

MEMO

TO: Robert Brown, H. Ba., MCIP, RPP - Manager of Planning Services
Town of Kingsville

FROM: Mike Walters, P.Eng.

DATE: October 23, 2018

SUBJECT: 140 Main Street East, Town of Kingsville
Review of Revised Development Concept on Site Trips

OUR FILE: 17-5234

1.0 Introduction

In May 2017, Dillon prepared a traffic impact study (TIS) in support of Official Plan and Zoning By-law Amendment applications for a proposed retail/commercial development located at 140 Main Street East in the Town of Kingsville. That study found that the proposed retail/commercial development would have a negligible impact on operations at intersections within the immediate vicinity of the site and that the existing road network will be able to adequately accommodate the increase in traffic resulting from the development proposal.

The development concept assessed as part of the May 2017 TIS consisted of two phases. The first phase included two buildings containing a total of 1,440 m² (15,500 ft²) of space. The first building was envisioned to include:

- 3,000 ft² Event Centre (meeting hall/business space intended for private functions or meetings);
- 2,500 ft² Pharmacy;
- 2,500 ft² Walk-in Clinic; and
- 2,000 ft² Restaurant.

The second building was envisioned to include 5,500 ft² of event centre space.

Office space was assumed for Phase 2 of the development, which was envisioned for an area of approximately 2.1 acres.

While the Phase 2 plans have been put on hold for the time being, the client is seeking to modify the Phase 1 plans to eliminate the restaurant and event centre space, and replace it with 2,500 ft² of professional office space and 24 residential units.

This memorandum has been prepared to give Town staff an indication of the difference in site trips that could be expected as result of this change in land use for the Phase 1 component of the development.

2.0 Previous TIS Trip Generation Estimates

Table 1 summarizes the expected number of trips that were forecast for the site in the May 2017 TIS report.

Table 1: Previous Site Trip Generation

Space	Land Use	ITE Code	Weekday AM peak hour			Weekday PM peak hour			Saturday peak hour		
			In	Out	2-Way	In	Out	2-Way	In	Out	2-Way
2,500 ft ²	Pharmacy w/o Drive Thru	880	5	2	7	10	11	21	13	14	27
2,000 ft ²	High Turnover (Sit-Down) Restaurant	932	12	10	22	12	8	20	15	13	28
2,500 ft ²	Medical Clinic ¹	720	5	1	6	3	8	11	5	4	9
8,500 ft ²	Private Club ²	710	24	3	27	15	73	88	2	2	4
Internal capture (Clinic/Pharmacy trips)			-2	0	-2	-1	-3	-4	-2	-2	-4
Phase 2	Office	710	38	5	43	16	80	96	4	3	7
	Total		82	21	103	55	177	232	37	34	71

Notes:

1. 'Medical Office' ITE code used

2. 'Office' ITE code used

The total number of site trips envisioned for the site was 103 in the weekday AM peak hour, 232 in the weekday PM peak hour and 71 in a Saturday mid-day peak hour. A number of those site trips were related to Phase 2 of the development. Extracting the Phase 2 trips out, leaves 60 weekday AM peak hour trips, 136 weekday PM peak hour trips and 64 Saturday mid-day peak hour trips for Phase 1.

3.0 Revised Phase 1 Site Trips

In the revised concept for Phase 1, the following uses (and sizes) are proposed:

- 2,500 ft² Pharmacy;
- 2,500 ft² Walk-in Clinic;
- 2,500 ft² Office Space; and
- 24 residential units.

Table 2 summarizes the trips that can be expected for Phase 1 based on the revised development concept.

Table 2: Revised Phase 1 Site Trip Generation

Space	Land Use	ITE Code	Weekday AM peak hour			Weekday PM peak hour			Saturday peak hour		
			In	Out	2-Way	In	Out	2-Way	In	Out	2-Way
2,500 ft ²	Pharmacy w/o Drive Thru	880	5	2	7	10	11	21	13	14	27
2,500 ft ²	Medical Clinic ¹	720	5	1	6	3	8	11	5	4	9
2,500 ft ²	Office Space ²	712	4	1	5	2	4	6	1	1	2
Internal capture (Clinic/Pharmacy trips)			-2	0	-2	-1	-3	-4	-2	-2	-4
24 units	Mid-rise residential units	221	2	6	8	7	4	11	8	9	17
	Total		14	10	24	21	24	45	25	26	51

Notes:

1. 'Medical Office' ITE code used

2. 'Small Office Building' ITE code used

Phase 1 is now anticipated to generate 24 weekday AM peak hour trips, 45 weekday PM peak hour trips and 51 Saturday mid-day peak hour trips. All of these site trip estimates for Phase 1 are less than the

trips assumed for Phase 1 under the previous development concept. Therefore, it can be expected that the traffic impact stemming from the revised development concept for Phase 1 will be less than that concluded in the May 2017 traffic impact study report.

4.0 Summary

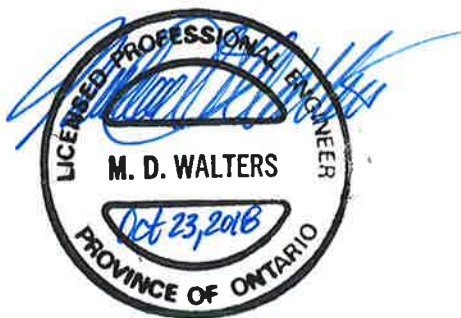
In May 2017, Dillon prepared a traffic impact study (TIS) in support of Official Plan and Zoning By-law Amendment applications for a proposed retail/commercial development located at 140 Main Street East in the Town of Kingsville. That study found that the proposed retail/commercial development would have a negligible impact on operations at intersections within the immediate vicinity of the site and that the existing road network will be able to adequately accommodate the increase in traffic resulting from the development proposal.

Phase 1 of the development concept has been revised to eliminate the restaurant and event centre space, and replace it with professional office space and 24 residential units.

Under the previous development concept, Phase 1 was forecast to generate 60 weekday AM peak hour trips, 136 weekday PM peak hour trips and 64 Saturday mid-day peak hour trips. The revised development concept is expected to generate 24 weekday AM peak hour trips, 45 weekday PM peak hour trips and 51 Saturday mid-day peak hour trips in Phase 1. During each peak hour (weekday AM, weekday PM and Saturday mid-day), the number of site trips is expected to be less than that previously forecasted. As a result, the traffic impact from the revised Phase 1 concept of the development proposal is anticipated to be less than that found in the May 2017 traffic impact study report.

Yours sincerely,

DILLON CONSULTING LIMITED



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