

North West Community Council
August 9, 2012

TO: Members of North West Community Council

SUBMITTED BY:



Brad Anguish, Director of Community and Recreation Services

DATE: July 29, 2012

SUBJECT: Traffic Signals at Hammonds Plains Road and Glen Arbour Way

INFORMATION REPORT

ORIGIN

January 30, 2012 motion of North West Community Council:

MOVED by Councillor Lund, seconded by Councillor Johns that North West Community Council request staff to provide a status update on the installation of traffic lights at the intersection of Hammonds Plains Road and Glen Arbour. As well, direct staff to investigate whether traffic has increased coming out of Glen Arbour with the connection of Sandy Run to White Hills Run. MOTION PUT AND PASSED.

BACKGROUND

The Development Agreement (DA) for the Glen Arbour Subdivision, dated August 29, 2001, requires Traffic Impact Studies to be completed at certain stages of development. The DA requires that the Developer agree to undertake improvements, if warranted, to the intersection of Hammonds Plains Road and Glen Arbour Way as indicated by the Traffic Studies.

DISCUSSION

The last phase of development that was approved for construction in Glen Arbour was in 2007 for a seventy (70) unit condominium project. This approval included a mix of single and townhouse dwellings commonly known as “The Knolls” located off Sandy Run. As required by the DA, an updated Traffic Impact Study at that time indicated that the need for traffic signals should continue to be monitored at the intersection of Hammonds Plains and Glen Arbour as the warrants had not yet been achieved. Currently, 40 units remain to be constructed within this phase of the development.

There are an additional seventy-two (72) dwelling units planned to be developed within “The Knolls” as permitted by the DA. This would bring the total number of dwelling units to one hundred and forty-two (142) units when completed. According to the terms of the DA, prior to permits being issued for these additional units, another Traffic Impact Study will need to be submitted and reviewed by staff. However, additional development in the area outside of the area regulated by the DA has commenced, some of which is being undertaken by the same developer as for the Glen Arbour Subdivision. The proposed new development, coupled with additional new road connections and growth within the Glen Arbour Subdivision, has resulted in a new Traffic Impact Study being submitted and reviewed by staff. This Study has been reviewed and staff has had several discussions with the developer and the developer’s traffic consultant. These discussions have resulted in the developer agreeing to design, construct and activate the traffic signals for the Glen Arbour Way/Hammonds Plains Road intersection in 2012.

The signal design by the developer is currently underway and will be reviewed by staff once submitted. Construction will then commence immediately upon design approval by staff.

BUDGET IMPLICATIONS

The costs associated with the design and construction of these traffic signals as well as any road modifications shall be born solely by the developer without cost to the Municipality.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality’s Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

There is no community engagement related to this information report.

ENVIRONMENTAL IMPLICATIONS

No implications have been identified.

ATTACHMENTS

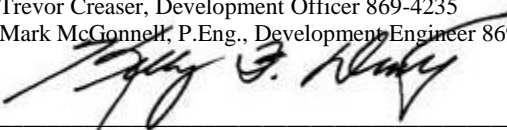
None

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by:

Trevor Creaser, Development Officer 869-4235
Mark McGonnell, P.Eng., Development Engineer 869-4727

Report Approved by:



Kelly Denty, Manager, Development Approvals 490-4800
