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Project/File: 160401602

Andrew H. McGinnis, MCIP, RPP, Dipl.M.M.
Supervisor of Planning/Chief Planning Officer
City of Brockville
1 King Street West, Brockville, ON, K6V 7A5
613-342-8772 ext. 4421

Dear Andrew H. McGinnis, MCIP, RPP, Dipl.M.M.,

Reference: Wellings Brockville - Independent Living Development - Transportation Impact Study Addendum Letter

Stantec prepared a Transportation Impact Study (TIS), dated April 9, 2021, for the proposed Wellings of Brockville Independent Living Development, in the City of Brockville. The TIS has been approved by the City and referenced a Site Plan, dated March 2020, showing the proposed development with 90 units.

The Site Plan has since been revised with an increase in the unit count to a proposed 120 units and a modified internal road network layout. Despite the proposed unit count increase to 120 units, the completed trip generation analysis presented in the approved TIS Report assumed a unit count of 141 units (reflecting an even earlier iteration of the Site Plan), the results of which indicated no operational concerns are expected from the proposed development and no mitigation measures required to maintain an acceptable level of service. Therefore, the analysis based on 141 units still overestimates the traffic generation and traffic impacts expected from the proposed development, even with the proposed increase from 90 to 120 units. Furthermore, the proposed revisions to the internal road network layout do not change the content, findings or recommendations of the approved TIS Report.

In summary, the proposed changes to the Site Plan (notably the increase in the proposed unit count from 90 units to 120 units) does not have any impact on the findings and recommendations of the approved TIS Report, and therefore it is Stantec's opinion that the approved TIS Report is still valid, and a resubmission is not warranted.

Regards,

STANTEC CONSULTING LTD.

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