

466 Tremblay Road

Environmental Impact Study

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1.0 Introduction

1.1 Purpose

Parsons Inc. (Parsons) was retained by the Rohit Group (Rohit) to complete an Environmental Impact Study (EIS) as part of a Zoning Bylaw Amendment and Official Plan Amendment Application for properties located at 466 Tremblay Road and 1440 St-Laurent Boulevard in the City of Ottawa.

This report has been prepared to describe documented natural heritage features within Rohit property limits, herein referred to as the “Subject Property”, and the surrounding 120 m buffer herein referred to as the “Study Area”. An EIS is required to evaluate the potential for environmental impacts associated with the proposed development, as indicated by the City of Ottawa planning staff in a pre-consultation meeting on December 19, 2025, which are further described in Section 1.3.3.

1.2 Description of Proposed Development

Rohit Group is applying for a Zoning By-law Amendment and Official Plan Amendment for the Subject Property to accommodate the construction of mid-rise residential buildings on a 0.81 ha site in the east end of Ottawa.

The Site Plan for the proposed development shows the proposed two nine-storey buildings (27 m in height), which include underground parking and ground-level amenities space. The Site Plan is shown in **Figure 1**.

1.3 Property Identification

1.3.1 Property and Ownership Information

The Subject Property encompasses both 466 Tremblay Road and 1440 St-Laurent Boulevard in the City of Ottawa. Ownership is retained by the Rohit Group. The property is approximately 0.80 ha and has an existing commercial building and parking lot.

1.3.2 Land Use and Zoning

The Subject Property is zoned as Hub Zone 2 Subzone F, Height Limit 20 metres (H2F H(20)) which is a Mixed-Use Zone that permits a broad range of urban mixed-use, and accommodate mid- to high-density neighbourhoods. H2F zoning specifically accommodates mixed-use residential buildings with a maximum building height of 20 m.

The Subject Property currently includes a commercial office building (approximately 1,700 m²) and associated parking lot infrastructure with scattered tree cover (466 Tremblay Road). The property also contains approximately 0.05 ha of wooded area at the southernmost extent of the property (1440 St-Laurent Boulevard), which is part of a larger, contiguous 5.7 ha woodlot that extends to Avenue S to the west, and to St Laurent Boulevard to the east. Surrounding land use includes a medium-density neighbourhood with free standing homes to the west, Highway 417 to the north, and naturalized features including: meadows, thickets, woodlots, and wetlands to the east and the south of the Subject Property. Though naturalized habitat occurs throughout the Study Area, it is understood that there are Draft Plan Subdivision Approvals for the adjacent property located at 530 Tremblay Road.

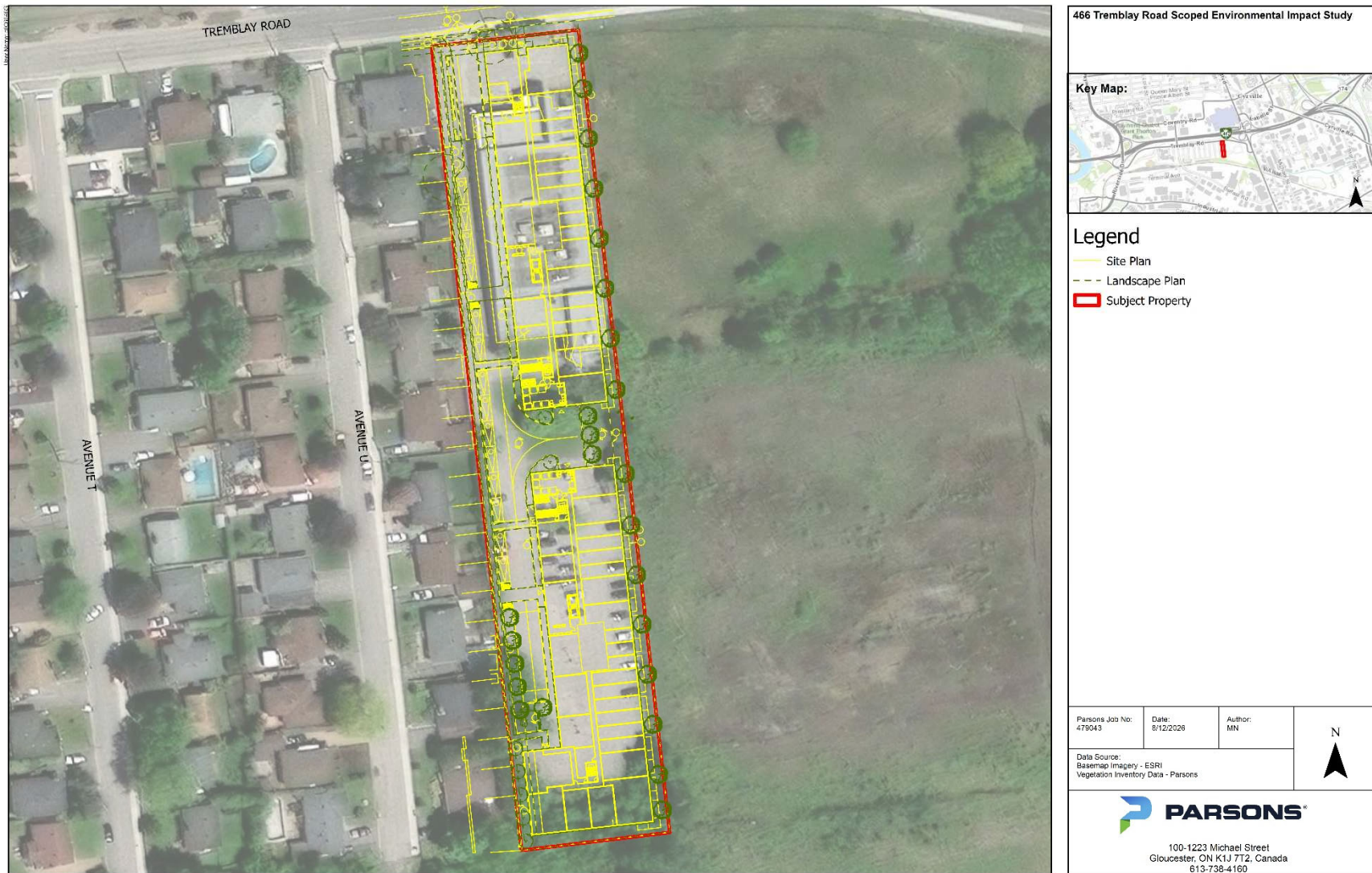


Figure 1: Site Plan for the Subject Property, as designed by others.

1.3.3 Study Approach

Field investigations were scoped to update baseline conditions for natural heritage features within the property at 2098 Avenue P as documented by Parsons in 2019, and the property at 530 Tremblay Road as documented by Stantec Consulting Ltd. (2019) and WSP Canada Inc. (2019). Additional natural heritage information was collected to fill information gaps within the Subject Property. Parsons also scoped a high-level tree inventory to provide a preliminary assessment of trees protected under the City of Ottawa's Tree Protection By-law 2020-340.

The following are potential environmental constraints within the Study Area, as identified by the City of Ottawa:

1. An unevaluated wetland south of the Subject Property;
2. Significant Woodlands south of the Subject Property;
3. Trees measuring over 10 cm diameter at breast height (BDH) and,
4. Potential for species at risk (SAR) habitat within the Study Area including Bobolink (*Dolichonyx oryzivorus*)¹, Eastern Meadowlark (*Sturnella magna*)¹, Blanding's Turtle (*Emydoidea blandingii*), and Black Ash (*Fraxinus nigra*).

In addition, Parsons identified the potential for SAR Bat habitat to occur in the wooded areas south of the Subject Property, as well as the potential for the presence of habitat for Pileated Woodpeckers.

This integrated report addresses the requirements for an Environmental Impact Study (EIS) as per the *City of Ottawa's Environmental Impact Study Guidelines* (2023) to the extent possible based on one site visit and a desktop screening of the survey area, incorporating findings from Stantec Consulting Ltd. (2019) and WSP Canada Inc. (2019) as necessary. Due to project timelines, and the habitats identified within the Study Area during field investigations, targeted breeding bird surveys, bat acoustic monitoring, and amphibian monitoring were not undertaken.

2.0 Environmental Policy Context

2.1 Federal Policy

2.1.1 Species at Risk Act, 2002

Species at Risk status for federally listed species is legislated by the Government of Canada, based on scientific information provided by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC). COSEWIC provides a recommendation that is reviewed by Environment and Climate Change Canada (ECCC). Species can be listed as Schedule 1, 2, or 3, under the *Species at Risk Act* (SARA) (ECCC 2002).

The Act prohibits the killing, harming, capturing, or otherwise harassing of individuals and the damage or destruction of residences of SAR species residing on federal lands. SARA also provides protection of aquatic SAR, and SAR migratory birds protected under the *Migratory Birds Convention Act* (MBCA) if they are listed on Schedule 1 of SARA when they occur on both federal and/or non-federal lands. The application of critical habitat protections for migratory birds listed as Threatened or Endangered under SARA and the MBCA, whose critical habitat occurs on non-federal lands, only applies to the portion of critical habitat that is subject to protection under the MBCA as per Section 58 of SARA. Individuals and residences of all other species listed on Schedule 1 only receive protection on federal lands.

Under SARA, critical habitat is "the habitat that is necessary for the survival or recovery of a listed wildlife species and that is identified as the species' critical habitat in the recovery strategy or in an action plan for the species".

¹ To note, the Species Conservation Act was enacted by the Province of Ontario in January 2026, and Bobolink and Eastern Meadowlark no longer receive SAR habitat protections under provincial legislation. These birds are however still protected under the Federal Migratory Bird Convention Act and Species at Risk Act.

2.1.2 Migratory Birds Convention Act, 1994

The *Migratory Birds Convention Act* (MBCA) is legislation administered by ECCC, which provides protection and management direction for migratory birds, their eggs, and their nests listed in the Act. The Act prohibits the disturbance, destruction, take and killing of migratory birds listed. To protect nesting migratory birds, no work is permitted to proceed that would result in the wounding or killing of bird species protected under the MBCA and/or Regulations under the MBCA, which includes activities that would result in the destruction of active nests (nests with eggs or young birds).

Tree clearing, and vegetation removal and grubbing activities should be scheduled to occur outside of the overall bird nesting season to avoid contravention of the MBCA. In the City of Ottawa, the nesting season generally defined as April 1st to August 31st.

2.1.2.1 Migratory Bird Regulations, 2022

The *Migratory Bird Regulations* (MBR) include provisions for the year-round protection of nests of 18 species of migratory birds, identified on Schedule 1, which reuse nests. Removal of the inactive nests of these species requires that notification be provided to ECCC through the Abandoned Nest Registry and a species-specific waiting period of 18-36 months be respected in order to establish a nest as abandoned. In the Ottawa Area, potential Schedule 1 species include Pileated Woodpecker as well as herons and egrets.

2.1.3 Fisheries Act, 1985

The *Fisheries Act* includes fish and fish habitat protections and prohibition against causing the death of fish and the Harmful Alteration, Disruption or Destruction (HADD) of fish habitat. Section 34.4(1) of the Act states “No person shall carry on any work, undertaking or activity, other than fishing, that results in the death of fish” while Section 35(1) of the Act states “No person shall carry on any work, undertaking or activity that results in harmful alteration, disruption or destruction of fish habitat”. Subsection 34.4(2)(b) and 35(2)(b) allow a person to carry out work, undertakings or activities without contravening subsection 34.4(1) and 35(1) prohibitions, provided that they are carried out under the authority of an exemption in the form of a ministerial authorization granted in accordance with the *Authorizations Concerning Fish and Fish Habitat Protection Regulations*. As the Fisheries Act requires that projects avoid causing the death of fish or the HADD of fish habitat unless authorized by the Department of Fisheries and Oceans Canada (DFO) or a designated representative, a detailed fisheries assessment is required for proposed projects in or near water to determine the likelihood of the project resulting in the death of fish or the HADD of fish habitat.

2.2 Provincial Policy

2.2.1 Provincial Planning Statement, 2024

The natural heritage policies of the Provincial Planning Statement (PPS) 2024 were issued under Section 3 of the *Planning Act*; and came into effect October 20, 2024 (MMAH 2024) and replaces the Provincial Policy Statement that came into effect on May 1, 2020.

The natural heritage policies of the PPS (Section 4.1) indicate that natural features shall be afforded long term protection such as maintenance, restoration, and improved function of diversity, connectivity, ecological function, and biodiversity of natural heritage systems.

2.2.2 Species Conservation Act, 2025

The Species Conservation Act 2025 (SCA) and several associated transitional regulations came into force on March 30, 2026, to replace the amended Endangered Species Act, 2007. The following regulations were enacted to outline how the SCA would be implemented and these regulations govern all activities undertaken that may have impacts to protected species (SAR) in Ontario or their habitats.

- O.Reg 60/26: Protected Species in Ontario List Regulation;
- O.Reg 75/26: Registerable Activities Regulation;
- O.Reg 74/26: Permit Activities Regulation;
- O.Reg 61/26: Excepted Activities – No Permit or Registration Regulation; and
- O.Reg 62/26: Transitional Matters Regulation.

The SCA and its regulations introduce new requirements for proceeding with activities that may adversely impact protected species at risk and their habitat and apply to species that are designated as Extirpated, Endangered or Threatened and listed on the new Protected Species in Ontario List (O. Reg 60/26). Under the SCA, general habitat protection applies to all Endangered and Threatened species based on the new definition of habitat described in Section 2(1). Currently, no specific protection is afforded to species listed as Special Concern under the SCA, however as noted above, Special Concern species are considered Species of Conservation Concern (SoCC) and thus their habitat is considered Significant Wildlife Habitat and receives guidance under the PPS.

The SCA was enacted to streamline the protections for species through a registration first approach which does not require ministry approval for activities which may adversely impact SAR and/or their habitat. The SCA legislates those proposing to engage in activities which will adversely impact species or habitat protected under the SCA are required to register the activity or obtain a permit, if the activity is prescribed as a permit activity, unless the activity is considered an excepted activity. Section 16 of the SCA and its regulations outline various registrations or exemptions that may be employed under the Act, based on the nature of the activity. Registrable activities can commence immediately after registering in accordance with O.Reg 75/26 (Registerable Activities) on the Species Conservation Registry (The Registry). These registerable activities must be carried out in accordance with the requirements set out in O.Reg 75/26 and may include the development of a Conservation Plan which outlines mitigation measures implemented to minimize adverse effects on the species and/or its habitat as well as proposed conservation measures designed to improve the quality, functionality or resilience of any existing habitat for the species. Exempted activities are described in O.Reg 61/26 (Exempted Activities Regulation) may proceed without a registration and do not require a permit. Some excepted activities, require an Exception Information Form be completed and submitted through the Registry.

In limited circumstances, for activities that are not exempted activities and for activities that can not be registered, a permit may be required before the activity can commence. O.Reg 74/26 prescribes activities that are considered Permit Activities which require a permit application under Section 21 of the SCA. Permit activities authorized through a permit issued by the minister under Section 22(1) of the SCA must be undertaken in accordance with conditions set out in the permit.

2.2.3 Conservation Authority Act, 1990

The *Conservation Authorities Act* (CAA) was implemented “to provide for the organization and delivery of programs and services that further the conservation, restoration, development and management of natural resources in watersheds in Ontario”. Under the CAA, a permit is required from the applicable CA before any site alteration to a watercourse, water body, or wetland, or its associated regulated limit. The provisions of Part VI of the CAA are implemented, in part through O.Reg. 41/24: Prohibited Activities, Exemptions and Permits. The Study Area is located within the jurisdiction of the Rideau Valley Conservation Authority (RVCA).

2.3 Municipal Policy and Guidelines

2.3.1 City of Ottawa Official Plan, 2022

The City of Ottawa Official Plan (OP) (OP 2022a) - guides growth and manage physical change within the City within a planning horizon to 2046. The OP was approved by City Council in October 2021 and later approved by the Ministry of Municipal Affairs and Housing (MMAH) in November 2022. It is a legal document that also addresses matters of provincial interest defined by the PPS. Policies relevant to the natural environment include:

- Section 4.8: Outlines policies for the identification of natural heritage features, green space and urban forests
- Section 4.9: Outlines policies for the protection and management of water resources,
- Section 5.6.4: Outlines policies for the protection of designated natural heritage systems and features
- Section 7: Outlines policies for the management and protection of green space
- Section 10.1.1 to 10.1.5: Outlines policies for the land development near potential hazard lands that are vulnerable to flooding, unstable soils and bedrock, and wildfires.
- Schedule B, C11, C12, C15: Identifies special policy areas and protected natural features.

In the City of Ottawa, the OP dictates that an EIS is required when development of site alteration is proposed in, or within a specified distance of any mapped natural heritage systems, as well as un-mapped environmental features such as wetlands, woodlands, hazard lands, or SAR habitat.

2.3.1.1 Natural Heritage System

The Natural Heritage System (NHS) is defined in Section 4.8,1, and is illustrated on Schedule C11 of the OP. It is formed from interconnected and unique Natural Heritage Features that fill ecological roles necessary for the continued health of the natural environment in the City. Areas identified as part of the NHS are afforded protection through a variety of means, including policies for specific land use designations and through or more detailed sub-watershed plans. Natural Heritage Features that may compose the Natural Heritage System and/or Natural Heritage Features overlay may include:

- Provincially Significant Wetlands
- Significant Habitat of Endangered and Threatened Species
- Significant Woodlands
- Significant Valley lands
- Significant Wildlife Habitat
- Areas of Natural and Scientific Interest (ANSI)
- Urban Natural Features
- Natural Environment Areas
- Natural linkage features and corridors
- Groundwater features
- Surface water features, including fish habitat; and
- Landform features

2.3.1.2 Greenspace Master Plan

The City's Greenspace Master Plan (GMP) published with the vision for greenspace in the urban area and set policies for how greenspaces are managed in the City of Ottawa (Schedule C12, OP 2022). GMP is broad and inventories a continuum of lands such as waterways, remnant woodlands, manicured downtown pocket parks, and also stormwater management ponds. The inventoried lands are mapped and assigned value in terms of their contribution to natural lands or open space and leisure uses. Lands inventoried are classified under Natural Land, Open Space and Leisure Land, or future Potential Linkages. The Greenspace network and inventories will not have a direct effect on the OP designation or zoning of lands on the maps but will serve as guides for future land acquisitions, planning for parks and leisure facilities, and inform review of development applications.

2.3.2 City of Ottawa Tree-Bylaw (2020-340)

The City of Ottawa Tree Protection By-law 2020-340 (Ottawa 2025) regulates injury and destruction of trees on public and private properties within the urban and rural areas of the City. Within the urban area, the following trees are regulated:

- All City-owned trees
- All trees 10 cm or greater in diameter at breast height (DBH) on private properties subject to *Planning Act* applications
- All distinctive trees (trees 30 cm DBH or greater) on private properties 1 ha or less in size.

A permit is required for the removal or, or injury to any tree regulated by the By-law. The City requires compensation plantings or cash in lieu for trees removed. A Tree Conservation Report (TCR) to support permit process is required for all plans for subdivision, site plan control applications, common elements condominium applications and vacant land condominium applications where there is a tree of 10 cm in diameter or greater on the site and/or if there is a tree on an adjacent site that has a Critical Root Zone (CRZ) extending onto the development site. The TCR shall be prepared by an individual with proven expertise and/or professional qualifications in accordance with the definition of "arborist" in Section 1 of the by-law and must be submitted prior to any activities occurring on-site that might impact trees.

2.3.3 Environmental Impact Study (EIS) Guidelines, 2025

The City of Ottawa's *Environmental Impact Study Guidelines* (City of Ottawa, 2025) provides a summary of requirements for the completion of an EIS under the City's OP policies. The guidelines provide guidance for the planning, undertaking, and submission of a complete EIS, and outlines all the content required.

2.3.4 Significant Woodlands Guidelines, 2022

The City of Ottawa's *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment* (SWG) (City of Ottawa, 2022) are intended to provide guidance for the identification, evaluation, protection, and management of significant woodlands in the City of Ottawa. The guidelines provide direction to assess potential impacts of proposed development, and identify measures to avoid, minimize, or mitigate impacts, and ensuring that planning and development decisions are consistent with provincial and municipal environmental policies.

2.3.5 City of Ottawa Bird Safe Design Guidelines, 2020

The *Bird-Safe Design Guidelines* (City of Ottawa, 2020) are intended to inform building, landscape, and lighting design at the planning stage of development projects to minimize the threat of bird collisions. These guidelines provide recommendations to identify risks, and provide mitigation as part of an EIS.

Guidelines include provisions and mitigations to avoid and reduce bird collision and death for new buildings, particularly those located adjacent to natural areas including parks and waterfronts and where large amounts of glass and reflective surfaces are incorporated into the design.

2.3.6 City of Ottawa Protocol for Wildlife Protection During Construction,

The City of Ottawa has outlined protocols and best practices as part of the City's Wildlife Strategy (City of Ottawa, 2022). The protocol serves as a guide and frame of reference for the City and the development industry in addressing wildlife protection. Best practices and considerations include the following categories:

- Identifying project specific wildlife presence and if specific protocol is needed
- Identify sensitive timing windows
- Pre-stressing work sites
- Site Clearing methods
- Construction Site Management
- Wildlife Encounters
- Wildlife Proofing
- Owner Awareness

3.0 Background Review and Natural Environment Screening

Background information on the natural environment features present within the Study Area was retrieved through a review of relevant natural heritage reports by Parsons and other consultants, government websites and resources, and other external sources such as species observations from relevant wildlife atlases, and various geospatial resources. SAR records are provided for the general area, as spatial accuracy of records is reduced to protect sensitive data. SAR observation records were accessed through 1 km grids [Natural Heritage Information Centre (NHIC)], 10 km grids [Ontario Breeding Bird Atlas (OBBA), Ontario Reptile and Amphibian Atlas (ORAA), Ontario Butterfly Atlas (OBA)] or as reduced accuracy points within a 1 km area (iNaturalist).

The background review included the following online resources and publications:

Reports by Parsons, and other consultants

- 530 Tremblay Road, Environmental Impact Statement & Tree Conservation Report (WSP, 2019)
- 530 Tremblay Road, Environmental Impact Statement (Parsons, 2019)

Government agency natural heritage resources

- Species at Risk Act (SARA), Schedule 1 (ECCC 2026).
- Environment and Climate Change Canada:
 - Species-specific resources (i.e. recovery strategy documents)
 - SAR Critical Habitat Mapping (ECCC, 2026)
- Department of Fisheries and Oceans Canada (DFO) SAR Critical Habitat Mapping (DFO 2025).
- Protected Species in Ontario (SCA) List (MECP 2026).
- Ontario Ministry of Natural Resources (MNR):
 - Natural Heritage Information Centre (NHIC 2024).
 - Land Information Ontario (LIO) mapping.
- Ontario Ministry of Environment, Conservation and Parks:
 - Species-specific resources (i.e. recovery strategy documents)
- RVCA Mapping GeoPortal (RVCA 2024).
- City of Ottawa:
 - City of Ottawa Official Plan (City of Ottawa, 2022).
 - GeoOttawa mapping database (City of Ottawa, 2026).
 - SAR in Ottawa – as of April 15, 2026 (MacPherson, 2026).
 - Urban Natural Areas Environmental Evaluation Study (Muncaster and Brunton 2005 & 2006).

Wildlife atlases and observation records

- iNaturalist observation records
- eBird observation records
- The 2nd Ontario Breeding Bird Atlas (OBBA, Bird Studies Canada 2007).
- Ontario Reptile and Amphibian Atlas (ORAA, Ontario Nature 2023).
- Atlas of the Mammals of Ontario (AMO, Dobbyn 1994).
- Ontario Butterfly Atlas (OBA, Macnaughton 2024).
- Bat Conservation International Bat Profiles (BCI, 2026)

3.1 Historical Land Use

A desktop review of recent and historic aerial imagery (geoOttawa, 2026) was undertaken to evaluate the land use overtime, and to inform the evaluation of natural features within the Study Area (**Figure 2**). The review suggests that the commercial office building located at 466 Tremblay Road was built by 1965, with the parking lot extension being built by 2008. The property at 599 Tremblay Road was developed by 1958, and contained commercial and office buildings until approximately 2009, and has since naturalized, The property known as 2098 Avenue P to the southeast has remained vegetated over time, aerial imagery review suggests that approximately 0.1 ha of the forested habitat was defoliated between 2015 and 2017, and has since regenerated.



2022



2017



1991



1958

Figure 2: Historical aerial imagery of the Study Area.

3.2 Landforms, Soils and Geology

The Study Area is located in the Bedrock Geological unit of 55b, where rock types include shale, limestone, dolostone, and siltstone (Geology Ontario 2026). Surficial Geology was found to consist of Massive-well Laminated fine-textured glaciomarine Deposits with clay, silt, minor sand and gravel within the subject Property, with organic deposits located to the south.

Soils information for the Study Area was accessed through the OMAFRA Soil Survey Complex online mapping (2026). Soil is classified as Urban and was described as Variable/Unclassified (RVCA Geoportal 2026). Soil and landforms within the Study Area have been historically disturbed by previous land-uses.

3.3 Wildland Fire Risk Assessment

A description of forest species composition categorized by wildland fire risk level as described in the Wildland Fire Risk Assessment and Mitigation Reference Manual (MNR 2017) is shown in **Table 1**.

Table 1: Wildland Fire Risk Level based on Forest Species Composition.

WILDLAND FIRE RISK LEVEL	FOREST SPECIES COMPOSITION
Extreme	• Immature jack pine • Boreal spruce • Black or white spruce • Balsam fir • Immature red, white pine
High	• Mature jack pine • Mixed wood with >50% conifer (jack pine, spruce, balsam fir, immature red or white pine)
Moderate to Low	• Mixed wood forests ranging from 25% (low) to 50% (moderate) conifer composition. • Mature red, white, and Scots pine. • Hardwood/deciduous forests composed of maple, Birch, oak, poplar, ash etc. • Typically standing cedar, hemlock and tamarack are low risk. • Mature red, white and Scots pine with clean or deciduous understory are low risk.

Wildland fire risk is absent from the Study Area as documented in the City's GeoOttawa (2026) mapping tool, which provides a coarse scale assessment of wildland fire risk.

3.4 Groundwater Features

A background review of online resources Source Protection Information Atlas (MECP, 2026) identified that there are no Highly Vulnerable Aquifers, Intake Protection Zones, Significant Groundwater Recharge Areas, or Wellhead Protection Area source water designations in the Subject Property. However, a Highly Vulnerable Aquifer is located within the Study Area, approximately 30 m south of the Subject Property.

3.5 Aquatic Features

A background review of online resources including DFO SAR mapping, LIO Aquatic Line Segments database, RVCA Floodplain mapping, NHIC, and geOttawa identified no aquatic features, or fish habitat within the Study Area.

3.6 Natural Heritage Features

A review of the City of Ottawa's OP identified that there are no mapped Natural Heritage System Core or Linkage Areas, Natural Heritage Feature Overlay, or Natural Environment Areas on Schedule C11C - Natural Heritage System (East) within the Study Area.

3.6.1 Wetlands

A background review of online resources including LIO Wetlands database, NHIC, RVCA Regulation Limit mapping, and geOttawa did not identify wetlands within the Subject Property.

One unevaluated wetland was documented south of the Subject Property on adjacent private property, and is mapped as being within 30 m of the proposed development (GeoOttawa 2026). Online sources indicated that this unevaluated wetland was potentially a swamp-type community (MNR 2026).

3.6.2 Significant Valleylands

A background review of online resources including RVCA mapping did not identify significant valleylands within the Study Area.

3.6.3 Significant Woodlands

Through background review of online resources including NHIC, LIO databases, and geOttawa, as well as aerial imagery interpretation, it appears that woodlands greater than 0.8 ha are present within the Study Area, and may be considered significant.

3.6.4 Urban Natural Features

A review of the City of Ottawa's OP Schedule C11-C identified that there are no mapped Urban Natural Features (UNF) are present in the Study Area.

3.6.5 Areas of Natural and Scientific Interest

Through background review of online resources including NHIC and geOttawa, no Areas of Natural and Scientific Interest (ANSI) were identified within the Study Area (LIO 2026).

3.6.6 MBCA Schedule 1 Bird Nests

The potential for the presence of MBCA Schedule 1 species within the Study Area was assessed by reviewing aerial imagery for suitable habitat, and background records within the Study Area as listed in **Table 2**.

Table 2: MBCA Schedule 1 Bird Species with potential to occur within the Study Area.

COMMON NAME	SCIENTIFIC NAME	DESIGNATED WAITING PERIOD (MONTHS)	BACKGROUND RECORDS	NESTING HABITAT POTENTIAL (Y/N)
Great Egret	<i>Ardea alba</i>	24	OBBA	N
Great Blue Heron	<i>Ardea herodias</i>	24	OBBA	N
Green Heron	<i>Butorides virescens</i>	24	OBBA	N
Black-crowned Night Heron	<i>Nycticorax nycticorax</i>	24	OBBA	N
Pileated Woodpecker	<i>Dryocopus pileatus</i>	36	OBBA	Y

Background review suggests that there is no suitable nesting habitat for egrets and herons within the Study Area, however there is potential for Pileated Woodpeckers to use the Study Area for nesting.

3.6.7 Significant Wildlife Habitat

Following the background review, Significant Wildlife Habitat with potential to occur within the Study Area have been identified in **Table 3**.

Table 3: SWH with potential to occur within the Study Area based on a background review.

CATEGORY	TYPE	CANDIDATE/CONFIRMED
Seasonal Concentration Areas of Animals	Bat Maternity Colonies	Candidate
Habitat for SoCC	Special Concern and Rare Wildlife Species	Candidate

3.7 Species at Risk Habitat Review

Following the background review, SAR and Species of Conservation Concern (SoCC) have been identified as having potential to occur within the Study Area, and are listed in **Table 4**.

Table 4: SAR and SoCC with potential to occur within the Study Area based on a background review.

COMMON NAME	SCIENTIFIC NAME	SPECIES CONSERVATION ACT	SPECIES AT RISK ACT	PROVINCIAL (S-RANK)	SOURCES
VEGETATION					
Black Ash	<i>Fraxinus nigra</i>	END	No Status	S4	City of Ottawa
REPTILES					
Blanding's Turtle	<i>Emydoidea blandingii</i>	THR	END	S3	ORAA
Eastern Musk Turtle	<i>Sternotherus odoratus</i>	NL	SC	S3	ORAA
Northern Map Turtle	<i>Graptemys geographica</i>	NL	SC	S3	ORAA
Snapping Turtle	<i>Chelydra serpentina</i>	NL	SC	S4	ORAA
BIRDS					
Bank Swallow	<i>Riparia riparia</i>	NL	THR	S4B	OBBA
Barn Swallow	<i>Hirundo rustica</i>	NL	THR	S4B	OBBA
Bobolink	<i>Dolichonyx oryzivorus</i>	NL	THR	S4B	OBBA
Canada Warbler	<i>Cardellina canadensis</i>	NL	THR		OBBA
Chimney Swift	<i>Chaetura pelagica</i>	NL	THR	S3B	OBBA
Common Nighthawk	<i>Chordeiles minor</i>	NL	SC	S4B	OBBA
Eastern Meadowlark	<i>Sturnella magna</i>	NL	THR	S4B, S3N	OBBA
Eastern Wood-pewee	<i>Contopus virens</i>	NL	SC	S4B	OBBA
Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	NL	THR		OBBA
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	NL	SC	S4	OBBA

COMMON NAME	SCIENTIFIC NAME	SPECIES CONSERVATION ACT	SPECIES AT RISK ACT	PROVINCIAL (S-RANK)	SOURCES
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	NL	SC	S4B	OBBA
Least Bittern	<i>Ixobrychus exilis</i>	NL	THR	S4B	OBBA
Wood Thrush	<i>Hylocichla mustelina</i>	NL	THR	S4B	OBBA
MAMMALS					
Eastern Red Bat	<i>Lasiurus borealis</i>	END	No Status	S4	AMO, City of Ottawa
Eastern Small-footed Myotis	<i>Myotis leibii</i>	END	No Status	S2S3	AMO, City of Ottawa
Hoary Bat	<i>Lasiurus cinereus</i>	END	No Status	S4	AMO, City of Ottawa
Little Brown Myotis	<i>Myotis lucifugus</i>	END	END	S3	AMO, City of Ottawa
Northern Myotis	<i>Myotis septentrionalis</i>	END	END	S3	AMO, City of Ottawa
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	END	No Status	S4	AMO, City of Ottawa
Tri-colored Bat	<i>Perimyotis subflavus</i>	END	END	S3?	AMO, City of Ottawa
INVERTEBRATES					
Monarch	<i>Danaus plexippus</i>	NL	END	S2N, S4B	OBA
Definitions, Acronyms and Symbols State Sources: SCA (O. Reg. 60/26 under the Species Conservation Act) Status (MECP 2026), SARA (Species at Risk Act) Status (federal status - listed) (Government of Canada, 2023). Extinct - A species that no longer exists anywhere. Extirpated (EXT) - Lives somewhere in the world, and at one time lived in the wild in Ontario but no longer lives in the wild in Ontario. Endangered (END) - Lives in the wild in Ontario but is facing imminent extinction or extirpation. Threatened (THR) - Lives in the wild in Ontario, is not endangered, but is likely to become endangered if steps are not taken to address factors threatening it. Special Concern (SARA only) (SC) - Lives in the wild in Ontario, is not endangered or threatened, but may become threatened or endangered. Not at Risk (NAR) - A species that has been evaluated and found to be not at risk. Not Listed (NL) - Removed from Protected Species List in Ontario (O. Reg 60/26) under the Species Conservation Act. Provincial S-rank S1: Critically Imperilled (i.e., fewer than 5 occurrences in the nation and/or province) S2: Imperilled (i.e., fewer than 20 occurrences in the nation and/or province) S3: Vulnerable (i.e., 20-50 occurrences in the nation and/or province) S4: Apparently Secure (uncommon, but not rare in the nation and/or province) S5: Secure (common, widespread and abundant in the nation and/or province) SNA: Not Applicable (species is not a suitable target for conservation activities) SHS: Breeding is not confirmed in Ontario SFSR: Range Rank (range of uncertainty about the status of the species or community) SF?: Rank is Uncertain S?: Not Ranked Yet					

3.8 Summary of Natural Heritage Constraints

The Study Area is in the Inner Urban Transect, located in the eastern area of the City of Ottawa. A review of available background information, reports, and aerial imagery suggests that natural heritage features within the Study Area include recently regenerated meadows and shrub thickets within the adjacent private property located to the east, and low-laying forested vegetation communities occurring in the south. Online mapping resources suggest that there is a wetland-type community located to the south of the Subject Property, which is associated with a Highly Vulnerable Aquifer. A summary of natural heritage constraints that have been carried forward for evaluation as part of this EIS are included in **Table 5**, and mapped in **Figure 3**.

Table 5: Summary of natural heritage constraints with potential to occur within the Study Area based on background review.

NATURAL HERITAGE FEATURE	POTENTIAL FOR PRESENCE WITHIN THE SUBJECT PROPERTY	POTENTIAL FOR PRESENCE WITHIN THE STUDY AREA	ASSESSMENT REQUIRED	RELEVANT REPORT SECTIONS
Groundwater Features	No	Yes	N/A	Section 3.4
Aquatic Features	No	No	N/A	Section 3.5
Wetlands	Yes	Yes	Yes	Sections 3.6.1, 4.2, 5.2
Significant Valleylands	No	No	N/A	Section 3.6.2
Significant Woodlands	Yes	Yes	Yes	Sections 3.6.3, 4.4, 5.4, 6.1
ANSIs	No	No	N/A	Section 3.6.5
MBCA Schedule 1 Bird Nests	Yes	Yes	Yes	Sections 3.6.6, 4.5, 5.5, 6.2
Significant Wildlife Habitat	Yes	Yes	Yes	Sections 3.6.7, 4.6, 5.6, 6.1, 6.2, 6.3
Species at Risk Habitat	Yes	Yes	Yes	Sections 3.7, 4.7, 5.7, 6.3

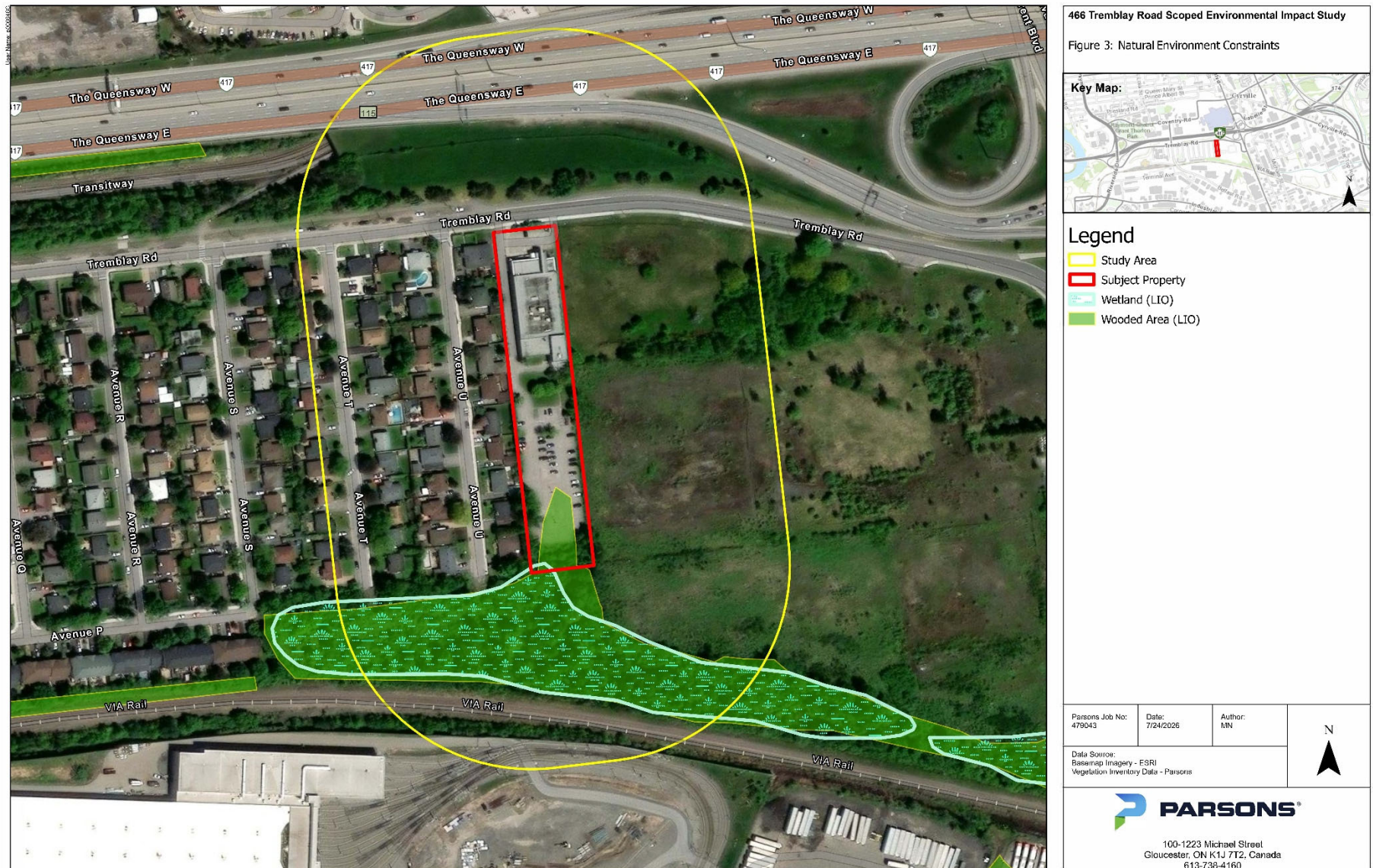


Figure 3: Natural Heritage Constraints.

4.0 Methodology

4.1 Ecological Land Classification and Vegetation Inventory

Vegetation communities were generally characterized following the first approximation of the Ecological Land Classification (ELC) System for Southern Ontario (Lee et al. 1998). The second approximation of ELC (Lee 2008) was also used when there was no code available for a specific community type in the first approximation. Prior to undertaking field surveys, vegetation communities were mapped through aerial photograph interpretation. Although the ELC protocol indicates a minimum size of 0.5 ha for mapping polygons, identifiable communities regardless of size were delineated to ensure a complete understanding of the environmental characteristics of the Study Area were captured. The site visit included verifying and refining the boundaries mapped during the desktop exercise. Additional data was collected related to disturbances and wildlife species presence within each of the polygons that could be field verified. The vegetation communities were also assessed to determine if candidate SWH was present (this includes rare vegetation community types).

4.2 Wetland Delineation

Unevaluated Wetlands were verified using ELC methodology. Boundaries are assessed using the 50% wetland vegetation rule as per the Ontario Wetland Evaluation System (OWES) for Southern Ontario (MNR 2022). To assess the boundary, the evaluator must identify where the relative abundance of wetland and upland plants both reach 50% while referring to Appendix 10 of the OWES manual.

4.3 Tree Inventory

A high-level tree inventory was undertaken to document the potential requirements for subsequent planning phases. Tree inventory included collecting species names, Diameter at Breast Height (DBH), a photograph, and a data point for trees located throughout the developed area, as well as to document the drip lines for privately owned trees that extend within the Subject Property. No detailed health assessment was undertaken as part of this assignment.

4.4 Significant Woodland Evaluation

Within the Urban Boundary, woodlands have higher social and economic values, but due to the pressures associated with urban landscapes, generally have lower biodiversity and ecological value. The SWG identifies 19 ecosystem services that serve as criteria for evaluation when identifying a woodlands significance, and conducting an impact evaluation as part of an EIS.

Woodland significance was evaluated at a high level using the guidelines outlined in the SWG, which defines all urban woodlands meeting minimum size (0.80 ha) and age (60 years old) thresholds as significant under the Natural Heritage Reference Manual (NHRM) Criterion 4 – Economic and Social Functional Values (MNR 2010).

4.5 MBCA Schedule 1 Bird Nest Screening

A nest sweep was undertaken following the guidance provided by ECCC. As per the Pileated Woodpecker Cavity Identification Guide, surveyors inspected trees looking for nest cavities with the following criteria:

- Solid trees, with heart rot for nesting;
- Circular or teardrop shaped entrance holes with a vertical diameter of 12 cm, and horizontal diameter of 9 cm;
- Entrance holes with smooth edges and surface; and,
- Only one entrance present, or if multiple present, at least 1 m between the entrances.

4.6 Significant Wildlife Habitat Assessment

Significant Wildlife Habitats (SWH) are included under the Natural Heritage System as defined by the OP (2022) and where natural heritage policies of the PPS apply (MMAH 2024). The Ministry of Natural Resources and Forestry (MNRF) provides guidelines, tools and a decision support system to help with the complex task of identifying and designating Significant Wildlife Habitat. These aids are documented in three separate resources: *Significant Wildlife Habitat Technical Guide* (SWHTG, MNR 2000), *Significant Wildlife Habitat Mitigation Support Tool* (MNRF 2014b), and *Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E* (MNRF 2015).

A high-level analysis for SWH using aerial imagery interpretation of existing conditions, confirmed species observations, and potential habitat for wildlife was completed to determine any potential Candidate or Confirmed SWH in the Subject Property. Species and their habitats that are already protected as threatened or endangered under the ESA are not considered in the assessment of SWH. Confirmed or Candidate SWH with potential to occur in the Study Area are shown in Section 5.4.4. The Study Area is located in Ecoregion 6E where the following categories of SWH are considered:

- Seasonal Concentration Areas of Animals
- Rare Vegetation Communities or Specialized Habitat for Wildlife
- Habitat for SoCC
- Animal Movement Corridors

4.7 Species at Risk Surveys

4.7.1 SAR Tree Screening

A search for SAR Trees (i.e. Butternut, Black Ash) was conducted, which consisted of qualified persons walking through the Study Area where access was permitted (including 2098 Avenue P) identifying SAR trees. If located, a GPS point and photos were collected.

4.7.2 SAR Bats

A vegetation community-level assessment for SAR Bat habitat was conducted as per the Species at Risk Bats Survey Note (MECP, 2022, and Step 1 of the *Maternity Roost Surveys (Forests/Woodlands)* (MECP, 2022) methodology. No targeted snag/habitat tree surveys were undertaken as part of this assignment, but were noted incidentally when encountered. No acoustic monitoring surveys were undertaken as part of the assignment.

Little Brown Myotis, Northern Myotis, Tri-colored Bat, Hoary Bat, Eastern Red Bat and Silver-haired Bat will establish maternity roosts in treed areas of either deciduous, coniferous or a mix of both. Desktop review of aerial imagery was completed to identify the potential for suitable ELC communities for Treed Habitats following the methodology in Step 1 of the *Treed Habitats – Maternity Roost Surveys* protocol (MECP, 2022). ELC confirmation field investigations were undertaken and allowed for confirmation, or adjustment of mapped SAR bat habitat.

Eastern Small-footed Myotis use rock features rather than treed habitats for roosting, generally using loose rocks, rock crevices, talus rocks on slopes and piles of waste rocks. Desktop review of aerial imagery was completed to identify the potential for suitable ELC communities containing rock features. Once mapped, suitable ELC communities were surveyed to confirm suitability.

4.8 Site Visit

A site visit was conducted by Parsons staff on July 2, 2026, to observe existing natural environment features, including habitat suitable for SAR and other wildlife habitat, and to characterize the existing conditions of the site. Existing conditions and observations were documented by using GIS data collection tools to collect data and photos (**Appendix A**).

5.0 Results

5.1 Ecological Land Classification and Vegetation Communities

Vegetation communities documented within the Subject Property consisted of a commercial constructed area with an anthropogenically influenced forest community containing a large presence of the invasive species Glossy Buckthorn (*Frangula alnus*). Within the Study Area the vegetation includes naturalized communities such as anthropogenically influenced meadows (MEM), thickets (THD) and forests (FOD).

A summary of species, field observations and descriptions of ELC communities within the Study Area are described in **Table 6** and mapped in **Figure 4**.

Table 6: ELC within the Study Area.

ELC Community	Community Description	Area within Subject Property	Tree Species	Shrub Species	Groundcover Species
Business Sector (CVC_1)	Parking lot and commercial building with planted trees and garden beds.	0.75	- Red Oak (<i>Quercus rubra</i>) - Sugar Maple (<i>Acer saccharum</i>) - Norway Spruce (<i>Picea abies</i>) - White Spruce (<i>Picea glauca</i>)	Amur Maple (<i>Acer ginnala</i>)	None observed.
Dry-Fresh Exotic Deciduous Forest (FODM4-12)	The southern edge of the Subject Property and extending south into the Study Area where the dominant vegetation was invasive shrub species. The groundcover layer was sparse due to the dense understory.	0.05 ha	Trembling Poplar (<i>Populus tremuloides</i>)	- Common Buckthorn (<i>Rhamnus cathartica</i>) - Green Ash (<i>Fraxinus pennsylvanica</i>)	- Virginia Creeper (<i>Parthenocissus quinquefolia</i>) - Rhubarb (<i>Rheum rhabarbarum</i>) - Manitoba Maple (<i>Acer negundo</i>)
Dry-Fresh Sugar Maple – Hardwood Deciduous Forest (FODM5-9)	The forest community located approximately 20 m south of the property boundary within 2098 Avenue P. Areas of this community contained pools of standing water having yet to drain from earlier heavy precipitation.	N/A	- White Oak (<i>Quercus alba</i>) - Bur Oak (<i>Quercus macocarpa</i>) - Eastern-white Cedar (<i>Thuja occidentalis</i>) - Trembling Poplar - Black Cherry (<i>Prunus serotina</i>) - American Basswood (<i>Tilia americana</i>)	- Apple (<i>Malus</i> sp.) - Hawthorn (<i>Crataegus</i> sp.) - Common Buckthorn - Green Ash	Poison Ivy (<i>Toxicodendron radicans</i>)

ELC Community	Community Description	Area within Subject Property	Tree Species	Shrub Species	Groundcover Species
			• Red Maple (<i>Acer rubrum</i>) • Manitoba Maple • Sugar maple		
Dry-Fresh Deciduous Shrub Thicket (THDM2)	A thicket inclusion within the FOD communities south of the Subject Property.	N/A		• Honeysuckle (<i>Lonicera sp.</i>) • Staghorn Sumac (<i>Rhus typhina</i>) • Saskatoon Serviceberry (<i>Amelanchier alnifolia</i>) • Red-osier Dogwood (<i>Cornus sericea</i>) • Common Buckthorn	• Goldenrod Sp. (<i>Solidago sp.</i>) • Sensitive Fern (<i>Onoclea sensibilis</i>) • Cow Vetch (<i>Vicia cracca</i>) • Virginia Creeper • Orange Day-Lily (<i>Hemerocallis fulva</i>) • Fox Sedge (<i>Carex vulpinoidea</i>) • Bedstraw (<i>Galium sp.</i>)
Dry-Fresh Deciduous Regeneration Thicket (THDM4)	Regenerating thicket community located to the east of the subject Property.	N/A		• Trembling Poplar • Willow Sp. (<i>Salix sp.</i>) • Red-osier Dogwood • Common Buckthorn • Staghorn Sumac	• Goldenrod • Grass Sp.
Dry-Fresh Graminoid Meadow (MEGM3)	Meadow community located to the east of the subject Property.	N/A		• Staghorn Sumac • Common Buckthorn • Red-osier Dogwood	• Cattail (<i>Typha sp.</i>) • Creeping Thistle (<i>Cirsium arvense</i>) • Cow Vetch • Riverbank Grape (<i>Vitis riparia</i>) • Horsetail (<i>Equisetum sp.</i>) • Grass Sp.

5.2 Wetlands

Water pooling was observed throughout the property located at 2098 Avenue P during the site visit. It is important to note that a significant rainfall event occurred on July 1, 2026, where ECCC reported 118.4 mm of rainfall in the City of Ottawa. It is understood that the surrounding road network all drain towards the Avenue P property, which results in the accumulation of the sheet flow of stormwater that does not drain to stormwater infrastructure.

No evidence of areas of long-standing ephemeral water pooling such as staining on tree trunks, decomposed leaf litter, or sparsely vegetated areas were observed during the site visit. It is likely that the vegetated areas provide water storage function, where the stormwater eventually infiltrates, or evaporates from the site.

A limited number of facultative or wetland indicator species (i.e. Red-osier Dogwood, Sensitive Fern, Fox-tail Sedge) were identified within the vegetation communities, but overall, the vegetation communities identified within the Study Area were dominated by upland-type species.

Vegetation community mapping identified dry-fresh thicket, woodland and forest communities within the property located at 2098 Avenue P, and further supports the results of the 2019 Parsons ELC mapping for the Avenue P property.

The evaluation determined that there are no wetlands communities within the Study Area, or within 30 m of the Subject Property.

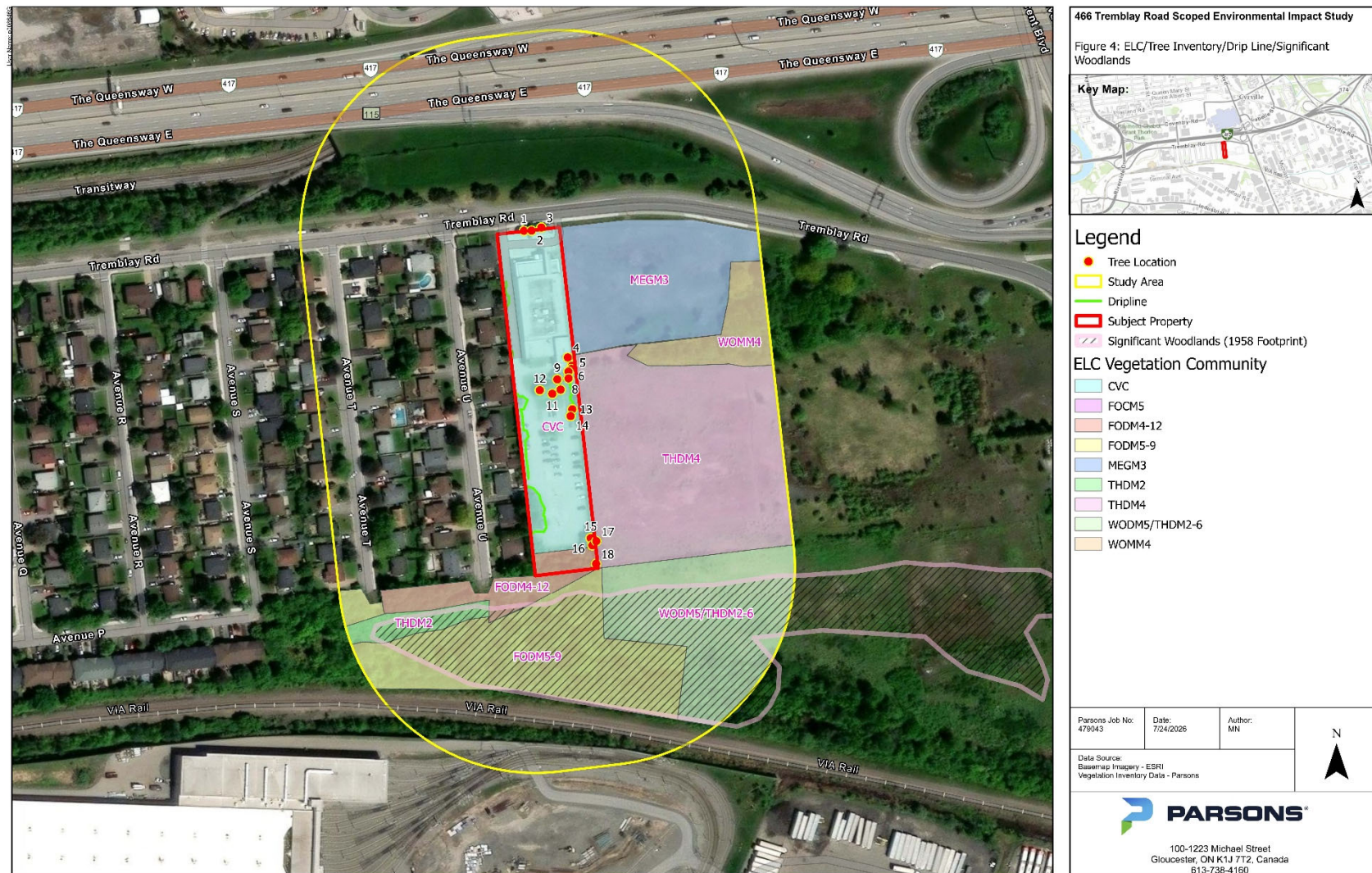


Figure 4: ELC, Significant Woodland, and tree location mapping.

5.3 Tree Inventory

A high-level tree inventory was undertaken to document trees over 10 cm DBH within the Subject Property. Species recorded generally appeared to have been planted, and part of the landscape for the commercial office building. Overall, 7 species of trees were identified within the Subject Property, and are summarized in **Table 7**, and identified in **Figure 4**.

Table 7: Trees within the Subject Property.

Tree ID #	Common Name	Scientific Name	DBH (cm)
1	Amur Maple	<i>Acer tataricum ssp. ginnala</i>	11
2	Amur Maple	<i>Acer tataricum ssp. ginnala</i>	18
3	Amur Maple	<i>Acer tataricum ssp. ginnala</i>	18
4	Norway Spruce	<i>Picea abies</i>	20
5	Norway Spruce	<i>Picea abies</i>	15
6	White Spruce	<i>Picea glauca</i>	15
7	Red Oak	<i>Quercus rubra</i>	20
8	Red Oak	<i>Quercus rubra</i>	22
9	Red Oak	<i>Quercus rubra</i>	20
10	Sugar Maple	<i>Acer saccharum</i>	25
11	Sugar Maple	<i>Acer saccharum</i>	30
12	Sugar Maple	<i>Acer saccharum</i>	25
13	White Spruce	<i>Picea glauca</i>	22
14	White Spruce	<i>Picea glauca</i>	22
15	Trembling Aspen	<i>Populus tremuloides</i>	20
16	Trembling Aspen	<i>Populus tremuloides</i>	20
17	Manitoba Maple	<i>Acer negundo</i>	25
18	Trembling Aspen	<i>Populus tremuloides</i>	30

5.4 Significant Woodlands

Through background review of online resources including NHIC and geOttawa, and aerial imagery interpretation, it appears that approximately 2.6 ha of woodlands have been present south of the Subject Property in some capacity dating back to at least 1958 (**Figure 4**), meaning that portions of the woodland are greater than 60 years old. The woodland area mapped in 1958 meets the age and size requirements set out by the City of Ottawa, and these portions of the woodland are considered significant.

The forest community that extends into the Subject Property contains an abundance of non-native, and invasive species (i.e. Manitoba Maple and Common Buckthorn), and does not provide social or recreational opportunity since it is located within private commercial property.

Though Significant Woodlands are present within the Study Area, the section of woodland within the Subject Property is limited to 0.05 ha, and provide limited ecological and social services. As such, it is not considered to be part of the Significant Woodland.

5.5 Schedule 1 Migratory Bird Nests

Pileated Woodpeckers nest in mature mixed or coniferous forests or in younger forests with numerous large, dead trees (ECCC 2022). The forested areas provide potential nesting habitat for Pileated Woodpeckers, however, no Schedule 1 Bird Nests were located within the Study Area during the site visit.

5.6 Significant Wildlife Habitat

No targeted surveys were undertaken as part of this assignment to confirm the presence of SWH within the Study Area. Candidate SWH within the Study Area has been identified based on a review of relevant background information, aerial imagery and ELC as per the criteria listed in the Significant Wildlife Habitat Criteria Schedules For Ecoregion 6E (MNR, 2015). Candidate SWH are summarized in **Table 8**.

Table 8: Candidate SWH within the Study Area.

CATEGORY	TYPE	CANDIDATE/CONFIRMED	RATIONALE
Seasonal Concentration Areas of Animals	Bat Maternity Colonies	Candidate	The forests south of the Subject Property possess trees with characteristics of suitable bat trees (i.e. cavities, peeling bark) within the Study Area
Habitat for SoCC	Special Concern and Rare Wildlife Species	Candidate	SoCC with potential to occur include the following: - Common Nighthawk - Eastern Wood-pewee - Wood Thrush

5.7 Species at Risk

A SAR assessment was completed to determine the potential for SAR and SoCC identified through background records to occur in the Study Area (**Table 9**). The assessment was based on the observed existing conditions, habitat needs of each species, and the identified presence of suitable habitat or species within the Study Area. The potential for adverse impacts as a result of the Project was assessed based on the presence of suitable habitat within the Project Area, the proximity of suitable habitats, and the likelihood of Project activities impacting the habitat or individuals of the species.

Habitat for the following species was identified as having moderate to high potential for occurrence based on habitat assessments:

- Eastern Red Bat (*Lasiurus borealis*), Endangered under the SCA.
- Hoary Bat (*Lasiurus cinereus*), Endangered under the SCA.
- Little Brown Bat (*Myotis lucifugus*), Endangered under the SCA and the SARA.
- Silver-haired Bat (*Lasionycteris noctivagans*), Endangered under the SCA.
- Tri-colored Bat (*Perimyotis subflavus*), Endangered under the SCA and the SARA.
- Northern Myotis (*Myotis septentrionalis*), Endangered under the SCA.
- Black Ash (*Fraxinus nigra*), Endangered under the SCA.

Potential to occur within the Subject Property is defined using a scale ranging from none, to confirmed, and is defined as follows:

- **None:** Suitable habitat, including occasional habitat, is absent within the area assessed, and no background records indicate the potential for species occurrence.
- **Low Potential:** Suitable habitat is absent within the area assessed, however occasional habitat and limited potential for incidental occurrence may be present. For vegetation, site visits have confirmed that no individuals are present within the defined search area. (See report for methodology), however suitable habitat and/or background records may indicate potential to occur within areas of the Study Area not searched.
- **Moderate Potential:** Occasional habitat is present, and background records have been identified, OR suitable habitat is present however background records are either not present for the species, or are not considered to reflect existing conditions (e.g., bird species observed during migration, historic records >50 years old)
- **High Potential:** Suitable habitat is present within the area assessed and reliable background records during appropriate timing (e.g., bird species observed during breeding season, and not during migration) have been identified.
- **Confirmed:** Species was observed during field investigations.

Table 9: Habitat assessment for SAR within the Study Area.

Common Name	Scientific Name	SCA Status	SARA Status	Habitat Requirements	Source Identifying Species Record	Potential and Rational for Species to Occur within the Study Area	Potential and Rational for Impact to Habitat in Project Area
FLORA							
Black Ash	<i>Fraxinus nigra</i>	Endangered	No Status	Commonly in mixed deciduous-conifer or conifer dominated swamps, with poorly drained soil pH of 4.4 to 8.2; Frequently in very wet, seasonally flooded, habitats including floodplain forests, basins, seepage and lacustrine swamp forests, shoreline forest margins, fens and bogs. Moderately shade-tolerant.	City of Ottawa 2025, WSP 2019	Moderate – Black Ash trees were observed by WSP in adjacent habitats. No Black Ash was observed within accessible lands during the site visit. Suitable habitat for Black Ash may be present within wetland communities east of the property limit, which are located more than 30 m from the Subject Property.	None – No Black Ash was observed within the Subject Property, or the surrounding area.
Butternut	<i>Juglans cinerea</i>	Endangered	Endangered	Deciduous forests with moist, well-drained soil of pH 5.5 to 8; commonly found along streams. Often grows alone in sunny openings and near forest edges. FOD and mature hedgerows.	Parsons EIS 530 Tremblay 2019	Low – No Butternut trees were observed within the Study Area during the site visit. Suitable habitat for Butternut may be present within the adjacent forest community south of the property limit.	None – No Butternut was observed within the Subject Property, or the surrounding area.
REPTILE							
Blanding's Turtle (Great Lakes / St. Lawrence population)	<i>Emydoidea blandingii</i>	Threatened	Endangered	Shallow, nutrient-rich habitats; typically, large wetlands and shallow lakes with lots of water plants. Nesting occurs in sand, organic soil, gravel, cobblestone, and soil-filled crevices of rock outcrops. Overwintering occurs in pools about 1 metre in depth.	ORAA	None – No suitable habitat is present in the Study Area.	None – Suitable habitat was confirmed to be absent from the Study Area.
Eastern Musk Turtle (Stinkpot)	<i>Sternotherus odoratus</i>	Not Listed	Special Concern	Shallow ponds, lakes, marshes and slow-moving rivers with abundant emergent vegetation and muddy bottoms. Nesting occurs in soil, decaying vegetation, rotting wood, rock crevices, muskrat lodges, or on open ground. Hibernation occurs in the muddy bottoms of suitable wetland habitats.	ORAA	None – No suitable habitat is present in the Study Area.	None – Suitable habitat was confirmed to be absent from the Study Area.
Northern Map Turtle	<i>Graptemys geographica</i>	Not Listed	Special Concern	Both lakes and rivers, preferably with slow-moving currents, muddy bottoms, high-quality water, and abundant vegetation. Habitat must contain suitable basking sites such as rocks and deadheads. Hibernation occurs at the bottom of deep, slow-moving sections of river.	ORAA	None – No suitable habitat is present in the Study Area.	None – Suitable habitat was confirmed to be absent from the Study Area.

Common Name	Scientific Name	SCA Status	SARA Status	Habitat Requirements	Source Identifying Species Record	Potential and Rational for Species to Occur within the Study Area	Potential and Rational for Impact to Habitat in Project Area
Snapping Turtle	<i>Chelydra serpentina</i>	Not Listed	Special Concern	Shallow wetland habitats with slow-moving water and soft bottoms; ponds, sloughs, shallow bays, river edges, or slow streams. Nesting occurs on sandy or gravel banks or man-made structures such as roads, dams, and aggregate pits. Overwintering occurs underwater, underneath logs, sticks, or overhanging banks, deep in mud in marshy areas, or underneath floating mats of vegetation.	ORAA	None – No suitable habitat is present in the Study Area.	None – Suitable habitat was confirmed to be absent from the Study Area.
AVIAN							
Bank Swallow	<i>Riparia riparia</i>	Not Listed	Threatened	Requires vertical faces in sand or silt deposits; river and lake banks, active/inactive sand and gravel pits, road cuts, soil stockpiles. Breeding sites are located close to aerial foraging areas such as grasslands, meadows, pastures, and cropland. Large wetlands used for nocturnal roost sites during post-breeding, migration and wintering periods.	OBBA	Low – No individuals or nests were observed during the site visit. There is no suitable nesting habitat within the Study Area. Any potential to occur is limited to incidental occurrences associated with the adjacent grasslands east of the property limit.	None – There is no potential for impact if project work is conducted outside of breeding bird timing windows and applying best management practices for stockpiles during construction.
Barn Swallow	<i>Hirundo rustica</i>	Not Listed	Threatened	Cup-shaped mud nests are built on human-made structures such as open barns, under bridges, and in culverts. Preferably constructed on rough-cut wood surfaces with right angles. Foraging habitat includes grassy fields, pastures, cropland, lake and river shorelines, cottage areas and farmyards, islands, wetlands, and tundra.	OBBA	Low – No individuals or nests were observed during the site visit. There is no suitable nesting habitat within the Study Area. Any potential to occur is limited to incidental occurrences associated with the adjacent grasslands east of the property limit.	None – There is no potential for impact if project work is conducted outside of breeding bird timing windows and applying best management practices during construction.
Bobolink	<i>Dolichonyx oryzivorus</i>	Not Listed	Threatened	Hayfields, pastures, wet prairie, graminoid peatlands, abandoned farm fields dominated by tall grasses, no-till cropland, small-grain fields, restored surface mining sites. Small nests are often built on the ground in dense grasses. Typically, not abundant in short-grass prairie, alfalfa, or in row crop monocultures (corn, soybean, wheat). T	OBBA	None – No individuals were observed during the site visit. There is no suitable grassland habitat of appropriate size within the Study Area.	None – Suitable habitat was confirmed to be absent from the Study Area.
Canada Warbler	<i>Cardellina canadensis</i>	Not Listed	Threatened	Deciduous or coniferous forests with well-developed, dense shrub layer; commonly wet or in riparian areas. May also include stands regenerating after natural disturbances (ie, logging).	OBBA	None – No suitable habitat is present in the Study Area.	None – Suitable habitat was confirmed to be absent from the Study Area.

Common Name	Scientific Name	SCA Status	SARA Status	Habitat Requirements	Source Identifying Species Record	Potential and Rational for Species to Occur within the Study Area	Potential and Rational for Impact to Habitat in Project Area
Chimney Swift	<i>Chaetura pelagica</i>	Not Listed	Threatened	Historically included hollow trees. More commonly found in and around urban settlements, including chimneys and other manmade structures. Typically, close to water.	OBBA	Confirmed – Chimney Swift was observed during the site visit. However, no suitable habitat is present within the Study Area and no known Chimney Swift nesting colonies were identified within the Study Area.	None – There is no potential for impact if project work is conducted outside of breeding bird timing windows and applying best management practices during construction.
Common Nighthawk	<i>Chordeiles minor</i>	Not Listed	Special Concern	Open areas with little to no ground vegetation; logged or burned areas, rock barrens, peat bogs, lakeshores, dunes, beaches, and mine tailings. Less commonly found in cultivated fields, orchards, mine tailings, and along gravel roads and railways. Nesting habitat is typically open and vegetation free; may include grasslands, pastures, marshes, and riverbanks. May also include mixed and coniferous forests.	OBBA	Low. No individuals were observed during the site visit. There is no suitable naturalized breeding habitat in the form of open habitats or flat gravel rooftops present in the Study Area.	None – There is no potential for impact if project work is conducted outside of breeding bird timing windows and applying best management practices during construction.
Eastern Meadowlark	<i>Sturnella magna</i>	Not Listed	Threatened	Moderately tall grasslands; prairies, savannahs, pastures and hayfields, alfalfa fields, weedy borders of croplands, roadsides, orchards, airports, overgrown fields. Small trees, shrubs, or fence posts used as elevated song perches.	NHIC, OBBA	Low – No individuals were observed during the site visit. Suitable grassland habitat is present within the Study Area. Any potential to occur is limited to incidental occurrences associated with the adjacent grasslands east of the property limit.	None – There is no potential for impact if project work is conducted outside of breeding bird timing windows and applying best management practices during construction.
Eastern Wood-pewee	<i>Contopus virens</i>	Not Listed	Special Concern	Mid-canopy layer of forest clearings, edges of deciduous and mixed forests, early successional clearings. F	OBBA	Low – No individuals were observed during the site visit. There is suitable habitat in the FODM classified areas in the southern portion of the Study Area.	None – There is no potential for impact if project work is conducted outside of breeding bird timing windows and applying best management practices during construction.
Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	Not Listed	Threatened	Typically a mix of open and forested areas; savannahs, open woodlands, or openings in mature deciduous, coniferous and mixed forests (commonly pine and oak forests). Foraging habitat may include shrubby pastures or wetlands with perches.	OBBA	None – No suitable habitat is present in the Study Area.	None – Suitable habitat was confirmed to be absent from the Study Area.
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	Not Listed	Special Concern	Open, mature mixed-wood forests dominated by fir, white spruce, and/or trembling aspen. Attracted to ornamental trees and bird feeders.	OBBA	None – No suitable habitat is present in the Study Area.	None – Suitable habitat was confirmed to be absent from the Study Area.

Common Name	Scientific Name	SCA Status	SARA Status	Habitat Requirements	Source Identifying Species Record	Potential and Rational for Species to Occur within the Study Area	Potential and Rational for Impact to Habitat in Project Area
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	Not Listed	Special Concern	Open grassland habitats, usually 5 ha or greater with well-drained, sandy soil; hayfields, pasture, alvars, prairies, grain crops (i.e., barley). Preferably sparsely vegetated areas. Nests are woven from grasses into a small, cup-like shape.	OBBA	Low – No individuals were observed during the site visit. Suitable grassland habitat is present within the Study Area. Any potential to occur is limited to incidental occurrences associated with the adjacent grasslands east of the property limit.	None – There is no potential for impact if project work is conducted outside of breeding bird timing windows and applying best management practices during construction.
Least Bittern	<i>Ixobrychus exilis</i>	Not Listed	Threatened	Marshes with emergent vegetation surrounded by open water; prefers cattail marshes with a mix of open pools and channels. Nests are built above marsh water in stands of dense vegetation.	OBBA	None – No suitable habitat is present in the Study Area.	None – Suitable habitat was confirmed to be absent from the Study Area.
Wood Thrush	<i>Hylocichla mustelina</i>	Not Listed	Threatened	Mature deciduous and mixed forests; moist stands of trees with well-developed undergrowth. Tall trees are used for singing perches. Nests are built in live saplings, trees, or shrubs, especially sugar maple or American beech. Preferably large forest mosaics. FOD and FOM greater than 1 ha.	OBBA	Low – No individuals were observed during the site visit, and no suitable nesting habitat of interior habitat and large connected forests is present. Any potential to occur is limited to incidental occurrences associated with the adjacent forest south and east of the property limit.	None – There is no potential for impact if project work is conducted outside of breeding bird timing windows and applying best management practices during construction.
MAMMAL							
Eastern Red Bat	<i>Lasiurus borealis</i>	Endangered	No Status	Use treed habitats for roosting and foraging, with a particularly strong dependence on trees as roosting sites but can also use shrubs. Foraging habitats are less well known, but likely include the area above aquatic habitats, low elevation meadows, grasslands, and fields, as well as open-canopied forest, the area above canopies, and forest edges. Use both deciduous and coniferous forests, of any age class. Trees used as maternity roosts by Eastern Red Bats tend to be large diameter and tall, reaching or exceeding the height of the surrounding canopy. Non-foliage roosts are occasionally used and include shrubs, bridges, and the sides of buildings.	AMO 1994, City of Ottawa 2025	Moderate – There is moderate potential to occur in the Study Area due to suitable roosting habitat in the form of forested community in the south of the Subject Property, and the proximity of the Rideau River. Presence of dead or live foliage clusters provide suitable roosting habitat.	Low – Tree removals are anticipated as part of the Project; however impacts are limited to forest edges or planted trees and will not limit SAR bat habitat. With the application of timing windows and standard mitigation measures, no negative impacts are expected.

Common Name	Scientific Name	SCA Status	SARA Status	Habitat Requirements	Source Identifying Species Record	Potential and Rational for Species to Occur within the Study Area	Potential and Rational for Impact to Habitat in Project Area
Eastern Small-footed Myotis	<i>Myotis leibii</i>	Endangered	No Status	Closely associated with rocky habitats, relying primarily on rock outcrops, cliffs, talus slopes, and crevices for day roosting and maternity roosts. These rock features are often located within or adjacent to forested landscapes, including deciduous, mixed, and boreal forests. Forages near water. Sometimes roosts in trees with cavities and peeling bark or found in structures (attics, barns etc.). (MECP 2023), (Humphrey 2017)	AMO 1994, City of Ottawa 2025	Low – There is low potential to occur in the Study Area habitat requirements include rock outcrops, which are absent from the Study Area. There is potential for occasional roosting in the forested community south of the Subject Property, however, there have been only historical records in downtown Ottawa (Macpherson 2025).	None – Tree removals are anticipated as part of the Project; however impacts are limited to forest edges or planted trees and will not limit SAR bat habitat. With the application of timing windows and standard mitigation measures, no negative impacts are expected.
Hoary Bat	<i>Lasiurus cinereus</i>	Endangered	No Status	Use treed habitats for roosting and foraging, with a particularly strong dependence on trees as roosting sites but can also use shrubs. Roost by hanging from branches. Foraging habitats are less well known, but likely include the area above aquatic habitats, low-elevation meadows, grasslands, and fields, as well as open-canopied forest, the area above forest canopies, and forest edges. Use both deciduous and coniferous forests, of any age class. Trees used as maternity roosts by Hoary Bats tend to be large diameter and tall, reaching or exceeding the height of the surrounding canopy. Non-foliage roosts are occasionally used and include shrubs, bridges, and the sides of buildings.	AMO 1994, City of Ottawa 2025	High – There is high potential to occur in the Study Area due to suitable roosting habitat in the form of forested community in the south of the Subject Property, and the proximity of the Rideau River. Presence of dead or live foliage clusters provide suitable roosting habitat.	Low – Tree removals are anticipated as part of the Project; however impacts are limited to forest edges or planted trees and will not limit SAR bat habitat. With the application of timing windows and standard mitigation measures, no negative impacts are expected.
Little Brown Myotis	<i>Myotis lucifugus</i>	Endangered	Endangered	Roosts in loose bark and in cavities of trees, often associated with buildings (attics, barns, etc.) typically situated near suitable foraging habitat such as wetlands, forest edges, and open water features where insect prey is abundant. The effective use of these roosts depends on close proximity to water and a well-connected landscape, with tree lines and watercourses facilitating movement between roosting, foraging, (MECP 2023), (Humphrey, Christy and Heather Fotherby 2019)	AMO 1994, City of Ottawa 2025, WSP 2019, Stantec 2019	Confirmed – Individuals were recorded during acoustic surveys performed by Stantec in 2019. There is a high potential to occur in the Study Area due to suitable roosting habitat in the form of forest community if the south of the Subject Property and the presence of attics. Trees observed during the site visit provided suitable roosting features such as cavities, peeling bark, or crevices.	Low – Tree removals and building demolition are anticipated as part of the Project, however impacts are limited to forest edges or planted trees, and will not limit SAR bat habitat. With the application of timing windows and standard mitigation measures, no negative impacts are expected.

Common Name	Scientific Name	SCA Status	SARA Status	Habitat Requirements	Source Identifying Species Record	Potential and Rational for Species to Occur within the Study Area	Potential and Rational for Impact to Habitat in Project Area
Northern Myotis	<i>Myotis septentrionalis</i>	Endangered	Endangered	Associated with mature forests in the boreal region often in proximity to water due to high abundance of insects. Roosts under loose bark and in cavities of trees. Occasionally found in structures (attics, barns etc.). (MECP 2023); (Humphrey, Christy and Heather Fotherby 2019)	AMO 1994, City of Ottawa 2025	Moderate - There is moderate potential to occur in the Study Area due to occasional roosting habitat in the form of forest community if the south of the Subject Property, and the proximity of the Rideau River. Historical records suggest the range is limited to downtown Ottawa, Orleans, and Clarence-Rockland with critical habitats located northwest of Ottawa (Macpherson, 2025).	Low – Tree removals are anticipated as part of the Project; however impacts are limited to forest edges or planted trees and will not limit SAR bat habitat. With the application of timing windows and standard mitigation measures, no negative impacts are expected.
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	Endangered	No Status	Roosting by Silver-haired Bats occurs primarily under bark and in the cavities of trees, making them reliant on habitats where large, decaying trees are available. Silver-haired Bats roost in a variety of large diameter coniferous and deciduous trees. Use mostly treed habitats for roosting or foraging, with a particularly strong dependence on trees as roosting sites. Foraging habitats are less well known but likely include the area above aquatic habitats low-elevation meadows, grasslands, and fields, as well as open-canopied forest, the area above forest canopies, and forest edges (COSSARO 2023), (COSEWIC 2023).	AMO 1994, City of Ottawa 2025	Moderate - There is moderate potential to occur in the Study Area due to suitable roosting habitat in the form of forested community in the south of the Subject Property, and the proximity of the Rideau River. Presence of dead or live foliage clusters provide suitable roosting habitat.	Low – Tree removals are anticipated as part of the Project; however impacts are limited to forest edges or planted trees and will not limit SAR bat habitat. With the application of timing windows and standard mitigation measures, no negative impacts are expected.
Tri-colored Bat	<i>Perimyotis subflavus</i>	Endangered	Endangered	Found in a variety of forested habitats where day roosts and maternity colonies occur in older forests, barns, and other structures (attics, barns, etc.). They forage over water and along streams in the forests (MECP 2023).	AMO 1994, City of Ottawa 2025	Moderate – There is moderate potential to occur in the Study Area due to suitable roosting habitat in the form of forested community in the south of the Subject Property, and the proximity of the Rideau River. Presence of dead or live foliage clusters provide suitable roosting habitat.	Low – Tree removals are anticipated as part of the Project; however impacts are limited to forest edges or planted trees and will not limit SAR bat habitat. With the application of timing windows and standard mitigation measures, no negative impacts are expected.
INSECT							
Monarch	<i>Danaus plexippus</i>	Not Listed	Endangered	Open or disturbed habitats such as roadsides, fields, wetlands, prairies, and open forests. Trees along the north shore of the Great Lakes are used for roosting before migrating across open water. Caterpillars are confined to meadows and open areas where milkweed grows. AL, TP, and CUM where milkweed is present.	OBA	Low – Monarch or Milkweed was not observed during the site visit. There is limited foraging habitat in the form of nectar plants the Study Area.	None – Suitable habitat was confirmed to be absent from the Study Area.

5.7.1 SAR Bat Habitat

In accordance with the *Survey Protocol for Species at Risk Bats within Treed Habitats* (MNRF 2017), a bat habitat suitability assessment requires the ELC community of “any coniferous, deciduous or mixed wooded ecosite, including treed swamps, that includes trees at least 10 cm diameter-at-breast height should be considered suitable maternity roost habitat”. Wooded areas within the Study Area contain suitable snag/habitat trees for tree-roosting bats. No acoustic monitoring was undertaken as part of this assignment, however there is moderate to high potential for the presence of tree roosting bats such as Little Brown Bat, Hoary Bat, Eastern Red Bat, Silver-haired Bat, Tri-coloured Bat and Northern Myotis within the forested communities within the Study Area.

It was determined that 0.05 ha of potential SAR Bat maternity roosting habitat is present within the forested ecosites on the Subject Property. No suitable rock roosting communities were identified within the Study Area, and it was determined that there is no suitable habitat for Eastern Small-footed Bat. Suitable tree roosting habitat has been mapped in **Figure 5**.

5.8 Incidental Wildlife

Incidental wildlife observations included the presence of animals, tracks, scat, or other signs and consisted of wildlife typical of urban landscapes. Observations are included in **Table 10**.

Table 10: Incidental Wildlife observations within the Study Area.

Species Name	Scientific Name
AVIAN	
Alder Flycatcher	<i>Empidonax alnorum</i>
American Crow	<i>Corvus brachyrhynchos</i>
American Goldfinch	<i>Spinus tristis</i>
American Kestrel	<i>Falco sparverius</i>
American Redstart	<i>Setophaga ruticilla</i>
American Robin	<i>Turdus migratorius</i>
Black-capped Chickadee	<i>Poecile atricapillus</i>
Brown Thrasher	<i>Toxostoma rufum</i>
Cedar Waxwing	<i>Bombycilla cedrorum</i>
Chimney Swift	<i>Chaetura pelagica</i>
Common Grackle	<i>Quiscalus quiscula</i>
Common Raven	<i>Corvus corax</i>
Gray Catbird	<i>Dumetella carolinensis</i>
House Finch	<i>Haemorrhous mexicanus</i>
Killdeer	<i>Charadrius vociferus</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
Northern Flicker	<i>Colaptes auratus</i>
Red-eyed Vireo	<i>Vireo olivaceus</i>
Red-winged Blackbird	<i>Agelaius phoeniceus</i>
Song Sparrow	<i>Melospiza melodia</i>
White-breasted Nuthatch	<i>Sitta carolinensis</i>
Yellow Warbler	<i>Setophaga petechia</i>
MAMMAL	
Eastern Gray Squirrel	<i>Sciurus carolinensis</i>

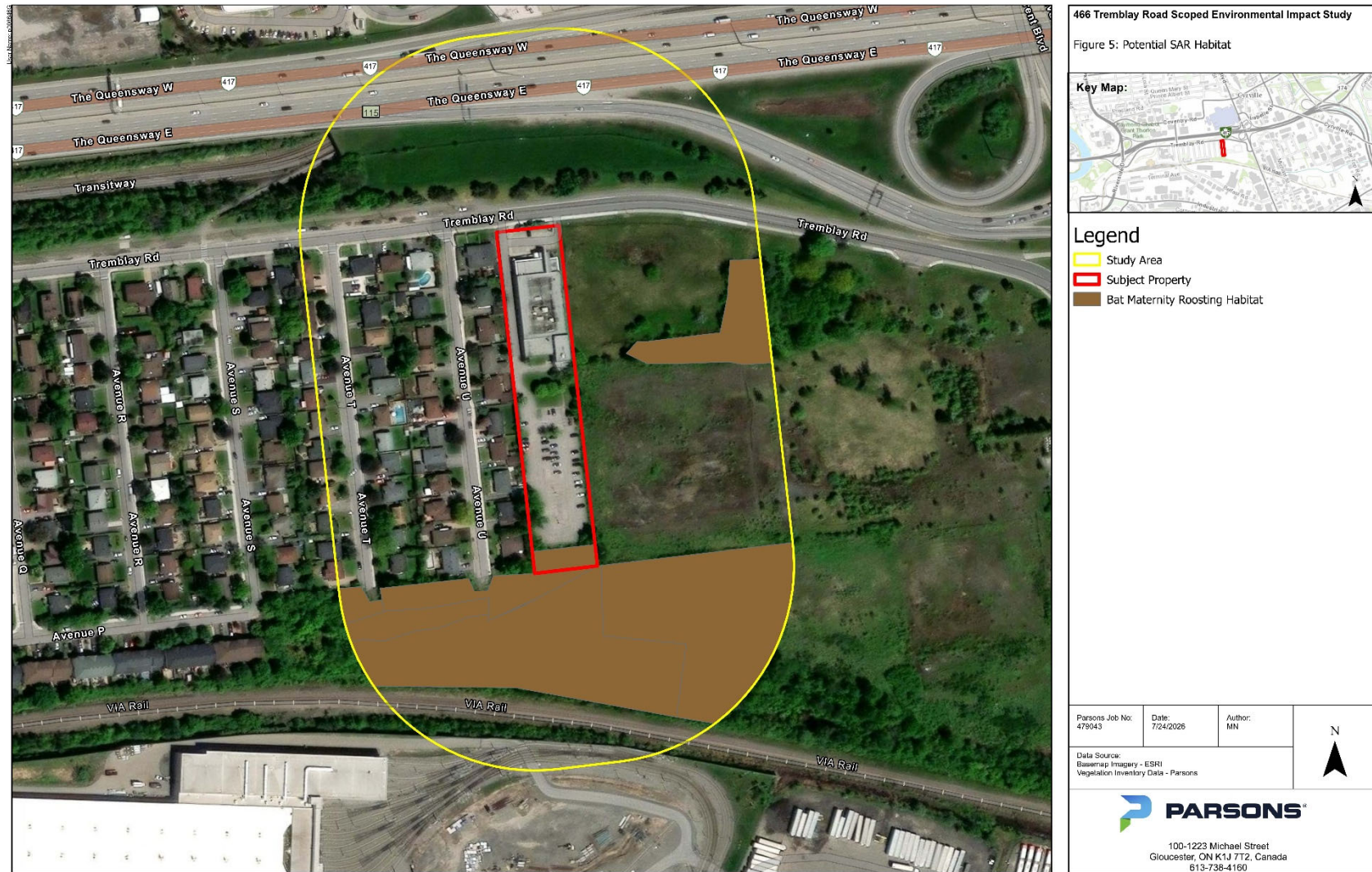


Figure 5: Potential SAR Bat Maternity Roosting Habitat within the Study Area

6.0 Impacts and Mitigation

Impacts to the natural heritage, as well as trees, within and adjacent to the Subject Property were determined based on the proposed site plans (**Figure 6**). The project assumes permanent impacts to all natural heritage features within the Subject Property.

Recommended measures to mitigate or minimize potential effects, or incidental harm to wildlife or the natural environment are discussed in the following subsections.

6.1 Impacts to Vegetation, Trees, and Significant Woodlands

Vegetation removal is required as part of works associated with the construction activities for 466 Tremblay Road. Associated impacts related to vegetation removals will include:

- The permanent loss of or disturbance to vegetation is approximately 0.05 ha. This disturbance is directly associated with the clearing required to accommodate the Project footprint. The area of vegetation planned for removal is separated below per ELC Community:
 - 0.05 ha of Dry-Fresh Exotic Deciduous Forest.
- The permanent loss of 18 trees (as identified in Section 5.3).
- Accidental damage or loss of trees and other vegetation features because of site alteration, or construction activities.
- Minimal reduction in permeable surfaces, and surface water drainage.
- Minimal permanent loss of habitat for common urban wildlife dependent on the terrestrial communities.
- Minimal reduction in canopy cover.

6.1.1 Proposed Mitigations for Vegetation Removals

Where possible, mitigations should be implemented to reduce impacts to habitats present within the Study Area. The following mitigation measures and best management practices should be implemented during vegetation removals:

Planning and Design Stages:

- Vegetation restoration plans should implement at a minimum the use of native species adjacent to naturalized properties (trees, shrubs and herbaceous plants) and make use of drought-tolerant species. Native plants are defined as plants that are indigenous to Eastern Ontario. A list of resources can be found on the City of Ottawa's website.
- Vegetation restoration plans shall not include any invasive species listed by Ontario's Invasive Plant Council.
- Erosion and Sediment Control Plans should be developed to prevent sedimentation and impact to critical root zone of trees on adjacent trees.
- A complete inventory of trees to be impacted shall be undertaken in accordance with the City of Ottawa Tree Bylaws at Detailed Design.

During Construction:

- Ground disturbance from the work should follow the guidelines outlined in the Erosion and Sediment Control Plan.
- Follow Ontario's Invasive Plant Council the Clean Equipment Protocol for Industry to reduce the number of invasive species spread to and from site.
- Invasive species will be treated in methods compatible with Ontario's Invasive Plant Council Best Management Practices.

- Where trees occur adjacent to the works but are not identified for removal but may be impacted, protection will be provided in accordance with the Section 6 - Tree Protection policies under the City of Ottawa's Tree Bylaw (2020-340) and specifications outlined in **Appendix E**.

With the successful implementation of the mitigation measures outlined above, no net negative impacts are anticipated on native terrestrial vegetation, tree canopy, or Significant Woodlands due to the proposed removals.

6.2 Impacts to Breeding Birds

Observations made during field investigations suggest that the existing treed areas to the south of the subject property provides habitat for bird species common to the sub-urban forested landscapes such as Yellow Warbler, Northern Flicker, American Crow, and American Redstart. Scrublands and thickets provide suitable habitat for bird species such as Grey Catbird, Brown Thrasher, and Alder Flycatcher.

No nests belonging to migratory birds listed on Schedule 1 of the MBCA were identified within the Subject Property.

It is anticipated that approximately 0.05 ha of suitable nesting and foraging habitat are to be permanently impacted due to vegetation removals associated with the Project.

6.2.1 Proposed Mitigations for Breeding Birds

To minimize impacts to birds from constructed buildings, the following mitigation measures are recommended in accordance with the City's Bird Safe Design Considerations (City of Ottawa 2022b):

Planning and Design Stage:

Minimize transparency and reflectivity of glass structures and windows using the following methods:

- Avoiding expanses of glazing
- Use visual interest or different materials to separate texture, colour, opacity or other features
- If glazing is used, glass with integrated protection measures is preferred, where treatments should be applied to a minimum of 90% of the glass within the first 16 m of height measured from the finished grade, or the height of an adjacent mature tree canopy.
- Use of bird-safe commercial films with space markers and images that can be applied direction on to glass.
- Consider other structural features such as antennas, and ventilation grates that may pose a hazard to bird species.
- Ensure pipes, flues and vents are capped or screened to prevent wildlife entry.
- Use of landscape plans to avoid planting trees or shrubs near windows and create safe bird-friendly landscaping. Avoid using plants that are attractive to birds for seeds or fruits.

The following mitigation measures are intended to address potential impacts to breeding birds:

During Construction:

- Clearing of vegetation should not occur during the breeding bird season, (April 1 – August 31). Should any clearing be required during the breeding bird season, nest searches shall be conducted by a qualified avian biologist and must be completed 48 hours prior to clearing activities.
- If active nests are located, an appropriate setback will be established by the qualified avian biologist. No work will be permitted within this setback in accordance with the federal MBCA.
- A qualified bird rehabilitation center should be contacted if any birds are injured or found injured during construction activity. Injured birds should be transported to a qualified center for care (a local facility is the Ottawa Wild Bird Care Centre).

- The construction area should be pre-stressed prior to any vegetation clearing within the proposed development area.

With the successful implementation of the mitigation measures outlined above, no negative impacts to breeding bird habitat for common sub-urban forest and scrubland breeding bird species are anticipated due to the proposed habitat removals.

6.3 Impacts to Species at Risk Bats

Approximately 0.05 ha of potential SAR Bat maternity roosting habitat is present within the forested ecosite on the Subject Property. Removals are limited to forest edges, and it was determined that vegetation removals would not impair the overall function of the habitat. Temporary and indirect impacts to SAR Bats may include:

- Temporary habitat avoidance due to an increase in anthropogenic activities. Human disturbance near bat maternity colonies has also been known to cause female bats to drop their pups to the ground to flee from intruders, or to abandon their young altogether.
- Light and noise impacts may cause changes to nocturnal sleeping patterns impacting foraging habits.
- Habitat fragmentation impacts movement ability between adjacent suitable habitats for foraging and/or roosting.
- Vegetation removals surrounding maternity roosts and between feeding areas may result in decreased prey availability, decreased foraging efficiency, and increased vulnerability to predators; and
- Vegetation removals surrounding maternity roosts may lead to temperature, humidity and air flow changes within the internal habitat, changing the overall ecological function of the area.

6.3.1 Proposed Mitigations for SAR Bats

In order to avoid incidental harm or take, the following measures are recommended during construction to remain in compliance with the ESA:

During Construction:

- To avoid incidental take, injury, harm, or death to SAR Bats, vegetation removal activities are to occur between December 1 and March 31, which is outside of the active period for bats likely to be using these habitats. Tree felling shall be conducted in a manner that avoids damaging trees that will not be removed.
- To protect SAR Bat habitat occurring adjacent to the works that is not identified for removal, but may be incidentally impacted, protection will be provided in accordance with the local municipal protection will be provided in accordance with the City of Ottawa Tree Bylaw.
- Construction equipment and vehicles, and storage of stockpiles, construction materials or debris should avoid the dripline of retained trees and vehicles should direct exhaust away from retained trees. Activities or access routes should be planned to avoid breakage or damage to existing living or dead trees or their branches, unless removal or pruning can be carried out outside of the bat active season.
- To reduce the effects of light pollution on SAR bats, it is recommended that permanent light fixtures installed near SAR bat habitat be avoided, where feasible. If not feasible, it is recommended to reduce illumination and light spill through design (e.g. height of light, light shields, lighting intensity, light temperature, direction and spectral composition).
- Where SAR bat habitat has been temporarily impacted, site restoration will be undertaken following the completion of the construction activities. All areas disturbed as a result of construction activities would be re-vegetated by planting and seeding using native species considered appropriate and shall be included in the landscape plans.
- If a SAR Bat is observed, work will stop and a qualified SAR bat specialist shall be contacted, and a species-specific protection buffer shall be implemented until the bat leaves the work area. Work will

resume on the advice and recommendations from the SAR Specialist in consultation with MECP (as required).

- If storm fall of trees or branches measuring 10 cm diameter or greater occurs between April 1 and September 30 of any year, and either falls into the construction area or is identified as a hazard to workers, the storm damaged trees and surrounding area shall be inspected by a qualified SAR bat specialist before removal from site, in order to determine whether bats or bat roosts are present. Features including peeling bark, cavities, cracks, and leaf clusters should be inspected thoroughly, and the surrounding area should be searched for bats that may have fallen to the ground during the storm or wind event.
- If bats are found within storm damaged trees, they shall be allowed to leave the area on their own (i.e. overnight, with the roost re-inspected in the morning), or, if injured, will be transported to a qualified wildlife rehabilitator.

With the successful implementation of the mitigation measures outlined above, no permanent direct impacts to SAR Bats are anticipated.

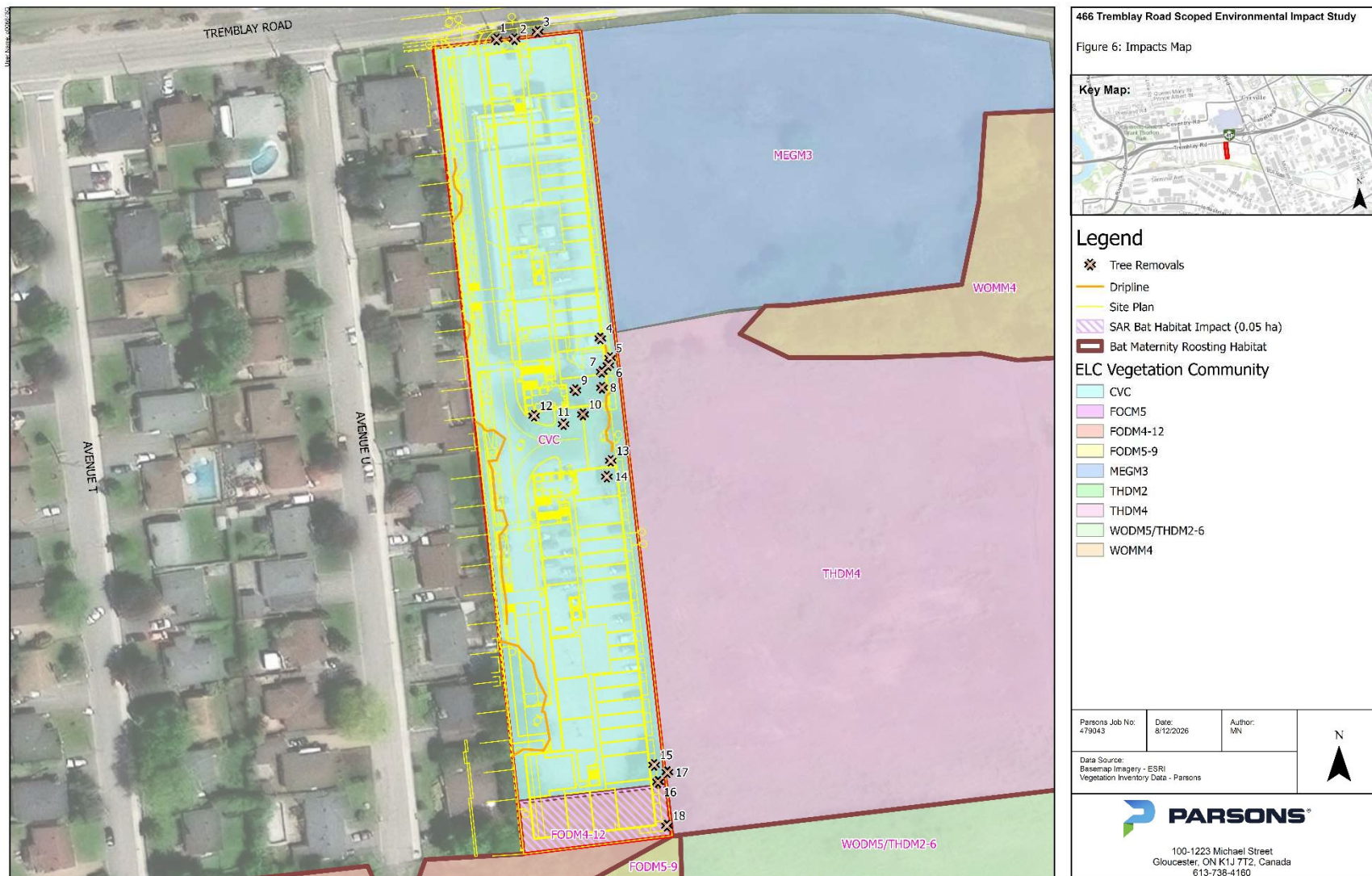


Figure 6: Impacts associated with the proposed development.

7.0 Conclusion

The Subject Property is considered to have low sensitivity from a natural heritage perspective, containing minimal natural heritage features, and currently existing as a commercial office space. There is potential habitat for SAR Bat maternity habitat and nesting migratory birds within the forested communities within the Study Area. With the implementation of timing windows for SAR bats and birds, no net negative impact is expected. Field surveys indicate the site identified 18 landscape trees over 10 cm. No targeted breeding bird surveys or amphibian surveys were undertaken as part of the project scope, however existing conditions determined that this scope was not required due to the lack of available habitat for SAR birds and breeding amphibians within the Study Area. No wetland type communities, Black Ash or Butternut were observed during the inventory.

This report has documented the existing conditions in the Study Area. Based on the findings and the anticipated impacts to the natural environment, the following natural heritage features should be considered when designing and constructing the facility:

- The implementation of wildlife timing windows as outlined in Section 6.2 would prevent contravention of the MBCA and result in no negative impacts to migratory birds.
- There are no notable or wildlife supporting watercourses in the Study Area. No fish or fish habitat is present.
- A Significant Woodland is present in the southern extend of the Study Area, however forest communities within the Subject Property are not included. Implementation of mitigations measures as outlined in Section 6.1 would mitigate impacts to woodland communities and result in no net negative impacts to Significant Woodlands.
- Background records showed an unevaluated wetland in the forest community south of the subject boundary. Field surveys confirmed the habitat type as a dry-fresh forest and thickets with seasonal flooding because of sheet flow from surrounding residential areas that lack stormwater infrastructure. No impacts to wetland communities are anticipated as a result of the development.
- Tree preservation and protection measures should be developed and documented in a Tree Conservation Report, as per the City of Ottawa Tree By-law.

This report provides a snapshot of the conditions of natural environment features including trees, at the time of assessment and does not account for any growth or damage to trees, or changes in habitat and species presence occurring after the site visit.

8.0 Declaration

Name and Affiliation	Role
Emily Young	Terrestrial Ecologist, EIS Author
Lindsay Jackson, HBSc	Senior Terrestrial Ecologist, Reviewer

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**Appendix A:
Photo Appendix**

Photo 1: Representative photo of meadow community to the east of the Subject Property



Photo 2: Representative photo of meadow community to the east of the Subject Property



Photo 3: Representative photo of the western edge of the Subject Property



Photo 4: Representative photo of thicket community to the east of the Subject Property



Photo 5: Representative photo of forest community to the south of the Subject Property



Photo 6: Representative photo of forest community to the south of the Subject Property



Photo 7: Representative photo of forest edge along the southern border of the Subject Property



Photo 8: Representative photo of forest edge along the southern border of the Subject Property

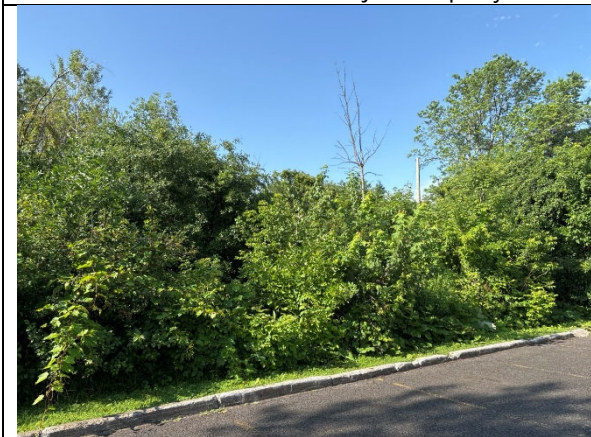


Photo 9: Representative photo of forest edge along the southern border of the Subject Property



Photo 10: Existing parking lot at southern edge of the subject Property.