

March 16th, 2023

The Links at Brunello

1300-200 Barrington Street
Halifax, NS B3J 3K1
Attention: Mr. Andrew Giles

RE: Amalfi Way Multi-Unit Site – Traffic Impact Statement

DesignPoint Engineering & Surveying Ltd. is pleased to submit this traffic impact statement for a multi-unit building on Amalfi Way. The nine-story building is part of the Brunello development and will have 76 residential units with a single two-way access on Amalfi Way. The building is included in Phase 3A of the Brunello development and is expected to be completed within 3 – 5 years.

Site Location

The development is located on the north side of Amalfi Way, east of Timberlea Village Parkway.

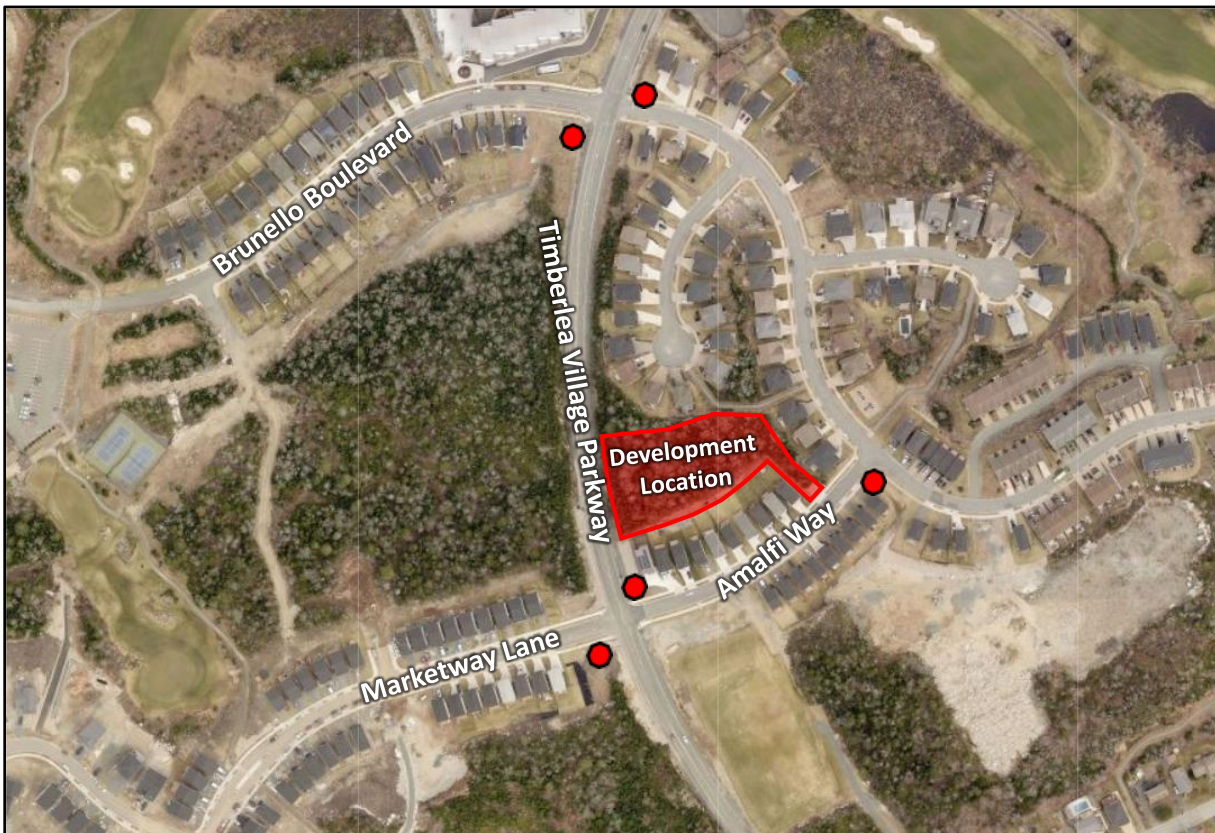


Figure 1: Site location

Amalfi Way

Amalfi Way is a two-lane local street with a posted speed limit of 50 km/h. The street is fronted by single-family homes and is approximately 170 m long. There are sidewalks on both sides, and on-street parking is permitted.

Amalfi Way / Marketway Lane at Timberlea Village Parkway

The northern intersection is a four-legged, two-way stop-controlled intersection. Marketway Lane and Amalfi Way have 50 km/h posted speeds, and Timberlea Village Parkway, classified as an arterial street, has a 70 km/h posted speed. Timberlea Village Parkway has auxiliary left turn lanes in each direction. Amalfi Way is a single-lane, shared approach.



Figure 2: Intersection of Marketway Lane / Amalfi Way and Timberlea Village Parkway

Amalfi Way at Maple Grove Avenue

The Amalfi Way and Maple Grove Avenue intersection is a three-legged, two-way stop-controlled intersection, with stop control on Amalfi Way. Both streets are classified as local streets with 50 km/h posted speeds.

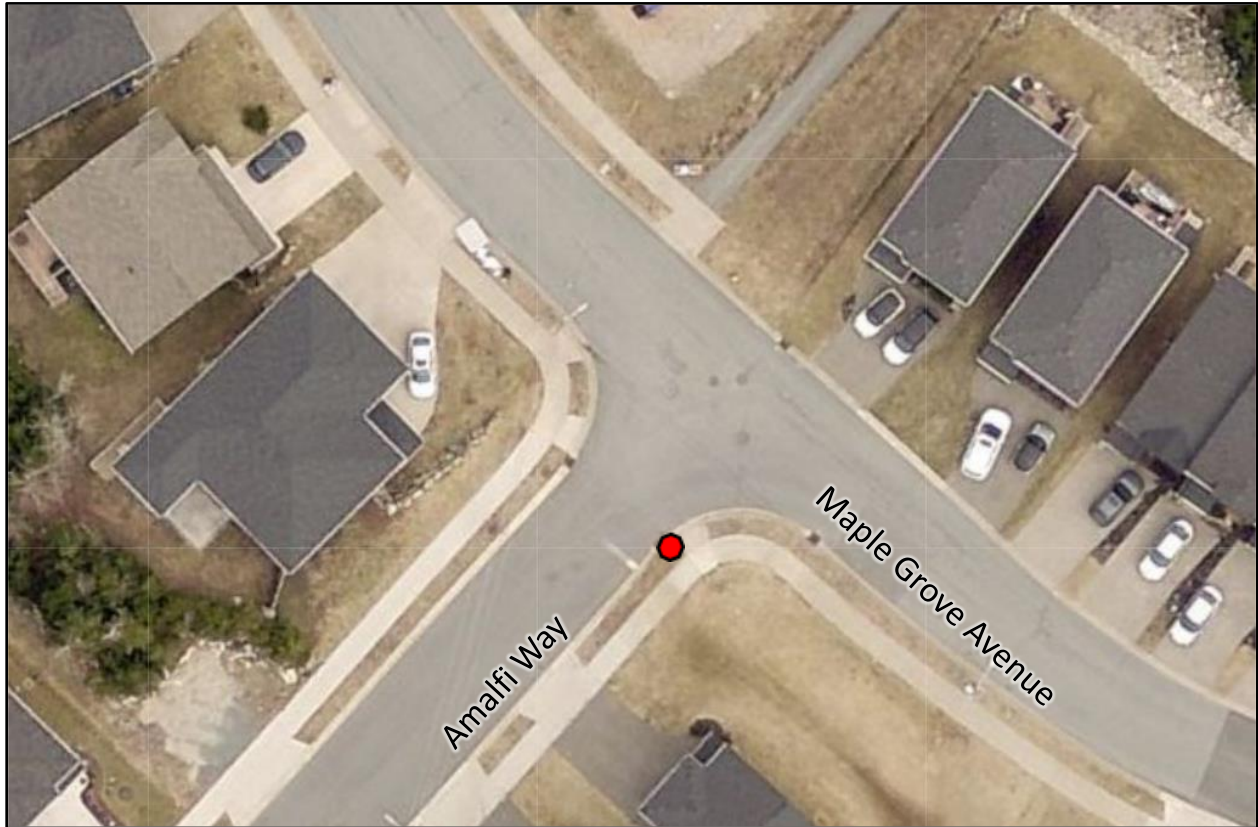


Figure 3: Intersection of Amalfi Way and Maple Grove Avenue

Site Description

The site is located on the north side of Amalfi Way. There are 80 underground parking stalls and 23 surface parking stalls. A sidewalk connects the main entrance of the building to the sidewalk on Amalfi Way.

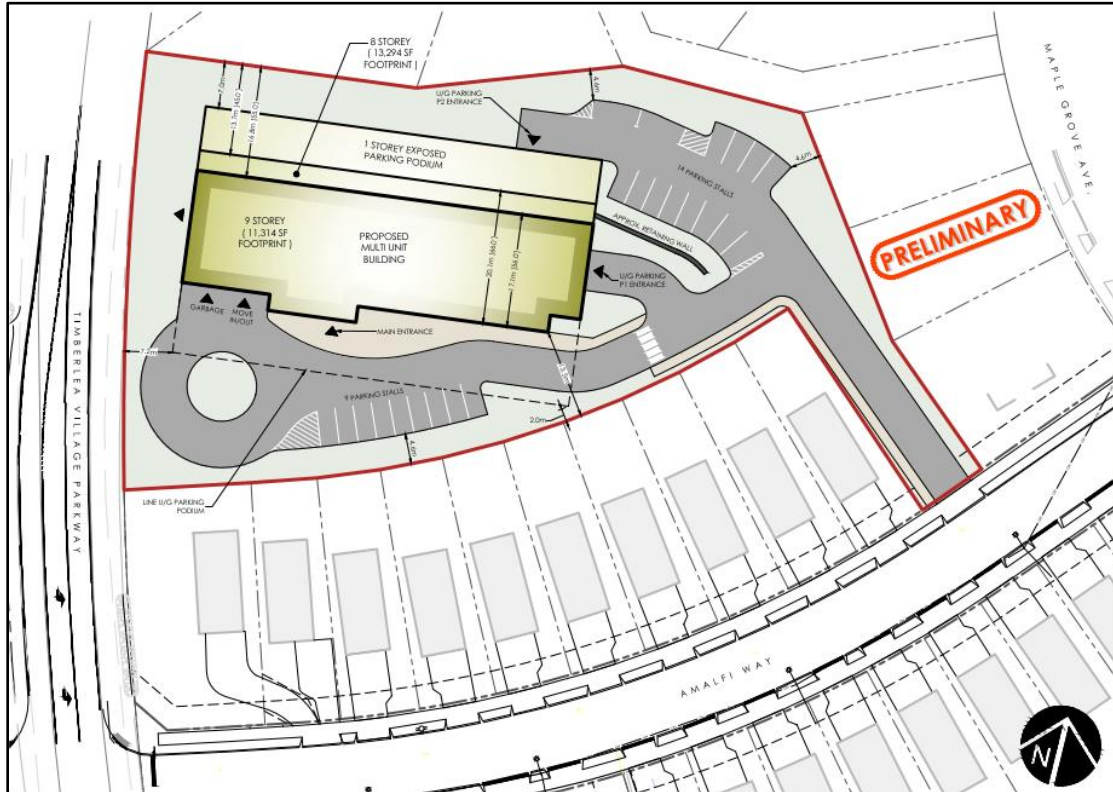


Figure 4: Concept site plan

Access Review

A single two-way access will use an existing driveway ramp approximately 35 m west of the Maple Grove Avenue intersection. There are no site distance limitations along Amalfi Way.

Trip Generation

Site generated traffic has been estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th edition. Trip generation calculations are provided in Table 1. The development is expected to generate 28 two-way vehicle trips during the AM peak hour and 30 two-way vehicle trips during the PM peak hour.

Table 1: Site generated trip calculations

Land Use	Land Use Code	Units	Trip Generation Rates ¹						Trips Generated			
			AM Peak			PM Peak			AM Peak		PM Peak	
			Rate	In	Out	Rate	In	Out	In	Out	In	Out
Multifamily (Mid-Rise)	221	76	0.37	0.23	0.77	0.39	0.61	0.39	6	22	18	12
Estimated Site Generated Trips									6	22	18	12
Notes:		1. Trip generation rates from ITE <i>Trip Generation Manual</i> , 11th Edition.										

Trip Distribution

It is estimated that 80% of site generated traffic would travel to and from Highway 103, 10% would travel west on Maple Grove Avenue, and 10% would travel east on Maple Grove Avenue. Figure 5 shows the distributed site-generated trips.

Conclusion

A nine-storey multi-unit building with 76 units is being proposed on Amalfi Way as part of the Brunello development. This development is expected to generate 28 total two-way vehicle trips during the AM peak hour and 30 two-way vehicle trips during the PM peak hour. It is anticipated that most traffic will be travelling along Timberlea Village Parkway toward Highway 103.

The existing streets and intersections do not require any upgrades to accommodate the low volume of traffic added by this development. There are no operational or safety concerns expected in the area with the addition of this development.

If you have any questions or would like to discuss this project further, please feel free to contact me at Harrison.mcgrath@designpoint.ca.



Figure 5: Site generated trip distribution

Thank you,
DesignPoint Engineering & Surveying Ltd.
ORIGINAL SIGNED

Harrison McGrath, P.Eng.
 Transportation Engineer

