

MEMO

To: Peter J. Lesdow
From: Rudy Sooklall
Date: June 27, 2024
Subject: 7302 Kalar Road Traffic Impact Study Terms of Reference Correspondence

1.0 Introduction

TraffMobility Engineering Inc. (“TraffMobility”) was retained to undertake a Traffic Impact Study (“TIS”) as part of the development application for the proposed development at 7302 Kalar Road in the City of Niagara of Falls (“City”), Ontario.

The study scope was discussed and confirmed with City staff. This memo documents the TIS Terms of Reference (“TOR”) correspondence with City staff.

2.0 Traffic Impact Study Terms of Reference

A Terms of Reference (“TOR”) for the 7302 Kalar Road TIS dated August 8, 2023 was submitted to the City for review and approval. City staff provided comments on the TOR in an email dated August 9, 2023 along with the following information to be considered in the TIS:

- Turning Movement Count at the Kalar Road and McLeod Road intersection
- Site trips for adjacent background developments
- City of Niagara Falls TIS Guidelines

Details on the TOR correspondence are provided in **Attachment A**.

Sincerely,

TraffMobility Engineering Inc.



Rudy Sooklall, M.A.Sc., P.Eng.
President and Director of Transportation
cell: (416) 526-8408
email: rudy.sooklall@traffmobility.com

Attachment A: Terms of Reference Correspondence

Attachment 1

Terms of Reference Correspondence

Mustafa Ismatyar

From: John Grubich <jgrubich@niagarafalls.ca>
Sent: Wednesday, August 9, 2023 11:25 AM
To: Mustafa Ismatyar
Cc: Mathew Bilodeau
Subject: RE: [EXTERNAL]-Request for Information
Attachments: McLeod & Kalar NE Corner Apts Trips.png; McLeod Rd @ Kalar Rd TMC.pdf; Pin Oak Subdivision Trips.pdf; Splendour AM.png; Splendour PM.png; Stacked Townhouse Trips.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mustafa;

Thank you for forwarding your terms of reference for the traffic study you will be carrying out for the proposed development at 7302 Kalar Road. I have a few comments:

2.2 Data Collection

- I have attached a May 2023 TMC for the Kalar Road & McLeod Road intersection that you can use as base volumes.

2.4 Horizon Years

Can be revised to:

- existing (2023)
- projected opening year (20xx)
- 5 years after opening year (20xx +5)

2.7 Background Developments & Growth Rate

- please use a 2% annual growth rate
- The City will be embarking on an EA study for McLeod Road, from Kalar Road to Thorold Townline Road. This will occur after the TMP update and Garner West Secondary Plan.
- There are numerous approved or in progress background developments that directly affect the study area. Site trips for each are attached.
 - o Splendour subdivision (construction in progress)
 - o Elementary school (in site plan stage)
 - o 2 apartment buildings on the northeast corner of Kalar/McLeod (zoning approval)
 - o Proposed townhouse development on the east side of Kalar Road, south of Mulberry Drive (in zoning stage)
 - o Proposed subdivision extending east from Kalar Road, opposite Elderberry Drive (in zoning stage)

2.8 Capacity Analysis

- Please use a 1,750 saturation flow rate
- Refer to our guidelines for guidance: <https://niagarafalls.ca/pdf/traffic/traffic-impact-study-guidelines.pdf>
- Add: Assess if a left turn lane is warranted on Kalar Road at the site access, per MTO warrants.

2.9 Parking Assessment

- The City will accept a 1.25 parking space per unit rate given that the site abuts a transit route. The preliminary plan City Staff reviewed noted that a 1.25 rate would be used. If the applicant intends on providing less than 1.25, a parking study would be required. If so, a terms of reference for the parking study is required, before beginning work on this aspect.

I hope this information is helpful for your study. Please feel free to contact me if you have any questions.

John Grubich, C.E.T. | Traffic Planning Supervisor | Municipal Works - Transportation Services | City of Niagara Falls
8208 Heartland Forest Road | Niagara Falls, ON L2H 0L7 | (905) 356-7521 ext 5214 | Fax 905-356-5576 | jgrubich@niagarafalls.ca

From: Mustafa Ismatyar <Mustafa.Ismatyar@traffmobility.com>

Sent: Tuesday, August 8, 2023 9:55 AM

To: John Grubich <jgrubich@niagarafalls.ca>

Subject: RE: [EXTERNAL]-Request for Information

Good morning John,

Thank you for your prompt email, much appreciated. I hope you had a great break.

Please find attached the Terms of Reference (TOR) for a Traffic Impact Study for the proposed residential development at 7302 Kalar Road for your review. I would greatly appreciate your comments/feedback.

Also, I would appreciate if you could identify and share land use and trips generation information regarding any **background developments** as well as the **growth rate** to be considered for the TIS.

Regards,

Mustafa Ismatyar, P.Eng.

Project Manager

direct: 416-886-6511

email: mustafa.ismatyar@traffmobility.com

www.traffmobility.com

From: John Grubich <jgrubich@niagarafalls.ca>

Sent: Tuesday, August 8, 2023 9:22 AM

To: Mustafa Ismatyar <Mustafa.Ismatyar@traffmobility.com>

Subject: RE: [EXTERNAL]-Request for Information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mustafa;

I am back in the office. Please feel free to send me your terms of reference for the traffic impact study you are preparing for a proposed residential development in Niagara Falls.

MEMO

To: John Grubich – City of Niagara Falls

From: Mustafa Ismatyar

cc: Rudy Sooklall (TraffMobility)

Date: August 8, 2023

Subject: Terms of Reference for 7302 Kalar Road Traffic Impact Study

1.0 Introduction

TraffMobility Engineering Inc. (“TraffMobility”) has been commissioned to undertake a Traffic Impact Study (“TIS”) for the proposed development at 7302 Kalar Road in the City of Niagara of Falls (“City”), Ontario. The draft site plan is provided in **Attachment A**.

2.0 Terms of Reference

The proposed Terms of Reference (ToR) for this study are provided below.

2.1 Study Area

The proposed development will consist of two residential condominiums with a total of 412 units. A total of 516 parking spaces will be provided. The subject site is located on the east side of Kalar Road approximately 65 metres south of McLeod Road as shown in **Figure 1**.

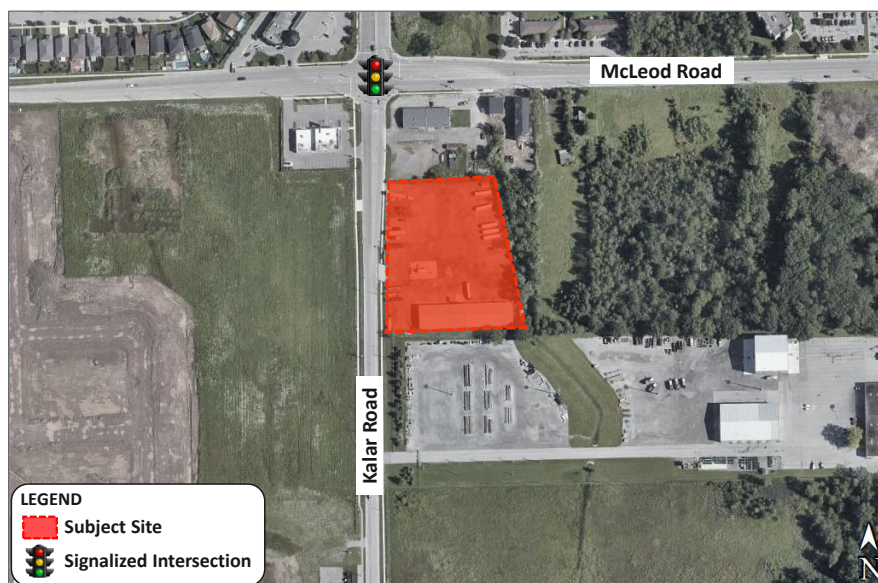


Figure 1: Site Location and Study Intersection

TraffMobility is proposing the following intersections to be included in the analysis that would constitute the study area limits:

- Kalar Road at McLeod Road
- Kalar Road at Site Access

2.2 Data Collection

TraffMobility will obtain from the City relevant and available data including turning movement counts (TMC), proposed adjacent background development details including site trips, and prevailing growth rates in the study area.

2.3 Existing Infrastructure in the Study Area

The study will outline the existing conditions in the study area in detail which would also include description of key infrastructure elements in addition to typical roadway features. These items will include posted speed, number of lanes, transit service through the study area, sidewalk and bike lane provisions.

2.4 Horizon Years for the Traffic Analysis

TraffMobility proposes to undertake the traffic analysis for the following horizon years for the purpose of this study as per the City's *"Guidelines for the Preparation of Transportation Impact Studies and Site Plan Review"*:

- 2023 Existing Conditions
- 2033 Future Background Conditions (without the proposed development site traffic)
- 2033 Future Total Conditions (with the proposed development site traffic)

2.5 Analysis Periods

TraffMobility will undertake the traffic capacity analyses for the above noted horizon years for the weekday AM and weekday PM peak periods. It is expected that the traffic counts will cover the periods from 7:00 am to 9:00 am for the weekday AM peak period and 4:00 pm to 6:00 pm for the weekday PM peak period.

2.6 Site Trip Generation

TraffMobility will forecast peak hour trip generation for the proposed development using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. A combination of access to major transportation infrastructure and 2016 TTS study area origin-destination (O-D) patterns will be used to determine the proposed development auto trip distribution.

2.7 Background Development Information and Growth Rate

In order to estimate the background traffic generated by other developments in the area, TraffMobility is requesting the City to identify and share land use and trip generation information for adjacent developments and the growth rate to be considered in the study.

2.8 Capacity Analysis

TraffMobility proposes to use the Synchro 11 software for the traffic analyses unless otherwise specified. This study will use the Highway Capacity Manual ("HCM") 2000 outputs. Any future

operational concerns at the study area will be identified and appropriate mitigation measures will be recommended.

2.9 Parking Assessment

TraffMobility will assess the parking requirements associated with the proposed development, and to confirm the proposed parking supply is sufficient to meet the parking requirements per the City's Zoning By-law. In addition to parking supply, TraffMobility will confirm the City's By-law requirements for the parking layout design including driveway/aisle widths and size of parking spaces.

2.10 Site Plan Review

TraffMobility will conduct a detailed site plan review including swept path analysis for the waste collection vehicle and fire truck movements entering and exiting the site. Moreover, a swept path analysis will be carried out using a passenger car to assess site circulation within the site and designated parking areas.

2.11 Documentation

TraffMobility will prepare a draft Traffic Impact Study report documenting the methodology, assumptions, and findings of the study. The draft report will be sent to the City for review and comments.

Thank you for your time and please feel free to contact the undersigned should you have any questions.

Sincerely,

TraffMobility

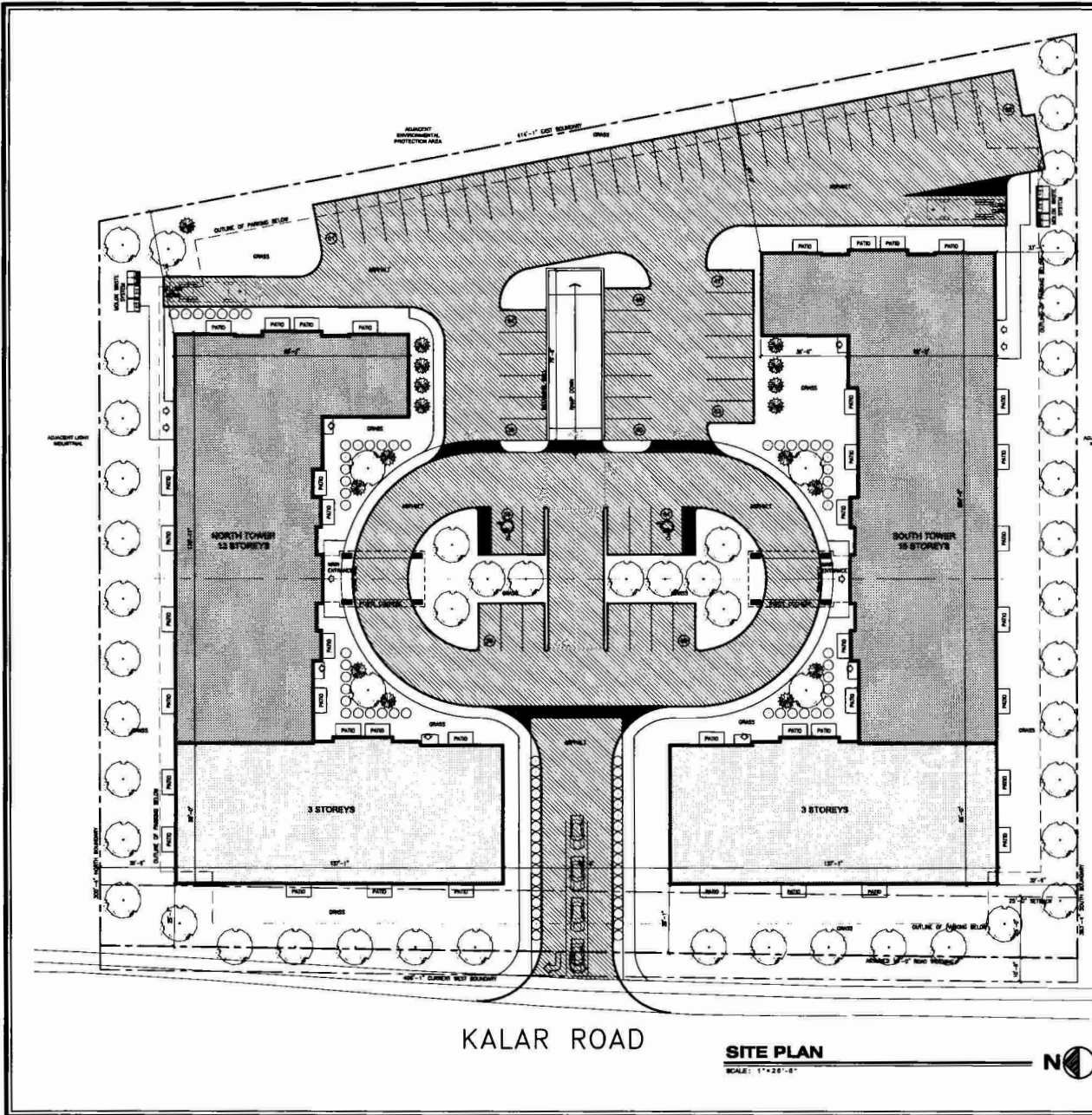
A handwritten signature in blue ink, appearing to read "Mustafa", with a horizontal line underneath.

Mustafa Ismatyar, P.Eng.
Project Manager

Attachments:

Attachment A – Draft Site Plan

Attachment A



KALAR ROAD

SITE PLAN

SCALE: 1" = 20'-0"



KEY PLAN

SCALE: Not to Scale

SITE STATISTICS

LOT AREA (Original)	143,047.4 SF
LOT AREA (After Assumed Road Widening)	138,888.0 SF
BUILDING FOOTPRINT COVER	
North Tower - 14.2% of Lot Area	19,741.7 SF
South Tower - 15.8% of Lot Area	21,857.1 SF
TOTAL	41,598.8 SF
ASPHALT AREA	40,941.9 SF
LANDSCAPED AREA	87,308.8 SF

BUILDING	FLOOR	ONE BEDROOM	TWO BEDROOM
NORTH TOWER (13 Stories)	2-8	12	14
	4-5	8	11
SOUTH TOWER (16 Stories)	2-1	10	11
	4-15	11	11

TOTAL DWELLING UNITS	APARTMENTS	ONE BEDROOM	TWO BEDROOM
NORTH TOWER	229	58	171
SOUTH TOWER	229	58	171
DEVELOPMENT	412	110	302

PARKING REQUIREMENTS
 (See The City of Mississauga Public By-Law 75-200)
 DWELLING containing more than 3 Dwelling Units
 1.4 Parking Spaces per Dwelling Unit (1.0 & 0.15) = 577 Spaces
 TOTAL PARKING REQUIRED per Dwelling Unit = 577 Spaces

PARKING REQUIREMENTS
 (Acceptable Variance of 1.8 Spaces per Dwelling Unit)
 DWELLING containing more than 3 Dwelling Units
 1.3 Parking Spaces per Dwelling Unit (1.0 & 0.15) = 494.4 Spaces
 TOTAL PARKING PROVIDED = 494.4 Spaces

REQUIRED DESIGNATED ACCESSIBLE PARKING (STANDARD SPACES) = 488 Spaces

PARKING PROVIDED
 STANDARD PARKING SPACES (8'-0" x 4'-6" MINIMUM)
 AT GARAGE = 351 Spaces
 STREET SIDEWAYS = 176 Spaces
 TOTAL PARKING PROVIDED = 527 Spaces
 PROVIDED STANDARD SPACES = 513 Spaces
 PROVIDED DESIGNATED ACCESSIBLE PARKING = 8 Spaces

BUILDING AREA SUMMARY

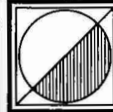
Item	North Tower	South Tower	Garage
Plot Area	143,047.4 SF	143,047.4 SF	143,047.4 SF
Plot Coverage	14,200.0 SF	15,800.0 SF	14,200.0 SF
Plot	14,200.0 SF	15,800.0 SF	14,200.0 SF
Basement	11,000.0 SF	12,000.0 SF	11,000.0 SF
Ground Floor	11,000.0 SF	12,000.0 SF	11,000.0 SF
Upper Floors	11,000.0 SF	12,000.0 SF	11,000.0 SF
Total	11,000.0 SF	12,000.0 SF	11,000.0 SF
Basement	11,000.0 SF	12,000.0 SF	11,000.0 SF
Ground Floor	11,000.0 SF	12,000.0 SF	11,000.0 SF
Upper Floors	11,000.0 SF	12,000.0 SF	11,000.0 SF
Total	11,000.0 SF	12,000.0 SF	11,000.0 SF
Sub-Total	178,888.8 SF	208,888.8 SF	187,888.8 SF
Total Construction Area	575,666.4 SF		

ZONING CHANGE

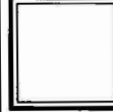
Change Zoning from Light Industrial to an RFP Zone

RFP ZONING RELIEF TABLE

RELIEF TABLE	RELIEF REQUIREMENT	PROVIDED	IS LATER VARIANCE
1) Minimum Lot Area	215,000.0 SF (per Building Unit)	138,888.0 SF	118,776.0 SF
2) Minimum Lot Frontage	147.0'	400'-0"	25'-0"
3) Minimum Front Yard Depth	20'-0"	25'-0"	25'-0"
4) Minimum Rear Yard Depth	20'-0"	25'-0"	25'-0"
5) Minimum Interior Yard Depth	20'-0"	25'-0"	25'-0"
6) Minimum Lot Coverage	10%	14.2%	15.8%
7) Maximum Building Height	35'-0"	33'-0"	36'-0"
8) Number of Apartment Dwellings per One Lot	One Only	412	One Building
9) Parking and Access Requirements	As per City of Mississauga Public By-Law 75-200	527 Spaces	None
10) Maximum Building and Development	As per City of Mississauga Public By-Law 75-200	527 Spaces	None
11) Maximum Landscaped Open Space	40% of Lot Area = 57,200.0 SF	87,308.8 SF	16,108.8 SF



Peter J. Lesdow
architect



SITE PLAN

DATE	REVISIONS
NOV 27 2018	0101 0101 0101

KALAR ROAD APARTMENTS
 7302 Kalar Road
 Mississauga, ON

DATE: Nov 27/18
 SCALE: AS NOTED
 DRAWN BY: MRW
 CHECK BY: PAJ

23 - 05

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