

REGIONAL MUNICIPALITY OF OTTAWA CARLETON
 MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

REPORT
 RAPPORT

Our File/N/Réf. **25 RG516-20**
 Your File/V/Réf.

DATE 16 August 1996

TO/DEST. Co-ordinator Transportation Committee

FROM/EXP. Director Mobility Services and Corporate Fleet Services
 Environment and Transportation Department

SUBJECT/OBJET **MEDIAN MODIFICATION - 2260 WALKLEY ROAD**

DEPARTMENTAL RECOMMENDATIONS

That the Transportation Committee recommend Council approve the drawing prepared by Novatech Engineering Consultants Incorporated (Exhibit Number 2) illustrating a 7 m cut back of the median on Walkley Road which is located 18 m east of Audrey Avenue, subject to the proponent:

- 1. Funding the total cost of the proposed road work and;**
- 2. Executing a legal agreement with respect to 1. above.**

BACKGROUND

The building at 2260 Walkley Road (2245 St. Laurent Boulevard), formerly owned by Ricoh Canada Incorporated has recently been purchased by Viacor Developments Incorporated. The new owner has expressed concern with the inability of vehicles, especially tractor semi-trailers, to enter or exit the westbound lanes on Walkley Road.

Currently the median extends approximately two-thirds across the driveway to 2260 Walkley Road limiting westbound ingress and egress to passenger cars and light trucks. Immediately to the east of this driveway is an all-directional access to a warehouse frequently used by tractor semi-trailers.

This section of Walkley Road between Audrey Avenue and Tawney Road, where this access is located, has an exemplary safety record. No collisions have been reported between 01 January 1993 to 31 December 1995 (three years).

Although this establishment also has an existing alternate access to St. Laurent Boulevard by right of an easement through City of Ottawa lands to the west, its use by heavy vehicles is impractical

because of its lack of design for trucks (narrow) and it is a difficult and circuitous route for the truck driver.

EXISTING CONDITIONS

Pedestrians

Concrete sidewalks of 1.5 m are provided on both sides of Walkley Road at the access location. Pedestrian volumes are estimated to be 120 per day on the north side and 50 per day on the south side of Walkley Road.

Bicycles

No bicycle lanes are provided along this section of Walkley Road, although the lane lines have been offset to provide 4.2 m curb lanes. Bicycle volumes at the access location are estimated to be 32 eastbound per day and 13 westbound per day.

Transit

One all-day bus route (#111) and one peak-period bus route operate in both directions along this portion of Walkley Road. There is a bus stop on the north side of Walkley Road (westbound buses) approximately 50 m east of the access. The eastbound bus routes are serviced by two stops along the south side of Walkley Road, one approximately 150 m west of the proposed median cut back, and the other about the same distance to the east.

Automobiles

This area of Walkley Road is a 4-lane, median-divided, urban, arterial roadway with a posted speed of 60 km/h. The concrete median is terminated 17 m east of Audrey Avenue to provide for an additional lane to allow 2-way left turns. This lane extends easterly to Tawney Road.

DESIGN PROPOSAL

Pedestrians

No change to existing conditions.

Bicycles

No change to existing conditions.

Transit

No change to existing conditions.

Automobiles

The design proposes a 7 m cut back of the median nose on Walkley Road which is located 18 m east of Audrey Avenue. If this roadway modification is approved and constructed, the adjusted median would continue to shadow Audrey Avenue yet permit all-directional access to the proponent's driveway on Walkley Road.

FINANCIAL STATEMENT

If Council approves this modification, the proponent intends to entirely fund the road work; therefore, there are no budget implications.

COST ESTIMATE

The estimated cost for the proposed road alteration is less than \$10,000.00, including GST.

CONSULTATION

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

COMMENTS FROM REGIONAL CYCLING ADVISORY GROUP

The Regional Cycling Advisory Group has indicated it has no comments in this regard.

*Approved by
G.Malinsky on behalf of
Doug Brousseau*

WJ/sc

Attach. (2)

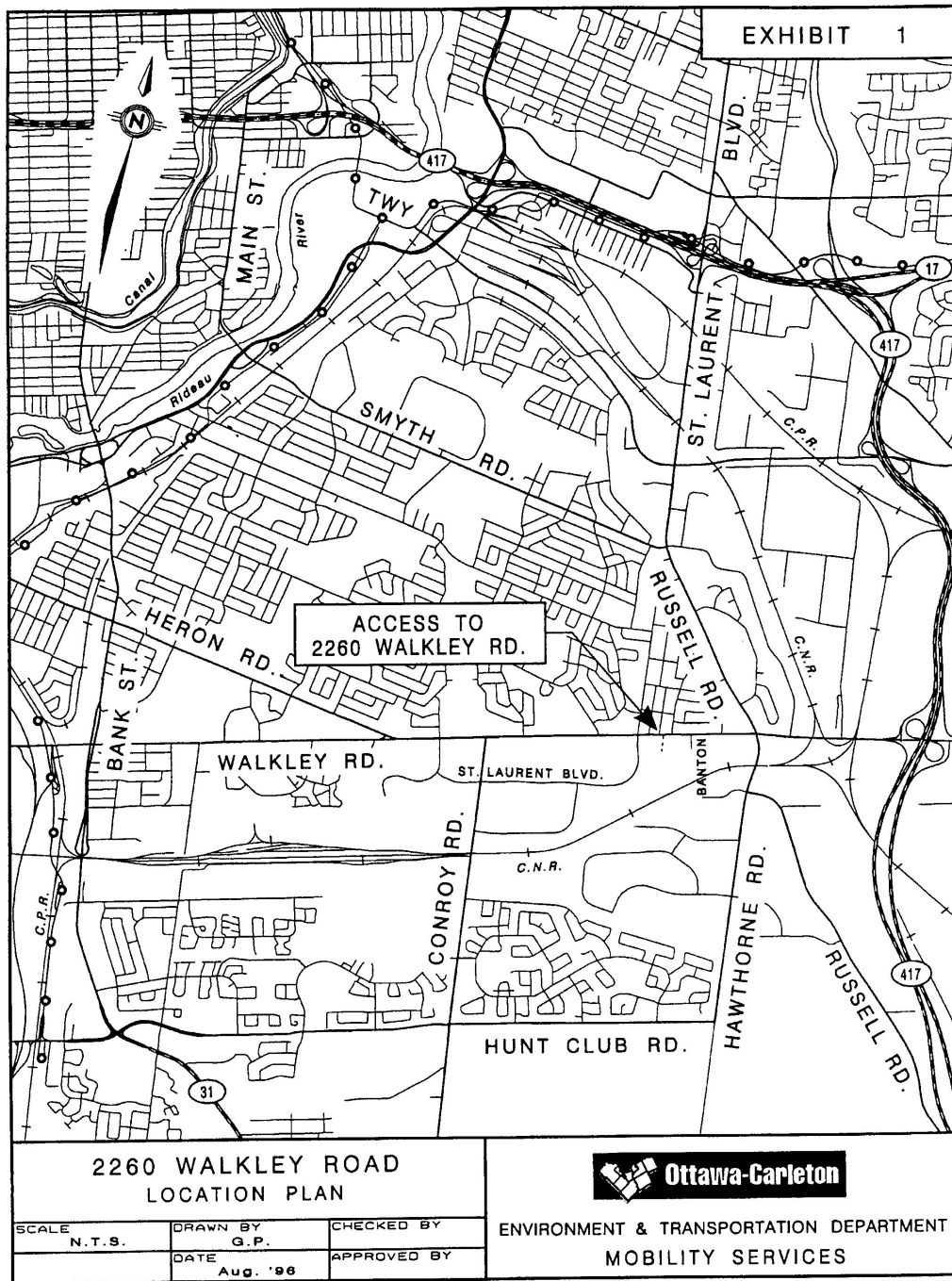
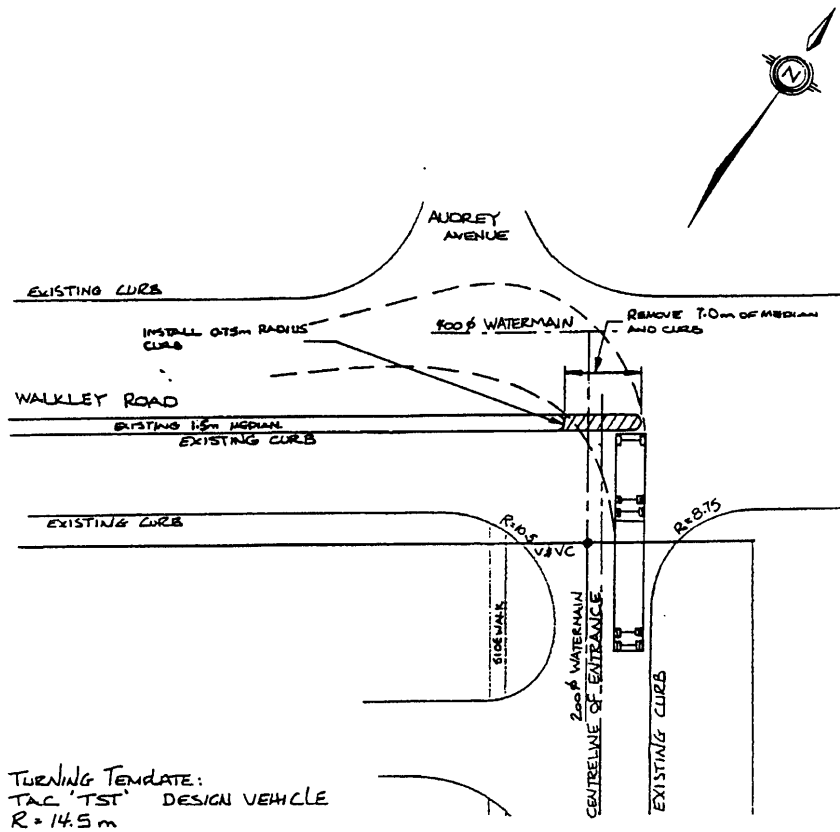


EXHIBIT 2


NOVATECH

 ENGINEERING CONSULTANTS LTD.
OTTAWA, ONTARIO

 RICOH BUILDING
2260 WALKLEY ROAD
MEDIAN ADJUSTMENT
AUG 12/96 SCALE 1:500 96037-1

REGIONAL MUNICIPALITY OF OTTAWA CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

REPORT
RAPPORT

Our File/N/Réf. 25 RG516-20
Your File/V/Réf.

DATE 23 August 1996

TO/DEST. Co-ordinator
 Transportation Committee

FROM/EXP. Director, Mobility Services and Corporate Fleet Services
 Environment and Transportation Department

SUBJECT/OBJET **MEDIAN MODIFICATION - 2260 WALKLEY ROAD
ADDENDUM REPORT**

DEPARTMENTAL RECOMMENDATION

That the Transportation Committee receive this report for information to be considered in conjunction with the above-noted Departmental report dated 16 August 1996.

BACKGROUND

In accordance with the request of the proponent of this project, attached (Exhibit 1) is a copy of a letter from Mr. P.E. Leclair, President, Via Security Network Incorporated (proponent) regarding the proposed median cut back.

CONCERNS EXPRESSED IN THE LETTER

The following is a summary of the proponent's concerns as expressed in the attached letter.

Increased Median Cut Back

The proponent would like the median cut back further than the 7 m as shown in Exhibit 2 of the original report.

Project Funding

The proponent maintains that, because of an error committed by the Region in 1990, the Region should entirely fund the proposed median modification.

DEPARTMENTAL RESPONSEIncreased Median Cut Back

In most cases, a more generous cut back to the median is provided to permit unrestricted access for tractor semi-trailers. However, because of the proximity to Audrey Avenue, any further cut back beyond the proposed 7 m would threaten the ability of the median to physically deter eastbound and southbound left-turn movements at Audrey Avenue and Walkey Road. In view of this, an increase in cut back could possibly jeopardize the status of this roadway modification to the extent that it would not be considered a minor alteration to Walkley Road and would require publication and a public hearing.

Project Funding

Whether an error was committed by the Region six years ago is not borne out by any information we have with regard to the previous owner (Ricoh Canada Incorporated) of this property. We have found no correspondence on our files which would indicate that Ricoh was less than satisfied with the median modifications constructed in 1990.

With regard to the Region funding this modification, it is standard practice for any alterations solely for the benefit of an adjacent property owner to be funded by the property owner.

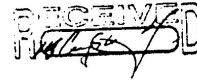
*Approved by
Doug Brousseau*

WJ/sc

Attach. (1)



EXHIBIT 1



August 13, 1996

BY COURIER

Mr. W.M. Bill Jolliffe
 Design Review Coordinator
 Environment and Transportation Department
 Regional Municipality of Ottawa-Carleton
 Ottawa-Carleton Centre
 Cartier Square, 111 Lisgar Street
 Ottawa, Ontario K2P 2L7.

**Re: Median Cut-Back at Access to 2260 Walkley Road (Viacor Developments Inc.)
 Corporate Headquarters of VSN- Via Security Network Inc.**

Dear Mr. Jolliffe;

As per your request, I have had our engineering company NOVATECH redraw the proposed cut-back for the median as per your template drawing.

As far as the statement in your fax to me concerning the cut-back charges, I definitely require the median cut-back as shown, and in fact would like it cut-back further to the west and I firmly believe that the Region should do so at their expense entirely. I understand that the Region is strapped for money, well welcome to the crowd. I feel it should have been cut-back further in 1990 when this building was already existing and I feel the error was on behalf of the Region and not the owner of this property at that time (RICOH).

I will have tractor trailers serving my loading docks and also my Tenant's loading docks (Canadawide Scientific Ltd.- moving from Gloucester to Ottawa). Since I require the cut-back to allow proper entrance and exit to our property on the corner of Walkley and St. Laurent Blvd., I am willing to pay for the entire costs of said cut-back but, I don't feel it is fair under the circumstances.

Please make sure all members of the RMOC Transportation Committee obtain a copy of this letter, to understand my position and also that I require the cut-back as soon as possible.

I thank you for your assistance in this matter and I look forward to a quick approval and permission to allow the cut-back to proceed ASAP.

Yours truly,

P.E. Leclair - President ext. 7248

Via Security Network Inc.

Corporate Headquarters, 2260 Walkley Road, Ottawa, Ontario, Canada K1G 6A8

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