



Ref. No. 171-00927 Task 7

July 5, 2017

Mr. Cesar Selah, P. Eng.,  
VP Planning and Design  
W M Fares Architects  
3480 Dutch Village Road, 5<sup>th</sup> Floor  
HALIFAX NS B3L 4H7

**RE: Addendum Traffic Impact Statement, Proposed Additional Apartment Units, 651 and 661 St. Margarets Bay Road, Halifax  
: Traffic Impact Statement, Proposed Additional Apartment Units, 669 to 701 St. Margarets Bay Road, Halifax, WSP Canada Inc., September 9, 2015**

Dear Mr. Selah:

This is the Addendum Traffic Impact Statement that you have requested to consider the traffic impacts of adding two apartment units to each of the existing four unit apartment buildings at 651 and 661 St. Margarets Bay Road (Figure 1A). This will result in addition of four apartment units to the existing total of eight units in the two buildings.

**Background** - *Cornerstone Developments Limited* has constructed seven apartment buildings between 651 and 701 St. Margarets Bay Road (Figure 1A). The impacts of adding two apartment units to each of the four unit apartment buildings at 669, 677, 685, and 701 St. Margarets Bay Road were considered in *Traffic Impact Statement, Proposed Additional Apartment Units, 669 to 701 St. Margarets Bay Road, Halifax (WSP Canada Inc., September 9, 2015)*. *Cornerstone Developments Limited* is now planning to add two apartment units to each of the existing four unit apartment buildings at 651 and 661 St. Margarets Bay Road (Figure 1A).



**Figure 1A - Cornerstone Developments Limited apartment development 651 to 701 St. Margarets Bay Road**

**Study Area** - The two buildings at 651 and 661 St. Margarets Bay Road are served by an existing single driveway between the two buildings. Visibility is adequate on both eastbound and westbound approaches to the development as illustrated in Photos 1A and 2A.



Photo 1A - Looking east on St. Margarets Bay Road towards the Armdale Roundabout from the shared driveway for 651 and 661 St. Margarets Bay Road.



Photo 2A - Looking west on St. Margarets Bay Road towards the North West Arm Drive overpass from the shared driveway for 651 and 661 St. Margarets Bay Road.

**Trip Generation** - Trip generation estimates (Table 1A) for the proposed and existing land uses, prepared using published trip generation rates from *Trip Generation, 9<sup>th</sup> Edition*, indicate that the proposed additional four apartment units are estimated to generate 2 additional two-way vehicle trips (0 entering and 2 exiting) during the AM peak hour and 3 additional two-way vehicle trips (2 entering and 1 exiting) during the PM peak hour.

Table 1A - Trip Generation Estimates for Apartment Buildings at 651 and 661 St. Margarets Bay Road									
Land Use <sup>1</sup>	Units <sup>2</sup>	Trip Generation Rates <sup>3</sup>				Trips Generated <sup>3</sup>			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
<b>Trip Generation Estimate for the Proposed Development with Six Units in Each Building</b>									
Apartment (Land Use 220)	12 Units	0.10	0.41	0.40	0.22	1	5	5	3
<b>Trip Generation Estimate for the Existing Development with Four Units in Each Building</b>									
Apartment (Land Use 220)	8 Units	0.10	0.41	0.40	0.22	1	3	3	2
<b>Estimated Additional Trips Generated by the Redeveloped Site</b>									
<b>Additional Vehicle Trip Estimates for the Redeveloped Site <sup>4</sup></b>						0	2	2	1
NOTES: 1. Rates are for the indicated Land Use Codes, <i>Trip Generation, 9th Edition</i> , Institute of Transportation Engineers, 2012. 2. Numbers of apartment units 3. Rates are 'vehicles per hour per unit'; trips generated are 'vehicles per hour for peak hours'. 4. These are the estimated additional trips that will be generated by adding two apartment units to each of the two buildings.									

**Summary -**

1. The proposed development will include addition of two apartment units to each of the existing four unit apartment buildings at 651 and 661 St. Margarets Bay Road which will result in four additional apartment units to the existing eight units in the two buildings.
2. Visibility is good for the St. Margarets Bay Road approaches to the existing shared site driveway for 651 and 661 St. Margarets Bay Road.
3. It is estimated that the proposed additional four apartment units will generate 2 additional two-way vehicle trips (0 entering and 2 exiting) during the AM peak hour and 3 additional two-way vehicle trips (2 entering and 1 exiting) during the PM peak hour.

**Conclusion -**

4. While St. Margarets Bay Road volumes are high, the low numbers of additional vehicle trips generated by the proposed four apartment units will not have any noticeable effect on the operation of the street, intersections or the regional street system.

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

Sincerely:

**Original Signed**

Ken O'Brien, P. Eng.  
Senior Traffic Engineer  
WSP Canada Inc.

