

October 31, 2017

City of Ottawa, Planning and Growth Management Branch 110 Laurier Avenue W. 4th Floor Ottawa, Ontario K1P 1J1

Attention: Mr. Wally Dubyk

Project Manager, Infrastructure Approvals

Dear Sir:

Reference: 113 and 115 Echo Drive

Transportation Impact Assessment

Our File No. 115105

1.0 INTRODUCTION

A Transportation Overview was prepared in September 2015 in support of Official Plan (OP) and Zoning By-law (ZBL) Amendment applications for the above properties. An addendum was prepared in August 2016 to address City comments and present a revised Site Plan.

The following Transportation Impact Assessment (TIA) has been prepared in support of a Site Plan application. The proposed site plan is generally consistent with the plan presented in the 2016 addendum. The transportation impacts identified in the previous addendum, and the existing conditions identified in the original Transportation Overview have been carried forward in this TIA, as requested by City staff.

This TIA has been prepared in accordance with the City's new 2017 TIA Guidelines and provides a review of the on-site design, parking provisions, boundary streets and proposed access. A review of other studies in the area is provided, including a functional design prepared by the City for a proposed cycle track adjacent to the site.

2.0 PROPOSED DEVELOPMENT

The proposed site plan includes 40 residential units (an increase of three units compared to the previous applications), and 58 underground parking spaces (a decrease of five spaces compared to the previous applications). The proposed driveway is in the same location as previously proposed, a distance of 3.2m from the easterly property line. The proposed site plan is attached in **Appendix A**.

Construction of the proposed development is planned for mid 2019.

3.0 EXISTING CONDITIONS

3.1 Main Street

Main Street is an arterial that runs on a north-south alignment between Colonel By Drive and the Rideau River. Immediately adjacent to the site, Main Street has a two-lane urban cross-section, with



a third lane developed to facilitate southbound left turns on approach to Greenfield Avenue. Main Street is a designated truck route south of Greenfield Avenue and has a posted speed of 50km/h.

The City of Ottawa Official Plan (OP) identifies a requirement to protect a Right-of-Way (ROW) of 23m between Highway 417 and Echo Drive. Through the Official Plan and Zoning process it was determined that the conveyance of a ROW widening to the City was not required in this instance.

3.2 Echo Drive

Echo Drive is a local road that runs on a northeast alignment. East of Main Street, Echo Drive is one-way eastbound street. Echo Drive does not have a posted speed limit and is therefore assumed to be 50km/h. However, this one-way street is approximately 200m long and it is not anticipated that average vehicle speeds reach 50km/h.

3.3 Study Area Intersections

The lane configurations at the Main Street / Echo Drive intersection can be summarized as follows:

- Four leg unsignalized intersection;
- The southbound approach is a single shared lane with a median preventing left turns onto Echo Drive.
- The northbound approach is a single wide shared lane with a stop sign at the Colonel By Drive intersection approximately 10m north of Echo Drive.
- The east leg is a single eastbound lane and therefore no traffic approaches Main Street in the westbound direction.
- The west leg consists of a single lane in each direction and eastbound vehicles are only permitted to turn right onto Main Street.

3.4 Existing Pedestrian Facilities

Pedestrian facilities are currently provided along the study area roadways as follows:

- A sidewalk is provided along both sides of Main Street;
- A sidewalk is provided along the south side of Echo Drive;
- Echo Drive is immediately adjacent to Colonel By Drive which has a multi-use pathway parallel to the Rideau Canal.

3.5 Existing Bicycle Facilities

The City of Ottawa Primary Urban Cycling Network in the 2013 Transportation Master Plan (TMP) identifies Main Street as a spine route and existing suggested route.

Echo Drive is immediately adjacent to Colonel By Drive which has a multi-use pathway parallel to the Rideau Canal.



3.6 Existing Transit Facilities

A copy of the 2017 OC Transpo system map for the study area is included in **Appendix B**. This report describes all existing transit facilities within a five-minute walk of the subject site, which equates to a distance of approximately 400m for local stops.

Bus stops #7624 and #7625 are located along Lees Avenue, approximately 400m south of the proposed development and serve Routes 16, 56 and 101. Route 16 operates between Main Street and Britannia Park, 7 days/week in most time periods. Route 56 operates between the Hurdman and Tunney's Pasture transit stations, Monday to Friday in peak periods only. Route 101 operates between St. Laurent and Bayshore, Monday to Saturday, with no Sunday service.

Bus stops # 7635 and #6799 are located on Main Street north and south of Lees Avenue and serve Route 5. Route 5 operates between Billings Bridge and the Rideau Centre seven days/week in most time periods.

An additional stop for Routes 5, 56 and 101 is located on Hawthorne Avenue, immediately west of Main Street.

3.7 Existing Traffic Volumes

Traffic counts for the following intersections were provided by the City of Ottawa:

Main Street and Greenfield Avenue Thursday, July 25, 2013
 Greenfield Avenue and Concord Street Monday, July 28, 2014

Traffic volumes on Main Street are approximately 715vph and 660vph during the AM and PM peak hours, respectively. Southbound traffic on Concord Street north of Greenfield Avenue during the AM and PM peak hours is approximately 15-20vph; approximately 3% of the peak hour traffic on Main Street. Concord Street north of Greenfield Avenue remains two-way. It is anticipated that the traffic on Concord Street is somewhat higher than on Echo Drive adjacent to the proposed site. It is therefore anticipated that typical peak hour traffic volumes on Echo Drive are less than 20vph. Peak hour summary sheets of the above traffic counts are included in **Appendix C**.

4.0 TRAVEL DEMAND FORECASTING

As noted in the 2016 addendum, trips generated by the proposed development during the weekday AM and PM peak hours are shown in the following table.

Table 1: ITE Trip Generation

Land Use	ITE Code	Units	AM Peak (VPH)			PM Peak (VPH)		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Condominium	230	40	4	20	24	18	9	27

Based on the foregoing, the proposed site plan is anticipated to generate 24 trips during the AM peak hour and 27 trips during the PM peak hour. Consistent with the previous study, the trips generated



by the site are expected to have a negligible impact upon the roadway capacity of Echo Drive and Main Street.

5.0 ON-SITE DESIGN

Pedestrian connections will be provided from the main building entrance to the existing sidewalk along Echo Drive, and from the live/work units on Main Street to the existing sidewalk along Main Street.

Bicycle parking will be provided as outlined in the following section.

Bus stops within a walking distance of 400m are as outlined in **Section 3.6**.

Municipal garbage collection is proposed curbside along Echo Drive. As each building face is within 3m to 15m of the adjacent street, fire access will be provided from the adjacent roadways.

6.0 PARKING

The subject site is located in Area Y of Schedule 1A to the City of Ottawa *Zoning By-law* (ZBL). Minimum vehicular parking space requirements for residents are 0.5 spaces per dwelling unit after the first 12 units (13 spaces) and for visitors are 0.1 spaces per dwelling unit after the first 12 units (3 spaces).

The proposed parking satisfies the City's ZBL requirements with a total of 51 resident parking spaces and 7 visitor parking spaces (total 58 parking spaces). Spillover parking on the local area streets is not anticipated.

Minimum bicycle parking space requirements are identified in the City's ZBL as 0.5 spaces per dwelling unit (19 spaces). Thirty-four bike spaces are proposed on parking level one, with an additional 26 bike spaces on parking level two, for a total of 60 bike parking spaces.

7.0 BOUNDARY STREET DESIGN

7.1 Main Street Reconstruction Project

The Main Street Reconstruction Project was recently completed, transforming Main Street south of Highway 417 to a complete street. The project provided a sidewalk and an off-road cycle track on both sides of Main Street south of Harvey Street. The project also implemented curb extensions at select intersections to reduce crossing distance for pedestrians south of Harvey Street.

7.2 Rideau Canal Corridor Pedestrian Crossing Study

A Rideau Canal Corridor Pedestrian Crossing Study was prepared for the National Capital Commission (NCC) by Stantec in June 2011. This study reviewed pedestrian crossings and intersections along Queen Elizabeth Drive between Preston Street and Laurier Avenue and along Colonel By Drive between Hog's Back Road to Daly Avenue.

This report reviewed the operations at the Main Street/Colonel By Drive intersection. The report identified that a signalized pedestrian crossing is not warranted. Although a pedestrian crossing is



not warranted, the report suggested that the following intersection improvements warrant consideration:

- Extend the median at northbound approach (Colonel By Drive) to provide an improved pedestrian refuge for Main Street crossing.
- Provide cross walk at Main Street intersection crossing Main Street to facilitate pedestrian
 and cyclist crossings. This improvement will facilitate/encourage some pedestrians from
 Concord Street to divert to Main Street to cross Colonel By Drive.

The intersection improvements recommended in the Rideau Canal Corridor Pedestrian Crossing Study are shown in **Figure 1**.



Figure 1: Main Street/Colonel By Drive Intersection Improvements

It is noted that the report did not recommend pedestrian and cycling improvements along Main Street in the vicinity of Colonel By Drive.

7.3 Greenfield Study

The City is currently undertaking a study to improve pedestrian and cycling facilities along Greenfield Avenue, including Main Street north of Harvey Street. This study is referred to as the "Greenfield Project". A functional design has been prepared for a new sidewalk and off-road cycle track within the ROW along Main Street north of Harvey Street. An exhibit showing the proposed functional design is included in **Appendix D**. The project also includes new on-street parking along Echo Drive across from the subject site.

The proposed design along Main Street north of Harvey Street is consistent with the Main Street Reconstruction Project. A road narrowing is required along the frontage of the subject site to accommodate the cycling facility and address an existing building constraint on the adjacent property to the east. Roadway Modification Approval (RMA) is required for the proposed change to the



existing curbline. Following the RMA, the project will proceed to detailed design. City staff have indicated that construction will likely proceed post 2020.

An overlay of the proposed site plan and the City's proposed functional design along Main Street is shown in **Figure 2**.

In the interim, the proposed development will tie in to the existing sidewalk along Main Street and Echo Drive until the planned roadway modifications are constructed.

8.0 PROPOSED ACCESS

8.1 Location and Design

The proposed access is 6.0m in width and located approximately 3.2m from the easterly property line. The driveway location conforms to the City of Ottawa's *Private Approach By-Law*. In the case of a parking garage, the City's *Zoning By-Law* (ZBL) indicates that a driveway must have a minimum width of 6.0m for a double traffic lane, with a maximum permitted width of 6.7m for a double traffic lane that leads to 20 or more parking spaces. The proposed width meets the requirements of the City's ZBL.

Table 3.2.9.1 of the Transportation Association of Canada (TAC) *Geometric Design Guidelines* suggests the width of a two-way residential driveway may vary from 3.0m to 7.3m. The proposed driveway width meets TAC standards and is anticipated to operate in a safe and efficient manner.

The sidewalk across the proposed access will be depressed and continuous. The sidewalk and curb across the existing private approach to be closed will be reconstructed.

8.2 Sight Distance

The original Transportation Overview prepared in support of the OP/ZBL amendment applications identified a minimum stopping sight distance (SSD) requirement of approximately 40m, assuming a design speed of 35km/h (accounting for reduced operating speeds following the right turn from Main Street). Based on the original buildout layout, narrowing the lane widths on Main Street and Echo Drive through pavement marking was proposed to achieve the required SSD.

Since the original submission, the buildout layout has been revised. A SSD of approximately 50m will now be provided, measured from 0.6m in from the centerline on Main Street to the center of the eastbound lane on Echo Drive adjacent to the proposed access, assuming that the height of the proposed terrace wall limits the available sight distance. The City's proposed road narrowing on Main Street will further improve the available sight distance by shifting vehicles slightly further west of the proposed terrace wall.

9.0 CONCLUSIONS

Based on the results of the foregoing analysis, the main conclusions and recommendations of this assessment are as follows:

 The trips generated by the site are expected to have a negligible impact upon the roadway capacity of Echo Drive and Main Street.



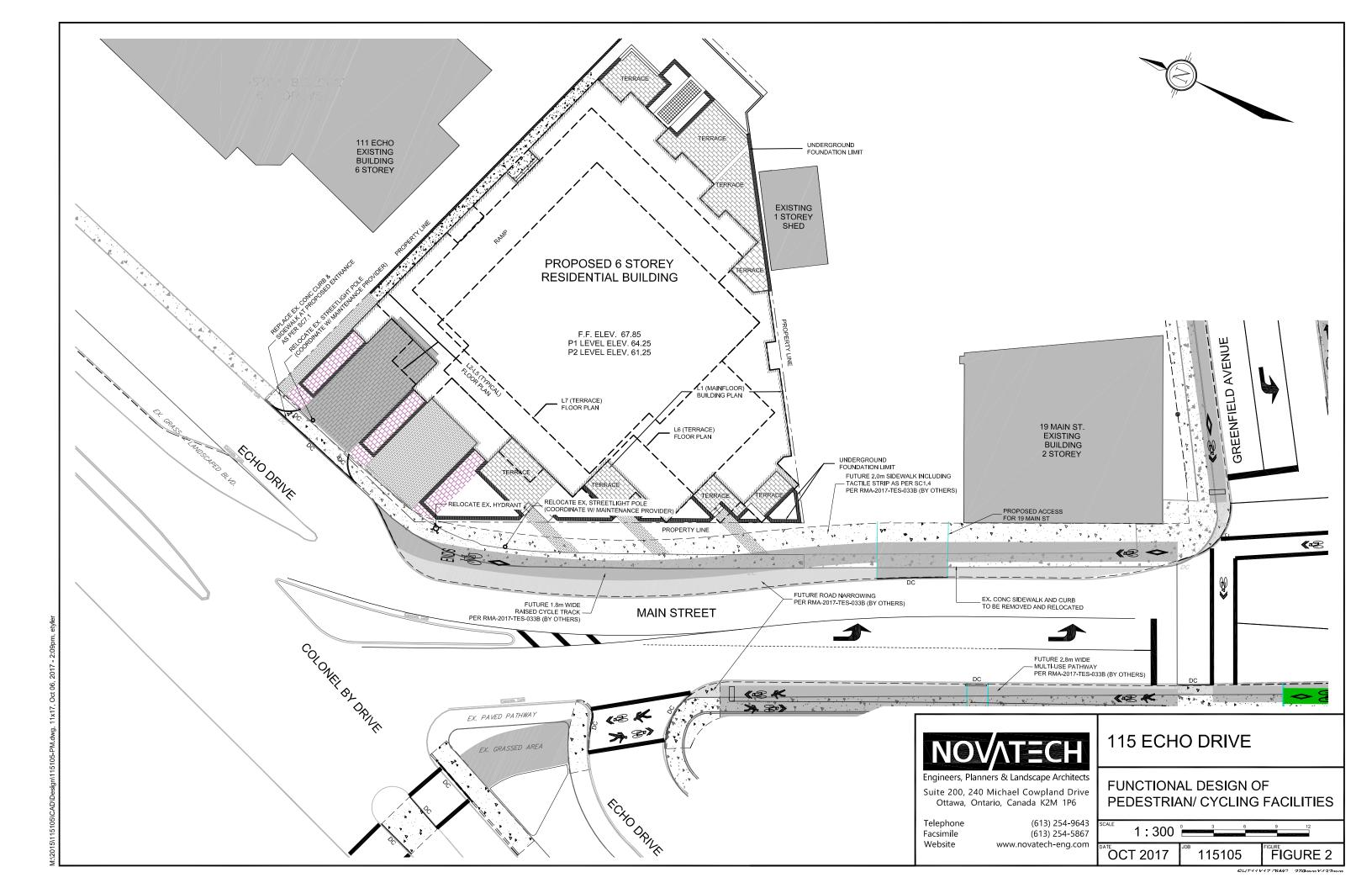
- The proposed vehicle and bicycle parking satisfies the minimum requirements identified in the City of Ottawa's Zoning By-law. Spillover parking on the local area streets is not anticipated.
- The Greenfield project includes a road narrowing and cycle track along Main Street adjacent to the site, as well as new on-street parking along Echo Drive across from the site.
 Construction of the Greenfield project will likely proceed post 2020.
- In the interim, the proposed development will tie in to the existing sidewalk along Main Street and Echo Drive until the planned roadway modifications are constructed.
- The private approach conforms to the minimum requirements of the City of Ottawa's *Private Approach By-law* and *Zoning By-Law*.
- The proposed driveway width meets TAC standards and is anticipated to operate in a safe and efficient manner.
- A SSD of approximately 50m will be provided, which meets the minimum requirement assuming a design speed of 35km/h. The City's proposed road narrowing on Main Street will further improve the available sight distance by shifting vehicles slightly further west of the proposed terrace wall.

Yours truly,

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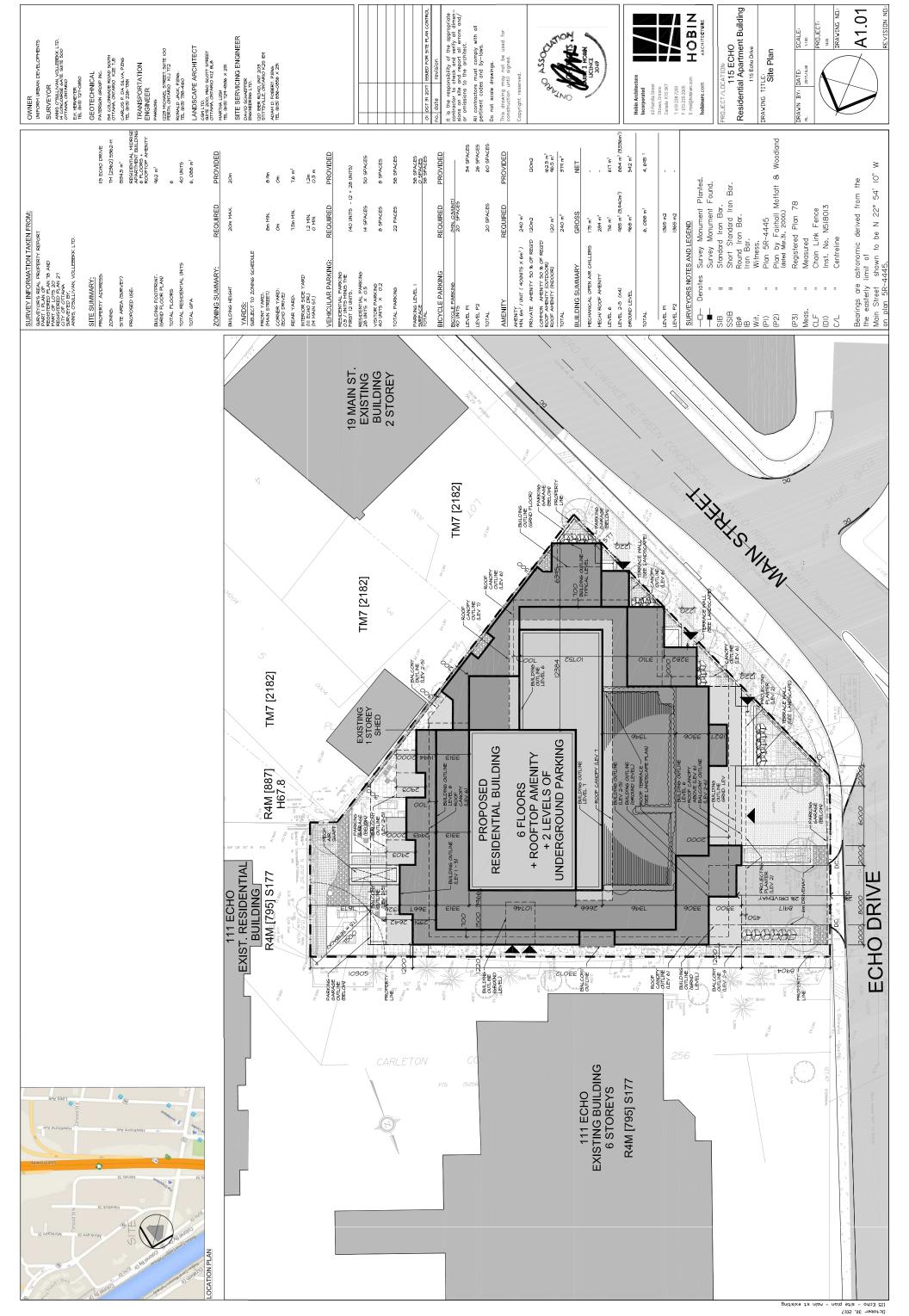


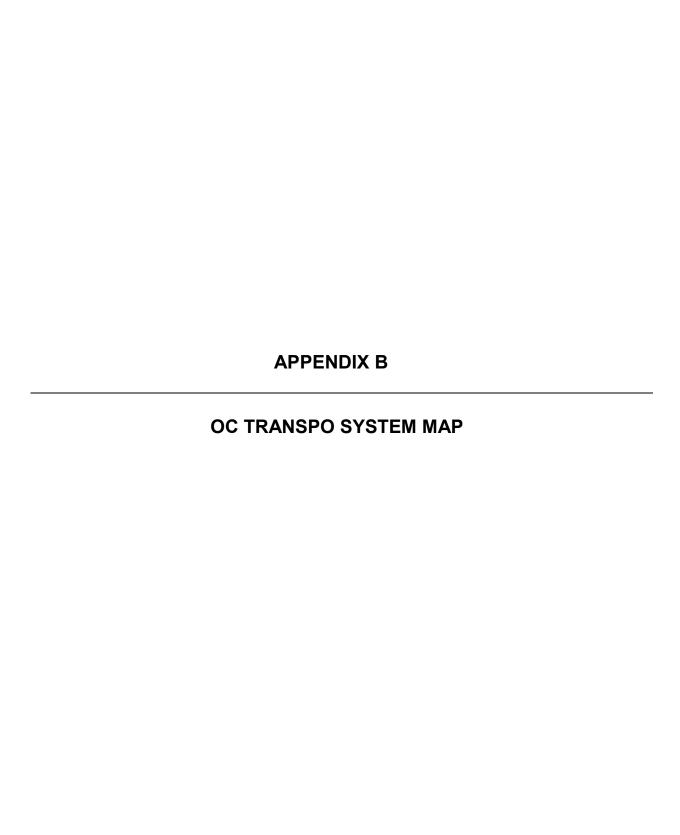
Jennifer Luong, P. Eng. Senior Project Manager | Transportation/Traffic

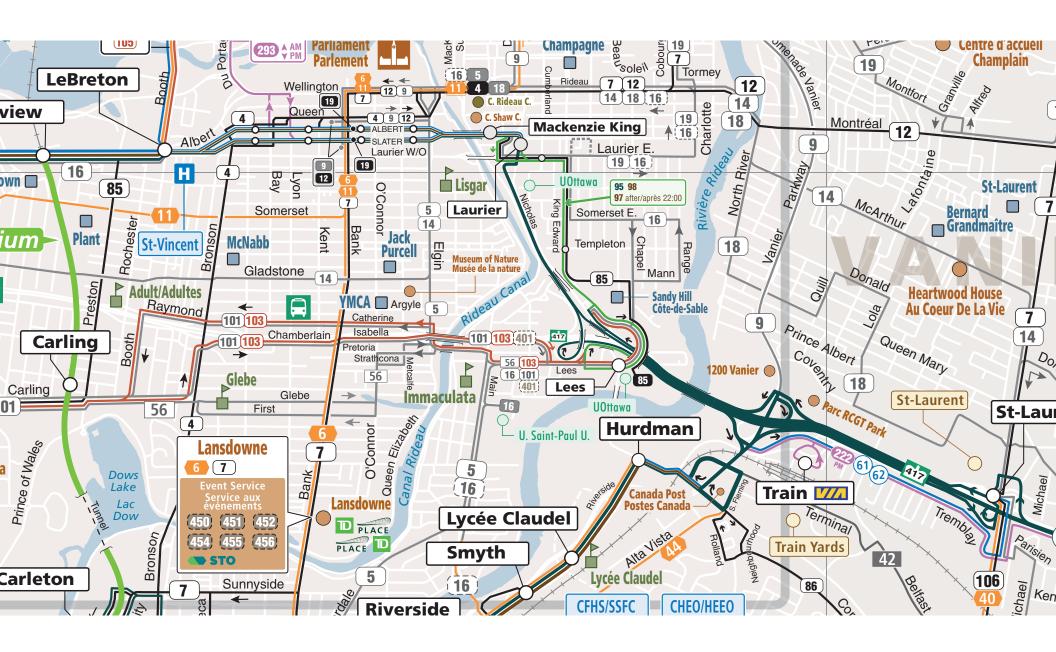


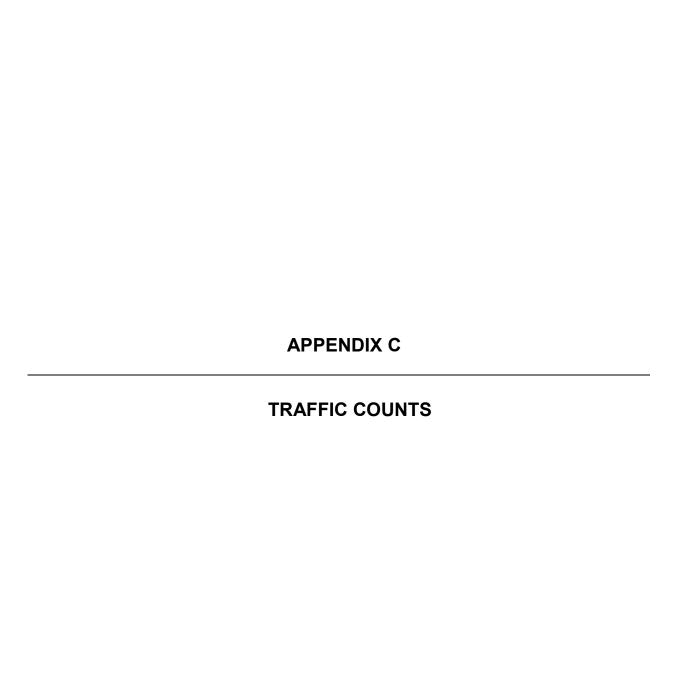


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Turning Movement Count - Peak Hour Diagram

CONCORD ST @ GREENFIELD AVE

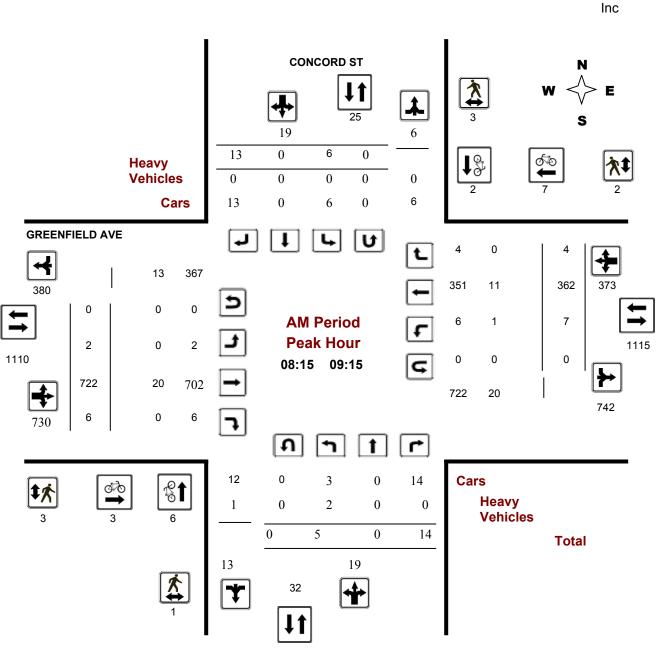
Survey Date: Monday, July 28, 2014

Start Time: 07:00

WO No: 29389

Device: Jamar

Technologies,



Comments

2015-Jul-30 Page 1 of 3



Turning Movement Count - Peak Hour Diagram

CONCORD ST @ GREENFIELD AVE

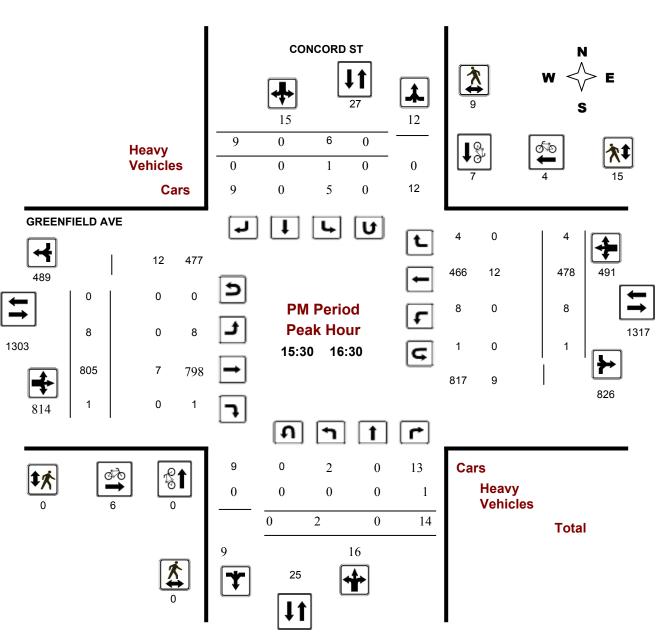
Survey Date: Monday, July 28, 2014

Start Time: 07:00

WO No: 29389

Device: Jamar Technologies,

Inc



Comments

2015-Jul-30 Page 3 of 3



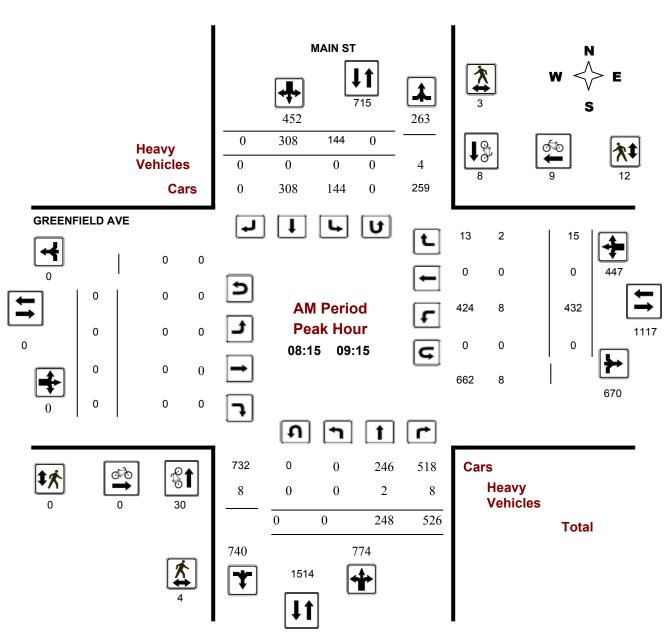
Turning Movement Count - Peak Hour Diagram

GREENFIELD AVE @ MAIN ST

Survey Date: Thursday, July 25, 2013 WO No: 31411

Device:

Start Time: 07:00



Comments

2015-Jul-30 Page 1 of 3



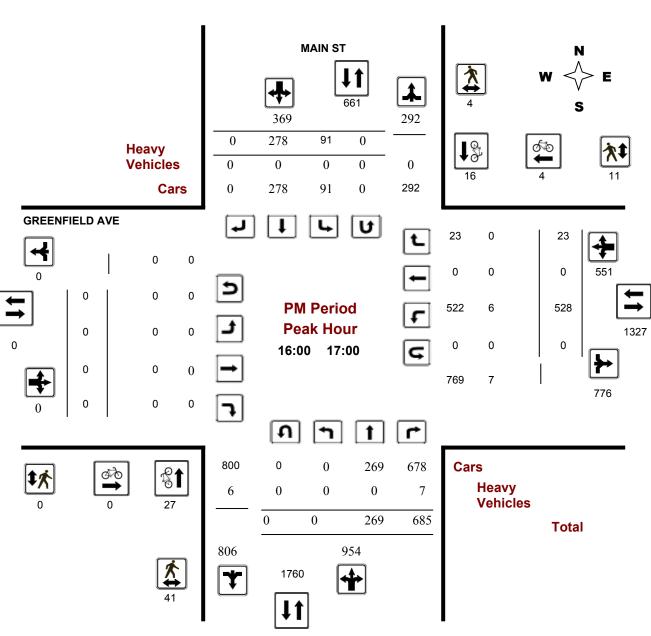
Turning Movement Count - Peak Hour Diagram

GREENFIELD AVE @ MAIN ST

Survey Date: Thursday, July 25, 2013 WO No: 31411

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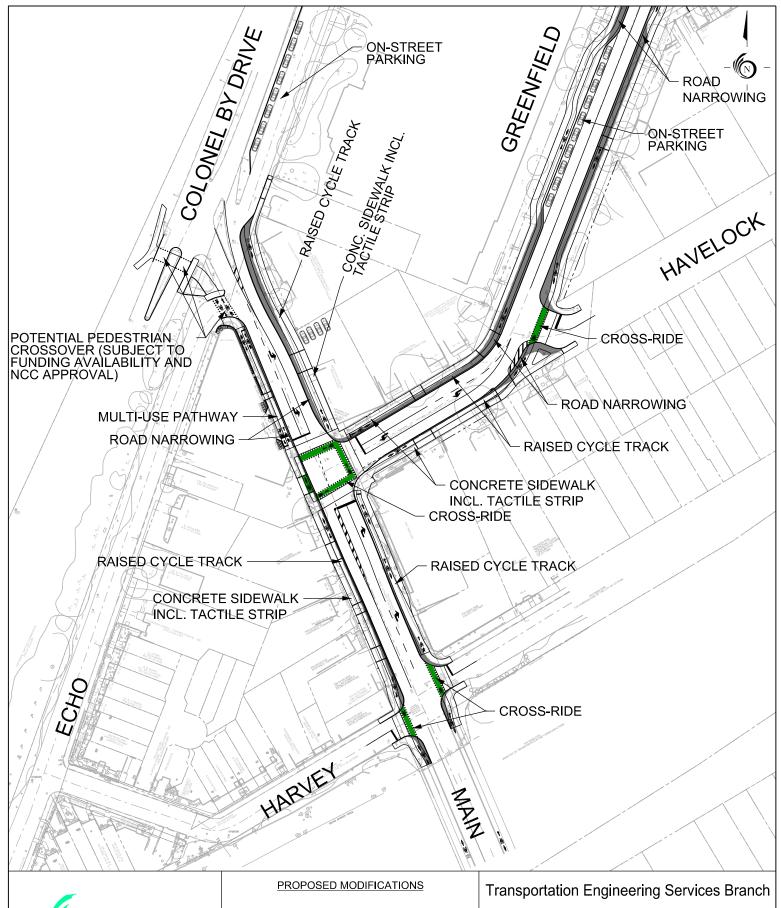
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Comments

2015-Jul-30 Page 3 of 3

APPENDIX D GREENFIELD PROJECT ROAD MODIFICATIONS





MAIN STREET COLONEL BY DR. TO HARVEY ST.

Approved By:

V. Black

Completed By:

PARSONS

Scale:

Date:

July 28, 2017

N.T.S.

RMA-2017-TES-033B

Drawing No.: