



MONTGOMERY SISAM ARCHITECTS INC.

Transportation Impact Assessment

Proposed Long-Term Care Home, 1161 Old Montreal Road

November 2021– 21-2647

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1.0 Transportation Impact Screening

1.1 Summary of Development

Municipal Address	1161 Old Montreal Road
Description of Location	The site is located at located on the northeast corner of Famille-Laporte Avenue and Old Montreal Road, municipally addressed as 1161 Old Montreal Road in the City of Ottawa Ontario.
Land Use Classification	Residential – Long Term Care Facility
Development Size	The development is sited on a 1.43 Ha property. The proposed 4 storey long term care home will provide 224 beds. Surface parking and landscape areas will be provided.
Number of accesses and locations	Two full access entrances and exits are proposed on Famille-Laporte Avenue.
Phases of development	1
Build-out year	2023

1.2 Trip Generation Trigger

The *ITE Trip Generation Manual*, Version 11, Nursing Home land use (code 620) forecasts the number of vehicle trips to be generated by the site. The site is expected to generate 31 total trips during both the weekday AM and PM peak hours. The number of trips generated is below the trip generation trigger threshold.

Land Use Type	Minimum Development Size	Yes	No
Single-family homes	40 units		x
Townhomes or apartments	90 units		x
Office	3,500 sq.m.		x
Industrial	5,000 sq.m.		x
Fast-food restaurant or coffee shop	100 sq.m.		x
Destination retail	1,000 sq.m.		x
Gas station or convenience market	75 sq.m.		x
Other	60 person trips or more during weekday peak hours		x

1.3 Location Triggers

	Yes	No
Does the development propose a new driveway to a boundary street that is designated as part of the City's Transit Priority, Rapid Transit or Spine Bicycle Networks?		x
Is the development in a Design Priority Area (DPA) or Transit-oriented Development (TOD) zone?		x

1.4 Safety Triggers

	Yes	No
Are posted speed limits on a boundary street 80 km/hr or greater?		x
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?		x
Is the proposed driveway within the area of influence of an adjacent traffic signal or roundabout (i.e. within 300 m of intersection in rural conditions, or within 150 m of intersection in urban/ suburban conditions)?		x
Is the proposed driveway within auxiliary lanes of an intersection?		x
Does the proposed driveway make use of an existing median break that serves an existing site?		x
Is there is a documented history of traffic operations or safety concerns on the boundary streets within 500 m of the development?		x
Does the development include a drive-thru facility?		x

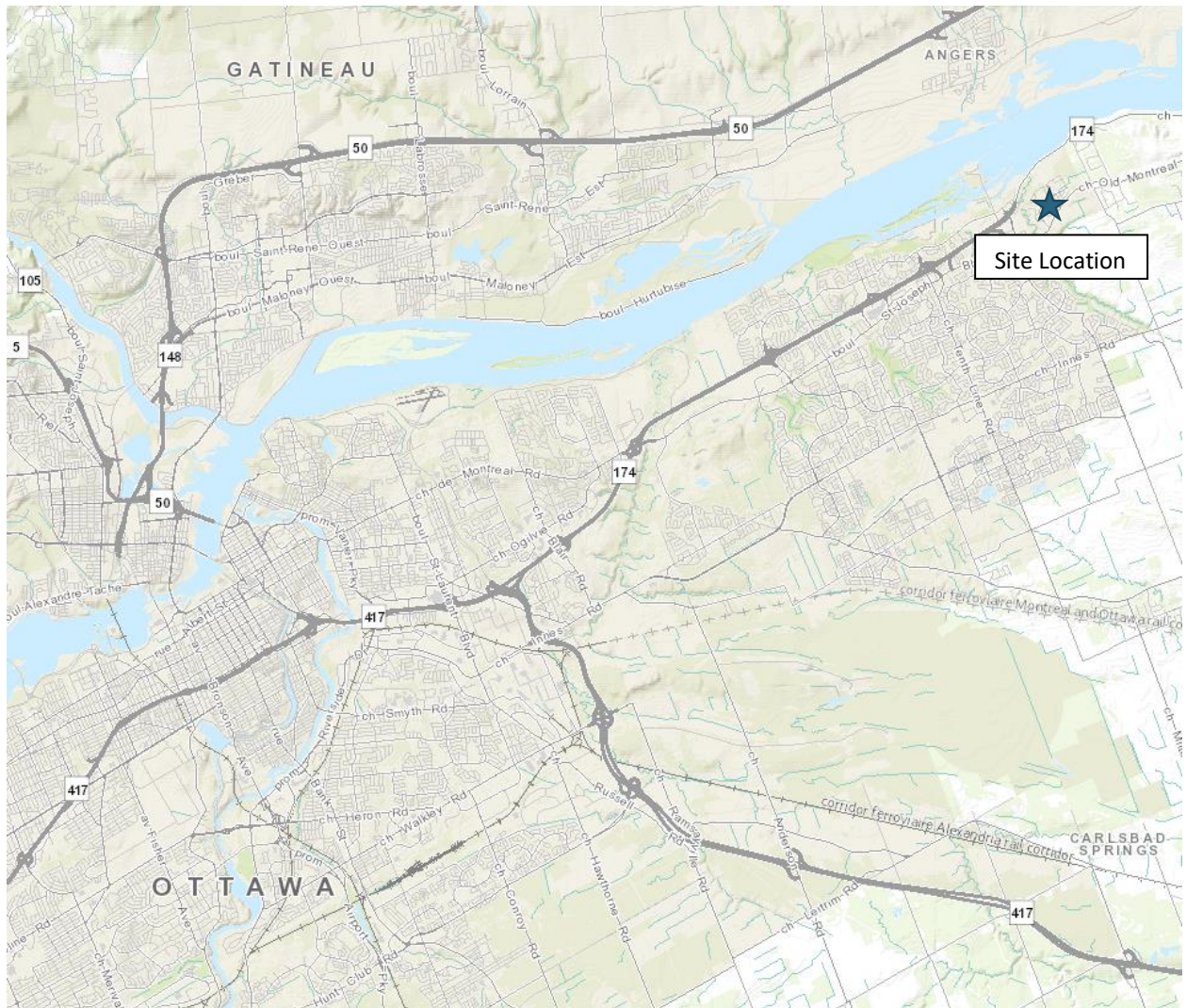
1.5 Summary

	Yes	No
Does the development satisfy the Trip Generation Trigger?		x
Does the development satisfy the Location Trigger?		x
Does the development satisfy the Safety Trigger?		x

Since the development does not satisfy the trip generation, location or safety triggers, the TIA Study is complete.

Figure 1 illustrates the site location. **Figure 2** illustrates the site servicing plan.

Figure 1: Site Location



Background map source: geoOttawa, accessed September 2021

Figure 2: Site Servicing Plan

