

December 12, 2022

Our File: BCDC977

Mr. Zeyad Hassan  
Caivan Communities  
2934 Baseline Road, Suite 302  
Ottawa, ON  
K2H 1B2

Dear Mr. Hassan:

**Subject: Review of Updated Draft Plan of Subdivision for Barrhaven  
Conservance East Phase 5**

## 1.0 BACKGROUND

Barrhaven Conservancy Development Corporation (BCDC) is developing a new residential subdivision, named the Barrhaven Conservancy East located in the Barrhaven Conservancy Community area of Ottawa, Ontario (Figure 1). Barrhaven Conservancy East will be bordered by the Jock River to the south, the Fraser-Clarke Watercourse (Fraser-Clarke Creek in Figure 1) and future Chapmans Mills Bus Rapid Transit Corridor to the north and east, and the Foster Watercourse (Foster Creek in Figure 1) to the west. The west parcel extends out from the Foster Watercourse to the west and is bounded on the south by City of Ottawa property along the Jock River and the Foster stormwater management facility on the northeast edge.

The approved draft plan of subdivision for Barrhaven Conservancy East was supported by an Environmental Impact Statement (EIS) dated July 21, 2021, produced by Kilgour & Associates Ltd. (2021). That “Initial EIS” considered a conceptual community draft plan (see Figure 1 below) that indicted the general footprint of the entire proposed community. Kilgour & Associates Ltd. (2022) subsequently provided an “Updated EIS” report on September 6, 2022 to address:

1. the development of a more detailed community plan for lands east of Borrisokane Road (i.e. Phases 2, 3 and 4 of Barrhaven Conservancy East);
2. issues associated with stormwater drainage for those phases across, and the naturalization of, the adjacent Jock River floodplain; and
3. various planning issues associated with proposed construction in and adjacent to the Fraser-Clarke Watercourse corridor.

Review of Phase 5 of Barrhaven Conservancy East lands (i.e. west of Borrisokane Road east of the Foster Watercourse) was not included in the EIS Update (Kilgour & Associates Ltd., 2022). The purpose of this memorandum is to recap the natural heritage considerations associated with the proposed Barrhaven Conservancy East development area between the Foster Watercourse and Borrisokane Road (i.e. Phase

5) as presented within the Initial EIS (Kilgour & Associates Ltd., 2021), and to identify whether recent changes to the proposed draft plan (Figure 2) for that area change the required mitigation measures and/or development limitations.

## **2.0 EXISTING CONDITIONS**

Historically, the Phase 5 area, along with rest of Barrhaven Conservancy East lands, had been subject to active agriculture (Kilgour & Associates Ltd., 2021). The area did, however, have some treed hedgerows between fields. Otherwise, Natural Heritage Features and Core Natural Areas were and are absent from the Site. No Provincially Significant Wetlands, wetlands found in association with Significant Woodlands, Significant Valleylands, or Areas of Natural and Scientific Interest occur on or adjacent to the Site. The nearest Provincially Significant Wetland is the Stoney Swamp Wetland Complex, which is > 3 km east of the Site.

The Initial EIS identified that all land areas proposed for residential development within the Barrhaven Conservancy East community, including the entire Phase 5 development area, had been fully cleared of all trees and other vegetation, and had been completely regraded during the 2019 cut/fill exercised across the broader Barrhaven Conservancy area completed to prepare those areas for development (Figure 3). Trees within the Foster Watercourse corridor were fully retained, though these occur within <10 m of banks of the feature. Trees associated with the Jock River riparian zone are located outside of and to the south to the area proposed for development.

The detailed community plan for Phase 5 (Figure 2) indicates minor changes to the overall street grid as compared to the initial concept (Figure 1), but it occupies the same overall footprint and, as such, does not otherwise extend into areas already prepared for development, other than the more clearly defined road crossing of the Foster Watercourse, which will be addressed below. Accordingly, the currently proposed community plan will not change the conclusion of the Initial EIS that Phase 5 area would not directly impact trees, vegetation areas or wildlife habitats, as none are present there. The Initial EIS did address two relevant natural heritage factors requiring consideration: aquatic setbacks and species at risk (SAR). These are discussed below.

### **2.1 Aquatic Setbacks**

The single water feature within or adjacent to the Phase 5 area is the Foster Watercourse along its western boundary (Figure 2). The Initial EIS noted the City of Ottawa defers to setbacks provided within council-approved subwatershed studies where one exists. Setback specifications for the Foster Watercourse are thus dictated by the Jock River Reach One Subwatershed Study (JRSWS; Stantec, 2007) as 30 m from the normal high water mark. For the Foster Watercourse, as a former municipal drain with a linear channel and a width of ~5 m between steep banks, the setback requirements lead to a requirement for the retention of a corridor ~65 m of total width centered on the feature (Kilgour & Associates Ltd., 2021). The outer edges of the corridors will extend onto land areas that consist of regraded former agricultural fields (Figure 3), which would be revegetated and re-naturalized following recommendations of the JRSWS (Stantec, 2007).

The current community plan (Figure 2) provides for a 70 m wide corridor centered on the Foster Watercourse and so meets the prescribed setback requirements. Plantings and other details of the renaturalization of the corridor will be specified under the area landscape plans to be developed as part of the detailed design phase of the proposed development. Existing trees within the retained corridor,



being located within 10 m of the watercourse, are situated > 20 m from edge of development. As such, they will be retained and will not be negatively impacted by the residential development.

The future roadway crossing of the Foster Watercourse will necessarily interact with the feature and will necessitate the removal of some trees. Planning and implementation of the crossing, however, will be associated with future development of the Barrhaven Conservancy West community and, as such is not considered as part of the current community proposal.

## **2.2 Species at Risk**

The Initial EIS considered three SAR as having some potential for interaction with the development in the broader Barrhaven Conservancy East community: Bank Swallows, Snapping Turtles and Butternuts.

Bank Swallow had not been observed nesting in the broader development area. However, landscape conditions created during the cut-fill for the area, and subsequent construction activities were noted as having some potential to generate suitable nesting habitats (in the absence of mitigation) for the project to interact with Bank Swallow (Kilgour & Associates Ltd., 2021). The primary concern associated with this species is the improper management of fill piles on site, which could unintentionally attract swallows as nest-supporting structures. The implementation of standard erosion and sediment control (ESC) measures, and standard wildlife mitigation approaches, as specified within the Initial EIS, is still expected minimize the risk the risk of negative impacts to Bank Swallow. The updated community plan does not change this finding.

Snapping Turtles are likely to occur in the Jock River or the drain features (including the Foster Watercourse; Kilgour & Associates Ltd., 2021). The Initial EIS noted that the 30 m setback from these water features, along with the standard wildlife mitigations, will result in negligible potential fof risks to Snapping Turtle (or other species of turtle; i.e. Blanding's, Map, Painted). As the current site plan provides for >30 m setbacks from the Foster Watercourse and >100 m from the Jock River (Figure 2), the updated community plan does not change the conclusion of negligible risks to turtles.

The Initial EIS noted the observation of Butternut trees on City of Ottawa lands to the south of the Phase 5, but confirmed that those individuals were all >50 m from the proposed residential development area (Figure 3). As such, Butternut were not anticipated to be impacted by the proposed development at Phase 5. The southern edge of development within the site plan provided (Figure 2) matches that proposed in the Initial EIS (Figure 1). With the updated community plan, there is therefore no change in conclusions regarding Butternut: there will be "no negative impacts" to Butternut.

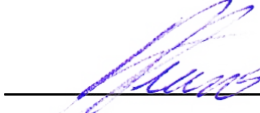
## **3.0 CONCLUSIONS**

As part of proposed residential development within the broader Barrhaven Community East, Phase 5 was designed to be consistent with the goals of the JRSWS. The currently proposed plan is consistent with the subwatershed study targets including a 30 m setback for the Foster Watercourse. No SAR are anticipated to occur in Phase 5. Potential risks of harm to individuals of transient SAR during construction can be mitigated through the appropriate and conventional mitigations. It is our professional opinion that no significant negative impacts are anticipated to SAR or their habitats, or to significant natural heritage features present in the broader project vicinity under the updated Phase 5 plan.



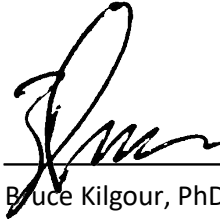
Respectfully submitted,

**KILGOUR & ASSOCIATES LTD.**



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Anthony Francis, PhD



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Bruce Kilgour, PhD

cc: Jocelyn Chandler (JFSA)



## **4.0 REFERENCES**

Kilgour & Associates Ltd (KAL). 2021. City of Ottawa Environmental Impact Statement Barrhaven Conservancy East, July 21, 2021. Submitted to Barrhaven Conservancy Development Corporation.

Kilgour & Associates Ltd (KAL). 2022. City of Ottawa Environmental Impact Statement Barrhaven Conservancy East – Phase 2 Report, September 6, 2022. Submitted to Barrhaven Conservancy Development Corporation.

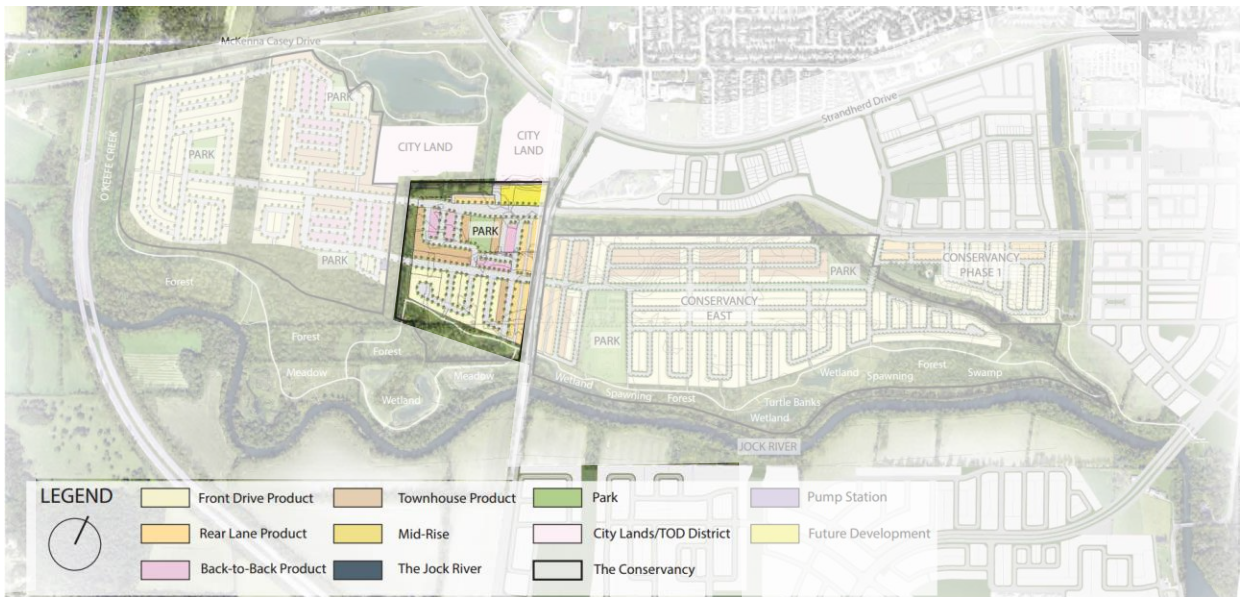
Stantec. 2007. Jock River Reach 1 Subwatershed Study - Final Report. 2 Volumes. Prepared by Stantec Consulting Ltd. June 2007.



## 5.0 FIGURES

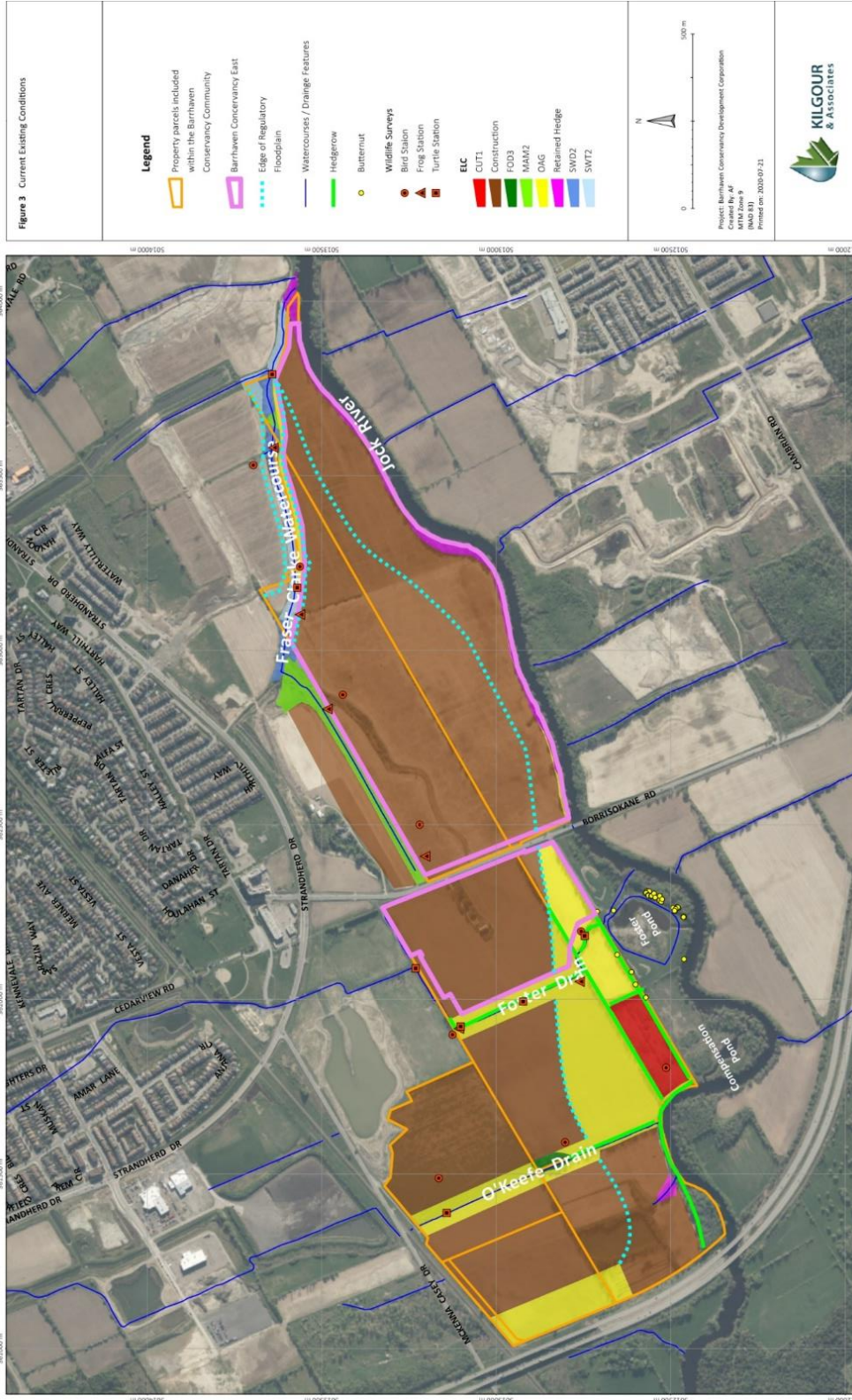


**Figure 1. Initial community concept plan for Barrhaven Conservancy East including Phase 5 lands, which are west of Borrisokane.**



**Figure 2. Proposed site plan for Barrhaven Conservancy East including Phase 5 lands, which are west of Borrisokane**





**Figure 3. Existing land cover within proposed development areas and Butternut locations to the south of Phase 5 (i.e. Barrhaven Conservancy East areas west of Borrissokane Road).**

