



Stantec Consulting Ltd.
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4

April 10, 2018
File: 160401419

Attention: Mr. Steve Belan, MCIP, RPP
Planner Suburban Services, Development Review Services
Planning, Infrastructure and Economic Development
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON, K1P 1J1

Dear Steve,

**Reference: SmartCentres Orleans II Development, 2025 Mer Bleue Road, Ottawa, ON
Plan of Subdivision Application – Community Transportation Study Update**

SmartCentres is proceeding with a plan of subdivision application for their proposed development at 2025 Mer Bleue Road in the City of Ottawa. The development site is located at the south-east corner of the intersection of Innes Road and Mer Bleue Road in the Orleans Community.

In January 2017 Stantec prepared a Community Transportation Study (CTS) to support SmartCentres' rezoning application for the subject development. SmartCentres is now proceeding with a plan of subdivision for the same development as assessed within the 2017 CTS.

A Block Plan for the proposed subdivision is attached.

When compared to the previously submitted concept plan from the 2017 CTS, the current plan remains largely the same in terms of the transportation demands generated by the development, however, the internal road network has changed subtly to reflect comments received from the City of Ottawa during the rezoning application.

In the new plan of subdivision, the north-south collector road - which represents Wildflower Drive extension south of Innes Road - will extend to the property line of the development as opposed to ending at the internal east-west road connection to the future Vanguard Drive extension. Aside from this subtle change, the updated plan of subdivision is very similar to the previous plan submitted as part of the rezoning application.

Given the above, and that the original CTS was completed recently (i.e. within 5 years), it can be concluded that the findings of the 2017 CTS remain valid and are appropriate for consideration in the approval of the current subdivision application.




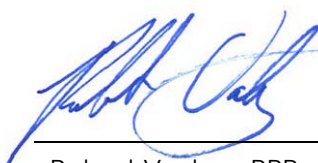
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Based on the transportation evaluation presented in this letter and based on the findings of the 2017 CTS, SmartCentres' proposed plan of subdivision application should be permitted to proceed from a transportation perspective.

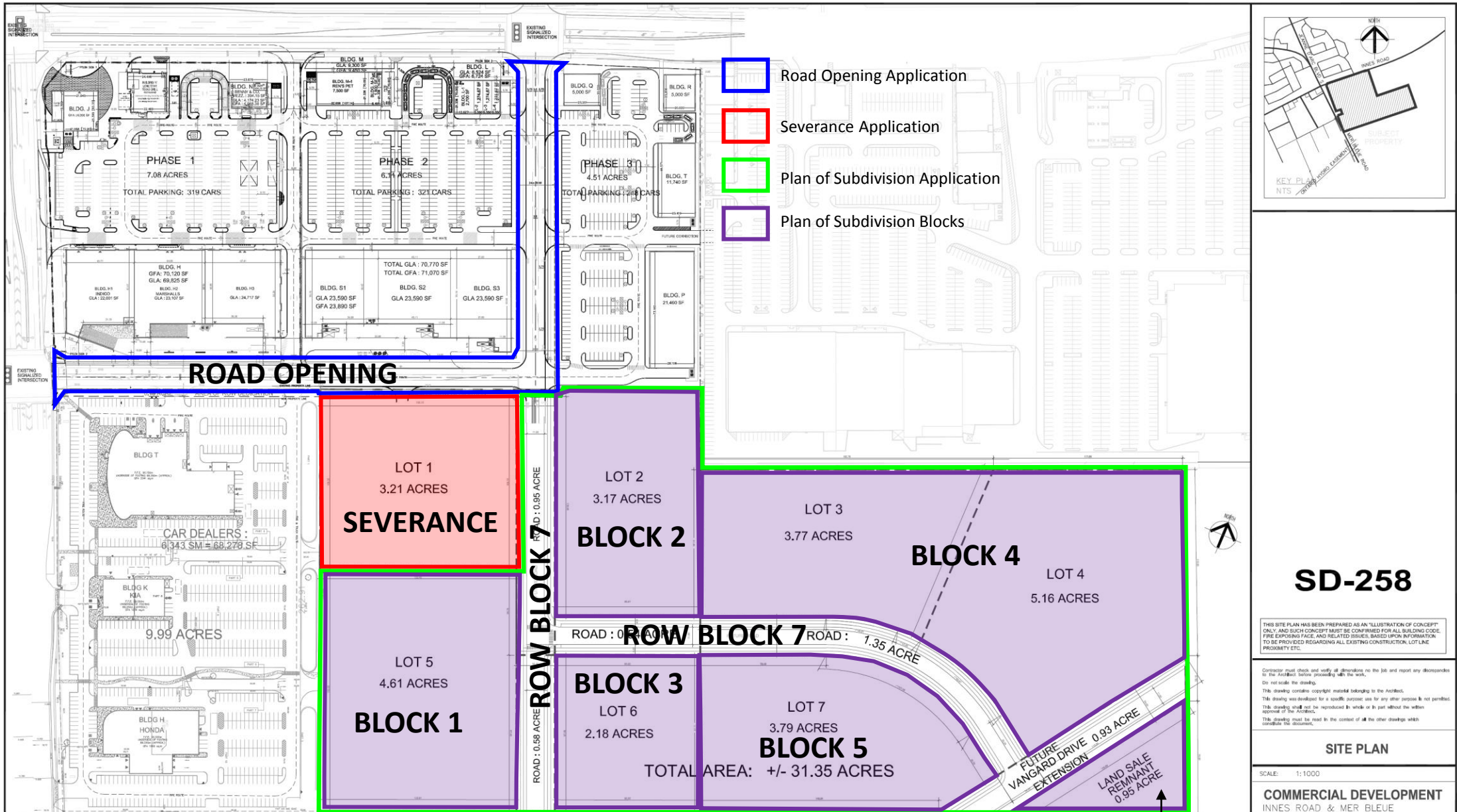
Regards,

STANTEC CONSULTING LTD.



Robert Vastag, RPP
Senior Transportation Planner
Phone: (613) 724-4354
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Attachment: Proposed Block Plan of Subdivision



- Road Opening Application
- Severance Application
- Plan of Subdivision Application
- Plan of Subdivision Blocks



ROAD OPENING

LOT 1
3.21 ACRES
SEVERANCE

LOT 2
3.17 ACRES
BLOCK 2

LOT 3
3.77 ACRES
BLOCK 4

LOT 4
5.16 ACRES

LOT 5
4.61 ACRES
BLOCK 1

LOT 6
2.18 ACRES
BLOCK 3

LOT 7
3.79 ACRES
BLOCK 5
TOTAL AREA: +/- 31.35 ACRES

FUTURE VANGUARD DRIVE EXTENSION
LAND SALE REMNANT 0.95 ACRE

ROW BLOCK 7 ROAD: 0.95 ACRE

ROW BLOCK 7 ROAD: 1.35 ACRE

BLOCK 6

SITE STATISTICS :

TOTAL NET AREA (PHASE 1, 2 & 3) :	17.70 ACRES
TOTAL ROAD AREA :	2.61 ACRES
TOTAL AREA (PHASE 1, 2 & 3) :	20.31 ACRES
TOTAL GFA :	217,847 SF
TOTAL GLA (INCLUDING MEZZ.) :	216,508 SF
TOTAL PARKING PROVIDED :	888 CARS (4.10/1,000 SF)

PHASE 1:			
TOTAL AREA :	7.08 ACRES	TOTAL GFA :	87,403 SF
TOTAL GLA (INCLUDING MEZZ.) :	86,714 SF	TOTAL GLA :	86,714 SF
TOTAL PARKING PROVIDED :	319 CARS (3.68/1,000 SF)		
PHASE 2:			
TOTAL AREA :	6.14 ACRES	TOTAL GFA :	87,244 SF
TOTAL GLA :	86,594 SF	TOTAL GLA :	86,594 SF
TOTAL PARKING PROVIDED :	321 CARS (3.71/1,000 SF)		

PHASE 3:			
TOTAL AREA :	4.51 ACRES	TOTAL GFA :	43,200 SF
TOTAL GLA :	43,200 SF	TOTAL GLA :	43,200 SF
TOTAL PARKING PROVIDED :	248 CARS (5.74/1,000 SF)		

SITE STATISTICS : (INNES S. C. LANDS)

TOTAL AREA :	31.35 ACRES
ROW DEDICATION :	-0.16 ACRE
INTERNAL ROADS :	-3.42 ACRES
VANGUARD EXTENSION LANDS :	-0.93 ACRE
NET AREA :	26.84 ACRES

SD-258

THIS SITE PLAN HAS BEEN PREPARED AS AN "ILLUSTRATION OF CONCEPT" ONLY AND SUCH CONCEPT MUST BE CONFIRMED FOR ALL BUILDING CODE, FIRE EXPOSURE RISK, AND RELATED ISSUES, BASED UPON INFORMATION TO BE PROVIDED REGARDING ALL EXISTING CONSTRUCTION, LOT LINE PROXIMITY ETC.

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.
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This drawing must be read in the context of all the other drawings which constitute the document.

SITE PLAN

SCALE: 1:1000

COMMERCIAL DEVELOPMENT
INNES ROAD & MER BLEUE
ORLEANS, ONTARIO
SmartREIT

PETROFF PARTNERSHIP ARCHITECTS
PETROFF

260 TOWN CENTRE BLVD., SUITE 300 MARKHAM ONTARIO CANADA L3R 9W8 TEL. 905.470.7000 FAX. 905.470.2500		PROJECT No:	06099
DRAWN BY:	JIC	DATE:	JUNE 14, 2006
CHECKED BY:	MF	DATE:	JUNE 14, 2006
DATE:	JUNE 14, 2006	DATE:	JUNE 14, 2006
PROJECT:	NOVEMBER 28, 2017	DATE:	NOVEMBER 28, 2017
		DATE:	NOVEMBER 28, 2017