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2 Robinson Avenue/ 320 Lees Avenue Transportation Impact Assessment

Engineering excellence.

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2 Robinson Avenue/320 Lees Avenue
Transportation Impact Assessment

Prepared By:

NOVATECH

Suite 200, 240 Michael Cowpland Drive
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Dated: November 16, 2021

Revised: March 22, 2022

Novatech File: 119171

Ref: R-2020-126

March 22, 2021

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Ministry of Transportation
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**Attention: Mr. Mike Giampa
Sr. Engineer,
Infrastructure Applications**

**Attention: Mr. Stephen Kapusta
Corridor Mgmt Planner
Eastern Region**

Dear Sirs:

**Reference: 2 Robinson Avenue/320 Lees Avenue
Revised Transportation Impact Assessment Report
Novatech File No. 119171**

We are pleased to submit the following revised Transportation Impact Assessment report in support of a Site Plan Control application for Phase 1 of the development at the above address. The structure and format of this report is in accordance with the Ministry of Transportation of Ontario (MTO) Traffic Impact Study Guidelines (February 2021) and the City of Ottawa Transportation Impact Assessment Guidelines (June 2017).

A TIA report was submitted in November 2021 in support of a Site Plan Control application for Phase 1 of the development. This report has been revised to respond to any comments received from the City in February 2022, and to address any changes to the site plan.

A TIA report was submitted in December 2020 and revised in June 2021 in support of Zoning By-law Amendment and Official Plan Amendment applications for the above address. This report will reference the previous TIA report and include a review of the on-site provisions and review any transportation related impacts from the previous submission.

If you have any questions or comments regarding this report, please feel free to contact the undersigned.

Yours truly,

NOVATECH



Rochelle Fortier, B.Eng.
E.I.T | Transportation/Traffic



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.

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Dated at Ottawa this 22 day of March, 2022.
(City)

Name: Jennifer Luong, P.Eng.
(Please Print)

Professional Title: Senior Project Manager, Transportation/Traffic



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

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EXECUTIVE SUMMARY

This Transportation Impact Assessment (TIA) report has been prepared in support of a Site Plan Control application for Phase 1 of the development at 2 Robinson Avenue. A TIA report was submitted in December 2020 and revised in June 2021 in support of Zoning By-law Amendment and Official Plan Amendment applications for the above address.

The site was previously occupied by an industrial building and parking lot. The building was last used as the Iranian culture centre however it has been demolished. Two existing accesses to the site are found on Lees Avenue. The site's easterly access is approximately 85m west of Chapel Crescent and 20m east of Robinson Avenue, while the site's westerly access is approximately 70m west of Robinson Avenue and 80m east of the Highway 417 Westbound Off-Ramp, measured from nearest edge to nearest edge. An eastbound left turn lane is provided at the site's westerly access.

Based on the property parcels shown on GeoOttawa, the subject site consists of four parcels addressed as 2 Robinson Avenue/320 Lees Avenue.

Prior to the approval of the Official Plan Amendment 265 and Zoning By-law 2021-234, the majority of the site was zoned Transit Oriented Development Zoned (TD), with the southern portion (fronting Lees Avenue) zoned at TD2 and the northern portion zoned TD1. The northern extent of the site was zoned as I1A (Minor Institutional Zone). The Zoning By-law Amendment, approved by City Council on October 13, 2021, facilitated the rezoning of the site to TD2, with site-specific exemptions, and Parks and Open Spaces, Subzone A (O1A) to accommodate the parkland space at the corner of Lees Avenue and Chapel Crescent. The proposed development is compliant with the approved TD2 and O1A zoning of the subject site.

The northern portion of the site is proposed to contain a 28-storey building on a six-storey podium while the southern portion of the site (fronting Lees Avenue) is proposed to contain one 28-storey building on a six-storey podium and two 32-storey buildings on a six-storey podium. A total of 1,448 apartment units are proposed, with 381 units in Buildings A, 738 units in Buildings B and C, and 329 units in Building D. Building A will also include 10,821 square feet of commercial space while Buildings B and C will include 13,915 square feet of commercial space.

Access to the site is proposed via two connections to Lees Avenue, with the main access tying in to form the north leg of the Lees Avenue/Robinson Avenue intersection, and the secondary access at the west of the site. A total of 894 vehicular parking spaces and 1,475 bicycle parking spaces are proposed.

The first phase, which includes Building A as well as both accesses to Lees Avenue, is anticipated to be constructed by 2023. Full buildout of the site is anticipated by 2027.

The current concept for the site includes a total of 1,448 apartment units and 24,736 square feet of ground floor commercial. The previous concept from the June 2021 TIA included a total of 1,463 units (377 units in Building A, 735 units in Buildings B and C, and 351 units in Building D) and 29,000 square feet of ground floor commercial space. The revised concept represents a decrease of 4,264 square feet of commercial space and a decrease of 15 apartment units compared to the June 2021 TIA. As the new concept for the site is anticipated to generate approximately the same number of trips as the June 2021 TIA concept, the intersection analysis conducted in the June 2021 TIA is considered valid and no new analysis is required.

The conclusions and recommendations of this TIA can be summarized as follows:

Development Design

- Pedestrian connections will be provided between the main podium entrances and the sidewalk along Lees Avenue. A sidewalk will be provided along the vehicular accesses, linking to an internal pathway system within the site and connecting to the main entrance for residential tower D.
- An east-west pathway is proposed along the north end of the site connecting to Chapel Crescent and the western property limit. This pathway effectively reinstates the existing pathway in this location that is currently fenced off.
- A total of 1,440 bicycle parking spaces will be provided indoors and 35 bicycle parking spaces will be provided outdoors.
- One bicycle repair station and bicycle wash station will be included in each building's main bike room, for a total of four bicycle repair and wash stations. Four car share spaces will be reserved in the surface parking lot.
- Cyclist access to the site will be accommodated through shared use lanes at the two vehicular accesses. The proposed bicycle parking is anticipated to exceed the minimum requirements of the City's Zoning By-law.
- All required TDM-supportive design and infrastructure measures in the TDM checklist are met.

Parking

- Approximately 222 vehicle parking spaces and 386 bicycle parking spaces will be provided for Phase 1 of the development.
- Approximately 894 vehicle parking spaces and 1,475 bicycle parking spaces are anticipated to be provided for the overall development.
- The vehicular and bicycle parking will conform to the requirements of the Zoning By-law.

Boundary Streets

- There is a clear pedestrian desire line between the walkway provided on the north edge of the site and the pathway on the east side of Chapel Crescent. A Roadway Modification Approval (RMA) report will be submitted under separate cover and will include a PXO (Type D) at this location.

Access Intersections

- As the required eastbound left turn lane is unachievable, it is recommended that the eastbound left turn movement at the west access be prohibited.
- Due to the curvilinear alignment of Lees Avenue between the two accesses, the podium for building A limits the ISD. A maximum ISD of 100m looking left to turn right from the west access is available, and a maximum ISD of 110m looking right to turn left is available at the east access.
- To alleviate sight distance concerns at the east access, and to mitigate future delays at this intersection, traffic signalization is recommended at the east access for Phase 1 of the development.
- It is also recommended that right turns out of the west access be prohibited due to insufficient sight lines looking left. To restrict right turns out and left turns into the west access, a traffic island and signage will be provided.

- The City's conceptual cycling improvements shows bike lanes along Lees Avenue transitioning to shared use lanes in advance of the Chapel Crescent and Robinson Avenue back-to-back left turn lanes. As an eastbound left turn lane is required at the site's east access, it is proposed that the shared use lanes be extended further west along the extents of the proposed left turn lane.
- The western access will have a width of 10.5m measured at the property line and does not conform to the requirements of the Private Approach By-law. The width of this access is required to develop traffic islands to restrict the access to right-in left-out operation, and to accommodate an HSU design vehicle.
- The east access will have a width of 10.5m at the property line and does not conform to the requirements of the Private Approach By-law. As this access will be signalized, a waiver to the Private Approach By-law is requested to allow for a wider access to permit two outbound travel lanes.
- A distance of 1.6m is provided between the west access and the adjacent property line. As a baseball diamond is currently provided on the adjacent property west of the site, a new access to the adjacent property in close proximity to the proposed access is not anticipated in the future. As such, a waiver to the Private Approach By-law is requested for the proximity of the west access to the property line.
- The proposed 30m clear throat length at the west access can accommodate four vehicles prior to spilling over onto the roadway. As the traffic entering this access only equates to less than one vehicle every six minutes during the AM and PM peak hours, spillover of queued vehicles onto Lees Avenue is not anticipated.
- The distance between the west access and the northbound right turn movement at the Lees Avenue/Highway 417 Westbound Off-ramp intersection is approximately 60m and does not meet the TAC corner clearance spacing requirement of 70m.

Transportation Demand Management

- The proposed development conforms to the City's TDM initiatives by providing easy access to the local pedestrian, bicycle and transit systems.
- The following measures will be implemented within the proposed development:
 - Designate an internal coordinator, or contract with an external coordinator;
 - Display local area maps with walking/cycling access routes and key destinations at major entrances;
 - Display relevant transit schedules and route maps at entrances;
 - Parking spaces for carshare vehicles will be reserved;
 - Unbundle parking from monthly rent; and
 - Provide multimodal travel option information package to new residents.

Transit

- The proposed development is not anticipated to have a significant impact on the existing operations of OC Transpo Route 16 and 56.
- The additional trips generated by the development are not anticipated to result in increased service for Route 55 at stop #6803 and #6806.
- No capacity deficiencies are anticipated for Line 1 at Lees Station.

1.0 INTRODUCTION

A Transportation Impact Assessment (TIA) report was submitted in December 2020 and revised in June 2021 in support of Zoning By-law Amendment and Official Plan Amendment applications at 2 Robinson Avenue. This TIA report has been prepared in support of a Site Plan Control application for Phase 1 of the development at 2 Robinson Avenue/320 Lees Avenue.

The subject site is surrounded by the following:

- Residential dwellings to the north;
- Chapel Crescent to the east;
- Lees Avenue to the south; and
- An arena and sports field to the west.

The location and surrounding context are shown in **Figure 1**.

Figure 1: View of the Subject Site



The site was previously occupied by an industrial building and parking lot. The building was last used as the Iranian culture centre however it has been demolished. Two existing accesses to the site are found on Lees Avenue. The site's easterly access is approximately 85m west of Chapel Crescent and 20m east of Robinson Avenue, while the site's westerly access is approximately 70m west of Robinson Avenue and 80m east of the Highway 417 Westbound Off-Ramp, measured from nearest edge to nearest edge. An eastbound left turn lane is provided at the site's westerly access.

2.0 PROPOSED DEVELOPMENT

Based on the property parcels shown on GeoOttawa, the subject site consists of four parcels addressed as 2 Robinson Avenue/320 Lees Avenue.

Prior to the approval of the Official Plan Amendment 265 and Zoning By-law 2021-234, the majority of the site was zoned Transit Oriented Development Zoned (TD), with the southern portion (fronting Lees Avenue) zoned at TD2 and the northern portion zoned TD1. The northern extent of the site was zoned as I1A (Minor Institutional Zone). The Zoning By-law Amendment, approved by City Council on October 13, 2021, facilitated the rezoning of the site to TD2, with site-specific exemptions, and Parks and Open Spaces, Subzone A (O1A) to accommodate the parkland space at the corner of Lees Avenue and Chapel Crescent. The proposed development is compliant with the approved TD2 and O1A zoning of the subject site.

The northern portion of the site is proposed to contain a 28-storey building on a six-storey podium while the southern portion of the site (fronting Lees Avenue) is proposed to contain one 28-storey building on a six-storey podium and two 32-storey buildings on a six-storey podium. A total of 1,448 apartment units are proposed, with 381 units in Buildings A, 738 units in Buildings B and C, and 329 units in Building D. Building A will also include 10,821 square feet of commercial space while Buildings B and C will include 13,915 square feet of commercial space.

Access to the site is proposed via two connections to Lees Avenue, with the main access tying in to form the north leg of the Lees Avenue/Robinson Avenue intersection, and the secondary access at the west of the site. A total of 894 vehicular parking spaces and 1,475 bicycle parking spaces are proposed.

The first phase, which includes Building A as well as both accesses to Lees Avenue, is anticipated to be constructed by 2023. Full buildout of the site is anticipated by 2027.

A copy of the site plan is included in **Appendix A**.

3.0 SCREENING

3.1 Screening Form

The City's 2017 TIA Guidelines identify three triggers for completing a TIA report, including trip generation, location, and safety. The criteria for each trigger are outlined in the City's TIA Screening Form. The trigger results are as follows:

- Trip Generation Trigger – The development is anticipated to generate over 60 peak hour person trips; further assessment is required based on this trigger.

- Location Trigger – The development is located in a Transit-Oriented Development (TOD) Zone (Lees Station) and a Design Priority Area (Lees Avenue Mixed Use Centre); further assessment is required based on this trigger.
- Safety Trigger – A proposed driveway is located within the area of influence of a traffic signal (within 150m of Lees Avenue/Highway 417 Westbound Off-Ramp) further assessment is required based on this trigger.

The proposed development satisfies all three triggers for completing a TIA. A copy of the TIA screening form is included in **Appendix B**.

4.0 SCOPING

4.1 Existing Conditions

This section provides a review of existing conditions in the vicinity of the subject site including: roadways, intersections, driveways, pedestrian and cycling facilities, transit, area traffic management measures, traffic volumes, and collision records.

4.1.1 Roadways

The roadway network of the greater area surrounding the subject site is illustrated in **Figure 2**.

Highway 417 falls under the jurisdiction of the Ministry of Transportation of Ontario (MTO). All other study area roadways fall under the jurisdiction of the City of Ottawa.

Highway 417 is an east-west divided freeway with a posted speed limit of 100km/h. Within the vicinity of the subject site, three lanes are provided in each direction.

Lees Avenue is an arterial roadway with a two-lane undivided cross-section, and is classified as a truck route, allowing full loads. The roadway has a posted speed limit of 50km/h in the vicinity of the subject site, and generally runs on an east-west alignment between Main Street and King Edward Avenue, looping over Highway 417. The City of Ottawa's Official Plan identifies a right-of-way (ROW) protection on Lees Avenue of 23m between Main Street and Robinson Avenue, and 26m between Robinson Avenue and Mann Avenue. It is anticipated that no widening will be required as part of this development. For the purpose of this report, Lees Avenue will be identified as east-west from Mann Avenue to Chapel Crescent, and north-south at the intersection with UOttawa/Lees Campus.

Robinson Avenue is a local roadway with a two-lane undivided cross-section and is not classified as a truck route. The roadway has an unposted speed limit of 50km/h under the Highway Traffic Act, and generally runs on an east-west alignment between Lees Avenue and Hurdman Road.

Chapel Crescent is a north-south roadway that is classified as a local road from Lees Avenue to Mann Avenue and continues as Chapel Street north of Mann Avenue, where it is classified as a collector roadway. Between the two intersections with Wiggins Private, Chapel Crescent is open to transit and non-auto modes only. The roadway has a posted speed limit of 40km/h and an undivided two-lane urban cross section.

Figure 2: Roadway Network



Mann Avenue is a collector roadway with a two-lane undivided cross-section and a posted speed limit of 40km/h. Bulb-outs and speed humps are provided along Mann Avenue. Street parking is permitted on both sides of the roadway. Mann Avenue is not classified as a truck route.

King Edward Avenue is a north-south arterial roadway that runs from the MacDonald-Cartier Bridge to Mann Avenue. Within the vicinity of the subject site, it has an undivided two-lane cross-section, with a posted speed limit of 40km/h and street parking on the east side of the roadway. King Edward Avenue is not classified as a truck route within the vicinity of the subject site.

Greenfield Avenue is a two-lane arterial roadway with a regulatory speed of 50km/h. The road has a divided cross-section with no parking permitted north of Concord Street and is undivided with parking permitted on both sides south of Concord Street. Greenfield Avenue is classified as a truck route, allowing full loads.

The access roadway to the UOttawa Lees Campus has a posted speed limit of 30km/h and a two-lane undivided urban cross section.

4.1.2 Intersections

Lees Avenue/King Edward Avenue/Mann Avenue/Greenfield Avenue

- Signalized intersection
- Eastbound/Westbound: one left turn lane, one shared through/right turn lane
- Southbound: one left turn lane, one through lane, one stop controlled right turn channel
- Northbound: one left turn lane, one through lane, one yield right turn channel
- Standard crosswalks on all approaches



Lees Avenue/417 Westbound Off-Ramp

- Signalized intersection
- Eastbound/Westbound: one through lane
- Northbound: one left turn lane, one channelized right turn lane
- No pedestrian crossing
- Previously, this intersection had a fourth southerly leg as the transitway was tied in. With the conversion of the transitway to LRT tracks, this driveway has since been closed and an LRT maintenance access is included along Lees Avenue west of the 417 Westbound Off-Ramp intersection (pictured here under construction).



Lees Avenue/Robinson Avenue

- Unsignalized intersection, with stop control on Robinson Avenue and free flow on Lees Avenue
- Northbound: one shared left/right turn lane
- Eastbound: one shared through/right turn lane
- Westbound: one left turn lane, one through lane
- No pedestrian crossing



Lees Avenue/Chapel Crescent

- Unsignalized intersection, with stop control on Chapel Crescent and free flow on Lees Avenue
- Southbound: one shared left/right turn lane
- Eastbound: one left turn lane, one through lane
- Westbound: one shared through/right turn lane
- Standard pedestrian crossing on the north approach



Lees Avenue/UOttawa Lees Campus

- Signalized intersection
- Eastbound/Westbound: one left turn lane, one shared through/right turn lane
- Northbound/Southbound: one shared all movement lane
- Bike lanes are provided on the east, west, and south legs
- Standard pedestrian crossing on all approaches



4.1.3 Driveways

In accordance with the City's 2017 TIA guidelines, a review of adjacent driveways along the boundary roads (within 200m of the subject site) is provided as follows:

- A maintenance access to the light rail track is provided just west of the Lees Avenue/Highway 417 Westbound Off-Ramp intersection. Previously this was an access to/from the Transitway and formed an extra leg at the intersection, however it has since been relocated to the west of the intersection.
- A lay-by is provided to the building at 721 Chapel Crescent (north of the Chapel Crescent/Wiggins Private intersection).

No other driveways are located within 200m of the subject site.

4.1.4 Pedestrian and Cycling Facilities

The existing pedestrian and cycling infrastructure provided in the greater area surrounding the subject site is illustrated in **Figure 3**. The City's Ultimate Cycling Network within the vicinity of the subject site is shown in **Figure 4**.

The City of Ottawa's 2013 Cycling Plan identifies Chapel Crescent, Robinson Avenue east of Hurdman Road and Lees Avenue between Robinson Avenue and the UOttawa Lees Campus as Local Routes in the Ultimate Cycling Network. Lees Avenue south of the UOttawa Lees Campus is identified as a Spine Cycling Route, and Robinson Avenue between Hurdman Road and Lees Avenue is identified as a Major Pathway.

Within the vicinity of the subject site, bike lanes are provided on Lees Avenue, eastbound/northbound from Main Street to 80m east of Chapel Crescent, and westbound/southbound from 110m east of Chapel Crescent to the Highway 417 eastbound on-ramp. A multi-use pathway (MUP) is provided along the north side of Lees Avenue, from Hurdman Road to Chapel Crescent, and is planned to continue north of the subject site, linking Chapel Crescent with the arena to the west and Mann Avenue. A MUP is also provided along the east side of the LRT tracks, north of Lees Avenue and along both sides south of Lees Avenue. A MUP pathway is provided along the west side of the Rideau River, which crosses below Highway 417 and connects Robinson Avenue with the UOttawa Lees Campus. A MUP crossing for the Rideau River is provided at the UOttawa Lees Campus.

A pedestrian crossover is provided on Lees Avenue, approximately 70m east of Chapel Crescent.

Sidewalks are provided along both sides of King Edward Avenue, Mann Avenue, Greenfield Avenue, Chapel Crescent, and the access to the UOttawa Lees Campus. A sidewalk is provided on Robinson Avenue, east of Hurdman Avenue. A sidewalk is provided along the east/south side of Lees Avenue for its extent, and a sidewalk is provided on the west side, north of the 417 Westbound Off-Ramp and south of the Highway 417 underpass. A sidewalk is provided on the north side of Lees Avenue between Main Street and the Lees Avenue/Highway 417 underpass.

Figure 3: Existing Pedestrian and Cycling Infrastructure

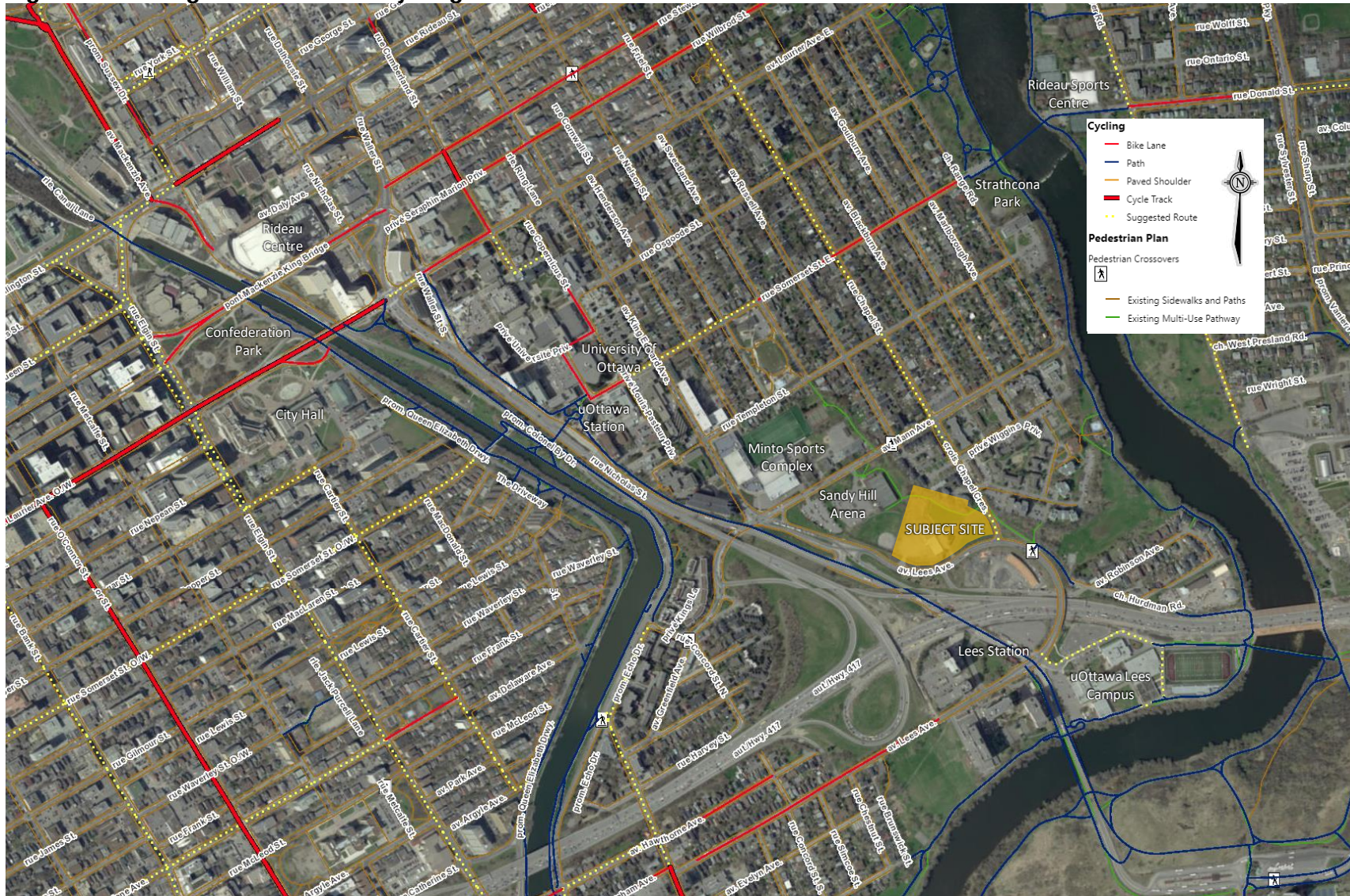
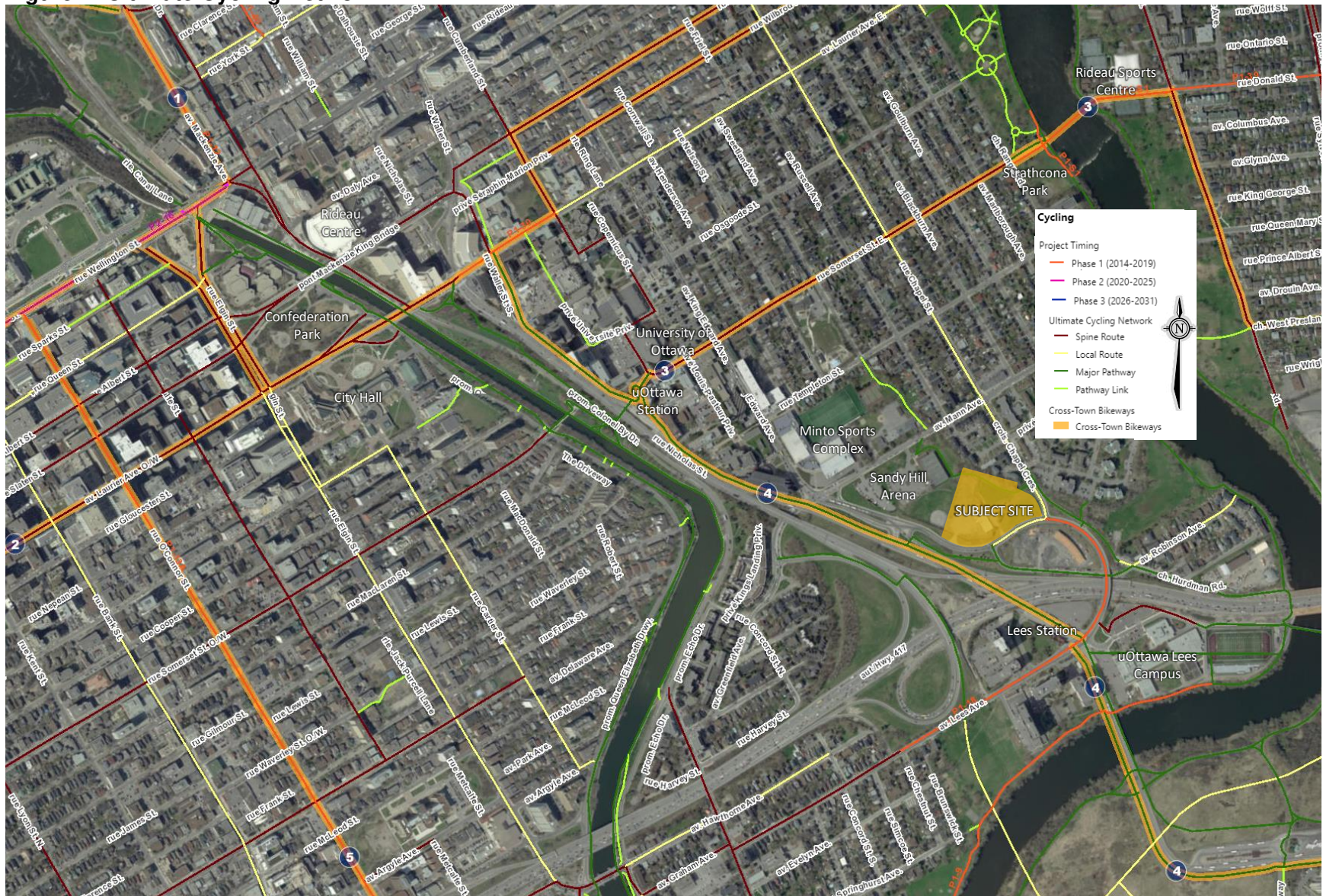


Figure 4: Ultimate Cycling Network



4.1.5 Transit

The nearest transit stops to the subject site are located at the PXO crossing on Lees Avenue (approximately 70m east of Chapel Crescent). Additionally, Lees LRT station is located at approximately 450m walking distance from the proposed site. An aerial depicting the nearest transit stops can be found in **Figure 5**. The location of the nearest OC Transpo transit stops, and the route(s) serviced at each stop is summarized in **Table 1**. OC Transpo Route information is included in **Appendix C**.

Figure 5: OC Transpo Transit Stops

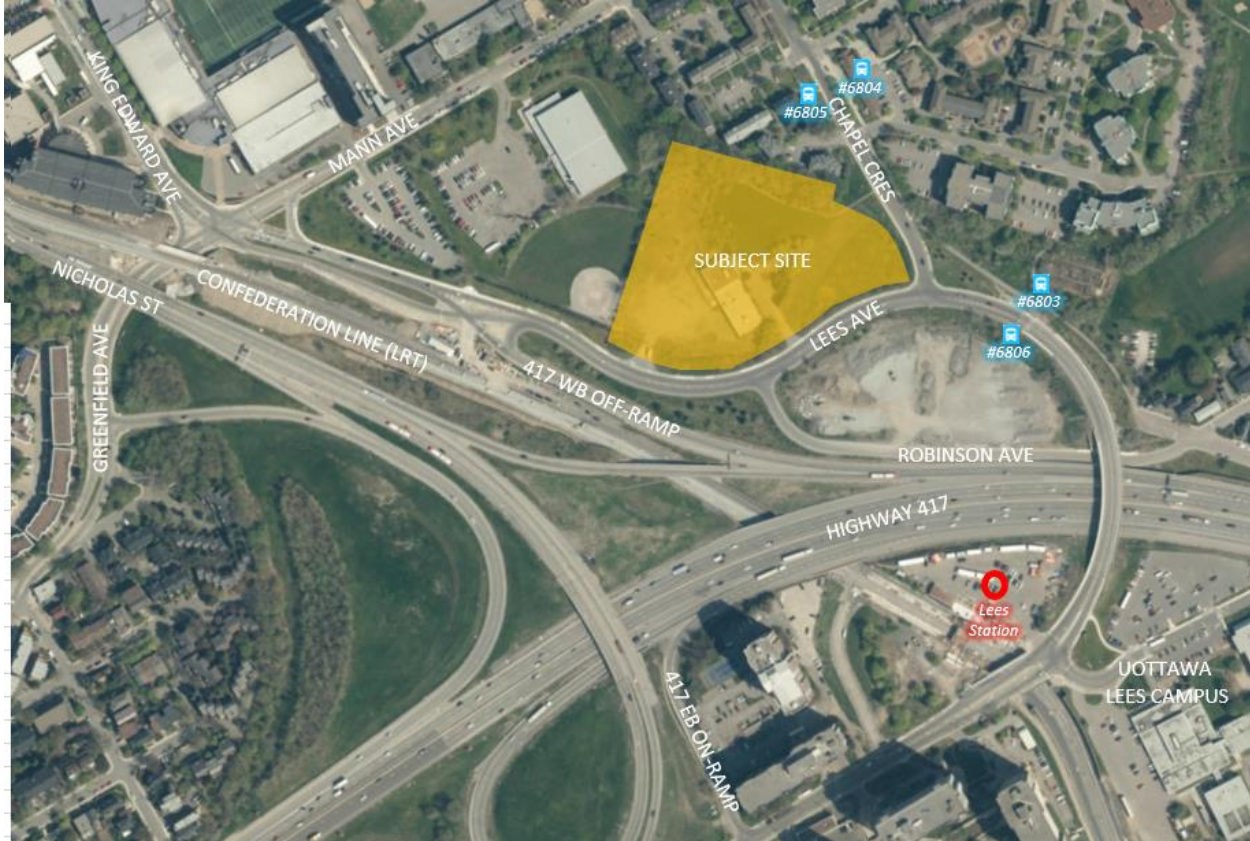


Table 1: OC Transpo Transit Stops

OC Transpo Stop	Location	Route(s) Serviced
#6803	North side of Lees Avenue, approximately 70m east of Chapel Crescent	16, 55, 56
#6804	East side of Chapel Crescent, between Wiggins Private and Wiggins Private	16, 55, 56
#6805	West side of Chapel Crescent, between Wiggins Private and Wiggins Private	16, 55, 56
#6806	South side of Lees Avenue, approximately 70m east of Chapel Crescent	16, N39, N45, 55, 56, N97
Lees Station	West side of Lees Avenue, across from the UOttawa Lees Campus	1, 16, N39, N45, 55, 56, N97

OC Transpo Route 16 travels from Main Street to Tunney's Pasture Transit Station, with select routes extending to Westboro Transit Station. It operates seven days a week, with all day service. Route 16 operates on 30-minute headways on weekdays and Saturdays and 30-minute to one-hour headways on Sundays.

OC Transpo Route 55 travels from Elmvale Transit Station to the Westgate Shopping Centre. It operates seven days a week, with all day service. Route 55 operates on 15- to 30- minute headways on weekdays and 30-minute headways on weekends.

OC Transpo Route 56 travels from King Edward to Tunney's Pasture Transit Station on weekdays. On weekends, it travels only from the Civic Hospital to Tunney's Pasture Transit Station. Route 56 operates on 30-minute headways.

OC Transpo Line 1 (Confederation Line) travels from Blair Station to Tunney's Pasture Station. It operates seven days a week, with all day service. The Confederation Line typically operates on headways of 5 minutes or less during peak periods, with a maximum headway of 15 minutes after midnight and during off-peak times on weekends. When the Confederation Line (LRT) is not running overnight, several routes are extended downtown, with extended service to Rideau Transit Station. These include Route 39 (for service from Blair Station to Millennium Station), Route 45 (for service from Hurdman Station to the Ottawa General Hospital), and Route 97 (for service from Hurdman Station to the Airport).

4.1.6 Existing Area Traffic Management Measures

Chapel Avenue is restricted to bus only travel between the two intersections with Wiggins Private. Bulb-outs and speed humps are provided along Mann Avenue. Currently, there are no other existing Area Traffic Management (ATM) measures within the study area.

4.1.7 Existing Traffic Volumes

As part of LRT construction, the Highway 417 eastbound on-ramp at Lees Avenue was restricted to bus-only travel in June 2013. This on-ramp has been re-opened to vehicular traffic (as of October 2019). New traffic counts have not been obtained for the study area intersections since the re-opening of the on-ramp. At the time of writing this TIA, collecting new turning movement counts would not be reflective of typical traffic conditions due to COVID-19 restrictions.

Weekday traffic counts were obtained from the City of Ottawa at available intersections. A weekday traffic count was obtained from the 36 Robinson Avenue TIA (by CGH Transportation) for the Lees Avenue/Robinson Avenue intersection. The available weekday traffic counts were completed on the following dates:

- Lees Avenue/King Edward Avenue/
Mann Avenue/Greenfield Avenue July 9, 2012 (Monday)
- Lees Avenue/King Edward Avenue/
Mann Avenue/Greenfield Avenue February 2, 2017 (Thursday)
- Lees Avenue/417 Westbound Off-Ramp July 30, 2015 (Thursday)
- Lees Avenue/Robinson Avenue January 9, 2019 (Wednesday)
- Chapel Crescent/Wiggins Private S July 4, 2018 (Wednesday)
- Lees Avenue/UOttawa Lees Campus May 20, 2011 (Friday)
- Lees Avenue/UOttawa Lees Campus February 22, 2018 (Thursday)

A comparison of the traffic counts at the Lees Avenue/King Edward Avenue/Mann Avenue/Greenfield Avenue and Lees Avenue/UOttawa Lees Campus intersections from pre-2013 and post-2018 show that the eastbound/southbound volume on Lees Avenue substantially decreased following the closure of the Highway 417 eastbound on-ramp. As new traffic counts are not available since this ramp has re-opened, the eastbound/southbound traffic on Lees Avenue has been estimated using the pre-2013 traffic counts.

The northbound/westbound traffic on Lees Avenue and turning movements were estimated using the latest available traffic counts.

Turning movements at the Lees Avenue/Chapel Crescent intersection were derived from the weekday count at the Chapel Crescent/Wiggins Private S intersection, while through movements were estimated from the Lees Avenue/UOttawa Lees Campus traffic counts.

As there are no driveways along Lees Avenue between the study area intersections, through volumes along Lees Avenue have been balanced to within 10% of the higher adjacent intersection.

Existing traffic volumes along the study area roadways are shown in **Figure 6**. Peak hour summary sheets of the above traffic counts are included in **Appendix D**.

4.1.8 Collision Records

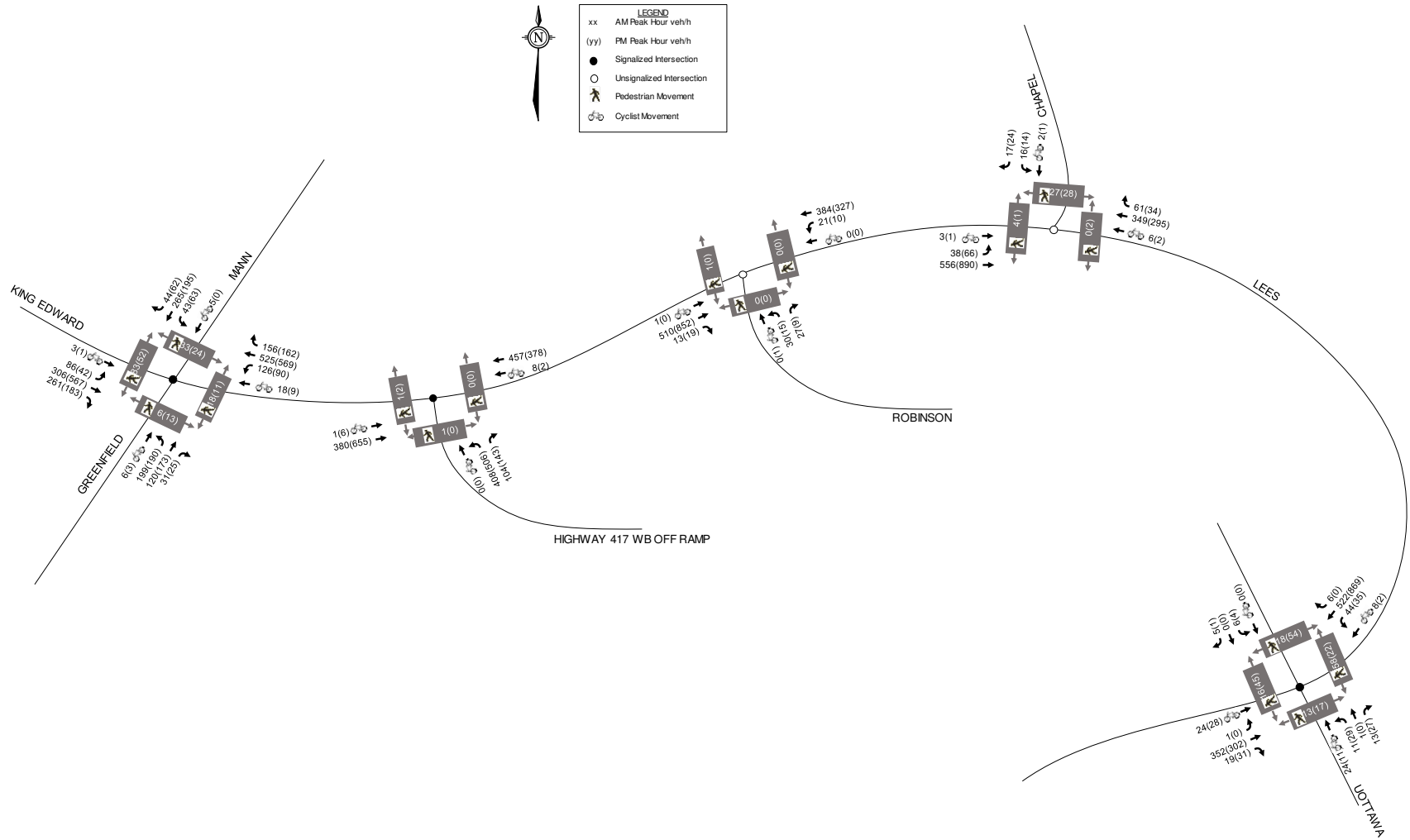
Historical collision data from the last five years was obtained from the City’s Public Works and Service Department for the study area intersection. Copies of the collision summary report are included in **Appendix E**.

The collision data has been evaluated to determine if there are any identifiable collision patterns. The following summarizes the number of collisions at each intersection from January 1, 2016 to December 31, 2020.

Table 2: Reported Collisions

Intersection	Impact Types					Total Number of Collisions
	Angle	Sideswipe	Rear End	Turning Movement	SMV/ Other	
Lees Avenue/Robinson Avenue	-	-	1	-	-	1
Lees Avenue/UOttawa Lees Campus	-	-	2	-	-	2
Lees Avenue/Chapel Crescent	-	-	2	-	1	3
Lees Avenue/417 Westbound Off-Ramp	-	-	4	2	1	7
Lees Avenue/King Edward Avenue/Mann Avenue/Greenfield Avenue	1	4	33	-	6	44

Figure 6: Existing Traffic Volumes



Lees Avenue/Robinson Avenue

One rear end collision was reported at the Lees Avenue/Robinson Avenue intersection over the course of the last five years. The collision occurred on the northbound approach and resulted in property damage only.

Lees Avenue/UOttawa Lees Campus

Two rear end collisions were reported at the Lees Avenue/UOttawa Lees Campus intersection over the course of the last five years. Both collisions occurred on the westbound approach and resulted in property damage only. One of the collisions occurred under snowy conditions while the other occurred under clear conditions.

Lees Avenue/Chapel Crescent

Three collisions were reported at the Lees Avenue/Chapel Crescent intersection over the course of the last five years. Two of the collisions were rear end collisions (one on the westbound approach and one on the northbound approach) while the other collision was a single vehicle collision.

Lees Avenue/417 Westbound Off-Ramp

Seven collisions were reported at the Lees Avenue/417 Westbound Off-Ramp intersection over the course of the last five years. Of these, there were four rear end collisions, two turning movement collisions and one single vehicle collision. One collision caused injury, but none caused fatalities.

Of the four rear end collisions, three occurred on the westbound approach and one on the northbound approach. All rear end collisions were classified as causing property damage only (no injuries).

Lees Avenue/King Edward Avenue/Mann Avenue/Greenfield Avenue

Forty-four (44) collisions were reported at the Lees Avenue/King Edward Avenue/Mann Avenue/Greenfield Avenue intersection over the course of the last five years. Of these, there were thirty-three (33) rear end collisions, six single vehicle or 'other' collisions, four sideswipes, and one angle impact. A total of ten collisions caused injuries, but none caused fatalities.

Of the thirty-three (33) rear end collisions, seventeen (17) occurred on the northbound approach, ten on the southbound approach, four on the eastbound approach, and two on the westbound approach. A total of eight rear end collisions caused injuries, but none caused fatalities.

Of the sixteen rear end collisions on the northbound approach, one occurred between right turning vehicles, and the rest between northbound through vehicles. The high frequency of collisions on the northbound through approach could be explained by the high volume of vehicles (over 500 vph during peak hours) in a single through lane, and the proximity to the Lees Avenue/417 Westbound Off-Ramp intersection (180m measured from stop bar to stop bar).

Of the ten rear end collisions on the southbound approach, six occurred between right turning vehicles, and four between southbound through vehicles. The southbound right turn channel is stop-controlled which may play a factor in the high frequency of southbound right rear ends, as people are more accustomed to a yield channel. Additionally, while the Highway 417 eastbound Lees Avenue on-ramp was closed (2013-2019), many vehicles performed this southbound right turn manoeuvre as an alternate travel route, as demonstrated by comparing traffic counts before and after the ramp closure.

Of the six single vehicle or ‘other’ collisions, three collisions were caused by vehicles reversing, two involved unattended vehicles, and one was a collision between a vehicle turning southbound right and a pedestrian.

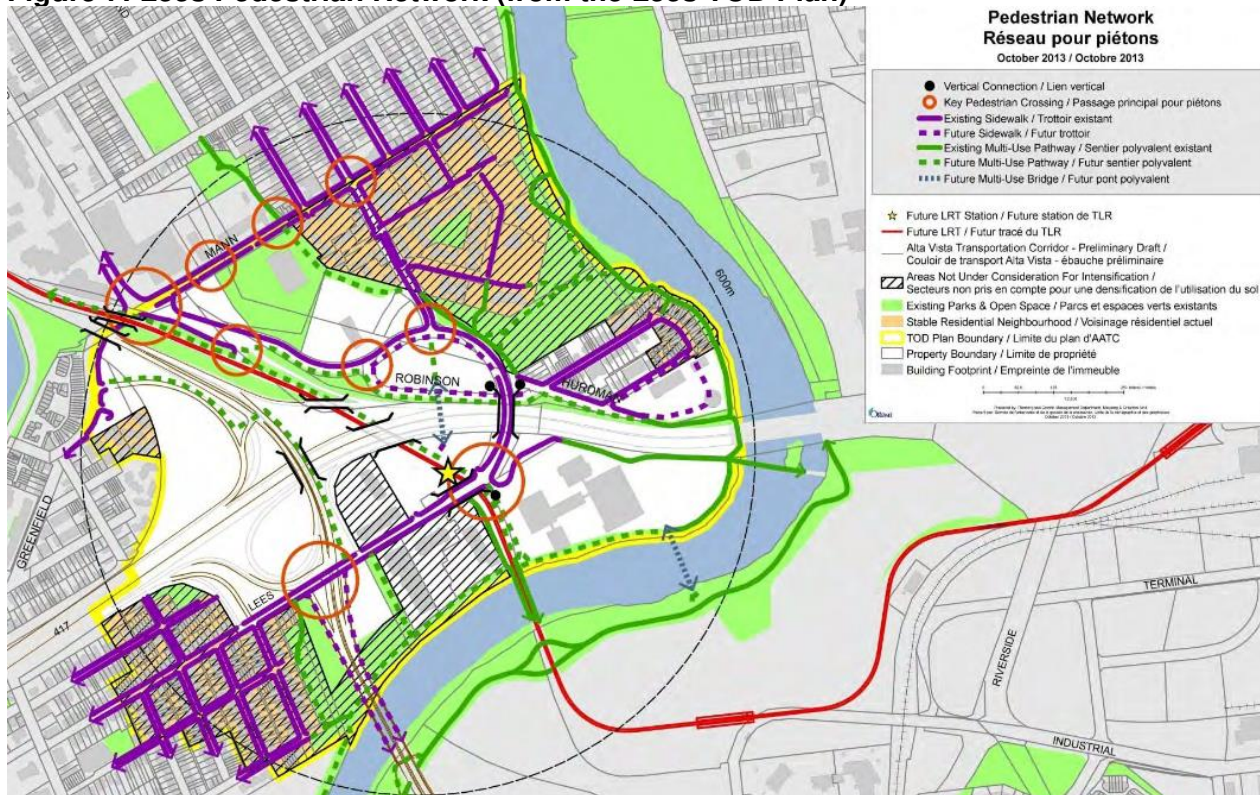
4.2 Planned Conditions

4.2.1 Planned Infrastructure Projects

The design of the Greenfield Avenue/Main Street/Hawthorne Avenue Reconstruction Project is complete. The construction of some advanced works commenced in late summer 2021. The majority of the work was tendered for construction in early 2022. The design includes cycle tracks along Greenfield Avenue, terminating at the intersection of Lees Avenue/King Edward Avenue/Mann Avenue/Greenfield Avenue and a MUP along the west side of Lees Avenue, south of Greenfield Avenue/Mann Avenue to the LRT maintenance driveway.

The Lees Transit Oriented Development (TOD) Plan identifies a future multi-use bridge over Highway 417, to provide a more direct link between the Sandy Hill community via Chapel Crescent and Lees Station. No timing is identified; it is noted as a long-term project. The Lees Pedestrian Network from the TOD plan is included as **Figure 7**.

Figure 7: Lees Pedestrian Network (from the Lees TOD Plan)



Stage 1 of the Confederation Line LRT has been recently completed and runs between Tunney's Pasture Station and Blair Station. The former transitway which ran in between the roadways of Nicholas Street and King Edward Avenue/Lees Avenue has been converted to LRT track. The closest station to the subject site, the Lees LRT station, is operational as part of Stage 1. Stage

2 of the Confederation Line will expand the line to the west and east of the current terminal stations.

The Lees Avenue/Highway 417 underpass was replaced in 2014, while the Nicholas Avenue/Highway 417 underpass was replaced in 2020. It is our understanding that all other MTO bridge structures in this area will be replaced prior to 2030. The replacement of all other bridge structures will be rapid replacements, where traffic impacts will be minimal until the replacement of the structures.

The City of Ottawa has recently been reviewing cycling improvements along Lees Avenue from Mann Avenue to the UOttawa Lees Campus. The preliminary design for planned City cycling improvements is included in **Appendix F**. The preliminary cycling design would include a 1.5m bike lane with a 0.4m painted buffer from the 417 Off-Ramp to Robinson Avenue, transitioning to shared use lanes between Robinson Avenue and Chapel Crescent, and bike lanes continuing from Chapel Crescent to approximately 80m east of Chapel Crescent, tying into the existing on-street bike lanes to the east. We understand the design is subject to change.

4.2.2 Other Development

A review of the City's Development Application Search Tool has been conducted to identify any developments in the vicinity of the subject site that are being constructed, are approved, or are in the approval process. Other developments in the area are described as follows:

17-23, 27-31, 36, and 130-138 Robinson Avenue

Four mid-rise apartments are planned on Robinson Avenue east of Hurdman Road. Site Plan Agreements are registered for 17-23, 27-31, and 130-138 Robinson Avenue; the application for 36 Robinson Avenue has been approved. TIAs were written in support of these developments in December 2018 and March 2019. The Development Application Search Tool identifies that a three-storey apartment with 47 dwellings are approved at 17-23 Robinson Avenue, three-storey apartments with 51 dwellings each are approved at both 27-31 and 130-138 Robinson Avenue, and a nine-storey apartment with 153 dwellings is approved at 36 Robinson Avenue. Vehicular access to these developments will be limited to Robinson Avenue, meaning that all vehicular traffic generated by these sites will be entering and exiting via the Lees Avenue/Robinson Avenue intersection.

150 Louis Pasteur Private

A Site Plan Control agreement has been registered for a new six-storey academic building toward the southern extent of the University of Ottawa campus (northwest of the King Edward Avenue/Lees Avenue/Mann Avenue intersection). As most traffic generated by the proposed academic building is anticipated to utilize non-auto modes, no transportation impact study was prepared in support of this application.

Future Robinson-Lees UOttawa Developments

The 1 Robinson Avenue lands are identified in the Lees TOD Plan which states that ownership of the property was being transferred from the City to the University of Ottawa. No finalized concept has been prepared for this location, however it is zoned TD3 (Transit Oriented Development), which permits a maximum building height of 30 storeys. This parcel is noted in the UOttawa Campus Master Plan as being a potential development site, with the land use noted as general mixed-use (which could be a mix of apartments, office, administrative uses, teaching/research facilities, student residences, ancillary services and retail). The estimated number of units

identified in the UOttawa Campus Master Plan at the Robinson site is approximately 1,040 units in towers, and another 140 units in podiums for high-rise, for a total of 1,180 units. A signal is proposed at the Lees Avenue/Chapel Crescent intersection, and a new access road to the site would tie into this signal.

Additionally, future mixed-use development at 191 Lees Avenue is identified in the UOttawa Campus Master Plan. This land is also zoned TD3 and the estimated number of units was 880 units in high-rise towers and another 300 units in podiums, for a total of 1,180 units.

The Lees Avenue Campus (200 Lees Avenue) has also been identified in the UOttawa Campus Master Plan as buildings that are slated for demolition, with new construction focusing on Academic Mixed-Use (teaching and research facilities, athletic and recreation facilities, administrative uses, student residences, ancillary services). The UOttawa Campus Master Plan estimated 655 units at this site, located in towers above academic uses. A Site Plan Control application was submitted in June 2021 in support of the UOttawa Lees Campus redevelopment at 200 Lees Avenue. The proposed redevelopment of the campus will involve the demolition of three existing buildings and replacement with a single 6-storey building. The new building will result in a net increase of 9,900 m² of GFA and is expected to be fully occupied by 2023.

4.3 Study Area and Time Periods

A boundary street review has been conducted for Lees Avenue and Chapel Crescent. The study area intersections include the proposed accesses and the signalized intersections at Lees Avenue/King Edward Avenue/Mann Avenue/Greenfield Avenue, Lees Avenue/417 Westbound Off-Ramp, and Lees Avenue/UOttawa Lees Campus, as well as the unsignalized Lees Avenue/Robinson Avenue and Lees Avenue/Chapel Crescent intersections.

The selected time periods for the analysis are the weekday AM and PM peak hours, as they represent the 'worst case' combination of site generated traffic and adjacent street traffic. Parking requirements will also be reviewed for the subject site. Analysis was completed for the 2023 year (buildout of phase 1), the 2027 full build-out year, and the 2032 five-year horizon.

4.4 Exemptions Review

This module reviews possible exemptions from the final TIA, as outlined in the City's TIA Guidelines. The applicable exemptions for this site are shown in **Table 3**.

Table 3: TIA Exemptions

Module	Element	Exemption Criteria	Exemption Applies
Design Review Component			
4.1 Development Design	4.1.2 Circulation and Access	<ul style="list-style-type: none"> Only required for site plans 	Not Exempt
	4.1.3 New Street Networks	<ul style="list-style-type: none"> Only required for plans of subdivision 	Exempt
4.2 Parking	4.2.1 Parking Supply	<ul style="list-style-type: none"> Only required for site plans 	Not Exempt
	4.2.2 Spillover Parking	<ul style="list-style-type: none"> Only required for site plans where parking supply is 15% below unconstrained demand 	Exempt
Network Impact Component			
4.5 Transportation Demand Management	<i>All elements</i>	<ul style="list-style-type: none"> Not required for site plans expected to have fewer than 60 employees and/or students on location at any given time 	Not Exempt
4.6 Neighbourhood Traffic Management	4.6.1 Adjacent Neighbourhoods	<ul style="list-style-type: none"> Only required when the development relies on local or collector streets for access and total volumes exceed ATM capacity thresholds 	Exempt
4.8 Network Concept	<i>All elements</i>	<ul style="list-style-type: none"> Only required when proposed development generates more than 200 person-trips during the peak hour in excess of the equivalent volume permitted by the established zoning 	Exempt

The proposed development is compliant with the approved TD2 and O1A zoning for the subject site. A review of the network concept is not required in the TIA.

As the trip generation trigger is met, a TIA report reviewing the Design Review component and the Network Impact component is required. The following modules will be included in the TIA report:

- Module 4.1 – Development Design
- Module 4.2 – Parking
- Module 4.3 – Boundary Street Design
- Module 4.4 – Access Intersections Design
- Module 4.5 – Transportation Demand Management
- Module 4.7 – Transit
- Module 4.9 – Intersection Design

The current concept for the site includes a total of 1,448 apartment units and 24,736 square feet of ground floor commercial. The previous concept from the June 2021 TIA included a total of 1,463 units (377 units in Building A, 735 units in Buildings B and C, and 351 units in Building D) and 29,000 square feet of ground floor commercial space. The revised concept represents a

decrease of 4,264 square feet of commercial space and a decrease of 15 apartment units compared to the June 2021 TIA. As the new concept for the site is anticipated to generate approximately the same number of trips as the June 2021 TIA concept, the intersection analysis conducted in the June 2021 TIA is considered valid and no new analysis is required.

The TIA will provide an on-site design review including provisions for non-auto modes, circulation, access and review parking provisions with respect to the Zoning By-Law requirements. The report will reference the intersection analysis provided in the June 2021 TIA.

5.0 FORECASTING

5.1 Development-Generated Traffic

5.1.1 Trip Generation

The northern portion of the site is proposed to contain a 28-storey building on a six-storey podium while the southern portion of the site (fronting Lees Avenue) is proposed to contain one 28-storey building on a six-storey podium and two 32-storey buildings on a six-storey podium. A total of 1,448 apartment units are proposed, with 381 units in Buildings A, 738 units in Buildings B and C, and 329 units in Building D. Building A will also include 10,821 square feet of commercial space while Buildings B and C will include 13,915 square feet of commercial space.

The previous concept from the June 2021 TIA included a total of 1,463 units (377 units in Building A, 735 units in Buildings B and C, and 351 units in Building D) and 29,000 square feet of ground floor commercial space. The revised concept represents a decrease of 4,264 square feet of commercial space and a decrease of 15 apartment units compared to the June 2021 TIA. The projections and analysis in this TIA are based on the previous concept from the June 2021 TIA. However, no significant change in results is expected due to the minor revisions.

The *TRANS Trip Generation Manual Summary Report*, prepared in October 2020 by WSP, includes data to estimate the mode shares for commercial trip generators (in Table 13 of the manual) and high-rise multifamily housing (in Table 8 of the manual) for the AM and PM peak periods, based on district. The *TRANS Trip Generation Manual* identifies the subject site as being located within the Ottawa Inner Area district and outlines the following mode shares for commercial and residential developments in the Ottawa Inner Area.

Commercial Mode Shares

- Auto Driver: 39% AM, 22% PM
- Auto Passenger: 2% AM, 4% PM
- Transit: 16% AM, 12% PM
- Cyclist: 3% AM, 4% PM
- Pedestrian: 40% AM, 58% PM

Residential Mode Shares

- Auto Driver: 26% AM, 25% PM
- Auto Passenger: 6% AM, 8% PM
- Transit: 28% AM, 21% PM
- Cyclist: 5% AM, 6% PM
- Pedestrian: 34% AM, 39% PM

As the subject site is also located within 600m of the Lees LRT Station, the site is also located within a Transit-Oriented Development (TOD) Zone. In TOD Zones, the transit share is assumed to increase significantly compared to the TRANS O-D district. The City has outlined sustainable mode share targets for transit-oriented developments, which can be summarized as follows:

- Auto Driver: 15% during peak periods;
- Auto Passenger: 5% during peak periods;
- Transit: 65% during peak periods;
- Non-Auto (Active): 15% during peak periods.

As the Ottawa Inner Area has a higher non-auto modal share compared to the TOD zone, the TOD modal shares have been adjusted to reflect a lower transit modal share and higher non-auto modal share. The mode shares carried forward in the trip generation estimates for each land use are included in **Table 4**.

Table 4: Mode Shares for Commercial and Residential Uses

Mode	Mode Share	
	Proposed Commercial	Proposed Residential
Auto Driver	15%	15%
Auto Passenger	5%	5%
Transit	25%	40%
Cyclist	5%	5%
Pedestrian	50%	35%

The trips generated by the 1,463 proposed residential dwellings have been estimated using the *TRANS Trip Generation Manual* (October 2020), which presents peak period trip generation rates for different types of housing for the AM and PM peak periods. For the High-Rise Multifamily Housing land use, the process of converting the trip generation estimates from peak period to peak hour is shown in the following tables.

Table 5: Proposed Residential – Peak Period Trip Generation

Land Use	TRANS Rate	Units	AM Peak Period (ppp ⁽¹⁾)			PM Peak Period (ppp)		
			IN	OUT	TOT	IN	OUT	TOT
<i>Phase 1 (Building A)</i>								
High-Rise Multifamily Housing	AM: 0.80 PM: 0.90	377	94	208	302	197	142	339
<i>Phase 2 (Buildings B, C, and D)</i>								
High-Rise Multifamily Housing	AM: 0.80 PM: 0.90	1,086	269	600	869	567	410	977

1. ppp: Person Trips per Peak Period

Table 4 of the *TRANS Trip Generation Manual* includes adjustment factors to convert the estimated number of person trips generated from peak period to peak hour. A breakdown of the peak hour person trips is shown in **Table 6**.

Table 6: Proposed Residential – Peak Hour Person Trip Generation

Land Use	Adj. Factor	Units	AM Peak Period (pph ⁽¹⁾)			PM Peak Period (pph)		
			IN	OUT	TOT	IN	OUT	TOT
<i>Phase 1 (Building A)</i>								
High-Rise Multifamily Housing	AM: 0.50 PM: 0.44	377	47	104	151	87	62	149
<i>Phase 2 (Buildings B, C, and D)</i>								
High-Rise Multifamily Housing	AM: 0.50 PM: 0.44	1,086	135	300	435	250	180	430

1. pph: Person Trips per Peak Hour

As the commercial uses are not known at this time, the trips generated by the commercial component have been estimated using land code 820 for Shopping Center in the *ITE Trip Generation Manual*, 10th Edition. Person trips were calculated using an ITE Trip to Person Trip factor of 1.28, consistent with the TIA guidelines.

Table 7: Proposed Commercial – Person Trip Generation

Land Use	ITE Code	GFA	AM Peak Hour (pph)			PM Peak Hour (pph)		
			IN	OUT	TOT	IN	OUT	TOT
<i>Phase 1 (Building A)</i>								
Shopping Centre	820	15,000 ft ²	12	6	18	35	38	73
<i>Phase 2 (Buildings B, C, and D)</i>								
Shopping Centre	820	14,000 ft ²	10	6	16	32	36	68

A full breakdown of the projected peak hour person trips by modal share generated by the proposed development is included in **Table 8**.

The commercial land use is expected to generate two types of external peak hour trips; primary and pass-by trips. Primary trips are made for the specific purpose of visiting the site, and pass-by trips are made as intermediate stops on the way to another destination. However, as the retail development is only anticipated to generate six vehicle trips during the AM peak hour and 21 vehicle trips during the PM peak hour, pass-by trips are anticipated to be minimal. The analysis presented in this study assumes that all trips generated by the retail development are primary trips.

Due to the nature of the proposed land uses of the development, it is possible that some of the total volume of site-generated trips will be internally captured within the site (i.e., tenants from the apartments that frequent the commercial component). However, in the interest of making a conservative estimate of the likely traffic impact associated with the development, the possibility of traffic being internally captured has been ignored. The analysis presented in this study assumes that all trips generated by the proposed development are 'external' trips.

Table 8: Person Trips by Modal Share

Travel Mode	Modal Share	AM Peak			PM Peak		
		IN	OUT	TOT	IN	OUT	TOT
Phase 1 (Building A)							
<i>Residential Person Trips</i>		47	104	151	87	62	149
Auto Driver	15%	7	16	23	13	9	22
Auto Passenger	5%	2	5	7	4	3	7
Transit	40%	19	42	61	35	25	60
Cyclist	5%	2	5	7	4	3	7
Pedestrian	35%	17	36	53	31	22	53
<i>Commercial Person Trips</i>		12	6	18	35	38	73
Auto Driver	15%	2	1	3	5	6	11
Auto Passenger	5%	1	0	1	2	2	4
Transit	25%	3	2	5	9	10	19
Cyclist	5%	0	0	0	1	1	2
Pedestrian	50%	6	3	9	18	19	37
Phase 2 (Buildings B, C, and D)							
<i>Residential Person Trips</i>		135	300	435	250	180	430
Auto Driver	15%	20	45	65	38	27	65
Auto Passenger	5%	7	15	22	13	9	22
Transit	40%	54	120	174	100	72	172
Cyclist	5%	7	15	22	13	9	22
Pedestrian	35%	47	105	152	86	63	149
<i>Commercial Person Trips</i>		10	6	16	32	36	68
Auto Driver	15%	2	1	3	5	5	10
Auto Passenger	5%	0	0	0	1	2	3
Transit	25%	3	2	5	9	9	18
Cyclist	5%	0	0	0	1	2	3
Pedestrian	50%	5	3	8	16	18	34
Total Person Trips – Full Build-out							
Auto Driver		31	63	94	61	47	108
Auto Passenger		10	20	30	20	16	36
Transit		79	166	245	153	116	269
Cyclist		9	20	29	19	15	34
Pedestrian		78	147	222	151	122	273

5.1.2 Trip Distribution

The distribution of traffic generated by the proposed development has been estimated based on origin-destination data in the TRANS O-D Survey Report for the Ottawa Inner Area and the principles of logical trip routing. The destinations of trips from the Ottawa Inner Area to all TRANS O-D districts during the AM peak period were used to develop the following cardinal distribution:

- 35% to/from the north,
- 15% to/from the south,
- 15% to/from the east, and
- 35% to/from the west.

Of the traffic to/from the north, 25% are anticipated to use King Edward Avenue and 10% are anticipated to use Greenfield Avenue/Colonel By Drive. All traffic to/from the south is anticipated

to use Lees Avenue/Main Street. All traffic to/from the east is anticipated to use the Highway 417 eastbound on-ramp and westbound off-ramp along Lees Avenue. All traffic to/from the west is anticipated to use the Highway 417 westbound on-ramp along Greenfield Avenue and the eastbound off-ramp along Lees Avenue.

All traffic arriving/departing Phase 1 to the west via Lees Avenue is assumed to use the west access. Traffic arriving/departing Phase One to the east via Lees Avenue is assumed to be split 10%/90% between the east and west accesses. All traffic generated by future phases are anticipated to use the eastern main access to the development for the following reasons:

- The west access is intended to provide localized access to Phase 1, while the east access is intended to be the main access to the development
- High traffic volumes along Lees Avenue increase delays associated with the eastbound left turn at the west access
- It is anticipated that traffic signalization may be required at the east access opposite Robinson Avenue
 - Traffic to/from the future phases will be attracted to the east access due to improved intersection operations associated with traffic signalization

Traffic generated by Phase One of the proposed development during the AM and PM peak hours is shown in **Figure 8**. Traffic generated by the ultimate development is shown in **Figure 9**.

5.2 Background Traffic

5.2.1 General Background Growth Rate

A review of the City of Ottawa’s Long-Range Transportation Model has been conducted to determine an appropriate background growth rate for the area roadways. A summary of the City’s 2011 and 2031 Long-Range Transportation Model snapshots is provided in the following table.

Table 9: Long-Range Transportation Model Summary

Roadway Segment	2011 Traffic Volumes	2031 Traffic Volumes	Growth per Annum
King Edward Avenue – North of Mann Avenue	1,520	1,667	0.5%
Lees Avenue – Between Mann Avenue and Highway 417 Westbound Off-Ramp	757	1,031	1.8%
	862	1,209	2.0%
Lees Avenue – Between Highway 417 Westbound Off-Ramp and Chapel Crescent	348	449	1.5%
Mann Avenue – East of Lees Avenue	399	523	1.6%
	470	580	1.2%
Greenfield Avenue – West of Lees Avenue	1,246	1,229	-0.1%
Highway 417 Westbound Off-Ramp	650	942	2.2%

For the purposes of this analysis, a 1% per annum growth rate will be applied to traffic along King Edward Avenue, Lees Avenue, Mann Avenue, and Highway 417 Westbound Off-Ramp. No growth rate will be applied to traffic along Greenfield Avenue, Robinson Avenue, and Chapel Crescent.

5.2.2 Other Area Development

Traffic generated by the developments at 17-23, 27-31, 36, and 130-138 Robinson Avenue were added to the background traffic volumes in the 2023 Phase 1 build-out year. As no traffic report was required in support of the development at 150 Louis Pasteur Private, traffic generated by this development is anticipated to be negligible.

A Site Plan Control application was submitted in June 2021 for the UOttawa Lees Avenue redevelopment at 200 Lees Avenue. The proposed redevelopment of the campus will involve the demolition of three existing buildings and replacement with a single 6-storey building. The new building will result in a net increase of 9,900 m² of GFA and is expected to be fully occupied by 2023. Based on the TIA, it is anticipated that the net increase in GFA will result in an increase of 25-28 two-way vehicular trips during the AM and PM peak hours.

Previously an estimate of one-third of 665 residential units (or 222 units) was carried forward in this analysis for the 200 Lees Avenue redevelopment in the 2032 horizon year. These 222 units would generate approximately 21-24 vehicle trips in the AM and PM peak hours. The difference in vehicle trips between the assumed concept and the proposed concept is anticipated to be negligible and the background growth rate assumed along Lees Avenue will account for the difference in trips. Based on the above, the methodology for estimating background traffic as presented in the June 2021 TIA is still valid and will be carried forward.

The UOttawa developments at 1 Robinson Avenue (1180 residential units), 191 Lees Avenue (1180 residential units), and 200 Lees Avenue (665 units) are part of the universities long-term plan. For the purposes of this analysis, it is assumed that none of the UOttawa developments will be occupied by the 2027 build-out year and one third will be occupied by the 2032 horizon year. Traffic generated by the UOttawa developments has been estimated and distributed to the adjacent road network for the 2032 horizon year using similar methodology to Section 5.1.

Based on the UOttawa concept plan included in **Appendix G**, the main access for 1 Robinson Avenue will be located along Lees Avenue opposite Chapel Crescent with secondary access on Robinson Avenue. However, as the proposed development proceeds, it is anticipated that UOttawa may refine the 1 Robinson Avenue development to provide main access along Robinson Avenue opposite the development. For the purposes of this analysis, traffic generated by the 1 Robinson Avenue development has been assigned to/from Robinson Avenue. Traffic generated by the UOttawa developments in 2032 are shown in **Figure 10**.

Relevant excerpts from other area developments are included in **Appendix G**.

Background traffic volumes for the 2023 Phase One build-out, 2027 ultimate build-out, and 2032 horizon years are shown in **Figures 11 to 13**. Total traffic volumes for the 2023 Phase One build-out, 2027 ultimate build-out, and 2032 horizon years are shown in **Figures 14 to 16**.

Figure 8: Site Generated Traffic – Phase One

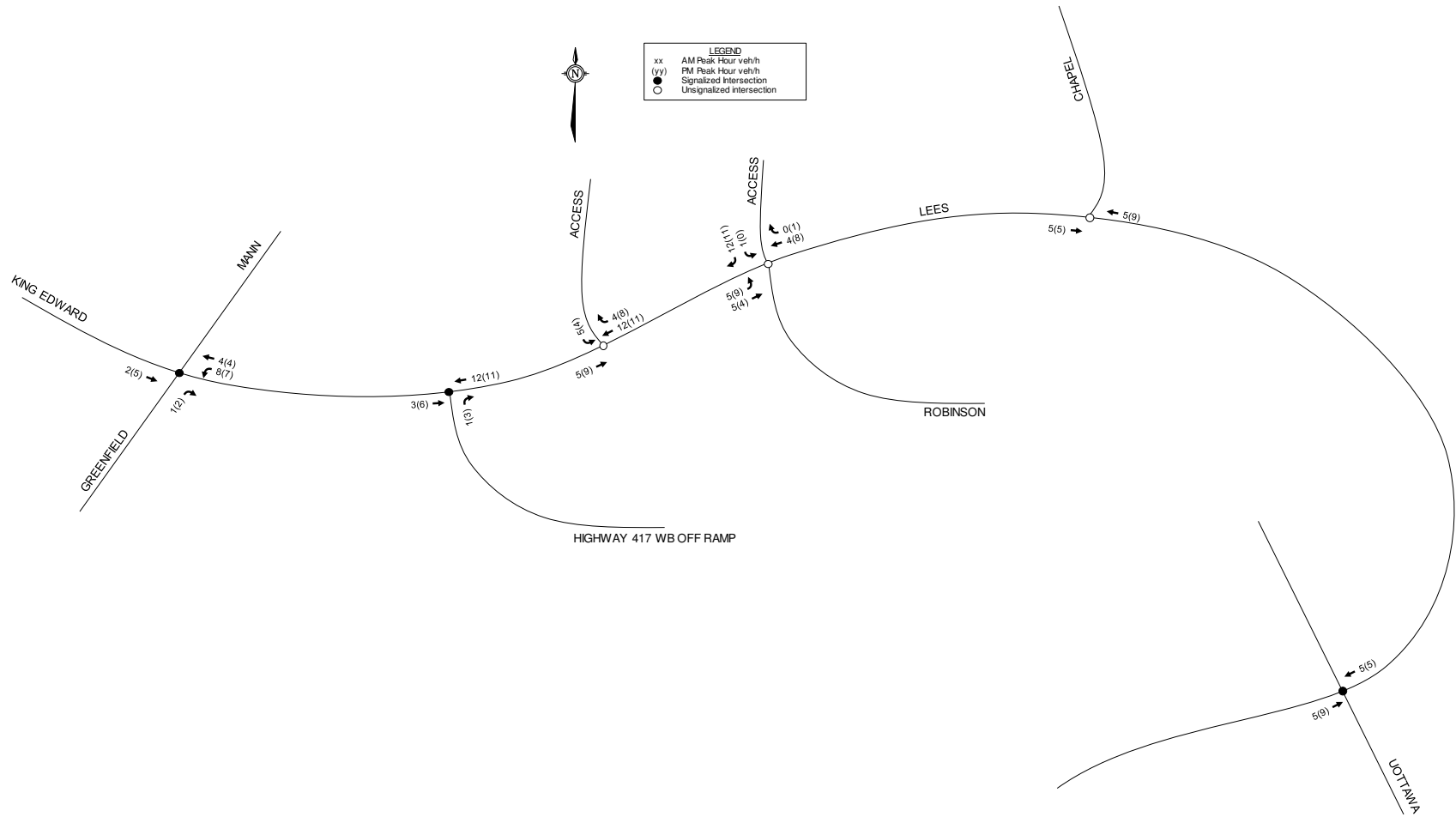


Figure 9: Site Generated Traffic – Ultimate Development

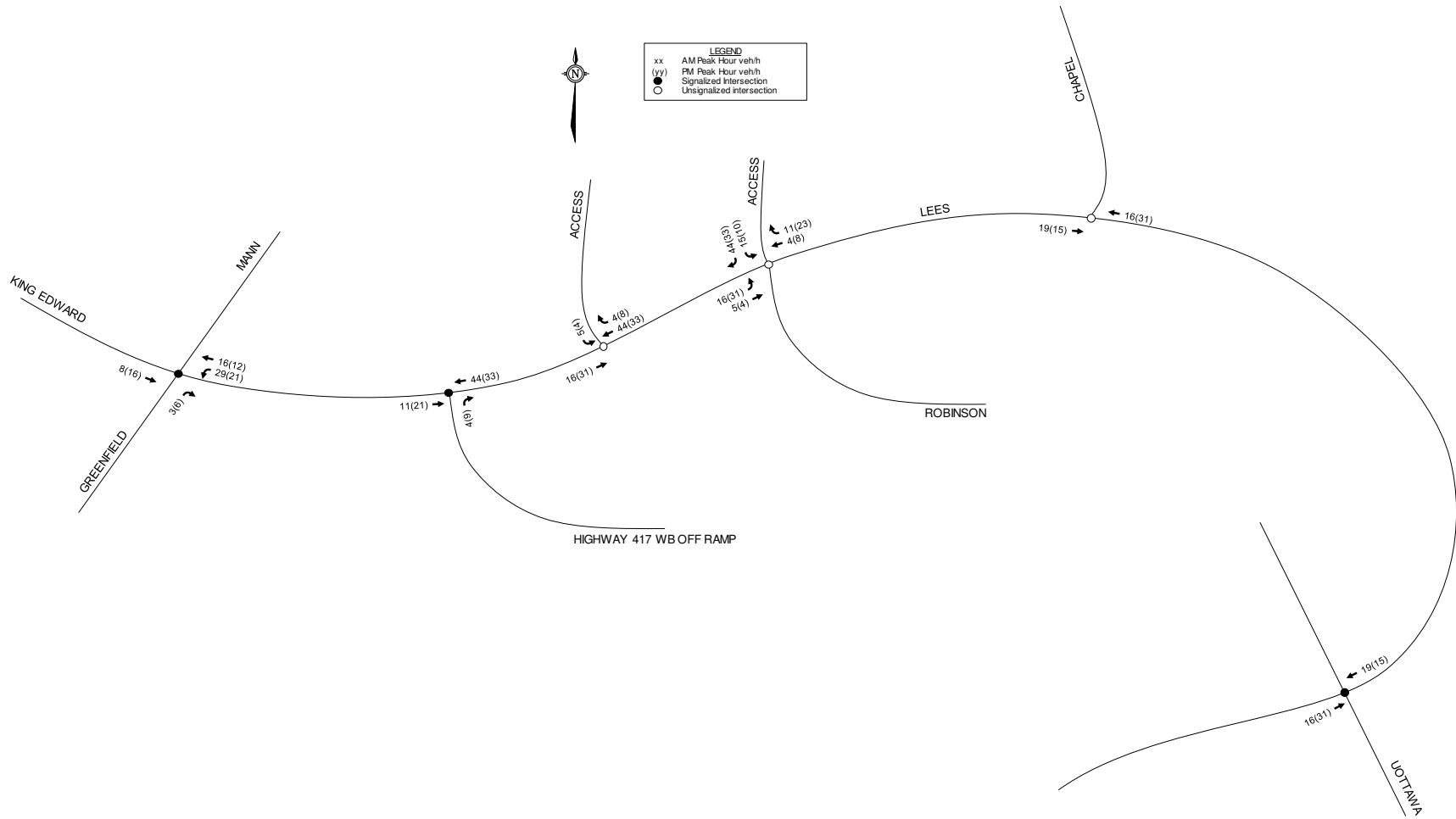


Figure 10: 2032 UOttawa Development Traffic

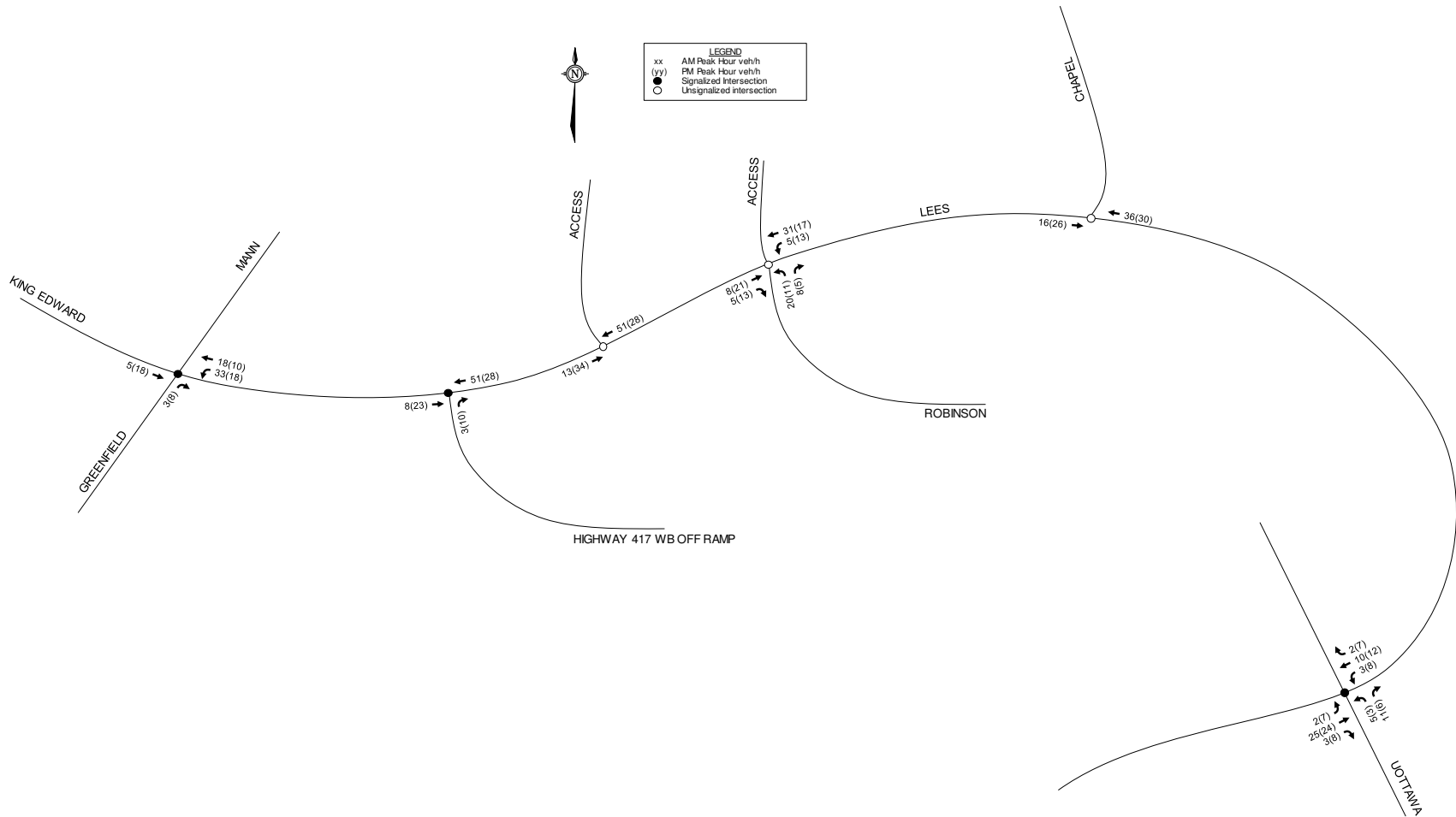


Figure 11: 2023 Background Traffic

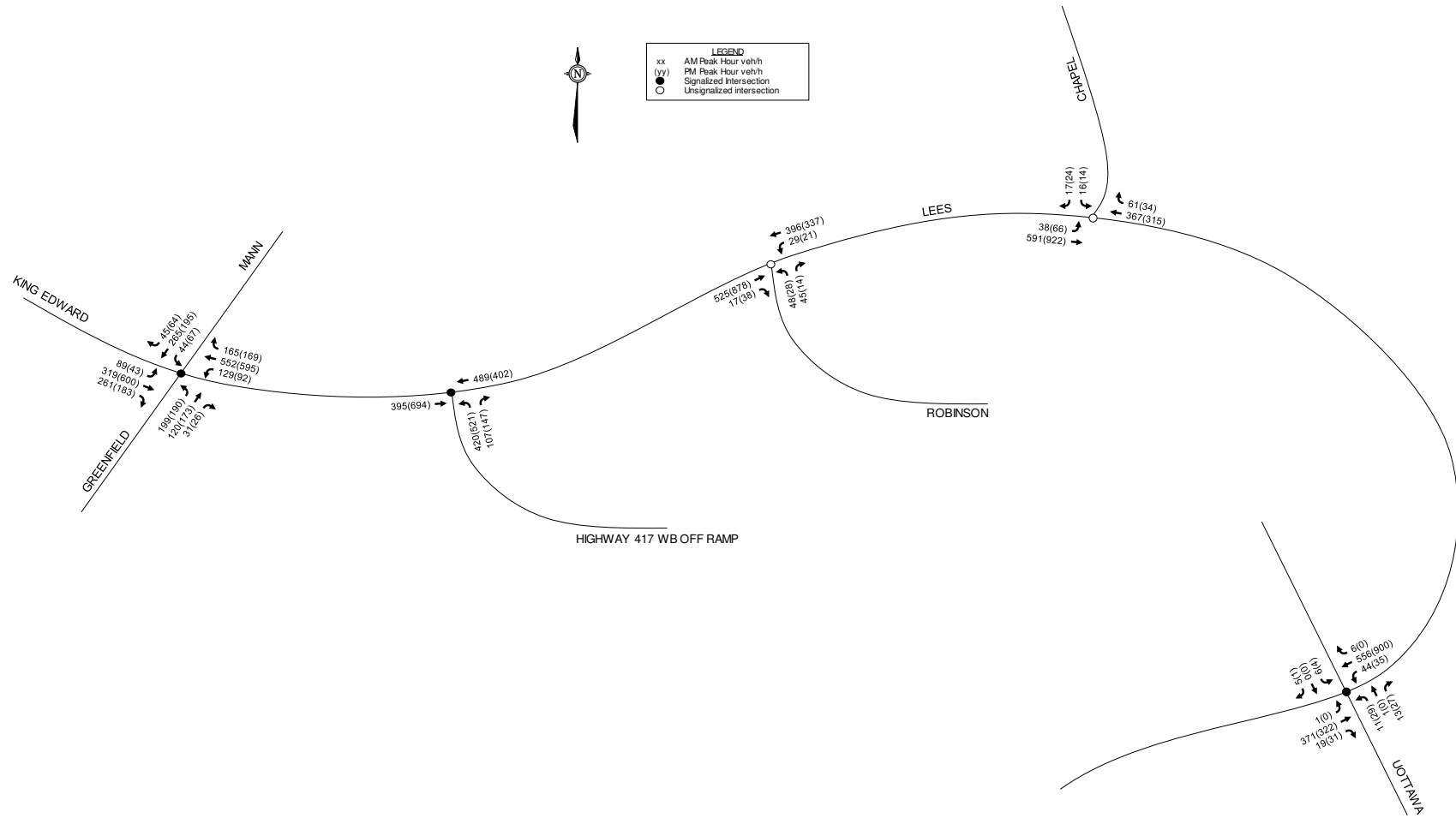


Figure 12: 2027 Background Traffic

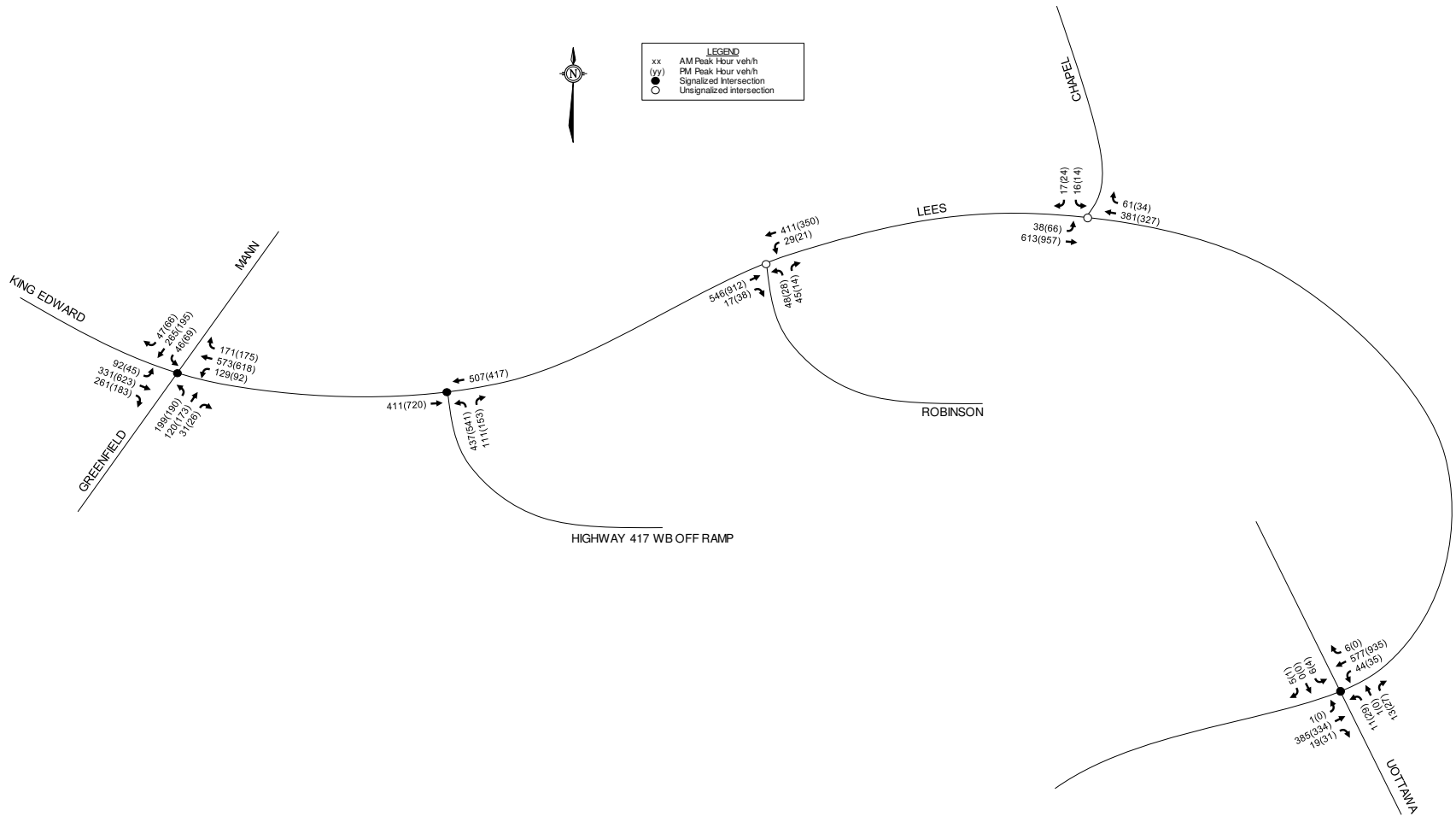


Figure 13: 2032 Background Traffic

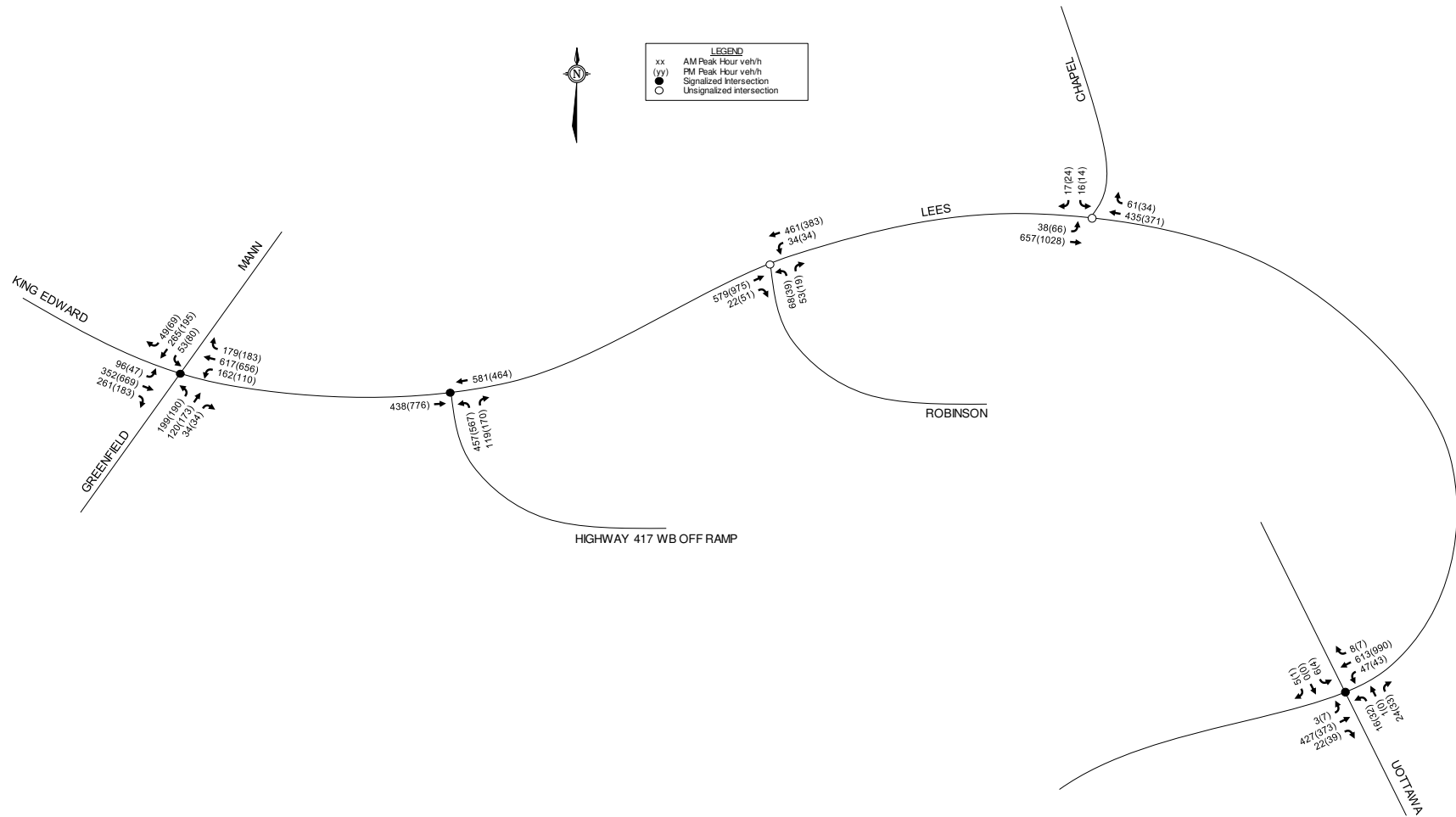


Figure 14: 2023 Total Traffic

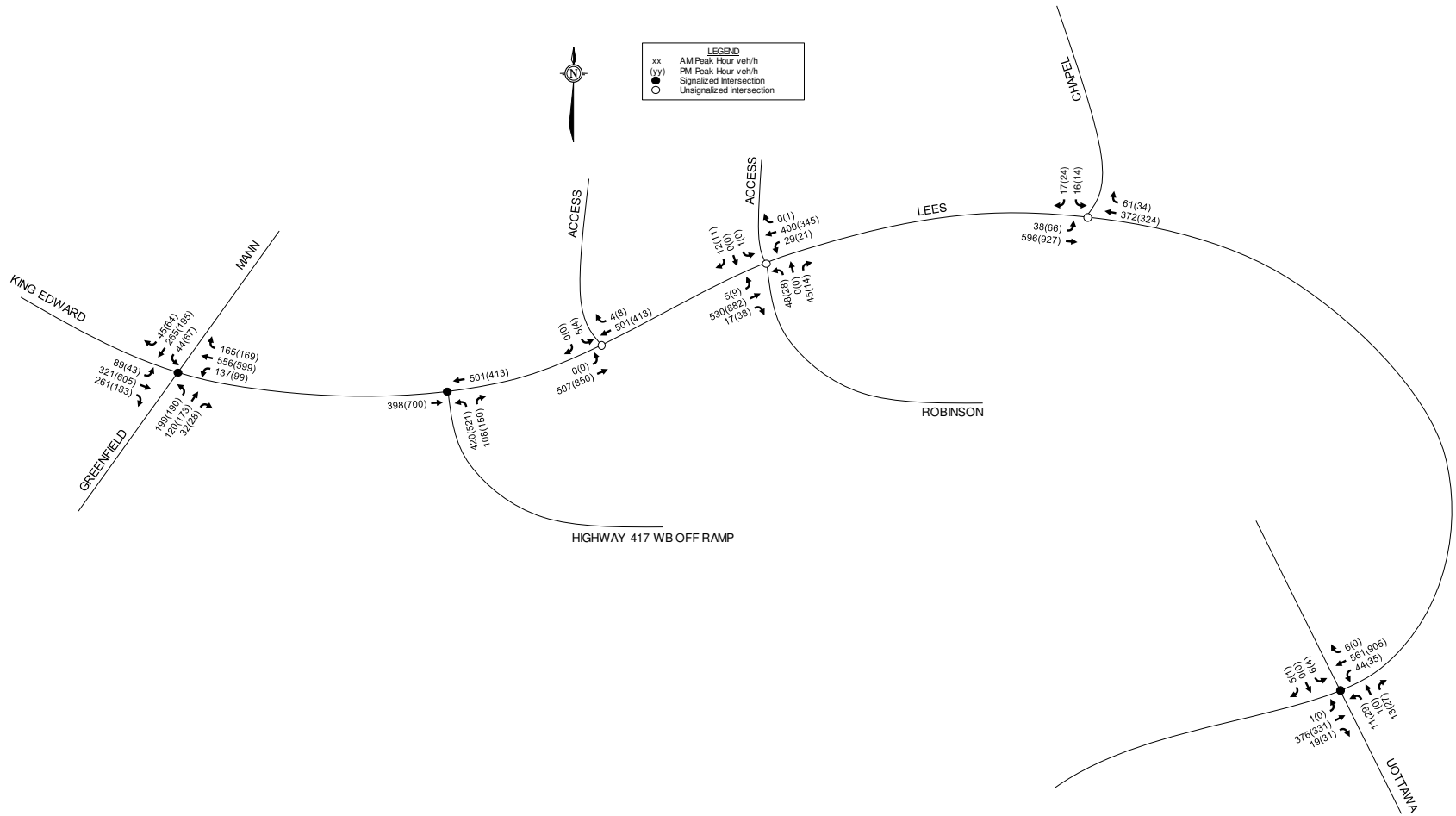


Figure 15: 2027 Total Traffic

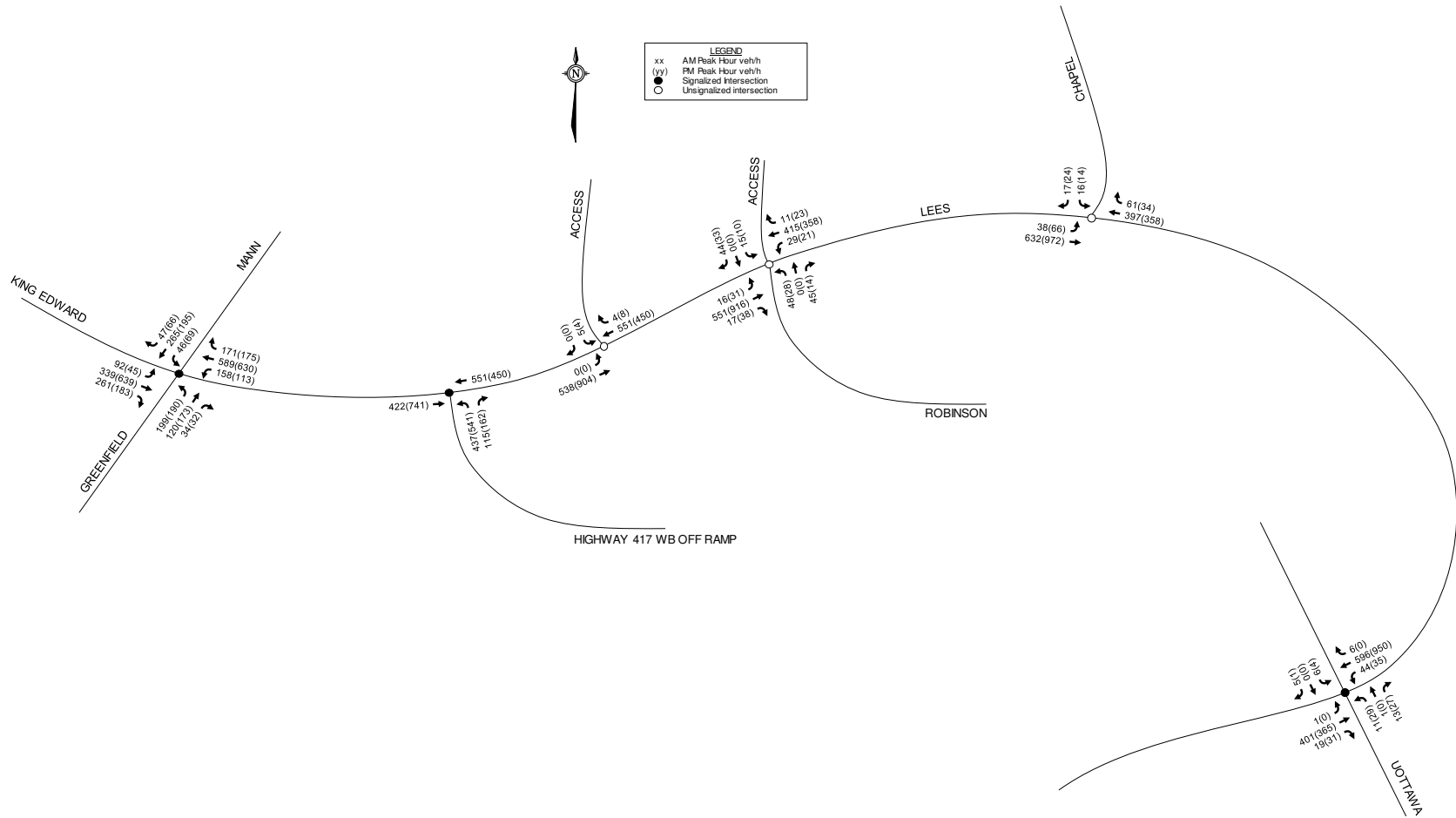
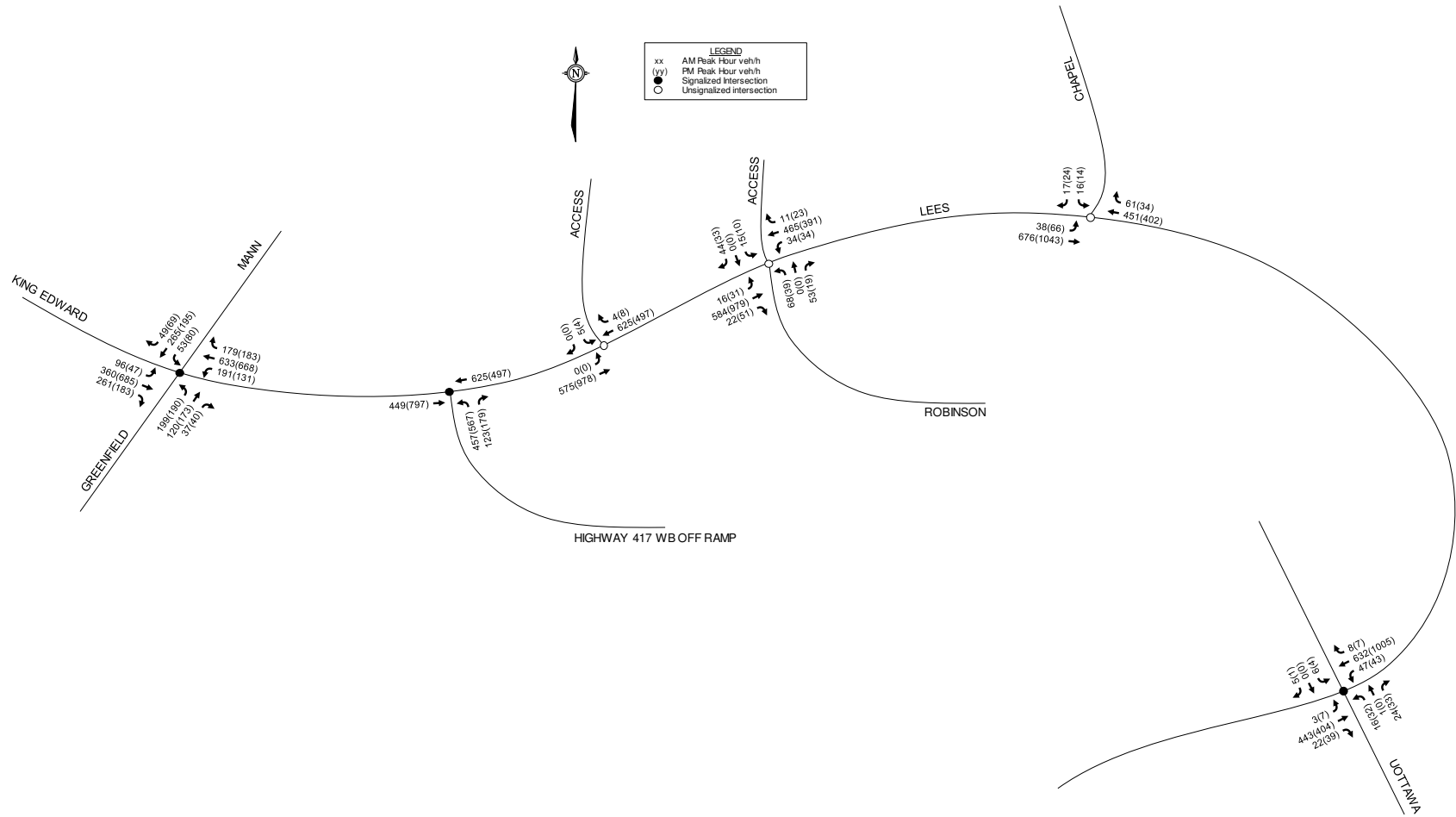


Figure 16: 2032 Total Traffic



5.3 Demand Rationalization

A review of the existing and background intersection operations was conducted as part of the June 2021 TIA.

6.0 ANALYSIS

6.1 Development Design

6.1.1 Design for Sustainable Modes

The main entrance to the podium for towers A, B and C will be located along Lees Avenue. Pedestrian connections will be provided between the main podium entrances and the sidewalk along Lees Avenue. A sidewalk will be provided along the east side of the western vehicular access and both sides of the east vehicular access, linking to an internal pathway system within the site and connecting to the main entrance for residential tower D. An east-west pathway is proposed along the north end of the site connecting to Chapel Crescent and the western property limit. This pathway effectively reinstates the existing pathway in this location that is currently fenced off.

Cyclist access to the site will be accommodated through shared use lanes at the two vehicular accesses. The proposed bicycle parking is anticipated to exceed the minimum requirements of the City's Zoning By-law. A total of 1,440 bicycle parking spaces will be provided indoors and 35 bicycle parking spaces will be provided outdoors.

One bicycle repair station and bicycle wash station will be included in each building's main bike room, for a total of four bicycle repair and wash stations. Four car share spaces will be reserved in the surface parking lot.

OC Transpo's service design guideline for peak period service is to provide service within a five minute (400m) walk of the home, school and work location of 95% of urban residents. OC Transpo bus stops are located along Chapel Crescent and Lees Avenue, within a 400m walk of the development. The Lees LRT station is also located within a 600m walk of the development.

A review of the Transportation Demand Management (TDM) – Supportive Development Design and Infrastructure checklist has been conducted, and is included in **Appendix H**. All required TDM-supportive design and infrastructure measures in the TDM checklist are met.

6.1.2 Circulation and Access

On-site move-in/move-out loading areas will be provided on the west side of Tower A, the west side of Tower B, the north side of Tower C, and the south side of Tower D.

Garbage collection will occur on the west side of Tower A, the west side of Tower B, and the west side of Tower D.

The fire route is shown on the site plan and includes both accesses and the east-west drive aisle.

On-site turning movements are included in **Appendix I**. A Medium Single Unit (MSU) truck was selected as the design vehicle to represent a garbage truck, while a Light Single Unit (LSU) truck

was selected as the design vehicle to represent a moving truck or UPS/delivery truck. A Heavy Single Unit (HSU) truck has been selected as the design vehicle to represent a fire truck along the fire route. The HSU truck has been selected as the design vehicle for turning movements to and from Robinson Avenue per City comments, due to Hurdman Yard.

6.2 Parking

The subject site is located in Area B on Schedule 1 and Area Z on Schedule 1A of the City’s Zoning By-law. Minimum vehicular and bicycle parking rates for the proposed development are identified in the Zoning By-law and summarized in the following table.

Table 10: Parking Requirements

Phase	Land Use	Rate	Units/GFA	Required
<i>Vehicle Parking (Minimum)</i>				
Phase 1	Residential	Resident: No parking requirement	381	0
		Visitor: 0.1 spaces per dwelling unit after the first 12 units; no more than 30 total per building		30
	Commercial	No parking requirement	10,820 ft ² (1,005m ²)	0
Total Site	Residential	Resident: No parking requirement	1,448	0
		Visitor: 0.1 spaces per dwelling unit after the first 12 units; no more than 30 total per building		120
	Commercial	No parking requirement	24,736 ft ² (2,300m ²)	0
<i>Vehicle Parking (Maximum)</i>				
Phase 1	Residential	1.75 spaces per unit	381	667
	Commercial	3.6 spaces per 100m ² of GFA	10820 ft ² (1,005m ²)	36
Total Site	Residential	1.75 spaces per unit	1,448	2,534
	Commercial	3.6 spaces per 100m ² of GFA	24,736 ft ² (2,300m ²)	83
<i>Bicycle Parking</i>				
Phase 1	Residential	0.5 spaces per dwelling unit	381	191
	Commercial	1 per 250m ² of GFA	10820 ft ² (1,005m ²)	4
Total Site	Residential	0.5 spaces per dwelling unit	1,448	724
	Commercial	1 per 250m ² of GFA	24,736 ft ² (2,300m ²)	9

Approximately 222 vehicle parking spaces and 386 bicycle parking spaces will be provided for Phase 1 of the development. Approximately 894 vehicle parking spaces and 1,475 bicycle parking spaces (1,440 indoors and 35 outdoors) are anticipated to be provided for the overall development, conforming to the requirements of the Zoning By-law.

6.3 Boundary Streets

The boundary streets MMLOS was reviewed for Lees Avenue and Chapel Crescent as part of the June 2021 TIA.

6.3.1 Pedestrian Crossover

The *Ontario Traffic Manual (OTM) – Book 15* identifies the following criteria for the consideration of a pedestrian crossover (PXO):

- If the total eight-hour pedestrian volume crossing the main road is greater than 100 pedestrians, and the total eight-hour vehicular volume is greater than 750 vehicles; or
- If the crossing location provides system connectivity, or is on a pedestrian desire line.

There is a clear pedestrian desire line between the walkway provided on the north edge of the site and the pathway on the east side of Chapel Crescent.

The projected 2032 total traffic volumes and appropriate City expansion factors were used to estimate the four-hour and eight-hour volumes along Chapel Crescent. These volumes are estimated to be approximately 500 vehicles in the four-hour time period and 860 vehicles in the eight-hour time period. Chapel Crescent has a posted speed limit of 40km/h. A road narrowing from 9m to 7.5m would result in a crossing distance equivalent to two lanes crossed. Based on these criteria, the Pedestrian Crossover Selection Matrix included in OTM Book 15 identifies a Type D PXO as the appropriate treatment for a crossing.

Implementation of pavement markings, signage, and curb extensions are required to accommodate a Type D PXO. A Type D PXO has been included in the Functional Design of the roadway modifications. The Functional Design is included in **Appendix J**. A Roadway Modification Approval (RMA) report will be submitted under separate cover.

6.4 Access Intersections Design

Two new accesses are proposed along Lees Avenue and will be constructed as part of Phase One. The east access to the overall development will be located opposite Robinson Avenue, while the secondary west access will be located west of Building A.

A distance of approximately 55m is available between the west access and the signalized intersection of Lees Avenue/Highway 417 Westbound Off-ramp. This spacing is insufficient to accommodate the required 30m eastbound left turn lane and taper length. As the required turn lane is unachievable, it is recommended that the eastbound left turn movement at the west access be prohibited.

A review of sight distance requirements has been conducted at the proposed accesses. Transportation Association of Canada (TAC) Geometric Design Guidelines for Canadian Roads identify the following sight distance criteria based on a design speed of 60km/hr for Lees Avenue.

- 85m Stopping Sight Distance
- 110m Intersection Sight Distance looking left to turn right
- 130m Intersection Sight Distance looking right to turn left

The minimum 85m Stopping Sight Distance (SSD) is available along Lees Avenue at both accesses. The minimum Intersection Sight Distance (ISD) looking left to turn right is available at the east access, and the minimum ISD looking right to turn left is available at the west access. However, due to the curvilinear alignment of Lees Avenue between the two accesses, the podium for building A limits the ISD. A maximum ISD of 100m looking left to turn right from the west access is available, and a maximum ISD of 110m looking right to turn left is available at the east access.

Traffic signal control may be used to safely and efficiently alternate the right-of-way when visibility is inadequate. To alleviate sight distance concerns at the east access, and to mitigate future delays at this intersection, traffic signalization is recommended at the east access for Phase 1 of the development.

It is also recommended that right turns out of the west access be prohibited due to insufficient sight lines looking left. To restrict right turns out and left turns into the west access, traffic islands and signage will be provided. The existing left turn lane at the existing site access will be removed as the City implements bike lanes along Lees Avenue. Should the City not proceed with the cycling improvements along Lees Avenue, the existing left turn lane at the existing access to the site can be painted out with a hatch. It is proposed that “no left turn” signage be implemented on the south side of Lees Avenue in advance of the west access.

The City’s conceptual cycling improvements shows bike lanes along Lees Avenue transitioning to shared use lanes in advance of the Chapel Crescent and Robinson Avenue back-to-back left turn lanes. As an eastbound left turn lane is required at the site’s east access, it is proposed that the shared use lanes be extended further west along the extents of the proposed left turn lane. A functional design of the proposed access design and line painting along Lees Avenue is included in **Appendix J**. A Roadway Modification Approval (RMA) report will be submitted under separate cover.

A review of the access intersection operations was conducted as part of the June 2021 TIA.

A review of the proposed access location and design with respect to the City’s Private Approach By-law, Zoning By-law, and Transportation Association of Canada Geometric Design Guidelines for Canadian Roadways has been conducted.

Section 25 (c) of the City’s Private Approach By-law identifies a maximum width of 9m for two-way driveways. The City’s Zoning By-law identifies a minimum driveway width of 6.7m leading to a surface parking lot. The western access will have a width of 10.5m measured at the property line and does not conform to the requirements of the Private Approach By-law. The width of this access is required to develop traffic islands to restrict the access to right-in left-out operation, and to accommodate an HSU design vehicle. The east access will have a width of 10.5m at the property line and does not conform to the requirements of the Private Approach By-law. As this access will be signalized, a waiver to the Private Approach By-law is requested to allow for a wider access to permit two outbound travel lanes.

Section 25 (m) of the Private Approach By-law identifies a minimum requirement of 75m between two private approaches to the same property for a development along an arterial roadway containing 300 or more parking spaces. The distance between the two proposed accesses is approximately 95m, measured curb-to-curb, and conforms to the requirements of the Private Approach By-law.

Section 25 (p) of the Private Approach By-law also identifies a minimum distance of 3m between a private approach and the adjacent property line. A distance of 1.6m is provided between the west access and the adjacent property line. As a baseball diamond is currently provided on the adjacent property west of the site, a new access to the adjacent property in close proximity to the proposed access is not anticipated in the future. As such, a waiver to the Private Approach By-law is requested for the proximity of the west access to the property line.

Transportation Association of Canada (TAC) Geometric Design Guidelines identify a clear throat length requirement of 45m for driveways along arterial roadways that serve apartment developments containing greater than 200 units. The east access has a clear throat length of 45m, while the west access has a clear throat length of 30m, measured from the edge of the curb radius to the first on-site conflict point. As the west access will be restricted to right-in left-out operation, less than ten vehicles during the AM and PM peak hours are anticipated to enter the access. The proposed 30m clear throat length can accommodate four vehicles prior to spilling over onto the roadway. As the traffic entering this access only equates to less than one vehicle every six minutes during the AM and PM peak hours, spillover of queued vehicles onto Lees Avenue is not anticipated.

TAC Geometric Design Guidelines identify a minimum corner clearance of 70m for an access on the departing side of a signalized intersection and 70m for an access on the arriving side of a signalized intersection where a median isn't provided. The curb-to-curb distance between the signalized east access and the unsignalized west access is approximately 95m, meeting the minimum requirements of TAC. The distance between the west access and the northbound right turn movement at the Lees Avenue/Highway 417 Westbound Off-ramp intersection is approximately 60m and does not meet the TAC corner clearance spacing requirement of 70m.

6.5 Transportation Demand Management

6.5.1 Context for TDM

Phase One of the development will consist of 381 residential units and approximately 10,821 square feet of commercial space. The tenant for the commercial development is not known at this time. The future phases of the development will include an additional 1,067 residential units and 13,915 square feet of commercial space.

6.5.2 Need and Opportunity

The proposed development is located within a TOD Zone as it is within a 600m walking distance of the Lees LRT station. As described in Section 5.1, the target modal shares for the proposed development are based on the City's TOD zone modal shares and have been adjusted to reflect a higher non-auto modal share associated with the Ottawa Inner Area.

Using the 2011 TRANS O-D Survey Report, the typical residential commuter pattern in the Ottawa Inner Area is represented by all observed trips from/within the district during the AM peak hour and all observed trips to/within the district in the PM peak hour. Based on TRANS O-D Survey Report data, typical residential modal shares in the Ottawa Inner Area equate to approximately 35% auto driver, 10% passenger, 20% transit, 35% non-auto.

The TOD modal shares represent an increased transit modal share and a reduced auto/passenger modal share compared to the Ottawa Inner Area. Should the development only

meet the Ottawa Inner Area modal shares, the ultimate development is anticipated to generate an additional 125-150 vehicle trips two-way during the peak hours.

6.5.3 TDM Program

The proposed development conforms to the City's TDM initiatives by providing easy access to the local pedestrian, bicycle and transit systems as outlined in **Section 6.1**. A review of the TDM – Measures Checklist has been conducted for the residential component of the development and is included in **Appendix H**. The following measures will be implemented within the proposed development:

- Designate an internal coordinator, or contract with an external coordinator;
- Display local area maps with walking/cycling access routes and key destinations at major entrances;
- Display relevant transit schedules and route maps at entrances;
- Parking spaces for carshare vehicles will be reserved;
- Unbundle parking from monthly rent; and
- Provide multimodal travel option information package to new residents.

6.6 Neighbourhood Traffic Management

As identified in Section 4.4, this section is exempt from the analysis.

6.7 Transit

Based on the trip generation presented in Section 5.1, the proposed development is anticipated to generate 245 transit trips (79 in, 166 out) during the AM peak hour, and 269 transit trips (153 in, 116 out) during the PM peak hour.

A review of the projected transit utilization was completed as part of the June 2021 TIA. The proposed development is not anticipated to have a significant impact on the existing operations of OC Transpo Route 16 and 56 and no capacity deficiencies are anticipated for Line 1 at Lees Station.

6.8 Network Concept

As identified in Section 4.4, this section is exempt from the analysis.

A review of the lane capacity along Lees Avenue/King Edward Avenue was conducted as part of the June 2021 TIA.

6.9 Intersection Design

6.9.1 Existing Intersection MMLOS Analysis

The intersection MMLOS was reviewed as part of the June 2021 TIA.

6.9.2 Total Intersection Operations

Intersection capacity analysis was completed as part of the June 2021 TIA.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the foregoing, the conclusions and recommendations of this TIA can be summarized as follows:

Development Design

- Pedestrian connections will be provided between the main podium entrances and the sidewalk along Lees Avenue. A sidewalk will be provided along the vehicular accesses, linking to an internal pathway system within the site and connecting to the main entrance for residential tower D.
- An east-west pathway is proposed along the north end of the site connecting to Chapel Crescent and the western property limit. This pathway effectively reinstates the existing pathway in this location that is currently fenced off.
- A total of 1,440 bicycle parking spaces will be provided indoors and 35 bicycle parking spaces will be provided outdoors.
- One bicycle repair station and bicycle wash station will be included in each building's main bike room, for a total of four bicycle repair and wash stations. Four car share spaces will be reserved in the surface parking lot.
- Cyclist access to the site will be accommodated through shared use lanes at the two vehicular accesses. The proposed bicycle parking is anticipated to exceed the minimum requirements of the City's Zoning By-law.
- All required TDM-supportive design and infrastructure measures in the TDM checklist are met.

Parking

- Approximately 222 vehicle parking spaces and 386 bicycle parking spaces will be provided for Phase 1 of the development.
- Approximately 894 vehicle parking spaces and 1,475 bicycle parking spaces are anticipated to be provided for the overall development.
- The vehicular and bicycle parking will conform to the requirements of the Zoning By-law.

Boundary Streets

- There is a clear pedestrian desire line between the walkway provided on the north edge of the site and the pathway on the east side of Chapel Crescent. A Roadway Modification Approval (RMA) report will be submitted under separate cover and will include a PXO (Type D) at this location.

Access Intersections

- As the required eastbound left turn lane is unachievable, it is recommended that the eastbound left turn movement at the west access be prohibited.
- Due to the curvilinear alignment of Lees Avenue between the two accesses, the podium for building A limits the ISD. A maximum ISD of 100m looking left to turn right from the west access is available, and a maximum ISD of 110m looking right to turn left is available at the east access.
- To alleviate sight distance concerns at the east access, and to mitigate future delays at this intersection, traffic signalization is recommended at the east access for Phase 1 of the development.

- It is also recommended that right turns out of the west access be prohibited due to insufficient sight lines looking left. To restrict right turns out and left turns into the west access, a traffic island and signage will be provided.
- The City's conceptual cycling improvements shows bike lanes along Lees Avenue transitioning to shared use lanes in advance of the Chapel Crescent and Robinson Avenue back-to-back left turn lanes. As an eastbound left turn lane is required at the site's east access, it is proposed that the shared use lanes be extended further west along the extents of the proposed left turn lane.
- The western access will have a width of 10.5m measured at the property line and does not conform to the requirements of the Private Approach By-law. The width of this access is required to develop traffic islands to restrict the access to right-in left-out operation, and to accommodate an HSU design vehicle.
- The east access will have a width of 10.5m at the property line and does not conform to the requirements of the Private Approach By-law. As this access will be signalized, a waiver to the Private Approach By-law is requested to allow for a wider access to permit two outbound travel lanes.
- A distance of 1.6m is provided between the west access and the adjacent property line. As a baseball diamond is currently provided on the adjacent property west of the site, a new access to the adjacent property in close proximity to the proposed access is not anticipated in the future. As such, a waiver to the Private Approach By-law is requested for the proximity of the west access to the property line.
- The proposed 30m clear throat length at the west access can accommodate four vehicles prior to spilling over onto the roadway. As the traffic entering this access only equates to less than one vehicle every six minutes during the AM and PM peak hours, spillover of queued vehicles onto Lees Avenue is not anticipated.
- The distance between the west access and the northbound right turn movement at the Lees Avenue/Highway 417 Westbound Off-ramp intersection is approximately 60m and does not meet the TAC corner clearance spacing requirement of 70m.

Transportation Demand Management

- The proposed development conforms to the City's TDM initiatives by providing easy access to the local pedestrian, bicycle and transit systems.
- The following measures will be implemented within the proposed development:
 - Designate an internal coordinator, or contract with an external coordinator;
 - Display local area maps with walking/cycling access routes and key destinations at major entrances;
 - Display relevant transit schedules and route maps at entrances;
 - Parking spaces for carshare vehicles will be reserved;
 - Unbundle parking from monthly rent; and
 - Provide multimodal travel option information package to new residents.

Transit

- The proposed development is not anticipated to have a significant impact on the existing operations of OC Transpo Route 16 and 56.
- The additional trips generated by the development are not anticipated to result in increased service for Route 55 at stop #6803 and #6806.
- No capacity deficiencies are anticipated for Line 1 at Lees Station.

NOVATECH

Prepared by:



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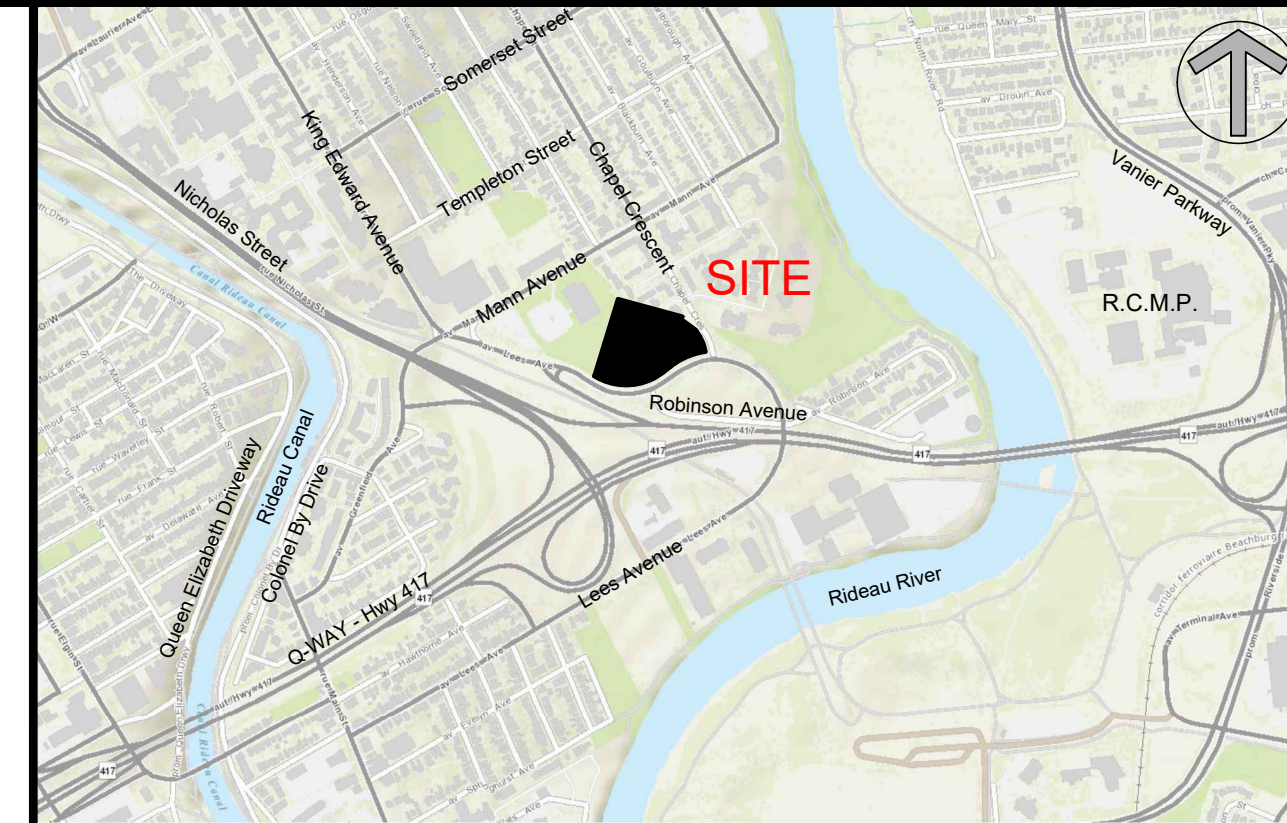
Reviewed by:



Jennifer Luong, P.Eng.
Senior Project Manager | Transportation/Traffic

APPENDIX A

Site Plan



PROJECT INFORMATION

ZONING	11A TD1 [2078] TD2 [2078]
SITE AREA	22,951.0 sq. m. (247,943 sq. ft.)
REQUIRED BUILDING HEIGHT	15.0m
REQUIRED BUILDING HEIGHT	20.0m
REQUIRED BUILDING HEIGHT	60.0m
MINIMUM DENSITY - TD1 LOTS OVER 0.125ha	150 units/ha
MINIMUM DENSITY - TD2 LOTS OVER 0.125ha	250 units/ha
FRONT YARD SETBACK - TD ZONE	0.5m
FRONT YARD SETBACK - 11A ZONE	3.0m
CORNER YARD SETBACK - TD ZONE	0.5m
INTERIOR YARD SETBACK - TD ZONE	0.0m
INTERIOR YARD SETBACK - 11A ZONE	7.5m
INTERIOR YARD SETBACK ABOVE 6 STOREYS	12.0m
REAR YARD SETBACK - 11A ZONE	4.5m
AMENITY SPACE - PER UNIT	6.0 sq. m.
EXTERIOR AMENITY SPACE - 2% LOT AREA	459.0 sq. m.
VEHICLE PARKING - VISITOR ONLY	0.1 PER UNIT
VEHICLE PARKING - RESIDENTIAL	0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL	1 PER 250m ² GFA

PROVIDED

BUILDING HEIGHT - BUILDING A	28 STOREYS - 89.0m
BUILDING HEIGHT - BUILDING B	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING C	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING D	28 STOREYS - 89.0m
GRADE - BUILDING A (GROUND = 64.0m)	63.0m geo. elev.
GRADE - BUILDING B-C (GROUND = 67.5m)	65.5m geo. elev.
GRADE - BUILDING D (GROUND = 65.0m)	64.0m geo. elev.
DENSITY - TD3 LOT (1.440 UNITS)	627 units/ha
UNIT COUNT	1,448 units
FRONT YARD SETBACK - TD3 ZONE	1.9m
CORNER YARD SETBACK - TD3 ZONE	23.3m
INTERIOR YARD SETBACK - TD3 ZONE	12.0m
INTERIOR YARD SETBACK ABOVE 6 STOREYS	12.0m
REAR YARD SETBACK - TD3 ZONE	18.5m
VEHICLE PARKING - TOTAL (873 + 21)	894
VEHICLE PARKING - RESIDENTIAL UNIT	774
VEHICLE PARKING - VISITOR	120
BICYCLE PARKING - RESIDENTIAL (1440 + 25)	1465
BICYCLE PARKING - COMMERCIAL	15
LOT COVERAGE	36.9%
EXTERIOR AMENITY SPACE	3,900.0 sq. m.
GROUND FLOOR TRANSPARENT GLAZING	92,364.5 sq. m.
TOTAL PROJECT G.F.A.	994,203 sq. ft.

GROSS BUILDING - AREAS

BUILDING 'A'	STAGE 1 CONSTRUCTION	0.0 sq. m.
PARKING LEVEL		300 sq. ft.
STREET LEVEL		1,207.7 sq. m.
GROUND FLOOR		4,490 sq. m.
2nd FLOOR		1,980.0 sq. m.
3rd - 5th PODIUM	3 x 1,980.0 sq. m.	6,330 sq. ft.
6th FLOOR		1,980.0 sq. m.
7th FLOOR		5,057 sq. m.
8th - 28th FLOOR TOWER	19 x 662.58 sq. m.	12,589.1 sq. m.
VISITOR - INTERIOR	-0.072 PER UNIT	104
VISITOR - SURFACE	-0.011 PER UNIT	16
CAR SHARE		4
TOTAL		894

RESIDENCE	-0.53 PER UNIT (1,448 UNITS)	770
VISITOR - INTERIOR	-0.072 PER UNIT	104
VISITOR - SURFACE	-0.011 PER UNIT	16
CAR SHARE		4
TOTAL		894

BICYCLE PARKING

RESIDENCE	-0.5 PER UNIT (1,448 UNITS)	724
COMMERCIAL	-1 PER 250m ² GFA (2,518.7m ²)	10
TOTAL		730

AMENITY SPACE

EXISTING BUSH ALONG NORTH	= 2,200.0 sq. m.
COURTYARD OF BUILDING A	= 500.0 sq. m.
NORTH SIDE OF BUILDING D	= 1,200.0 sq. m.
COMMUNAL INTERNAL AMENITY - 1st LEVEL	= 1,600.0 sq. m.
COMMUNAL INTERNAL AMENITY - 7th LEVEL	= 800.0 sq. m.
COMMUNAL EXTERIOR PATIO - 7th LEVEL	= 1,200.0 sq. m.
PRIVATE BALCONIES	= 3,800.0 sq. m.
TOTAL	= 11,300 sq. m.
TOTAL COMMUNAL	= 7,300 sq. m.
REQUIRED - 6.0m² PER UNIT (1,448)	= 8,688 sq. m.
REQUIRED COMMUNAL @ 50%	= 4,344 sq. m.

LAND PHASE AREA

BUILDING 'A'	= 6,070.6 sq. m.	26.45%
BUILDING 'B-C'	= 7,011.4 sq. m.	30.56%
BUILDING 'D'	= 7,569.8 sq. m.	32.99%
PARKLAND	= 2,295.2 sq. m.	10.01%
TOTAL	= 22,947.0 sq. m.	100.00%

LOT COVERAGE

BUILDING FOOTPRINT - 'A'	= 2,732.4 sq. m.	11.91%
BUILDING FOOTPRINT - 'B-C'	= 3,762.5 sq. m.	16.40%
BUILDING FOOTPRINT - 'D'	= 1,970.9 sq. m.	8.59%
DRIVING SURFACE	= 3,292.2 sq. m.	14.35%
LANDSCAPE SURFACE	= 8,895.6 sq. m.	38.75%
PARKLAND	= 2,295.0 sq. m.	10.00%
TOTAL	= 22,948.5 sq. m.	100.00%

SOLID WASTE

BUILDING 'A' - 381 UNITS	
GARBAGE	0.110 Y ³ PER UNIT 42 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT 7 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT 15 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 8
BUILDING 'B' - 369 UNITS	
GARBAGE	0.110 Y ³ PER UNIT 40 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT 7 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT 14 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 8
BUILDING 'C' - 369 UNITS	
GARBAGE	0.110 Y ³ PER UNIT 42 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT 7 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT 14 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 7
BUILDING 'D' - 329 UNITS	
GARBAGE	0.110 Y ³ PER UNIT 37 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT 6 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT 13 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 7

BUILDING 'D' - STAGE 2 CONSTRUCTION

PARKING LEVEL	0.0 sq. m.	
GROUND FLOOR	846.9 sq. m.	
2nd FLOOR	1,374.0 sq. m.	
3rd - 5th PODIUM	3 x 1,306.1 sq. m.	4,008.4 sq. m.
6th FLOOR PODIUM		1,336.1 sq. m.
7th FLOOR TOWER		585.9 sq. m.
8th - 28th FLOOR TOWER	19 x 662.58 sq. m.	12,589.1 sq. m.
27th - 28th FLOOR	19 x 7,132 sq. m.	135,508 sq. ft.
MECHANICAL LEVEL	0.0 sq. m.	
TOTAL AREA	21,842.2 sq. m.	
TOWER FOOTPRINT	831.8 sq. m.	
UNIT COUNT	329	
VEHICLE PARKING	252	
BICYCLE PARKING	330	

UNIT MIX - 1,448 UNITS

ONE BEDROOM UNIT	738
ONE BEDROOM + DEN UNIT	164
TWO BEDROOM UNIT	271
TWO BEDROOM + DEN UNIT	116
THREE BEDROOM UNIT	159
TOTAL UNITS	1,448

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.
COPYRIGHT RESERVED.

NOTATION SYMBOLS:

(01)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(02)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
(03)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
(04)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A800 SERIES.
(05)	DETAIL NUMBER
(06)	TITLE
(07)	SCALE
(08)	DETAIL REFERENCE PAGE
(09)	DETAIL REFERENCE PAGE

1 SITE PLAN
SP-1
SCALE = 1 : 400

LANDSCAPE ARCHITECT FoTenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 ext. 241 Fax: (613) 730-1136 E-Mail: abbas@fotenn.com	URBAN PLANNER FoTenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: petryshyn@fotenn.com	PROJECT DEVELOPER 2 Robinson Property Limited Partnership. 88 Albert Street Ottawa, Ontario K1P 5E9 Cell (416) 903-1377 Email: kwaugh@princedev.com
WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com	CIVIL ENGINEER Novatech Eng. Consultants Ltd. 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: f.thauvette@novatech-eng.com	LEGAL DESCRIPTION TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOT F CONCESSION D (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA Prepared by Annis, O'Sullivan, Vollebek Ltd.
GEOTECHNICAL ENGINEER Paterson Group 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: (613) 226-7381 ext. 233 Fax: (613) E-Mail: MBeaudoin@patersongroup.ca	TRANSPORTATION ENGINEER Novatech Eng. Consultants Ltd. 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: j.luong@novatech-eng.com	SURVEYOR Annis O'Sullivan Vollebek Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 E-Mail: AndyS@aovltd.com

SITE PLAN SYMBOLS

(01) SOFT LANDSCAPE	(02) CONCRETE WALKING SURFACE	(03) ASPHALT PATH	(04) EXISTING WOODED AREA	(05) PROPOSED PARKLAND
(06) PROPERTY LINE	(07) GUARD RAILING / FENCE	(08) BIKE RACK	(09) ENTRANCE / EXIT DOOR	(10) COMMERCIAL / EXIT DOOR
(11) FIRE HYDRANT	(12) VEHICULAR DIRECTION	(13) EXISTING TREE TO REMAIN	(14) SIAMSE CONNECTION	(15) CITY STREET LIGHTING
(16) SITE LIGHTING	(17) CAR SHARE SPACE	(18) EXISTING TREE TO BE PRESERVED	(19) PROPOSED SERVICES	(20) EXISTING RETAINING WALL TO REMAIN
(21) EXISTING STREET LIGHT POLE, RELOCATE AS REQUIRED	(22) BICYCLE RACK, SEE LANDSCAPE FOR DETAILS	(23) EXISTING 2.1m WIDE CITY SIDEWALK	(24) CATCH BASIN	(25) EXISTING RETAINING WALL TO BE REMOVED
(26) FIRE HYDRANT	(27) SIAMSE CONNECTION	(28) PARKING GARAGE INTAKE / EXHAUST GRILL	(29) NATURAL GAS EQUIPMENT WITH BOLLARDS	(30) PEDESTRIAN CROSS WALK WITH DEPRESS CURBS
(31) SITE FURNITURE - SEE LANDSCAPE FOR DETAILS	(32) MOUNTABLE CURB	(33) SITE LIGHTING	(34) NEW SIGNALIZED INTERSECTION	(35) ACCESSIBLE PARKING SPACES

DRAWING NOTES

- PROPERTY LINE
- HARD SURFACE PAVING, WIDTH AS NOTED
- CONCRETE SIDEWALK WITH DEPRESSED CURB
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- OUTLINE OF TOWER ABOVE
- 1 STOREY PODIUM LEVEL
- 6 STOREY PODIUM LEVEL
- OUTLINE OF PRIVATE TERRACE ABOVE
- PARKING GARAGE RAMP WITH DRENCH DRAIN IF REQUIRED
- 1.8m WIDE ASPHALT PEDESTRIAN PATH
- AT GRADE PRIVATE PATIO WITH LOW FENCE
- AT GRADE COMMUNAL TERRACE
- REALIGNED 1.8m WIDE ASPHALT PEDESTRIAN PATH
- EXISTING 1.8m WIDE ASPHALT PEDESTRIAN PATH
- EXISTING BUILDINGS ON ADJACENT PROPERTY
- EXISTING WOODED AREA TO REMAIN
- RETAINING WALL WITH GUARD RAIL AS REQUIRED
- LOADING / SERVICE BAY / GARBAGE PICK-UP
- OUTLINE OF SERVICE BUILDING TO BE REMOVED
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING TREE TO BE REMOVED

REVISIONS:

No.	DESCRIPTION	DATE
1	REVISED FOR SPC 1st ROUND CITY COMMENTS	Mar. 11, 22
2	ISSUED FOR SITE PLAN CONSTRUCTION APPLICATION	Nov. 12, 21
3	ISSUED FOR GENERAL UPDATES / COORDINATION	Nov. 12, 21
4	ISSUED FOR 2A & CPA 1st COMMENT RESPONSE	June 23, 21
5	ISSUED FOR 2A & CPA APPLICATION	Dec. 21, 20
6	ISSUED FOR UPDATED DESIGN	Dec. 10, 20
7	ISSUED FOR DESIGN CONCEPT	Aug. 24, 20

ARCHITECT'S SEAL

RODERICK LAHEY ARCHITECT INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
1.613.724.9932 1.613.724.1209 www.rodericklahey.ca

CLIENT:
2 Robinson Property Limited Partnership

PROJECT TITLE:
2 ROBINSON AVENUE / 320 LEES AVENUE

ARCHITECT:
RODERICK LAHEY ARCHITECT INC.

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: RV
CHECKED: T.Z.

SCALE: 1:400
SHEET No.: SP-1

PROJECT No.: 1902

APPENDIX B

TIA Screening Form

City of Ottawa 2017 TIA Guidelines Screening Form

1. Description of Proposed Development

Municipal Address	2 Robinson Avenue
Description of Location	Site is located north of Lees Avenue and Robinson Avenue, and west of Chapel Crescent
Land Use Classification	Mixed-Use Residential and Commercial
Development Size (units)	1,448 residential dwellings
Development Size (m ²)	24,736 ft² commercial GFA
Number of Accesses and Locations	Two proposed accesses to Lees Avenue
Phase of Development	Multi-Phased
Buildout Year	2027

If available, please attach a sketch of the development or site plan to this form.

2. Trip Generation Trigger

Considering the Development's Land Use type and Size (as filled out in the previous section), please refer to the Trip Generation Trigger checks below.

Land Use Type	Minimum Development Size
Single-family homes	40 units
Townhomes or apartments	90 units
Office	3,500 m ²
Industrial	5,000 m ²
Fast-food restaurant or coffee shop	100 m ²
Destination retail	1,000 m²
Gas station or convenience market	75 m ²

** If the development has a land use type other than what is presented in the table above, estimates of person-trip generation may be made based on average trip generation characteristics represented in the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.*

If the proposed development size is greater than the sizes identified above, the Trip Generation Trigger is satisfied.

3. Location Triggers

	Yes	No
Does the development propose a new driveway to a boundary street that is designated as part of the City's Transit Priority, Rapid Transit or Spine Bicycle Networks?		✓
Is the development in a Design Priority Area (DPA) or Transit-oriented Development (TOD) zone?*	✓	

**DPA and TOD are identified in the City of Ottawa Official Plan (DPA in Section 2.5.1 and Schedules A and B; TOD in Annex 6). See Chapter 4 for a list of City of Ottawa Planning and Engineering documents that support the completion of TIA).*

If any of the above questions were answered with 'Yes,' the Location Trigger is satisfied.

4. Safety Triggers

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

If any of the above questions were answered with 'Yes,' the Safety Trigger is satisfied.

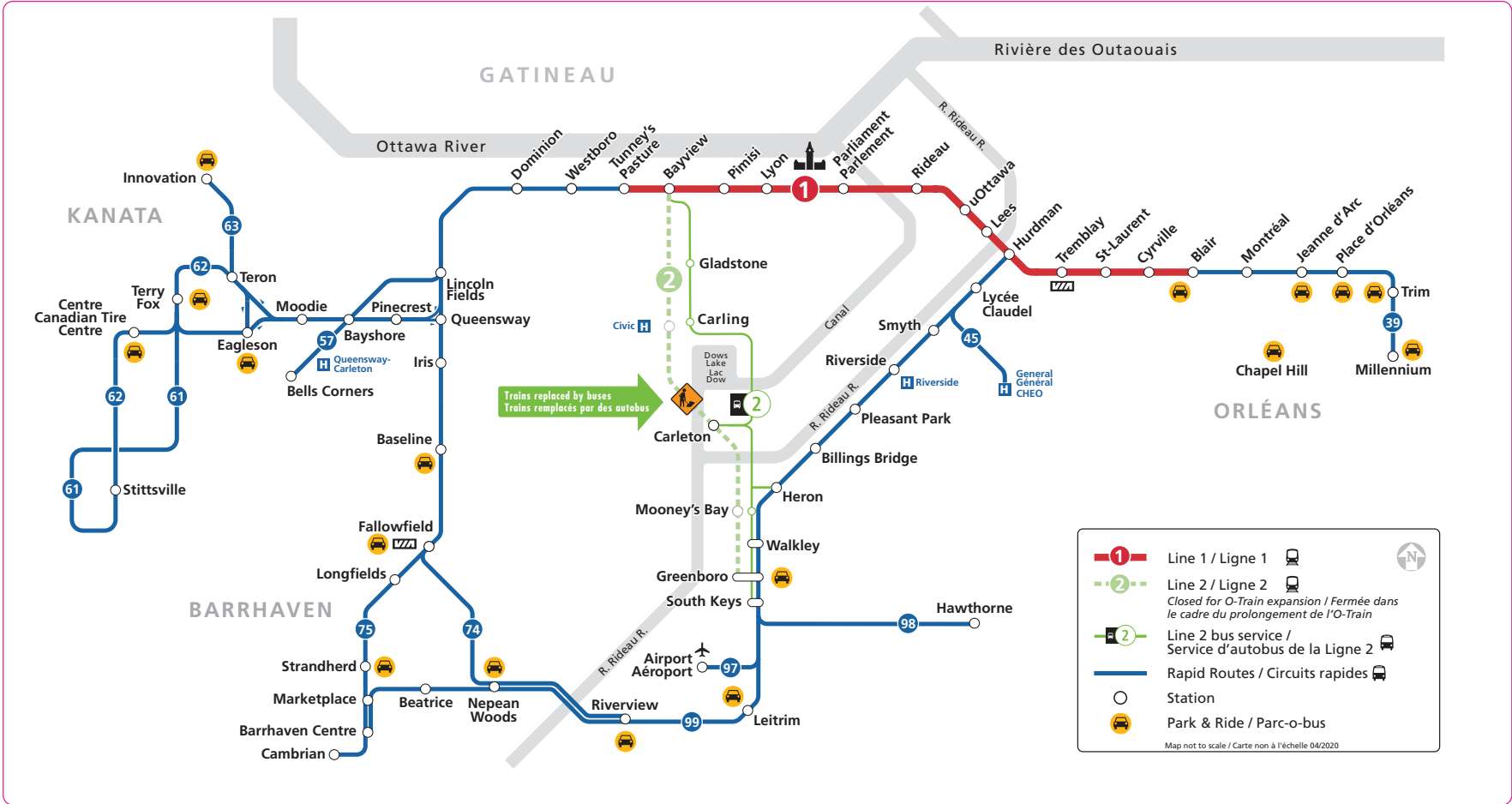
5. Summary

	Yes	No
Does the development satisfy the Trip Generation Trigger?	✓	
Does the development satisfy the Location Trigger?	✓	
Does the development satisfy the Safety Trigger?	✓	

If none of the triggers are satisfied, the TIA Study is complete. If one or more of the triggers is satisfied, the TIA Study must continue into the next stage (Screening and Scoping).

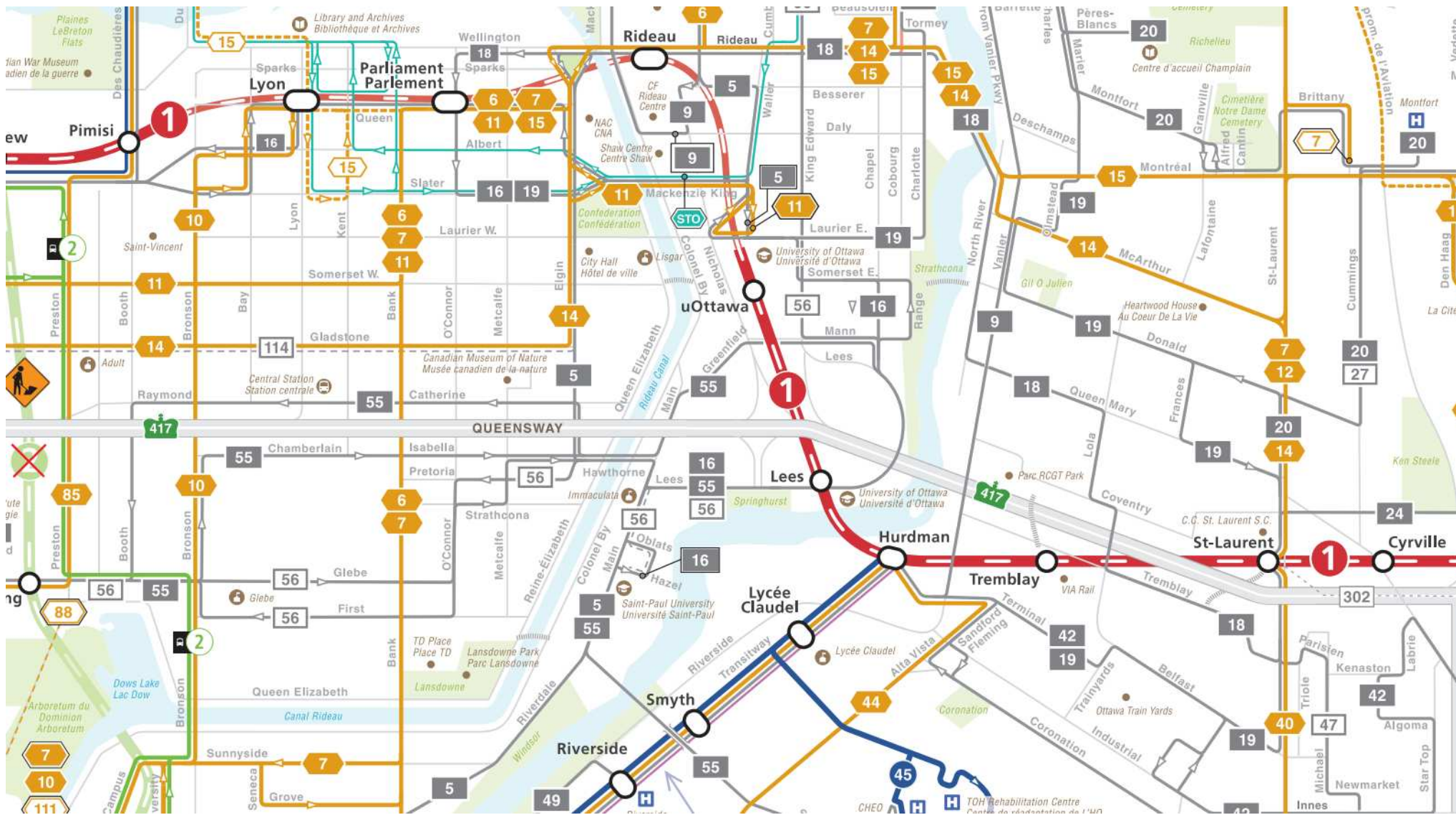
APPENDIX C

OC Transpo System Information



Trains replaced by buses
Trains remplacés par des autobus

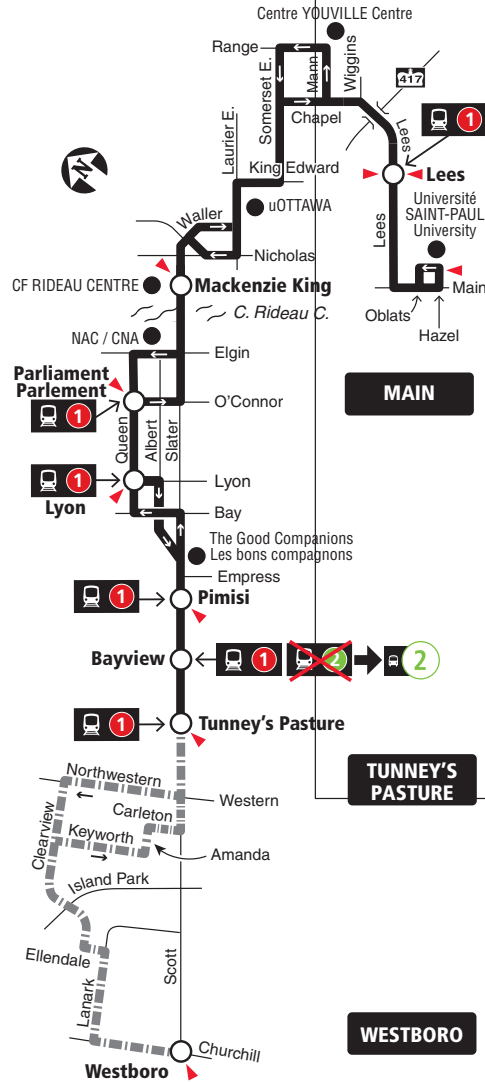
	Line 1 / Ligne 1		
	Line 2 / Ligne 2		
	Line 2 bus service / Service d'autobus de la Ligne 2		
	Rapid Routes / Circuits rapides		
	Station		
	Park & Ride / Parc-o-bus		
<small>Map not to scale / Carte non à l'échelle 04/2020</small>			



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MAIN TUNNEY'S PASTURE WESTBORO

7 days a week / 7 jours par semaine
All day service
Service toute la journée



- Station
- ▬▬▬ No Sunday service / Aucun service le dimanche
- ▲ Timepoint / Heures de passage

2020.04

 **Schedule / Horaire..... 613-560-1000**
Text / Texto560560
plus your four digit bus stop number / plus votre numéro d'arrêt à quatre chiffres

Customer Service
Service à la clientèle 613-741-4390

Lost and Found / Objets perdus..... 613-563-4011

Security / Sécurité 613-741-2478

Effective May 3, 2020
En vigueur 3 mai 2020

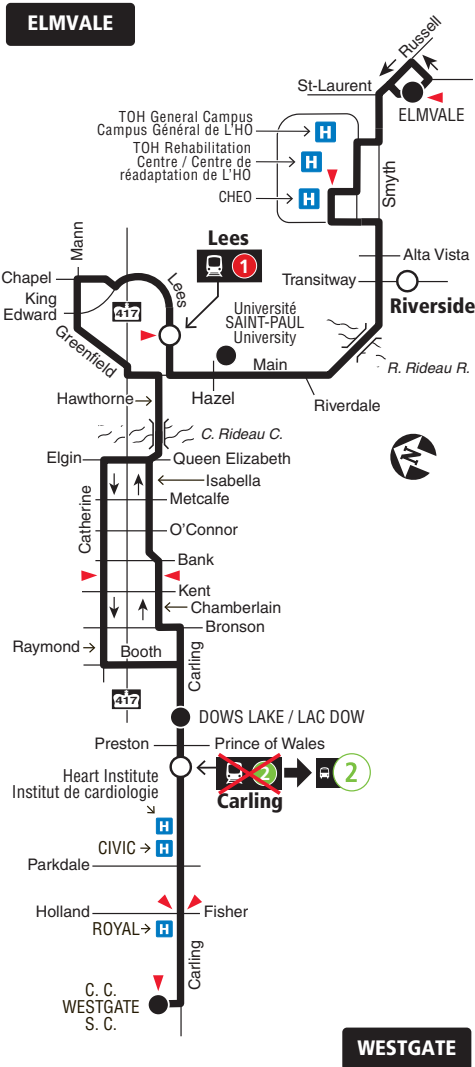


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ELMVALE WESTGATE

Local

7 days a week / 7 jours par semaine



○ Stations
▲ Timepoint / Heures de passage

2021.06

 **Schedule / Horaire 613-560-1000**
Text / Texto* 560560
plus your four digit bus stop number / plus votre numéro d'arrêt à quatre chiffres
*Standard message rates may apply / Les tarifs réguliers de messagerie texte peuvent s'appliquer

Customer Service
 Service à la clientèle 613-741-4390
 Lost and Found / Objets perdus 613-563-4011
 Security / Sécurité 613-741-2478

Effective June 20, 2021
En vigueur 20 juin 2021

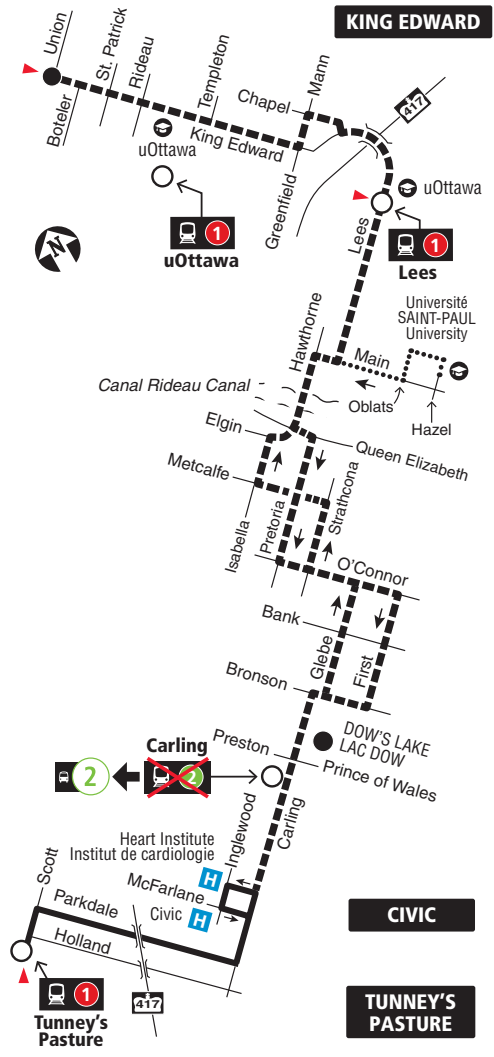


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CIVIC KING EDWARD TUNNEY'S PASTURE

Local

7 days a week / 7 jours par semaine



- Station
- 7 days a week / 7 jours par semaine
- Monday to Friday only (Peak periods)
Lundi au vendredi seulement (Périodes de pointe)
- Some trips / Quelques trajets
- Timepoint / Heures de passage

2021.06

Schedule / Horaire 613-560-1000
Text / Texto* 560560
plus your four digit bus stop number / plus votre numéro d'arrêt à quatre chiffres
*Standard message rates may apply / Les tarifs réguliers de messagerie texte peuvent s'appliquer

Customer Service
 Service à la clientèle **613-741-4390**
 Lost and Found / Objets perdus **613-563-4011**
 Security / Sécurité **613-741-2478**

Effective June 20, 2021
En vigueur 20 juin 2021

APPENDIX D

Traffic Count and Signal Timing Data

Turning Movement Count - Full Study Peak Hour Diagram

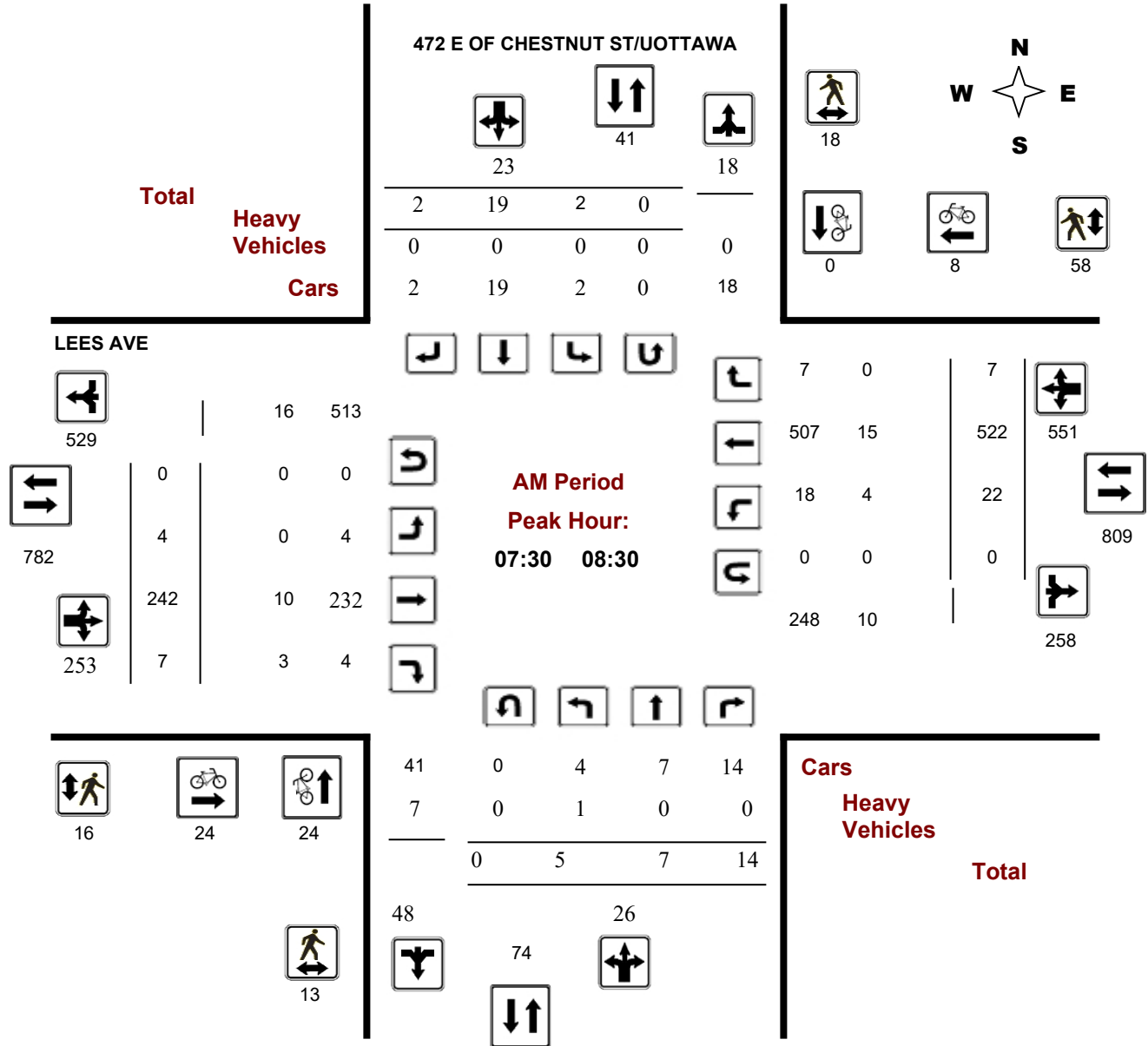
472 E OF CHESTNUT ST/UOTTAWA @ LEES AVE

Survey Date: Friday, May 20, 2011

WO No: 29736

Start Time: 07:00

Device:



Comments

Turning Movement Count - Full Study Peak Hour Diagram

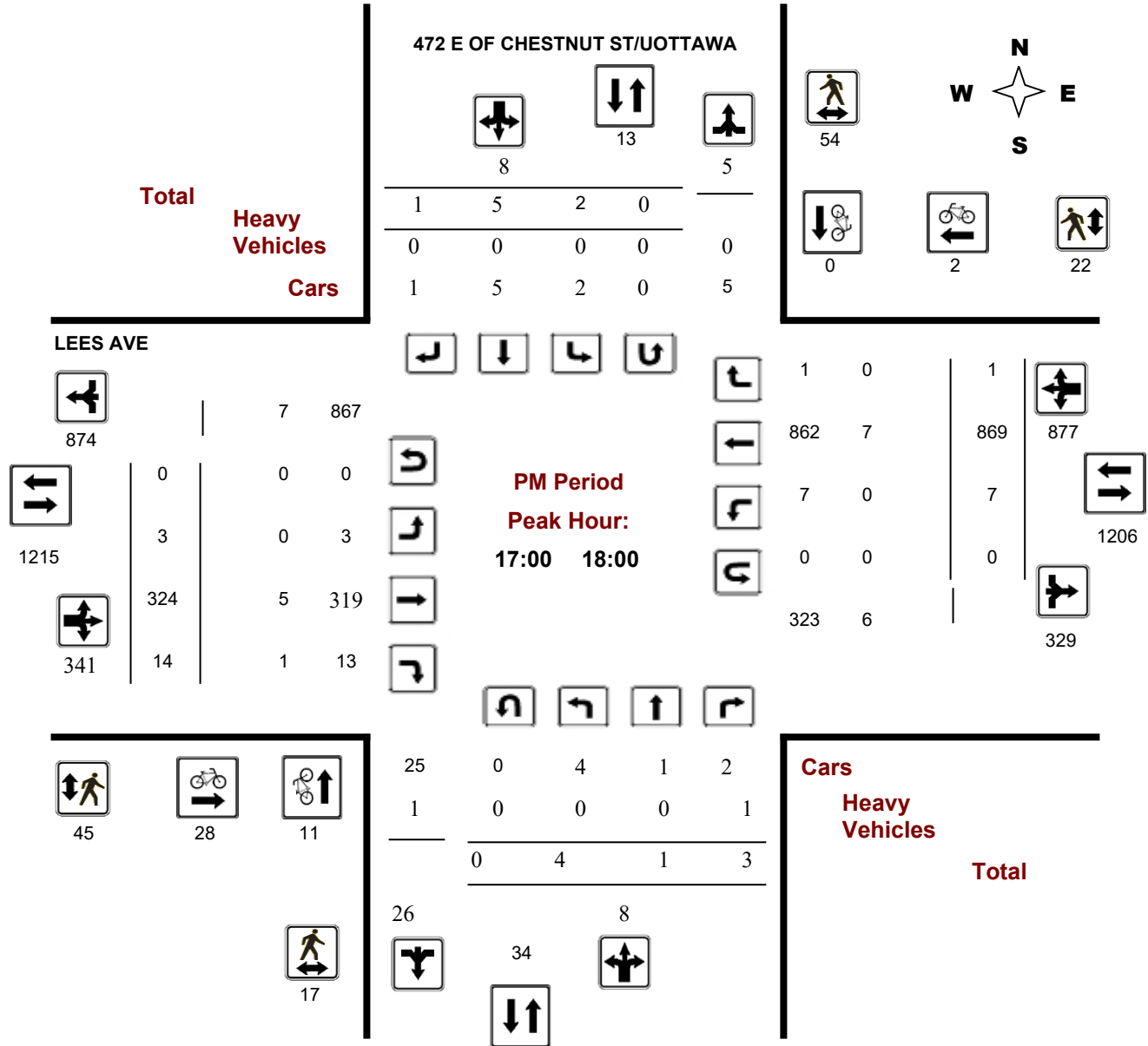
472 E OF CHESTNUT ST/UOTTAWA @ LEES AVE

Survey Date: Friday, May 20, 2011

WO No: 29736

Start Time: 07:00

Device:



Comments



Turning Movement Count - Full Study Summary Report

472 E OF CHESTNUT ST/UOTTAWA @ LEES AVE

Survey Date: Friday, May 20, 2011

Total Observed U-Turns
 Northbound: 0 Southbound: 0
 Eastbound: 2 Westbound: 0

AADT Factor
1.11

Full Study

Period	472 E OF CHESTNUT ST/UOTTAWA									LEES AVE									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	
07:00 08:00	3	6	10	19	0	18	2	20	39	3	168	4	175	23	484	4	511	686	725
08:00 09:00	7	1	11	19	2	1	5	8	27	5	283	6	294	22	494	6	522	816	843
09:00 10:00	2	7	7	16	0	12	3	15	31	5	163	2	170	9	414	3	426	596	627
11:30 12:30	7	7	6	20	0	10	1	11	31	2	196	8	206	12	542	3	557	763	794
12:30 13:30	1	0	13	14	1	0	1	2	16	6	220	7	233	15	553	1	569	802	818
15:00 16:00	8	5	19	32	0	6	1	7	39	2	309	7	318	9	688	1	698	1016	1055
16:00 17:00	12	0	9	21	1	3	4	8	29	5	331	6	342	4	739	0	743	1085	1114
17:00 18:00	4	1	3	8	2	5	1	8	16	3	324	14	341	7	869	1	877	1218	1234
Sub Total	44	27	78	149	6	55	18	79	228	31	1994	54	2079	101	4783	19	4903	6982	7210
U Turns				0				0	0				2				0	2	2
Total	44	27	78	149	6	55	18	79	228	31	1994	54	2081	101	4783	19	4903	6984	7212
AVG 12Hr	49	30	87	166	7	61	20	88	254	34	2217	60	2314	112	5319	21	5452	7766	8020
Note: These volumes are calculated by multiplying the Equivalent 12 hr. totals by the AADT factor.													1.11						
AVG 24Hr	64	39	114	217	9	80	26	115	332	45	2905	79	3031	147	6967	28	7142	10173	10505
Note: These volumes are calculated by multiplying the Average Daily 12 hr. totals by 12 to 24 expansion factor.													1.31						

Comments:

Note: U-Turns provided for approach totals. Refer to 'U-Turn' Report for specific breakdown.



Transportation Services - Traffic Services

Turning Movement Count - Full Study Peak Hour Diagram

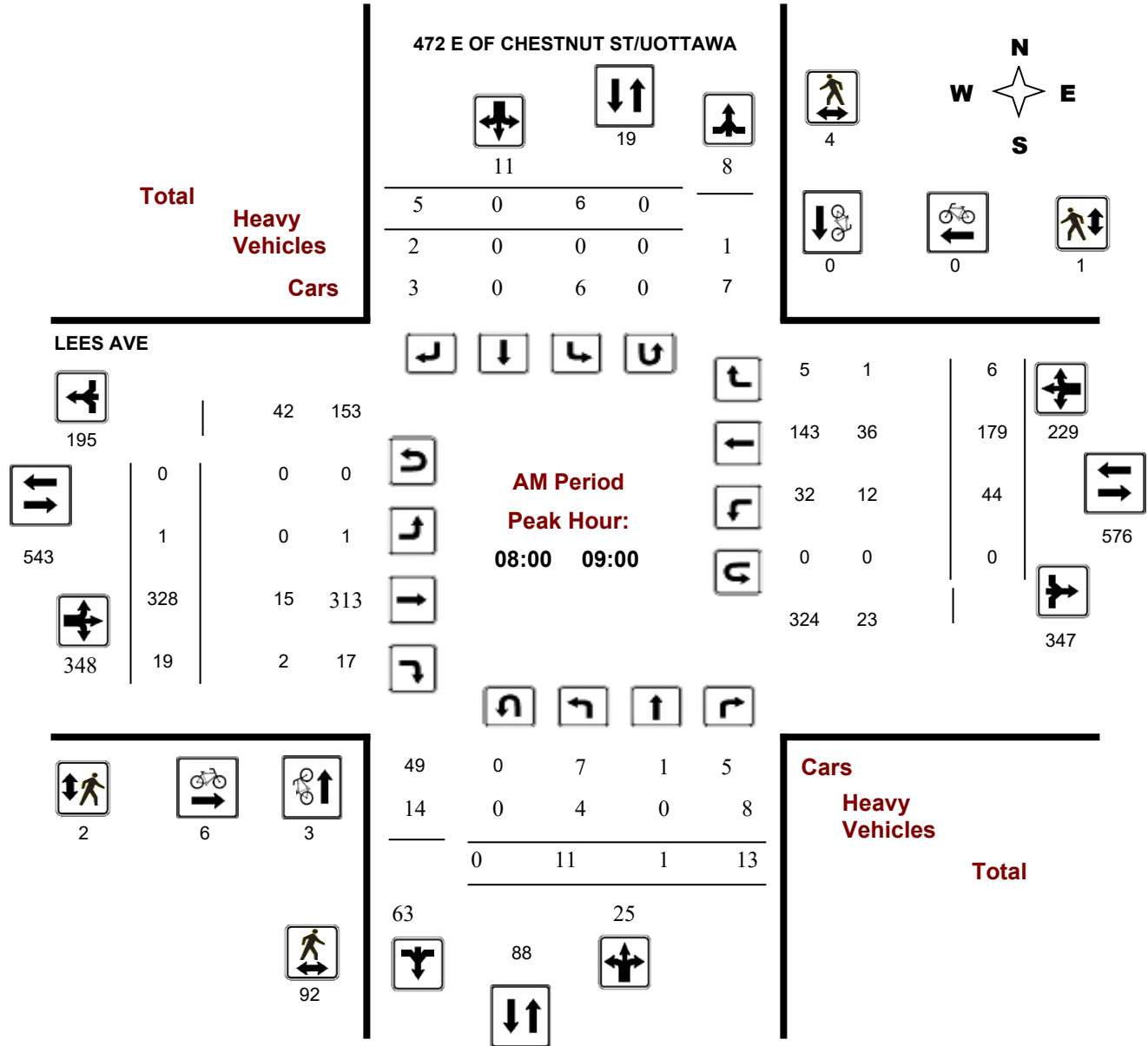
472 E OF CHESTNUT ST/UOTTAWA @ LEES AVE

Survey Date: Thursday, February 22, 2018

Start Time: 07:00

WO No: 37572

Device: Miovision



5199 107- Lees and Hwy 417 Wb Off Ramp/Transi... - TMC

Thu Jul 30, 2015

Full Length (3 PM-6 PM, 11:30 AM-1:30 PM, 7 AM-10 AM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 249727, Location: 45.418452, -75.675078, Site Code: 39643103



Provided by: City of Ottawa

100 Constellation Dr, Nepean, ON, K2G 5J9, CA

Leg Direction	North Southbound					South Northbound					Southwest Northeastbound					West Eastbound					Int			
	R	BR	T	U	App Ped*	T	L	HL	U	App Ped*	HR	BL	HL	U	App Ped*	HR	R	L	U	App Ped*				
2015-07-30																								
7:00AM	0	0	12	0	12	0	82	0	0	0	82	0	11	82	0	0	93	0	0	0	0	0	187	
7:15AM	0	0	22	0	22	0	61	1	0	0	62	0	16	65	0	0	81	0	0	0	0	0	165	
7:30AM	0	0	10	0	10	0	78	0	0	0	78	0	9	92	0	0	101	1	0	0	0	0	189	
7:45AM	0	0	21	0	21	0	79	1	0	0	80	0	12	93	0	0	105	0	0	0	0	0	206	
Hourly Total	0	0	65	0	65	0	300	2	0	0	302	0	48	332	0	0	380	1	0	0	0	0	747	
8:00AM	0	0	14	0	14	0	107	0	0	0	107	0	10	97	0	0	107	0	0	0	0	0	228	
8:15AM	0	0	28	0	28	0	98	0	0	0	98	0	23	88	0	0	111	0	0	0	0	0	237	
8:30AM	0	0	21	0	21	0	109	0	0	0	109	0	26	102	0	0	128	0	0	0	0	0	258	
8:45AM	1	0	31	0	32	0	125	0	0	0	125	0	37	101	0	0	138	0	0	0	0	0	295	
Hourly Total	1	0	94	0	95	0	439	0	0	0	439	0	96	388	0	0	484	0	0	0	0	0	1018	
9:00AM	0	0	24	0	24	2	125	0	0	0	125	0	18	117	0	0	135	0	0	0	0	0	284	
9:15AM	0	0	19	1	20	2	103	0	0	0	103	0	15	95	1	0	111	0	0	0	0	0	234	
9:30AM	0	0	22	0	22	0	104	0	0	0	104	0	15	89	0	0	104	0	0	0	0	0	230	
9:45AM	0	0	26	0	26	0	86	0	0	0	86	0	19	86	0	0	105	0	0	1	0	1	218	
Hourly Total	0	0	91	1	92	4	418	0	0	0	418	0	67	387	1	0	455	0	0	1	0	1	966	
11:30AM	0	0	38	0	38	0	70	0	0	0	70	0	20	106	0	0	126	0	0	0	0	0	234	
11:45AM	1	0	27	0	28	0	72	0	0	0	72	0	26	87	0	0	113	0	0	0	0	0	213	
Hourly Total	1	0	65	0	66	0	142	0	0	0	142	0	46	193	0	0	239	0	0	0	0	0	447	
12:00PM	0	0	28	0	28	0	67	0	0	0	67	0	22	78	0	0	100	0	0	1	0	1	196	
12:15PM	0	0	29	1	30	0	67	0	0	0	67	0	8	92	0	0	100	0	0	0	0	0	197	
12:30PM	0	0	23	0	23	0	86	0	0	0	86	0	16	92	0	0	108	0	0	0	0	0	217	
12:45PM	0	0	24	0	24	0	84	0	0	0	84	0	19	93	0	0	112	0	0	0	0	0	220	
Hourly Total	0	0	104	1	105	0	304	0	0	0	304	0	65	355	0	0	420	0	0	1	0	1	830	
1:00PM	0	0	32	0	32	1	81	0	0	0	81	0	17	99	0	0	116	0	0	0	0	0	229	
1:15PM	0	0	22	0	22	0	76	0	0	0	76	0	28	104	0	0	132	0	0	0	0	0	230	
Hourly Total	0	0	54	0	54	1	157	0	0	0	157	0	45	203	0	0	248	0	0	0	0	0	459	
3:00PM	0	0	24	0	24	0	101	0	0	0	101	0	28	106	0	0	134	0	0	0	0	0	259	
3:15PM	0	0	35	0	35	0	116	0	0	0	116	0	24	133	0	0	157	0	0	1	0	1	309	
3:30PM	0	0	37	0	37	1	105	0	0	0	105	0	27	126	0	0	153	0	0	1	0	1	296	
3:45PM	0	0	48	1	49	4	93	0	0	0	93	0	26	123	0	0	149	0	0	6	0	6	297	
Hourly Total	0	0	144	1	145	5	415	0	0	0	415	0	105	488	0	0	593	0	0	1	7	8	1161	
4:00PM	3	0	34	0	37	1	105	0	0	0	105	0	22	106	0	0	128	0	0	0	0	0	270	
4:15PM	4	0	42	0	46	0	76	0	0	0	76	0	36	126	0	0	162	0	0	0	0	0	284	
4:30PM	0	0	52	0	52	0	90	0	0	0	90	0	32	135	0	0	167	0	0	0	0	0	309	
4:45PM	1	0	44	0	45	0	82	0	0	0	82	0	34	125	0	0	159	0	0	0	0	0	286	
Hourly Total	8	0	172	0	180	1	353	0	0	0	353	0	124	492	0	0	616	0	0	0	0	1	1149	
5:00PM	0	0	37	0	37	2	103	0	0	0	103	0	31	117	0	0	148	0	0	1	0	1	289	
5:15PM	0	0	34	0	34	0	103	0	0	0	103	0	46	129	0	0	175	0	0	0	0	0	312	
5:30PM	0	0	33	0	33	0	77	0	0	0	77	0	36	116	0	0	152	0	0	0	0	0	262	
5:45PM	0	0	30	0	30	0	93	0	0	0	93	0	30	132	0	0	162	0	0	0	0	0	285	
Hourly Total	0	0	134	0	134	2	376	0	0	0	376	0	143	494	0	0	637	0	0	1	0	1	1148	
Total	10	0	923	3	936	13	2904	2	0	0	2906	0	739	3332	1	0	4072	1	0	2	9	11	5	7925
% Approach	1.1%	0%	98.6%	0.3%	-	-	99.9%	0.1%	0%	0%	-	-	18.1%	81.8%	0%	0%	-	-	0%	18.2%	81.8%	0%	-	-
% Total	0.1%	0%	11.6%	0%	11.8%	-	36.6%	0%	0%	0%	36.7%	-	9.3%	42.0%	0%	0%	51.4%	-	0%	0%	0.1%	0%	0.1%	-
Lights and Motorcycles	0	0	836	3	839	-	2679	0	0	0	2679	-	686	3214	1	0	3901	-	0	0	2	0	2	7421
% Lights and Motorcycles	0%	0%	90.6%	100%	89.6%	-	92.3%	0%	0%	0%	92.2%	-	92.8%	96.5%	100%	0%	95.8%	-	0%	0%	22.2%	0%	18.2%	93.6%
Heavy	0	0	52	0	52	-	180	0	0	0	180	-	53	118	0	0	171	-	0	0	0	0	0	403
% Heavy	0%	0%	5.6%	0%	5.6%	-	6.2%	0%	0%	0%	6.2%	-	7.2%	3.5%	0%	0%	4.2%	-	0%	0%	0%	0%	0%	5.1%
Bicycles on Road	10	0	35	0	45	-	45	2	0	0	47	-	0	0	0	0	0	-	0	2	7	0	9	101
% Bicycles on Road	100%	0%	3.8%	0%	4.8%	-	1.5%	100%	0%	0%	1.6%	-	0%	0%	0%	0%	0%	-	0%	100%	77.8%	0%	81.8%	1.3%
Pedestrians	-	-	-	-	-	13	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	5
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	100%

*Pedestrians and Bicycles on Crosswalk. BL: Bear left, BR: Bear right, HL: Hard left, HR: Hard right, L: Left, R: Right, T: Thru, U: U-Turn

5199107- Lees and Hwy 417 Wb Off Ramp/Transi... - TMC

Thu Jul 30, 2015

Full Length (3 PM-6 PM, 11:30 AM-1:30 PM, 7 AM-10 AM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

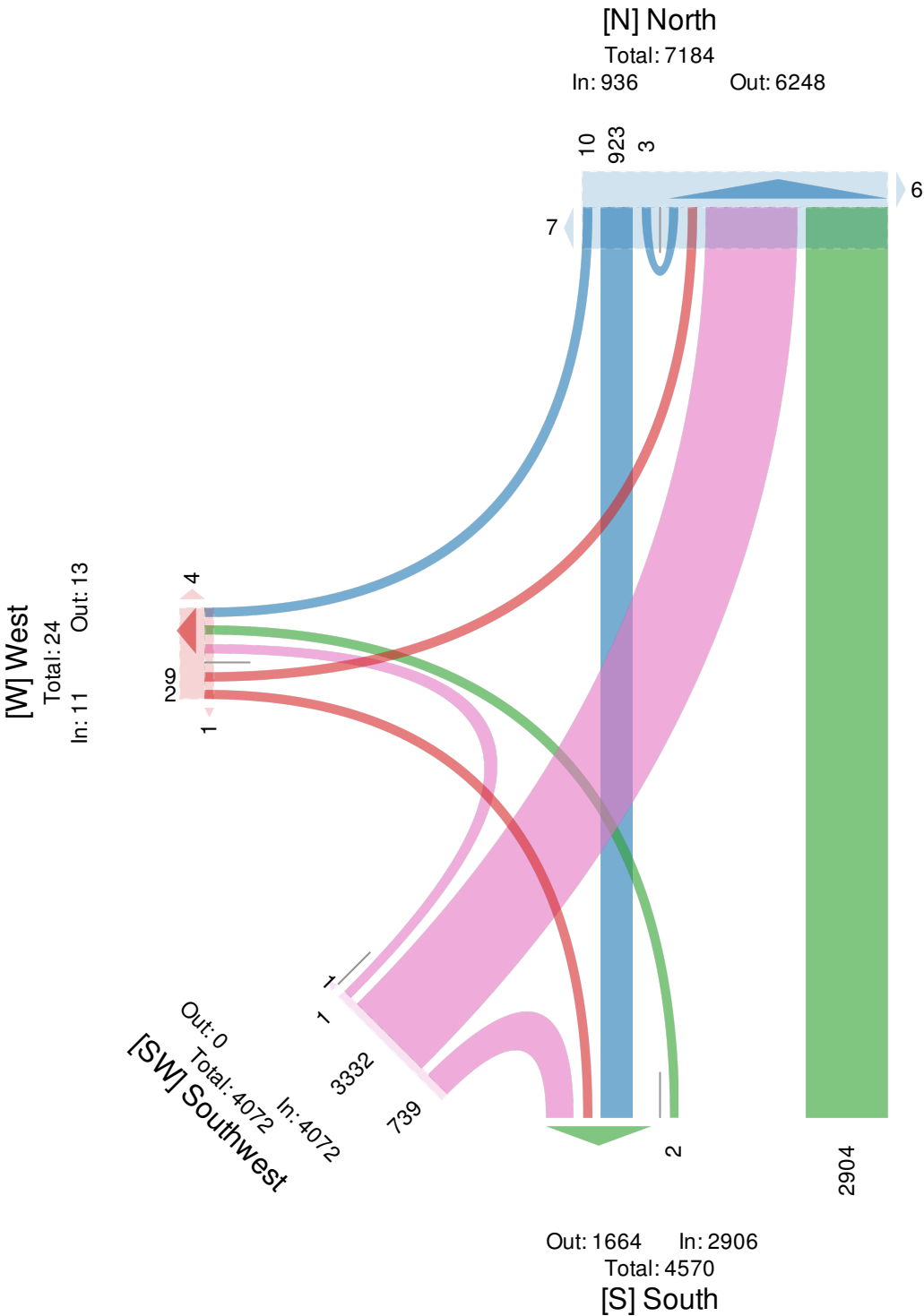
All Movements

ID: 249727, Location: 45.418452, -75.675078, Site Code: 39643103



Provided by: City of Ottawa

100 Constellation Dr, Nepean, ON, K2G 5J9, CA



5199107- Lees and Hwy 417 Wb Off Ramp/Transi... - TMC

Thu Jul 30, 2015

AM Peak (8:15 AM - 9:15 AM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 249727, Location: 45.418452, -75.675078, Site Code: 39643103



Provided by: City of Ottawa

100 Constellation Dr, Nepean, ON, K2G 5J9, CA

Leg	North						South						Southwest						West						
Direction	Southbound						Northbound						Northeastbound						Eastbound						
Time	R	BR	T	U	App	Ped*	T	L	HL	U	App	Ped*	HR	BL	HL	U	App	Ped*	HR	R	L	U	App	Ped*	Int
2015-07-30																									
8:15AM	0	0	28	0	28	0	98	0	0	0	98	0	23	88	0	0	111	0	0	0	0	0	0	0	237
8:30AM	0	0	21	0	21	0	109	0	0	0	109	0	26	102	0	0	128	0	0	0	0	0	0	0	258
8:45AM	1	0	31	0	32	0	125	0	0	0	125	0	37	101	0	0	138	0	0	0	0	0	0	0	295
9:00AM	0	0	24	0	24	2	125	0	0	0	125	0	18	117	0	0	135	0	0	0	0	0	0	1	284
Total	1	0	104	0	105	2	457	0	0	0	457	0	104	408	0	0	512	0	0	0	0	0	0	1	1074
% Approach	1.0%	0%	99.0%	0%	-	-	100%	0%	0%	0%	-	-	20.3%	79.7%	0%	0%	-	-	0%	0%	0%	0%	-	-	-
% Total	0.1%	0%	9.7%	0%	9.8%	-	42.6%	0%	0%	0%	42.6%	-	9.7%	38.0%	0%	0%	47.7%	-	0%	0%	0%	0%	0%	-	-
PHF	-	-	0.831	-	0.831	-	0.905	-	-	-	0.905	-	0.703	0.872	-	-	0.928	-	-	-	-	-	-	-	0.911
Lights and Motorcycles	0	0	99	0	99	-	428	0	0	0	428	-	97	386	0	0	483	-	0	0	0	0	0	-	1010
% Lights and Motorcycles	0%	0%	95.2%	0%	94.3%	-	93.7%	0%	0%	0%	93.7%	-	93.3%	94.6%	0%	0%	94.3%	-	0%	0%	0%	0%	-	-	94.0%
Heavy	0	0	4	0	4	-	21	0	0	0	21	-	7	22	0	0	29	-	0	0	0	0	0	-	54
% Heavy	0%	0%	3.8%	0%	3.8%	-	4.6%	0%	0%	0%	4.6%	-	6.7%	5.4%	0%	0%	5.7%	-	0%	0%	0%	0%	-	-	5.0%
Bicycles on Road	1	0	1	0	2	-	8	0	0	0	8	-	0	0	0	0	0	-	0	0	0	0	0	-	10
% Bicycles on Road	100%	0%	1.0%	0%	1.9%	-	1.8%	0%	0%	0%	1.8%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	-	-	0.9%
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. BL: Bear left, BR: Bear right, HL: Hard left, HR: Hard right, L: Left, R: Right, T: Thru, U: U-Turn

5199107- Lees and Hwy 417 Wb Off Ramp/Transi... - TMC

Thu Jul 30, 2015

AM Peak (8:15 AM - 9:15 AM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

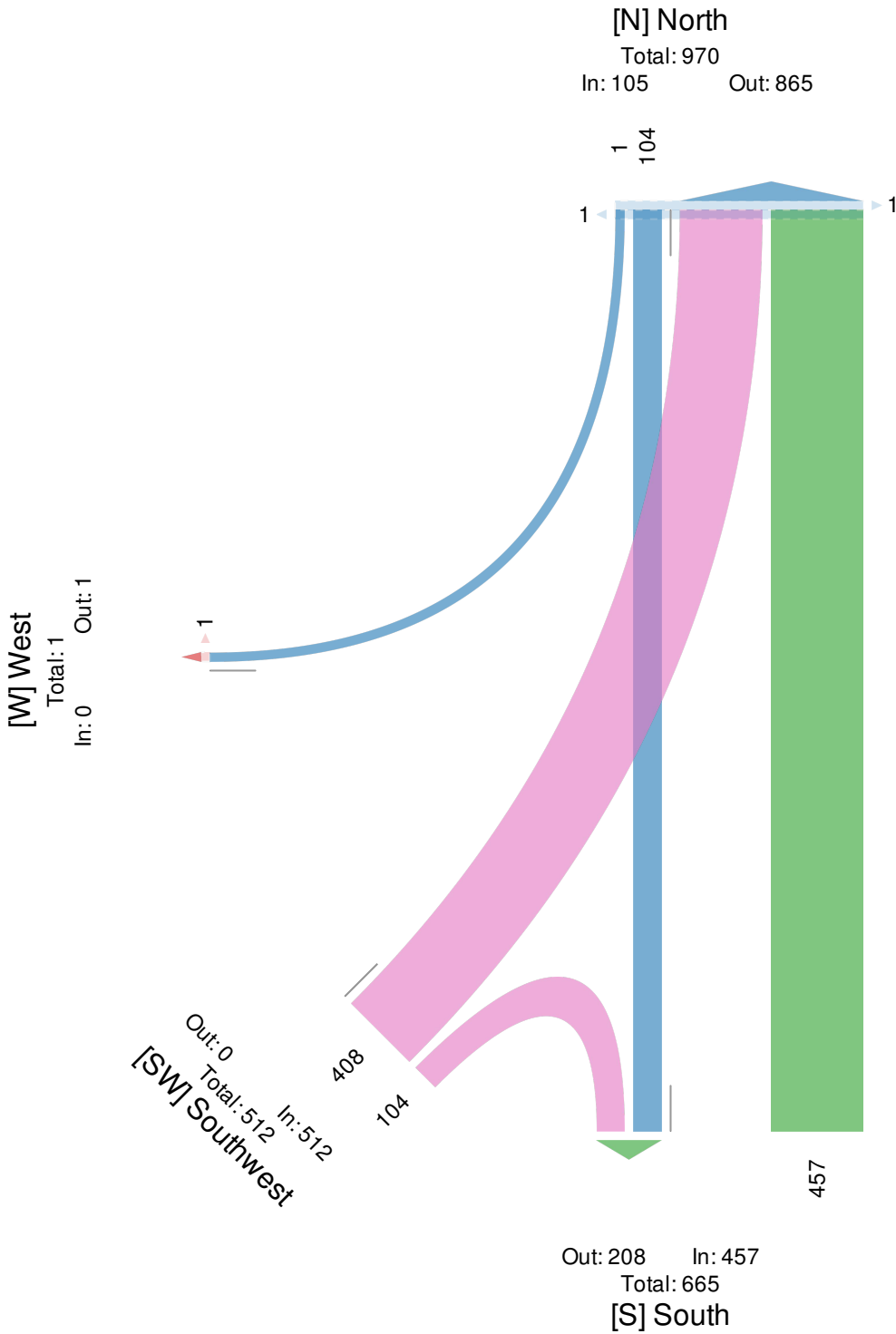
All Movements

ID: 249727, Location: 45.418452, -75.675078, Site Code: 39643103



Provided by: City of Ottawa

100 Constellation Dr, Nepean, ON, K2G 5J9, CA



5199107- Lees and Hwy 417 Wb Off Ramp/Transi... - TMC

Thu Jul 30, 2015

Midday Peak (11:30 AM - 12:30 PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 249727, Location: 45.418452, -75.675078, Site Code: 39643103



Provided by: City of Ottawa
100 Constellation Dr, Nepean, ON, K2G 5J9, CA

Leg Direction	North Southbound					South Northbound					Southwest Northeastbound					West Eastbound										
Time	R	BR	T	U	App	Ped*	T	L	HL	U	App	Ped*	HR	BL	HL	U	App	Ped*	HR	R	L	U	App	Ped*	Int	
2015-07-30																										
11:30AM	0	0	38	0	38	0	70	0	0	0	70	0	20	106	0	0	126	0	0	0	0	0	0	0	0	234
11:45AM	1	0	27	0	28	0	72	0	0	0	72	0	26	87	0	0	113	0	0	0	0	0	0	0	0	213
12:00PM	0	0	28	0	28	0	67	0	0	0	67	0	22	78	0	0	100	0	0	0	1	0	1	0	0	196
12:15PM	0	0	29	1	30	0	67	0	0	0	67	0	8	92	0	0	100	0	0	0	0	0	0	0	0	197
Total	1	0	122	1	124	0	276	0	0	0	276	0	76	363	0	0	439	0	0	0	1	0	1	0	0	840
% Approach	0.8%	0%	98.4%	0.8%	-	-	100%	0%	0%	0%	-	-	17.3%	82.7%	0%	0%	-	-	0%	0%	100%	0%	-	-	-	-
% Total	0.1%	0%	14.5%	0.1%	14.8%	-	32.9%	0%	0%	0%	32.9%	-	9.0%	43.2%	0%	0%	52.3%	-	0%	0%	0.1%	0%	0.1%	-	-	-
PHF	-	-	0.791	0.250	0.797	-	0.951	-	-	-	0.951	-	0.731	0.856	-	-	0.871	-	-	-	-0.250	-	-0.250	-	-	0.893
Lights and Motorcycles	0	0	109	1	110	-	255	0	0	0	255	-	62	347	0	0	409	-	0	0	1	0	1	-	-	775
% Lights and Motorcycles	0%	0%	89.3%	100%	88.7%	-	92.4%	0%	0%	0%	92.4%	-	81.6%	95.6%	0%	0%	93.2%	-	0%	0%	100%	0%	100%	-	-	92.3%
Heavy	0	0	8	0	8	-	19	0	0	0	19	-	14	16	0	0	30	-	0	0	0	0	0	-	-	57
% Heavy	0%	0%	6.6%	0%	6.5%	-	6.9%	0%	0%	0%	6.9%	-	18.4%	4.4%	0%	0%	6.8%	-	0%	0%	0%	0%	0%	-	-	6.8%
Bicycles on Road	1	0	5	0	6	-	2	0	0	0	2	-	0	0	0	0	0	-	0	0	0	0	0	-	-	8
% Bicycles on Road	100%	0%	4.1%	0%	4.8%	-	0.7%	0%	0%	0%	0.7%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	-	1.0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. BL: Bear left, BR: Bear right, HL: Hard left, HR: Hard right, L: Left, R: Right, T: Thru, U: U-Turn

5199107- Lees and Hwy 417 Wb Off Ramp/Transi... - TMC

Thu Jul 30, 2015

Midday Peak (11:30 AM - 12:30 PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

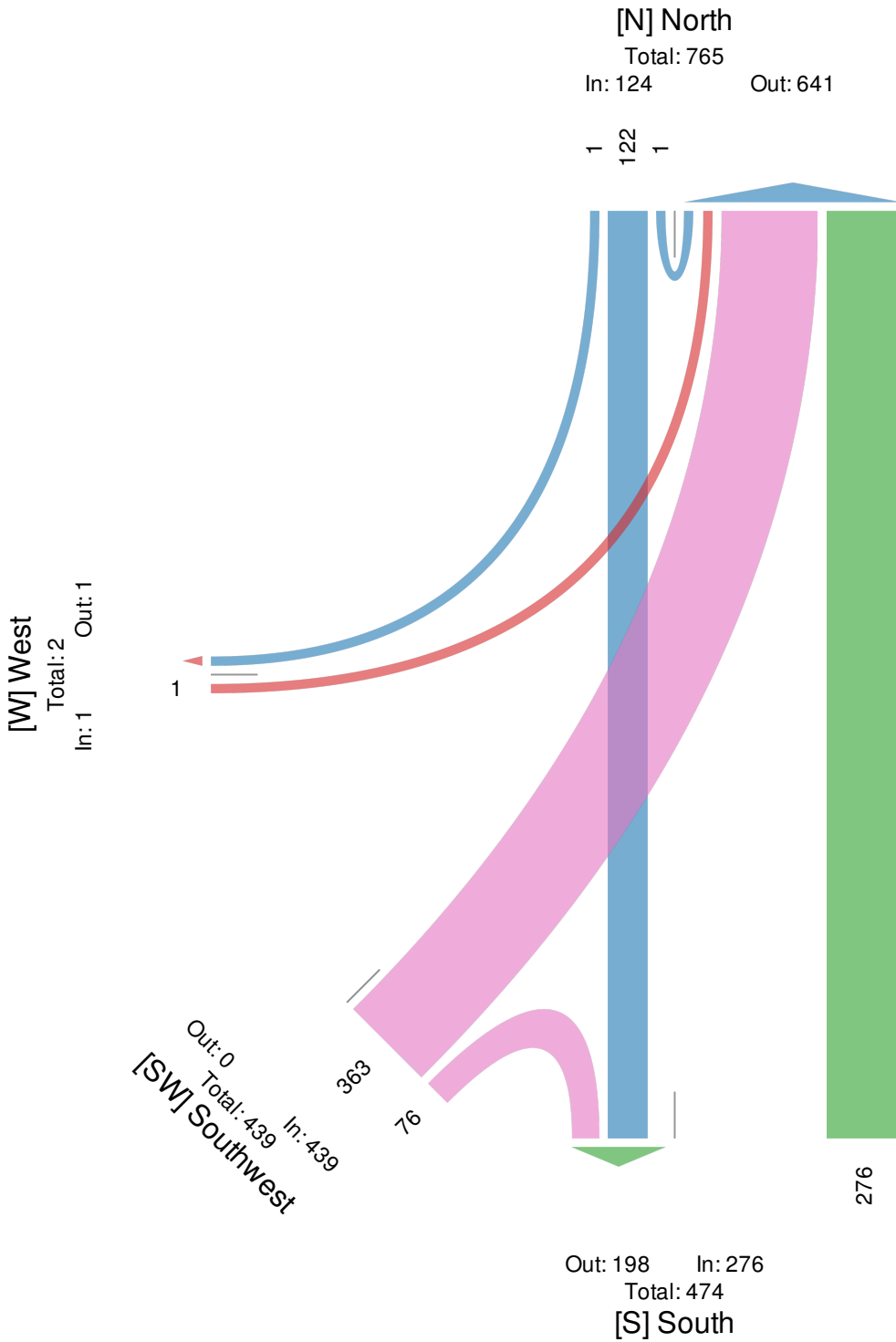
All Movements

ID: 249727, Location: 45.418452, -75.675078, Site Code: 39643103



Provided by: City of Ottawa

100 Constellation Dr, Nepean, ON, K2G 5J9, CA



5199107- Lees and Hwy 417 Wb Off Ramp/Transi... - TMC

Thu Jul 30, 2015

PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 249727, Location: 45.418452, -75.675078, Site Code: 39643103



Provided by: City of Ottawa

100 Constellation Dr, Nepean, ON, K2G 5J9, CA

Leg Direction	North Southbound						South Northbound						Southwest Northeastbound						West Eastbound						
Time	R	BR	T	U	App	Ped*	T	L	HL	U	App	Ped*	HR	BL	HL	U	App	Ped*	HR	R	L	U	App	Ped*	Int
2015-07-30 4:30PM	0	0	52	0	52	0	90	0	0	0	90	0	32	135	0	0	167	0	0	0	0	0	0	0	309
4:45PM	1	0	44	0	45	0	82	0	0	0	82	0	34	125	0	0	159	0	0	0	0	0	0	0	286
5:00PM	0	0	37	0	37	2	103	0	0	0	103	0	31	117	0	0	148	0	0	1	0	0	1	0	289
5:15PM	0	0	34	0	34	0	103	0	0	0	103	0	46	129	0	0	175	0	0	0	0	0	0	0	312
Total	1	0	167	0	168	2	378	0	0	0	378	0	143	506	0	0	649	0	0	1	0	0	1	0	1196
% Approach	0.6%	0%	99.4%	0%	-	-	100%	0%	0%	0%	-	-	22.0%	78.0%	0%	0%	-	-	0%	100%	0%	0%	-	-	-
% Total	0.1%	0%	14.0%	0%	14.0%	-	31.6%	0%	0%	0%	31.6%	-	12.0%	42.3%	0%	0%	54.3%	-	0%	0.1%	0%	0%	0.1%	-	-
PHF	-	-	0.819	-	0.819	-	0.914	-	-	-	0.914	-	0.777	0.937	-	-	0.927	-	-	-	-	-	-	-	0.948
Lights and Motorcycles	0	0	146	0	146	-	353	0	0	0	353	-	142	500	0	0	642	-	0	0	0	0	0	-	1141
% Lights and Motorcycles	0%	0%	87.4%	0%	86.9%	-	93.4%	0%	0%	0%	93.4%	-	99.3%	98.8%	0%	0%	98.9%	-	0%	0%	0%	0%	0%	-	95.4%
Heavy	0	0	8	0	8	-	20	0	0	0	20	-	1	6	0	0	7	-	0	0	0	0	0	-	35
% Heavy	0%	0%	4.8%	0%	4.8%	-	5.3%	0%	0%	0%	5.3%	-	0.7%	1.2%	0%	0%	1.1%	-	0%	0%	0%	0%	0%	-	2.9%
Bicycles on Road	1	0	13	0	14	-	5	0	0	0	5	-	0	0	0	0	0	-	0	1	0	0	1	-	20
% Bicycles on Road	100%	0%	7.8%	0%	8.3%	-	1.3%	0%	0%	0%	1.3%	-	0%	0%	0%	0%	0%	-	0%	100%	0%	0%	100%	-	1.7%
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

*Pedestrians and Bicycles on Crosswalk. BL: Bear left, BR: Bear right, HL: Hard left, HR: Hard right, L: Left, R: Right, T: Thru, U: U-Turn

5199107- Lees and Hwy 417 Wb Off Ramp/Transi... - TMC

Thu Jul 30, 2015

PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

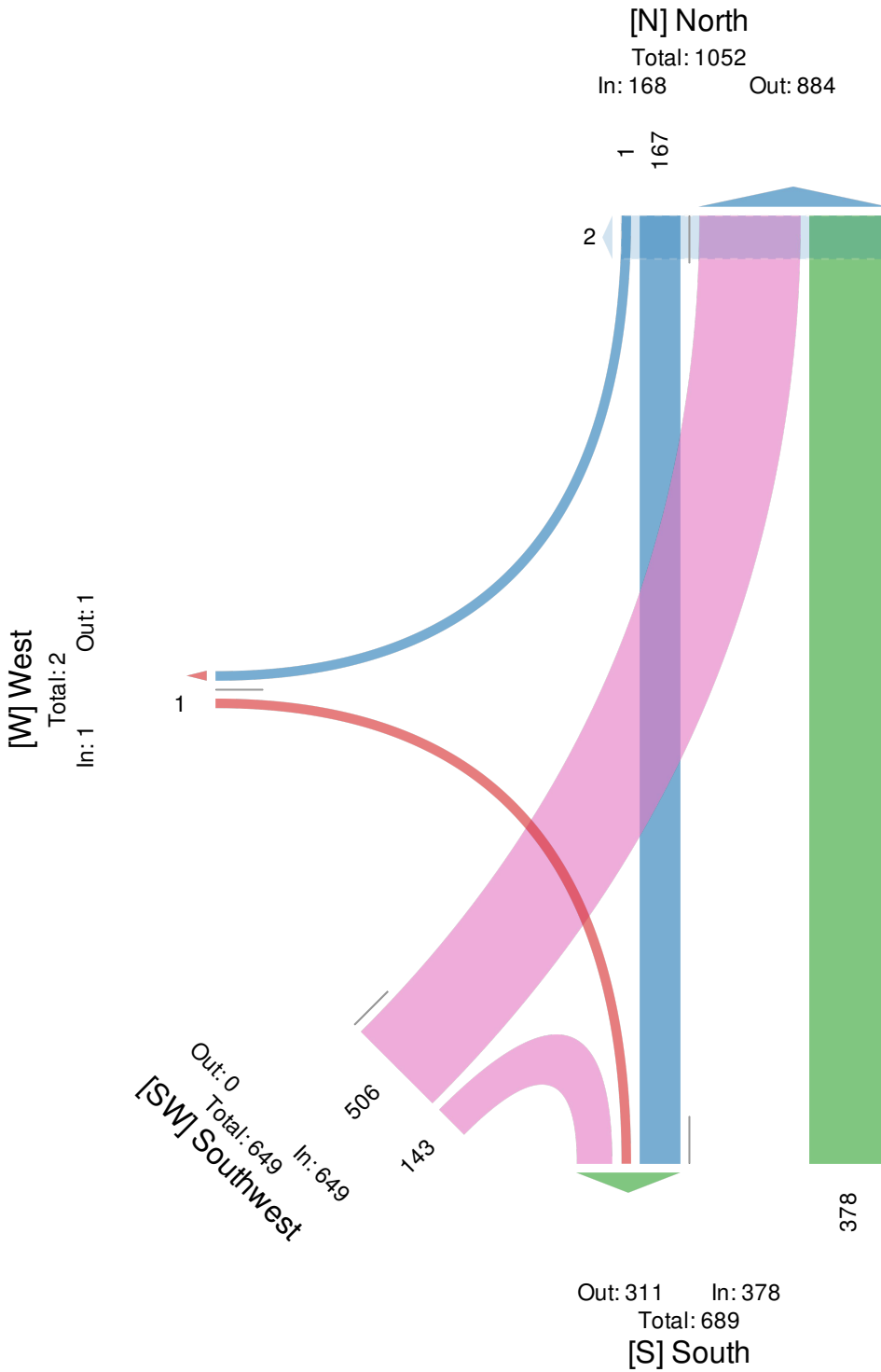
All Movements

ID: 249727, Location: 45.418452, -75.675078, Site Code: 39643103



Provided by: City of Ottawa

100 Constellation Dr, Nepean, ON, K2G 5J9, CA



5372685 - Chapel and Wiggins S - July 4th - TMC

Wed Jul 4, 2018

Full Length (7 AM-10 AM, 11:30 AM-1:30 PM, 3 PM-6 PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)

All Movements

ID: 544570, Location: 45.419596, -75.671491, Site Code: 37921103



Provided by: City of Ottawa
100 Constellation Dr,
Nepean, ON, K2G 5J9, CA

Leg Direction	North Southbound					East Westbound					South Northbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2018-07-04 7:00AM	1	0	0	1	0	0	6	0	6	4	7	2	0	9	0	16
7:15AM	2	2	0	4	0	0	2	0	2	6	5	2	0	7	0	13
7:30AM	0	2	0	2	2	0	4	0	4	7	8	7	0	15	0	21
7:45AM	3	1	0	4	1	0	7	0	7	8	12	4	0	16	0	27
Hourly Total	6	5	0	11	3	0	19	0	19	25	32	15	0	47	0	77
8:00AM	3	0	0	3	1	1	6	0	7	6	15	5	0	20	0	30
8:15AM	4	0	0	4	0	2	3	1	6	6	22	3	1	26	0	36
8:30AM	1	0	0	1	2	1	6	0	7	7	24	3	0	27	0	35
8:45AM	4	1	0	5	1	0	5	0	5	8	22	4	0	26	0	36
Hourly Total	12	1	0	13	4	4	20	1	25	27	83	15	1	99	0	137
9:00AM	1	0	0	1	0	0	9	0	9	2	12	2	0	14	0	24
9:15AM	5	1	0	6	0	0	6	0	6	6	16	5	0	21	0	33
9:30AM	3	0	0	3	0	0	6	0	6	5	12	4	0	16	0	25
9:45AM	5	0	0	5	3	0	2	0	2	11	10	3	0	13	0	20
Hourly Total	14	1	0	15	3	0	23	0	23	24	50	14	0	64	0	102
11:30AM	1	0	0	1	0	1	7	0	8	2	16	6	0	22	0	31
11:45AM	7	2	0	9	1	2	6	1	9	6	16	1	0	17	0	35
Hourly Total	8	2	0	10	1	3	13	1	17	8	32	7	0	39	0	66
12:00PM	2	2	0	4	0	1	13	0	14	1	15	6	0	21	4	39
12:15PM	6	0	0	6	1	3	6	0	9	10	18	6	0	24	1	39
12:30PM	1	0	0	1	0	1	7	0	8	7	20	3	0	23	0	32
12:45PM	3	0	0	3	2	0	6	0	6	7	16	5	0	21	0	30
Hourly Total	12	2	0	14	3	5	32	0	37	25	69	20	0	89	5	140
1:00PM	3	0	0	3	0	1	5	0	6	3	12	6	0	18	0	27
1:15PM	3	2	0	5	0	0	4	0	4	0	18	9	0	27	0	36
Hourly Total	6	2	0	8	0	1	9	0	10	3	30	15	0	45	0	63
3:00PM	1	1	0	2	2	1	5	0	6	6	13	5	0	18	0	26
3:15PM	4	0	0	4	0	0	10	0	10	2	13	5	0	18	0	32
3:30PM	1	1	0	2	3	1	7	0	8	4	13	4	0	17	0	27
3:45PM	3	0	0	3	1	0	8	0	8	6	19	6	0	25	0	36
Hourly Total	9	2	0	11	6	2	30	0	32	18	58	20	0	78	0	121
4:00PM	3	0	0	3	0	0	10	0	10	6	23	4	0	27	0	40
4:15PM	3	0	0	3	3	0	8	0	8	11	17	3	0	20	0	31
4:30PM	1	2	0	3	1	0	7	0	7	13	18	4	0	22	0	32
4:45PM	1	2	0	3	0	1	10	0	11	6	17	3	0	20	2	34
Hourly Total	8	4	0	12	4	1	35	0	36	36	75	14	0	89	2	137
5:00PM	0	0	0	0	0	2	11	0	13	4	22	5	0	27	0	40
5:15PM	3	1	0	4	0	0	5	0	5	5	26	5	0	31	0	40
5:30PM	5	0	0	5	0	1	4	0	5	9	12	5	0	17	0	27
5:45PM	3	0	0	3	0	1	8	0	9	4	13	4	0	17	0	29
Hourly Total	11	1	0	12	0	4	28	0	32	22	73	19	0	92	0	136
Total	86	20	0	106	24	20	209	2	231	188	502	139	1	642	7	979
% Approach	81.1%	18.9%	0%	-	-	8.7%	90.5%	0.9%	-	-	78.2%	21.7%	0.2%	-	-	-
% Total	8.8%	2.0%	0%	10.8%	-	2.0%	21.3%	0.2%	23.6%	-	51.3%	14.2%	0.1%	65.6%	-	-
Lights and Motorcycles	18	15	0	33	-	14	205	2	221	-	495	56	1	552	-	806
% Lights and Motorcycles	20.9%	75.0%	0%	31.1%	-	70.0%	98.1%	100%	95.7%	-	98.6%	40.3%	100%	86.0%	-	82.3%
Heavy	56	0	0	56	-	1	4	0	5	-	6	62	0	68	-	129
% Heavy	65.1%	0%	0%	52.8%	-	5.0%	1.9%	0%	2.2%	-	1.2%	44.6%	0%	10.6%	-	13.2%
Bicycles on Road	12	5	0	17	-	5	0	0	5	-	1	21	0	22	-	44
% Bicycles on Road	14.0%	25.0%	0%	16.0%	-	25.0%	0%	0%	2.2%	-	0.2%	15.1%	0%	3.4%	-	4.5%
Pedestrians	-	-	-	-	22	-	-	-	-	168	-	-	-	-	7	-
% Pedestrians	-	-	-	-	91.7%	-	-	-	-	89.4%	-	-	-	-	100%	-
Bicycles on Crosswalk	-	-	-	-	2	-	-	-	-	20	-	-	-	-	0	-

Leg Direction	North Southbound					East Westbound					South Northbound					
Time	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	Int
% Bicycles on Crosswalk	-	-	-	-	8.3%	-	-	-	-	10.6%	-	-	-	-	0%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Transportation Services - Traffic Services

Turning Movement Count - Full Study Peak Hour Diagram

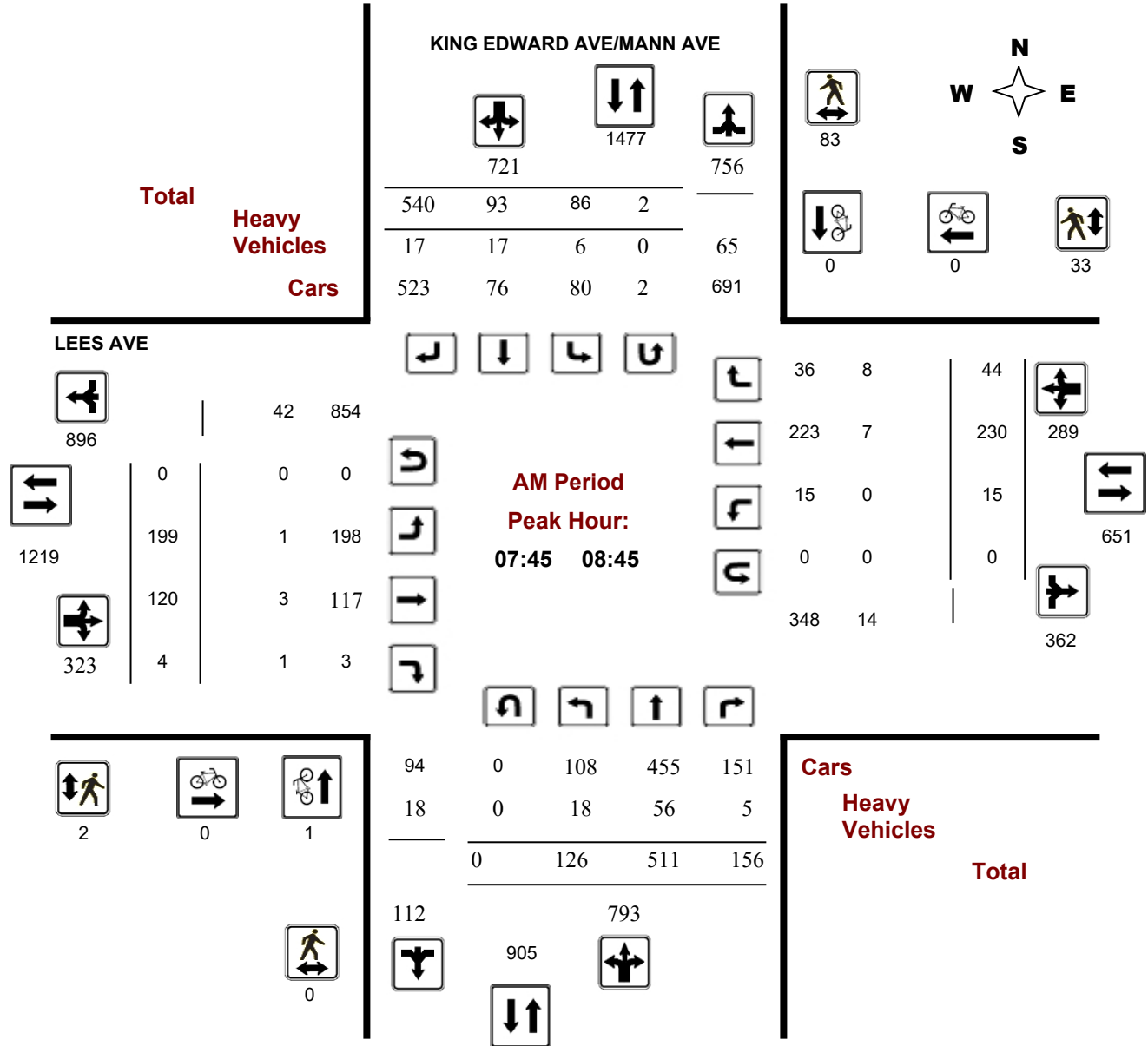
LEES AVE @ KING EDWARD AVE/MANN AVE

Survey Date: Thursday, February 02, 2017

Start Time: 07:00

WO No: 36670

Device: Miovision

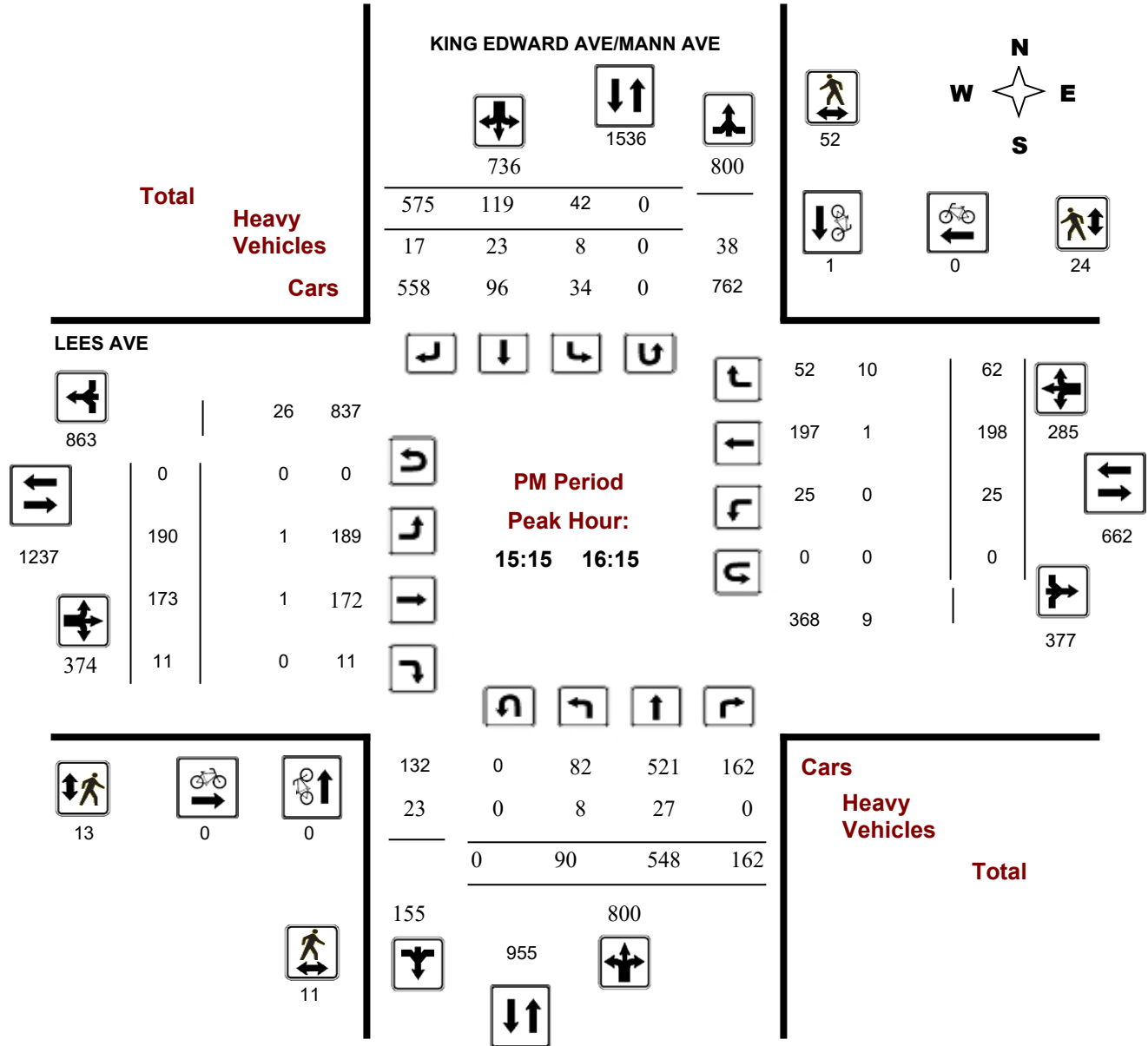


Survey Date: Thursday, February 02, 2017

Start Time: 07:00

WO No: 36670

Device: Miovision

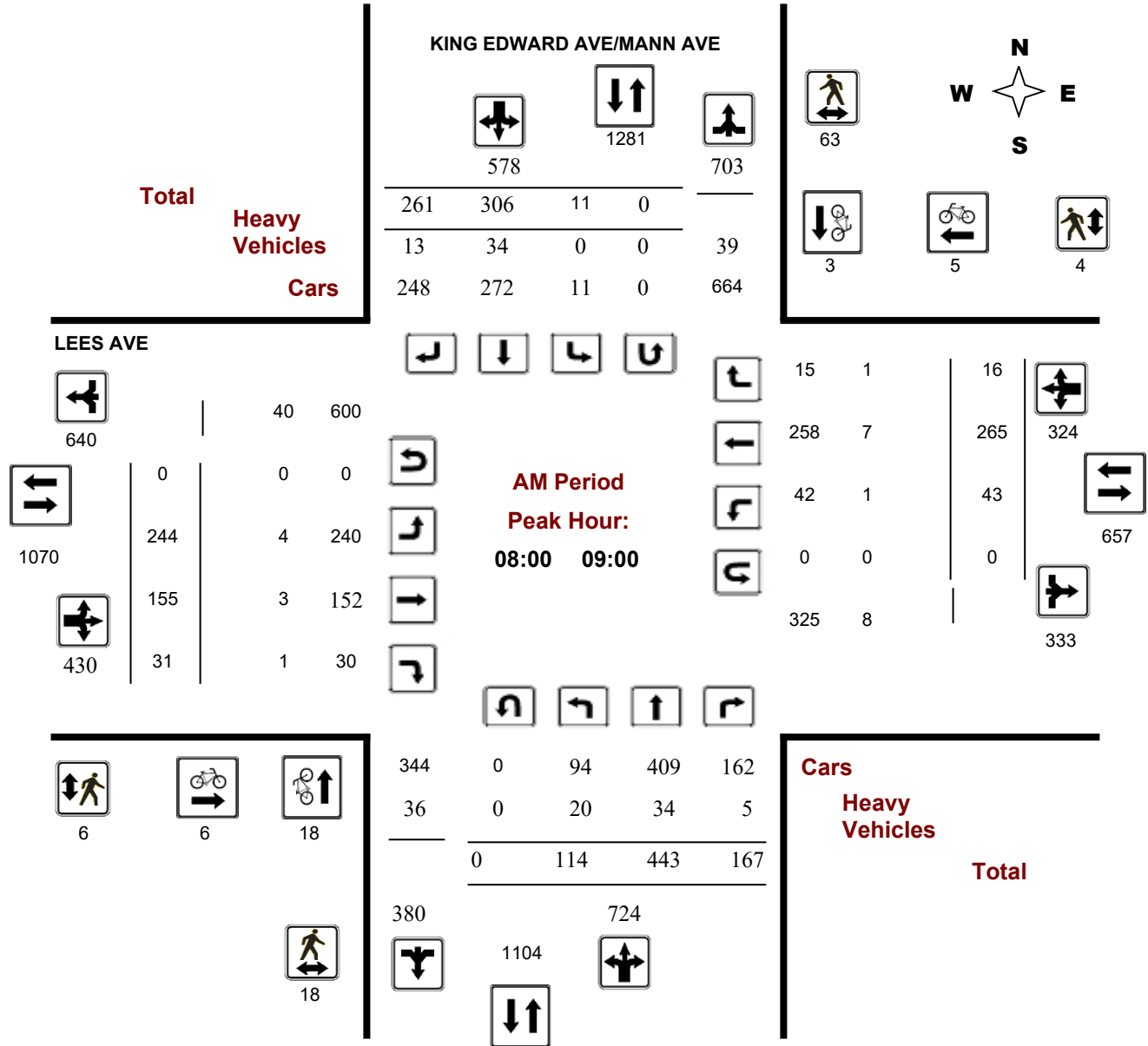


Survey Date: Monday, July 09, 2012

WO No: 30845

Start Time: 07:00

Device:

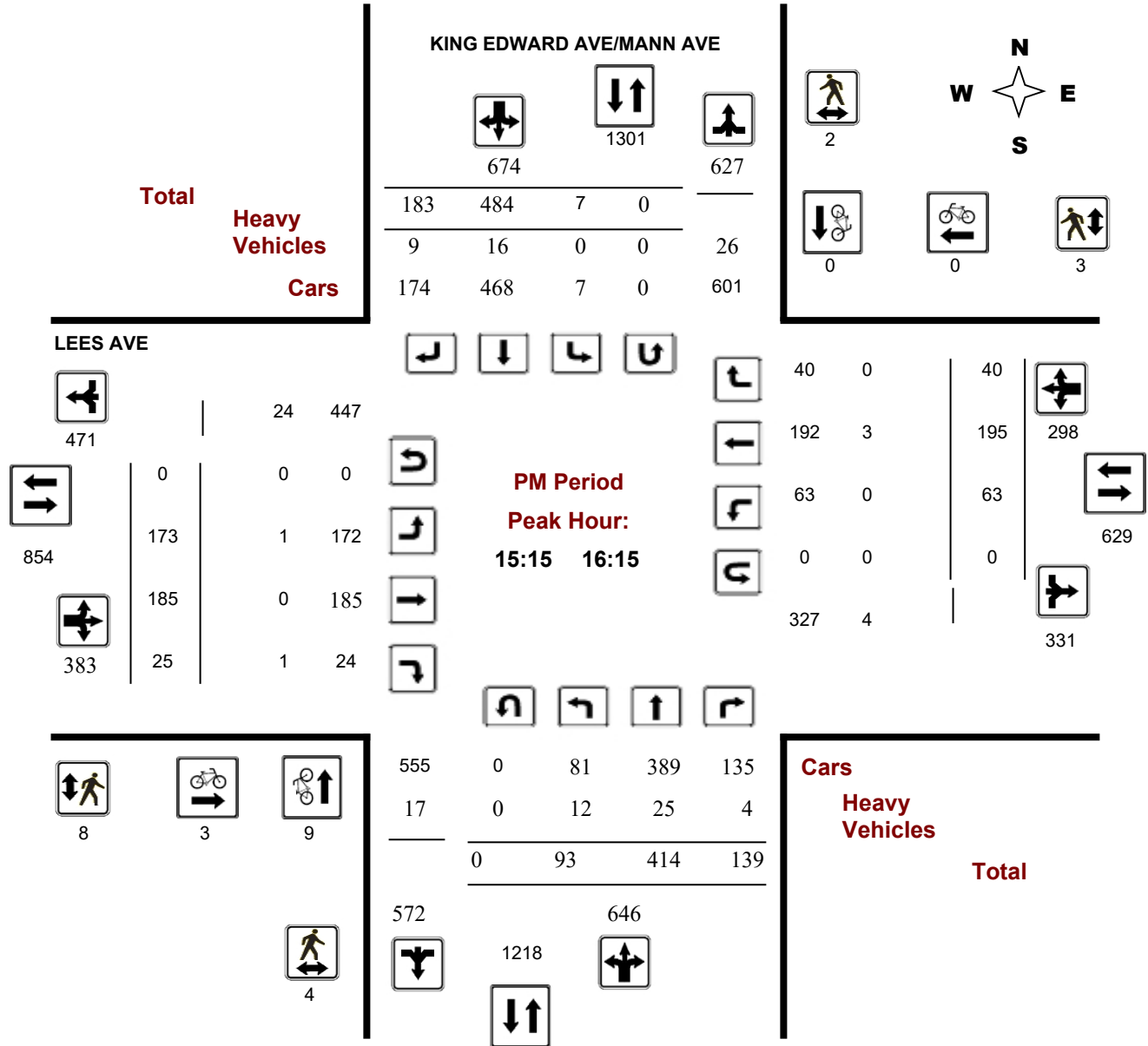


Survey Date: Monday, July 09, 2012

WO No: 30845

Start Time: 07:00

Device:



Comments

Turning Movement Count - Full Study Summary Report

LEES AVE @ KING EDWARD AVE/MANN AVE

Survey Date: Monday, July 09, 2012

Total Observed U-Turns

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

AADT Factor

1.00

Full Study

Period	KING EDWARD AVE/MANN AVE									LEES AVE									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	
07:00 08:00	79	374	123	576	18	370	206	594	1170	131	68	10	209	35	187	2	224	433	1603
08:00 09:00	114	443	167	724	11	306	261	578	1302	244	155	31	430	43	265	16	324	754	2056
09:00 10:00	79	325	139	543	19	243	175	437	980	140	135	19	294	36	153	9	198	492	1472
11:30 12:30	65	344	94	503	12	372	268	652	1155	106	82	18	206	51	124	44	219	425	1580
12:30 13:30	70	370	80	520	6	297	294	597	1117	111	88	28	227	33	170	10	213	440	1557
15:00 16:00	89	409	140	638	7	505	181	693	1331	175	149	25	349	55	172	15	242	591	1922
16:00 17:00	67	368	165	600	14	275	140	429	1029	172	248	23	443	110	276	49	435	878	1907
17:00 18:00	73	390	191	654	10	300	149	459	1113	186	167	31	384	96	160	14	270	654	1767
Sub Total	636	3023	1099	4758	97	2668	1674	4439	9197	1265	1092	185	2542	459	1507	159	2125	4667	13864
U Turns				1				0	1				1				0	1	2
Total	636	3023	1099	4759	97	2668	1674	4439	9198	1265	1092	185	2543	459	1507	159	2125	4668	13866
EQ 12Hr	884	4202	1528	6615	135	3709	2327	6170	12785	1758	1518	257	3535	638	2095	221	2954	6489	19274
Note: These values are calculated by multiplying the totals by the appropriate expansion factor.													1.39						
AVG 12Hr	884	4202	1528	6615	135	3709	2327	6170	12785	1758	1518	257	3535	638	2095	221	2954	6489	19274
Note: These volumes are calculated by multiplying the Equivalent 12 hr. totals by the AADT factor.													1.00						
AVG 24Hr	1158	5505	2001	8666	177	4858	3048	8083	16749	2303	1988	337	4631	836	2744	290	3869	8500	25249
Note: These volumes are calculated by multiplying the Average Daily 12 hr. totals by 12 to 24 expansion factor.													1.31						

Comments:

Note: U-Turns provided for approach totals. Refer to 'U-Turn' Report for specific breakdown.

Turning Movement Count - Full Study Summary Report

LEES AVE @ KING EDWARD AVE/MANN AVE

Survey Date: Thursday, February 02, 2017

Total Observed U-Turns

Northbound: 2 Southbound: 7
Eastbound: 0 Westbound: 0

AADT Factor

.90

Full Study

Period	KING EDWARD AVE/MANN AVE									LEES AVE									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	
07:00 08:00	89	470	127	686	61	74	491	626	1312	107	61	6	174	18	156	35	209	383	1695
08:00 09:00	124	487	137	748	72	89	559	720	1468	214	146	3	363	7	226	37	270	633	2101
09:00 10:00	96	499	148	743	68	102	513	683	1426	157	97	5	259	16	211	32	259	518	1944
11:30 12:30	94	460	160	714	46	87	425	558	1272	128	102	3	233	16	172	46	234	467	1739
12:30 13:30	97	471	135	703	47	76	495	618	1321	126	101	14	241	16	192	55	263	504	1825
15:00 16:00	90	588	153	831	37	111	556	704	1535	198	165	11	374	22	196	51	269	643	2178
16:00 17:00	75	489	172	736	51	125	536	712	1448	157	181	2	340	18	226	55	299	639	2087
17:00 18:00	65	578	182	825	41	123	524	688	1513	201	156	9	366	19	243	49	311	677	2190
Sub Total	730	4042	1214	5986	423	787	4099	5309	11295	1288	1009	53	2350	132	1622	360	2114	4464	15759
U Turns				2				7	9				0				0	0	9
Total	730	4042	1214	5988	423	787	4099	5316	11304	1288	1009	53	2350	132	1622	360	2114	4464	15768
EQ 12Hr	1015	5618	1687	8323	588	1094	5698	7389	15712	1790	1403	74	3266	183	2255	500	2938	6204	21916
Note: These values are calculated by multiplying the totals by the appropriate expansion factor.													1.39						
AVG 12Hr	913	5057	1519	7491	529	985	5128	6650	14141	1611	1262	66	2940	165	2029	450	2645	5585	19726
Note: These volumes are calculated by multiplying the Equivalent 12 hr. totals by the AADT factor.													.90						
AVG 24Hr	1196	6624	1990	9813	693	1290	6717	8712	18525	2111	1654	87	3851	216	2658	590	3464	7315	25840
Note: These volumes are calculated by multiplying the Average Daily 12 hr. totals by 12 to 24 expansion factor.													1.31						

Comments:

Note: U-Turns provided for approach totals. Refer to 'U-Turn' Report for specific breakdown.

Traffic Signal Timing

City of Ottawa, Transportation Services Department

Traffic Signal Operations Unit

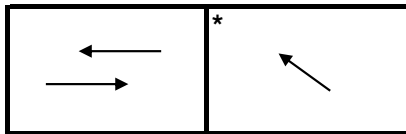
Intersection:	<i>Main:</i> Lees	<i>Side:</i> Hwy 417 WB Off Ramp
Controller:	MS 3200	TSD: 5954
Author:	Ahmed Abdullah	Date: May 14, 2020

Existing Timing Plans†

	Plan						Ped Minimum Time		
	AM Peak 1	Off Peak 2	PM Peak 3	Night 4	Weekend 5	Evening 12	Walk	DW	A+R
Cycle	100	95	115	70	95	95			
Offset	60	X	115	X	X	X			
EB Thru	37	34	41	22	34	32	5	5	3.3+2.4
WB Thru	37	34	41	22	34	32	5	5	3.3+2.4
Ramp	63	61	74	48	61	63	-	-	3.3+2.6

Phasing Sequence‡

Plan: All



Notes: 1) For all plans; the Ramp phase has min recall of 20 seconds green

Schedule

Weekday		Saturday		Sunday	
Time	Plan	Time	Plan	Time	Plan
0:15	4	0:15	4	0:15	4
6:15	1	8:00	12	8:00	12
9:30	2	9:00	5	9:00	5
15:00	3	21:00	12	19:00	12
18:30	2	23:30	4	23:30	4
20:30	12				
23:30	4				

Notes

†: Time for each direction includes amber and all red intervals

‡: Start of first phase should be used as reference point for offset

Asterisk (*) Indicates actuated phase

(fp): Fully Protected Left Turn

◀.....▶ Pedestrian signal

Cost is \$58.78 (\$52.02 + HST)

Traffic Signal Timing

City of Ottawa, Transportation Services Department

Traffic Signal Operations Unit

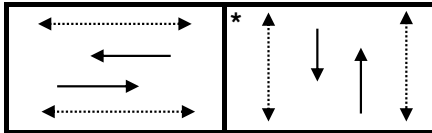
Intersection:	<i>Main:</i> Lees	<i>Side:</i>	Lees Campus / 990m E of Main
Controller:	MS 3200	TSD:	5713
Author:	Matthew Anderson	Date:	14-May-2020

Existing Timing Plans†

	Plan					Ped Minimum Time		
	AM Peak 1	Off Peak 2	PM Peak 3	Night 4	Weekend 5	Walk	DW	A+R
Cycle	Free	Free	Free	Free	Free			
Offset	X	X	X	X	X			
EB Thru	max=30.6	max=25.6	max=32.6	max=22.6	max=27.6	7	10	3.3+2.3
WB Thru	max=30.6	max=25.6	max=32.6	max=22.6	max=27.6	7	10	3.3+2.3
NB Thru	max=25.8	max=20.8	max=25.8	max=20.8	max=23.8	7	14	3.3+2.5
SB Thru	max=25.8	max=20.8	max=25.8	max=20.8	max=23.8	7	14	3.3+2.5

Phasing Sequence‡

Plan: All



Schedule

Weekday		Weekend	
Time	Plan	Time	Plan
0:15	4	0:15	4
6:30	1	8:00	5
9:30	2	22:00	4
15:00	3		
18:30	2		
22:00	4		

Notes

†: Time for each direction includes amber and all red intervals
‡: Start of first phase should be used as reference point for offset
Asterisk (*) Indicates actuated phase
(fp): Fully Protected Left Turn
◀.....▶ Pedestrian signal

Cost is \$58.78 (\$52.02 + HST)

Traffic Signal Timing

City of Ottawa, Transportation Services Department

Traffic Signal Operations Unit

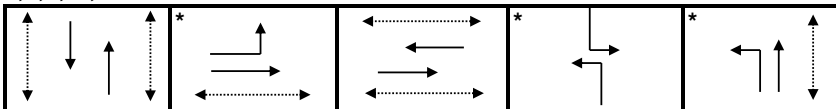
Intersection:	<i>Main:</i> King Edward / Lees	<i>Side:</i> Mann / Greenfield
Controller:	MS 3200	TSD: 5667
Author:	Ahmed Abdullah	Date: May 14, 2020

Existing Timing Plans†

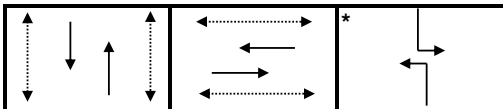
	Plan							Ped Minimum Time		
	AM Peak 1	Off Peak 2	Night 4	Weekend 5	AM Heavy 11	Evening 12	PM Peak 37	Walk	DW	A+R
Cycle	100	100	80	100	100	85	100			
Offset	0	51	41	X	0	31	X			
NB Thru	37	34	30	40	32	31	44	7	13	3.0+3.6
SB Thru	35	32	30	38	30	29	42	7	13	3.0+3.6
EB Left	16	19	-	14	19	10	12	-	-	3.3+2.1
EB Thru	48	51	38	46	51	42	44	7	24	3.3+3.4
WB Thru	32	32	38	32	32	32	32	7	18	3.3+3.4
NB Left (fp)	17	17	12	16	19	14	14	-	-	3.0+4.4
SB Left (fp)	15	15	12	14	17	12	12	-	-	3.0+4.4

Phasing Sequence‡

Plan: 1, 2, 5, 11, 12 & 37



Plan: 4



- Notes:** 1) In plan 4, if the EB pedestrian phase is not actuated, the EB movement will be forced off 24 seconds early
 2) In plan 4, if the WB pedestrian phase is not actuated, the WB movement will be forced off 18 seconds early

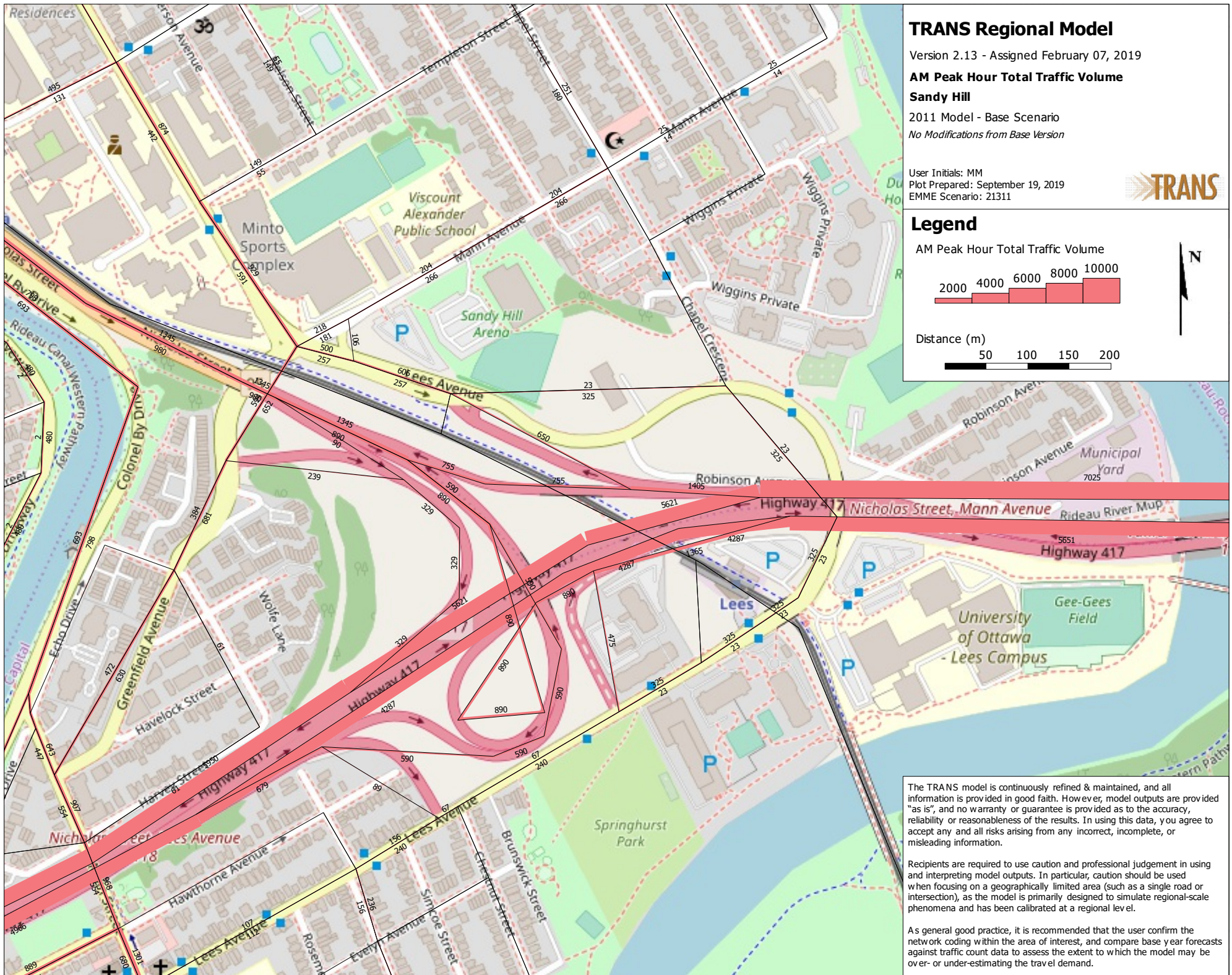
Schedule

Weekday		Saturday		Sunday	
Time	Plan	Time	Plan	Time	Plan
0:15	4	0:15	4	0:15	4
6:15	1	8:00	12	8:00	12
8:05	11	9:00	5	9:00	5
9:00	1	21:00	12	19:00	12
9:30	2	23:30	4	23:30	4
14:30	37				
18:30	2				
20:30	12				
23:30	4				

Notes

- †: Time for each direction includes amber and all red intervals
 ‡: Start of first phase should be used as reference point for offset
 Asterisk (*) Indicates actuated phase
 (fp): Fully Protected Left Turn
 ◄.....► Pedestrian signal

Cost is \$58.78 (\$52.02 + HST)



TRANS Regional Model

Version 2.13 - Assigned February 07, 2019

AM Peak Hour Total Traffic Volume

Sandy Hill

2011 Model - Base Scenario

No Modifications from Base Version

User Initials: MM

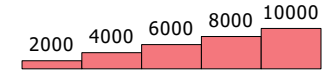
Plot Prepared: September 19, 2019

EMME Scenario: 21311

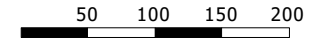


Legend

AM Peak Hour Total Traffic Volume



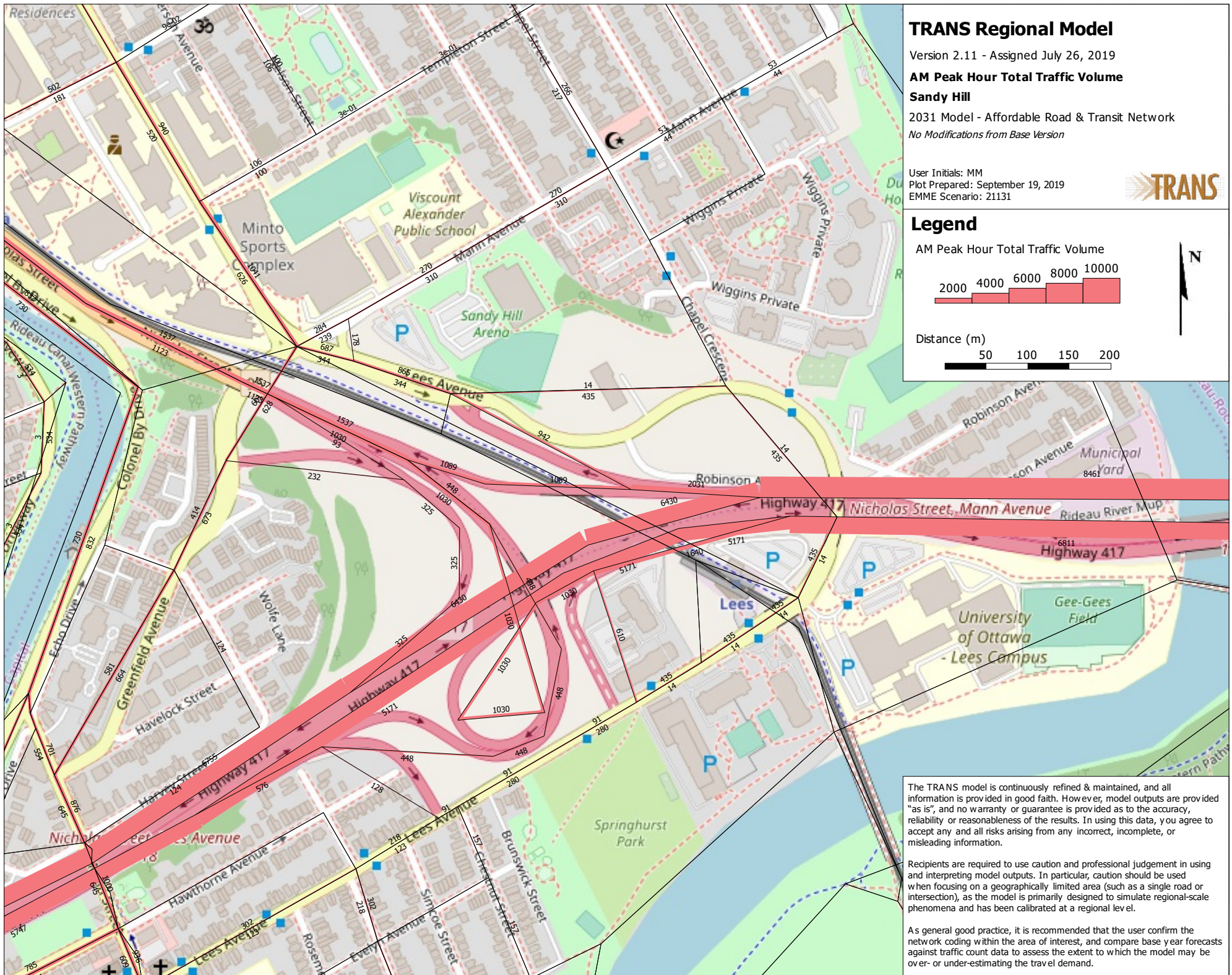
Distance (m)



The TRANS model is continuously refined & maintained, and all information is provided in good faith. However, model outputs are provided "as is", and no warranty or guarantee is provided as to the accuracy, reliability or reasonableness of the results. In using this data, you agree to accept any and all risks arising from any incorrect, incomplete, or misleading information.

Recipients are required to use caution and professional judgement in using and interpreting model outputs. In particular, caution should be used when focusing on a geographically limited area (such as a single road or intersection), as the model is primarily designed to simulate regional-scale phenomena and has been calibrated at a regional level.

As general good practice, it is recommended that the user confirm the network coding within the area of interest, and compare base year forecasts against traffic count data to assess the extent to which the model may be over- or under-estimating the travel demand.



TRANS Regional Model

Version 2.11 - Assigned July 26, 2019

AM Peak Hour Total Traffic Volume

Sandy Hill

2031 Model - Affordable Road & Transit Network

No Modifications from Base Version

User Initials: MM

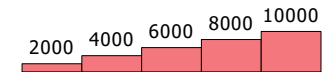
Plot Prepared: September 19, 2019

EMME Scenario: 21131

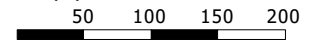


Legend

AM Peak Hour Total Traffic Volume



Distance (m)



The TRANS model is continuously refined & maintained, and all information is provided in good faith. However, model outputs are provided "as is", and no warranty or guarantee is provided as to the accuracy, reliability or reasonableness of the results. In using this data, you agree to accept any and all risks arising from any incorrect, incomplete, or misleading information.

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As general good practice, it is recommended that the user confirm the network coding within the area of interest, and compare base year forecasts against traffic count data to assess the extent to which the model may be over- or under-estimating the travel demand.

APPENDIX E

Collision Records



Transportation Services - Traffic Services

Collision Details Report - Public Version

From: January 1, 2016 To: December 31, 2020

Location: 472 E OF CHESTNUT ST/UOTTAWA @ LEES AVE

Traffic Control: Traffic signal

Total Collisions: 2

Date/Day/Time	Environment	Impact Type	Classification	Surface Cond'n	Veh. Dir	Vehicle Manoeuvre	Vehicle type	First Event	No. Ped
2020-Jan-18, Sat, 19:42	Snow	Rear end	P.D. only	Loose snow	West	Slowing or stopping	Automobile, station wagon	Other motor vehicle	0
					West	Stopped	Pick-up truck	Other motor vehicle	
2020-Oct-02, Fri, 12:10	Rain	Rear end	P.D. only	Wet	West	Going ahead	Automobile, station wagon	Other motor vehicle	0
					West	Stopped	Pick-up truck	Other motor vehicle	

Location: CHAPEL CRES @ LEES AVE

Traffic Control: Stop sign

Total Collisions: 3

Date/Day/Time	Environment	Impact Type	Classification	Surface Cond'n	Veh. Dir	Vehicle Manoeuvre	Vehicle type	First Event	No. Ped
2017-Feb-24, Fri, 23:11	Rain	SMV other	Non-fatal injury	Wet	East	Going ahead	Automobile, station wagon	Pole (utility, power)	0
2019-Jan-12, Sat, 15:44	Clear	Rear end	P.D. only	Ice	West	Slowing or stopping	Automobile, station wagon	Skidding/sliding	0
					West	Stopped	Automobile, station wagon	Other motor vehicle	
2020-Feb-27, Thu, 07:46	Snow	Rear end	P.D. only	Loose snow	North	Slowing or stopping	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Bus (other)	Other motor vehicle	

Location: LEES AVE @ TRANSITWAY/HWY 417 NICHOLAS IC118R

Traffic Control: Traffic signal

Total Collisions: 7

Date/Day/Time	Environment	Impact Type	Classification	Surface Cond'n	Veh. Dir	Vehicle Manoeuvre	Vehicle type	First Event	No. Ped
2016-Jun-16, Thu, 15:20	Clear	Rear end	P.D. only	Dry	North	Going ahead	Pick-up truck	Other motor vehicle	0
					North	Stopped	Pick-up truck	Other motor vehicle	
					North	Stopped	Automobile, station wagon	Other motor vehicle	
2017-Jan-07, Sat, 10:05	Clear	Rear end	P.D. only	Ice	West	Slowing or stopping	Automobile, station wagon	Skidding/sliding	0
					West	Stopped	Automobile, station wagon	Other motor vehicle	
2017-May-31, Wed, 09:50	Clear	Turning movement	P.D. only	Dry	South	Making "U" turn	Automobile, station wagon	Other motor vehicle	0
					South	Going ahead	Pick-up truck	Other motor vehicle	



Transportation Services - Traffic Services

Collision Details Report - Public Version

From: January 1, 2016 To: December 31, 2020

Location: LEES AVE @ TRANSITWAY/HWY 417 NICHOLAS IC118R

Traffic Control: Traffic signal

Total Collisions: 7

Date/Day/Time	Environment	Impact Type	Classification	Surface Cond'n	Veh. Dir	Vehicle Manoeuver	Vehicle type	First Event	No. Ped
2017-Sep-21, Thu,18:25	Clear	Rear end	P.D. only	Dry	West	Going ahead	Automobile, station wagon	Other motor vehicle	0
					West	Stopped	Automobile, station wagon	Other motor vehicle	
2018-Oct-27, Sat,18:45	Snow	Rear end	P.D. only	Wet	West	Going ahead	Automobile, station wagon	Other motor vehicle	0
					West	Stopped	Automobile, station wagon	Other motor vehicle	
2019-Dec-29, Sun,21:13	Rain	Turning movement	P.D. only	Wet	East	Stopped	Automobile, station wagon	Other motor vehicle	0
					East	Turning left	Automobile, station wagon	Other motor vehicle	
2020-Dec-13, Sun,15:26	Clear	SMV other	Non-fatal injury	Dry	North	Going ahead	Automobile, station wagon	Curb	0

Location: LEES AVE @ KING EDWARD AVE/MANN AVE

Traffic Control: Traffic signal

Total Collisions: 44

Date/Day/Time	Environment	Impact Type	Classification	Surface Cond'n	Veh. Dir	Vehicle Manoeuver	Vehicle type	First Event	No. Ped
2016-Jan-11, Mon,14:35	Clear	Rear end	P.D. only	Dry	North	Going ahead	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Pick-up truck	Other motor vehicle	
2016-Jan-22, Fri,21:00	Clear	Rear end	P.D. only	Packed snow	East	Slowing or stopping	Automobile, station wagon	Other motor vehicle	0
					East	Stopped	Automobile, station wagon	Other motor vehicle	
2016-Feb-09, Tue,08:17	Snow	Rear end	P.D. only	Slush	North	Going ahead	Pick-up truck	Other motor vehicle	0
					North	Slowing or stopping	Truck-other	Other motor vehicle	
2016-Apr-02, Sat,03:31	Clear	Sideswipe	Non-fatal injury	Dry	North	Going ahead	Passenger van	Other motor vehicle	0
					North	Stopped	Police vehicle	Other motor vehicle	
2016-May-15, Sun,13:05	Clear	Rear end	P.D. only	Dry	South	Turning right	Pick-up truck	Other motor vehicle	0
					South	Turning right	Automobile, station wagon	Other motor vehicle	
2016-Jul-26, Tue,09:30	Clear	Rear end	P.D. only	Dry	North	Turning right	Pick-up truck	Other motor vehicle	0
					North	Turning right	Tow truck	Other motor vehicle	



Transportation Services - Traffic Services

Collision Details Report - Public Version

From: January 1, 2016 To: December 31, 2020

Location: LEES AVE @ KING EDWARD AVE/MANN AVE

Traffic Control: Traffic signal

Total Collisions: 44

Date/Day/Time	Environment	Impact Type	Classification	Surface Cond'n	Veh. Dir	Vehicle Manoeuver	Vehicle type	First Event	No. Ped
2016-Sep-25, Sun,13:34	Clear	Rear end	P.D. only	Dry	South	Going ahead	Passenger van	Other motor vehicle	0
					South	Slowing or stopping	Automobile, station wagon	Other motor vehicle	
2016-Nov-09, Wed,10:29	Clear	Rear end	P.D. only	Dry	East	Turning right	Automobile, station wagon	Other motor vehicle	0
					East	Turning right	Automobile, station wagon	Other motor vehicle	
2016-Dec-12, Mon,15:16	Snow	Rear end	P.D. only	Loose snow	West	Turning right	Automobile, station wagon	Other motor vehicle	0
					West	Turning right	Truck - tractor	Other motor vehicle	
2016-Dec-17, Sat,16:35	Snow	Rear end	P.D. only	Slush	North	Changing lanes	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Automobile, station wagon	Other motor vehicle	
2017-Mar-07, Tue,16:00	Clear	Other	P.D. only	Dry	South	Reversing	Truck and trailer	Other motor vehicle	0
					North	Stopped	Pick-up truck	Other motor vehicle	
2017-Mar-10, Fri,09:30	Clear	Rear end	P.D. only	Dry	North	Unknown	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Pick-up truck	Other motor vehicle	
2017-Apr-04, Tue,06:56	Rain	Sideswipe	P.D. only	Wet	West	Going ahead	Automobile, station wagon	Other motor vehicle	0
					West	Going ahead	Pick-up truck	Other motor vehicle	
2017-May-12, Fri,14:49	Clear	Rear end	P.D. only	Dry	North	Slowing or stopping	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Automobile, station wagon	Other motor vehicle	
					North	Stopped	Automobile, station wagon	Other motor vehicle	
2017-Aug-09, Wed,00:00	Clear	SMV unattended vehicle	P.D. only	Dry	Unknown	Unknown	Unknown	Unattended vehicle	0
2017-Sep-02, Sat,13:12	Clear	Rear end	P.D. only	Dry	North	Slowing or stopping	Unknown	Other motor vehicle	0
					North	Stopped	Passenger van	Other motor vehicle	
2017-Sep-06, Wed,19:35	Clear	Rear end	P.D. only	Dry	South	Going ahead	Automobile, station wagon	Other motor vehicle	0
					South	Stopped	Automobile, station wagon	Other motor vehicle	



Transportation Services - Traffic Services

Collision Details Report - Public Version

From: January 1, 2016 **To:** December 31, 2020

Location: LEES AVE @ KING EDWARD AVE/MANN AVE

Traffic Control: Traffic signal

Total Collisions: 44

Date/Day/Time	Environment	Impact Type	Classification	Surface Cond'n	Veh. Dir	Vehicle Manoeuvre	Vehicle type	First Event	No. Ped
2017-Nov-01, Wed,23:20	Rain	Rear end	P.D. only	Wet	North	Stopped	Automobile, station wagon	Other motor vehicle	0
					North	Slowing or stopping	Automobile, station wagon	Other motor vehicle	
2017-Dec-15, Fri,13:27	Clear	Sideswipe	P.D. only	Dry	East	Slowing or stopping	Pick-up truck	Other motor vehicle	0
					East	Overtaking	Automobile, station wagon	Other motor vehicle	
2018-Jan-28, Sun,13:37	Clear	SMV unattended vehicle	P.D. only	Wet	North	Unknown	Unknown	Unattended vehicle	0
2018-Jun-14, Thu,16:15	Clear	Angle	P.D. only	Dry	South	Turning right	Automobile, station wagon	Other motor vehicle	0
					West	Stopped	Automobile, station wagon	Other motor vehicle	
					East	Stopped	Automobile, station wagon	Other motor vehicle	
2018-Jun-25, Mon,16:30	Clear	Rear end	P.D. only	Dry	South	Slowing or stopping	Automobile, station wagon	Other motor vehicle	0
					South	Stopped	Automobile, station wagon	Other motor vehicle	
2018-Jun-30, Sat,18:00	Clear	Rear end	P.D. only	Dry	North	Unknown	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Automobile, station wagon	Other motor vehicle	
2018-Jul-23, Mon,13:39	Clear	Other	P.D. only	Dry	North	Reversing	Automobile, station wagon	Other motor vehicle	0
					South	Stopped	Automobile, station wagon	Other motor vehicle	
2018-Aug-22, Wed,15:24	Clear	Sideswipe	P.D. only	Dry	North	Changing lanes	Automobile, station wagon	Other motor vehicle	0
					North	Going ahead	Municipal transit bus	Other motor vehicle	
2018-Nov-16, Fri,16:08	Snow	Rear end	P.D. only	Loose snow	East	Going ahead	Automobile, station wagon	Other motor vehicle	0
					East	Going ahead	Automobile, station wagon	Other motor vehicle	
2018-Nov-20, Tue,20:30	Clear	Rear end	P.D. only	Slush	East	Going ahead	Automobile, station wagon	Other motor vehicle	0
					East	Stopped	Automobile, station wagon	Other motor vehicle	
2018-Dec-15, Sat,15:30	Clear	Rear end	Non-fatal injury	Dry	North	Going ahead	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Automobile, station wagon	Other motor vehicle	



Transportation Services - Traffic Services

Collision Details Report - Public Version

From: January 1, 2016 To: December 31, 2020

Location: LEES AVE @ KING EDWARD AVE/MANN AVE

Traffic Control: Traffic signal

Total Collisions: 44

Date/Day/Time	Environment	Impact Type	Classification	Surface Cond'n	Veh. Dir	Vehicle Manoeuver	Vehicle type	First Event	No. Ped
2019-Jan-18, Fri,12:58	Snow	Other	P.D. only	Loose snow	East	Reversing	Automobile, station wagon	Other motor vehicle	0
					West	Stopped	Automobile, station wagon	Other motor vehicle	
2019-Jan-26, Sat,21:45	Clear	Rear end	P.D. only	Loose snow	North	Going ahead	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Automobile, station wagon	Other motor vehicle	
2019-Feb-01, Fri,12:15	Clear	Rear end	Non-fatal injury	Dry	South	Turning right	Automobile, station wagon	Other motor vehicle	0
					South	Turning right	Automobile, station wagon	Other motor vehicle	
2019-Feb-02, Sat,10:00	Snow	Rear end	Non-fatal injury	Loose snow	North	Going ahead	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Automobile, station wagon	Other motor vehicle	
2019-Mar-01, Fri,07:45	Clear	Rear end	P.D. only	Dry	South	Going ahead	Automobile, station wagon	Other motor vehicle	0
					South	Going ahead	Automobile, station wagon	Other motor vehicle	
2019-Apr-13, Sat,02:08	Clear	Rear end	P.D. only	Dry	North	Going ahead	Automobile, station wagon	Other motor vehicle	0
					North	Slowing or stopping	Construction equipment	Other motor vehicle	
2019-Aug-11, Sun,13:40	Clear	Rear end	P.D. only	Dry	West	Going ahead	Automobile, station wagon	Other motor vehicle	0
					West	Stopped	Automobile, station wagon	Other motor vehicle	
2019-Sep-03, Tue,20:45	Clear	Rear end	Non-fatal injury	Dry	North	Going ahead	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Automobile, station wagon	Other motor vehicle	
2019-Sep-08, Sun,18:00	Clear	Rear end	P.D. only	Dry	North	Going ahead	Unknown	Other motor vehicle	0
					North	Stopped	Automobile, station wagon	Other motor vehicle	
2019-Oct-21, Mon,12:48	Clear	SMV other	Non-fatal injury	Dry	South	Turning right	Automobile, station wagon	Pedestrian	1
2019-Nov-11, Mon,20:00	Snow	Rear end	P.D. only	Loose snow	North	Going ahead	Automobile, station wagon	Other motor vehicle	0
					North	Stopped	Passenger van	Other motor vehicle	
2019-Dec-12, Thu,17:42	Clear	Rear end	Non-fatal injury	Dry	South	Turning right	Automobile, station wagon	Other motor vehicle	0
					South	Turning right	Automobile, station wagon	Other motor vehicle	



Transportation Services - Traffic Services

Collision Details Report - Public Version

From: January 1, 2016 To: December 31, 2020

Location: LEES AVE @ KING EDWARD AVE/MANN AVE

Traffic Control: Traffic signal

Total Collisions: 44

Date/Day/Time	Environment	Impact Type	Classification	Surface Cond'n	Veh. Dir	Vehicle Manoeuver	Vehicle type	First Event	No. Ped
2020-Feb-01, Sat,12:20	Snow	Rear end	Non-fatal injury	Wet	South	Turning right	Automobile, station wagon	Other motor vehicle	0
					South	Turning right	Automobile, station wagon	Other motor vehicle	
2020-Feb-29, Sat,18:00	Snow	Rear end	P.D. only	Slush	South	Turning right	Automobile, station wagon	Other motor vehicle	0
					South	Turning right	Automobile, station wagon	Other motor vehicle	
2020-Aug-03, Mon,10:29	Clear	Rear end	Non-fatal injury	Dry	North	Going ahead	Pick-up truck	Other motor vehicle	0
					North	Stopped	Pick-up truck	Other motor vehicle	
2020-Oct-05, Mon,13:00	Clear	Rear end	Non-fatal injury	Dry	South	Turning right	Automobile, station wagon	Other motor vehicle	0
					South	Turning right	Pick-up truck	Other motor vehicle	

Location: LEES AVE @ ROBINSON AVE W

Traffic Control: Stop sign

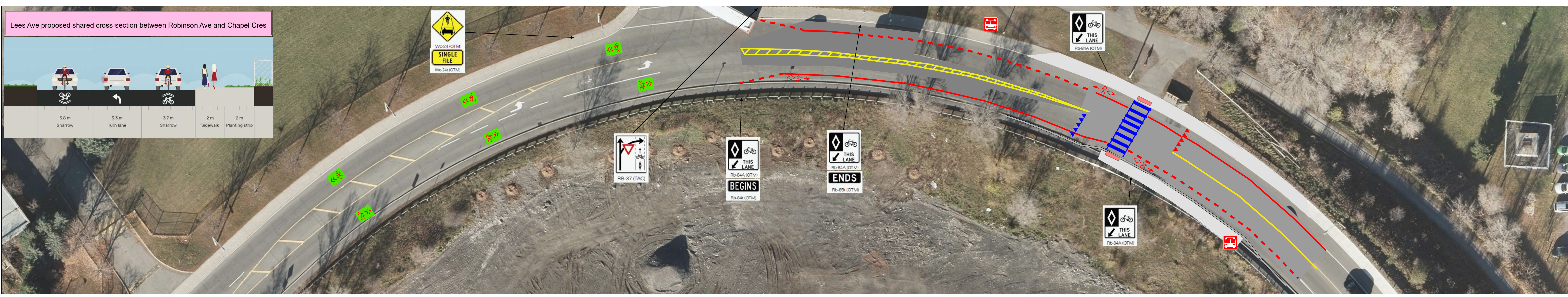
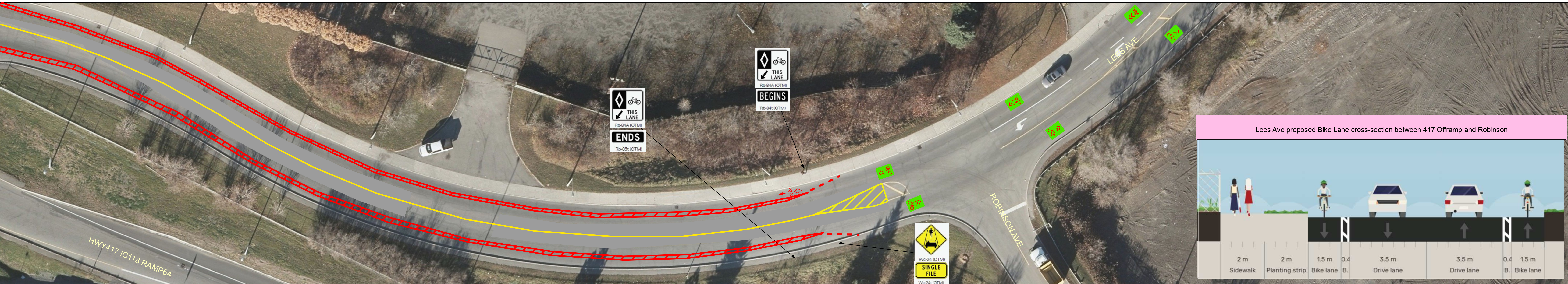
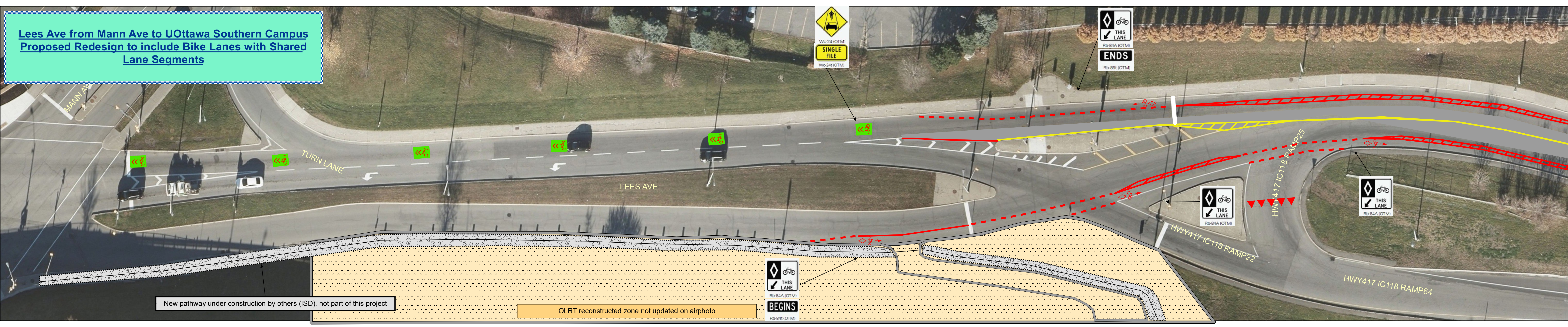
Total Collisions: 1

Date/Day/Time	Environment	Impact Type	Classification	Surface Cond'n	Veh. Dir	Vehicle Manoeuver	Vehicle type	First Event	No. Ped
2016-Dec-18, Sun,02:41	Snow	Rear end	P.D. only	Slush	North	Turning left	Automobile, station wagon	Other motor vehicle	0
					North	Turning left	Pick-up truck	Other motor vehicle	

APPENDIX F

Planned Lees Avenue City Cycling Improvements

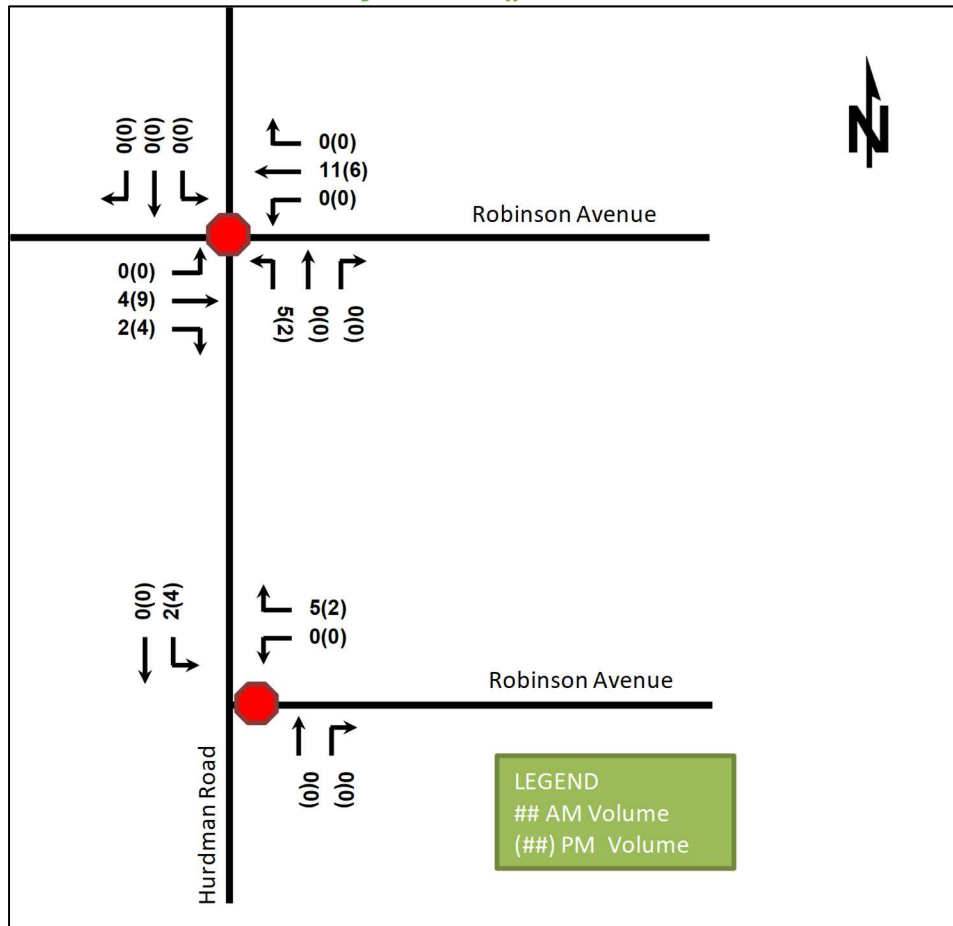
**Lees Ave from Mann Ave to UOttawa Southern Campus
Proposed Redesign to include Bike Lanes with Shared
Lane Segments**



APPENDIX G

Relevant Excerpts from Other Area Development Reports

Figure 9: Site Traffic Volumes



6 Background Network Travel Demands

6.1 Transportation Network Plans

There are no planned changes to the Study Area Transportation Network that would influence the Study Area.

6.2 Background Growth

No additional background growth has been accounted for along Robinson Avenue or Hurdman Road.

6.3 Other Developments

At the time of this report, no other development applications are noted in the area.

7 Demand Rationalization

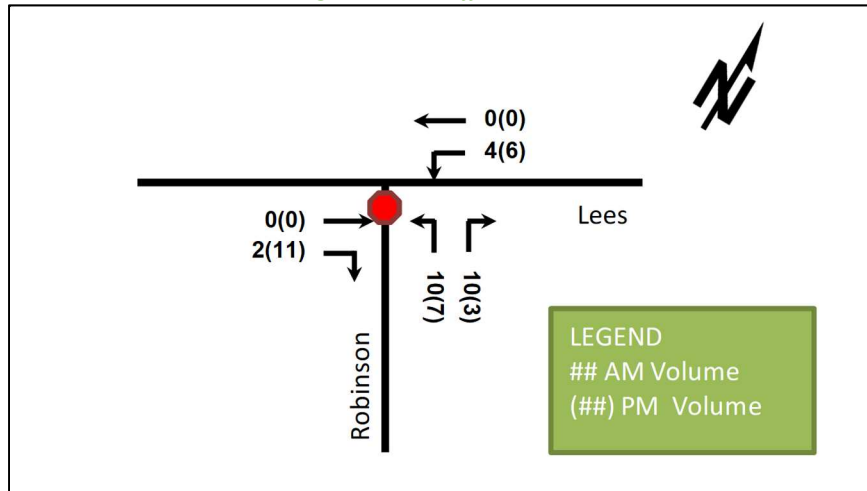
The new vehicle volumes forecasted to be generated by the new sites is minimal and no demand rationalization is required for the proposed sites or study area.

8 Development Design

8.1 Design for Sustainable Modes

The proposed development is a residential site plan with perpendicular visitor parking at the side of the buildings and external bicycle parking at the rear of the buildings. Sidewalks are provided along the frontage of each building on Robinson Avenue.

Figure 7: Site Traffic Volumes



6 Background Network Travel Demands

6.1 Transportation Network Plans

There are no planned changes to the Study Area Transportation Network that would influence the Study Area.

6.2 Background Growth

A 2% background growth has been assumed along Lees Avenue.

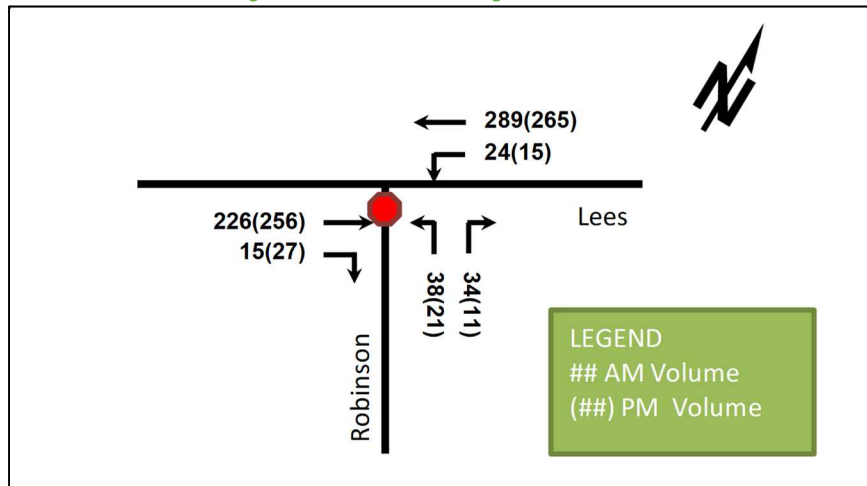
6.3 Other Developments

As detailed in Section 2.3.2, the following developments have been included in the background traffic forecasts.

7 Demand Rationalization

Figure 8 illustrates the 2020 future background traffic volumes and Figure 9 illustrates the 2025 future background traffic volumes. Table 10 summarizes the 2020 future background intersection operations and Table 11 summarizes the 2025 future background intersection operations. The level of service is based on the HCM criteria for average delay at unsignalized intersections. The Synchro works sheets have been provided in Appendix E and Appendix F.

Figure 8: 2020 Future Background Volumes



Housing Development Opportunities

The map and table at right identify specific sites where the University may consider new student residences or other forms of housing for students and visiting faculty, either as a stand-alone project or as a component of a new academic building or other mixed-use project, and the estimated housing capacity of these sites.

New first-year undergraduate student residences may be accommodated west of King Edward and in the Mann, River and Station Precincts, where larger residences with a range of amenities, services, and programming may be provided. Properties east of King Edward may accommodate student apartments as part of new mixed-use buildings, with units in such projects generally geared toward upper-division students, international students, and potentially families.

In total, the sites identified in yellow could accommodate approximately 6,700 beds. If the student-oriented housing was also developed on the sites identified in orange, another 6,700 beds could be realized. Note, the illustrated building footprints are conceptual and do not represent the only potential housing sites. For example, residential towers above academic buildings can also be considered in the Core Precinct.

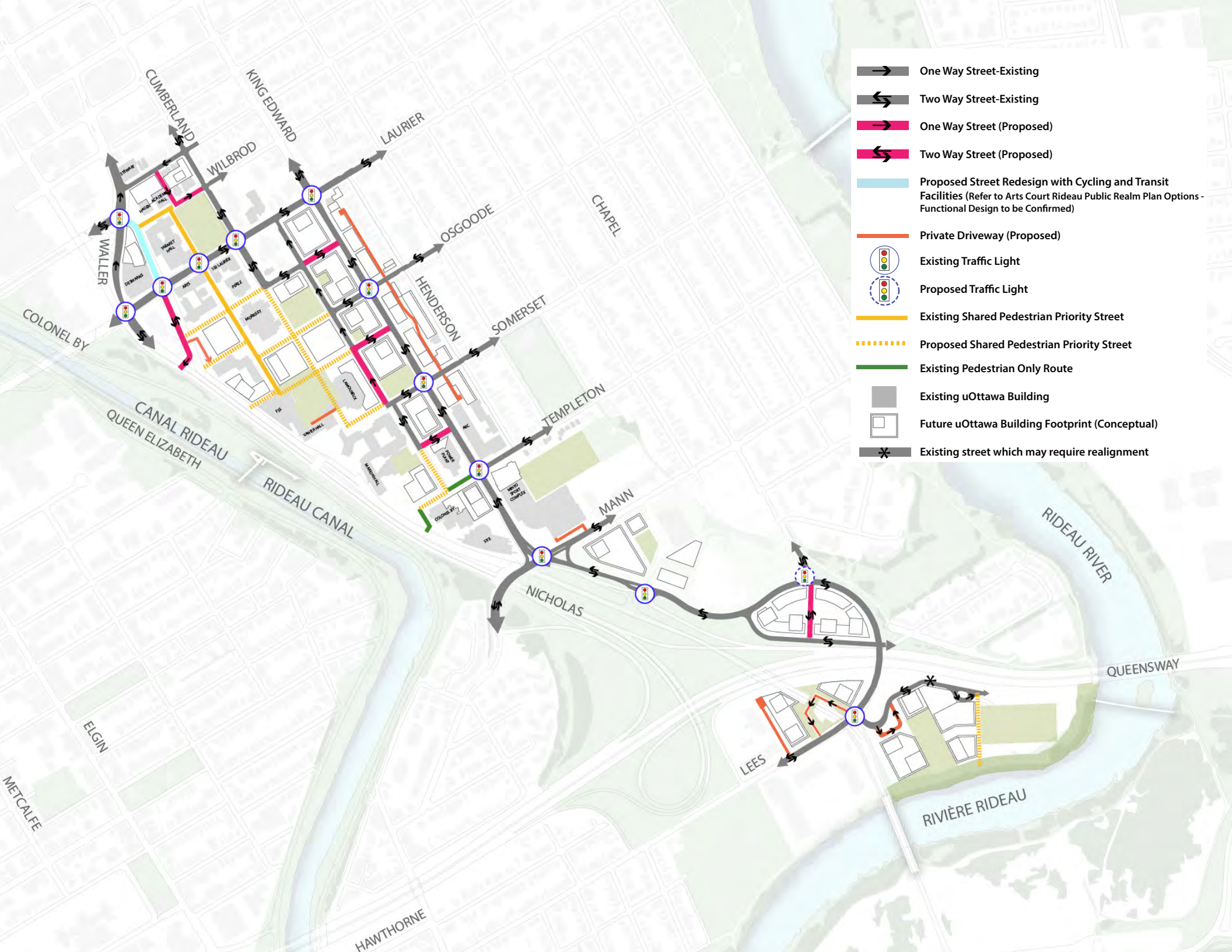
	Residence Type	GFA	Unit	Number of Beds
King Edward				
Site A	Tower	19,500	175	610
Site B	Mid-Profile	17,900	300	600
Site C	Tower	9,000	80	280
Site D	Mid-Profile	15,700	260	520
Site E	Tower	6,000	55	190
Site F	Mid-Profile	11,200	190	380
TOTAL		79,300	1,060	2,580
Mann				
Site G	Tower	9,000	85	300
Robinson				
Site H	Podium for High-rise	15,600	140	490
Station				
Site I	Podium for High-rise	31,800	300	1,050
River				
Site J	Tower	72,000	655	2,290
TOTAL		207,700	2,240	6,710
Robinson				
Site K	Podium-Tower	114,400	1,040	3,640
Station				
Site L	Podium-Tower	96,350	880	3,080
TOTAL		210,750	1,920	6,720
TOTAL		418,450	4,160	13,430

Estimated Capacity of Potential Housing Sites

- Average 3.5 Beds/Unit (Based on 110 Sq.m per Unit)
- Average 2 Beds/Unit (Based on 60 Sq.m per Unit)



Figure 4-5 ►
Potential Housing Sites



-  One Way Street-Existing
-  Two Way Street-Existing
-  One Way Street (Proposed)
-  Two Way Street (Proposed)
-  Proposed Street Redesign with Cycling and Transit Facilities (Refer to Arts Court Rideau Public Realm Plan Options - Functional Design to be Confirmed)
-  Private Driveway (Proposed)
-  Existing Traffic Light
-  Proposed Traffic Light
-  Existing Shared Pedestrian Priority Street
-  Proposed Shared Pedestrian Priority Street
-  Existing Pedestrian Only Route
-  Existing uOttawa Building
-  Future uOttawa Building Footprint (Conceptual)
-  Existing street which may require realignment

4 Forecasting

4.1 Development Generated Traffic

4.1.1 Trip Generation Methodology

Site-generated traffic volumes were developed using the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) for the weekday peak hours of the adjacent transportation network. These represent the periods where the combination of background and site-generated travel demands have the greatest impact on the available network capacity. The TIA Guidelines indicate that vehicle-trip generation rates from the ITE Trip Generation Manual should be converted to person-trips through the application of a 1.28 vehicle-to-person-trip conversion factor. It is important to note that the person-trip generation estimates prepared in this study are not specific to the University of Ottawa but rather typical of urban post-secondary institutions in North America.

Following the application of the above conversion factor, the person-trips were then subdivided based on representative mode share percentages applicable to the study area to determine the number of vehicle, passenger, transit, pedestrian, cycling and 'other' trip types.

The mode share targets for the proposed development were developed based on the University of Ottawa 2019 Campus Mode Share Survey. The survey is broadly representative of student, staff and faculty mode choices for the University of Ottawa, however, primarily captures the mode share characteristics of the Main Campus. Given the unique geographical barriers surrounding the Lees Campus, these mode share were adjusted to reflect the local context.

4.1.2 Trip Generation Results

4.1.2.1 Vehicle Trip Generation

Weekday peak hour vehicular traffic volumes associated with the subject development were determined using appropriate peak hour trip generation rates from the ITE Trip Generation Manual. The **net increase** in GFA (Gross Floor Area) was used to estimate future site-generated trips. It is expected that trips generated by the existing buildings have been captured in the existing traffic data at the site access intersection. **Table 5** below summarizes the existing and proposed GFA for each building within the Lees Campus. As discussed in Section 3.1.2, Building B, C and D will be replaced with the proposed building.

Table 5 - Existing and Proposed Gross Floor Area

BUILDING	GROSS FLOOR AREA (m ²)	
	EXISTING	PROPOSED
A	5,631	5,631
B	2,503	-
C	3,099	-
D	1,877	-
E	5,883	5,883
Proposed Building	-	17,379
Net Change	-	9,900

The vehicular trip generation results for the proposed development have been summarized in **Table 6**.

Table 6 - Base Vehicular Trip Generation Results – Net Change

LAND USE	SIZE (NET CHANGE)	WEEKDAY PEAK HOUR	GENERATED TRIPS (VPH)		
			IN	OUT	TOTAL
Post-Secondary Institution	9,900 m ²	AM	89	27	116
		PM	40	85	125

Note: vph = Vehicles Per Hour

Source: ITE Trip Generation Manual

4.1.2.2 Person Trip Generation

The TIA Guidelines indicate that a 1.28 vehicle-to-person-trip conversion rate should be utilized to convert the base vehicular trip generation results into person trips.

The resulting number of person-trips have been summarized in **Table 7**.

Table 7 - Person-Trip Generation – Net Change

LAND USE	WEEKDAY PEAK HOUR	PERSON TRIPS (PPH)		
		IN	OUT	TOTAL
Post-Secondary Institution	AM	114	34	149
	PM	51	109	160

Notes: pph = persons per hour

4.1.2.3 Mode Share Proportions

The University of Ottawa 2019 Campus Mode Share Survey serves as a foundation for the development of mode share targets for the subject site. The survey is broadly representative of student, staff and faculty mode choices for the University of Ottawa, however, approximately 91% of respondents considered the Main Campus as their primary destination while only 2% for the Lees Campus. As such, mode share adjustments were required to reflect the unique context of the subject site. Compared with the Main Campus, which is well integrated into the urban fabric, the Lees Campus is relatively isolated with physical barriers such as the Rideau River and Highway 417. The proportion of walking trips to/from the site has therefore been reduced and redistributed to transit and auto mode share for the purposes of this study.

For sites adjacent to Light Rail Transit (LRT) stations, the City of Ottawa expects new developments to target a transit mode share of at least 65% and a non-auto mode share of at least 15%. Based on the 2019 Campus Mode Share Survey, the University of Ottawa presently exceeds the overall target for non-auto modes. Nonetheless, Transportation Demand Management (TDM) measures aimed at encouraging non-auto modes will be incorporated in the proposed development, as discussed in latter sections of this report.

Table 8 summarizes the mode share derived from University of Ottawa 2019 Campus Mode Share Survey as well as the mode share targets for subject site.

Relevant extracts from the University of Ottawa 2019 Campus Mode Share Survey are provided in **Appendix F**.

Table 8 - University of Ottawa 2019 Campus Mode Share Survey Results and Proposed Mode Share Targets

TRAVEL MODE	2019 CAMPUS MODE SHARE SURVEY ¹	MODE SHARE TARGETS
Auto Driver	14%	17%
Auto Passenger	2%	3%
Transit	59%	65%
Cycling	3%	3%
Walking	20%	10%
Other	2%	2%

¹ - Carpool trips were evenly distributed between auto driver and auto passenger. It is assumed that most carpool trips have an auto occupancy rate of two people: one driver and one passenger.

4.1.2.4 Trip Reduction Factors

Deduction of Existing Development Trips

As discussed previously, Buildings B, C and D will be replaced with a new structure for the University's Faculty of Health Sciences. The new building will result in a net increase of approximately 9,900 m² of GFA to the Lees Campus. Trips generated by the existing buildings are assumed to have been adequately captured in the City's traffic count data at the site access intersection.

Pass-by Traffic

Not Applicable: The proposed development is institutional and will not generate pass-by traffic.

Synergy/ Internalization

Not Applicable: The proposed development will include only institutional land uses; therefore, internalization reduction factors are not required for this study.

4.1.2.5 Trip Generation by Mode

The mode share targets presented above were applied to the number of development-generated person-trips to establish the number of trips per travel mode, as summarized in **Table 9**.

Table 9 – Peak Hour Person-Trips by Mode – Net Change

MODE	AM		PM	
	IN	OUT	IN	OUT
Auto Driver	19	6	9	19
Auto Passenger	4	1	2	3
Transit	74	22	33	71
Walking	4	1	1	3
Cycling	11	3	5	11
Other	2	1	1	2
Total	149		159	

Based on the above, the proposed development is expected to result in a net increase of up to 28 two-way vehicular trips and 104 two-way transit trips during the weekday peak hours. It is important to note that these trips represent a net increase over the existing demand generated by the site.

4.1.3 Trip Distribution and Assignment

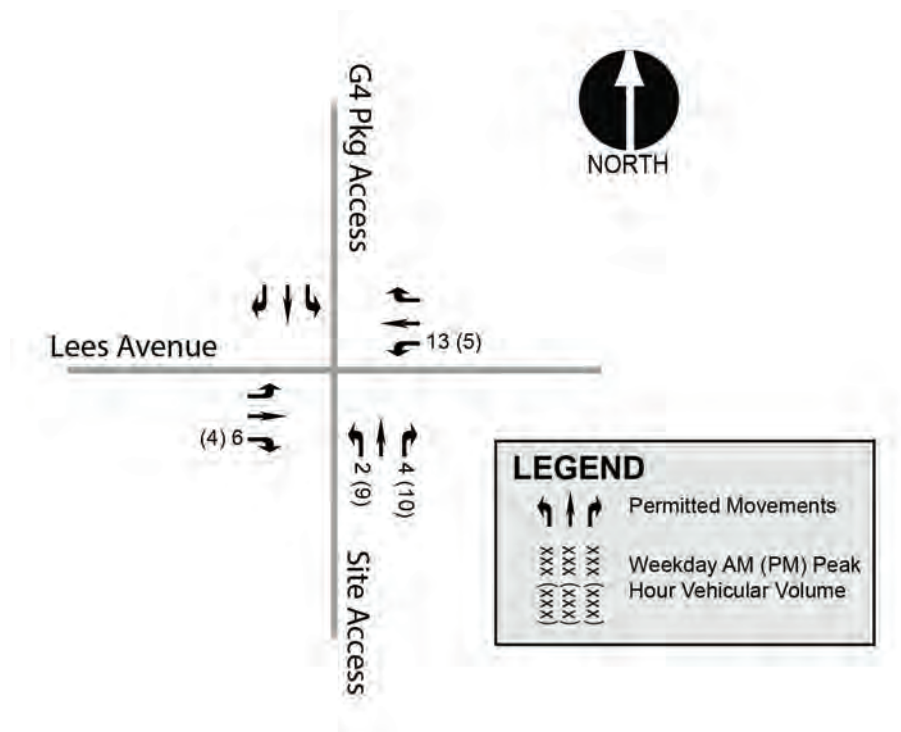
Based on existing travel patterns at the site access intersection, vehicular trips generated by the proposed development were distributed to the adjacent road network as shown in **Table 10**.

Table 10 - Distribution of Vehicular Trips

AM Peak Hour	PM Peak Hour
➤ 66% to/from the East	➤ 50% to/from the East
➤ 34% to/from the West	➤ 50% to/from the West

Utilizing the estimated number of new auto trips and applying the above distributions, future site-generated traffic volumes at the site access intersection are illustrated in **Figure 8**.

Figure 8 - Site-Generated Traffic



4.2 Background Network Traffic

4.2.1 Changes to the Background Transportation Network

To properly assess future traffic conditions, planned modifications to the transportation network that may impact travel patterns or demand within the study area have been considered. The Scoping section of this report reviewed the anticipated changes to the study area transportation network based on the Transportation Master Plan (TMP) and determined that there are currently no planned transportation network projects in the study area prior to the 2028 horizon year.

4.2.2 General Background Growth Rates

The background growth rate is intended to represent regional growth from outside the study area that will travel along the adjacent road network. Lees Avenue is well connected to Highway 417 via on- and off-ramps both upstream and downstream of the subject site. Therefore, the majority of traffic growth experienced along this corridor is expected to be a result of trips to/from Highway 417. Based on a review of traffic data collected by the Ministry of Transportation (MTO) of Highway 417 near Nicholas Street, it is estimated that Lees Avenue experiences a background traffic growth rate of approximately 2% per year. This growth rate is further supported by historical turning movement counts conducted by the City of Ottawa at the nearby Lees Avenue / King Edward Avenue & Mann Avenue intersection. As such, a linear 2% growth rate has been applied to through movements on Lees Avenue for the calculation of future background traffic volumes.

4.2.3 Other Area Development

The Scoping section of this report determined that there were active development applications for four proposed apartment buildings on Robinson Avenue. Based on the supporting transportation studies, these sites are expected to be low traffic generators, with only 18 to 25 vehicle trips on

APPENDIX H

TDM Checklists

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: <i>Residential developments</i>		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 checked="" type="checkbox"/>
BASIC	1.1.2 Locate building entrances in order to minimize walking distances to sidewalks and transit stops/stations	<input checked="" 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 checked="" 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 (<i>see 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 (<i>see 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 (<i>see 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 (<i>see 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 (<i>see 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 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 checked="" 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 type="checkbox"/>

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

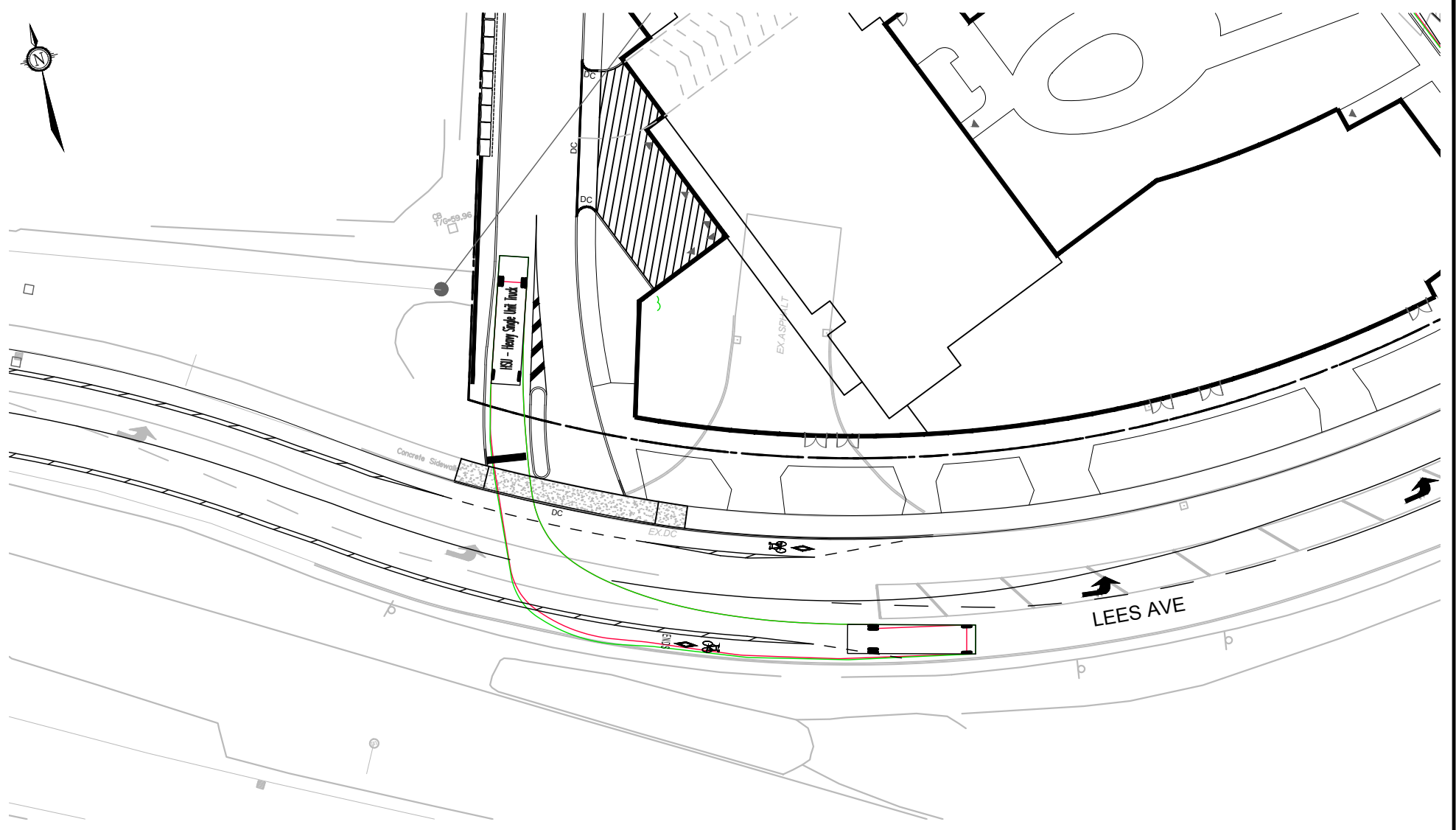
TDM measures: <i>Residential developments</i>		Check if proposed & add descriptions
1. TDM PROGRAM MANAGEMENT		
1.1 Program coordinator		
BASIC	★	1.1.1 Designate an internal coordinator, or contract with an external coordinator <input checked="" type="checkbox"/>
1.2 Travel surveys		
BETTER		1.2.1 Conduct 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: <i>Residential developments</i>		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: <i>Residential developments</i>		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"/>

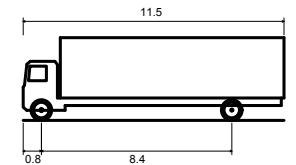
APPENDIX I

Turning Movements



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HSU - Heavy Single Unit Truck

Overall Length	11.500m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.100m

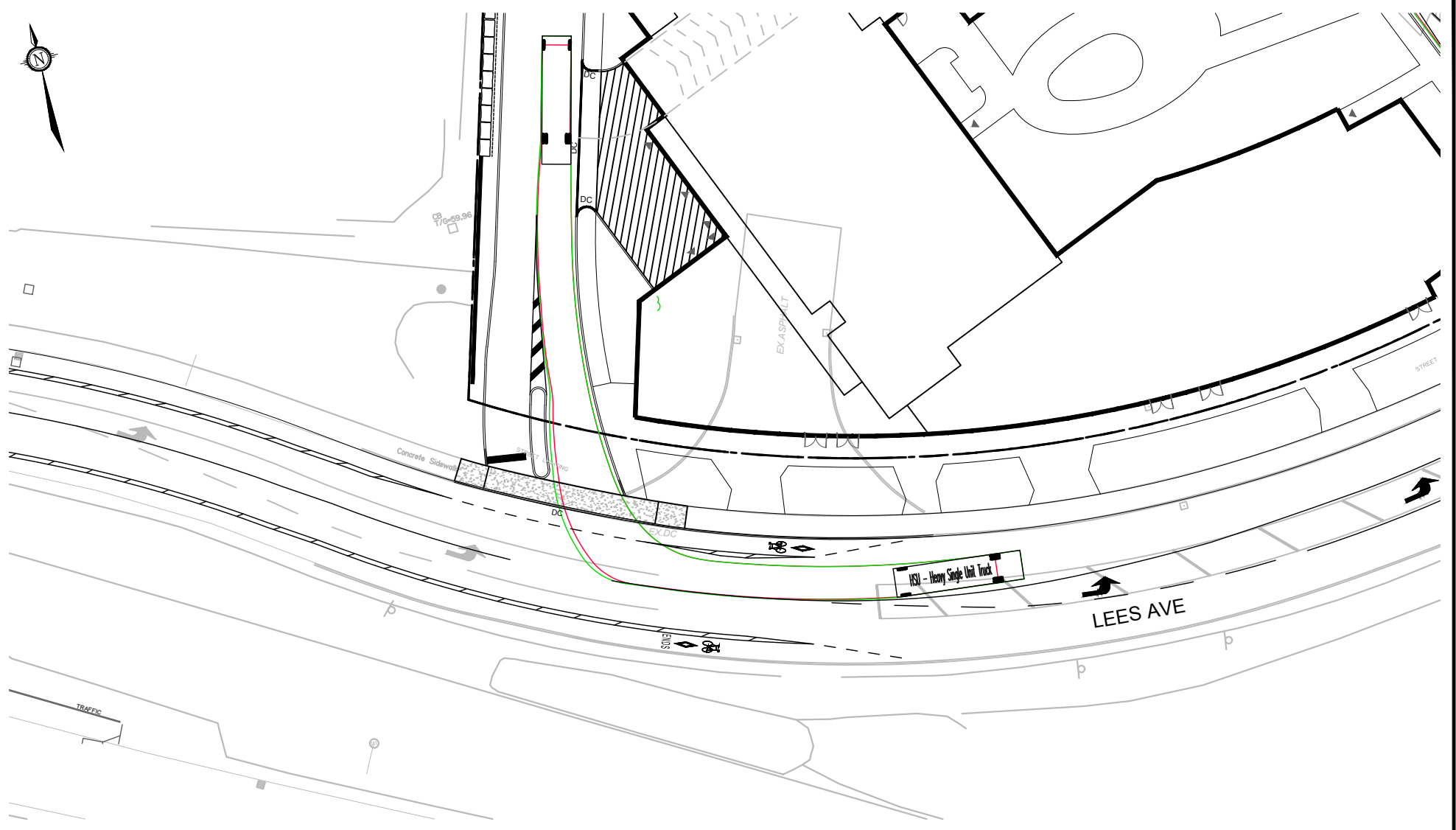
2 ROBINSON AVENUE

TURNING MOVEMENT LEES AVE. (HSU)



DATE FEB 2022	JOB 119171	FIGURE TM-1
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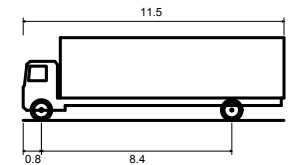
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HSU - Heavy Single Unit Truck

Overall Length	11.500m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.100m

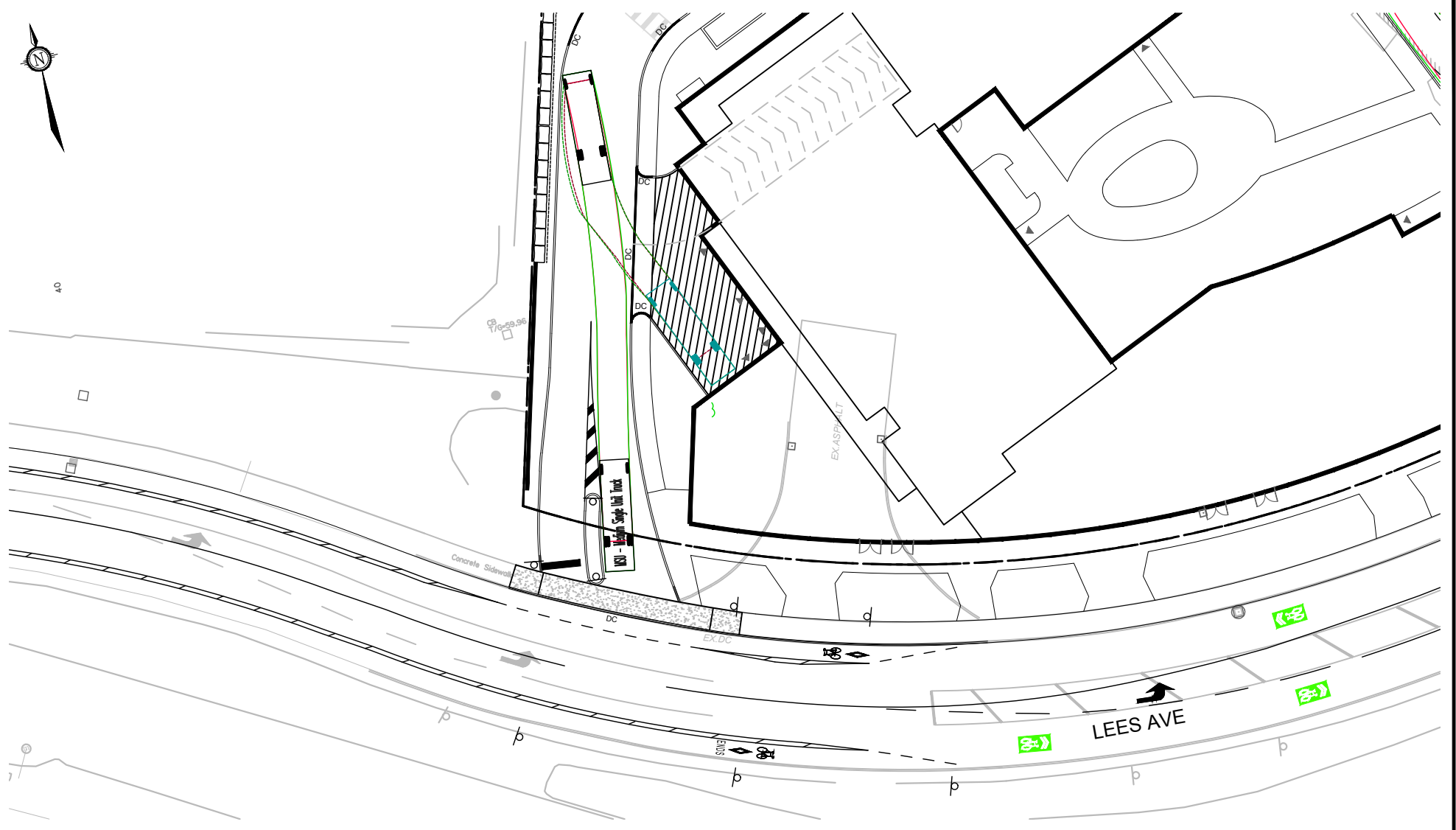
2 ROBINSON AVENUE

TURNING MOVEMENT LEES AVE. (HSU)



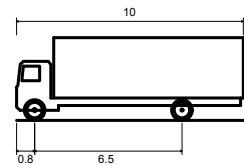
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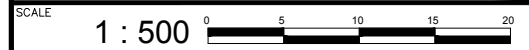


MSU - Medium Single Unit Truck

Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

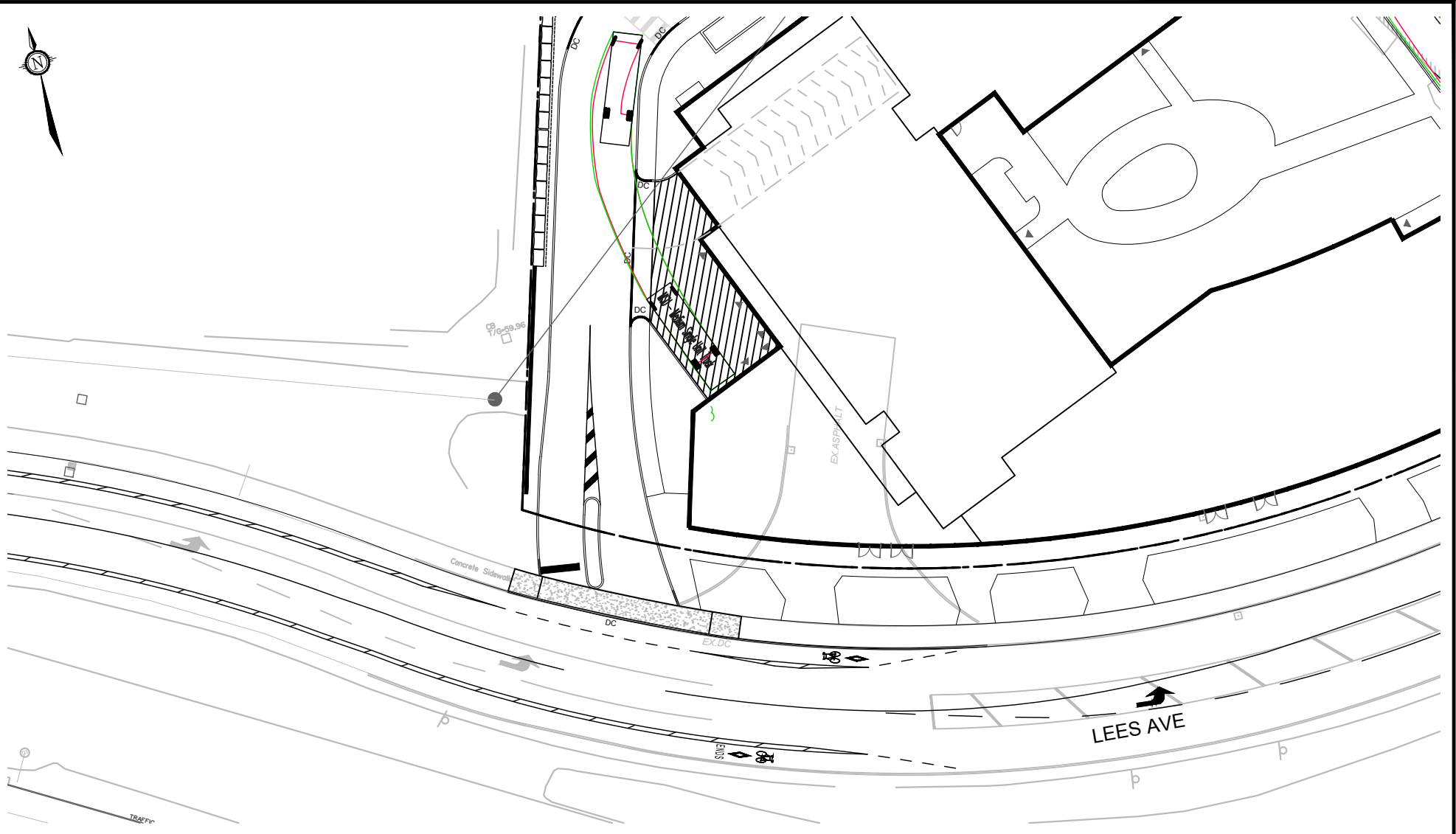
2 ROBINSON AVENUE

LOADING MOVEMENTS
 TOWER 'A' - IN (MSU)



DATE FEB 2022	JOB 119171	FIGURE TM-3
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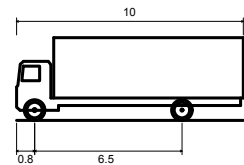
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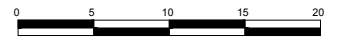
MSU - Medium Single Unit Truck

Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

2 ROBINSON AVENUE

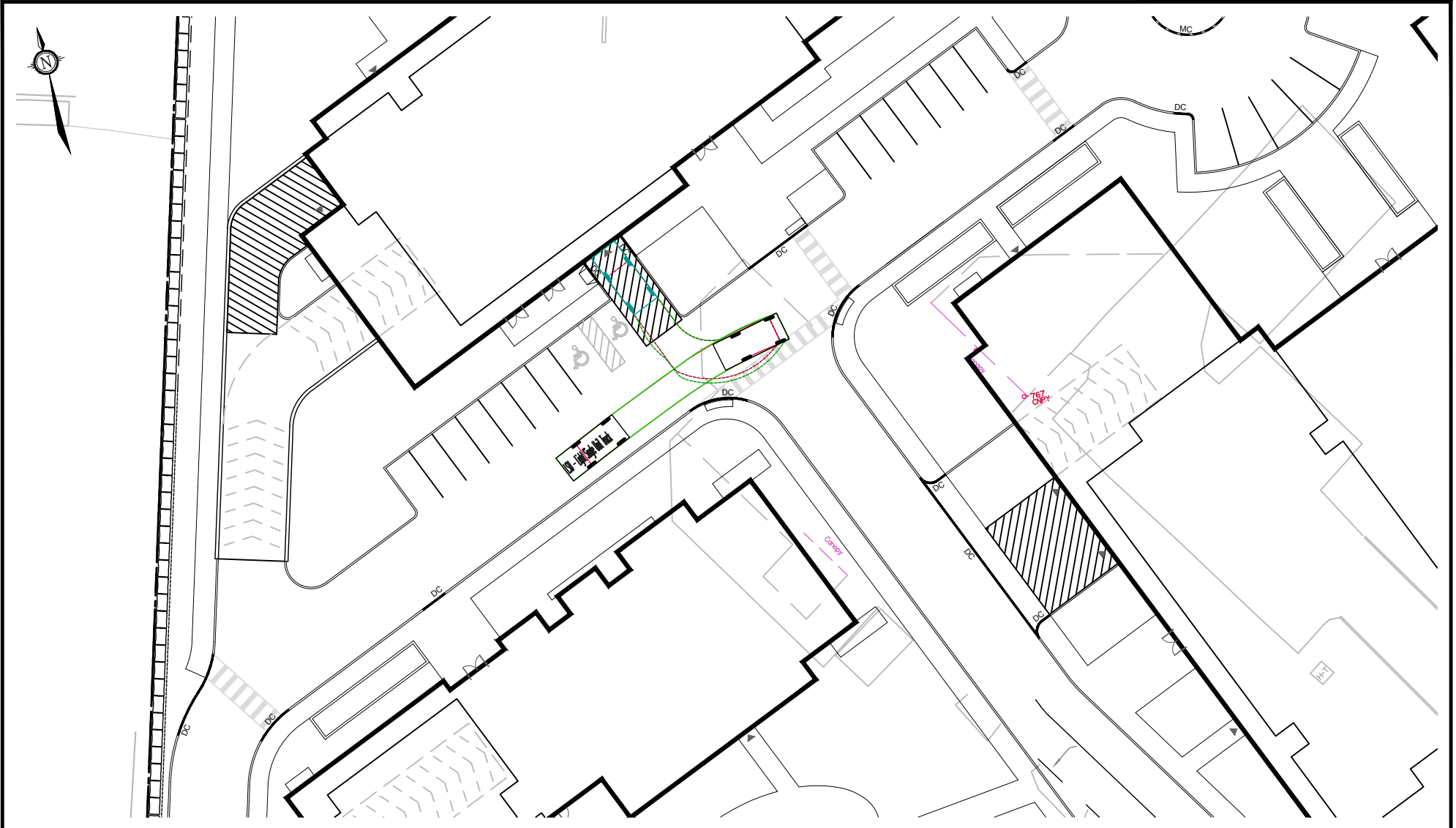
LOADING MOVEMENTS TOWER 'A' - OUT (MSU)

SCALE 1 : 500



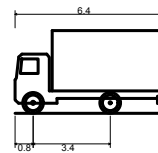
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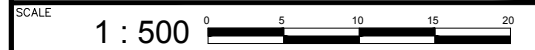


LSU - Small Single Unit Truck

LSU - Light Single Unit Truck	6.400m
Overall Length	2.600m
Overall Width	3.650m
Overall Body Height	0.445m
Min Body Ground Clearance	2.600m
Track Width	4.00s
Lock-to-lock time	6.300m
Curb to Curb Turning Radius	

2 ROBINSON AVENUE

LOADING MOVEMENTS
 TOWER 'D' - IN (LSU)



DATE FEB 2022	JOB 119171	FIGURE TM-5
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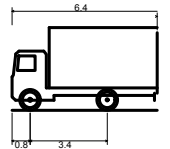


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LSU - Small Single Unit Truck

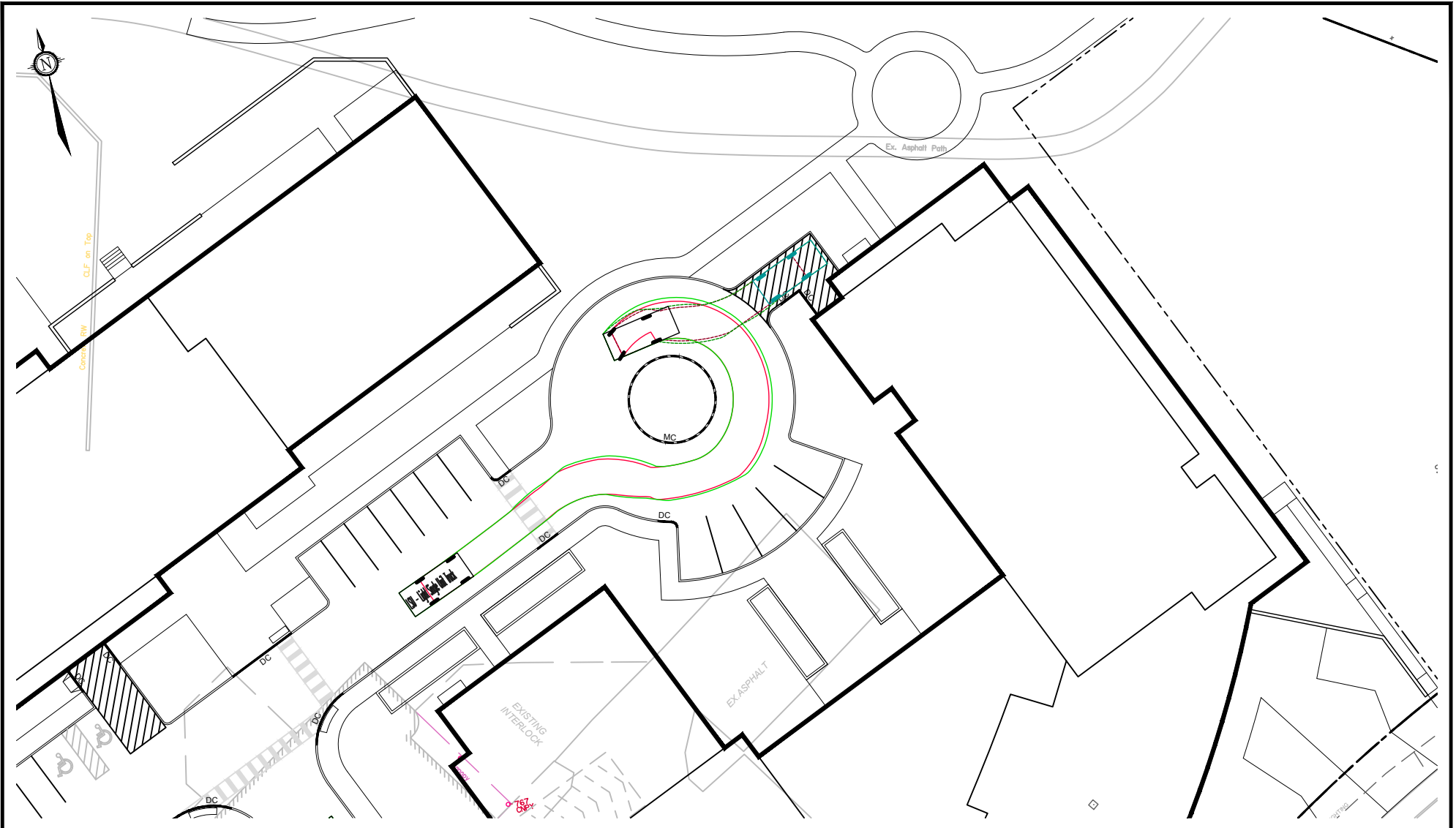
LSU - Light Single Unit Truck	6.400m
Overall Length	2.600m
Overall Width	3.650m
Overall Body Height	0.445m
Min Body Ground Clearance	2.600m
Track Width	4.00s
Lock-to-lock time	6.300m
Curb to Curb Turning Radius	

2 ROBINSON AVENUE

LOADING MOVEMENTS TOWER 'D' - OUT (LSU)

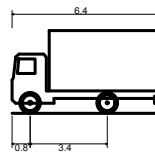
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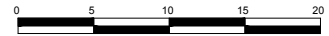
LSU - Small Single Unit Truck

LSU - Light Single Unit Truck
 Overall Length 6.400m
 Overall Width 3.650m
 Overall Body Height 3.850m
 Min Body Ground Clearance 0.445m
 Track Width 2.600m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 6.300m

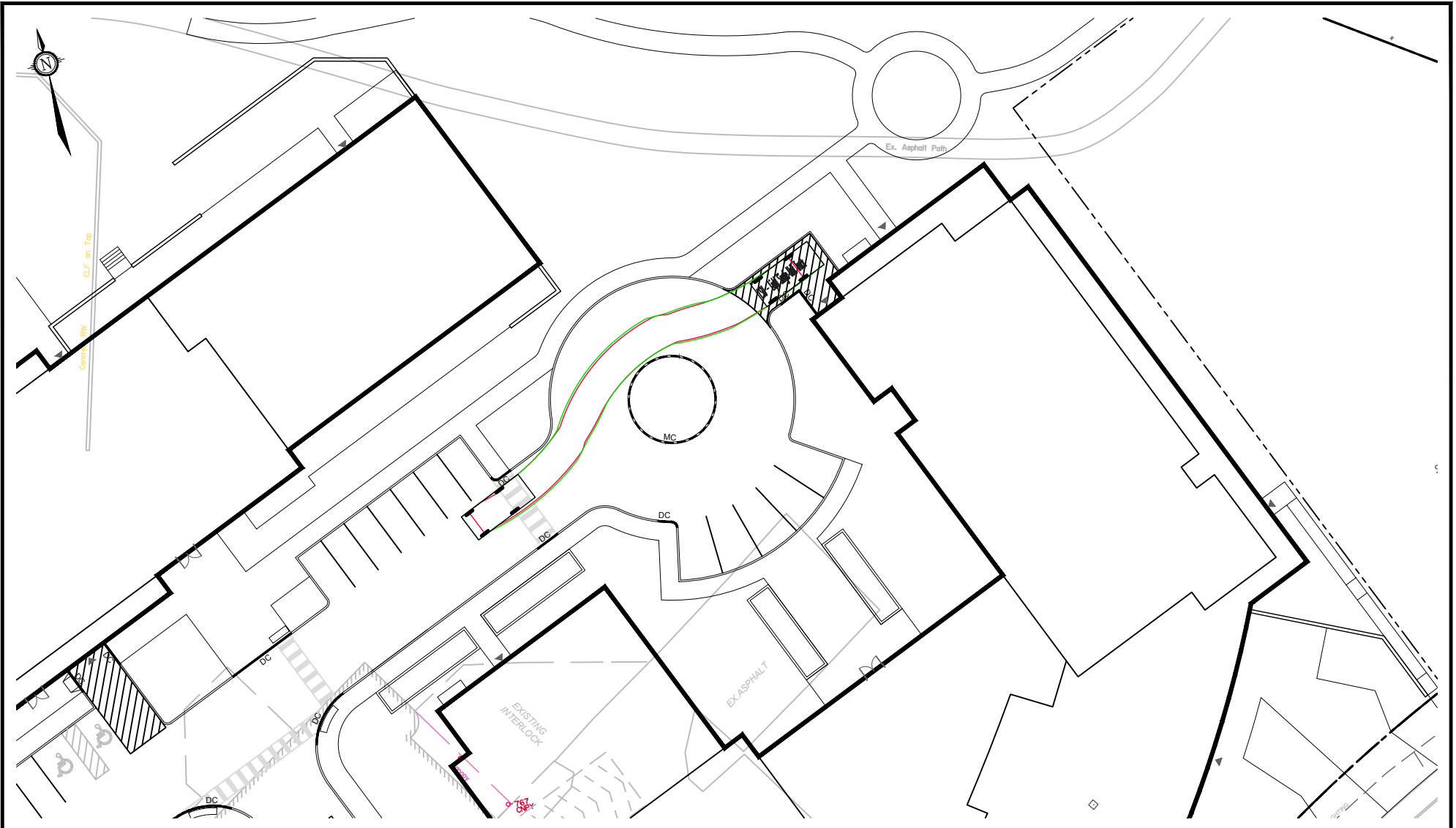
2 ROBINSON AVENUE

LOADING MOVEMENTS
 TOWER 'C' - IN (LSU)

SCALE 1 : 500

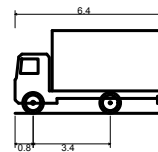


DATE FEB 2022 JOB 119171 FIGURE TM-7



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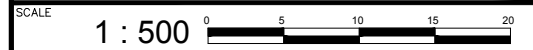


LSU - Small Single Unit Truck

LSU - Light Single Unit Truck	6.400m
Overall Length	2.600m
Overall Width	3.650m
Overall Body Height	0.445m
Min Body Ground Clearance	2.600m
Track Width	4.00s
Lock-to-lock time	6.300m
Curb to Curb Turning Radius	

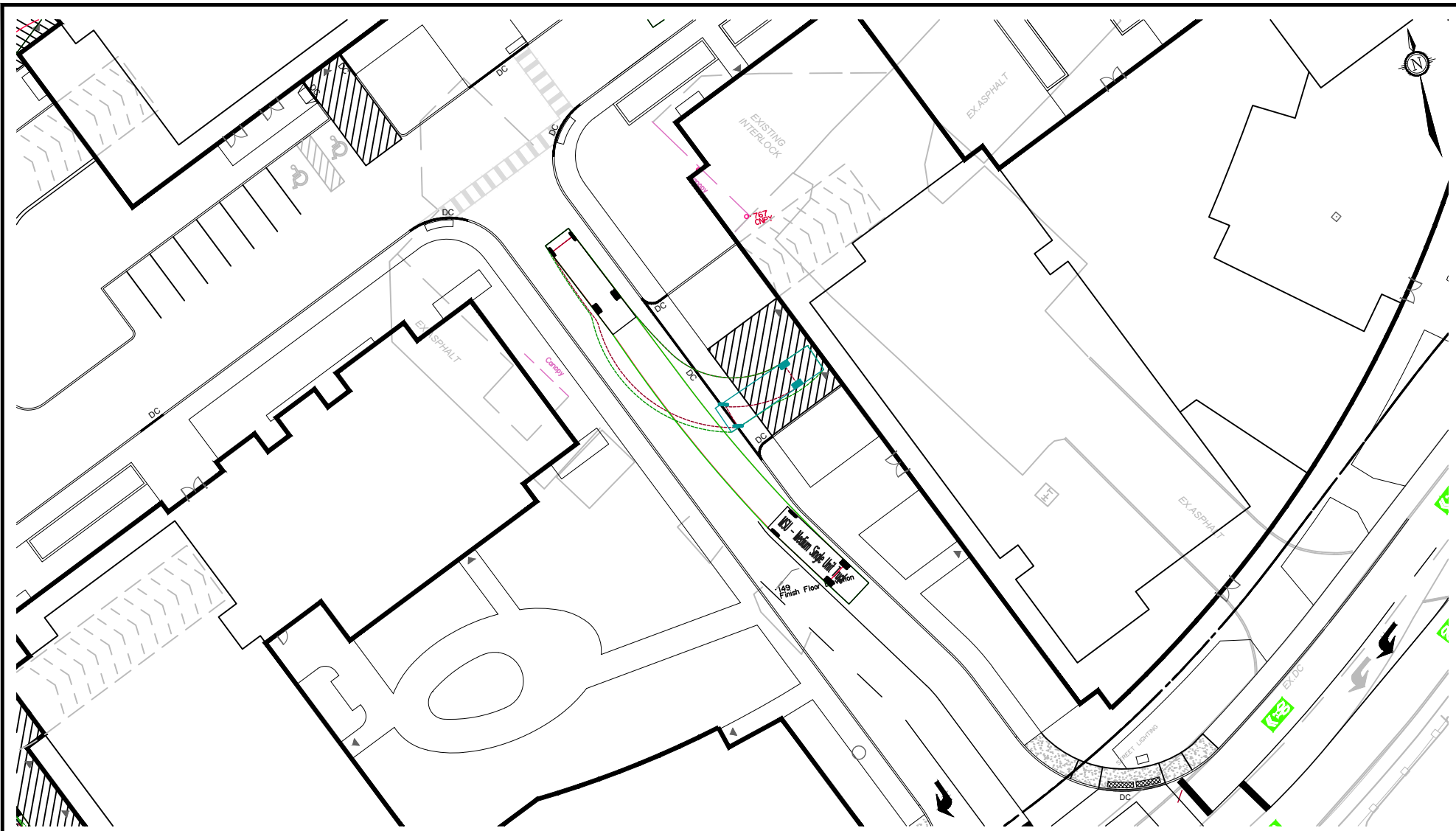
2 ROBINSON AVENUE

LOADING MOVEMENTS
 TOWER 'C' - OUT (LSU)



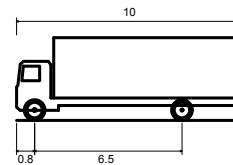
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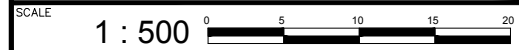


MSU - Medium Single Unit Truck

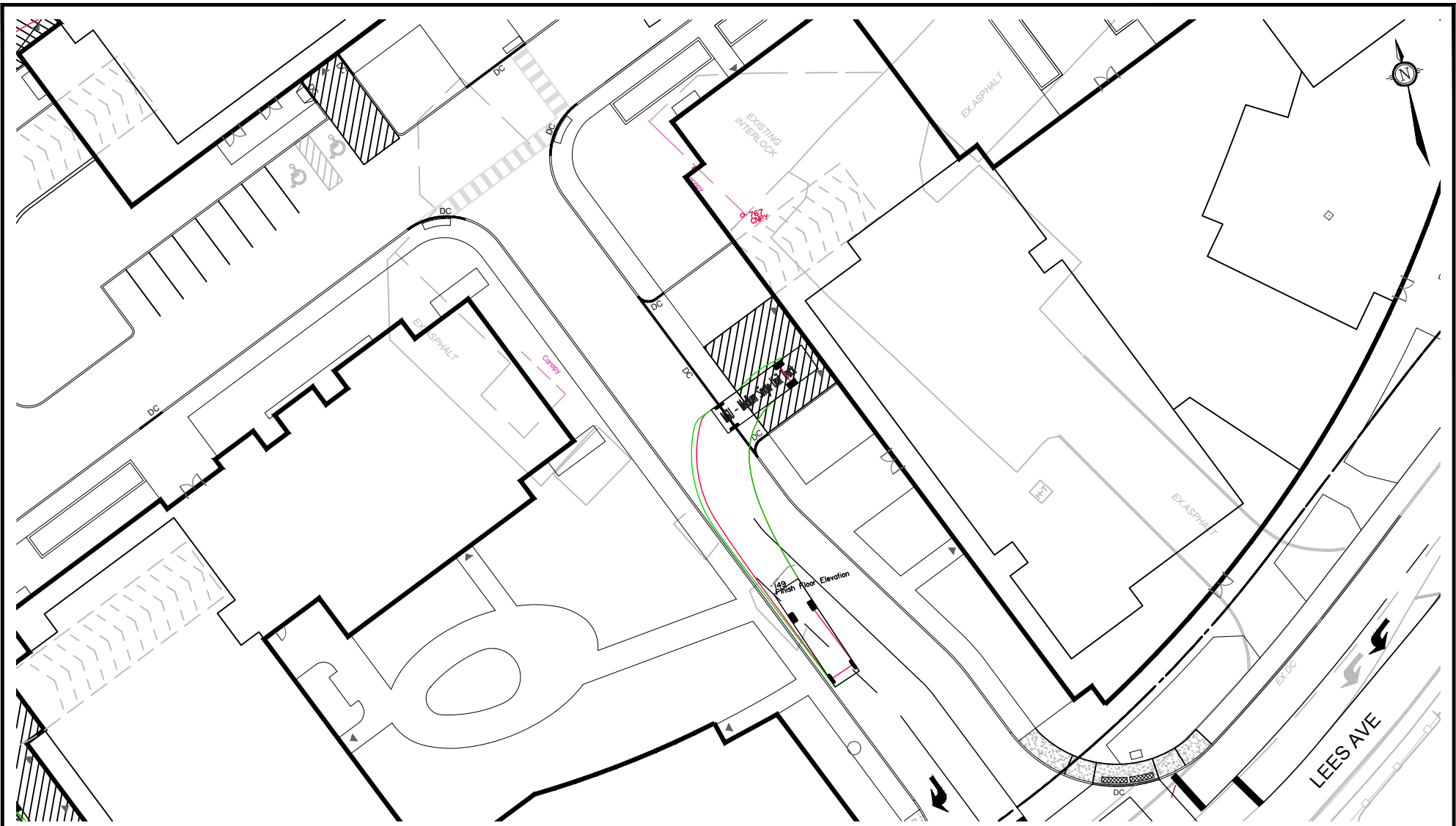
Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

2 ROBINSON AVENUE

LOADING MOVEMENTS
 TOWER 'B' - IN (MSU)



DATE	FEB 2022	JOB	119171	FIGURE	TM-9
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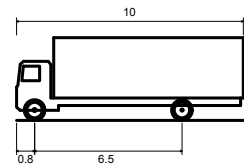


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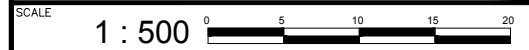


MSU - Medium Single Unit Truck

Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

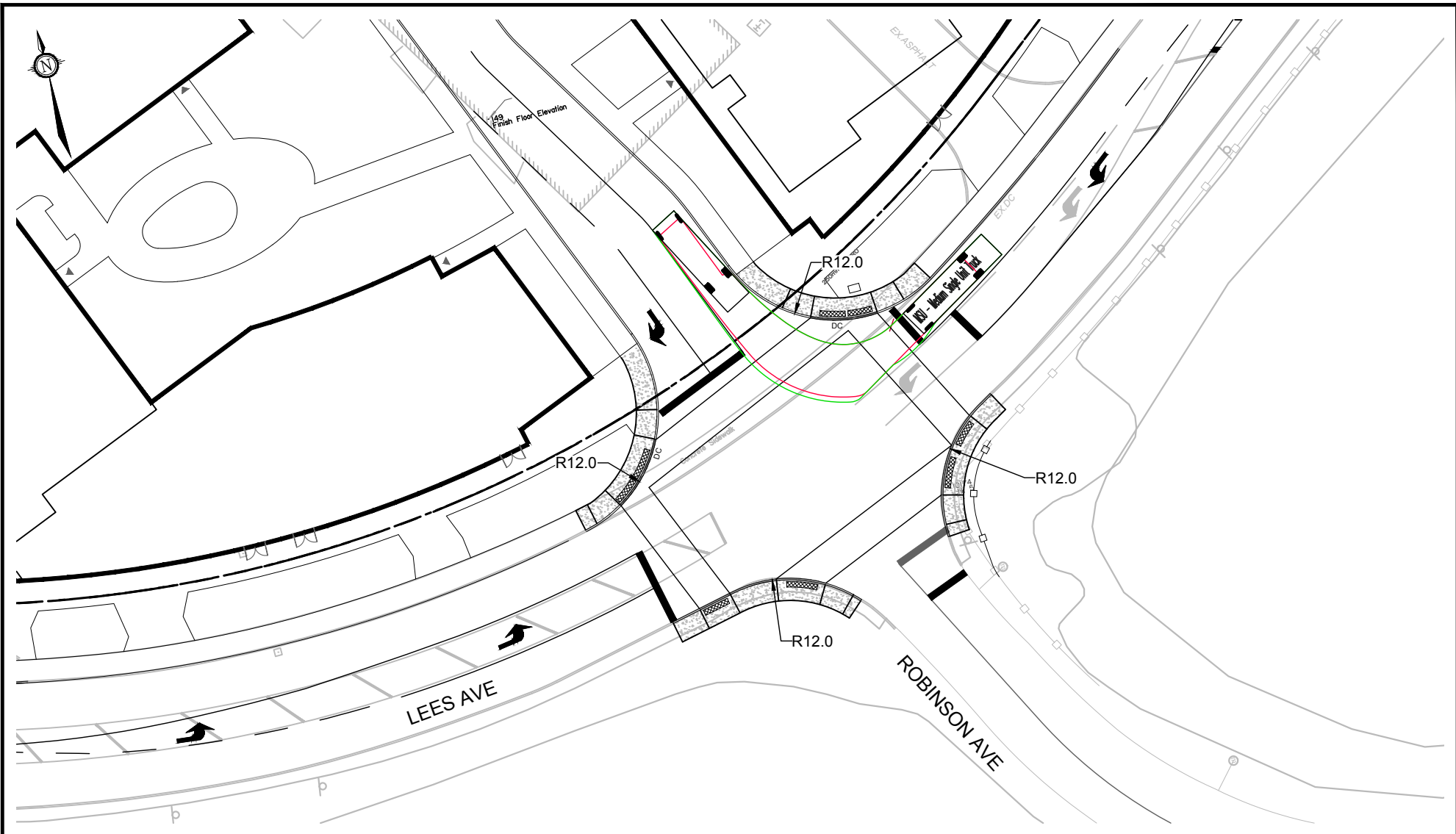
2 ROBINSON AVENUE

LOADING MOVEMENTS
 TOWER 'B' - OUT (MSU)



DATE FEB 2022	JOB 119171	FIGURE TM-10
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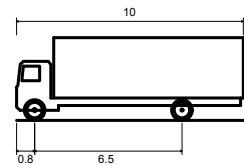
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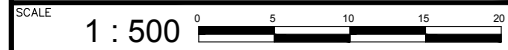


MSU - Medium Single Unit Truck

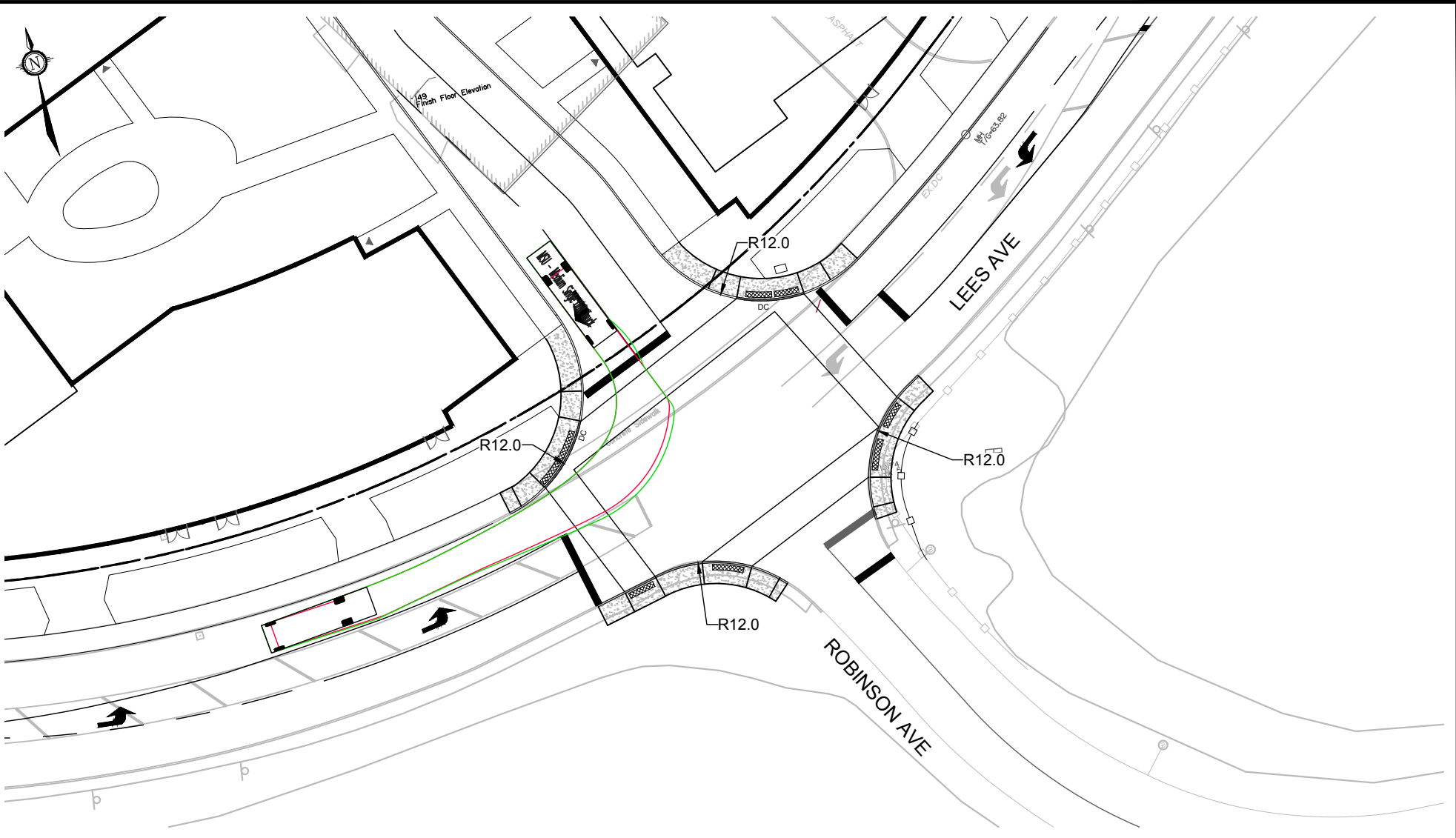
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Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

2 ROBINSON AVENUE

TURNING MOVEMENT LEES AVE. (MSU)



DATE FEB 2022	JOB 119171	FIGURE TM-11
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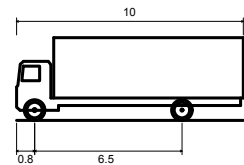


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MSU - Medium Single Unit Truck

Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

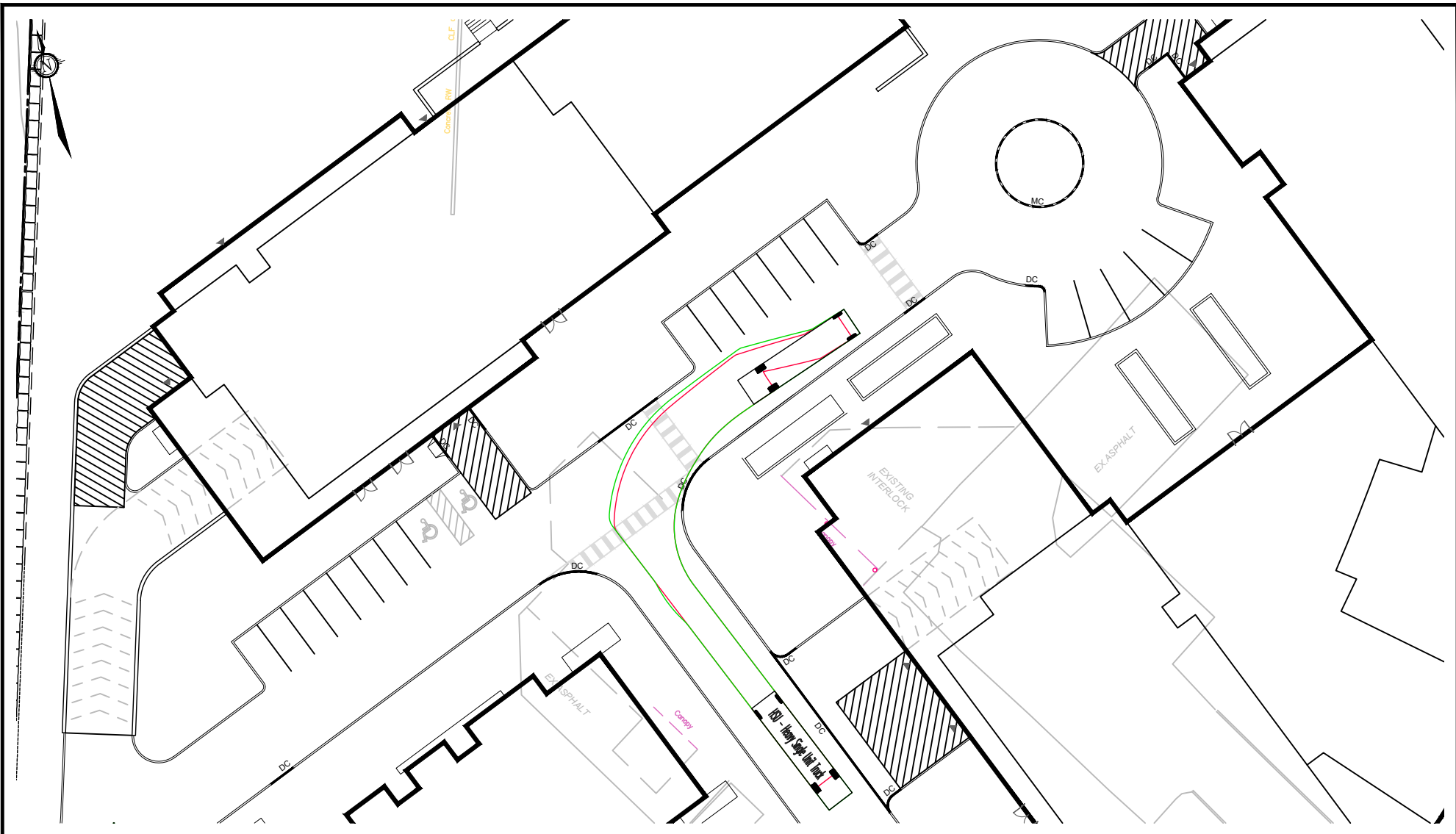
2 ROBINSON AVENUE

TURNING MOVEMENT LEES AVE. (MSU)



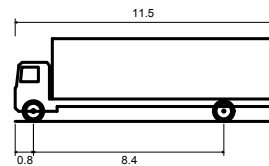
DATE FEB 2022	JOB 119171	FIGURE TM-12
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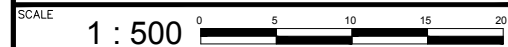


HSU - Heavy Single Unit Truck

Overall Length	11.500m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.100m

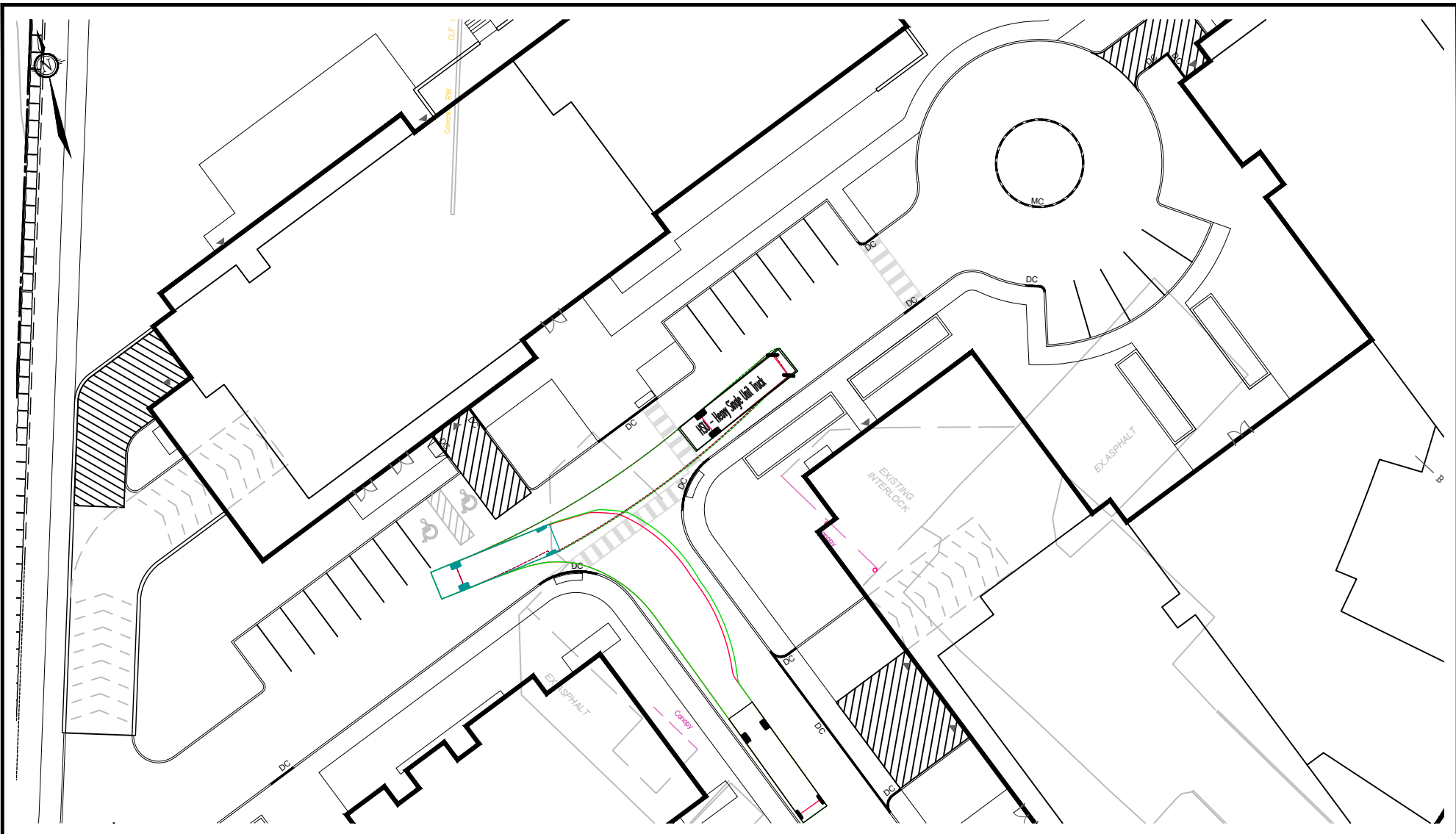
2 ROBINSON AVENUE

TURNING MOVEMENT
 3-POINT TURN - "IN" (HSU)



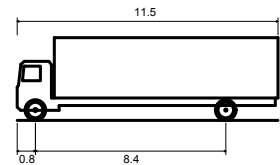
DATE FEB 2022	JOB 119171	FIGURE TM-13
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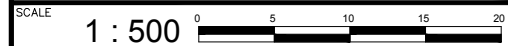


HSU - Heavy Single Unit Truck

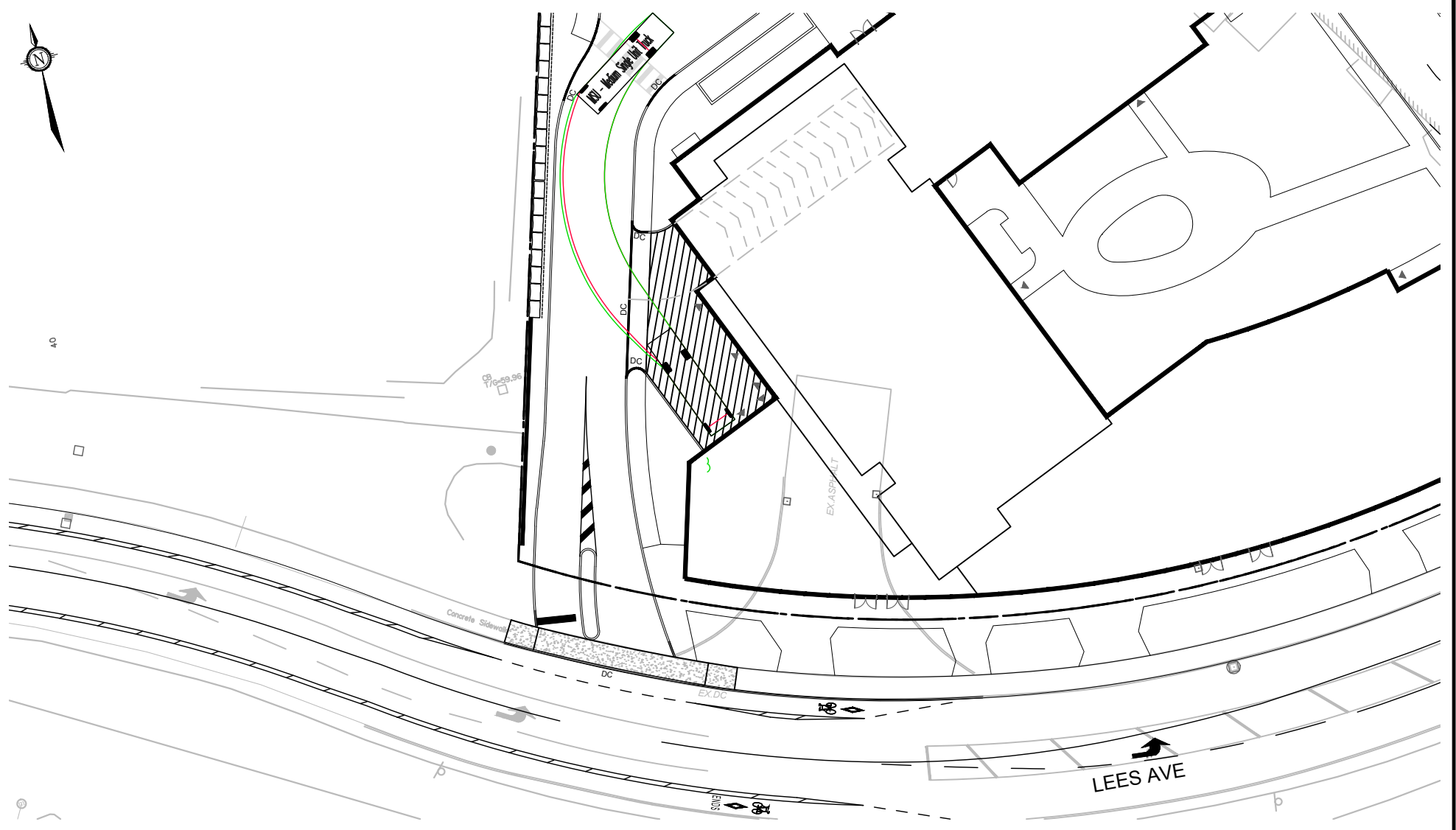
Overall Length	11.500m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.100m

2 ROBINSON AVENUE

TURNING MOVEMENT
 3-POINT TURN-"OUT"(HSU)



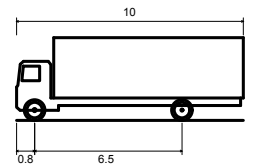
DATE FEB 2022	JOB 119171	FIGURE TM-14
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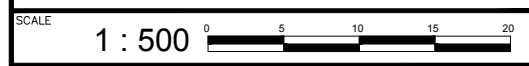


MSU - Medium Single Unit Truck

Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

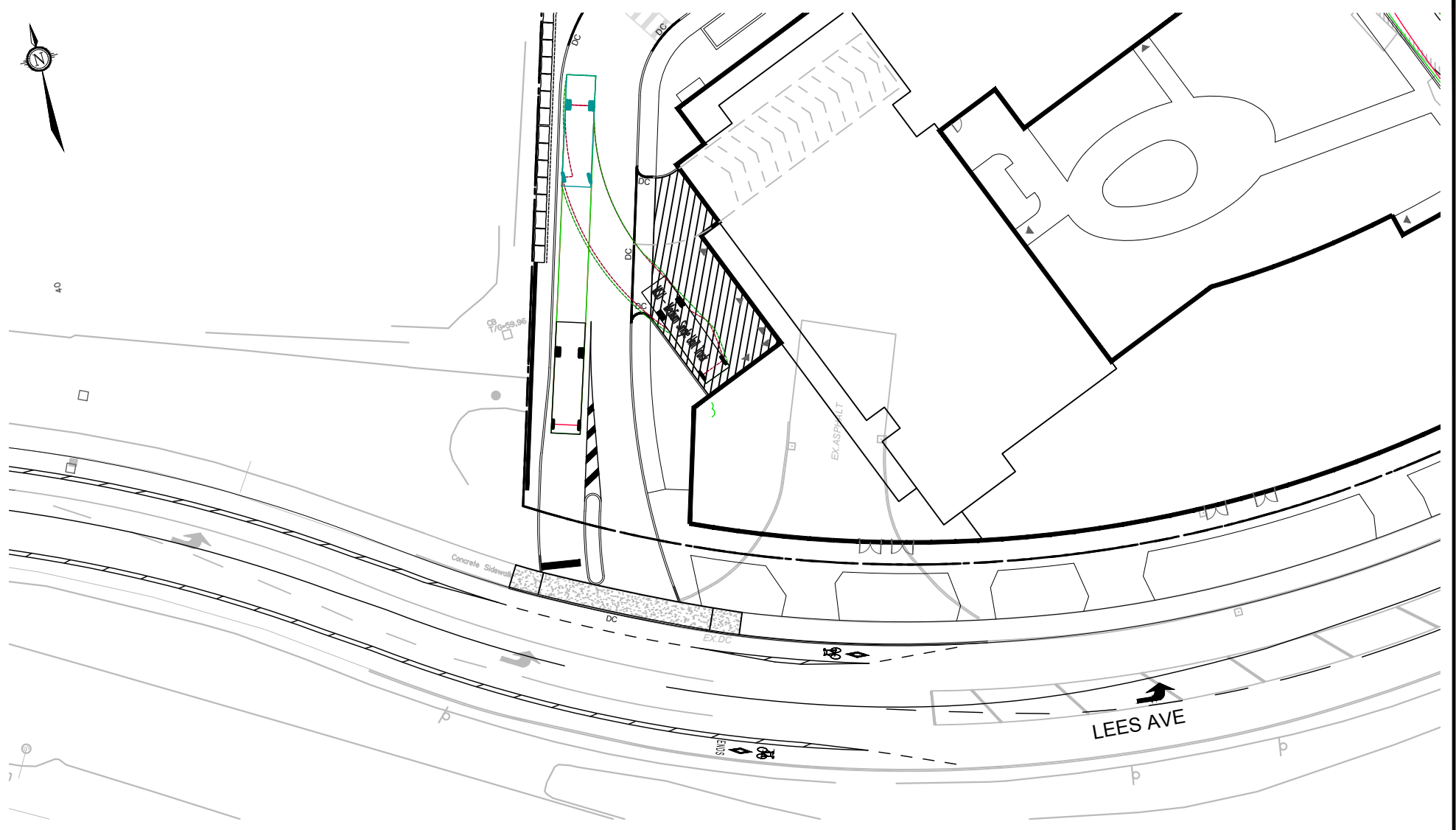
2 ROBINSON AVENUE

GARBAGE MOVEMENTS TOWER 'A' - IN (MSU)



DATE FEB 2022	JOB 119171	FIGURE TM-15
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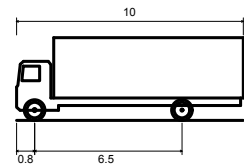
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MSU - Medium Single Unit Truck

Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

2 ROBINSON AVENUE

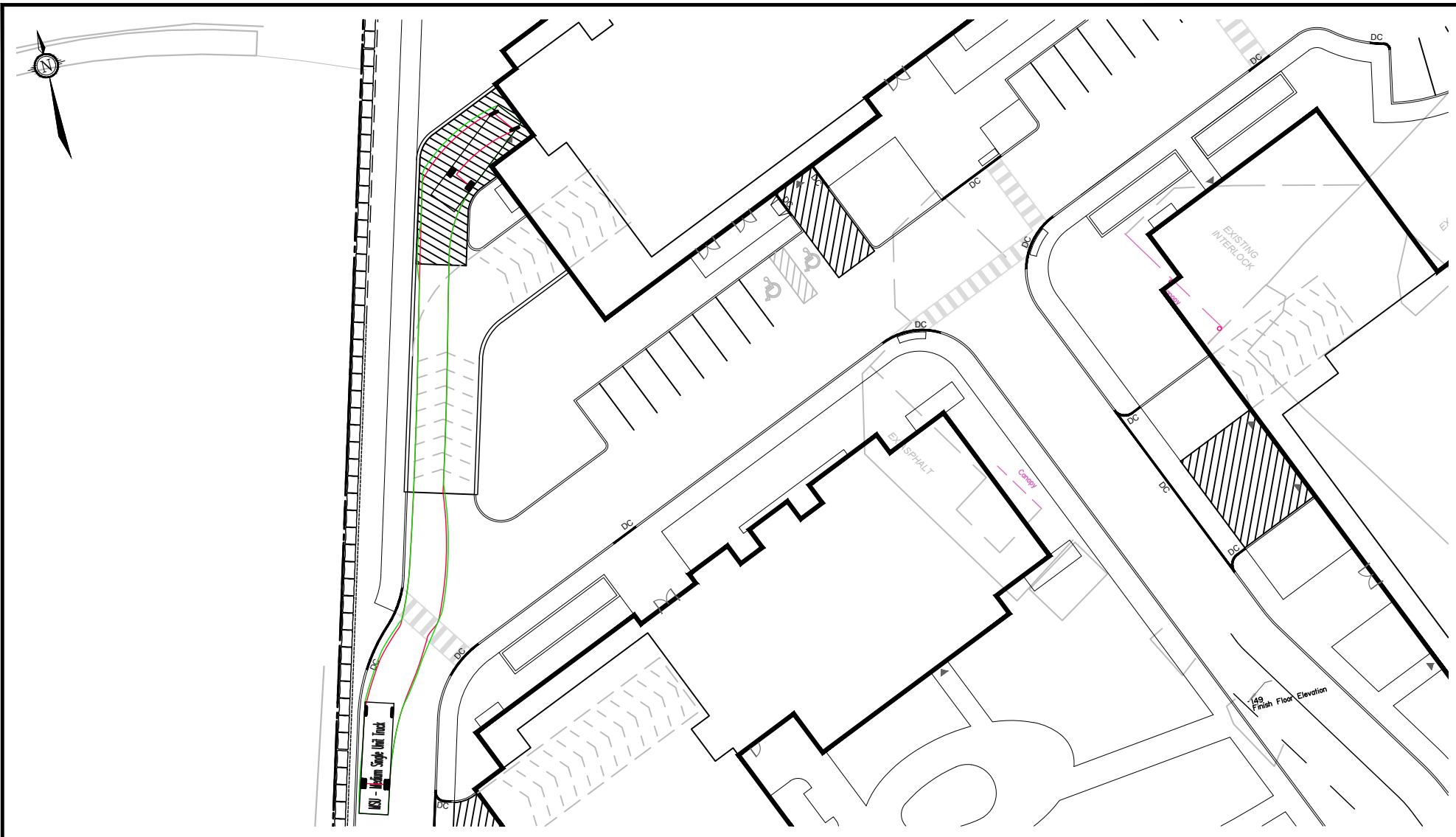
GARBAGE MOVEMENTS TOWER 'A' - OUT (MSU)

SCALE 1 : 500

DATE FEB 2022	JOB 119171	FIGURE TM-16
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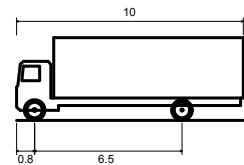
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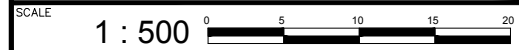


MSU - Medium Single Unit Truck

Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

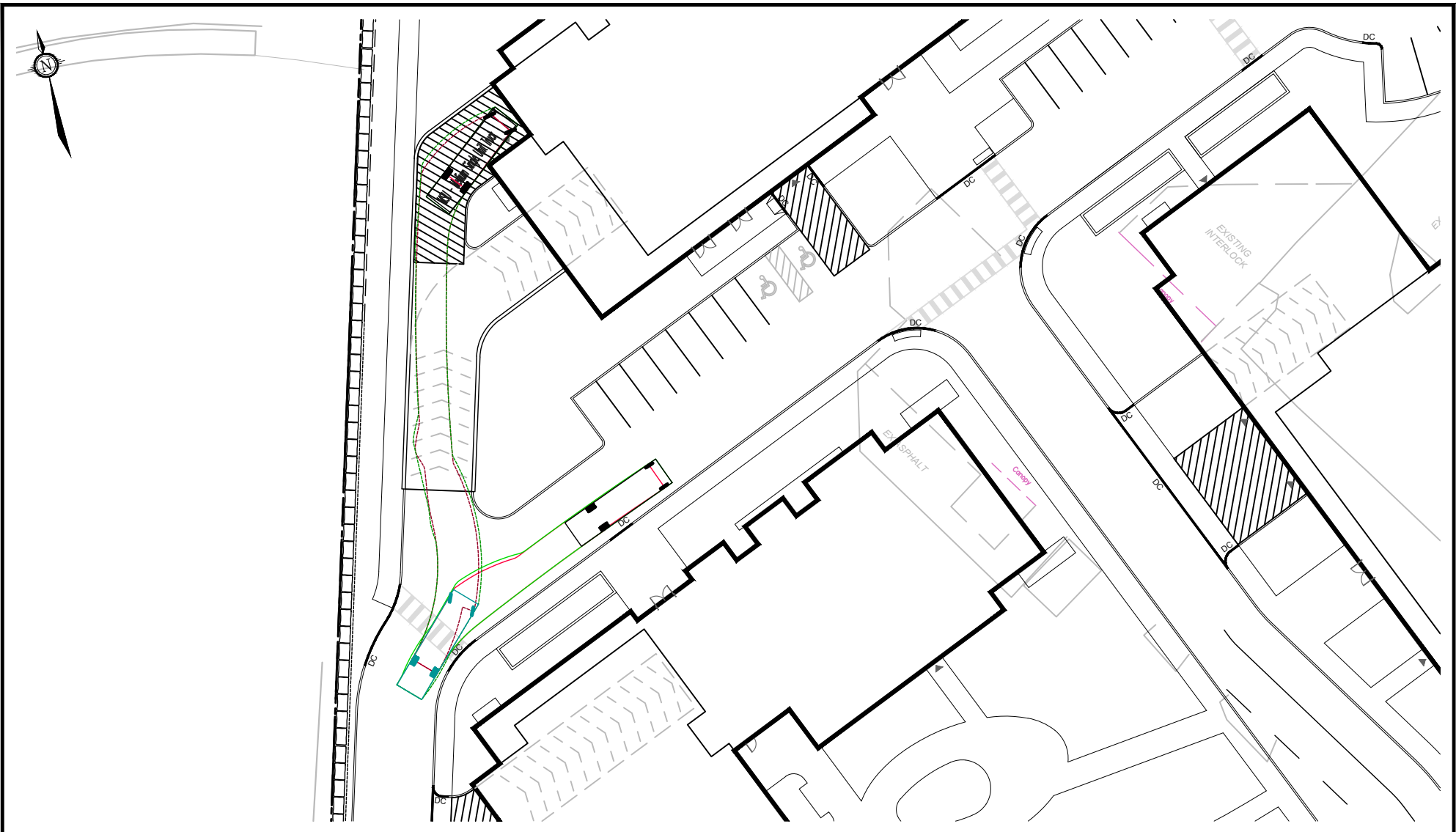
2 ROBINSON AVENUE

GARGAGE MOVEMENTS
 TOWER 'D' - IN (MSU)



DATE FEB 2022	JOB 119171	FIGURE TM-17
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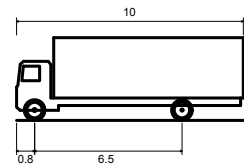
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MSU - Medium Single Unit Truck

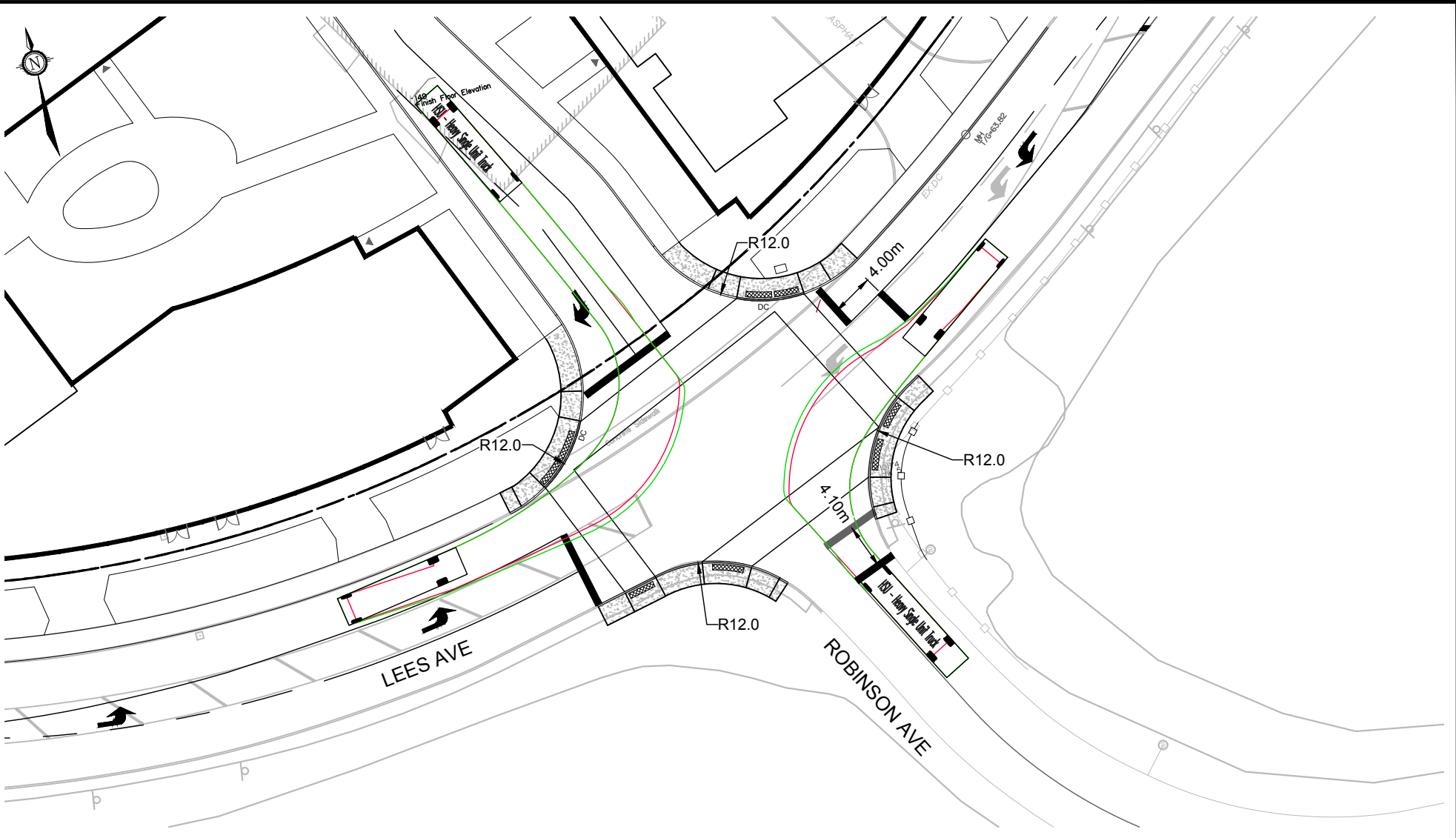
Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

2 ROBINSON AVENUE

GARBAGE MOVEMENTS TOWER 'D' - OUT (MSU)

SCALE 1 : 500

DATE NOV 2022	JOB 119171	FIGURE TM-18
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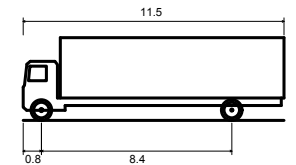


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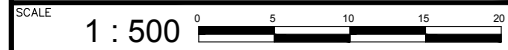


HSU - Heavy Single Unit Truck

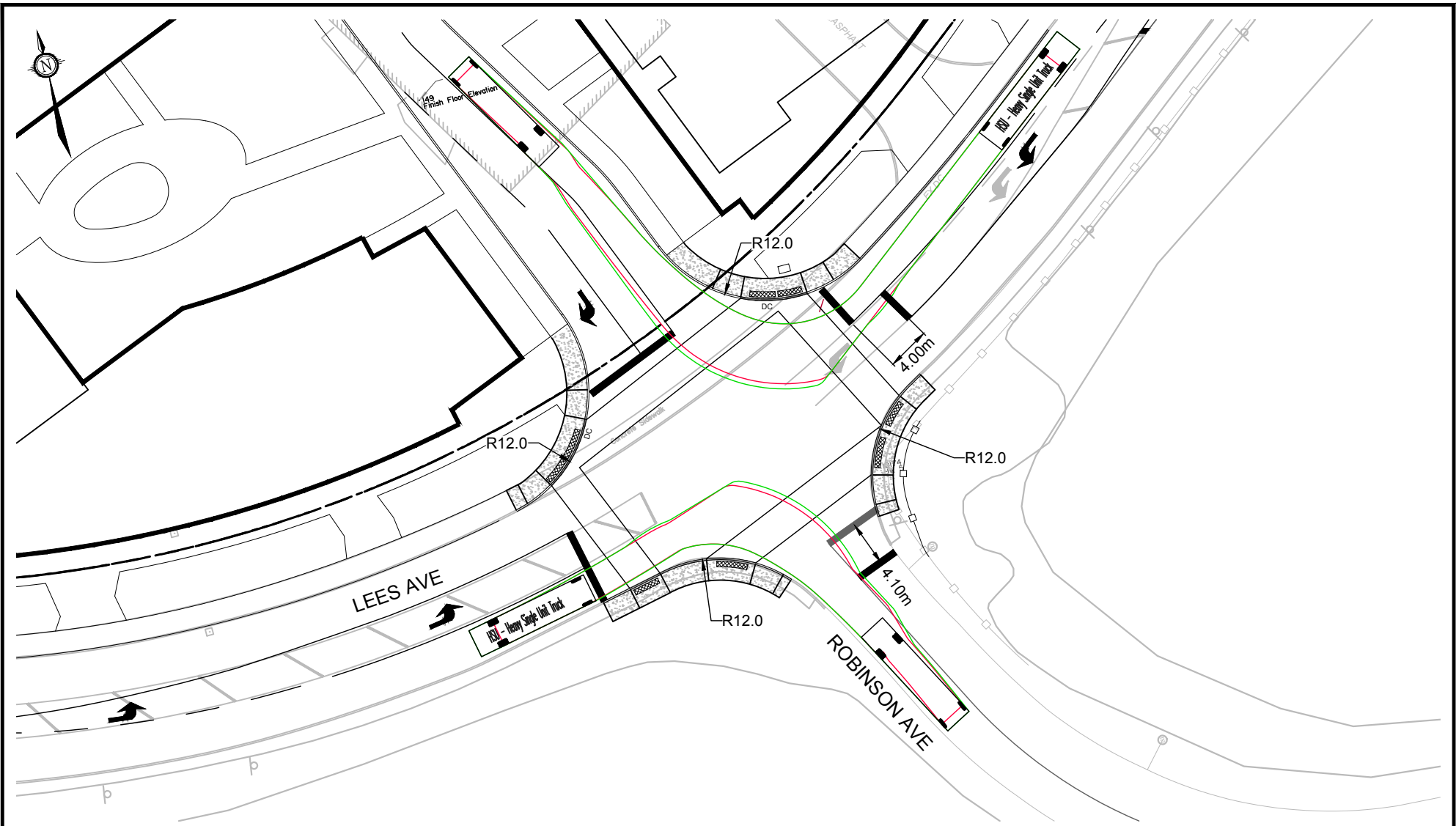
Overall Length	11.500m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.100m

2 ROBINSON AVENUE

TURNING MOVEMENT LEES AVE. (HSU)



DATE FEB 2022	JOB 119171	FIGURE TM-19
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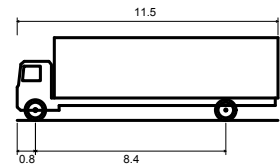


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HSU - Heavy Single Unit Truck

Overall Length	11.500m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.100m

2 ROBINSON AVENUE

TURNING MOVEMENT LEES AVE. (HSU)

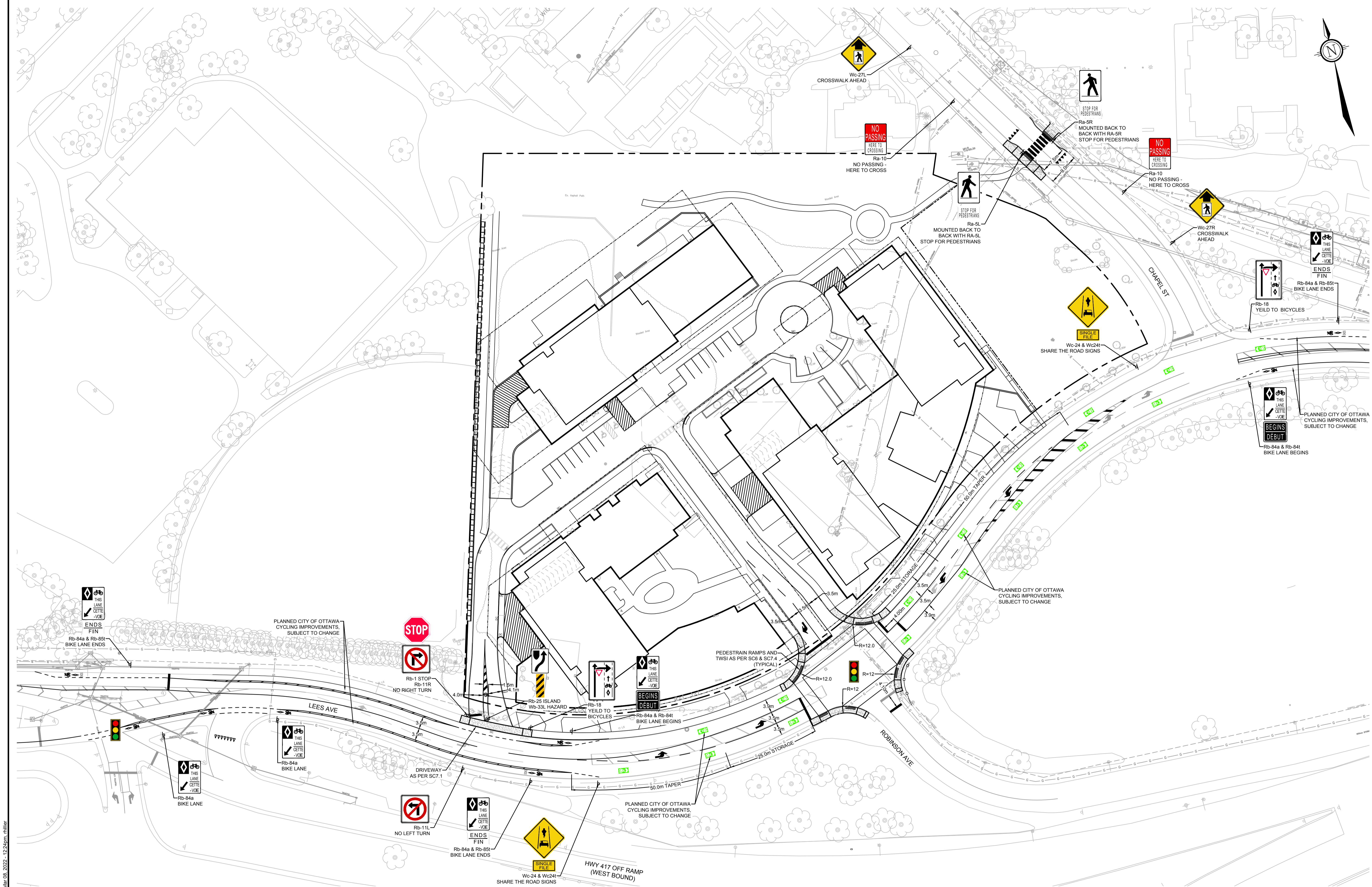
SCALE 1 : 500

DATE FEB 2022	JOB 119171	FIGURE TM-20
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APPENDIX J

Functional Design

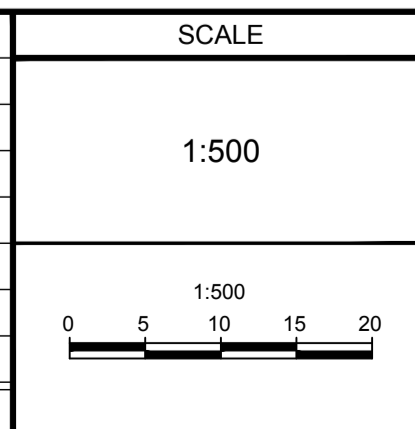
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NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

LEGEND	
	PROPOSED CONCRETE
	PROPOSED DEPRESSED CURB
	EXISTING LIGHT STANDARD
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN
	EXISTING HYDRO DUCT
	EXISTING BELL DUCT
	EXISTING ROGERS DUCT
	EXISTING GAS MAIN
	EXISTING GUIDERAIL
	SIGNALIZED INTERSECTION

No.	REVISION	DATE	BY
5.	ISSUED FOR SITEPLAN RESUBMISSION	MAR 08/22	JLL
4.	ISSUED FOR SITEPLAN RESUBMISSION	FEB 25/22	RAF
3.	ISSUED FOR SITEPLAN RESUBMISSION	NOV 12/21	DWM
2.	ISSUED FOR ZONING RESUBMISSION	JUN 25/21	RAF
1.	ISSUED FOR CITY REVIEW	DEC 21/20	BJB



DESIGN	FOR REVIEW ONLY
CHECKED RCH	
CHECKED RAF	
DRAWN RCH	
CHECKED JLL	
APPROVED BJB	

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LOCATION CITY OF OTTAWA 2 ROBINSON AVENUE		PROJECT No. 119171-0
DRAWING NAME FUNCTIONAL DESIGN		REV # 5
		DRAWING No. 119171-FD