



MEMO

Date: March 23, 2022
Project: Galloway Lands Development
Subject: Response to CTS Review

Project #: 02-21-0081

To: Reto Barrington | Handshake Holding
From: Jason Dunn

Creative Transportation Solutions Ltd (CTS) prepared a technical memo for the Fernie Snow Valley Community Association, dated 24 December 2021, outlining their observations based on a site visit, review of the proposed site plan and a review of the transportation impact study completed for the proposed development.

The memo made the following recommendations;

1. Traffic analysis be updated to reflect a more realistic trip generation
2. Development proposal include a second access to Hwy 3
3. A detailed review of key internal existing intersection under winter conditions be completed.
4. A detailed CTMP be prepared and adhered to should the development be authorised to proceed.

This memo addresses the recommendations.

Trip Generation Rate

The TIA prepared by Bunt used Recreational Home, rather than Single Family home as the land use type for this development. It is Bunt's understanding that the homes to be constructed in the Galloway Development will be occupied in a similar manner to the single family homes in the Fernie Alpine Resort. As such, it is Bunt's opinion that the Recreational Home is the correct land use. As for the trip generation rate, this was confirmed as being appropriate by the comparison with the trips generated by the existing homes on Boomerang Way and Snow Pines Drive as counted in the 2022 winter traffic counts.

An extract from Section 3.2 of the TIA is listed below.

ITE Land Use 260 for recreational homes was used for all base analysis given the nature of the dwellings and the proximity to the Fernie Alpine Resort The site traffic is expected to have a greater percentage of trips outside of peak hours based on the vacation nature of the resort as the residents would not be following standard office hours.

As a comparison, the existing dwelling units on Boomerang Way, comprised of 55 dwelling units, were observed to have a Saturday Peak Hour trip rate of 0.23 trips/unit on January 22, 2022, and 0.21 trips/unit on February 19, 2022. The ITE trip rate used is 0.38 trips/unit.

Table 3.1: Trip Generation Rates

USE	AM PEAK HOUR			PM PEAK HOUR			SATURDAY PEAK HOUR		
	Trip Rate	In	Out	Trip Rate	In	Out	Trip Rate	In	Out
Recreational Homes (ITE 260)	0.22 per unit	67%	33%	0.28 per unit	41%	59%	0.38 per unit	48%	52%

Second Access to Hwy 3

It is Bunt's understanding that this is still being reviewed by the client group.

Winter Condition TIA

This is agreed and has been addressed in the recently completed Winter Addendum TIA.

Construction Traffic Management Plan (CTMP)

This is agreed and can be required of the lead construction contractor once construction of the development occurs.

This concludes the response to the recommendation of the CTS memo.