

19 September 2018

OUR REF: 476531 - 01000

Activar
2-17 Fourth Avenue
Ottawa, ON K1S 2L1

Attention: Mathieu Mault

Dear Mr. Mault:

**Re: 340 Huntmar Drive – Transportation Impact Assessment
Addendum #1**

1. INTRODUCTION

The updated Transportation Impact Assessment (TIA) for the proposed hotel development located at 340 Huntmar Drive was submitted in April 2018. Comments have been received on the TIA from the City of Ottawa and this Addendum #1 has been prepared to address these comments. The updated Site Plan is attached.

2. CITY COMMENTS

Comment 1: *Please provide truck turning templates for all movements at all access (did not receive with recent package). Truck turning movement are not to cross into opposite lanes.*

Response 1: Truck turning templates are attached for HSU sized trucks accessing the site from the existing access roadway.

Comment 2: *(Previous Comment) Provide an indication of the transition from existing cycling facilities on Huntmar Drive to/from the proposed cycle track along the frontage. The cycle track and sidewalk should be continuous through the access. Details of this will be required on the site plan and may include thermoplastic paint or other specific treatments to provide visibility. If this work is to be done by other, their design is to be reflected on this site plan and noted as such.*

Response 2: As shown on the attached Site Plan, green thermoplastic paint is proposed crossing the driveway access along Huntmar Drive.

Comment 3: *(Previous Comment) Review the possibility of providing concrete aprons on both sides of the access to tighten the corner radii for cars and provide a safer crossing for pedestrians.*

Response 3: As shown on the attached Site Plan, a curb or paint is proposed in the middle of the driveway to channelize the right-turn into the development and reduce the crossing distance for pedestrians.

Comment 4: *(Previous Comment) Although the internal road/access from Huntmar Drive is private, there may be impacts from the proposed central 4-way stop intersection. The first five parking spots in front of the hotel may create conflicts. These parking spots were not shown in the TIA submission for 370 Huntmar Drive (Nov 2013). Furthermore, with the reduced throat length and the 4 way stop condition at the internal intersection, request a monitoring plan for potential spill back onto Huntmar Drive.*

Response 4: Given the access is a right-in/right-out to Huntmar Drive, delays for vehicles entering and exiting the site are expected to be low. The four-way STOP controlled intersection, located on-site, is expected to operate with minimal delays and queues. The five proposed parking spots are not expected to cause significant delays or conflicts with this intersection

PARSONS

given the low number of vehicles expected to use the spaces. However, if at full build-out of the entire site queues are observed spilling back onto Huntmar Drive, it is recommended that the STOP signs along the main access road be removed to create free-flow access to/from Huntmar Drive. STOP control on the minor approaches should be maintained.

Comment 5: (Previous Comment) Provide the throat length for the full movement access on Country Glen Way. Was this throat length reviewed in the Minto Arcadia site submission?

Response 5: The throat length at the Country Glen Way intersection is approximately 5m. As this driveway connects to another on-site roadway, this length of throat is considered acceptable.

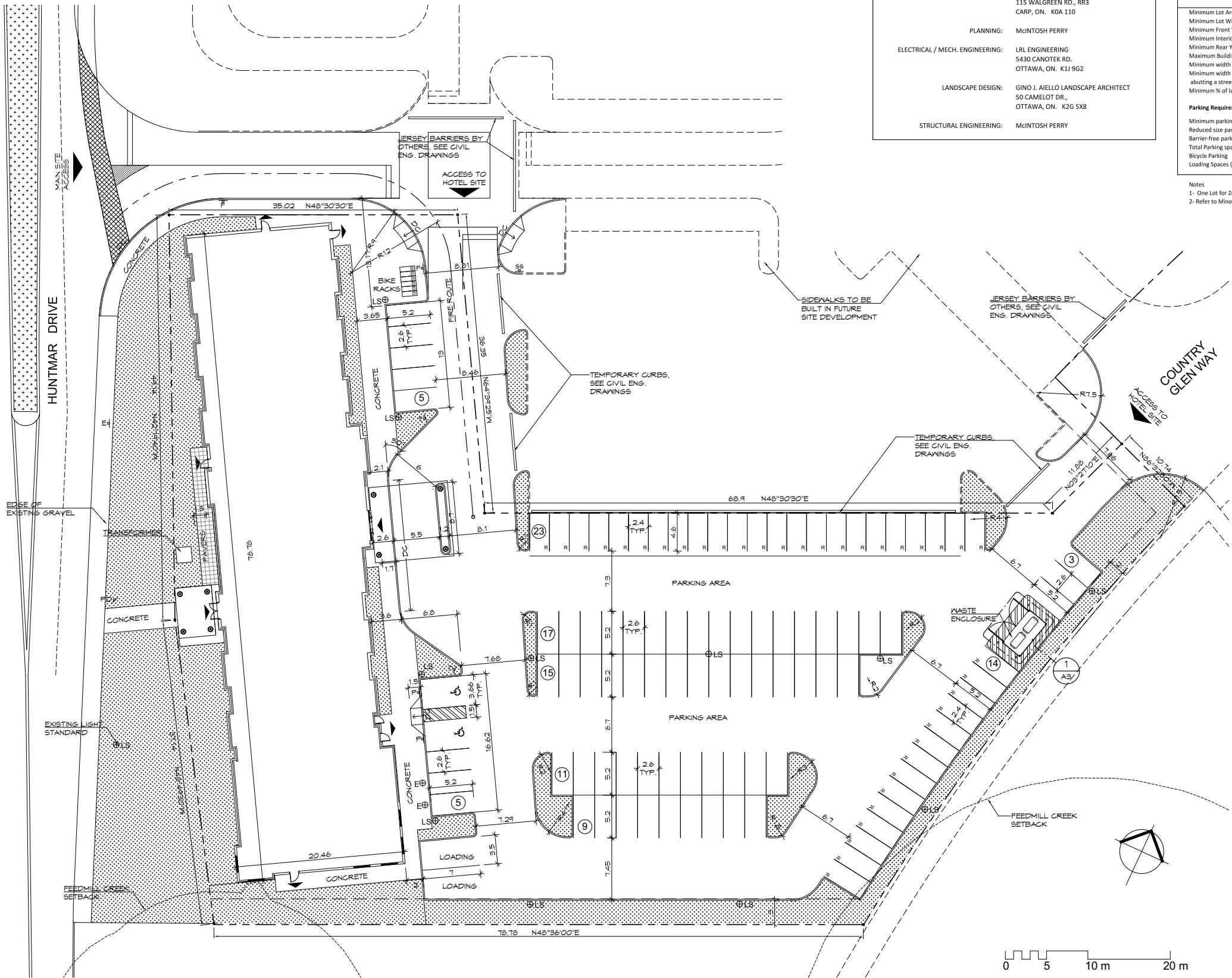
Based on the foregoing, the proposed 340 Huntmar Drive hotel development continues to be recommended from a transportation perspective.

Prepared by:



André Spender, P.Eng.
Transportation Engineer





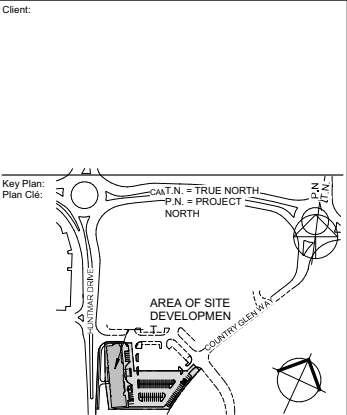
1 SITE PLAN
A1 SCALE: 1 : 250

MICROTEL HOTEL KANATA 340 HUNTMAR DRIVE OTTAWA, ONTARIO	
OWNER / APPLICANT:	ACTIVAR INC. 2-107 FOURTH AVE. OTTAWA, ON. K1S 2L1
ARCHITECTURE:	DREDGE LEAHY ARCHITECTS INC. 25 HOLLAND AVE. SUITE 100 OTTAWA, ON. K1Y 4R9
CIVIL ENGINEERING:	MCINTOSH PERRY 115 WALGREEN RD., RR3 CARP, ON. K0A 110
PLANNING:	MCINTOSH PERRY
ELECTRICAL / MECH. ENGINEERING:	LRL ENGINEERING 5430 CANOTEK RD. OTTAWA, ON. K1J 9G2
LANDSCAPE DESIGN:	GINO J. AIELLO LANDSCAPE ARCHITECT 50 CAMELOT DR., OTTAWA, ON. K2G 5X8
STRUCTURAL ENGINEERING:	MCINTOSH PERRY

ZONING COMPLIANCE TABLE		
Project: Microtel Kanata		
Address: 340 Huntmar Drive, Ottawa, ON		
PARTS 1, 2, & 3 OF BLOCK 1 REGISTERED PLAN 4M-1563 CITY OF OTTAWA SURVEYED BY STANTEC GEOMATICS LTD.		
Zoning: MC H(45) Property Identification Number : 045100966 Existing Lot Area: 6,350 m ² Site Development Area Frontage: 10.74 m Country Glen Way / 86.3 m Huntmar Dr. Building Gross Floor Area: 4,035 m ²		
	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	6,350 m ²
Minimum Lot Width	no minimum	86 m
Minimum Front Yard	no minimum	2 m
Minimum Interior Side Yard	no minimum	0.5 m
Minimum Rear Yard	no minimum	58 m
Maximum Building Height	45 m	17 m
Minimum width of landscaping abutting a street	no minimum	>3 m
Minimum width of landscaping: parking to lot line not abutting a street (100 or more spaces)	3 m	3 m
Minimum % of landscape area	15 %	15 %
Parking Requirements		
Minimum parking rates for Hotel (Area C): 1 per guest unit	108	102
Reduced size parking spaces (maximum 40% of total)	2	37
Barrier-free parking spaces	2	2
Total Parking spaces (including barrier free parking spaces)	108	102
Bicycle Parking	5	6
Loading Spaces (3.5 x 7 m.)	2	2

Notes
1- One Lot for Zoning Provisions (Section 93) shall apply to this site and the adjacent Arcadia Retail Complex
2- Refer to Minor Variance Application D08-02-17/A-00352 for reduced parking.

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	FUTURE DEVELOPMENT
==	NEW CURB
DC	NEW DEPRESSED CURB
▲	ENTRANCE / EXIT
⊕ LS	LIGHT STANDARD (REFER TO LIGHTING PLAN)
⊕ E	ELECTRIC CAR CHARGING STATION
E↓	EXISTING SIGN
P↓	ACCESSIBLE PARKING SIGN
F↓	FIRE ROUTE SIGN
T↓	TRAFFIC SIGN (ONE-WAY ONLY)
SS↓	STOP SIGN
PD↓	SIGN "NO PEDESTRIAN ACCESS TO HUNTMAR DRIVE"
♿	ACCESSIBLE PARKING SPACE
□	STANDARD PARKING SPACE (2.6 X 5.2 M.)
□	REDUCED SIZE PARKING SPACE C/W SIGNAGE (2.4 X 5.2 M. OR 2.4 X 4.6M.)
□	BICYCLE PARKING SPACE (0.6 X 1.8M)
▨	LANDSCAPED AREA
▨	PAINTED LINES
▨	CONTINUE THERMOPLASTIC PAINT TO DEPRESSED CURB



3	RE-ISSUED FOR SITE PLAN APPLICATION COMMENTS	08/22/2018
3	RE-ISSUED FOR SITE PLAN APPLICATION COMMENTS	05/09/2018
2	ISSUED FOR COORDINATION	04/12/2018
1	ISSUED FOR SITE PLAN APPLICATION	10/27/2017

Issue: _____ Date: _____
Prime Consultant: _____
Expert-Consult: _____

DREDGE LEAHY ARCHITECTS INC.
100 - 25 Holland Ave.
Ottawa, ON K1Y 4R9
613.724.9865
dl-arch.ca

Project: MICROTEL KANATA - 340
HUNTMAR DRIVE, KANATA, ON

340 HUNTMAR DRIVE, KANATA, ON

Drawing: _____
Drawn: _____
Desain: _____
SITE PLAN

Drawn by: _____
Desain par: S.G.
Scale: As indicated

Designed by: _____
Conçu par: S.G. / M.D.
Date: 10/25/17

Approved by: _____
Approuvé par: M.D.
Client Project No. No. du Projet du Client: 1394

Seal: _____
Scale: _____
Project No.: No. du Projet: 1394
Sheet No.: No. de la feuille: _____

ONARIO ASSOCIATION OF ARCHITECTS
MICROTEL KANATA
1394
A1

