



**CBCL LIMITED**

Consulting Engineers

April 15, 2019

Original Signed

*RE: Traffic Impact Statement for 3850 Robie Street, Halifax*

This Traffic Impact Statement is presented in support of the proposed rezoning application to convert the residential property at municipal address 3850 Robie Street, in Halifax, from an R-2 General Residential zoning to an R-2A General Residential Conversion. The site is located at the intersection of Robie Street and Basinview Drive (see Figure 1).

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with  
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in mind**



*Figure 1 Study Area*

The proposal is to convert the existing 4-unit residential building into a 6-unit building, by modifying the basement spaces. No changes would be made to the envelope of the building, the façades or the window locations; the site plan is illustrated in Figure 2. The site currently has single driveway access onto Basinview Drive.



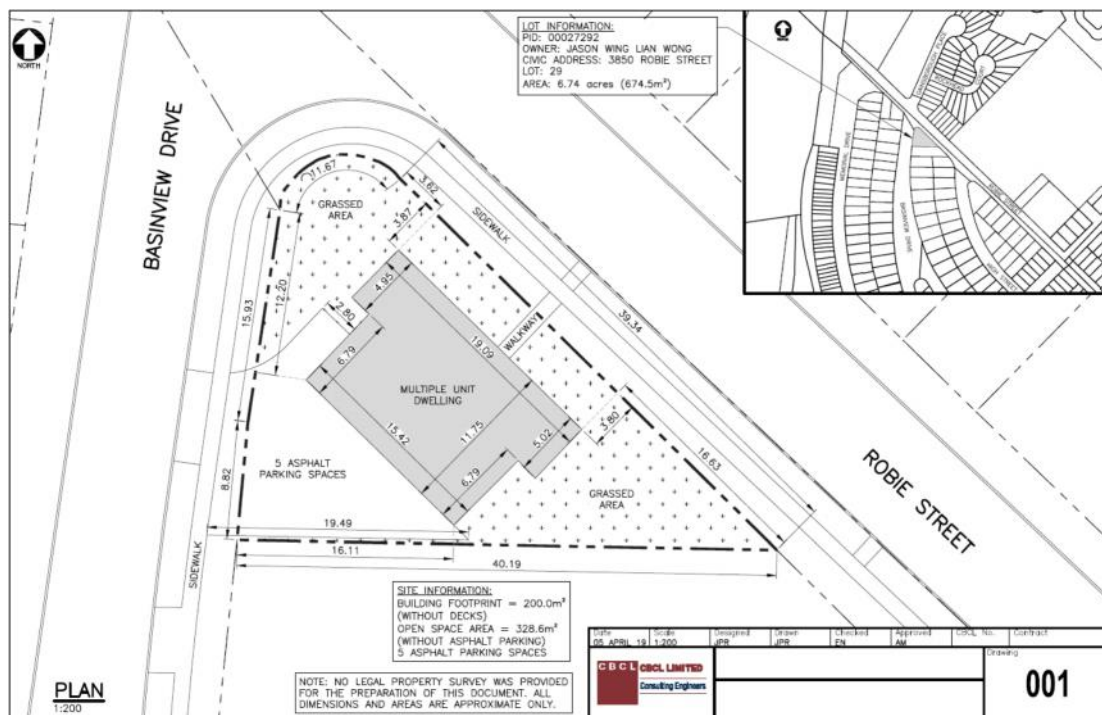


Figure 2 Site Plan

Robie Street and Basinview Drive both operate as 2-lane local streets in the study area, with intermittent on-street parking permission.

To estimate the trips generated by the site, we have reviewed the Institute of Transportation Engineers (ITE) Trip Generation Manual 9<sup>th</sup> edition. This represents the most widely-used source for trip generation rates for various land uses. While the site has 4 existing apartment units and would only have limited added impact on the road network associated with the proposed 2 new apartment units, we have evaluated the site's trip generation as a whole to ascertain the 6 units' total impact on the road network. Reviewing the most applicable trip generation rates for to the proposed development (Land Use Code 231, Low-Rise Apartment), we find that the site would be expected to generate a total of **3** vehicular trips during the weekday AM peak hour and **4** trips during the weekday PM peak hour (see Table 1).

Table 1 Trip Generation Estimate

	AM			PM		
	In	Out	Total	In	Out	Total
<b>ITE Trip Rate LU Code 231, Low-Rise Apartment (vehicles per units)</b>	0.10	0.36	0.46	0.38	0.20	0.58
<b>Trip generation (6 units)</b>	1	2	3	2	2	4

The property currently has 5 parking spaces, considered to be sufficient for the total 6-unit count.



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April 8, 2019

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Based on the above analysis, we consider that the proposed conversion of the existing 4-apartment unit to a 6-unit dwelling would have a negligible impact on the adjacent Robbie Street and Basinview Drive traffic conditions.

If you have any questions or comments regarding this Traffic Impact Statement, please do not hesitate to contact me.

Yours truly,

Original Signed

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**Attachments:** Site Plan

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NOTE: NO LEGAL PROPERTY SURVEY WAS PROVIDED FOR THE PREPARATION OF THIS DOCUMENT. ALL DIMENSIONS AND AREAS ARE APPROXIMATE ONLY.

<p><u>SITE INFORMATION:</u></p> <p>BUILDING FOOTPRINT = 200.0m<sup>2</sup> (WITHOUT DECKS)</p> <p>OPEN SPACE AREA = 328.6m<sup>2</sup> (WITHOUT ASPHALT PARKING)</p> <p>5 ASPHALT PARKING SPACES</p>
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Date 05 APRIL 19	Scale 1:200	Designed JPR	Drawn JPR	Checked EN	Approved AM	CBCL No.	Contract
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