

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. **25 23-97-R017AH; 23-97-R017; 23-97-R038**
Your File/V/Réf.

DATE 13 August 1997

TO/DEST. Co-ordinator Transportation Committee

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

SUBJECT/OBJET **MODIFICATIONS TO CARLING AVENUE (REGIONAL ROAD
38) BETWEEN BAYSHORE DRIVE AND BOYCE
AVENUE/ROSEVIEW AVENUE TO ACCOMMODATE THE
BRITANNIA THEATRE REDEVELOPMENT**

DEPARTMENTAL RECOMMENDATIONS

That the Transportation Committee recommend Council:

- 1. approve the installation of traffic control signals at Carling Avenue and Kempster Avenue and the construction of the associated roadway modifications along Carling Avenue as illustrated in Annex C, subject to the owner, Famous Players Incorporated;**
 - a. funding the total cost of the proposed road works which would include paying the annual maintenance costs for the traffic control signals until such time as they meet the Ministry of Transportation of Ontario installation warrants and Council approve the assumption of the costs;**
 - b. executing a legal agreement with respect to (a) above, and;**
- 2. authorize the initiation of the public hearing process as required by Sections 297 and 300 of the Ontario Municipal Act.**

BACKGROUND

Famous Players Incorporated is currently redeveloping the existing 15 acre Britannia Six and Drive-In Theatre site located on the south side of Carling Avenue approximately 150 m east of Bayshore Drive in the City of Nepean. The redevelopment plan, which was approved by the

Council of the City of Nepean, consists of a 12-screen indoor theatre complex, with a total of 3,496 seats and parking for 1,267 vehicles and the future construction of two free standing restaurants with a proposed maximum combined area of 17,500 square feet along the northerly edge of the site fronting Carling Avenue.

The location of this redevelopment project is shown in an area context in Annex A. The site plan for the proposed Britannia Twelve complex is illustrated in Annex B.

EXISTING CONDITIONS

Carling Avenue, at the location of this site, is a median-divided four-lane arterial road. Currently, the only site ingress which serves both eastbound and westbound vehicular traffic is provided on Carling Avenue opposite the intersection with Wylie Avenue. In addition, all egressing vehicles must travel eastbound, and none of the site accesses is presently controlled by traffic signals. The current poor site circulation often results in congestion on Carling Avenue and, from time to time, affects traffic and parking in the residential community on the north side of Carling Avenue.

Pedestrians

Sidewalks are provided on both sides of Carling Avenue; however, there are no traffic control signals in the immediate vicinity of the theatre to protect pedestrians crossing Carling Avenue. The nearest pedestrian crossings facilitated by traffic control signals are located approximately 150 metres west of the site at Bayshore Drive and about 400 metres east of the site at Scrivens Avenue.

Pedestrian volumes (June 1992) on the south side of Carling at Wylie Avenue were approximately 150, over an eight-hour observation period.

Bicycles

Carling Avenue, adjacent to the site, is identified as a primary cycling route in the Region's Cycling Transportation Network with cyclists currently sharing the curb lane. To encourage bicyclist patronage, the Britannia Six Theatre provides bicycle parking racks.

Bicycle volumes (June 1992) along the south side of Carling at Wylie Avenue were approximately 40, over an eight-hour observation period.

Transit

The site has both peak-period and all-day transit service on Carling Avenue, with bus stops conveniently located on both sides of Carling Avenue near the site.

The westbound bus stop is situated immediately west of Kempster Avenue and the eastbound bus stop which provides a shelter for transit users is located just east of Wylie Avenue.

Automobiles

Carling Avenue is a four-lane divided roadway with a posted speed limit of 60 km/h. Traffic volumes recorded in 1997 indicate an annual average daily traffic (AADT) of 9,900 eastbound vehicles and 9,500 westbound vehicles on this section of road.

As mentioned earlier, during peak theatre hours, congestion within the site usually has a corresponding effect on traffic on Carling Avenue. This situation often leads to westbound left-turning traffic overflowing its storage lane and removing the use of a westbound through lane which occasionally results in frustrated theatre goers parking on the local side streets. Similarly, eastbound motorists travelling to the site often end up in queues in the curb lane on Carling Avenue which frequently extends to Bayshore Drive and beyond and, for a moderate period of time, removes from service a through lane on Carling Avenue.

DESIGN PROPOSAL

Pedestrians

Pedestrians, protected by traffic signals, will be provided with a new facility to safely cross Carling Avenue at Kempster Avenue, which is directly opposite the theatre complex. Dual northbound left-turn lanes are proposed at the main access to facilitate vehicle egress, yet the safety of pedestrians crossing on the west side of the intersection will not be compromised. Sufficient capacity will be available to provide a separate signal phase for the northbound left-turn vehicular movement and a separate phase for pedestrians crossing on the west side of the intersection.

As part of the proposed roadway modifications, the existing sidewalk along the south side of Carling Avenue will not only be maintained but significantly improved, specifically on the portion between Bayshore Drive and the easterly site access. Safety will be further enhanced with the proposed area for the pedestrian drop-off to the theatre set back approximately 150 metres from the Carling Avenue streetline.

Bicycles

The existing bicycle system will not be affected and cyclists will have convenient access to the site from Carling Avenue. In addition, bicycle parking facilities will continue to be provided in close proximity to the main entrance to the theatre.

Transit

Transit service and accessibility will not change and will not be compromised by the proposed modifications to Carling Avenue to serve the site. In fact, with the advent of the proposed traffic signals at Carling and Kempster, a safe pedestrian crossing will greatly assist transit patrons to access the site from the nearby bus stops.

Automobiles

The developer/owner requests the Transportation Committee approve the following proposed roadway modifications as illustrated in Annex C. In conjunction with these proposed modifications, the owner/developer also requests the installation of traffic control signals at the intersection of Carling Avenue and Kempster Avenue at the main entrance to the theatre complex.

The construction of dual westbound left-turn lanes at Carling Avenue and Kempster Avenue to permit two parallel streams of traffic from the east to enter the site will provide a minimum of disruption to the existing westbound traffic on Carling Avenue. To ensure safe and efficient egress from the site, dual northbound left-turn lanes will also be provided. As mentioned earlier, for the purposes of traffic safety, the traffic signal phase that will permit the dual northbound left-turn vehicular movement will operate separately from the traffic signal phase that will allow pedestrians to cross Carling Avenue. In addition, so that the neighbourhoods on the north side of Carling Avenue are not adversely affected by unwanted, non-local vehicular traffic, northbound and southbound through movements will be prohibited at all times at this intersection.

The easterly exit will be redesigned and maintained as a dedicated egress for motorists intending to travel eastbound.

The west entrance to the site, opposite Wylie Avenue, will be changed to accommodate only eastbound right-turning vehicles and geometry will be introduced to discourage the possibility of left turns by westbound vehicles. An eastbound right-turn lane will be constructed from Bayshore Drive to the west entrance so that motorists destined to the site from the west will occupy a dedicated lane. The provision of this lane will have the benefit of reducing the frequency of lane changes and thereby minimize conflict and the possibility of sideswipe collisions. Furthermore, provision of this lane will prevent the southerly through lane from being impeded by slow moving or stopped right-turning vehicles into the site, thereby reducing the possibility of rear-end and sideswipe collisions.

FINANCIAL STATEMENT

Should Regional Council approve the proposed roadway modifications, traffic control signal installation and related works, the owner/developer, Famous Players Incorporated, will be responsible for 100% of all costs. The owner/developer will also be responsible for the annual operation and maintenance costs of the proposed traffic control signals at the intersection of Carling Avenue and Kempster Avenue/Britannia Twelve access until such time as the Ontario Ministry of Transportation traffic signal installation warrants are met and Regional Council approves the assumption of these costs.

COST ESTIMATE

<u>Item</u>	<u>Cost Estimate</u>
Construction	\$324,200
Traffic Control Signals	\$100,000
Utilities	\$ 53,000
Engineering	\$107,800
<u>Contingencies</u>	<u>\$ 55,000</u>
TOTAL ESTIMATED COST	\$640,000

CONSULTATION

The opportunity for general public input will be provided via the public hearing process.

COMMENTS FROM THE REGIONAL CYCLING ADVISORY GROUP

This report will be presented to the Regional Cycling Advisory Group (RCAG) at their meeting on 9 September 1997. Although this report is being considered by the Transportation Committee on 3 September 1997, RCAG will have ample opportunity for input through the public hearing process should they have any concerns with any of the proposals in this report.

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

WJ/sc

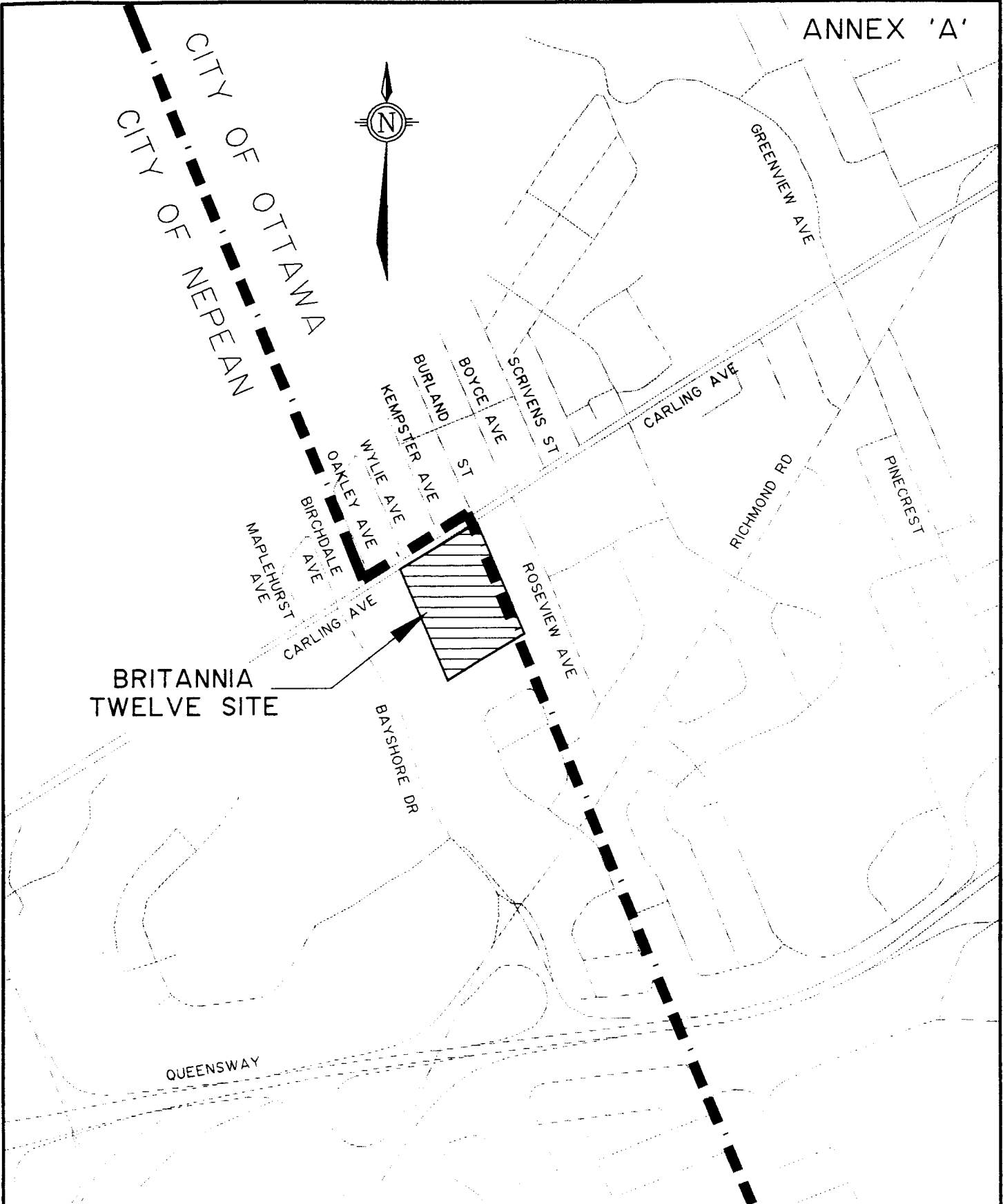
Attach. (3)

ANNEX 'A'

CITY OF OTTAWA
CITY OF NEPEAN



BRITANNIA
TWELVE SITE



NOVATECH
ENGINEERING CONSULTANTS LTD

CIVIL ENGINEERS & PLANNERS
Suite 17, 77 Auriga Dr.
Nepean, Ontario K2E 7Z7
Tel: (613) 727-1658 Fax: 727-6972

BRITANNIA TWELVE

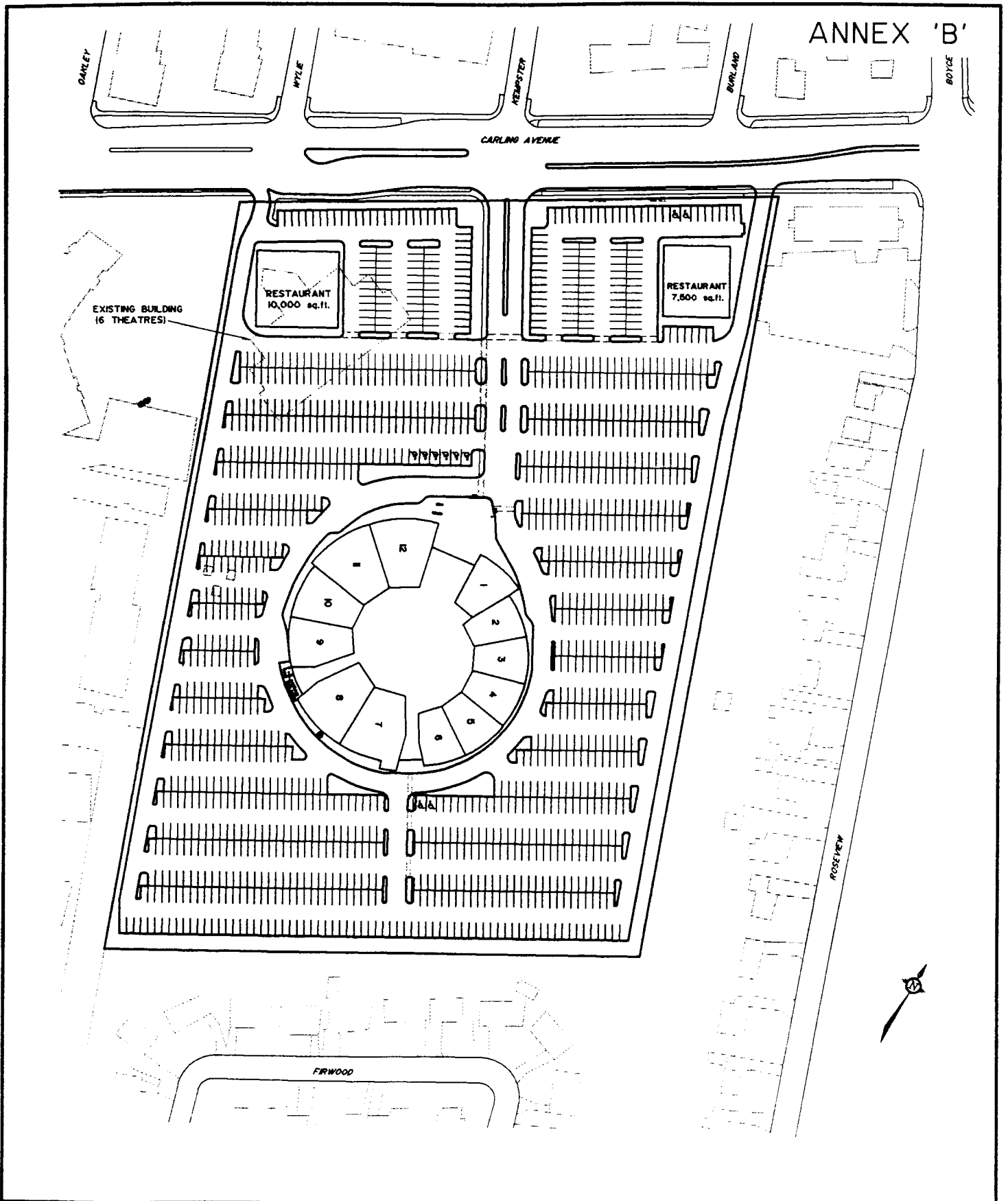
LOCATION PLAN

AUGUST 1997

NTS

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ENGINEERING CONSULTANTS LTD

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BRITANNIA TWELVE

SITE PLAN

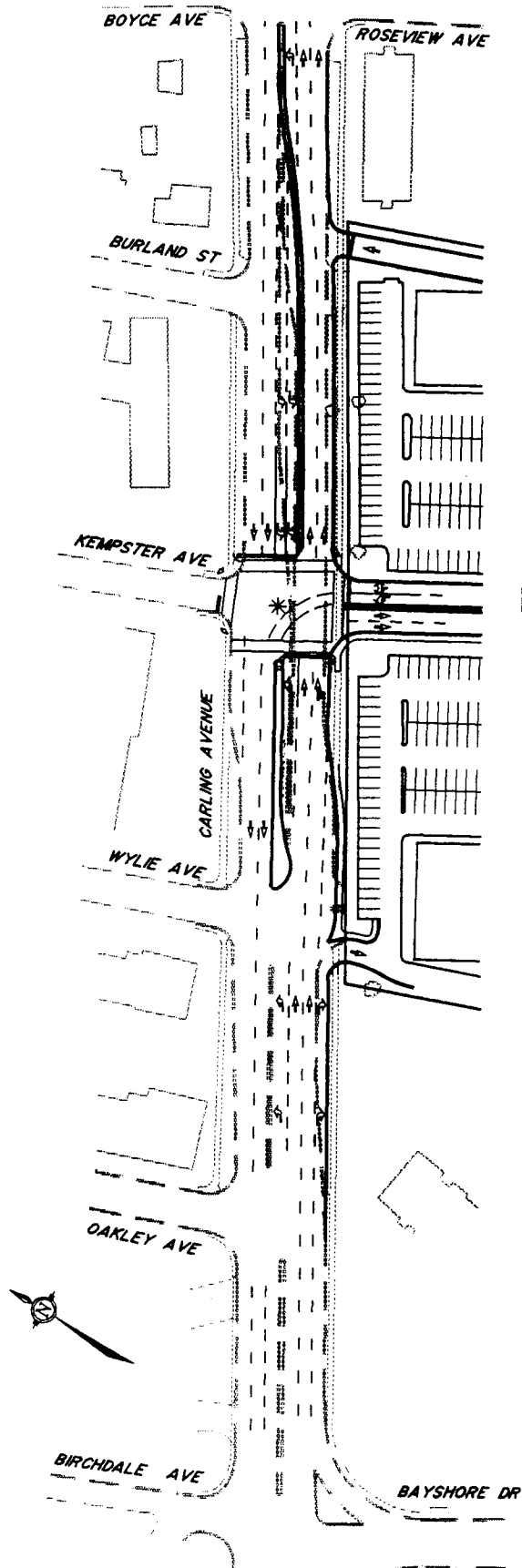
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ANNEX 'C'



BRITANNIA THEATRE SITE

LEGEND

- NEW CURB LINE
- - - EXISTING CURB LINE
- - -> LANE DESIGNATION AND PAVEMENT MARKINGS
- * SIGNALIZED INTERSECTION

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BRITANNIA TWELVE

CARLING AVE. MODIFICATIONS

JULY 1997

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