

## REQUIREMENT FOR PRE-CONSULTATION

(EIS Guidelines, Sections 1.3, 2.1 and 2.2)

*Before* completing this form, you must discuss your proposed project with the Development Review planners of the City of Ottawa. They will determine if an EIS is required, and if so, whether you need to submit this form or a Detailed EIS report.

Please provide the name(s) of the City staff you have discussed this EIS with, and the date(s) of the discussion:

Hieu Nguyen, Environmental Planner (September 22, 2013). Matthew Hayley, Environmental Planner (EIS Reviewer) (September 27, 2013)

### 1. Property Identification

(EIS Guidelines, Section 3.1)

#### 1.1 Property Owner's Name:

Bronson Ltd.

#### 1.2 Municipal Address of Property:

192 and 196 Bronson Avenue, 31 Cambridge Street

#### 1.3 Lot, Concession and Township (rural properties only):

N/A

#### 1.4 Property Information Number(s): (available at [http://ottawa.ca/en/city\\_hall/emaps/index.html](http://ottawa.ca/en/city_hall/emaps/index.html))

192 and 196 Bronson Avenue, 31 Cambridge Street

#### 1.5 Mailing Address (if different from property address):

Bronson Ltd., 778 King Street West, Toronto, Ontario, M5V 1N6

#### 1.6 Land Use Designation[s] and Zoning from the Official Plan ([http://www.ottawa.ca/en/city\\_hall/planningprojectsreports/ottawa2020/official\\_plan/index.html](http://www.ottawa.ca/en/city_hall/planningprojectsreports/ottawa2020/official_plan/index.html)) and Zoning By-Law ([http://www.ottawa.ca/en/licence\\_permit/bylaw/a\\_z/zoning/index.html](http://www.ottawa.ca/en/licence_permit/bylaw/a_z/zoning/index.html)):

Official zoning from the City or Ottawa's Official Plan indicates that the new development will fall within the zoning boundaries of: traditional main street, residential fourth density zone and residential fifth density zone.

#### 1.7 Existing and past land uses:

The site is currently fully urbanized and developed. The site currently includes paved parking areas and a two (2) storey building on the site, located at 196 Bronson Avenue. This building will be demolished and is currently occupied by the Ottawa Construction Association (OCA) offices. The current building at 196 Bronson Ave. is touching the neighboring high rise immediately to the south, 200 Bronson Ave., which is to remain in place during the construction of the new development (Appendix A - Figures). The rest of the site comprises of a parking lot, used by the OCA members, and for visitor and employee parking for the St. Vincent hospital.

## REQUIREMENT FOR SITE VISIT

(EIS Guidelines, Sections 2.2 and 3.2)

If you currently live on the property, please indicate how long you have lived there:

You must have visited the site at least once during the growing season for the purpose of evaluating the proposed project impact on the natural environment. Please fill in the following table with the required site visit information.

Date	Time	Personnel Involved	Weather Conditions	Purpose of Visit
Sept. 20, 2013	11:00 am	Ashleigh Cleary	Sunny, 23° C	General Site/ Chimney Inspection

## 2. Description of the Site and the Natural Environment

(EIS Guidelines, Sections 1.5, 2.1, 2.2 and 3.2)

### 2.1 General Map of the Natural Environment

(EIS Guidelines, Section 3.2.1)

Please attach a map showing your property in relation to the surrounding environment, including the natural features on and/or adjacent to the site (note: your property line must be clearly indicated). Recent aerial images can be obtained through the City's interactive mapping tool at [http://ottawa.ca/en/city\\_hall/emaps/index.html](http://ottawa.ca/en/city_hall/emaps/index.html)

Photographs of the property also help to illustrate the existing conditions on the site.

Please describe the significant natural feature(s) on or adjacent to your property and indicate the feature's location(s) relative to your project.

Please refer to Appendix A for Site Figures and aerial imagery. Please refer to Appendix B for site photos. There are some planted trees surrounding the parking lot along with a narrow line of planted grass. There is no naturally occurring vegetation within the work area nor any significant natural features. Please refer to Section 2.6 (below) for discussion regarding potential nesting habitat for threatened Chimney Swifts. An escarpment exists north-west of the property which could be considered wildlife habitat. However, this escarpment is more than 30 m distant from the site and existing urbanized areas (e.g. roadways and existing buildings) separate the site from the escarpment.

## **2.2 Landforms, Soils and Geology**

(EIS Guidelines, Section 3.2.2)

Please describe the physical environment: the landform (e.g., sloped, flat, valley, hill, etc.) soils (e.g., silty, sandy, clay, peat, etc.) and depth to bedrock and type (e.g., limestone, shale, granite, etc.). Identify the source(s) of information used (e.g., personal knowledge, well record, available mapping). Attach copies of mapping and other supporting documentation when available.

The site is entirely paved, other than limited areas of landscaping as noted above. No exposed ground or soils exist. The slope of the land at the site is flat. There is a slight slope within the parking lot, sloping downwards towards the west, which appears to be designed to redirect surface runoff towards the two (2) drains located within the parking lot. Other than a narrow line of grass that subdivides the parking lot, the ground surfaces within the site are all paved. The new building will be built over paved parking areas therefore there will not be any change to infiltration conditions and no impacts on groundwater conditions are expected.

## **2.3 Surface Water, Groundwater and Fish Habitat**

(EIS Guidelines, Section 3.2.3)

Please describe the surface water features (e.g., creeks, drains, ponds, etc.) including their approximate widths and depths, duration of flow (i.e., is water present all year round or not) and location relative to your project. Are there any places where ponds occur during springtime or after storms? Describe drainage and groundwater conditions, including depth to groundwater where known.

There are two (2) storm-water drains located on the site. Both can be found on the western side of the parking lot and appear to be designed to capture surface run-off. These drains are located on either side of the narrow grass line that subdivides the parking lot. These drains appear to provide adequate drainage of the site during rain events. The site plans for the new development shows that the new building would overlay these drains. No surface water is present anywhere on site nor in the vicinity.

Do any of the surface water features contain minnows or other fish? Please list the kinds of fish present (if known).

As there is no surface water present, there is no fish habitat present, and therefore no fish.

## 2.4 Vegetation Cover

(EIS Guidelines, Section 3.2.4)

Describe each of the types of vegetation community shown on the natural environment map (e.g., lawn, cropped field, old field, marsh, thicket/scrub, swamp, woods, etc.). List the most common plants observed in each of these communities, if possible.

There are only a few planted trees on the site and most of these trees border the parking lot on the grassed edge. The trees are ornamental species that were planted as a landscaping feature. A few planted shrubs have been planted between the trees bordering the lot. The rest of the area has been fully urbanized with no vegetation present.

## 2.5 Wildlife

(EIS Guidelines, Section 3.2.5)

List all wildlife species known or suspected to occur in the vicinity of the property. Where possible, specify whether the animal lives on the property or whether it is a visitor (e.g., looking for food or migrating through). Indicate why each species has been included on this list (e.g., seen, tracks found, call heard, reported previously).

Species Name	Resident/Visitor	Evidence
It is assumed that common urban species occur in the general area including European Starling, Rock Dove (pigeon), Eastern Gray Squirrel, etc.		
Chimney Swift	Status Unknown	Presence of potentially suitable nesting chimneys (see below)

## 2.6 Habitat for Species At Risk

(EIS Guidelines, Section 3.2.6)

List any species at risk known or suspected to occur in the vicinity of the property. Indicate why each species has been included on this list (e.g., seen, tracks found, call heard, reported previously). Provide photographs if available.

The City of Ottawa has expressed concern that the chimneys at 190 and 200 Bronson Ave. may represent suitable nesting habitat for Chimney Swifts. Consultation with the Ontario Ministry of Natural Resources (OMNR) – Kemptville District has been undertaken. OMNR stated that they have no documented occurrences of Chimney Swifts in this area (Refer to Appendix C). A site visit was conducted on September 20th 2013 to investigate the chimneys as well as other chimneys on the same city block. The chimney on the house at 190 Bronson Ave. was capped and deemed unsuitable habitat for the Chimney Swift (Refer to Appendix B). The Chimney on the building at 200 Bronson was too high to gain a proper vantage and hence it could not be determined whether this chimney was capped (Refer to Appendix B). Aerial imagery suggests that this chimney is not capped. Several other chimneys were found in the surrounding area (Appendix A) and all of these were shown to be capped (Appendix B). As specified in the Chimney Swift (*Chaetura pelagica*) Monitoring Protocol (Bird Studies Canada/OMNR 2009), capped chimneys are not accessible to Chimney Swifts and are therefore not considered suitable nesting habitat. Only the chimney at 200 Bronson remains a concern as potential Chimney Swift nesting habitat. Please refer to the attached sheet for further details.



### 3. DESCRIPTION OF THE PROPOSED PROJECT

(EIS Guidelines, Section 3.3)

*Please attach any available drawings or plans of your proposed project, to illustrate the information provided below.*

#### 3.1 What is the purpose of the development or site alteration? (e.g., creation of a new lot for a single detached home, expansion of an existing home, etc.)

The purpose of the development proposal is to redevelop the urbanized site to construct a new 18 storey high rise condominium development.

#### 3.2 What site preparation, if any, will be required? (e.g., brush-clearing, tree removal, blasting, grading, filling, etc.)

The existing building at 196 Bronson Avenue will be demolished and paved parking areas will be built over to allow the construction of the new 18 storey high rise. Subsurface excavation will be required for installation of site services and the building foundation. A small number of planted trees will be removed from where they currently grow around the parking lot.

#### 3.3 What construction or demolition activities, if any, will be required? (e.g., excavation, preparation of foundation/pad, installation of public or private utilities, construction/demolition of a building, landscaping, etc.)

Construction and demolition activities include: the demolition of the already existing building at 196 Bronson Avenue, the excavation of the site to permit construction of the foundation, extension of site servicing (e.g. electricity, municipal water, municipal sewer, etc.) and construction of the new 18 storey building.

#### 3.4 What ongoing activities, if any, will occur at the site? (e.g., private residence, operation of a small business, farming, etc.)

The new building will house condominiums for private residences.

#### 3.5 Have you consulted with other regulatory agencies (e.g., Conservation Authority, Ministry of Natural Resources, Ministry of Environment) to determine whether your project will require their authorisation?

The Ontario Ministry of Natural Resources (OMNR) Kemptville district has been consulted, due to the potential presence of a species listed under the Endangered Species Act (ESA). The local OMNR contact for this project is Kerry Reed – Species at Risk Biologist. The conservation authority was not consulted, as there are no surface water features, fish habitat, nor watershed concerns associated with this development. Similarly, no issues have been identified that would necessitate consultation with the Ministry of Environment.

### 4. IMPACTS AND MITIGATION

(EIS Guidelines, Sections 3.4 and 3.5)

#### 4.1 Based on the information provided above, complete the attached summary table to identify the potential impacts of the various project activities on the natural environment on or adjacent to your property, and the mitigation measures that will be used to avoid or reduce these impacts.

#### 4.2 Will the project result in any positive effects on the natural environment? Please include positive effects in the summary table, and provide a brief description below.

The overall environmental impact of the project is expected to be neutral. There are no significant positive or negative effects anticipated.

**5. CONCLUSION**  
(EIS Guidelines, Section 3.7)

Will the proposed project result in any negative impacts to natural features or ecological functions, once the recommended mitigation measures have been implemented? *NOTE: residual negative impacts to significant natural features or ecological functions may mean that the project cannot be approved as proposed.*

Provided that the mitigation measures outlined above are implemented, the anticipated environmental effect is expected to be neutral. There are no significant positive or negative effects anticipated.

**6. DECLARATION**  
(EIS Guidelines, Section 3.7)

Please provide the names and affiliations of all individuals who contributed to the preparation of this EIS, and indicate their role(s) in the process (e.g., EIS author, biologist, planning consultant, geotechnical engineer). Attach resumés where needed to demonstrate professional qualifications

EIS author/Field Biologist: Ashleigh Cleary, DST Consulting Engineers Inc.

EIS author/Senior Biologist: Andrew McKinley, DST Consulting Engineers Inc.

Senior Planner: Katherine Grechuta, Fotenn Planning and Urban Design

City of Ottawa (consultation): Hieu Nguyen, Environmental Planner (September 22, 2013). Matthew Hayley, Environmental Planner (EIS Reviewer, September 27, 2013)

OMNR (Consultation): Kerry Reed, Species at Risk Biologist (September 20, 2013)

I hereby certify that the information contained within this EIS is accurate and complete, to the best of my knowledge. I acknowledge that incomplete or incorrect information may delay the development review process.

\_\_\_\_\_  
Signature of Owner/Applicant

*Andrew McKinley*

\_\_\_\_\_  
Date

October 1, 2013

\_\_\_\_\_  
Signature of EIS Author (if different from above)

\_\_\_\_\_  
Date

**NOTE: Completion of this EIS form does not constitute or guarantee any type of planning approval**

## EIS Form, Section 4.1: Impacts and Mitigation Summary Table

Activity	Natural Heritage Feature/Function	Potential Effect (may be positive or negative)	Proposed Mitigation	Residual Effect (may be positive or negative)
Site Preparation				
Vegetation Clearing	Planted Trees/Grass	Removal of Planted Trees/Grass	Only clear areas required for development.	New landscaping features will be planted around new building.
				No natural vegetation affected.
Construction				
Demolition/Construction	Waste Generation		Dispose of waste following bylaws	None
	Noise, dust, erosion, spills,		Address through specifications and standard construction	None
	designated substances		/demolition environmental measures.	
Operation				
Already urbanized site, so no significant change in operational impact.				None
Other				
Demolition/Construction	Potentially Suitable Nesting Habitat for Chimney Swift	Potentially stress or negatively impact nesting swifts,	Monitoring – Conduct Chimney Swift Survey in	None - See Attached Sheet
		interrupt foraging, etc. through	appropriate season. Buffer/	
		indirect impacts of noise, dust, etc.	Timing Window if present.	
Examples				
Site Preparation: Vegetation clearing to allow for house construction	Natural vegetation (note: no significant species or significant woodlands known to occur on site)	Loss of natural vegetation from site	Only clear the area that is required to allow for development (house, well, septic, laneway)	Loss of X ha of natural vegetation within development footprint
OR				
Other: Severance of 2 ha vacant lot for sale	Significant woodland on property	If new lot developed in woods, could lose up to 2 ha of woodland	New lot will be located outside of woodland	None

## **Section 2.6 – Habitat For Species at Risk**

### **Additional Information**

## Section 2.6 – Habitat for Species at Risk: Additional Information

The City of Ottawa has expressed concern that the chimneys at 190 and 200 Bronson Ave. may represent suitable nesting habitat for Chimney Swifts. Consultation with the Ontario Ministry of Natural Resources (OMNR) – Kemptville District has been undertaken. OMNR stated that they have no documented occurrences of Chimney Swifts in this area (Refer to Appendix C).

A site visit was conducted on September 20th 2013 to investigate the chimneys as well as other chimneys on the same city block. The chimney on the house at 190 Bronson Ave. was capped and deemed unsuitable habitat for the Chimney Swift (Refer to Appendix B). The Chimney on the building at 200 Bronson was too high to gain a proper vantage and hence it could not be determined whether this chimney was capped (Refer to Appendix B). Aerial imagery suggests that this chimney is not capped. Several other chimneys were found in the surrounding area (Appendix A) and all of these were shown to be capped (Appendix B). As specified in the *Chimney Swift (Chaetura pelagica) Monitoring Protocol* (Bird Studies Canada/OMNR 2009), capped chimneys are not accessible to Chimney Swifts and are therefore not considered suitable nesting habitat. Only the chimney at 200 Bronson remains a concern as potential Chimney Swift nesting habitat.

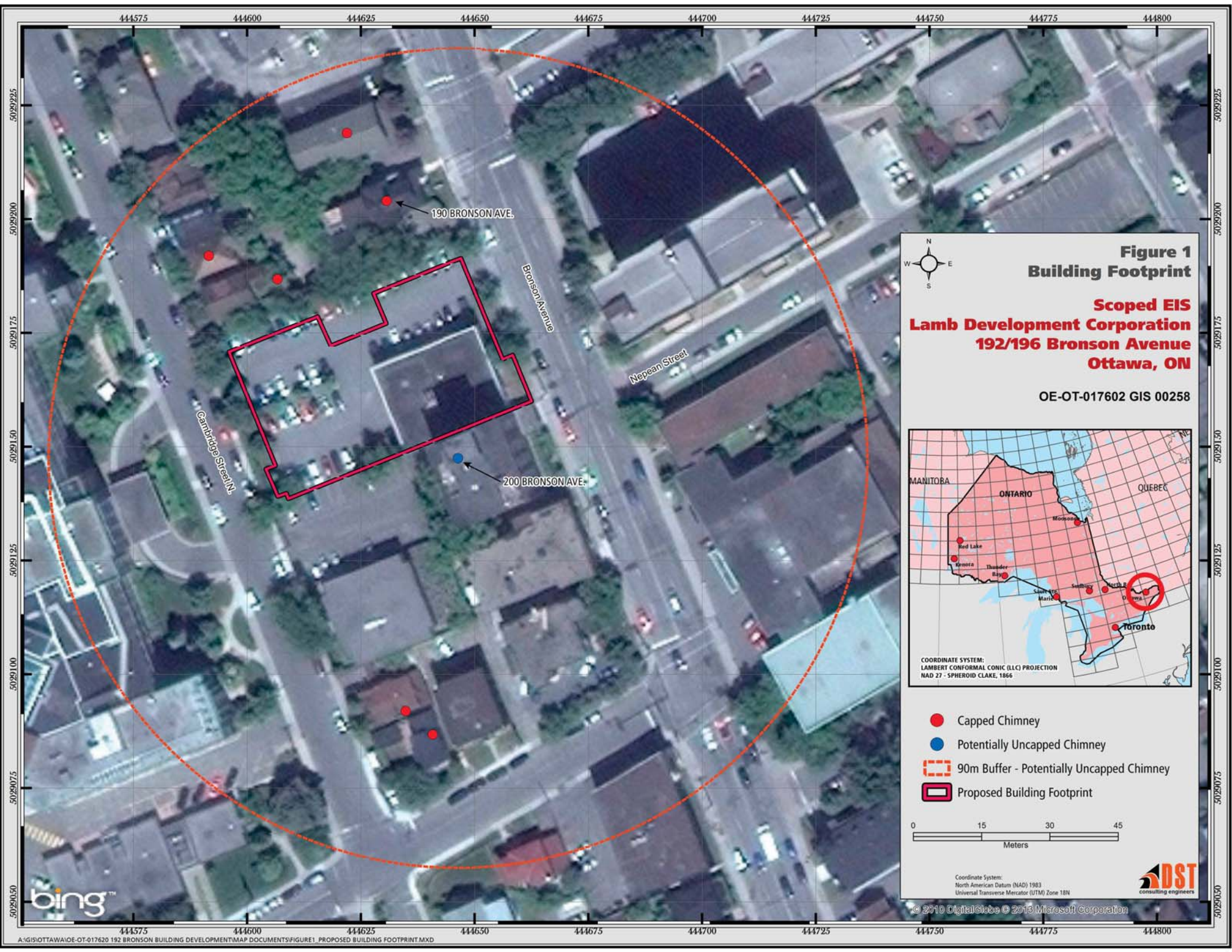
OMNR recommended that construction and demolition activities in the vicinity of an active nesting site occur outside of the core breeding season (May 15<sup>th</sup> to October 5<sup>th</sup>). If activities are to occur during the core breeding season, OMNR recommends instituting a 90 m buffer around any chimneys occupied by Chimney Swifts to prevent impacts on the nesting individuals (Appendix C). As a monitoring requirement, a Chimney Swift Survey following the Bird Studies Canada/OMNR (2009) protocol will be undertaken prior to significant activities on site. If no Chimney Swifts are demonstrated through the survey, then the buffer/timing window should not be necessary as no verified habitat exists. If this survey demonstrates that the chimney at 200 Bronson is occupied by Chimney Swifts, then further consultation with OMNR will be undertaken to discuss alternative mitigation options, as the buffer and timing window recommended by OMNR will be logistically impossible for the construction of this project. Alternate mitigation measures will be discussed with OMNR, if the survey results dictate that this is required.

Because the project does not involve any alteration or damage to a chimney that is utilized by Chimney Swifts, there are no Endangered Species Act (ESA) related permitting requirements, nor any requirements for ESA related compensation.



## **APPENDIX A**

### **Figures**



**Figure 1**  
**Building Footprint**

**Scoped EIS**  
**Lamb Development Corporation**  
**192/196 Bronson Avenue**  
**Ottawa, ON**

OE-OT-017602 GIS 00258

COORDINATE SYSTEM:  
LAMBERT CONFORMAL CONIC (LLC) PROJECTION  
NAD 27 - SPHEROID CLARE, 1866

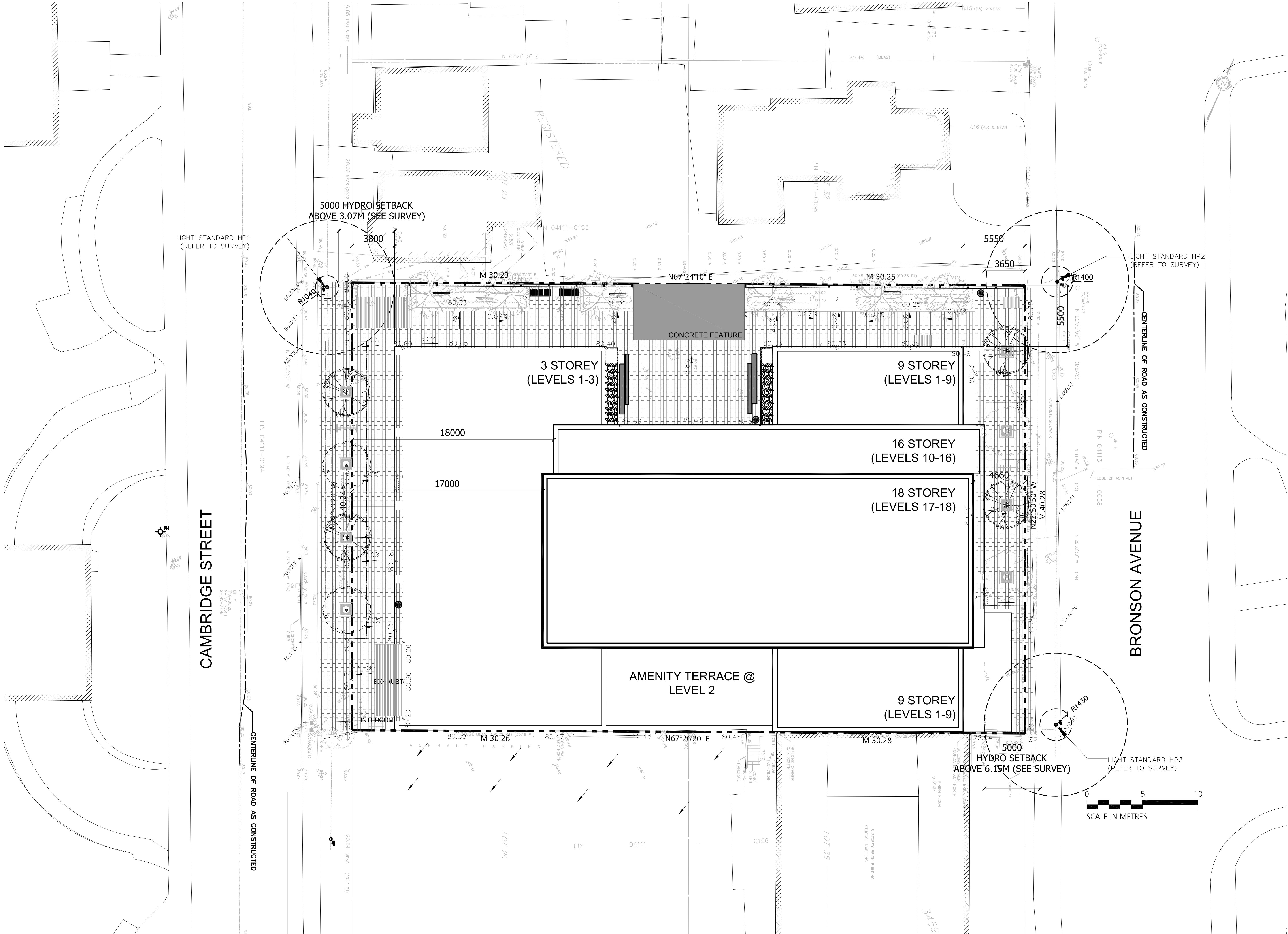
- Capped Chimney
- Potentially Uncapped Chimney
- 90m Buffer - Potentially Uncapped Chimney
- Proposed Building Footprint

0 15 30 45  
Meters

Coordinate System:  
North American Datum (NAD) 1983  
Universal Transverse Mercator (UTM) Zone 18N

© 2010 DigitalGlobe © 2013 Microsoft Corporation





NOTES:

REFER TO LANDSCAPE DRAWINGS  
FOR LANDSCAPE INFORMATION

01 ISSUED FOR SPA	13 SEPT, 2013
No. Revisions	Date

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.



**CORE** CORE ARCHITECTS INC  
317 Adelaide St West Suite 600  
Toronto ON Canada M5V 1P9  
Tel 416 343 0400  
Fax 416 343 0401  
info@corearchitects.com  
COREARCHITECTS.COM

192 Bronson Ave.  
Ottawa, Ontario



Drawn DA	Scale 1:150
Checked AL/DA	Date 13 SEPT, 2013

Title  
SITE PLAN

Project No. 13-128	Drawing No. <b>A101</b>
-----------------------	----------------------------

## **APPENDIX B**

### **Site Photographs**





Photograph 1: 196 Bronson Building (to be demolished) facing south.



Photograph 2: 196 Bronson Building (to be demolished) facing southeast. 200 Bronson in background.





Photograph 3: 196 Bronson Building (to be demolished) facing southwest. 200 Bronson in background.



Photograph 4: 196 Bronson Building (to be demolished) facing west. 200 Bronson on left.



Photograph 5: Parking lot which is part of the future building footprint. 196 Bronson Building (to be demolished) on right.



Photograph 6: 190 Bronson Avenue looking west, chimney capped.





Photograph 7: Close-up of capped chimney at 190 Bronson Avenue looking west.



Photograph 8: 200 Bronson Avenue looking northeast, unable to see if chimney is open or capped.



Photograph 9: 25 Cambridge Street North, looking east, chimney capped.



Photograph 10: 57 Cambridge Street North (left) and 23 Primrose Avenue (right), looking northeast, both chimneys capped.





Photograph 11: Second chimney at 57 Cambridge looking southeast, chimney capped.



Photograph 12: 176 Bronson Avenue looking west, chimney capped.





Photograph 13: Building at corner of Cambridge Street north and Laurier Avenue West, chimney capped. (Looking east).



Photograph 14: Building at corner of Laurier avenue West and Bronson Avenue, chimney capped (looking northwest).



Photograph 15: Building at corner of Laurier avenue West and Bronson Avenue, chimney capped (chimney close-up).

## **APPENDIX C**

### **Records of Correspondence**

## Andrew McKinley

---

**From:** Hayley, Matthew <Matthew.Hayley@ottawa.ca>  
**Sent:** Friday, September 27, 2013 2:09 PM  
**To:** Andrew McKinley  
**Cc:** Ashleigh E. Cleary; Katherine Grechuta (grechuta@fotenn.com); 'Debbie Macdonald' (debbie@lambdevcorp.com); Nguyen, Hieu; Rehman, Sami  
**Subject:** RE: Scoped Environmental Impact Statement for

Hi Andrew,

The trigger for the scoped EIS is the potential for chimney swifts. To the north is the escarpment, which could be considered wildlife habitat but it appears to be greater than 30 m from your property and should be far enough not to be a concern and could be easily addressed in your Scoped EIS by identifying the distance to it.

Regarding the chimney at 200 Bronson, it is hard to conclusively determine whether it is capped via air photographs. My experience suggests that in air photographs a capped chimney appears white or reflective, in the 2007 and 2011 air photographs available through GeoOttawa it appears dark suggesting the chimney isn't capped.

I have copied Sami Rehman since the development application for this property will be reviewed by him.

Hope this helps.

Sincerely,

Matthew

**Matthew Hayley EP | Environmental Planner**

Development Review | Planning and Growth Management | City of Ottawa

Tel. 613.580.2424 x23358

Email. [matthew.hayley@ottawa.ca](mailto:matthew.hayley@ottawa.ca)

Web. [www.ottawa.ca/planning](http://www.ottawa.ca/planning)

---

From: Andrew McKinley [mailto:amckinley@dstgroup.com]  
Sent: September 24, 2013 12:43 PM  
To: Hayley, Matthew  
Cc: Ashleigh E. Cleary; Katherine Grechuta (grechuta@fotenn.com); 'Debbie Macdonald' (debbie@lambdevcorp.com); Nguyen, Hieu  
Subject: RE: Scoped Environmental Impact Statement for

Hi Matthew,

I wanted to give you an update on what we've heard back from MNR since our original email to Hieu.

We've since heard back from MNR regarding the Chimney Swifts and they've recommended that a 90 m buffer be implemented around any active nesting sites during the core breeding season, and ideally that construction activity be avoided during the core season if an active nest is found. MNR also noted that they have no documented occurrences of Chimney Swift in the area.

We've undertaken a site inspection to identify all the chimneys in the vicinity of the site and noted that all nearby Chimneys are capped, including the Chimney at 190 Bronson (photographs and a figure showing this will be included in the EIS submission). The only exception is the Chimney at 200 Bronson. We were not able to ascertain whether this chimney is capped from the ground as it is very high on the building and access to inspect it more closely would be very difficult.

Are there any other environmental concerns that you would like us to be aware of as part of the Scoped EIS? As the site is previously urbanized and no significant natural features are present in the vicinity, we assume that there are no other significant environmental concerns.

If you would like to discuss further, please give me a call whenever you are available.

Thanks very much,

**Andrew McKinley**, Ph.D., MA.Sc., BA (Hons.), EP  
Senior Environmental Scientist

203 - 2150 Thurston Drive  
Ottawa ON, K1G 5T9  
Canada

T 1.613.748.1415 ,252  
F 1.613.748.1356  
[www.dstgroup.com](http://www.dstgroup.com)

M 1.613.222.5866  
[amckinley@dstgroup.com](mailto:amckinley@dstgroup.com)



 **Please consider the environment before printing this e-mail.**

*This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.*

*Ce courriel peut être confidentiel et/ou protégé et l'expéditeur ne renonce pas aux droits et obligations qui s'y rapportent. Toute diffusion, utilisation ou copie de ce message ou des renseignements qu'il contient par une personne autre qu'un(e) destinataire désigné(e) est interdite. Si vous recevez ce courriel par erreur, veuillez m'en aviser immédiatement, (par retour de courriel ou par un autre moyen.)*

From: Nguyen, Hieu [<mailto:Hieu.Nguyen@ottawa.ca>]

Sent: Monday, September 23, 2013 1:54 PM

To: Andrew McKinley

Cc: Ashleigh E. Cleary; Katherine Grechuta ([grechuta@fotenn.com](mailto:grechuta@fotenn.com)); 'Debbie Macdonald' ([debbie@lambdevcorp.com](mailto:debbie@lambdevcorp.com));

Hayley, Matthew

Subject: RE: Scoped Environmental Impact Statement for

Hi Andrew,

I have CC'd our Environmental Planner, Matthew Hayley who reviews the Environmental Impact Statements. He'll get back to you soon.

Hieu



**Hieu Nguyen, MCIP, RPP**  
Development Review, Urban Area  
Planning and Growth Management  
110 Laurier Avenue West, 4th Floor  
Ottawa, ON K1P 1J1

T: 613-580-2424 ext. 26936 | F: 613-560-6006 | E: [hieu.nguyen@ottawa.ca](mailto:hieu.nguyen@ottawa.ca)

---

From: Andrew McKinley [<mailto:amckinley@dstgroup.com>]  
Sent: September 20, 2013 10:18 AM  
To: Nguyen, Hieu  
Cc: Ashleigh E. Cleary; Katherine Grechuta ([grechuta@fotenn.com](mailto:grechuta@fotenn.com)); 'Debbie Macdonald' ([debbie@lambdevcorp.com](mailto:debbie@lambdevcorp.com))  
Subject: Scoped Environmental Impact Statement for

Hi Hieu,

DST has been asked by Lamb Development Corporation to undertake a Scoped Environmental Impact Study (EIS) on their behalf, for the planned high rise development at 192 and 196 Bronson (please see attached plan and aerial photo).

I understand that Katherine Gretcha from Fotenn Planning and Urban Design has previously discussed this project with you?

Katherine forwarded to us some correspondence indicating that the City was concerned about the presence of two chimneys on adjacent properties which may potentially serve as nesting habitat for Threatened Chimney Swift (these are at 190 and 200 Bronson). I wanted to follow-up to get a better idea of the City's recommendations with regards to these chimneys. The project involves the demolition of the parking garage that sits within the proposed footprint of the development, but will not involve demolition of the adjacent high rise at 200 Bronson. As such, neither of the chimney's will be directly affected by the undertaking.

We have had a preliminary discussion with MNR about the chimneys and they have advised us that there are no compensation requirements under the new ESA rules and regulations, as the chimneys are not being altered by the undertaking (e.g. no direct habitat impacts). MNR has also told us that a permit under the ESA should not be required in this case. We are waiting to hear back from MNR regarding what mitigation measures they recommend (if any) due to adjacency to the chimneys. We will list any mitigation measures recommended by MNR in the Scoped EIS form.

Is this approach acceptable to the you? Does the City have any other requirements with regards to the potential Chimney Swift habitat?

Also, are there any other environmental concerns that you would like us to be aware of as part of the Scoped EIS? As the site is previously urbanized and no significant natural features are present in the vicinity, we assume that there are no other significant environmental concerns.

Thanks very much,

**Andrew McKinley**, *Ph.D., MA.Sc., BA (Hons.), EP*  
Senior Environmental Scientist

203 - 2150 Thurston Drive  
Ottawa ON, K1G 5T9  
Canada

T 1.613.748.1415 ,252  
F 1.613.748.1356  
[www.dstgroup.com](http://www.dstgroup.com)

M 1.613.222.5866  
[amckinley@dstgroup.com](mailto:amckinley@dstgroup.com)

 **Please consider the environment before printing this e-mail.**

*This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.*

*Ce courriel peut être confidentiel et/ou protégé et l'expéditeur ne renonce pas aux droits et obligations qui s'y rapportent. Toute diffusion, utilisation ou copie de ce message ou des renseignements qu'il contient par une personne autre qu'un(e) destinataire désigné(e) est interdite. Si vous recevez ce courriel par erreur, veuillez m'en aviser immédiatement, (par retour de courriel ou par un autre moyen.)*

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. If you are not the intended recipient, please notify me at the telephone number shown above or by return e-mail and delete this communication and any copy immediately. Thank you.

Le présent courriel a été expédié par le système de courriels de la Ville d'Ottawa. Toute distribution, utilisation ou reproduction du courriel ou des renseignements qui s'y trouvent par une personne autre que son destinataire prévu est interdite. Si vous avez reçu le message par erreur, veuillez m'en aviser par téléphone (au numéro précité) ou par courriel, puis supprimer sans délai la version originale de la communication ainsi que toutes ses copies. Je vous remercie de votre collaboration.

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. If you are not the intended recipient, please notify me at the telephone number shown above or by return e-mail and delete this communication and any copy immediately. Thank you.

Le présent courriel a été expédié par le système de courriels de la Ville d'Ottawa. Toute distribution, utilisation ou reproduction du courriel ou des renseignements qui s'y trouvent par une personne autre que son destinataire prévu est interdite. Si vous avez reçu le message par erreur, veuillez m'en aviser par téléphone (au numéro précité) ou par courriel, puis supprimer sans délai la version originale de la communication ainsi que toutes ses copies. Je vous remercie de votre collaboration.

## Andrew McKinley

---

**From:** Reed, Kerry (MNR) <Kerry.Reed@ontario.ca>  
**Sent:** Friday, September 20, 2013 3:13 PM  
**To:** Andrew McKinley  
**Subject:** RE: Chimney Swifts for Scoped EIS

Yes, a 90m buffer from the chimney would be required during breeding season but the ideal situation would be to have the works take place outside of breeding season if possible.

Kerry

*Kerry Reed*  
Species at Risk Biologist  
Ministry of Natural Resources  
10 Campus Drive  
Kemptville, ON K0G 1J0  
613-258-8508  
[kerry.reed@ontario.ca](mailto:kerry.reed@ontario.ca)

---

From: Andrew McKinley [mailto:[amckinley@dstgroup.com](mailto:amckinley@dstgroup.com)]  
Sent: September-20-13 2:57 PM  
To: Reed, Kerry (MNR)  
Subject: RE: Chimney Swifts for Scoped EIS

Hi Kerry,

Thanks very much. Just to summarize – you are recommending a 90 m buffer during the breeding season?

We looked at the chimneys today and one of them is definitely capped, so that one won't have any birds. The other chimney was too high for us to see the top from the ground, so we don't know yet if it is capped. We are trying to arrange roof access, but given its height we may have some difficulty safely getting close to the second chimney. I'll let you know if we are able to confirm whether the cap is or isn't there.

Thanks very much,

**Andrew McKinley**, *Ph.D., MA.Sc., BA (Hons.), EP*  
Senior Environmental Scientist

203 - 2150 Thurston Drive  
Ottawa ON, K1G 5T9  
Canada

T 1.613.748.1415 ,252  
F 1.613.748.1356  
[www.dstgroup.com](http://www.dstgroup.com)

M 1.613.222.5866  
[amckinley@dstgroup.com](mailto:amckinley@dstgroup.com)



 **Please consider the environment before printing this e-mail.**

*This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.*

*Ce courriel peut être confidentiel et/ou protégé et l'expéditeur ne renonce pas aux droits et obligations qui s'y rapportent. Toute diffusion, utilisation ou copie de ce message ou des renseignements qu'il contient par une personne autre qu'un(e) destinataire désigné(e) est interdite. Si vous recevez ce courriel par erreur, veuillez m'en aviser immédiatement, (par retour de courriel ou par un autre moyen.)*

---

From: Reed, Kerry (MNR) [<mailto:Kerry.Reed@ontario.ca>]

Sent: Friday, September 20, 2013 2:53 PM

To: Andrew McKinley

Subject: RE: Chimney Swifts for Scoped EIS

Hi Andrew

Thanks for providing more details about the project.

Chimney swifts rely mainly on chimneys with a rough inner surface, usually brick or mortar and a minimum interior diameter of 25 to 30 cm (or 1 foot), chimneys should be 2 and a half bricks wide on each side. Suitable chimneys can be round, square or rectangular and most of the chimneys meeting this criteria were built in the 1960s or earlier. To be suitable for use by chimney swifts, the inside of a chimney (or other nest site) must be able to maintain a moderate and fairly stable background temperature with very little fluctuating. Chimneys with internal temperatures that drop below 13C during the breeding season are likely to be abandoned. Nests and roosts tend to be located within a kilometer or two of a water body, they may travel several kilometers or more as they forage over buildings, trees and open country. For nesting and roosting a dark, sheltered spot with vertical sides that can be gripped and to which nests can be attached is needed.

Swifts arrive in Southern Ontario around the end of April and by mid-May have reached more northern ranges and leave Ontario between the end of September or early October.

I took a look at the site and we don't have any elemental occurrences of chimney swift for the two addresses provided. However, the lack of information for a species does not mean that there are no Species at Risk (SAR) at the location or in the immediate area.

A human made nesting/roosting feature or natural nesting/roosting feature and the area within 90m of it are considered the least tolerant to alternation. That being said this project will not be impacting the nesting or roosting habitat directly as no work to the chimneys is proposed. The link below is for the general habitat description.

[http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@species/documents/document/mnr\\_sar\\_ghd\\_chmny\\_swft\\_en.pdf](http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@species/documents/document/mnr_sar_ghd_chmny_swft_en.pdf)

MNR strongly recommends that the proposed demolition occur outside the breeding season for chimney swift.

Regards,  
Kerry

**Kerry Reed**  
Species at Risk Biologist  
Ministry of Natural Resources  
10 Campus Drive  
Kemptville, ON K0G 1J0  
613-258-8508  
[kerry.reed@ontario.ca](mailto:kerry.reed@ontario.ca)

---

From: Andrew McKinley [<mailto:amckinley@dstgroup.com>]

Sent: September-20-13 10:27 AM

To: Reed, Kerry (MNR)

Cc: Katherine Grechuta ([grechuta@fotenn.com](mailto:grechuta@fotenn.com)); 'Debbie Macdonald' ([debbie@lambdevcorp.com](mailto:debbie@lambdevcorp.com)); Ashleigh E. Cleary

Subject: Chimney Swifts for Scoped EIS

Hi Kerry,

I wanted to provide you with some more detail about the Chimney Swift situation that we were discussing last week.

DST has been asked by Lamb Development Corporation to undertake a Scoped Environmental Impact Study (EIS) on their behalf, for the planned high rise development at 192 and 196 Bronson (please see attached plan and aerial photo).

During the pre-consultation for the Scoped EIS, The City of Ottawa expressed concern about the presence of two chimneys on adjacent properties which may potentially serve as nesting habitat for Threatened Chimney Swift (these are at 190 and 200 Bronson – please see attached aerial photo). I wanted to follow-up to get a better idea of MNR requirements for chimneys that are adjacent to a property. The project involves the demolition of the parking garage that sits within the proposed footprint of the development, but will not involve demolition of the adjacent high rise at 200 Bronson. As such, neither of the chimney's will be directly affected by the undertaking. E.g. no removal, alteration, or interference with the chimneys will occur as part of the project. The City's concern was exclusive to do with the presence of these chimneys on properties adjacent to the undertaking.

Based on our previous discussion, I don't think any kind of permit is required in this case? I've also read through the new rules and regulations for Chimney Swift, but that process appears to only pertain to cases where a chimney is being altered or removed. I am wondering what mitigation measures you would recommend (if any) due to adjacency to the chimneys? Does MNR have any further requirements for these chimneys that we should be aware of?

Also, are there any other environmental concerns that you would like us to be aware of as part of the Scoped EIS for this project? As the site is previously heavily urbanized and no significant natural features are present in the vicinity, we assume that there are no other significant environmental concerns.

Thanks very much,

**Andrew McKinley**, Ph.D., MA.Sc., BA (Hons.), EP  
Senior Environmental Scientist

203 - 2150 Thurston Drive  
Ottawa ON, K1G 5T9  
Canada

T 1.613.748.1415 ,252

F 1.613.748.1356

[www.dstgroup.com](http://www.dstgroup.com)

M 1.613.222.5866

[amckinley@dstgroup.com](mailto:amckinley@dstgroup.com)



 **Please consider the environment before printing this e-mail.**

*This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.*

*Ce courriel peut être confidentiel et/ou protégé et l'expéditeur ne renonce pas aux droits et obligations qui s'y rapportent. Toute diffusion, utilisation ou copie de ce message ou des renseignements qu'il contient par une personne autre qu'un(e) destinataire désigné(e) est interdite. Si vous recevez ce courriel par erreur, veuillez m'en aviser immédiatement, (par retour de courriel ou par un autre moyen.)*