

June 9, 2023

City of Ottawa  
110 Laurier Ave W, 4<sup>th</sup> Floor  
Ottawa, ON K1P 1J1

**Attention: Adrian van Wyk  
Planner I – Development Review, Central**

**Reference: 377-381 Winona Avenue  
Sight Distance Review  
Our File No.: 122087**

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Per City of Ottawa request, this letter has been prepared to review sight lines at the Winona Avenue/Picton Avenue intersection with respect to the proposed landscaping for the 377 Winona Avenue site.

As part of the City's Roadway Renewal project for Winona Avenue, Wilmont Avenue, Elmgrove Avenue and Picton Avenue, the City plans to implement 30km/hr traffic calming measures along Winona Avenue. Measures include a raised crosswalk at Richmond Road, a raised intersection at Picton Avenue, a raised crosswalk south of Elmgrove Avenue, chicanes between Elmgrove Avenue and Ashton Avenue, a speed hump north of Ashton Avenue, and a raised crosswalk at Scott Street. The road renewal project is scheduled for construction in 2024.

For the purposes of this sight line review, it is assumed that the Winona Avenue, Wilmont Avenue, Elmgrove Avenue and Picton Avenue Renewal Project is complete and 30km/hr traffic calming measures have been implemented. Transportation Association of Canada (TAC) Geometric Design Guidelines identify a minimum intersection sight distance (ISD) of 75m for a vehicle to turn right based on a design speed of 40km/hr (10km/hr over the posted speed limit). Based on TAC, the decision point of the departure sight triangle on the minor road should be 4.4m from the edge of the major road travelled way. This is based on a vehicle stopping 2m from the cross road and a 2.4m distance from the front of the car to the driver's eye.

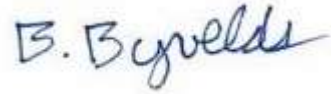
The TAC required sight triangle is shown in Figure 1. As shown, a portion of the landscaped area encroaches within the sight triangle. The revised landscape plan, included in Appendix A, has been coordinated to remove higher landscaping within the sight triangle. The revised landscape plan includes Gold Dew Tufted Hair Grass (0.6m in height) in the southeast corner of the intersection and Autumn Moor Grass (0.3m-0.6m in height) in the second landscape area. Based on the TAC recommended driver eye height of 1.08m, the proposed grass within the sight triangle is not anticipated to impede driver sight lines at this intersection.

Within the landscape areas on Winona Avenue, Burr Oak Tree's are proposed. The proposed trees will have a high canopy and are not anticipated to impact driver sight lines.

Based on the above, the proposed landscaping within the boulevard along Winona Avenue is not anticipated to impact driver sight lines to turn right from Picton Avenue onto Winona Avenue.

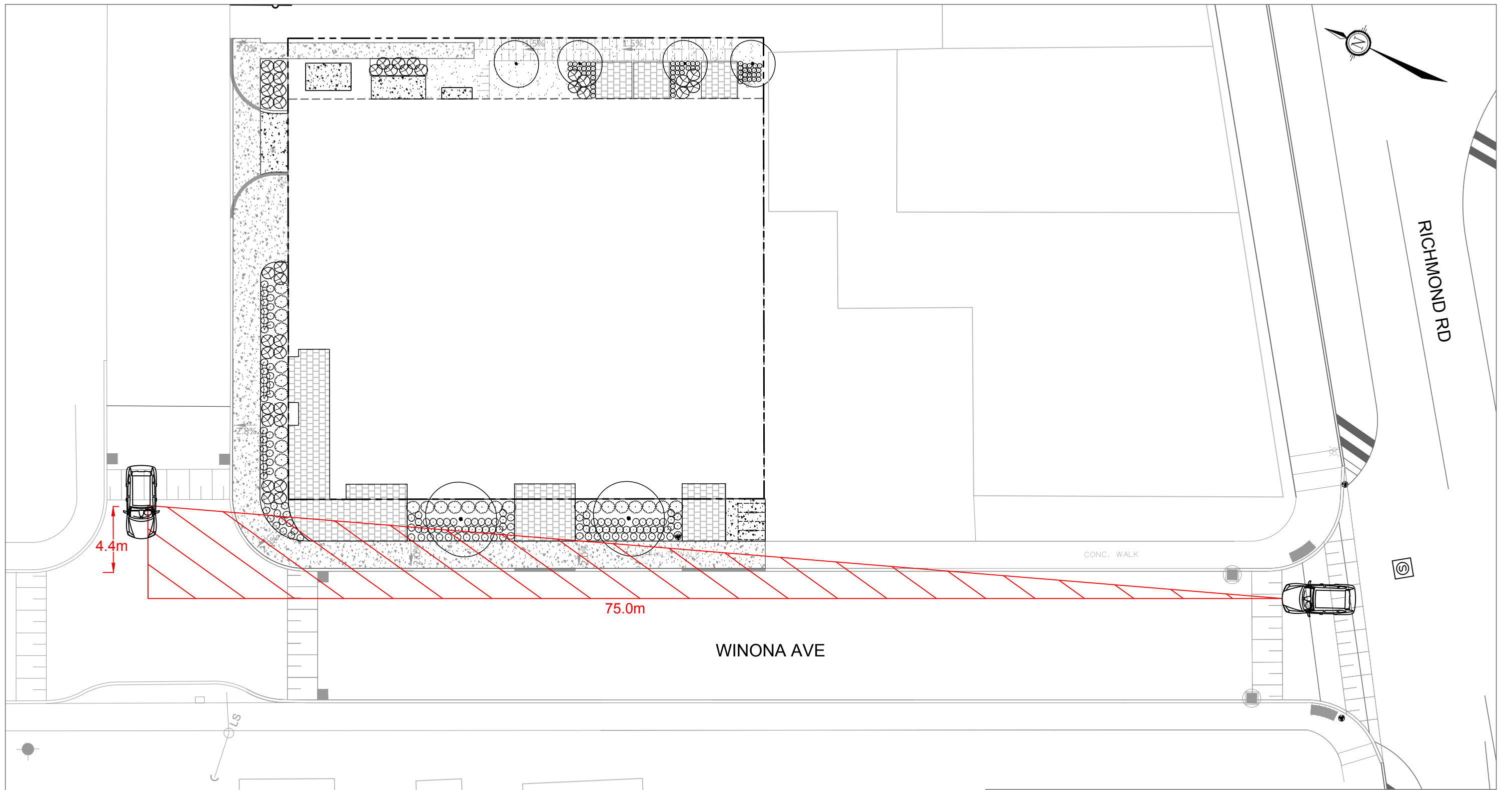
Yours truly,

**NOVATECH**



Brad Byvelds, P.Eng.  
Project Manager | Transportation

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**NOVATECH**

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377-381 WINONA AVENUE

**INTERSECTION SIGHT  
DISTANCE TO TURN RIGHT**

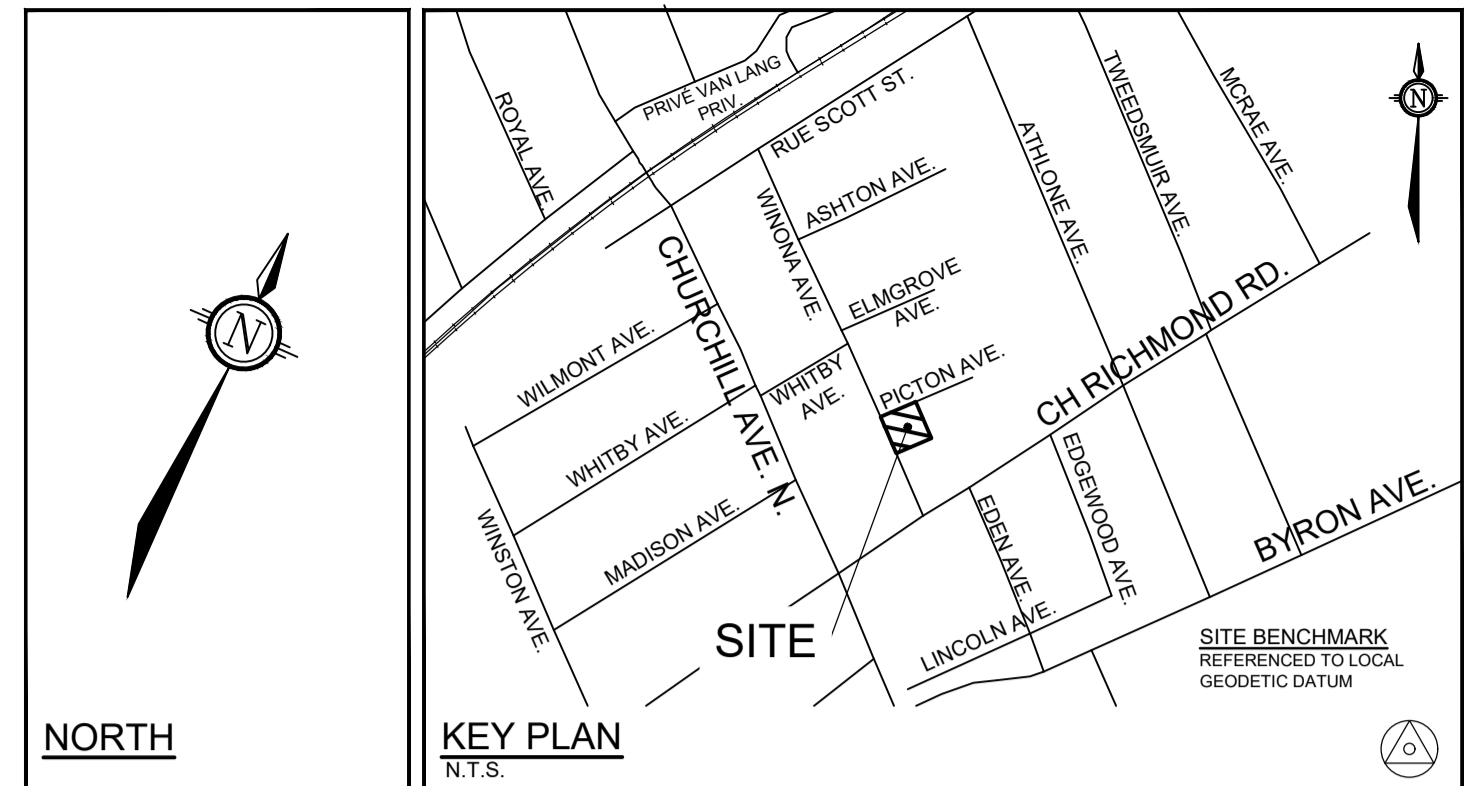
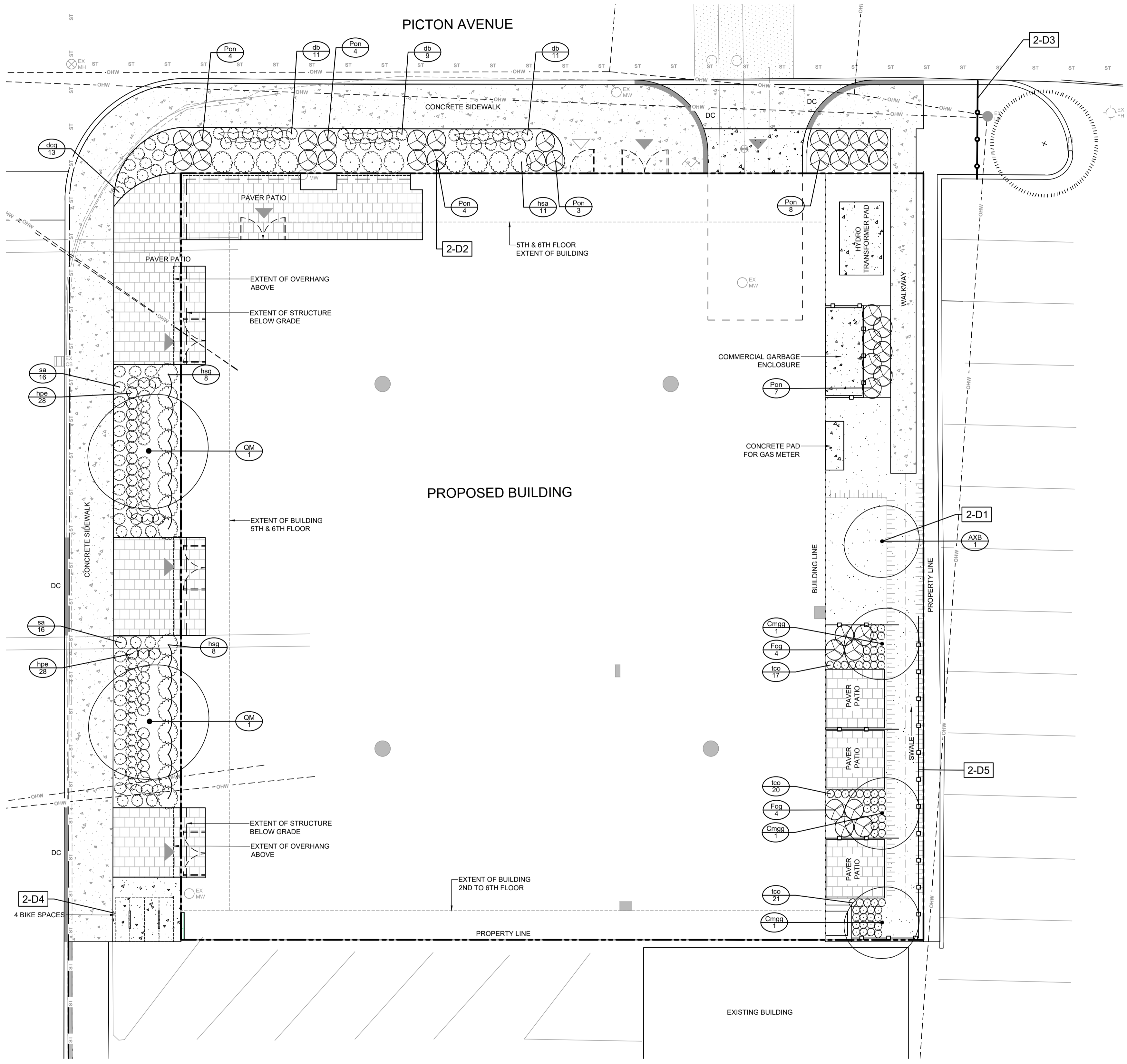
SCALE 1 : 250

DATE JUNE 2023 JOB 122087 FIGURE FIGURE 1

# Appendix A

## Revised Landscape Plan





- LEGEND**
- 3-D1 DETAIL SHEET # NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
  - PROPERTY LIMIT
  - PROPOSED BUILDING
  - TREE PROTECTION FENCE
  - PROPOSED PRIVACY FENCE 1.8m
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED CONCRETE PAD
  - PROPOSED PAVERS
  - SOD
  - PROPOSED DECIDUOUS TREE
  - EXISTING TREE TO REMAIN
  - PROPOSED CONIFEROUS SHRUBS
  - PROPOSED GRASSES AND PERENNIALS
  - PROPOSED SHRUBS
  - SPECIES (SEE PLANT LIST)
  - QUANTITY
- GENERAL**
- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
  - The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
  - It is essential to use the plans and details in conjunction with the specifications and notes.
  - Do not scale drawings. Work to dimensions only.
  - Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
  - Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.
- PLANTING**
- Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
  - Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
  - Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
  - Plant locations are schematic / approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
  - The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
  - Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
  - In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
  - Approved topsoil depths are as follows:
    - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
    - Sod/ Seed Areas - 100mm depth.
  - Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association.
  - Apply the following mineral fertilizer unless soil tests show other requirements:
    - Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
    - Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
  - Where applicable, for any plant areas with a mix of species/ cultivars notes. Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

- CITY DETAILS**
- Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.
- SC4. Typical Concrete Sidewalk in Boulevard
  - SC5. Sidewalk Construction Joints
- NOVATECH DETAILS**
- Found on Sheet L2.
- D1. Standard Deciduous Tree Planting
  - D2. Shrub and Perennial Planting
  - D3. Tree Protection Fence
  - D4. Bike Layout
  - D5. Wood Screen Detail

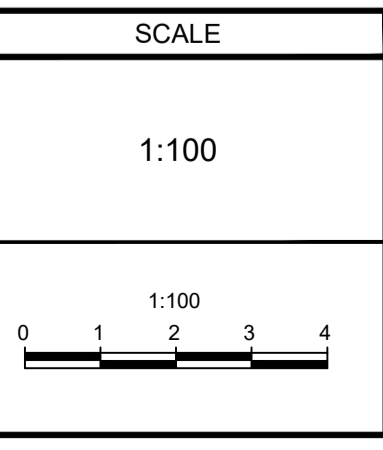
**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
<b>Deciduous Trees</b>						
AXB	1	<i>Amelanchier x grandiflora 'Ballerina'</i>	Ballerina Serviceberry	50mm Cal	WB	As Shown
Cmga	3	<i>Cornus mas 'Golden Glory'</i>	Golden Glory Cornelian-Cherry Dogwood	150cm Ht	PT	As Shown
QM	2	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
<b>Deciduous Shrubs</b>						
Fog	8	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	50 cm Ht	PT	As Shown
Pon	32	<i>Physocarpus opulifolius 'Nanus'</i>	Dwarf Ninebark	40cm Ht	PT	As Shown
<b>Perennials</b>						
hpe	56	<i>Heuchera micrantha 'Palace Purple'</i>	Palace Purple Coral Bells	1g	PT	45cm O.C
hsa	11	<i>Hosta 'Sagae'</i>	Sagae Hosta	1g	PT	90cm O.C
hsg	16	<i>Hosta sieboldiana 'Great Expectations'</i>	Great Expectations Hosta	1g	PT	90cm O.C
tco	58	<i>Tiarella cordifolia</i>	Foam Flower	1g	PT	30cm O.C
<b>Grasses</b>						
db	28	<i>Deschampsia cespitosa 'Bronzeschleier'</i>	Bronze Veil Tufted Hair Grass	1g	PT	60cm O.C
dca	13	<i>Deschampsia cespitosa 'Goldtau'</i>	Gold Dew Tufted Hair Grass	1g	PT	60cm O.C
sa	32	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1g	PT	60cm O.C

**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**Owner:**  
Azure Winona Inc.  
c/o Azure Urban Developments Inc.  
463 Golden Avenue  
Ottawa, ON K2A 2E4  
Phone: 613-234-4346

No.	REVISION	DATE	BY
3.	ISSUED FOR PERMIT	MAY 29/23	RJ
2.	SITE PLAN CONTROL RESUBMISSION	FEB 16/23	RJ
1.	SITE PLAN CONTROL APPLICATION	OCT 25/22	RJ



DESIGN	TCB
CHECKED	RJ
DRAWN	TCB
CHECKED	RJ
APPROVED	RJ

**FOR REVIEW ONLY**

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Website www.novatech-eng.com

LOCATION CITY OF OTTAWA 377-381 WINONA AVENUE	
DRAWING NAME <b>LANDSCAPE PLAN</b>	
PROJECT No.	122087
REV	REV # 3
DRAWING No.	122087-L1

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