

REGIONAL MUNICIPALITY OF OTTAWA CARLETON  
 MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

REPORT  
 RAPPORT

Our File/N/Réf.	<b>25 23-97-R036</b>
Your File/V/Réf.	
DATE	24 September 1997
TO/DEST.	Co-ordinator Transportation Committee
FROM/EXP.	Director Mobility Services and Corporate Fleet Services Environment and Transportation Department
SUBJECT/OBJET	<b>PROPOSED MEDIAN EXTENSION ON HAZELDEAN ROAD (REGIONAL ROAD 36) 64 M EAST OF EDGEWATER DRIVE</b>

### DEPARTMENTAL RECOMMENDATIONS

**That the Transportation Committee recommend Council approve the 25.5 metre easterly extension of the existing median immediately east of Edgewater Drive as illustrated in Annex B, subject to the owner, TDL Group Ltd.;**

- a. funding the total cost of the proposed road works, and;**
- b. executing a legal agreement with respect to (a) above.**

### BACKGROUND

The TDL Group Ltd. is currently developing the site at the northeast quadrant of Hazeldean Road and Edgewater Drive in the City of Kanata as shown in Annex A. The first phase of the development will consist of a Tim Hortons/Wendy's 'combo drive-thru' restaurant with a gross floor area of 500.7 m<sup>2</sup> (5,390 ft<sup>2</sup>). There are currently no plans to develop the remainder of the site.

The site plan which was approved by the City of Kanata Council at their meeting of 16 September 1997 proposes two accesses to the development. One all-movement access will be constructed onto Edgewater Drive, and the other proposed access will be confined to right-in/right-out manoeuvres onto Hazeldean Road. The purpose of the median extension is to ensure that the Hazeldean Road access operates as a right-in/right-out access, which will physically prevent both left-turn movements from Hazeldean Road traffic into the site and left-turn movements from the site to travel eastbound on Hazeldean Road.

### EXISTING CONDITIONS

### Pedestrian

There is an existing asphalt sidewalk along Hazeldean Road adjacent to the site, with a small portion of it constructed in concrete near the intersection with Edgewater Drive. No sidewalks have been provided along Edgewater Drive across the frontage of this site. Pedestrian volumes are not available along this portion of Hazeldean Road in the vicinity of the site.

### Bicycles

Along this section of roadway, Hazeldean Road maintains four lanes with an urban cross-section. Hazeldean Road is designated as a primary route in the Cycling Transportation Network Plan with bicyclists currently sharing the curb lane in this area.

Bicycle volumes recorded on 15 July 1997 indicated that 10 cyclists travelled westbound and 10 cyclists travelled eastbound on Hazeldean Road over an 8-hour period during the day.

### Transit

Transit service exists along Hazeldean Road for only regular service routes, with no peak hour service provided. The transit route travels by the site in the eastbound direction, with a frequency of two buses per hour. No westbound service is provided on Hazeldean Road at this location.

### Automobiles

In the vicinity of the proposed Tim Hortons/Wendy's restaurant, Hazeldean Road is a four-lane urban arterial roadway, with a posted speed limit of 60 km/hr.

Traffic volume records indicate that on 15 July 1997, approximately 4,820 and 4,330 vehicles travelled westbound and eastbound respectively on Hazeldean Road over an 8-hour period.

## DESIGN PROPOSAL

### Pedestrians

The existing asphalt sidewalk beside Hazeldean Road will be replaced with a concrete sidewalk along the entire frontage of the site.

### Bicycles

There will be no change to the existing conditions.

Transit

No changes are planned in the near future to Transit operations.

Automobiles

There are no requirements to construct auxiliary lanes on Hazeldean Road to access the site as a result of traffic generated from the development. The site's proposed access to Hazeldean Road will require a 25.5 m easterly extension to the existing median located east at Edgewater Drive to ensure the prevention of left turn movements at this location.

FINANCIAL STATEMENT

Should Regional Council approve the proposed median modifications to Hazeldean Road, the developer/owner will be responsible for 100% of the cost of construction.

Cost Estimates

The following cost estimates, prepared by D. J. Halpenny & Associates, are preliminary based on functional design details, and are provided solely for the information of the Transportation Committee and Regional Council.

<u>Item</u>	<u>Cost Estimate</u>
Construction	\$5,000
Engineering	\$1,000
<u>Contingencies</u>	<u>\$ 900</u>
TOTAL ESTIMATED COST	\$6,900

CONSULTATION

The proposed median modification is considered to be a minor alteration to Hazeldean Road and, as such, does not require publication and/or public hearing.

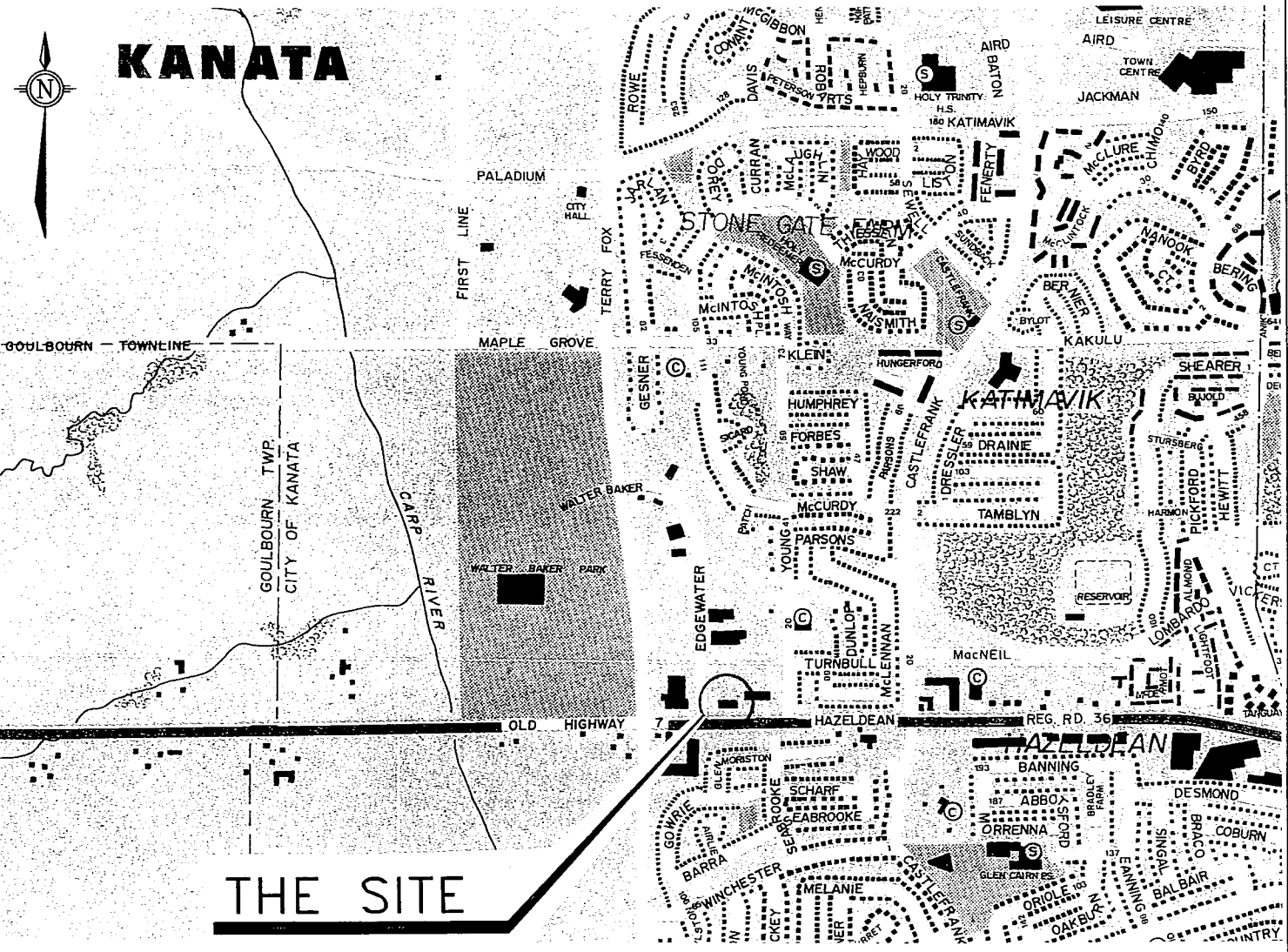
COMMENTS FROM THE REGIONAL CYCLING ADVISORY GROUP

Because of the time constraints placed on the development of this report there has been no opportunity to have this report reviewed and commented on by the Regional Cycling Advisory Group before the Transportation Committee meeting on 1 October 1997. However, it is the Regional Cycling Co-ordinator's opinion that this change will have no adverse impact on cyclists.

*Approved by  
Doug Brousseau*

WJ/sc

Attach. ( 2 )



# KANATA

LOCATION PLAN

TIM HORTONS/WENDY'S  
RESTAURANT - KANATA



Ottawa-Carleton

D. J. Halperny & Associates

1 Stafford Road, Suite 233, Nepean, ON K2H 1B9 • (613) 893-6833

THE SITE

DATE: SEPT 1997

SCALE: N.T.S

ANNEX A

