



**Stantec Consulting Ltd.**  
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4

April 11, 2018  
File: 160401419

**Attention: Aaron Clodd, M.Sc. PI, Senior Land Development Manager**  
SmartREIT  
700 Applewood Crescent, Suite 200  
Vaughan, Ontario L4K 5X3

Dear Mr. Clodd,

**Reference: Update of the Environmental Impact Statement and Headwaters Assessment for Site Plan Application at 4100 Innes Road/2025 Mer Bleue Road, City of Ottawa Ontario (PC2016-0114)**

Stantec Consulting Ltd. (Stantec) was retained by SmartREIT (the Client) to update the previous EIS and headwaters assessment completed by Stantec (Stantec 2016) for the Plan of Subdivision at 4100 Innes Road/2025 Mer Bleue road (hereafter referred to as the "Site"), in Ottawa, Ontario. The update of the EIS and headwaters assessment has been requested by the Client to determine if there have been changes to existing conditions and to assess the potential environmental effects of the revised Plan of Subdivision (**Attachment A**).

Stantec completed the following activities to update the EIS and headwaters assessment:

- Conducted a search of the Natural Heritage Information Centre (NHIC) to identify any natural heritage features that were not previously documented
- Consulted with the Rideau Valley Conservation Authority (RVCA), South Nation Conservation Authority (SNC), and Ministry of Natural Resources and Forestry (MNR) to provide new information, if available
- Conducted a field visit to determine if the existing natural heritage and headwater drainage features have changed

## **BACKGROUND**

Stantec previously completed an EIS with Headwaters Assessment for 4100 Innes Road/2025 Mer Bleue Road in December 2016. There were no significant natural heritage features identified at that time. The EIS identified impacts and recommended mitigation for the following:

- Fish and fish habitat
- Migratory birds
- Wildlife
- Species at risk

The headwaters assessment identified four headwater drainage features (HDF) on-site which were further separated into six individual reaches. Mitigation was recommended for HDF 2 (a constructed water diversion channel); no management was required for the other three features.



April 11, 2018

Aaron Clodd, M.Sc. PI, Senior Land Development Manager

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**Reference: Update of the Environmental Impact Statement and Headwaters Assessment for Site Plan Application at 4100 Innes Road/2025 Mer Bleue Road, City of Ottawa Ontario (PC2016-0114)**

## **AGENCY CONSULTATION**

Stantec submitted requests for information updates to RVCA, SNC and MNRF - Kemptville District on April 3, 2018, to confirm the accuracy of existing information (**Attachment B**). A response was received from SNC on April 4, 2018 wherein SNC disclosed that the previous Stantec report (Stantec 2016) was summarized by another consultant and recommendations were made. These recommendations were then reviewed and cleared by SNC. At the time of writing this report, responses from MNRF and RVCA had not yet been received. Should their responses contain information that changes the conclusions of this report, the Client will be notified immediately.

## **NHIC DATABASE REVIEW**

A search of the NHIC database did not reveal any new records.

## **FIELD OBSERVATIONS**

Stantec conducted a field visit on April 6, 2018 and April 9, 2018 to determine if there were changes to the existing natural heritage and headwater drainage features. No changes were observed in the vegetation communities, surface water and watercourses as described in the 2016 EIS, with the exception of minor construction activities (i.e., grading, equipment storage) in subdivision Blocks 2 and 4 (see attached site plan). No changes to wildlife and species at risk use of the Site are anticipated.

## **CHANGES TO IMPACT ASSESSMENT**

Based on feedback received during recent agency consultation, the updated review of NHIC species at risk and species of conservation concern, and field observations, no changes to the mitigation measures, as described in the 2016 EIS (Stantec 2016), are recommended.

As recommended in the EIS, a Request for Review was submitted to the Department of Fisheries and Oceans (DFO) on November 19, 2016. A response from DFO identified that authorization under the *Fisheries Act* is not required (**Attachment B**).

Since the 2016 EIS was completed, eastern milksnake (*Lampropeltis triangulum*) was downgraded from Special Concern to Not at Risk under the *Endangered Species Act, 2007*.



April 11, 2018

Aaron Clodd, M.Sc. PI, Senior Land Development Manager

Page 3 of 3

**Reference: Update of the Environmental Impact Statement and Headwaters Assessment for Site Plan Application at 4100 Innes Road/2025 Mer Bleue Road, City of Ottawa Ontario (PC2016-0114)**

Regards,

**STANTEC CONSULTING LTD**

For

**Ceryne Staples**

Terrestrial Biologist

Phone: 613-784-2251

Ceryne.staples@stantec.com

**Loretta Hardwick**

Associate, Environmental Services

Phone: 613-738-6056

Loretta.hardwick@stantec.com

Attachment: A – Site Plan

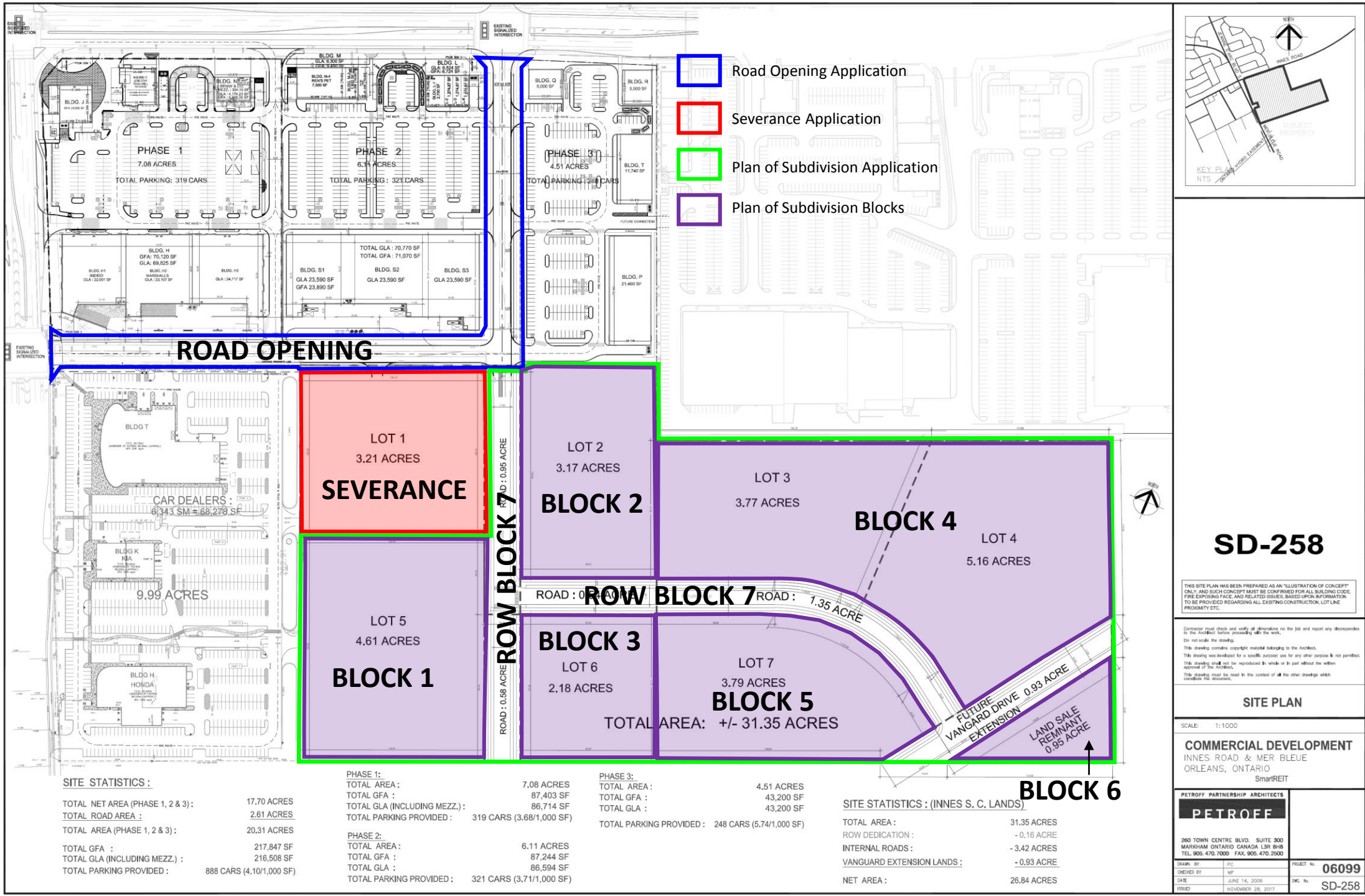
B – Agency Consultation

## REFERENCES

MNRF. 2018. Natural Heritage Information Centre (NHIC)/Land Information Ontario (LIO), Ministry of Natural Resources. Online natural heritage databases.

Stantec. 2016. Environmental Impact Statement with Headwaters Assessment for 4100 Innes Road/2025 Mer Bleue Road. Stantec Consulting Ltd. Ottawa, Ontario.

# **Attachment A**



SD-258

THIS SITE PLAN HAS BEEN PREPARED AS AN "ILLUSTRATION OF CONCEPT" ONLY, AND SUCH CONCEPT MUST BE CONFIRMED FOR ALL BUILDING CODE, FIRE EXPOSURE, AND RELATED ISSUES, BASED UPON INFORMATION TO BE PROVIDED REGARDING ALL EXISTING CONSTRUCTION, LOT LINE PROXIMITY, ETC.

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.  
Do not scale the drawing.  
This drawing contains copyright material belonging to the Architect.  
This drawing was developed for a specific purpose and for any other person is not permitted.  
This drawing shall not be reproduced in whole or in part without the written approval of the Architect.  
This drawing must be read in the context of all the other drawings which constitute the document.

SITE PLAN

SCALE: 1:1000

**COMMERCIAL DEVELOPMENT**  
INNES ROAD & MER BLEUE  
ORLEANS, ONTARIO  
SmartREIT

PETROFF PARTNERSHIP ARCHITECTS  
**PETROFF**

260 TOWN CENTRE BLVD., SUITE 300  
MARKHAM, ONTARIO, CANADA L3R 9W8  
TEL: 905.470.7000 FAX: 905.470.2500

DRAWN BY: JFC  
CHECKED BY: MF  
DATE: JUNE 14, 2006  
PROJECT: 06099  
SHEET: SD-258

# **Attachment B**

**From:** Lyon, Christian  
**To:** ["Jocelyn.chandler@rvca.ca"](mailto:Jocelyn.chandler@rvca.ca); ["Jennifer.Lamoureux@rvca.ca"](mailto:Jennifer.Lamoureux@rvca.ca)  
**Subject:** RVCA Information Request - Project # 160401419 - EIS for 2025 Mer Bleue Rd/4100 Innes Rd, Ottawa, ON  
**Date:** Tuesday, April 03, 2018 2:54:00 PM  
**Attachments:** [SmartREIT Site Plan 20180402.pdf](#)  
[Submission 1 RVCA Comments.pdf](#)

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Good afternoon Jennifer and Jocelyn,

I'm writing to you to see if RVCA has any updated information regarding the abovementioned site location. On behalf of our client, SmartREIT, Stantec prepared an EIS and HDFA in the fall of 2016 which RVCA reviewed and provided feedback on (see attached correspondence). The project details have since changed (Site plan attached), however, the footprint has not. Please let me know if you require additional details or if nothing has changed. Thanks in advance.

Regards,  
Christian

**Christian Lyon**

Planner/Project Manager  
Stantec, Environmental Services  
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4  
Phone: 613.738.6044  
Cell: 343.999.7573  
[Christian.Lyon@stantec.com](mailto:Christian.Lyon@stantec.com)

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**From:** [James Holland](#)  
**To:** [Lyon, Christian](#)  
**Subject:** RE: SNC Information Request - Project # 160401419 - EIS for 2025 Mer Bleue Rd/4100 Innes Rd, Ottawa, ON  
**Date:** Wednesday, April 04, 2018 1:20:03 PM  
**Attachments:** [Info Request - 2018.pdf](#)  
[image8f9a7c.PNG](#)

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Hi Christian,

I don't see anything issued for those addresses to Stantec in 2016. It currently shows as roll number 061450030136500 – is there possibly another roll number to use in the search.

There are two studies completed for that area by Niblett and Stantec as part of the East Urban Community - Mixed Use Community CDP. Following the 2016 Stantec report, Niblett completed a summary of the headwater drainage features assessment work and made recommendations, which has been reviewed and cleared by the South Nation Conservation. There are also aquatic and terrestrial studies completed for the Vanguard Drive extension, by Morrison Hershfield.

The best approach may be to acquire these studies from the authors, but if you require a written review from SNC, you would need to request a Property Inquiry. Feel free to contact me if you would like to discuss.

Kind regards,  
James

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**From:** Lyon, Christian [mailto:Christian.Lyon@stantec.com]  
**Sent:** April 3, 2018 1:39 PM  
**To:** James Holland <jholland@nation.on.ca>  
**Subject:** SNC Information Request - Project # 160401419 - EIS for 2025 Mer Bleue Rd/4100 Innes Rd, Ottawa, ON

Good afternoon James,

On behalf of our client (SmartREIT) I am writing to request any information South Nation Conservation (SNC) might have within, nearby, or from adjacent properties within the approximate boundaries of the study area/site location (please see attached PDF document) related to:

- Fish and Fish Habitat
- Water Quality & Quantity
- Natural Environment Features/Heritage Features (Species at Risk, etc.)
- Regulatory flows
- Floodplain mapping; and
- Water management studies

The purpose of this request is to complete an updated Environmental Impact Statement (EIS) to meet the requirements of the City of Ottawa's Official Plan and EIS guidelines for the proposed redevelopment of the site located at 2025 Mer Bleue Road, in Orleans, Ottawa, Ontario. A previous request was made to SNC on May 30, 2016 regarding this same location and project, however the staff that made the request



**From:** [Lyon, Christian](#)  
**To:** [kemptville.inforequest@ontario.ca](mailto:kemptville.inforequest@ontario.ca)  
**Subject:** MNRF Information Request - Project # 160401419 - Updated Environmental Impact Statement (SmartREIT)  
**Date:** Tuesday, April 03, 2018 11:52:00 AM  
**Attachments:** [KV\\_InfoRequest\\_EN\\_SmartREIT\\_20180402.pdf](#)  
[SmartREIT Site Plan\\_20180402.pdf](#)

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To whom it may concern,

On behalf of our client (SmartREIT) I am writing to request any information the Ministry of Natural Resources (MNRF) might have within, nearby, or from adjacent properties within the approximate boundaries of the Sites (please see attached for site plan) related to:

- Natural Heritage Features
- Provincially Significant Wetlands
- Significant Wildlife Habitat
- Habitat for Endangered or Threatened Species
- Significant Valleylands
- Significant Woodlands, and
- Fish and Fish Habitat

The purpose of this request is to complete an updated Environmental Impact Statement (EIS) to meet the requirements of the City of Ottawa's Official Plan and EIS guidelines for the proposed redevelopment of the site located at 2025 Mer Bleue Road, in Orleans, Ottawa, Ontario.

If any further information is required by Stantec to complete the information request do not hesitate to contact me directly.

Regards,  
Christian Lyon

**Christian Lyon**

Planner/Project Manager  
Stantec, Environmental Services  
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4  
Phone: 613.738.6044  
Cell: 343.999.7573  
[Christian.Lyon@stantec.com](mailto:Christian.Lyon@stantec.com)

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is no longer with Stantec and any correspondence that may have been sent to them is no longer available. The project details have since changed, however, the footprint has not.

If any further information is required by Stantec to complete the information request do not hesitate to contact me directly.

Thank you in advance for the requested information.

Regards,  
Christian

**Christian Lyon**

Planner/Project Manager  
Stantec, Environmental Services  
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4  
Phone: 613.738.6044  
Cell: 343.999.7573  
[Christian.Lyon@stantec.com](mailto:Christian.Lyon@stantec.com)

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

James Holland, MSc, RPP  
South Nation Conservation  
P. O. Box 29  
38 Victoria Street  
Finch, ON - K0C 1K0  
Tel: 613-984-2948 ext. 227  
Fax: 613-984-2872  
Toll Free: 1-877-984-2948  
[jholland@nation.on.ca](mailto:jholland@nation.on.ca)  
[www.nation.on.ca](http://www.nation.on.ca)

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## Natural Areas and Features Information Request Form

### Contact Information

Name:

Address:

Phone Number:  ☐ Owner ☒ Consultant

E-mail Address:

Clear Contact

**\*All red fields are mandatory**

This includes X & Y Coordinates.

Please see [page 2](#) for assistance.

### Site Information

Project Name:

Geographic Township:

Lot:

Concession:

**\*\*Please refer to map on page 2 for info**

X:

Y:

Address:

**\*\*If more than 1 site, please provide all individual coordinates in an attached spreadsheet**

Clear Site

### Type of Proposal

☐ Severance / Zoning

☐ Drains / Roads / Culverts

☐ Hydroline clearing

☐ Small Scale Projects (less than 5 hectares)

☐ RE Projects

☐ Large Scale Projects (5 hectares or greater)

☐ Aggregate Project

☒ Other:

Clear Details

### Attachments

**\*\*\*Please attach a Site Map showing the area of interest**

☐ Picture


☐ Map(s)

☐ Engineered Drawings

☒ Other:

### Request

I would like to request the following information for the property identified above:

On behalf of our client (SmartREIT) I am writing to request any information the Ministry of Natural Resources (MNR) might have within, nearby, or from adjacent properties within the approximate boundaries of the Sites. Please see attached for site plan related to: 

To better respond to your request please briefly outline the purpose for which this information is required

(e.g. proposed development, lot severance, etc. or attach details):

The purpose of this request is to complete an updated Environmental Impact Statement (EIS) to meet the requirements of the City of Ottawa's Official Plan and EIS guidelines for the proposed redevelopment of the site located at 2025 Mer Bleue Road, in Orleans, Ottawa, Ontario.

**Date of works proposed:** \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Please forward the completed form to:

[Kempenville.Inforequest@Ontario.ca](mailto:Kempenville.Inforequest@Ontario.ca) OR Fax: 613-258-3920

Attention: Information Requests

10 Campus Drive, Postal Bag 2002

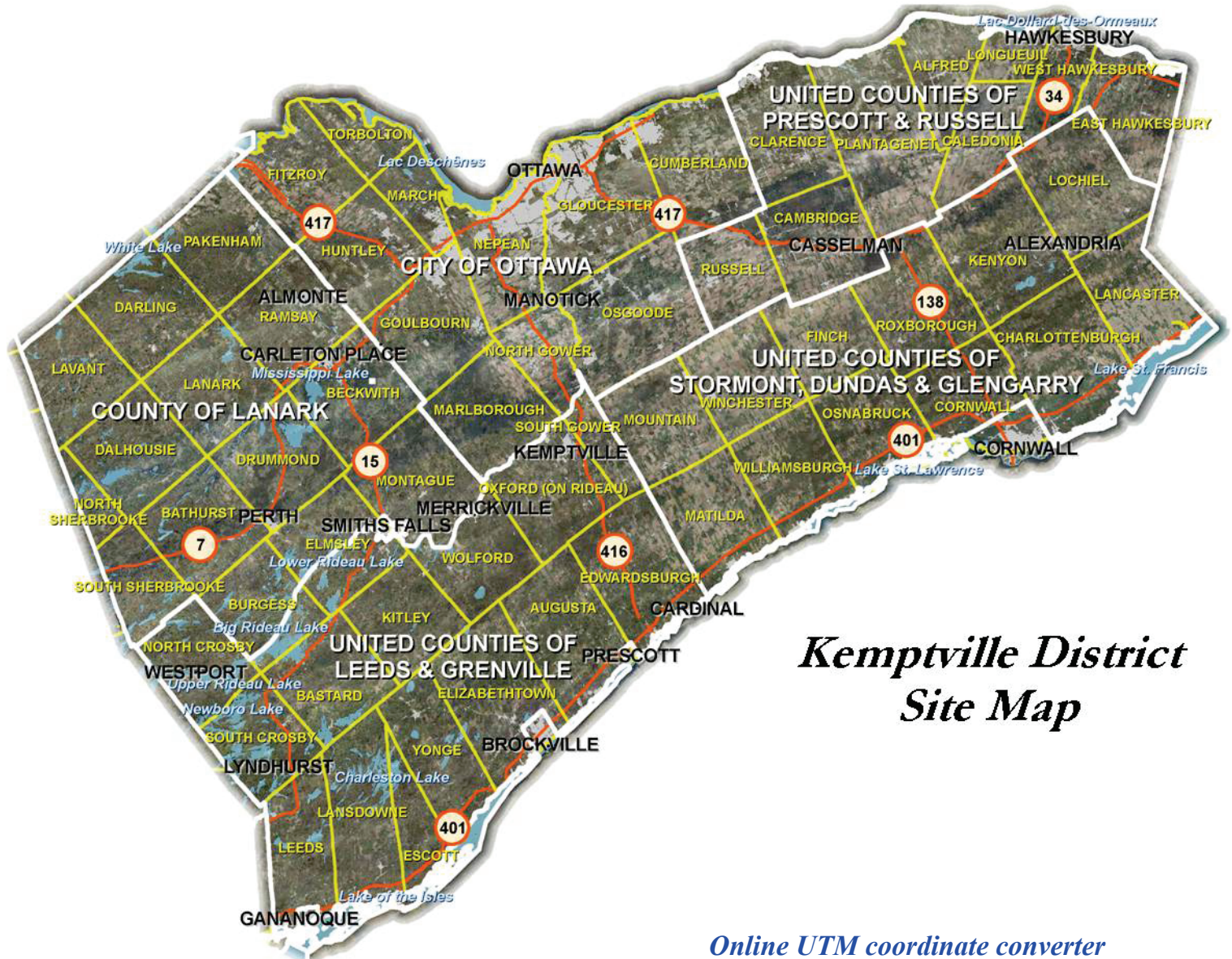
Kempenville, ON K0G 1J0

Personal information contained in this form is collected in order to fulfill your request, respond to your inquiries and for other administration purposes. With regard to the personal information it collects, the ministry is bound by privacy protection rules under the Freedom of Information and Protection of Privacy Act and takes all necessary steps to safeguard personal information collected.

**Please Note:** This request **MUST** be made by the property owner or by someone acting on their behalf. Depending on the nature of the request, it may take 6-8 weeks to respond to your inquiry. If the request does not include the mandatory information, it may delay response time.



**I have read the above and agree to all Terms and Conditions**



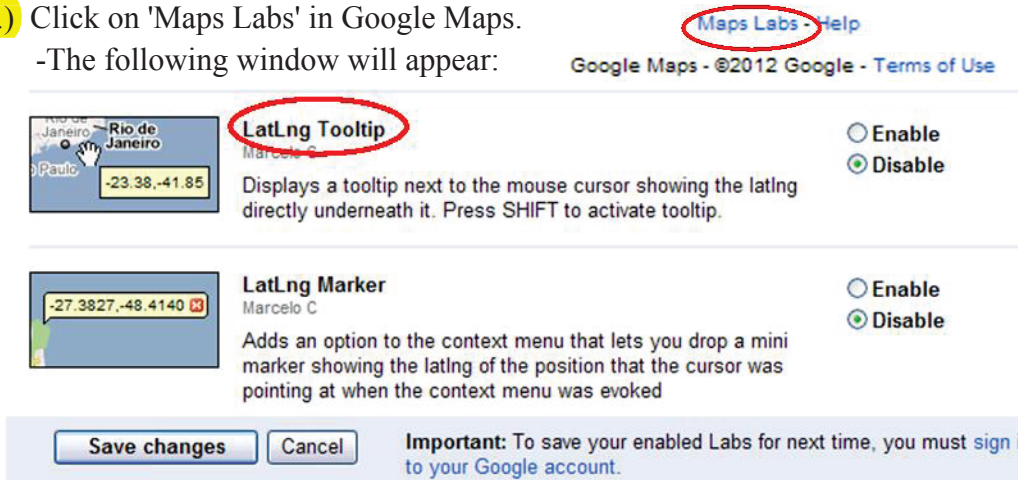
[Online UTM coordinate converter](#)

### How to get X, Y coordinates from Google Maps (2 options):

- 1.) Right-click on the map, at the point of interest, and select 'What's here?'.  
-The Latitude & Longitude of the mouse click, in decimal degrees, will automatically appear in the Search box.

**OR**

- 2.) Click on 'Maps Labs' in Google Maps.  
-The following window will appear:



- Enable the LatLng Tooltip and then Save Changes.
- Now every time the **SHIFT** button is pressed in Google Maps, a Tool tip will appear with the Latitude and Longitude of the mouse location in decimal degrees.



**From:** [PPP/CA / PPP/CA \(DFO/MPO\)](#)  
**To:** [Mansell, Josh](#)  
**Cc:** [Dannell, Tracy](#)  
**Subject:** RE: SmartREIT Development - 4100 Innes Road/2025 Mer Bleue Road - REQUEST FOR REVIEW  
**Date:** Monday, February 13, 2017 2:59:33 PM  
**Attachments:** [SmartREIT.png](#)  
[SmartCA.png](#)  
[SmartCA.png](#)  
[SmartCA.png](#)

Dear Mr. Josh Mansell:

**Subject:** 16-HCAA-01716 - Watercourse enclosure, Bilberry Creek, Orleans, ON

The Fisheries Protection Program (the Program) of Fisheries and Oceans Canada received your watercourse enclosure proposal on December 6, 2016.

Based on the information provided, your proposal has been identified as a project where a *Fisheries Act* authorization is not required given that serious harm to fish can be avoided by following standard measures. The project as proposed is not considered to need an authorization from the Program under the *Fisheries Act* in order to proceed. In order to comply with the *Fisheries Act*, it is recommended that you follow our guidance tools which can be found at the following website (<http://www.dfo-mpo.gc.ca/pnw-ppp/measures-mesures/index-eng.html>). It remains your responsibility to meet the other requirements of federal, provincial and municipal agencies.

Should your plans change or if you have omitted some information in your proposal such that your proposal meets the criteria for a site specific review, as described on our website (<http://www.dfo-mpo.gc.ca/pnw-ppp/index-eng.html>), you should complete and submit the request for review form to Fisheries Protection that is also available on the website.

Should you have any questions or concerns about the compliance of your proposal with the *Fisheries Act*, you may wish to engage an environmental professional familiar with measures to avoid impacts to fish and fish habitat (<http://www.dfo-mpo.gc.ca/pnw-ppp/fpp-ppp/index-eng.html>).

Yours sincerely,

Emily Morton  
Triage and Planning  
Fisheries and Oceans Canada

Fisheries and Oceans Canada has changed the way new project proposals (referrals), reports of potential *Fisheries Act* violations (occurrences) and information requests are managed in Central and Arctic Region (Alberta, Saskatchewan, Manitoba, Ontario, Nunavut and the Northwest Territories). Please be advised that general information regarding the management of impacts to fish and fish habitat and self-assessment tools (e.g. Measures to Avoid Harm) that enable you to determine *Fisheries Act* requirements are available at DFO's "Projects Near Water" website at [www.dfo-mpo.gc.ca/pnw-ppp/index-eng.html](http://www.dfo-mpo.gc.ca/pnw-ppp/index-eng.html). For all occurrence reports, or project proposals where you have determined, following self-assessment, that you cannot avoid impacts to fish and fish habitat, please submit to [fisheriesprotection@dfo-mpo.gc.ca](mailto:fisheriesprotection@dfo-mpo.gc.ca). For general inquiries call 1 855 852-8320.

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**From:** Mansell, Josh [mailto:[Josh.Mansell@stantec.com](mailto:Josh.Mansell@stantec.com)]  
**Sent:** 2016-December-06 2:47 PM  
**To:** PPP/CA / PPP/CA (DFO/MPO)  
**Cc:** Dannell, Tracy  
**Subject:** SmartREIT Development - 4100 Innes Road/2025 Mer Bleue Road - REQUEST FOR REVIEW

To Whom It May Concern,

On behalf of Smart Real Estate Investment Fund (SmartREIT), please find attached a Request for Review for the proposed development of 4100 Innes Road/2025 Mer Bleue Road in the City of Ottawa. After self-assessment, it is Stantec's opinion that, with the implementation of identified measures to avoid harm to fish and fish habitat, the proposed development activities will not result in serious harm to fish and fish habitat. Details of the assessment are included in the attached form.

In order to construct the commercial development, SmartREIT is proposing to entomb the current Interim watercourse (Reach 2) and fill in the remnant section of Bilberry Creek (Reach 1) (see figure).

The Site Plan provided by SmartREIT details a multi-phase plan (Phases 1, 2, and 3) which incorporates commercial and residential buildings along with associated roadways and parking areas throughout the Site. The current Site Plan Application to the City of Ottawa consists of development of Phase 1 in 2016-2017, with submission of Phase 2 and 3 at a later date. Phase 1 is planned for the northwest corner of the Site and will occupy approximately 4 ha; which will consist of commercial retail space, parking areas and an access road (see 4100/2025 Mer Bleue Road – Site Plan).

The design includes underground piping of the Interim watercourse (Reach 2) leading off Site, which will connect to the existing Wallflower Drive storm sewer system which connects downstream to Bilberry Creek. The design also includes the infilling of the remnant section of Bilberry Creek (Reach 1) (**Figure 1**). The design is engineered to handle storm water flows of a storm as large as a 100 year event. The parking areas will also have capacity to store rain and a new Interim ditch is included to provide additional storage and to handle drainage from the paved parking areas. The quality and quantity of the runoff will be handled with the installation of an oil and grit separator (OGS) designed and sized for an 80 % Total Suspended Solids (TSS) reduction from the Site eventually leading into Bilberry Creek (Stantec, 2016).

Lead Authority Contact (SmartREIT): Aaron Clodd, Senior Land Development Manager  
1-905-326-6400 x 7744  
[aclood@smartreit.com](mailto:aclood@smartreit.com)

Several supporting documents, including the *Fish Habitat and Community Summary* (Muncaster, 2012) and the *Environmental Impact Statement with Headwaters Assessment for 4100 Innes Road/2025 Mer Bleue Road* (Stantec, 2016), are too large to send via email and are not included within this email submission. A hard copy submission of this request and supporting documentation has been couriered to the following DFO office:

Fisheries Protection Program  
Fisheries and Oceans Canada  
867 Lakeshore Road  
Burlington, Ontario L7S 1A1

If you have any questions or require clarification, please do not hesitate to contact me.

Thanks,

Josh

**Josh Mansell**  
Biologist  
Stantec  
400 - 1331 Clyde Avenue Ottawa ON K2C 3G4  
Phone: (613) 784-2242  
Cell: (613) 355-5493  
Fax: (613) 722-2799  
[josh.mansell@stantec.com](mailto:josh.mansell@stantec.com)

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