



**Castleglenn
Consultants**

Engineers, Project Managers & Planners

April 2nd, 2024

Mr. Mike Giampa

Project Manager, Transportation Approvals

City of Ottawa

Planning, Real Estate and Economic Development

110 Laurier Avenue

Ottawa, Ontario K1P 1J1

[Phone: (613) 580-2424/ E-Mail: mike.giampa@ottawa.ca]

**Re: Proposed Residential Apartment Building: 424 Churchill Avenue North
Addendum #1 to Traffic Impact Assessment Final TIA Report originally dated June 8,
2023 (Castleglenn Project 7303)**

This addendum document is intended to supplement the Transportation Impact Assessment (TIA) Final Report for the proposed 424 Churchill Avenue North residential apartment building. The original report is dated June 8, 2023 and has been submitted to the City of Ottawa Transportation Project Manager (Mike Giampa) on the same date. The purpose of this addendum is to address the changes to the site plan after the City of Ottawa planning staff requested to provide for a 5x5 m sight triangle free of any obstructions at the northwest corner of Churchill Avenue North and Byron Avenue intersection.

City of Ottawa staff has requested that the 5x5 triangle at the northwest corner of Byron Avenue and Churchill Avenue North intersection be protected from development, including any below-grade obstructions. This resulted in a change in site layout, including the two parking levels. The following amendments to the contents of the original TIA report dated June 8, 2023 are noted:

Site Plan

The site plan referenced in the original TIA report (dated April 19, 2023), referenced in section 4.1.1 (Exhibit 4-2) and Appendix “C” has now been superseded by new site plans prepared by Open Plan Architects Inc. dated February 23, 2024. The new site plan is provided in Attachment “A” to this letter.

Parking Supply

The parking supply referenced in the section 6.2.1 of the originally submitted report stated that 33 motor vehicle parking stalls are provided by the development. The constraints introduced by removing a 5x5 corner triangle from the building’s underground parking levels resulted in a loss of two parking stalls in the easternmost corner of the parcel.

2460 Lancaster Road, Suite 200, Ottawa, Ontario K1B 4S5

Telephone (613) 731-4052

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An updated Table 6-1 below provides an updated parking provision summary per new site plan, which totals to 31 stalls, representing a decrease of 2 residents' parking stalls – one stall on each parking level. The updated parking provisions (31 stalls) continue to meet the City of Ottawa's Zoning By-law requirement (28 stalls).

Table 6-1: Auto Parking Provisions Summary

<i>Land Use</i>	<i>Development Size</i>	<i>Reduced Development Size</i>	<i>City Parking Requirement Rate</i>	<i>City Parking Requirement</i>	<i>Parking Provisions</i>
					<i>(Underground Stalls)</i>
Residential Dwellings, Mid-high-Rise Apartment - Residents	58 dwelling units	58-12 = 46 dwelling units	0.5 per dwelling unit	23 stalls	26 stalls
Residential Dwellings, Mid-high-Rise Apartment - Visitors			0.1 per dwelling unit	5 stalls	5 stalls
Total				Min: 28 stalls Max: 101 stalls	31 stalls

Turning Movement Templates

The turning movement templates for circulating the parking garage referenced in section 6.1.2 and Appendix “I” of the original TIA report are based on the old site plan dated April 19, 2023. The provided turning movement templates have been reviewed by overlaying the templates with vehicles’ swept paths onto the new site plan dated February 23, 2024.

A review of the overlays provided in Attachment “B” to this letter indicates that the changes between the two site plans are constrained to the southeast corner of the parcel, and do not impact the paths of vehicles navigating the parking garage ramp.

Sign-Off

We trust that this addendum document addresses the most recent changes to the 424 Churchill Avenue North Transportation Impact Assessment submission to the City of Ottawa. The changes to the site plan are minor, and, aside from a reduction in parking provisions, the findings and conclusions of the original TIA document dated June 8, 2023 remain unchanged.

Should you have any comments or concerns regarding this addendum submission, or the original study, please do not hesitate to contact the undersigned.

Your Truly,

Mr. Arthur Gordon B.A. P.Eng
Principal Engineer
Castleglenn Consultants Inc.

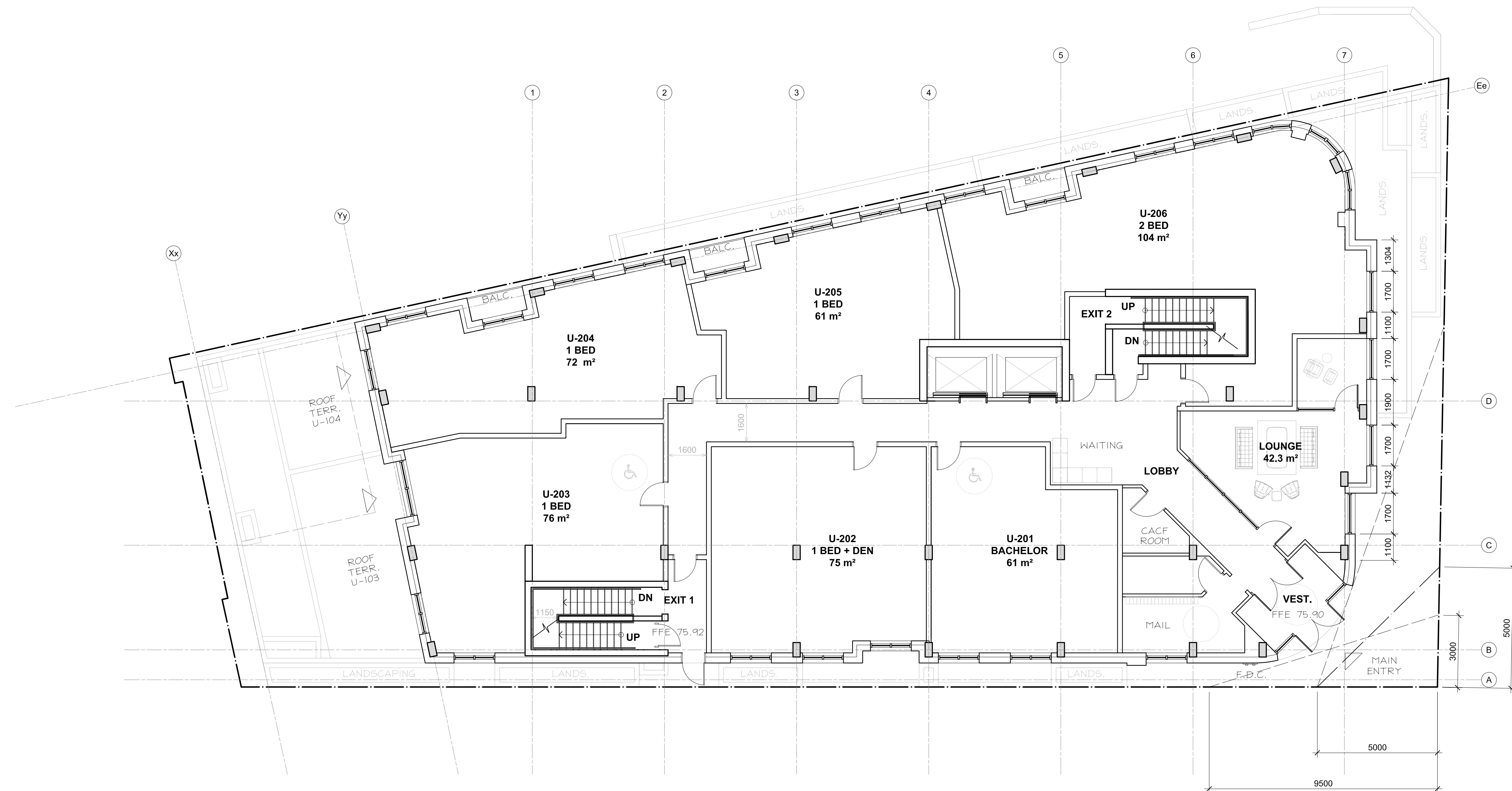
Mr. Andrey Kirillov B.Eng , EIT
Transportation Planner
Castleglenn Consultants Inc.



**Castleglenn
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Engineers, Project Managers & Planners

Attachment "A" – Updated Site Plan [February 23, 2024]



CLIENT / OWNER :
 CHURCHILL PROPERTIES INC.
 5-145 SELECT AVE.
 TORONTO, ON M1V 5M8
 416-292-9920

LANDSCAPE ARCHITECT :
 IBI GROUP
 410 ALBERT STREET, SUITE 101
 WATERLOO, ON N2L 3V3
 519-585-2285

CONSULTING PLANNER :
 FOTENN
 396 COOPER STREET, SUITE 300
 OTTAWA, ON K2P 2H7
 613-730-5709

SURVEYOR :
 ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 14 CONCOURSE GATE, SUITE 500
 OTTAWA, ON K2E 2T56
 613-727-0850

ARCHITECT :
 OPEN PLAN ARCHITECTS INC.
 2305 HILARY AVENUE
 OTTAWA, ON K1H 7J2
 613-883-5090

NOISE, VIBRATION & WIND ENGINEER :
 GRADIENT WIND ENGINEERING
 127 WALGREEN ROAD
 OTTAWA, ON K0A 1L0
 613-836-0934

STRUCTURAL ENGINEER :
 D + M STRUCTURAL
 333 PRESTON STREET, SUITE 110
 OTTAWA, ON K2P 2H7
 613-730-5709

TRANSPORTATION ENGINEER :
 CASTELGLEN CONSULTANTS INC.
 2460 LANCASTER ROAD
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 613-731-4022

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 613-651-9490

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02	ISSUED FOR CITY SITE PLAN COMMENTS	09 JUN 2023
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022
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project

**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

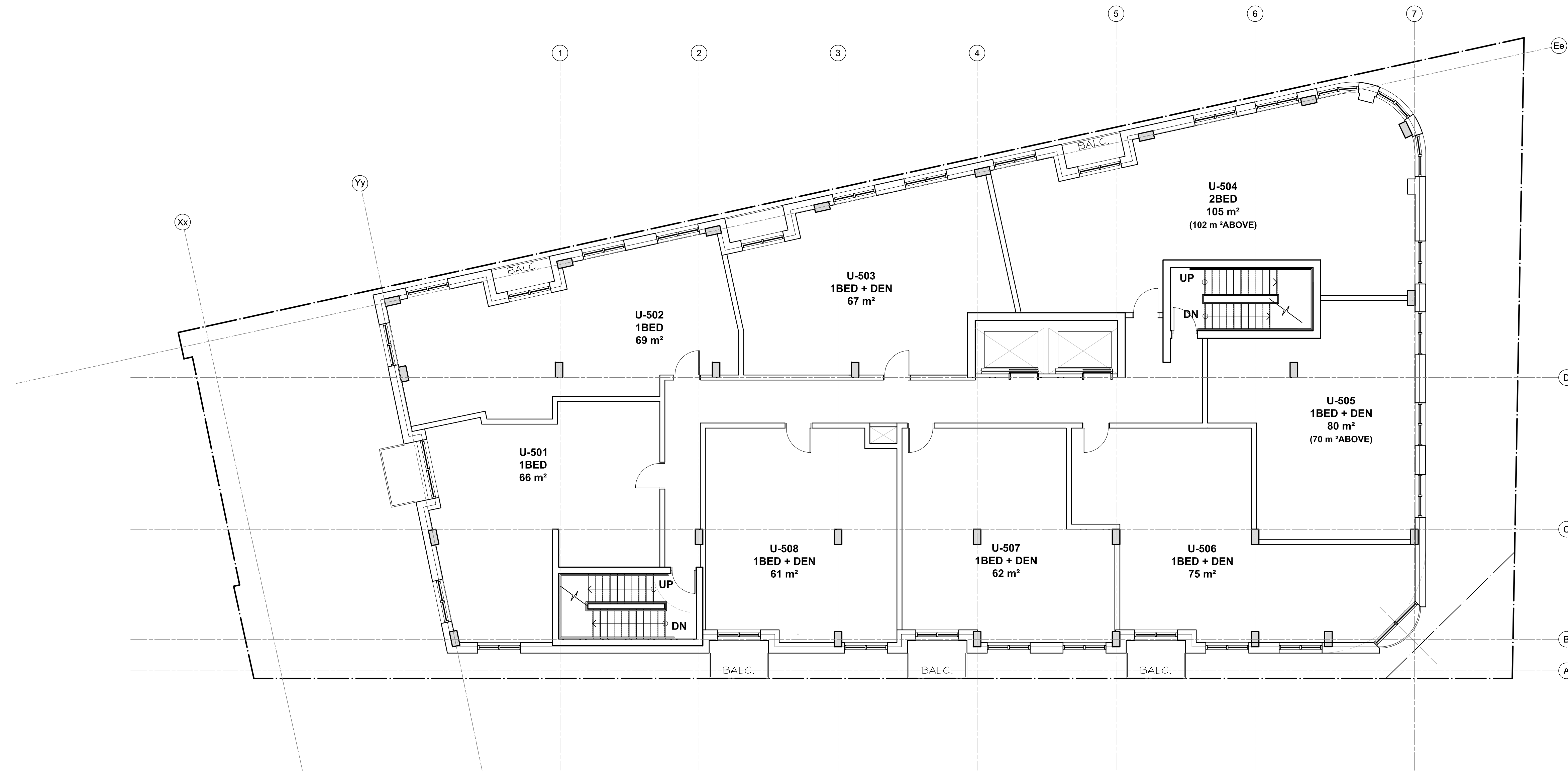
drawing

**FLOOR PLAN
 SECOND LEVEL**
 (FOR PRACTICAL PURPOSES
 CONSIDERED "GROUND LEVEL")

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1 : 100
drawing no.	A100		

A100

D07-12-22-0152



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 416-292-9920

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 613-730-5709

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424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING

drawing

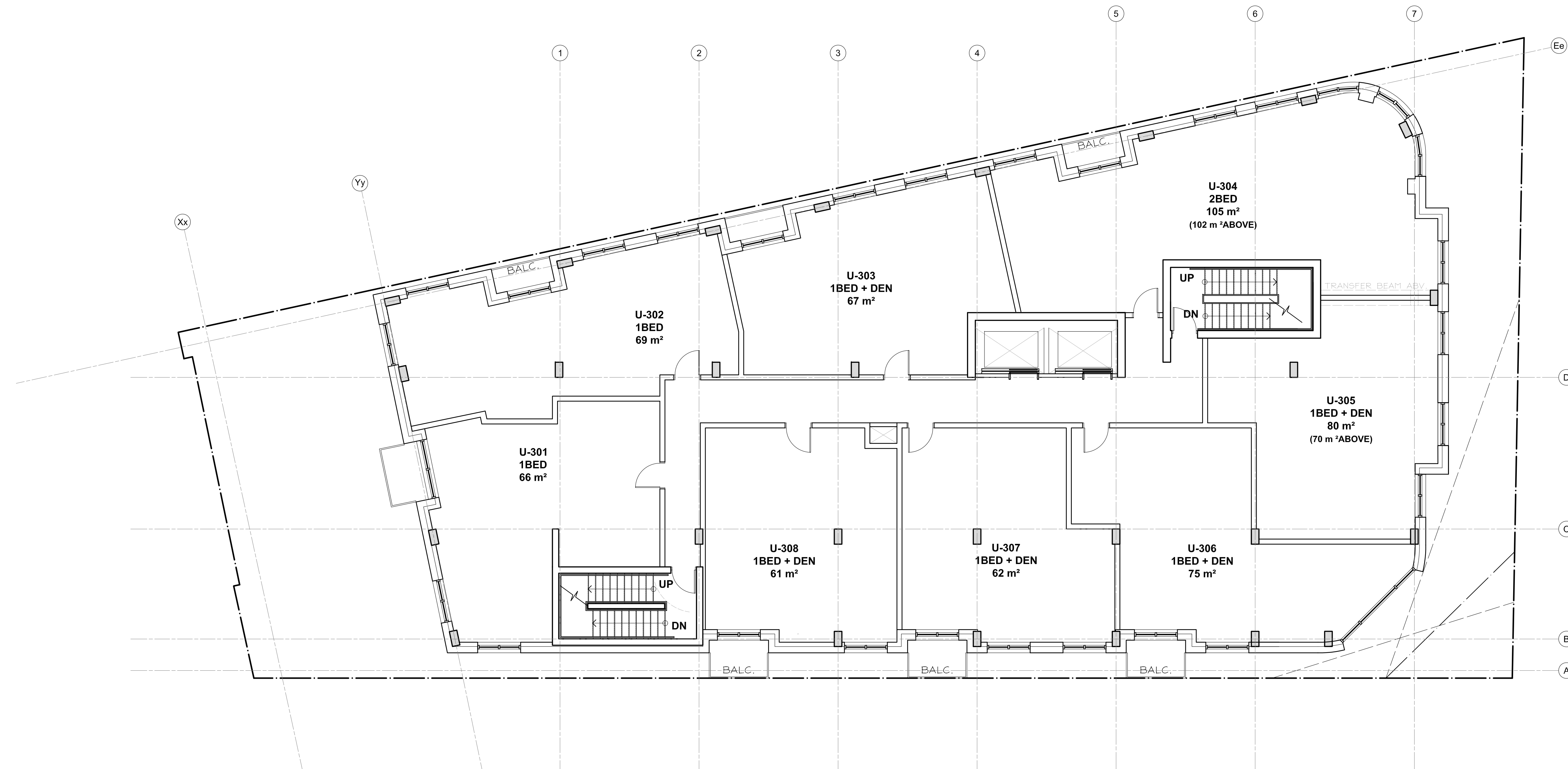
FLOOR PLAN
 TYPICAL LEVEL 4 TO 7

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1 : 100

drawing no.

A101.1

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**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

drawing

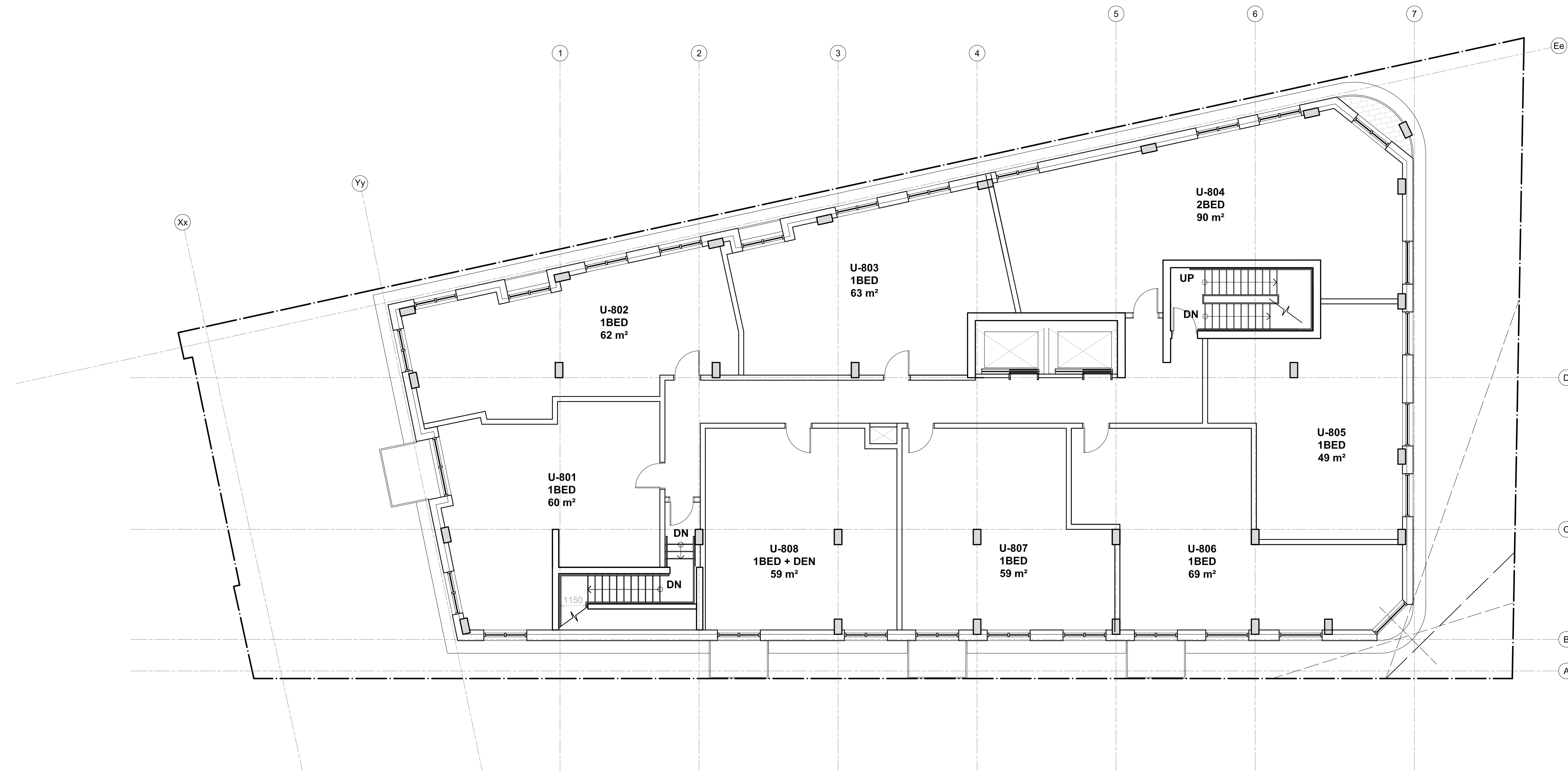
**FLOOR PLAN
 THIRD LEVEL**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1 : 100

drawing no.

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424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING

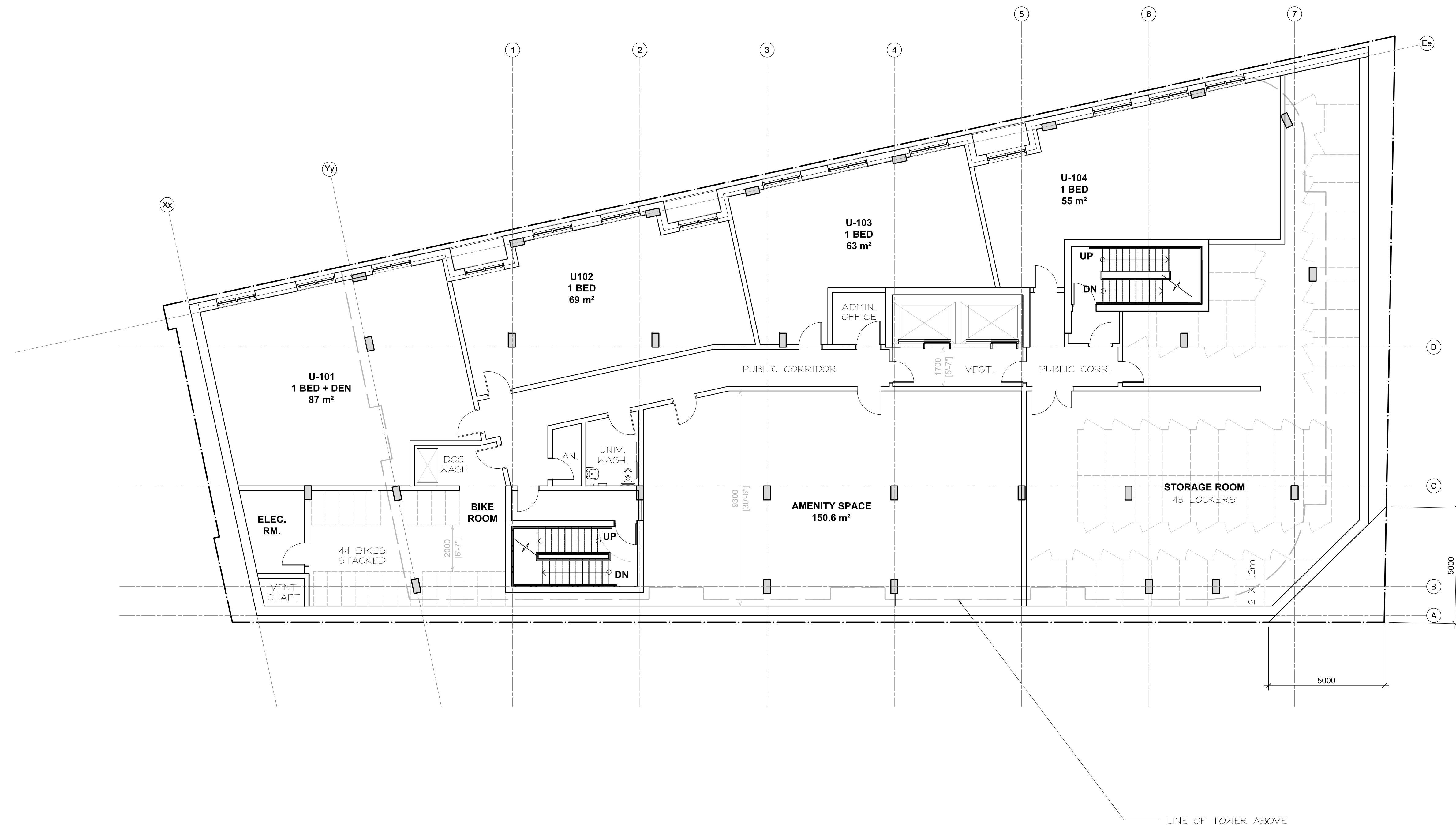
drawing

FLOOR PLAN
 EIGHTH LEVEL

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1 : 100

drawing no.

A102



STACKED BICYCLE RACK DETAILS

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 5-145 SELECT AVE.
 TORONTO, ON M1V 5M8
 416-292-9920

LANDSCAPE ARCHITECT :
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 WATERLOO, ON N2L 3V3
 519-585-2285

CONSULTING PLANNER :
 FOTENN
 396 COOPER STREET, SUITE 300
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 613-730-5709

SURVEYOR :
 ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 14 CONCOURSE GATE, SUITE 500
 OTTAWA, ON K2E 2T56
 613-727-0850

ARCHITECT :
 OPEN PLAN ARCHITECTS INC.
 2305 HILLARY AVENUE
 OTTAWA, ON K1H 7J2
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NOISE, VIBRATION & WIND ENGINEER :
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 OTTAWA, ON K0A 1L0
 613-836-0934

STRUCTURAL ENGINEER :
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 OTTAWA, ON K2P 2H7
 613-730-5709

TRANSPORTATION ENGINEER :
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 2460 LANCASTER ROAD
 OTTAWA, ON K1B 4S5
 613-731-4022

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project

**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

drawing

**FLOOR PLAN
 GROUND LEVEL**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1 : 100

drawing no.

A104

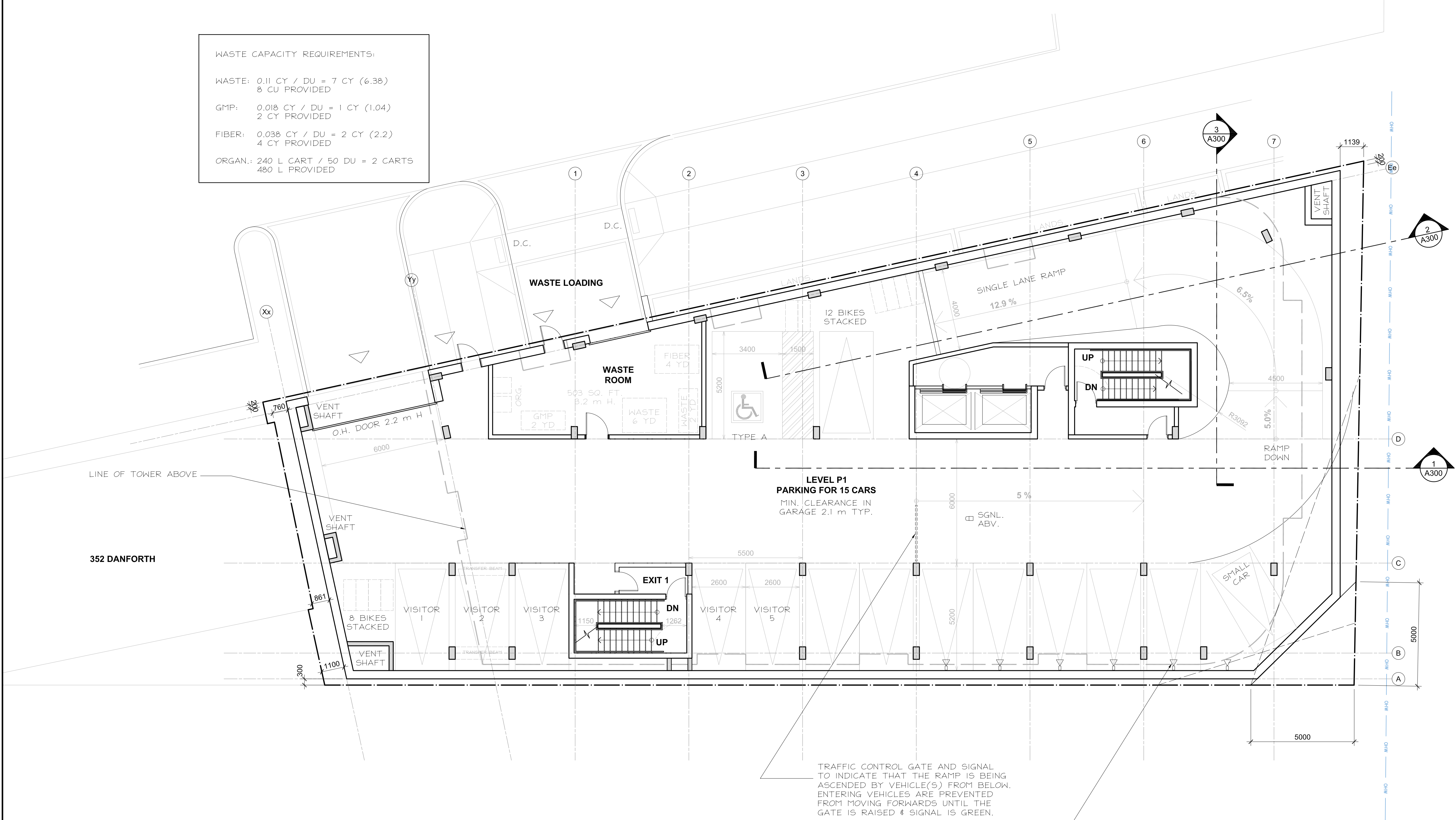
WASTE CAPACITY REQUIREMENTS:

WASTE: 0.11 CY / DU = 7 CY (6.38)
8 CU PROVIDED

GMP: 0.018 CY / DU = 1 CY (1.04)
2 CY PROVIDED

FIBER: 0.038 CY / DU = 2 CY (2.2)
4 CY PROVIDED

ORGAN.: 240 L CART / 50 DU = 2 CARTS
480 L PROVIDED



TRAFFIC CONTROL GATE AND SIGNAL TO INDICATE THAT THE RAMP IS BEING ASCENDED BY VEHICLE(S) FROM BELOW. ENTERING VEHICLES ARE PREVENTED FROM MOVING FORWARDS UNTIL THE GATE IS RAISED & SIGNAL IS GREEN.

SIGNAL ABOVE EACH SPACE IDENTIFYING BY GREEN & RED LIGHT WHETHER IT IS SAFE TO LEAVE THE STALL, TYPICAL

CLIENT / OWNER :
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project

424 CHURCHILL AVENUE N.,
APARTMENT BUILDING

drawing

FLOOR PLAN
PARKING LEVEL P1

drawn	KDB	date	2022-AUG-11
approved	KDB	revision	1
project no.	2109	scale	1:100
drawing no.			

A105

CLIENT / OWNER :
 CHURCHILL PROPERTIES INC.
 5-145 SELECT AVE.
 TORONTO, ON M1V 5M8
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LANDSCAPE ARCHITECT :
 IBI GROUP
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ARCHITECT :
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 OTTAWA, ON K1H 7J2
 613-883-5090

NOISE, VIBRATION & WIND ENGINEER :
 GRADIENT WIND ENGINEERING
 127 WALGREEN ROAD
 OTTAWA, ON K0A 1L0
 613-836-0934

STRUCTURAL ENGINEER :
 D + M STRUCTURAL
 333 PRESTON STREET, SUITE 110
 OTTAWA, ON K2P 2H7
 613-730-5709

TRANSPORTATION ENGINEER :
 CASTELGLEN CONSULTANTS INC.
 2460 LANCASTER ROAD
 OTTAWA, ON K1B 4S5
 613-731-4022

MECHANICAL, ELECTRICAL & CIVIL ENGINEER :
 LRL ENGINEERING
 5430 CANOTEK ROAD
 OTTAWA, ON K1S 5N4
 613-651-9490

rev. / issue	description	date
03	ISSUED FOR CONSULTANT COMMENT	23 FEB 2024
02	ISSUED FOR CITY SITE PLAN COMMENTS	09 JUN 2023
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONSULTANT BEFORE WORK COMMENCES.

ALL WORK IS TO FOLLOW THE OBC 2012 AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

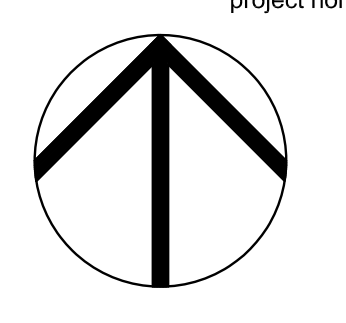
DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS A BUILDING PERMIT IN RESPECT OF THIS PROJECT HAS BEEN GRANTED BY AUTHORITIES AND THEY ARE ISSUED FOR CONSTRUCTION.

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professional stamp

project north



open plan architects inc.

340 gladstone ave. | suite 301 | ottawa | on
 613-883-5090 info@openplan.ca

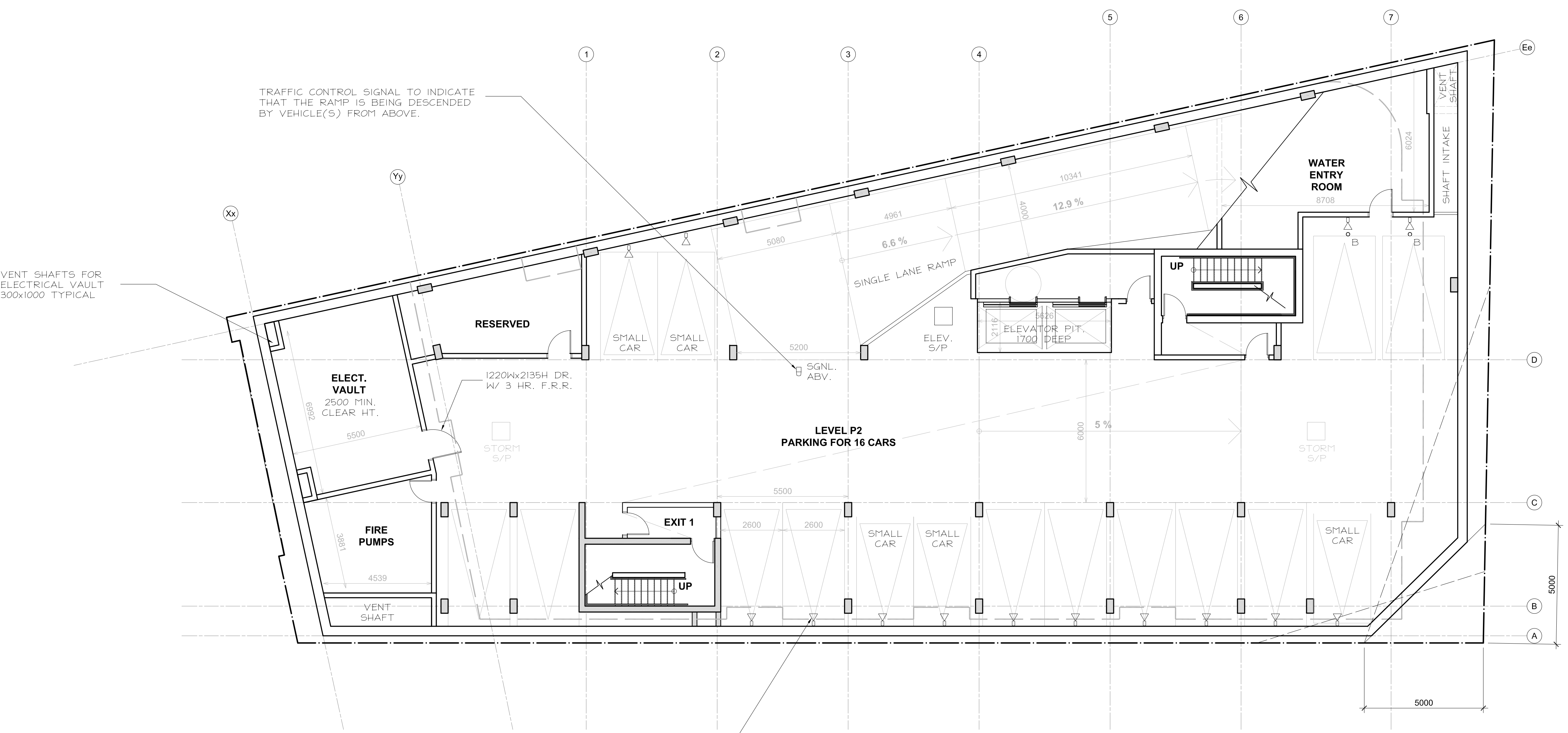
project

**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

drawing

**FLOOR PLAN
 PARKING LEVEL P2**

drawn	KDB	date	2022-AUG-11
approved	KDB	revision	1
project no.	2109	scale	1:200
drawing no.	A106		



TRAFFIC CONTROL SIGNAL TO INDICATE THAT THE RAMP IS BEING DESCENDED BY VEHICLE(S) FROM ABOVE.

VENT SHAFTS FOR ELECTRICAL VAULT 300x1000 TYPICAL

SIGNAL ABOVE EACH SPACE IDENTIFYING BY GREEN & RED LIGHT WHETHER IT IS SAFE TO LEAVE THE STALL, TYPICAL

D07-12-22-0152



**Castleglenn
Consultants**

Engineers, Project Managers & Planners

Attachment “B” – Turning Movement Overlays



Level P1 – Passenger Car Leaving Level P1 and Entering P2

Turning Movement Path is not affected

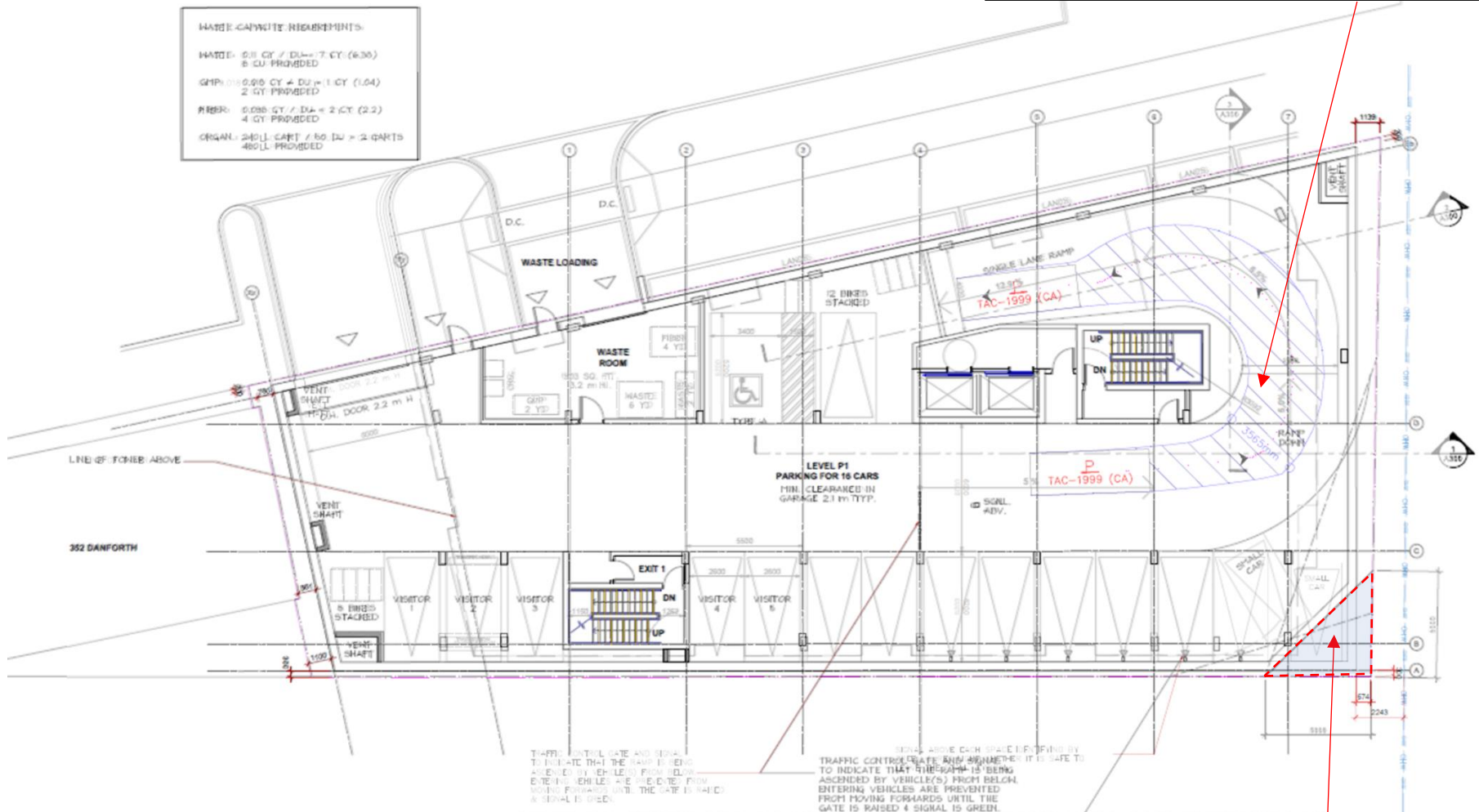
WASTE-GARWASTE REQUIREMENTS:

HAZARDOUS: 0.05 CY / DU = 7 CY (6.00)
 6 DU PROVIDED

GENERIC: 0.05 CY = DU = 1 CY (1.04)
 2 CY PROVIDED

RECYCLED: 0.05 CY / DU = 2 CY (2.2)
 4 CY PROVIDED

ORGANIC: 240 L CART / 50 DU = 2 PARTS
 480 L PROVIDED



LEVEL P1: STANDARD PASSENGER VEHICLE LEAVING P1 AND ENTERING P2

SIGNAL ABOVE EACH SPACE IDENTIFIED BY TRAFFIC CONTROL GATE AND SIGNAL TO INDICATE THAT THE RAMP IS BEING ASCENDED BY VEHICLE(S) FROM BELOW. ENTERING VEHICLES ARE PREVENTED FROM MOVING FORWARD UNTIL THE GATE IS RAISED & SIGNAL IS GREEN.

5x5 triangle to be preserved.

Level P1 – Passenger Car Entering Level P1 from Level P2



WASTE CAPACITY REQUIREMENTS:

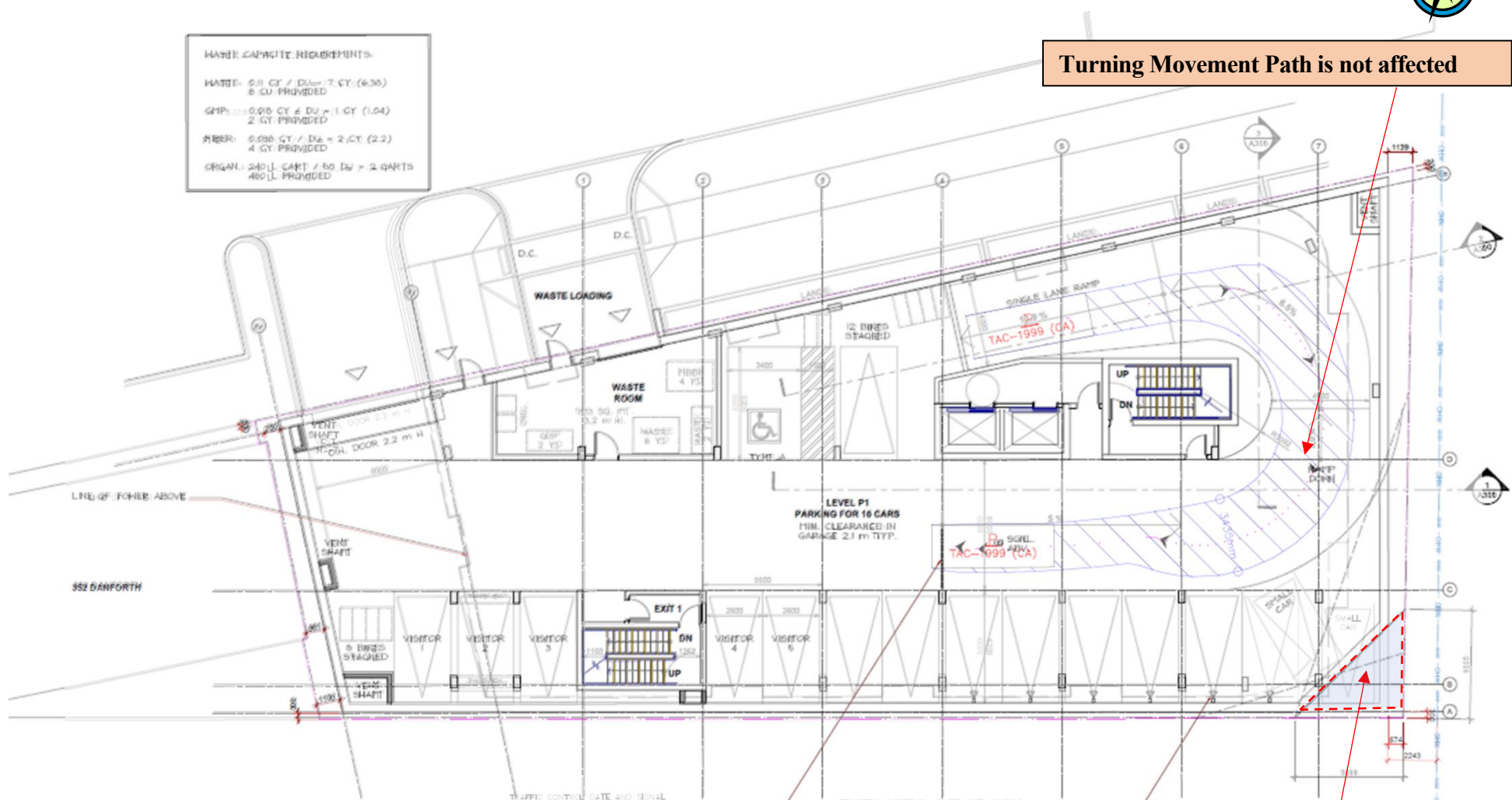
WASTE: 631 CY / DAY = 7 CY (630)
8 CU PROVIDED

GMP: 0.95 CY / DAY = 1 CY (1.04)
2 CU PROVIDED

FIBER: 0.088 CY / DAY = 2 CY (2.2)
4 CU PROVIDED

ORGAN: 240 [L. CART] / DAY = 3 CARTS
480 [L. PROVIDED]

Turning Movement Path is not affected



TRAFFIC CONTROL GATE AND SIGNAL TO INDICATE THAT THE RAMP IS BEING ASCENDED BY VEHICLES FROM BELOW. ENTERING VEHICLES ARE PREVENTED FROM MOVING FORWARD UNTIL THE GATE IS RAISED & SIGNAL IS GREEN.

TRAFFIC CONTROL GATE AND SIGNAL TO INDICATE THAT THE RAMP IS BEING ASCENDED BY VEHICLES FROM BELOW. ENTERING VEHICLES ARE PREVENTED FROM MOVING FORWARD UNTIL THE GATE IS RAISED & SIGNAL IS GREEN.

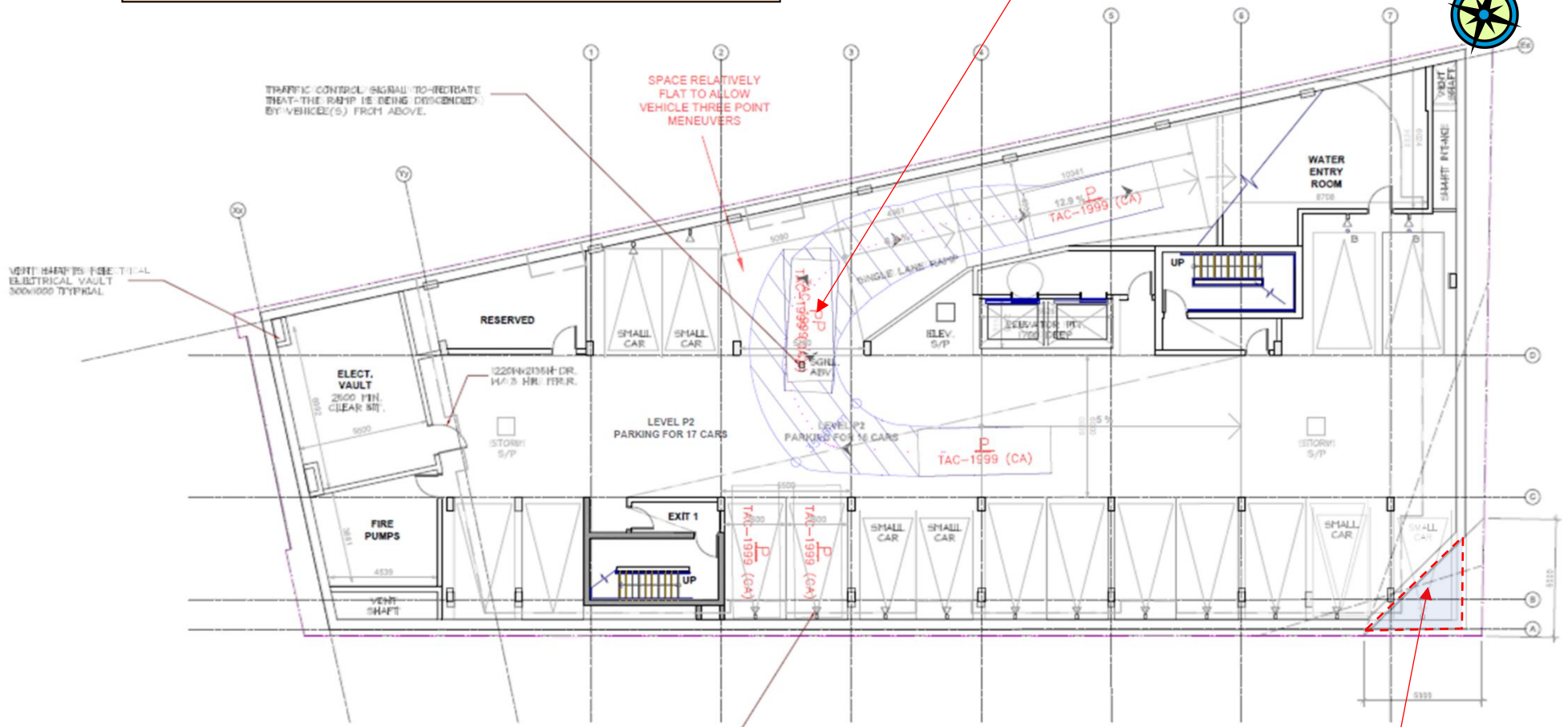
5x5 triangle to be preserved

LEVEL P1: STANDARD PASSENGER VEHICLE LEAVING P1 AND ENTERING P2

SAFE TO LEAVE THE STALL, TYPICAL

Level P2 – Passenger Car Entering Level P2 from Level P1

Turning Movement Path is not affected



TRAFFIC CONTROL SIGNAL TO INDICATE THAT THE RAMP IS BEING OCCUPIED BY VEHICLE(S) FROM ABOVE.

SPACE RELATIVELY FLAT TO ALLOW VEHICLE THREE POINT MANEUVERS

VENT SHAFTS FOR ELECTRICAL VAULT 300x1000 TYPICAL

SIGNAL ABOVE EACH SPACE IDENTIFYING BY GREEN & RED LIGHT WHETHER IT IS SAFE TO LEAVE THE STALL, TYPICAL

5x5 triangle to be preserved