Muncaster Environmental Planning Inc.

June 16, 2020

Ms. Bonnie Martell, MCIP, RPP
Development Manager
Colonnade BridgePort
100 Argyle Avenue, Suite 200
Ottawa, Ontario
K2P 1B6

Dear Ms. Martell:

RE: 25 Pickering Place
Environmental Impact Statement – Species at Risk

This Environmental Impact Statement (EIS) assesses an existing industrial site for proposed residential and commercial development at 25 Pickering Place in the Eastway Gardens portion of the urban area of the City of Ottawa. The proposal includes several apartment buildings, a senior's residence, and a hotel.

Site Context

The site is designated *Mixed Use Centre* on Schedule B of the City of Ottawa Official Plan. There are no components of the Natural Heritage System in the vicinity of the site, as shown on the Schedule L1 overlay of the Official Plan. No Urban Natural Areas were identified on or adjacent to the site by Muncaster and Brunton (2005) and no environmental constraints are shown on Schedule K of the Official Plan.

The site is currently a combination of single and two-story buildings used for industrial use, warehousing, and administration (Photos 1, 2, and 3 and Figure 1 at the end of this report). Surface parking is associated with the buildings. The Ottawa Train Station is immediately to the west of the site, with Tremblay Road, the LRT line and the Highway 417 corridor to the north.

Methodology

As the site is virtually all impermeable disturbed surfaces with woody vegetation limited to shrubs and regenerating deciduous stems less than 10cm diameter at breast height (dbh), the scope of this Environmental Impact Statement is an assessment of potential Species at Risk, with an emphasis on butternut, barn swallow, chimney swift, and bat species. Three evening surveys for bats and chimney swift, including the chimney on the northeast building (Photo 4) and the site and general area were completed on June 1st, 8th, and 15th, 2020. The surveys began between 20:10 and 20:23 each evening, representing at least 30 minutes before sunset, and continued 60 minutes after sunset. Weather conditions were good for the bat and chimney surveys including low winds of a light air or a light breeze, air temperatures between 16° and 22° C, clear to partly

clear skies, and 80 percent moon illumination on June 1st. Ambient noise, consisting of background highway noise, was minimal and did not impact the ability to hear avian activity and other wildlife. Three morning surveys of the site and general area for barn swallow and other wildlife were completed on May 24th, and June 1st and 8th, 2020. The surveys began between 07:10 and 08:35 each morning, for a minimum of 40 minutes. In addition to concentration on the sheds in the east portion of the site (Photos 3 and 5), the other portions of the site were walked. Weather during the three morning surveys was very good for observations, with a light breeze or calm winds, air temperatures between 11° and 17° C, and sunny skies. During the morning surveys, notes were also made on the vegetation on and adjacent to the site. The field surveys and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over thirty-two years of experience in completing natural environment assessments. Michelle Muncaster assisted with the field surveys.

Potential Species at Risk

The Ministry of Natural Resources and Forestry's Make a Map: Natural Heritage Areas website was reviewed on May 24th, 2020. This site allows for a search of Threatened and Endangered species covered by the 2008 *Endangered Species Act*, as well as other species of interest. A search was conducted on the 1 km square including the site and adjacent lands (18VR42 - 99). One threatened Species at Risk, black-form lichen, was reported for these squares. This is a leafy lichen that grows as greenish grey rosettes up to 20cm across on the trunks of deciduous trees. The COSEWIC report noted this lichen appears to be extirpated from Ontario and Quebec.

Species at Risk reported in the Ontario Breeding Bird Atlas for the 10 km square 18VR42 that includes the site and general area of east Ottawa are least bittern, eastern whip-poor-will, chimney swift, bobolink, eastern meadowlark, bank swallow, and barn swallow. Barn swallow nests on structures with open rafters such as barns, larger agricultural sheds and bridges. Small areas of portions of the siding of some of the buildings has exposed woodwork (Photo 5). Though not expected, in an abundance of caution three morning late spring surveys were completed for barn swallow, with no swallows observed. Chimney swift nest in accessible brick chimneys without metal linings and historically in the cavities of large trees in deciduous forests. To confirm presence or absence of chimney swift utilizing an open chimney on the northeast building (Photo 4, Figure 1), three evening surveys were completed in June. No other open chimneys that may be used by chimney swifts were observed. No chimney swifts were observed. No large grassland areas are available for bobolink or eastern meadowlark. Bank swallow is a colonial nester; burrowing in eroding silt or sand banks and sand pit walls, habitat also not present. Eastern whip-poor-will utilize rock or sand barrens with scattered trees, savannahs, old burns or other disturbed sites in a state of early to mid-forest succession, or open conifer plantations. Least bittern is found in larger marshes and is known from the Ottawa River corridor, approximately five kilometres to the northwest of the site. No wetlands or forests are in the vicinity of the site.

Many other endangered and threatened species have historically been reported in the overall City, including butternut, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, musk turtle, Henslow's sparrow, loggerhead shrike, little brown

myotis, northern long-eared bat, olive hickorynut, bald eagle, golden eagle, cerulean warbler, least bittern, eastern cougar, lake sturgeon, and American eel.

Based on the habitat present on and adjacent to the site, potential Species at Risk are chimney swift, barn swallow, butternut, and the bat species. None of these species were observed on or adjacent to the site, including during targeted barn swallow, chimney swift and bat surveys.

Results of Field Surveys and Existing Conditions

The land use on and adjacent to the site is highly urbanized, with existing buildings and surface parking dominating the site (Figure 1, Photos 1 - 5). No aquatic habitat potential is on or adjacent to the site. The only woody vegetation was regenerating Manitoba maple, trembling aspen, and Siberian elm and staghorn sumac shrubs in a few locations along the building edges. Ground flora is small areas of lawn included common dandelion, common burdock, June meadow grass, bluegrass, white bedstraw, and common strawberry. The critical root zones of red maple, Norway maple, and Colorado spruce trees to the south of the site would not extend onto the site. No co-owned trees were observed.

No Species at Risk were observed during the field surveys. Except for one open chimney in the northeast corner of the site (Photo 4, Figure 1) all the building ventilation stacks were meshed or vented to prevent wildlife access. Wildlife observed on and adjacent to the site during the field surveys included woodchuck, American crow, common grackle, ring-billed gull, northern cardinal, brown thrasher (on train station lands to the west), merlin (on cell tower to the south), American robin, yellow warbler, song sparrow, chipping sparrow, and European starling. Canada goose, ring-billed gull, and common nighthawk were observed flying overhead but had no contact with the site.

Photo 1 – Two story building in the southwest portion of the site. View looking northeast from southwest corner of the site

Photo 2 – Typical building in the south-central portion of the site. View looking west

Photo 3 – Typical building in the central-east portion of the site. View looking southeast

Photo 4 – Chimney on building in the northeast portion of the site. View looking northeast

Photo 5 – Exposed area in building in the southeast corner of the site. View looking northeast

Impact Analysis and Recommendations

No butternuts were observed on or within 50 metres of the site and no other Species at Risk were observed on or adjacent to the site. No bats were noted. No forests are on or adjacent to the site and no features which may trigger a significant wildlife habitat designation were observed on the highly disturbed site.

The follow is a summary of recommended mitigation measures:

1. On-site contractors are to be aware of potential Species at Risk in the vicinity of the site including chimney swift. The project biologist for this development is Bernie Muncaster (613-748-3753). Any Species at Risk sightings are to be immediately reported to the project biologist and the Ministry of Environment, Conservation and Parks, and activities modified to avoid impacts until further direction is provided by the Ministry;

2. The extent of exposed soils is to be kept to a minimum at all times. Plantings of native species will provide more woody vegetation that in currently on the site. Potential native species to plant include sumac and dogwood shrubs along with sugar maple, basswood, red oak, and white spruce trees. Sourcing native species from local seed sources is strongly recommended to ensure adaptability and longevity;

3. As recommended in City of Ottawa (2015) prior to beginning work each day, wildlife is to be checked for by conducting a thorough visual inspection of the work space and immediate surroundings. See Section 2.5 of the City's Protocol for Wildlife Protection during Construction (City of Ottawa, 2015) for additional recommendations on construction site management. Although highly unexpected, any turtles and snakes in the work area are to be relocated to the Rideau River corridor approximately one kilometre to the west. Animals should be moved only far enough to ensure their immediate safety. See Appendix 1 and the links in Section 4 of City of Ottawa (2015) for suggestions on how to effectively relocate turtles and snakes;

4. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located in the vicinity of the site prior to construction; and,

5. Waste will be managed in accordance with provincial regulations. The contractor will have a spill kit on-hand at all times in case of spills or other accidents.

Conclusion

The site is highly disturbed from a natural environment perspective with many existing buildings and surface parking. No woody vegetation 10cm dbh or larger was observed on the site. Potential Species at Risk, including chimney swift, barn swallow, and bats, were not observed during targeted late spring surveys. No natural heritage features, as identified in the Provincial Policy Statement, are present on or adjacent to the site.

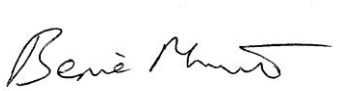
References

City of Ottawa. 2015. Protocol for Wildlife Protection during Construction. August, 2015. 14 pp & Append.

Muncaster, B.W. and D.F. Brunton. 2005. Urban Natural Areas Environmental Evaluation Study. Prepared for the City of Ottawa.

Please call if you have any questions on this Environmental Impact Statement

Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.



Bernie Muncaster, M.Sc.
Principal

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FIGURE 1 – SITE LOCATION