

## 250 – 272 Springbank Drive - Notice of Application

dated November 14, 2013

Reviewers: F. Cirino, B. Maddeford, G. Sass, N. St. Amour  
January 14, 2014

EEPAC has reviewed the accompanying SLSR and determined based on the evidence presented in the SLSR and the information contained in the Notice of Application that an EIS is very much warranted in this development application. Of concern to EEPAC are:

1. ESA boundary delineation and necessary buffers to protect the natural heritage feature and its functions;
2. anticipated soil contamination and its remediation,
3. groundwater table changes due to a deep parking structure;
4. soil erosion and stormwater management,
5. microclimate/light/shadow effect on the ESA by the 14 story buildings;
6. aesthetics of a 14 story structure right on the edge of an ESA.

Being a large-scale development, and in light of the current information about the subject lands, EEPAC believes there could be large environmental impacts that need to be assessed (Table 2, p. 127 of EM Guidelines). SLSRs do not evaluate development impacts, therefore an EIS is required to properly assess these impacts, as also recommended by the SLSR consultants.

**Recommendation:** Based on the above listed concerns and in agreement with the recommendations of the Springbank Drive SLSR, EEPAC recommends that an EIS is necessary to assess the environmental impacts of the development in question.