

The request is that the traffic engineers include a summary of all the developers' proposed changes to a property in simple terms that the public can understand. The goal of this would be to provide the most useful information from a traffic impact study and allow for more constructive discussion earlier on in the development process. This summary should be used as a guideline for developer presentations to the public. The presentation would include a straightforward comparison of what is there today versus what will be built. The focus should be on the factors that the public sees as the most important. These factors could change over time.

The basic characteristics that are most important should be captured in a table with a side-by-side comparison. We have provided the table below as an example of the type of format that we should look at. Obviously we can add more dimensions to this table, but we would caution to keep the table relatively simple and straightforward.

	Current	Proposed
Residential Units		
Bedrooms		
Types of businesses		
Sq footage aligned to commercial		
Parking spaces		
Bicycle / Micro-mobility infrastructure		
Valet parking access		

This presentation should have these basic characteristics uniformly across all developments developers should be able to provide this information at the very beginning of their community outreach the presentations should also address more qualitative questions such as the below:

What types of traffic are created by the current lot ? Are there current residents ? What are the hours that the traffic is generated?

What types of businesses are expected to operate in the new development? At what time do these businesses normally get more visitors?

Will there be covenants to restrict the types of businesses that can operate in the new space ?

What is the demographic that the housing is intended/marketed to attract (i.e. students, snowbirds)? Do they have a different traffic schedule/pattern/tendencies?
If the lot has seen diminished use for some time (i.e. The University Centre), what is the maximum traffic projections that it would have at full capacity?

Neighborhood Street Impact

How will the community's transportation needs be impacted by the development?
During what times of the week will additional traffic be produced?

What will be the impact to the strategic ingress/egress points for the neighborhood?
What mitigations will be in place to drive traffic through to major thoroughfares?

What speed mitigations will the development put in place for the adjoining neighborhoods?

Will there be additional drainage added to the community to as part of this project to reduce street flooding?

What percentage of trips are expected to be using public transportation?

How is the design of valet or Uber drop off oriented to prevent traffic backups

Parking

What are the parking requirements for each business?

How will the development ensure that no adjoining parking spots will be taken by patrons of the location?

What is the ratio of dedicated parking spots for residents to the total number of bedrooms allocated for residential use

How will the parking spots be divided between residential and commercial use ?