



January 21, 2020

Mr. Stream Shen, MCIP RPP
Planner II, Development Review – West
Planning and Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Street West
Ottawa, ON K1P 1J1

Re: **Site Plan Control for 5924 & 5938 Hazeldean Road (D07-12-19-0089)**

We have reviewed the sight distance along Victor Street. Residential driveways are classified as minimum use driveways in the TAC Geometric Design Guide for Canadian Roads (June 2017), and Section 8.9.3 of the TAC guidelines states:

'For minimum use driveways along local roads, it is often difficult to provide the desired sight distance due to the sight line restriction created by parked cars, fencing and vegetation. Reduced sight line distances are generally tolerable in these situations due to the low operating speeds and caution exercised by the drivers.'

Section 9.9.2.3 Intersection Control of the TAC guide, suggests that the driveway intersections with Victor Street could be viewed as 'Case A - Intersections with no control'. Table 9.9.1 suggests that the length of the sight triangle leg is 45m for a design speed of 50 km/hr (posted 40km/hr) roadway.

We reviewed the horizontal sight lines using the 'Analyze Sight Lines' module in AutoTurn 10.2 for AutoCAD 2018. The analysis was run using a 45m stopping sight distance and a driver's eye height of 1.05m. From the attached figure there does not seem to be a concern with driveways along Victor Street.

A review of the right turn movement from Denham Way onto Victor Street provides a uninterrupted visibility to the Hazeldean Road intersection, and does not appear to be of concern.

The entrance to the development on Victor Street has been located as close to the southern property line as possible. The sight distance from the access towards Hazeldean Road is in excess of 60m measure along the roadway.

Section 8.9.3 of the TAC guidelines provides some direction on landscaping as follows:

Ground cover planting and low shrubs, or trees with high canopies, can be used effectively without affecting the sight lines of the driver. A typical range for a driver's height of eye is 1.05 m, for passenger cars, to 2.5m, for large trucks. Clear sight lines are provided for the full range of eye height. The height of object is 1.3m, based on the height of a passenger vehicle.

EXP Services Inc.

5924 & 5938 Hazeldean Road
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A note has been added to the landscaping plan stating that 'proposed trees are to have branching trimmed to a 1800mm Ht. on Victor Street'. This mitigating measure should provide better sight lines that those assumed in our review. However, signs can be provided to alert drivers of the 'hidden' entrance.

In summary, we have reviewed the sight distances for the driveways and one (1) entrance on the west side of Victor Street and have found that they provide the minimum required by TAC given the residential nature of the road and caution exercised by drivers approach similar residential developments.

Sincerely,

EXP Services Inc.



Phil Desmarais, P.Eng.
Senior Engineer
Infrastructure Services

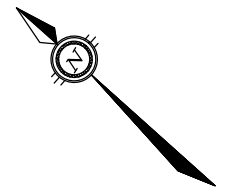


Bruce Thomas, P.Eng.
Senior Project Manager
Infrastructure Services

Enclosures: Sight Distance Figure – SK1

CC: Jaime Posen, FOTENN
Carmine Zayoun, GNCR Developments Inc.

Filename: \\pottfsg002\Data\Projects\Civil\250000\011-00250806-B0 - 5924 Hazeldean Road, Ottawa - GNCR\60-EXECUTION\64-DWG\Figures\SIGHT-LINE\250806-SK1.dwg
 Last Saved: Jan 22, 2020 2:30 PM Last Plotted: Jan 22, 2020 2:31 PM Plotted by: butlers



SIGHT LINE
 STOPPING SIGHT DISTANCE=45.0m
 INTERVAL=5.0m

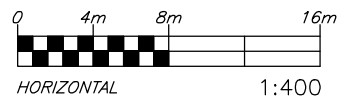
SIGHT LINE
 STOPPING SIGHT DISTANCE=45.0m
 INTERVAL=5.0m




VICTOR STREET
 ROAD ☐

HAZELDEAN ROAD

DENHAM WAY



exp Services Inc. 100-2650 Queensview Drive Ottawa, ON K2B 8H6 www.exp.com		DESIGN LPD	HAZELDEAN CROSSING TOWNS 5924 HAZELDEAN ROAD	SCALE 1:400
		DRAWN JH/SAB		SKETCH NO
		DATE JAN. 2020	VICTOR STREET SIGHT LINES	SK1
		FILE NO 250806		