

EcoLogic Environmental Inc.
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Memo

To: Gem Equities Inc.
From: EcoLogic Environmental Inc.
Date: November 25, 2016
Re: Summary of Environmental Work and Required Regulatory Compliance

EcoLogic Environmental was contracted to conduct biophysical baseline surveys and to assess for the presence of Species at Risk for Gem Equities (herein Gem) within the Parker Lands Major Re-Development Project Footprint Area (PFA). The studies, conducted and reported on within the Biophysical Technical Report (dated July 2016), provided the methods and results of the biophysical surveys completed.

The size and type of development of the lands owned by Gem in association with the Parker Major Re-Development Site does not fall under the Provincial Classes of Development, does not require approval under the Manitoba Environment Act or Canadian Environmental Assessment Agency, and does not require an Environment Act License to proceed with development. Under the Federal Species at Risk Act (2002) and the Manitoba Endangered Species and Ecosystem Protection Act (2015), an investigation of potential presence of Species at Risk, meaning a species that may be ranked as extirpated, endangered, threatened, or of special concern, should be conducted.

EcoLogic Environmental conducted scientifically defensible environmental survey work that provided a list of species present within the PFA. In compliance with regulatory requirements, EcoLogic Environmental executed the required environmental survey work and associated analysis to verify no Species of Risk are present within the PFA. To date, there has been no professional documentation of the presence of any Species at Risk within the PFA. Gem has complied with Provincial and Federal legislation by conducting environmental survey work for the presence of Species at Risk. The environmental regulatory requirements for this development project have been met.

Please see the link to access the Environmental Assessment Report outlining the environmental descriptions provided by Manitoba Hydro on their adjacent Harrow Station to Bishop Grandin 115 kV Transmission Line Project:
https://www.hydro.mb.ca/projects/expansion/harrow/pdf/environmental_assessment_report_2015_04.pdf
The Manitoba Hydro Harrow Station to Bishop Grandin Transmission Line Development Project triggered the Provincial Environmental Act Licence as a Class 2 development. Therefore, unlike the Parker Re-

Development Project, the Hydro Transmission Line Project required regulatory approval from the Government of Manitoba Environmental Approvals Branch: <http://www.gov.mb.ca/conservation/eal/>. Manitoba Hydro Environmental Assessment Report, unlike the Parker Re-Development Project, outlines a desk top qualitative reporting of environmental conditions, with no formal on-the-ground environmental field survey work conducted. This Project received approval by the Environmental Approvals Branch.

Similarly, The City of Winnipeg Southwest Rapid Transit Corridor – Stage 2 Project triggered the Environmental Act License. As such, the following report was prepared: <http://www.gov.mb.ca/sd/eal/registries/5709citywpgrapidtransit/eap.pdf>. Within this report, the methods and results of any wildlife (mammal and avian) survey work is not provided. A subsequent report (July 2016) described Species at Risk survey methods and results indicating no northern leopard frogs were identified and the only avian species at risk identified was a chimney swift, typically found near residential homes. These results confirm the results that were identified within the PFA. The City of Winnipeg Southwest Rapid Transit Corridor Project received approval by the Environmental Approvals Branch.

The development of the Parker Re-Development Site does not require an Environmental Act License; yet Gem has provided more transparency and conducted more on-the-ground environmental field survey work than two adjacent development projects, both of which, trigger the Environmental Act Licence and both of which were approved.

Environmental mitigation measures were outlined within the City of Winnipeg Rapid Transit Development Project Environmental Review and Assessment Report. The outlined environmental mitigation measures were to (p. 87):

- Relocate the milk-weed plants in the Project Study Area to another suitable area;
- Mark the cattail stands/wet meadow/milkweed plant areas as sensitive sites and indicated in the Project Environmental Management Practices that construction activities for these areas be scheduled to take place outside of the breeding or migratory periods for these two species;
- Replace lost or altered cattail stands/wet meadow with new areas of semi-aquatic vegetation and pond habitat through the development of the City's planned Parker Retention Pond; and
- Replace lost or altered milkweed stands with plantings of additional milkweed plants as part of the Project landscaping and the development of the City's planned Parker Retention Pond.

In the EcoLogic Environmental Biophysical Technical Report, the location of a number of patches of swamp milkweed (*Asclepias incarnata*) plants were observed in the middle and north areas of the PFA. Consistent with the mitigation measures outlined for the City of Winnipeg Rapid Transit Development Project, Gem has committed to the replacement of the swamp milkweed plants. The City of Winnipeg Naturalized Retention Pond, planned for the property adjacent to the PFA, will provide habitat for a variety of bird, amphibian, and mammal species. The Naturalized Retention Pond will support aquatic and semi-aquatic habitat characterized by cattails, wet meadows, and swamp milkweed as described in the City of Winnipeg Rapid Transit Project Environmental Review and Assessment Report.

The Gem Parker Land Major Re-Development PFA represents a fragmented remnant habitat patch, subjected to significant human pressures, characterized by substantial edge effect, and surrounded by residential and commercial development. Within the PFA, there is an extensive trail network with each trail buffered by the spread of weedy and invasive species. Further, a considerable amount of garbage and debris were identified during the biophysical survey work, including a number of sizable squatter sites. The trail network, weedy and invasive species encroachment, garbage, debris, and squatter sites all diminish the quality of the habitat within the PFA.

Gem Equities has conducted all required environmental due diligence. There are no Species at Risk identified within the PFA. Gem is committed to developing a sustainable community that incorporates the existing natural areas to the extent possible, and has been collaborating with local stakeholders, the City of Winnipeg, and regulatory agencies to ensure that natural value area identified are included in the development plans to the best extent possible.