

D. J. Halpenny & Associates Ltd.

CONSULTING TRANSPORTATION ENGINEERS

November 10, 2017

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Mr. W. Holzman, MCIP, RPP
Holzman Consultants Inc.
1076 Castle Hill Crescent
Ottawa, Ontario K2C 2A8

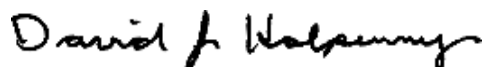
**RE: SAMARA SQUARE – 6143 Perth Street, Ottawa
City of Ottawa Staff Comments**

Dear Mr. Holzman:

We have received from your office a document titled, *Preliminary Comments September 18, 2017*, which was prepared by staff of the City of Ottawa. We have reviewed the transportation issues in the document and have the following comments:

1. The Transportation Impact Study dated June 23, 2017 analyzed the traffic generated by the site utilizing the most recent Site Plan at the time.
2. The study determined the expected trips for 147 apartments and 124 senior apartments for a total of 271 apartment units. The study also included a small commercial component which was assumed to be a hair salon and a coffee shop. The commercial uses were selected as uses which could be sustained by patrons of the proposed development and surrounding residential area.
3. The study assumed that 80 percent of the commercial trips would be from the site and development in close proximity to the site, with 20 percent of the commercial trips assigned to Nixon Farm Drive to Perth Street. The commercial component was determined to generate approximately 74 percent of the total peak AM hour trips, and approximately 43 percent of the total peak PM hour trips.
4. The most recent proposal has eliminated the commercial component which has substantially reduced the number of site trips to 93 during the peak AM hour and 139 during the peak PM hour. The elimination of the commercial component would result in a reduced impact on the adjacent streets and intersections.

Yours truly



David J. Halpenny, M. Eng., P. Eng.