



Ref. No. 191-07440

June 25, 2019

Ms. Ashley Blissett, P. Eng.
Senior Development Engineer
Halifax Regional Municipality
PO Box 1749
HALIFAX NS B3J 3A5

**RE: Traffic Impact Statement, Proposed Redevelopment of Esquire Motel Site,
Bedford Highway, Bedford**

Dear Ms. Blissett:

United Gulf Developments Limited is preparing plans to redevelop the Esquire Motel site, as well as construct additional commercial space north of the Travelers Motel, on the Bedford Highway. This is the Traffic Impact Statement (TIS) required to accompany the development application.

Description of Proposed Development - The proposed development at the Esquire Motel and Travelers Motel sites includes two components:

1. The **Esquire Motel Site** (A and B, Figure 1) includes 28 motel rooms which will be redeveloped to provide 12,600 SF of commercial space for multi-tenant specialty retail land uses in the existing building. Also, construction of 45 'pod hotel' units is proposed behind the existing motel building as illustrated on Figure 1.
2. The **Travelers Motel Site** and adjacent cabins (C, D, and E, Figure 1) were redeveloped as specialty retail space several years ago. The current development proposal includes construction of 3,000 SF of new commercial space immediately north of Building E as illustrated on Figure 1.

Description of Esquire Motel Site Accesses - The Esquire Motel site is now accessed by three existing driveways on the east side of Bedford Highway. While the center driveway is to remain unchanged, it is proposed that the south and north driveways be reconstructed, as illustrated on Figure 1 and in Photos 1 to 3 (south driveway) and Photos 4 to 6 (north driveway), to provide access to the 'pod hotel' units east of the existing motel building.



Photo 1 - Looking south on Bedford Highway from the proposed relocated south driveway.



Photo 3 - Looking across Bedford Highway towards the south end of the Esquire Motel. The existing south driveway is to the left of the photo. The reconstructed south driveway will be located near the south site boundary.



Photo 2 - Looking north on Bedford Highway from the relocated south driveway. The existing driveway is to right of the photo.

The Esquire Motel north driveway will be moved towards the north boundary of the site (Figure 1) to provide access to both the motel site and the proposed 'pod hotel' site. A retaining wall at the north edge of the site (Figure 1 and at the left of Photo 6) will be relocated.



Photo 6 - Looking east across Bedford Highway towards the north end of the Esquire Motel site. The existing site driveway is to the right of the photo and the proposed relocated driveway will be in the opening at the left of the photo.



Photo 4 - Looking south on Bedford Highway from the proposed relocated north driveway. The existing north driveway for the Esquire Motel is to the left of the photo.

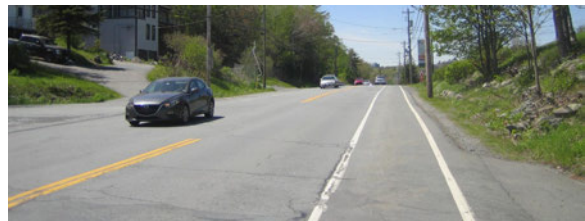


Photo 5 - Looking north on Bedford Highway from the relocated north driveway.

Description of Travelers Motel Site Accesses - The Travelers Motel and adjacent cabins (C, D, and E, Figure 1) site has two existing site driveways on the east side of Bedford Highway. The proposed development at this site includes construction 3,000 SF of specialty retail space at the north end of the site (40 x 8 shipping containers) and will not affect the existing development in Buildings, C, D, and E. The additional retail space will be accessed from the existing north driveway (Photos 7 and 8).



Photo 7 - Looking south on Bedford Highway from the existing north driveway at the Travelers Motel site.



Photo 8 - Looking north on Bedford Highway from the existing north driveway at the Travelers Motel site.

Traffic Volumes - Bedford Highway is a two lane arterial street with bicycle lanes and gravel shoulders on both sides. A machine count obtained by HRM Traffic and Right of Way section between Larry Uteck Boulevard and Southgate Drive, October 17 to 22, 2018, included the following two-way volumes:

- 16,100 AAWT (Annual Average Weekday Traffic);
- 900 vph AM weekday peak hour; and
- 1350 vph PM weekday peak hour.

Transit Services - Bedford Highway near the site is served by Halifax Transit Routes 80 and 82.

Trip Generation Estimates (Esquire Motel Site) - The redevelopment of the Esquire Motel site includes conversion of the existing 28 motel rooms to provide 12,600 SF of commercial space and construction of 45 'pod hotel' units behind the existing building. A 'pod hotel' features a number of small rooms that provide economical overnight accommodations for guests who do not require or cannot afford rooms offered by normal motels. Amenities usually include a small TV, air conditioning, an electronic console and electrical outlets. Proposed pod chambers at this location will be approximately 8 feet wide by 40 feet long.

Trip Generation, 10th Edition, (Institute of Transportation Engineers, 2017) includes AM and PM peak hourly trip generation rates for a normal motel (Land Use 320). The trip generation rate data includes the following information based on 'two-way trips per room':

- AM Peak hour - Average Rate 0.38 trips / room (range 0.08 to 0.97)
- PM Peak Hour - Average Rate 0.38 trips / room (range 0.06 to 0.83).

Since the existing Esquire Motel can be considered as under performing, and since the pod hotel is assumed to generate significantly less vehicle trips than a normal motel, trip generation rates for both have been reduced by 50% of the published rates to 0.19 two-way vehicle trips per room.

Table 1 includes trip generation estimates for the proposed 12,600 SF of commercial space and 45 pod hotel units, as well as the estimated trip credit for the existing 28 room Esquire Motel.

Table 1 - Trip Generation Estimates for Proposed Redevelopment Enquire Motel Site									
Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ³			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
Pod Hotel (50% Land Use 320)	45 Pod Units	0.07	0.12	0.10	0.09	3	5	5	4
Specialty Retail ⁴ (Land Use 862)	12.6 KGFA	0.76	0.60	1.19	1.52	10	8	15	19
Trip Generation Estimate for Proposed Redeveloped Esquire Motel Site						13	13	20	23
Less Credit for Trips Generated by Existing 28 Rooms in Esquire Motel									
Existing Motel (50% Land Use 320)	28 Rooms	0.07	0.12	0.10	0.09	2	3	3	3
Estimated Additional Site Generated Trips for the Development ⁵						11	10	17	20
NOTES: 1. Rates for Pod Hotel and Motel are 50% of published rates in <i>Trip Generation, 10th Edition</i> , Institute of Transportation Engineers, 2017. 2. KGFA is 'Gross Floor Area x 1000 square feet'; 3. Rates are 'vehicles per hour per unit'; trips generated are 'vehicles per hour for peak hours'. 4. Since the <i>10th Edition</i> does not include rates for Specialty Retail, rates for Land Use 826 from the <i>9th Edition</i> have been used. Rates for 'Peak Hour of Adjacent Street Traffic' has been used to estimate PM peak hour trips. AM trip rates have been assumed to be 50% of PM rates with reversal of directional split. 5. These are the additional AM and PM peak hourly trip estimates after consideration of credit for existing 28 motel rooms.									

Trip Generation Estimates (Travelers Motel Site) - The proposed additional development at the north end of the Travelers Motel site will include 3,000 SF of commercial space. Table 2 includes trip generation estimates for the proposed 3,000 SF of commercial space.

Table 2 - Trip Generation Estimates for Proposed Development North of Travelers Motel Site									
Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ³			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
Specialty Retail ⁴ (Land Use 862)	3.0 KGFA	0.76	0.60	1.19	1.52	2	2	4	5
NOTES: 1. Rates are adapted from published rates in <i>Trip Generation, 9th Edition</i> , Institute of Transportation Engineers, 2012. 2. KGFA is 'Gross Floor Area x 1000 square feet'; 3. Rates are 'vehicles per hour per unit'; trips generated are 'vehicles per hour for peak hours'. 4. Since the <i>10th Edition</i> does not include rates for Specialty Retail, rates for Land Use 826 from the <i>9th Edition</i> have been used. Rates for 'Peak Hour of Adjacent Street Traffic' has been used to estimate PM peak hour trips. AM trip rates have been assumed to be 50% of PM rates with reversal of directional split.									

After consideration of a credit for trips estimated to be generated by the existing 28 rooms in the Esquire Motel (Table 1), it is estimated that the proposed redevelopment will generate 21 additional two-way vehicle trips (11 entering and 10 exiting) during the AM peak hour and 37 additional two-way vehicle trips (17 entering and 20 exiting) during the PM peak hour.

It is estimated (Table 2) that the proposed 3,000 SF of commercial space at the north end of the Travelers Motel site will generate 4 two-way vehicle trips (2 entering and 2 exiting) during the AM peak hour and 9 two-way vehicle trips (4 entering and 5 exiting) during the PM peak hour.

Traffic Impact Statement Summary -

1. The proposed development at the **Esquire Motel Site** includes conversion of the existing 28 motel rooms to provide 12,600 SF of commercial space for multi-tenant specialty retail land uses, and construction of 45 'pod hotel' units behind the existing motel building.
2. The proposed development at the north end of the **Travelers Motel Site** includes construction of 3,000 SF of new commercial space immediately north of the existing building on the site.
3. The **Esquire Motel Site** is now accessed by three existing driveways on the east side of Bedford Highway. While the center driveway is to remain unchanged, the south and north driveways are to be reconstructed to provide access to both the proposed commercial space in the existing building and the proposed 'pod hotel' units.
4. The **Travelers Motel Site** has two existing site driveways on the east side of Bedford Highway. The proposed 3,000 SF of specialty retail space at the north end of the site will be accessed from the existing north driveway.
5. Visibility is good on Bedford Highway approaches to all existing and proposed reconstructed site driveways for both sites.
6. Bedford Highway is a two lane arterial street with bicycle lanes and gravel shoulders on both sides. A machine count obtained in October 2018, indicated two-way volumes of 16,100 AA\WT (Annual Average Weekday Traffic); 900 vph AM weekday peak hour; and 1350 vph PM weekday peak hour.
7. After consideration of credit for trips estimated to be generated by the existing 28 rooms in the Esquire Motel, it is estimated that the proposed redevelopment of the site will generate 21 additional two-way vehicle trips (11 entering and 10 exiting) during the AM peak hour and 37 additional two-way vehicle trips (17 entering and 20 exiting) during the PM peak hour.
8. It is estimated that the proposed 3,000 SF of commercial space at the north end of the Travelers Motel site will generate 4 two-way vehicle trips (2 entering and 2 exiting) during the AM peak hour and 9 two-way vehicle trips (4 entering and 5 exiting) during the PM peak hour.
9. **Conclusion** - The small numbers of additional AM and PM peak hour vehicle trips estimated to be generated by the proposed development on the Esquire Motel and Travelers Motel sites are not expected to have any significant impact to the performance of the Bedford Highway.

If you have any questions, please contact me by Email to ken.obrien@wsp.com or telephone 902-452-7747.

Sincerely:

original signed

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