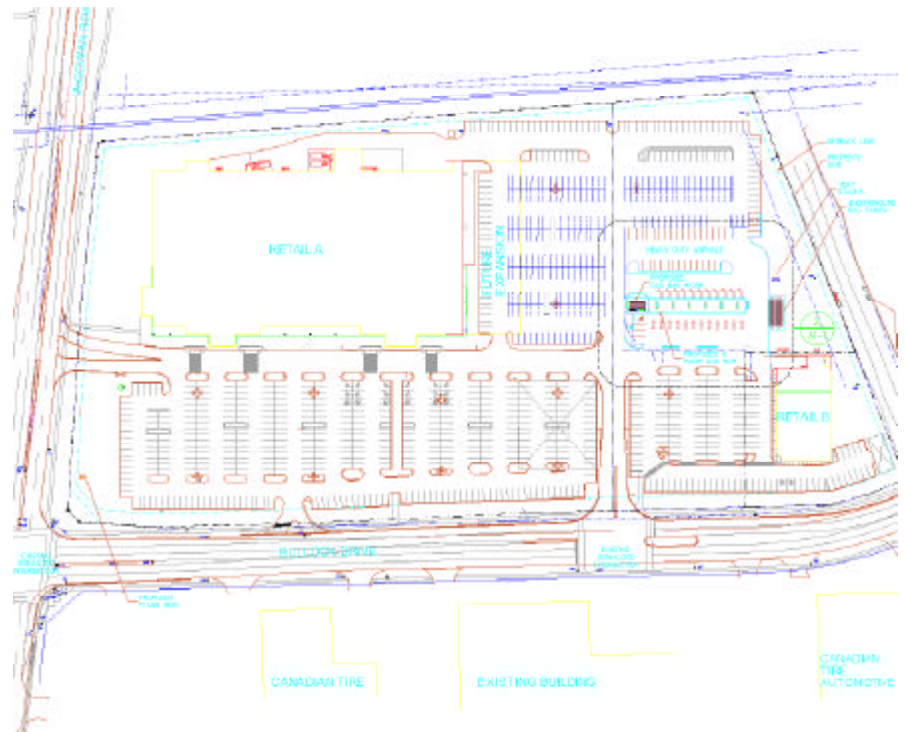


McCowan and Bullock Commercial Development

LEA were retained by Loblaw Properties Ltd. to assess the traffic impacts of the retail development proposed at the northeast corner of McCowan Road and Bullock Drive in the Town of Markham. The proposed food store development is estimated to generate up to 1800 trips during the Saturday peak hour. The study includes the impact of the proposed development on the adjacent road network in two scenarios: McCowan Road as a four-lane, and a six-lane arterial.

The project work includes a detailed analysis of projected trips to the development, the impact on the adjacent road network, recommendations for access to the store, and traffic control signal design for signalized intersections.

Currently, the intersection of McCowan Road and Bullock Drive operates at a level of service "C" in the p.m. peak hour based on traffic surveys conducted during peak periods. This study projected the level of service of the intersection to deteriorate to a level of service "E" with the growth in traffic due to other developments in the area. The intersection is expected to remain at a level of service "E" until McCowan Road is widened to six lanes when the intersection is expected to operate at capacity.



Site plan of retail development with road improvements.

Upon approval for the retail development from the Town of Marham, LEA prepared contract documents for the the off site road improvements, including road widening, intersection changes, a right in/right out entrance, and traffic control signals and illumination.

PROJECT SUMMARY

Client:
Loblaw Properties Ltd.

Location:
Town of Markham, Canada

Services Provided:
**Traffic Impact Assessment,
Traffic Control Signal Design,
Preparation of Contract
Documents**