



TO: Nash Developments Limited
PROJECT: Sales Office, Nash Road & Hancock Road
SUBJECT: Traffic Brief
DATE: August 3, 2022

INTRODUCTION

WSP Canada Inc. (WSP) has been retained by Nash Developments Limited to carry out a Traffic Brief in support of a temporary sales office at the south-west corner of Nash road and Hancock road in Courtice Ontario. The proposed site is 162 square metres and features 12 parking spaces. The site plan is shown in **Figure 1**.

Access Arrangement

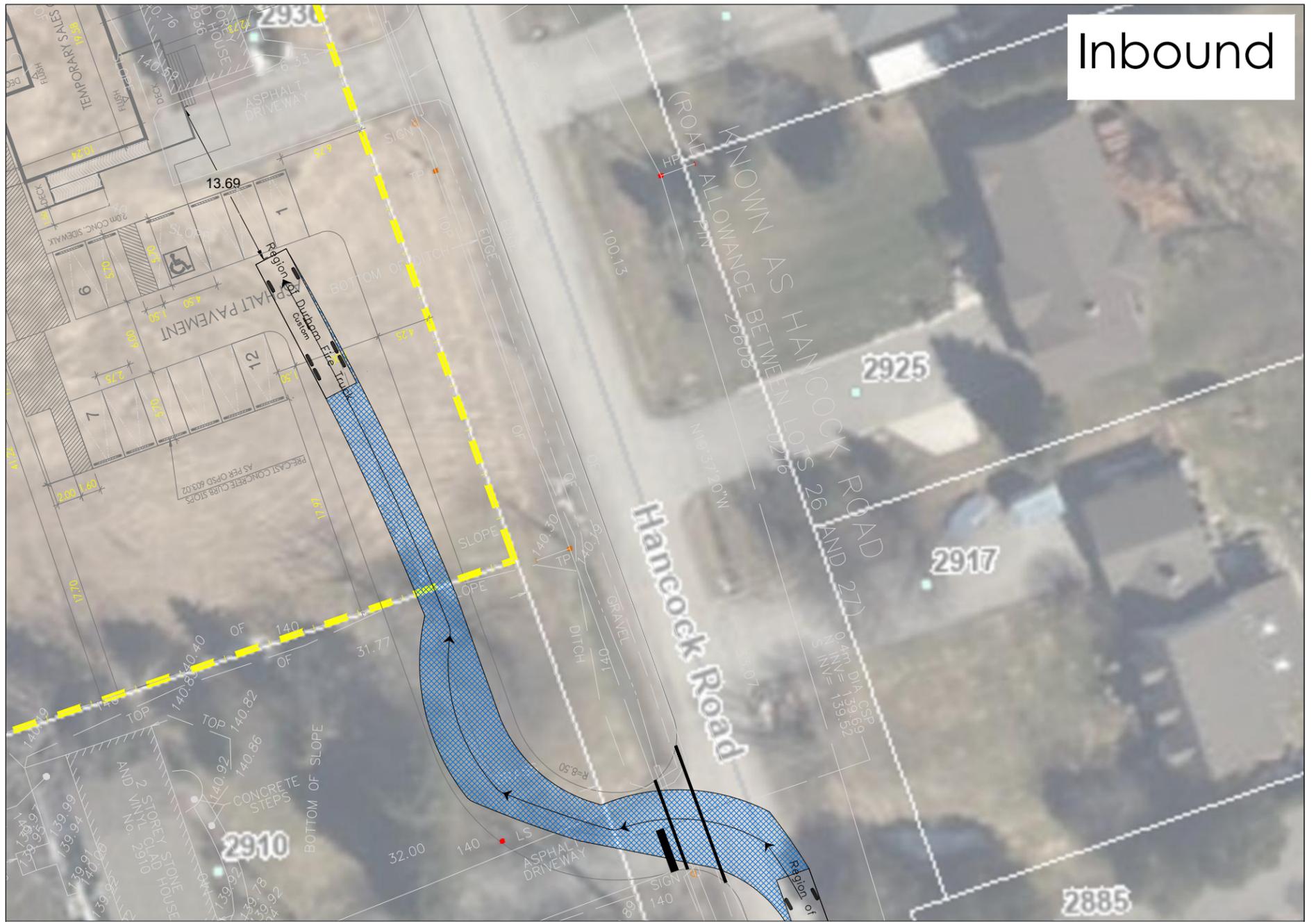
The site features a driveway onto Hancock Road, which will be stop controlled and approximately 100m south of the Hancock Road and Nash Road unsignalized intersection. Based on the previous traffic studies completed in support of the planned residential infill development on the subject site, the modest number of trips generated by the sales centre can be readily accommodated by the boundary road network. The sales centre driveway would replace the existing 2 single detached driveways that currently exist along the site frontage onto Hancock road.

Site Plan Review

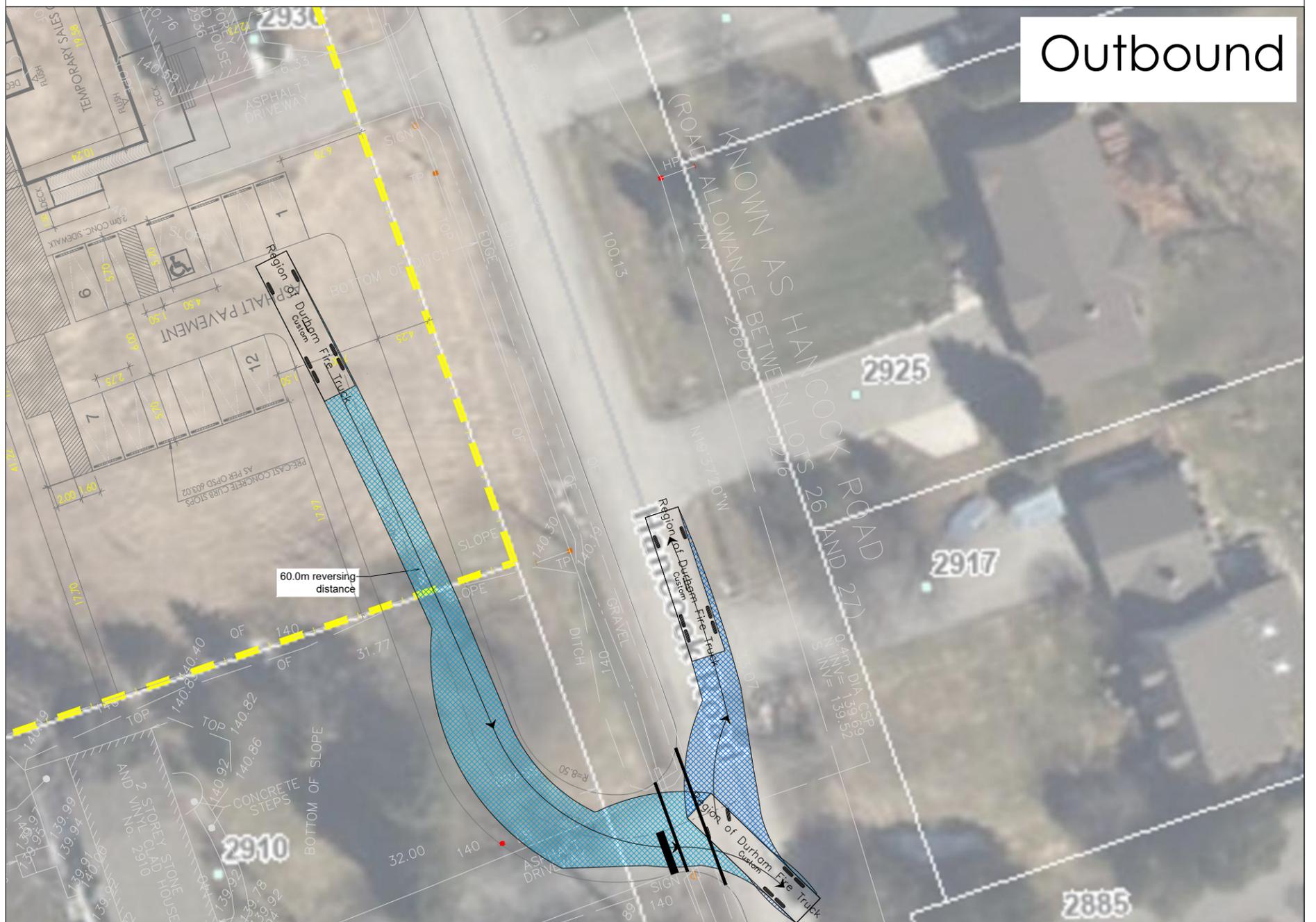
Figure 2 illustrates that a typical fire truck can drive to within 15m of the main entrance of the sales centre in a forward motion. The internal drive aisle is 6m wide, which complies with the OBC requirements. The fire truck is able to reverse out of the site over a distance of 60m, which again is within the OBC allowance. The fire route will be designated with no parking signage along the drive aisle.

Figure 3 illustrates the review of the more critical parking spaces near the dead-end of the at-grade parking. All of the parking spaces can be readily accessed and egressed by P-TAC large passenger vehicle. One accessible parking space is proposed, which complies with the By-law dimension requirement.

Figure 4 illustrates the pavement marking and signage plan associated with the sales centre.



Inbound



Outbound

60.0m reversing distance

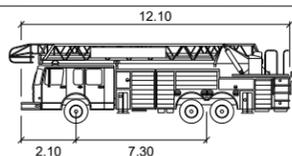
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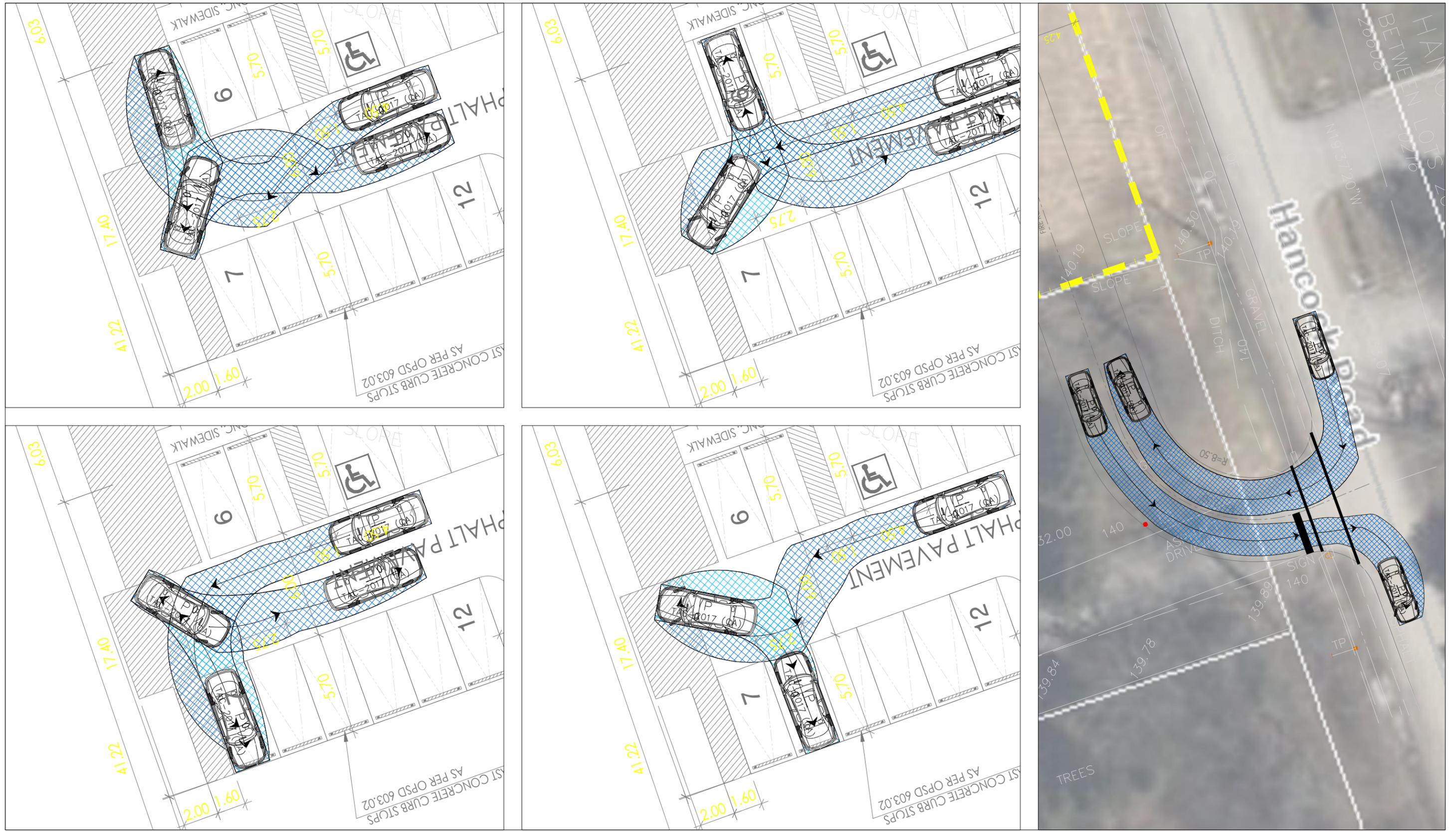
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Figure 2
Fire Truck Turning Movements
Temporary Sales Office Site Plan, Nash Developments

Region of Durham Fire Truck	
	meters
Width	: 2.75
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 32.5



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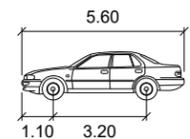
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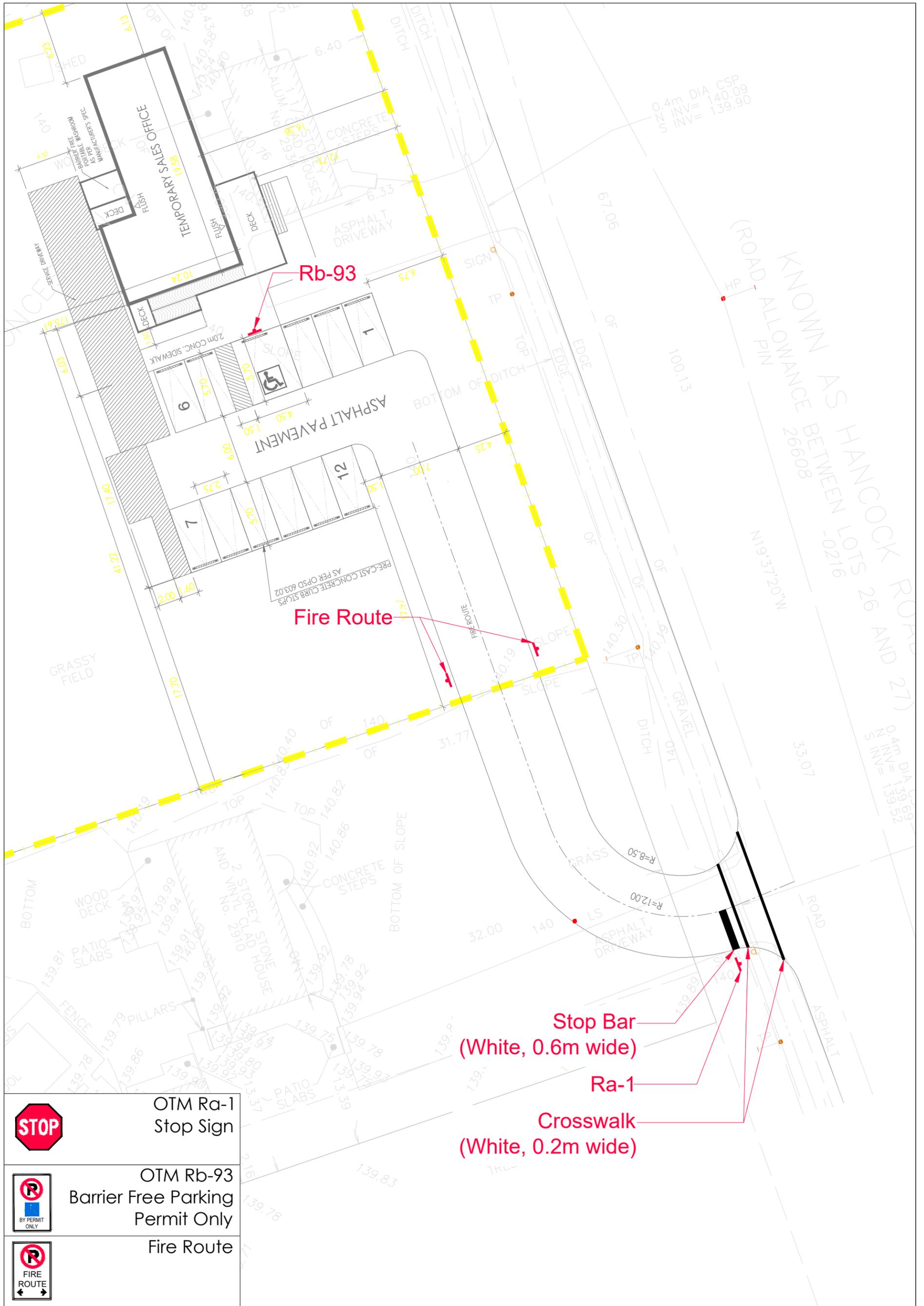
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Figure 3
 Passenger Vehicle Turning Movements
 Temporary Sales Office Site Plan, Nash Developments

P-TAC

Width : 2.00
 Track : 2.00
 Lock to Lock Time : 6.0
 Steering Angle : 35.9





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Figure 4
 Pavement Markings and Signage Plan
 Temporary Sales Office Site Plan, Nash Developments





Parking & Loading

WSP understands that the By-law requires 8 parking spaces based on the magnitude of the sales centre. In contrast, 12 parking spaces are proposed. Private garbage collection will apply to the site and will likely be infrequent given the nature of the sales centre.

Based on the above review of the traffic, parking and site layout of the subject sales centre, WSP believes the site can function adequately from a transportation perspective. If you have any questions, please contact the undersigned.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Yu', written over a light blue rectangular background.

Peter Yu, P. Eng., PMP
Project Manager
Transportation Planning and Science