

Technical Memorandum

To: Josiane Gervais, P.Eng.

Date: 8 March 2024

Copy: James Gerwin, M.Arch, B.Env.Design

Project: 477580-01000

From: Juan Lavin, P. Eng.

**Re: 2829 Dumaaurier Ave TIA Update
 Revised Site Plan (Feb 29, 2024)**

1. Background

A Transportation Impact Assessment (TIA) was prepared by Parsons on behalf of Brigil for a site located at 2829 Dumaaurier Ave. The study was in support of a Zoning By-Law Amendment (ZBLA) and Site Plan Application (SPA), which was submitted on April 14th, 2023, and was subsequently deemed adequate by city staff. Brigil has since updated their Site Plan, with the latest plan received on February 29th, 2024, and provided in **Appendix A**.

2. Approved Versus Revised Site Plan

Table 1 below compares the former approved Site Plan statistics to the latest revised Site Plan.

Table 1: Previously Approved and Revised Site Plan Statistics

Site Plan	# of Storeys	Building Footprint (m ²)	# of Units	Commercial Space (m ²)	Vehicle Parking	Bicycle Parking
Approved (2023-04-14)	40	1,212 m ²	422	300 m ²	174	310
Revised (2024-03-06)	40	1,335 m ²	407	200 m ²	174	314
Net Change	0	+123 m ²	-15	-100 m ²	0	+4

As seen in **Table 1** above, the applicant is reducing the magnitude of their development. The proposed access and ramp are in the same locations and the designs have not changed (e.g. the ramp grades remain the same). The two-way access to the adjacent lot has been maintained and garbage operations are expected to operate the same as described in the truck turning templates that were prepared for the approved TIA (April 2023).

3. Closing

The revised Site Plan by Brigil is proposing very minor changes which would fundamentally yield the same recommendations and conclusions to the approved TIA (April 2023). For this reason, a revised TIA is not recommended, which city staff agreed to. No further analysis from a transportation perspective is required.

Prepared By:

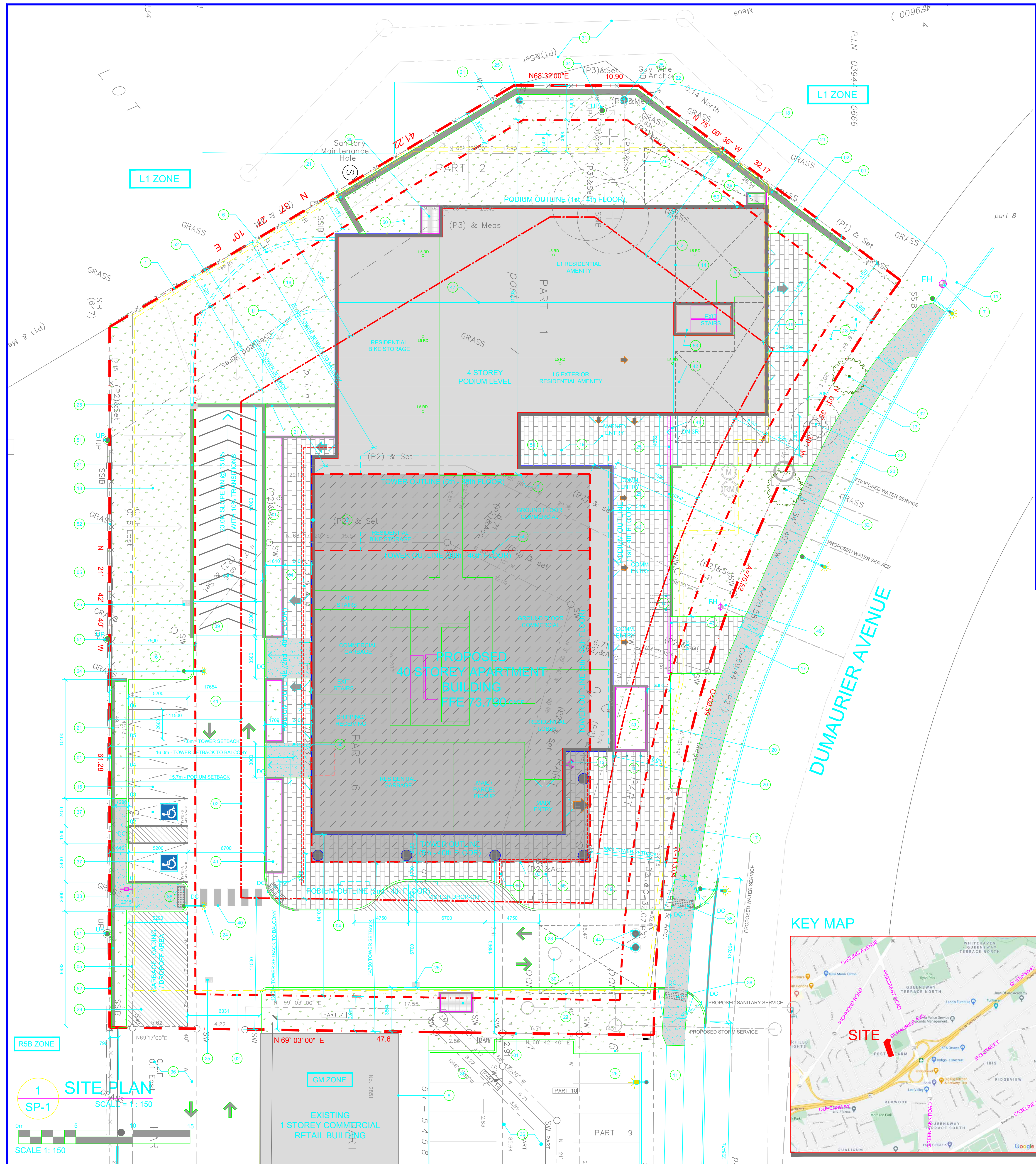


Juan Lavin, P. Eng.

Transportation Engineer



Appendix A: Revised Site Plan



LEGAL DESCRIPTION
 PLAN OF SURVEY OF
 PART OF LOT 20
 CONCESSION 2 (Ottawa Front)
 Township of Nepean
 NOW CITY OF OTTAWA
 PART OF DUMAUER AVENUE
 (As Closed by By-Law 372-78 Int. NS41961)
 AND PART OF THE 1ST RESERVE
 REGISTERED PLAN 479600
 CITY OF OTTAWA
 REGIONAL MUNICIPALITY OF
 OTTAWA-CARLETON
 Prepared by Annis, O'Sullivan, Vollebek Ltd.

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- DRAWING NOTES:**
- ① PROPERTY LINE
 - ② BUILDING / HEIGHT SETBACK LINE
 - ③ OUTLINE OF TOWER
 - ④ LINE OF PODIUM (L2-L4) LEVEL
 - ⑤ LINE OF PARKING GARAGE BELOW
 - ⑥ RAMP TO U/G GARAGE (BELOW GRADE)
 - ⑦ EXISTING FIRE HYDRANT
 - ⑧ EXISTING COMMERCIAL BUILDING
 - ⑨ 2.0m WIDE CONCRETE SIDEWALK C/W DEPRESSED CURBS AT DRIVEWAY ENTRANCE
 - ⑩ BICYCLE RACKS - SEE LANDSCAPE PLAN FOR TYPE
 - ⑪ EXISTING 1.5m WIDE ASPHALT CITY SIDEWALK
 - ⑫ SIAMSESE CONNECTION
 - ⑬ REAR YARD LANDSCAPE SETBACK
 - ⑭ LINE OF U/G HYDRO VAULT
 - ⑮ 2.6 X 5.2m STANDARD PARKING SPACES
 - ⑯ AREA OF TEMPORARY SNOW STORAGE
 - ⑰ NEW 2.0m W. CONCRETE SIDEWALK AS PER CITY STANDARDS C/W DEPRESSED CURB @ DRIVEWAY
 - ⑱ SOFT LANDSCAPING
 - ⑲ HARD LANDSCAPING - PAVERS
 - ⑳ EXISTING CITY BOULEVARD TO BE REINSTATED UPON COMPLETION OF SITE WORK
 - ㉑ CONCRETE RETAINING WALL C/W STONE FACE - SEE CIVIL AND LANDSCAPE
 - ㉒ EXISTING TREE TO BE REMOVED - SEE LANDSCAPE
 - ㉓ LINE OF U/G CISTERN; SEE CIVIL AND MECHANICAL FOR CERTIFICATE
 - ㉔ LIGHT STANDARD - SEE ELECTRICAL LIGHTING
 - ㉕ CATCH BASIN / TRENCH DRAIN - SEE CIVIL
 - ㉖ NEW CURB TO TIE INTO EXISTING - SEE CIVIL
 - ㉗ 180mm W. CONCRETE B/F RAMP - SEE GRADING PLANS
 - ㉘ RAISED COMMERCIAL TERRACE - SEE GRADING AND LANDSCAPE PLANS
 - ㉙ GARBAGE TRUCK LOADING/BACKUP. HATCH INDICATES PAINTED LINES
 - ㉚ EXISTING STM TO BE REMOVED/RELOCATED - SEE CIVIL
 - ㉛ SEE CIVIL DRAWINGS FOR ALL SERVICING WORK BEYOND PROPERTY LINE OF PROPOSED APPLICATION
 - ㉜ RETAINING EXISTING STREET TREE - SEE LANDSCAPE
 - ㉝ GAS PRESSURE RELEASE STATION
 - ㉞ EXISTING HYDRO POLE TO BE REMOVED
 - ㉟ EXHAUST INTAKE FOR PARKING GARAGE
 - ㊱ EXISTING ASPHALT PARKING LOT & ENTRANCE
 - ㊲ B/F PARKING AS PER CITY STANDARD. ONE TYPE 'A' & ONE TYPE 'B' SPACE
 - ㊳ TWSI CROSSING AS PER CITY OF OTTAWA STANDARDS
 - ㊴ HEATED CONCRETE RAMP DOWN TO GARAGE ENTRY
 - ㊵ PAINTED LINES TO INDICATE PEDESTRIAN CROSSING
 - ㊶ RAISED PLANTER - SEE LANDSCAPE
 - ㊷ LINE OF WATER ENTRY ROOM BELOW
 - ㊸ RETAINING WALL - SEE LANDSCAPE AND CIVIL
 - ㊹ CISTERN ACCESS COVERS - SEE CIVIL
 - ㊺ RAISED SETBACK AREA - SEE LANDSCAPE
 - ㊻ LINE OF ELECTRICAL ROOM BELOW
 - ㊼ 5th LEVEL EXTERIOR AMENITY TERRACE WITH 1.8m HT WIND SCREEN
 - ㊽ CONCRETE STEPS
 - ㊾ FIRE HYDRANT
 - ㊿ LINE OF BALCONY ABOVE
 - ① EXISTING UTILITY POLE
 - ② EXISTING CHAIN LINK FENCE TO BE REPLACED AS REQUIRED
 - ③ EXIT STAIR PROJECTION AT L5 EXTERIOR TERRACE

- SITE PLAN SYMBOLS:**
- ① EXTERIOR COMMUNAL LANDSCAPE AREA
 - ② CONCRETE SIDEWALK
 - ③ COMMERCIAL PATIO / CONCRETE PAVERS
 - ④ PAVERS @ TERRACE LEVEL
 - ⑤ TWSI CROSSING AS PER CITY OF OTTAWA STANDARDS
 - ⑥ AREA OF MAIN TOWER ABOVE
 - ⑦ PROPERTY LINE
 - ⑧ BUILDING SETBACK LINE
 - ⑨ 11.5M TOWER SETBACK LINE
 - ⑩ PROPOSED STORM SERVICE
 - ⑪ PROPOSED WATER SERVICE
 - ⑫ PROPOSED SANITARY SERVICE
 - ⑬ FENCE LINE
 - ⑭ BIKE RACK
 - ⑮ FIRE HYDRANT
 - ⑯ VEHICULAR DIRECTION
 - ⑰ EXISTING TREE TO BE REMOVED
 - ⑱ EXISTING TREE TO BE RETAINED
 - ⑲ SIAMSESE CONNECTION
 - ⑳ PRIMARY ENTRANCE / EGRESS DOOR
 - ㉑ SECONDARY DOOR
 - ㉒ GAS METER REGULATOR - SEE CIVIL & MECHANICAL DRAWINGS
- NOTE:** SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

PROJECT INFORMATION

ZONING
 Zoning By-Law 2008-250 GM (B2) F (0.25)

SITE AREA
 4,195.2 sq. m. (45,157 sq. ft.)

BUILDING HEIGHT
 18.0 m.
 FRONT YARD SETBACK 3.0 m.
 INTERIOR YARD SETBACK 0.0 m.
 REAR YARD SETBACK 7.5 m.
 AMENITY SPACE (6.0 m² PER UNIT) 2,532.0 m²

PROJECT STATISTICS

BUILDING HEIGHT 126.0 m
BUILDING HEIGHT - STOREYS 40
AVERAGE MEAN GRADE (GEO. ELEV.) 74.20
FRONT YARD SETBACK 5.9 m
INTERIOR YARD SETBACK 0.0 m
REAR YARD SETBACK 15.7 m

GROSS BUILDING - AREAS
 (PER CITY OF OTTAWA ZONING AREA DEFINITION)

PARKING LEVEL	0.0 sq. m.
EXISTING CITY BOULEVARD TO BE REINSTATED UPON COMPLETION OF SITE WORK	000 sq. ft.
GROUND FLOOR	1335.0 sq. m.
2nd to 4th FLOOR	3 x 1,455.2 sq. ft. 4,365.6 sq. ft.
5th FLOOR	710.7 sq. m.
6th - 38th FLOOR	33 x 7,869 sq. ft. 262,457 sq. ft.
38th - 40th FLOOR	2 x 534.5 sq. ft. 1,069.0 sq. ft.
MECHANICAL LEVEL	0.0 sq. m.
TOTAL AREA	30,933.3 sq. m. 332,970 sq. ft.

UNIT STATISTICS

ONE BEDROOM UNIT	240
TWO BEDROOM UNIT	161
THREE BEDROOM UNIT	6
TOTAL	407

COMMERCIAL
 ONE COMMERCIAL
 TOTAL NFA COMMERCIAL (PER CITY OF OTTAWA DEFINITION) 250.0 sq. m. 2,150 sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	-0.5 PER DWELLING UNIT (AFTER 12 UNITS)	198
VISITOR	-0.1 PER DWELLING UNIT (NO MORE THAN 30 SPACES REQ'D)	30
COMMERCIAL	-5.0 MAX PER 100 m ² GFA (PENDING UNIT USE)	15
TOTAL		243

PROVIDED

RESIDENCE (BELOW GRADE) (0.42/UNIT)	174
VISITOR & COMMERCIAL (BLENDED)	69
ABOVE GRADE (BELOW GRADE)	06
BELOW GRADE	24
TOTAL	204

MAXIMUM PARKING RATE FOR RESIDENTIAL USE: 1.75 PER UNIT (INCLUDING VISITOR) 712

BICYCLE PARKING

REQUIRED

RESIDENTIAL	-0.5 PER UNIT (407 UNITS)	204
COMMERCIAL	-1.5 PER 250 m ² GFA (200 M ²)	2
TOTAL		206

PROVIDED

EXTERIOR	10
INTERIOR	304
TOTAL	314

LOT COVERAGE

PAVED SURFACE =	720.0 sq. m.	17.2%
BUILDING FOOTPRINT =	1,570.0 sq. m.	37.4%
LANDSCAPE OPEN SPACE =	1,905.0 sq. m.	45.4%
TOTAL =	4,195.0 sq. m.	100.0%

REAR PARKING/LANDSCAPE AREA

PAVED SURFACE =	511.0 sq. m.	39.5%
LANDSCAPE OPEN SPACE =	784.0 sq. m.	60.5%
TOTAL =	1,295.0 sq. m.	100.0%

AMENITY SPACE

AT GRADE COMMUNAL EXTERIOR =	1,673.0 sq. m.
GROUND COMMUNAL INTERIOR =	522.0 sq. m.
PRIVATE BALCONIES =	5,242.0 sq. m.
7th FLOOR COMMUNAL INTERIOR =	355.0 sq. m.
7th FLOOR COMMUNAL EXTERIOR =	780.0 sq. m.
ROOF TOP COMMUNAL EXTERIOR =	0.0 sq. m.
TOTAL PRIVATE =	5,242.0 sq. m.
TOTAL COMMUNAL =	3,310.0 sq. m.
TOTAL OVERALL =	8,552.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (407) =	2,442.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,221.0 sq. m.

REFUSE REQUIREMENT (407 UNITS)

GARBAGE (COMPACTED)	-0.053 PER UNIT	22 YARDS
RECYCLING GMP	-0.018 PER UNIT	8 YARDS
RECYCLING FIBER	-0.038 PER UNIT	16 YARDS
ORGANICS	-240L PER 50 UNITS	9

NOTATION SYMBOLS:

- ① INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- ② INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- ③ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- ④ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- ⑤ -DETAIL NUMBER
- ⑥ -DETAIL REFERENCE PAGE
- ⑦ -DETAIL CROSS REFERENCE PAGE

