



November 20, 2023

Isabelle Choumiline
KWR Approvals

Dear Ms. Choumiline,

Re: Catamaran Road Traffic Impact Assessment

I am pleased to submit this letter in response to your request to review the traffic impacts of a rezoning application for a five-parcel land assembly on Catamaran Road owned by TUJAX Developments.

The properties include 4, 6, 8, 10 and 12 Catamaran Road as summarized below:

ADDRESS	PID	GROSS LOT SIZE (SQFT)	FRONTAGE (FT)	MAX DENSITY
4 Catamaran rd.	40089096	7,800	60	13 people
6 Catamaran rd.	00283846	14,750	65	25
8 Catamaran rd.	00283838	10,800	60	18
10 Catamaran rd.	00283820	10,800	60	18
12 Catamaran rd.	00283812	14,359	80	24

In the past two years the properties at 8 and 10 Catamaran Road have been redeveloped with two three-storey multi-unit residential buildings. Each building has 4 apartment units (2-bedroom) and two storage units which are on the ground floor. Another similar three-storey multi-unit residential building is under construction on 6 Catamaran Road and all of these buildings have been built "as-of-right" per existing zoning. A duplex is currently located at 4 and 12 Catamaran Road has a single family home.

The proposed rezoning to R-3 would permit the addition of two apartment units in each new building with the conversion of the existing storage units for a total of 6 apartment units per building on each property.

Catamaran Road is a short (220 meters) local road with a direct connection to Herring Cove Road located just south of the signalized Herring Cove Road/Old Sambro Road intersection. There are no marked pedestrian facilities on Catamaran Road nor a posted speed limit though we would expect a speed limit of 40 km/hr.

Herring Cove Road is an arterial road that runs in a general north-south direction from the Armdale Rotary to Sambro and is also known as Route 349. It has two northbound lanes and two southbound lanes near Catamaran Road. There are concrete sidewalks located on both sides Herring Cove Road. The posted speed limit in the area is 50 km/hr

Refer to Exhibit 2 for photos of the property on Catamaran Road as well as the surrounding area.

Exhibit 2 – Study Area Photos



6, 8 and 10 Catamaran Road looking south



10, 8 and 6 Catamaran Road looking south



Catamaran Road looking west at Herring Cove Road



Catamaran Road at Herring Cove Road looking east



Herring Cove Road at Catamaran Road looking north



Herring Cove Road at Catamaran Road looking south

The area around the proposed development is well serviced by Halifax Transit on Route 9 Herring Cove, Route 14 Leiblin Park and Express Route 32 Cowie Hill that provide regular service 7 days a week with connections to the rest of the transit network in Halifax. We also reviewed HRM’s Rapid Transit Strategy and the proposed development is located close to a proposed station on the Yellow Line that will connect to Mumford Terminal, Halifax Shopping Centre, QEII, Central Library and Scotia Square.

We completed trip generation estimates using equations provided in Institute for Transportation Engineer’s Trip Generation Manual 11th Edition for the existing and proposed land uses with the following Land Use Codes.

- ITE Land Use 210 Single Family Detached Housing

"Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision." The unit of measurement for average vehicle trip ends is dwelling units.

- ITE Land Use 221 Multifamily Housing (Mid-Rise)

"Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors)." The unit of measurement for average vehicle trip ends is dwelling units.

Exhibit 3 – Estimated Existing Site Generated Traffic Volumes

LAND USE	QUANTITY	AM PEAK			PM PEAK		
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Single Family ITE Land Use 210	3	3	26%	74%	4	63%	37%
			1	2		3	1
Apartments ITE Land Use 221	12	4	23%	77%	5	61%	39%
			1	3		3	2
TOTAL		7	2	6	9	6	3

Exhibit 4 – Estimated Proposed Site Generated Traffic Volumes

LAND USE	QUANTITY	AM PEAK			PM PEAK		
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Apartments ITE Land Use 221	30	11	23%	77%	12	61%	39%
			3	9		7	5
TOTAL		11	3	9	12	7	5

We estimate that the additional 18 apartment units (and the removal of the single family dwellings) will generate additional net new traffic volumes of 4 vehicles in the AM peak hour and 3 vehicles in the PM peak hour.

Traffic created by this proposed rezoning to include 18 additional apartments is relatively minor and we don't expect it to have any significant impacts on the surrounding transportation network on Catamaran Road and Herring Cove Road.

I trust that this brief assessment meets your requirements and you may wish to receive clarification or additional information regarding some aspects. Please feel free to contact me should this be the case.

