

1440 Blair Towers Place

Transportation Impact Assessment

Step 1 Screening Report

Step 2 Scoping Report

Step 3 Strategy Report (Rev. #2)

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1 Screening

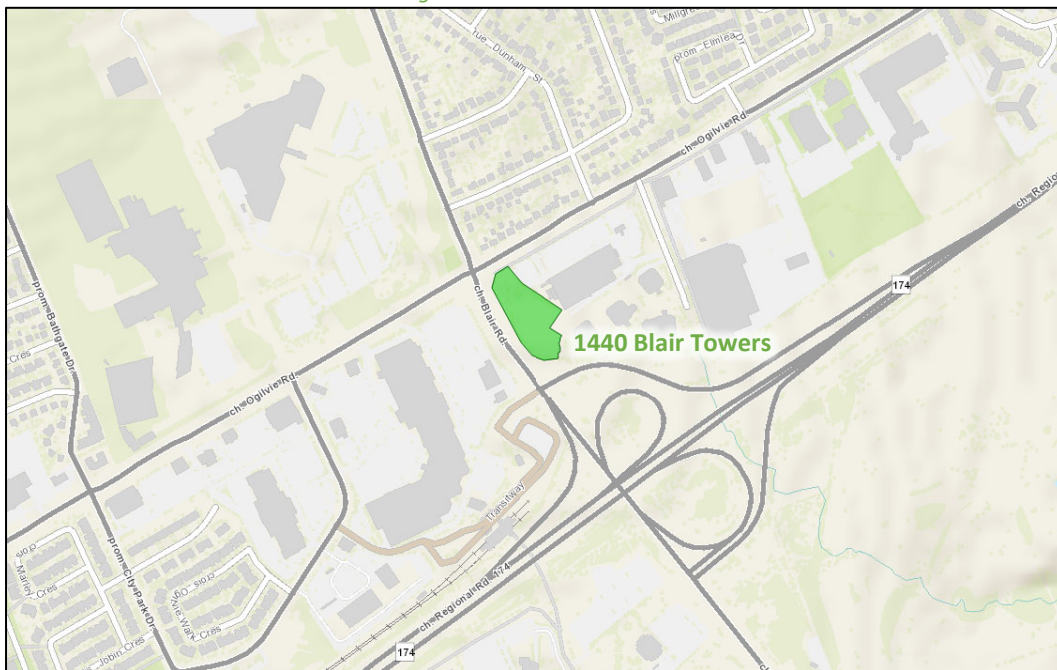
This study has been prepared according to the City of Ottawa’s 2017 Transportation Impact Assessment (TIA) Guidelines, incorporating the 2023 Revision to Transportation Impact Assessment Guidelines. Accordingly, a Step 1 Screening Form has been prepared and is included as Appendix A, along with the Certification Form for the TIA Study PM. As shown in the Screening Form, a TIA is required, and this study has been prepared to support the Official Plan Amendment/Zoning By-Law Amendment application.

2 Existing and Planned Conditions

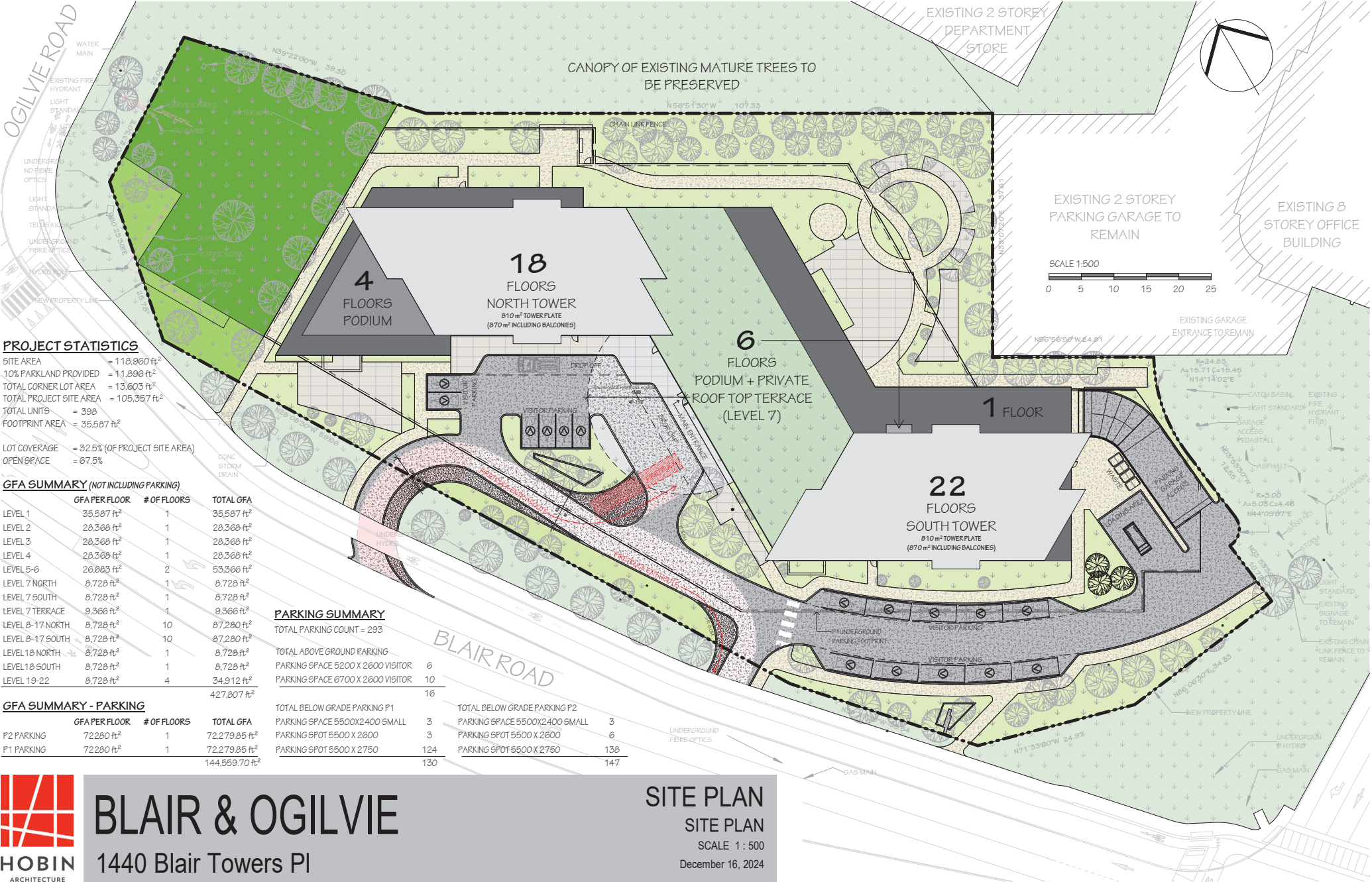
2.1 Proposed Development

The development site is located at 1440 Blair Towers Place and is zoned as Transit Oriented Development Zone (TD2[2085]). The development will consist of approximately 398 seniors housing units in two towers sharing a single podium to be built-out by 2027. The plan includes the relocation of the existing right-in-only access and a proposed right-out-only on Blair Road and proposes 293 vehicle parking spaces on-site. The site is within the Blair Transit Oriented Development (TOD) area and Blair Protected Major Transit Station Areas (PMTSA). Figure 1 illustrates the study area context. Figure 2 illustrates the proposed concept plan.

Figure 1: Area Context Plan



Source: <http://maps.ottawa.ca/geoOttawa/> Accessed: September 4, 2023



PROJECT STATISTICS

SITE AREA = 118,960 ft²
 10% PARKLAND PROVIDED = 11,896 ft²
 TOTAL CORNER LOT AREA = 13,603 ft²
 TOTAL PROJECT SITE AREA = 105,357 ft²
 TOTAL UNITS = 398
 FOOTPRINT AREA = 35,587 ft²
 LOT COVERAGE = 32.5% (OF PROJECT SITE AREA)
 OPEN SPACE = 67.5%

GFA SUMMARY (NOT INCLUDING PARKING)

FLOOR	GFA PER FLOOR	# OF FLOORS	TOTAL GFA
LEVEL 1	35,587 ft ²	1	35,587 ft ²
LEVEL 2	28,368 ft ²	1	28,368 ft ²
LEVEL 3	28,368 ft ²	1	28,368 ft ²
LEVEL 4	28,368 ft ²	1	28,368 ft ²
LEVEL 5-6	26,683 ft ²	2	53,366 ft ²
LEVEL 7 NORTH	8,728 ft ²	1	8,728 ft ²
LEVEL 7 SOUTH	8,728 ft ²	1	8,728 ft ²
LEVEL 7 TERRACE	9,366 ft ²	1	9,366 ft ²
LEVEL 8-17 NORTH	8,728 ft ²	10	87,280 ft ²
LEVEL 8-17 SOUTH	8,728 ft ²	10	87,280 ft ²
LEVEL 18 NORTH	8,728 ft ²	1	8,728 ft ²
LEVEL 18 SOUTH	8,728 ft ²	1	8,728 ft ²
LEVEL 19-22	8,728 ft ²	4	34,912 ft ²
TOTAL			427,807 ft²

PARKING SUMMARY

TOTAL PARKING COUNT = 293

TYPE	SPACE	COUNT	TOTAL
TOTAL ABOVE GROUND PARKING			
PARKING SPACE 5200 X 2600 VISITOR	6		6
PARKING SPACE 6700 X 2600 VISITOR	10		10
TOTAL ABOVE GROUND PARKING			16
TOTAL BELOW GRADE PARKING P1			
PARKING SPACE 5500X2400 SMALL	3		3
PARKING SPOT 5500 X 2600	3		3
PARKING SPOT 5500 X 2750	124		124
TOTAL BELOW GRADE PARKING P1			130
TOTAL BELOW GRADE PARKING P2			
PARKING SPACE 5500X2400 SMALL	3		3
PARKING SPOT 5500 X 2600	6		6
PARKING SPOT 5500 X 2750	138		138
TOTAL BELOW GRADE PARKING P2			147

GFA SUMMARY - PARKING

FLOOR	GFA PER FLOOR	# OF FLOORS	TOTAL GFA
P2 PARKING	72,280 ft ²	1	72,279.85 ft ²
P1 PARKING	72,280 ft ²	1	72,279.85 ft ²
TOTAL			144,559.70 ft²



BLAIR & OGILVIE
 1440 Blair Towers Pl

SITE PLAN
 SITE PLAN
 SCALE 1 : 500
 December 16, 2024

2.2 Existing Conditions

2.2.1 Area Road Network

Ottawa Road 174 (OR174): Ottawa Road 174 is a City of Ottawa urban freeway with a six-lane rural cross-section including a transit lane in each direction. The posted speed limit is 100 km/h and outside of interchanges, the existing right-of-way is generally 91.0 metres within the study area and is subject to existing corridor protection within the Official Plan. Ottawa Road 174 is designated as a truck route.

Blair Road: Blair Road is a City of Ottawa arterial road. North of Crownhill Street, it has a two-lane semi-urban cross-section curbed with a sidewalk on the east side of the road, and it includes a bike lane on the east side of the road and a paved shoulder on the west side of the road. Between Crownhill Street and Ogilvie Road, it has a three-lane urban cross-section (two southbound lanes) with sidewalks and bike lanes on both sides of the road. Between Ogilvie Road and the Gloucester Centre access, it has a divided four-lane urban cross-section with sidewalks on both sides of the road. South of the Gloucester Centre access, it has a four-lane urban cross-section. Bike lanes are present across the bridge over OR 174. North of Ogilvie Road, the posted speed limit is 50 km/h, and the posted speed limit is 70 km/h to the south. North of OR 174, the Official Plan reserves a 30.0-metre right-of-way. South of OR 174, the Official Plan reserves a 37.5-metre right-of-way. Blair Road is designated as a truck route.

Ogilvie Road: Ogilvie Road is a City of Ottawa arterial road with a divided four-lane urban cross-section. West of Blair Road, sidewalks and bike lanes are on both sides of the road. East of Blair Road, a sidewalk is present on the north side of the road and a multi-use pathway (MUP) is on the south side of the road. The posted speed limit is 60 km/h. East of Blair Road, the Official Plan reserves a 37.5-metre right-of-way and west of Blair Road, the Official Plan reserves a 44.5-metre right-of-way. Ogilvie Road is designated as a truck route.

Blair Towers Place: Blair Towers Place is a City of Ottawa local road. It has a four-lane urban cross-section north of the Costco access and a three-lane urban cross-section (two southbound lanes) with a parking lane on the east side of the road south of the Costco access. A multi-use pathway is present on the east side of the road and a sidewalk on the west side of the road. The unposted speed limit is assumed to be 50 km/h, and the existing right-of-way varies between 29.0 metres and 38.0 metres.

2.2.2 Existing Intersections

The existing signalized area intersections within 400 metres of the site have been summarized below:

Blair Road at Ogilvie Road

The intersection of Blair Road at Ogilvie Road is a signalized intersection. The northbound approach consists of an auxiliary left-turn lane, a left-turn lane, a through lane, and an auxiliary channelized right-turn lane, and the southbound approach consists of an auxiliary left-turn lane, a through lane, a shared through/right-turn lane, and a bike lane. The eastbound approach consists of an auxiliary left-turn lane, two through lanes, a bike lane, and a channelized right-turn lane, and the westbound approach consists of two auxiliary left-turn lanes, a through lane, and a shared through/right-turn lane. No turn restrictions were noted.

Blair Road at Inbound Site Access

The intersection of Blair Road at Inbound Site Access is an uncontrolled intersection. The east leg is inbound only, and is accessed from the auxiliary right-turn lane for the downstream Blair

Road at Ogilvie Road intersection. Given the presence of median, there is no interaction with the southbound Blair Road.

Blair Road at OR 174 WB

The intersection of Blair Road at OR 174 WB is a signalized intersection. The northbound approach consists of two auxiliary left-turn lanes and two through lanes, and the southbound approach consists of three through lanes and an auxiliary channelized right-turn lane. The eastbound approach consists of an auxiliary left-turn lane and a right-turn lane, and the westbound approach consists of an auxiliary left-turn lane, two through lanes, and an auxiliary right-turn lane. No turn restrictions were noted.

Blair Towers Place at Ogilvie Road

The intersection of Blair Towers Place at Ogilvie Road is a signalized T-intersection. The northbound approach consists of an auxiliary left-turn lane, a left-turn lane, and a right-turn lane. The eastbound approach consists of two through lanes and an auxiliary channelized right-turn lane, and the westbound approach consists of an auxiliary left-turn lane and two through lanes. No turn restrictions were noted.

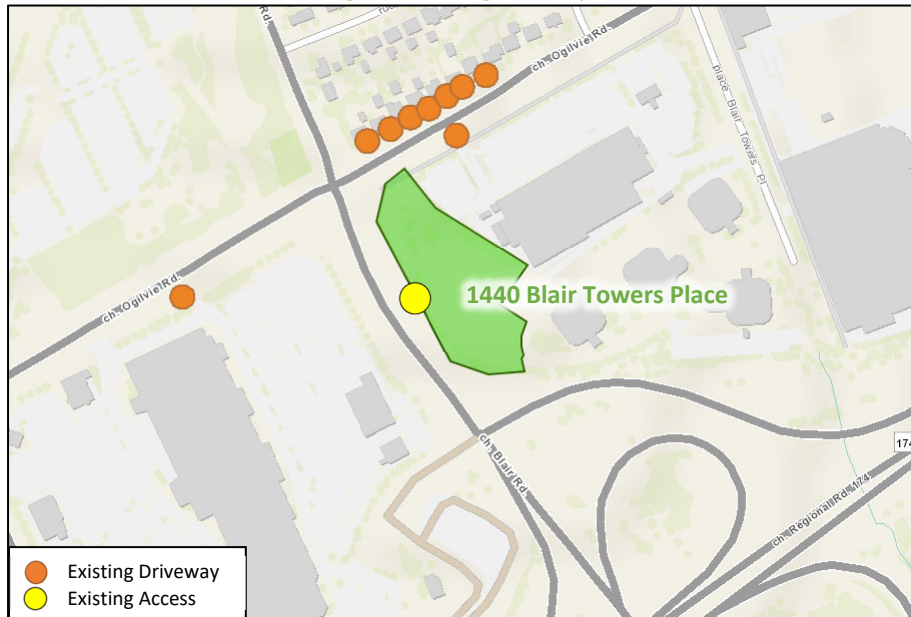
Blair Towers Access at Blair Towers Place

The intersection of Blair Towers Access at Blair Towers Place is an unsignalized T-intersection, stop-controlled on the minor approach of the site access. The northbound approach consists of a shared all-movement lane, and the southbound approach consists of a through lane and a right-turn lane. The west leg consists of an inbound lane and outbound lane divided by a median.

2.2.3 Existing Driveways

Within 200 metres of the site access, one driveway to the Gloucester Centre, seven driveways to detached dwellings, and one driveway to a retail store are present on Ogilvie Road. Figure 3 illustrates the existing driveways.

Figure 3: Existing Driveways



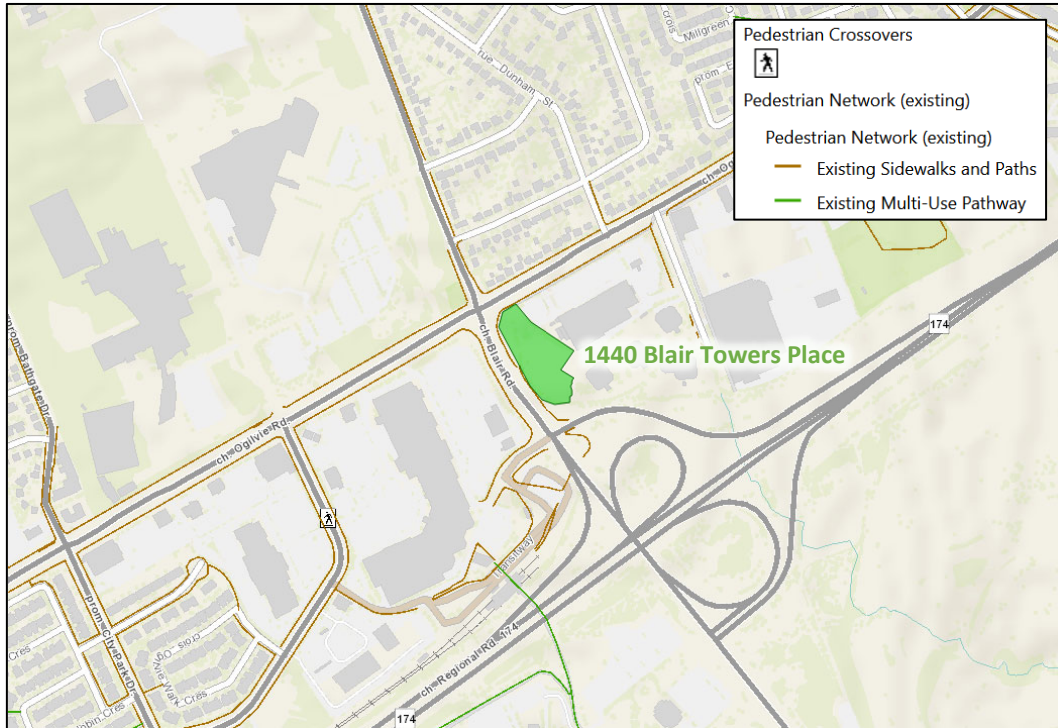
Source: <http://maps.ottawa.ca/geoOttawa/> Accessed: September 4, 2023

2.2.4 Cycling and Pedestrian Facilities

Figure 4 illustrates the pedestrian facilities in the study area and Figure 5 illustrates the cycling facilities.

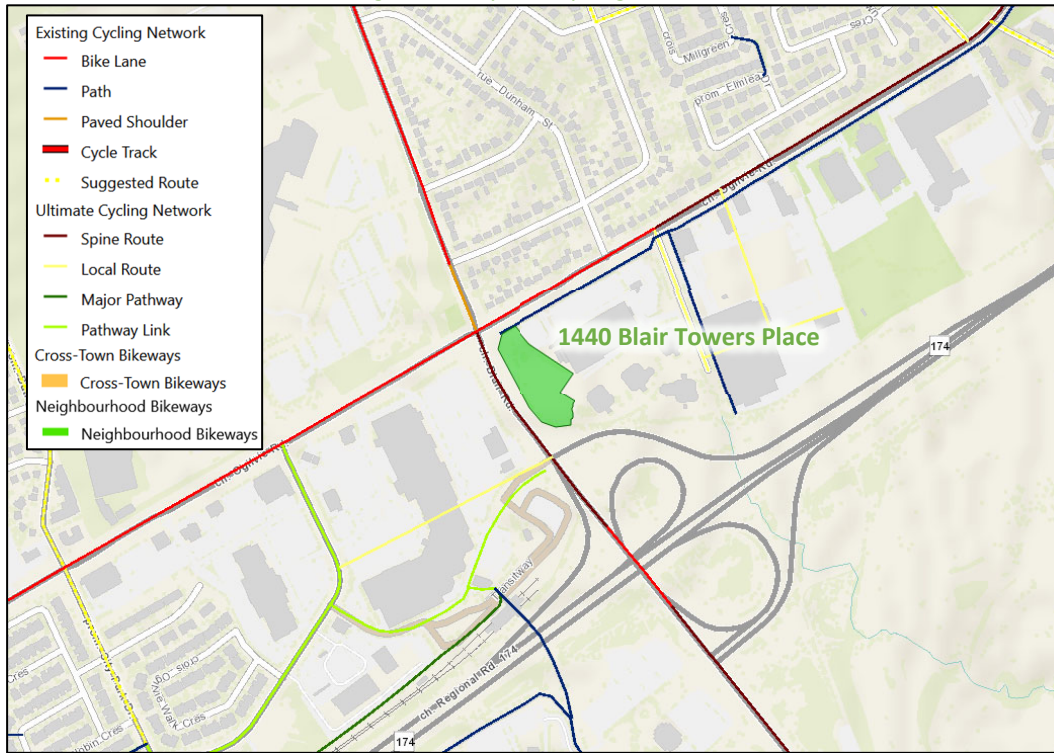
Sidewalks are provided along both sides of Ogilvie Road west of Blair Road, and Blair Road between Ogilvie Road and the OR 174 westbound off-ramp, along the east side of Blair Road north of Ogilvie Road, along the north side of Ogilvie Road east of Blair Road, and on the west side of Blair Towers Place. Bike lanes are provided on both sides of Ogilvie Road west of Blair Road and on the south side of the road west of Blair Towers Place, and multi-use pathways are provided on the south side of Ogilvie Road east of Blair Road and on the east side of Blair Towers Place. Ogilvie Road and Blair Road are spine cycling routes and Blair Towers Place is a local route.

Figure 4: Study Area Pedestrian Facilities



Source: <http://maps.ottawa.ca/geoOttawa/> Accessed: August 31, 2023

Figure 5: Study Area Cycling Facilities



Source: <http://maps.ottawa.ca/geoOttawa/> Accessed: August 31, 2023

Pedestrian and cyclist volumes included in study area intersection counts, presented in Section 2.2.7, have been compiled and are illustrated in Figure 6 and Figure 7, respectively.

Figure 6: Existing Pedestrian Volumes

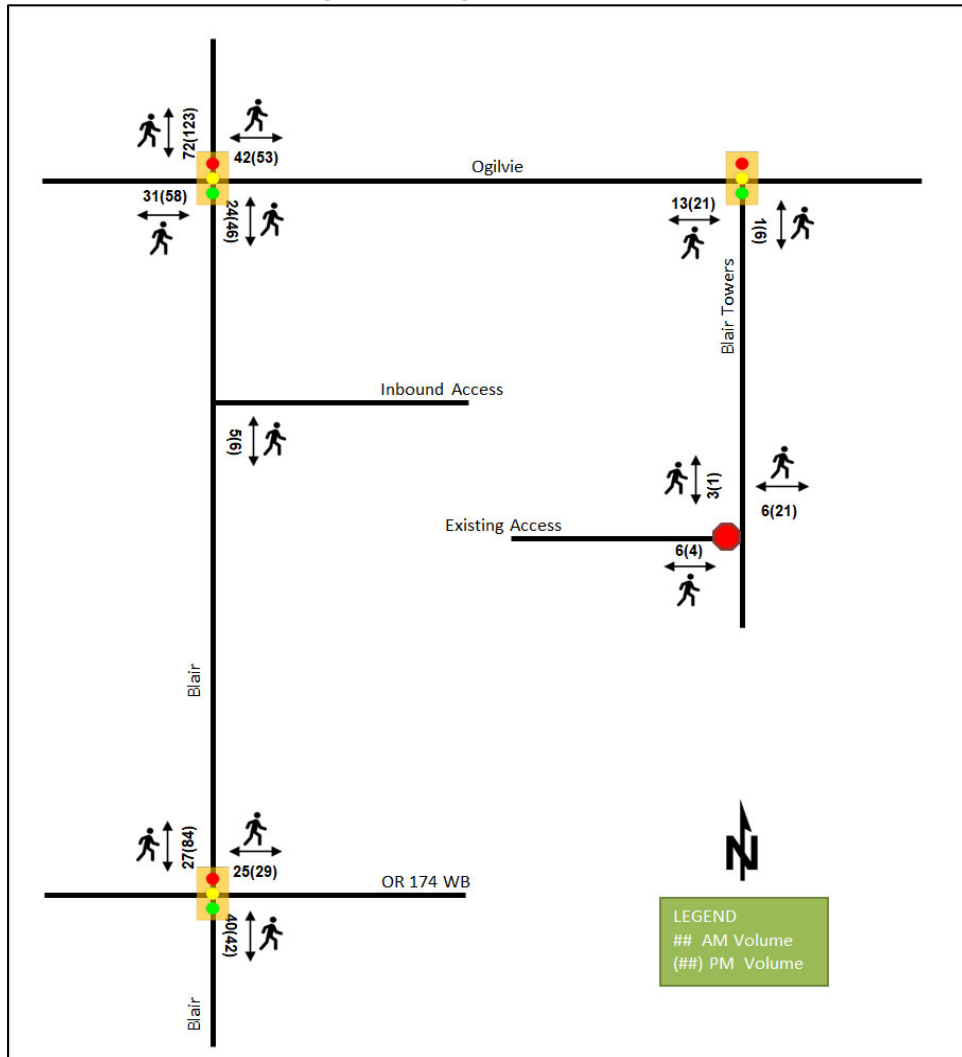
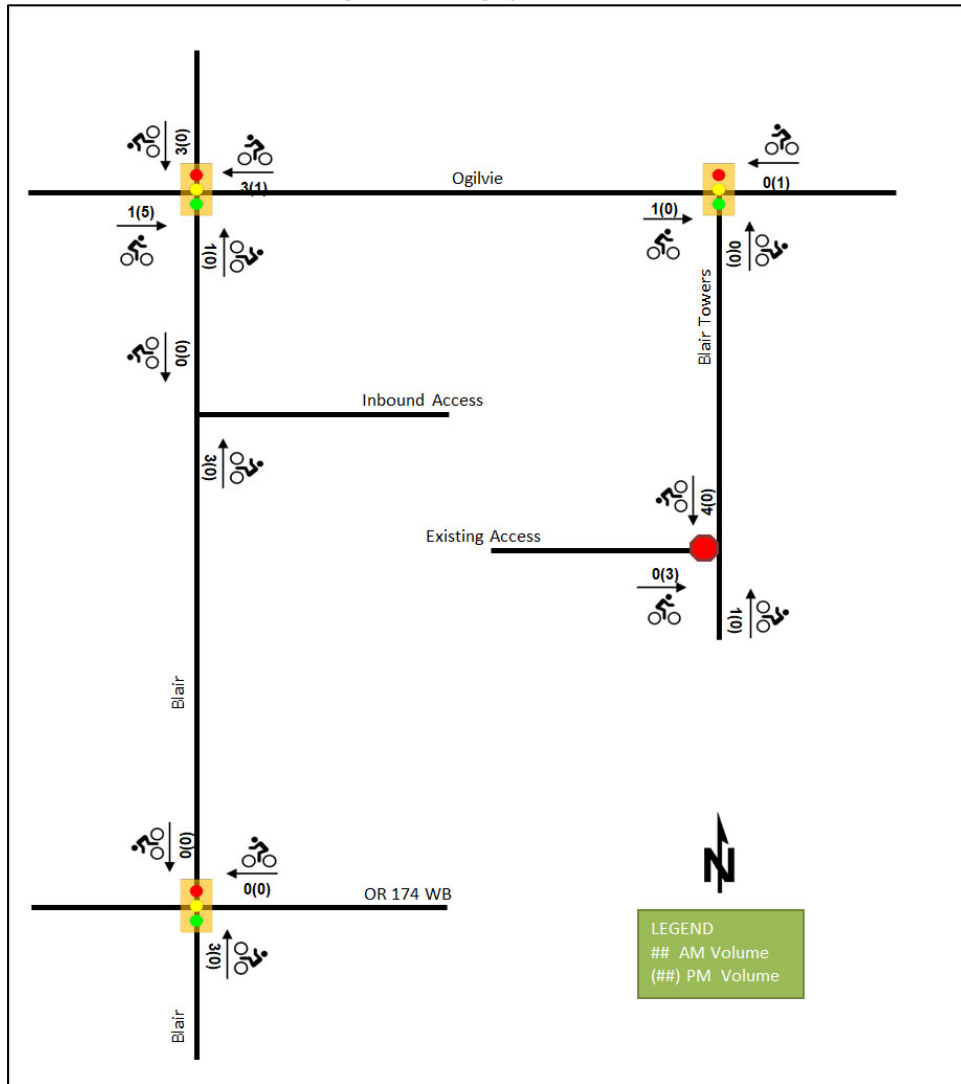


Figure 7: Existing Cyclist Volumes



2.2.5 Existing Transit

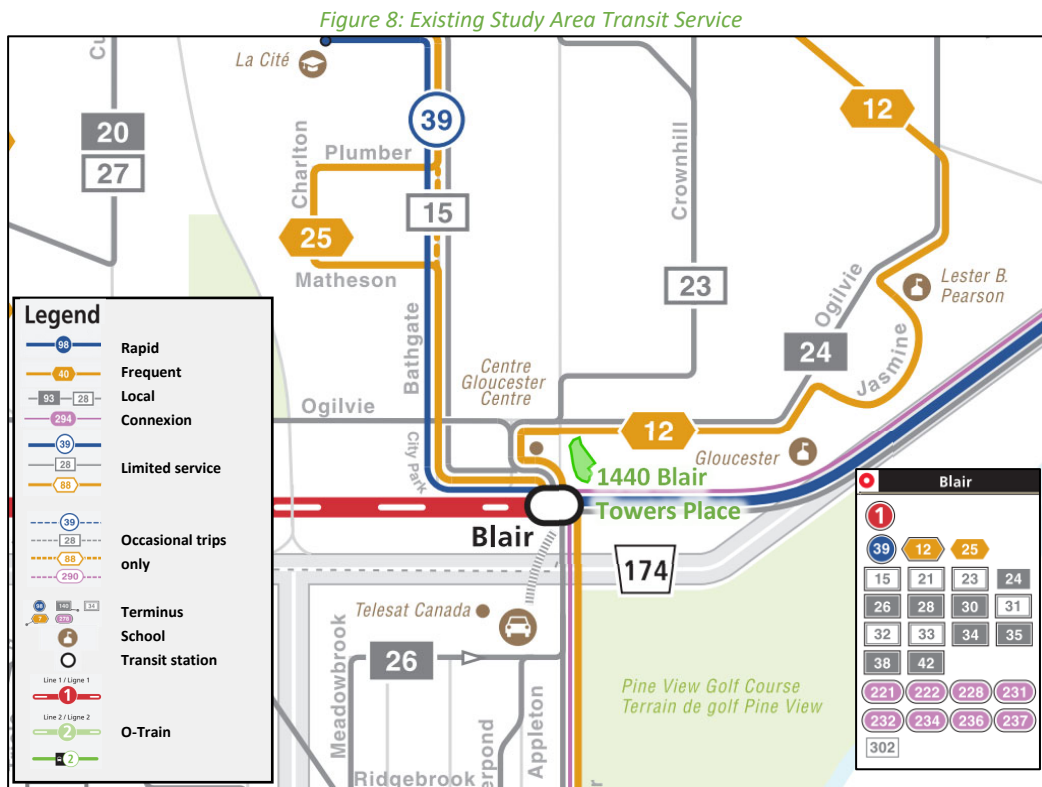
Figure 8 illustrates the transit system map in the study area and Figure 9 illustrates transit stops within 400 metres and transit stations within 800 metres. All transit information is from September 6, 2023, and is included for general information purposes and context to the surrounding area.

Within the study area, routes #12, #24, #28, #35, #619, #622, #624, #630, #631, and #633 travel along Ogilvie Road, and routes #26 travels along Blair Road. Route #23 travels along Blair Road and Ogilvie Road to Blair Station. The closest bus stop is located at Blair Road at Ogilvie Road, and it is within 100 metres of the site. Routes #26, #28, and #35 are routes providing service to secondary schools through the study area. The frequency of these routes within proximity of the proposed site based on September 6, 2023 service levels are:

- Route # 12 – 15-minute service all day
- Route # 23 – 30-minute service in peak hours, 60-minute service from 9AM to 12PM
- Route # 24 – 15-minute during peak hours, 30-minute service all day
- Route # 26 – One trip in the morning, and two trips in the afternoon in the peak direction
- Route # 28 – Three trips in the morning, and three trips in the afternoon in the peak direction

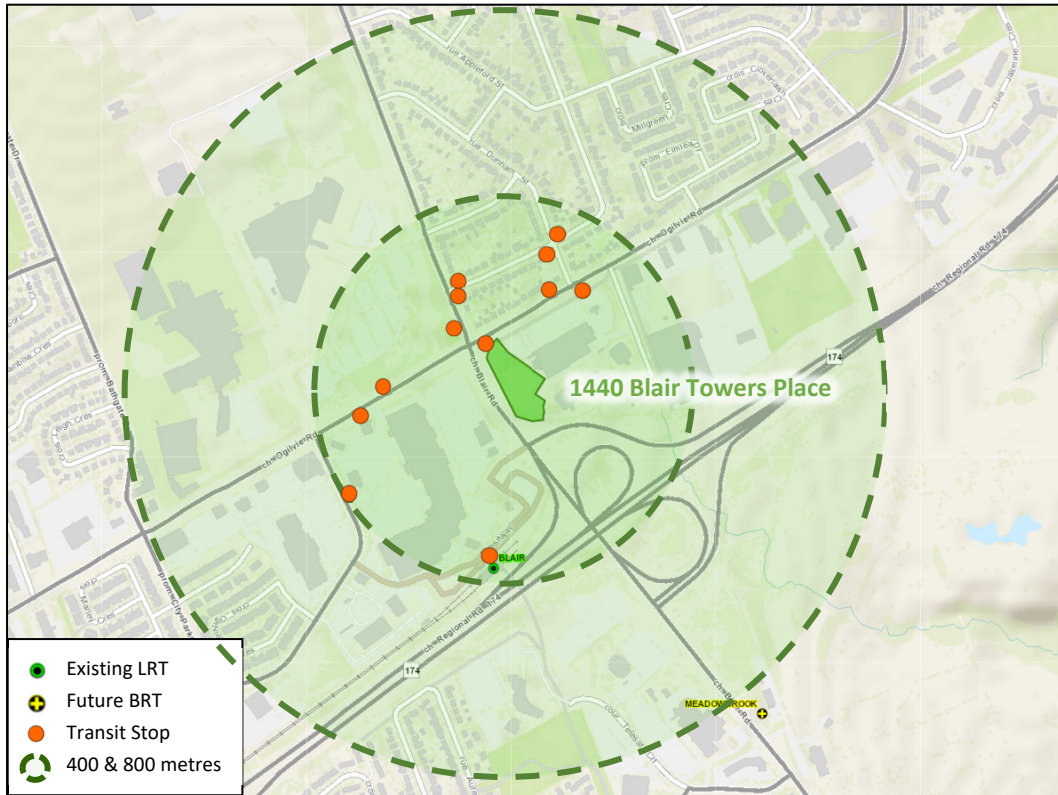
- Route # 35 – One trip in the morning, and two trips in the afternoon in the peak direction
- Route # 619 – Two morning buses and one afternoon bus per day in the peak direction
- Route # 622 – Two morning buses and one afternoon bus per day in the peak direction
- Route # 624 – One bus each during morning and afternoon per day in the peak direction
- Route # 630 – Two morning buses and one afternoon bus per day in the peak direction
- Route # 631 – One bus each during morning and afternoon per day in the peak direction
- Route # 633 – One bus each during morning and afternoon per day in the peak direction

Additionally, the Blair LRT station is located within a 600-metre walking distance from the site. The LRT line provides 5-minute service during the peak periods, and 10–15-minute service outside of peaks. Bus routes are also provided at the Blair station, which provides service within the study area, and routes servicing Blair station are summarized within Figure 8.



Source: <http://www.octranspo.com/> Accessed: September 6, 2023

Figure 9: Existing Study Area Transit Stops



Source: <http://www.octranspo.com/> Accessed: September 6, 2023

2.2.6 Existing Area Traffic Management Measures

There are no existing area traffic management measures within the study area.

2.2.7 Existing Peak Hour Travel Demand

Existing turning movement counts were acquired from the City of Ottawa for the existing study area intersection. Table 1 summarizes the intersection count dates.

Table 1: Intersection Count Date

Intersection	Count Date	Source
Blair Road at Ogilvie Road	Wednesday, April 24, 2019	City of Ottawa
Blair Road at OR 174 WB	Wednesday, January 09, 2019	City of Ottawa
Blair Towers Place at Ogilvie Road	Wednesday, January 16, 2019	City of Ottawa
Blair Road at Inbound Site Access	Tuesday, August 22, 2023	The Traffic Specialist
Blair Towers Access at Blair Towers Place	Tuesday, August 22, 2023	The Traffic Specialist

Figure 10 illustrates the existing traffic counts and Table 2 summarizes the existing intersection operations. The level of service for signalized intersections is based on volume to capacity ratio (v/c) calculations for individual lane movements and HCM 2000 v/c calculations for the overall intersection, and average delay for unsignalized intersections. Given the intersection of Blair Road at the inbound site access is inbound only and has no interaction with the southbound Blair Road, it is expected to operate with no delay and will not be modelled. Detailed turning movement count data is included in Appendix B and the Synchro worksheets are provided in Appendix C.

Figure 10: Existing Traffic Counts

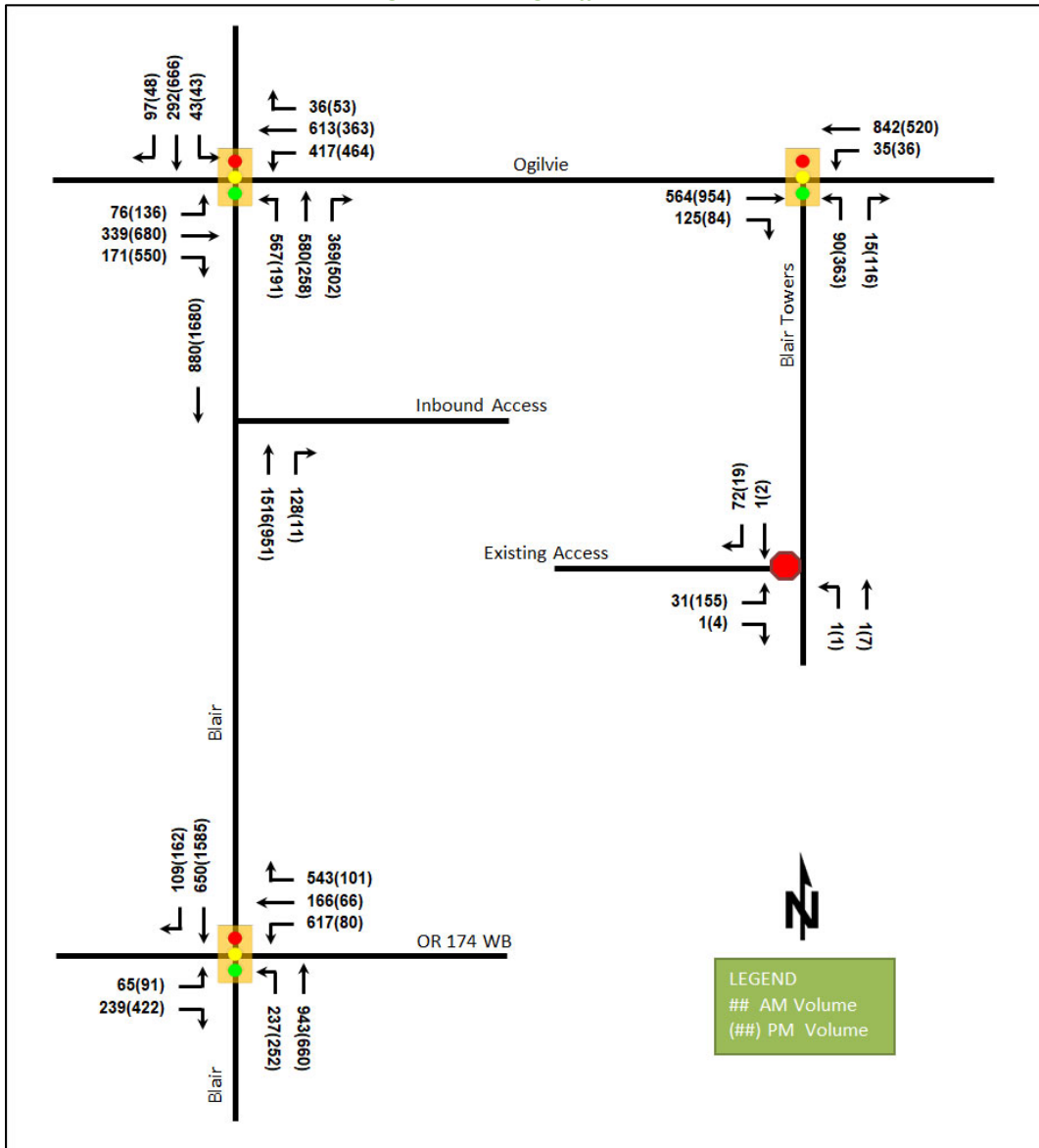


Table 2: Existing Intersection Operations

Intersection	Lane	AM Peak Hour				PM Peak Hour			
		LOS	V/C	Delay (s)	Q (95 th)	LOS	V/C	Delay (s)	Q (95 th)
Blair Road at Ogilvie Road <i>Signalized</i>	EBL	A	0.57	73.4	39.0	C	0.78	86.0	#69.7
	EBT	A	0.58	51.0	64.7	D	0.84	58.2	#145.0
	EBR	A	0.44	9.2	19.8	F	1.14	111.1	#225.6
	WBL	E	0.91	77.6	#98.8	D	0.84	67.2	89.3
	WBT/R	D	0.82	54.1	#133.7	A	0.42	36.0	67.3
	NBL	E	0.92	70.3	#122.8	B	0.69	73.5	43.0
	NBT	E	0.94	62.9	#256.7	A	0.55	47.6	102.3
	NBR	A	0.52	5.3	22.5	C	0.75	14.8	71.3
	SBL	A	0.49	80.6	26.6	A	0.43	73.7	25.7
	SBT/R	B	0.64	48.9	71.5	E	0.96	74.9	#158.4
Overall	E	0.97	53.5	-	-	E	0.99	63.0	-
Blair Road at OR 174 WB <i>Signalized</i>	EBL	A	0.21	25.3	20.5	A	0.38	47.6	39.4
	EBR	A	0.42	12.9	37.9	D	0.81	42.2	136.4
	WBL	F	1.21	141.5	#230.1	A	0.24	43.4	34.0
	WBT	A	0.16	23.4	20.7	A	0.19	42.4	28.6
	WBR	F	1.09	93.7	#183.9	A	0.28	9.0	15.2
	NBL	B	0.65	47.4	36.0	B	0.68	59.9	48.2
	NBT	A	0.60	18.1	90.0	A	0.33	9.2	47.3
	SBT	A	0.50	29.7	56.7	C	0.78	32.3	165.8
	SBR	A	0.23	6.4	12.9	A	0.27	8.9	23.9
Overall	E	0.91	54.7	-	-	D	0.84	30.2	-
Blair Towers Place at Ogilvie Road <i>Signalized</i>	EBT	A	0.28	6.8	40.1	A	0.44	7.8	69.3
	EBR	A	0.13	2.2	8.2	A	0.09	1.5	5.1
	WBL	A	0.08	7.8	8.1	A	0.13	7.2	7.6
	WBT	A	0.41	7.8	64.6	A	0.25	6.2	32.9
	NBL	A	0.17	22.7	8.6	C	0.72	52.0	57.2
	NBR	A	0.07	9.6	3.5	A	0.41	21.2	26.1
	Overall	A	0.38	7.9	-	-	A	0.50	15.6
Blair Towers Access at Blair Towers Place <i>Unsignalized</i>	EBL/R	A	0.04	8.7	0.8	A	0.18	9.3	4.5
	NBL/T	A	0.00	7.4	0.0	A	0.00	7.3	0.0
	SBT	-	-	-	-	-	-	-	-
	SBR	-	-	-	-	-	-	-	-
	Overall	A	-	2.7	-	-	A	-	7.9

Notes: Saturation flow rate of 1800 veh/h/lane
Queue is measured in metres
Peak Hour Factor = 0.90

Delay = average vehicle delay in seconds
m = metered queue
= volume for the 95th %ile cycle exceeds capacity

At the intersection of Blair Road at Ogilvie Road, during the AM peak hour, the westbound left-turn, westbound through/right, northbound left, and northbound through may exhibit extended queues and the southbound left movement may be subject to high delays. During the PM peak hour, the eastbound right movement is over theoretical capacity and may be subject to high delays and extended queues. Also, during the PM peak hour, the eastbound left movement may be subject to high delays and extended queues, and the eastbound through and southbound through/right movements may exhibit extended queues. No mitigation is proposed for the capacity issues at this intersection beyond the planned improvements as part of the Montreal-Blair Transit Priority EA study. These improvements will be focused on reducing auto capacity further to support transit and active modes in the area.

At the intersection of Blair Road at OR 174 WB, the westbound left and westbound right movements are over theoretical capacity and may be subject to high delays and extended queues during the AM peak hour. No mitigation is proposed for the capacity issues at the intersection beyond the planned improvements as part of the Blair Road Widening for Transit Priority EA study. These improvements will be focused on reducing auto capacity further to support transit and active modes in the area.

2.2.8 Collision Analysis

Collision data have been acquired from the City of Ottawa open data website (data.ottawa.ca) for five years prior to the commencement of this TIA for the surrounding study area road network. Table 3 summarizes the collision types and conditions in the study area, Figure 11 illustrates the area collisions, and Table 4 summarizes the total collisions for each of the locations analyzed. Collision data are included in Appendix D.

Table 3: Study Area Collision Summary, 2018-2022

		Number	%
Total Collisions		153	100%
Classification	Fatality	0	0%
	Non-Fatal Injury	23	15%
	Property Damage Only	130	85%
Initial Impact Type	Angle	17	11%
	Rear end	100	65%
	Sideswipe	17	11%
	Turning Movement	9	6%
	SMV Other	5	3%
	Other	5	3%
Road Surface Condition	Dry	32	21%
	Wet	7	5%
	Loose Snow	2	1%
	Slush	3	2%
	Packed Snow	10	7%
	Ice	32	21%
Pedestrian Involved		2	1%
Cyclists Involved		2	1%

Figure 11: Study Area Collision Records



Table 4: Summary of Collision Locations, 2018-2022

Intersections / Segments	Number	%
Blair Rd at Ogilvie Rd	83	54%
Blair Rd at Regional Rd 174 N/OR174 IC112 Ramp 61	51	33%
Blair Towers Pl at Ogilvie Rd	11	7%
Blair Rd btwn Ogilvie Rd & OR174 IC112 Ramp 36	5	3%
Blair Towers Pl btwn end & Ogilvie Rd	3	2%

Within the study area, the intersections of Blair Road at Ogilvie Road, Blair Road at Regional Road 174 N/OR174 IC112 Ramp 61, and Blair Towers Place at Ogilvie Road are noted to have experienced higher collisions than other locations. Table 5, Table 6, and Table 7 summarize the collision types and conditions for each of the locations. The segment of Blair Road between Ogilvie Road and the OR 174 westbound ramp was noted to have only recorded five collisions in total, with four in 2019 (two each as sideswipe and rear end) and one rear end collision in 2020. It is anticipated that collisions will remain lower than historical amounts with the recent reduction in a northbound receiving lane at the adjacent intersection of Blair Road at the OR 174 westbound ramp.

Table 5: Blair Road at Ogilvie Road Collision Summary

Total Collisions		Number	%
		83	100%
Classification	Fatality	0	0%
	Non-Fatal Injury	11	13%
	Property Damage Only	72	87%
Initial Impact Type	Angle	1	1%
	Rear end	66	80%
	Sideswipe	11	13%
	Turning Movement	2	2%

		Number	%
Total Collisions		83	100%
	SMV Other	1	1%
	Other	2	2%
Road Surface Condition	Dry	55	66%
	Wet	17	20%
	Loose Snow	4	5%
	Slush	2	2%
	Ice	5	6%
Pedestrian Involved		0	0%
Cyclists Involved		0	0%

The Blair Road at Ogilvie Road intersection had a total of 83 collisions during the 2018-2022 time period, with 72 involving property damage only and the remaining eleven having non-fatal injuries. The collision types are most represented by rear end with 66 collisions, followed by eleven sideswipe, two collisions each for the turning movement and “other” collision types, and one collision each for the angle and “SMV other” collision types. Almost all of the collisions are of the types typically associated with congestion at the intersection, and only one angle and two turning movement collisions occurred in the study period. No further examination is required as part of this study.

Table 6: Blair Road at Regional Road 174 N/OR174 IC112 Ramp 61 Collision Summary

		Number	%
Total Collisions		51	100%
Classification	Fatality	0	0%
	Non-Fatal Injury	9	18%
	Property Damage Only	42	82%
Initial Impact Type	Angle	13	25%
	Rear end	26	51%
	Sideswipe	2	4%
	Turning Movement	4	8%
	SMV Other	4	8%
	Other	2	4%
Road Surface Condition	Dry	30	59%
	Wet	12	24%
	Loose Snow	3	6%
	Packed Snow	2	4%
	Ice	4	8%
Pedestrian Involved		2	4%
Cyclists Involved		0	0%

The Blair Road at Regional Road 174 N/OR174 IC112 Ramp 61 intersection had a total of 51 collisions during the 2018-2022 time period, with 42 involving property damage only and the remaining nine having non-fatal injuries. The collision types are most represented by rear end with 26 collisions, followed by 13 angle, four collisions each for turning movement and “SMV other”, and with the remaining collisions split between sideswipe and “other”. It was noted that only two collisions in total, and only one of the 13 angle collisions, occurred in 2022 after the intersection was reconstructed and the westbound right-turn channel was removed. Weather conditions do not affect collisions at this location. It is anticipated that the additional planned intersection modifications will further improve collisions at this location in the future, and no further examination is required as part of this study.

Table 7: Blair Towers Place at Ogilvie Road Collision Summary

		Number	%
Total Collisions		11	100%
Classification	Fatality	0	0%
	Non-Fatal Injury	2	18%
	Property Damage Only	9	82%
Initial Impact Type	Angle	2	18%
	Rear end	5	45%
	Sideswipe	2	18%
	Turning Movement	1	9%
	Other	1	9%
Road Surface Condition	Dry	8	73%
	Wet	2	18%
	Ice	1	9%
Pedestrian Involved		0	0%
Cyclists Involved		2	18%

The Blair Towers Place at Ogilvie Road intersection had a total of eleven collisions during the 2018-2022 time period, with nine involving property damage only and the remaining two having non-fatal injuries. The collision types are most represented by rear end with five collisions, followed by two collisions each for angle and sideswipe, and with the remaining collisions split between turning movement and “other”. Rear end collisions are typical of congestion and weather conditions do not affect collisions at this location. No further examination is required as part of this study.

2.3 Planned Conditions

2.3.1 Changes to the Area Transportation Network

2.3.1.1 Transportation Master Plan (2013)

Within the Transportation Master Plan, the Network Concept and 2031 Affordable Transit Network identify exclusive bus lanes and transit signal priority along Blair Road between Blair Station and Montreal Road. Bus lanes are planned to be provided through a combination of road widening (north of Ogilvie Road) and conversion of existing traffic lanes (south of Ogilvie Road). It is noted that EA studies have been completed for the planned transit priority along Blair Road, and details are provided in Section 2.3.1.3 and Section 2.3.1.3.

Within the Transportation Master Plan, the Network Concept identifies transit signal priority along Ogilvie Road between Blair Road and St. Laurent Boulevard, transit signal priority and queue jump lanes along Blair Road between Innes Road and Blair Station, and Ottawa Road 174 widening from four to six lanes between Highway 417 and Trim Road, however, these are not included in the Affordable Network.

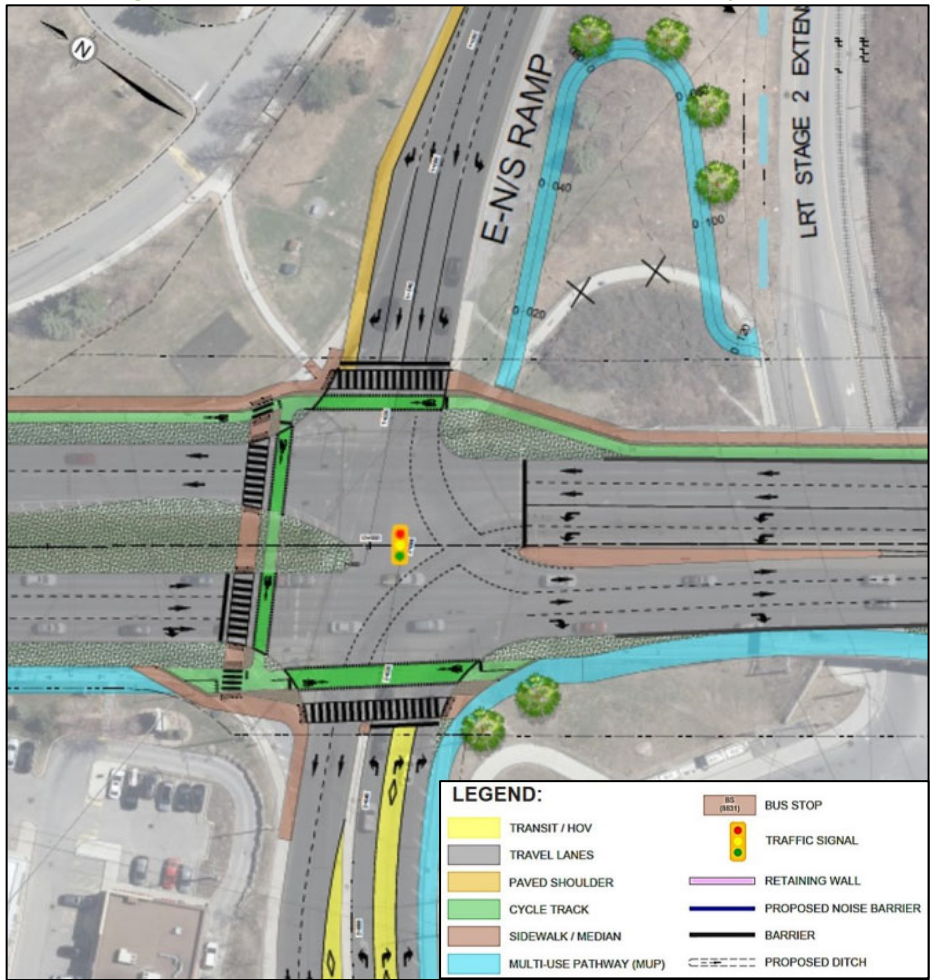
2.3.1.2 City's 2013 Ottawa Cycling Plan

The City's 2013 Ottawa Cycling Plan identifies bike lanes along Blair Road between Ogilvie Road and Meadowbrook Road as part of the Phase 3 Cycling Plan.

2.3.1.3 Blair Road Transit Priority (Ogilvie Road to Innes Road) EA Study

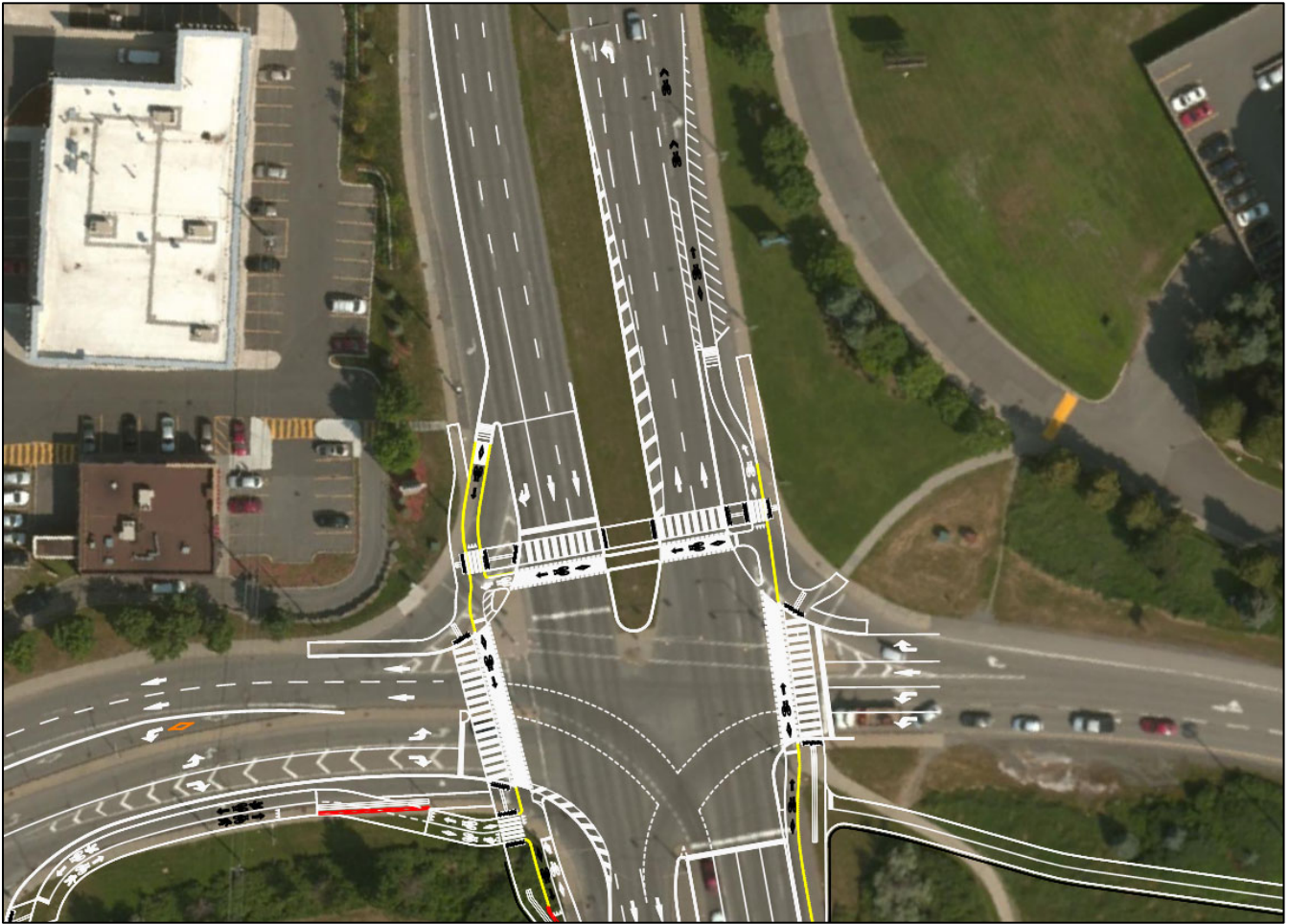
The Blair Road Transit Priority (Ogilvie Road to Innes Road) EA study is underway and is in the preliminary design phase. The initial recommended plan for the modifications for the intersection of Blair Road at the OR 174 westbound off-ramp are illustrated in Figure 12, and the 66% preliminary design which ties into the interim conditions is illustrated in Figure 13. It is noted that the EA study to the north, discussed in Section 2.3.1.4 will extend to the north leg of the intersection of Blair Road at the OR 174 westbound off-ramp.

Figure 12: Blair Road at OR174 Initial Recommended Plan Modifications



Source: <https://ottawa.ca/en/parking-roads-and-travel/transportation-planning/completed-projects/blair-road-widening-transit-priority-innes-road-blair-lrt-station-stand-alone-environmental-assessment-study> Accessed: September 6, 2023

Figure 13: Blair Road at OR174 66% Preliminary Design Modifications – Interim Tie-In

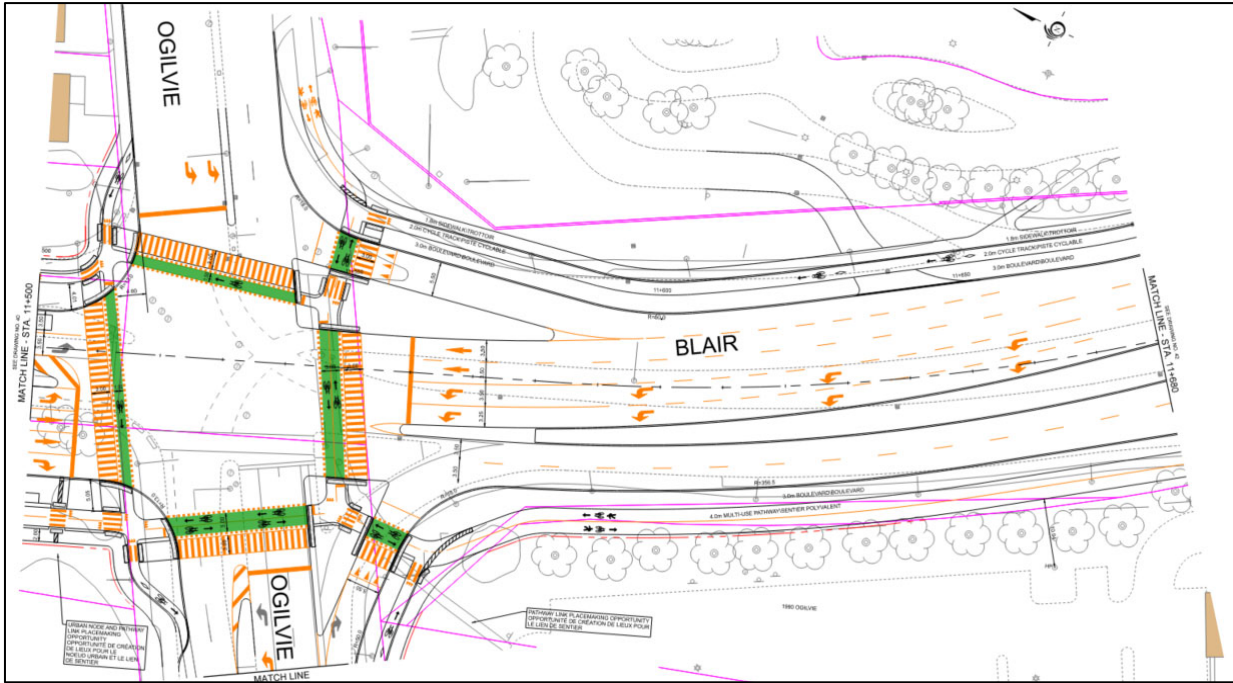


Source: Blair Road Transit Priority (Ogilvie Road to Innes Road) EA Study, 66% Design, Provided by Parsons Corporation on 2023-10-03

2.3.1.4 Montreal-Blair Road Transit Priority Corridor

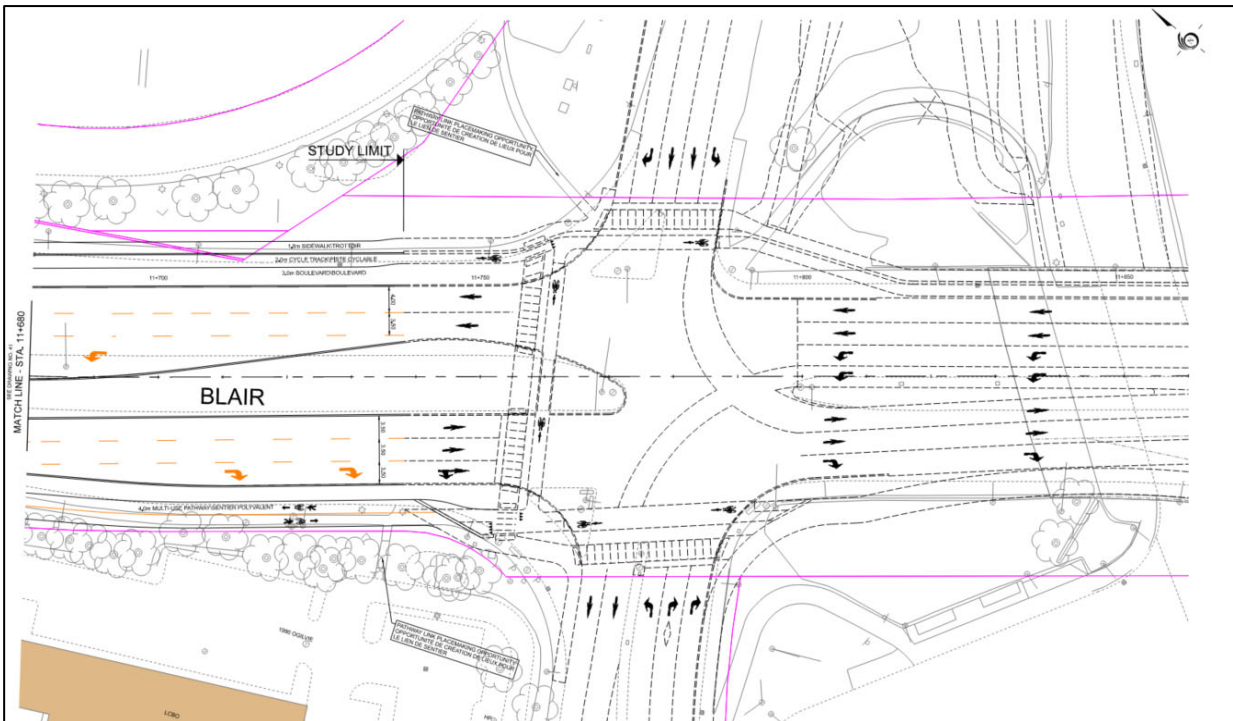
Montreal-Blair Road Transit Priority Corridor EA study has completed, and the modifications for the intersections of Blair Road at Ogilvie Road and the segment of Blair Road between Ogilvie Road and the OR 174 westbound off-ramp are illustrated in Figure 14 and Figure 15, respectively.

Figure 14: Blair Road at Ogilvie Road Modifications



Source: <https://ottawa.ca/en/city-hall/public-engagement/projects/montreal-blair-road-transit-priority-corridor> Accessed: September 6, 2023

Figure 15: Blair Road between Ogilvie Road and OR174 Modifications

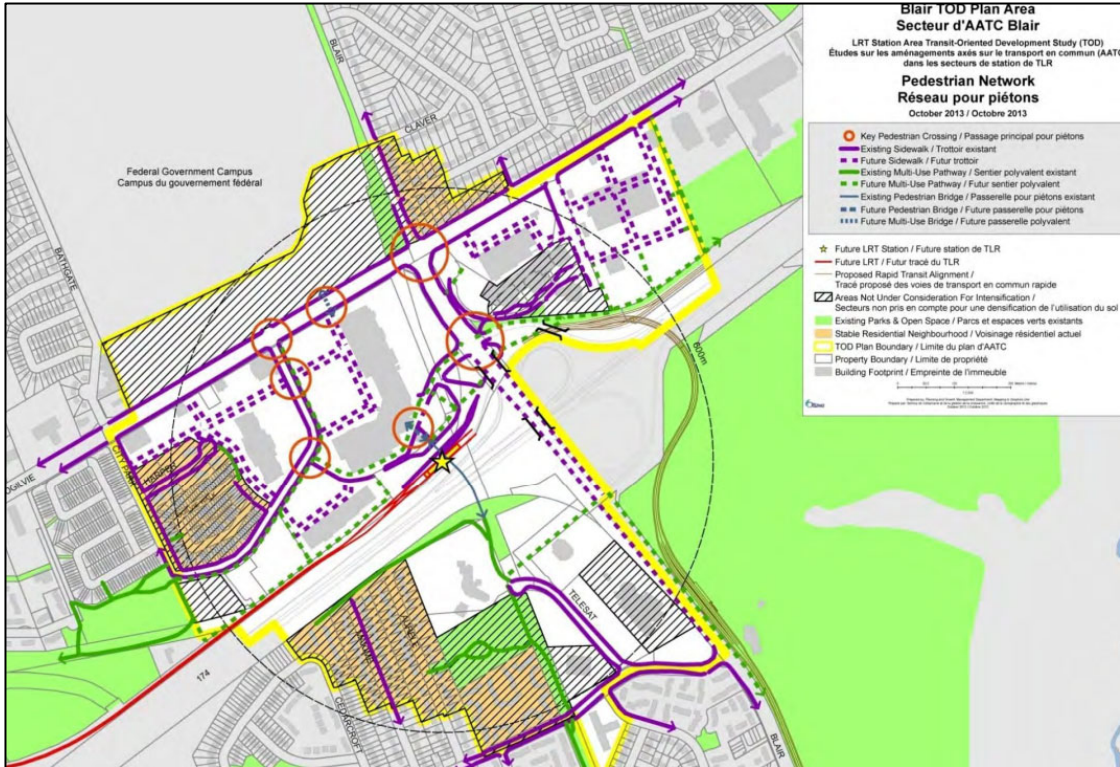


Source: <https://ottawa.ca/en/city-hall/public-engagement/projects/montreal-blair-road-transit-priority-corridor> Accessed: September 6, 2023

2.3.1.5 Blair Transit Oriented Development (TOD) Plan

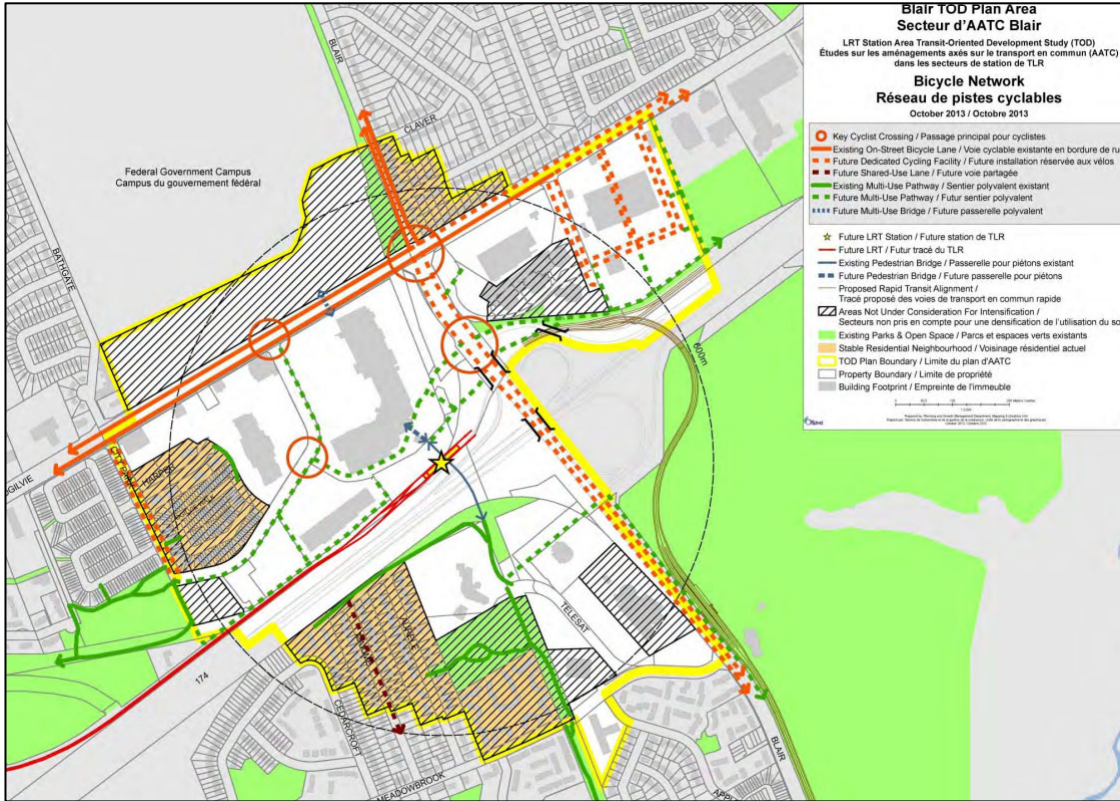
The Blair TOD plan outlines a future multi-use bridge over Ogilvie Road, and a new east-west multi-use pathway linking the northwest and northeast sectors of the TOD area. Future bike lanes are proposed along the north side of Ogilvie Road east of Blair Road and the south side of Ogilvie Road east of Blair Towers Place, and on both sides of Blair Road south of Ogilvie Road. Figure 12 and Figure 13 illustrate the Blair pedestrian and cycling TOD plans.

Figure 16: Blair TOD Pedestrian Network



Source: <https://ottawa.ca/en/transit-oriented-development-tod-plans> Accessed: September 6, 2023

Figure 17: Blair TOD Bicycle Network

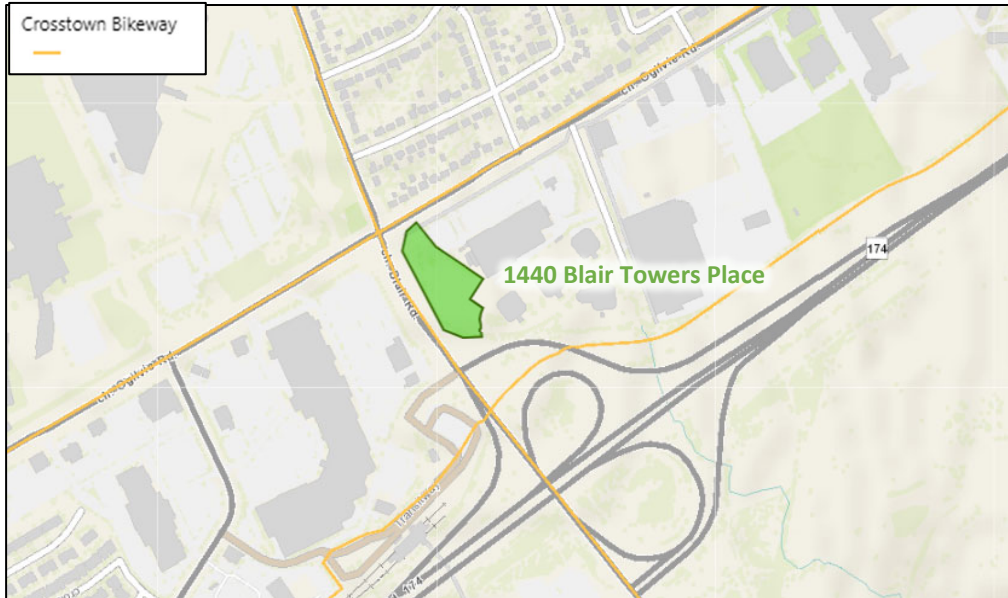


Source <https://ottawa.ca/en/transit-oriented-development-tod-plans> Accessed: September 6, 2023

2.3.1.6 Transportation Master Plan Part 1 (2023)

Beyond those improvements listed in the Blair TOD plan, and EA studies, Blair Road, Ogilvie Road, and the MUP north of OR 174 are designated as cross-town bikeways, and Figure 18 illustrates the cross-town bikeways in the Draft Transportation Master Plan.

Figure 18: Draft Transportation Master Plan - Cross-town Bikeways

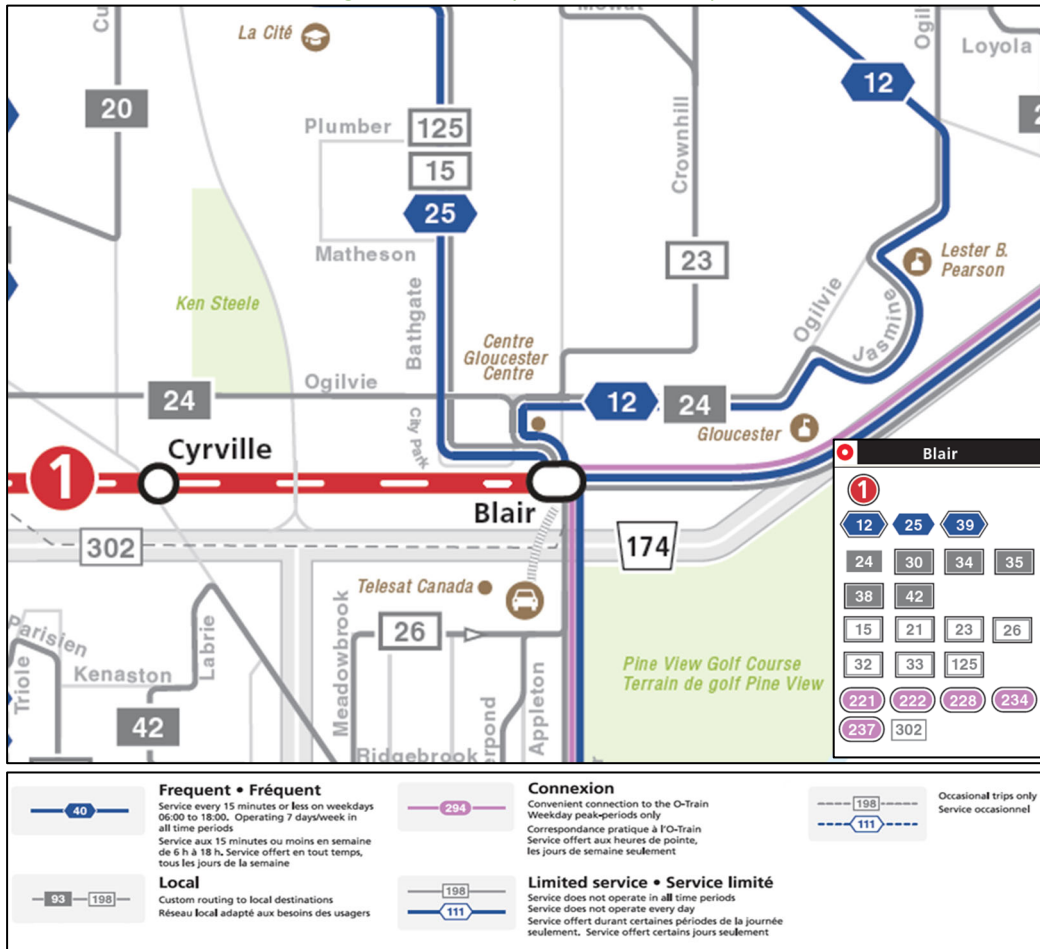


Source: <http://maps.ottawa.ca/geoOttawa/> Accessed: September 8, 2023

2.3.1.7 OC Transpo's New Ways to Bus

Responding to recent ridership trends and anticipating the upcoming completion of the Stage 2 expansion of LRT service within the City, the OC Transpo bus service is planned to be recalibrated to focus on frequency, local service in neighbourhoods, and connections to key destinations. These changes are expected in 2025, and the new service map is illustrated in Figure 19.

Figure 19: New Ways to Bus Service Map



Source: www.octranspo.com Accessed: December 19, 2024

2.3.2 Other Study Area Developments

1900 and 2000 City Park Drive

The proposed development application includes the Official Plan amendment and zoning amendment applications to allow approximately 2,250 residential units within eight buildings. The development is forecast to generate 135 new AM and 143 new PM two-way peak-hour auto trips, and the anticipated build-out horizon is 2037. (Novatech, 2023)

1600 James Naismith Drive

The proposed development application includes a site plan application to convert the existing 8-storey office building into a multi-residential rental apartment building consisting of 218 dwelling units. The development is forecast to generate 139 fewer person trips during the AM peak and 115 fewer person trips during the PM peak, and to be built out in 2025. (CGH, 2022)

2040 Arrowsmith Drive

The proposed development application includes a site plan application to include a six-storey residential tower containing 50 affordable housing units. A screening form indicates that a TIA is not required for this development. (WSP, 2022)

Shoppers City East Redevelopment – Phase 2

The proposed development application includes a site plan application to include approximately 160,000 ft² warehouse membership club store and an 18-position gas-bar. Construction was completed in 2020. (Parsons, 2016)

Gloucester Centre Phase – 1 (1980 Ogilvie Road)

The proposed development application includes a zoning by-law amendment to allow a 30-storey mixed-use building with 356 apartment units, 10,967 sq. ft. of office space and 18,821 sq. ft. of ground floor retail. The development is forecast to generate 54 person trips during the AM peak and 76 person trips during the PM peak and was initially assumed to be built out in 2020. (CGH, 2019)

3 Study Area and Time Periods

3.1 Study Area

The study area will include the intersections of:

- Blair Road at:
 - Ogilvie Road
 - OR 174 WB
 - Site Access(es)
- Blair Towers Place at:
 - Ogilvie Road
 - Site Access

The boundary road will be Ogilvie Road and Blair Road, and no screenlines are present within proximity to the site.

3.2 Time Periods

As the proposed development is composed entirely of residential units the AM and PM peak hours will be examined.

3.3 Horizon Years

The anticipated build-out year is 2027. As a result, the full build-out plus five years horizon year is 2032.

4 Development-Generated Travel Demand

4.1 Mode Shares

Examining the mode shares recommended in the TRANS Trip Generation Manual (2020) for the subject district, derived from the most recent National Capital Region Origin-Destination survey (OD Survey), the existing average district mode shares by land use for Beacon Hill have been summarized in Table 8.

Table 8: TRANS Trip Generation Manual Recommended Mode Shares – Beacon Hill

Travel Mode	Residential (All Dwelling Types)	
	AM	PM
Auto Driver	48%	50%
Auto Passenger	11%	18%
Transit	28%	21%
Cycling	2%	2%
Walking	11%	9%
Total	100%	100%

Being within 600 metres’ walking distance of the Blair LRT station, the Gloucester Centre and Shoppers City East, higher transit and walking mode share targets are considered achievable at this location. The proposed modified mode share targets are summarized in Table 9.

Table 9: Proposed Development Mode Shares

Travel Mode	Residential (All Dwelling Types)	
	AM	PM
Auto Driver	36%	38%
Auto Passenger	8%	15%
Transit	38%	31%
Cycling	2%	2%
Walking	16%	14%
Total	100%	100%

4.2 Trip Generation

This TIA has been prepared using the vehicle trip rates and derived person trip rates for the residential component from the ITE Trip Generation Manual 11th Edition (2021) using the fitted curve equations and the City-prescribed conversion factor of 1.28. Table 10 summarizes the person trip rates by peak hour.

Table 10: Trip Generation Person Trip Rates by Peak Hour

Land Use	Land Use Code	Peak Hour	Vehicle Trip Rate	Person Trip Rates
Senior Adult Housing	252 (ITE)	AM	0.19	0.24
		PM	0.25	0.32

Using the above person trip rates, the total person trip generation has been estimated. Table 11 summarizes the total person trip generation.

Table 11: Person Trip Generation by Peak Hour

Land Use	Units	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Senior Adult Housing	398	33	63	96	71	56	127

Using the above mode share targets for a LRT area and the person trip rates, the person trips by mode have been projected. Table 12 summarizes the trip generation by mode and peak hour.

Table 12: Trip Generation by Mode

Travel Mode		AM Peak Hour				PM Peak Hour			
		Mode Share	In	Out	Total	Mode Share	In	Out	Total
Senior Adult Housing	Auto Driver	36%	12	23	35	38%	27	21	48
	Auto Passenger	8%	3	5	8	15%	11	8	19
	Transit	38%	13	24	37	31%	22	17	39
	Cycling	2%	1	1	2	2%	1	1	2
	Walking	16%	5	10	15	14%	10	8	18
	Total	100%	34	63	97	100%	71	55	126

As shown above, a total of 35 AM and 48 PM new peak hour two-way vehicle trips are projected as a result of the proposed development.

4.3 Trip Distribution

To understand the travel patterns of the subject development, the OD Survey has been reviewed to determine the travel, and these patterns were applied based on the build-out of Beacon Hill. Table 13 below summarizes the distributions.

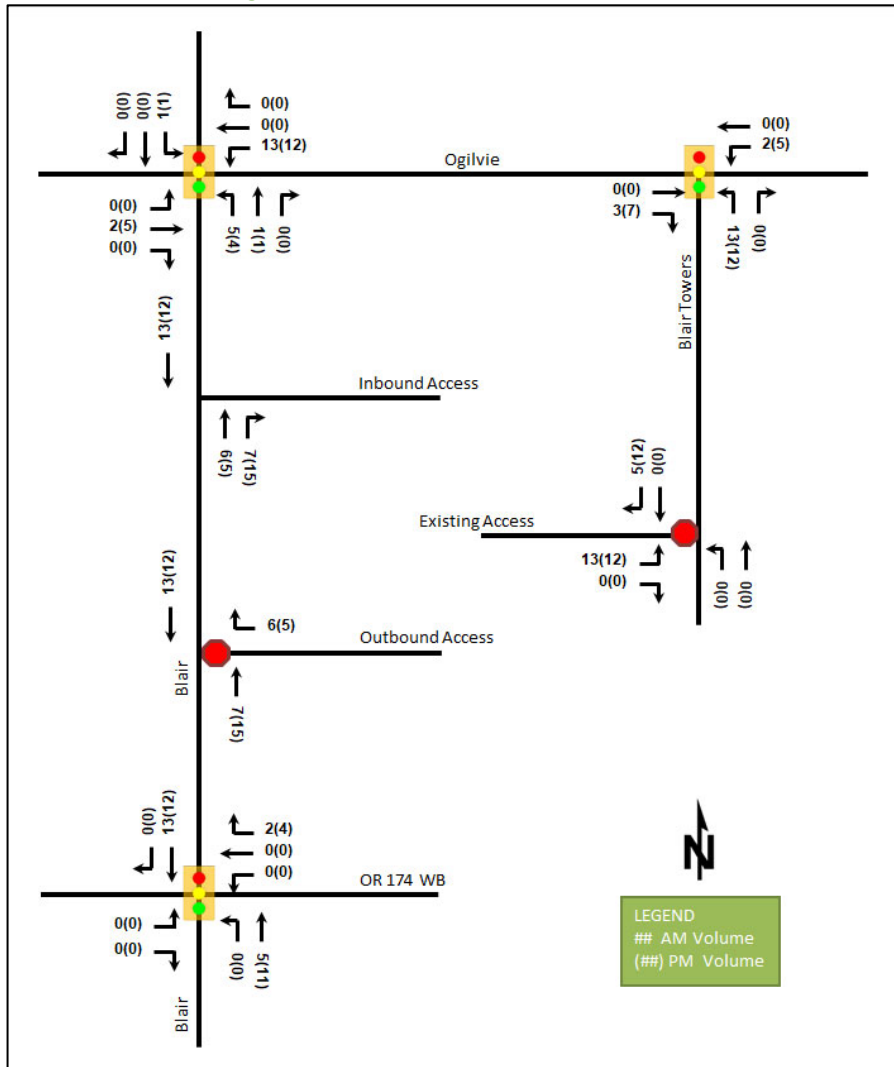
Table 13: OD Survey Distribution – Beacon Hill

To/From	Residential % of Trips	Via
North	5%	5% Blair Rd (N)
South	20%	20% Blair Rd (S)
East	35%	15% OR 174 (S), 20% Ogilvie Rd (E)
West	40%	20% OR 174 (S), 20% Ogilvie Rd (W)
Total	100%	100%

4.4 Trip Assignment

Using the distribution outlined above, turning movement splits, and access to major transportation infrastructure, the trips generated by the site have been assigned to the study area road network. Figure 20 illustrates the new site generated volumes.

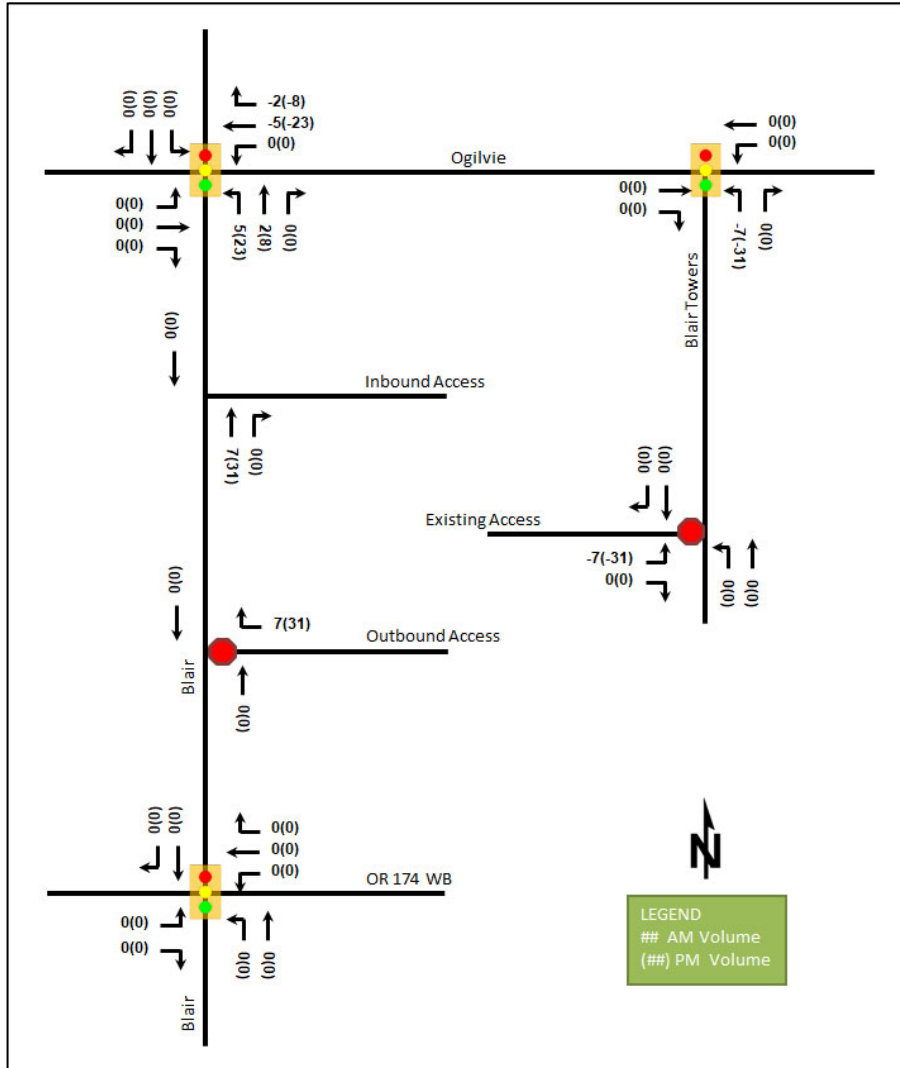
Figure 20: New Site Generation Auto Volumes



4.5 Existing Trip Reassignment

As the development is proposing the addition of a new outbound access for the internal roadway onto Blair Road, it is expected that a portion of the outbound auto trips from the existing Blair Towers offices travelling north on Blair Road and west on Ogilvie Road will divert to this access. Figure 21 illustrates the forecasted Blair Towers offices' existing volume reassignment.

Figure 21: Reassigned Trips



5 Exemption Review

Table 14 summarizes the exemptions for this TIA.

Table 14: Exemption Review

Module	Element	Explanation	Exempt/Required
Site Design and TDM			
Development Design	4.1.2 Circulation and Access	Only required for site plan and zoning by-law applications	Required
	4.1.3 New Street Networks	Only required for plans of subdivision	Exempt
Parking	4.2.1 Parking Supply	Only required for site plan and zoning by-law applications	Required
Boundary Street Design		All applications	Required

Module	Element	Explanation	Exempt/Required
Transportation Demand Management	All Elements	Only required when the development generates more than 60 person-trips	Required
Network Impact			
Background Network Travel Demand	All Elements	Only required when one or more other Network Impact Modules are triggered when the development generates more than 75 auto or transit trips	Exempt
Demand Rationalization		Only required when one or more other Network Impact Modules when the development generates more than 75 auto trips	Exempt
Neighbourhood Traffic Calming	4.6.1 Adjacent Neighbourhoods	<p>If the development meets all of the following criteria along the route(s) site generated traffic is expected to utilize between an arterial road and the site's access:</p> <ol style="list-style-type: none"> 1. Access to Collector or Local; 2. "Significant sensitive land use presence" exists, where there is at least two of the following adjacent to the subject street segment: <ul style="list-style-type: none"> • School (within 250m walking distance); • Park; • Retirement / Older Adult Facility (i.e. long-term care and retirement homes); • Licenced Child Care Centre; • Community Centre; or • 50%, or greater, of adjacent property along the route(s) is occupied by residential lands and a minimum of 10 occupied residential units are present on the route. 3. Application is for Zoning By-Law Amendment or Draft Plan of Subdivision; 4. At least 75 site-generated auto trips; 5. Site Trip Infiltration is expected. Site traffic will increase peak hour vehicle volumes along the route by 50% or more. 	Exempt
Transit	4.7.1 Transit Route Capacity	Only required when the development generates more than 75 transit trips	Exempt
	4.7.2 Transit Priority Requirements	Only required when the development generates more than 75 auto trips	Exempt

Module	Element	Explanation	Exempt/Required
Network Concept		Only required when proposed development generates more than 200 person-trips during the peak hour in excess of equivalent volume permitted by established zoning	Exempt
Intersection Design	4.4.1-2/4.9.1 Intersection Control	Only required when the development generates more than 75 auto trips	Exempt
	4.4.3/4.9.2 Intersection Design	Only required when the development generates more than 75 auto trips	Exempt – Access Design Module to be included within the TIA

6 Development Design

6.1 Design for Sustainable Modes

The proposed development is a senior’s housing community. Four hard-surface connections to the sidewalk on Blair Road are provided, one south of the park oriented to the corner of the Blair Road at Ogilvie Road intersection, one along the inbound access, one along the outbound access, and the existing pedestrian connection between Blair Road south of Ogilvie Road and the adjacent office buildings is proposed as being relocated southward. Based on the proposed building entrance locations, no demand is expected between the building entrances and the sidewalk connecting diagonally from the northeast corner of the intersection of Blair Road at the OR 174 westbound off-ramp to the site drive aisle serving the office buildings, and therefore no connection to this existing facility is proposed.

Bicycle parking is anticipated to be located primarily within the building. Short-term vehicle parking is proposed in front of the building entrances within a one-way (counterclockwise) drop-off loop, additional visitor parking is provided within laybys along the drive aisle to the south of the proposed outbound access, and long-term parking is proposed via a ramp to underground parking levels on the east side of the site. Two pick-up/drop-off laybys are provided along the one-way drop-off loop.

Local bus stops at the intersection of Blair Road at Ogilvie Road are within a 300-metre walk, those west of Dunham Street on Ogilvie Road are within a 400-metre walk, those east of City Park Drive on Ogilvie Road are within a 430-metre walk, and Blair Station is approximately a 600-metre walk from the entrance.

The infrastructure TDM checklist is provided in Appendix E.

6.2 Circulation and Access

The development concept proposes the relocation of an existing inbound access northward on Blair Road, and the provision of a new outbound access between the inbound access and Blair Road at the OR 174 westbound off-ramp, each accessing the internal drive aisle connecting through Blair Towers Place.

Short-term parking is provided on the west side of the site in front of the buildings along the one-way drop-off loop accessing the main drive aisle, and within laybys along the drive aisle south of the proposed outbound access. Long-term parking is provided via the 6.0-metre-wide ramp to underground parking at the eastern extent of the site, which is proposed to be graded and delineated to maintain sightlines between the adjacent access of the office parking structure and adjacent loading access.

A loading area is provided west of the parking garage ramp that includes a depressed concrete area for waste collection and loading/unloading operations. Emergency services are anticipated to access the site via the two

public road frontages and the main internal drive aisle including a fire lane which is designated between the two-way access with a spur onto the drop-off loop that services the main entrance, and the drop-off loop permits ambulance access. The site has been designed to permit the intended operations with a 6.7-metre-wide drive aisle and a 6.0-metre-wide drop-off loop. Concrete aprons are provided where required to facilitate truck movements, and the turning templates are provided in Appendix F.

7 Parking

7.1 Parking Supply

The site proposes the provision of 293 vehicle parking spaces and 100 bicycle spaces. From the zoning by-law, based on the site’s TOD designation, no minimum vehicle parking requirement exists, and the maximum vehicle parking requirement is 1.75 per dwelling unit for resident and visitor parking, equating to 700 spaces. The minimum visitor parking requirement is 0.1 per dwelling unit, which equal to 40 spaces. The minimum requirement for the bicycle parking is 0.25 per dwelling unit or rooming unit, equating to 100 spaces.

The maximum vehicle parking requirement, minimum visitor parking, and minimum bicycle parking requirements are all satisfied by the proposed development.

8 Boundary Street Design

Table 15 summarizes the MMLOS analysis for the boundary streets of Blair Road and Ogilvie Road. The boundary street analysis is based on the policy area of “Within 600 metres of a rapid transit station”. The MMLOS worksheets has been provided in Appendix G.

Table 15: Boundary Street MMLOS Analysis

Segment		Pedestrian LOS		Bicycle LOS		Transit LOS		Truck LOS	
		PLOS	Target	BLOS	Target	TLOS	Target	TrLOS	Target
Blair Road	Existing	F	A	F	C	-	-	A	D
	Future	D	A	A	C	-	-	A	D
Ogilvie Road	Existing/ Future	D	A	A	C	-	-	A	D

The pedestrian LOS targets will not be met along the segments of Blair Road and Ogilvie Road. The future pedestrian configurations along Blair Road and the present and future configurations along Ogilvie Road are the most robust considered within the MMLOS framework, and to meet the theoretical pedestrian LOS targets. To meet these targets, the operating speeds would need to be lower than 30 km/h on both roads.

The bicycle LOS is not met along the segment of Blair Road in the existing conditions but will be met in the future with the completion of the improvements from the two EA projects through the provision of a cycletrack.

Though constituting a transit priority corridor, based on routing through Blair Station, no bus routes currently utilize Blair Road between Ogilvie Road and the OR 174 westbound off-ramp along the site frontage. Therefore, no transit LOS analysis was performed.

It is assumed that the City’s balance of MMLOS objectives is being achieved by the planned conditions associated with the EA studies, and no mitigation is required or proposed as part of the subject development.

9 Transportation Demand Management

9.1 Context for TDM

The mode shares used within the TIA represent a shift from auto modes to transit modes based on the site context. Overall, the modal shares are likely to be achieved and supporting TDM measures should be provided.

9.2 Need and Opportunity

The subject site has been assumed to rely predominantly on auto travel and transit with the proximity to the Blair LRT station and the Gloucester Centre, and those assumptions have been carried through the analysis. The proximity of the rapid transit station and mall are anticipated to provide the opportunity to meet the target transit mode share. Based on the land use's lower trip generation, minimal impacts would be associated with not meeting the target mode shares.

9.3 TDM Program

The "suite of post occupancy TDM measures" has been summarized in the TDM checklists for the residential land uses. The checklist is provided in Appendix E. The key TDM measures recommended include:

- Display local area maps with walking/cycling access routes and key destinations at major entrances
- Display relevant transit schedules and route maps at entrances
- Provide a multimodal travel option information package to new residents
- Unbundle parking costs from monthly rent costs

10 Intersection Design

10.1 Location and Design of Access

The existing inbound access is proposed as being shifted northward to be 60.3 metres from the Ogilvie Road corridor and to comprise a 4.5-metre-wide travel lane with 2.5-metre-wide mountable concrete apron to facilitate truck movements for an overall width of 7.0 metres. The throat length is proposed to be 24.0 metres from the back of the existing/future sidewalk to the first point of potential conflict, which is a merging movement from the minor stop-controlled one-way drop-off loop outlet. Beyond this point, a further 30.0 metres of throat is provided to the next conflict point of the diverging movement at the inlet of the drop-off loop.

The new outbound access is proposed to be 5.0-metres in width with a mountable concrete apron on the north corner to facilitate truck movements from the internal drive aisle, with a throat length of 8.3 metres between the back of the existing/future sidewalk and the drive aisle. The access is proposed as being located 86.7 metres from the edge of the roadway of the OR 174 westbound off-ramp, and 125 metres from the existing stop bar on the northbound approach of Blair Road at Ogilvie Road. This location is beyond the storage length of the auxiliary turn lane(s) in the existing and planned conditions and clears the bike lane merge taper in the interim conditions.

Site access configurations in the ultimate conditions, with both area EA projects completed, are provided in Appendix H. Site access configurations considering the interim conditions, after the Blair Road Transit Priority project has been completed and before construction for the Montreal-Blair Road Transit Priority project has been initiated, are provided in Appendix I. Turning templates for the proposed access configurations are provided in Appendix F.

10.1.1 Discussion on Location and Width Criteria

Both access locations meet the Geometric Design Guide for Canadian Roads (TAC, 2017) corner clearance suggested minimum values, both accesses meet the minimum and maximum width criteria from the Private

Approach By-Law, and the inbound access meets the Private Approach By-Law's required off-set from adjacent rights-of-way along arterials roads.

For the outbound access, while the Private Approach By-Law provides that the subject development's access be located 60 metres from the nearest intersecting street line, the property lines for the off-ramp flares out substantially for the interchange thereby inhibiting the typical application of the by-law provision. Thus, it is recommended that the TAC criteria govern the design of the location.

10.1.2 Discussion on Throat Length Criteria

The Geometric Design Guide for Canadian Roads (TAC, 2017) suggests a minimum clear throat length for vehicular accesses for land uses of more than 200 apartment units to be 40 metres, and for sites with between 20,000-45,000 m² of office space (estimated range of the existing Blair Towers) to be 45 metres.

The retirement community nature will have a decreased travel demand from typical residential land uses and therefore, the suggested minimum value may be conservative. The adjacent office buildings have an alternative access on Blair Towers Place that mitigates much of the demand on this access, where approximately 64% of the existing inbound volumes use the Blair Road access. Based on this split, the suggested minimum throat length for offices between 10,000 m² and 20,000 m² may be a more appropriate target, for which the suggested minimum throat length is 30 metres.

Given the only conflict within the first 54 metres of throat constitutes a merging movement where the main aisle will have priority, and given the level of use forecast for the access, the throat length proposed are considered adequate for the proposed development site. It is noted that the irregular geometry of the site limits the opportunity to provide additional throat length.

While the proposed outbound throat length is below the range of suggested minimum values, the outbound access will not create spillback onto the public road and any queueing impacts will be contained on-site. Queueing space for one vehicle has been provided between the active facilities on Blair Road and the internal drive aisle, and queueing space for two vehicles has been provided between the roadway edge and the drive aisle.

10.2 Intersection Control

The inbound access will remain as an uncontrolled access, and the outbound access is proposed to be stop-controlled on the site access.

10.2.1 Recommended Design Elements

The accesses are proposed to comply with City standard SC7.1 with a continuous and depressed sidewalk and cycletrack through the access.

11 Summary of Improvements Indicated and Modifications Options

The following summarizes the analysis and results presented in this TIA report:

Proposed Site and Screening

- The proposed site includes 398 senior's housing units within two towers sharing a single podium
- Accesses is proposed via the relocation of an inbound driveway on Blair Road at the north of the site, the addition of an outbound driveway at the south of the site, and the use of an access on Blair Towers Place connecting to the existing internal drive aisle
- The development is proposed to be completed as a single phase by 2027
- The Trip Generation, Location, and Safety Triggers were met for the TIA Screening

- The subject report is in support of an official plan amendment/zoning by-law amendment

Existing and Planned Conditions

- Blair Road and Ogilvie Road are arterial roads in the study area
- Sidewalks/MUPS are generally provided on both sides of the study area roadways, and on-street bike lanes on both sides of the roadway on Ogilvie Road west of Blair Road and on the south side of Ogilvie Road west of Blair Towers Place
- Ogilvie Road and Blair Road are spine cycling routes and Blair Towers Place is a local route
- The high volumes roadways have produced a high number of collisions at the study area intersections of Blair Road at Ogilvie Road, and Blair Road at the OR 174 westbound off-ramp, and the collisions are mostly of the types associated with congestion
- At the intersection of Blair Road at the OR 174 westbound off-ramp, a higher proportion of angle collisions were noted, but almost all of these were recorded before the intersection reconstruction removing the westbound right-turn channel
- Bus routes travel along Blair Road and Ogilvie Road, and the site lies within 600 metres of Blair Station on the LRT Confederation Line
- Some high delays and overcapacity movements are noted at the intersection of Blair Road at Ogilvie Road during the PM peak hour, and at the intersection of Blair Road at the OR174 westbound off-ramp during the AM peak hour
- Two EA studies have been undertaken in the study area, modifying the intersections of Blair Road at Ogilvie Road and Blair Road at the OR 174 westbound off-ramp and the segment of Blair Road between them
- The Blair TOD plan outlines improvements to pedestrian and cycling facilities connecting to Blair Station

Development Generated Travel Demand

- The proposed development is forecasted produce 96 two-way people trips during the AM peak hour and 127 two-way people trips during the PM peak hour
- Of the forecasted people trips, 35 two-way trips will be vehicle trips during the AM peak hour and 48 two-way trips will be vehicle trips during the PM peak hour based on a 36-38% modal share target
- Of the forecasted trips, 5% are anticipated to travel north, 20% to travel south, and 35% travel east, and 40% to travel west
- Once an outbound access is provided on Blair Road, it is anticipated that existing traffic exiting the site on Blair Towers bound for the west and north will divert to the new access, and fewer than 36 total outbound movements in either peak hour with new traffic and existing diversions are anticipated on the new outbound access as a result

Development Design

- Pedestrian connections will be made to sidewalks along Blair Road south of the park, and on the north sides of the proposed inbound and outbound site accesses
- The existing pedestrian connection between Blair Road south of Ogilvie Road and the adjacent office buildings is proposed as being relocated southward
- Auto parking will be provided in underground parking levels, within laybys along the drive aisle, and within a small surface lot surrounding the drop-off loop

- While no demand is anticipated between the subject site between the existing sidewalk connection from the south of the drive aisle to the intersection of Blair Road at the OR 174 westbound off-ramp, it will be maintained to permit the connection for the office buildings to the east
- A loading area is provided on the east side of the site west of the underground parking ramp with a depressed concrete area for loading and garbage collection, and emergency services can access the site via the two public road frontages and the internal drive aisle

Parking

- 293 vehicle parking spaces and 100 bicycle parking spaces are proposed as being provided
- No minimum vehicle parking rate is required by the zoning by-law for residents, the minimum visitor parking rate is 40 spaces, the maximum number of vehicle parking spaces for the entire site that is permitted is 700, and 100 bicycle parking spaces are required
- The maximum vehicle parking requirement, minimum visitor parking, and minimum bicycle parking requirements are all satisfied by the proposed development

Boundary Street Design

- The boundary streets will not meet pedestrian MMLOS targets due to the operating speeds and volumes on the boundary roads
- It is assumed that the City's balance of MMLOS objectives is being achieved by the planned conditions associated with the EA studies, and no mitigation is required or proposed as part of the subject development

TDM

- Supportive TDM measures to be included within the proposed development are recommended to include:
 - Display local area maps with walking/cycling access routes and key destinations at major entrances
 - Display relevant transit schedules and route maps at entrances
 - Provide a multimodal travel option information package to new residents
 - Unbundle parking costs from monthly rent costs

Intersection Design

- The inbound access is proposed as being relocated to 60 metres from the highway line of Ogilvie Road, to comprise a 4.5 metre travel lane and 2.5 metre concrete truck apron, with a throat length of 24 metres to the first potential merging conflict and a further 30 metres to the diverging conflict with the drop-off loop
- The outbound access is proposed to be 5.0 metres wide with a concrete truck apron on the north corner, located 125 metres from the stop bar on the northbound approach of Ogilvie Road, beyond the storage length for the left-turn movement, and approximately 87 metres from the roadway of the OR 174 westbound off-ramp
- Both access locations meet the TAC corner clearance, both accesses meet the minimum and maximum width criteria from the Private Approach By-Law, the inbound access meets the Private Approach By-Law's offset from adjacent roads, and the outbound access cannot meet this offset due to the nature of the right-of-way associated with the off-ramp
- Throat length for the inbound access is considered adequate given the lower trip generation of the proposed land use and the first potential conflict point being a merging conflict

- Queueing for one vehicle behind the back of sidewalk and two vehicles from the future Blair Road roadway is provided by the proposed outbound access design, and any queueing on the outbound access will be contained on-site
- The accesses are proposed to comply with City standard SC7.1

12 Conclusion

It is recommended that, from a transportation perspective, the proposed development applications proceed.

Prepared By:



John Kingsley
Transportation Engineering-Intern

Reviewed By:



Christopher Gordon, P.Eng.
Senior Transportation Engineer

Appendix A

TIA Screening Form and PM Certification Form

City of Ottawa 2017 TIA Guidelines
Step 1 - Screening Form

Date: 9-Aug-23
Project Number: 2023-096
Project Reference: 1440 Blair Towers Place

1.1 Description of Proposed Development	
Municipal Address	1440 Blair Towers Place
Description of Location	Southeast quadrant of the intersection of Blair Road at Ogilvie road
Land Use Classification	Transit Oriented Development (TD2[2085])
Development Size	400 Seniors Units
Accesses	Connection to existing full-moves access on Blair Towers Pl, relocation of right-in-only access on Blair Rd, new right-out-only access on Blair Rd
Phase of Development	Single
Buildout Year	2027
TIA Requirement	Full TIA Required

1.2 Trip Generation Trigger	
Land Use Type	Multi-Family (High-Rise)
Development Size	400 Units
Trip Generation Trigger	Yes

1.3 Location Triggers		
Does the development propose a new driveway to a boundary street that is designated as part of the Transit Priority Network, Rapid Transit network or Cross-Town Bikeways?	Yes	Blair Road Transit Priority Corridor
Is the development in a Hub, a Protected Major Transit Station Area (PMTSA), or a Design Priority Area (DPA)?	Yes	Blair PMTSA
Location Trigger	Yes	

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



TIA Plan Reports

On 14 June 2017, the Council of the City of Ottawa adopted new Transportation Impact Assessment (TIA) Guidelines. In adopting the guidelines, Council established a requirement for those preparing and delivering transportation impact assessments and reports to sign a letter of certification.

Individuals submitting TIA reports will be responsible for all aspects of development-related transportation assessment and reporting, and undertaking such work, in accordance and compliance with the City of Ottawa's Official Plan, the Transportation Master Plan and the Transportation Impact Assessment (2017) Guidelines.

By submitting the attached TIA report (and any associated documents) and signing this document, the individual acknowledges that s/he meets the four criteria listed below.

CERTIFICATION

1. I have reviewed and have a sound understanding of the objectives, needs and requirements of the City of Ottawa's Official Plan, Transportation Master Plan and the Transportation Impact Assessment (2017) Guidelines;
2. I have a sound knowledge of industry standard practice with respect to the preparation of transportation impact assessment reports, including multi modal level of service review;
3. I have substantial experience (more than 5 years) in undertaking and delivering transportation impact studies (analysis, reporting and geometric design) with strong background knowledge in transportation planning, engineering or traffic operations; and
4. I am either a licensed¹ or registered² professional in good standing, whose field of expertise [check appropriate field(s)] is either transportation engineering or transportation planning .

1,2 License of registration body that oversees the profession is required to have a code of conduct and ethics guidelines that will ensure appropriate conduct and representation for transportation planning and/or transportation engineering works.


City Of Ottawa
Infrastructure Services and Community
Sustainability
Planning and Growth Management
110 Laurier Avenue West, 4th fl.
Ottawa, ON K1P 1J1
Tel. : 613-580-2424
Fax: 613-560-6006

Ville d'Ottawa
Services d'infrastructure et Viabilité des
collectivités
Urbanisme et Gestion de la croissance
110, avenue Laurier Ouest
Ottawa (Ontario) K1P 1J1
Tél. : 613-580-2424
Télécopieur: 613-560-6006

Dated at Ottawa this 20 day of September, 2018.
(City)

Name: Andrew Harte
(Please Print)

Professional Title: Professional Engineer



Signature of Individual certifier that s/he meets the above four criteria

Office Contact Information (Please Print)
Address: 6 Plaza Court
City / Postal Code: Ottawa / K2H 7W1
Telephone / Extension: (613) 697-3797
E-Mail Address: Andrew.Harte@CGHTransportation.com



Appendix B

Turning Movement Counts



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ OGILVIE RD

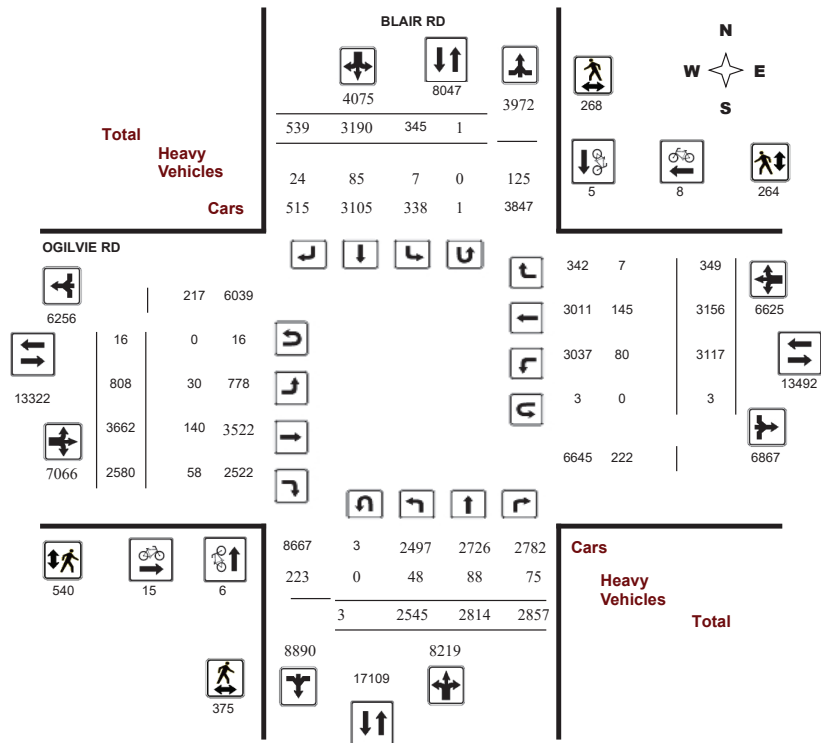
Survey Date: Wednesday, April 24, 2019

WO No: 38576

Start Time: 07:00

Device: Miovision

Full Study Diagram



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ OGILVIE RD

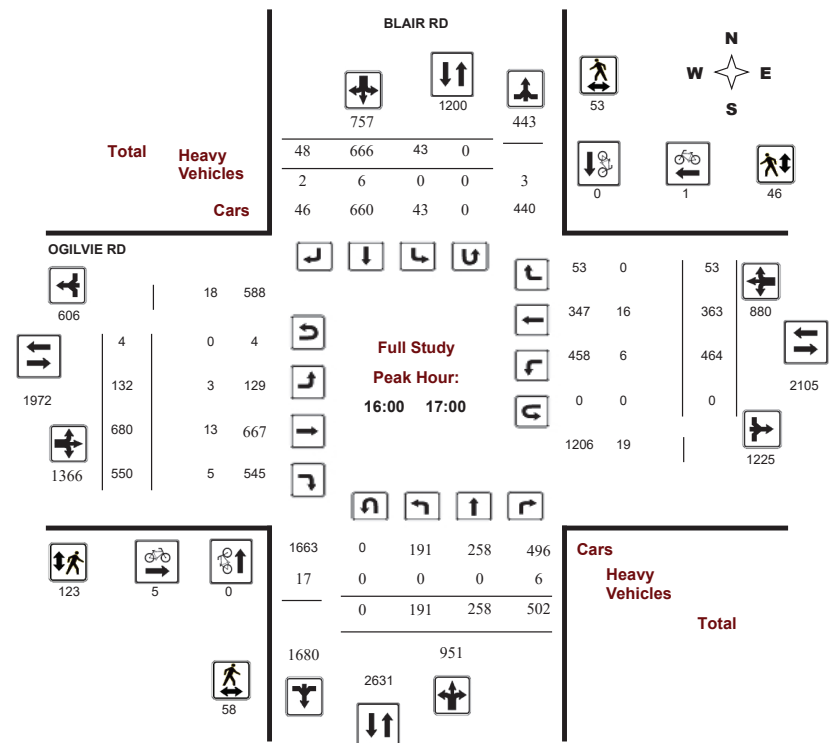
Survey Date: Wednesday, April 24, 2019

WO No: 38576

Start Time: 07:00

Device: Miovision

Full Study Peak Hour Diagram





Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

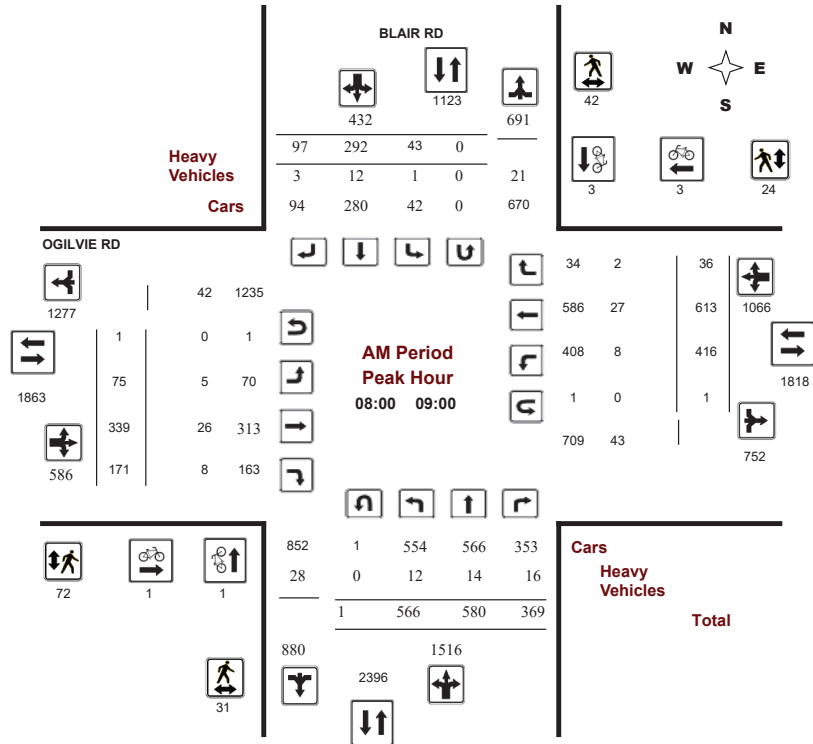
BLAIR RD @ OGILVIE RD

Survey Date: Wednesday, April 24, 2019

Start Time: 07:00

WO No: 38576

Device: Miovision



Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

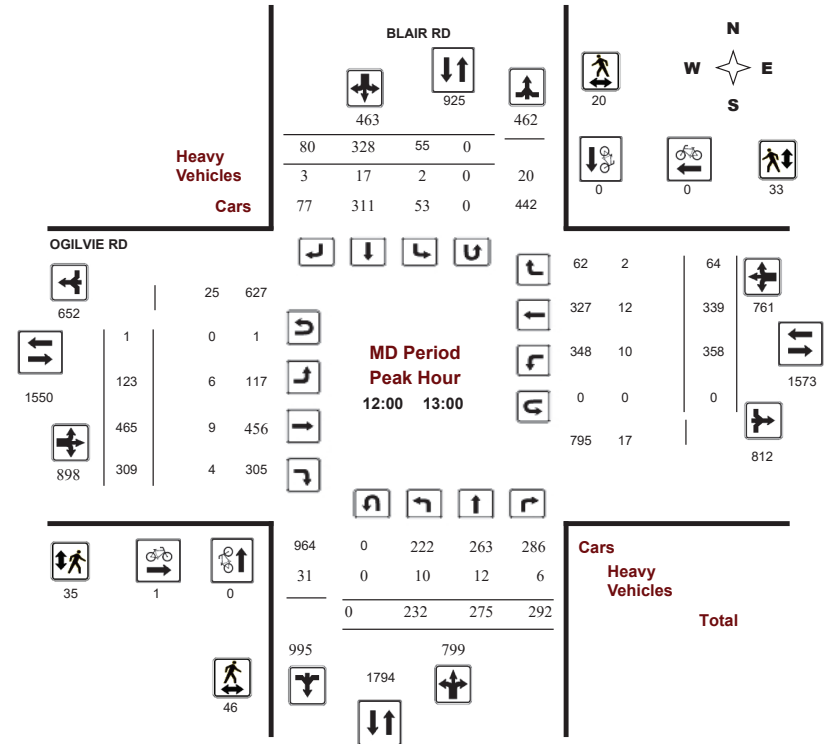
BLAIR RD @ OGILVIE RD

Survey Date: Wednesday, April 24, 2019

Start Time: 07:00

WO No: 38576

Device: Miovision





Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

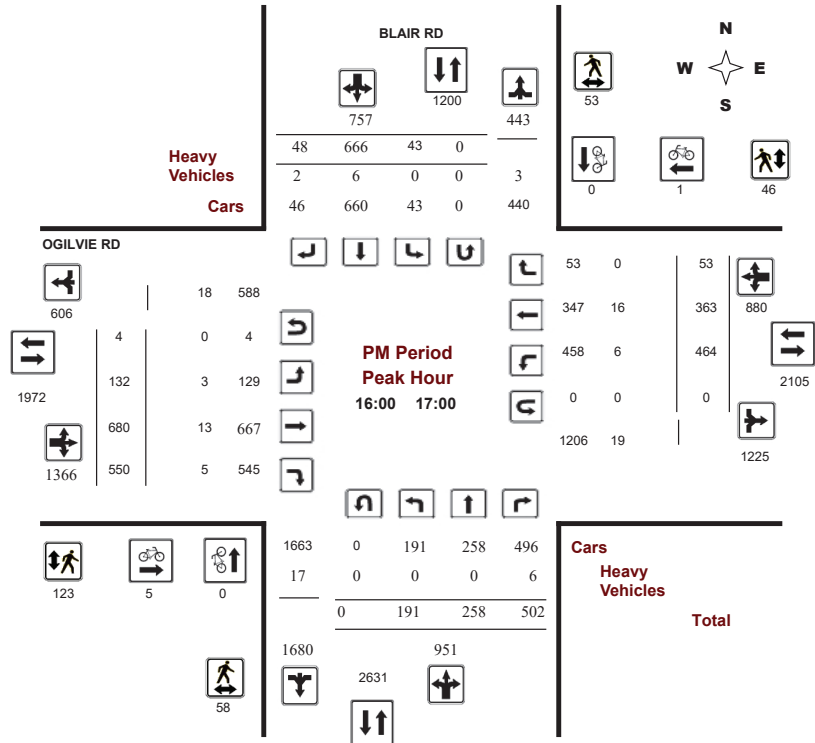
BLAIR RD @ OGILVIE RD

Survey Date: Wednesday, April 24, 2019

Start Time: 07:00

WO No: 38576

Device: Miovision



Comments



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ OGILVIE RD

Survey Date: Wednesday, April 24, 2019

Start Time: 07:00

WO No: 38576

Device: Miovision

Full Study Summary (8 HR Standard)

Survey Date: Wednesday, April 24, 2019

Total Observed U-Turns

Northbound: 3 Southbound: 1
 Eastbound: 16 Westbound: 3

AADT Factor

.90

Period	BLAIR RD				OGILVIE RD								WB TOT	STR TOT	Grand Total				
	Northbound		Southbound		Eastbound		Westbound		WB TOT	STR TOT	Grand Total								
	LT	ST	RT	NB TOT	LT	ST	RT	SB TOT				STR TOT	LT	ST	RT	EB TOT	LT	ST	RT
07:00 08:00	531	530	246	1307	34	234	63	331	1638	59	230	112	401	334	434	20	788	1189	2827
08:00 09:00	566	580	369	1515	43	292	97	432	1947	75	339	171	585	416	613	36	1065	1650	3597
09:00 10:00	428	407	281	1116	36	241	70	347	1463	54	320	177	551	314	383	34	731	1282	2745
11:30 12:30	224	250	292	766	66	367	80	513	1279	107	429	260	796	362	301	42	705	1501	2780
12:30 13:30	223	287	286	796	43	301	72	416	1212	111	430	364	905	347	341	68	756	1661	2873
15:00 16:00	206	270	413	889	43	607	64	714	1603	130	569	466	1165	493	368	37	898	2063	3666
16:00 17:00	191	258	502	951	43	666	48	757	1708	132	680	550	1362	464	363	53	880	2242	3950
17:00 18:00	176	232	468	876	37	482	45	564	1440	140	665	480	1285	387	353	59	799	2084	3524
Sub Total	2545	2814	2857	8216	345	3190	539	4074	12290	808	3662	2580	7050	3117	3156	349	6622	13672	25962
U Turns	3			3	1			1	4	16			16	3			3	19	23
Total	2548	2814	2857	8219	346	3190	539	4075	12294	824	3662	2580	7066	3120	3156	349	6625	13691	25985
EQ 12Hr	3542	3911	3971	11424	481	4434	749	5664	17088	1145	5090	3586	9821	4337	4387	485	9209	19030	36118
Note: These values are calculated by multiplying the totals by the appropriate expansion factor.	1.39																		
AVG 12Hr	3188	3520	3574	10282	433	3991	674	5098	15380	1030	4581	3227	8838	3903	3948	436	8287	17125	32505
Note: These volumes are calculated by multiplying the Equivalent 12 hr. totals by the AADT factor.	.90																		
AVG 24Hr	4176	4611	4682	13469	567	5228	883	6678	20147	1349	6001	4227	11577	5113	5172	571	10856	22433	42580
Note: These volumes are calculated by multiplying the Average Daily 12 hr. totals by 12 to 24 expansion factor.	1.31																		
Note: U-Turns provided for approach totals. Refer to 'U-Turn' Report for specific breakdown.																			



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ OGILVIE RD

Survey Date: Wednesday, April 24, 2019

WO No: 38576

Start Time: 07:00

Device: Miovision

Full Study 15 Minute Increments

Table with columns for Time Period, BLAIR RD (Northbound, Southbound, Eastbound, Westbound), and OGILVIE RD (Eastbound, Westbound). Includes Grand Total column.

Note: U-Turns are included in Totals.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ OGILVIE RD

Survey Date: Wednesday, April 24, 2019

WO No: 38576

Start Time: 07:00

Device: Miovision

Full Study Cyclist Volume

Table with columns for Time Period, BLAIR RD (Northbound, Southbound, Street Total), and OGILVIE RD (Eastbound, Westbound, Street Total). Includes Grand Total column.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ OGILVIE RD

Survey Date: Wednesday, April 24, 2019

WO No: 38576

Start Time: 07:00

Device: Miovision

Full Study Pedestrian Volume

BLAIR RD OGILVIE RD

Table with columns: Time Period, NB Approach, SB Approach, Total, EB Approach, WB Approach, Grand Total. Rows show pedestrian counts for various time intervals from 07:00 to 17:45.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ OGILVIE RD

Survey Date: Wednesday, April 24, 2019

WO No: 38576

Start Time: 07:00

Device: Miovision

Full Study Heavy Vehicles

BLAIR RD OGILVIE RD

Table with columns: Time Period, Northbound (LT, ST, RT, N TOT), Southbound (LT, ST, RT, S TOT), Eastbound (LT, ST, RT, E TOT), Westbound (LT, ST, RT, W TOT), Grand Total. Rows show heavy vehicle counts for various time intervals from 07:00 to 17:45.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ OGILVIE RD

Survey Date: Wednesday, April 24, 2019

WO No: 38576

Start Time: 07:00

Device: Miovision

Full Study 15 Minute U-Turn Total BLAIR RD OGILVIE RD

Time Period		Northbound U-Turn Total	Southbound U-Turn Total	Eastbound U-Turn Total	Westbound U-Turn Total	Total
07:00	07:15	0	0	0	0	0
07:15	07:30	1	0	1	0	2
07:30	07:45	0	0	0	1	1
07:45	08:00	0	0	0	0	0
08:00	08:15	1	0	0	1	2
08:15	08:30	0	0	1	0	1
08:30	08:45	0	0	0	0	0
08:45	09:00	0	0	0	0	0
09:00	09:15	0	0	0	0	0
09:15	09:30	0	0	0	0	0
09:30	09:45	0	0	0	0	0
09:45	10:00	0	0	2	0	2
11:30	11:45	0	0	0	0	0
11:45	12:00	0	0	1	0	1
12:00	12:15	0	0	0	0	0
12:15	12:30	0	0	0	0	0
12:30	12:45	0	0	1	0	1
12:45	13:00	0	0	0	0	0
13:00	13:15	0	0	1	0	1
13:15	13:30	0	0	0	0	0
15:00	15:15	0	0	0	0	0
15:15	15:30	0	0	1	0	1
15:30	15:45	0	0	0	0	0
15:45	16:00	0	0	0	0	0
16:00	16:15	0	0	2	0	2
16:15	16:30	0	0	0	0	0
16:30	16:45	0	0	1	0	1
16:45	17:00	0	0	1	0	1
17:00	17:15	1	0	1	0	2
17:15	17:30	0	0	0	0	0
17:30	17:45	0	1	1	1	3
17:45	18:00	0	0	2	0	2
Total		3	1	16	3	23



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

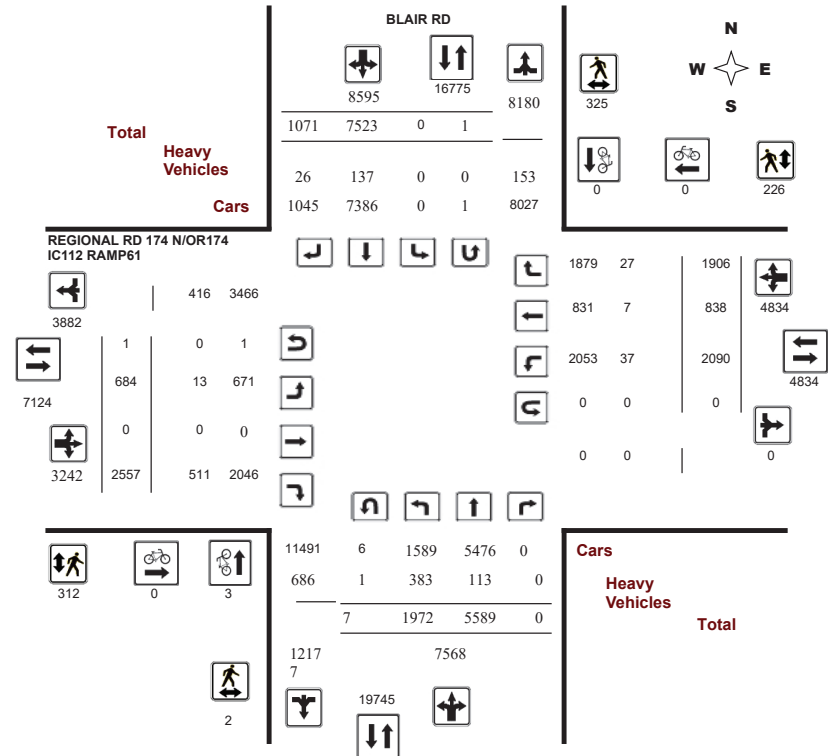
Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Diagram





Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

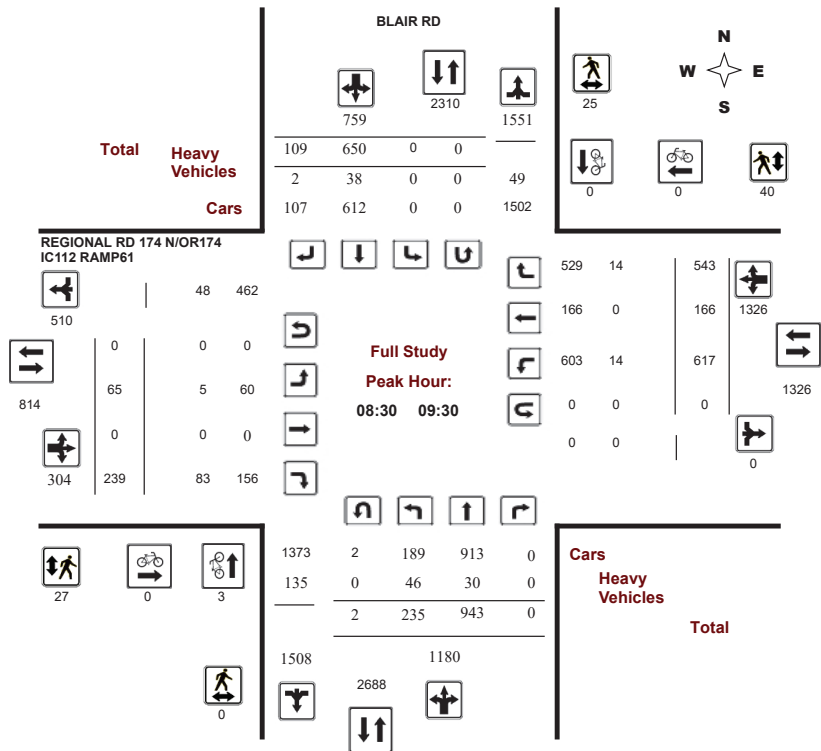
Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Peak Hour Diagram



Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

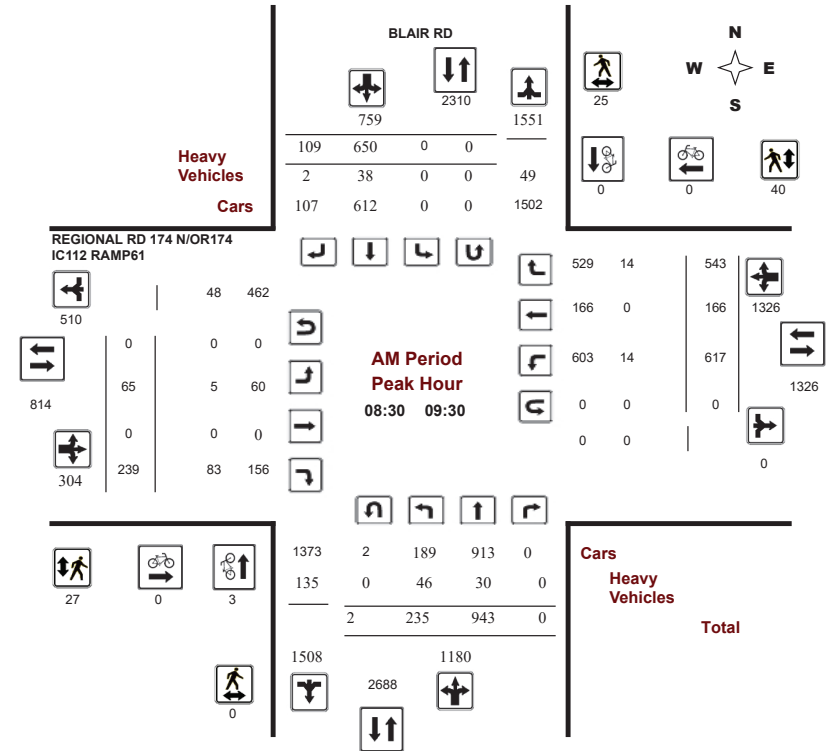
BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision



Comments



Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

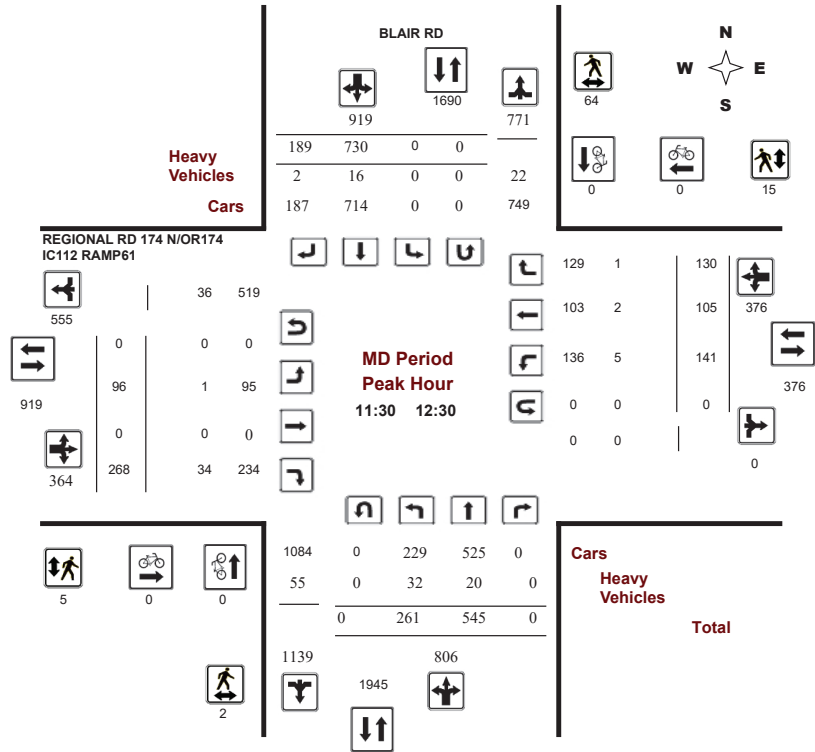
BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

Start Time: 07:00

WO No: 38232

Device: Miovision



Comments



Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

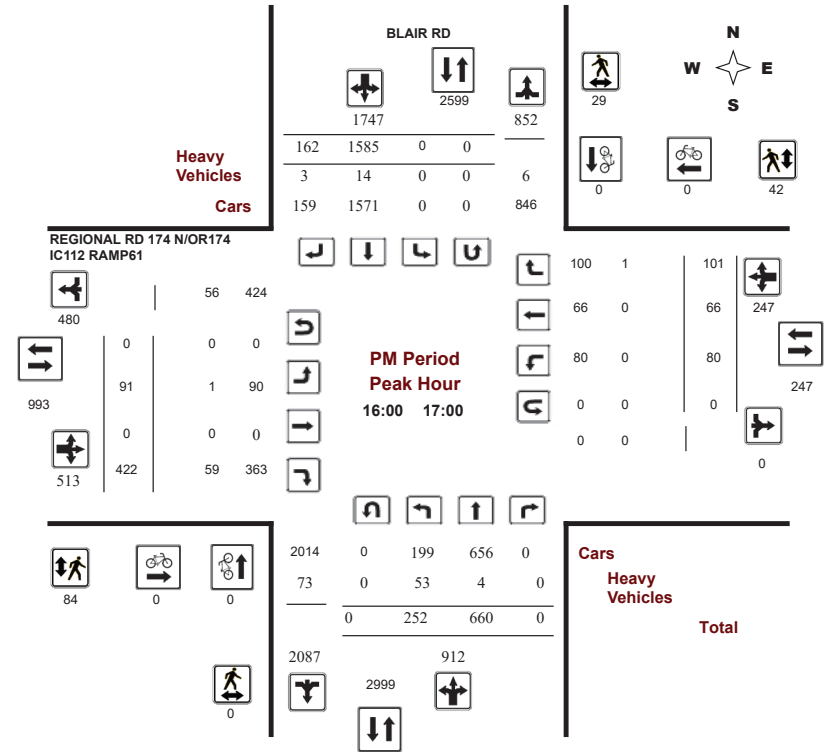
BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

Start Time: 07:00

WO No: 38232

Device: Miovision



Comments



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Summary (8 HR Standard)

Survey Date: Wednesday, January 09, 2019

Total Observed U-Turns

AADT Factor

Northbound: 7 Southbound: 1
Eastbound: 1 Westbound: 0

Period	BLAIR RD								REGIONAL RD 174 N/OR174 IC112 RAMP61								WB TOT	STR TOT	Grand Total
	Northbound				Southbound				Eastbound				Westbound						
	LT	ST	RT	NB TOT	LT	ST	RT	SB TOT	LT	ST	RT	EB TOT	LT	ST	RT	WB TOT			
07:00 08:00	223	941	0	1164	0	572	101	673	1837	53	0	259	312	437	127	391	955	1267	3104
08:00 09:00	237	948	0	1185	0	707	94	801	1986	80	0	286	366	546	184	482	1212	1578	3564
09:00 10:00	250	730	0	980	0	561	118	679	1659	61	0	231	292	555	148	472	1175	1467	3126
11:30 12:30	261	545	0	806	0	730	189	919	1725	96	0	268	364	141	105	130	376	740	2465
12:30 13:30	233	552	0	785	0	707	127	834	1619	106	0	291	397	137	63	106	306	703	2322
15:00 16:00	247	616	0	863	0	1475	133	1608	2471	92	0	390	482	111	71	124	306	788	3259
16:00 17:00	252	660	0	912	0	1585	162	1747	2659	91	0	422	513	80	66	101	247	760	3419
17:00 18:00	269	597	0	866	0	1186	147	1333	2199	105	0	410	515	83	74	100	257	772	2971
Sub Total	1972	5589	0	7561	0	7523	1071	8594	16155	684	0	2557	3241	2090	838	1906	4834	8075	24230
U Turns	7	1	0	8	1	0	1	8	1	0	0	1	0	0	1	0	1	9	9
Total	1979	5589	0	7568	1	7523	1071	8595	16163	685	0	2557	3242	2090	838	1906	4834	8076	24239
EQ 12Hr	2751	7769	0	10520	1	10457	1489	11947	22467	952	0	3554	4506	2905	1165	2649	6719	11225	33692
Note: These values are calculated by multiplying the totals by the appropriate expansion factor.																			1.39
AVG 12Hr	2751	7769	0	10520	1	10457	1489	11947	22467	952	0	3554	4506	2905	1165	2649	6719	11225	33692
Note: These volumes are calculated by multiplying the Equivalent 12 hr. totals by the AADT factor.																			1.00
AVG 24Hr	3604	10177	0	13781	1	13699	1951	15651	29432	1247	0	4656	5903	3806	1526	3470	8802	14705	44137
Note: These volumes are calculated by multiplying the Average Daily 12 hr. totals by 12 to 24 expansion factor.																			1.31
Note: U-Turns provided for approach totals. Refer to 'U-Turn' Report for specific breakdown.																			



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study 15 Minute Increments

Time Period	BLAIR RD				REGIONAL RD 174 N/OR174 IC112 RAMP61				W TOT	STR TOT	Grand Total										
	Northbound		Southbound		Eastbound		Westbound														
	LT	ST	RT	N TOT	LT	ST	RT	S TOT				LT	ST	RT	E TOT	LT	ST	RT	W TOT		
07:00 07:15	207	0			110	19			386	0	54			18	75		211	597			
07:15 07:30	206	0			131	22			416	0	69			26	110		330	746			
07:30 07:45	278	0			152	25			513	0	71			36	99		349	862			
07:45 08:00	250	0			179	35			523	0	65			47	107		377	900			
08:00 08:15	233	0			186	26			511	0	90			48	94		376	887			
08:15 08:30	225	0			168	26			492	0	71			52	108		384	876			
08:30 08:45	231	0			203	23			512	0	59			35	130		370	882			
08:45 09:00	259	0			150	19			473	0	66			49	150		448	921			
09:00 09:15	244	0			145	27			473	0	62			32	114		375	848			
09:15 09:30	209	0			152	40			481	0	52			50	149		437	918			
09:30 09:45	162	0			152	17			389	0	54			47	136		400	789			
09:45 10:00	115	0			112	34			319	0	63			19	73		255	574			
11:30 11:45	129	0			181	48			408	0	69			29	32		181	589			
11:45 12:00	145	0			192	42			453	0	52			21	36		174	627			
12:00 12:15	126	0			178	52			406	0	73			36	34		202	608			
12:15 12:30	145	0			179	47			458	0	74			19	28		183	641			
12:30 12:45	126	0			180	33			408	0	67			12	35		168	576			
12:45 13:00	161	0			187	43			440	0	71			14	24		165	605			
13:00 13:15	126	0			185	20			388	0	72			16	25		181	569			
13:15 13:30	139	0			155	31			384	0	81			21	22		189	573			
15:00 15:15	136	0			386	35			619	0	99			14	37		203	822			
15:15 15:30	163	0			371	28			634	0	107			19	34		210	844			
15:30 15:45	161	0			346	33			592	0	96			20	25		190	782			
15:45 16:00	156	0			372	37			626	0	88			18	28		186	812			
16:00 16:15	158	0			424	28			671	0	103			21	26		197	868			
16:15 16:30	162	0			408	39			689	0	92			15	28		173	862			
16:30 16:45	175	0			389	43			647	0	124			17	23		201	848			
16:45 17:00	165	0			364	52			652	0	103			13	24		189	841			
17:00 17:15	163	0			358	35			606	0	101			24	31		202	808			
17:15 17:30	138	0			324	37			577	0	107			15	26		203	780			
17:30 17:45	148	0			265	41			512	0	92			19	27		179	691			
17:45 18:00	148	0			239	34			505	0	110			16	16		188	693			
Total:	0	5589	0	0	0	7523	1071	0	16163	0	0	0	0	2557	0	0	838	1906	0	16163	24,239

Note: U-Turns are included in Totals.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Cyclist Volume

Time Period	BLAIR RD			REGIONAL RD 174 N/OR174 IC112 RAMP61			Grand Total
	Northbound	Southbound	Street Total	Eastbound	Westbound	Street Total	
07:00 07:15	0	0	0	0	0	0	0
07:15 07:30	0	0	0	0	0	0	0
07:30 07:45	0	0	0	0	0	0	0
07:45 08:00	0	0	0	0	0	0	0
08:00 08:15	0	0	0	0	0	0	0
08:15 08:30	0	0	0	0	0	0	0
08:30 08:45	1	0	1	0	0	0	1
08:45 09:00	2	0	2	0	0	0	2
09:00 09:15	0	0	0	0	0	0	0
09:15 09:30	0	0	0	0	0	0	0
09:30 09:45	0	0	0	0	0	0	0
09:45 10:00	0	0	0	0	0	0	0
11:30 11:45	0	0	0	0	0	0	0
11:45 12:00	0	0	0	0	0	0	0
12:00 12:15	0	0	0	0	0	0	0
12:15 12:30	0	0	0	0	0	0	0
12:30 12:45	0	0	0	0	0	0	0
12:45 13:00	0	0	0	0	0	0	0
13:00 13:15	0	0	0	0	0	0	0
13:15 13:30	0	0	0	0	0	0	0
15:00 15:15	0	0	0	0	0	0	0
15:15 15:30	0	0	0	0	0	0	0
15:30 15:45	0	0	0	0	0	0	0
15:45 16:00	0	0	0	0	0	0	0
16:00 16:15	0	0	0	0	0	0	0
16:15 16:30	0	0	0	0	0	0	0
16:30 16:45	0	0	0	0	0	0	0
16:45 17:00	0	0	0	0	0	0	0
17:00 17:15	0	0	0	0	0	0	0
17:15 17:30	0	0	0	0	0	0	0
17:30 17:45	0	0	0	0	0	0	0
17:45 18:00	0	0	0	0	0	0	0
Total	3	0	3	0	0	0	3



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Pedestrian Volume

Time Period	BLAIR RD			REGIONAL RD 174 N/OR174 IC112 RAMP61			Grand Total
	NB Approach (E or W Crossing)	SB Approach (E or W Crossing)	Total	EB Approach (N or S Crossing)	WB Approach (N or S Crossing)	Total	
07:00 07:15	0	7	7	12	5	17	24
07:15 07:30	0	7	7	9	6	15	22
07:30 07:45	0	9	9	12	6	18	27
07:45 08:00	0	11	11	17	14	31	42
08:00 08:15	0	3	3	13	11	24	27
08:15 08:30	0	9	9	8	9	17	26
08:30 08:45	0	11	11	17	10	27	38
08:45 09:00	0	6	6	7	20	27	33
09:00 09:15	0	3	3	2	5	7	10
09:15 09:30	0	5	5	1	5	6	11
09:30 09:45	0	3	3	3	2	5	8
09:45 10:00	0	4	4	3	3	6	10
11:30 11:45	0	10	10	1	5	6	16
11:45 12:00	2	11	13	2	1	3	16
12:00 12:15	0	26	26	1	3	4	30
12:15 12:30	0	17	17	1	6	7	24
12:30 12:45	0	29	29	2	7	9	38
12:45 13:00	0	27	27	4	6	10	37
13:00 13:15	0	14	14	2	6	8	22
13:15 13:30	0	20	20	3	1	4	24
15:00 15:15	0	10	10	12	3	15	25
15:15 15:30	0	9	9	17	7	24	33
15:30 15:45	0	2	2	14	9	23	25
15:45 16:00	0	12	12	19	9	28	40
16:00 16:15	0	9	9	18	15	33	42
16:15 16:30	0	7	7	19	12	31	38
16:30 16:45	0	7	7	25	6	31	38
16:45 17:00	0	6	6	22	9	31	37
17:00 17:15	0	8	8	24	10	34	42
17:15 17:30	0	6	6	9	4	13	19
17:30 17:45	0	12	12	8	2	10	22
17:45 18:00	0	5	5	5	9	14	19
Total	2	325	327	312	226	538	865



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Heavy Vehicles

BLAIR RD REGIONAL RD 174 N/OR174 IC112 RAMP61

Table with columns for Time Period, Northbound (LT, ST, RT, N TOT), Southbound (LT, ST, RT, S TOT), Eastbound (LT, ST, RT, E TOT), Westbound (LT, ST, RT, W TOT), STR TOT, and Grand Total. Rows show 15-minute intervals from 07:00 to 18:00.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study 15 Minute U-Turn Total

BLAIR RD REGIONAL RD 174 N/OR174 IC112 RAMP61

Table with columns for Time Period, Northbound U-Turn Total, Southbound U-Turn Total, Eastbound U-Turn Total, Westbound U-Turn Total, and Total. Rows show 15-minute intervals from 07:00 to 18:00.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR PL @ OGILVIE RD

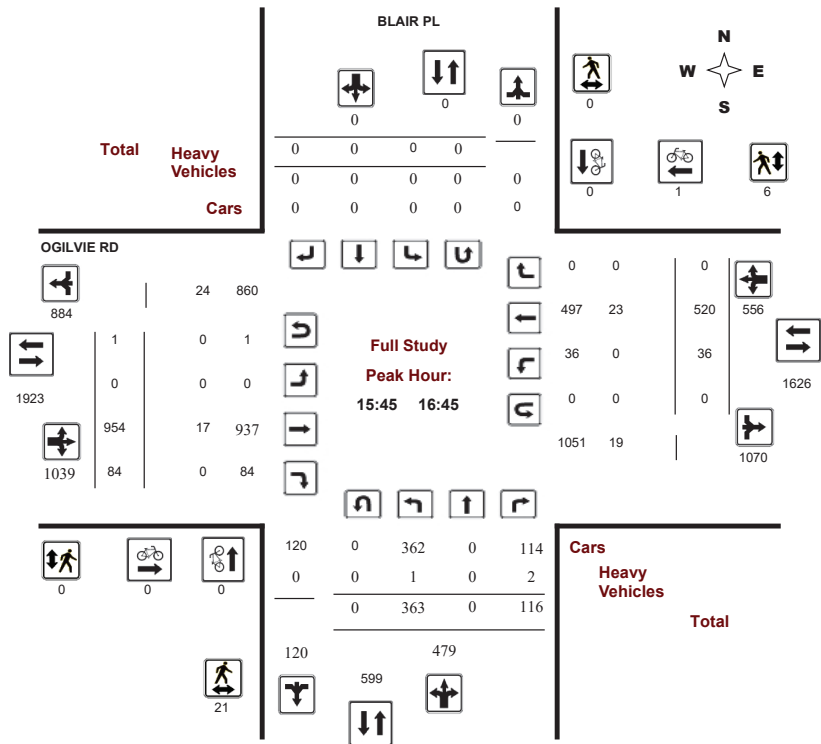
Survey Date: Wednesday, January 16, 2019

WO No: 38281

Start Time: 07:00

Device: Miovision

Full Study Peak Hour Diagram



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR PL @ OGILVIE RD

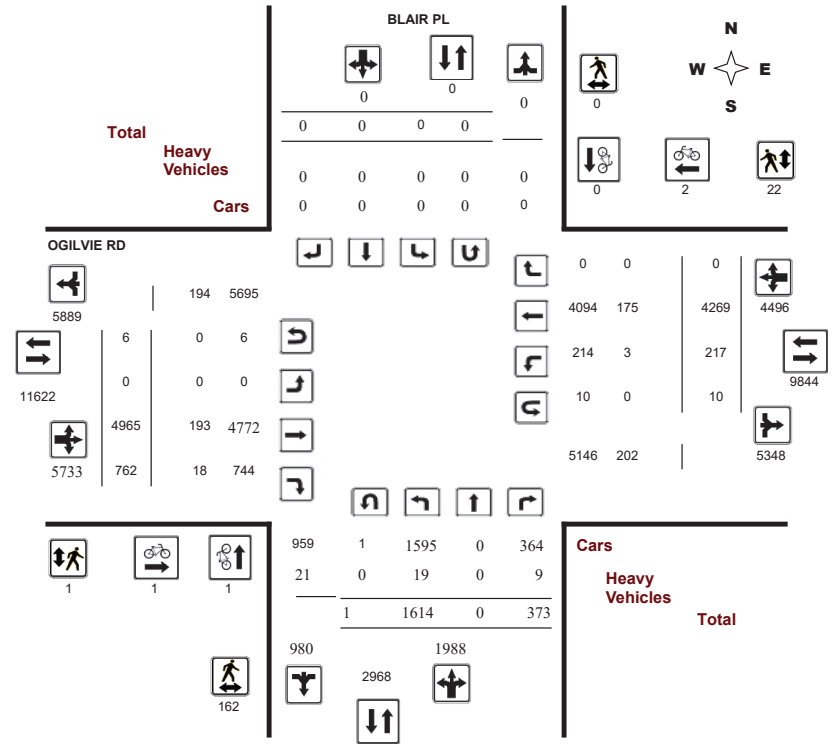
Survey Date: Wednesday, January 16, 2019

WO No: 38281

Start Time: 07:00

Device: Miovision

Full Study Diagram





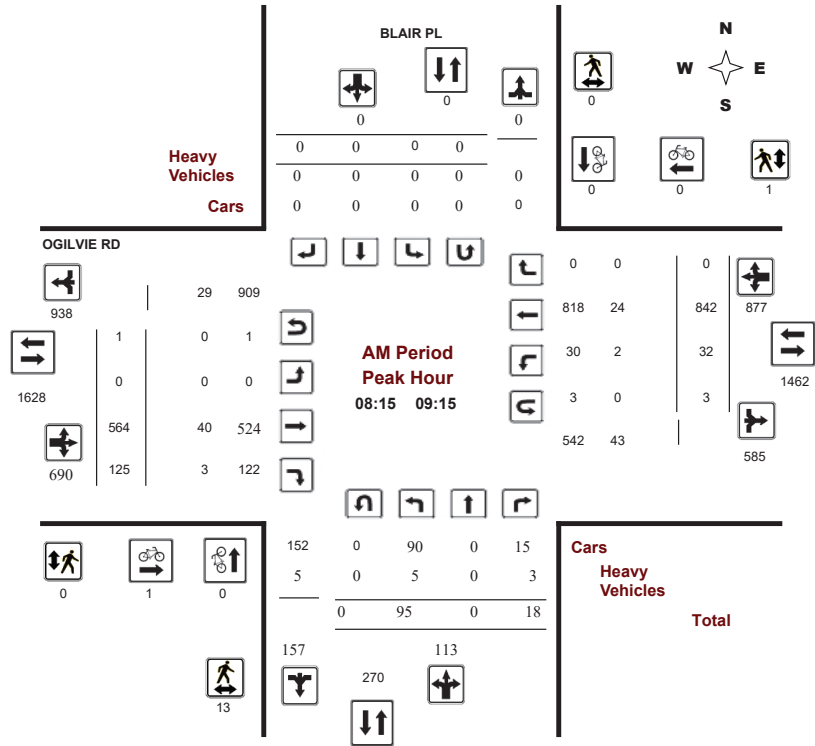
Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

BLAIR PL @ OGILVIE RD

Survey Date: Wednesday, January 16, 2019
 Start Time: 07:00

WO No: 38281
 Device: Miovision



Comments



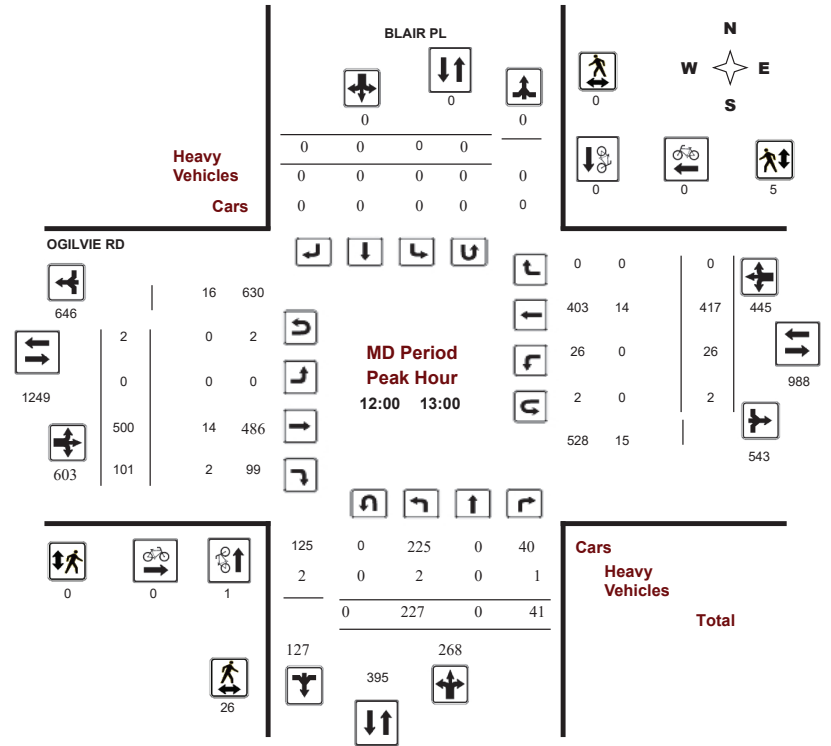
Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

BLAIR PL @ OGILVIE RD

Survey Date: Wednesday, January 16, 2019
 Start Time: 07:00

WO No: 38281
 Device: Miovision



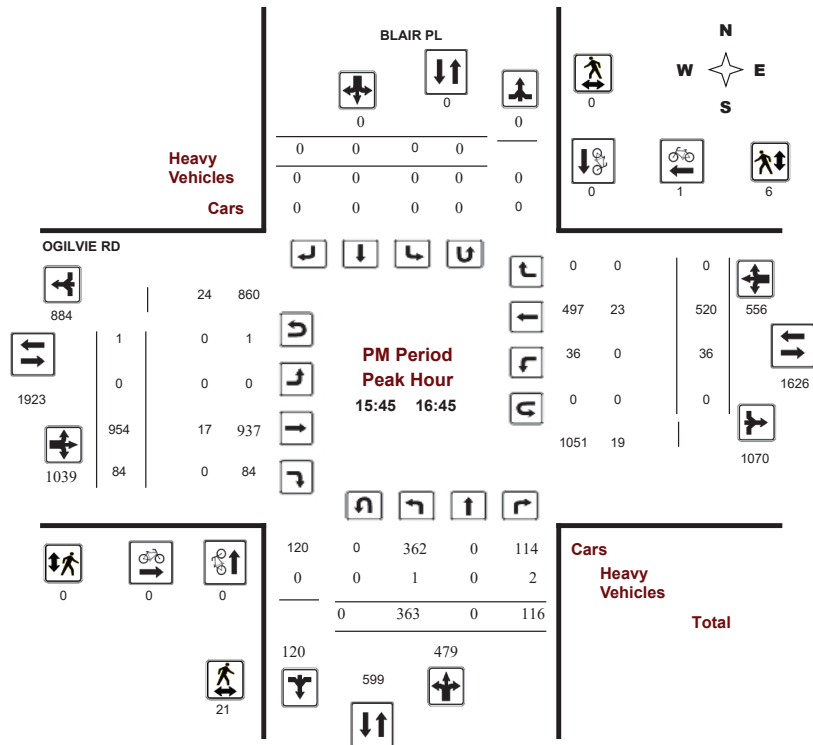
Comments



Transportation Services - Traffic Services
Turning Movement Count - Peak Hour Diagram
BLAIR PL @ OGILVIE RD

Survey Date: Wednesday, January 16, 2019
Start Time: 07:00

WO No: 38281
Device: Miovision



Comments



Transportation Services - Traffic Services
Turning Movement Count - Study Results
BLAIR PL @ OGILVIE RD

Survey Date: Wednesday, January 16, 2019
Start Time: 07:00

WO No: 38281
Device: Miovision

Full Study Summary (8 HR Standard)

Survey Date: Wednesday, January 16, 2019

Total Observed U-Turns
 Northbound: 1 Southbound: 0
 Eastbound: 6 Westbound: 10

AADT Factor
 1.00

Period	BLAIR PL				OGILVIE RD								WB TOT	STR TOT	Grand Total				
	Northbound		Southbound		Eastbound		Westbound												
	LT	ST	RT	NB TOT	LT	ST	RT	SB TOT	STR TOT	LT	ST	RT	EB TOT	LT	ST	RT	WB TOT	STR TOT	Grand Total
07:00-08:00	84	0	7	91	0	0	0	0	91	0	284	128	412	28	588	0	616	1028	1119
08:00-09:00	93	0	13	106	0	0	0	0	106	0	502	140	642	34	872	0	906	1548	1654
09:00-10:00	93	0	17	110	0	0	0	0	110	0	437	62	499	17	535	0	552	1051	1161
11:30-12:30	216	0	44	260	0	0	0	0	260	0	502	92	594	22	403	0	425	1019	1279
12:30-13:30	208	0	22	230	0	0	0	0	230	0	505	103	608	28	399	0	427	1035	1265
15:00-16:00	278	0	65	343	0	0	0	0	343	0	800	93	893	31	575	0	606	1499	1842
16:00-17:00	360	0	114	474	0	0	0	0	474	0	1007	75	1082	34	468	0	502	1584	2058
17:00-18:00	282	0	91	373	0	0	0	0	373	0	928	69	997	23	429	0	452	1449	1822
Sub Total	1614	0	373	1987	0	0	0	0	1987	0	4965	762	5727	217	4269	0	4486	10213	12200
U Turns	1	0	0	1	0	0	0	0	1	6	0	0	6	10	0	0	10	16	17
Total	1615	0	373	1988	0	0	0	0	1988	6	4965	762	5733	227	4269	0	4496	10229	12217
EQ 12Hr	2245	0	518	2763	0	0	0	0	2763	8	6901	1059	7968	316	5934	0	6250	14218	16981
Note: These values are calculated by multiplying the totals by the appropriate expansion factor.																	1.39		
AVG 12Hr	2245	0	518	2763	0	0	0	0	2763	8	6901	1059	7968	316	5934	0	6250	14218	16981
Note: These volumes are calculated by multiplying the Equivalent 12 hr. totals by the AADT factor.																	1.00		
AVG 24Hr	2941	0	679	3620	0	0	0	0	3620	10	9040	1387	10437	414	7774	0	8188	18625	22245
Note: These volumes are calculated by multiplying the Average Daily 12 hr. totals by 12 to 24 expansion factor.																	1.31		
Note: U-Turns provided for approach totals. Refer to 'U-Turn' Report for specific breakdown.																			



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR PL @ OGILVIE RD

Survey Date: Wednesday, January 16, 2019

WO No: 38281

Start Time: 07:00

Device: Miovision

Full Study 15 Minute Increments

BLAIR PL										OGILVIE RD										Grand Total
Northbound					Southbound					Eastbound					Westbound					
Time Period	LT	ST	RT	N TOT	LT	ST	RT	S TOT	STR TOT	LT	ST	RT	E TOT	LT	ST	RT	W TOT	STR TOT		
07:00	07:15	0	1			0	0		25		52	28		117	0		206	231		
07:15	07:30	0	0			0	0		20		50	23		125	0		203	223		
07:30	07:45	0	4			0	0		27		83	31		156	0		276	303		
07:45	08:00	0	2			0	0		19		99	46		190	0		343	362		
08:00	08:15	0	0			0	0		20		103	34		230	0		375	395		
08:15	08:30	0	2			0	0		31		124	37		256	0		429	460		
08:30	08:45	0	4			0	0		25		135	38		211	0		393	418		
08:45	09:00	0	7			0	0		30		140	31		175	0		355	385		
09:00	09:15	0	5			0	0		27		165	19		200	0		390	417		
09:15	09:30	0	4			0	0		29		107	19		120	0		254	283		
09:30	09:45	0	5			0	0		26		85	13		101	0		202	228		
09:45	10:00	0	3			0	0		28		80	11		114	0		208	236		
11:30	11:45	0	7			0	0		52		125	25		106	0		260	312		
11:45	12:00	0	8			0	0		59		142	26		90	0		264	323		
12:00	12:15	0	16			0	0		77		117	26		105	0		256	333		
12:15	12:30	0	13			0	0		72		118	15		102	0		240	312		
12:30	12:45	0	8			0	0		58		136	28		113	0		288	346		
12:45	13:00	0	4			0	0		61		129	32		97	0		264	325		
13:00	13:15	0	2			0	0		64		123	26		112	0		268	332		
13:15	13:30	0	8			0	0		47		117	17		77	0		218	265		
15:00	15:15	0	9			0	0		76		170	23		151	0		353	429		
15:15	15:30	0	11			0	0		68		208	19		128	0		356	424		
15:30	15:45	0	15			0	0		90		213	25		162	0		408	498		
15:45	16:00	0	30			0	0		110		209	26		134	0		382	492		
16:00	16:15	0	35			0	0		150		243	17		141	0		410	560		
16:15	16:30	0	19			0	0		100		246	20		131	0		404	504		
16:30	16:45	0	32			0	0		119		256	21		114	0		399	518		
16:45	17:00	0	28			0	0		105		262	17		82	0		372	477		
17:00	17:15	0	27			0	0		118		256	16		108	0		384	502		
17:15	17:30	0	21			0	0		92		247	21		119	0		395	487		
17:30	17:45	0	26			0	0		94		214	16		113	0		350	444		
17:45	18:00	0	17			0	0		69		211	16		89	0		324	393		
Total:		0	0	373	0	0	0	0	1988	0	4965	762	0	0	0	0	1988	12,217		

Note: U-Turns are included in Totals.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR PL @ OGILVIE RD

Survey Date: Wednesday, January 16, 2019

WO No: 38281

Start Time: 07:00

Device: Miovision

Full Study Cyclist Volume

		BLAIR PL			OGILVIE RD			Grand Total
Time Period		Northbound	Southbound	Street Total	Eastbound	Westbound	Street Total	
07:00	07:15	0	0	0	0	0	0	
07:15	07:30	0	0	0	0	0	0	
07:30	07:45	0	0	0	0	0	0	
07:45	08:00	0	0	0	0	0	0	
08:00	08:15	0	0	0	0	0	0	
08:15	08:30	0	0	0	0	0	0	
08:30	08:45	0	0	0	1	0	1	
08:45	09:00	0	0	0	0	0	0	
09:00	09:15	0	0	0	0	0	0	
09:15	09:30	0	0	0	0	0	0	
09:30	09:45	0	0	0	0	0	0	
09:45	10:00	0	0	0	0	0	0	
11:30	11:45	0	0	0	0	0	0	
11:45	12:00	0	0	0	0	0	0	
12:00	12:15	0	0	0	0	0	0	
12:15	12:30	0	0	0	0	0	0	
12:30	12:45	0	0	0	0	0	0	
12:45	13:00	1	0	1	0	0	1	
13:00	13:15	0	0	0	0	0	0	
13:15	13:30	0	0	0	0	0	0	
15:00	15:15	0	0	0	0	1	1	
15:15	15:30	0	0	0	0	0	0	
15:30	15:45	0	0	0	0	0	0	
15:45	16:00	0	0	0	0	0	0	
16:00	16:15	0	0	0	0	1	1	
16:15	16:30	0	0	0	0	0	0	
16:30	16:45	0	0	0	0	0	0	
16:45	17:00	0	0	0	0	0	0	
17:00	17:15	0	0	0	0	0	0	
17:15	17:30	0	0	0	0	0	0	
17:30	17:45	0	0	0	0	0	0	
17:45	18:00	0	0	0	0	0	0	
Total		1	0	1	1	2	3	



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR PL @ OGILVIE RD

Survey Date: Wednesday, January 16, 2019

WO No: 38281

Start Time: 07:00

Device: Miovision

Full Study Pedestrian Volume

BLAIR PL OGILVIE RD

Table with columns: Time Period, NB Approach (E or W Crossing), SB Approach (E or W Crossing), Total, EB Approach (N or S Crossing), WB Approach (N or S Crossing), Total, Grand Total. Rows show pedestrian counts for various time intervals from 07:00 to 17:45, with a total of 162 for BLAIR PL and 22 for OGILVIE RD, resulting in a grand total of 185.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR PL @ OGILVIE RD

Survey Date: Wednesday, January 16, 2019

WO No: 38281

Start Time: 07:00

Device: Miovision

Full Study Heavy Vehicles

BLAIR PL OGILVIE RD

Table with columns: Time Period, Northbound (LT, ST, RT, N TOT), Southbound (LT, ST, RT, S TOT, STR TOT), Eastbound (LT, ST, RT, E TOT), Westbound (LT, ST, RT, W TOT, STR TOT), Grand Total. Rows show heavy vehicle counts for various time intervals from 07:00 to 17:45, with a total of 19 for BLAIR PL and 9 for OGILVIE RD, resulting in a grand total of 389.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR PL @ OGILVIE RD

Survey Date: Wednesday, January 16, 2019

WO No: 38281

Start Time: 07:00

Device: Miovision

Full Study 15 Minute U-Turn Total

BLAIR PL OGILVIE RD

Time Period	Northbound U-Turn Total	Southbound U-Turn Total	Eastbound U-Turn Total	Westbound U-Turn Total	Total
07:00 - 07:15	0	0	0	0	0
07:15 - 07:30	0	0	0	0	0
07:30 - 07:45	0	0	0	0	0
07:45 - 08:00	0	0	0	0	0
08:00 - 08:15	0	0	0	0	0
08:15 - 08:30	0	0	1	1	2
08:30 - 08:45	0	0	0	0	0
08:45 - 09:00	0	0	0	2	2
09:00 - 09:15	0	0	0	0	0
09:15 - 09:30	0	0	0	1	1
09:30 - 09:45	0	0	0	2	2
09:45 - 10:00	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0
12:00 - 12:15	0	0	0	1	1
12:15 - 12:30	0	0	0	0	0
12:30 - 12:45	0	0	2	0	2
12:45 - 13:00	0	0	0	1	1
13:00 - 13:15	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0
15:00 - 15:15	1	0	0	0	1
15:15 - 15:30	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0
16:00 - 16:15	0	0	0	0	0
16:15 - 16:30	0	0	1	0	1
16:30 - 16:45	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0
17:00 - 17:15	0	0	1	0	1
17:15 - 17:30	0	0	0	1	1
17:30 - 17:45	0	0	1	1	2
17:45 - 18:00	0	0	0	0	0
Total	1	0	6	10	17



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

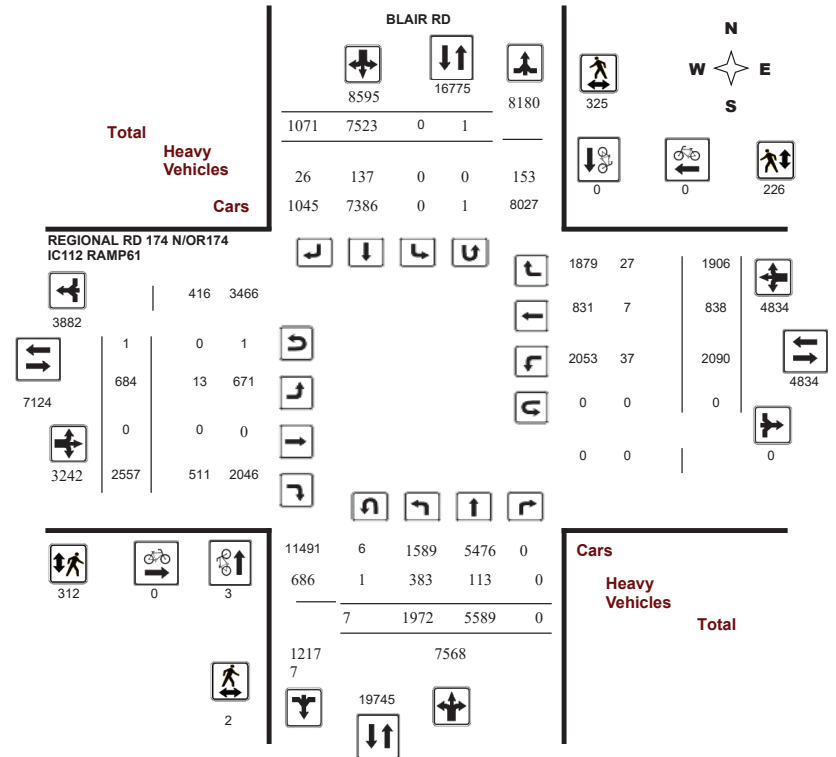
Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Diagram





Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

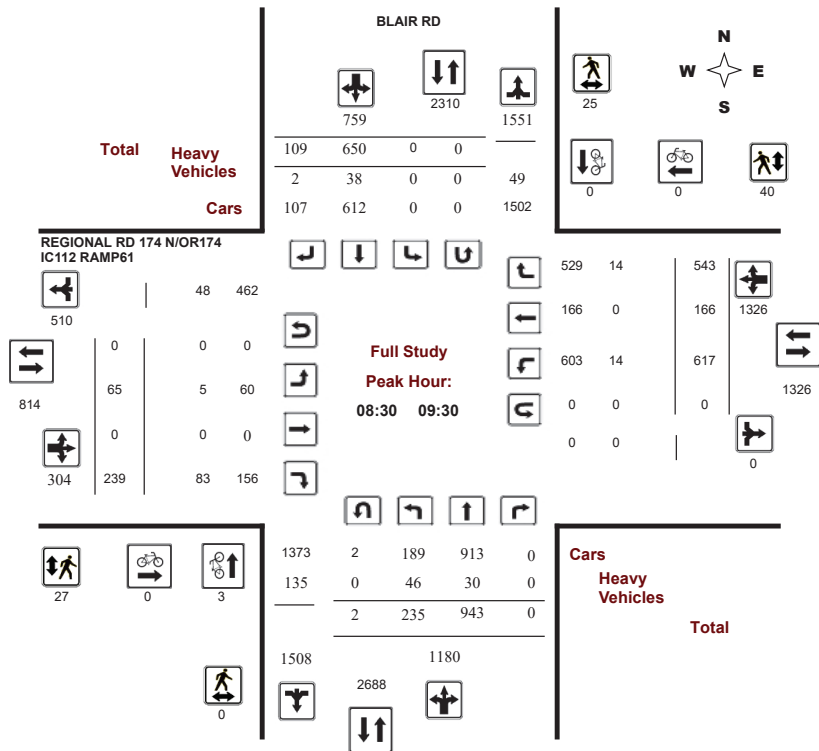
Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Peak Hour Diagram



Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

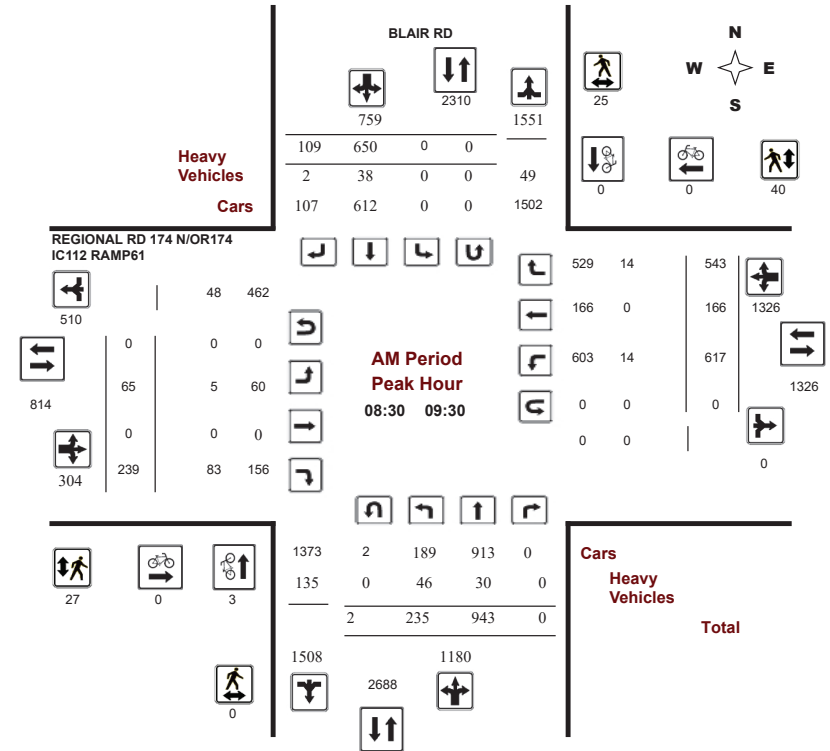
BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision



Comments



Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

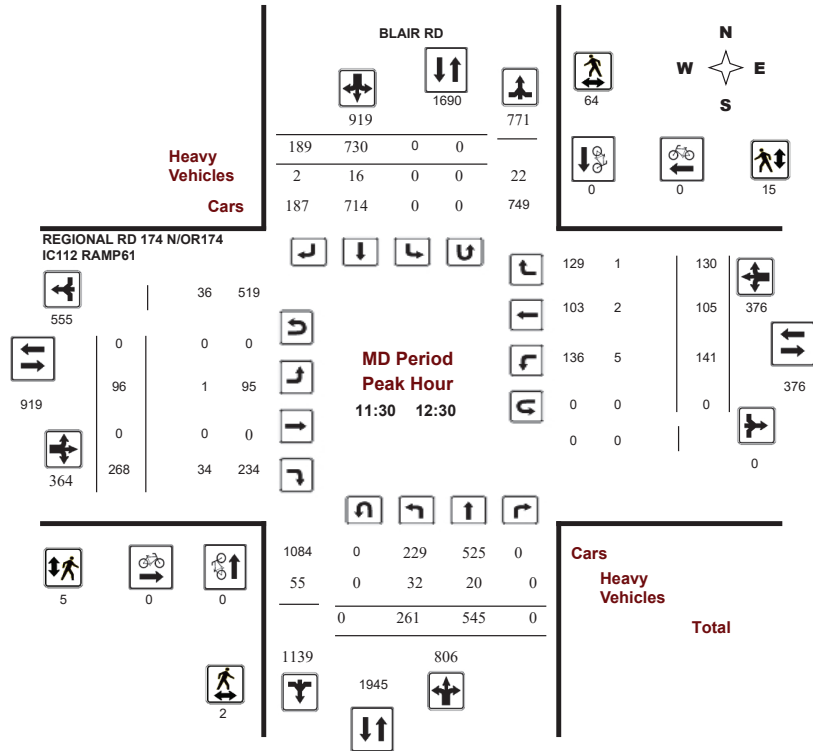
BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

Start Time: 07:00

WO No: 38232

Device: Miovision



Comments



Transportation Services - Traffic Services

Turning Movement Count - Peak Hour Diagram

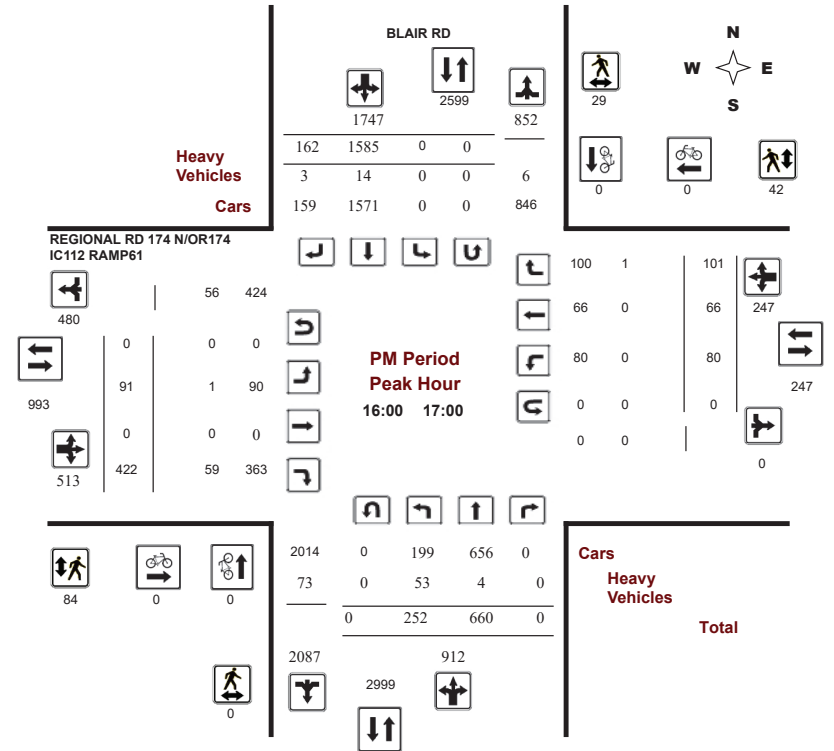
BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

Start Time: 07:00

WO No: 38232

Device: Miovision



Comments



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Summary (8 HR Standard)

Survey Date: Wednesday, January 09, 2019

Total Observed U-Turns

AADT Factor

Northbound: 7 Southbound: 1
Eastbound: 1 Westbound: 0

Table with columns for Period, BLAIR RD (Northbound, Southbound), REGIONAL RD 174 N/OR174 IC112 RAMP61 (Eastbound, Westbound), and Grand Total. Includes sub-totals for U Turns, EQ 12Hr, AVG 12Hr, and AVG 24Hr.

Note: These values are calculated by multiplying the totals by the appropriate expansion factor. 1.39
Note: These volumes are calculated by multiplying the Equivalent 12 hr. totals by the AADT factor. 1.00
Note: These volumes are calculated by multiplying the Average Daily 12 hr. totals by 12 to 24 expansion factor. 1.31
Note: U-Turns provided for approach totals. Refer to 'U-Turn' Report for specific breakdown.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study 15 Minute Increments

BLAIR RD

REGIONAL RD 174 N/OR174 IC112 RAMP61

Large table with columns for Time Period, BLAIR RD (Northbound, Southbound), REGIONAL RD 174 N/OR174 IC112 RAMP61 (Eastbound, Westbound), and Grand Total. Shows 15-minute increments from 07:00 to 18:00.

Note: U-Turns are included in Totals.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Cyclist Volume

Table with 8 columns: Time Period, Northbound, Southbound, Street Total, Eastbound, Westbound, Street Total, Grand Total. Rows show cyclist volume from 07:00 to 18:00.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Pedestrian Volume

Table with 8 columns: Time Period, NB Approach, SB Approach, Total, EB Approach, WB Approach, Total, Grand Total. Rows show pedestrian volume from 07:00 to 18:00.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study Heavy Vehicles

BLAIR RD REGIONAL RD 174 N/OR174 IC112 RAMP61

Table with columns for Time Period, Northbound (LT, ST, RT, N TOT, STR TOT), Southbound (LT, ST, RT, S TOT, STR TOT), Eastbound (LT, ST, RT, E TOT), Westbound (LT, ST, RT, W TOT, STR TOT), and Grand Total. Rows show 15-minute intervals from 07:00 to 18:00.



Transportation Services - Traffic Services

Turning Movement Count - Study Results

BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61

Survey Date: Wednesday, January 09, 2019

WO No: 38232

Start Time: 07:00

Device: Miovision

Full Study 15 Minute U-Turn Total

BLAIR RD REGIONAL RD 174 N/OR174 IC112 RAMP61

Table with columns for Time Period, Northbound U-Turn Total, Southbound U-Turn Total, Eastbound U-Turn Total, Westbound U-Turn Total, and Total. Rows show 15-minute intervals from 07:00 to 18:00.



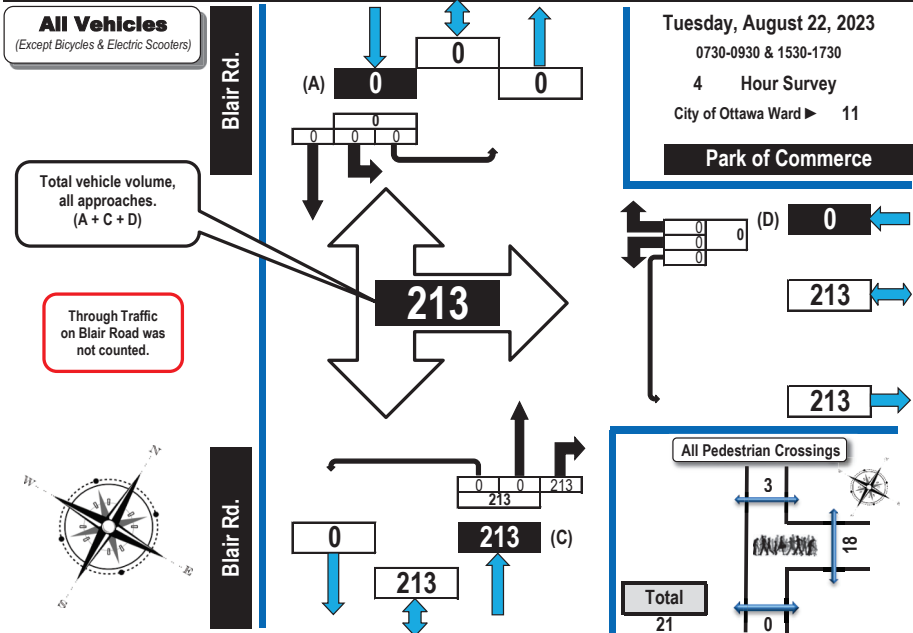
Turning Movement Count Summary, AM and PM Peak Hour Flow Diagrams All Vehicles Except Bicycles



Blair Road & Park of Commerce Access Gloucester, ON

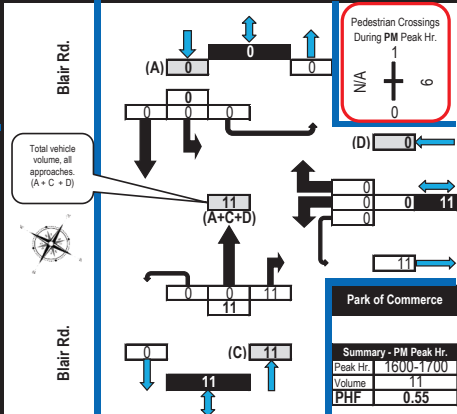
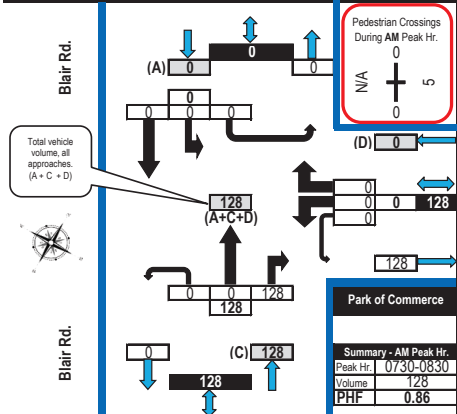
All Vehicles
(Except Bicycles & Electric Scooters)

Tuesday, August 22, 2023
0730-0930 & 1530-1730
4 Hour Survey
City of Ottawa Ward ► 11



AM Peak Hour Flow Diagram

PM Peak Hour Flow Diagram



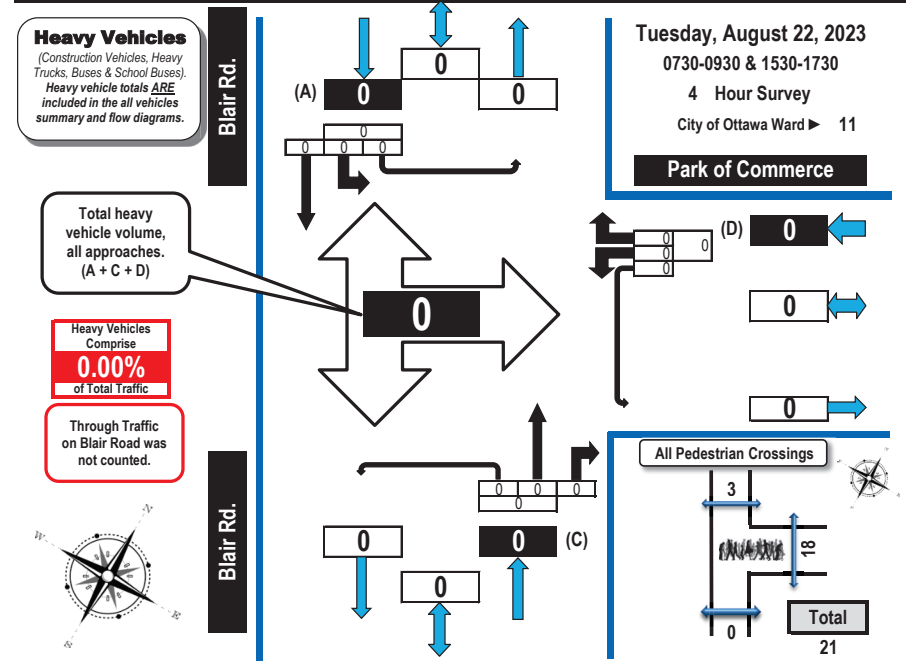
Turning Movement Count Heavy Vehicle Summary (FHWA Class 4 to 13) Flow Diagram



Blair Road & Park of Commerce Access Gloucester, ON

Heavy Vehicles
(Construction Vehicles, Heavy Trucks, Buses & School Buses).
Heavy vehicle totals **ARE** included in the all vehicles summary and flow diagrams.

Tuesday, August 22, 2023
0730-0930 & 1530-1730
4 Hour Survey
City of Ottawa Ward ► 11



Time Period	N/A				Park of Commerce				Blair Rd.				Blair Rd.				GR Tot			
	Eastbound				Westbound				Northbound				Southbound							
	LT	ST	RT	UT	EB Tot	LT	ST	RT	UT	WB Tot	LT	ST	RT	UT	NB Tot	LT		ST	RT	UT
0730-0800					0				0						0				0	0
0800-0900					0				0						0				0	0
0900-0930					0				0						0				0	0
1530-1600					0				0						0				0	0
1600-1700					0				0						0				0	0
1700-1730					0				0						0				0	0
Totals					0				0						0				0	0



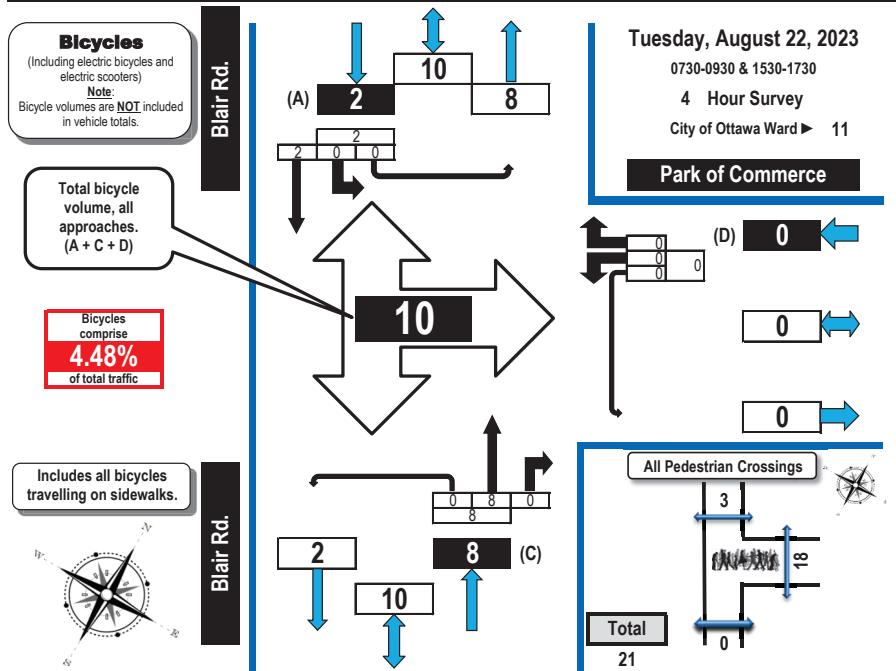
Turning Movement Count Bicycle Summary Flow Diagram



Turning Movement Count Pedestrian Crossings Summary and Flow Diagram



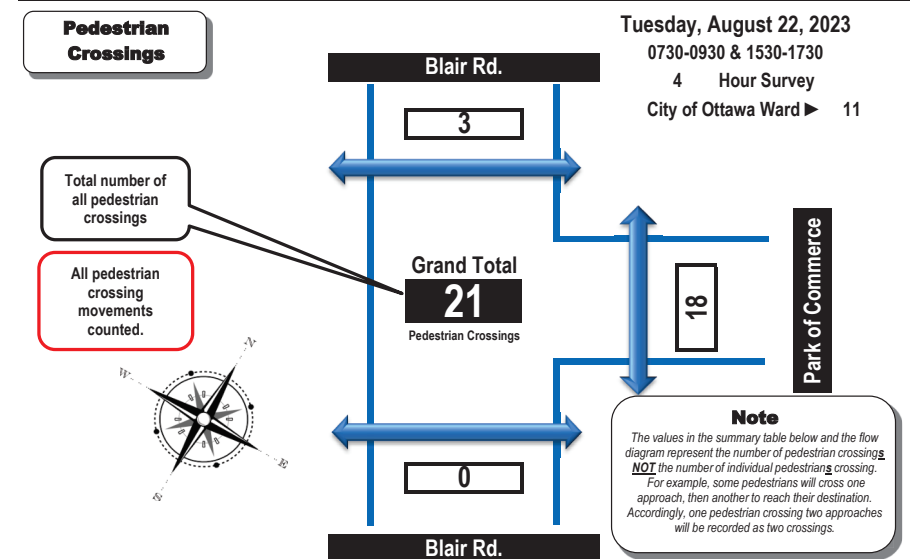
Blair Road & Park of Commerce Access Gloucester, ON



Time Period	N/A				Park of Commerce				Blair Rd.				Blair Rd.				GR Tot					
	Eastbound		Westbound		Northbound		Southbound		Eastbound		Westbound		Northbound		Southbound							
	LT	ST	RT	UT	EB Tot	LT	ST	RT	UT	WB Tot	LT	ST	RT	UT	NB Tot	LT		ST	RT	UT	SB Tot	GR Tot
0730-0800					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800-0900					0	0	0	0	0	3	0	0	3	0	1	0	0	0	0	0	0	4
0900-0930					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1530-1600					0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
1600-1700					0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	4
1700-1730					0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1
Totals					0	0	0	0	0	8	0	0	8	0	2	0	0	0	0	0	2	10

ALL bicycle movements counted

Blair Road & Park of Commerce Access Gloucester, ON



Time Period	West Side Crossing N/A	East Side Crossing Park of Commerce	Street Total	South Side Crossing Blair Rd.	North Side Crossing Blair Rd.	Street Total	Grand Total
0730-0800		2	2	0	0	0	2
0800-0900		6	6	0	0	0	6
0900-0930		2	2	0	0	0	2
1530-1600		2	2	0	2	2	4
1600-1700		6	6	0	1	1	7
1700-1730		0	0	0	0	0	0
Totals	0	18	18	0	3	3	21

All pedestrian crossing movements counted.

Comments:
Traffic to the Park of Commerce access only as traffic on Blair Road was not counted. Accordingly, the peak hours refer only to the traffic entering the Park of Commerce access. All bicycle movements were recorded. No heavy vehicles turned into the Park of Commerce.



Turning Movement Count Summary Report Including AM and PM Peak Hours All Vehicles Except Bicycles



Blair Road & Park of Commerce Access Gloucester, ON

Survey Date: Tuesday, August 22, 2023 **Start Time:** 0730 **AADT Factor:** 0.9
Weather AM: Clear/Sunny 14° C **Survey Duration:** 4 Hrs. **Survey Hours:** 0730-0930 & 1530-1730
Weather PM: Clear/Sunny 24° C **Surveyor(s):** T. Carmody

Time Period	N/A					Park of Commerce					Blair Rd.					Blair Rd.					Street Total	Grand Total	
	Eastbound		Westbound			Northbound		Southbound			Northbound		Southbound			Northbound		Southbound					
	LT	ST	RT	UT	E/B Tot	LT	ST	RT	UT	W/B Tot	LT	ST	RT	UT	N/B Tot	LT	ST	RT	UT	S/B Tot			
0730-0800	0	0	0	0	0	0	0	0	0	0	0	0	0	63	0	63	0	0	0	0	0	63	63
0800-0900	0	0	0	0	0	0	0	0	0	0	0	0	105	0	105	0	0	0	0	0	0	105	105
0900-0930	0	0	0	0	0	0	0	0	0	0	0	0	26	0	26	0	0	0	0	0	0	26	26
1530-1600	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	0	0	0	0	0	5	5
1600-1700	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	0	0	0	0	0	0	11	11
1700-1730	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	0	0	0	0	0	3	3
Totals	0	0	0	0	0	0	0	0	0	0	0	0	213	0	213	0	0	0	0	0	0	213	213

**Equivalent 12 & 24-hour Vehicle Volumes Including the Annual Average Daily Traffic (AADT) Factor
Applicable to the Day and Month of the Turning Movement Count**

Expansion factors are applied exclusively to standard weekday 8-hour turning movement counts conducted during the hours of 0700h - 1000h, 1130h - 1330h and 1500h - 1800h

Equivalent 12-hour vehicle volumes. These volumes are calculated by multiplying the 8-hour totals by the 8 → 12 expansion factor of 1.39																							
Equ. 12 Hr	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Average daily 12-hour vehicle volumes. These volumes are calculated by multiplying the equivalent 12-hour totals by the AADT factor of: 0.9																							
AADT 12-hr	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
24-Hour AADT. These volumes are calculated by multiplying the average daily 12-hour vehicle volumes by the 12 → 24 expansion factor of 1.31																							
AADT 24 Hr	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

AADT and expansion factors provided by the City of Ottawa

AM Peak Hour Factor → 0.86														Highest Hourly Vehicle Volume Between 0700h & 1000h													
AM Peak Hr	LT	ST	RT	UT	Total	LT	ST	RT	UT	Total	Str. Tot.	LT	ST	RT	UT	Total	LT	ST	RT	UT	Total	Str. Tot.	Gr. Tot.				
0730-0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	128	0	128	0	0	0	0	0	128	128			

PM Peak Hour Factor → 0.55														Highest Hourly Vehicle Volume Between 1500h & 1800h													
PM Peak Hr	LT	ST	RT	UT	Total	LT	ST	RT	UT	Total	Str. Tot.	LT	ST	RT	UT	Total	LT	ST	RT	UT	Total	Str. Tot.	Gr. Tot.				
1600-1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	0	0	0	0	0	11	11			

Comments:
Traffic to the Park of Commerce access only as traffic on Blair Road was not counted. Accordingly, the peak hours refer only to the traffic entering the Park of Commerce access. All bicycle movements were recorded. No heavy vehicles turned into the Park of Commerce.

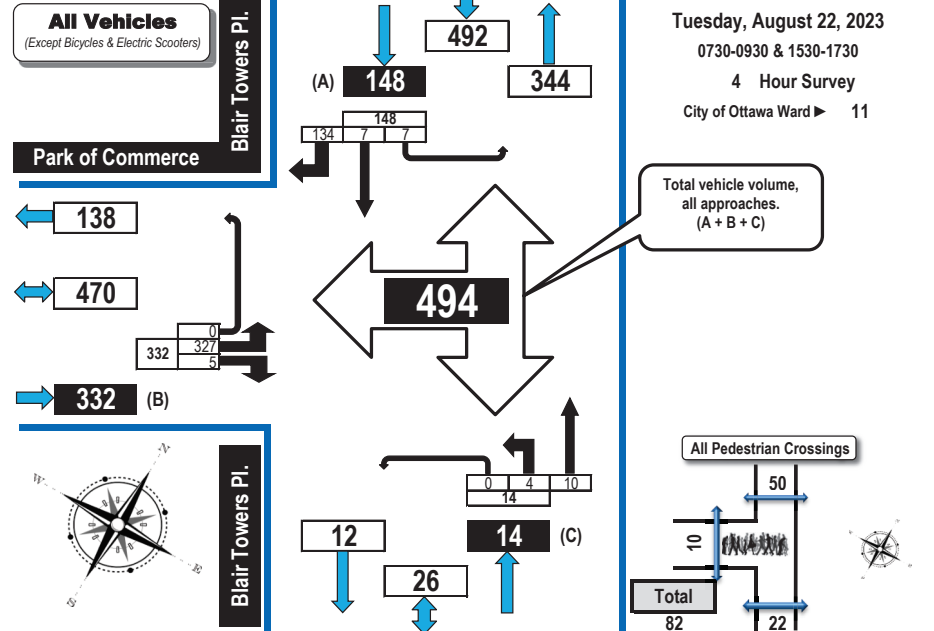
- Notes:**
- Includes all vehicle types except bicycles, electric bicycles, and electric scooters.
 - When expansion and AADT factors are applied, the results will differ slightly due to rounding.



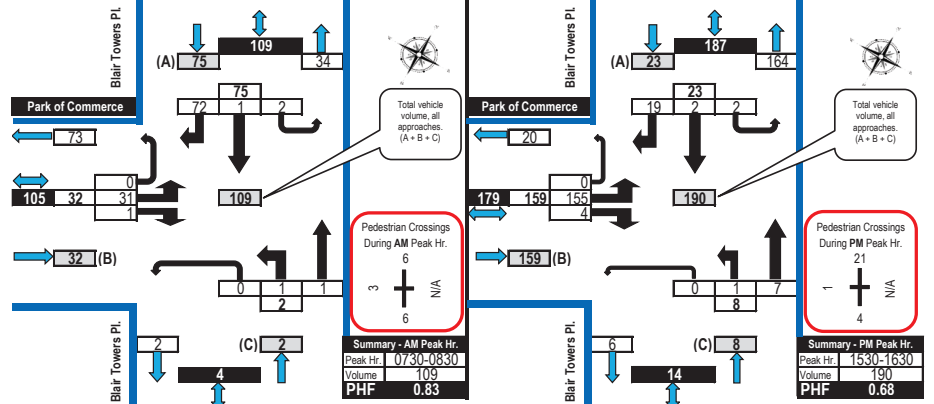
Turning Movement Count Summary, AM and PM Peak Hour Flow Diagrams All Vehicles Except Bicycles



Blair Towers Place & Park of Commerce Access Gloucester, ON



AM Peak Hour Flow Diagram PM Peak Hour Flow Diagram

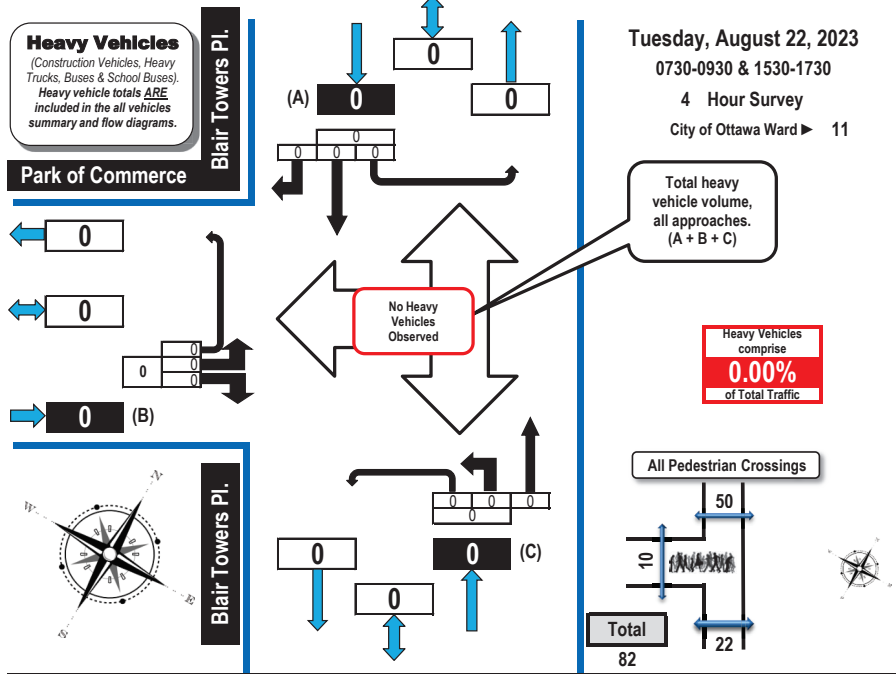




Turning Movement Count Heavy Vehicle Summary (FHWA Class 4 to 13) Flow Diagram



Blair Towers Place & Park of Commerce Access Gloucester, ON



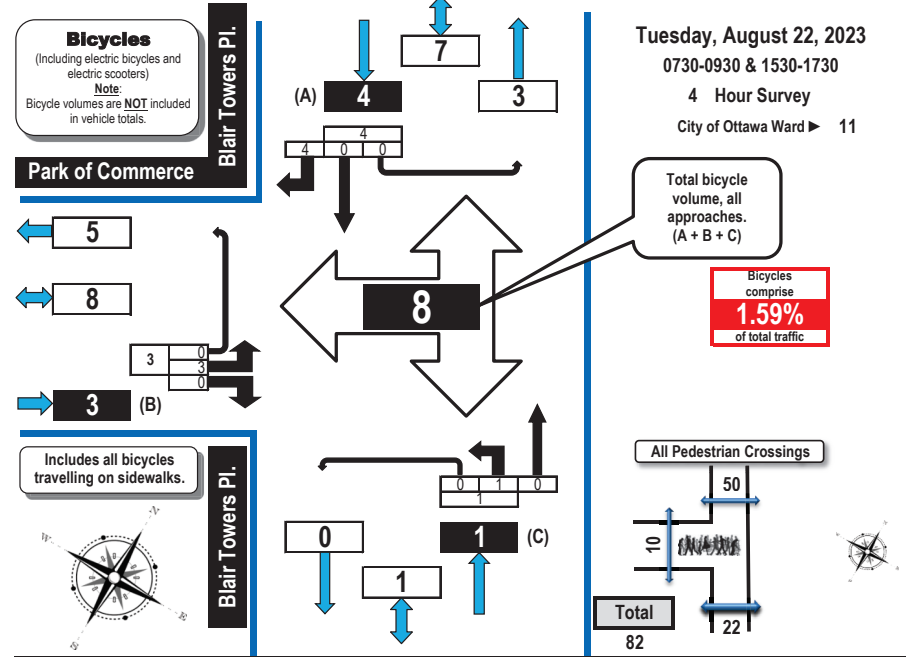
Time Period	Park of Commerce Eastbound				N/A Westbound				Blair Towers Pl. Northbound				Blair Towers Pl. Southbound				GR Tot
	LT	ST	RT	UT	LT	ST	RT	UT	LT	ST	RT	UT	LT	ST	RT	UT	
0730-0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800-0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0900-0930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1530-1600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1600-1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1700-1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Turning Movement Count Bicycle Summary Flow Diagram



Blair Towers Place & Park of Commerce Access Gloucester, ON



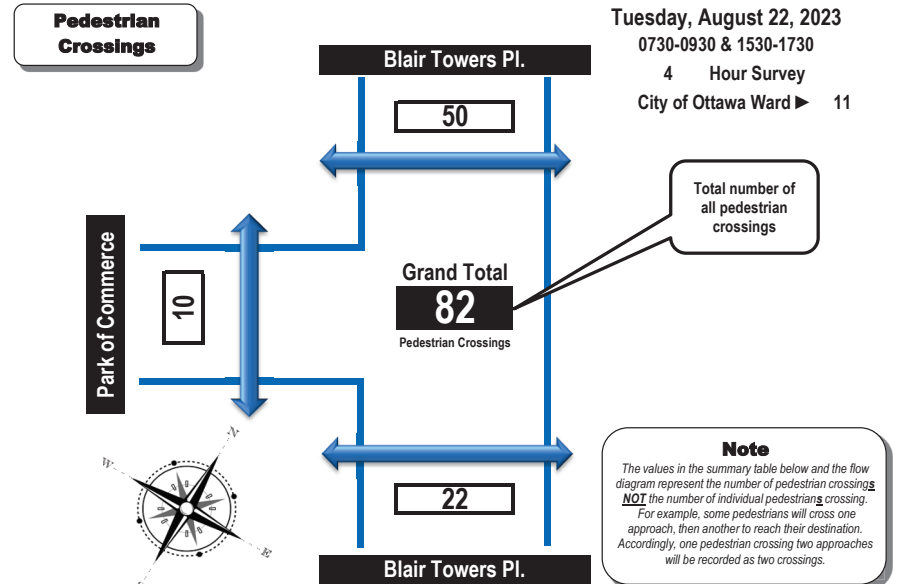
Time Period	Park of Commerce Eastbound				N/A Westbound				Blair Towers Pl. Northbound				Blair Towers Pl. Southbound				GR Tot
	LT	ST	RT	UT	LT	ST	RT	UT	LT	ST	RT	UT	LT	ST	RT	UT	
0730-0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800-0900	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	2
0900-0930	0	0	0	0	0	0	0	0	1	0	0	1	0	2	0	2	3
1530-1600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1600-1700	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
1700-1730	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Totals	3	0	0	3	0	0	0	0	1	0	0	1	0	4	0	4	8



Turning Movement Count Pedestrian Crossings Summary and Flow Diagram



Blair Towers Place & Park of Commerce Access Gloucester, ON



Time Period	West Side Crossing Park of Commerce	East Side Crossing N/A	Street Total	South Side Crossing Blair Towers Pl.	North Side Crossing Blair Towers Pl.	Street Total	Grand Total
0730-0800	2		2	3	3	6	8
0800-0900	4		4	5	5	10	14
0900-0930	0		0	2	8	10	10
1530-1600	0		0	4	12	16	16
1600-1700	3		3	4	16	20	23
1700-1730	1		1	4	6	10	11
Totals	10		10	22	50	72	82

Comments:
The access to the Park of Commerce is divided by a median with the north leg as one way inbound and the south leg as one way outbound. No heavy vehicles observed.



Turning Movement Count Summary Report Including AM and PM Peak Hours All Vehicles Except Bicycles



Blair Towers Place & Park of Commerce Access Gloucester, ON

Survey Date: Tuesday, August 22, 2023 Start Time: 0730 AADT Factor: 0.9
 Weather AM: Clear/Sunny 14° C Survey Duration: 4 Hrs. Survey Hours: 0730-0930 & 1530-1730
 Weather PM: Clear/Sunny 24° C Surveyor(s): J. Mousseau

Time Period	Park of Commerce					N/A					Blair Towers Pl.				Blair Towers Pl.				Street Total	Grand Total			
	Eastbound		Westbound			Northbound				Southbound													
	LT	ST	RT	UT	E/B Tot	LT	ST	RT	UT	W/B Tot	LT	ST	RT	UT	N/B Tot	LT	ST	RT			UT	S/B Tot	
0730-0800	20	0	0	0	20	0	0	0	0	0	20	0	1	0	0	1	0	1	31	1	33	34	54
0800-0900	25	0	1	0	26	0	0	0	0	0	26	1	0	0	0	1	0	0	63	1	64	65	91
0900-0930	10	0	0	0	10	0	0	0	0	0	10	2	0	0	0	2	0	2	11	0	13	15	25
1530-1600	63	0	1	0	64	0	0	0	0	0	64	1	3	0	0	4	0	2	7	1	10	14	78
1600-1700	153	0	3	0	156	0	0	0	0	0	156	0	4	0	0	4	0	0	20	4	24	28	184
1700-1730	56	0	0	0	56	0	0	0	0	0	56	0	2	0	0	2	0	2	2	0	4	6	62
Totals	327	0	5	0	332	0	0	0	0	0	332	4	10	0	0	14	0	7	134	7	148	162	494

Equivalent 12 & 24-hour Vehicle Volumes Including the Annual Average Daily Traffic (AADT) Factor Applicable to the Day and Month of the Turning Movement Count

Expansion factors are applied exclusively to standard weekday 8-hour turning movement counts conducted during the hours of 0700h - 1000h, 1130h - 1330h and 1500h - 1800h

Equivalent 12-hour vehicle volumes. These volumes are calculated by multiplying the 8-hour totals by the 8 → 12 expansion factor of 1.39																							
Equ. 12 Hr	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Average daily 12-hour vehicle volumes. These volumes are calculated by multiplying the equivalent 12-hour totals by the AADT factor of: 0.9																							
AADT 12-hr	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
24-Hour AADT. These volumes are calculated by multiplying the average daily 12-hour vehicle volumes by the 12 → 24 expansion factor of 1.31																							
AADT 24 Hr	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

AADT and expansion factors provided by the City of Ottawa

AM Peak Hour Factor → 0.83											Highest Hourly Vehicle Volume Between 0700h & 1000h												
AM Peak Hr	LT	ST	RT	UT	Total	LT	ST	RT	UT	Total	Str. Tot.	LT	ST	RT	UT	Total	LT	ST	RT	UT	Total	Str. Tot.	Gr. Tot.
0730-0830	31	0	1	0	32	0	0	0	0	0	32	1	1	0	0	2	0	1	72	2	75	77	109

PM Peak Hour Factor → 0.68											Highest Hourly Vehicle Volume Between 1500h & 1800h												
PM Peak Hr	LT	ST	RT	UT	Total	LT	ST	RT	UT	Total	Str. Tot.	LT	ST	RT	UT	Total	LT	ST	RT	UT	Total	Str. Tot.	Gr. Tot.
1530-1630	155	0	4	0	159	0	0	0	0	0	159	1	7	0	0	8	0	2	19	2	23	31	190

Comments:
The access to the Park of Commerce is divided by a median with the north leg as one way inbound and the south leg as one way outbound. No heavy vehicles observed.

- Notes:**
- Includes all vehicle types except bicycles, electric bicycles, and electric scooters.
 - When expansion and AADT factors are applied, the results will differ slightly due to rounding.

Appendix C

Synchro Intersection Worksheets – Existing Conditions

Lanes, Volumes, Timings
1: Blair & Ogilvie

Existing AM Peak Hour
1440 Blair Towers Place

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations	↖	↗	↘	↖	↗	↖	↗	↘	↖	↗
Traffic Volume (vph)	76	339	171	417	613	567	580	369	43	292
Future Volume (vph)	76	339	171	417	613	567	580	369	43	292
Lane Group Flow (vph)	84	377	190	463	721	630	644	410	48	432
Turn Type	Prot	NA	Perm	Prot	NA	Prot	NA	Perm	Prot	NA
Protected Phases	5	2		1	6	7	4		3	8
Permitted Phases			2					4		
Detector Phase	5	2	2	1	6	7	4	4	3	8
Switch Phase										
Minimum Initial (s)	5.0	10.0	10.0	5.0	10.0	5.0	10.0	10.0	5.0	10.0
Minimum Split (s)	11.8	38.6	38.6	11.8	38.6	11.5	35.5	35.5	11.5	35.5
Total Split (s)	28.0	39.0	39.0	28.0	39.0	36.0	58.0	58.0	15.0	37.0
Total Split (%)	20.0%	27.9%	27.9%	20.0%	27.9%	25.7%	41.4%	41.4%	10.7%	26.4%
Maximum Green (s)	21.2	32.4	32.4	21.2	32.4	29.5	51.5	51.5	8.5	30.5
Yellow Time (s)	3.7	3.3	3.3	3.7	3.3	4.2	4.2	4.2	4.2	4.2
All-Red Time (s)	3.1	3.3	3.3	3.1	3.3	2.3	2.3	2.3	2.3	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.6	6.6	6.8	6.6	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	Max	None	None	None	None	None
Walk Time (s)	7.0	7.0			7.0		7.0		7.0	
Flash Dont Walk (s)	25.0	25.0		25.0		22.0	22.0		22.0	
Pedestrian Calls (#/hr)		31	31		42		24	24		72
Act Effct Green (s)	12.3	27.4	27.4	20.8	35.9	28.1	51.5	51.5	7.7	28.2
Actuated g/C Ratio	0.09	0.21	0.21	0.16	0.27	0.21	0.39	0.39	0.06	0.21
v/c Ratio	0.57	0.58	0.44	0.91	0.82	0.92	0.94	0.52	0.49	0.64
Control Delay	73.4	51.0	9.2	77.6	54.1	70.3	62.9	5.3	80.6	48.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	73.4	51.0	9.2	77.6	54.1	70.3	62.9	5.3	80.6	48.9
LOS	E	D	A	E	D	E	E	A	F	D
Approach Delay		41.7			63.3		51.6			52.1
Approach LOS		D			E		D			D
Queue Length 50th (m)	22.7	48.4	0.0	66.1	95.7	88.8	~177.2	0.0	13.1	53.4
Queue Length 95th (m)	39.0	64.7	19.8	#98.8	#133.7	#122.8	#256.7	22.5	26.6	71.5
Internal Link Dist (m)		402.9			318.9		221.0			378.3
Turn Bay Length (m)	75.0			110.0		140.0		180.0	35.0	
Base Capacity (vph)	257	780	482	524	879	730	691	797	108	737
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.33	0.48	0.39	0.88	0.82	0.86	0.93	0.51	0.44	0.59

Intersection Summary

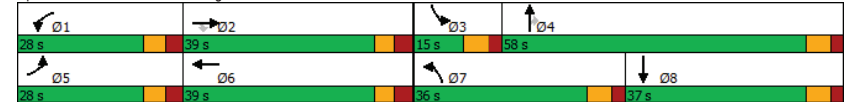
Cycle Length: 140
Actuated Cycle Length: 131.2
Natural Cycle: 130
Control Type: Actuated-Uncoordinated

Lanes, Volumes, Timings
1: Blair & Ogilvie

Existing AM Peak Hour
1440 Blair Towers Place

Maximum v/c Ratio: 0.94	Intersection LOS: D
Intersection Signal Delay: 53.5	ICU Level of Service F
Intersection Capacity Utilization 95.5%	
Analysis Period (min) 15	
~ Volume exceeds capacity, queue is theoretically infinite.	
Queue shown is maximum after two cycles.	
# 95th percentile volume exceeds capacity, queue may be longer.	
Queue shown is maximum after two cycles.	

Splits and Phases: 1: Blair & Ogilvie



Lanes, Volumes, Timings
2: Blair Towers & Ogilvie

Existing AM Peak Hour
1440 Blair Towers Place

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↕↕	↕	↕	↕↕	↕↕	↕
Traffic Volume (vph)	564	125	35	842	90	15
Future Volume (vph)	564	125	35	842	90	15
Lane Group Flow (vph)	627	139	39	936	100	17
Turn Type	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	2			6		
Permitted Phases		2	6		4	4
Detector Phase	2	2	6	6	4	4
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	26.9	26.9	24.0	24.0	32.2	32.2
Total Split (s)	37.8	37.8	37.8	37.8	32.2	32.2
Total Split (%)	54.0%	54.0%	54.0%	54.0%	46.0%	46.0%
Maximum Green (s)	31.9	31.9	31.9	31.9	26.0	26.0
Yellow Time (s)	3.3	3.3	3.3	3.3	3.3	3.3
All-Red Time (s)	2.6	2.6	2.6	2.6	2.9	2.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.9	5.9	5.9	5.9	6.2	6.2
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	C-Max	C-Max	C-Max	C-Max	None	None
Walk Time (s)	7.0	7.0			7.0	7.0
Flash Dont Walk (s)	14.0	14.0			19.0	19.0
Pedestrian Calls (#/hr)	13	13			1	1
Act Effct Green (s)	49.1	49.1	49.1	49.1	13.2	13.2
Actuated g/C Ratio	0.70	0.70	0.70	0.70	0.19	0.19
v/c Ratio	0.28	0.13	0.08	0.41	0.17	0.07
Control Delay	6.8	2.2	7.8	7.8	22.7	9.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	6.8	2.2	7.8	7.8	22.7	9.6
LOS	A	A	A	A	C	A
Approach Delay	6.0			7.8	20.8	
Approach LOS	A			A	C	
Queue Length 50th (m)	13.9	0.0	1.4	23.4	6.0	0.0
Queue Length 95th (m)	40.1	8.2	8.1	64.6	8.6	3.5
Internal Link Dist (m)	318.9			316.0	196.1	
Turn Bay Length (m)		255.0	75.0		70.0	130.0
Base Capacity (vph)	2218	1056	485	2303	1149	473
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.13	0.08	0.41	0.09	0.04

Intersection Summary

Cycle Length: 70
 Actuated Cycle Length: 70
 Offset: 4.8 (7%), Referenced to phase 2:EBT and 6:WBTL, Start of Green
 Natural Cycle: 60

Lanes, Volumes, Timings
2: Blair Towers & Ogilvie

Existing AM Peak Hour
1440 Blair Towers Place

Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.41	
Intersection Signal Delay: 7.9	Intersection LOS: A
Intersection Capacity Utilization 49.6%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 2: Blair Towers & Ogilvie



Lanes, Volumes, Timings
4: Blair & Gloucester Centre/OR 174 WB

Existing AM Peak Hour
1440 Blair Towers Place

	EBL	EBR	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations	↔	↔	↔	↔	↔	↔	↔	↔	↔
Traffic Volume (vph)	65	239	617	166	543	237	943	650	109
Future Volume (vph)	65	239	617	166	543	237	943	650	109
Lane Group Flow (vph)	72	266	686	184	603	263	1048	722	121
Turn Type	Perm	pt+ov	Perm	NA	Perm	Prot	NA	NA	Perm
Protected Phases		4 5		8		5	2	6	
Permitted Phases	4		8		8				6
Detector Phase	4	4 5	8	8	8	5	2	6	6
Switch Phase									
Minimum Initial (s)	10.0		10.0	10.0	10.0	5.0	10.0	10.0	10.0
Minimum Split (s)	36.8		36.8	36.8	36.8	11.4	30.1	30.1	30.1
Total Split (s)	41.0		41.0	41.0	41.0	27.0	59.0	32.0	32.0
Total Split (%)	41.0%		41.0%	41.0%	41.0%	27.0%	59.0%	32.0%	32.0%
Maximum Green (s)	34.2		34.2	34.2	34.2	20.6	52.9	25.9	25.9
Yellow Time (s)	3.3		3.3	3.3	3.3	4.2	4.2	4.2	4.2
All-Red Time (s)	3.5		3.5	3.5	3.5	2.2	1.9	1.9	1.9
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.4	6.1	6.1	6.1
Lead/Lag						Lead		Lag	Lag
Lead-Lag Optimize?						Yes		Yes	Yes
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None		None	None	None	None	Max	Max	Max
Walk Time (s)	7.0		7.0	7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)			23.0	23.0	23.0		17.0	17.0	17.0
Pedestrian Calls (#/hr)			25	25	25		40	27	27
Act Effct Green (s)	34.2	55.4	34.2	34.2	34.2	14.8	52.9	31.7	31.7
Actuated g/C Ratio	0.34	0.55	0.34	0.34	0.34	0.15	0.53	0.32	0.32
v/c Ratio	0.21	0.42	1.21	0.16	1.09	0.65	0.60	0.50	0.23
Control Delay	25.3	12.9	141.5	23.4	93.7	47.4	18.1	29.7	6.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	25.3	12.9	141.5	23.4	93.7	47.4	18.1	29.7	6.4
LOS	C	B	F	C	F	D	B	C	A
Approach Delay				107.2			24.0	26.4	
Approach LOS				F			C	C	
Queue Length 50th (m)	9.8	24.3	~163.2	12.9	~118.5	25.0	70.2	41.2	0.0
Queue Length 95th (m)	20.5	37.9	#230.1	20.7	#183.9	36.0	90.0	56.7	12.9
Internal Link Dist (m)				433.0			88.6	221.0	
Turn Bay Length (m)	125.0		70.0		70.0	70.0			60.0
Base Capacity (vph)	351	699	567	1134	552	567	1736	1455	531
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.38	1.21	0.16	1.09	0.46	0.60	0.50	0.23

Intersection Summary

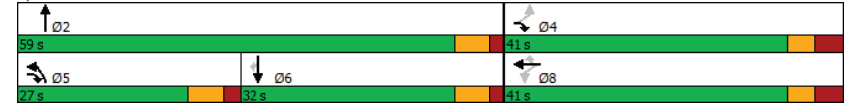
Cycle Length: 100
Actuated Cycle Length: 100
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Lanes, Volumes, Timings
4: Blair & Gloucester Centre/OR 174 WB

Existing AM Peak Hour
1440 Blair Towers Place

Maximum v/c Ratio: 1.21	Intersection LOS: D
Intersection Signal Delay: 54.7	ICU Level of Service E
Intersection Capacity Utilization 88.1%	
Analysis Period (min) 15	
~ Volume exceeds capacity, queue is theoretically infinite.	
Queue shown is maximum after two cycles.	
# 95th percentile volume exceeds capacity, queue may be longer.	
Queue shown is maximum after two cycles.	

Splits and Phases: 4: Blair & Gloucester Centre/OR 174 WB



HCM 2010 TWSC
7: Blair Towers & Blair Towers Access

Existing AM Peak Hour
1440 Blair Towers Place

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔		↕		↕	
Traffic Vol, veh/h	31	1	1	1	1	72
Future Vol, veh/h	31	1	1	1	1	72
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	1	1	1	1	80
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	4	1	81	0	-	0
Stage 1	1	-	-	-	-	-
Stage 2	3	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	1018	1084	1517	-	-	-
Stage 1	1022	-	-	-	-	-
Stage 2	1020	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1017	1084	1517	-	-	-
Mov Cap-2 Maneuver	1017	-	-	-	-	-
Stage 1	1021	-	-	-	-	-
Stage 2	1020	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	8.7	3.7	0			
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1517	-	1019	-	-	
HCM Lane V/C Ratio	0.001	-	0.035	-	-	
HCM Control Delay (s)	7.4	0	8.7	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Lanes, Volumes, Timings
1: Blair & Ogilvie

Existing PM Peak Hour
1440 Blair Towers Place

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations	↔		↔		↔		↔		↔	
Traffic Volume (vph)	136	680	550	464	363	191	258	502	43	666
Future Volume (vph)	136	680	550	464	363	191	258	502	43	666
Lane Group Flow (vph)	151	756	611	516	462	212	287	558	48	793
Turn Type	Prot	NA	Perm	Prot	NA	Prot	NA	Perm	Prot	NA
Protected Phases	5	2		1	6	7	4		3	8
Permitted Phases			2				4			
Detector Phase	5	2	2	1	6	7	4	4	3	8
Switch Phase										
Minimum Initial (s)	5.0	10.0	10.0	5.0	10.0	5.0	10.0	10.0	5.0	10.0
Minimum Split (s)	11.8	38.6	38.6	11.8	38.6	11.5	35.5	35.5	11.5	35.5
Total Split (s)	25.0	41.0	41.0	37.0	53.0	21.0	41.0	41.0	21.0	41.0
Total Split (%)	17.9%	29.3%	29.3%	26.4%	37.9%	15.0%	29.3%	29.3%	15.0%	29.3%
Maximum Green (s)	18.2	34.4	34.4	30.2	46.4	14.5	34.5	34.5	14.5	34.5
Yellow Time (s)	3.7	3.3	3.3	3.7	3.3	4.2	4.2	4.2	4.2	4.2
All-Red Time (s)	3.1	3.3	3.3	3.1	3.3	2.3	2.3	2.3	2.3	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.6	6.6	6.8	6.6	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	C-Max	C-Max	None	C-Max	None	None	None	None	None
Walk Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)	25.0	25.0	25.0	25.0	25.0	22.0	22.0	22.0	22.0	22.0
Pedestrian Calls (#/hr)	58	58	58	53	53	46	46	46	123	123
Act Effct Green (s)	16.4	38.0	38.0	26.8	48.4	13.3	41.8	41.8	9.4	35.4
Actuated g/C Ratio	0.12	0.27	0.27	0.19	0.35	0.10	0.30	0.30	0.07	0.25
v/c Ratio	0.78	0.84	1.14	0.84	0.42	0.69	0.55	0.75	0.43	0.96
Control Delay	86.0	58.2	111.1	67.2	36.0	73.5	47.6	14.8	73.7	74.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	86.0	58.2	111.1	67.2	36.0	73.5	47.6	14.8	73.7	74.9
LOS	F	E	F	E	D	E	D	B	E	E
Approach Delay	82.2		52.5		35.5		74.9			
Approach LOS	F		D		D		E			
Queue Length 50th (m)	40.6	105.4	~148.3	71.2	51.3	29.5	68.4	17.0	13.0	115.4
Queue Length 95th (m)	#69.7	#145.0	#225.6	89.3	67.3	43.0	102.3	71.3	25.7	#158.4
Internal Link Dist (m)	402.9		318.9		221.0		378.3			
Turn Bay Length (m)	75.0		110.0		140.0		180.0			
Base Capacity (vph)	215	900	537	693	1095	333	521	744	171	823
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.70	0.84	1.14	0.74	0.42	0.64	0.55	0.75	0.28	0.96

Intersection Summary	
Cycle Length:	140
Actuated Cycle Length:	140
Offset:	0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle:	130

Lanes, Volumes, Timings
1: Blair & Ogilvie

Existing PM Peak Hour
1440 Blair Towers Place

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.14

Intersection Signal Delay: 63.0

Intersection LOS: E

Intersection Capacity Utilization 95.0%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Blair & Ogilvie



Lanes, Volumes, Timings
2: Blair Towers & Ogilvie

Existing PM Peak Hour
1440 Blair Towers Place

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↘	↑↑	↘	↑
Traffic Volume (vph)	954	84	36	520	363	116
Future Volume (vph)	954	84	36	520	363	116
Lane Group Flow (vph)	1060	93	40	578	403	129
Turn Type	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	2			6		
Permitted Phases		2	6		4	4
Detector Phase	2	2	6	6	4	4
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	26.9	26.9	24.0	24.0	32.2	32.2
Total Split (s)	70.0	70.0	70.0	70.0	45.0	45.0
Total Split (%)	60.9%	60.9%	60.9%	60.9%	39.1%	39.1%
Maximum Green (s)	64.1	64.1	64.1	64.1	38.8	38.8
Yellow Time (s)	3.3	3.3	3.3	3.3	3.3	3.3
All-Red Time (s)	2.6	2.6	2.6	2.6	2.9	2.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.9	5.9	5.9	5.9	6.2	6.2
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	C-Max	C-Max	C-Max	C-Max	None	None
Walk Time (s)	7.0	7.0			7.0	7.0
Flash Dont Walk (s)	14.0	14.0			19.0	19.0
Pedestrian Calls (#/hr)	21	21			6	6
Act Effct Green (s)	82.8	82.8	82.8	82.8	20.1	20.1
Actuated g/C Ratio	0.72	0.72	0.72	0.72	0.17	0.17
v/c Ratio	0.44	0.09	0.13	0.25	0.72	0.41
Control Delay	7.8	1.5	7.2	6.2	52.0	21.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	7.8	1.5	7.2	6.2	52.0	21.2
LOS	A	A	A	A	D	C
Approach Delay	7.3			6.3	44.6	
Approach LOS	A			A	D	
Queue Length 50th (m)	45.0	0.0	2.4	20.3	44.6	10.0
Queue Length 95th (m)	69.3	5.1	7.5	32.9	57.2	26.1
Internal Link Dist (m)	318.9			316.0	213.9	
Turn Bay Length (m)		255.0	75.0		70.0	130.0
Base Capacity (vph)	2388	1045	302	2342	1085	541
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.44	0.09	0.13	0.25	0.37	0.24

Intersection Summary

Cycle Length: 115

Actuated Cycle Length: 115

Offset: 4.8 (4%), Referenced to phase 2:EBT and 6:WBTL, Start of Green

Natural Cycle: 60

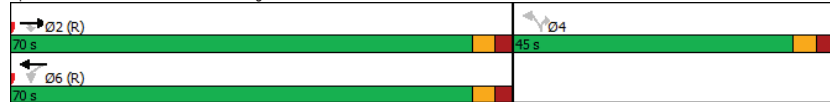
Lanes, Volumes, Timings
2: Blair Towers & Ogilvie

Existing PM Peak Hour
1440 Blair Towers Place

Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.72
Intersection Signal Delay: 15.6
Intersection Capacity Utilization 54.5%
Analysis Period (min) 15

Intersection LOS: B
ICU Level of Service A

Splits and Phases: 2: Blair Towers & Ogilvie



Lanes, Volumes, Timings
4: Blair & Gloucester Centre/OR 174 WB

Existing PM Peak Hour
1440 Blair Towers Place

Lane Group	EBL	EBR	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations	↔		↔		↔		↔		↔
Traffic Volume (vph)	91	422	80	66	101	252	660	1585	162
Future Volume (vph)	91	422	80	66	101	252	660	1585	162
Lane Group Flow (vph)	101	469	89	73	112	280	733	1761	180
Turn Type	Perm	pt+ov	Perm	NA	Perm	Prot	NA	NA	Perm
Protected Phases	4 5		8		5		2 6		
Permitted Phases	4		8		8		6		6
Detector Phase	4	4 5	8	8	8	5	2	6	6
Switch Phase									
Minimum Initial (s)	10.0		10.0	10.0	10.0	5.0	10.0	10.0	10.0
Minimum Split (s)	16.8		36.8	36.8	36.8	11.4	30.1	30.1	30.1
Total Split (s)	36.0		36.0	36.0	36.0	31.0	94.0	63.0	63.0
Total Split (%)	27.7%		27.7%	27.7%	27.7%	23.8%	72.3%	48.5%	48.5%
Maximum Green (s)	29.2		29.2	29.2	29.2	24.6	87.9	56.9	56.9
Yellow Time (s)	3.3		3.3	3.3	3.3	4.2	4.2	4.2	4.2
All-Red Time (s)	3.5		3.5	3.5	3.5	2.2	1.9	1.9	1.9
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.4	6.1	6.1	6.1
Lead/Lag							Lead	Lag	
Lead-Lag Optimize?							Yes	Yes	
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None		None	None	None	None	C-Max	C-Max	C-Max
Walk Time (s)	7.0		7.0	7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)			23.0	23.0	23.0		17.0	17.0	17.0
Pedestrian Calls (#/hr)			29	29	29		42	84	84
Act Effct Green (s)	29.2	55.5	29.2	29.2	29.2	19.9	87.9	61.6	61.6
Actuated g/C Ratio	0.22	0.43	0.22	0.22	0.22	0.15	0.68	0.47	0.47
v/c Ratio	0.38	0.81	0.24	0.19	0.28	0.68	0.33	0.78	0.27
Control Delay	47.6	42.2	43.4	42.4	9.0	59.9	9.2	32.3	8.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.6	42.2	43.4	42.4	9.0	59.9	9.2	32.3	8.9
LOS	D	D	D	D	A	E	A	C	A
Approach Delay					29.1			30.1	
Approach LOS					C			C	C
Queue Length 50th (m)	22.1	98.1	18.8	15.3	0.0	35.2	37.7	135.7	8.1
Queue Length 95th (m)	39.4	136.4	34.0	28.6	15.2	48.2	47.3	165.8	23.9
Internal Link Dist (m)				433.0			88.6	221.0	
Turn Bay Length (m)	125.0		70.0		70.0	70.0			60.0
Base Capacity (vph)	268	628	372	391	403	513	2242	2259	665
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.38	0.75	0.24	0.19	0.28	0.55	0.33	0.78	0.27

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 50 (38%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 90

Lanes, Volumes, Timings
4: Blair & Gloucester Centre/OR 174 WB

Existing PM Peak Hour
1440 Blair Towers Place

Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.81	
Intersection Signal Delay: 30.2	Intersection LOS: C
Intersection Capacity Utilization 84.7%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 4: Blair & Gloucester Centre/OR 174 WB



HCM 2010 TWSC
7: Blair Towers & Blair Towers Access

Existing PM Peak Hour
1440 Blair Towers Place

Intersection						
Int Delay, s/veh	7.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔	↔	↔	↔	↔	↔
Traffic Vol, veh/h	155	4	1	7	2	19
Future Vol, veh/h	155	4	1	7	2	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	172	4	1	8	2	21
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	12	2	23	0	-	0
Stage 1	2	-	-	-	-	-
Stage 2	10	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	1008	1082	1592	-	-	-
Stage 1	1021	-	-	-	-	-
Stage 2	1013	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1007	1082	1592	-	-	-
Mov Cap-2 Maneuver	1007	-	-	-	-	-
Stage 1	1020	-	-	-	-	-
Stage 2	1013	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	9.3	0.9	0			
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1592	-	1009	-	-	
HCM Lane V/C Ratio	0.001	-	0.175	-	-	
HCM Control Delay (s)	7.3	0	9.3	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.6	-	-	

Appendix D

Collision Data

8/6/2019	2019	9:14	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	01 - Dry	0	0	0	0
8/16/2019	2019	7:53	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	01 - Dry	0	0	0	0
8/25/2019	2019	12:50	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	01 - Dry	0	0	0	0
11/27/2019	2019	17:38	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	02 - Rain	07 - Dark	01 - Traffic signal	0	02 - Non-fatal injury	05 - Turning movement	02 - Wet	0	0	0	0
12/3/2019	2019	10:12	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	02 - Non-fatal injury	02 - Angle	01 - Dry	0	0	0	0
1/20/2020	2020	17:57	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	07 - Dark	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	06 - Ice	0	0	0	0
1/21/2020	2020	13:20	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	02 - Wet	0	0	0	0
2/5/2020	2020	15:05	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	01 - Dry	0	0	0	0
2/12/2020	2020	9:30	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	02 - Non-fatal injury	03 - Rear end	01 - Dry	0	0	0	0
7/8/2020	2020	19:44	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	99 - Other	01 - Dry	0	0	0	0
6/20/2020	2020	19:48	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	02 - Angle	01 - Dry	0	0	0	0
9/30/2020	2020	10:56	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	02 - Rain	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	02 - Wet	0	0	0	0
12/12/2020	2020	16:00	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	02 - Rain	05 - Dusk	01 - Traffic signal	0	03 - P.D. only	02 - Angle	02 - Wet	0	0	0	0
11/30/2020	2020	17:01	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	02 - Rain	07 - Dark	01 - Traffic signal	0	02 - Non-fatal injury	07 - SMV other	02 - Wet	0	0	0	1
1/21/2021	2021	14:46	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	03 - Snow	01 - Daylight	01 - Traffic signal	0	02 - Non-fatal injury	03 - Rear end	06 - Ice	0	0	0	0
1/21/2021	2021	19:00	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	03 - Snow	07 - Dark	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	05 - Packed snow	0	0	0	0
12/18/2020	2020	15:55	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	07 - SMV other	01 - Dry	0	0	0	0
1/30/2021	2021	19:26	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	07 - Dark	01 - Traffic signal	0	03 - P.D. only	02 - Angle	01 - Dry	0	0	0	0
2/20/2021	2021	15:00	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	99 - Other	01 - Dry	0	0	0	0
2/19/2021	2021	7:55	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	06 - Ice	0	0	0	0
3/2/2021	2021	17:05	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	01 - Dry	0	0	0	0
3/30/2021	2021	16:35	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	02 - Non-fatal injury	03 - Rear end	01 - Dry	0	0	0	0
5/21/2021	2021	10:46	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	01 - Dry	0	0	0	0
7/2/2021	2021	15:28	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	02 - Angle	01 - Dry	0	0	0	0
8/10/2021	2021	13:57	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	07 - SMV other	01 - Dry	0	0	0	0
9/8/2021	2021	8:55	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	02 - Rain	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	02 - Wet	0	0	0	0
10/21/2021	2021	13:15	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	02 - Non-fatal injury	02 - Angle	01 - Dry	0	0	0	0
10/21/2021	2021	22:33	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	02 - Rain	07 - Dark	01 - Traffic signal	0	03 - P.D. only	02 - Angle	02 - Wet	0	0	0	0
11/25/2021	2021	16:45	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	02 - Rain	05 - Dusk	01 - Traffic signal	0	03 - P.D. only	05 - Turning movement	02 - Wet	0	0	0	0
1/7/2022	2022	14:10	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	05 - Turning movement	03 - Loose snow	0	0	0	0
2/13/2022	2022	9:15	BLAIR RD @ REGIONAL RD 174 N/OR174 IC112 RAMP61 (0003617)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	02 - Angle	01 - Dry	0	0	0	0
9/18/2018	2018	15:04	BLAIR PL @ OGILVIE RD (0004162)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	01 - Dry	0	0	0	0
12/12/2018	2018	17:00	BLAIR PL @ OGILVIE RD (0004162)	03 - Snow	07 - Dark	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	06 - Ice	0	0	0	0
1/6/2019	2019	6:00	BLAIR PL @ OGILVIE RD (0004162)	01 - Clear	07 - Dark	01 - Traffic signal	0	03 - P.D. only	04 - Sideswipe	01 - Dry	0	0	0	0
3/27/2019	2019	17:50	BLAIR PL @ OGILVIE RD (0004162)	01 - Clear	05 - Dusk	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	01 - Dry	0	0	0	0
9/22/2019	2019	15:54	BLAIR PL @ OGILVIE RD (0004162)	01 - Clear	01 - Daylight	01 - Traffic signal	0	02 - Non-fatal injury	04 - Sideswipe	01 - Dry	0	0	1	0
12/4/2020	2020	17:09	BLAIR PL @ OGILVIE RD (0004162)	02 - Rain	07 - Dark	01 - Traffic signal	0	03 - P.D. only	02 - Angle	02 - Wet	0	0	0	0
3/6/2021	2021	18:36	BLAIR PL @ OGILVIE RD (0004162)	01 - Clear	07 - Dark	01 - Traffic signal	0	03 - P.D. only	05 - Turning movement	01 - Dry	0	0	0	0
9/7/2021	2021	15:15	BLAIR PL @ OGILVIE RD (0004162)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	03 - Rear end	01 - Dry	0	0	0	0
12/26/2021	2021	13:08	BLAIR PL @ OGILVIE RD (0004162)	02 - Rain	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	02 - Angle	02 - Wet	0	0	0	0
2/15/2022	2022	18:41	BLAIR PL @ OGILVIE RD (0004162)	01 - Clear	07 - Dark	01 - Traffic signal	0	02 - Non-fatal injury	03 - Rear end	01 - Dry	0	0	0	0
4/28/2022	2022	15:30	BLAIR PL @ OGILVIE RD (0004162)	01 - Clear	01 - Daylight	01 - Traffic signal	0	03 - P.D. only	99 - Other	01 - Dry	0	0	1	0
12/17/2018	2018	16:16	BLAIR PL btwn END & OGILVIE RD (___32A486)	01 - Clear	05 - Dusk	10 - No control	0	02 - Non-fatal injury	05 - Turning movement	01 - Dry	0	0	0	0
1/23/2019	2019	12:30	BLAIR PL btwn END & OGILVIE RD (___32A486)	03 - Snow	01 - Daylight	10 - No control	0	03 - P.D. only	02 - Angle	05 - Packed snow	0	0	0	0
8/5/2020	2020	14:12	BLAIR PL btwn END & OGILVIE RD (___32A486)	01 - Clear	01 - Daylight	10 - No control	0	03 - P.D. only	05 - Turning movement	01 - Dry	0	0	0	0

Appendix E

TDM Checklists

TDM Measures Checklist:
Residential Developments (multi-family, condominium or subdivision)

Legend	
	BASIC The measure is generally feasible and effective, and in most cases would benefit the development and its users
	BETTER The measure could maximize support for users of sustainable modes, and optimize development performance
★	The measure is one of the most dependably effective tools to encourage the use of sustainable modes

TDM measures: Residential developments		Check if proposed & add descriptions
1. TDM PROGRAM MANAGEMENT		
1.1 Program coordinator		
BASIC	★	1.1.1 Designate an internal coordinator, or contract with an external coordinator <input type="checkbox"/>
1.2 Travel surveys		
BETTER		1.2.1 Conduct periodic surveys to identify travel-related behaviours, attitudes, challenges and solutions, and to track progress <input type="checkbox"/>
2. WALKING AND CYCLING		
2.1 Information on walking/cycling routes & destinations		
BASIC		2.1.1 Display local area maps with walking/cycling access routes and key destinations at major entrances (<i>multi-family, condominium</i>) <input checked="" type="checkbox"/>
2.2 Bicycle skills training		
BETTER		2.2.1 Offer on-site cycling courses for residents, or subsidize off-site courses <input type="checkbox"/>

TDM measures: Residential developments		Check if proposed & add descriptions
3. TRANSIT		
3.1 Transit information		
BASIC		3.1.1 Display relevant transit schedules and route maps at entrances (<i>multi-family, condominium</i>) <input checked="" type="checkbox"/>
BETTER		3.1.2 Provide real-time arrival information display at entrances (<i>multi-family, condominium</i>) <input type="checkbox"/>
3.2 Transit fare incentives		
BASIC	★	3.2.1 Offer PRESTO cards preloaded with one monthly transit pass on residence purchase/move-in, to encourage residents to use transit <input type="checkbox"/>
BETTER		3.2.2 Offer at least one year of free monthly transit passes on residence purchase/move-in <input type="checkbox"/>
3.3 Enhanced public transit service		
BETTER	★	3.3.1 Contract with OC Transpo to provide early transit services until regular services are warranted by occupancy levels (<i>subdivision</i>) <input type="checkbox"/>
3.4 Private transit service		
BETTER		3.4.1 Provide shuttle service for seniors homes or lifestyle communities (e.g. scheduled mall or supermarket runs) <input type="checkbox"/>
4. CARSHARING & BIKESHARING		
4.1 Bikeshare stations & memberships		
BETTER		4.1.1 Contract with provider to install on-site bikeshare station (<i>multi-family</i>) <input type="checkbox"/>
BETTER		4.1.2 Provide residents with bikeshare memberships, either free or subsidized (<i>multi-family</i>) <input type="checkbox"/>
4.2 Carshare vehicles & memberships		
BETTER		4.2.1 Contract with provider to install on-site carshare vehicles and promote their use by residents <input type="checkbox"/>
BETTER		4.2.2 Provide residents with carshare memberships, either free or subsidized <input type="checkbox"/>
5. PARKING		
5.1 Priced parking		
BASIC	★	5.1.1 Unbundle parking cost from purchase price (<i>condominium</i>) <input type="checkbox"/>
BASIC	★	5.1.2 Unbundle parking cost from monthly rent (<i>multi-family</i>) <input checked="" type="checkbox"/>

TDM measures: Residential developments		Check if proposed & add descriptions
6. TDM MARKETING & COMMUNICATIONS		
6.1 Multimodal travel information		
BASIC ★	6.1.1 Provide a multimodal travel option information package to new residents	<input checked="" type="checkbox"/>
6.2 Personalized trip planning		
BETTER ★	6.2.1 Offer personalized trip planning to new residents	<input type="checkbox"/>

TDM-Supportive Development Design and Infrastructure Checklist:
Residential Developments (multi-family or condominium)

Legend	
REQUIRED	The Official Plan or Zoning By-law provides related guidance that must be followed
BASIC	The measure is generally feasible and effective, and in most cases would benefit the development and its users
BETTER	The measure could maximize support for users of sustainable modes, and optimize development performance

TDM-supportive design & infrastructure measures: Residential developments		Check if completed & add descriptions, explanations or plan/drawing references
1. WALKING & CYCLING: ROUTES		
1.1 Building location & access points		
BASIC	1.1.1 Locate building close to the street, and do not locate parking areas between the street and building entrances	<input type="checkbox"/>
BASIC	1.1.2 Locate building entrances in order to minimize walking distances to sidewalks and transit stops/stations	<input type="checkbox"/>
BASIC	1.1.3 Locate building doors and windows to ensure visibility of pedestrians from the building, for their security and comfort	<input type="checkbox"/>
1.2 Facilities for walking & cycling		
REQUIRED	1.2.1 Provide convenient, direct access to stations or major stops along rapid transit routes within 600 metres; minimize walking distances from buildings to rapid transit; provide pedestrian-friendly, weather-protected (where possible) environment between rapid transit accesses and building entrances; ensure quality linkages from sidewalks through building entrances to integrated stops/stations (see <i>Official Plan policy 4.3.3</i>)	<input checked="" type="checkbox"/>
REQUIRED	1.2.2 Provide safe, direct and attractive pedestrian access from public sidewalks to building entrances through such measures as: reducing distances between public sidewalks and major building entrances; providing walkways from public streets to major building entrances; within a site, providing walkways along the front of adjoining buildings, between adjacent buildings, and connecting areas where people may congregate, such as courtyards and transit stops; and providing weather protection through canopies, colonnades, and other design elements wherever possible (see <i>Official Plan policy 4.3.12</i>)	<input checked="" type="checkbox"/>

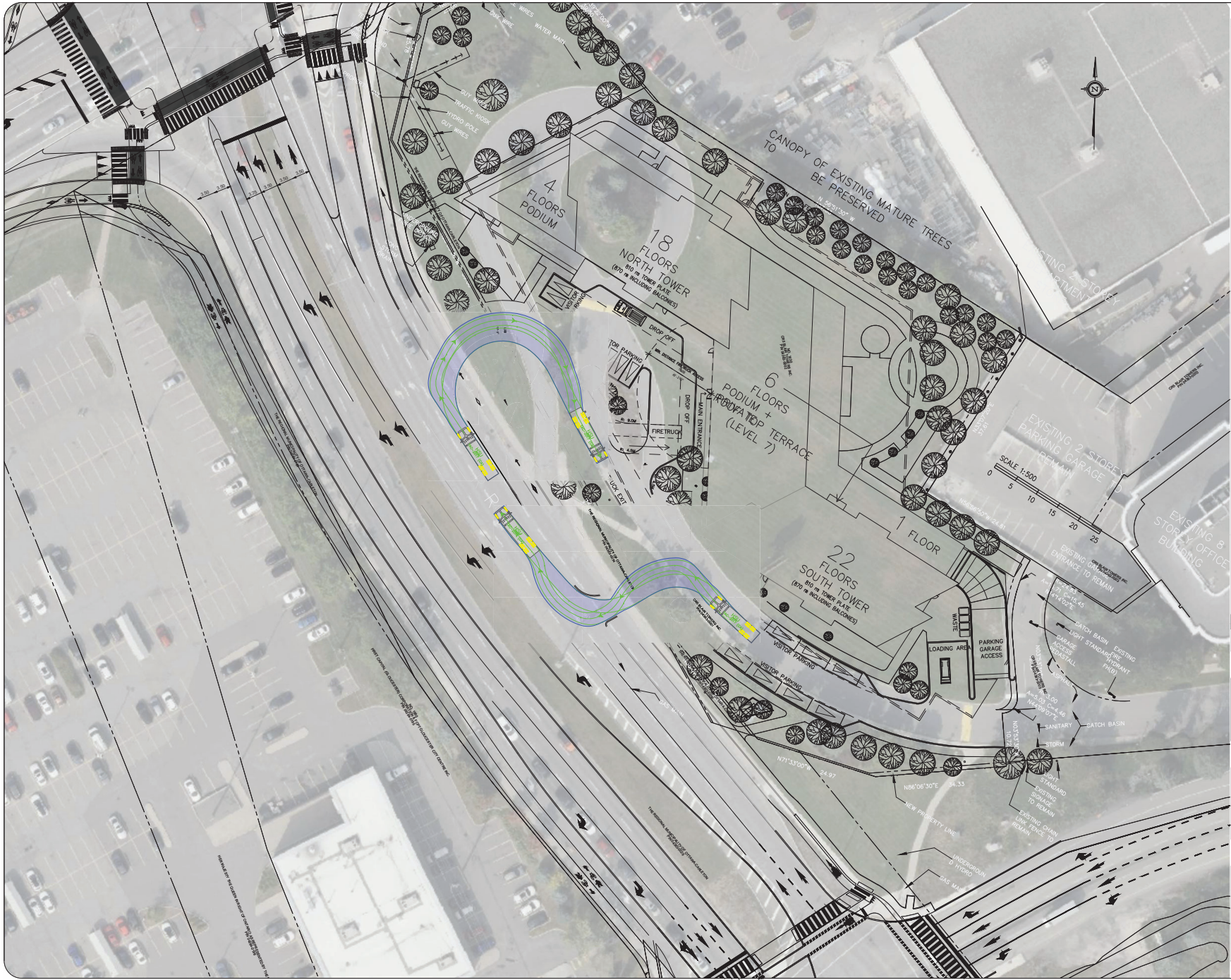
TDM-supportive design & infrastructure measures: <i>Residential developments</i>		Check if completed & add descriptions, explanations or plan/drawing references
REQUIRED	1.2.3 Provide sidewalks of smooth, well-drained walking surfaces of contrasting materials or treatments to differentiate pedestrian areas from vehicle areas, and provide marked pedestrian crosswalks at intersection sidewalks (see <i>Official Plan policy 4.3.10</i>)	<input checked="" type="checkbox"/>
REQUIRED	1.2.4 Make sidewalks and open space areas easily accessible through features such as gradual grade transition, depressed curbs at street corners and convenient access to extra-wide parking spaces and ramps (see <i>Official Plan policy 4.3.10</i>)	<input checked="" type="checkbox"/>
REQUIRED	1.2.5 Include adequately spaced inter-block/street cycling and pedestrian connections to facilitate travel by active transportation. Provide links to the existing or planned network of public sidewalks, multi-use pathways and on-road cycle routes. Where public sidewalks and multi-use pathways intersect with roads, consider providing traffic control devices to give priority to cyclists and pedestrians (see <i>Official Plan policy 4.3.11</i>)	<input checked="" type="checkbox"/>
BASIC	1.2.6 Provide safe, direct and attractive walking routes from building entrances to nearby transit stops	<input type="checkbox"/>
BASIC	1.2.7 Ensure that walking routes to transit stops are secure, visible, lighted, shaded and wind-protected wherever possible	<input type="checkbox"/>
BASIC	1.2.8 Design roads used for access or circulation by cyclists using a target operating speed of no more than 30 km/h, or provide a separated cycling facility	<input type="checkbox"/>
1.3 Amenities for walking & cycling		
BASIC	1.3.1 Provide lighting, landscaping and benches along walking and cycling routes between building entrances and streets, sidewalks and trails	<input type="checkbox"/>
BASIC	1.3.2 Provide wayfinding signage for site access (where required, e.g. when multiple buildings or entrances exist) and egress (where warranted, such as when directions to reach transit stops/stations, trails or other common destinations are not obvious)	<input type="checkbox"/>

TDM-supportive design & infrastructure measures: <i>Residential developments</i>		Check if completed & add descriptions, explanations or plan/drawing references
2. WALKING & CYCLING: END-OF-TRIP FACILITIES		
2.1 Bicycle parking		
REQUIRED	2.1.1 Provide bicycle parking in highly visible and lighted areas, sheltered from the weather wherever possible (see <i>Official Plan policy 4.3.6</i>)	<input checked="" type="checkbox"/>
REQUIRED	2.1.2 Provide the number of bicycle parking spaces specified for various land uses in different parts of Ottawa; provide convenient access to main entrances or well-used areas (see <i>Zoning By-law Section 111</i>)	<input checked="" type="checkbox"/>
REQUIRED	2.1.3 Ensure that bicycle parking spaces and access aisles meet minimum dimensions; that no more than 50% of spaces are vertical spaces; and that parking racks are securely anchored (see <i>Zoning By-law Section 111</i>)	<input checked="" type="checkbox"/>
BASIC	2.1.4 Provide bicycle parking spaces equivalent to the expected number of resident-owned bicycles, plus the expected peak number of visitor cyclists	<input type="checkbox"/>
2.2 Secure bicycle parking		
REQUIRED	2.2.1 Where more than 50 bicycle parking spaces are provided for a single residential building, locate at least 25% of spaces within a building/structure, a secure area (e.g. supervised parking lot or enclosure) or bicycle lockers (see <i>Zoning By-law Section 111</i>)	<input type="checkbox"/>
BETTER	2.2.2 Provide secure bicycle parking spaces equivalent to at least the number of units at condominiums or multi-family residential developments	<input type="checkbox"/>
2.3 Bicycle repair station		
BETTER	2.3.1 Provide a permanent bike repair station, with commonly used tools and an air pump, adjacent to the main bicycle parking area (or secure bicycle parking area, if provided)	<input type="checkbox"/>
3. TRANSIT		
3.1 Customer amenities		
BASIC	3.1.1 Provide shelters, lighting and benches at any on-site transit stops	<input type="checkbox"/>
BASIC	3.1.2 Where the site abuts an off-site transit stop and insufficient space exists for a transit shelter in the public right-of-way, protect land for a shelter and/or install a shelter	<input type="checkbox"/>
BETTER	3.1.3 Provide a secure and comfortable interior waiting area by integrating any on-site transit stops into the building	<input type="checkbox"/>

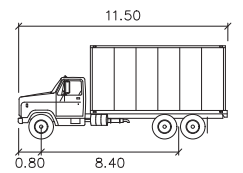
TDM-supportive design & infrastructure measures: <i>Residential developments</i>		Check if completed & add descriptions, explanations or plan/drawing references
4. RIDESHARING		
4.1 Pick-up & drop-off facilities		
BASIC	4.1.1 Provide a designated area for carpool drivers (plus taxis and ride-hailing services) to drop off or pick up passengers without using fire lanes or other no-stopping zones	<input checked="" type="checkbox"/>
5. CARSHARING & BIKESHARING		
5.1 Carshare parking spaces		
BETTER	5.1.1 Provide up to three carshare parking spaces in an R3, R4 or R5 Zone for specified residential uses (see <i>Zoning By-law Section 94</i>)	<input type="checkbox"/>
5.2 Bikeshare station location		
BETTER	5.2.1 Provide a designated bikeshare station area near a major building entrance, preferably lighted and sheltered with a direct walkway connection	<input type="checkbox"/>
6. PARKING		
6.1 Number of parking spaces		
REQUIRED	6.1.1 Do not provide more parking than permitted by zoning, nor less than required by zoning, unless a variance is being applied for	<input checked="" type="checkbox"/>
BASIC	6.1.2 Provide parking for long-term and short-term users that is consistent with mode share targets, considering the potential for visitors to use off-site public parking	<input type="checkbox"/>
BASIC	6.1.3 Where a site features more than one use, provide shared parking and reduce the cumulative number of parking spaces accordingly (see <i>Zoning By-law Section 104</i>)	<input type="checkbox"/>
BETTER	6.1.4 Reduce the minimum number of parking spaces required by zoning by one space for each 13 square metres of gross floor area provided as shower rooms, change rooms, locker rooms and other facilities for cyclists in conjunction with bicycle parking (see <i>Zoning By-law Section 111</i>)	<input type="checkbox"/>
6.2 Separate long-term & short-term parking areas		
BETTER	6.2.1 Provide separate areas for short-term and long-term parking (using signage or physical barriers) to permit access controls and simplify enforcement (i.e. to discourage residents from parking in visitor spaces, and vice versa)	<input checked="" type="checkbox"/>

Appendix F

Turning Templates



Notes:



HSU
 meters
 Width : 2.60
 Track : 2.60
 Lock to Lock Time : 6.0
 Steering Angle : 40.0

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



CGH Transportation
 6 Plaza Court
 Ottawa, ON
 K2H 7W1
 (343) 999-9117

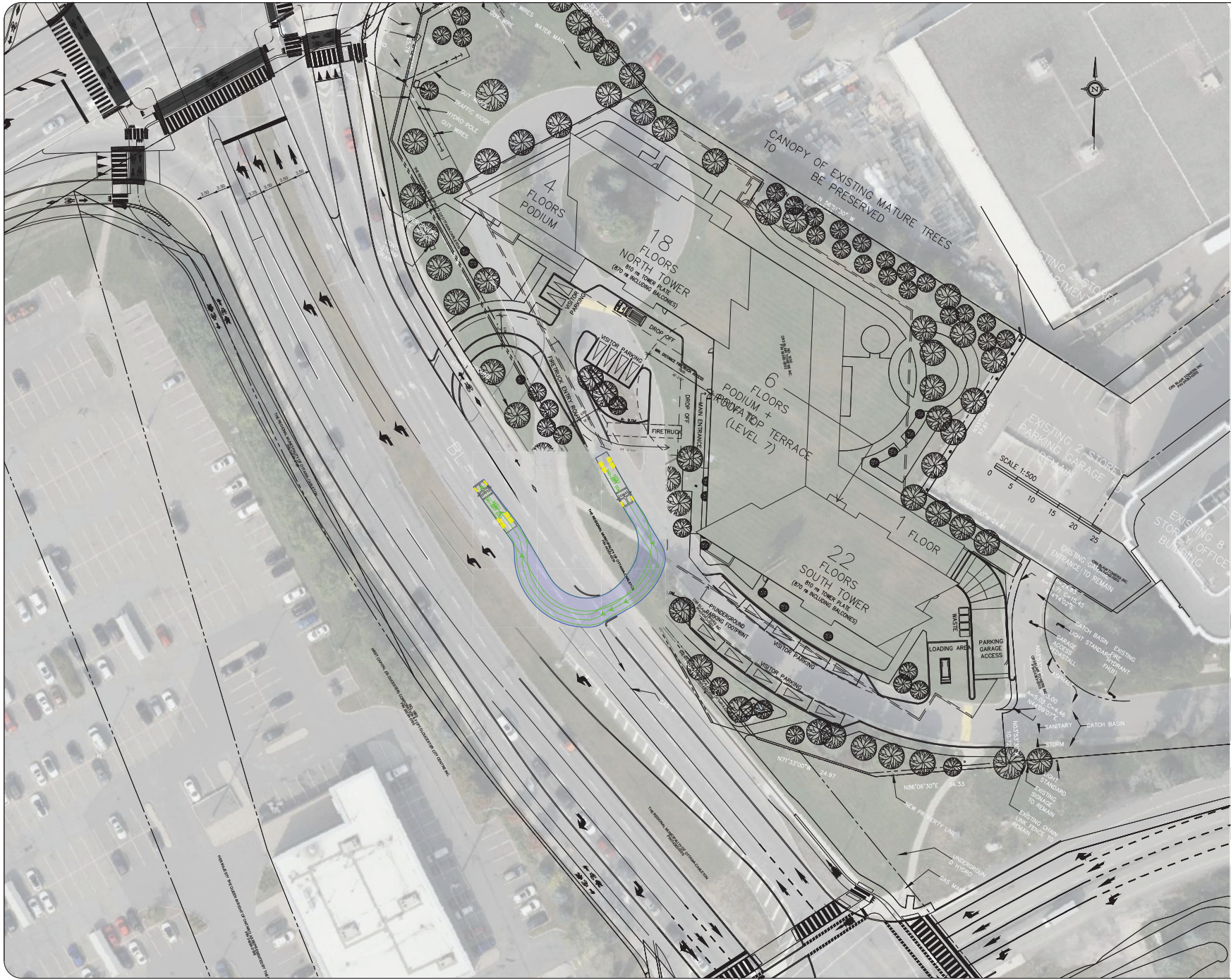
CLIENT: Le Groupe Maurice

ARCHITECT:

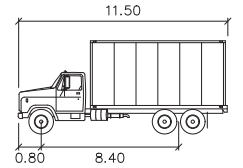
SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition
 HSU Movements (1)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	001	03	



Notes:



HSU meters
 Width : 2.60
 Track : 2.60
 Lock to Lock Time : 6.0
 Steering Angle : 40.0

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CGH Transportation
 6 Plaza Court
 Ottawa, ON
 K2H 7W1
 (343) 999-9117

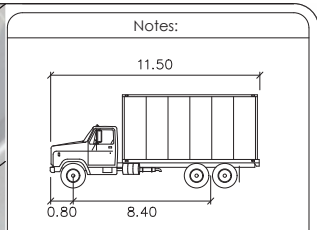
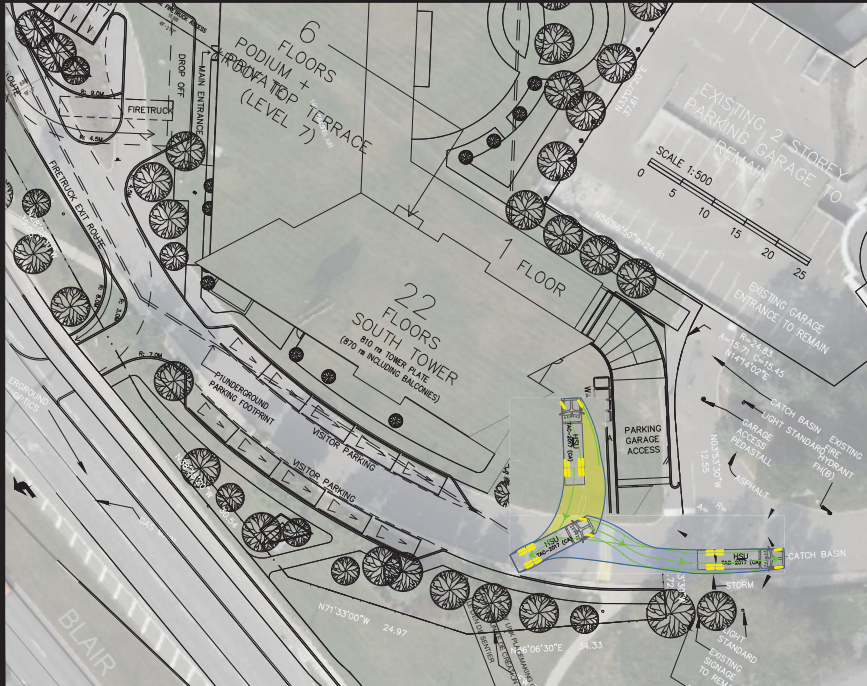
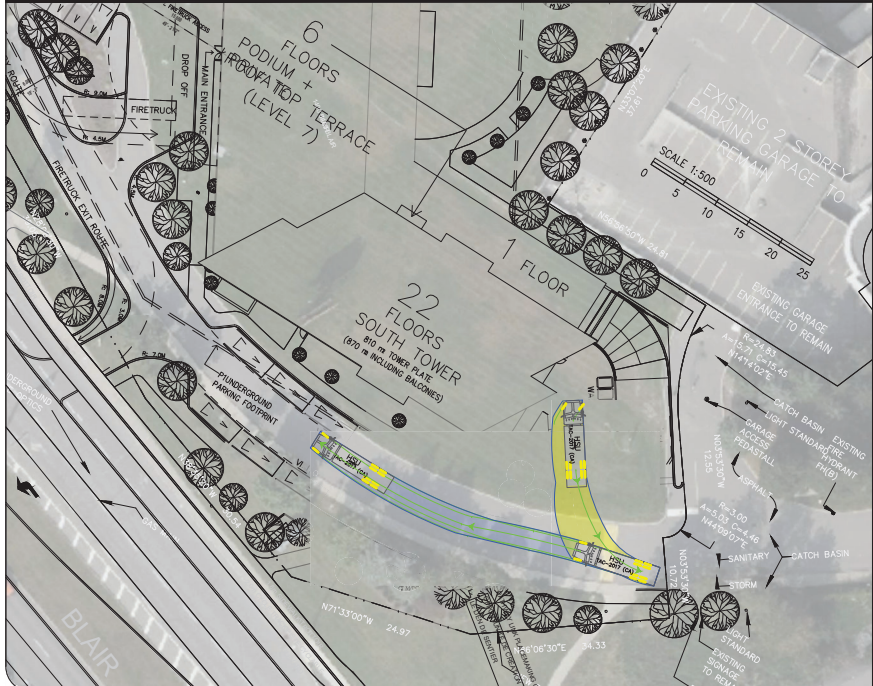
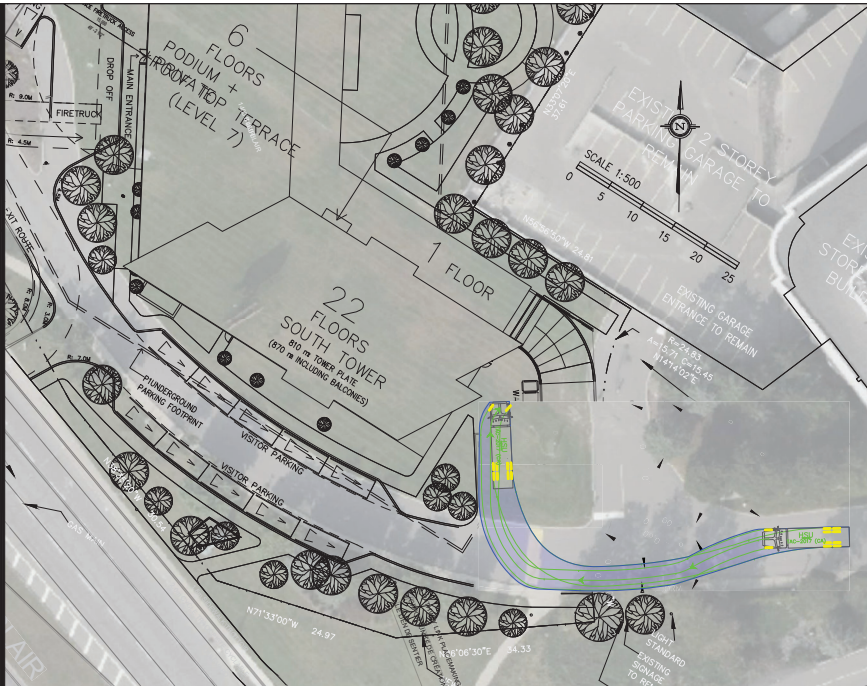
CLIENT: Le Groupe Maurice

ARCHITECT:

SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition
 HSU Movements (2)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	002	03	



HSU
 meters
 Width : 2.60
 Track : 2.60
 Lock to Lock Time : 6.0
 Steering Angle : 40.0

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

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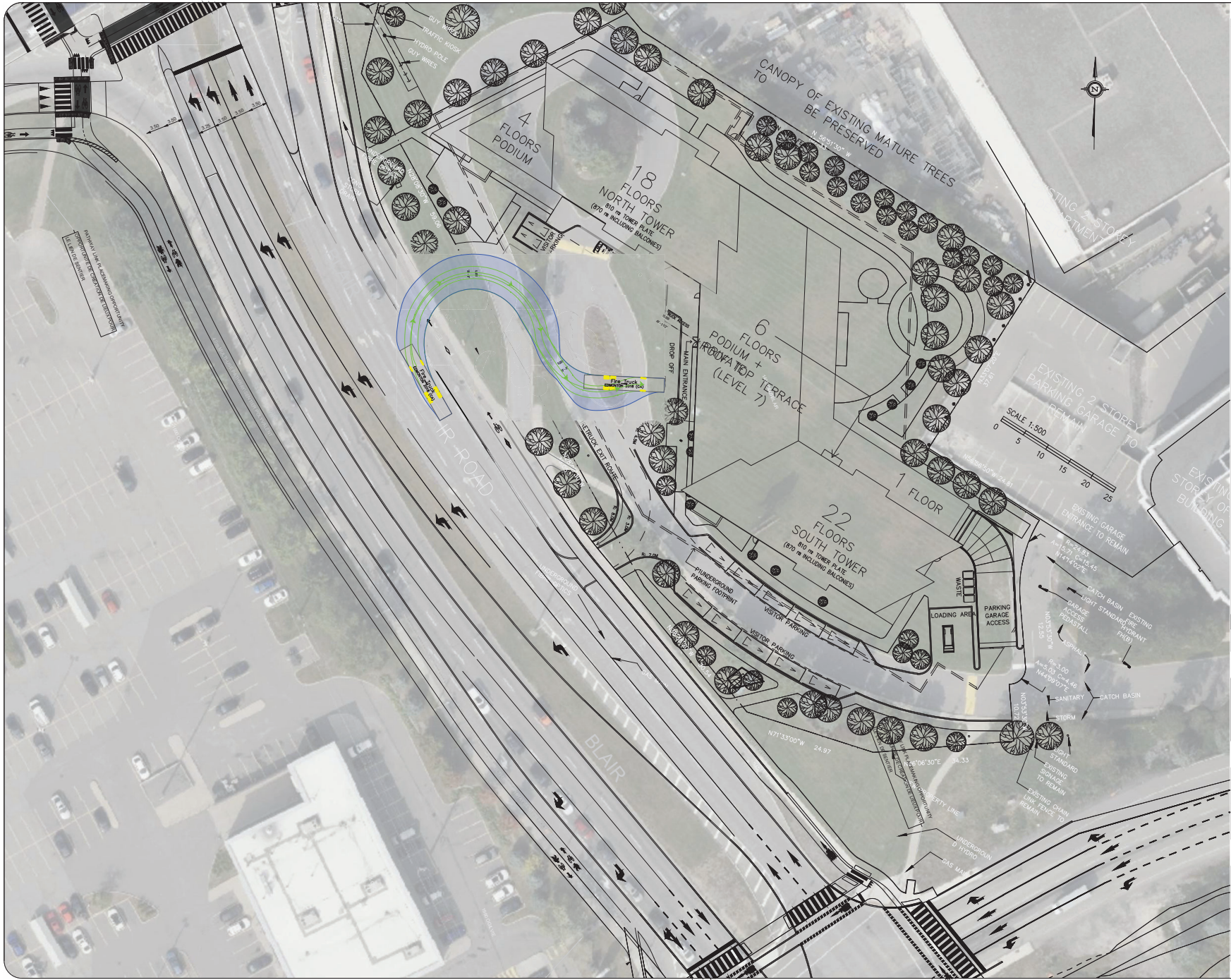
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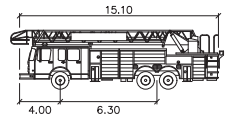
SITE: 1440 Blair Towers Place

TITLE: Garbage Truck Movements

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	003	03	



Notes:



Fire Truck

	units
Width	: 2.60
Track	: 2.60
Lock to Lock Time	: 6.0
Steering Angle	: 32.6

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



CGH Transportation
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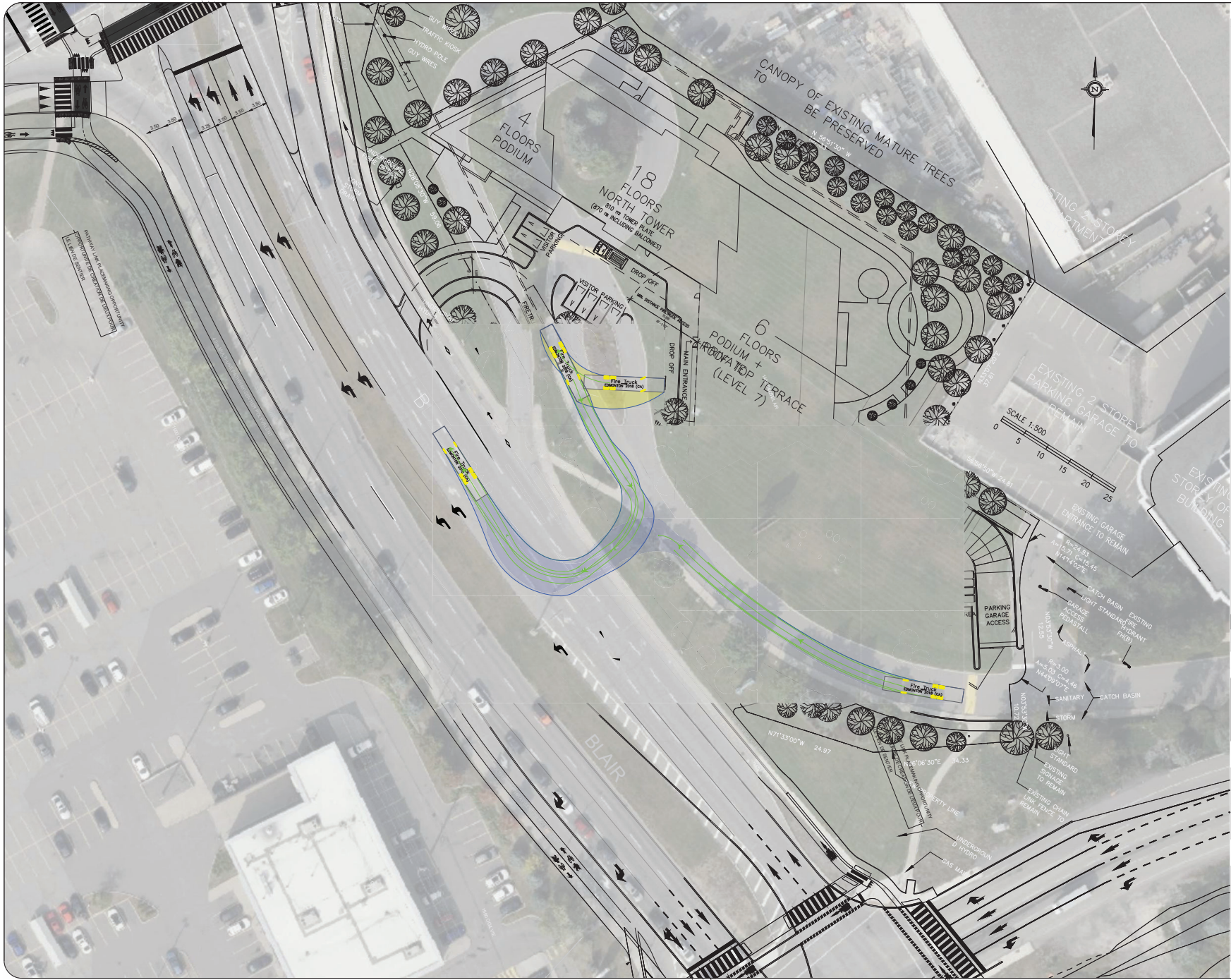
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ARCHITECT:

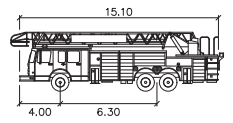
SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition
 Fire Truck Movements (1)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	004	03	



Notes:



Fire Truck

	units
Width	: 2.60
Track	: 2.60
Lock to Lock Time	: 6.0
Steering Angle	: 32.6

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



CGH Transportation
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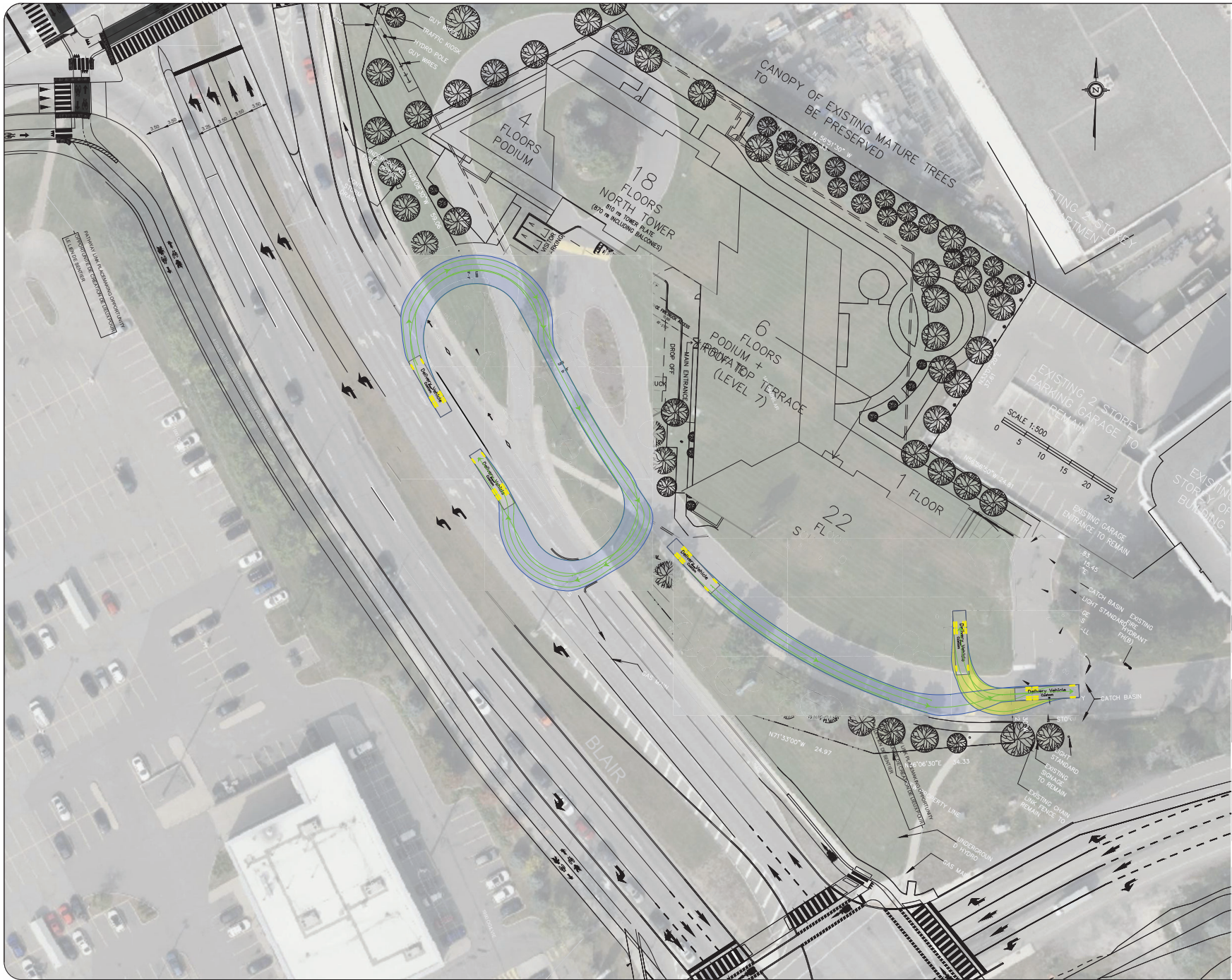
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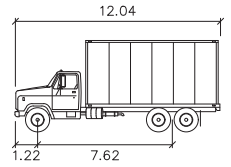
SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition
 Fire Truck Movements (1)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	005	03	



Notes:



Delivery Vehicle

	units
Width	: 2.44
Track	: 2.44
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



CGH Transportation
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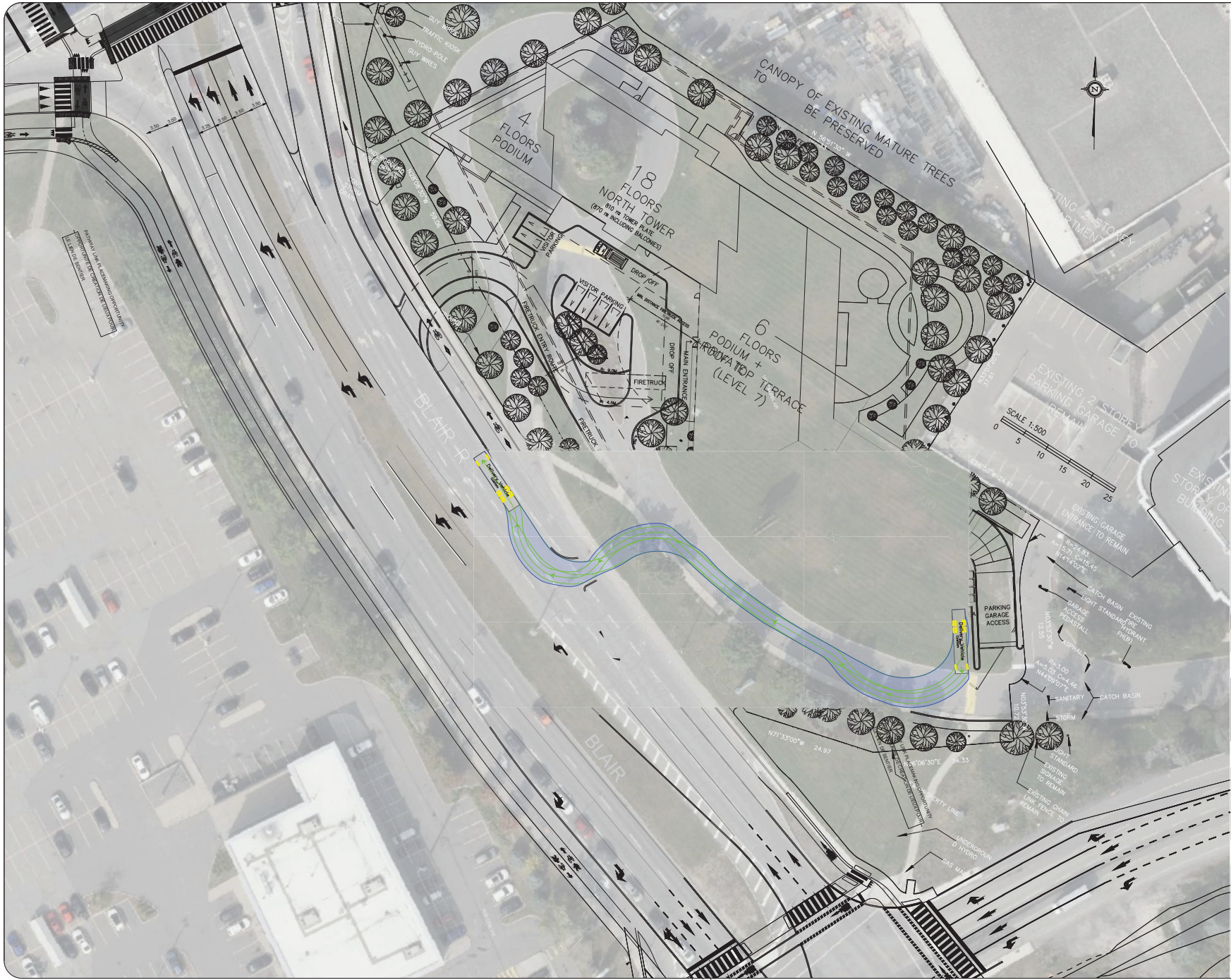
CLIENT: Le Groupe Maurice

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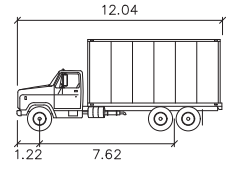
SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition
 Delivery Veh. Movements (1)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	006	03	



Notes:



Delivery Vehicle

	units
Width	: 2.44
Track	: 2.44
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



CGH Transportation
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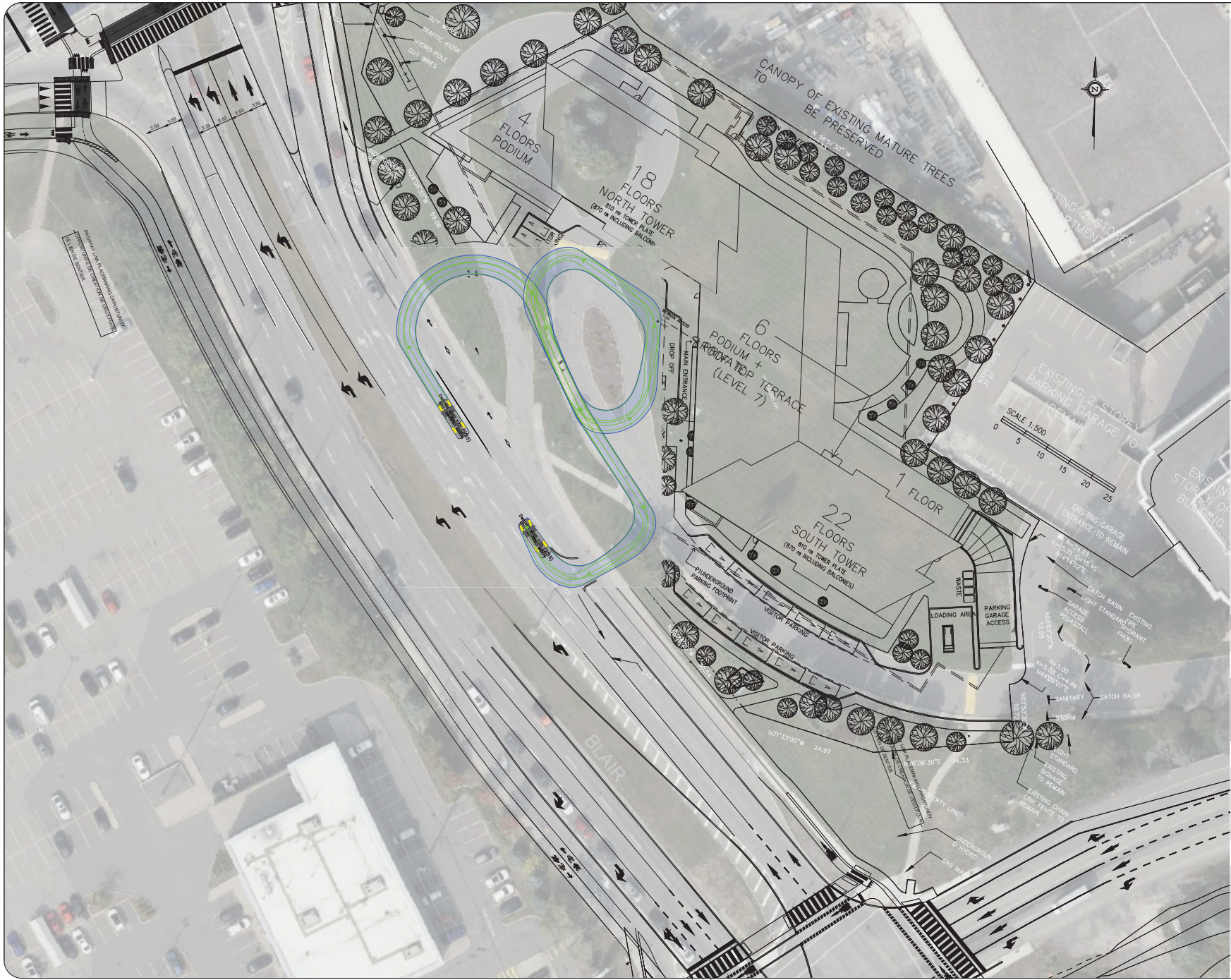
CLIENT: Le Groupe Maurice

ARCHITECT:

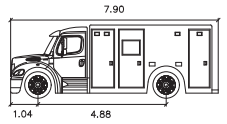
SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition
 Delivery Veh. Movements (2)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	007	03	



Notes:



Demers MXP 170 (2015)
 meters
 Width : 2.41
 Track : 2.20
 Lock to Lock Time : 6.0
 Steering Angle : 37.3

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CGH Transportation
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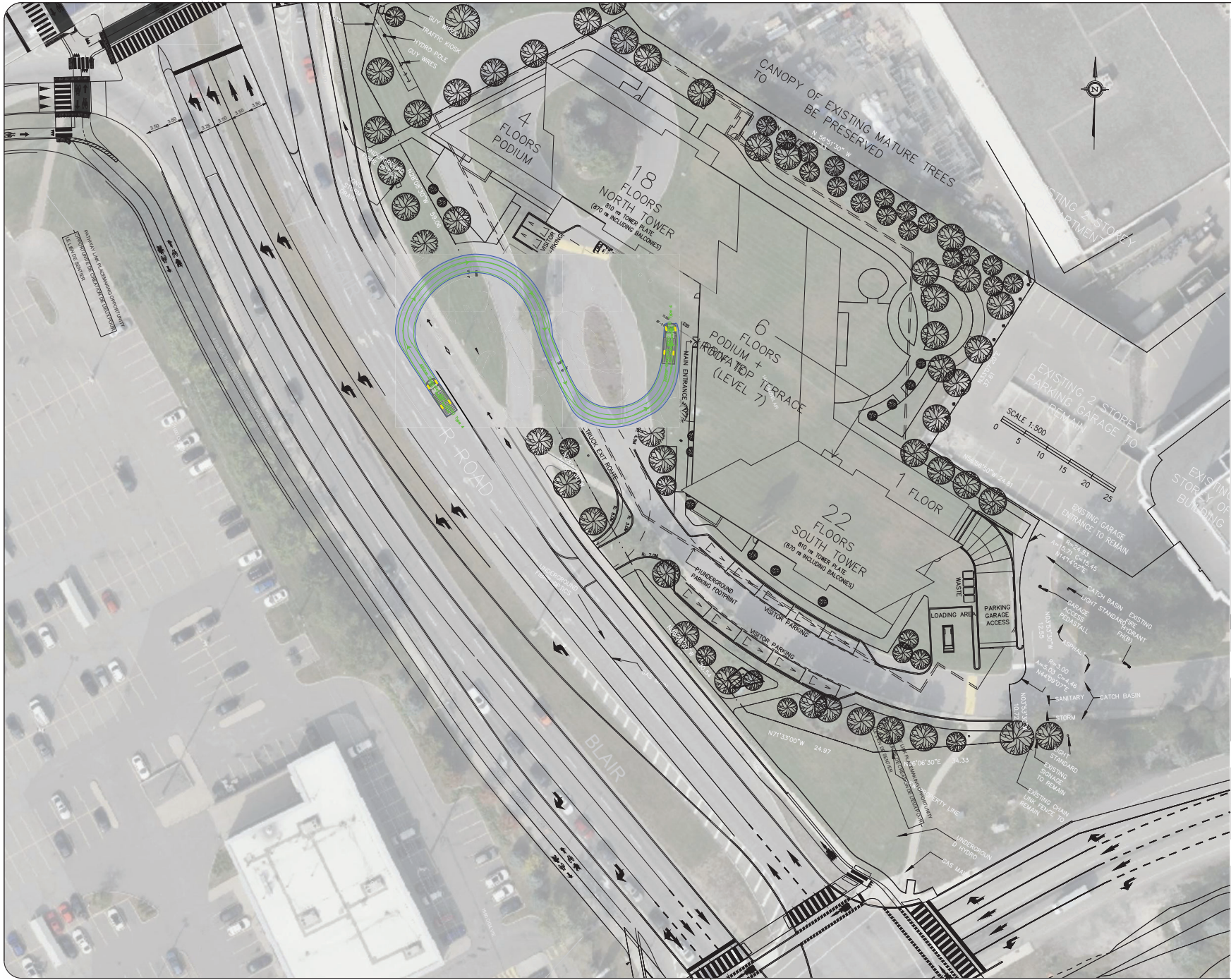
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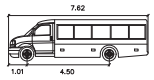
SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition Ambulance Movements (1)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	008	03	



Notes:



AllStar Chevrolet 4500 (2016) Type 4
 meters
 Width : 2.44
 Track : 1.96
 Lock to Lock Time : 6.0
 Steering Angle : 34.2

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CGH Transportation
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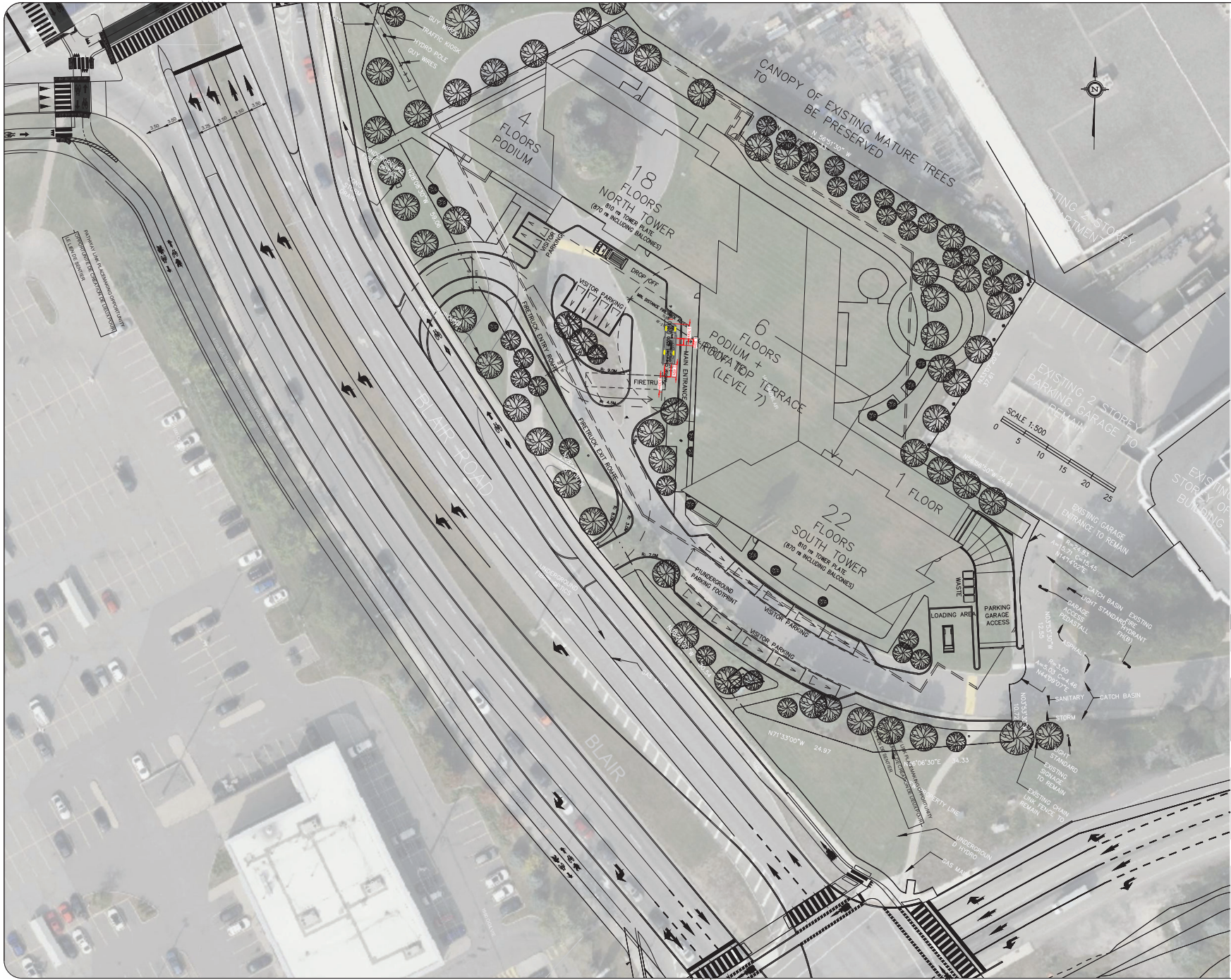
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ARCHITECT:

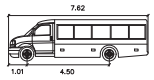
SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition
 Para Transpo Movements (1)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	009	03	



Notes:



AllStar Chevrolet 4500 (2016) Type 4
 meters
 Width : 2.44
 Track : 1.96
 Lock to Lock Time : 6.0
 Steering Angle : 34.2

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CGH Transportation
 6 Plaza Court
 Ottawa, ON
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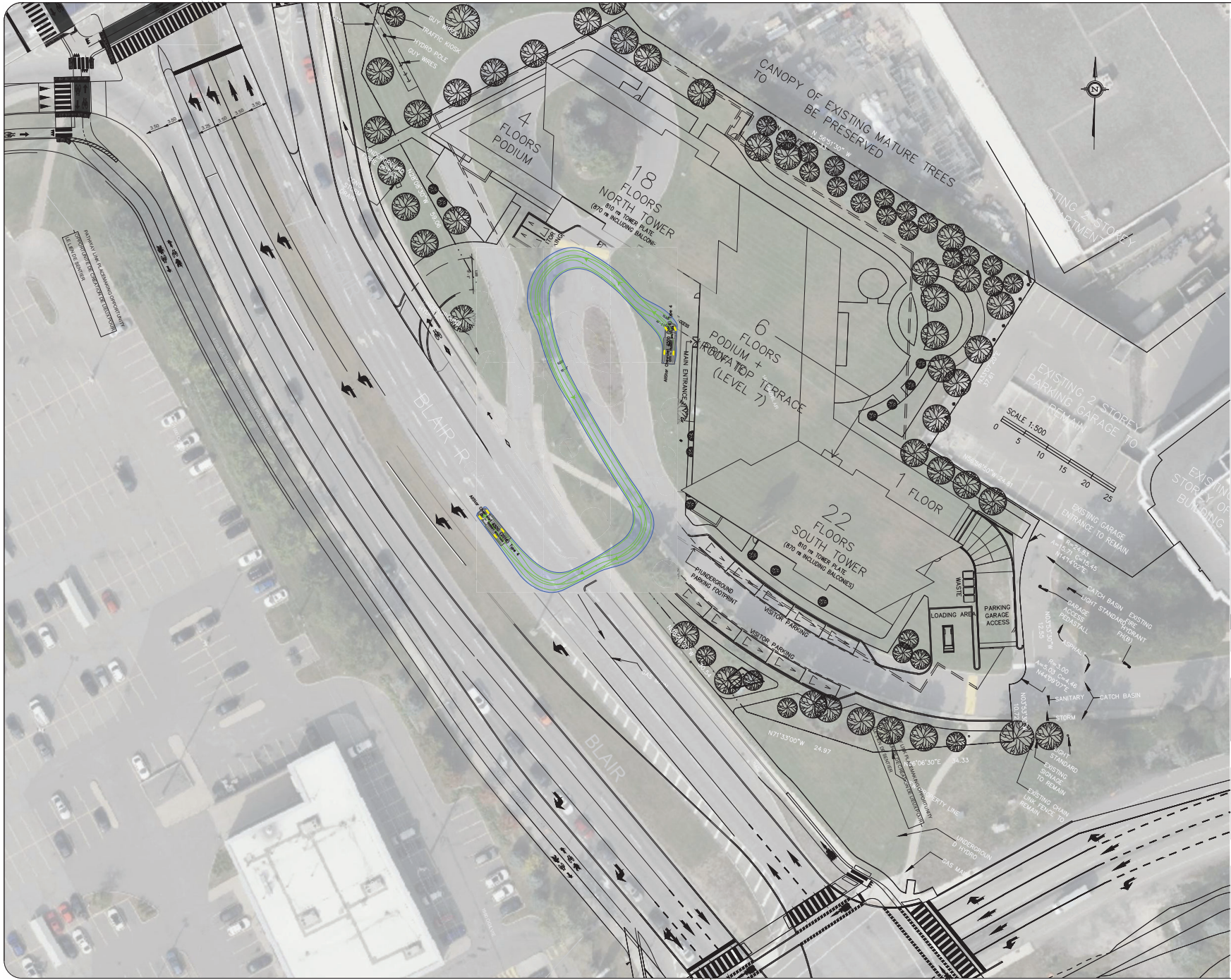
CLIENT: Le Groupe Maurice

ARCHITECT:

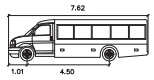
SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition
 Para Transpo Movements (2)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	010	03	



Notes:



AllStar Chevrolet 4500 (2016) Type 4
 meters
 Width : 2.44
 Track : 1.96
 Lock to Lock Time : 6.0
 Steering Angle : 34.2

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CGH Transportation
 6 Plaza Court
 Ottawa, ON
 K2H 7W1
 (343) 999-9117

CLIENT: Le Groupe Maurice

ARCHITECT:

SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition
 Para Transpo Movements (3)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	011	03	

Appendix G

MMLOS Analysis

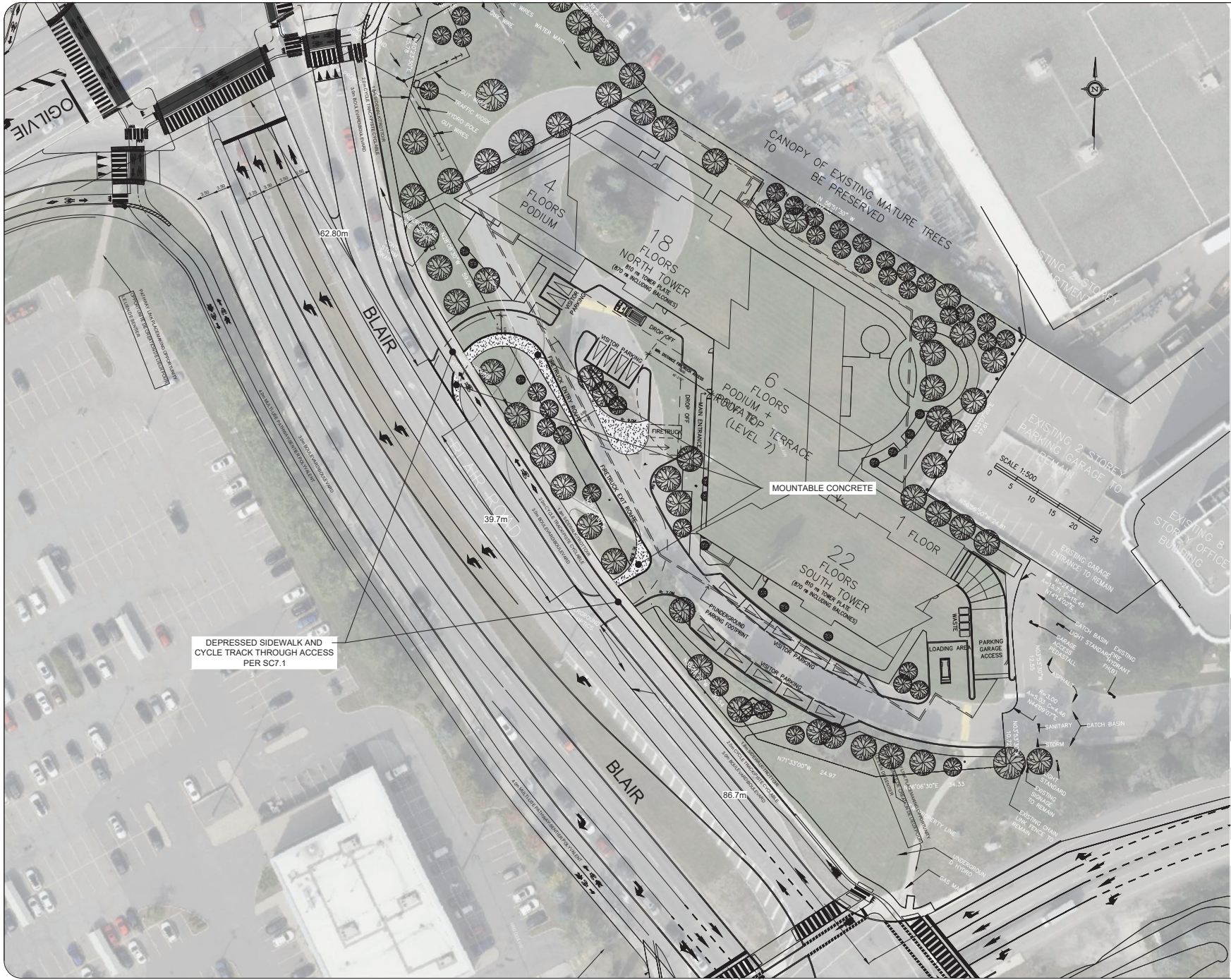
Multi-Modal Level of Service - Segments Form

Consultant	CGH Transportation Inc.	Project	2023-096
Scenario	Existing/Future	Date	2023-11-23
Comments			

SEGMENTS			Blair Rd Existing	Ogilvie Rd Existing/Future	Blair Rd Future
Pedestrian	Sidewalk Width	-	≥ 2 m	≥ 2 m	≥ 2 m
	Boulevard Width		< 0.5	> 2 m	> 2 m
	Avg Daily Curb Lane Traffic Volume		> 3000	> 3000	> 3000
	Operating Speed		> 60 km/h	> 60 km/h	> 60 km/h
	On-Street Parking		no	no	no
	Exposure to Traffic PLoS		F	D	D
	Effective Sidewalk Width				
	Pedestrian Volume				
	Crowding PLoS	-	-	-	
	Level of Service	-	-	-	
Bicycle	Type of Cycling Facility	F	Mixed Traffic	Physically Separated	Physically Separated
	Number of Travel Lanes		≥ 6 lanes total		
	Operating Speed		≥ 60 km/h		
	# of Lanes & Operating Speed LoS		F	-	-
	Bike Lane (+ Parking Lane) Width				
	Bike Lane Width LoS		-	-	-
	Bike Lane Blockages				
	Blockage LoS		-	-	-
	Median Refuge Width (no median = < 1.8 m)		< 1.8 m refuge		
	No. of Lanes at Unsignalized Crossing		≤ 3 lanes		
Sidestreet Operating Speed	≥ 65 km/h				
Unsignalized Crossing - Lowest LoS	E	A	A		
	Level of Service	F	A	A	
Transit	Facility Type	-			
	Friction or Ratio Transit:Posted Speed				
	Level of Service		-	-	-
Truck	Truck Lane Width	A	≤ 3.5 m	> 3.7 m	≤ 3.5 m
	Travel Lanes per Direction		> 1	> 1	> 1
	Level of Service		A	A	A

Appendix H

Site Access Layout – Ultimate Conditions



Notes:

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CGH Transportation
 6 Plaza Court
 Ottawa, ON
 K2H 7W1
 (343) 999-9117

CLIENT: Le Groupe Maurice

ARCHITECT:

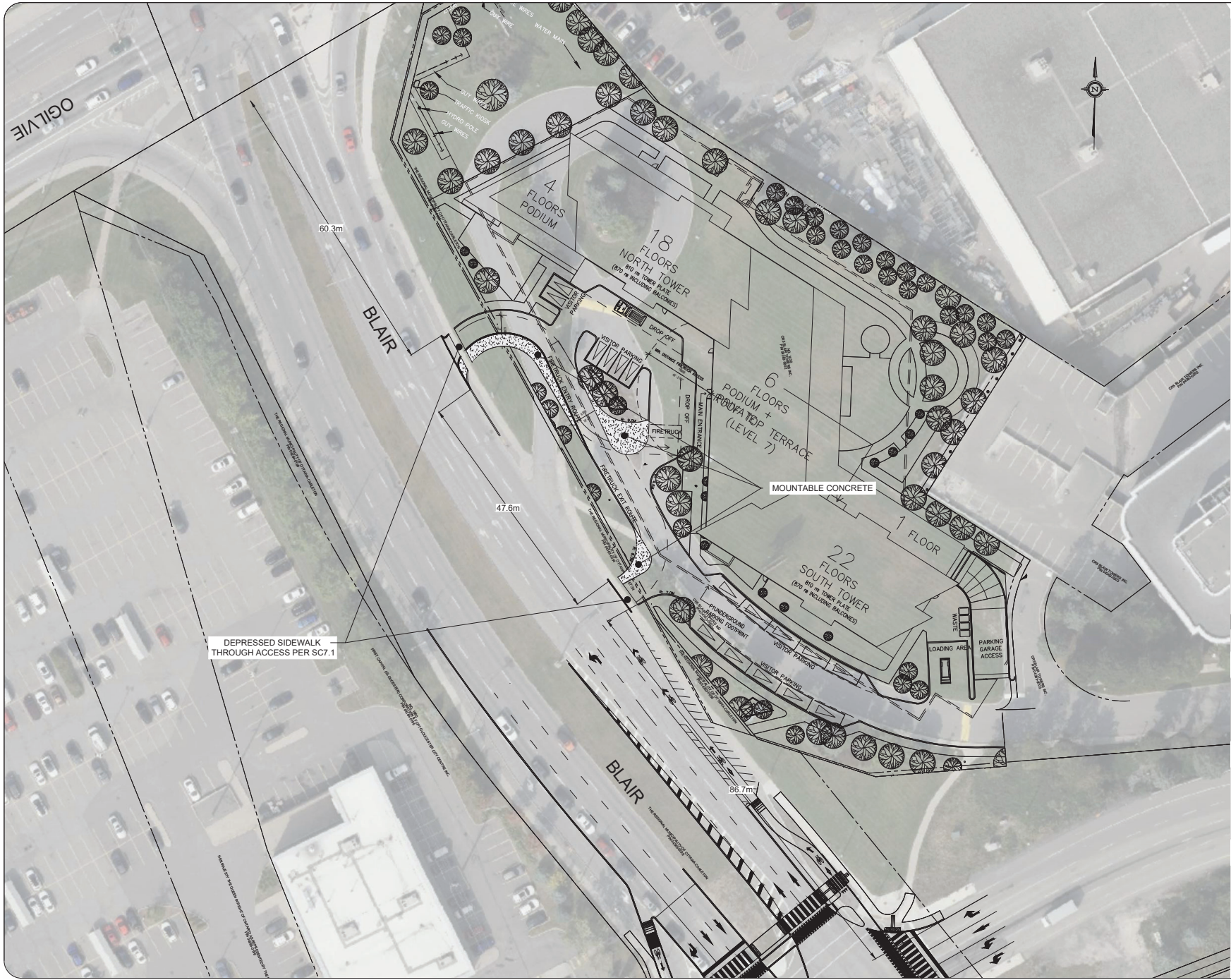
SITE: 1440 Blair Towers Place

TITLE: Ultimate Condition Site Access Sketch

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	002	03	

Appendix I

Site Access – Interim Conditions



Notes:

03	Issued for Review	AN	2024-12-19
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CGH Transportation
 6 Plaza Court
 Ottawa, ON
 K2H 7W1
 (343) 999-9117

CLIENT: Le Groupe Maurice

ARCHITECT:

SITE: 1440 Blair Towers Place

TITLE: Interim Condition Site Access Sketch

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	2024-12-19	AN	JK
PROJECT NO:	DRAWING NO:	REVISION:	
2023-096	001	03	