



March 6, 2024  
BTE File 21-031

Jade Hawkins  
Hawkins Properties  
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**Re: Transportation Impact Assessment – 5646 & 5650 Manotick Main Street  
Updated Site Plan Review**

Dear Ms. Hawkins,

BT Engineering Inc. (BTE) has provided a Transportation Impact Assessment (TIA) for your proposed commercial development at 5646 & 5650 Manotick Main Street comprising of a Starbucks coffee shop and a 5-stall self-serve car wash. The latest TIA report submission was on October 16, 2023. The purpose of this letter is to comment on the recent changes to the site plan regarding transportation. The site plan under review, received on February 13, 2024, is appended to this letter.

#### **Circulation and Access**

A vehicle tracking analysis has been conducted on the updated site plan and confirms that the drive-through lane and the car wash access lanes are wide enough to accommodate cars. Delivery vehicles will be able to drive toward the parking lot at the far end of the lot, then turn around and head back to the exit.

Compared to the previous site plan, the driveway intersection with Manotick Main Street has been shifted 2.5 m north. Therefore, the proposed northbound left-turn lane on Manotick Main Street should also be shifted 2.5 m north. The impact of this change is minimal.

#### **Parking Supply**

The current site plan features a different parking layout, but the number of parking stalls remain the same.

The current site plan locates some of the parking stalls within the driveway throat, starting at 13 m from the roadway. This is less than the 20 m clear throat length on the previous site plan.

### Impact on Traffic

The trip generation in the TIA assumed a 230 m<sup>2</sup> (2,470 sq. ft.) coffee shop and a 5-stall car wash. The current site plan features a 236.7 m<sup>2</sup> (2,548 sq. ft.) coffee shop and a 2-stall car wash. Based on the methodology used in the TIA report, the proposed development would generate 280 and 141 trips (all modes) during the morning and the afternoon peak hours, respectively. Compared to the previous site plan, this represents **an increase of 9 trips** during the morning peak hour and **a decrease of 17 trips** in the afternoon peak hour. These changes are considered very small and do not significantly affect the result of the transportation analysis in Sections 4.3 (Boundary Street Design), 4.4 (Access Intersection Design), 4.7 (Transit) and 4.9 (Intersection Design) of the TIA report.

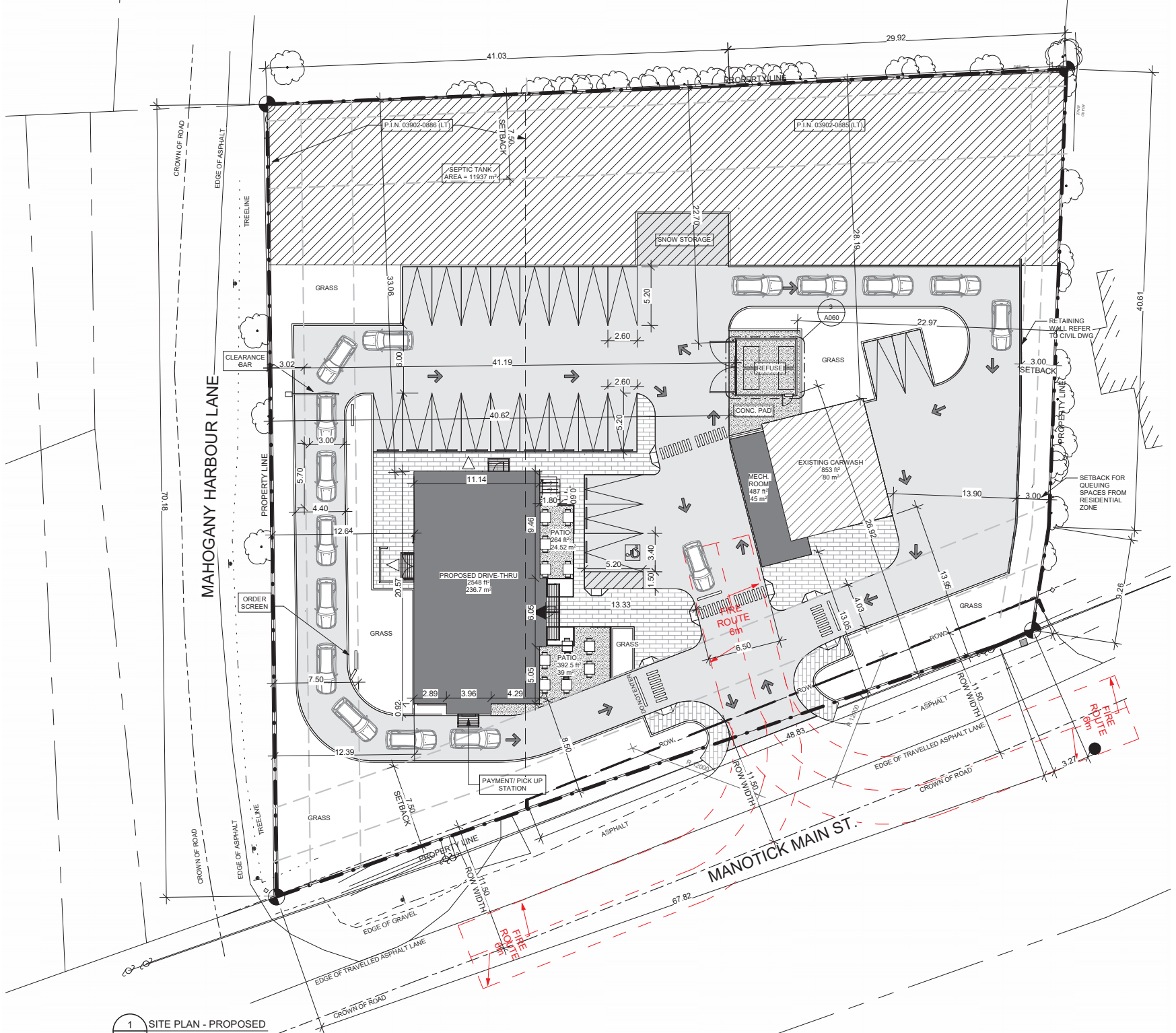
### Conclusion

The updated site plan for the proposed coffee shop and car wash includes a reduction of the clear throat length, and a minor shifting of the driveway intersection to the north. Otherwise, no critical issues are anticipated with site circulation. The updated site plan also features a slightly larger coffee shop building and a smaller car wash that will have no significant impact on traffic operations on Manotick Main Street as depicted in the latest TIA report.

Yours truly,



Daniel Riendeau, P.Eng., ing.  
Partner, Transportation Engineer  
BT Engineering Inc.



1 SITE PLAN - PROPOSED  
A050.2 1:200