

Traffic Study Area			
Location	North of Windermere Boulevard South of Anthony Road West of Twynelene Drive East of North Saskatchewan River		
Key Traffic Areas			
1	Windermere Drive - north link	Road designed and build for 1000 tips per day	
2	Windermere Road - traffic past schools		
3	Windermere Road - north route	Road designed and build for 1000 tips per day	
4	Total location traffic - north and west link at Windermere Boulevard		
Traffic identified is:			
1 Windermere Drive - north route		Tips per Day	
Currently developed		195	
Windermere North Community		1275	
West Pointe of Windermere		444	
Not developed			
Land designated RA7		581	
Land under rezoning application		1017	
Total Tips per Day		3317	
2 Windermere Road - traffic past schools			
Currently developed		4998	
Windermere North Community		1275	
West Pointe of Windermere		968	
One at Windermere		158	
Original Acavages		965	
Windermere Schools		2114	
Not developed			
Land designated RA7		728	
Land under rezoning application		1017	
Total Tips per Day		11223	
3 Total Traffic/Traffic (Windermere Road north of Windermere Boulevard)			
Traffic past schools is:		11223	
Add traffic generated by:			
Windermere MFD		2257	
Windermere Plaza		3130	
Total Tips per Day		18610	
4 Other traffic areas			
Generated in location area but not on Windermere Road			
West Pointe of Windermere		94	
One at Windermere		2798	
Original Acavages		119	
Estates of Windermere		681	
Windermere MFD		119	
Windermere Plaza		348	
Total Tips per Day		4355	
Total Study Area Traffic in Tips per Day (TPD) is:		20985	

Traffic Generation Areas				
Units	Units	Units	Units	Units
Windermere North				
Currently Developed	415	7.52	3287	
SFD	181	5.81	935	
Condos	128	5.81	744	4686
Apartment	175	5.81	1017	
Not Developed	125	5.81	728	1143
RA7 land	175	7.52	1370	
West Pointe of Windermere				
SFDs	801	7.52	3782	
One at Windermere				
SFD	60	7.52	475	
Estates (one at One at Windermere)	26	7.52	206	881
Original Acavages				
SFD	60	7.52	475	
Estates at Windermere				
SFDs	60	7.52	475	
(plus 26 from One at Windermere)	26	7.52	206	881
Windermere Schools				
St John XXIII, 385 Windermere Road	12	4	48	
Bus	308	4	1224	
Staff vehicles	74	2	148	1420
Constable Daniel Wood, 315 Windermere Road				
Bus	6	4	24	
Personal vehicles	147	4	588	
Staff vehicles	41	2	82	
Windermere Plaza Commercial Area				
Building 1	632			
Building 2	541			
Building 3	1005			3478
Windermere Plaza Multi Family Dwellings				
Building 1 Condominium 342	389			
Building 2 Condominium 344	459			
Building 3 Condominium 345	258			
Building 4 Condominium 388	372			
Building 5 Condominium 389	438			
Building 6 Condominium 384	445			
Total Tips per Day				
2377				
Total Tips per Day				
20985				

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Traffic Generation Areas				
Units	Units	Units	Units	Units
Windermere North Current Development				
The Windermere North community contains both Single Family Dwellings (SFD) and Multiple Family Dwellings (MFD). There are 181 Condominium units plus 128 apartment units located in Windermere Village. In total there are 415 SFD and 289 MFD units.				
The total traffic generated by these units is:				
1 3287 tips per day for SFD.				
2 1679 tips per day for MFD.				
All the traffic in Windermere North is directed on to Windermere Road directly or via Whiskey Lake or Windermere Lane.				
By studying the design of the community, consultation with community members and by observation of traffic it can be determined with a fair degree of confidence that the traffic will be distributed as:				
69 SFD have initial access directly to Windermere Road.				
45 SFD and 289 MFD have sheltered access to Whiskey Lane.				
Of these it is estimated that 80% will go directly to Windermere Road.				
The remaining 20% will take Whiskey Lane to Whiskey Lake.				
It is taken advantage of a full turn at a four way stop.				
139 SFD along Whiskey Lane will take Whiskey Lake to Windermere Road.				
This includes units at Whiskey Lane and Whiskey Lane along Whiskey Drive and units at Whiskey Bay.				
161 SFD in the community will use the north route of Whiskey Drive as the entrance/exit. This includes West Place, West Court, West Landing, and Whiskey River Drive. Traffic from these areas avoid the south route of Whiskey Drive as the route is limited to one lane due to vehicle parking.				
The resulting traffic is:				
Tips per day directly on to Windermere Road.				
69 SFD 7.52 TPD/Unit				
Tips per day to Windermere Road via				
45 SFD 7.52 TPD/Unit				
289 MFD 5.81 TPD/Unit				
Tips per day to Whiskey Lane via Whiskey Lake				
139 SFD 7.52 TPD/Unit				
Tips per day to Whiskey Lane - north route				
161 SFD 7.52 TPD/Unit				
Total Tips per Day				
4686				
The total traffic generated in the community is:				
TPO				
The total traffic on Whiskey Drive - north route is:				
1275				
The total traffic past the schools is:				
4686				

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Traffic Generation Areas				
Units	Units	Units	Units	Units
Windermere North Undeveloped				
In addition to the traffic generated in the Windermere North community there are two parcels of land that are undeveloped. Both these parcels would be in a position to generate traffic that would be routed entirely through the Windermere North community.				
1 The first of these parcels is 3.87 acres (1.49 hectares) of land that is zoned RA7. At this site it is expected that a multi-family development of 125 units would be built.				
The total traffic generated by this development would be 726 tips per day.				
The entrance/exit point for all this traffic would be directed to the south intersection of Whiskey Drive and Whiskey River Drive.				
It would be expected that due to the parking along the south route of Whiskey Drive only 20% of the traffic would take that route. 80% of the traffic would go on Whiskey River Drive then on to the north route of Whiskey Drive to get on to Whiskey Lake and Windermere Road. The reverse would occur for entrance to the RA7 site location.				
The resulting traffic is:				
145 tips per day on Whiskey Drive south, and				
581 tips per day on Whiskey Drive north.				
Total Tips per Day				
726				
The total traffic generated in the community is:				
581				
The total traffic on Whiskey Drive - north route is:				
726				
2 The other parcel of land is 5.39 acres (2.18 hectares) currently zoned AG. There is an application to have this rezoned to C-2. A housing would result in a population density of 81 units per hectare for a total of 175 multi-family units.				
The total traffic generated by this development would be 1017 tips per day.				
The entrance/exit point for all this traffic would be directed on 18 Avenue to Whiskey River Drive. It is expected that all this traffic will enter and leave the community via the north route of Whiskey Drive using Whiskey Lake for access on Windermere Road.				
The resulting traffic is:				
1017 tips per day on Whiskey Drive north.				
Total Tips per Day				
1017				
The total traffic generated in the community is:				
1017				
The total traffic on Whiskey Drive - north route is:				
1017				
The total traffic past the schools is:				
1017				

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Traffic Generation Areas				
Units	Units	Units	Units	Units
Original Acavages of Windermere				
The old acavages of Windermere consist of two sets of developments:				
1 20 acavages in Windermere Crescent				
2 40 acavages along Windermere Drive				
By studying the design of the community, consultation with community members and by observation of traffic it can be determined with a fair degree of accuracy that the traffic will be distributed as:				
20 SFD on to 175 Street on to Windermere Road.				
40 SFD on Windermere Drive then east on Windermere Boulevard.				
The traffic on Windermere Road is 158 tips per day.				
The traffic on Windermere Drive is 317 tips per day.				
The total traffic generated in the community is:				
TPO				
The total traffic on Windermere Drive - north route is:				
158				
The total traffic past the schools is:				
317				
Estates of Windermere				
The Estates of Windermere (or new acavages of Windermere) consist of a new development of 80 SFD.				
One at Windermere Plaza - in a residential area for practical use.				
One at Windermere Plaza - in a residential area for practical use.				
By studying the design of the community it can be determined with a fair degree of accuracy that the traffic will be:				
80 SFD on Windermere Drive then east on Windermere Boulevard.				
The traffic on Windermere Drive is 681 tips per day.				
The total traffic generated in the community is:				
681				
The total traffic on Whiskey Drive - north route is:				
681				
The total traffic past the schools is:				
681				
Windermere Progressions				
In this study location area there are four key points:				
1 James McCrory Douglas Park - these are sports grounds near the schools				
2 James McCrory Douglas Progression - this is near the schools and for ages 3 to 12 years.				
3 Windermere Progression - in a residential area for practical use.				
4 One at Windermere Progression - in a residential area for practical use.				
The total traffic generated in the community is:				
2376				
The traffic on to Windermere Road is:				
2376				
The traffic on to Windermere Boulevard is:				
119				

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Traffic Generation Areas
