

02 September 2020  
Project: 200017

Phil McFadden  
Project Development, Sales  
Sutcliffe Homes Inc.

Dear Mr. McFadden:

**RE: 18-22 GROVE STREET REDEVELOPMENT, GUELPH**

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Paradigm Transportation Solutions Limited is preparing a Transportation Impact Brief (TIB) for the proposed redevelopment of properties known as 18-22 Grove Street in the City of Guelph.

The purpose of the TIB is to address concerns expressed by City staff about increased traffic and sight lines issues due to the proposed redevelopment.

The Terms of Reference for the TIB has been reviewed and approved by City staff. **Appendix A** includes email correspondence with City staff.

However, the TIB work has been delayed due to the lack of traffic data on Grove Street and delays to collecting data in the current COVID-19 situation.

We are providing this letter in the meantime to be included in pre-consultation submission based on the reviews we have undertaken so far.

## Study Area

The subject property is located on the north side of Grove Street, on the straight section of the Roadway between Regent Street to the west and Metcalfe Street to the east.

**Figure 1** (attached) illustrates the location of the subject property and the surrounding area.

Grove Street is a two-lane, east-west, local road that extends from Regent Street to Stevenson Road. The roadway has curb and gutters on both sides and a sidewalk in flush with the curb on the south side. The road alignment immediately east of Regent Street is on back to back horizontal curves, and the subject property has a winding street frontage along the two curves and the straight portion after the transition. The property is on a raised terrain above the roadway, and has a parapet retaining wall of varying height along the road frontage. A stairway to the property from the roadway is located towards the westerly limit of the property, while the vehicular driveway is located at the easterly limit.

Grove Street is also on a significant vertical curve with the highpoint approximately at the location of driveway to the subject property. Mostly single detached houses with driveways are located all along Grove Street. The subject property is the only developed property on the north side from Regent Street up to approximately 120 metres east of the subject property driveway.

Abutting residential properties with driveways are located on the south side. A paved parking area is located on the south side (see **Figure 1**), at the curve section of the alignment, behind the corner residential property at Regent Street and Grove Street, across from the aforementioned stairway on the north side. The first two residential properties (# 1 & 2 as marked in **Figure 1**) on the south side, opposite the subject property, are located along the road curve with two abutting driveways in between the houses.

The third property (# 3, **Figure 1**) on the south side has its driveway located offset to the west from the existing driveway to the subject property on the north side. More abutting properties with driveways are located to the west, on the south side of Grove Street.

## Proposed Redevelopment

The subject property includes an existing two-storey triplex with the above-noted driveway on Grove Street. The proposed redevelopment will retain the existing triplex and add a new single detached dwelling to east of the triplex. Four surface parking spaces will be provided for the triplex. The existing driveway will be replaced by two separate driveways, one for the existing triplex, and the other for the new single detached house at the easterly property limit.

The existing driveway is 10 metres wide and approaches Grove Street at an angle. The proposed new driveways will be 6 metres wide each and will be aligned to be perpendicular to Grove Street. The separation between the two driveways is proposed to be 13 metres, centreline to centreline, consistent with City Development Engineering Standards.<sup>1</sup>

Based on ITE<sup>2</sup> trips generation rates, the existing triplex will generate approximately two trips during the AM peak hour (0 inbound, 2 outbound), and 3 trips during the PM peak hour (2 inbound, one outbound).

The new single detached unit will generate one trip outbound during the AM peak hour, and one trip inbound during the PM peak hour.

The site generated trips are virtually the same as at present without redevelopment and will not have any additional impact on Grove Street traffic flows.

The proposed driveway arrangement is similar to existing driveway locations on the south side and is an improvement on the existing angular driveway at the subject property. The driveway

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<sup>1</sup> City of Guelph Development Engineering Manual. Section 6.3.4.3 (Table 5, Figure 9)

<sup>2</sup> Institute of Transportation Engineers, Trip Generation Manual 10<sup>th</sup> Edition, 2017.



arrangement is appropriate for safe driveway operations given the low traffic volumes and established neighbourhood driving habits on Grove Street.

## Summary

Our above review indicates that the proposed redevelopment is a feasible undertaking and can potentially be implemented in conformance with the City's requirements as may be identified during pre-consultation. We would be pleased to address them in the proposed Transportation Impact Brief as part of the Site Plan application for the proposed redevelopment.

We trust the above review and summary provided herein would satisfy the City's pre-consultation requirements. Please feel free to contact me should you have any questions.

Yours truly,

**PARADIGM TRANSPORTATION SOLUTIONS LIMITED**



**Rajan Philips**

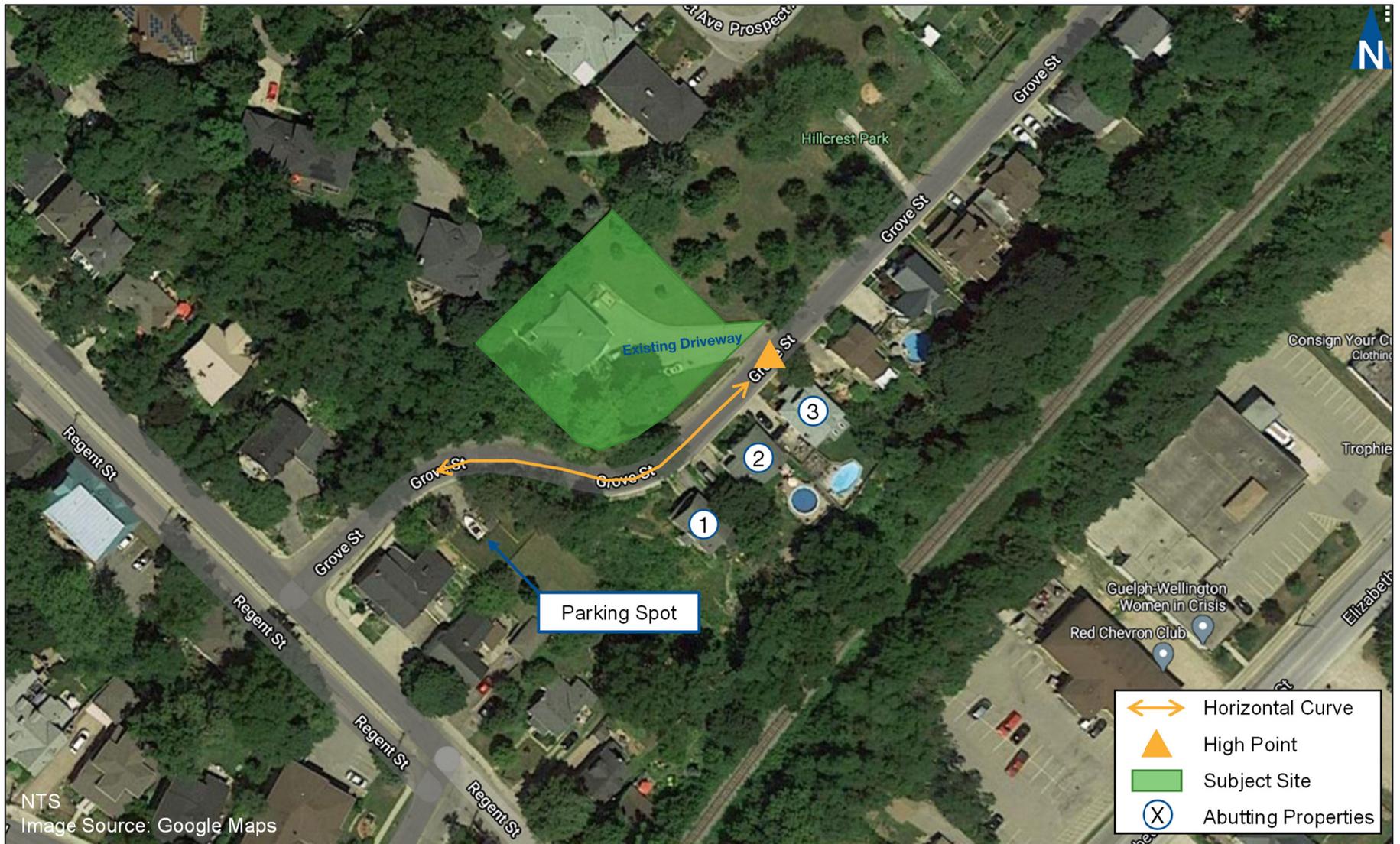
M.SC, P.Eng.

Senior Transportation Consultant



## Attachments





## Appendix A

### Pre-Study Consultation



## Maddison Murch

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**From:** Munshif Muccaram <Munshif.Muccaram@guelph.ca>  
**Sent:** April 24, 2020 12:50 PM  
**To:** Maddison Murch; Gwen Zhang  
**Cc:** Rajan Philips; Phill McFadden  
**Subject:** RE: RE: 200017: 18-22 Grove Street, Guelph, Pre-Study Consultation

Hi Maddison,

We agree with the proposed approach and a traffic operational analysis shall be completed after traffic is return to normal.

Thank you,

**Munshif Muccaram**, Traffic Technologist II  
Engineering and Transportation Services, **Infrastructure, Development & Enterprise**  
**City of Guelph**  
519-822-1260 extension 2043  
[munshif.muccaram@guelph.ca](mailto:munshif.muccaram@guelph.ca)

---

**From:** Maddison Murch <mmurch@ptsl.com>  
**Sent:** Friday, April 24, 2020 9:37 AM  
**To:** Gwen Zhang <Gwen.Zhang@guelph.ca>; Munshif Muccaram <Munshif.Muccaram@guelph.ca>  
**Cc:** Rajan Philips <rphilips@ptsl.com>; Phill McFadden <pmcfadden@sutcliffehomes.ca>  
**Subject:** RE: RE: 200017: 18-22 Grove Street, Guelph, Pre-Study Consultation

Hi Munshif and Gwen,

We would like to follow up on our earlier correspondence, and given the lack of traffic data on Grove Street, we suggest the following approach to address the City's concerns regarding the proposed redevelopment, for review and approval:

Grove Street carries low volumes of traffic and the proposed redevelopment is not going to generate significant traffic to impact the driveway operation or road capacity. At the same time, we appreciate the City's concern for safety given the vertical profile of the road and existing driveway spacings.

To that end, we will carry out an access review to identify and ensure conformance with applicable design standards.

We would like to know if the Site Plan application can go forward if the access review report and conclusions are acceptable to City staff.

In addition, if City staff would like a driveway traffic operational analysis to be carried out, that could be a condition of approval to be satisfied when new traffic counts can be undertaken after roadway traffic conditions return to normal following the current COVID-19 crisis.

We look forward to your review and approval of this approach.

Thank you,

**Maddison Murch, EIT**

*Transportation Consultant*



**Paradigm Transportation Solutions Limited**

p: 519.896.3163 x205

e: [mmurch@ptsl.com](mailto:mmurch@ptsl.com)

*In these very uncertain times, we want to take this opportunity to assure you that our unique “work at home” business model enables us to offer uninterrupted support to our clients, ensuring we can continue to offer the high-quality service and work product we always have. We are fully operational and our staff are diligently working on our assignments with you.*

*As social distancing is imperative to stop the spread of the COVID-19 virus, we will not be conducting in-person meetings until we are advised by the proper authorities that it is safe to do so. In the meantime, we have the technology to host on-line meetings in various forms and will be using it to communicate with you.*

*Let's stay safe and look out for each other. We will get through this together.*

## Maddison Murch

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**From:** Gwen Zhang <Gwen.Zhang@guelph.ca>  
**Sent:** March 17, 2020 4:51 PM  
**To:** Maddison Murch  
**Cc:** Rajan Philips; Phill McFadden; Munshif Muccaram  
**Subject:** RE: 200017: 18-22 Grove Street, Guelph, Pre-Study Consultation

Hi Maddison,

We generally agreed with the proposed ToR.

Thanks,

**Gwen Zhang, M.Sc., P.Eng** | Transportation Planning Engineer  
**Engineering and Transportation Services**  
T 519-822-1260 x 2638  
E [gwen.zhang@guelph.ca](mailto:gwen.zhang@guelph.ca)

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**From:** Maddison Murch <mmurch@ptsl.com>  
**Sent:** Thursday, March 12, 2020 8:37 AM  
**To:** Gwen Zhang <Gwen.Zhang@guelph.ca>  
**Cc:** Rajan Philips <rphilips@ptsl.com>; Phill McFadden <pmcfadden@sutcliffehomes.ca>  
**Subject:** 200017: 18-22 Grove Street, Guelph, Pre-Study Consultation

Hi Gwen,

Paradigm Transportation Solutions Limited has been retained to complete a Transportation Impact Brief for a proposed residential redevelopment located at 18-22 Grove Street in the City of Guelph. The proposed redevelopment consists of the existing building on the subject lands, a new two-storey building, four surface parking spaces and a relocated common driveway. A portion of the land is also expected to be severed from the redevelopment parcel. A preliminary concept plan is attached.

We will prepare the TIB based on the following assumptions, and would ask for these to be reviewed/confirmed:

- Weekday AM and PM peak hours of adjacent roads for analysis
- Study area to include the following intersections:
  - o Grove Street and Regent Street; and
  - o Relocated driveway on Grove Street.
- Horizon Year: Five years from TIS submission (2025).
- Background Growth Rate: 1.5% per annum **Please confirm. Ageed.**
- Background Developments: **Please confirm and provide corresponding TIS reports and/or site statistics. N/A**
- Background roadway improvements: **Please confirm and provide as-built (plan and profile) drawings for Grove St, if available.**
- Trip Distribution: Existing traffic patterns.
- Trip Generation: ITE Trip Generation Manual 10<sup>th</sup> Edition.
- Site lines assessment at the relocated driveway on Grove Street.

Please let us know if you have any comments or questions.

Regards,

**Maddison Murch, EIT**  
*Transportation Consultant*



**Paradigm Transportation Solutions Limited**

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## Maddison Murch

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**From:** Gwen Zhang <Gwen.Zhang@guelph.ca>  
**Sent:** March 17, 2020 4:39 PM  
**To:** Maddison Murch; Munshif Muccaram  
**Cc:** Rajan Philips; 'Phill McFadden'  
**Subject:** RE: 200017: 18-22 Grove Street, Guelph, Pre-Study Consultation

Hi Maddison,

We would not recommend conducting traffic survey for now. It is better to wait till the traffic becomes normal.

Thanks,  
Gwen

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**From:** Maddison Murch <mmurch@ptsl.com>  
**Sent:** Tuesday, March 17, 2020 9:28 AM  
**To:** Gwen Zhang <Gwen.Zhang@guelph.ca>; Munshif Muccaram <Munshif.Muccaram@guelph.ca>  
**Cc:** Rajan Philips <rphilips@ptsl.com>; 'Phill McFadden' <pmcfadden@sutcliffehomes.ca>  
**Subject:** RE: 200017: 18-22 Grove Street, Guelph, Pre-Study Consultation

Hi Gwen,

Thank you for checking. Would it be acceptable to conduct traffic counts this week or next?

Thanks,

**Maddison Murch, EIT**  
*Transportation Consultant*



### Paradigm Transportation Solutions Limited

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e: mmurch@ptsl.com

---

**From:** Gwen Zhang <[Gwen.Zhang@guelph.ca](mailto:Gwen.Zhang@guelph.ca)>  
**Sent:** March 16, 2020 5:37 PM  
**To:** Maddison Murch <[mmurch@ptsl.com](mailto:mmurch@ptsl.com)>; Munshif Muccaram <[Munshif.Muccaram@guelph.ca](mailto:Munshif.Muccaram@guelph.ca)>  
**Cc:** Rajan Philips <[rphilips@ptsl.com](mailto:rphilips@ptsl.com)>; 'Phill McFadden' <[pmcfadden@sutcliffehomes.ca](mailto:pmcfadden@sutcliffehomes.ca)>  
**Subject:** RE: 200017: 18-22 Grove Street, Guelph, Pre-Study Consultation

Sorry Maddison, I was told by Traffic Engineering staff that we don't have any traffic counts at Grove Street and Regent Street.

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**From:** Gwen Zhang  
**Sent:** Monday, March 16, 2020 1:24 PM  
**To:** 'Maddison Murch' <[mmurch@ptsl.com](mailto:mmurch@ptsl.com)>; Munshif Muccaram <[munshif.muccaram@guelph.ca](mailto:munshif.muccaram@guelph.ca)>

**Cc:** Rajan Philips <[rphilips@ptsl.com](mailto:rphilips@ptsl.com)>; Phill McFadden <[pmcfadden@sutcliffehomes.ca](mailto:pmcfadden@sutcliffehomes.ca)>

**Subject:** RE: 200017: 18-22 Grove Street, Guelph, Pre-Study Consultation

Hi Maddison,

The last traffic counts at Grove Street and Regent Street were conducted about 10 years ago. We will examine the surrounding roadways to see if these counts are valid.

Regards,

Gwen

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**From:** Maddison Murch

**Sent:** Monday, March 16, 2020 9:07 AM

**To:** Gwen Zhang ; Munshif Muccaram

**Cc:** Rajan Philips ; Phill McFadden

**Subject:** RE: 200017: 18-22 Grove Street, Guelph, Pre-Study Consultation

Hi Gwen,

We just wanted to confirm if traffic counts collected in the upcoming weeks would be acceptable due to the ongoing situation with COVID-19. If not, would you happen to have traffic counts available at the intersection of Grove Street and Regent Street as outlined below?

Thanks,

**Maddison Murch, EIT**

*Transportation Consultant*



**Paradigm Transportation Solutions Limited**

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e: [mmurch@ptsl.com](mailto:mmurch@ptsl.com)

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**From:** Maddison Murch

**Sent:** March 12, 2020 8:37 AM

**To:** Gwen Zhang <[Gwen.Zhang@guelph.ca](mailto:Gwen.Zhang@guelph.ca)>

**Cc:** Rajan Philips <[rphilips@ptsl.com](mailto:rphilips@ptsl.com)>; Phill McFadden <[pmcfadden@sutcliffehomes.ca](mailto:pmcfadden@sutcliffehomes.ca)>

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Please let us know if you have any comments or questions.

Regards,

**Maddison Murch, EIT**  
*Transportation Consultant*



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