



BURNSIDE

**10th Avenue Estates
Transportation Study
Owen Sound, Ontario**

**Tenth Avenue Estates Inc.
1260 2nd Avenue East, Unit 2
Owen Sound, ON, N4K 2J3**



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R.J. Burnside & Associates Limited

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Executive Summary

R.J. Burnside & Associates Limited (Burnside) was retained by Tenth Avenue Estates Inc. to undertake a Transportation Study for a proposed retirement community at the east end of 10th Avenue East (2300 block) located within the East Bluffs Planning Area. East of 9th Avenue East, a future north-south collector road is identified in the Official Plan (OP) to provide a connection between 26th Street (to the north) and 23rd Street (to the south). The future collector road is referred to as the “10th Avenue Extension”. The subject site is currently vacant to be developed as residential land uses. The property owner (Tenth Avenue Estates Inc.) is seeking approval to develop a retirement community with two potential options that may be considered, as follows:

- Option A – Development of 54 dwelling units via the extension of 10th Avenue East across the subject lands northerly, to connect at the south-western boundary of the Greyfair subdivision
- Option B – Development of 85 dwelling units via the extension of a private road, connecting to the existing 10th Avenue cul-de-sac.

The option that Tenth Avenue Estates Inc. is looking to pursue is “Option B”, consisting of 63 Life lease (55+) apartment units and 22 (55+) 2-bedroom townhouse units for a total of 85 dwelling units.

During pre-consultation with the City, the City retained their peer review consultant (Paradigm Transportation Solutions Inc.) to provide the Terms of Reference (TOR) for completing the Transportation Study for both options of this development, which were outlined in a letter dated April 8, 2024. Therefore, the scope set out in this report is based on the completion of the TOR set out by Paradigm for Option B which was confirmed at the start of the project with City staff.

Based on the analysis in this study, the main conclusions and recommendations are as follows:

- The property owner (Tenth Avenue Estates Inc.) is seeking approval to develop a retirement community consisting of a total of 85 dwelling units.
- Existing concrete sidewalks are provided on at least one side of each road external to the site, which provides a connection to the sidewalks that have been proposed internal to the site. Sidewalks are provided on the west side of 10th Avenue connecting to the sidewalks on the north side of 23rd Street A East which connect to the sidewalks on 9th Avenue East. Concrete sidewalks are provided on the west side of 9th Avenue with limited sidewalks provided on the east side.
- In the study area, the City operates the East Bayshore transit route which runs north-south on 9th Avenue East, with the nearest stop located at the corner of 9th Avenue East and 25th Street East.

- By not providing the local road connection identified in the Official Plan, the ability for the surrounding lands to be developed, vehicular connection, active transportation connection, servicing connection and emergency access of the proposed developments is not restricted and/or adversely impacted.
- Policy 4.1.3.1 requires that lands be developed in general conformity with the schematic road system in the Official Plan with changes permitted as long as the proposed configuration does not adversely impact the development ability of adjoining lands or the general traffic flow provided. It is concluded that the proposed road network will meet Policy 4.1.3.1 requirements and the impacts to public services and utilities/linear infrastructure are not considered to be significant.
- Option 3 presented in the 2021 transit study is identified as the preferred default network which includes the East Bayshore route being modified so that it runs as far north as 23rd Street East on 9th Avenue. As a result of this route being proposed to terminate at the intersection of 9th Avenue and 23rd Street East and not travel any further north, not providing the local road connection between the existing Adasha Subdivision (i.e., located south of the site) and the proposed Greyfair Subdivision will not impact transit, assuming an active transportation connection is provided through the subject development to access 23rd Street East more directly. Under the future modification, the City has proposed to only run fixed service transit south of the study area while leaving the areas to the north as on-demand transit.
- With the proposed development, the total dwelling unit count along 10th Avenue East will increase by 75 units to a total of 98 units. As per the City's Residential Subdivision Policies, a total of 98 dwelling units served by a 200 m roadway exceeds the maximum without providing a secondary emergency vehicle access. An emergency vehicle access lane has been proposed from the south of the subject site, connecting to 23rd Street.
- Based on a review of the firehall / emergency service locations with regards to distance and time of response, not providing the local road connection will not adversely impact the emergency access of surrounding lands when they are developed as the nearby Greyfair Subdivision has two planned access points that could be used for access purposes in the event of an emergency.
- Under existing and future total conditions, all movements at the study intersections (9th Avenue East / 23rd Street East and 9th Avenue East / 23rd Street A East) are forecast to operate with excess capacity at a LOS C or better and delays under 20.6 seconds. Existing queues and projected queues are forecasted to be within the available storage.
- The peak delay for the intersection of 9th Avenue and 23rd Street A is 17.4 seconds (LOS C) in the a.m. and 13.2 seconds (LOS B) in the p.m. under existing conditions. The peak delay is forecast to rise to 20.6 seconds (LOS C) in the a.m. and 15.1 seconds (LOS B) in the p.m. under Option A, or 19.0 seconds (LOS C) in the a.m. and 14.1 seconds (LOS B) in the p.m. under Option B. Similarly, the peak delay for the intersection of 9th Avenue and 23rd Street is 10.6 seconds (LOS B) in the a.m. and 11.2 seconds (LOS B) in the p.m. under existing conditions. The peak delay is

forecast to rise to 10.9 seconds (LOS B) in the a.m. and 11.7 seconds (LOS B) in the p.m. under Option A and 10.9 seconds (LOS B) in the a.m. and 11.6 seconds (LOS B) in the p.m. under Option B. Therefore, it can be concluded that although Option B consists of more housing (i.e., 85 dwelling units vs 54 units) the additional trips do not add significant delays to the existing intersections. Instead, it can be concluded that Option B, provides more housing with reduced delays on a per vehicle basis when compared to Option A which includes the extension of 10th Avenue. Based on the delays experienced, it can be assumed that the trips destined for the Greyfair Subdivision that are anticipated to utilize the 10th Avenue extension would not cause significant delays by having to utilize one of the two proposed access points.

In conclusion, it has been determined that the existing road network can accommodate the proposed development, based on operational parameters (i.e., capacity, delay, queueing, etc.). Additionally, this study has provided the technical justification to support the development of Option B which includes not establishing the local road connection as per the City's Official Plan.

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1.0 Introduction

1.1 Background

R.J. Burnside & Associates Limited (Burnside) was retained by Tenth Avenue Estates Inc. to undertake a Transportation Study for a proposed retirement community at the east end of 10th Avenue East (2300 block) located within the East Bluffs Planning Area. East of 9th Avenue East, a future north-south collector road is identified in the Official Plan (OP) to provide a connection between 26th Street (to the north) and 23rd Street (to the south). The future collector road is referred to as the “10th Avenue Extension”. The subject site is currently vacant to be developed as residential land uses. The property owner (Tenth Avenue Estates Inc.) is seeking approval to develop a retirement community with two potential options that may be considered, as follows:

- Option A – Development of 54 dwelling units via the extension of 10th Avenue East across the subject lands northerly, to connect at the south-western boundary of the Greyfair subdivision.
- Option B – Development of 85 dwelling units via the extension of a private road, connecting to the existing 10th Avenue cul-de-sac.

The option that Tenth Avenue Estates Inc. is looking to pursue is “Option B”, consisting of 63 Life lease (55+) apartment units and 22 (55+) 2-bedroom townhouse units for a total of 85 dwelling units. The location of the site is illustrated in Figure 1.

Figure 1: Site Location Figure

1.2 Scope of Work

During pre-consultation with the City, the City retained their peer review consultant (Paradigm Transportation Solutions Inc.) to provide the Terms of Reference (TOR) for completing the Transportation Study for both options of this development, which were outlined in a letter dated April 8, 2024. Therefore, the scope set out in this report is based on the completion of the TOR set out by Paradigm for Option B.

The following scope of work was confirmed with the City of Owen Sound planning staff before conducting this study.

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Analysis Scenarios	<ul style="list-style-type: none"> Existing Traffic Conditions Total Traffic Conditions (including both Option A and Option B and the adjacent Greyfair Subdivision)
Analysis Periods	<ul style="list-style-type: none"> Weekday a.m. peak hour (peak hour in 7:00 a.m. to 9:00 a.m. period) Weekday p.m. peak hour (peak hour in 3:00 p.m. to 6:00 p.m. period)
Analysis Intersections	<ul style="list-style-type: none"> 9th Avenue East / 23rd Street A East 9th Avenue East / 23rd Street East

1.3 Intersection Analysis Methodology

Stop-controlled traffic operations were assessed for the study intersections using the software program Synchro 12, which employs methodology from the *Highway Capacity Manual* (HCM 2000, HCM 2010 and HCM 6th Edition), published by the Transportation Research Board National Research Council.

Synchro 12 can analyze signalized and unsignalized intersections in a road corridor or network, accounting for the spacing, interaction, queues, and operations between intersections. The analysis in this study utilizes the HCM 2000 methodology.

Analysis Methodology for Stop-Controlled Intersections

Stop-controlled intersection analysis considers two separate measures of performance:

- The Capacity of the intersection's critical movement, which is based on a volume-to-capacity (v/c) ratio.
- The Level of Service (LOS) for the critical movements within the intersection. The link between LOS and delay (in seconds) for stop-controlled intersections is summarized below.

LOS	Control Delay per Vehicle (seconds)
A	0 – 10
B	> 10 – 15
C	> 15 – 25
D	> 25 – 35
E	> 35 – 50
F	> 50

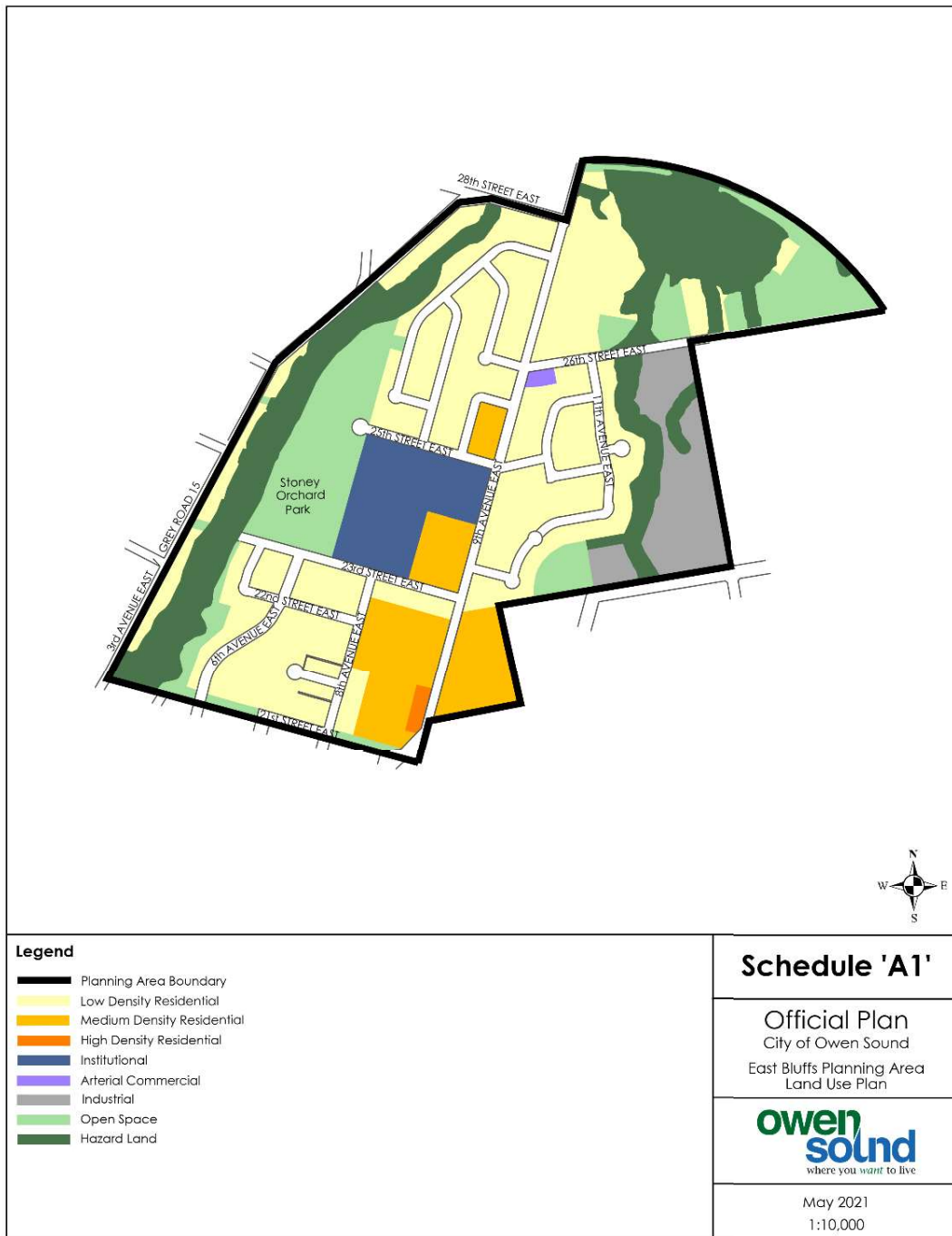
2.0 Existing Site Conditions

2.1 Site Context

As mentioned above, the site is located in the East Bluffs Planning Area and currently sits vacant with the intention of being developed as residential land uses. The site is also surrounded by existing and proposed residential and institutional (school) land uses.

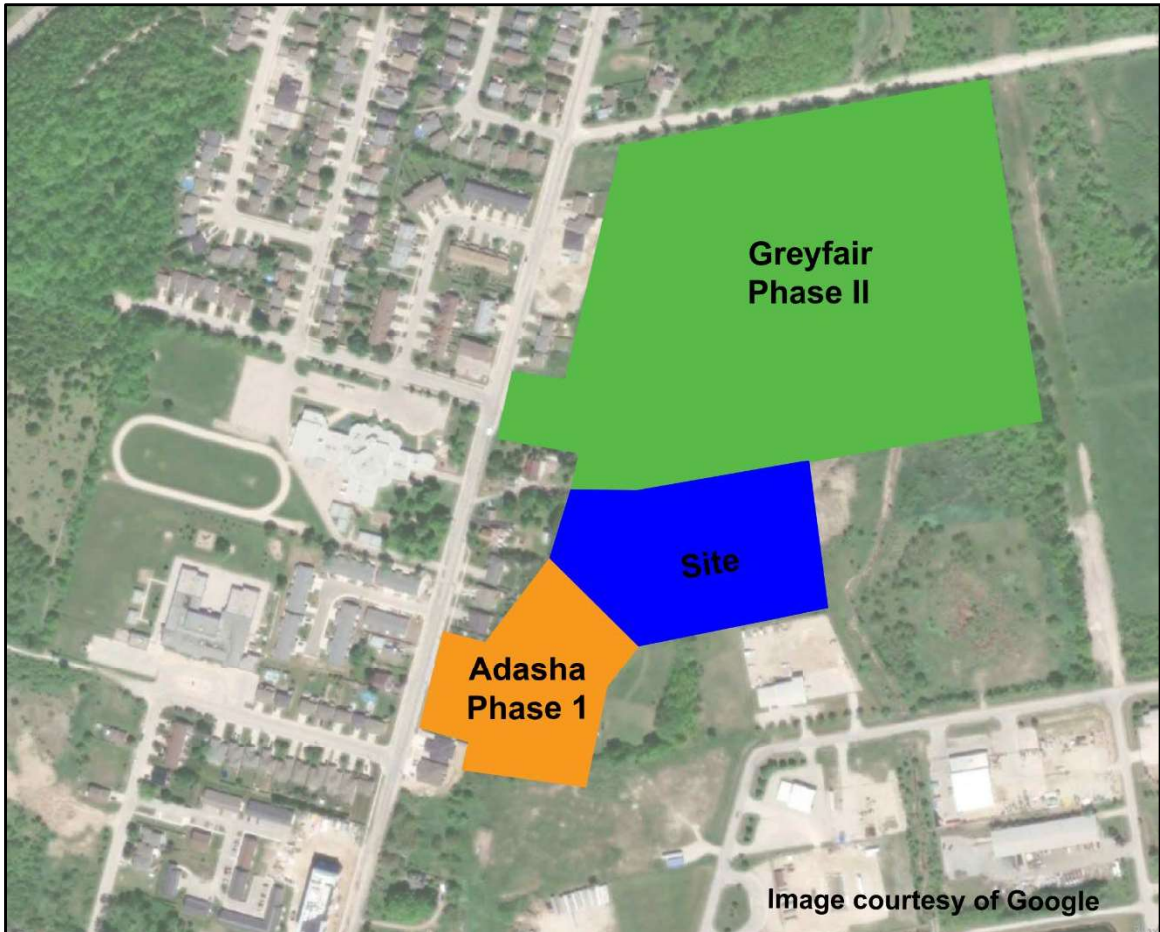
The East Bluffs Planning Area (East Bluffs) covers the northeastern part of the City which includes the lands east and west of 9th Avenue East, to the north of 21st Street and 23rd Street east-west alignments. The lands to the west are mostly developed now and include residential and institutional (school) land uses and the Stoney Orchard Park. Figure 2 includes Schedule A1 of the Official Plan, illustrating the East Bluffs Planning Area.

Figure 2: Official Plan Schedule A1 - East Bluffs Planning Area



The Adasha Subdivision (developed south of the site) and the Greyfair Subdivision (approved draft plan of subdivision) exist east of 9th Avenue East. Phase 1 of the Adasha Subdivision, consisting of 31 single and semi-detached lots, is located along the portion of 10th Avenue with the Phase 2 lands (subject site) undeveloped. Figure 3 illustrates the location of the Adasha and Greyfair Subdivisions.

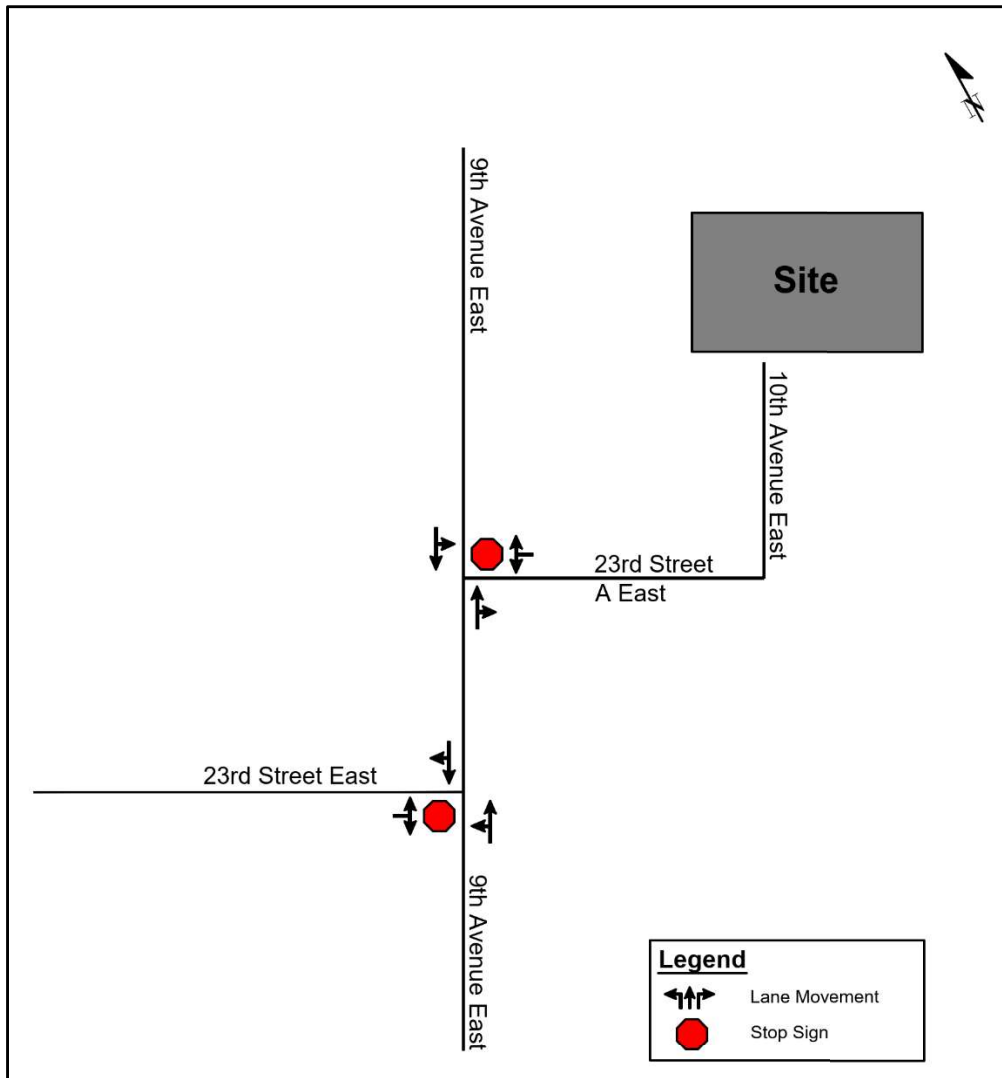
Figure 3: Subdivision Location Figure



2.2 Existing Road Network

The existing road network is described below and is illustrated in Figure 4, including existing traffic control.

9 th Avenue East	9 th Avenue is a north-south collector road under the jurisdiction of the City of Owen Sound. 9 th Avenue has been identified as a future arterial road in Schedule C of the City's OP (Transportation Plan). The roadway has a four-lane cross-section in the area of the site, which turns into a three-lane cross-section north and a two-lane cross-section south of the site. The roadway has an assumed (unposted) speed limit of 50 km/h.
10 th Avenue East	10 th Avenue is a north-south local road under the jurisdiction of the City of Owen Sound. The roadway has a typical residential cross-section which currently terminates with a cul-de-sac at the east end. The roadway has an assumed (unposted) speed limit of 50 km/h.
23 rd Street East	23 rd Street East is an east-west collector road west of 9 th Avenue under the jurisdiction of the City of Owen Sound. The roadway has a typical residential cross-section with an assumed (unposted) speed limit of 50 km/h.
23 rd Street A East	23 rd Street A East is an east-west local road east of 9 th Avenue under the jurisdiction of the City of Owen Sound. The roadway has a typical residential cross-section with an assumed (unposted) speed limit of 50 km/h.

Figure 4: Existing Road Network

2.3 Existing Active Transportation Infrastructure

The City of Owen Sound provides a variety of Active Transportation Infrastructure which according to the City's Transportation Master Plan consists of:

- Hard and soft surface trails and on-road connections.
- Sidewalks, typically adjacent to public roadways.
- On-road cycling is permitted on local, collector and arterial roadways (but not marked as formal cycling routes).

In the study area of this report, 9th Avenue is currently listed as a bicycle route from 23rd Street East to 25th Street East, whereas all other roads in the study area are not defined as Active Transportation routes.

Existing concrete sidewalks are provided on at least one side of each road external to the site which provides a connection to the sidewalks that have been proposed internal to the site. Sidewalks are provided on the west side of 10th Avenue connecting to the sidewalks on the north side of 23rd Street A East which connect to the sidewalks on 9th Avenue East. Concrete sidewalks are provided on the west side of 9th Avenue with limited sidewalks provided on the east side.

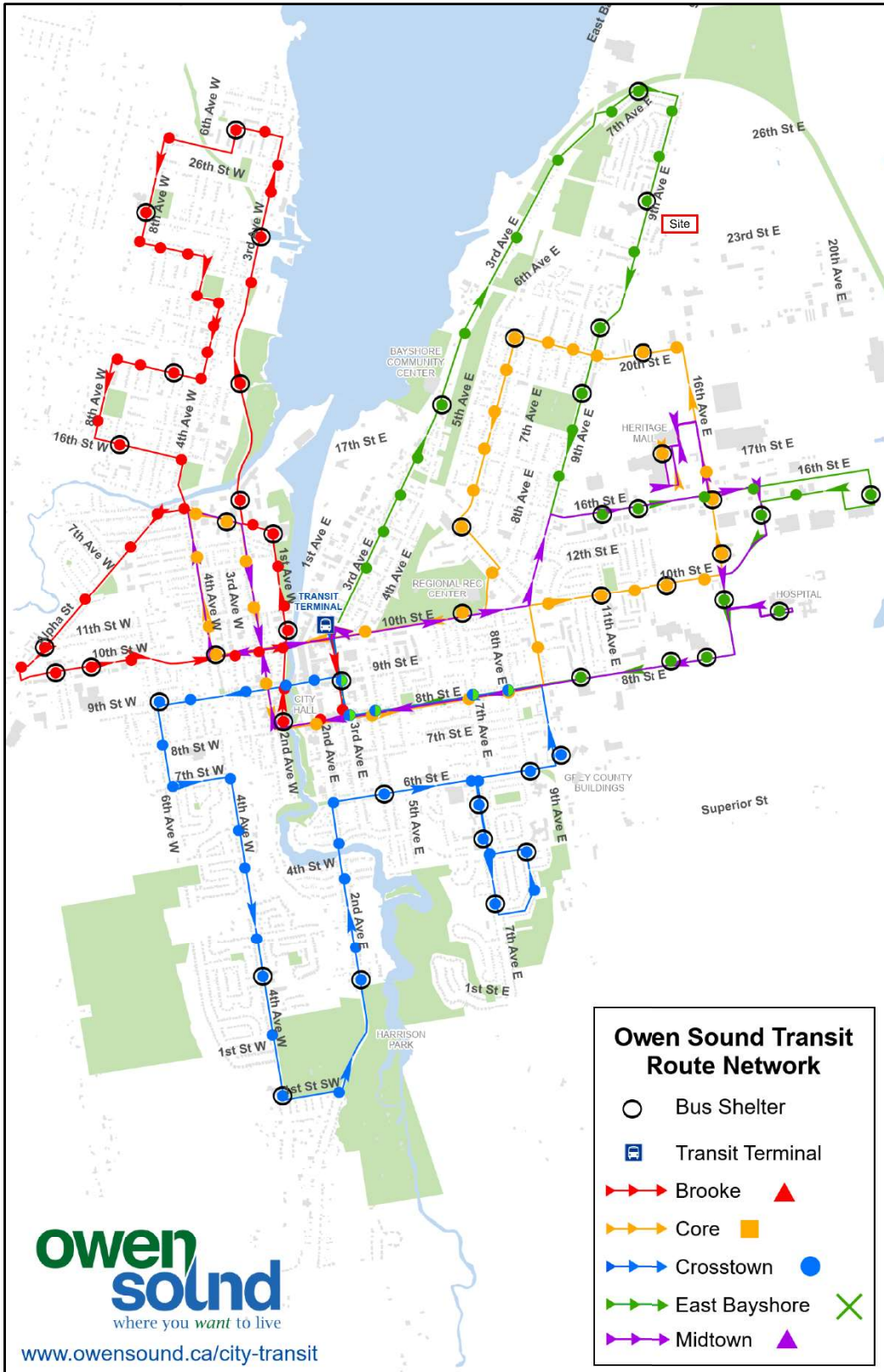
2.4 Existing Transit Services

The City of Owen Sound provides both conventional and specialized transit services within the City. The conventional transit service is a four-route system providing half-hour service during the day from Monday through Saturday. Mobility transit provides residents with a specialized door-to-door service which is specifically designed for residents with physical mobility limitations.

In the study area, the City operates the East Bayshore route which runs north-south on 9th Avenue East, with the nearest stop to the subject site located at the corner of 9th Avenue East and 25th Street East. Figure 5 illustrates the existing transit routes in the City.

In addition to local transit routes, Owen Sound serves as the hub for other regional routes including the Guelph Owen Sound Transit Route (GOST) and routes operated by Grey County as the Grey Transit Routes (GTR).

Figure 5: Existing Transit Route Network

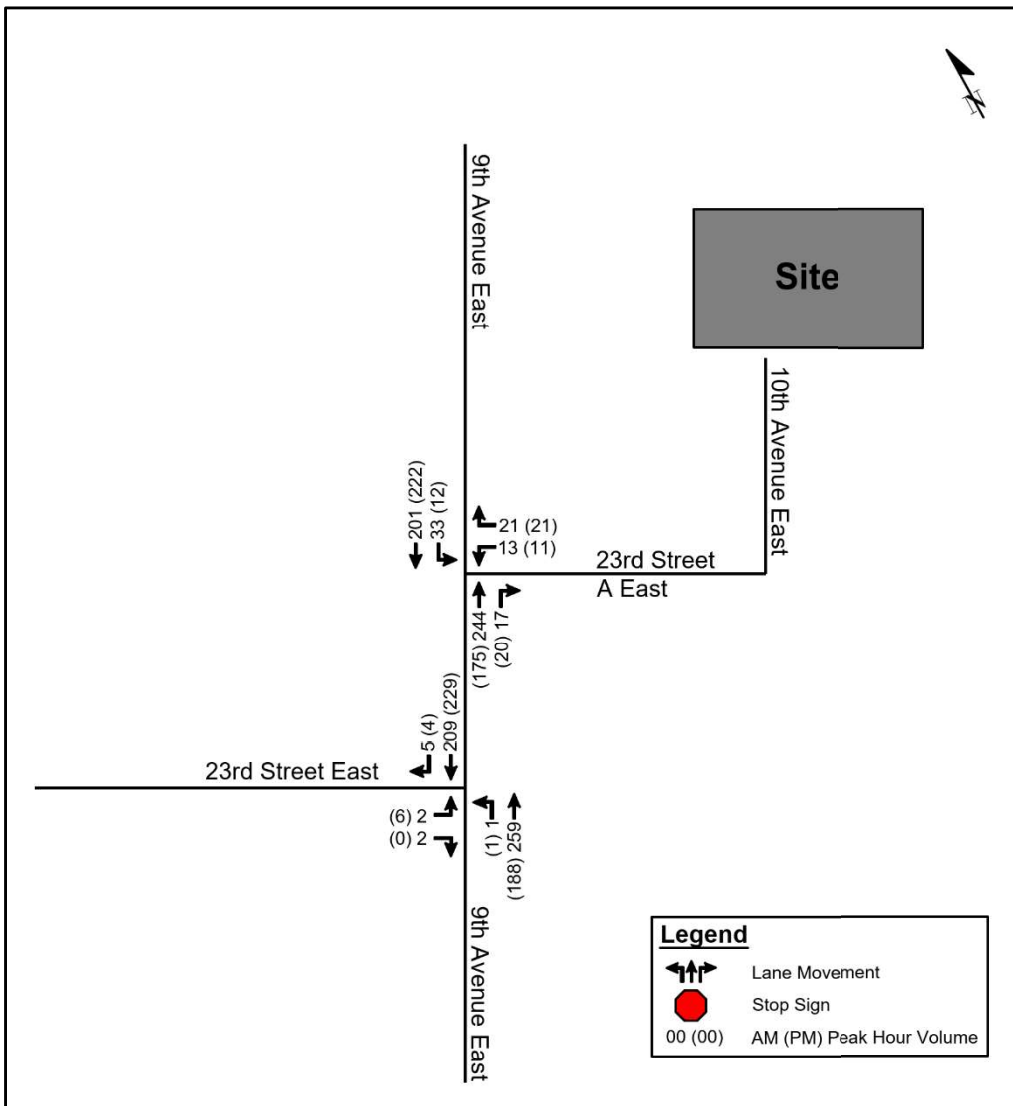


2.5 Existing Traffic Volumes

Turning Movement Counts (TMC) were conducted by Ontario Traffic Inc. (OTI) on behalf of Burnside at the intersection of 9th Avenue East and 23rd Street A East as well as 9th Avenue East and 23rd Street East on Thursday, April 16, 2024. The traffic counts were conducted in the morning from 7:00 a.m. to 9:00 a.m. and in the afternoon from 3:00 p.m. to 6:00 p.m.

The existing 2024 traffic volumes are illustrated in Figure 6 and provided in Appendix A.

Figure 6: Existing Traffic Volumes



3.0 Future Network Considerations

3.1 Local Road Connection Opportunities

As per the City's OP, a future north-south collector road is identified to be constructed east of 9th Avenue East as an extension of the current 10th Avenue East. The future local road is intended to provide a connection between 26th Street in the north and 23rd Street in the south. "Option A" considered in this report proposes to provide the 10th Avenue East extension from the existing cul-de-sac to the southwest corner of the Greyfair subdivision development, while "Option B" (selected alternative) proposes to terminate 10th Avenue East at the current cul-de-sac and then loop through the development via a private road.

As per Policy 4.1.3.1 of the OP, all lands are required to be developed in general conformity with the road system illustrated. However, the OP notes that the road system may be considered illustrative only with changes permitted to the location and configuration provided that the planned road network does not adversely impact the development ability of adjoining lands or the general traffic system provided, and that the layout is in accordance with proper design principles.

The planned Greyfair Subdivision (as per "General Plan Phase II", dated August 31, 2006) includes various internal local roads providing access to residential properties with two planned access points to 26th Street East and 9th Avenue East with a possible third access point if the local road connection is implemented. Based on a high-level review of the Greyfair Subdivision, all proposed properties are adequately serviced by the two proposed access points without requiring the 10th Avenue extension to divert/re-distribute traffic to 9th Avenue. Developing the 10th Avenue extension will lead to additional road users using 10th Avenue, which has been designed as a local road. While providing the 10th Avenue extension would provide an alternative route for the proposed Greyfair Subdivision, it is noted that in addition to the two proposed access points providing a direct route to the collector roads the 10th Avenue Extension would provide a more direct route to the collector road for some Greyfair trips. However, the option of using local residential roads is a negative if a suitable collector road is available. Based on a review of the Greyfair Subdivision design, the road network is designed in a way that all properties are easily accessible without requiring an additional collector road.

As mentioned above, 23rd Street A and 10th Avenue East have been designed as a local road intending to carry low traffic volumes. Implementing the 10th Avenue Extension will result in the road functioning as a collector road with the purpose of getting vehicles from major collectors to their destination. The curve/bend at 23rd Street A and 10th Avenue is not designed to function as a collector road. Therefore, implementing the 10th Avenue Extension could lead to safety risks/concerns at this bend.

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Vehicles that are destined for the subject development can adequately access the development via 9th Avenue East, 23rd Street A East and 10th Avenue East without needing an additional route, aside from emergency access. Therefore, by not providing the identified local road connection, the ability for surrounding lands to be developed and/or vehicles to access the proposed developments is not restricted and/or severely impacted. The proposed 10th Avenues Estates development has a 7.5 m wide private road planned for internal site circulation. Therefore, the existing public portion of 10th Avenue East and the existing cul-de-sac maintained by the City are proposed to remain while the internal private road will be the responsibility of the developer to maintain and repair the road. This results in reduced costs for the City for ongoing maintenance and road repairs in the area that would be used as the 10th Avenue Extension.

Other public services such as taxis, garbage collection and delivery vehicles will continue to have adequate access with the network accesses proposed as part of the Greyfair subdivision, without requiring the 10th Avenue Extension. Similar to a resident accessing their property, the impact of having to travel to the 25th Street East, 26th Street East vs 10th Avenue East access is not expected to be significant.

Based on the above-considered items, it is concluded that the proposed road network will meet Policy 4.1.3.1 requirements as it relates to the development ability of adjacent lands. Additionally, traffic flow/access and the impacts on public services and utilities/linear infrastructure will meet Policy 4.1.3.1 requirements (as discussed in a subsequent section of this report). Therefore, the above are not considered to be significant.

3.2 Future Active Transportation Connections

Based on a review of the Official Plan and Transportation Master Plan, there are no future active transportation infrastructure improvements/upgrades proposed in the study area. As mentioned above, existing concrete sidewalks are currently provided on the west side of 10th Avenue. The concept site plan for the proposed development includes continuous sidewalks along one side of the private road, with additional sidewalk connections to the apartment buildings. The sidewalks along the private road continue through the development and connect to a proposed multi-use path in the northeast corner of the site, providing a seamless active transportation connection between 10th Avenue and the Greyfair Subdivision once it has been developed. The concept plan also proposes an active transportation connection via the emergency access route south of the site, connecting to 23rd Street.

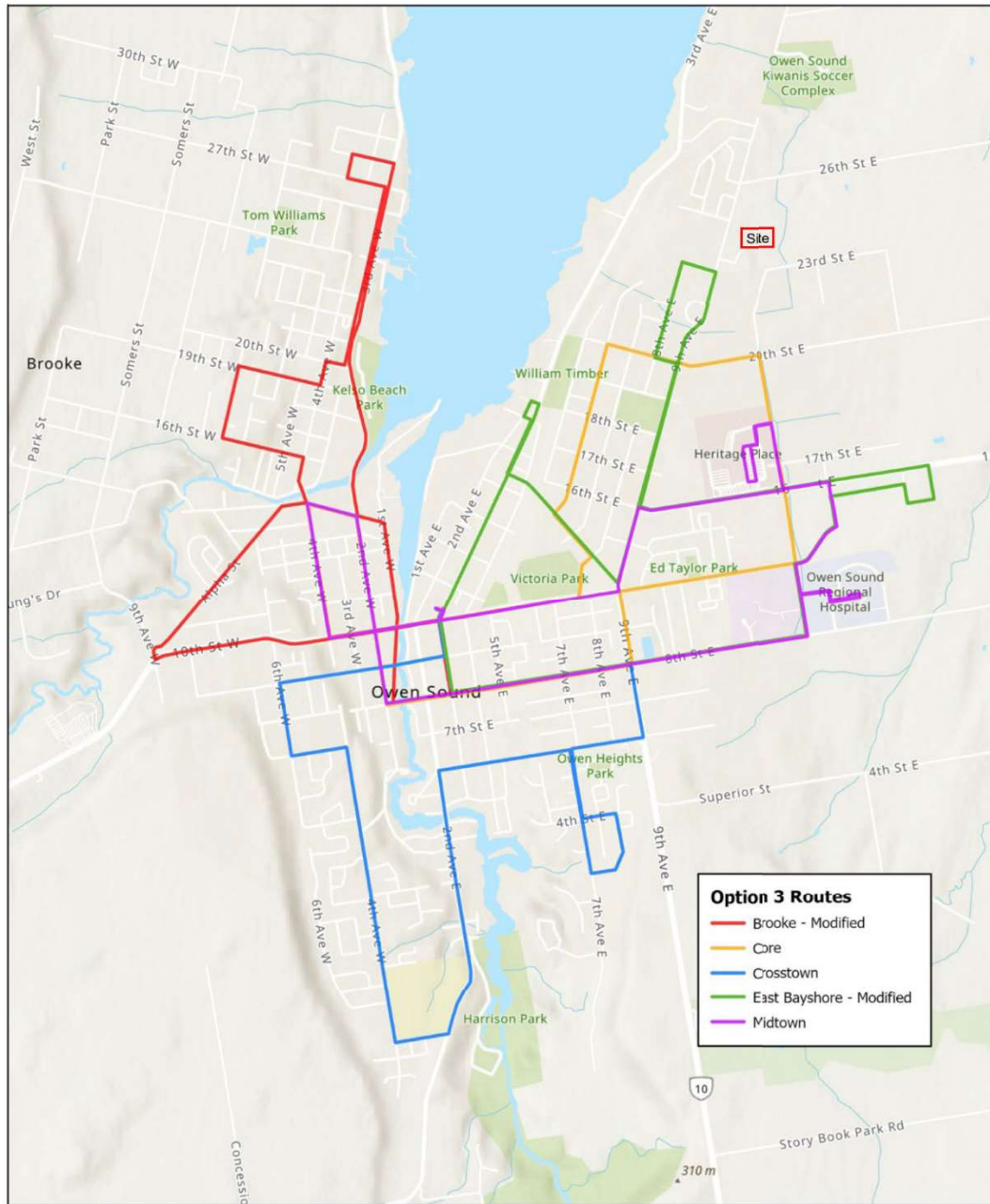
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As per OP Policy 4.1.3.1, providing the active transportation connection between the proposed development and the Greyfair Subdivision does not adversely impact the development ability of surrounding lands and provides a seamless north-south active transportation connection, therefore not adversely impacting the flow of users on the active transportation network.

3.3 Future Transit Connections

In the 2021 Transit Study completed by Dennis Fletcher & Associates, the East Bayshore route has been identified as an above-average performer with available modifications. Option 3 in the transit study, which is the preferred default network includes the East Bayshore route being modified so that it runs as far north as 23rd Street East on 9th Avenue. Based on this, it has been proposed that the East Bayshore route terminate at the southmost intersection of the study area. Figure 7 below illustrates the proposed transit network with the East Bayshore route displayed in green. It should be noted that the trail connection from the subject development to the proposed Greyfair Subdivision will provide a more direct route to 23rd Street which is as far north as the transit route is proposed to run.

Figure 7: Future Transit Network



As outlined above and illustrated in Figure 7, the transit network is proposed to terminate at the intersection of 9th Avenue and 23rd Street East and not travel any further north. Therefore, not providing the local road connection between the Adasha and Greyfair Subdivisions will not impact transit, as the City has proposed to run only fixed service transit south of the study area while leaving the areas to the north as on demand transit. However, it should be noted (as mentioned above) that the active transportation connection from the proposed development to the Greyfair Subdivision will allow transit users to take a more direct route to 23rd Street East.

3.4 Infrastructure Servicing

A Functional Servicing Report (FSR) completed by Clearwater Shores Civil Engineering, dated June 4, 2024 reviews the availability of existing infrastructure connections and site servicing needs. The FSR indicates that there are existing infrastructure connections available to the proposed development with sufficient capacity available. The findings of the FSR indicate that the proposed development can be constructed to the City of Owen Sound Engineering Standards with no impact to the undeveloped lands to the north (Greyfair Subdivision). Therefore, a road servicing corridor is not required to connect the two developments.

3.5 Emergency Access

The existing public road (i.e., 23rd Street A and 10th Avenue) is a total length of 200 m, serving a total of 23 dwelling units. With the proposed development, the total dwelling unit count will increase by 75 units to a total of 98 units. As per the City's Residential Subdivision Policies, a total of 98 dwelling units served by a 200 m roadway exceeds the maximum dwelling units without providing a secondary emergency vehicle access. An emergency vehicle access lane has been proposed to the south of the subject site, connecting to 23rd Street. The proposed emergency access lane is also planned to be used as a sanitary service corridor and an active transportation connection.

The nearest firehall / EMS station to the proposed development which is the closest emergency service is located southwest of the site on Grey Road 15 (3rd Avenue East). If an obstruction were present on 9th Avenue East that would prevent emergency services from using 9th Avenue East as an access route, the alternate route would be to travel north on 3rd Avenue East until it turns into 28th Street East, which then connects to 9th Avenue East, north of the Greyfair Subdivision at the intersection of 9th Avenue East and 26th Street East. This proposed alternate route is approximately 3.5 km in length from the firehall, which equates to a response time of five minutes compared to the two existing routes (via 6th Avenue East, 20th Street East and 9th Avenue East or 6th Avenue East, 16th Street East and 9th Avenue East) which are 3.4 km in length which equates to a five-minute response time.

Under existing conditions, the subdivision located northwest of the Greyfair Subdivision would require the alternate route outlined above to be utilized if 9th Avenue is obstructed north of 20th Street East.

Therefore, not providing the local road connection will not adversely impact the emergency access of surrounding lands when they are developed, as the nearby Greyfair Subdivision has two planned access points that could be used for access purposes in the event of an emergency.

4.0 Proposed Development

4.1 Site Plan and Driveway Access

The proposed retirement community is located at the east end of 10th Avenue East (2300 block) and within the East Bluffs Planning Area. According to the latest concept plan dated March 13, 2024, the proposed retirement community will include a total of 85 dwelling units (63 apartments and 22 townhouses). Access to the development is proposed via a 7.6 m wide private road extending from the current cul-de-sac.

The concept plan for the proposed retirement community is provided in Figure 8.

4.2 Trip Generation

As discussed above, there were two potential options for development of the subject site. To be in accordance with the Terms of Reference proposed by the City's peer review consultant and to provide a comparison between the two options, trip generation was completed for both option A and option B, taking into account the trip generation of the residential component of the Greyfair subdivision. The following scenarios have been used for trip generation.

Greyfair subdivision – consists of 70 single-detached residential lots and commercial/industrial land uses. However, the commercial and industrial uses are planned to be separated from the residential lots and therefore have not been considered in the analysis of this study.

Option A – Includes a total of 54 dwelling units consisting of eight single detached lots, 19 cluster townhouse dwellings and 27 apartment dwellings.

Option B – Includes a total of 85 dwelling units consisting of 63 apartment units (aged 55+) and 22 2-bedroom townhouses (aged 55+).

Both options A and B need to consider the residential trips anticipated along 9th Avenue East as a result of the Greyfair Subdivision, however, option A also needs to consider the expected trips distributed along 10th Avenue East from the Greyfair Subdivision as a result of the 10th Avenue extension.

The proposed Trip Generation was based upon information contained in the publication *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers). The following land use codes (LUC) were used in the generation of trips, based on a general urban / suburban environment:

- LUC 210 (Single-Family Detached Housing) – Greyfair Subdivision residential component and proposed single lots as part of option A.
- LUC 251 (Senior Adult Housing – Single-Family) – Retirement community 55+ townhouses.
- LUC 252 (Senior Adult Housing – Multifamily) – Retirement community 55+ apartments.

The resulting trip generation is summarized in Table 1.

Table 1: Site Trip Generation

Land Use	A.M. Peak Hour (vph)			P.M. Peak Hour (vph)		
	In	Out	Total	In	Out	Total
Greyfair Subdivision						
Single-Family Detached Housing, LUC 210 – 70 units	14	40	54	45	26	71
Option A						
Single-Family Detached Housing, LUC 210 – 8 units	2	5	7	6	3	9
Senior Adult Housing – Single Family, LUC 251 – 19 units	4	7	11	7	5	12
Senior Adult Housing – Multifamily, LUC 252 – 27 units	2	4	6	4	3	7
Option A Total	8	16	24	17	11	28
Option B						
Senior Adult Housing – Single Family, LUC 251 – 22 units	4	8	12	9	5	14
Senior Adult Housing – Multifamily, LUC 252 – 58 units	4	8	12	8	7	15
Option B Total	8	16	24	17	12	29

In summary it is forecasted that the Greyfair Subdivision will generate 54 vph in the a.m. peak hour and 71 vph in the p.m. peak hour, with the development of Option A generating 24 vph in the a.m. peak hour and 28 vph in the p.m. peak hour, or Option B generating 24 vph in the a.m. peak hour and 29 vph in the p.m. peak hour. These forecasted traffic volumes are all two-way volumes and are considered to have a relatively minor impact on the local road networks.

4.3 Trip Distribution and Assignment

Trip distribution and assignment for the proposed development were derived from the existing traffic patterns, the available road network, and the expected origin and destination of residents. The estimated distribution of site trips is outlined in Table 2 and illustrated in Figure 9 and Figure 10 for options A and B respectively.

Table 2: Site Trip Distribution

To / From	Via	Distribution
North	9 th Avenue East	51%
South	9 th Avenue East	48%
West	23 rd Street East	1%
Total		100%

Figure 9: Trip Assignment – Option A

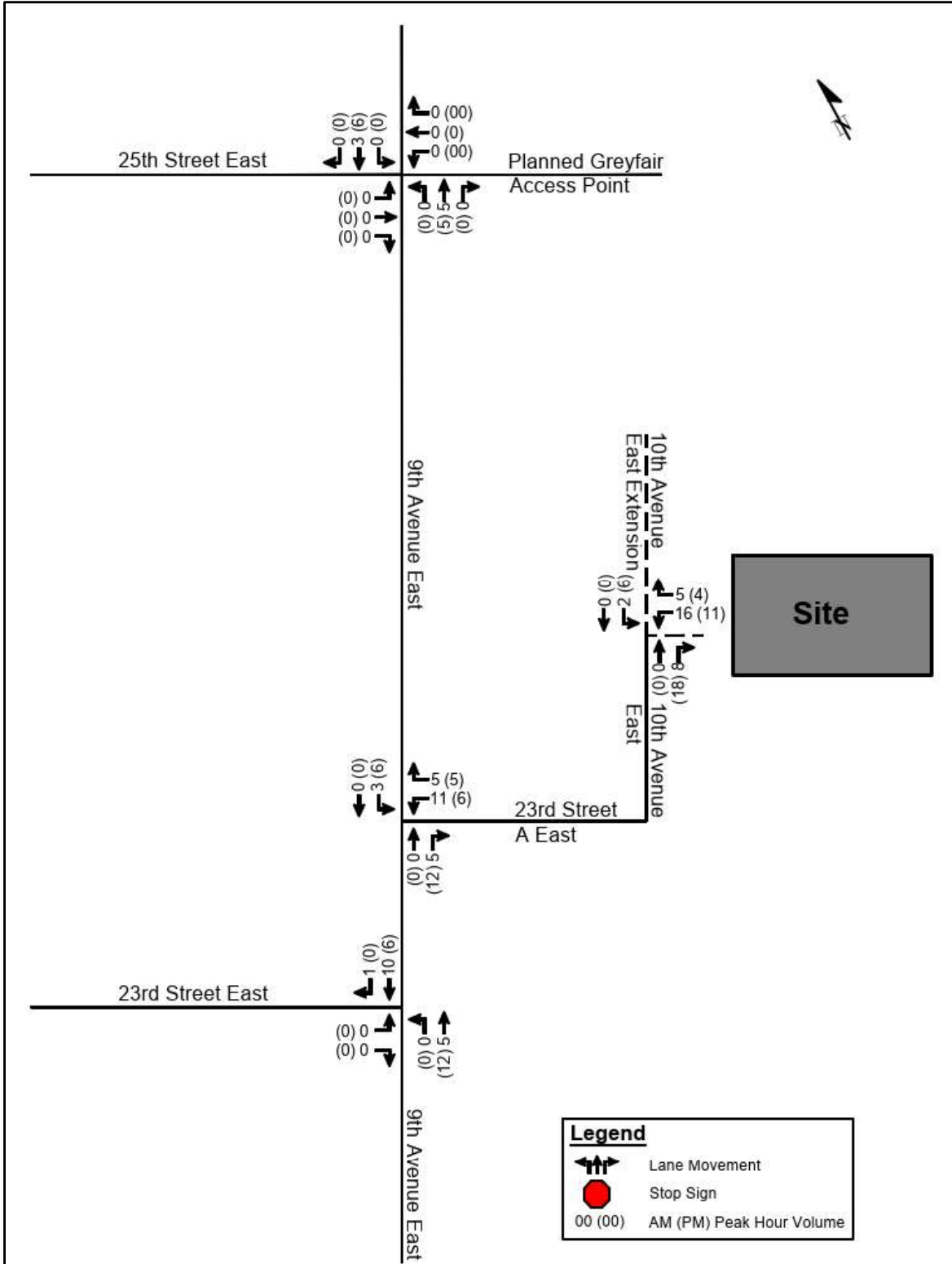
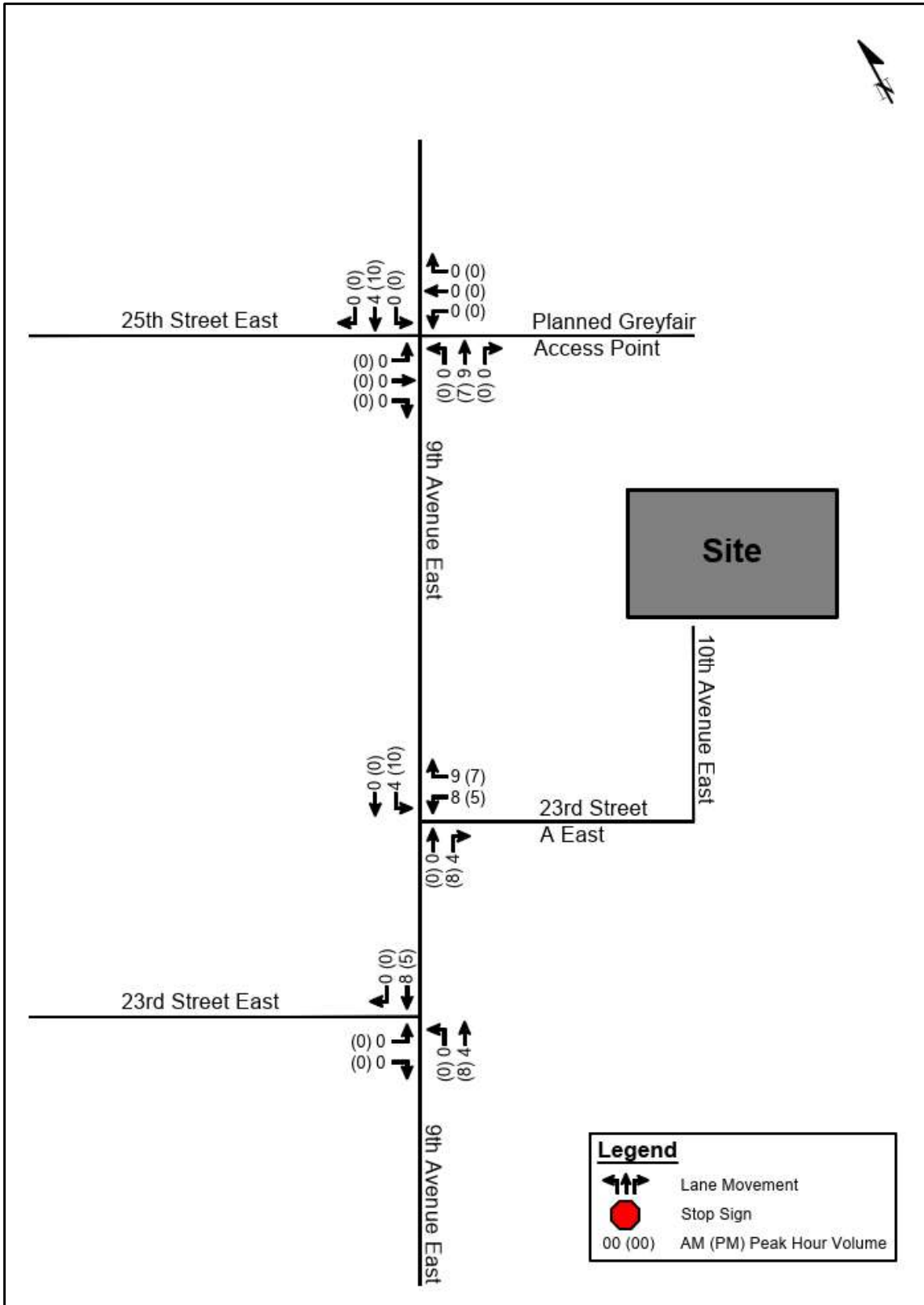


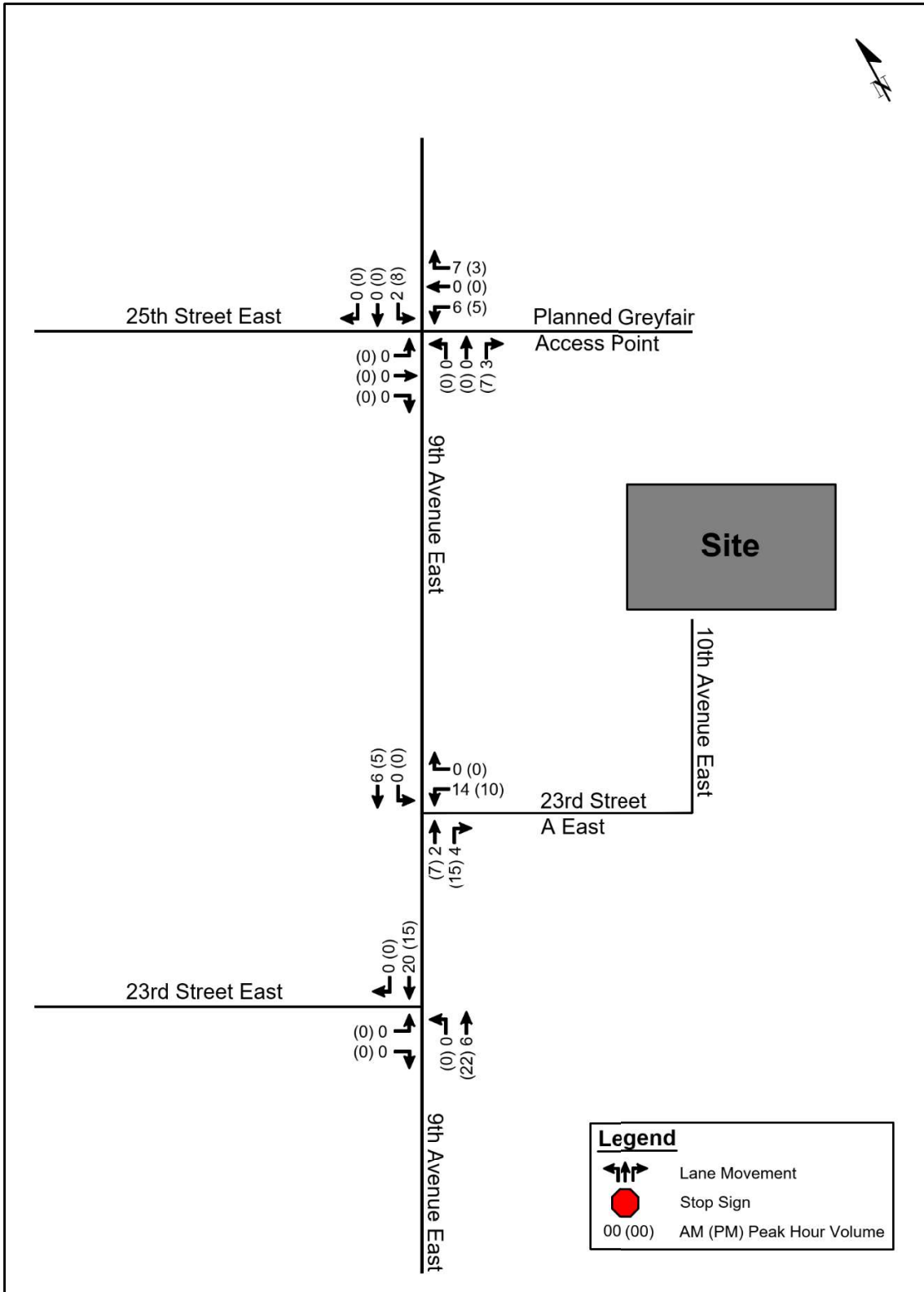
Figure 10: Trip Assignment – Option B



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Based on a network review of the Greyfair Subdivision, it has been assumed that 35% of the trips resulting from the 70 units will utilize the “south” access via the 10th Avenue East extension. The resulting distribution of the Greyfair Subdivision trips is illustrated in Figure 11.

Figure 11: Trip Assignment – Greyfair Subdivision



5.0 Total Traffic Conditions

Total traffic volumes consist of the existing traffic volumes with the addition of the site trips. The resulting total traffic volumes are shown in Figure 12 and Figure 13 for Options A and B respectively.

Figure 12: Total Traffic Volumes – Option A

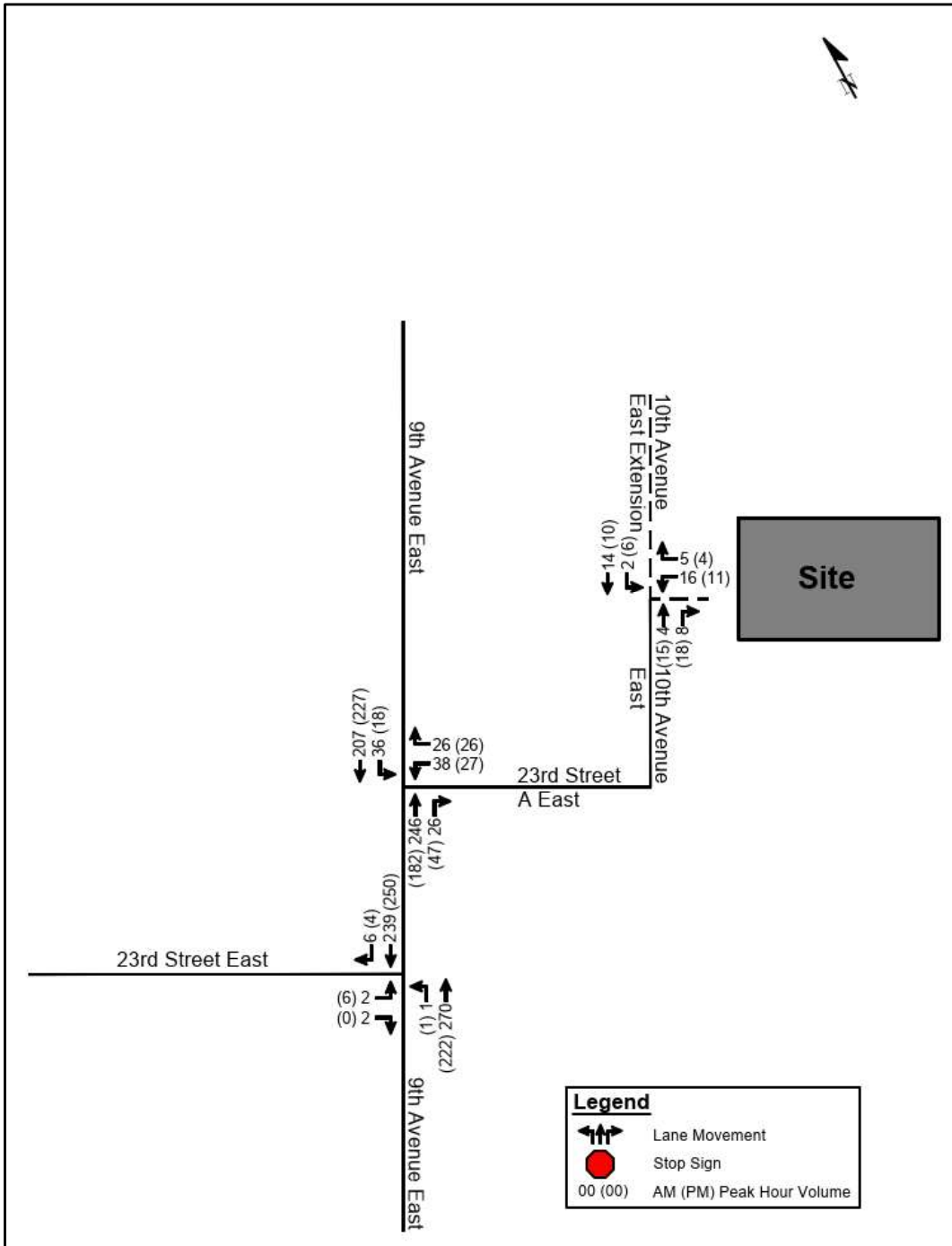
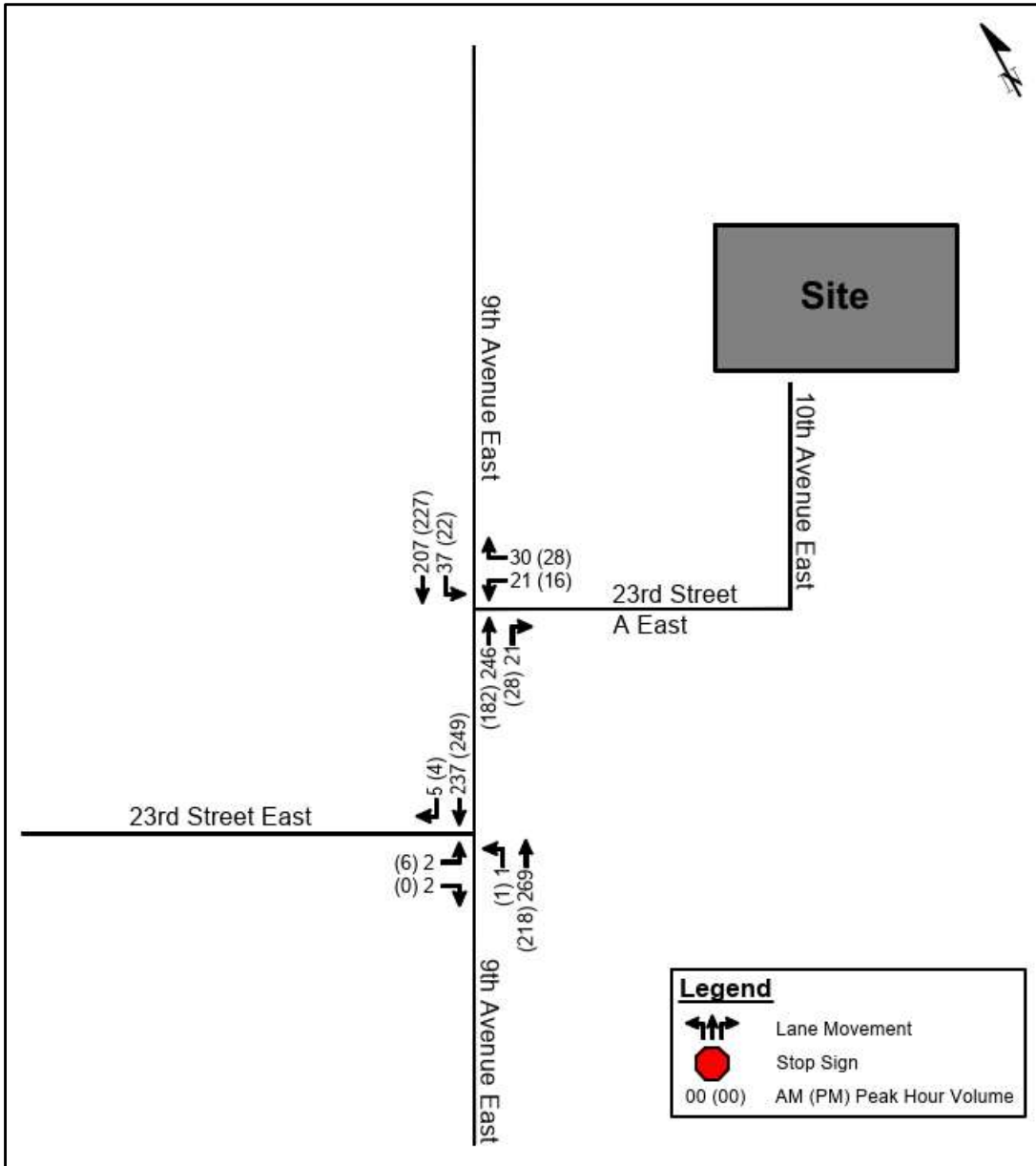


Figure 13: Total Traffic Volumes – Option B



6.0 Traffic Operations Analysis

Traffic operational analysis was conducted under existing and future traffic conditions for the weekday a.m. and p.m. peak hours at all study intersections. Queueing was reviewed using Synchro's 95th percentile queue. Comparisons of the existing storage and projected queue are also summarized. Detailed Synchro reports are provided in Appendix B through D.

6.1 9th Avenue East / 23rd Street A East

Existing and future traffic operations for the intersection of 9th Avenue East and 23rd Street A East are summarized in Table 3.

Table 3: Operational Analysis for 9th Avenue East / 23rd Street A East

Movement	Existing Storage / Link Distance (m)	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
		v/c	LOS (delay, sec)	95 th Queue (m)	v/c	LOS (delay, sec)	95 th Queue (m)
Existing Conditions							
WBLR	30.0	0.13	C (17.3)	3.2	0.08	B (13.2)	2.0
NBT	53.0	0.12	A (0.0)	0.0	0.08	A (0.0)	0.0
NBTR	53.0	0.07	A (0.0)	0.0	0.06	A (0.0)	0.0
SBLT	32.0	0.10	A (5.7)	2.4	0.02	A (1.4)	0.4
SBT	32.0	0.10	A (0.0)	0.0	0.10	A (0.0)	0.0
Future Total Conditions – Option A							
WBLR	30.0	0.26	C (20.6)	6.9	0.15	C (15.1)	4.0
NBT	53.0	0.12	A (0.0)	0.0	0.09	A (0.0)	0.0
NBTR	53.0	0.08	A (0.0)	0.0	0.08	A (0.0)	0.0
SBLT	32.0	0.11	A (6.2)	2.6	0.03	A (2.0)	0.6
SBT	32.0	0.10	A (0.0)	0.0	0.11	A (0.0)	0.0
Future Total Conditions – Option B							
WBLR	30.0	0.20	C (19.0)	5.6	0.12	B (14.1)	3.0
NBT	53.0	0.12	A (0.0)	0.0	0.09	A (0.0)	0.0
NBTR	53.0	0.08	A (0.0)	0.0	0.06	A (0.0)	0.0
SBLT	32.0	0.11	A (6.2)	2.8	0.03	A (2.3)	0.7
SBT	32.0	0.10	A (0.0)	0.0	0.11	A (0.0)	0.0

Under existing and future traffic conditions, all movements are forecast to operate with excess capacity with a LOS C or better and delays under 20.6 seconds. Existing queues and projected queues are forecasted to be within the available storage.

6.2 9th Avenue East / 23rd Street East

Existing and future traffic operations for the intersection of 9th Avenue East and 23rd Street East are summarized in Table 4.

Table 4: Operational Analysis for 9th Avenue East / 23rd Street East

Movement	Existing Storage / Link Distance (m)	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
		v/c	LOS (delay, sec)	95 th Queue (m)	v/c	LOS (delay, sec)	95 th Queue (m)
Existing Conditions							
WBLR	30.0	0.01	B (10.6)	0.1	0.01	B (11.2)	0.3
NBT	53.0	0.00	A (0.1)	0.0	0.00	A (0.1)	0.0
NBTR	53.0	0.12	A (0.0)	0.0	0.09	A (0.0)	0.0
SBLT	32.0	0.15	A (0.0)	0.0	0.16	A (0.0)	0.0
SBT	32.0	0.00	A (0.0)	0.0	0.00	A (0.0)	0.0
Future Total Conditions – Option A							
WBLR	30.0	0.01	B (10.9)	0.1	0.01	B (11.7)	0.3
NBT	53.0	0.00	A (0.1)	0.0	0.00	A (0.1)	0.0
NBTR	53.0	0.13	A (0.0)	0.0	0.11	A (0.0)	0.0
SBLT	32.0	0.17	A (0.0)	0.0	0.18	A (0.0)	0.0
SBT	32.0	0.00	A (0.0)	0.0	0.00	A (0.0)	0.0
Future Total Conditions – Option B							
WBLR	30.0	0.01	B (10.9)	0.1	0.01	B (11.6)	0.3
NBT	53.0	0.00	A (0.1)	0.0	0.00	A (0.1)	0.0
NBTR	53.0	0.13	A (0.0)	0.0	0.10	A (0.0)	0.0
SBLT	32.0	0.17	A (0.0)	0.0	0.18	A (0.0)	0.0
SBT	32.0	0.00	A (0.0)	0.0	0.00	A (0.0)	0.0

Under existing and future traffic conditions, all movements are forecast to operate with excess capacity with a LOS B or better and delays under 11.7 seconds. Existing queues and projected queues are forecasted to be within the available storage.

As shown in the tables above, the peak delay for the intersection of 9th Avenue and 23rd Street A is 17.4 seconds (LOS C) under existing conditions which is forecast to rise to 20.6 seconds (LOS C) under option A, or 19.0 seconds (LOS C) under option B. Similarly, the peak delay for the intersection of 9th Avenue and 23rd Street is 11.2 seconds (LOS B) which is forecast to rise to 11.7 seconds (LOS B) under option A and 11.6 (LOS B) under option B.

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Therefore, based on the data presented above, it can be concluded that although option B consists of more housing (i.e., 85 dwelling units vs 54 units), the additional trips do not add significant delays to the existing intersections. Instead, it can be concluded that option B provides more housing with reduced delays on a per vehicle basis when compared to option A which includes the extension of 10th Avenue. Based on the delays experienced, it can be assumed that the trips destined for the Greyfair Subdivision that are anticipated to utilize the 10th Avenue extension would not cause significant delays by having to utilize one of the two proposed access points.

7.0 Conclusions and Recommendations

Based on the analysis in this study, the main conclusions and recommendations are as follows:

- The property owner (Tenth Avenue Estates Inc.) is seeking approval to develop a retirement community consisting of a total of 85 dwelling units.
- Existing concrete sidewalks are provided on at least one side of each road external to the site which provides a connection to the sidewalks that have been proposed internal to the site. Sidewalks are provided on the west side of 10th Avenue connecting to the sidewalks on the north side of 23rd Street A East which connect to the sidewalks on 9th Avenue East. Concrete sidewalks are provided on the west side of 9th Avenue with limited sidewalks provided on the east side.
- In the study area, the City operates the East Bayshore transit route which runs north-south on 9th Avenue East, with the nearest stop located at the corner of 9th Avenue East and 25th Street East.
- By not providing the local road connection identified in the Official Plan, the ability for the surrounding lands to be developed, vehicular connection, active transportation connection, servicing connection and emergency access of the proposed developments is not restricted and/or adversely impacted.
- Policy 4.1.3.1 requires that lands be developed in general conformity with the schematic road system in the Official Plan with changes permitted as long as the proposed configuration does not adversely impact the development ability of adjoining lands or the general traffic flow provided. It is concluded that the proposed road network will meet Policy 4.1.3.1 requirements and the impacts to public services and utilities/linear infrastructure are not considered to be significant.
- Option 3 presented in the 2021 transit study is identified as the preferred default network which includes the East Bayshore route being modified so that it runs as far north as 23rd Street East on 9th Avenue. As a result of this route being proposed to terminate at the intersection of 9th Avenue and 23rd Street East and not travel any further north, not providing the local road connection between the existing Adasha Subdivision (i.e., located south of the site) and the proposed Greyfair Subdivision will not impact transit, assuming an active transportation connection is provided through the subject development to access 23rd Street East more directly. Under the future modification, the City has proposed to only run fixed service transit south of the study area while leaving the areas to the north as on-demand transit.
- With the proposed development, the total dwelling unit count along 10th Avenue East will increase by 75 units to a total of 98 units. As per the City's Residential Subdivision Policies, a total of 98 dwelling units served by a 200 m roadway exceeds the maximum number of dwelling units without providing a secondary emergency vehicle access. An emergency vehicle access lane has been proposed from the south of the subject site, connecting to 23rd Street.

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- Based on a review of the firehall / emergency service locations with regards to distance and time of response, not providing the local road connection will not adversely impact the emergency access of surrounding lands when they are developed as the nearby Greyfair Subdivision has two planned access points that could be used for access purposes in the event of an emergency.
- Under existing and future total conditions, all movements at the study intersections (9th Avenue East / 23rd Street East and 9th Avenue East / 23rd Street A East) are forecast to operate with excess capacity at a LOS C or better and delays under 20.6 seconds. Existing queues and projected queues are forecasted to be within the available storage.
- The peak delay for the intersection of 9th Avenue and 23rd Street A is 17.4 seconds (LOS C) in the a.m. and 13.2 seconds (LOS B) in the p.m. under existing conditions. The peak delay is forecast to rise to 20.6 seconds (LOS C) in the a.m. and 15.1 seconds (LOS B) in the p.m. under option A, or 19.0 seconds (LOS C) in the a.m. and 14.1 seconds (LOS B) in the p.m. under option B. Similarly, the peak delay for the intersection of 9th Avenue and 23rd Street is 10.6 seconds (LOS B) in the a.m. and 11.2 seconds (LOS B) in the p.m. under existing conditions. The peak delay is forecast to rise to 10.9 seconds (LOS B) in the a.m. and 11.7 seconds (LOS B) in the p.m. under option A and 10.9 seconds (LOS B) in the a.m. and 11.6 seconds (LOS B) in the p.m. under option B. Therefore, it can be concluded that although option B consists of more housing (i.e., 85 dwelling units vs 54 units) the additional trips do not add significant delays to the existing intersections. Instead, it can be concluded that option B, provides more housing with reduced delays on a per vehicle basis when compared to option A which includes the extension of 10th Avenue. Based on the delays experienced, it can be assumed that the trips destined for the Greyfair Subdivision that are anticipated to utilize the 10th Avenue extension would not cause significant delays by having to utilize one of the two proposed access points.

In conclusion, it has been determined that the existing road network can accommodate the proposed development, based on operational parameters (i.e., capacity, delay, queueing, etc.). Additionally, this study has provided the technical justification to support the development of option B which includes not establishing the local road connection as per the City's Official Plan.



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Appendix A

Existing Traffic Counts

Peak Hour Diagram

Specified Period

From: 07:00:00
To: 09:00:00

One Hour Peak

From: 08:00:00
To: 09:00:00




Intersection: 9th Ave E & 23rd St A E
Site Code: 2416800001
Count Date: Apr 16, 2024

Weather conditions: Clear




**** Unsignalized Intersection ****

Major Road: 9th Ave E runs N/S

North Approach

	Out	In	Total
	201	233	434
	33	32	65
	0	0	0
Totals	234	265	499

9th Ave E

	0	0	0
	25	8	0
	176	25	0
Totals	201	33	0






Peds: 14

Peds: 0






Peds: 0

Peds: 3




Totals	244	17	0
	218	14	0
	26	3	0
	0	0	0

9th Ave E




East Approach

	Out	In	Total
	27	39	66
	7	11	18
	0	0	0
Totals	34	50	84


23rd St A E

Totals			
0	0	0	0
21	15	6	0
13	12	1	0

South Approach

	Out	In	Total
	232	188	420
	29	26	55
	0	0	0
Totals	261	214	475

 - Cars

 - Trucks

 - Bicycles

Comments



Peak Hour Summary

Intersection: 9th Ave E & 23rd St A E
 Site Code: 2416800001
 Count Date: Apr 16, 2024
 Period: 07:00 - 09:00

Peak Hour Data (08:00 - 09:00)

Start Time	North Approach 9th Ave E			South Approach 9th Ave E			East Approach 23rd St A E			West Approach			Total Vehicles
	↑	↑	Total	↑	↑	Total	↑	↑	Total	↑	↑	Total	
08:00	9	31	40	48	2	50	2	3	5	0	0	0	95
08:15	10	39	49	58	5	63	6	2	8	0	0	0	120
08:30	11	64	75	72	5	77	2	11	13	0	0	0	165
08:45	3	67	70	66	5	71	3	5	8	0	0	0	149
Grand Total	33	201	234	244	17	261	13	21	34	0	0	0	529
Approach %	14.1	85.9	-	93.5	6.5	-	38.2	61.8	-	-	-	-	-
Totals %	6.2	38	44.2	46.1	3.2	49.3	2.5	4	6.4	-	-	-	-
PHF	0.75	0.75	0.78	0.85	0.85	0.85	0.54	0.48	0.65	0	0	0	0.8
Cars	25	176	201	218	14	232	12	15	27	0	0	0	460
% Cars	75.8	87.6	85.9	89.3	82.4	88.9	92.3	71.4	79.4	0	0	0	87
Trucks	8	25	33	26	3	29	1	6	7	0	0	0	69
% Trucks	24.2	12.4	14.1	10.7	17.6	11.1	7.7	28.6	20.6	0	0	0	13
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0
Peds			14			3			0			0	17
% Peds			82.4			17.6			-			0	-

Peak Hour Diagram

Specified Period

From: 15:00:00
To: 18:00:00

One Hour Peak

From: 15:00:00
To: 16:00:00




Intersection: 9th Ave E & 23rd St A E
Site Code: 2416800001
Count Date: Apr 16, 2024

Weather conditions: Clear




**** Unsignalized Intersection ****

Major Road: 9th Ave E runs N/S

North Approach

	Out	In	Total
	228	182	410
	6	13	19
	0	1	1
Totals	234	196	430

9th Ave E

	0	0	0
	5	1	0
	217	11	0
Totals	222	12	0






Peds: 1

Peds: 0






Peds: 0

Peds: 3







Totals	175	20	0
	165	18	0
	9	1	0
	1	1	0

9th Ave E




East Approach

	Out	In	Total
	27	29	56
	5	2	7
	0	1	1
Totals	32	32	64


23rd St A E

Totals			
	0	0	0
	21	17	4
	11	10	1

South Approach

	Out	In	Total
	183	227	410
	10	6	16
	2	0	2
Totals	195	233	428

 - Cars

 - Trucks

 - Bicycles

Comments



Peak Hour Summary

Intersection: 9th Ave E & 23rd St A E
 Site Code: 2416800001
 Count Date: Apr 16, 2024
 Period: 15:00 - 18:00

Peak Hour Data (15:00 - 16:00)

Start Time	North Approach 9th Ave E			South Approach 9th Ave E			East Approach 23rd St A E			West Approach			Total Vehicles
	Cars	Trucks	Bicycles	Cars	Trucks	Bicycles	Cars	Trucks	Bicycles	Cars	Trucks	Bicycles	
15:00	3	66	0	46	10	0	4	8	0	0	0	0	137
15:15	4	69	0	52	5	0	4	5	0	0	0	0	139
15:30	0	47	0	41	2	0	0	3	0	0	0	0	93
15:45	5	40	0	36	3	0	3	5	0	0	0	0	92
Grand Total	12	222	0	175	20	0	11	21	0	0	0	0	461
Approach %	5.1	94.9	0	89.7	10.3	0	34.4	65.6	0	-	-	-	-
Totals %	2.6	48.2	0	38	4.3	0	2.4	4.6	0	6.9	0	0	0
PHF	0.6	0.8	0	0.84	0.5	0	0.69	0.66	0	0.67	0	0	0.83
Cars	11	217	0	165	18	0	10	17	0	27	0	0	438
% Cars	91.7	97.7	0	94.3	90	0	90.9	81	0	84.4	0	0	95
Trucks	1	5	0	9	1	0	1	4	0	5	0	0	21
% Trucks	8.3	2.3	0	5.1	5	0	9.1	19	0	15.6	0	0	4.6
Bicycles	0	0	0	1	1	0	0	0	0	0	0	0	2
% Bicycles	0	0	0	0.6	5	0	1	0	0	0	0	0	0.4
Peds			1			3				0		0	4
% Peds			25			75				-		0	-

Peak Hour Diagram

Specified Period

From: 07:00:00
To: 09:00:00

One Hour Peak

From: 08:00:00
To: 09:00:00




Intersection: 9th Ave E & 23rd St E
Site Code: 2416800002
Count Date: Apr 16, 2024

Weather conditions: Clear




**** Unsignalized Intersection ****

Major Road: 9th Ave E runs N/S

North Approach

	Out	In	Total
	188	232	420
	26	29	55
	0	0	0
Totals	214	261	475




9th Ave E

	0	0	0
	0	26	0
	5	183	0
Totals	5	209	0



Peds: 0

23rd St E

			Totals
0	0	0	0
0	0	2	2
0	0	2	2






Peds: 0






Peds: 0

Peds: 0

West Approach




	Out	In	Total
	4	6	10
	0	0	0
	0	0	0
Totals	4	6	10

	Out	In	Total
	1	230	0
	0	29	0
	0	0	0
Totals	1	259	0




9th Ave E

South Approach

	Out	In	Total
	231	185	416
	29	26	55
	0	0	0
Totals	260	211	471

 - Cars

 - Trucks

 - Bicycles

Comments

Peak Hour Diagram

Specified Period

From: 15:00:00
To: 18:00:00

One Hour Peak

From: 15:00:00
To: 16:00:00

Intersection: 9th Ave E & 23rd St E
Site Code: 241680002
Count Date: Apr 16, 2024

Weather conditions: Clear

**** Unsignalized Intersection ****

Major Road: 9th Ave E runs N/S

North Approach

	Out	In	Total
	227	182	409
	6	10	16
	0	2	2
Totals	233	194	427

9th Ave E

	0	0	0
	0	6	0
	4	223	0
Totals	4	229	0



Peds: 1

23rd St E

			Totals
0	0	0	0
0	0	6	6
0	0	0	0



Peds: 0



Peds: 0

Peds: 0

West Approach

	Out	In	Total
	6	5	11
	0	0	0
	0	0	0
Totals	6	5	11

Totals	1	188	0
	1	176	0
	0	10	0
	0	2	0



9th Ave E

South Approach

	Out	In	Total
	177	223	400
	10	6	16
	2	0	2
Totals	189	229	418

- Cars

- Trucks

- Bicycles

Comments



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Appendix B

Existing Conditions Synchro Reports

HCM Unsignalized Intersection Capacity Analysis
1: 9th Avenue East & 23rd Street A East

Existing AM

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	13	21	244	17	33	201
Future Volume (Veh/h)	13	21	244	17	33	201
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	16	26	305	21	41	251
Pedestrians			3			14
Lane Width (m)			3.7			3.7
Walking Speed (m/s)			1.1			1.1
Percent Blockage			0			1
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	526	177			326	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	526	177			326	
tC, single (s)	8.3	12.6			8.9	
tC, 2 stage (s)						
tF (s)	4.3	6.2			4.6	
p0 queue free %	95	93			90	
cM capacity (veh/h)	302	359			424	
Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	42	203	123	125	167	
Volume Left	16	0	0	41	0	
Volume Right	26	0	21	0	0	
cSH	335	1700	1700	424	1700	
Volume to Capacity	0.13	0.12	0.07	0.10	0.10	
Queue Length 95th (m)	3.2	0.0	0.0	2.4	0.0	
Control Delay (s/veh)	17.3	0.0	0.0	5.7	0.0	
Lane LOS	C		A			
Approach Delay (s/veh)	17.3	0.0	2.4			
Approach LOS	C					
Intersection Summary						
Average Delay			2.2			
Intersection Capacity Utilization			30.9%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

2: 9th Avenue East & 23rd Street East










Existing AM



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			↑↑	↑	↑
Traffic Volume (veh/h)	2	2	1	259	209	5
Future Volume (Veh/h)	2	2	1	259	209	5
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	2	2	1	312	252	6
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	410	252	258			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	410	252	258			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	574	754	1318			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	4	105	208	252	6	
Volume Left	2	1	0	0	0	
Volume Right	2	0	0	0	6	
cSH	652	1318	1700	1700	1700	
Volume to Capacity	0.01	0.00	0.12	0.15	0.00	
Queue Length 95th (m)	0.1	0.0	0.0	0.0	0.0	
Control Delay (s/veh)	10.6	0.1	0.0	0.0	0.0	
Lane LOS	B	A				
Approach Delay (s/veh)	10.6	0.0		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay	0.1					
Intersection Capacity Utilization	21.0%			ICU Level of Service	A	
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
1: 9th Avenue East & 23rd Street A East

Existing PM

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	11	21	175	20	12	222
Future Volume (Veh/h)	11	21	175	20	12	222
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	13	25	211	24	14	267
Pedestrians			3			1
Lane Width (m)			3.7			3.7
Walking Speed (m/s)			1.1			1.1
Percent Blockage			0			0
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	388	119			235	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	388	119			235	
tC, single (s)	8.6	10.7			5.8	
tC, 2 stage (s)						
tF (s)	4.4	5.2			3.0	
p0 queue free %	97	95			98	
cM capacity (veh/h)	398	529			899	
Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	38	141	94	103	178	
Volume Left	13	0	0	14	0	
Volume Right	25	0	24	0	0	
cSH	475	1700	1700	899	1700	
Volume to Capacity	0.08	0.08	0.06	0.02	0.10	
Queue Length 95th (m)	2.0	0.0	0.0	0.4	0.0	
Control Delay (s/veh)	13.2	0.0	0.0	1.4	0.0	
Lane LOS	B		A			
Approach Delay (s/veh)	13.2	0.0	0.5			
Approach LOS	B					
Intersection Summary						
Average Delay			1.2			
Intersection Capacity Utilization			25.4%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
2: 9th Avenue East & 23rd Street East

Existing PM



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			↑↑	↑	↑
Traffic Volume (veh/h)	6	0	1	188	229	4
Future Volume (Veh/h)	6	0	1	188	229	4
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	7	0	1	229	279	5
Pedestrians					1	
Lane Width (m)					3.7	
Walking Speed (m/s)					1.1	
Percent Blockage					0	
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	397	279	284			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	397	279	284			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	100	100			
cM capacity (veh/h)	585	724	1290			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	7	77	153	279	5	
Volume Left	7	1	0	0	0	
Volume Right	0	0	0	0	5	
cSH	585	1290	1700	1700	1700	
Volume to Capacity	0.01	0.00	0.09	0.16	0.00	
Queue Length 95th (m)	0.3	0.0	0.0	0.0	0.0	
Control Delay (s/veh)	11.2	0.1	0.0	0.0	0.0	
Lane LOS	B	A				
Approach Delay (s/veh)	11.2	0.0		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			22.1%	ICU Level of Service	A	
Analysis Period (min)			15			



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Appendix C

Option A Synchro Reports












HCM Unsignalized Intersection Capacity Analysis
 1: 9th Avenue East & 23rd Street A East

Total AM - Option A

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	38	26	246	26	36	207
Future Volume (Veh/h)	38	26	246	26	36	207
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	48	32	308	32	45	259
Pedestrians			3			14
Lane Width (m)			3.7			3.7
Walking Speed (m/s)			1.1			1.1
Percent Blockage			0			1
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	547	184			340	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	547	184			340	
tC, single (s)	8.3	12.6			8.9	
tC, 2 stage (s)						
tF (s)	4.3	6.2			4.6	
p0 queue free %	83	91			89	
cM capacity (veh/h)	287	353			413	
Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	80	205	135	131	173	
Volume Left	48	0	0	45	0	
Volume Right	32	0	32	0	0	
cSH	310	1700	1700	413	1700	
Volume to Capacity	0.26	0.12	0.08	0.11	0.10	
Queue Length 95th (m)	7.7	0.0	0.0	2.8	0.0	
Control Delay (s/veh)	20.6	0.0	0.0	6.2	0.0	
Lane LOS	C			A		
Approach Delay (s/veh)	20.6	0.0	2.7			
Approach LOS	C					
Intersection Summary						
Average Delay			3.4			
Intersection Capacity Utilization			32.0%	ICU Level of Service	A	
Analysis Period (min)			15			










HCM Unsignalized Intersection Capacity Analysis
 2: 9th Avenue East & 23rd Street East

Total AM - Option A

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				 		
Traffic Volume (veh/h)	2	2	1	270	239	6
Future Volume (Veh/h)	2	2	1	270	239	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	2	2	1	325	288	7
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	453	288	295			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	453	288	295			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	540	715	1278			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	4	109	217	288	7	
Volume Left	2	1	0	0	0	
Volume Right	2	0	0	0	7	
cSH	615	1278	1700	1700	1700	
Volume to Capacity	0.01	0.00	0.13	0.17	0.00	
Queue Length 95th (m)	0.1	0.0	0.0	0.0	0.0	
Control Delay (s/veh)	10.9	0.1	0.0	0.0	0.0	
Lane LOS	B	A				
Approach Delay (s/veh)	10.9	0.0		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay	0.1					
Intersection Capacity Utilization	22.6%			ICU Level of Service	A	
Analysis Period (min)	15					










HCM Unsignalized Intersection Capacity Analysis
 4: 10th Avenue East/10th Avenue Extension & Proposed Access

Total AM - Option A

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	16	5	4	8	2	14
Future Volume (Veh/h)	16	5	4	8	2	14
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	17	5	4	9	2	15
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	28	9			13	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	28	9			13	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	98	100			100	
cM capacity (veh/h)	991	1079			1619	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	22	13	17			
Volume Left	17	0	2			
Volume Right	5	9	0			
cSH	1010	1700	1619			
Volume to Capacity	0.02	0.01	0.00			
Queue Length 95th (m)	0.5	0.0	0.0			
Control Delay (s/veh)	8.6	0.0	0.9			
Lane LOS	A		A			
Approach Delay (s/veh)	8.6	0.0	0.9			
Approach LOS	A					
Intersection Summary						
Average Delay			3.9			
Intersection Capacity Utilization			13.3%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 1: 9th Avenue East & 23rd Street A East

Total PM - Option A

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	27	26	182	47	18	227
Future Volume (Veh/h)	27	26	182	47	18	227
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	33	31	219	57	22	273
Pedestrians			3			1
Lane Width (m)			3.7			3.7
Walking Speed (m/s)			1.1			1.1
Percent Blockage			0			0
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	431	139			276	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	431	139			276	
tC, single (s)	8.6	10.7			5.8	
tC, 2 stage (s)						
tF (s)	4.4	5.2			3.0	
p0 queue free %	91	94			97	
cM capacity (veh/h)	364	505			856	
Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	64	146	130	113	182	
Volume Left	33	0	0	22	0	
Volume Right	31	0	57	0	0	
cSH	421	1700	1700	856	1700	
Volume to Capacity	0.15	0.09	0.08	0.03	0.11	
Queue Length 95th (m)	4.0	0.0	0.0	0.6	0.0	
Control Delay (s/veh)	15.1	0.0	0.0	2.0	0.0	
Lane LOS	C		A			
Approach Delay (s/veh)	15.1	0.0	0.8			
Approach LOS	C					
Intersection Summary						
Average Delay			1.9			
Intersection Capacity Utilization			27.0%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 2: 9th Avenue East & 23rd Street East










Total PM - Option A



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			↑↑	↑	↗
Traffic Volume (veh/h)	6	0	1	222	250	4
Future Volume (Veh/h)	6	0	1	222	250	4
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	7	0	1	271	305	5
Pedestrians					1	
Lane Width (m)					3.7	
Walking Speed (m/s)					1.1	
Percent Blockage					0	
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	444	305	310			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	444	305	310			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	100	100			
cM capacity (veh/h)	547	697	1262			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	7	91	181	305	5	
Volume Left	7	1	0	0	0	
Volume Right	0	0	0	0	5	
cSH	547	1262	1700	1700	1700	
Volume to Capacity	0.01	0.00	0.11	0.18	0.00	
Queue Length 95th (m)	0.3	0.0	0.0	0.0	0.0	
Control Delay (s/veh)	11.7	0.1	0.0	0.0	0.0	
Lane LOS	B	A				
Approach Delay (s/veh)	11.7	0.0		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			23.2%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 4: 10th Avenue East/10th Avenue Extension & Proposed Access

Total PM - Option A

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	11	4	15	18	6	10
Future Volume (Veh/h)	11	4	15	18	6	10
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	4	16	20	7	11
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	51	26			36	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	51	26			36	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	959	1056			1588	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	16	36	18			
Volume Left	12	0	7			
Volume Right	4	20	0			
cSH	981	1700	1588			
Volume to Capacity	0.02	0.02	0.00			
Queue Length 95th (m)	0.4	0.0	0.1			
Control Delay (s/veh)	8.7	0.0	2.8			
Lane LOS	A		A			
Approach Delay (s/veh)	8.7	0.0	2.8			
Approach LOS	A					
Intersection Summary						
Average Delay			2.7			
Intersection Capacity Utilization			15.9%	ICU Level of Service		A
Analysis Period (min)	15					



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Appendix D

Option B Synchro Reports












HCM Unsignalized Intersection Capacity Analysis
 1: 9th Avenue East & 23rd Street A East

Total AM - Option B

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	21	30	246	21	37	207
Future Volume (Veh/h)	21	30	246	21	37	207
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	26	38	308	26	46	259
Pedestrians			3			14
Lane Width (m)			3.7			3.7
Walking Speed (m/s)			1.1			1.1
Percent Blockage			0			1
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	546	181			334	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	546	181			334	
tC, single (s)	8.4	12.7			8.9	
tC, 2 stage (s)						
tF (s)	4.3	6.2			4.6	
p0 queue free %	91	89			89	
cM capacity (veh/h)	283	352			421	
Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	64	205	129	132	173	
Volume Left	26	0	0	46	0	
Volume Right	38	0	26	0	0	
cSH	320	1700	1700	421	1700	
Volume to Capacity	0.20	0.12	0.08	0.11	0.10	
Queue Length 95th (m)	5.6	0.0	0.0	2.8	0.0	
Control Delay (s/veh)	19.0	0.0	0.0	6.2	0.0	
Lane LOS	C		A			
Approach Delay (s/veh)	19.0	0.0	2.7			
Approach LOS	C					
Intersection Summary						
Average Delay			2.9			
Intersection Capacity Utilization			31.6%	ICU Level of Service	A	
Analysis Period (min)			15			










HCM Unsignalized Intersection Capacity Analysis
 2: 9th Avenue East & 23rd Street East

Total AM - Option B

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				 		
Traffic Volume (veh/h)	2	2	1	269	237	5
Future Volume (Veh/h)	2	2	1	269	237	5
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	2	2	1	324	286	6
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	450	286	292			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	450	286	292			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	542	717	1281			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	4	109	216	286	6	
Volume Left	2	1	0	0	0	
Volume Right	2	0	0	0	6	
cSH	618	1281	1700	1700	1700	
Volume to Capacity	0.01	0.00	0.13	0.17	0.00	
Queue Length 95th (m)	0.1	0.0	0.0	0.0	0.0	
Control Delay (s/veh)	10.9	0.1	0.0	0.0	0.0	
Lane LOS	B	A				
Approach Delay (s/veh)	10.9	0.0		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay	0.1					
Intersection Capacity Utilization	22.5%			ICU Level of Service	A	
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
 1: 9th Avenue East & 23rd Street A East

Total PM - Option B

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	16	28	182	28	22	227
Future Volume (Veh/h)	16	28	182	28	22	227
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	19	34	219	34	27	273
Pedestrians			3			1
Lane Width (m)			3.7			3.7
Walking Speed (m/s)			1.1			1.1
Percent Blockage			0			0
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	430	128			253	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	430	128			253	
tC, single (s)	8.6	10.7			5.7	
tC, 2 stage (s)						
tF (s)	4.4	5.2			3.0	
p0 queue free %	95	93			97	
cM capacity (veh/h)	364	518			892	
Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	53	146	107	118	182	
Volume Left	19	0	0	27	0	
Volume Right	34	0	34	0	0	
cSH	450	1700	1700	892	1700	
Volume to Capacity	0.12	0.09	0.06	0.03	0.11	
Queue Length 95th (m)	3.0	0.0	0.0	0.7	0.0	
Control Delay (s/veh)	14.1	0.0	0.0	2.3	0.0	
Lane LOS	B		A			
Approach Delay (s/veh)	14.1	0.0	0.9			
Approach LOS	B					
Intersection Summary						
Average Delay			1.7			
Intersection Capacity Utilization			26.5%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 2: 9th Avenue East & 23rd Street East

Total PM - Option B



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			↑↑	↑	↑
Traffic Volume (veh/h)	6	0	1	218	249	4
Future Volume (Veh/h)	6	0	1	218	249	4
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	7	0	1	266	304	5
Pedestrians					1	
Lane Width (m)					3.7	
Walking Speed (m/s)					1.1	
Percent Blockage					0	
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	440	304	309			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	440	304	309			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	100	100			
cM capacity (veh/h)	550	698	1263			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	7	90	177	304	5	
Volume Left	7	1	0	0	0	
Volume Right	0	0	0	0	5	
cSH	550	1263	1700	1700	1700	
Volume to Capacity	0.01	0.00	0.10	0.18	0.00	
Queue Length 95th (m)	0.3	0.0	0.0	0.0	0.0	
Control Delay (s/veh)	11.6	0.1	0.0	0.0	0.0	
Lane LOS	B	A				
Approach Delay (s/veh)	11.6	0.0		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			23.1%	ICU Level of Service	A	
Analysis Period (min)			15			

