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designing urban alternatives

June 26th, 2020

Transportation Project Manager
Development Review Central Branch
City of Ottawa
110 Laurier Ave. W.
Ottawa, ON, K1P 1J1

Attention: Wally Dubyk & Simon Deiacco

Re: Transportation Memo for 353-357 Gardner Site Plan Control

Upon submitting the TIA screening form for this site, City staff concluded that no triggers had been met requiring further study. The following was asked to be addressed instead in a letter:

- *On street parking is not a viable option for tenants. Ensure that potential tenants are aware that there is no provision for parking for everyone.*
- *Offsite parking and other modes of travel to be reviewed.*

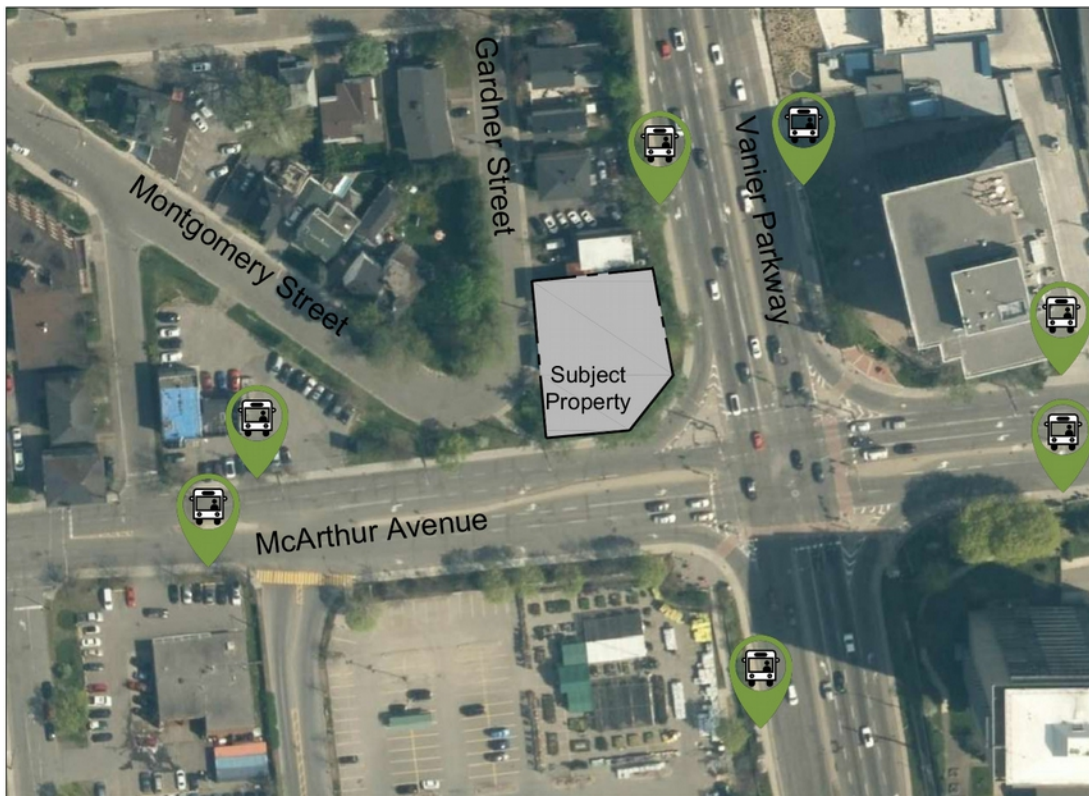
The development site is located at the corner of McArthur Avenue and the Vanier Parkway. It is a combination of two adjacent properties with access off Gardner Street. The site is unique in it's extensive amount of street frontage; it fronts onto Gardner on the west, McArthur on the south and Vanier Parkway on the east. This intersection currently has traffic islands at each corner and fast moving traffic along the Parkway. To the south of the site and across the street on McArthur Avenue is a large parking lot with Loblaws at the rear.

The design proposal includes a 44,600 square foot apartment building with 61 units, basement parking, and partial ground floor parking. The proposed rental apartment building is 9 storeys in height, with 'front' entrances both at the corner of Vanier Parkway and McArthur Avenue and on the Gardner Street frontage. On the parkway facade the landscape buffer provides some needed separation from the residential use and traffic. At the intersection of the Vanier Parkway and McArthur, the space of the sidewalk extends to the front door, welcoming people in under the canopy and into the building.

Traffic moves quickly on McArthur and Vanier in front of the proposed building, and the merge aisle particularly facilitates the fast movement of vehicles here. There's no safe place for a car to stop on our McArthur or Vanier Parkway frontages. We therefore designed another primary entrance on Gardner Street, which is an ideal location for pick-ups, drop-offs, deliveries, and for taxi and Uber drivers to wait for passengers.

One level of underground parking is proposed, as well as an additional 6 spaces located in the north east corner of the ground floor. A total of 29 parking spaces would be provided. There is easy and convenient access to a bike storage and repair room abutting the sidewalk along McArthur on the ground floor, which contains storage space for 34 bicycles. The site is well serviced with public transit, sidewalks, as well as walking and biking paths 3 blocks to the west running along the Rideau River, so we anticipate that the majority of tenants will use alternate forms of transportation for their daily activities.

The map below shows the multitude of transit stops around the site. Route 14 provides frequent service on McArthur Avenue in both directions. Route 19 provides service heading East on McArthur and South on Vanier Parkway. Route 9 provides frequent service in both direction along the Vanier Parkway.



If you require any further information, please call me at 613-853-2822.

Regards,

A handwritten signature in black ink, appearing to read 'R Hill'.

Rosaline Hill
BES, BArch, OAA, MRAIC