

13 February 2018

OUR REF: 603069-01000

Succession Development Corporation
75 Dufflaw Road, Suite 203
Toronto, ON M6A 2W4

Attention: Brian Casagrande

Dear Brian:

**Re: 890-900 Bank Street
Transportation Brief – Addendum #2**

Parsons has previously completed an updated Transportation Brief and its subsequent Addendum #1 in 2016 in support of the proposed development located at 890-900 Bank Street. At the time, the proposed Site Plan consisted of 160-unit retirement residence and approximately 17,000 ft² of ground floor retail and 54 parking spaces. There is now a new/revised Site Plan which includes the following updates:

- A slight increase in units from 160 to 162 units;
- Bicycle parking provided to meet the City's By-Law requirements with 26 spaces;
- Slight reduction in parking from 54 spaces to 50 spaces – meets City's By-Law requirements;
- No reduction in retail parking spaces; and
- No change to the proposed lay-by that is to be maintained by the proponent.

Given these minor changes to the Site Plan, no update is required regarding traffic impact or parking requirements.

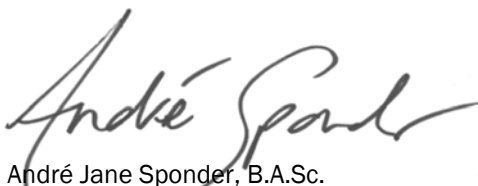
With regard to the proposed lay-by on Monk Street, we are advised through the attached memo from the Planner (Fotenn), that this lay-by is desired by the developer to enhance the nature of the development by:

- Reducing the walking distance between the street edge and the front door of the facility. This will help minimize the amount of tripping and slipping hazards for the senior residents; and
- Improving the comfort of the pick-up/drop-off maneuvers. Drivers feel they have more time to comfortably load or unload the vehicle without disrupting traffic on Monk Street.

Given the low traffic volumes on Monk Street, from a transportation perspective, this lay-by will have no impact on the operations of Monk Street. As the lay-by will help improve pedestrian operations to/from the proposed development, and as the proponent has agreed that they will be responsible for winter maintenance of the lay-by, it is recommended.

Based on the foregoing, the 890-900 Bank Street development continues to be recommended from a transportation perspective. Please call if you have any questions.

Sincerely,



André Jane Sponder, B.A.Sc.
Transportation Analyst



Christopher Gordon, P.Eng.
Senior Project Manager

Attachments

Attachment #1

890-900 Bank Street MEMO

MEMO

890-900 BANK STREET

To: Mr. Chris Gordon, Parsons
CC: André Sponder

Phone: 613.299.6977

Email: Christopher.Gordon@parsons.com

Date: February 6, 2018

From: Brian Casagrande, Fotenn Planning + Design

Subject: 890-900 Bank Street, Ottawa

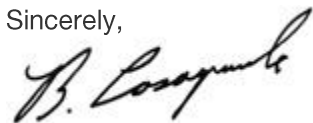
Dear Mr. Gordon

Further to our discussion with the applicant, Succession Developments and the Seniors Housing Operator, Amica Mature Lifestyles, it is our contention that a lay-by for the development is appropriate and justified for the site's operations. This is demonstrated through the following reasons:

- / Due to the nature of the development, the requested lay-by would mitigate slipping hazards by allowing the pick up and drop off area to be located closer to the entrance of the building. Ultimately, this reduces travel distances and mitigates slipping and tripping hazards since the reduced size would make winter maintenance more manageable. Furthermore, the use of a lay-by helps stop cars that are picking up and dropping off residents from obstructing vehicular and pedestrian traffic;
- / The introduction of a lay-by would further enhance the building's entrance off of Monk Street. By including the lay-by, pickup and drop off are carried-out more comfortably and allow residents more time to load and unload from the car without feeling rushed or disturbing traffic, further mitigating any hazards to residents; and,
- / Due to the low-traffic [both vehicular and pedestrian] nature of Monk Street, crossing the sidewalk with a vehicle for a lay-by will not negatively impact pedestrian traffic on the sidewalk, as evidenced by the existing senior's residence 'The Glebe Centre' at 77 Monk Street.

In our professional opinion, we recommend the use of a lay-by as it represents good planning and maximizes public safety. If you have any questions or wish to discuss further, please contact myself at casagrande@fotenn.com or 613.730.5709 ext. 235 or Emilie Coyle at coyle@fotenn.com or 613/730.5709 ext. 225.

Sincerely,



Brian Casagrande, MCIP RPP
Director of Planning and Development
Fotenn Consultants Inc.

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