

Appendix A

Terms of Reference

Raf Andrenacci

From: Ivan Drownitski <idrownitski@haltonhills.ca>
Sent: Tuesday, February 20, 2024 7:36 PM
To: Raf Andrenacci
Cc: Will Maria
Subject: RE: Terms of Reference - 130 Mountainview Road North

Some people who received this message don't often get email from idrownitski@haltonhills.ca. [Learn why this is important](#)

Hi Raf,

Thank you for circulating the proposed Terms of Reference. Please see my comments below in red.

I will try and pull up the recent background development reports tomorrow... if not it will be Friday.

Thanks,



Ivan Drownitski, C.Tech.
Transportation Planning Technologist
905-873-2600 ext. 2328
idrownitski@haltonhills.ca
haltonhills.ca

From: Raf Andrenacci <Raf.Andrenacci@ghd.com>
Sent: Thursday, January 18, 2024 10:46 AM
To: Ivan Drownitski <idrownitski@haltonhills.ca>
Cc: Will Maria <William.Maria@ghd.com>
Subject: Re: Terms of Reference - 130 Mountainview Road North

[EXTERNAL EMAIL]

Hi Ivan, please find the revised Terms of Reference below.

GHD Inc. has been retained to prepare a Transportation Impact Study for a proposed residential development located on lands with municipal address of 130 Mountainview Road North in Georgetown in the Town of Halton Hills.



The proposed development will consist of a total of 1,090 apartment units, 12 townhouse units, and ground floor commercial space. Parking for the site may be provided through a combination of surface parking and an underground parking garage.

Access to the subject site is proposed via a full-moves on River Drive and a right-in/right out driveway on Mountainview Road North located opposite Stewart McClaren Road.



In order to properly scope this project, we ask that the Town review and provide comments on the following scope and confirm if there are any additional items required as part of the study.

The study shall comply with the Towns Transportation Impact Study Guidelines.

Study intersections

- Mountainview Road North and River Drive
- River Drive and Daniela Court
- River Drive and the Proposed Site Access
- Mountainview Road North and the Proposed Site Access
- **Mountainview Road North and John Street**

Traffic Data

Updated traffic counts at the existing study intersections will be undertaken during the a.m. and p.m. peak hours.

Study Peak Hours

Weekday a.m. and p.m. peak hours. **Please include a Saturday peak hour analysis**

Study Horizon Year

2024 (existing), and 2029 (five years from the date of the TIS), as per the Region’s TIS Guidelines. **The horizon year shall be taken 5 years from the anticipated build-out of the site.**

Background Growth Rate

GHD will consult with Town staff to determine the growth rates to be used, however, we are aware of a recent traffic being completed for a site on Rosetta Street and will discuss with Town staff to ensure assumptions for growth is consistent between the studies. **Utilize a 2% growth rate, consistent with 1 Rosetta**

Background Development Traffic

GHD has reviewed the Town's development application portal and identified the two following developments that would generate additional traffic along the study area roads:

- 167 - 171 Mountainview Rd N
- **1 Rosetta** 3 multi-storey residential condominium apartment buildings (**containing a total of 640 units**) located to the west of River Drive and Rosetta Street
- **9 Caroline Street Proposed development of three (3) street townhouses, with three (3) secondary basement units.**

Town staff to advise if there are any additional proposed background development to include in the study and provide us with the relevant site trip information to include in the TIS.

Trip Generation

Will be completed using rates published by the ITE Trip Generation 11th Edition, LUC 222 Multifamily Housing (High-Rise) for the apartment buildings and LUC 220 Multifamily Housing (Low-Rise) for the townhouse blocks. **Include the commercial component in the trip generation. Please ensure no trip generation reduction is applied.**

The directional distribution of traffic approaching and departing the site will be determined based on TTS 2016 data, existing local patterns and first principles. **Trip distribution must be properly documented; any external references used for the assumption of trip distribution must be appended to the report for our reference and review.**

The analysis will identify the transportation system requirements and other measures required to ensure the acceptable operation of the study intersections, including auxiliary turning lanes and other transportation infrastructure improvements. **Include a section for input and calibration parameters as part of the capacity analysis; to assist with the synchro analysis review. (i.e. any calibrations done to the synchro defaults; and provide clear justification for doing so).**

TAC and Town guidelines will be reviewed in order to complete an access management.

Review for the site access that reviews corner clearance, driveway spacing, auxiliary lanes, corner radii, and clear throat distance. **A review of the proposed site access will be required, to ensure sufficient sightlines are met for ingress and egress.**

Complete AutoTurn assessment of the proposed development. **This assessment should include turning manoeuvres for passenger vehicles, emergency vehicles, delivery vehicles, and waste collection within and to/from the site. Provide AutoTurn drawings in the appendix to illustrate the feasibility of efficient turning manoeuvres.**

Existing TDM opportunities will be identified and future TDM opportunities will be recommended for the site. **A comprehensive TDM plan will be required (through design, initiatives and proposed strategies).**

The proposed resident parking supply is deficient from the current Zoning By-law requirement. A parking assessment will be completed to justify the reduction in parking and will be discussed further with Town staff during the completion of the study.

- **The TIS should have a section addressing any residential complaints/concerns raised during any public consultation; if any.**
- **The study must document active transportation (pedestrian and cyclist) and transit opportunities, travel demand management and provide recommendations for infrastructure improvements and other measures to promote active transportation. Provide supporting Drawing(s) in the appendix to demonstrate active transportation opportunities to/from the site and within the proposed development.**
- **Traffic count data, signal timing plans and Synchro analysis reports, and any referenced documents/resources shall be appended to the report.**
- **Please provide the synchro analysis electronically as part of the submission.**

If the above scope is acceptable to the Town, it will form the basis of our scope of work.

Thank you,
Raf

From: Ivan Drewnitski <ldrewnitski@haltonhills.ca>
Sent: Thursday, January 11, 2024 11:02 AM
To: Raf Andrenacci <Raf.Andrenacci@ghd.com>
Cc: Will Maria <William.Maria@ghd.com>
Subject: RE: Terms of Reference - 130 Mountainview Road North

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Hey Raf,

It's come to my attention that the site plan your illustrating below doesn't match the latest site plan presented at my recent DRC. Please send a revised ToR with any changes that includes the latest site plan dated Jan 5, 2024. Please also confirm if there will be any first floor commercial.

Thanks,

Ivan

From: Ivan Drewnitski
Sent: Thursday, December 7, 2023 8:46 AM

To: Raf Andrenacci <Raf.Andrenacci@ghd.com>
Cc: Will Maria <William.Maria@ghd.com>
Subject: RE: Terms of Reference - 130 Mountainview Road North

Hi Raf,

I will try my best to get some comments before the break.

Thanks,

Ivan

From: Raf Andrenacci <Raf.Andrenacci@ghd.com>
Sent: Thursday, December 7, 2023 8:27 AM
To: Ivan Drewnitski <idrewnitski@haltonhills.ca>
Cc: Will Maria <William.Maria@ghd.com>
Subject: Re: Terms of Reference - 130 Mountainview Road North

[EXTERNAL EMAIL]

Hi Ivan,

Just quickly following up to see if you could provide us with some comments regarding the TOR.

Thanks,

Raf

From: Raf Andrenacci <Raf.Andrenacci@ghd.com>
Sent: Wednesday, November 29, 2023 12:42 PM
To: idrewnitski@haltonhills.ca <idrewnitski@haltonhills.ca>
Cc: Will Maria <William.Maria@ghd.com>
Subject: Terms of Reference - 130 Mountainview Road North

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Raf

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