

29 May 2018

OUR REF: 476001-01000

Colonnade BridgePort  
 100 Argyle Avenue, Suite 100  
 Ottawa, ON K2P 1B6

**Attention: Kelly Rhodenizer, MCIP, RPP**

Dear Kelly:

**Re: 5045 Innovation Drive  
 Land Use Revision – Transportation Impact**

Colonnade Bridgeport is in the process of developing the lands located at 5045 Innovation Drive. The previously submitted Transportation Impact Assessment and subsequent Addendums have been approved by the City. Since then there has been one revision to a land use for one of the commercial pads. This letter has been prepared to compare the difference in number of site-generated traffic volumes based on this land use revision and to assess whether additional transportation impact analysis is required. The revised Site Plan is attached.

The proposed revision to the land uses involves the removal of one of the drive-through restaurants and the addition of a veterinary clinic. Table 2 summarized the number of vehicle trips generated by a drive-through restaurant and a veterinary clinic of the same land use size. The ITE Trip Generation Manual (10<sup>th</sup> edition) rates were applied and are summarized in Table 1.

Table 1: ITE Trip Generation Rates

Land Use	Data Source	Trip Rates	
		AM Peak	PM Peak
Fast-Food Restaurant with Drive-Through	ITE 934	T = 40.19(X)	T = 32.67(X)
Veterinary Clinic	ITE 640	T = 3.64(X)	T = 3.53(X)
Notes: T = Average Vehicle Trip Ends X = 1000 ft <sup>2</sup> Gross Floor Area			

Table 2: Vehicle Trip Generation

Land Use	Area	AM Peak (Person Trips/h)			PM Peak (Person Trips/h)		
		In	Out	Total	In	Out	Total
Fast-Food Restaurant with Drive-Through	1,800 ft <sup>2</sup>	18	16	34	13	12	25
Veterinary Clinic	1,800 ft <sup>2</sup>	3	4	7	3	3	6
<b>Difference in Vehicle Trips</b>		<b>-15</b>	<b>-12</b>	<b>-27</b>	<b>-10</b>	<b>-9</b>	<b>-19</b>

As shown in Table 2, the fast-food restaurant is projected to generate more vehicle trips than the veterinary clinic. As such, the vehicle impact to the surrounding transportation network is understood to be less than outlined in the original Transportation Impact Study.

# PARSONS

Given the results shown herein, no further transportation impact analysis is required based on the proposed changes in land use and the commercial development located at 5045 Innovation Drive continues to be recommended from a transportation perspective.

Prepared by:



André Sponder, P.Eng.  
Transportation Engineer

Reviewed by:



Christopher Gordon, P.Eng.  
Senior Project Manager

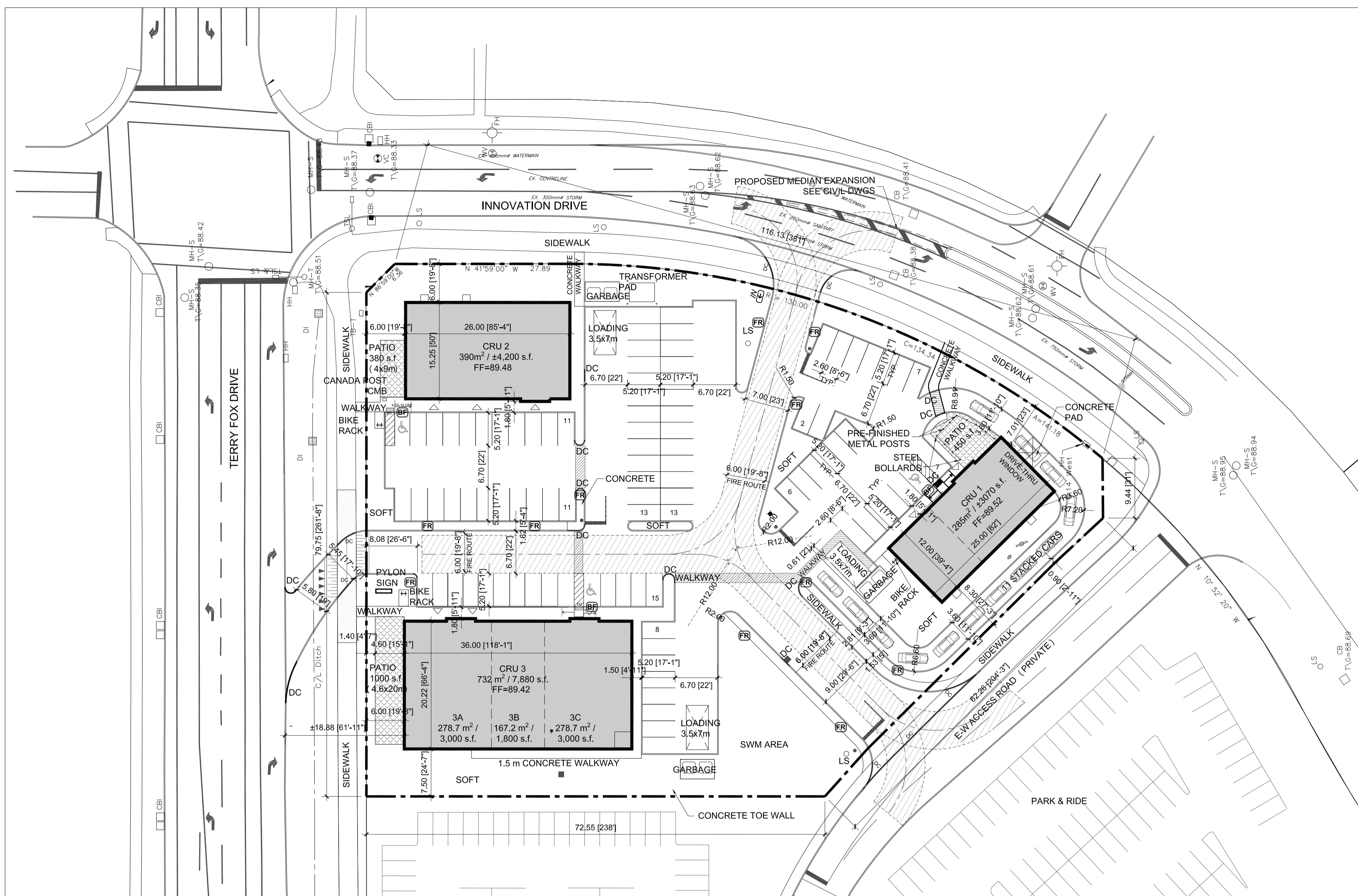


# Attachment #1

Revised Site Plan

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PLAN 4R- 29559  
 TOPOGRAPHICAL PLAN OF  
 PART OF BLOCK 4  
 REGISTERED PLAN 4M- 1104  
 CITY OF OTTAWA  
 Prepared by Brian J. Lynch, Ontario Land Surveyor  
 May 26, 2016



1 SITE PLAN - OPTION 1  
 SCALE 1:400

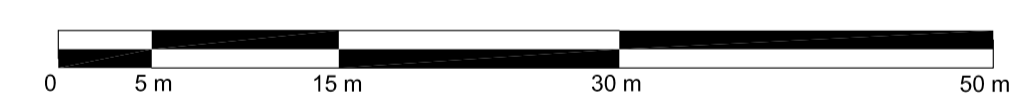
**ZONING INFORMATION**

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
ZONING	IG6 [218] H (44) S183 GENERAL INDUSTRIAL ZONE	RETAIL, RESTAURANT
MIN. LOT WIDTH	45 m	± 79.7 m
MIN. LOT AREA	4000 m <sup>2</sup>	7998.7 m <sup>2</sup>
MIN. FRONT YARD SETBACK	12 m (TERRY FOX DRIVE)	6 m
MIN. REAR YARD SETBACK	7.5 m (E-W ACCESS ROAD)	8.3 m
MIN. INTERIOR SIDE YARD SETBACK	7.5 m	7.5 m
MIN. CORNER SIDE YARD SETBACK	12 m (INNOVATION DRIVE)	6 m
MAX. BUILDING HEIGHT	44 m	±9 m
MAX. LOT COVERAGE (%)	45 %	17.2 %
MIN. WIDTH OF LANDSCAPED AREA	ABUTTING A STREET = 3m	> 3 m
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 11-99 SPACES: ABUTTING A STREET = 3 m NOT ABUTTING A STREET = 1.5 m	ABUTTING A STREET > 3 m NOT ABUTTING A STREET > 1.5 m
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
ACCESSIBLE PARKING SPACE	3.66m WIDTH x 5.2m LENGTH AS PER BY-LAW 2003-530, ITEM 122 W/ CAPACITY OF 20-99 SPACES, 1 SPACE IS REQUIRED	3 SPACES PROVIDED
PARKING REQUIREMENTS	72	93
LOADING ZONE	0	2
BICYCLE PARKING	1 BIKE / BUILDING	2 BIKES / BUILDING
TOTAL BUILDING AREA		1407 m <sup>2</sup> ( 15,115 s.f.)

**BUILDING AREA, GROSS FLOOR AREA & PARKING SPACE**

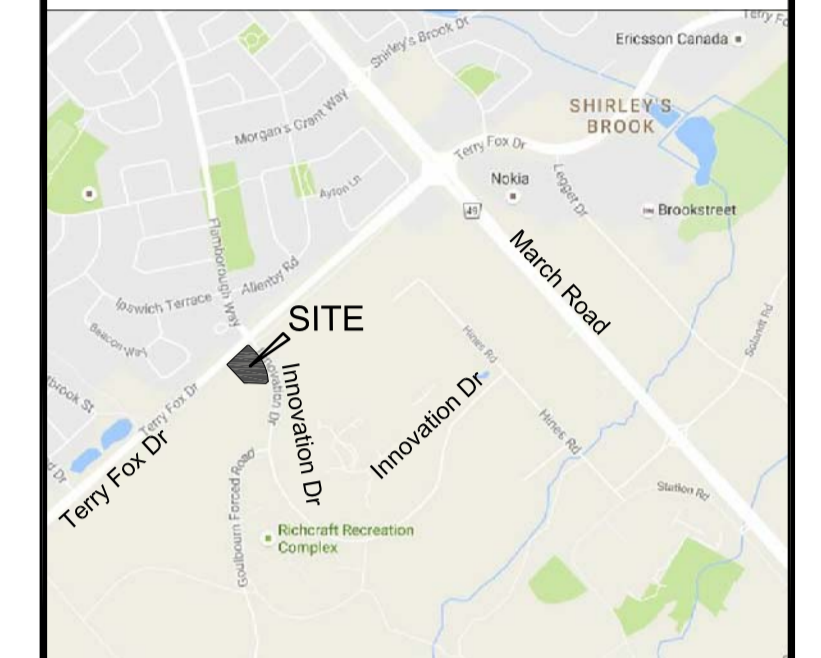
BUILDING	BUILDING AREA	GROSS FLOOR AREA	PARKING RATE	PARKING REQU.	PARKING PROV.
CRU 1 (RESTAURANT) DRIVE-THROUGH FACILITY	285 m <sup>2</sup> ( 3,070 s.f.)	±240 m <sup>2</sup>	8 / 100 m <sup>2</sup> G.F.A. REDUCED BY 20%	± 19	22
CRU 2 (56% RETAIL) (44% RESTAURANT)	390 m <sup>2</sup> ( 4,200 s.f.)	±320 m <sup>2</sup>	4 / 100 m <sup>2</sup> G.F.A. 10 / 100 m <sup>2</sup> G.F.A.	± 21	
CRU 3 (75% RETAIL) (25% RESTAURANT)	732 m <sup>2</sup> ( 7,880 s.f.)	±575 m <sup>2</sup>	4 / 100 m <sup>2</sup> G.F.A. 8 / 100 m <sup>2</sup> G.F.A.	± 32	71
TOTAL	1,407 m <sup>2</sup> ( 15,115 s.f.)			± 72	93



**LEGEND**

- PROPERTY LINE
- PROPOSED BUILDINGS
- PYLON SIGN
- ▨ FIRE ROUTE
- ➔ SIGNAGE IN/ OUT
- △ BUILDING ENTRANCE
- ▨ PEDESTRIAN WALKWAY /PAINT LINE
- ▨ LOADING SPACE 3.5x7m
- DC DEPRESSED CURB
- BIKE RACK
- DI BITCH INLET
- HH HANDHOLE
- TB-T TRAFFIC TERMINAL BOX
- TB-B BELL TERMINAL BOX
- TSL TRAFFIC LIGHT
- AN ANCHOR
- LS LIGHT STANDARD
- SANMH SANITARY SEWER W/ MANHOLE
- STRMH STORM SEWER W/ MANHOLE
- ▨ RETAINING WALL
- TB-C CABLE TERMINAL BOX
- PO-W WOOD POLE
- EARTHBIN™ GARBAGE BINS MODEL EB500
- STOP SIGN & STOP LINE
- FH FIRE HYDRANT
- NEW FIRE HYDRANT
- WV WATER VALVE
- MH-R MAINTENANCE HOLE (ROGERS)
- MH-S MAINTENANCE HOLE (SEWER)
- MH-T MAINTENANCE HOLE (TRAFFIC)
- CBI CATCH BASIN INLET
- CB CATCH BASIN

APPROVED REFUSED  
 THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_  
 DERRICK MOODIE, MANAGER  
 DEVELOPMENT REVIEW WEST  
 PLANNING, INFRASTRUCTURE AND ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



KEY PLAN

no.	revision	date
7	ISSUED FOR SITE PLAN REVISIONS	23 June 2017
6	ISSUED FOR MINOR REZONING APPLICATION	14 June 2017
5	REISSUED FOR SITE PLAN CONTROL	2 June 2017
4	REISSUED FOR SITE PLAN CONTROL	15 May 2017
3	REISSUED FOR SITE PLAN CONTROL	26 April 2017
2	REISSUED FOR SITE PLAN CONTROL	13 April 2017
1	ISSUED FOR SITE PLAN CONTROL	30 NOV. 2016

**N45 ARCHITECTURE INC.**  
 71 Bank Street, 7th Floor, Ottawa, Ontario, K1R 6S3  
 tel. 613.224.0095 fax 613.224.9811

project  
**INNOVATION STATION  
 PHASE 3**  
 5045 INNOVATION DRIVE,  
 KANATA, ON.

north seal

drawing title	
<b>SITE PLAN OPTION 1</b>	
scale 1:400	drawn by C.L.
date JUNE 01/ 2017	checked by R.M.
project number <b>17-192</b>	drawing number <b>A-001</b>
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	