

# F.R. Berry & Associates

TRANSPORTATION PLANNING CONSULTANTS

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February 23, 2022

Our Ref. **2203**

Knutson Development Consultants Inc.  
29-30 Ann Street  
St. Mary's ON  
N4X 1C8

Attn. Mr. R. Knutson

Dear Mr. Knutson:

**RE: PROPOSED TOWNHOUSE DEVELOPMENT  
UPPER QUEEN STREET, THORNDALE**

At your request, I have assessed the potential impact of a proposed 41 unit townhouse development at 233 Upper Queen Street in the community of Thorndale. The location of the site is shown in **Figure 1**.

**Existing Conditions**

Since most of the traffic generated by the development is likely to access King Street, Middlesex County Road 28, via Agnes Street, I obtained a traffic count for this intersection. Peak hour turning volumes derived from this count are shown in **Figure 2**. Traffic count reports are contained in Appendix A.

Currently, traffic patterns have been disrupted by the Covid-19 pandemic. Accordingly, the count volumes shown in **Figure 2** were adjusted upward by one third as shown in **Figure 3**. The resulting through volumes on County Road 28 are consistent with the latest average daily volumes for County Road 28 as published by the County of Middlesex.

King Street is a two lane arterial street with paved parking lanes, curb and gutter and with sidewalks on both sides. Agnes Street and Upper Queen Street are two lane paved local streets, with grass drainage swales on both sides. Immediately south of King Street, Agnes Street is widened to permit parking on both sides. All streets in the study area have 50km/h speed limits. Land uses in the area are primarily low density residential.



### **Proposed Development**

The site plan for the proposed development is shown in **Figure 4**. 41 townhouse units are proposed with a single access to Upper Queen Street. Based on regression equations contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, Tenth Edition, for ITE Land Use 220, Multifamily Housing (Low-Rise), the proposed development will generate 20 vehicle trips in the morning peak hour, 5 entering and 15 leaving, and 27 vehicle trips in the afternoon peak hour, 17 entering and 10 leaving.

Based on the turning movements to and from Agnes Street as shown in **Figure 2**, it is estimated that 90 percent of the site generated trips would have an origin and destination to the west on King Street. The assignment of peak hour site generated trips is shown in **Figure 5**. Trips destined to and from the west would use Agnes Street to King Street. Trips to and from the east would use Maria Street to access King Street.

### **Projected Traffic**

Build-out of the proposed development is anticipated in 2024. Existing adjusted traffic volumes from **Figure 3** were projected to 2024 and to 2029, five years beyond build-out, assuming an annual growth rate of 1.5 percent. Growth factors were only applied to through traffic volumes on King Street since the residential area served by Agnes Street is stable and no other developments are anticipated in the area.

Projected background traffic volumes for 2024 and 2029 are shown in **Figures 6 and 7** respectively. Total peak hour traffic volumes are shown in **Figures 8 and 9**. The volumes shown in **Figures 8 and 9** were obtained by adding site generated traffic from **Figure 5** to background traffic from **Figures 6 and 7**.

### **Analysis**

Since existing traffic volumes on Upper Queen Street, Agnes Street and Maria Street are low and well within the capacity of local streets, the intersections of these streets were not analyzed. Local residential streets can accommodate up to 1 000 vehicles daily and about 100 vehicles in the peak hour.

The most significant traffic impact of the proposed development will occur at the intersection of King Street and Agnes Street. Existing and projected traffic demand at this intersection was analyzed for delays, volume to capacity (v/c) ratios and queue lengths using the Synchro analysis program<sup>1</sup>. The results of the analysis are summarized in **Table 1**. Analysis reports are contained in Appendix B.

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<sup>1</sup> An earlier version of this program was used in the analysis. The current version contains more detail but the key outputs are virtually identical.



The analysis indicates that the intersection of King Street and Agnes Street currently operates at a good level of service and will continue to do so under projected peak hour conditions. Eastbound and westbound traffic on King Street will be subject to only minor delays while traffic approaching on Agnes Street will be subject to average delays of up to 12.9 seconds under projected 2029 peak hour conditions. Average queue lengths on this approach will not exceed two metres for 95 percent of the time in the afternoon peak hour, less than one car length.

**Summary and Conclusions**

The proposed development will generate 20 vehicle trips in the morning peak hour and 27 vehicle trips in the afternoon peak hour. Ninety percent of these trips are expected to pass through the intersection of King Street and Agnes Street.

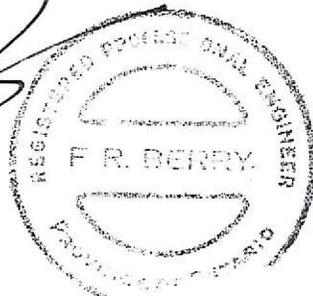
The addition of site generated trips to traffic flow on Upper Queen Street, Agnes Street and Maria Street will have no significant impact on traffic flow and safety on these streets. While volumes will increase, they will still be well within the capacity of local streets.

The intersection of King Street and Agnes Street will continue to operate at a good level of service with minimal impact to through traffic on King Street.

Very truly yours  
F. R. Berry & Associates



Frank R. Berry, P.Eng.  
Principal





**Figure 1**  
**Area Plan**

200 m



Site

King St

Queen St

Lions Ln

Maria St

Queen St

28

Agnes St

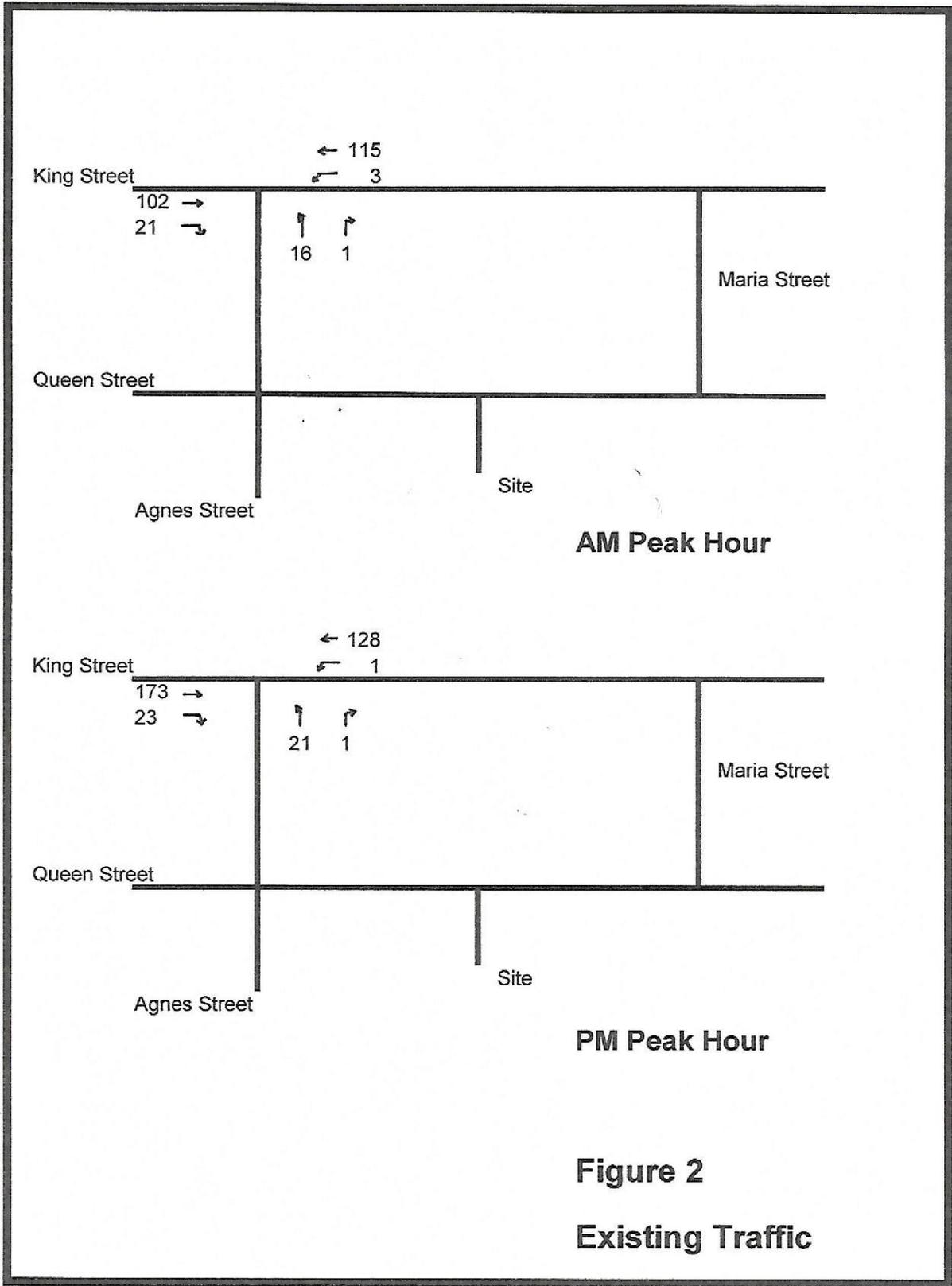
Agnes St

Queen St

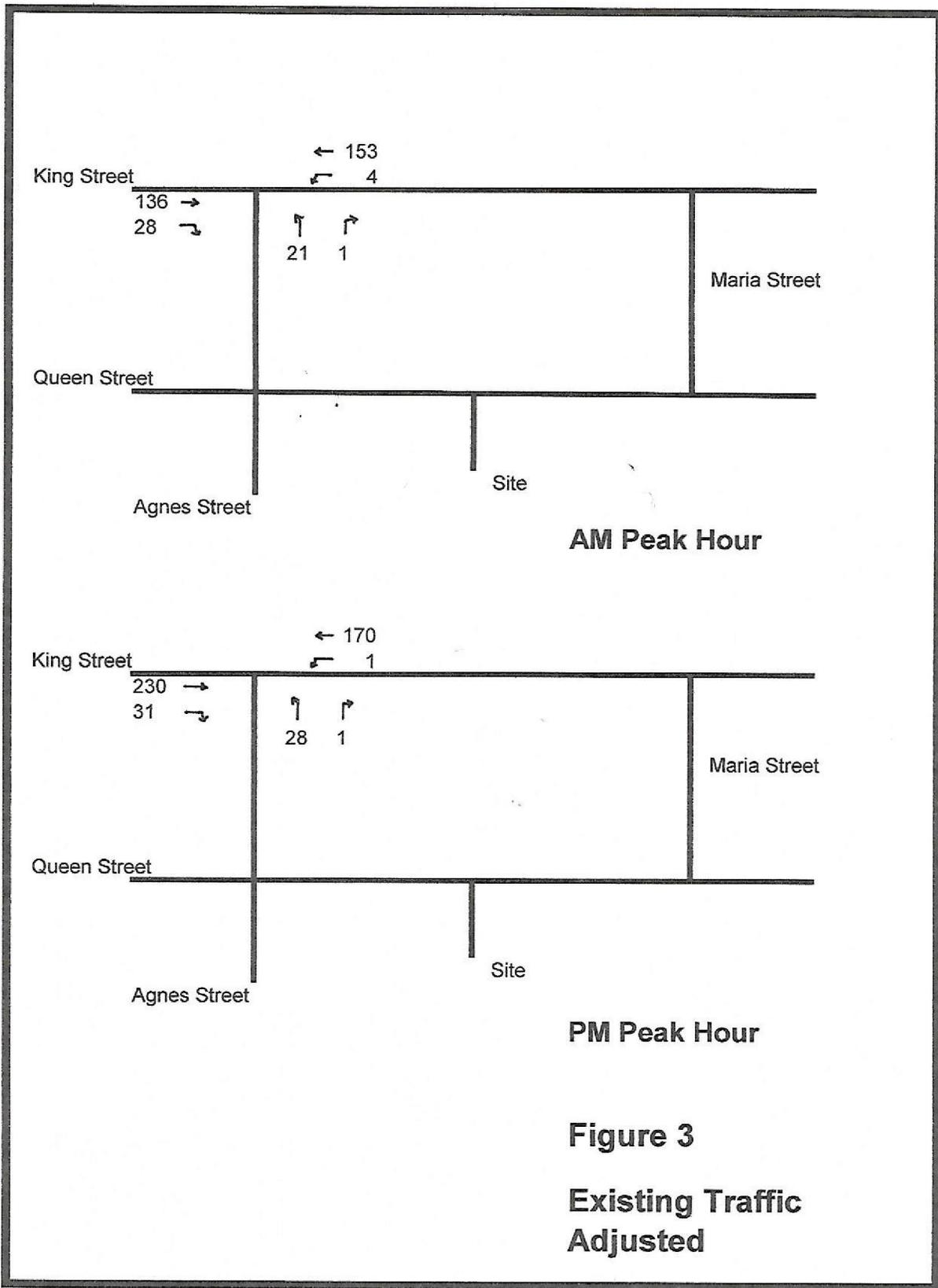
Main St

Thorndale Rd

ison St



**Figure 2**  
**Existing Traffic**



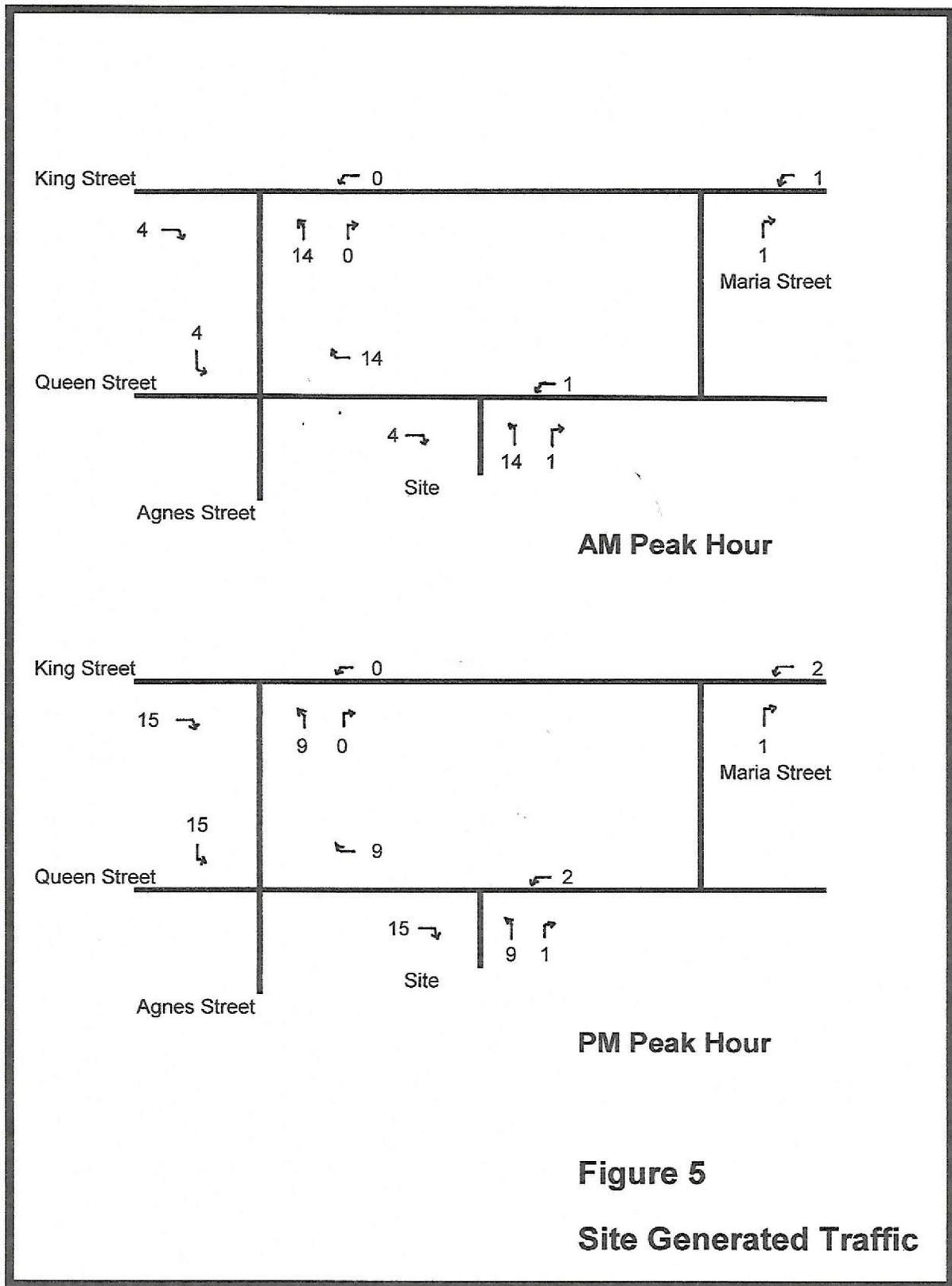
**Figure 3**  
**Existing Traffic**  
**Adjusted**



PROJECT NO. 233 UPPER QUEEN STREET, THORNDALE SHEET NO. CP2		DATE 10/14/2014 DRAWN BY J. B.		PROJECT NO.		CONSULTANT		DATE		REVISIONS		NO.		CHECKS		COMMENTS	
CONCEPT PLAN		10/14/2014		J. B.		J. B.		J. B.		J. B.		J. B.		J. B.		J. B.	

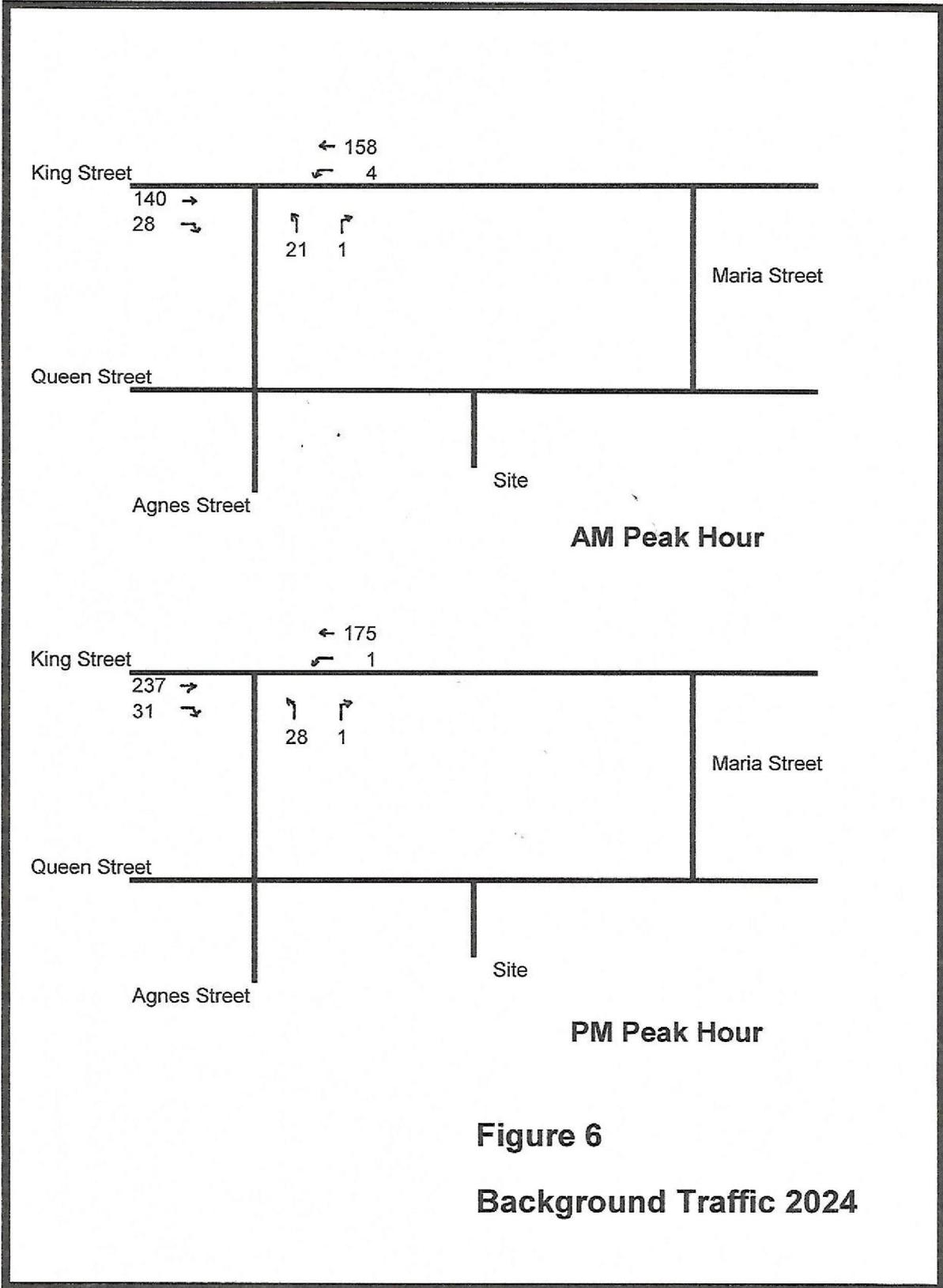


Figure 4  
Site Plan



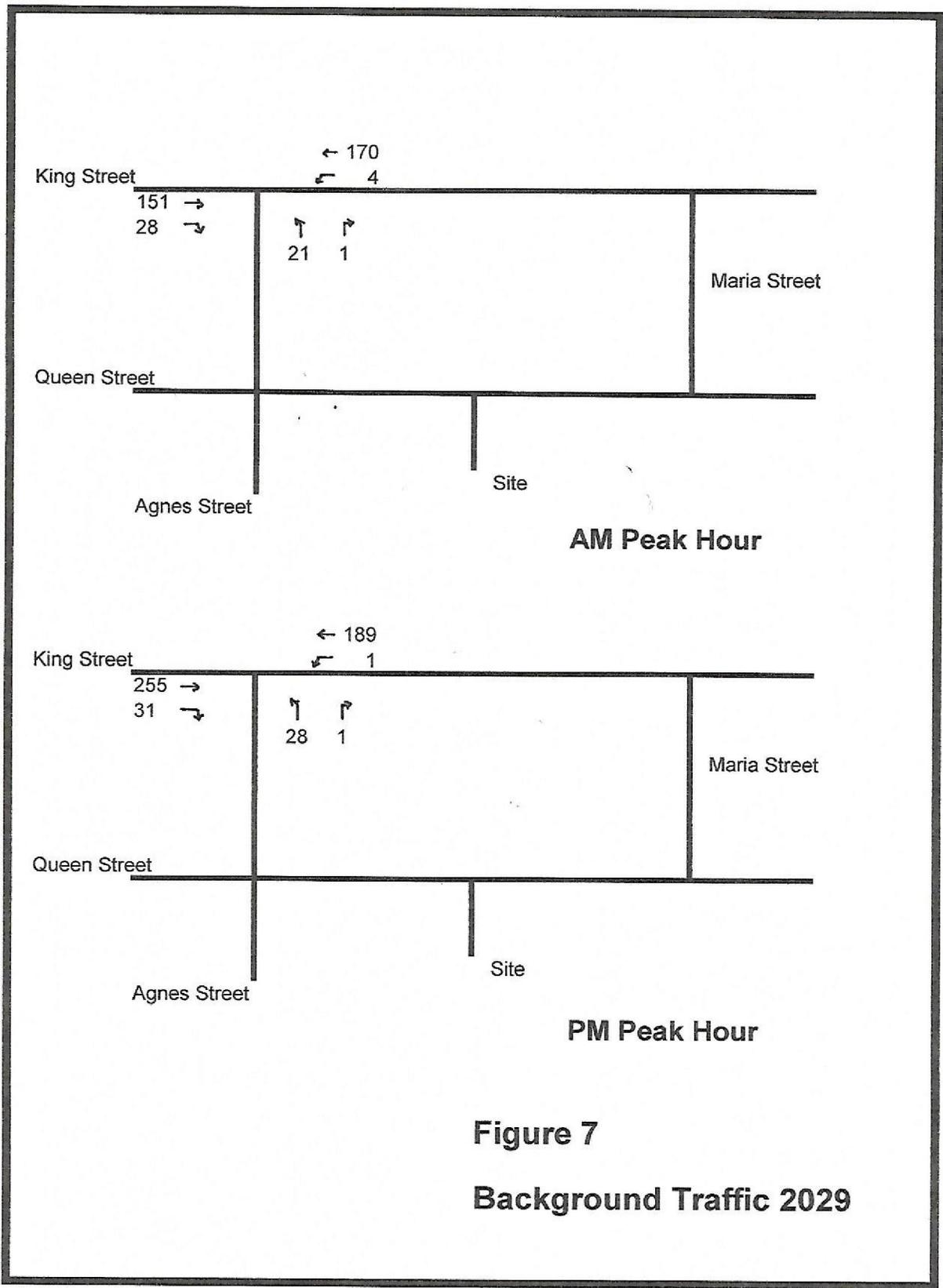
**Figure 5**

**Site Generated Traffic**



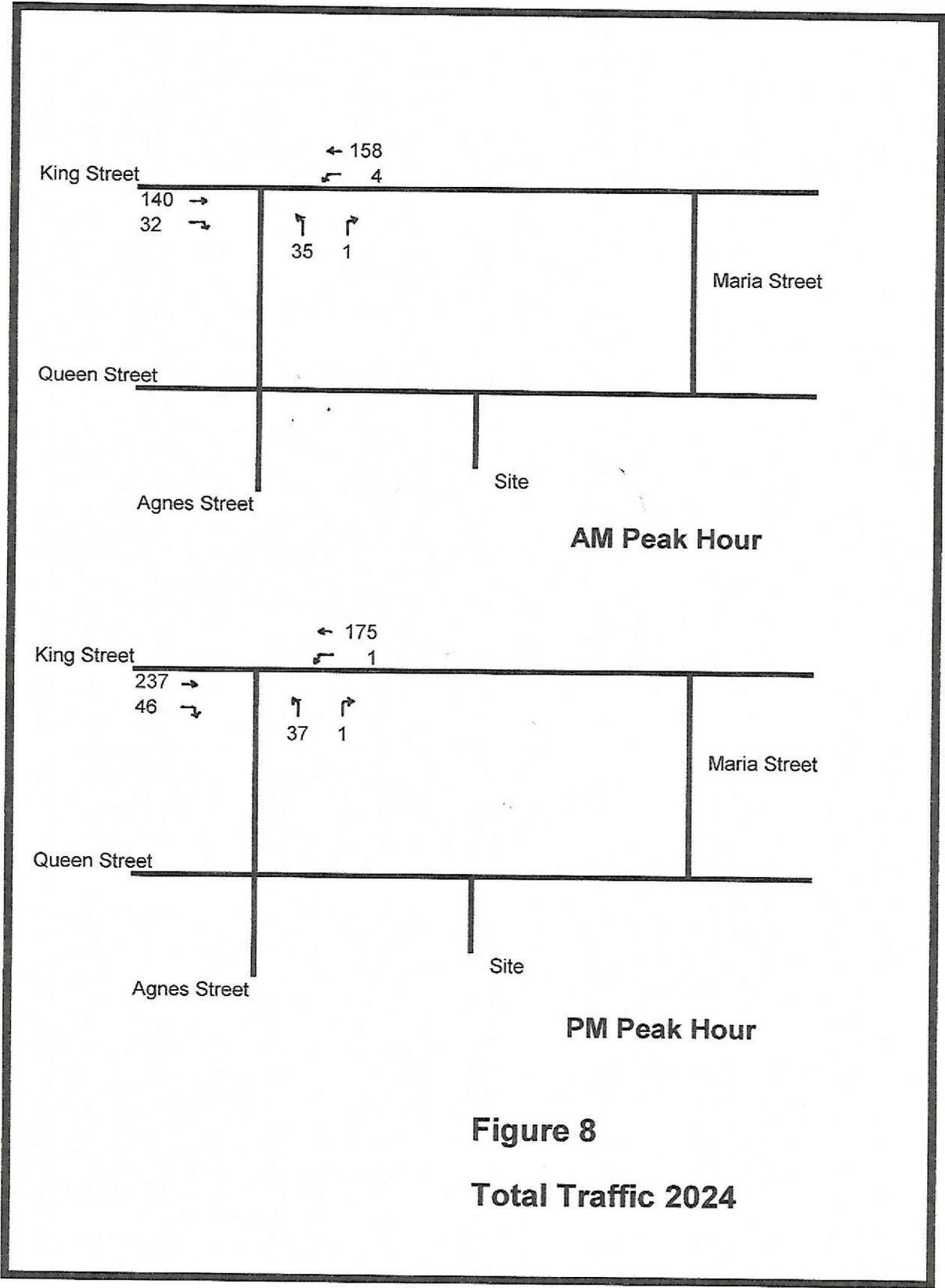
**Figure 6**

**Background Traffic 2024**



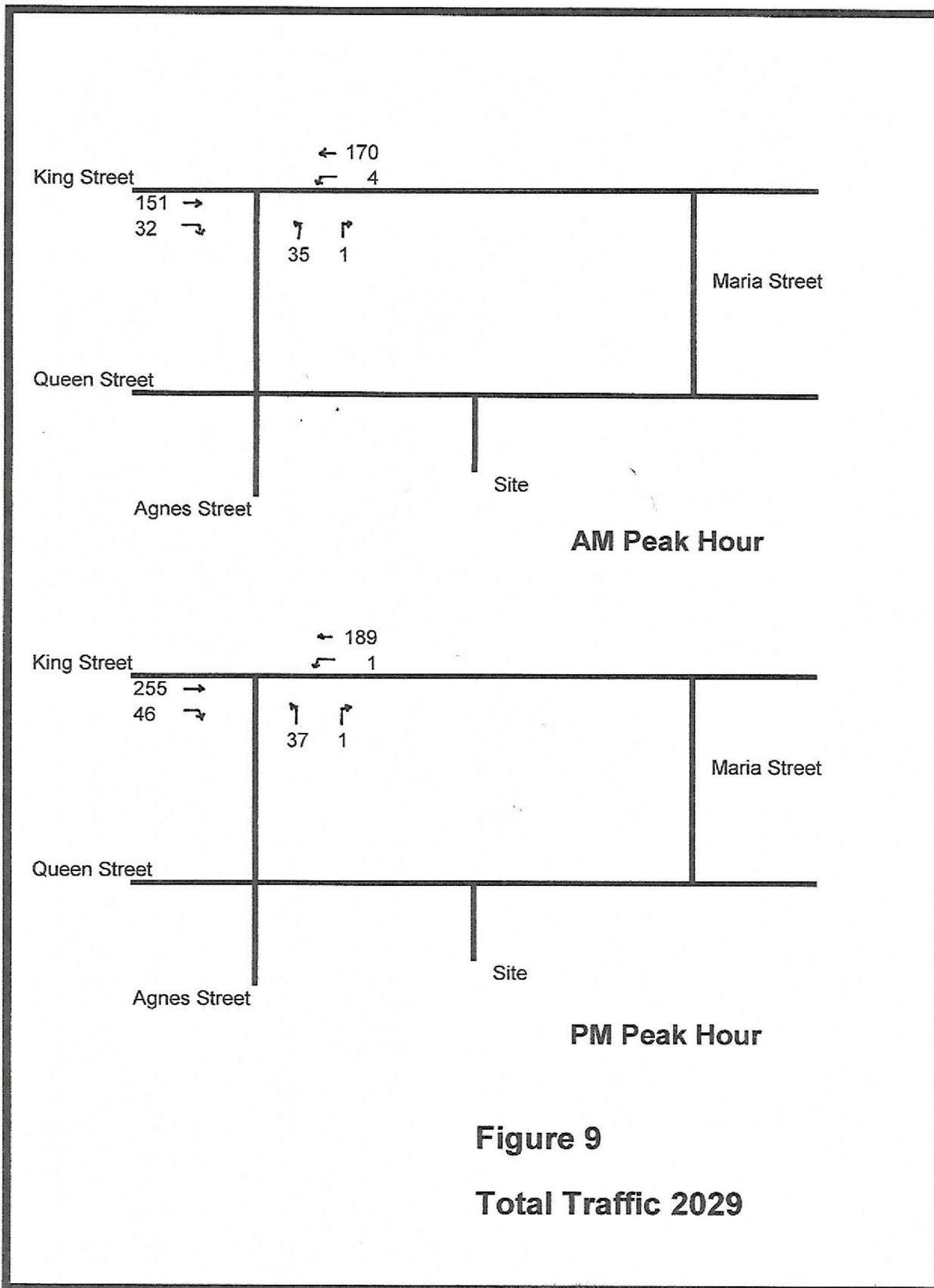
**Figure 7**

**Background Traffic 2029**



**Figure 8**

**Total Traffic 2024**



**Figure 9**

**Total Traffic 2029**

Intersection	AM Peak Hour				PM Peak Hour			
	v/c	Del.	LofS	Q	v/c	Del.	LofS	Q
<b>Adjusted 2022</b>								
Eastbound TR	0.10	0.0	A	0.0	0.17	0.0	A	0.0
Westbound LT	0.00	0.2	A	0.1	0.00	0.1	A	0.0
Northbound LR	0.04	10.9	B	0.9	0.06	11.8	B	1.4
Intersec'n Utilization	23.0%				26.2%			
LofS	A				A			
<b>Total 2024</b>								
Eastbound TR	0.11	0.0	A	0.0	0.18	0.0	A	0.0
Westbound LT	0.00	0.2	A	0.1	0.00	0.1	A	0.0
Northbound LR	0.06	11.2	B	1.5	0.08	12.5	B	1.9
Ave. Intersec'n Delay	23.3%				27.7%			
LofS	A				A			
<b>Total 2029</b>								
Eastbound TR	0.12	0.0	A	0.0	0.19	0.0	A	0.0
Westbound LT	0.00	0.2	A	0.1	0.00	0.0	A	0.0
Northbound LR	0.07	11.4	B	1.6	0.08	12.9	B	2.0
Ave. Intersec'n Delay	24.0%				28.8%			
LofS	A				A			

Note: Del. - ave. delay (secs.)

LofS - level of service

v/c - volume to capacity ratio

Average Intersection Delay (secs.)

Q - maximum queue length (metres)

(95th percentile)

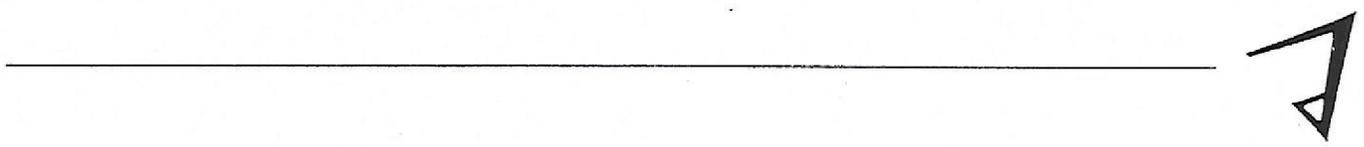
## Table 1

### Level of Service

### King Street

### and Agnes Street

**APPENDIX A**  
**TRAFFIC COUNTS**



# Thorndale Rd @ Agnes St

## Morning Peak Diagram

### Specified Period

**From:** 7:00:00

**To:** 9:00:00

### One Hour Peak

**From:** 8:00:00

**To:** 9:00:00

**Municipality:** Thorndale  
**Site #:** 0000000004  
**Intersection:** Thorndale Rd & Agnes St  
**TFR File #:** 4  
**Count date:** 26-Jan-2022

### Weather conditions:

Clear/Wet

### Person(s) who counted:

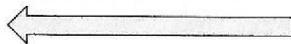
Cam

**\*\* Non-Signalized Intersection \*\***

**Major Road:** Thorndale Rd runs W/E

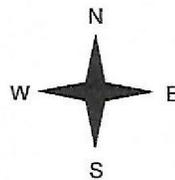
East Leg Total: 221  
 East Entering: 118  
 East Peds: 0  
 Peds Cross: 8

Heavys	Trucks	Cars	Totals
8	5	118	131



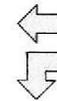
Thorndale Rd

Heavys	Trucks	Cars	Totals
12	6	84	102
1	2	18	21
13	8	102	



Agnes St

Cars	Trucks	Heavys	Totals
104	4	7	115
3	0	0	3
107	4	7	



Thorndale Rd

Cars	Trucks	Heavys	Totals
85	6	12	103

Peds Cross: 8  
 South Peds: 2  
 South Entering: 17  
 South Leg Total: 41

Peds Cross: 8  
 West Peds: 0  
 West Entering: 123  
 West Leg Total: 254

Cars	21
Trucks	2
Heavys	1
<b>Totals</b>	<b>24</b>



Cars	14	1	15
Trucks	1	0	1
Heavys	1	0	1
<b>Totals</b>	<b>16</b>	<b>1</b>	

## Comments

# Thorndale Rd @ Agnes St

## Mid-day Peak Diagram

### Specified Period

**From:** 11:00:00  
**To:** 14:00:00

### One Hour Peak

**From:** 12:45:00  
**To:** 13:45:00

**Municipality:** Thorndale  
**Site #:** 0000000004  
**Intersection:** Thorndale Rd & Agnes St  
**TFR File #:** 4  
**Count date:** 26-Jan-2022

### Weather conditions:

Clear/Wet

### Person(s) who counted:

Cam

**\*\* Non-Signalized Intersection \*\***

**Major Road:** Thorndale Rd runs W/E

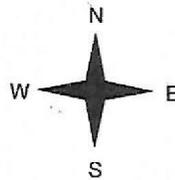
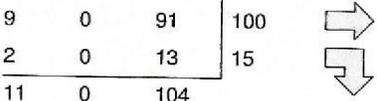
East Leg Total: 211  
East Entering: 108  
East Peds: 1  
Peds Cross: 8

Heavys	Trucks	Cars	Totals
11	4	104	119

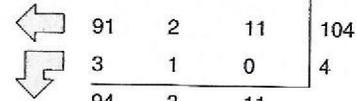


Thorndale Rd

Heavys	Trucks	Cars	Totals
9	0	91	100
2	0	13	15
11	0	104	



Cars	Trucks	Heavys	Totals
91	2	11	104
3	1	0	4
94	3	11	



Thorndale Rd



Peds Cross: 8  
West Peds: 4  
West Entering: 115  
West Leg Total: 234

Cars	Trucks	Heavys	Totals
16	1	2	19



Agnes St

Cars	Trucks	Heavys	Totals
13	2	0	15
3	0	0	3
16	2	0	

Cars	Trucks	Heavys	Totals
94	0	9	103

Peds Cross: 8  
South Peds: 7  
South Entering: 18  
South Leg Total: 37

## Comments

# Thorndale Rd @ Agnes St

## Afternoon Peak Diagram

### Specified Period

**From:** 15:00:00  
**To:** 18:00:00

### One Hour Peak

**From:** 15:45:00  
**To:** 16:45:00

**Municipality:** Thorndale  
**Site #:** 0000000004  
**Intersection:** Thorndale Rd & Agnes St  
**TFR File #:** 4  
**Count date:** 26-Jan-2022

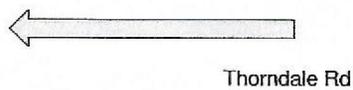
**Weather conditions:**  
Clear/Wet  
**Person(s) who counted:**  
Cam

**\*\* Non-Signalized Intersection \*\***

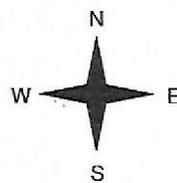
**Major Road:** Thorndale Rd runs W/E

East Leg Total: 303  
East Entering: 129  
East Peds: 0  
Peds Cross: X

Heavys	Trucks	Cars	Totals
7	2	141	150



Heavys	Trucks	Cars	Totals
4	3	166	173
0	0	23	23
4	3	189	



Agnes St

Cars	Trucks	Heavys	Totals
121	2	5	128
1	0	0	1
122	2	5	



Thorndale Rd

Cars	Trucks	Heavys	Totals
167	3	4	174



Peds Cross: X  
West Peds: 0  
West Entering: 196  
West Leg Total: 346

Cars	24
Trucks	0
Heavys	0
<b>Totals</b>	<b>24</b>



Cars	20	1	21
Trucks	0	0	0
Heavys	2	0	2
<b>Totals</b>	<b>22</b>	<b>1</b>	

Peds Cross: X  
South Peds: 2  
South Entering: 23  
South Leg Total: 47

## Comments

# Thorndale Rd @ Agnes St

## Total Count Diagram

**Municipality:** Thorndale  
**Site #:** 0000000004  
**Intersection:** Thorndale Rd & Agnes St  
**TFR File #:** 4  
**Count date:** 26-Jan-2022

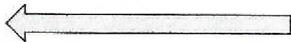
**Weather conditions:**  
 Clear/Wet  
**Person(s) who counted:**  
 Cam

**\*\* Non-Signalized Intersection \*\***

**Major Road:** Thorndale Rd runs W/E

East Leg Total: 1809  
 East Entering: 886  
 East Peds: 6  
 Peds Cross: X

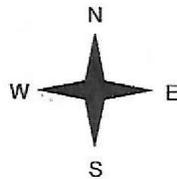
Heavys	Trucks	Cars	Totals
58	25	902	985



Thorndale Rd

Heavys	Trucks	Cars	Totals
55	30	819	904
6	6	126	138
61	36	945	

→
↘



Agnes St

Cars	Trucks	Heavys	Totals
802	20	49	871
14	1	0	15
816	21	49	



Thorndale Rd

Cars	Trucks	Heavys	Totals
837	31	55	923

Peds Cross: X  
 South Peds: 31  
 South Entering: 133  
 South Leg Total: 286

Peds Cross: X  
 West Peds: 9  
 West Entering: 1042  
 West Leg Total: 2027

Cars	140
Trucks	7
Heavys	6
Totals	153

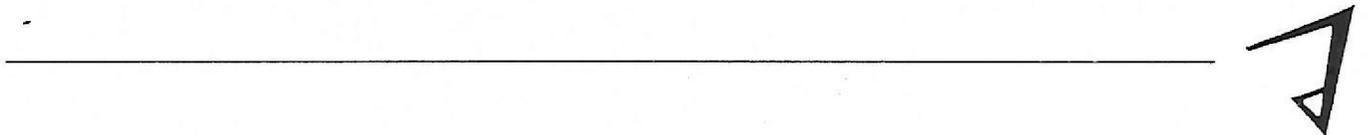


Cars	100	18	118
Trucks	5	1	6
Heavys	9	0	9
Totals	114	19	

### Comments



**APPENDIX B**  
**LEVEL OF SERVICE ANALYSIS**



	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗			↖	↗	↘
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	136	28	4	153	21	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	148	30	4	166	23	1
Pedestrians					10	
Lane Width (m)					3.0	
Walking Speed (m/s)					1.2	
Percent Blockage					1	
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			188		348	173
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			188		348	173
tC, single (s)			4.1		6.5	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.6	3.3
p0 queue free %			100		96	100
cM capacity (veh/h)			1388		623	870
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	178	171	24			
Volume Left	0	4	23			
Volume Right	30	0	1			
cSH	1700	1388	631			
Volume to Capacity	0.10	0.00	0.04			
Queue Length 95th (m)	0.0	0.1	0.9			
Control Delay (s)	0.0	0.2	10.9			
Lane LOS		A	B			
Approach Delay (s)	0.0	0.2	10.9			
Approach LOS			B			
Intersection Summary						
Average Delay			0.8			
Intersection Capacity Utilization		23.0%		ICU Level of Service		A
Analysis Period (min)			15			



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↷			↶	↷	
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	230	31	1	170	28	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	250	34	1	185	30	1
Pedestrians					10	
Lane Width (m)					3.0	
Walking Speed (m/s)					1.2	
Percent Blockage					1	
Right turn flare (veh)						
Median type					None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			294		464	277
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			294		464	277
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		95	100
cM capacity (veh/h)			1271		556	761

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	284	186	32
Volume Left	0	1	30
Volume Right	34	0	1
cSH	1700	1271	561
Volume to Capacity	0.17	0.00	0.06
Queue Length 95th (m)	0.0	0.0	1.4
Control Delay (s)	0.0	0.1	11.8
Lane LOS		A	B
Approach Delay (s)	0.0	0.1	11.8
Approach LOS			B

Intersection Summary			
Average Delay		0.8	
Intersection Capacity Utilization	26.2%		ICU Level of Service A
Analysis Period (min)		15	

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗			↖	↘	
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	140	32	4	158	35	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	152	35	4	172	38	1
Pedestrians					10	
Lane Width (m)					3.0	
Walking Speed (m/s)					1.2	
Percent Blockage					1	
Right turn flare (veh)						
Median type					None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			197		360	180
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			197		360	180
tC, single (s)			4.1		6.5	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.6	3.3
p0 queue free %			100		94	100
cM capacity (veh/h)			1378		613	862
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	187	176	39			
Volume Left	0	4	38			
Volume Right	35	0	1			
cSH	1700	1378	618			
Volume to Capacity	0.11	0.00	0.06			
Queue Length 95th (m)	0.0	0.1	1.5			
Control Delay (s)	0.0	0.2	11.2			
Lane LOS		A	B			
Approach Delay (s)	0.0	0.2	11.2			
Approach LOS			B			
Intersection Summary						
Average Delay			1.2			
Intersection Capacity Utilization		23.3%		ICU Level of Service		A
Analysis Period (min)			15			



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	237	46	1	175	37	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	258	50	1	190	40	1
Pedestrians					10	
Lane Width (m)					3.0	
Walking Speed (m/s)					1.2	
Percent Blockage					1	
Right turn flare (veh)						
Median type	None					
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			318		485	293
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			318		485	293
tC, single (s)			4.1		6.5	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.6	3.3
p0 queue free %			100		92	100
cM capacity (veh/h)			1245		519	746

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	308	191	41
Volume Left	0	1	40
Volume Right	50	0	1
cSH	1700	1245	524
Volume to Capacity	0.18	0.00	0.08
Queue Length 95th (m)	0.0	0.0	1.9
Control Delay (s)	0.0	0.1	12.5
Lane LOS		A	B
Approach Delay (s)	0.0	0.1	12.5
Approach LOS			B

Intersection Summary			
Average Delay		1.0	
Intersection Capacity Utilization	27.7%	ICU Level of Service	A
Analysis Period (min)		15	



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔		↔
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	151	32	4	170	35	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	164	35	4	185	38	1
Pedestrians					10	
Lane Width (m)					3.0	
Walking Speed (m/s)					1.2	
Percent Blockage					1	
Right turn flare (veh)						
Median type	None					
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			209		385	192
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			209		385	192
tC, single (s)			4.1		6.5	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.6	3.3
p0 queue free %			100		94	100
cM capacity (veh/h)			1364		593	849

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	199	189	39
Volume Left	0	4	38
Volume Right	35	0	1
cSH	1700	1364	598
Volume to Capacity	0.12	0.00	0.07
Queue Length 95th (m)	0.0	0.1	1.6
Control Delay (s)	0.0	0.2	11.4
Lane LOS		A	B
Approach Delay (s)	0.0	0.2	11.4
Approach LOS			B

Intersection Summary			
Average Delay		1.1	
Intersection Capacity Utilization		24.0%	ICU Level of Service A
Analysis Period (min)		15	

King and Agnes  
PM Peak Hour

2029total  
2/22/2022



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↕	↕	
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	255	46	1	189	37	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	277	50	1	205	40	1
Pedestrians					10	
Lane Width (m)					3.0	
Walking Speed (m/s)					1.2	
Percent Blockage					1	
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			337		520	312
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			337		520	312
tC, single (s)			4.1		6.5	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.6	3.3
p0 queue free %			100		92	100
cM capacity (veh/h)			1225		495	728

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	327	207	41
Volume Left	0	1	40
Volume Right	50	0	1
cSH	1700	1225	500
Volume to Capacity	0.19	0.00	0.08
Queue Length 95th (m)	0.0	0.0	2.0
Control Delay (s)	0.0	0.0	12.9
Lane LOS		A	B
Approach Delay (s)	0.0	0.0	12.9
Approach LOS			B

Intersection Summary			
Average Delay		0.9	
Intersection Capacity Utilization	28.8%		ICU Level of Service A
Analysis Period (min)	15		