

MEMORANDUM

DATE: August 29, 2025
TO: David Johnston, Myers Automotive Group
FROM: William Sherwin, TYLin
SUBJECT: Preliminary Construction Management Plan – 540 Dealership Drive, Ottawa ON.

INTRODUCTION

TYLin has been retained by Myers Automotive Group (the Client) to prepare a preliminary construction management plan (CMP) for the proposed Myers automotive dealership to be located at 540 Dealership Drive, Ottawa ON.

It is our understanding that the subject site is located on the south side of Dealership Drive, located on the vacant lands approximately 350m west from the intersection of Dealership Drive and Strandherd Drive. The latest iteration of the site plan includes one two-story building. Access to the site will be via two full move accesses located on Dealership Drive, one on the east limits and one on the west limits of the site. The proposed development is anticipated to include a total of 259 parking spaces, 4 Electric vehicle spaces, and 4 bicycle parking spaces.

This preliminary CMP will be prepared based on the requirements received by the Client from City staff. This includes a review of the construction vehicles' anticipated ingress/egress of the site, as well as commentary to required checklist items.

Vehicular Circulation

The proposed land currently has two gravel access points, one at the east limits of the site, the other to the west limits. Both existing accesses are anticipated to be in the approximate location of the ultimate planned accesses at full buildout of the site. Both access front onto Dealership Drive. **Figure 1** illustrates the eastern access point – assumed to be used for all construction access. TYLin utilized SU-9 trucks for swept path analysis to represent a Tri axel dump trucks to haul material to and from the site. Based on the analysis the site can accommodate the ingress and egress of the SU-9 Trucks as shown in **attachment 1**.

Figure 1 Existing site access



Traffic Management Checklist

City of Ottawa staff request the following items be reviewed at a high level for the preliminary Construction Management Plan. High level responses to each item are listed below:

Will Construction require the temporary detour of a bus route?

- There are no bus routes or bus stops located along Dealership Drive. As such no temporary detours of a bus route or stop will be required during construction.

Will this work block a bike lane?

- There are no bike lanes present along Dealership Drive. As such no bike lanes will be impacted from the proposed construction work.

Will this work block a sidewalk?

- A sidewalk is present along the frontage of the site. It is anticipated that the majority of the proposed work will not include closures to the sidewalk, however temporary closure may be needed during landscaping operations, access paving, and, sidewalk and curb

replacement at both site accesses. During the time of the temporary sidewalk closure, if required, all pedestrian can be rerouted across the roadway with the help of OTM book 7 trained personnel to the sidewalk on the other side of Dealership Drive.

Will this work require a lane of traffic to be closed?

- All construction work is to be located on a municipal lot (540 Dealership Drive), and is not anticipated to impact the adjacent roadway nor include closure to traffic lanes. As the existing access already include depressed curbs it is anticipated that minimal replacement will be required. All curb and access paving work can be accommodated without full lane closures with the existing roadway including an 11 m road platform curb to curb.

Will this work required a road closure?

- All construction work can be completed without the use of a full road closure.

Conclusion

The high level review of traffic management opportunities for the construction of the automotive dealership at 540 Dealership Drive is summarized below:

- The construction of the proposed development located at 540 Dealership Drive is anticipated to utilize the existing site access for ingress and egress of construction vehicles. Construction vehicles are able to ingress and egress the site without conflict.
- The proposed construction activities are anticipated to not require the detour of existing bus routes or stops, lane or full road closures, and is not anticipated to block any existing bike lanes.
- The construction of the proposed development is anticipated to include curb, sidewalk repairs as well as access paving and landscaping works. It is anticipated that these work may block the existing sidewalk and pedestrians will be rerouted to the sidewalk on the other side of Dealership Drive with the use of OTM book 7 trained personnel.

Prepared by:



William Sherwin, P.Eng
Traffic Engineer / Project Manager
William.sherwin@tylin.com

ATTACHMENT 1

Construction Management Truck Circulation

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