

To: Alexandra Derisier
Église de Dieu d'Expression Française d'Ottawa
1161B Cyrville Road
Ottawa, Ontario
K1J 7S6

From: Hassan Madhoun, M.Eng, P.Eng
Stantec Consulting Ltd.
400 - 1331 Clyde Avenue
Ottawa, Ontario
K2C 3G4

File: 160410199

Date: June 1, 2018

Reference: 1000 Thomas Spratt Place Parking Rationale

1.0 INTRODUCTION

Stantec was retained by the Église de Dieu d'Expression Française d'Ottawa (EDEFO) to prepare a Transportation Impact Assessment (TIA) in support of a zoning amendment at 1000 Thomas Spratt Place to permit a place of assembly. The property of interest, which is currently zoned as *IL – Light Industrial*, is located within the Ottawa Business Park in the East Industrial area of Ottawa.

As part of the TIA screening process, none of the analysis threshold triggers (i.e. Trip Generation, Location, and/or Safety) were met and as a result a Transportation Impact Assessment was not required.

A copy of the TIA Screening Report is provided in **Appendix A**.

The proposed Gross Floor Area (GFA) earmarked by the EDEFO as a Place of Assembly is approximately 1,025 m². Based on the City of Ottawa Parking By-law (By-Law 2016-249), a total of 103 parking spaces are required for a Place of Assembly land use (N65). This is in excess of the 37 dedicated parking spaces currently provided at the property and represents an on-site parking requirement deficit of 66 spaces.

This Parking Rationale provides an overview of the existing parking inventory in the Ottawa Business Park and explores opportunities to mitigate the parking requirement deficit through a combination of on-street and off-street parking measures without negatively impacting neighboring businesses and institutions.

2.0 SITE LOCATION AND CONTEXT

The building at 1000 Thomas Spratt Place is a two-storey office building located within the Ottawa Business Park in the city's East Industrial area. The building has a total GFA of 1,799 m² of office space. The EDEFO plans to repurpose the ground floor of the existing building as a place of assembly and maintain the second floor as office space. There are no planned structural or exterior changes to the building.

A total of 37 parking spaces and a loading bay are provided at the subject site. Some of the spaces provided appear to be oversized to accommodate delivery trucks. The EDEFO is evaluating opportunities to redraw oversized parking spaces to increase the total number of spaces available at the subject site.

As the subject site is located within the Ottawa Business Park, neighboring land uses consist primarily of light industrial, office, and institutional uses. The majority of neighboring tenants operate on weekdays during regular business hours (i.e. 8:00 am – 5:00 pm).

Another place of assembly, the Assalam Mosque, is located within the Ottawa Business Park at the southwest corner of St Laurent Boulevard and Thurston Drive. The Assalam Mosque's busiest day of worship occurs every Friday afternoon, this overlaps with the parking and transportation demands of the business park and has caused occasional parking and transportation issues within the Ottawa Business Park

Reference: 1000 Thomas Spratt Place Parking Rationale

Figure 1 illustrates the location of the new EDEFO church at 1000 Thomas Spratt Place.

Figure 2 provides an overview of the building.

Figure 1 - Site Location (1000 Thomas Spratt Place)

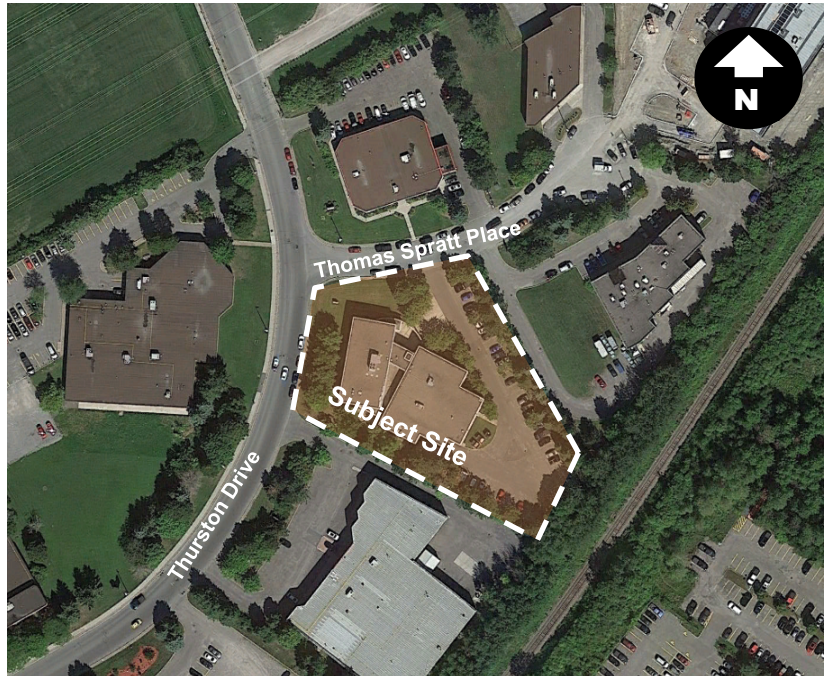


Figure 2 - Building Overview (1000 Thomas Spratt Place)



Reference: 1000 Thomas Spratt Place Parking Rationale

3.0 EXISTING CONDITIONS (1161B CYRVILLE ROAD)

3.1 CURRENT CHURCH LOCATION

The EDEFO congregation was established in Ottawa in 2003. In 2007, the EDEFO purchased the property at 1161B Cyrville Road in Ottawa where church service is currently held every Sunday morning. The church currently observes a peak weekday attendance of 45 people and a peak weekend attendance of 215 people.

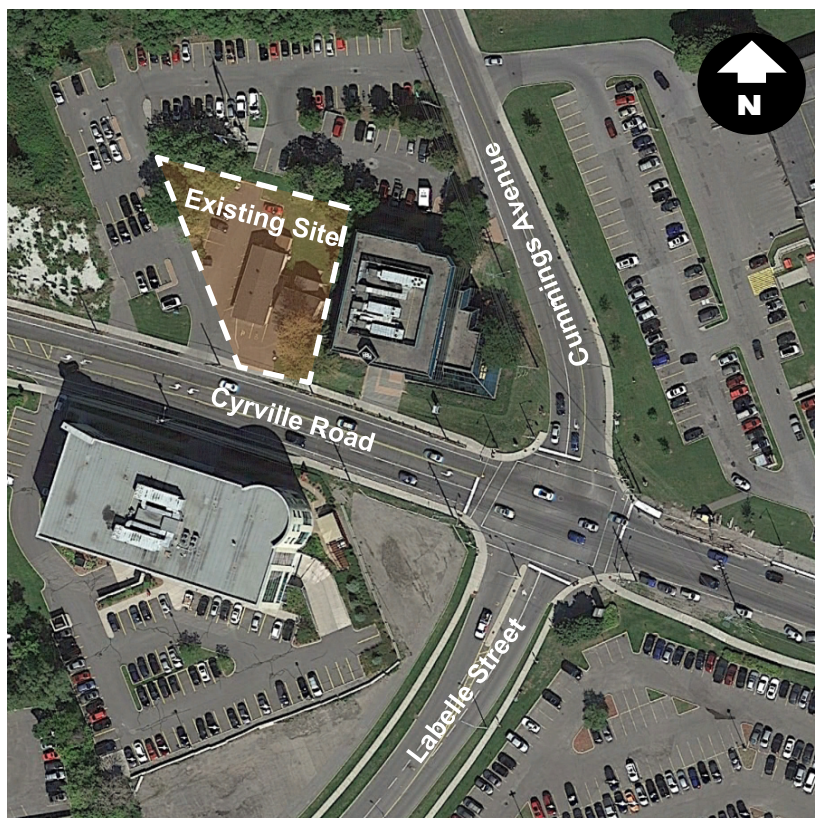
A total of 130 parking spaces are currently shared by the EDEFO church and neighboring office building.

A long-standing parking sharing arrangement has been in place between the church and office building tenants, whereby the church makes its 16 dedicated parking spaces available for use by the office tenants during weekdays, in exchange for the church's use of the office building's dedicated 114 parking spaces on Sundays. On-street parking is not permitted on Cyrville Road and Labelle Street in the vicinity of the existing church.

This arrangement has been in place successfully for over 10 years, during which the congregation has grown from approximately 100 members to 200 members. As the current church building is reaching its capacity, the congregation is seeking to relocate to 1000 Thomas Spratt Place to accommodate the growing community.

Figure 3 illustrates the location of the existing church.

Figure 3 - Existing Church Location (1161B Cyrville Road)



Reference: 1000 Thomas Spratt Place Parking Rationale

Consistent with the Christian faith, the EDEFO's specified day of worship occurs on Sundays at the following times:

Sunday Service: 9:30 am Sunday Morning Service (216 people)
6:30 pm Sunday Evening Service (115 people)

In addition, to regular Sunday service, the EDEFO holds the following group meetings throughout the week:

Monday: 6:30 pm young adults meeting and prayer group (average attendance of 40 people)
Tuesday: 8:00 am – Noon: women's prayer and fasting (average attendance of 45 people)
Wednesday: 7:00 pm: Men's prayer meeting (average attendance of 20 people)
Thursday: 6:30 pm: Bible Study (average attendance of 30 people)
Friday: 6:30 pm: Women's prayer meeting / teens gathering (average attendance of 65 people)
Saturday: 8:00 am – Noon: Prayer and fasting meeting/ 3:00 pm juniors gathering
(average attendance of 50 to 70 people)

Weekday group meeting attendance is relatively small in comparison to the Sunday church service. It is anticipated that the parking demands for weekday meetings will be relatively low and can be accommodated on-site.

3.2 EXISTING PARKING DEMANDS (1161B CYRVILLE ROAD)

A site visit was conducted on Sunday, May 20, 2018 to observe existing parking demands at the current church location at 1161B Cyrville Road.

Parking utilization was observed between 10:00 am and 11:00 am during Sunday service. Conditions at the time of the site visit were warm, calm and sunny. No traffic or parking issues were identified at the time of the site visit. A total of 75 vehicles were observed to be parked on-site. Observed parking demands indicate that the Parking By-Law requirement of 103 spaces at 1000 Thomas Spratt Place is appropriate and in line with anticipated parking demands at the new location.

Figure 4 exhibits site photos taken at the existing church at 1161B Cyrville Road.

Figure 4 – Existing Surface Parking (1161B Cyrville Road)



Reference: 1000 Thomas Spratt Place Parking Rationale

4.0 EXISTING CONDITIONS (1000 THOMAS SPRATT PLACE)

4.1 TRANSIT SERVICE

A number of EDEFO community members use public transit to travel to Sunday service and planned church community meetings. As a result, the EDEFO organizing committee took into consideration the availability of nearby transit service as part of the evaluation of potential new sites.

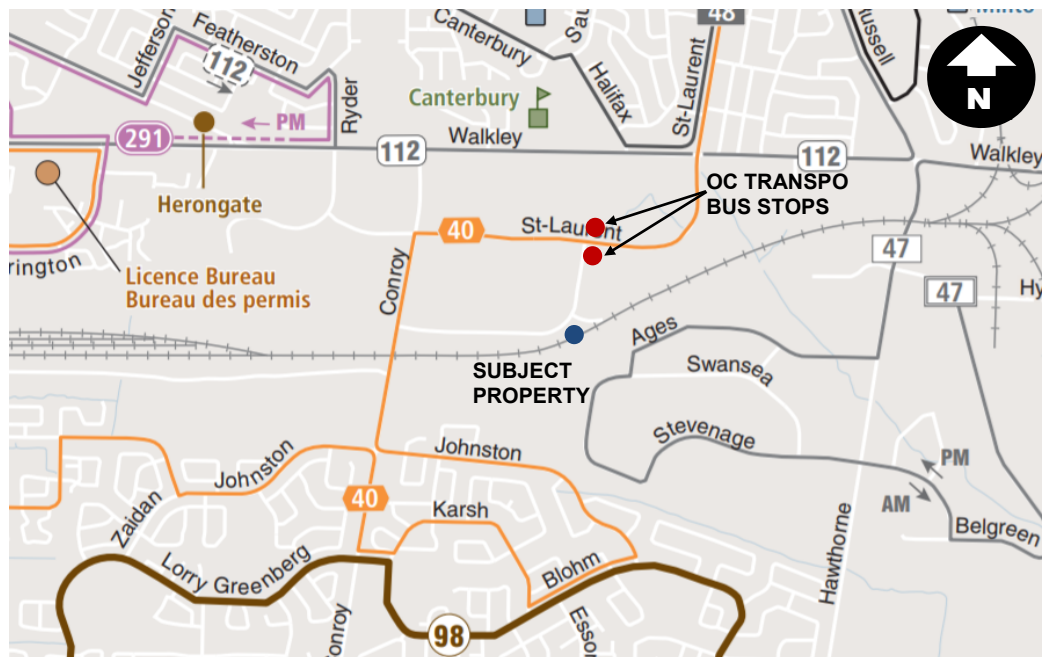
1000 Thomas Spratt Place is currently serviced by transit. OC Transpo Route 40 is a *Frequent* route providing high frequency bus service along major roads including Conroy Road and St Laurent Blvd. Route 40 provides service between St Laurent Station and Greenboro Station and will therefore interface with both the Confederation Line LRT (St Laurent Station) and Trillium Line LRT (Greenboro Station) later this year.

The subject property is located within 300 meters (less than 5-minute walk) of two existing on-street bus stops on St Laurent Blvd. Route 40 operates with a frequency of 15 minutes during weekdays, 30 minutes on Saturdays, and 60 minutes on Sundays.

The EDEFO is currently exploring opportunities to provide a shuttle van service on Sundays to/from nearby OC Transpo stations at either St-Laurent or Elmvale.

Figure 5 illustrates nearby transit routes and bus stop locations.

Figure 5 – Nearby Transit Routes and Stops



It is anticipated that EDEFO community members will continue to rely on OC Transpo to attend planned community events and Sunday service at 1000 Thomas Spratt Place.

4.2 PARKING AVAILABILITY (1000 THOMAS SPRATT PLACE)

A site visit was conducted on Sunday, May 6, 2018 to document the existing parking environment at 1000 Thomas Spratt Place, and to quantify baseline parking demands in the surrounding area within the Ottawa Business Park.

Parking utilization was observed between the hours of 9:00 am and 12:00 pm. This included on-site parking at 1000 Thomas Spratt Place, on-street parking on Thomas Spratt Place and Thurston Drive, as well as surface parking facilities at neighboring lots. Conditions at the time of the site visit were warm, calm and sunny.

No vehicles were observed to be parked on Thomas Spratt Place or Thurston Drive near the subject property. All nearby tenants, with the exception of the Alssalam Mosque, were observed to be closed for business during the Sunday site visit. No or very little parking demands were observed at nearby surface parking facilities.

Table 1 provides an inventory of nearby parking capacity and maximum parking demands observed.

Figure 6 provides an overview of nearby on-street parking areas and surface parking facilities.

Figure 7 exhibits site photos taken near 1000 Thomas Spratt Place.

Table 1 - Maximum Observed Parking Utilization (Sunday, May 6 2018 9:00 am – 12:00 pm)

Location	Description	Parking Capacity	Maximum Observed Demand	Maximum Parking Utilization
On-Site Parking				
1000 Thomas Spratt	Subject site	37	6	16%
Nearby Public On-Street Parking				
Thomas Spratt Place	Public on-street parking	17	0	0%
Thurston Drive	Public on-street parking	63	0	0%
Subtotal – Nearby On-Street Parking Capacity		80	0	0%
Nearby Off-Site Parking				
A - 2335 St Laurent	Assalam Mosque	112	34	30%
B - 3035 Conroy	City soccer field parking	70	0	0%
C - 2211 Thurston	Low-rise office building	71	6	8%
D - 3040 Hawthorne	City soccer field parking	30	2	7%
E - 1001 Thomas Spratt	Low-rise office building	30	1	3%
F - 1011 Thomas Spratt	Low-rise office building	10	1	10%
G - 1021 Thomas Spratt	Medical Council of Canada	191	5	3%
H - 1010 Thomas Spratt Place	Low-rise office building	24	2	8%
I - 2210 Thurston	Low-rise office building	45	0	0%
J - 2200 Thurston	Low-rise office building	48	3	6%
Subtotal – Nearby Off-Site Parking Capacity		631	54	8.5%

Figure 6 – Nearby Parking Facilities

- A – Assalam Mosque (2335 St Laurent)
- B – City of Ottawa Soccer Field (3035 Conroy)
- C – Low-rise office building (2211 Thurson)
- D – City of Ottawa Soccer Field (3040 Hawthorne)
- E – Low-rise office building (1001 Thomas Spratt)
- F – Low-rise office building (1011 Thomas Spratt)
- G – Canadian Medical Council (1021 Thomas Spratt)
- H – Low-rise office building (1010 Thomas Spratt)
- I – Low-rise office building (2210 Thurston)
- J – Low-rise office building (2200 Thurston)



Figure 7 - Site Visit Photos (1000 Thomas Spratt Place)



Reference: 1000 Thomas Spratt Place Parking Rationale

5.0 PARKING RATIONALIZATION

Based on the City of Ottawa Parking By-Law, a total of 103 parking spaces are required to amend the zoning and permit a place of assembly at 1000 Thomas Spratt. This represents a required on-site parking space deficit of 66 spaces.

As outlined in **Table 1**, parking demands within the Ottawa Business Park are very limited on Sundays which is when church service is anticipated to peak. The availability of on-street parking capacity on Thomas Spratt Place and Thurston Drive, as well as the potential to form a parking sharing agreement with neighboring tenants, can address the parking requirement shortfall, particularly during Sunday service.

The parking requirement deficit of 66 parking spaces can be rationalized as follows:

1. It is anticipated that EDEFO weekday (i.e. Monday to Friday) parking demands can be sufficiently met with the 37 dedicated parking spaces on-site;
2. Sunday church service represents the EDEFO's busiest day of the week with the largest parking demand requirement. As 1000 Thomas Spratt Place is located within the Ottawa Business Park, the majority of neighboring tenants do not operate on Sundays. It is anticipated that the available on-street parking capacity on Thomas Spratt Place and Thurston Drive can accommodate the EDEFO's parking demands on Sundays without impacting neighboring tenants.
3. As the timing of EDEFO Sunday service does not overlap with the activities of neighboring tenants, there are opportunities for the EDEFO to form parking sharing agreements, if required, with neighboring tenants to increase the number of parking spaces made available on Sundays. This type of arrangement would be similar to the successful arrangement in place at the church's current location on Cyrville Road.

The following potential off-site parking locations were identified:

- a. **Canadian Medical Council Building (1021 Thomas Spratt):** The nearby Canadian Medical Council building has a dedicated surface parking facility with 191 parking spaces. The Canadian Medical Council operates on weekdays only and is not expected to overlap with the EDEFO's Sunday day of worship.
- b. **Assalam Mosque (2335 St Laurent):** The Assalam Mosque is a nearby place of worship with 112 surface parking spaces. Consistent with the Muslim faith, the Assalam Mosque's specified congregation day of worship occurs on Friday afternoons and is not expected to conflict with the EDEFO's Sunday day of worship. There is an opportunity for the EDEFO to develop a parking sharing agreement with the Assalam Mosque. Under a parking sharing agreement, the EDEFO congregation would have access to the parking facilities at Assalam Mosque in exchange for the mosque's use of the 37 parking spaces at 1000 Thomas Spratt Place on Fridays.

Reference: 1000 Thomas Spratt Place Parking Rationale

- c. City of Ottawa Recreational Sports Facilities (3040 Hawthorne / 3035 Conroy):** The City of Ottawa currently operates a community softball and soccer field off of Thurston Drive within the Ottawa Business Park. These facilities are typically used for adult recreational leagues on weekdays. Two separate surface parking lots are provided at the facilities with a combined parking capacity of 100 spaces. A cursory review of scheduled events at the facilities did not identify any Sunday events. The EDEFO has the potential to book the facilities on Sunday mornings to secure additional parking spaces for the congregation.

To evaluate on-street and off-site parking opportunities near 1000 Thomas Spratt Place, the following parking scenarios were identified:

Scenario 1: No Additional Off-site Parking (i.e. on-site and on-street only)

Scenario 2: Shared parking agreement with the Canadian Medical Council

Scenario 3: Shared parking agreement with the Assalam Mosque

Scenario 4: Leasing City of Ottawa Recreational Sports Facility Parking Spaces

Table 2 summarizes the estimated parking capacities under the various scenarios and identifies the net parking surplus or deficit from the required 103 parking spaces as prescribed by the Parking By-law.

Table 2 - Parking Rationalization Summary

Location	Scenario 1	Scenario 2	Scenario 3	Scenario 4
	No Additional Off-Site Parking	Canadian Medical Council	Assalam Mosque	City of Ottawa Rec. Facilities
1000 Thomas Spratt Parking Spaces	37	37	37	37
Off-Site Parking Spaces*	N/A	+152	+85	+80
Subtotal Off-Street Parking	37 spaces	189 spaces	122 spaces	117 spaces
On-Street Parking (Thomas Spratt, Thursday Drive)	+80	+80	+80	+80
Total Parking Supply	117 spaces	269 spaces	202 spaces	197 spaces
Parking Surplus (Deficit)	+14 spaces	+166 spaces	+99 spaces	+94 spaces

*an effective parking capacity of 80% was assumed for off-site surface parking

As outlined in **Table 2**, the estimated number of parking spaces available are expected to meet and exceed the parking space requirement of 103 spaces under all four scenarios.

Reference: 1000 Thomas Spratt Place Parking Rationale

6.0 CONCLUSIONS

The EDEFO's planned purchase of the property at 1000 Thomas Spratt Place for the relocation of the congregation's church is not expected to interfere with, or have a negative impact on, neighboring businesses and institutions in terms of the church's parking demands or potential parking spill over. As Sunday represents busiest day of the week for the congregation, the peak parking generation demands for the church is not expected to overlap with the activities of neighboring tenants within the Ottawa Business Park.

A review of EDEFO's weekly activities and existing parking conditions within the Ottawa Business Park indicate that:

1. The available on-street parking capacity on Thomas Spratt Place and Thurston Drive can accommodate EDEFO Sunday parking demands without interfering or impacting neighbouring businesses and institutions;
2. EDEFO weekday (i.e. Monday to Friday) parking demands can be sufficiently met on-site with the 37 dedicated spaces at 1000 Thomas Spratt Place; and
3. EDEFO Sunday church service does not overlap with the activities of neighbouring tenants. As a result, there are opportunities for the EDEFO to form a parking sharing agreement, if required, with neighboring tenants to increase the number of parking spaces made available on Sundays. This is similar to the arrangement currently in place at the church's location on Cyrville Road.

Stantec Consulting Ltd.



Hassan Madhoun M.Eng, P.Eng
Associate, Transportation

Direct: (613) 722-4420
Mobile: (613) 355-8793
Hassan.Madhoun@stantec.com

Attachment: Appendix A (TIA Screening Report)

c. Nancy Meloshe

APPENDIX A

SCREENING AND SCOPING REPORT



**1000 Thomas Spratt Place
Transportation Impact Assessment**

Screening Report

March 8, 2018

Prepared for:

Église de Dieu d'Expression Française d'Ottawa

Prepared by:

Stantec Consulting Ltd.

1.0 SCREENING

1.1 DESCRIPTION OF PROPOSED DEVELOPMENT

Municipal Address	1000 Thomas Spratt Place
Description of Location	Southeast Quadrant of Ottawa South Business Park
Land Use Classification	Place of worship and office space
Development Size (units)	n/a
Development Size (m ²)	Total Building Size: 1,799 m ² 1,156 m ² Ground Floor (Proposed Place of Worship) 643 m ² Second Floor (Existing Office Use)
Parking spaces	37 Spaces
Number of Accesses and Locations	1
Phase of Development	1
Buildout Year	2018 / 2019 occupancy of existing building

1000 Thomas Spratt Place is currently a two-storey office building with 1,799 m² of office space that is currently occupied. The Church plans to repurpose the ground floor of the existing building as a place of worship. The second floor will remain as an office space that is occupied by a second party. There are no planned changes to the exterior of the existing building.

1.2 TRIP GENERATION TRIGGER

The ITE *Trip Generation Manual*, 9th edition, was used to estimate the auto trip generation rates for the proposed development. As per the City of Ottawa TIA Guidelines (2017), the ITE auto trip generation rate was converted to person trip generation rate by applying a factor of 1.28.

Table 1 summarizes the trip generation calculations for the proposed land use.

Table 1 Trip Generation

Land Use	Size (GFA, sq. ft.)	Trip Generation Rates						Trip Generation		
		ITE Auto Rate			Person Rate			Person Trips		
		Weekday AM	Weekday PM	Sunday	Weekday AM	Weekday PM	Sunday	Weekday AM	Weekday PM	Sunday
Church	12,450	0.56	0.55	12.04	0.72	0.70	15.41	9	9	192
Office Park	6,900	1.71	1.48	0.12	2.19	1.89	0.15	27	24	2
Total	19,350							36	32	194

The weekday AM and PM peak hour person trip generation is below the threshold of 60 persons and therefore the trip generation trigger is not satisfied.

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?		✓
Is the development in a Design Priority Area (DPA) or Transit-oriented Development (TOD) zone? *		✓

*DPA and TOD are identified in the City of Ottawa Official Plan (DPA in Section 2.5.1 and Schedules A and B; TOD in Annex 6). See Chapter 4 for a list of City of Ottawa Planning and Engineering documents that support the completion of TIA).

If any of the above questions were answered with 'Yes,' the Location Trigger is satisfied.

1.4 SAFETY TRIGGERS

	Yes	No
Are posted speed limits on a boundary street are 80 km/hr or greater?		✓
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?		✓
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)?		✓
Is the proposed driveway within auxiliary lanes of an intersection?		✓
Does the proposed driveway make use of an existing median break that serves an existing site?		✓
Is there is a documented history of traffic operations or safety concerns on the boundary streets within 500 m of the development?		✓
Does the development include a drive-thru facility?		✓

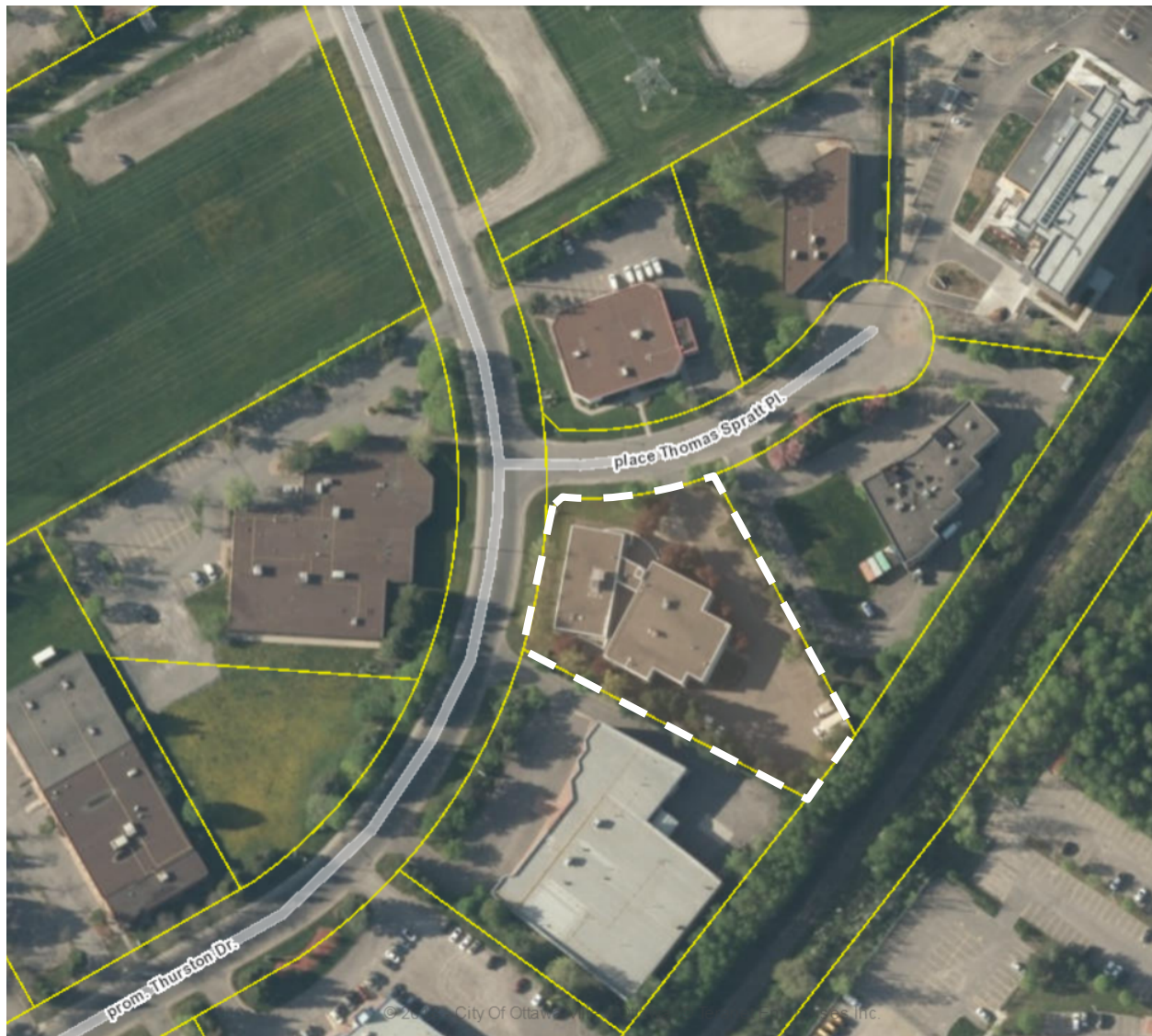
If any of the above questions were answered with 'Yes,' the Safety Trigger is satisfied.

1.5 SUMMARY

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

**1000 THOMAS SPRATT PLACE TRANSPORTATION IMPACT ASSESSMENT
SCREENING REPORT**

Figure 1 – Site Location



Source: City of Ottawa eMaps