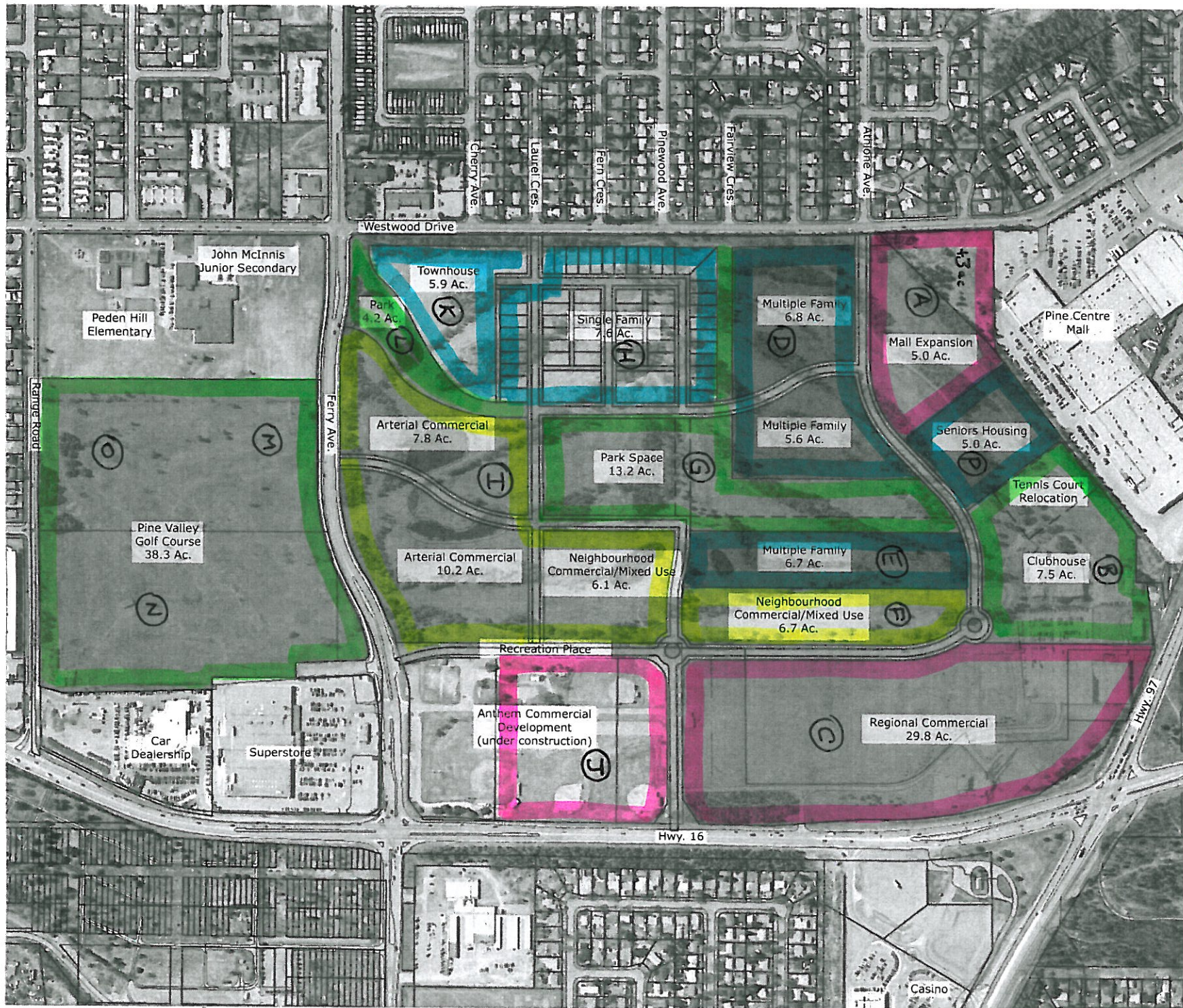


CONCEPT 4

- REG. COMM
- ART. COMM
NEIGH. COMM
- RES.
- PARK.





Item	Description	Estimated Cost (\$ X 1000)				
		Concept 1(a)	Concept 1(b)	Concept 2	Concept 2, Stage 1	Concept 3
1	Hwy 16/Hwy97					
1 a)	SBR access	\$ 41	\$ 41	\$ 41	\$ 41	\$ 41
1 b)	Third SBT lane	(1)	(1)	(1)	N/A	(1)
1 c)	Extend WBL turn lane	\$26 ⁽¹⁾	\$27 ⁽¹⁾	\$28 ⁽¹⁾	\$21 ⁽¹⁾	\$27 ⁽¹⁾
2	Hwy 16/Recreation Place					
2 a)	See 1 a)	N/A	N/A	N/A	N/A	N/A
2 b)	EBR acceleration lane	(1)	(1)	(1)	N/A	(1)
3	Hwy 16/Ferry Avenue					
3 a)	Back-to-back turn slots	\$ 71 ⁽²⁾	\$ 71 ⁽²⁾	\$ 71 ⁽²⁾	\$ 71 ⁽²⁾	\$ 71 ⁽²⁾
3 b)	Four lane Ferry Avenue	(3)	(3)	(3)	(3)	(3)
3 c)	EBR turn lane	\$ 58 ^(1,2)	\$ 58 ^(1,2)	\$ 58 ^(1,2)	\$ 58 ⁽²⁾	\$ 58 ^(1,2)
3 d)	Third SBT lane	(1)	(1)	(1)	(1)	(1)
3 e)	Bike lane and sidewalk	\$ 112 ⁽²⁾	\$ 112 ⁽²⁾	\$ 112 ⁽²⁾	\$ 112 ⁽²⁾	\$ 112 ⁽²⁾
4	Hwy 16/Range Road					
4 a)	EBR acceleration lane	N/A	N/A	(1)	N/A	N/A
5	Wiebe Road/Range Road					
5 a)	Roundabout	N/A	N/A	\$ 215	N/A	N/A
6	Westwood Drive/Range Road					
6 a)	Roundabout	N/A	N/A	\$ 207	N/A	N/A
7	Westwood Drive/Ferry Avenue					
7 a)	Extend SBR turn slot	\$ 53	\$ 59	\$ 59	\$ 50	\$ 59
7 b)	WBR turn lane	(3)	(3)	(3)	(3)	(3)
7 c)	NBR turn lane	(3)	(3)	(3)	N/A	(3)
8	Westwood Drive/ Laurel Crescent					
8 a)	WBR Turn lane	(4)	(4)	(4)	N/A	(4)
9	Westwood Drive/Fairview Crescent					
9 a)	WBR turn lane	(4)	(4)	(4)	(4)	(4)
9 b)	Roundabout	N/A	N/A	N/A	N/A	\$ 215
10	Westwood Drive/Massey Drive					
10 a)	Roundabout/NBL turn slot*	\$ 364	\$ 364	\$ 364	\$ 35*	\$ 364

(1) MoTI involvement necessary

(2) Existing BC Hydro Line is constraint

(3) Not development related

(4) Include in development

Table 1 – Cost Summary (Part 1)



Item	Description	Estimated Cost (\$ X 1000)				
		Concept 1(a)	Concept 1(b)	Concept 2	Concept 2, Stage 1	Concept 3
11 -14	Pine Centre Frontage and Internal Roads					
11 to 14	Pine Centre Frontage and Internal Roads	N/A	N/A	N/A	N/A	N/A
15	Recreation Place Road/Ferry Avenue					
15 a)	Extend SBL turn slot	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81
15 b)	SBR turn lane	\$ 47	\$ 47	\$ 47	N/A	\$ 47
15 c)	Extend NBL turn slot	⁽³⁾	⁽³⁾	\$ 44	⁽³⁾	⁽³⁾
15 d)	NBR turn lane	N/A	N/A	\$ 59	N/A	N/A
15 e)	Scale back development	--	--	--	N/A	--
16	Ryan Street /Ferry Avenue					
16 a)	Scale back development	--	--	--	--	--
17	Other Improvements					
17 a)	Realign Westwood at 22 nd	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324
17 b)	Signalize Ferry/Ospika	\$ 108	\$ 108	\$ 108	N/A	\$ 108
17 c)	Four lane Westwood	⁽⁵⁾	⁽⁵⁾	⁽⁵⁾	⁽⁵⁾	\$ 1,094
17 d)	SB lane Hwy 16/Vance	⁽¹⁾	⁽¹⁾	⁽¹⁾	⁽¹⁾	⁽¹⁾
17 e)	Bus pullout on Westwood	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾
Summary Totals for Items 1 to 17		\$ 1,285	\$ 1,292	\$ 1,818	\$ 793	\$ 2,601

⁽¹⁾ MoTI involvement necessary

⁽³⁾ Not development related

⁽⁵⁾ Dedicate properly

Table 1 – Cost Summary (Part 2)

The estimated costs in Table 1 are based on conceptual objectives and limited site information and are therefore to a Class 'D' standard.

Prince George Golf and Curling Club Traffic Impact Study

March 19, 2010

Background

In 2008, the City of Prince George commissioned a Traffic Impact Study for the proposed redevelopment of the Prince George Golf and Curling Club. The study focused on three (3) scenarios to accommodate the development traffic: (a) an internal connection to Westwood; (b) a grade separated link to Hwy 97; and (c) both improvements. The study concluded that the network required both improvements and numerous other off-site improvements to accommodate the development. In a subsequent meeting with the Ministry of Transportation and Infrastructure (MoTI), the grade-separated connection was not supported, and the land use plan was revisited.

Five (5) land use plans were developed by City of Prince George planning staff (attached), which formed the basis of this revised Traffic Impact Study.

Methodology

The study involved the following steps:

- Evaluating the existing traffic (counted in the previous study) at the 16 study intersections.
- Projecting the existing traffic volumes to the 15 year horizon, with an assumed 1.5% growth rate.
- Dividing the area to be developed into 16 zones, and calculating the traffic generated in each zone under each of the four land use concepts.
- Reducing the generated traffic by trip reduction factors for internal trips (15%) and sustainable modes (5%). The commercial trips were furthermore divided into 33% pass-by trips, and 67% new trips, and distributed separately.
- Assigning the generated traffic for each zone across the 16 study intersections.
- Evaluating the total traffic volumes for each of the four land use concepts using Version 7.0 of “Synchro” (traffic analysis software).
- Identifying the necessary improvements required to accommodate the development traffic for each concept.

Findings:

The detailed list of improvements for each land use concept is attached, and discussed below:

1. As the subject land is bounded on two sides by arterial highways, a significant amount of trips will use these roads to access the site.
2. Site access to the highways is restricted to a few locations to manage the operation and safety of highway traffic. One (1) additional access directly from the highway is beneficial to the site and also to the overall network by reducing circulating traffic on the highway. This access may be located at the original Rec Place access, restricted to right-in movements only.
3. The traffic volume on Hwy 16 is approaching the warrant for six-laning. With traffic projections and development traffic, additional southbound through laning on Hwy 16 is necessary in the PM Peak Hour for all land use concepts to preserve an acceptable level of service. Additional northbound through laning may also be required to accommodate AM traffic.
4. All concepts generally warrant additional turning lanes at major intersections north of Ferry Avenue. Only Concept 2 requires additional laning and traffic control along Range Road, due to the amount of development identified south of Ferry.

5. Concept 2 requires the extension of Wiebe Road (Rec Place), between Ferry and Range, for access and circulation. The other concepts do not require this connection for development traffic, although background traffic would benefit by having this continuous link between the major shopping facilities. This reduces traffic on the highway and in front of the schools on Westwood, and reduces overall network travel time. The creation of this link would require the relocation of the main access to Superstore, in order to provide safe and functional intersection operation at Ferry/Wiebe/Rec Place.
6. All **five** concepts contribute to the need to four-lane Westwood Drive, between Ferry and Pine Centre Mall. However, only Concept 3 generates sufficient traffic to warrant four-laning and additional traffic control now, due to unacceptable delays from the sidestreets. The other land use concepts should require the dedication of the necessary right-of-way to accommodate this widening in the future.
7. The internal intersections work well under all scenarios as single-lane roundabouts.
8. The intersections of Ferry/Rec Place and Ferry/Ryan would experience severe congestion under **the first four** land use concepts due to the intensity of the development of Parcel "I". To accommodate this traffic, double left turn slots would be required at Ferry/Rec Place and a signal at Ferry/Ryan. Since both of these improvements would adversely impact the network operation, Parcel "I" should instead be reduced to 25% of its proposed intensity for these concepts.
9. **Under Concept No 4, the congestion on Ferry Avenue is reduced, but the Ryan and Rec Place intersections still have unacceptable delays. These delays would be manageable if the intensity of Parcel "I" was reduced to 50%.**
10. The existing geometry of the intersection of 22nd/Westwood causes unnecessary queuing and delays for existing traffic, and would not be able to accommodate the additional development traffic attracted to this location. For this reason, a major realignment of this intersection would be necessary.
11. Additional development traffic leaving the study area westbound on Ferry Avenue would likely cause signals to be warranted at the Ferry/Ospika intersection.

Disclaimer

This analysis is a planning-level study based on an evaluation of the PM Peak Hour traffic patterns. For completeness, an evaluation of the AM and Saturday scenarios should be undertaken once the preferred land use concept is chosen. Also, when the nature and layout of the development is more specifically identified, the analysis should be updated to ensure the accuracy of the recommendations.

Glenn Stanker, PEng, PTOE
Transportation Engineer
City of Prince George

Prince George Golf and Curling Club Redevelopment: List of Improvements for each Proposed Land Use Scenario

	Intersection		Problem	Recommended Solution	Concept 1(a)	Concept 1(b)	Concept 2	Concept 3	Concept 4
1	Hwy 16	Hwy 97	Very high volume EBR	Add SBR access from Hwy 16 to PGGCC at the original Rec Place access, (or connect to Pine Centre Frontage Rd). Possible need to extend EBR accel lane.	Yes	Yes	Yes	Yes	Yes
			Heavy SBT volume	Add third SBT lane to connect to accel lane; change EBR to yield.	Desirable	Yes	Yes	Yes	Desirable
			Overflowing WBL lane	Extend WBL turn lane	Extend to 110m	Extend to 115m	Extend to 115m	Extend to 120m	Extend to 110m
2	Hwy 16	Rec Place	Heavy delay turning NBL	Add SBR access from Hwy 16 to PGGCC at the original Rec Place access, (or connect to Pine Centre Frontage Rd). Possible need to extend EBR accel lane.	Yes	Yes	Yes	Yes	Yes
			Heavy volume turning EBR	Install acceleration lane for EBR.	Desirable	Yes	Yes	Yes	Yes
3	Hwy 16	Ferry Avenue	Insufficient left turn slots on Ferry	Create back-to-back left turn slots between Rec Place and Hwy 16 (double EBL).	Yes	Yes	Yes	Yes	Yes
			Heavy queuing on WB approach.	Four-lane Ferry, east of H16 (<i>not development related</i>).	Yes*	Yes*	Yes*	Yes*	Yes*
			Heavy EBR volume	Install EBR turn lane and acceleration lane onto Hwy 16.	Yes	Yes	Yes	Yes	Yes
			Heavy SBT volume	Add third SBT lane through intersection.	Yes*	Yes*	Yes*	Yes*	Yes*
			Need bike lane and sidewalk on north side of Ferry.	Set back north curb line and lamp standards on Ferry between Rec Place and Hwy 16; paint bike lane and add sidewalk.	Yes	Yes	Yes	Yes	Yes
4	Hwy 16	Range Road	Heavy EBR volume against very heavy SBT.	Install EBR acceleration lane onto Hwy 16.	No	No	No	Yes	No
5	Wiebe Road	Range Road	Poor intersection LOS	Install a four way stop and right turn lanes on east-west approaches, or a roundabout.	No	No	No	Yes	No
6	Westwood	Range Road	Poor intersection LOS	Install signal or roundabout.	No	No	No	Yes	No
7	Westwood	Ferry Avenue	Heavy SBL volume	Extend SBL turn slot.	Extend to 60 m	Extend to 70 m	Extend to 70 m	Extend to 70 m	Extend to 60 m
			Heavy WBR volume	Install WBR turn lane	Yes*	Yes*	Yes*	Yes*	Yes*
			Significant NBR traffic	Install NBR turn lane (<i>not development related</i>).	Yes*	Yes*	Yes*	Yes*	Yes*
8	Westwood	Laurel Cres	Poor WB LOS	Add WBR turn lane.	Yes	Yes	Yes	Yes	Yes
9	Westwood	Fairview Cres	Poor WB LOS	Add WBR turn lane.	Yes	Yes	Yes	Yes	Yes
				Install signal or roundabout	No	No	Yes	No	No
10	Westwood	Massey	Heavy NBL volume	Install 70 m double NBL turn slot, or convert intersection to multi-lane roundabout.	Yes	Yes	Yes	Yes	Yes
11	Pine Centre Ftg	Massey	No concerns	n/a	n/a	n/a	n/a	n/a	n/a
12	Pine Centre Ftg	Hwy 97 ramps	No concerns	n/a	n/a	n/a	n/a	n/a	n/a
13	Rec Place Rd	Internal Road (N)	No concerns	Works well as single lane roundabout	n/a	n/a	n/a	n/a	n/a
14	Rec Place Rd	Internal Road (S)	No concerns	Works well as single lane roundabout	n/a	n/a	n/a	n/a	n/a
15	Rec Place	Ferry Avenue	Heavy SBL turning volume	Add advance SB left turn phase, and extend SBL turn slot 100 m	Yes	Yes	Yes	Yes	Yes
			Heavy SBR turning volume	Install SBR turn lane	Yes	Yes	Yes	Yes	Yes
			Heavy NBL turning volume	Extend NBL turn slot (back-to-back with SB LT slot into relocated Superstore access), and add advanced NB left turn phase.	NB Left Phase only*	NB Left Phase only*	NB Left Phase only*	Yes Extend to 60 m	NB Left Phase only*
			Heavy NBR turning volume	Install NBR turn lane.	No	No	No	Yes	No
			Severe congestion on Ferry	Scale back development in Parcel "I".	To 25%	To 25%	To 25%	To 25%	To 50%
16	Ryan	Ferry Avenue	Severe delays, but poor location for signal.	Scale back development in Parcel "I".	To 25%	To 25%	To 25%	To 25%	To 50%
Other Improvements			Poor geometry impacts capacity of NBR at 22 nd /Westwood.	Realignment of Westwood at 22 nd .	Yes	Yes	Yes	Yes	Yes
			Extra traffic diverted to Ferry/Ospika	Signalize Ferry/Ospika.	Yes	Yes	Yes	Yes	Yes
			Heavy volumes on Westwood Drive	Four lane Westwood, between Ferry and Pine Centre Mall	No, but dedicate property	No, but dedicate property	Yes	No, but dedicate property	No, but dedicate property
			Heavy SB traffic at Hwy 16/Vance	Consider additional SB laning	Yes*	Yes*	Yes*	Yes*	Yes*
			Inadequate room for buses on Westwood	Install pullout north of Ferry Avenue	Yes*	Yes*	Yes*	Yes*	Yes*

• required by background traffic.

Trip Generation
Concept 4

Internal Trips: 15% (all zones)
Sustainable Modes: 5% (not incl. curling club)
Pass-By Trips: 33% (comm zones only)

Trip Distribution:

Entering		Exiting	
North	47%	North	47%
South	25%	South	25%
East	18%	East	18%
West	10%	West	10%

Parcel	Zone	Land Use	Area (acres)	Density (U/h or cov)	Amount	Units	TGen Rates	Total PM Trips	External PM Trips	Vehicular PM Trips	Pass-By PM Trips	Pass-By Entering	Pass-By Exiting	New PM Trips	New Entering	New Exiting
A	Z8	Pine Centre Expansion	8	30%	104,544	GLA (ft ²)	fit curve	273	232	220	73	35	38	148	71	77
B	P1	Curling Club	7.5	n/a	8	Sheets	n/a	150	128	128				128	64	64
C	Z8	Regional Commercial	29.8	30%	389,426	GLA (ft ²)	fit curve	1016	864	820	271	130	141	550	264	286
D	RM4	Multi Family	12.4	90	452	Units	0.39	176	150	142				142	83	60
E	RM4	Multi Family	6.7	90	244	Units	0.39	95	81	77				77	45	32
F	C3	Neighbourhood Commercial	6.7	50%	145,926	GLA (ft ²)	fit curve	381	324	307	101	49	53	206	99	107
G	P1	Park	13.2	n/a	n/a	n/a	n/a	n/a	n/a	0						
H	RS2/RM1	Single Family + Multifamily	7.6	see note	see note	Units	see note	83	71	67				67	44	23
I	C6	Arterial Commercial	24.1	50%	524,898	GLA (ft ²)	fit curve	1369	1164	1106	365	175	190	741	356	385
J	Z8	Hotel/Regional Commercial	12.2	30%	159,430	GLA (ft ²)	fit curve	416	354	336	111	53	58	225	108	117
K	RM3	Townhousing	5.9	60	143	Units	0.68	97	83	79				79	52	27
L	P1	Park	4.2	n/a	n/a	n/a	n/a	n/a	n/a	0						
M	C6	Golf Course	20	n/a	n/a	n/a	n/a	n/a	n/a	0						
N	C6	Golf Course	13	n/a	n/a	n/a	n/a	n/a	n/a	0						
O	C6	Golf Course	6	n/a	n/a	n/a	n/a	n/a	n/a	0						
P	RM4	Seniors Housing	5	90	182	Units	0.1	18	15	15				15	9	6
Total			182.3					4057	3448	3282	921	442	479	2362	1184	1178

Notes:

- Areas and zoning as identified by D. Milburn, Manager, Long Range Planning
- Density as provided by CPG Zoning Bylaw No. 7850 (2007)
- Trip Generation Rates as per 6th Edition of ITE Trip Generation Rates Manual (1997)
- Commercial zones combined into one shopping centre on each side of Ferry Avenue.
- Assume 15% internal (shared) trips for all zones.
- Assume 5% sustainable modes, which is less than Census Canada figures.
- Assume 33% of commercial trips are Pass-By trips (i.e. existing network traffic diverted to development).
- Area H TGen : (55 lots SF)*(1.2 trips/lot) + (0.81 ha RM1)*(30 du/ha)*(0.68 trips/du) = 83 PM trips/hr

Commercial Trips		
Area	Trips	Area
N of Ferry	3455	1,324,224
S of Ferry	0	0
Total	3455	

Traffic Volumes

PM Peak Hour

Yr 2006

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	57	507	682	146	673	98	405	306	48	117	736	33
2	Hwy 16	Rec Place	16	0	6	0	0	0	10	774	0	0	1621	23
3	Hwy 16	Ferry Avenue	157	244	232	624	326	51	94	665	175	54	1194	221
4	Hwy 16	Range Road	0	0	58	0	0	0	42	973	0	0	1435	163
5	Wiebe Road	Range Road	0	87	73	44	136	0	114	0	10	0	0	0
6	Westwood	Range Road	17	70	87	2	99	147	48	96	5	94	201	30
7	Westwood	Ferry Avenue	45	157	17	58	175	204	26	215	113	177	279	33
8	Westwood	Laurel Cres	5	0	5	0	0	0	14	450	0	0	484	15
9	Westwood	Fairview Cres	5	0	5	0	0	0	5	410	0	0	550	20
10	Westwood	Massey	45	264	81	203	415	48	245	173	129	100	215	68
11	Pine Centre Ftg	Massey	0	421	87	282	591	0	0	0	141	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	132	25	3	5	32	17	7	75	10	10	55	9
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	51	228	153	265	263	6	142	14	21	66	10	33
16	Ryan	Ferry Avenue	0	440	0	0	438	0	0	0	0	0	0	0

Pine Ctr Off Ramp Hwy 97

1022 74

1111

Pine Ctr On Ramp Hwy 97

1022
(SEL)

1111
(WBR)

224
(EBT)

Yr 2021

(2006 x 1.5 percent compounded growth over 15 years)

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	71	634	853	183	841	123	506	383	60	146	920	41
2	Hwy 16	Rec Place	20	0	8	0	0	0	13	968	0	0	2026	29
3	Hwy 16	Ferry Avenue	196	305	290	780	408	64	118	831	219	68	1493	276
4	Hwy 16	Range Road	0	0	73	0	0	0	53	1216	0	0	1794	204
5	Wiebe Road	Range Road	0	109	91	55	170	0	143	0	13	0	0	0
6	Westwood	Range Road	21	88	109	3	124	184	60	120	6	118	251	38
7	Westwood	Ferry Avenue	56	196	21	73	219	255	33	269	141	221	349	41
8	Westwood	Laurel Cres	6	0	6	0	0	0	18	563	0	0	605	19
9	Westwood	Fairview Cres	6	0	6	0	0	0	6	513	0	0	688	25
10	Westwood	Massey	56	330	101	254	519	60	306	216	161	125	269	85
11	Pine Centre Ftg	Massey	0	526	109	353	739	0	0	0	176	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	165	31	4	6	40	21	9	94	13	13	69	11
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	64	285	191	331	329	8	178	18	26	83	13	41
16	Ryan	Ferry Avenue	0	549	0	0	547	0	0	0	0	0	0	0

Pine Ctr Off Ramp Hwy 97

1278 93

1389

Pine Ctr On Ramp Hwy 97

1278
(SEL)

1389
(WBR)

280
(EBT)

Parcel A
Concept 4
PM Peak Hour

Pine Centre Expansion

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	33	47%	36
South	25%	18	25%	19
East	18%	13	18%	14
West	10%	7	10%	8
Total	100%	71	100%	77

New Trips

Entering: 71 vph
 Exiting: 77 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	4	0	0	6	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	28	0	0	0	10	0	0	0	0	6
3	Hwy 16	Ferry Avenue	0	0	0	0	3	4	7	6	0	14	14	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	13	0	0	14	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	1	0	0	1	0
7	Westwood	Ferry Avenue	7	0	0	0	0	5	0	1	0	0	1	8
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	13	0	0	9	0
9	Westwood	Fairview Cres	0	0	0	9	0	29	0	0	13	27	0	0
10	Westwood	Massey	0	0	10	7	0	0	11	11	7	0	10	0
11	Pine Centre Ftg	Massey	0	7	0	5	7	0	0	0	7	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	4	0	0	5	0
13	Rec Place Rd	Internal Road (N)	0	0	28	0	0	0	15	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	10	0	5	0	28	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	5	5	0	0	0	0	0	0
16	Ryan	Ferry Avenue	0	0	0	0	5	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0 5

0

Pine Ctr On Ram; Hwy 97

0
(SEL)

0
(WBR)

4
(EBT)

Pass-By Trips

Entering: 35 vph
 Exiting: 38 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	2	0	0	0	0	0	-2	-2	0	0	0	0
2	Hwy 16	Rec Place	0	0	8	0	0	0	3	-3	0	0	-7	7
3	Hwy 16	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	2	-2	0	0	-2	0	0	0	0	0	0	3
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	2	0	0	3	0
9	Westwood	Fairview Cres	0	0	0	8	0	6	0	-3	6	5	-5	0
10	Westwood	Massey	0	0	0	0	0	0	0	2	0	0	0	0
11	Pine Centre Ftg	Massey	0	-2	2	3	-3	0	3	0	3	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	8	0	0	5	0
13	Rec Place Rd	Internal Road (N)	0	0	10	0	0	0	13	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	10	0	2	0	8	3	0
15	Rec Place	Ferry Avenue	0	-2	0	0	-2	2	0	0	0	3	0	0
16	Ryan	Ferry Avenue	0	-2	0	0	-2	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

-5 5

-2

Pine Ctr On Ram; Hwy 97

-5
(SEL)

-2
(WBR)

8
(EBT)

Parcel B
Concept 4
PM Peak Hour

Curling Club

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	30	47%	30
South	25%	16	25%	16
East	18%	11	18%	11
West	10%	6	10%	6
Total	100%	64	100%	64

New Trips

Entering: 64 vph
 Exiting: 64 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	15	6	0	0	4	4	0	0	6	0
2	Hwy 16	Rec Place	0	0	23	0	0	0	12	7	0	0	0	27
3	Hwy 16	Ferry Avenue	7	0	0	0	0	6	5	6	0	0	23	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	11	0	0	23	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	4	4	0	0	4	0	0	0	0	0	0	4
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	4	0	0	4	0
9	Westwood	Fairview Cres	0	0	0	4	0	26	0	0	4	12	0	0
10	Westwood	Massey	0	0	6	3	0	0	11	7	7	0	3	0
11	Pine Centre Ftg	Massey	0	7	0	0	3	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	16	0	0	0	0	0	0	47	0	0	34	29
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	38	0	9	0	23	11	0
15	Rec Place	Ferry Avenue	4	0	0	0	0	5	0	0	0	7	0	4
16	Ryan	Ferry Avenue	0	4	0	0	4	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

15 0

4

Pine Ctr On Ram; Hwy 97

15
(SEL)

4
(WBR)

0
(EBT)

Pass-By Trips

Entering: 0 vph
 Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97												
2	Hwy 16	Rec Place												
3	Hwy 16	Ferry Avenue												
4	Hwy 16	Range Road												
5	Wiebe Road	Range Road												
6	Westwood	Range Road												
7	Westwood	Ferry Avenue												
8	Westwood	Laurel Cres												
9	Westwood	Fairview Cres												
10	Westwood	Massey												
11	Pine Centre Ftg	Massey												
12	Pine Centre Ftg	Hwy 97 ramps												
13	Rec Place Rd	Internal Road (N)												
14	Rec Place Rd	Internal Road (S)												
15	Rec Place	Ferry Avenue												
16	Ryan	Ferry Avenue												

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0
(SEL)

0
(WBR)

0
(EBT)

Parcel C
Concept 4
PM Peak Hour

Regional Commercial

		Entering		Exiting	
		Dist	Vol	Dist	Vol
3	North	47%	124	47%	134
4	South	25%	66	25%	71
5	East	18%	47	18%	51
6	West	10%	26	10%	29
Total		100%	264	100%	286

New Trips

Entering: 264 vph
 Exiting: 286 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	62	24	0	0	13	13	5	0	37	0
2	Hwy 16	Rec Place	0	0	36	0	0	0	57	32	0	0	0	123
3	Hwy 16	Ferry Avenue	32	46	18	0	0	24	16	33	0	0	36	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	49	0	0	54	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	15	15	0	0	16	0	0	0	0	0	0	16
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	15	0	0	16	0
9	Westwood	Fairview Cres	0	0	0	16	0	122	0	0	15	38	0	0
10	Westwood	Massey	0	0	38	0	0	0	48	40	34	0	0	0
11	Pine Centre Ftg	Massey	0	34	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	53	0	148	137	0	0	0	211	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	180	0	32	0	0	113	0
15	Rec Place	Ferry Avenue	15	0	0	0	0	16	0	0	0	96	0	16
16	Ryan	Ferry Avenue	0	15	0	0	16	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

62

0

13

Pine Ctr On Ram; Hwy 97

62

(SEL)

13

(WBR)

0

(EBT)

Pass-By Trips

Entering: 130 vph
 Exiting: 141 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	-6	-6	0	0	0	0
2	Hwy 16	Rec Place	0	0	56	0	0	0	13	-13	0	0	-52	52
3	Hwy 16	Ferry Avenue	14	0	0	0	0	0	13	-13	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	14	0	28	0	-13	13	13	-13	0
10	Westwood	Massey	0	0	0	0	0	0	0	7	7	0	0	0
11	Pine Centre Ftg	Massey	0	7	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	26	0	99	42	0	0	0	104	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	65	0	39	0	56	42	0
15	Rec Place	Ferry Avenue	13	-13	0	0	-13	26	0	0	0	28	0	14
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0

0

-6

Pine Ctr On Ram; Hwy 97

0

(SEL)

-6

(WBR)

0

(EBT)

Parcel D
Concept 4
PM Peak Hour

Multi Family

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	39	47%	28
South	25%	21	25%	15
East	18%	15	18%	11
West	10%	8	10%	6
Total	100%	83	100%	60

New Trips

Entering: 83 vph
Exiting: 60 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	4	7	0	0	0	0	2	0	4	0
2	Hwy 16	Rec Place	0	0	16	0	0	0	16	2	0	0	0	15
3	Hwy 16	Ferry Avenue	2	0	1	0	0	7	4	8	0	9	7	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	12	0	0	9	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	2	0	0	1	0
7	Westwood	Ferry Avenue	10	0	0	0	0	2	0	2	0	1	1	7
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	14	0	0	10	0
9	Westwood	Fairview Cres	0	0	0	10	0	31	0	0	14	35	0	0
10	Westwood	Massey	0	0	12	12	0	0	9	11	11	0	12	0
11	Pine Centre Ftg	Massey	0	11	0	0	12	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	18	0	0	0	33	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	31	0	2	0	16	2	0
15	Rec Place	Ferry Avenue	0	1	0	0	2	2	0	0	0	2	0	0
16	Ryan	Ferry Avenue	0	1	0	0	2	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

4

0

0

Pine Ctr On Ram; Hwy 97

4

0

0

(SEL)

(WBR)

(EBT)

Pass-By Trips

Entering: 0 vph
Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97												
2	Hwy 16	Rec Place												
3	Hwy 16	Ferry Avenue												
4	Hwy 16	Range Road												
5	Wiebe Road	Range Road												
6	Westwood	Range Road												
7	Westwood	Ferry Avenue												
8	Westwood	Laurel Cres												
9	Westwood	Fairview Cres												
10	Westwood	Massey												
11	Pine Centre Ftg	Massey												
12	Pine Centre Ftg	Hwy 97 ramps												
13	Rec Place Rd	Internal Road (N)												
14	Rec Place Rd	Internal Road (S)												
15	Rec Place	Ferry Avenue												
16	Ryan	Ferry Avenue												

Pine Ctr Off Ram; Hwy 97

0

0

0

Pine Ctr On Ram; Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Parcel E
Concept 4
PM Peak Hour

Multi Family

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	21	47%	15
South	25%	11	25%	8
East	18%	8	18%	6
West	10%	4	10%	3
Total	100%	45	100%	32

New Trips

Entering: 45 vph
 Exiting: 32 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	6	4	0	0	2	2	2	0	4	0
2	Hwy 16	Rec Place	0	0	10	0	0	0	8	6	0	0	0	14
3	Hwy 16	Ferry Avenue	6	0	0	0	1	3	2	6	0	4	6	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	8	0	0	6	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	6	0	0	4	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	12	0	0	0	13	0	0
10	Westwood	Massey	0	0	5	3	0	0	5	5	3	0	4	0
11	Pine Centre Ftg	Massey	0	3	0	0	3	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	10	6	0	23	0	3	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	3	0	0	0	6	0	0
16	Ryan	Ferry Avenue	6	0	0	0	0	0	0	0	0	0	0	4

Pine Ctr Off Ram; Hwy 97

6

0

2

Pine Ctr On Ram; Hwy 97

6

2

0

(SEL)

(WBR)

(EBT)

Pass-By Trips

Entering: 0 vph
 Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	0	0	0	0	0
3	Hwy 16	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	0	0	0	0	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0

0

0

Pine Ctr On Ram; Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Parcel F
Concept 4
PM Peak Hour

Neighbourhood Commercial

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	46	47%	50
South	25%	25	25%	27
East	18%	18	18%	19
West	10%	10	10%	11
Total	100%	99	100%	107

New Trips

Entering: **99** vph
 Exiting: **107** vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	16	9	0	0	8	8	4	0	9	0
2	Hwy 16	Rec Place	0	0	30	0	0	0	19	19	0	0	0	34
3	Hwy 16	Ferry Avenue	19	2	0	0	0	9	5	10	0	13	16	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	15	0	0	16	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	2	10	0	0	10	0	0	0	0	0	0	3
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	2	0	0	3	0
9	Westwood	Fairview Cres	0	0	0	3	0	41	0	0	2	26	0	0
10	Westwood	Massey	0	0	12	7	0	0	15	15	10	0	7	0
11	Pine Centre Ftg	Massey	0	10	0	0	7	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	28	0	0	0	44	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	53	0	18	0	30	34	0
15	Rec Place	Ferry Avenue	10	0	0	0	0	5	0	2	0	21	3	10
16	Ryan	Ferry Avenue	0	10	0	0	10	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

16

0

8

Pine Ctr On Ram; Hwy 97

16

(SEL)

8

(WBR)

0

(EBT)

Pass-By Trips

Entering: **49** vph
 Exiting: **53** vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	21	0	0	0	5	0	0	0	-19	19
3	Hwy 16	Ferry Avenue	11	0	0	0	0	0	5	-5	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	5	0	5	0	-5	5	5	-5	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	10	0	0	0	11	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	24	0	15	0	21	21	0
15	Rec Place	Ferry Avenue	5	-5	0	0	-5	10	0	0	0	16	0	5
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0

0

0

Pine Ctr On Ram; Hwy 97

0

(SEL)

0

(WBR)

0

(EBT)

Parcel G
Concept 4
PM Peak Hour

Park

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	0	47%	0
South	25%	0	25%	0
East	18%	0	18%	0
West	10%	0	10%	0
Total	100%	0	100%	0

New Trips

Entering: 0 vph
 Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	0	0	0	0	0
3	Hwy 16	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	0	0	0	0	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Pass-By Trips

Entering: 0 vph
 Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	0	0	0	0	0
3	Hwy 16	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	0	0	0	0	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Parcel H
Concept 4
PM Peak Hour

Single Family + Multifamily

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	20	47%	11
South	25%	11	25%	6
East	18%	8	18%	4
West	10%	4	10%	2
Total	100%	44	100%	23

New Trips

Entering: 44 vph
Exiting: 23 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	3	0	0	0	0	2	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	2	0	0	3	0
3	Hwy 16	Ferry Avenue	2	3	3	0	5	0	5	0	0	0	0	3
4	Hwy 16	Range Road	0	0	0	0	0	0	0	5	0	0	3	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	1	0	0	1	0
7	Westwood	Ferry Avenue	7	0	0	0	0	0	0	1	0	0	1	4
8	Westwood	Laurel Cres	0	0	0	4	0	12	0	0	8	23	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	12	0	0	23	0
10	Westwood	Massey	0	0	8	6	0	0	4	4	3	0	8	0
11	Pine Centre Ftg	Massey	0	3	0	0	6	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	13	0	0	0	7	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0
(SEL)

0
(WBR)

0
(EBT)

Pass-By Trips

Entering: 0 vph
Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97												
2	Hwy 16	Rec Place												
3	Hwy 16	Ferry Avenue												
4	Hwy 16	Range Road												
5	Wiebe Road	Range Road												
6	Westwood	Range Road												
7	Westwood	Ferry Avenue												
8	Westwood	Laurel Cres												
9	Westwood	Fairview Cres												
10	Westwood	Massey												
11	Pine Centre Ftg	Massey												
12	Pine Centre Ftg	Hwy 97 ramps												
13	Rec Place Rd	Internal Road (N)												
14	Rec Place Rd	Internal Road (S)												
15	Rec Place	Ferry Avenue												
16	Ryan	Ferry Avenue												

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0
(SEL)

0
(WBR)

0
(EBT)

Parcel I
Concept 4
PM Peak Hour

Arterial Commercial

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	167	47%	181
South	25%	89	25%	96
East	18%	64	18%	69
West	10%	36	10%	39
Total	100%	356	100%	385

New Trips

Entering: 356 vph
Exiting: 385 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	50	32	0	0	54	36	28	0	33	0
2	Hwy 16	Rec Place	0	0	7	0	0	0	6	91	0	0	0	116
3	Hwy 16	Ferry Avenue	118	35	58	0	26	6	53	0	0	7	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	53	0	0	58	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	4	0	0	5	0
7	Westwood	Ferry Avenue	16	0	70	5	34	0	0	0	4	0	0	17
8	Westwood	Laurel Cres	0	0	0	17	0	88	0	0	16	64	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	88	0	0	64	0
10	Westwood	Massey	0	0	39	25	0	0	34	36	18	0	0	0
11	Pine Centre Ftg	Massey	0	18	0	0	25	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	122	0	0	0	0	7	0	0	0
15	Rec Place	Ferry Avenue	0	126	0	0	60	46	0	0	0	84	0	0
16	Ryan	Ferry Avenue	74	0	0	0	0	33	0	0	0	126	0	62

Pine Ctr Off Ram; Hwy 97

50

0

54

Pine Ctr On Ram; Hwy 97

50

(SEL)

54

(WBR)

0

(EBT)

Pass-By Trips

Entering: 175 vph
Exiting: 190 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	76	0	0	0	18	-18	0	0	-70	70
3	Hwy 16	Ferry Avenue	38	0	0	0	0	0	18	-18	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	19	0	19	0	-18	18	18	-18	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	0	0	0	0	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	88	0	0	0	0	76	0	0	0
15	Rec Place	Ferry Avenue	9	-9	0	0	-9	26	0	0	0	47	0	9
16	Ryan	Ferry Avenue	9	-9	0	0	-9	9	0	0	0	9	0	9

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0

(SEL)

0

(WBR)

0

(EBT)

Parcel J
 Concept 4
 PM Peak Hour

Hotel/Regional Commercial

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	51	47%	55
South	25%	27	25%	29
East	18%	19	18%	21
West	10%	11	10%	12
Total	100%	108	100%	117

Entering: 108 vph
 Exiting: 117 vph

New Trips

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	30	10	0	0	22	16	4	0	15	0
2	Hwy 16	Rec Place	0	0	22	0	0	0	15	43	0	0	0	55
3	Hwy 16	Ferry Avenue	43	6	9	0	6	4	8	11	0	11	12	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	19	0	0	20	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	14	0	0	15	0	0	0	0	1	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	1	0
9	Westwood	Fairview Cres	0	0	0	0	0	22	0	0	0	9	1	0
10	Westwood	Massey	0	0	10	0	0	0	14	8	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	9	0	0	0	22	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	47	0	8	0	15	11	5	4	0
15	Rec Place	Ferry Avenue	15	0	0	0	0	14	0	0	0	58	0	15
16	Ryan	Ferry Avenue	0	15	0	0	15	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

30

0

22

Pine Ctr On Ram; Hwy 97

30

(SEL)

22

(WBR)

0

(EBT)

Pass-By Trips

Entering: 53 vph
 Exiting: 58 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	12	0	0	0	5	0	0	0	-21	21
3	Hwy 16	Ferry Avenue	12	0	12	0	0	0	5	-5	0	0	-11	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	3	3	0	0	-3	3	3	-3	-3
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	-3	0	0	-3	0
9	Westwood	Fairview Cres	0	0	0	0	0	6	0	-5	3	3	-3	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	5	0	0	0	6	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	24	0	3	0	0	17	3	3	0
15	Rec Place	Ferry Avenue	11	-5	0	0	-5	11	0	0	0	29	0	12
16	Ryan	Ferry Avenue	0	5	0	0	6	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0

0

0

Pine Ctr On Ram; Hwy 97

0

(SEL)

0

(WBR)

0

(EBT)

Parcel K
Concept 4
PM Peak Hour

Townhousing

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	24	47%	13
South	25%	13	25%	7
East	18%	9	18%	5
West	10%	5	10%	3
Total	100%	52	100%	27

New Trips

Entering: 52 vph
Exiting: 27 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	4	0	0	0	0	2	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	2	0	0	4	0
3	Hwy 16	Ferry Avenue	2	3	3	0	6	0	6	0	0	0	0	4
4	Hwy 16	Range Road	0	0	0	0	0	0	0	6	0	0	3	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	1	0	0	1	0
7	Westwood	Ferry Avenue	8	0	0	0	0	0	0	1	0	0	1	4
8	Westwood	Laurel Cres	0	0	0	5	0	14	0	0	9	27	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	14	0	0	27	0
10	Westwood	Massey	0	0	10	7	0	0	5	5	4	0	10	0
11	Pine Centre Ftg	Massey	0	4	0	0	7	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	16	0	0	0	8	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ramç Hwy 97

0 0

0

Pine Ctr On Ramç Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Pass-By Trips

Entering: 0 vph
Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97												
2	Hwy 16	Rec Place												
3	Hwy 16	Ferry Avenue												
4	Hwy 16	Range Road												
5	Wiebe Road	Range Road												
6	Westwood	Range Road												
7	Westwood	Ferry Avenue												
8	Westwood	Laurel Cres												
9	Westwood	Fairview Cres												
10	Westwood	Massey												
11	Pine Centre Ftg	Massey												
12	Pine Centre Ftg	Hwy 97 ramps												
13	Rec Place Rd	Internal Road (N)												
14	Rec Place Rd	Internal Road (S)												
15	Rec Place	Ferry Avenue												
16	Ryan	Ferry Avenue												

Pine Ctr Off Ramç Hwy 97

0 0

0

Pine Ctr On Ramç Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Parcel L
 Concept 4
 PM Peak Hour

Park

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	0	47%	0
South	25%	0	25%	0
East	18%	0	18%	0
West	10%	0	10%	0
Total	100%	0	100%	0

New Trips

Entering: 0 vph
 Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97												
2	Hwy 16	Rec Place												
3	Hwy 16	Ferry Avenue												
4	Hwy 16	Range Road												
5	Wiebe Road	Range Road												
6	Westwood	Range Road												
7	Westwood	Ferry Avenue												
8	Westwood	Laurel Cres												
9	Westwood	Fairview Cres												
10	Westwood	Massey												
11	Pine Centre Ftg	Massey												
12	Pine Centre Ftg	Hwy 97 ramps												
13	Rec Place Rd	Internal Road (N)												
14	Rec Place Rd	Internal Road (S)												
15	Rec Place	Ferry Avenue												
16	Ryan	Ferry Avenue												

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Pass-By Trips

Entering: 0 vph
 Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97												
2	Hwy 16	Rec Place												
3	Hwy 16	Ferry Avenue												
4	Hwy 16	Range Road												
5	Wiebe Road	Range Road												
6	Westwood	Range Road												
7	Westwood	Ferry Avenue												
8	Westwood	Laurel Cres												
9	Westwood	Fairview Cres												
10	Westwood	Massey												
11	Pine Centre Ftg	Massey												
12	Pine Centre Ftg	Hwy 97 ramps												
13	Rec Place Rd	Internal Road (N)												
14	Rec Place Rd	Internal Road (S)												
15	Rec Place	Ferry Avenue												
16	Ryan	Ferry Avenue												

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Parcel M

Golf Course

Concept 4
PM Peak Hour

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	0	47%	0
South	25%	0	25%	0
East	18%	0	18%	0
West	10%	0	10%	0
Total	100%	0	100%	0

New Trips

Entering: 0 vph
Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	0	0	0	0	0
3	Hwy 16	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	0	0	0	0	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Pass-By Trips

Entering: 0 vph
Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	0	0	0	0	0
3	Hwy 16	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	0	0	0	0	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Parcel N
 Concept 4
 PM Peak Hour

Golf Course

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	0	47%	0
South	25%	0	25%	0
East	18%	0	18%	0
West	10%	0	10%	0
Total	100%	0	100%	0

New Trips

Entering: 0 vph
 Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	0	0	0	0	0
3	Hwy 16	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	0	0	0	0	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Pass-By Trips

Entering: 0 vph
 Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	0	0	0	0	0
3	Hwy 16	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	0	0	0	0	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ram; Hwy 97

0 0

0

Pine Ctr On Ram; Hwy 97

0

0

0

(SEL)

(WBR)

(EBT)

Parcel O

Golf Course

Concept 4
PM Peak Hour

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	0	47%	0
South	25%	0	25%	0
East	18%	0	18%	0
West	10%	0	10%	0
Total	100%	0	100%	0

New Trips

Entering: 0 vph
Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	0	0	0	0	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	0	0	0	0	0
3	Hwy 16	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	0	0	0	0	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	0	0	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	0	0	0	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	0	0	0	0	0	0	0	0	0
15	Rec Place	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ramç Hwy 97

0 0

0

Pine Ctr On Ramç Hwy 97

0
(SEL)

0
(WBR)

0
(EBT)

Pass-By Trips

Entering: 0 vph
Exiting: 0 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97												
2	Hwy 16	Rec Place												
3	Hwy 16	Ferry Avenue												
4	Hwy 16	Range Road												
5	Wiebe Road	Range Road												
6	Westwood	Range Road												
7	Westwood	Ferry Avenue												
8	Westwood	Laurel Cres												
9	Westwood	Fairview Cres												
10	Westwood	Massey												
11	Pine Centre Ftg	Massey												
12	Pine Centre Ftg	Hwy 97 ramps												
13	Rec Place Rd	Internal Road (N)												
14	Rec Place Rd	Internal Road (S)												
15	Rec Place	Ferry Avenue												
16	Ryan	Ferry Avenue												

Pine Ctr Off Ramç Hwy 97

0 0

0

Pine Ctr On Ramç Hwy 97

0
(SEL)

0
(WBR)

0
(EBT)

Total Development Traffic from PGGCC

Concept 4
PM Peak Hour

	Entering		Exiting	
	Dist	Vol	Dist	Vol
North	47%	556	47%	554
South	25%	296	25%	294
East	18%	213	18%	212
West	10%	118	10%	118
Total	100%	1184	100%	1178

New Trips

Entering: **1184** vph
Exiting: **1178** vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	4	0	184	106	0	0	103	80	49	0	110	0
2	Hwy 16	Rec Place	0	0	174	0	0	0	144	204	0	0	7	393
3	Hwy 16	Ferry Avenue	232	95	92	0	46	64	113	80	0	58	115	7
4	Hwy 16	Range Road	0	0	0	0	0	0	0	194	0	0	208	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	10	0	0	9	0
7	Westwood	Ferry Avenue	70	49	70	5	82	7	0	6	4	3	4	63
8	Westwood	Laurel Cres	0	0	0	26	0	114	0	50	33	114	44	0
9	Westwood	Fairview Cres	0	0	0	43	0	286	0	114	50	164	115	0
10	Westwood	Massey	0	0	153	71	0	0	156	145	99	0	55	0
11	Pine Centre Ftg	Massey	0	98	0	5	71	0	0	0	7	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	4	0	0	5	0
13	Rec Place Rd	Internal Road (N)	16	53	85	148	137	0	117	47	211	0	34	29
14	Rec Place Rd	Internal Road (S)	0	10	6	169	23	323	3	80	18	104	164	0
15	Rec Place	Ferry Avenue	44	128	0	0	67	126	0	2	0	291	3	45
16	Ryan	Ferry Avenue	80	46	0	0	52	33	0	0	0	126	0	66

Pine Ctr Off Ramꝑ Hwy 97

184

5

103

Pine Ctr On Ramꝑ Hwy 97

184
(SEL)

103
(WBR)

4
(EBT)

Pass-By Trips

Entering: 35 vph
Exiting: 38 vph

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	2	0	0	0	0	0	-8	-8	0	0	0	0
2	Hwy 16	Rec Place	0	0	172	0	0	0	44	-34	0	0	-170	170
3	Hwy 16	Ferry Avenue	74	0	12	0	0	0	41	-41	0	0	-11	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	2	-2	0	3	0	0	0	-3	3	3	-3	0
8	Westwood	Laurel Cres	0	0	0	19	0	19	0	-18	18	18	-18	0
9	Westwood	Fairview Cres	0	0	0	28	0	45	0	-27	26	26	-26	0
10	Westwood	Massey	0	0	0	0	0	0	0	9	7	0	0	0
11	Pine Centre Ftg	Massey	0	5	2	3	-3	0	3	0	3	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	8	0	0	5	0
13	Rec Place Rd	Internal Road (N)	0	26	25	99	42	0	29	0	104	0	0	0
14	Rec Place Rd	Internal Road (S)	0	0	0	112	0	103	0	56	93	88	69	0
15	Rec Place	Ferry Avenue	37	-34	0	0	-34	75	0	0	0	123	0	40
16	Ryan	Ferry Avenue	9	-6	0	0	-5	9	0	0	0	9	0	9

Pine Ctr Off Ramꝑ Hwy 97

-5
-5
(SEL)

5

-8
-8
(WBR)

8
(EBT)

Total Traffic Volumes

Concept 4
PM Peak Hour

Yr 2006

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	62	507	866	252	673	98	500	377	97	117	846	33
2	Hwy 16	Rec Place	16	0	352	0	0	0	198	944	0	0	1458	586
3	Hwy 16	Ferry Avenue	463	339	336	624	372	115	248	705	175	112	1299	228
4	Hwy 16	Range Road	0	0	58	0	0	0	42	1167	0	0	1643	163
5	Wiebe Road	Range Road	0	87	73	44	136	0	114	0	10	0	0	0
6	Westwood	Range Road	17	70	87	2	99	147	48	106	5	94	210	30
7	Westwood	Ferry Avenue	117	203	87	66	258	211	26	218	120	182	280	96
8	Westwood	Laurel Cres	5	0	5	45	0	133	14	482	50	132	510	15
9	Westwood	Fairview Cres	5	0	5	70	0	331	5	497	76	190	639	20
10	Westwood	Massey	45	264	234	274	415	48	401	326	235	100	270	68
11	Pine Centre Ftg	Massey	0	523	89	290	659	0	3	0	151	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	132	25	3	5	32	17	7	86	10	10	65	9
13	Rec Place Rd	Internal Road (N)	16	78	111	247	180	0	147	47	315	0	34	29
14	Rec Place Rd	Internal Road (S)	0	10	6	281	23	426	3	136	111	192	233	0
15	Rec Place	Ferry Avenue	133	322	153	265	295	207	142	16	21	480	13	118
16	Ryan	Ferry Avenue	89	480	0	0	484	42	0	0	0	136	0	76

Pine Ctr Off Ramç Hwy 97

1201 84

1206

Pine Ctr On Ramç Hwy 97

1201
(SEL)

1206
(WBR)

235
(EBT)

Yr 2021

(2006 x 1.5 percent compounded growth over 15 years)

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	77	634	1037	288	841	123	601	454	109	146	1030	41
2	Hwy 16	Rec Place	20	0	353	0	0	0	201	1137	0	0	1863	591
3	Hwy 16	Ferry Avenue	502	400	394	780	453	127	272	871	219	126	1597	283
4	Hwy 16	Range Road	0	0	73	0	0	0	53	1410	0	0	2001	204
5	Wiebe Road	Range Road	0	109	91	55	170	0	143	0	13	0	0	0
6	Westwood	Range Road	21	88	109	3	124	184	60	130	6	118	260	38
7	Westwood	Ferry Avenue	128	243	91	80	301	262	33	272	148	227	350	105
8	Westwood	Laurel Cres	6	0	6	45	0	133	18	594	50	132	631	19
9	Westwood	Fairview Cres	6	0	6	70	0	331	6	600	76	190	777	25
10	Westwood	Massey	56	330	254	325	519	60	463	370	267	125	324	85
11	Pine Centre Ftg	Massey	0	629	111	361	807	0	3	0	186	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	165	31	4	6	40	21	9	105	13	13	79	11
13	Rec Place Rd	Internal Road (N)	16	78	111	247	180	0	147	47	315	0	34	29
14	Rec Place Rd	Internal Road (S)	0	10	6	281	23	426	3	136	111	192	233	0
15	Rec Place	Ferry Avenue	145	379	191	331	361	208	178	20	26	496	15	126
16	Ryan	Ferry Avenue	89	589	0	0	593	42	0	0	0	136	0	76

Pine Ctr Off Ramç Hwy 97

1456 103

1484

Pine Ctr On Ramç Hwy 97

1456
(SEL)

1484
(WBR)

291
(EBT)

Total Traffic Volumes

Concept 4
PM Peak Hour

Pine Ctr Ftg Diversion: 206

Yr 2006

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound	
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru
1	Hwy 16	Hwy 97			-206								
2	Hwy 16	Rec Place											
3	Hwy 16	Ferry Avenue											
4	Hwy 16	Range Road											
5	Wiebe Road	Range Road											
6	Westwood	Range Road											
7	Westwood	Ferry Avenue											
8	Westwood	Laurel Cres											
9	Westwood	Fairview Cres											
10	Westwood	Massey											
11	Pine Centre Ftg	Massey											
12	Pine Centre Ftg	Hwy 97 ramps										206	
13	Rec Place Rd	Internal Road (N)							-4	-15	-88		99
14	Rec Place Rd	Internal Road (S)				-99		-107					99
15	Rec Place	Ferry Avenue				0							0
16	Ryan	Ferry Avenue											

Pine Ctr Off Ramç Hwy 97

-206 206 0

Pine Ctr On Ramç Hwy 97

-206 0
(SEL) (WBR)

0
(EBT)

Yr 2021

(2006 x 1.5 percent compounded growth over 15 years)

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound	
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru
1	Hwy 16	Hwy 97	0	0	-206	0	0	0	0	0	0	0	0
2	Hwy 16	Rec Place	0	0	0	0	0	0	0	0	0	0	0
3	Hwy 16	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0
4	Hwy 16	Range Road	0	0	0	0	0	0	0	0	0	0	0
5	Wiebe Road	Range Road	0	0	0	0	0	0	0	0	0	0	0
6	Westwood	Range Road	0	0	0	0	0	0	0	0	0	0	0
7	Westwood	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0
8	Westwood	Laurel Cres	0	0	0	0	0	0	0	0	0	0	0
9	Westwood	Fairview Cres	0	0	0	0	0	0	0	0	0	0	0
10	Westwood	Massey	0	0	0	0	0	0	0	0	0	0	0
11	Pine Centre Ftg	Massey	0	0	0	0	0	0	0	0	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	0	0	0	0	0	0	0	0	0	206	0
13	Rec Place Rd	Internal Road (N)	0	0	0	0	0	0	-4	-15	-88	0	99
14	Rec Place Rd	Internal Road (S)	0	0	0	-99	0	-107	0	0	0	0	99
15	Rec Place	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0
16	Ryan	Ferry Avenue	0	0	0	0	0	0	0	0	0	0	0

Pine Ctr Off Ramç Hwy 97

-206 206 0

Pine Ctr On Ramç Hwy 97

-206 0
(SEL) (WBR)

0
(EBT)

Total Traffic Volumes

Concept 4
PM Peak Hour

Yr 2006

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	62	507	660	252	673	98	500	377	97	117	846	33
2	Hwy 16	Rec Place	16	0	352	0	0	0	198	944	0	0	1458	379
3	Hwy 16	Ferry Avenue	463	339	336	624	372	115	248	705	175	112	1299	228
4	Hwy 16	Range Road	0	0	58	0	0	0	42	1167	0	0	1643	163
5	Wiebe Road	Range Road	0	87	73	44	136	0	114	0	10	0	0	0
6	Westwood	Range Road	17	70	87	2	99	147	48	106	5	94	210	30
7	Westwood	Ferry Avenue	117	203	87	66	258	211	26	218	120	182	280	96
8	Westwood	Laurel Cres	5	0	5	45	0	133	14	482	50	132	510	15
9	Westwood	Fairview Cres	5	0	5	70	0	331	5	497	76	190	639	20
10	Westwood	Massey	45	264	234	274	415	48	401	326	235	100	270	68
11	Pine Centre Ftg	Massey	0	523	89	290	659	0	3	0	151	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	132	25	3	5	32	17	7	86	10	216	65	9
13	Rec Place Rd	Internal Road (N)	16	78	111	247	180	0	143	32	227	0	134	33
14	Rec Place Rd	Internal Road (S)	0	10	6	182	23	319	3	136	111	192	332	0
15	Rec Place	Ferry Avenue	133	322	153	265	295	207	142	16	21	480	13	118
16	Ryan	Ferry Avenue	89	480	0	0	484	42	0	0	0	136	0	76

Pine Ctr Off Ramç Hwy 97

994

290

1206

Pine Ctr On Ramç Hwy 97

994

1206

235

(SEL)

(WBR)

(EBT)

Yr 2021

(2006 x 1.5 percent compounded growth over 15 years)

	NS Street	EW Street	Eastbound			Westbound			Northbound			Southbound		
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	Hwy 16	Hwy 97	77	634	831	288	841	123	601	454	109	146	1030	41
2	Hwy 16	Rec Place	20	0	353	0	0	0	201	1137	0	0	1863	385
3	Hwy 16	Ferry Avenue	502	400	394	780	453	127	272	871	219	126	1597	283
4	Hwy 16	Range Road	0	0	73	0	0	0	53	1410	0	0	2001	204
5	Wiebe Road	Range Road	0	109	91	55	170	0	143	0	13	0	0	0
6	Westwood	Range Road	21	88	109	3	124	184	60	130	6	118	260	38
7	Westwood	Ferry Avenue	128	243	91	80	301	262	33	272	148	227	350	105
8	Westwood	Laurel Cres	6	0	6	45	0	133	18	594	50	132	631	19
9	Westwood	Fairview Cres	6	0	6	70	0	331	6	600	76	190	777	25
10	Westwood	Massey	56	330	254	325	519	60	463	370	267	125	324	85
11	Pine Centre Ftg	Massey	0	629	111	361	807	0	3	0	186	0	0	0
12	Pine Centre Ftg	Hwy 97 ramps	165	31	4	6	40	21	9	105	13	219	79	11
13	Rec Place Rd	Internal Road (N)	16	78	111	247	180	0	143	32	227	0	134	33
14	Rec Place Rd	Internal Road (S)	0	10	6	182	23	319	3	136	111	192	332	0
15	Rec Place	Ferry Avenue	145	379	191	331	361	208	178	20	26	496	15	126
16	Ryan	Ferry Avenue	89	589	0	0	593	42	0	0	0	136	0	76

Pine Ctr Off Ramç Hwy 97

1250

309

1484

Pine Ctr On Ramç Hwy 97

1250

1484

291

(SEL)

(WBR)

(EBT)