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10731854 Canada Inc.  
555 Legget Drive, Tower A, Suite 304  
Ottawa, Ontario, K2K 2X3

October 27<sup>th</sup>, 2020

**Attn: Ralph Esposito, Owner**

RE: Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) (Revised)  
788 March Road, Ottawa, Ontario – Addendum #1

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## 1.0 BACKGROUND AND PURPOSE

McKinley Environmental Solutions (MES) was previously retained by 10731854 Canada Inc. to prepare the *Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) (Revised) – 788 March Road* (dated May 2020) (MES 2020). MES (2020) was prepared to support the development of the property at 788 March Road, Ottawa, Ontario (PIN 045170801 and 045171988), which is approximately 1.45 ha in size (the Site). As described in MES (2020), the Site will be developed to include two (2) low rise apartment buildings, each of which will be four (4) storeys tall. The two (2) buildings will be connected with a second storey linking bridge. The development will also include surface parking, underground parking, an amenity area, and entrances from both Klondike Road and March Road. The Site Plan includes a 30 m wide setback from the normal high-water mark of Shirley's Brook. All existing vegetation within the 30 m wide setback will be retained, except where required to install a recreational pathway. The Site will receive municipal sewer and water. Stormwater will be directed to the existing March Road storm sewer, which outlets to the existing SWMP Pond No.1 – West. The existing SWMP Pond No.1 - West was sized to provide quantity and quality control for the Site.

The Combined EIS and TCR was submitted to the City of Ottawa, the Mississippi Valley Conservation Authority (MVCA), and other review agencies through the Site Plan Control Application Process. Technical review comments were received on July 27<sup>th</sup>, 2020. The purpose of this letter is to provide an update to the previously completed Combined EIS and TCR, while also responding to technical review comments which relate directly to the Combined EIS and TCR. This letter serves as Addendum #1 to the Combined EIS and TCR (MES 2020). This letter is intended to be read in conjunction with MES

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(2020). Refer to MES 2020 for further details regarding the proposed development project, a description of the presence and condition of natural features, anticipated regulatory requirements, and recommended mitigation measures. For brevity, all methods, results, potential impacts, and recommendations which were previously adequately addressed in MES (2020) are not discussed in this letter. Refer to MES (2020) for any additional information not discussed in this Addendum #1.



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## 2.0 PROJECT UPDATE – SITE PLAN

The updated Site Plan (SP-1) is included below. As it pertains to the natural heritage features found within and/or adjacent to the Site, the updated Site Plan does not differ significantly from the Site Plan that was included and discussed in MES (2020). The updated Site Plan (SP-1) does not significantly change the impact assessment, proposed mitigations measures, and/or recommendations previously described in MES (2020).

## 3.0 PROJECT UPDATE – ENDANGERED SPECIES ACT REVIEW

Section 1.6 of MES (2020) described the Ontario Endangered Species Act (ESA) regulatory requirements which apply to the proposed development. As discussed in MES (2020), Blanding's Turtle (threatened) habitat occurs within the Site. The Ontario ESA Information Gathering Form (IGF) and Alternatives Assessment Form (AAF) were submitted to the Ministry of Environment, Conservation, and Parks (MECP) in May 2020. The submission of the IGF and AAF initiated a formal review process under the Ontario ESA. The MECP completed their review of the proposed development in September 2020. On September 24<sup>th</sup>, 2020, the MECP provided written confirmation that an Overall Benefit Permit under the Ontario ESA will not be required to support the proposed development, pending that the avoidance and mitigation measures described in MES (2020) are implemented appropriately (Refer to Appendix A).



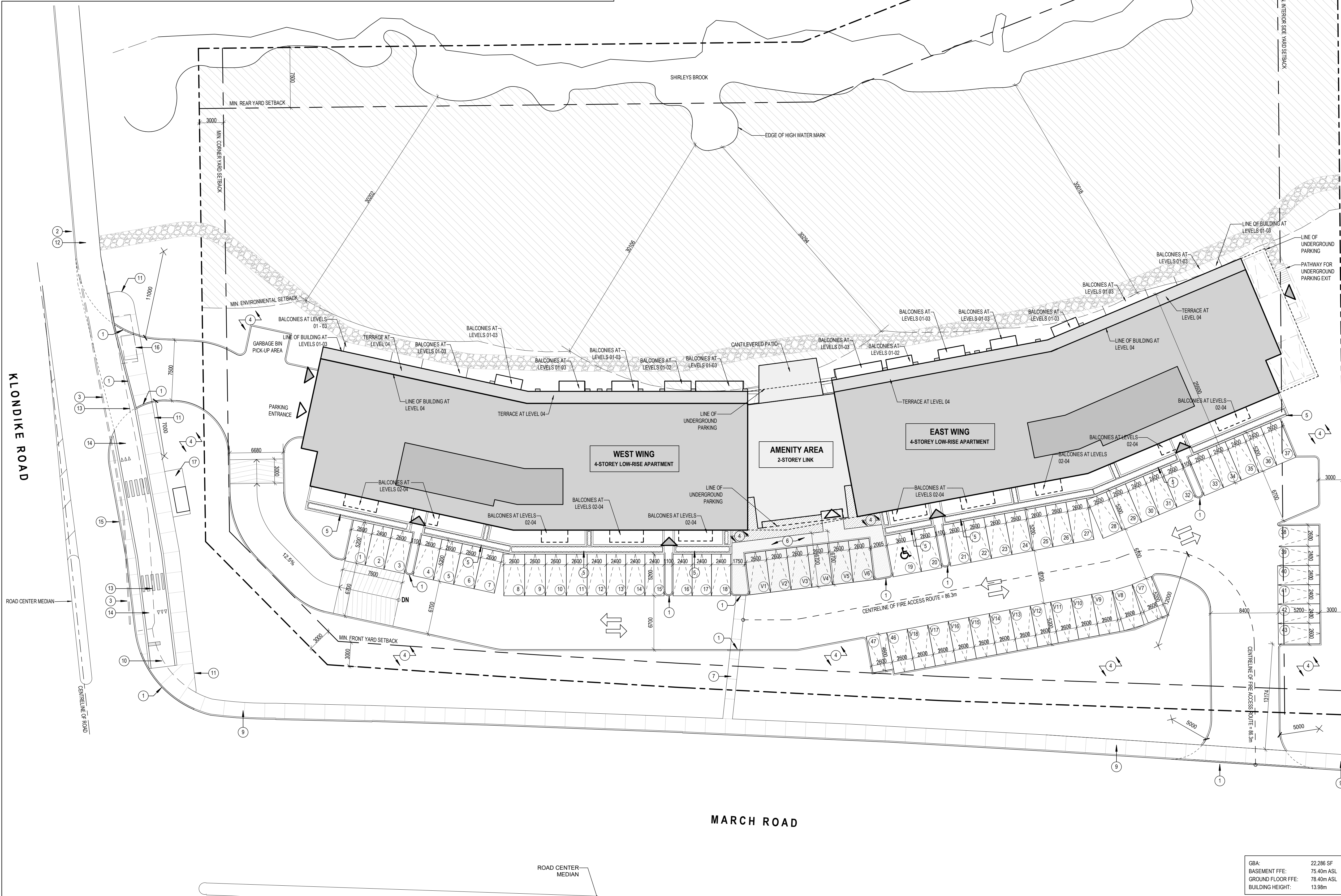
## GENERAL NOTES - SITE PLAN

- FRONTAGE ALONG KLONDIKE ROAD TO BE MODIFIED AS PER RMA-2018-TPD-080-B.

- |                               |  |   |
|-------------------------------|--|---|
| 1 DEPRESSED CURB              | 9 EXISTING CONCRETE SIDEWALK                   | 16 EXISTING BUS STOP AND CONCRETE PAD TO BE REMOVED |
| 2 EXISTING CURB               | 10 EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED | 17 RELOCATED BUS STOP AND CONCRETE PAD              |
| 3 EXISTING CURB TO BE REMOVED | 11 NEW CONCRETE SIDEWALK                       |   |
| 4 SOFT LANDSCAPE              | 12 EXISTING MULTI-USE PATHWAY                  |   |
| 5 RAISED PLANTER              | 13 EXISTING MULTI-USE PATHWAY TO BE RELOCATED  |   |
| 6 INTERLOCKING STONE WALKWAY  | 14 RELOCATED MULTI-USE PATHWAY                 |   |
| 7 CONCRETE WALKWAY            | 15 NEW RAISED CONCRETE STRIP                   |   |

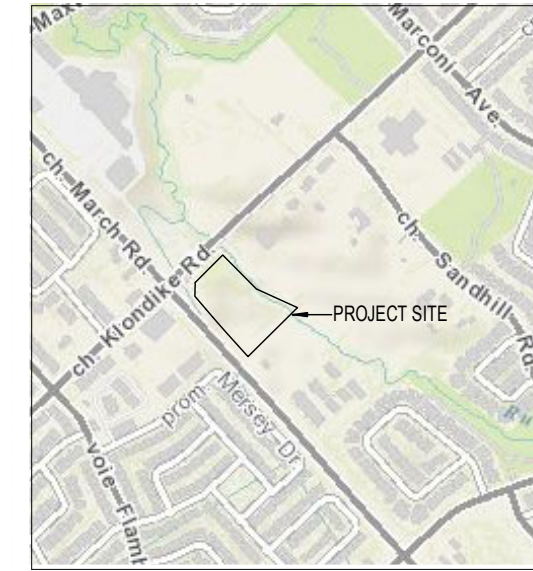
## KEYNOTE LEGEND

SP-01 SCALE: N.T.S.



## SITE PLAN

SP-01 SCALE: 1 : 250



## LOCATION PLAN

SP-01 SCALE: N.T.S.

## SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- FIRE HYDRANT
- NEW STREET LIGHT
- STREET LIGHT TO BE REMOVED
- BICYCLE PARKING

## SYMBOLS LEGEND

SP-01 SCALE: N.T.S.

TOPOGRAPHIC PLAN OF SURVEY OF  
PART OF LOT 10  
CONCESSION 4  
GEOGRAPHIC TOWNSHIP OF MARCH  
CITY OF OTTAWA  
J.D. BARNES LTD. 2018

## SURVEY INFO

SP-01 SCALE: 1 : 1

## SITE & PROJECT STATISTICS

### GENERAL INFORMATION

Zoning:	GM
Min. Lot Area:	No minimum
Min. Front Yard:	3.0m
Min. Corner Yard:	3.0m
Min. Int. Side Yard:	3.0m
Min. Rear Yard:	7.5m
Max. Building Height:	18.0m
Max. Floor Space Index:	2
Min. Width Landscaped Area:	Street sides - 3.0m South side - 3.0m East side - No minimum

### PROJECT STATISTICS

Lot Area:	12,204.3m <sup>2</sup>
Front Yard:	17.613m
Corner Yard:	12.972m
Int. Side Yard:	7.5m
Rear Yard:	37.844m
Building Height:	13.98m

Number of Residential Units: 92

### PARKING CALCULATION

As per Section 101

Parking Space Rate Area:	Area C
Required Resident Parking:	110 spaces
1.2 spaces per unit	

Resident Parking Provided: 110 spaces (65 underground & 45 surface)

### VISITOR PARKING CALCULATION

As per Section 102

Required Visitor Parking:	18 spaces
0.2 spaces per unit	

Provided Visitor Parking: 18 spaces

### BICYCLE PARKING CALCULATION

As per Table 111A

Required Parking:	46 spaces
0.5 spaces/res. unit - Table 111A(b)(i)	

Total Parking Provided: 47 spaces

### AMENITY AREA CALCULATION

As per Table 137

Total Amenity Area Required: 552m<sup>2</sup>  
6m<sup>2</sup> per res. unit, and 10% of the gross floor area of each rooming unit

Communal Amenity Required: 276m<sup>2</sup>  
Min. 50% of Total Amenity Area

Private Amenity Area Provided:	732.20m <sup>2</sup>
Level 01:	245.30m <sup>2</sup>
Level 02:	151.00 m <sup>2</sup>
Level 03:	136.04m <sup>2</sup>
Level 04:	199.86m <sup>2</sup>

Communal Amenity Provided: 283.56m<sup>2</sup>  
Level 01: 178.11m<sup>2</sup>  
Level 02: 105.45m<sup>2</sup>

Total Amenity Area Provided: 1,015.76m<sup>2</sup>

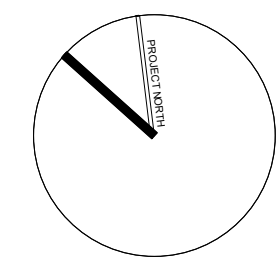
## ZONING

SP-01 SCALE: N.T.S.

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
  - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
  - Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
  - These documents are not to be used for construction unless specifically noted for such purpose.

5 ISSUED FOR COORDINATION	2020-10-22
4 ISSUED FOR COORDINATION	2020-09-03
3 ISSUED FOR SITE PLAN CONTORL	2020-05-12
2 ISSUED FOR COORDINATION	2020-03-27
1 ISSUED FOR COORDINATION	2020-03-06

## ISSUE RECORD



project1  
studio

Project1 Studio Incorporated  
1613 584 3539 | info@project1studio.ca

## 788 MARCH ROAD

788 MARCH ROAD  
OTTAWA, ON

PROJ	SCALE	DRAWN	REVIEWED
1917	NOTED	SE	RMK

## SITE PLAN

SP-01



## 4.0 MISSISSIPPI VALLEY CONSERVATION AUTHORITY REVIEW COMMENTS

Technical review comments were received from the Mississippi Valley Conservation Authority (MVCA). *The MVCA technical review comments are emphasized in italics.* Responses to the MVCA technical review comments are included below (non-italics):

*Therefore, as there is an open tree canopy adjacent to Shirley's Brook, planned tree removal in the development zone and encroachment within the 30 meter setback from normal high-water mark, MVCA recommends, in addition to the EIS mitigation measures, that:*

- *The site development includes the planting of native tree and shrub species within the 30 meter setback to improve opportunities for stream shading, Elm replacements and onsite native species diversity,*

- As described in Section 3.3.1 of the Combined EIS and TCR, the majority of the 30 m wide setback from Shirley's Brook includes mature tree cover under existing conditions (MES 2020). Section 3.4 of the Combined EIS and TCR describes the presence of native aquatic vegetation along the banks of Shirley's Brook, which provides healthy riparian habitat functions, including opportunities for Blanding's Turtle basking (MES 2020). Existing vegetation throughout the 30 m wide setback will be retained, except where required to install the recreational pathway (as described in MES 2020). In order to augment the existing tree coverage, the Planting Plan (Drawing L2) has been modified to add Naturalized Restoration Plantings within the 30 m wide setback. The Naturalized Restoration Plantings will be placed along the east side of the recreational pathway. The new plantings will include stands of native trees and shrubs, which are intended to enhance the buffer functions of the 30 m wide setback. The Naturalized Restoration Plantings will enhance the visual buffer between the recreational pathway and the watercourse, while also aiding in the absorption and filtration of overland stormwater flow. The new plantings will also contribute to stream shading. Refer to the Planting Plan (Drawing L2) for additional details regarding the Naturalized Restoration Plantings. It should also be noted that at the request of the Ministry of Environment, Conservation, and Parks (MECP), a garbage receptacle and a public information sign have been added to the Landscape Plan (Drawing L1). The public information sign will inform users that they should stay on the pathway and that adjacent areas have been retained as a natural feature (e.g. the 30 m wide setback from Shirley's Brook). The garbage receptacle and the public information sign are shown at the pathway entrance at Klondike Road. Refer to the Landscape Plan (Drawing L1) for additional details.

- *Natural areas to be retained are to be isolated by sturdy construction fencing or similar barrier at least 1 m in height during construction in order to ensure their retention, and;*

- Acknowledged – this will be completed. Section 4.4.2 of the Combined EIS and TCR (MES 2020) identifies that temporary Blanding's Turtle exclusion fencing (wire re-enforced silt fencing) will be required at the construction stage along the edge of the 30 m wide Shirley's Brook setback.
- *Disturbed areas should be replanted with locally grown native species. Use of invasive nonnative plant material should be discouraged.*
- Acknowledged – this will be completed. Section 4.2.1 of the Combined EIS and TCR (MES 2020) notes that if construction activities result in disturbance to the lands within the 30 m wide setback, all disturbed areas are to be restored to pre-development conditions. If required, this will include restoring the existing grades and restoration of vegetation by planting native species following the completion of construction.



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## 5.0 CLOSURE

As described above, the purpose of this letter is to provide an update to the previously completed Combined EIS and TCR (MES 2020), while also responding to technical review comments. This letter serves as Addendum #1 to the Combined EIS and TCR (MES 2020). This letter is intended to be read in conjunction with MES (2020).

Pending that the regulatory, mitigation, and avoidance measures outlined in this letter are implemented appropriately, in addition to those outlined in MES (2020), the development of the Site is not anticipated to have a significant negative effect on the natural features and functions.

We trust that the above information is sufficient; should you have any questions or require further information, please do not hesitate to contact the undersigned, at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Andrew McKinley". The signature is written in a cursive, flowing style.

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



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## APPENDIX A

### Ministry of Environment, Conservation, and Parks (MECP) Endangered Species Act Review Confirmation



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**2020-09-24\_788 March Road Project**

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**Hann, Carolyn (MECP)** <Carolyn.Hann@ontario.ca>

Thu, Sep 24, 2020 at 11:28 AM

To: "Raphael (Ralph) Esposito" &lt;resposito@omnipex.ca&gt;, McKinley Environmental &lt;mckinleyenvironmental@gmail.com&gt;

Dear Mr. Esposito,

The Ministry of the Environment, Conservation and Parks (MECP) has reviewed the Information Gathering Form (IGF) submitted on your behalf by Andrew McKinley of McKinley Environmental Solutions submitted on May 8, 2020 to assess the potential impacts of the proposal on Blanding's Turtle protected under the *Endangered Species Act, 2007* (ESA).

Based on our review of the project documentation and information that has been provided, it is our opinion that neither sections 9 nor 10 of the ESA will be contravened for the above listed species and therefore authorization is not required.

We note that McKinley Environmental Solutions has committed to mitigation measures being implemented as part of the project on your behalf to ensure that unanticipated impacts to Blanding's Turtle and its habitat do not occur. It is our understanding that you will implement all mitigation and recommendations and therefore authorization is not required. Should any of the project activities change, please notify MECP immediately to obtain advice on whether the changes require authorization under the ESA. Failure to carry out these projects as described could potentially result in contravention of the ESA. Please be advised that it is your responsibility to be aware of and comply with all other relevant provincial or federal requirements, municipal by-laws or required approvals from other agencies.

Our position here is based on the information that has been provided by McKinley Environmental Solutions. Should information not have been made available and considered in our review or new information come to light that changes the conclusions made by McKinley Environmental solutions, or if on-site conditions and circumstances change so as to alter the basis for McKinley Environmental Solutions conclusions, please contact the Species at Risk Branch as soon as possible to discuss next steps.

We want to thank both Raphael Esposito and McKinley Environmental and their teams for their cooperation in ensuring the protection of species at risk, and we hope that the project is a success.

Best,

*Carolyn Hann*

Management Biologist | Permissions and Compliance Section | Ontario Ministry of Environment, Conservation and Parks | [10-1 Campus Drive, Kemptville, Ontario, K0G 1J0](#) | PH: 613.355.7312 | Email: [carolyn.hann@ontario.ca](mailto:carolyn.hann@ontario.ca)