Development application guidelines

Transportation impact analysis

What is the purpose of this?

A *transportation impact analysis (TIA)* is an evaluation of the effects a proposed development is expected to have on the existing road network. The study is intended to recommend mitigation measures to address travel demands generated by the development, if necessary.

Who should prepare this?

A *TIA* should be prepared by a qualified transportation consultant. The report must be stamped, dated and signed by a Professional Engineer.

When is this required?

This study may be required when a development proposal includes conditions for bonusing, a reduction in parking standards. It may also be required as part of the following applications:
- Official Plan Amendment
- Zoning By-law Amendment
- Draft Plan of Subdivision / Condominium
- Site Plan Control
- Minor Variance

Why do we need this?

The *TIA* is required to:
- support the intent of the Official Plan policies
- provide staff with a basis on which to assess transportation implications of the proposed development
- provide a basis on which to evaluate the appropriateness of the scale of the proposed development
- provide a basis on which to evaluate safe and efficient access and traffic flow
- provide recommendations for improvements to infrastructure, service upgrades and mitigation measures to reduce any negative impacts of a development.

How should this be prepared?

A *TIA* should be based on established transportation planning and traffic engineering principles. The study should also be supplemented by any available local data and experience, as well as reflect the relevant goals and policies in the local and regional Official Plans. As such, the study should reflect a multi-modal approach to transportation planning including cyclists, pedestrians, and transit.

The following items are generally included, but not limited to:
- contact information: property owner and consultant
- study assumptions: horizon years and analysis periods, traffic data collections
- existing conditions: site and area description, study area description, road network, traffic volumes, transit service, bicycle and pedestrian facilities, traffic intersection operations
- future background traffic conditions: planned road network improvements, background traffic growth, background development traffic, future background intersection operations
- proposed development: site concept plan, site access

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- future total conditions with development: vehicular trip generation, trip distribution, future total traffic intersection operations, queuing analysis, etc.
- site traffic impacts
- preliminary design review
- conclusions and recommendations

What else should we know?

Pre-consultation or discussion with Town Development Engineering staff is required prior to commencement of the TIA. Applicants and/or their consultants are required to submit a full scope of work proposal for review and approval by Development Engineering staff.

Pre-consultation with Halton Region and other review and clearance agencies such as Oakville Transit, GO Transit/Metrolinx, or MTO, where applicable, is necessary to confirm any study requirements specific to their development proposal.

Additional content not listed here may also be necessary to meet the specific requirements of the planning application.

What other resources are available?

Town of Oakville - Capital Forecast:
http://www.oakville.ca/townhall/capital-forecast.html

Town of Oakville - North Oakville Terms of Reference for Transportation Impact Studies and Functional Design Studies:
http://www.oakville.ca/assets/2011%20planning/nco-tis-tfds-studies.pdf

Town of Oakville - North Oakville East Cycling Strategy, May 2008:
http://www.oakville.ca/assets/2011%20planning/nco-CyclingStrategy.pdf

Town of Oakville - North Oakville Secondary Plan, Transit Plan, August 2009:
http://www.oakville.ca/assets/2011%20planning/nco-transitplan-09nov09.pdf

Halton Region - Guidelines for the Preparation of Traffic Impact Studies:
http://www.halton.ca/common/pages/UserFile.aspx?fileId=17614

Halton Region - Capital Program:
http://www.halton.ca/regional_council_administration/finances/budget/

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