



Technical Memorandum

To: Amira Shehata, M.Eng., P.Eng.

Date: 2019-03-27

Cc: Chris Collins – Cavanagh, Angela Jonkman – Robinson,
Chris Gordon - CGH

From: Andrew Harte, P.Eng.

Project Number: 2019-04

Re: 2596 Carp Road – Response to Public Comments

The City of Ottawa provided public comments on the proposed concrete batching plant at 2596 Carp Road. These comments were received on March 26, 2019. The following summarizes the comments and the response to the comments.

Comment #	Comment	Response
1	Is not in keeping with the Community Design Plan	<i>This is related to the planning rationale for the proposed development. Given the permitted uses in the current zoning, e.g. truck transport terminal, warehouse, waste processing and transfer facility (non-putrescible), and heavy equipment and vehicle sales, rental and servicing, the vehicle type and volumes are similar from a transportation perspective.</i>
2	Heavy industrial plant in area zoned commercial and light industrial	<i>Please see above response for Comment 1.</i>
3	Increased traffic in area without proper study	<i>As a response to public comments, a TIA has been prepared and submitted to the City.</i>
4	Too much traffic in already congested area	<i>Noted. The analysis of the existing conditions did not identify any capacity concerns or are anticipated from the minimal traffic anticipated from the proposed site.</i>
5	Moved to area for wholesome lifestyle, that will now change	<i>Noted.</i>
6	Traffic congestion	<i>Please see above response for Comment 4.</i>
7	Increased traffic on Carp Road	<i>The anticipated traffic impact along Carp Road is below the threshold for a TIA report. Notwithstanding the future impact, no capacity issues were noted at the Carp Road and</i>

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		<i>Richardson Side Road intersection and the magnitude of the traffic generated from the proposed site has a maximum of approximately 30 trips an hour.</i>
8	Impact of on-site trucks on adjacent residential uses	<i>Noted. This comment is related to noise/vibration, and site operations.</i>
9	Increased potential of debris found on municipal roads (and the highway) as a result of the trucks entering and leaving the site	<i>Noted. This comment is related to site operations.</i>
10	We are very concerned about the cumulative impact of this project, the new dump adding to existing traffic and we respectfully ask the city to undertake a full traffic assessment of the affected areas. That would be of the Carp Road corridor, the area around the intersection of Carp Road and the 417, and of Huntmar and the intersection of it and Richardson Side Road as these are our primary access routes from West Carleton	<i>Noted. The City can advise if they will undertake a Carp Road Corridor study. As outlined within the City's TIA Guidelines, the Carp Road and Richardson Side Road intersection is the only signalized intersection within the study area of the proposed site.</i>
Email Comments		
1	Is there any terms of reference for the TIA for this specific application that the community can have? For example, will the TIA include assessment of the intersection of Carp Road and the 417, where there is currently another signalized intersection due to the lack of a right-turn on-ramp to the 417 west-bound from Carp Road south-bound?	<p><i>The City's TIA Guidelines outlines the scope of any TIA related to new development. The Screening Form indicates if a TIA is required, and the types of analysis needed to satisfy those requirements.</i></p> <p><i>For this instance, the TIA was required because Carp Road is designated as a spine cycling route and the speed limits are 80km/h. No trip generation thresholds were met. The TIA has been prepared to review the existing conditions, address any impacts to the cycling network and speed limit for safety of the access operation.</i></p>
2	If the answer to #1 is no, can we at least understand if the future traffic load of the WM dump operations - stated in their TIA as 73 truck round-trips per hour exiting/entering Carp Rd. - will be included in the data set of existing traffic?	<p><i>The West Carleton Waste Management Centre TIA states the following:</i></p> <p><i>"Since few trips are expected to arrive at the site from the north, only 5 trips were assigned to this direction and the remaining trips were assigned to the south as northbound left turning vehicles."</i></p> <p><i>At the Carp Road and Richardson Side Road intersection, 5 vehicles to and from the WM Centre is less than a daily variation on road</i></p>

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		<i>volumes and will have negligible impact on the operations.</i>
3	<p>We fear that a second traffic light will be recommended in the Cavanagh-sponsored TIA report, which would help their trucks with the difficult left turn onto Carp Rd, with associated impact to the rest of the travelling public. We understand that Tomlinson sought a signalized intersection next door for the same reasons, but were denied due to proximity to the existing intersection. Due to the significance of this issue, and the difficulty conceiving of a solution that would satisfy all parties, we request to have this report available in advance of preparing our concerns for presentation to Committee. We hope that the Planning Department, Committee, and Council also consider this information critical to their assessment of the application. Is it reasonable to request that the TIA be reviewed by Planning, consulted on with the community, and included in the Planning report to Committee and Council?</p>	<p><i>No signal is recommended for the proposed site.</i></p> <p><i>All development applications post reports online for public review and notification of consultation dates/deadlines can be received by signing up for the email list or contacting the City Planner.</i></p> <p><i>Proposed Site Studies:</i> https://app01.ottawa.ca/postingplans/appDetails.jsf?lang=en&appld=_A8K6VX</p> <p><i>Comment Form and Email Signup:</i> https://app01.ottawa.ca/postingplans/commentForm.jsf?lang=en&appld=_A8K6VX&newReq=true</p>