger development footprint for the new industrial building. The size of the new industrial building has been reduced in the revised development proposal to such an extent that it is no longer necessary to demolish a portion of Existing Building #4. The reduction in the size of the new industrial building only affects areas that are already developed (e.g. Existing Building #4 and surrounding paved surfaces). As such, the revised development proposal does not significantly change the potential environmental impacts and mitigation requirements, which were previously described in MES (2023a) and MES (2023c).

SITE SURVEY INFORMATION:
 INFORMATION ON THIS PLAN WAS
 TAKEN FROM THE SURVEY PLAN
 PREPARED BY ANNIS, O'SULLIVAN,
 VOLLEBEKK Ltd DATED 2022-11-18

LEGAL DESCRIPTION:
 PLAN OF SURVEY OF
 PART OF BLOCK A
 REGISTERED PLAN 4M-121
 AND
 PART OF LOTS 24 AND 25
 CONCESSION 3 (OTTAWA FRONT)
 (GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
 CITY OF OTTAWA



SITE PLAN
 SCALE: 1:800
 CONSTRUCTION NORTH TRUE NORTH

SITE PLAN NOTES

- 1 PROPERTY LINE
- 2 PROJECT LIMIT LINE
- 3 PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 4 150mm WIDE CURB TYPICAL
- 5 SIDEWALK - SEE LANDSCAPE DWGS FOR CONSTRUCTION DETAILS
- 6 FIRE DEPARTMENT/SIAMESE CONNECTION
- 7 2600x5200mm PARKING STALL, PAINTED PARKING STRIPING PER CITY OF OTTAWA ZONING BY-LAW NO. 2008-250
- 8 TYPICAL ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER BY-LAW OTTAWA ZONING BY-LAW NO. 2008-250. EACH PAIR OF SHARED STALLS TO HAVE TYPE A: 3.4m X 5.2m AND TYPE B: 2.4m X 5.2m WITH 1.5m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- 9 FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (---)
- 10 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- 11 DRIVE-IN RAMP BOUNDED BY RETAINING WALLS WITH GUARDRAILS WHERE GRADE CHANGE IS MORE THAN 600mm - REFER TO CIVIL DWGS
- 12 12.0mX3.5m TRUCK LOADING SPACE (TYP.)
- 13 PROPOSED LOCATION OF MECHANICAL RM
- 14 PROPOSED LOCATION OF ELECTRICAL RM
- 15 GALVANIZED STEEL GUARDRAIL WITH HANDRAIL
- 16 STEEL BOLLARD
- 17 SHADED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE OR TRACTOR TRUCK ACCESS.
- 18 TRUCK LOADING DOCK (TYP.)
- 19 EXTERIOR GALVANIZED STEEL STAIRS
- 20 GALV. BICYCLE RACKS - SEE LANDSCAPE DRAWINGS
- 21 SNOW STORAGE AREA
- 22 TRUCK TRAILER PARKING
- 23 13mx4.3m OVERSIZED TRUCK LOADING SPACE
- 24 FUTURE TENANT DEMISING WALL. SUBJECT TO TENANT FIT UP
- 25 EXISTING TRUCK COURT BEHIND BUILDING 4 TO BE REPAVED.
- 26 AMENITY AREA

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- NEW RIVER STONE AREA (HATCHED)
- PAINTED DIAGONAL LINES WHERE INDICATED
- FUTURE EV PARKING STALLS
- PROPERTY LINE
- SITE BOUNDARY LINE
- GAS METER LOCATION.
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT
- LIGHT POLE
- WALL MOUNTED LIGHT
- MH DENOTES MANHOLE
- PROPOSED CATCHBASIN
- TACTILE INDICATORS AT DEPRESSED CURB
- BICYCLE RACK (1800 x 600 PER BIKE)
- MAN DOOR
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE ROUTE SIGNS
- PYLON SIGNAGE
- CONCRETE SIDEWALK
- ASPHALT PATHWAY
- STONE DUST PATHWAY

OTW21-0002-00

SITE STATISTICS

ZONING	IH/IL
GROSS SITE AREA	84,452 SM
PROJECT LIMIT AREA	37,191 SM

Zone Permitted Use (OTTAWA ZONING BY-LAW NO. 2008-250)

Proposed Use: Warehouse

Regulations (Part 11: Industrial Zones)

	Proposed	Required IH (IL)
Min. Front Yard Building Setback (m)	18.66 m	7.5 m
Min. Interior Side Yard Building Set back (m)	12.29 m	7.5 m
Min.Rear Yard Building Setback (m)	N/A	7.5 m
Min.Landscape Front Yard Setback (m)	4.72 m	3 m
Min.Landscape Side Yard Setback (m)	3.15 m	3 m
Min.Landscape Rear Yard Setback (m)	N/A	3 m
Max. Floor Space Index	0.12	2
Max. Building Height	12 m	22 m (18m)

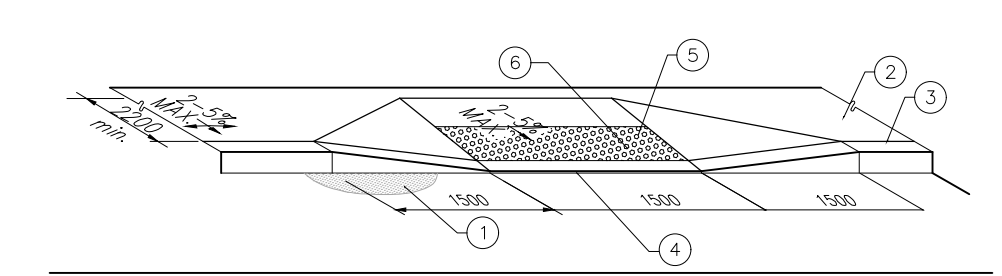
BUILDING FLOOR AREA

Building	Area
Warehouse Area	7,605.00m ²
Office Area	200.00m ²
TOTAL BUILDING GFA	7,805.00m²

PARKING REQUIREMENT

	PROPOSED	REQUIRED
Warehouse GFA @ 0.8 Spaces per 100m ² ; first 5000m ²	105	63
Warehouse GFA @ 0.4 Spaces per 100m ² ; above 5000m ²		
Total No. of Parking Spaces	105	63
Barrier Free Parking Spaces	6	5

Parking Stall Dimensions	2.6 m X 5.2 m
Barrier Free Parking Stall Type A	3.4m X 5.2m
Barrier Free Parking Stall Type B	2.4m X 5.2m
Bicycle Parking Space Dimensions	1.8m X 0.6m
No. Of Bicycle Parking (Warehouse: 1 per 2000m ² , Office 1 per 250m ²)	10 9
Loading Space Dimensions	3.5m X 9.0m
Oversized Loading Space Dimensions	4.3m X 13.0m
No. Of Loading Spaces	2 2
No. Of Oversized Loading Spaces	2 2
Trailer Parking	19 N/A
DOCK STATISTICS	Proposed
DOCK-HIGH DOORS	27
OVER-HEAD DOORS	4



- 1 PAVEMENT
- 2 ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL 2200mm MIN. (UNLESS OTHERWISE NOTED ON PLANS)
- 3 TOP FACE OF CURB
- 4 DEPRESSED CURB
- 5 TRUNCATED DOMES WITH A HEIGHT OF 4.5-5.5mm, BASE DIAMETER OF 21-25mm. REGULAR SPACING PATTERN AT 55-58mm ON CENTRE
- 6 A MINIMUM 600mm WIDE SECTION DETECTABLE WARNING SURFACE SHALL BE PROVIDED WHEN FLAT TRAVEL SURFACE ADJUNS A VEHICULAR WAY (0mm CURB FACE)

ACCESSIBLE CURB RAMP
 SCALE: N.T.S.

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 a business name of WMA Inc.

**SHEFFIELD RD.
 RICHCRAFT
 2760-2770 SHEFFIELD RD.
 OTTAWA, ONTARIO**

OVERALL SITE PLAN

DATE	ISSUED FOR	REMARKS
2023-05-16	ISSUED FOR SPA	
2024-07-17	GENERAL VERSION	

PA / PM:	HW/JH
DRAWN BY:	HW
JOB NO.:	OTW21-0002-01

SHEET
A1.0

3.0 UPDATED DESCRIPTION OF TREE RETENTION

Figure 5 (below) from the Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) (MES 2023a) has been updated to incorporate the revised development limits. The revised development proposal will maintain the same tree retention and tree protection measures that were previously described in the Combined EIS & TCR (MES 2023a) and the Combined EIS & TCR - Addendum #1 (MES 2023c). The only exception is Tree Group #13, which will be removed as part of the revised development proposal. Tree Group #13 includes five planted Sugar Maples (22 cm, 28 cm, 22 cm, 21 cm and 42 cm diameter at breast height). The five Sugar Maples within Tree Group #13 will be removed due to servicing and grading requirements. The five Sugar Maples within Tree Group #13 are privately owned trees that occur entirely within Richcraft's property (as shown in the legal land survey). The Landscaping Plan has been adjusted to add five additional Sugar Maple plantings in order to offset the loss of Tree Group #13.

FIGURE 5: TREES & VEGETATION COMMUNITIES (POST DEVELOPMENT)

2750 & 2760 Sheffield Road, Ottawa, Ontario

Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR)

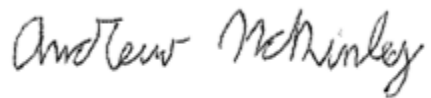


Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

4.0 CLOSURE

We trust that the above information is sufficient. Please do not hesitate to contact the undersigned if you have any questions or require further information.

Sincerely,



Dr. Andrew McKinley, EP, RP Bio.
Senior Biologist, McKinley Environmental Solutions



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