



June 7, 2023
Project No. 21-219

Mr. Nouman Sarosh Alvi,
President
Develeco Constructions Ltd.
1551 Hixon Street
Oakville, ON L6L 1S4

Dear Mr. Sarosh Alvi,

RE: 3090 Montrose Road Residential Development Sight Line Review

Urban & Environmental Management Inc. (UEM) has completed a sight line review for the proposed residential development at 3090 Montrose Road in the City of Niagara Falls. The sight line review was identified from the pre-consultation meeting as a requirement in support of a zoning by-law amendment (ZBA) application and was undertaken based on the information provided regarding the proposed development. The proposal for the property is for an 8-unit residential development consisting of a 6-unit townhouse block and a 2-unit semi-detached dwelling. All units will be accessed through a private roadway on the property that will enter/exit onto Montrose Road.

Sight distance measurements were taken for both the northbound and southbound lanes at the proposed driveway access on Montrose Road. The reference point was centered in the proposed exiting lane of the driveway, 3m east from the back of existing edge of the asphalt roadway. Figure 1 (attached) shows the proposed development and the entrance/exit to Montrose Road.

The current posted speed along Montrose Road in the surrounding area of the proposed development is 50 km/h. The Transportation Association of Canada (TAC) Geometric Design for Canadian Roads, 2017 recommends design speeds be greater than or equal to the posted speed and shall be chosen in increments of 10 km/h. For analysis purposes, a design speed of 60 km/h was utilized. The TAC manual Figure 2.3.3.4a and Figure 2.3.3.4b were used for the sight distance analysis. The minimum required sight distances for stopped vehicles turning onto a main road with a design speed of 60 km/h are as follows:

- **Left-turn Sight Distances:** Vehicles turning left from the site roadway onto Montrose Road require a minimum sight distance of 158m for vehicles approaching from the right, and a minimum sight distance of 120m for vehicles approaching from the left (See Figure 2a: Left-turn Sight Distances).
- **Right-turn Sight Distance:** Vehicles turning right from the site roadway onto Montrose Road require a minimum sight distance of 125m for vehicles approaching from the left (See Figure 2b: Right-turn Sight Distances).

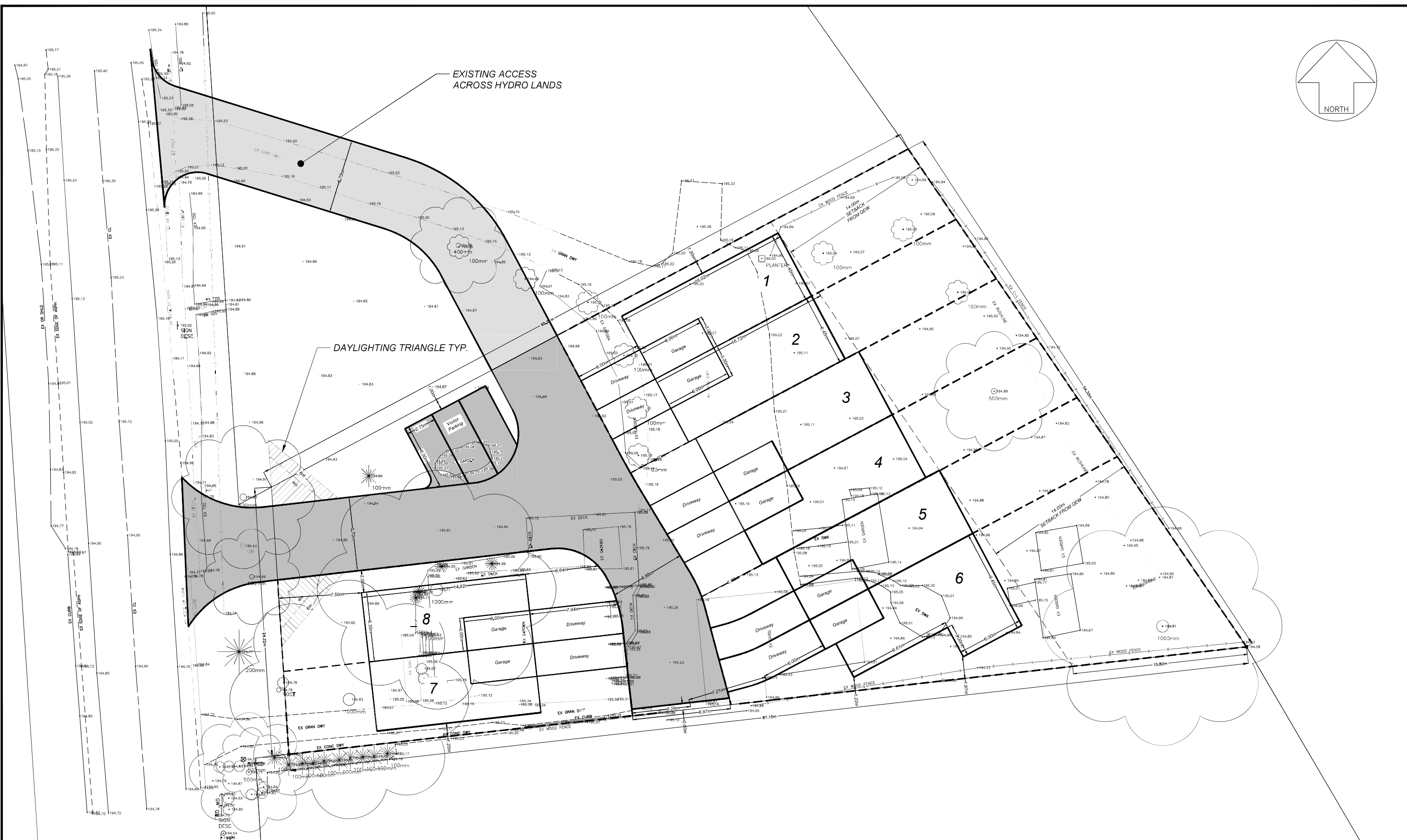
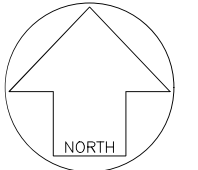
The sight distances measured approximately 300m to the north and over 200m to the south of the proposed access road. Based on the results of the sight line review, the proposed driveway access on Montrose Road meets the TAC Geometric Design Guide requirements.

If you have any questions regarding the review of the sight distances, please contact me at (905) 371-9764 (ext. 242) or by email at sbrant@uemconsulting.com.

Yours very truly,
Urban & Environmental Management Inc.

A handwritten signature in black ink that reads "S Brant". The signature is written in a cursive style with a large initial "S" and "B".

Steve Brant, P. Eng.
Senior Project Manager



EXISTING ACCESS
ACROSS HYDRO LANDS

DAYLIGHTING TRIANGLE TYP.

PROJ. NO. 21-219

No.	DATE	REVISION	BY	0
1	JUNE 6/23	FOR ZONING BYLAW AMENDMENT	JS	JS

NOTES

- The position of pole lines, conduits, watermains, sewers, and other underground and above ground utilities and structures is not necessarily shown on the control drawings, and, where shown the accuracy of the location of such utilities and structures is not guaranteed. Before starting work, the contractor shall identify the exact location of all such utilities and structures and shall assume liability for damage to them.
- Check all dimensions and report any inconsistencies to the Engineer before proceeding with the work - DO NOT SCALE DRAWINGS.
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VERIFY SCALE

BAR IS 25mm ON ORIGINAL DRAWING.

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IF NOT 25mm ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

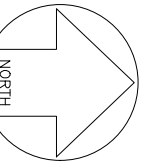
DSGN	JS	STAMP
DR	JS	
CHK	GT	
APVD	GT	

**3090 MONTROSE ROAD
SITE PLAN**



UEM No.	21-219
SCALE HORZ	1 : 150
DWG. No.	01
MUN. REF No.	00-00

FIGURE 2: TURNING SIGHT DISTANCES



A) LEFT-TURN SIGHT DISTANCES



B) RIGHT-TURN SIGHT DISTANCE