

6. ALTA VISTA DRIVE/SMYTH ROAD PLANNING STUDY - STAFF RESPONSE

COMMITTEE RECOMMENDATION

That Council approve this report as the response to the City of Ottawa resolution of 16 February 2000 (attached at Annex "A").

DOCUMENTATION

1. Planning and Development Approvals Commissioner report dated 5 April 2000 is immediately attached.
2. Councillor Allan Higdon, City of Ottawa letter dated 17 April 2000 immediately follows the report.
3. Extract of Draft Minute, Transportation Committee, 19 April 2000 will be distributed prior to Council and will include a record of the vote.

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf.
 Your File/V/Réf.

DATE 5 April 2000

TO/DEST. Co-ordinator, Transportation Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **ALTA VISTA DRIVE/SMYTH ROAD PLANNING STUDY -
 STAFF RESPONSE**

REPORT RECOMMENDATION

That Transportation Committee recommended Council approve this report as the response to the City of Ottawa resolution of 16 February 2000 (attached at Annex "A").

BACKGROUND

At their meeting on 16 February 2000, staff were directed to bring forward a report in response to the following enquiry from Councillor Peter Hume.

That staff prepare a response for approval by the Transportation Committee at the first meeting in April to the City of Ottawa request, and;

Further that the report include a review of the transportation recommendations of the Alta Vista/Smyth Road Study and the cost of the infrastructure requested and;

Further, that the ward Councillor and City staff be invited to Committee to justify the City's request.

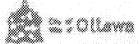
The City of Ottawa request, referred to in the motion is attached at Annex "A".

TRANSPORTATION RECOMMENDATIONS OF THE ALTA VISTA/SMYTH ROAD STUDY
(1996)

The Alta Vista/Smyth Road Study was carried out by the City of Ottawa and completed in 1996.

The objective of the study was to bring forward recommendations pertaining to the future possible redevelopment of the National Defence Medical Centre and the Veterans Hospital lands located in the north-west quadrant of the intersection of Smyth Road and Alta Vista Drive (Map 1).

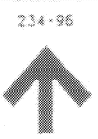



 Préparé par le Service des Services Urbains
 Department of Planning, Community Development and Housing
 Street names: Laver, Parkside, St. James and Joseph, Dufferin,
 Property Services Branch, Department of Corporate Services
 Photographs of streets provided by the
 National Capital Commission
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 G:\MAPPING\ROBIN\ALTA-SMYTH.DGN
 APRIL 30, 1996
 DATE

ÉTUDE URBANISTE
 ALTA VISTA | CHEMIN SMYTH ROAD
 PLANNING STUDY



MAP 1 - STUDY AREA
 CARTE 1 - SECTEUR D'ÉTUDE



234-96
 SCALE
 ÉCHELLE
 N.T.S.
 METRES

The study did not reflect possible expansions to CHEO or the General Hospital. There was considerable public participation in the study.

The study was completed in 1996 and in addition to developing a land use concept for the study lands, recommendations were made regarding the appropriate scale of redevelopment and the transportation infrastructure additions and modifications necessary to service the proposed land use changes.

Transportation conclusions that were reached at that time pertaining to the land use concept were as follows: (Extract from final report)

"The proposed development scenario for the analysis year of 2005 can be accommodated with the following transportation modifications in place (assuming the Alta Vista Parkway is not constructed within this timeframe):

- *Alta Vista Drive at Industrial Avenue: provide an eastbound right turn lane (required to accommodate future composite traffic volumes)*
- *Alta Vista Drive at Smyth Road: lengthen the westbound and eastbound right turn and the northbound left turn lanes (required to accommodate background traffic growth)*
- *Alta Vista Drive at the National Defence Medical Centre Access: provide northbound right and southbound left turn lanes and install traffic control signals*
- *Smyth Road at the National Defence Medical Centre/former Rideau Veterans Access: provide eastbound left and southbound left turn lanes and install traffic control signals*
- *New Internal East-West Roadway linking Alta Vista Drive to the Ottawa Health Sciences Centre Ring Road*
- *Modify and upgrade the existing North-South Roadway along the west side of the National Defence Medical Centre*
- *New Internal East-West Roadway along the North side of the former Rideau Veterans site.*

The completion of the Alta Vista Parkway is not required to support this development, however, should it be completed, its likely effect will be a reduction in overall traffic volumes along both Alta Vista Drive and Smyth Road. As well, dependant on access locations with the Alta Vista Parkway, accessibility to the study area will be improved."

The concept plan for the Alta Vista/Smyth Road Study Area was approved by Ottawa City Council on 6 November 1996, with the following amendments to the City Staff recommendations:

"- recognizing that the construction of a portion of the proposed Alta Vista Parkway which would link the Alta Vista/Smyth Road Planning Study Area (primarily the Ottawa Health Sciences Centre and the proposed Business Employment Area) to Riverside Drive, should be committed to prior to the development of land within the National Defence Medical Centre (Blocks 4,5 and 6); and

- in conjunction with OC Transpo, measures must be implemented which would improve transit service, including the establishment of a central transit stop, for the Alta Vista/Smyth Road Planning Study area".

Regional Council never formally dealt with the Alta Vista/Smyth Road Planning Study other than in the context of the Regional Official Plan which was adopted by Regional Council on 9 July 1997 (Business Park and Major Community Facility designation on Schedule "B").

ALTA VISTA/SMYTH ROAD STUDY AREA TRANSPORTATION INFRASTRUCTURE COSTS

The transportation infrastructure that was identified in the Alta Vista/Smyth Road Study was estimated by the City of Ottawa's consultant to have the following costs. These were the infrastructure costs considered necessary to be implemented by the year 2005 to deal with the anticipated development.

- Modifications at the Intersection of Alta Vista Drive and National Defence Medical Centre Access: construction cost estimate \$170,000.00 (1995\$) to construct northbound right and southbound left turn lanes and install traffic control signals.
- New Internal East-West Roadway: construction cost estimate \$1,200,000.00 (1995\$) to construct a new roadway connecting Alta Vista Drive to the Ottawa Health Sciences Centre Ring Road.
- Modify and Upgrade the Internal North-South Roadway on the West Side of the National Defence Medical Centre Construction cost estimate \$200,000.00 (1995\$) to modify and upgrade this roadway.
- New Internal East-West Roadway along the North Side of the former Rideau Veterans Property: construction cost estimate \$760,000.00 (1995\$) to construct this new roadway.

- Modifications at the Intersection of Smyth Road and National Defence Medical Centre/former Rideau Veterans Access: construction cost estimate \$170,000.00 (1995\$) to construct eastbound and southbound left turn lanes and install traffic control signals.
- Overlay of Existing Roadways: construction cost estimate \$100,000.00 (1995\$) to overlay existing roadways as required due to damage from construction related traffic.

Total cost of the above: \$2.6m (1995\$)

As stated previously the construction of part of the Alta Vista Parkway was not recommended by the Study Consultants and was not identified by Regional Council as a necessary priority for inclusion in Table 6 of the ROP for implementation by the year 2006.

An Environmental Assessment leading to the completion of Phase 4 (Environmental Assessment Report) has not been carried out for the Alta Vista Parkway. Consequently no detailed cost estimate has been prepared at this time.

However it is estimated that the construction of a portion of the Alta Vista Parkway from Smyth Road to Riverside Drive, as requested in the 15 February motion from the City of Ottawa and which is a length of approximately 2.0Km. with under/overpasses at the CN/CP Railway, Old Riverside Drive, the Southeast Transitway, and with an interchange and major modifications at New Riverside Drive would have a minimum cost of approximately \$20 to 25m (2000\$).

NEW ALTA VISTA/SMYTH ROAD TRAFFIC IMPACT STUDY

On 7 October 1999 the following motion was approved by Transportation Committee in response to a report and request by Councillor Hume.

"That Regional staff be directed to assume a leadership and co-ordinating role with all the affected property owners (DND, Canada Lands Corporation, the Ottawa Health Sciences Complex, and the Province of Ontario/City of Ottawa), to undertake and participate in the development of a comprehensive traffic management strategy for the affected lands so that the transportation for these sites will meet the transportation goals contained in the Region's Official Plan."

The development of the comprehensive traffic management strategy is now well underway and will be reported to Transportation Committee before the end of June 2000.

It differs from the previously completed City of Ottawa study in that it will address all the potential development/redevelopment over the next 15 years in the vicinity of the Alta Vista/Smyth Road node including expansions of existing facilities such as the Canada Blood Service, Children's Hospital of Eastern Ontario, Ottawa Hospitals Complex (General Campus), and the Ottawa Health Sciences Campus, as well as the potential redevelopment of the Veterans Hospital Lands and the DND Hospital Lands as proposed in the City of Ottawa Concept Plan (1996).

Transportation infrastructure requirements in phase with the potential development plans of the various agencies will be developed over a 15 year time horizon and will become the basis for conditions to be applied to sub-division/site plan applications.

STAFF COMMENTS

It is presumed that the basis of City Council's request is the transportation study that was carried out in conjunction with the development of the Alta Vista/Smyth Road Study Area Concept Plan in 1996. We are certainly not aware of any other comprehensive transportation analysis carried out since then.

It is also quite clear that construction of any or all of the Alta Vista Parkway was not recommended by the City's transportation consultant and in fact on page 47 of the final report it is explicitly stated that "the completion of the Alta Vista Parkway is not required to support this development"

As the detailed study completed by the City of Ottawa had not substantiated the need to prioritize the Alta Vista Parkway, Regional Staff did not recommend, in either the Regional Official Plan (ROP) or the Transportation Master Plan (TMP) that the Alta Vista Parkway should be a priority for construction prior to 2006.

Furthermore it is important to point out that the development that was anticipated to occur at the Alta Vista/Smyth Road node has not materialized to any extent to date in the manner that was assumed when the Concept Plan was approved by City Council in November 1996.

With the closing of the Veterans Hospital and the decommissioning of the National Defence Medical Centre that has occurred since 1996 it is very likely that there is less development rather than more on the site at this time.

Staff is cognizant of the fact that the first phase of redevelopment is now being initiated with the recent approval by City Council of the development proposal by Canada Lands Corporation for the Veterans Hospital Lands. The transportation related conditions that have been/will be imposed by both City and Region and agreed to by Canada Lands will satisfactorily deal with the short term traffic situation on both Alta Vista Drive and Smyth Road.

Clearly the construction of a portion of the Alta Vista Parkway at this time at a cost to taxpayers of approximately \$25m. must be considered to be premature and would represent an unwarranted expenditure of funds that, even if they were available, would be much better spent on other Regional priorities.

Regional Council is very aware of the potential longer term transportation problems at Alta Vista/Smyth Road as the anticipated development there comes to fruition. It is for that reason that a traffic impact study has been initiated at the request of Councillor Peter Hume that will address, in a much more comprehensive manner than was carried out by the City in 1996, the full implications of future development such as Canada Blood Services, CHEO, Ottawa Hospital General Campus etc. in addition to the envisaged redevelopment of the Veterans Hospital and NDMC Lands over the next 15 years. The development and adoption of the traffic management strategy that will emerge from this study will properly address in a comprehensive and cost-effective manner, the real transportation requirements of the area over the next several years.

CONSULTATION

During the R.O.P. process there was consultation and there is also consultation as part of the current study. As directed by the Transportation Committee the City of Ottawa Ward Councillor, Councillor Higdon, and City staff, have been invited by the Regional Clerk to attend Transportation Committee on 19th April 2000.

*Approved by
Pamela Sweet
for Nick Tunnacliffe, MCIP, RPP*

BR/jg

Attach.

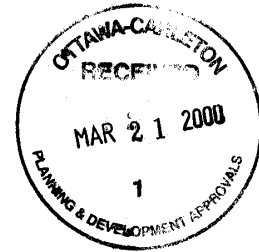


February 21, 2000

Ms. Mary Jo Woollam, Clerk
 Region of Ottawa-Carleton
 111 Lisgar Street
 Ottawa, Ontario
 K2P 2L7

Dear Ms. Woollam:

Subject: Alta Vista Parkway from Smyth Road to Riverside Drive



City Council, at its meeting held on February 16, 2000 adopted the following resolution:

WHEREAS City Council on November 6, 1996 approved the Alta Vista /Smyth Road Planning Study;

AND WHEREAS City Council requested that the Regional Municipality of Ottawa-Carleton, as part of its review of the Regional Official Plan, consider modifying the Regional Plan in a manner consistent with the Business Employment Area designation for certain lands identified in the Alta Vista/Smyth Road Planning Study;

AND WHEREAS in conjunction with this request, the Regional Municipality of Ottawa-Carleton was to recognize that the construction of a portion of the Alta Vista Parkway (from the Ottawa Health Sciences Centre to Riverside Drive) should be committed to prior to the development of land within the National Defence Medical Centre;

AND WHEREAS the Regional Official Plan did designate these lands as a Business Employment Area but without the requested commitment;

AND WHEREAS there are significant developments proposed or under discussion for the Alta Vista/Smyth Road area including building expansions within the Ottawa Health

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Sciences Centre, the redevelopment of the former Rideau Veteran's Home lands and new construction on the vacant lands at the north west corner of Smyth Road and Alta Vista for office uses;

AND WHEREAS these developments will create additional traffic problems along Smyth Road which is already overburdened;

AND WHEREAS there is a need to provide a second access to the Ottawa Health Sciences Centre to reduce the traffic pressures on Smyth Road;

THEREFORE BE IT RESOLVED THAT the Regional Municipality of Ottawa-Carleton be called upon again to act on City Council's request in conjunction with OC Transpo, measures be implemented which would improve transit service, including the establishment of a central transit stop, for the Alta Vista/Smyth Road Planning Study area, to commit to the construction of the portion of the Alta Vista Parkway from Smyth Road to Riverside Drive.

Yours truly,



P. G. Pagé
Director of Council and Statutory Services & City Clerk

DC:
altavista,smythroad to riverside.wpd



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April 17, 2000

Ms. Rosemary Nelson
Co-ordinator, Transportation Committee
Regional Municipality of Ottawa-Carleton
111 Lisgar Street
Ottawa, Ontario
K2P 2L7

Dear Ms. Nelson:

Thank you for your letter of April 13, 2000 inviting me to the Transportation Committee meeting of Wednesday April 19, 2000 at 1:30 P.M.

Ottawa City Council meets every second Wednesday at 1:00 P.M. and April 19 is the day of our next meeting. As the City Council meeting schedule is a matter of public record, I can only assume that the decision to hold your meeting on this issue at this time was made with the full knowledge that it would be impossible for me to attend.

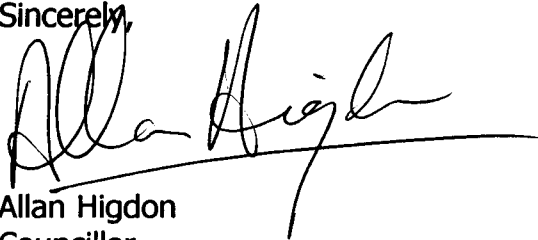
The staff comments attached to your invitation dismiss the concerns of local residents regarding development of the hospital lands. The construction of another road connecting the lands to Riverside Drive is categorized as "premature and would represent an unwarranted expenditure of funds". I find this response incredible considering that this entire site is serviced by only one regional road already operating at full capacity. How is the current infrastructure to cope with the 1.5 million square foot "building boom" predicted by the regional councillor in a flyer he circulated to the community? Your answer is to spend money on yet another study which will only confirm the problems that we already know exist.

...2.

I regret that traffic problems in our community are not considered a priority at the Region and that the prevailing wisdom at Regional headquarters is that funds "would be much better spent on other priorities". I would remind Committee members that the land necessary for a connection from the hospital lands to Riverside Drive was purchased by the Region in 1995 expressly for the purpose of building a road.

Are we expected to wait another thirty years before something is done?

Sincerely,

A handwritten signature in black ink, appearing to read "Allan Higdon", written over a horizontal line.

Allan Higdon
Councillor
Alta Vista/Canterbury