



Stantec Consulting Ltd.
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4

April 10, 2018
File: 160401419

Attention: Mr. Steve Belan, MCIP, RPP
Planner Suburban Services, Development Review Services
Planning, Infrastructure and Economic Development
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON, K1P 1J1

Dear Steve,

**Reference: SmartCentres Orleans II Development, 2025 Mer Bleue Road, Ottawa, ON
Plan of Subdivision Application – Community Transportation Study Update**

SmartCentres is proceeding with a plan of subdivision application for their proposed development at 2025 Mer Bleue Road in the City of Ottawa. The development site is located at the south-east corner of the intersection of Innes Road and Mer Bleue Road in the Orleans Community.

In January 2017 Stantec prepared a Community Transportation Study (CTS) to support SmartCentres' rezoning application for the subject development. SmartCentres is now proceeding with a plan of subdivision for the same development as assessed within the 2017 CTS.

A Block Plan for the proposed subdivision is attached.

When compared to the previously submitted concept plan from the 2017 CTS, the current plan remains largely the same in terms of the transportation demands generated by the development, however, the internal road network has changed subtly to reflect comments received from the City of Ottawa during the rezoning application.

In the new plan of subdivision, the north-south collector road - which represents Wildflower Drive extension south of Innes Road - will extend to the property line of the development as opposed to ending at the internal east-west road connection to the future Vanguard Drive extension. Aside from this subtle change, the updated plan of subdivision is very similar to the previous plan submitted as part of the rezoning application.

Given the above, and that the original CTS was completed recently (i.e. within 5 years), it can be concluded that the findings of the 2017 CTS remain valid and are appropriate for consideration in the approval of the current subdivision application.




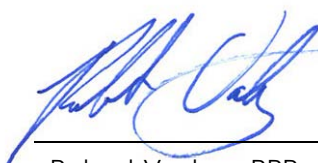
April 10, 2018
Mr. Steve Belan, MCIP, RPP
Page 2 of 2

**Reference: SmartCentres Orleans II Development, 2025 Mer Bleue Road, Ottawa, ON
Plan of Subdivision Application – Community Transportation Study Update**

Based on the transportation evaluation presented in this letter and based on the findings of the 2017 CTS, SmartCentres' proposed plan of subdivision application should be permitted to proceed from a transportation perspective.

Regards,

STANTEC CONSULTING LTD.



Robert Vastag, RPP
Senior Transportation Planner
Phone: (613) 724-4354
Rob.Vastag@stantec.com

Attachment: Proposed Block Plan of Subdivision

