

17 August, 2023

RE: Traffic and Infrastructure Concerns - Development Application at 1307-18th Street North

This memo is provided as background information regarding the proposed changes to the alignment of Quail Ridge Drive with Mocking Bird Drive as indicated in the proposed development of 1307-18th Street North:

- The Functional Design of the Braecrest Drive Corridor was completed in 2019. This study included considerations to extend Quail Ridge Drive to reduce traffic volumes at the intersection of 18th Street North and Braecrest Drive.
- A preferred design of a collector style street was included in the recommendations of the 2019 Study. This recommendation was a short term fix until improvements could be made at the intersection of 18th and Braecrest.
- In order to accommodate higher traffic volumes, the preferred design of Quail Ridge Drive in the 2019 Study, is a collector style road with a T-style intersection for Mockingbird Drive into Monterey Estates.
- The functional design for the intersection of 18th Street North and Braecrest Drive is a double lane roundabout that keeps all turning movements open for all legs of the intersection. This option was recommended in the Functional Design report as a long term option. The City of Brandon and the Province see the need for intersection improvements at 18th & Braecrest as a higher priority and are actively working together to secure funding and pursue construction.
- Given that the extension of Quail Ridge Drive was considered as a recommendation to alleviate traffic volumes at 18th & Braecrest in the short term, this improvement under the proposed alignment is open to reconsideration.
- The extension of Quail Ridge Drive would now only be completed as a result of development at 1307-18th Street North.
- The new classification would be that of a local street. This is due to the intersection of 18th and Braecrest being open to all turning movements.
- The City has required that the design of the extension of Quail Ridge Drive incorporate a 3-way stop intersection at the access to Monterey Estates due to:
 - The tightness of the curve of the thru road;
 - Maintaining proper sightlines; and
 - Creating safe non-vehicle access to the multi-use pathway.

The proposed changes to the extension of Quail Ridge Drive include provisions to accommodate safe road design while still accommodating existing and planned turning movements and non-vehicle traffic.

A traffic impact study was not required by the City given the following:

- The extension of Quail Ridge Drive likely would have resulted as a recommendation of the study based on traffic volumes generated by the proposed development.
- The developer incorporated all the design criteria for a local street extension and 3-way stop controlled intersection.

Sincerely,



Mark Allard, P. Eng.
General Manager