



Ref. No. 151-13431

December 24, 2015

Mr. Hugh Morrison, P. Eng., Development Engineer
HRM Community Development - Alderney Gate
PO Box 1749
HALIFAX NS B3J 3A5

Sent via Email to [REDACTED]

RE: Traffic Impact Statement, Proposed Multi-Tenant Residential Building east of St. Patrick's Rectory, 2267 Brunswick Street, Halifax, NS

Dear Hugh:

Studio Works International Ltd. is preparing plans to construct a multi-unit residential building east of (behind) the St. Patrick's Rectory at 2267 Brunswick Street (Figure 1). The development will include approximately 49 apartment units and seven underground parking spaces. This is the Traffic Impact Statement (TIS) required to accompany the development application.

Description of Site Location -

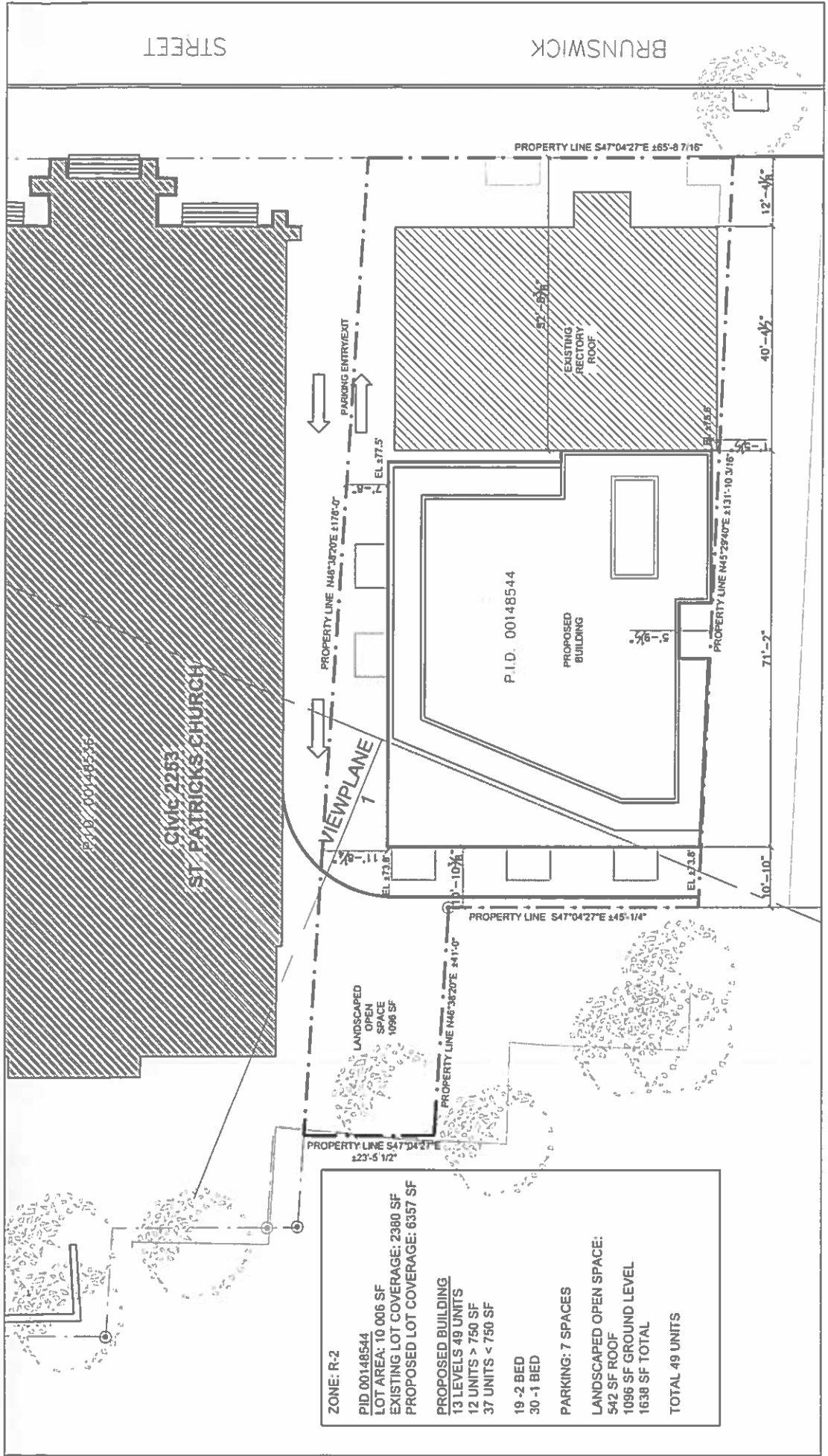
The proposed development is on the east side of Brunswick Street behind the existing St. Patrick's Rectory (Photo 1) approximately 100 meters north of the signalized Cornwallis Street intersection.



Photo 1 - Looking towards the site from the west side of Brunswick Street. The proposed building is immediately behind the St. Patrick's Rectory to the left of the photo. The site driveway will be between the Rectory and the Church building.

Pedestrian access to the proposed building will be from a lobby in the parking level reached from the site driveway. Vehicle access to the parking level and drop-off area will be from a driveway between the Rectory and the Church building (Figure 1 and Photo 1). Visibility is good on both Brunswick Street approaches to the proposed site driveway (Photos 2 and 3). The existing Rectory building is set back from the sidewalk (Figure 1) which will provide adequate visibility between vehicle drivers exiting the driveway and pedestrians using the sidewalk.

Brunswick Street is a two-lane street with sidewalks on both sides. There is a marked and signed pedestrian crosswalk approximately 40 meters north of the proposed site driveway. While parking is not permitted on the west side of the street or adjacent to the site from 8 AM - 5 PM Monday to Friday, 30 minute parking is permitted in front of the church site, and unrestricted parking (except street cleaning) is permitted on the east side of the street south of the church site. A manual turning movement count obtained by HRM Traffic & Right of Way at the Cornwallis Street / Brunswick Street intersection during September, 2014, indicated two-way hourly volumes of 610 vehicles per hour (vph) during the AM peak hour and 275 vph during the PM peak hour for Brunswick Street adjacent to the site.



ZONE: R-2
 PID 00148544
 LOT AREA: 10 006 SF
 EXISTING LOT COVERAGE: 2380 SF
 PROPOSED LOT COVERAGE: 6357 SF
 PROPOSED BUILDING
 13 LEVELS 49 UNITS
 12 UNITS > 750 SF
 37 UNITS < 750 SF
 19-2 BED
 30-1 BED
 PARKING: 7 SPACES
 LANDSCAPED OPEN SPACE:
 542 SF ROOF
 1096 SF GROUND LEVEL
 1638 SF TOTAL
 TOTAL 49 UNITS

	ST. PATRICK'S RECTORY SITE PLAN 2267 BRUNSWICK ST. HALIFAX, N.S.		Scale: 1/16" = 1'-0" Date: 11/02/15 Drawn: LG Plot: SP1501	DWG NO: S01 REV: 01/02/16
	CIVIC 2253 ST. PATRICK'S CHURCH		BRUNSWICK STREET	



Photo 2 - Looking south on Brunswick Street towards Cornwallis Street from the proposed site driveway.



Photo 3 - Looking north on Brunswick Street from the proposed site driveway. A marked pedestrian crosswalk is visible in the center of the photo.

Trip Generation - Trip generation estimates for the proposed development, prepared using published trip generation rates from *Trip Generation, 9th Edition*, are included in Table 1. It is estimated that the proposed mid-rise apartment building will generate 15 two-way vehicle trips (5 entering and 10 exiting) during the AM peak hour and 19 two-way vehicle trips (11 entering and 8 exiting) during the PM peak hour.

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
Mid-Rise Apartment (Land Use 223)	49 units	0.09	0.21	0.23	0.16	5	10	11	8

NOTES: 1. Land Use Code and rates for Mid-Rise Apartments are from *Trip Generation, 9th Edition*, Institute of Transportation Engineers, 2012.
 2. Number of apartment units.
 3. Rates are 'vehicles per hour per unit'; trips generated are 'vehicles per hour for peak hours'.

Description of Transit Service - The site is well served by transit with Halifax Transit providing two routes on Cornwallis Street, many routes along Gottingen Street two blocks west of the site, and many routes on Barrington Street one block east of the site.

Summary -

1. The proposed project on the east side of Brunswick Street will include construction of a multi-unit residential building east of (behind) the St. Patrick's Rectory at 2267 Brunswick Street. The development will include approximately 49 apartment units and seven underground parking spaces.
2. Pedestrian access to the proposed building will be from a lobby in the parking level reached from the site driveway. Vehicle access to the parking level and drop-off area will be from a driveway between the Rectory and the Church building.
3. Visibility is good on both Brunswick Street approaches to the proposed site driveway. The existing Rectory building is set back from the sidewalk which will provide adequate visibility between vehicle drivers exiting the driveway and pedestrians using the sidewalk.
4. It is estimated that the proposed mid-rise apartment building will generate 15 two-way vehicle trips (5 entering and 10 exiting) during the AM peak hour and 19 two-way vehicle trips (11 entering and 8 exiting) during the PM peak hour.

5. Brunswick Street has good pedestrian facilities with sidewalks on both sides of the street and a marked and signed crosswalk just north of the site. Halifax Transit provides two routes on Cornwallis Street, and many routes along Gottingen Street two blocks west and Barrington Street one block east of the site.
6. Traffic volumes are low to moderate on Brunswick Street adjacent to the site with two-way hourly volumes of 610 vehicles per hour (vph) during the AM peak hour and 275 vph during the PM peak hour.

Conclusion -

7. Since traffic volumes are low to moderate on Brunswick Street, the low numbers of vehicle trips estimated to be generated by this site are not expected to have any noticeable impact to the level of performance of Brunswick Street, the adjacent intersections, or the regional street network.

If you have any questions or comments, please contact me by Email to ken.obrien@wspgroup.com or telephone 902-443-7747.

Sincerely:

Original Signed

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

