

**LBE Group Inc.**

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June 28, 2021

Fusion Capital Corporation
B-122 1075 Portage Avenue
Winnipeg, MB
R3G 0R8

RE: 276 Duke Street – Traffic Impact

Attn: John Cargo

We have completed a preliminary review of this project with respect to the impact on traffic in the area. Based on trip generation models for a 48-unit Low-Rise Multi-family type development we are expecting peak traffic flow rate of 24 vehicles per hour between the hours of 7-9 am and 31 between the hours of 4-6 pm.

The boundary road network is comprised of local roads with speed limits of 50 km/h. Traffic is anticipated to be entering the area primarily on Duke Street through the one-way road from the Duke/Memorial intersection. Traffic leaving the area will be south along Rourke Ave and then west on Arthur to Memorial/Arthur Intersection. In general, the capacity of the 2 lane local streets should be close to 1,000 vehicles per day and the four-way intersections with stop signs can easily handle the existing and proposed future traffic loads. A rule of thumb for a four-way intersection with stop signs is 35 seconds/vehicle and therefore based on the projected traffic flow rates we do not anticipate any increased wait times at the local intersections.

Traffic volumes after the proposed development fall within the capacity of the existing infrastructure in the area, however the intersection at Rourke/Duke is uncontrolled and the addition of stop signs and/or yields should be considered to control traffic flow.

The traffic generated from the proposed residential development will not materially affect the operations of the road network in the area.

Respectfully,
for LBE GROUP INC.

Andrew Brookes, P. Eng., CMVP