

March 26, 2019

Kevin W. Riles
President & CEO
KWR Approvals Inc
PO Box 44153
Bedford, Nova Scotia B4A 3Z8

Dear Mr. Riles,

Re: 11 Osprey Lane Traffic Analysis

In 2004 a Development Agreement was approved to operate a 16 unit motel at 11 Osprey Lane in Shad Bay, Nova Scotia. The motel operated for approximately 10 years but ran into financial difficulty and was sold to the current owners in 2015. The property was then renovated for seniors housing with the same 16 units and no change in the footprint. The site currently has parking for 20 vehicles with overflow parking for seasonal times including holidays etc. when more visitors can be expected

We understand that Senior Citizen housing is not a permitted use per Section 2.1 of the existing Development Agreement so a substantial amendment application has been submitted.

To review the traffic impacts of the change in use we compared trip generation estimates for the original motel and for the current senior's apartments. We completed new trip generation estimates using equations provided in Institute for Transportation Engineer's Trip Generation Manual 10th Edition. We used the following ITE Land Use Codes to assess site generated trips:

- ITE Land Use 320 Motel

"A motel is a place of lodging that provides sleeping accommodations and often a restaurant. Motels generally offer free on-site parking and provide little or no meeting space and few (if any) supporting facilities." The unit of measurement for average vehicle trip ends is rooms.

- ITE Land Use 252 Senior Adult Housing- Attached

"Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and onsite medical facilities." The unit of measurement for average vehicle trip ends is dwelling units.

- ITE Land Use 220 Multifamily Housing (Low-Rise)

"Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels." The unit of measurement for average vehicle trip ends is dwelling units.

Exhibit 1 – Estimated Site Generated Traffic Volumes

LAND USE	QUANTITY	AM PEAK			PM PEAK		
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Motel	16	8	37%	63%	9	54%	46%
			3	5		5	4
Senior Adult Housing	16	3	35%	65%	9	55%	45%
			1	2		5	4
Multifamily Low Rise	16	8	23%	77%	12	63%	37%
			2	6		7	4

Estimated traffic generated by the current Seniors Housing is less than the traffic that would have been generated by the former motel. We also compared the estimated traffic for regular apartments (Multifamily Low-Rise) and found that the estimated traffic from this land use is the same as a motel in the AM Peak Hour and only 3 additional trips in the PM Peak Hour.

The building has been operating since 2015 as Seniors Housing and our analysis shows that traffic generated from this land use is less than traffic that would have been generated by the former motel that was located on site. The minimal traffic generated by this development has no significant impacts on surrounding transportation network.

Yours truly,

Original Signed

Jeff R. LeBlanc, P.Eng., PMP
President
JRL consulting inc.

