

1823175 Ont. Inc.
 Manor Park Management
 231 Brittany Drive, Suite D
 Ottawa, ON K1K 0R8

Date: May 20, 2016

Attn: Mr. Anand Aggarwal

Project: 603103

**RE: 655-755 Anand Private (Formerly 1172 Walkley Road)
 Transportation Brief: Addendum #1**

INTRODUCTION

In review of the above-noted Transportation Brief, the City of Ottawa had the following comment:

“Existing and projected traffic volumes must include the Bank Street right-in/right-out access through Shoppers Drug Mart.”

The purpose of this Addendum #1 is to respond to/address this comment.

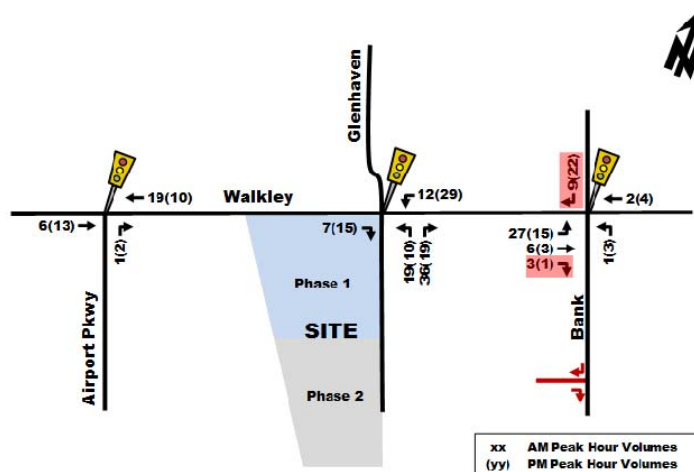
EXISTING CONDITIONS

On Wednesday May 18 and Thursday May 19, 2016 Parsons undertook a morning and afternoon peak hour count at the subject right-in/right-out driveway. These counts are included as Attachment #1. In summary, the southbound right-turns from Bank Street into the site totalled 3 veh/h and 12 veh/h during the morning and afternoon peak hour, respectively. For the outbound right-turns onto Bank Street, these totalled 11 veh/h and 24 veh/h during the morning and afternoon peak hours, respectively.

PROJECTED CONDITIONS

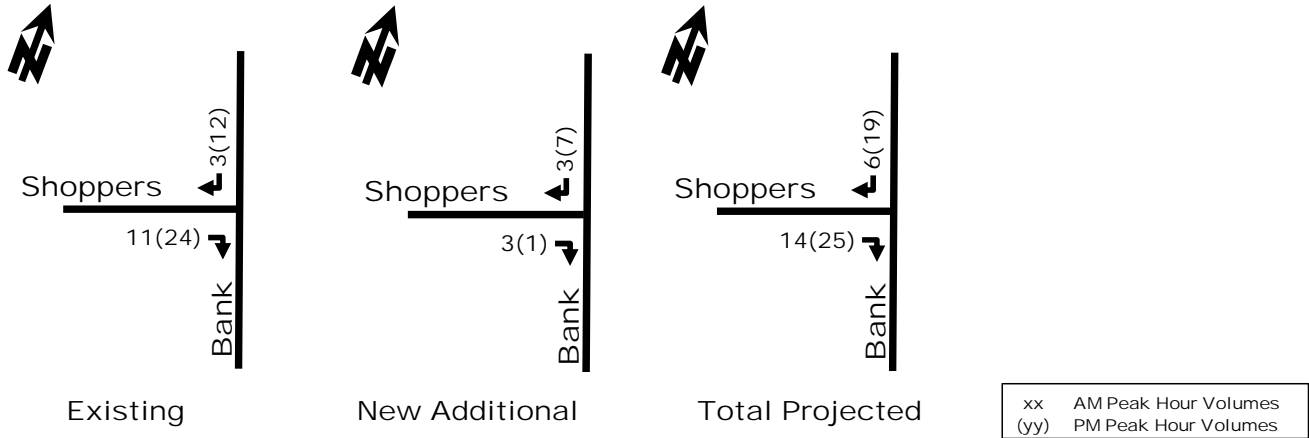
The following Figure 5 from the above-noted Transportation Brief depicts “New Site Generated Traffic Volumes” related to the proposed two-tower residential condo development. As noted by the City, this traffic distribution/assignment did not assign any of the new site-generated traffic to the existing right-in/right-out located adjacent to the south of Shoppers Drug Mart. Shown in red on the following figure is the right-in/right-out connection and the new site-generated traffic that requires reassignment.

‘New’ Site-Generated Traffic Volumes



Of the highlighted red volumes, all of the eastbound right-turns on Walkley Road should be reassigned and 30% of the southbound right-turns on Bank should be reassigned. The following figure depicts the subject right-in/right-out connection to Bank Street with regard to existing, new site-generated and projected total inbound and outbound right-turn traffic volumes.

Site Right-in/Right-out Traffic at Bank Street Connection



As can be seen from review of the total projected volumes, they will range from 6 veh/h to 25 veh/h which are very low peak hour volumes that can be easily and safely accommodated at the subject right-in/right-out site driveway connection to Bank Street.

CONCLUSION

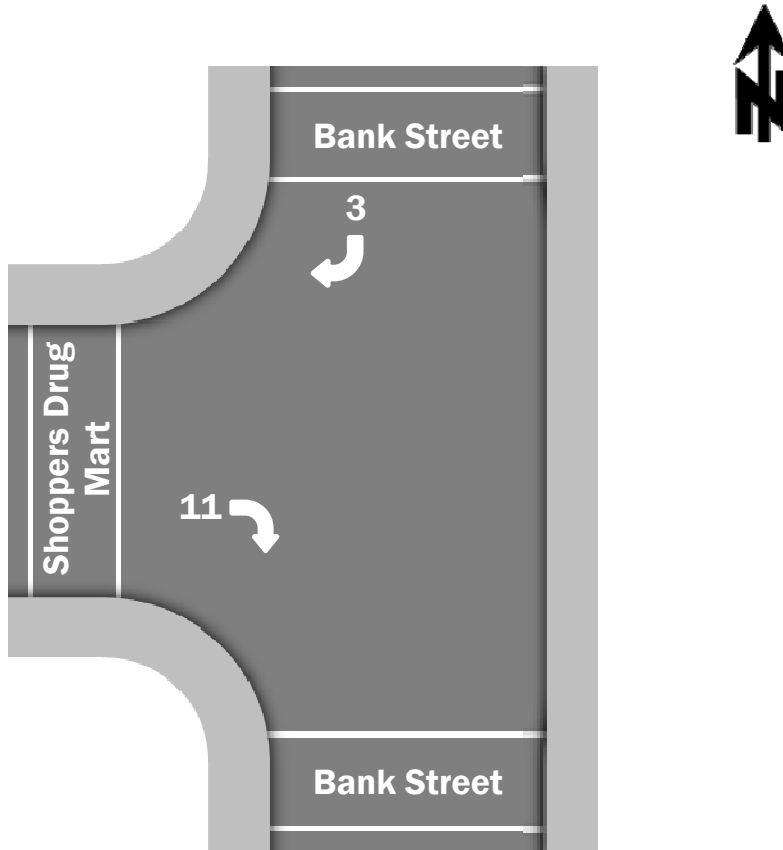
Based on the Foregoing, the proposed Site Plan is recommended from a transportation perspective. .

Sincerely,

Ronald M. Jack, P.Eng.

Attachments

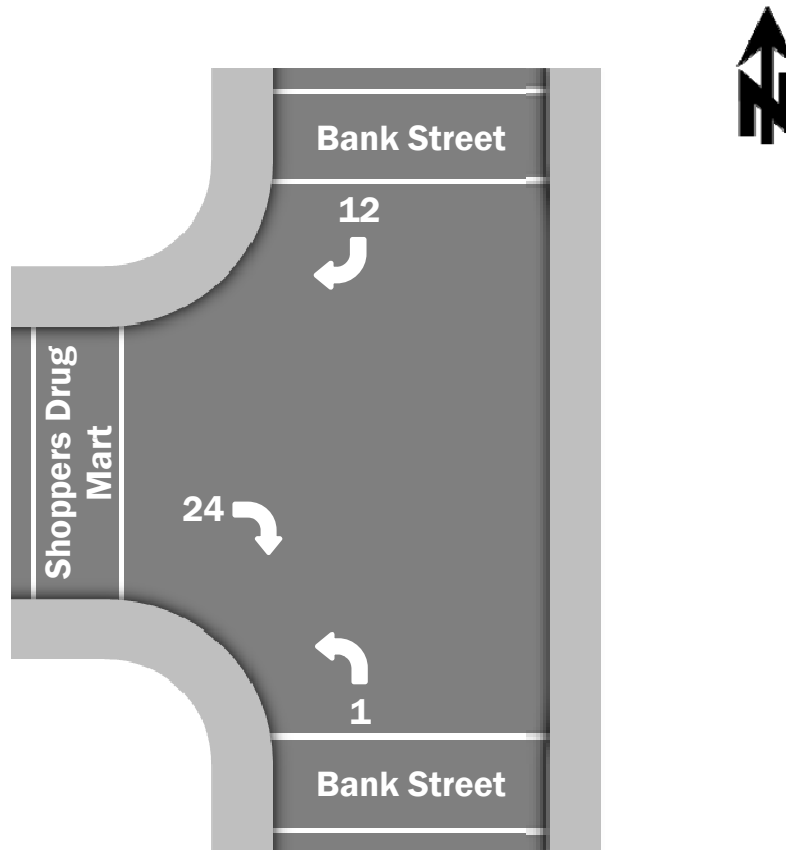
Intersection: Bank Street & Shoppers Drug Mart
Date: Thursday 19 May 2016
Compiled By: Amer Al-Merabi
Weather: Sunny
Peak Hour: 7:45 AM - 8:45 AM



Start Time	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
7:45 AM	0	0	0	0	0	1	0	0	3	0	0	0
8:00 AM	0	0	0	0	0	2	0	0	2	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	2	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	4	0	0	0
Peak Hour						3			11			

Notes: One southbound right turning movement made by a school bus which then took the exit at walkley street heading west.

Intersection: Bank Street & Shoppers Drug Mart
Date: Wednesday 18 May 2016
Compiled By: Amer Al-Merabi
Weather: Sunny
Peak Hour: 4:15 PM - 5:15 PM



Start Time	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
4:15 PM	0	0	0	0	0	1	0	0	4	0	0	0
4:30 PM	1	0	0	0	0	5	0	0	6	0	0	0
4:45 PM	0	0	0	0	0	5	0	0	7	0	0	0
5:00 PM	0	0	0	0	0	1	0	0	7	0	0	0
5:15 PM	0	0	0	0	0	1	0	0	2	0	0	0
Peak Hour	1					12			24			

Notes: NBL taken illegally; obvious median separating northbound & southbound traffic currently exists in addition to a sign clearly showing no northbound left turning movements allowed.