ADDOZ ENGINEERING INC

Clients are Our First Priority

AB Office: 125 9 Avenue SE, Suite 2000, Calgary, AB T2G 0P6



BC Office: 4128 Fraser St., Vancouver, BC V5V4E8 Office Tel: (587) 315-3610 | Fax: (587) 315-3604 Cell1: (587) 703-5222 | Cell2: (587) 703-9321 E-mail: ealsaidi@addozeng.ca

June 10, 2020

ATTENTION: Planning and Development, View Royal, British Columbia

RE: Traffic Impact Assessment (TIA) for the Proposed 298 Island Highway Residential Development

We, Addoz Engineering Inc. (AEI) have been engaged by Jeffery Sengara, the owner of the 298 Island Highway property in View Royal, BC to prepare a traffic impact assessment in support of the proposed development rezoning to a new building of mixed use, commercial & residential. The proposed project will consist of commercial units on the ground level and 59 residential units on the upper levels. The proposed development will be a 6 storey high building with two underground parking levels. Access to the development will be provided via two access points, one access point on Helmcken Road that would lead to the two parking levels and a second access point on Island Highway that would lead to the commercial parking area.

We are currently working on the preparation of a full TIA and current traffic count data has been collected at the study intersection of Island Highway and Helmcken Road. Additionally, directional traffic count along Island Highway was also collected just south of Highway 1. The new (COVID-19 Conditions) traffic count along Island Highway coupled with historical traffic count data available from the Capital Regional District (CDR) for several years including 2019 data will be utilized to determine the factor to estimate 2020 volumes at the study intersection.

To estimate the number of vehicle trips expected to be generated by a development, trip generation rates are applied based on the proposed land uses and intensity. The number of trips that would be generated by a proposed development are estimated based on the rates published in *Trip Generation, 10th Edition* by the Institute of Transportation Engineers (ITE).

AEI reviewed thoroughly the proposed uses and compared them with the applicable ITE land uses. The most appropriate ITE land use category was selected for the proposed development, also note that the "Peak Hour of Adjacent Street Traffic" charts were utilized for this estimate. The trip generation rates along with the proposed land use and the corresponding ITE land use codes are presented in **Table 1**. The projected development's peak-hour site-generated traffic volumes are presented in **Table 2**.

Traffic Impact Assessment for the Proposed 298 Island Highway Development Letter

Land Use	ITE Code	Unit	AM Peak Hour			PM Peak Hour		
			in	out	total	in	out	total
Mid-Rise Residential with 1st-Floor Commercial	231	Number of Dwelling Units	28%	72%	0.30	70%	30%	0.36

Table 1: Trip Generation Rates, ITE Trip Generation Manual 10th Edition

Table 2: Projected Site-Generated Peak-Hour and Traffic Volumes

Land Use		Density	AM	Peak H	our	PM Peak Hour		
	ITE Code	(# of Units)	In	out	total	in	out	total
6 Storey building with 1st-Floor Commercial	231	59	5	13	18	15	7	22

Note that the selection of land use category ITE #231 was because this category exactly represents the proposed development details. The ITE manual description for this category is as follows: "*Mid-rise residential with 1st-floor commercial are mixed-use multifamily housing buildings that have between three and 10 levels (floors) and include retail space on the first level. These facilities are typically found in dense multi-use urban and center city core settings.*" This description 100% applies to the proposed development as it consists of 6 floors with first floor commercial.

A review of Table 2 indicates that the proposed development would generate relatively low traffic volumes during the typical peak hours of traffic as the purpose of the commercial component is to serve the tenants of the building, which would reduce vehicle travel trips.

Addoz Engineering Inc. will address and complete the following tasks in the full TIA:

- 1. Analysis Scenarios: Existing 2020, Opening Day as well as 10 years post development
- 2. Vehicle Capacity Analysis Time Periods: AM peak hour and PM peak hour
- 3. Traffic count data collection times: 7:00AM 9:00AM and 3:00PM 6:00PM
- 4. Addoz Engineering will complete a field geometric review and sight line review analysis of the two proposed site access points, improvement will be recommended as needed.

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- 5. Addoz Engineering will prepare AutoTurn design templates for the site accesses, the two parking levels as well as the commercial parking area. Passenger vehicle will be used for the two parking levels and the largest commercial vehicle expected to access the commercial area will be used for the Commercial area AutoTurn templates.
- 6. AEI will prepare vehicle parking and bicycle parking supply / demand analysis.

We trust the completed TIA will satisfy the Town of View Royal requirements and will highlight any possible issues. It will also recommend improvements to mitigate any unacceptable traffic related operational issues. Please do not hesitate to contact us shall you have any questions or comments on the TIA that we are preparing.

Sincerely Yours,

ADDOZ ENGINEERING INC

Emad Alsaidi, PhD, PEng, PE, President Office: (587) 315-3610 Cell1: (587) 703-5222 Cell2: (587) 703-9321