



November 11, 2019

Mr. Stream Shen, MCIP RPP
Planner II, Development Review – West
Planning and Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Street West
Ottawa, ON K1P 1J1

Re: **Site Plan Control for 5924 & 5938 Hazeldean Road (D07-12-19-0089)**

We have reviewed the sight distance along Victor Street. Residential driveways are classified as minimum use driveways in the TAC Geometric Design Guide for Canadian Roads (June 2017), and Section 8.9.3 of the TAC guidelines states:

'For minimum use driveways along local roads, it is often difficult to provide the desired sight distance due to the sight line restriction created by parked cars, fencing and vegetation. Reduced sight line distances are generally tolerable in these situations due to the low operating speeds and caution exercised by the drivers.'

Section 9.9.2.3 Intersection Control of the TAC guide, suggests that the driveway intersections with Victor Street could be viewed as 'Case A - Intersections with no control'. Table 9.9.1 suggests that the length of the sight triangle leg is 45m for a design speed of 50 km/hr (posted 40km/hr) roadway.

We conducted a review of the sight lines for the units fronting Victor Street if the approach view is constrained by the property line. The distance from the middle of the driveways to the driver's side of the approaching vehicle was determined and is tabulated as follows:

- *Victor Street access to development – 60 m measured along roadway*
- *Driveway No. 1 – 52 m*
- *Driveway No. 2 – 43 m*
- *Driveway No. 3 – 41 m*
- *Driveway No. 4 – 47 m*
- *Driveway No. 5 – 41 m*

The entrance to the development on Victor Street has been located as close to the southern property line as possible and provides acceptable sight distance given the nature of the roadway. Driveways 1 and 4 meet the required clearance while driveways 2,3 and 5 are just below the standard. We deem the small reduction in the calculated sight distance to be of no significance given the low volume of the roadway and the caution that will be exercised by drivers when confronted with houses along this Section of Victor Street.

Also, Section 8.9.3 of the TAC guidelines provides some direction on landscaping as follows:

Ground cover planting and low shrubs, or trees with high canopies, can be used effectively without affecting the sight lines of the driver. A typical range for a driver's height of eye is 1.05 m, for passenger cars, to 2.5m, for large trucks. Clear sight lines are provided for the full range of eye height. The height of object is 1.3m, based on the height of a passenger vehicle.

A note has been added to the landscaping plan stating that 'proposed trees are to have branching trimmed to a 1800mm Ht. on Victor Street'. This mitigating measure should provide better sight lines than those assumed in our review. However, signs can be provided to alert drivers of the 'hidden' entrance.

In summary, we have reviewed the sight distances for the four (4) driveway and one (1) entrance on the west side of Victor Street and have found that they provide the minimum required by TAC given the residential nature of the road and caution exercised by drivers approach similar residential developments.

Sincerely,

EXP Services Inc.



Louis-Philippe (Phil) Desmarais, P.Eng.
Senior Engineer
Infrastructure Services



Bruce Thomas, P.Eng.
Senior Project Manager
Infrastructure Services

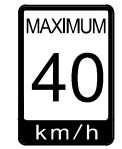
Enclosures: Sight Distance Figure – SK1

CC: Jaime Posen, FOTENN
Carmine Zayoun, GNCR Developments Inc.

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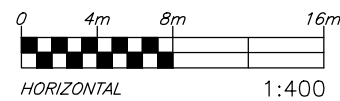
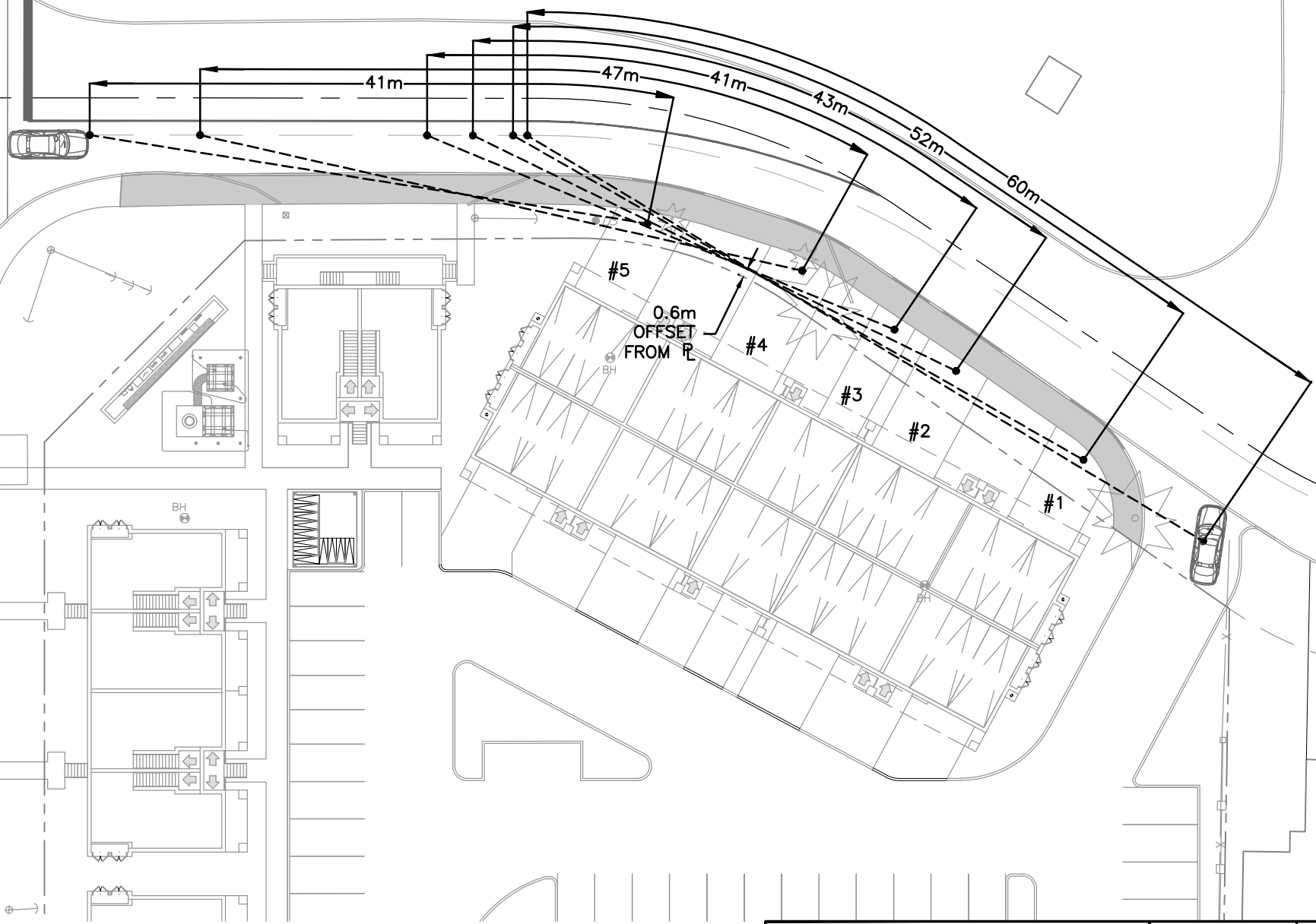
HAZELDEAN ROAD

DENHAM WAY



VICTOR STREET
ROAD C

SIGHT LINE
(1m O/S DRIVING LANE)



exp Services Inc. 100-2650 Queensview Drive Ottawa, ON K2B 8H6 www.exp.com	DESIGN	LPD	HAZELDEAN CROSSING TOWNS 5924 HAZELDEAN ROAD	SCALE	1:400
	DRAWN	JH		VICTOR STREET SIGHT LINES	SKETCH NO
	DATE	SEPT. 2019			
	FILE NO	250806			

