

**1. MODIFICATIONS TO CYRVILLE ROAD NORTH OF INNES ROAD TO ACCOMMODATE THE LA-Z-BOY FURNITURE GALLERY - PUBLIC HEARING**

**COMMITTEE RECOMMENDATIONS**

**Having held a public hearing, that Council approve the modifications to Cyrville Road, north of Innes Road, as described in the report and illustrated in Annex B, subject to the proponent, LA-Z-BOY Furniture Gallery:**

- a. funding the total cost for the roadway modifications; and,**
- b. executing a legal agreement with respect to the above.**

**DOCUMENTATION**

- 1. Director, Mobility Services and Corporate Fleet Services report dated 15 September 2000 is immediately attached.**

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.                    **50 23-00-R128-B**  
Your File/V/Réf.

DATE                                15 September 2000

TO/DEST.                         Co-ordinator Transportation Committee

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

SUBJECT/OBJET                 **MODIFICATIONS TO CYRVILLE ROAD TO ACCOMMODATE  
THE LA-Z-BOY FURNITURE GALLERY**

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**DEPARTMENTAL RECOMMENDATIONS**

**That the Transportation Committee recommend Council approve the modifications to Cyrville Road, north of Innes Road, as described in the report and illustrated in Annex B, subject to the proponent, LA-Z-BOY Furniture Gallery:**

- 1. funding the total cost for the roadway modifications; and,**
- 2. executing a legal agreement with respect to the above.**

**BACKGROUND**

LA-Z-BOY Furniture Gallery is in the process of developing a furniture store located in the north west quadrant of the intersection of Innes Road and Cyrville Road. The site location is shown in Annex A.

This proposed development will comprise a LA-Z-BOY Furniture Gallery store with a total Gross Floor Area of 27,150 sq. ft. To facilitate access and egress from the development, two access points are proposed from Cyrville Road. Details on these proposed roadway modifications are discussed further in this report.

## EXISTING CONDITIONS

Currently, the portion of Cyrville Road fronting the proposed development is a two-lane urban highway with a pavement width of 10.0 m and 1.5 m asphalt sidewalk on the north side. The speed limit in this area is 50 km/h.

### Pedestrians

Traffic volumes were counted on 26 July 1999 at Innes Road and Cyrville Road intersection and more recently on 14 July 2000 at the intersection of Cyrville Road and Meadowbrook Road. These surveys indicated light pedestrian activity along Cyrville Road on this portion of the road, within the eight-hour study period.

### Bicycles

Cyrville Road is identified in the Regional Official Plan as having on-road cycling facilities. Currently, bicycle lanes are not provided along this section of roadway in the area of the proposed development, but existing Cyrville Road has lane widths wide enough to accommodate on-road shared cycling lanes. Based on a 14 July 2000 survey, at the intersection of Cyrville Road and Meadowbrook Road over an eight-hour period, a total of 27 bicycles were counted on Cyrville Road comprising of 9 eastbound and 18 westbound.

### Transit

OC Transpo service is provided by routes 125 and 126 along this section of Cyrville Road.

### Automobiles

The above-mentioned traffic volume survey revealed that approximately 2,500 motorists travel in each direction over a selected eight-hour period. A combined total of approximately 10,000 motorists travel along this section of Cyrville Road over a 24-hour period.

## DESIGN PROPOSAL

The following design features are intended to provide safe operations for traffic entering and exiting the LA-Z-BOY Gallery site, to maintain the existing traffic capacity and shared cycling facilities on this portion of Cyrville Road. These modifications consist of the following:

1. Provide a new westbound left-turn lane into the main access closest to Innes Road; and,
2. Provide shared cycle lanes in both directions along the frontage of the site.

These proposals are illustrated in Annex B.

### Pedestrians

The existing sidewalk on the north side of Cyrville Road will be maintained for pedestrians. In addition, the construction of a new 2.0 m sidewalk is proposed on the south side of Cyrville Road fronting the proposed development.

### Bicycles

Shared cycling lanes will be provided on Cyrville Road in both directions fronting the proposed development.

### Transit

The proposed roadway modifications should not adversely affect OC Transpo services in this area.

### Automobiles

In view of the high volume of traffic and curvilinear alignment on Cyrville Road and the close proximity of the Innes Road and Cyrville Road intersection, the provision of the westbound left-turn lane at La-Z-Boy Furniture Gallery's main access will significantly enhance motorist safety at this location.

## CONFORMITY TO THE TRANSPORTATION MASTER PLAN

The guiding principle from the Transportation Master Plan (TMP) is the provision of a modal hierarchy with the emphasis on walking, cycling and transit usage. This principle is reflected in the following design features.

1. The construction of a sidewalk along the south side of Cyrville Road across the frontage of the site conforms to 2.2.2, items 1 and 2 of the TMP.
2. Map 1 of the TMP identifies Cyrville Road in this area for the provision of an on-road cycling facility. The proposed pavement widenings of this section of Cyrville Road to accommodate shared cycling lanes conform to 2.3.2, item 2 of the TMP.

## FINANCIAL STATEMENT

Should Regional Council approve the proposed roadway modifications to Cyrville Road to accommodate the LA-Z-BOY Furniture Gallery, the developer/owner will be responsible for 100% of all roadway modifications and associated costs.

Cost Estimates

The following preliminary cost estimates are based on the 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	\$17,000
Engineering	3,000
Contingencies	<u>2,000</u>
Total Estimated Cost Before GST	\$22,000
GST @ 7%	<u>1,540</u>
<b>TOTAL ESTIMATED COST</b>	<b><u>\$23,540</u></b>

CONSULTATION

Notice of the proposed Cyrville Road modifications to accommodate the LA-Z-BOY Furniture Gallery has been placed in Le Droit, the Ottawa Citizen and the Ottawa Sun for four consecutive weeks.

COMMENTS FROM THE REGIONAL CYCLING ADVISORY GROUP

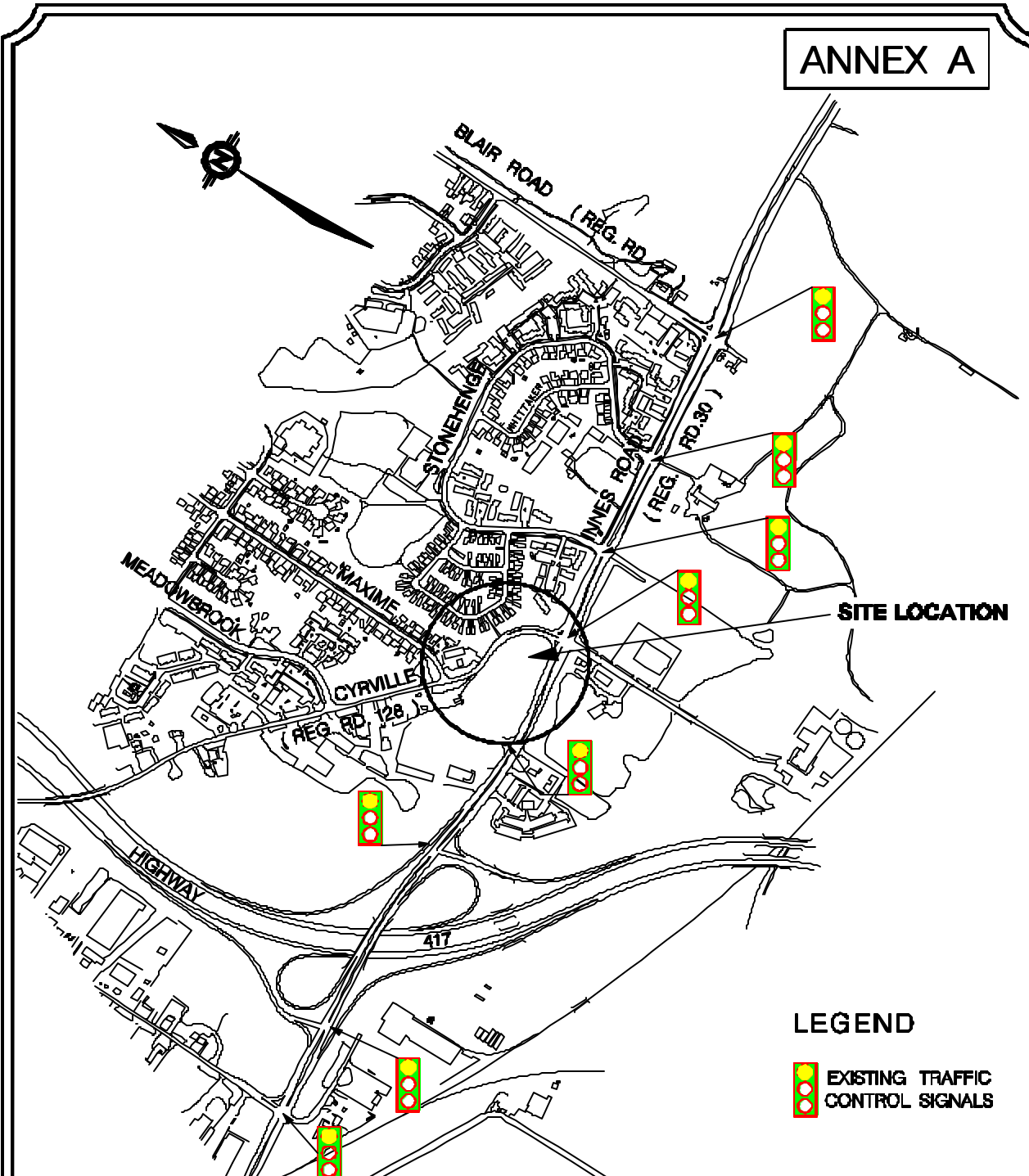
The Regional Cycling Advisory Group met on 16 August 2000 and reviewed the cycling component of the Cyrville Road modifications and are in agreement with the proposed 4.0 m wide shared curb lanes in both directions along Cyrville Road. The developer has agreed to install weir type curb inlet catch basins in the area of the road modifications.

*Approved by  
Doug Brousseau*

PJ/gc


Attach. ( 2 )

**ANNEX A**



**LEGEND**

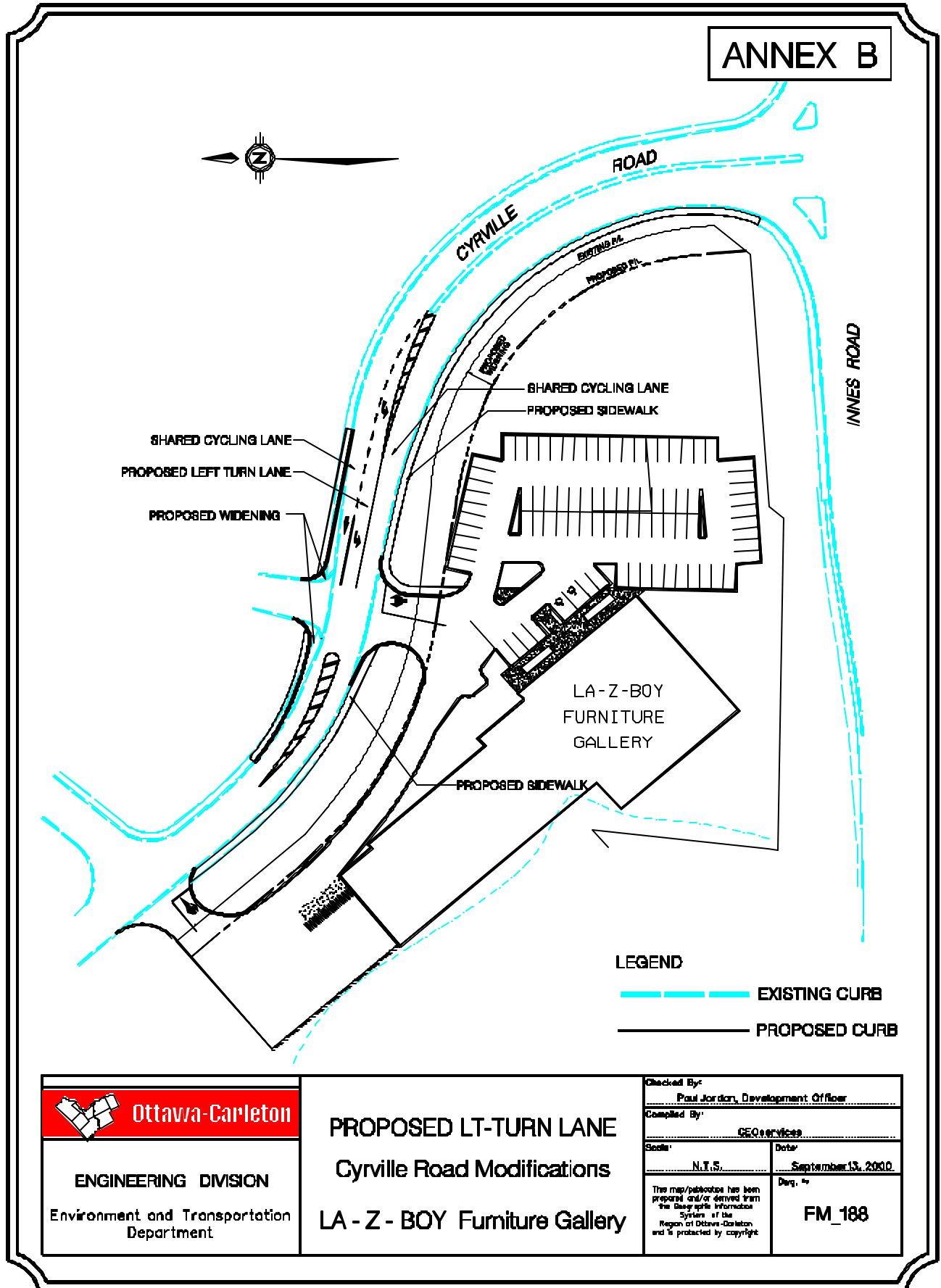
 EXISTING TRAFFIC CONTROL SIGNALS

 **Ottawa-Carleton**

**ENGINEERING DIVISION**  
Environment and Transportation  
Department

**KEY PLAN**  
Proposed Road Modifications  
to  
Cyrville Road  
Approximately 100 metres North  
of Innes Road  
LA - Z - BOY Furniture Gallery

Checked By: Paul Jordan, Development Officer	
Compiled By: GEOservices	
Scale: N.T.S.	Date: September 13, 2000
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**ANNEX B**




SHARED CYCLING LANE  
 PROPOSED LEFT TURN LANE  
 PROPOSED WIDENING

SHARED CYCLING LANE  
 PROPOSED SIDEWALK

LA-Z-BOY  
 FURNITURE  
 GALLERY

PROPOSED SIDEWALK

**LEGEND**  
 - - - - - EXISTING CURB  
 \_\_\_\_\_ PROPOSED CURB

 **Ottawa-Carleton**

**ENGINEERING DIVISION**  
 Environment and Transportation  
 Department

**PROPOSED LT-TURN LANE**  
 Cyrville Road Modifications  
 LA - Z - BOY Furniture Gallery

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