Traffic Engineering Specialists

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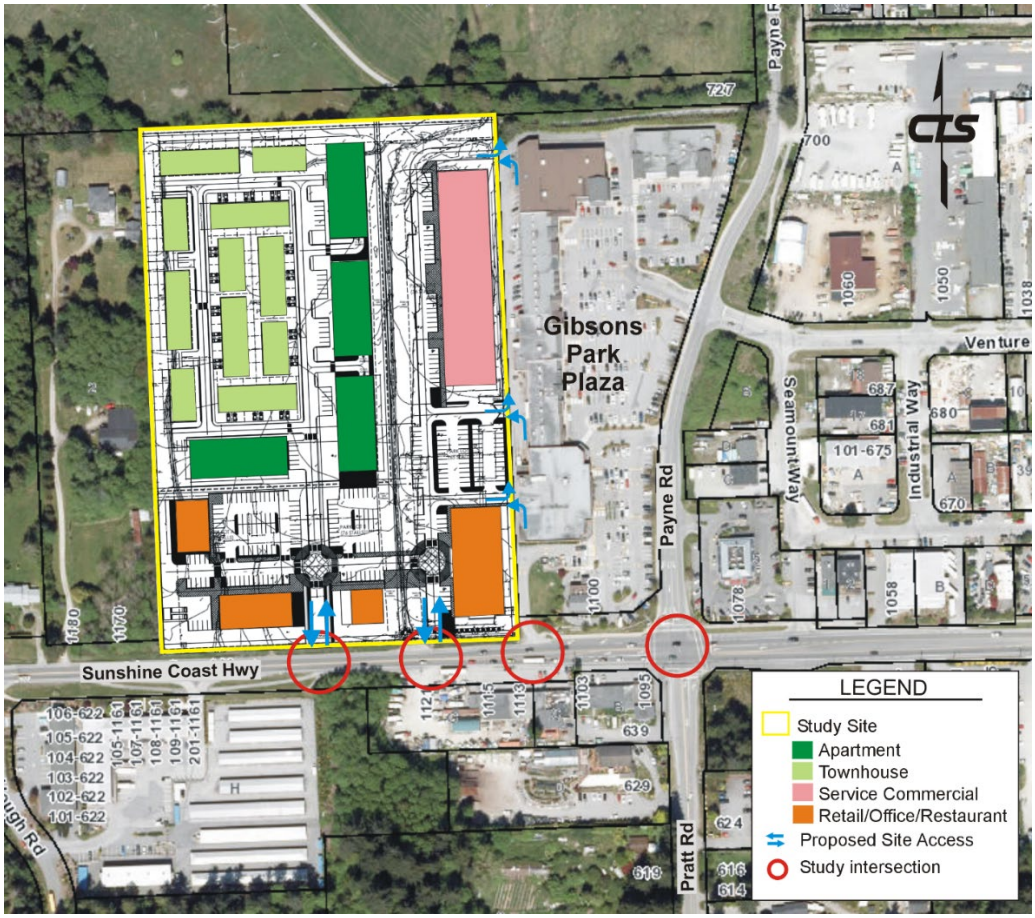
TECHNICAL MEMORANDUM

TO: **Aidan Shirley, City State Consulting Group**
FROM: **Jan Voss, P.Eng., PTOE**; Creative Transportation Solutions Ltd. (CTS)
DATE: 22 September 2026
RE: 1118-1150 Sunshine Coast Highway TIA - Trip Generation
FILE NO: 9231-01

1.0 BACKGROUND

CTS was retained by Seacliff Properties (Gibsons) Ltd. on 23 February 2023 to provide traffic engineering services for a proposed development located at 1118-1150 Sunshine Coast Highway in the Town of Gibsons, B.C. **FIGURE 1** illustrates the study area and adjacent road network.

FIGURE 1
STUDY SITE AND ADJACENT ROAD NETWORK



Below summarizes the current proposed development concept for this site:

- 3,534.40 m² (38,044 ft²) of Retail / Office / Restaurant space
- 3,448.10 m² (37,115 ft²) of Service Commercial space
- 380 apartment units
- 56 townhouse units

2.0 ANALYSIS

2.1 Trip Generation

The published vehicle trip rates from the *Institute of Transportation Engineers (ITE) Trip Generation Manual 12th Edition, Code 215 – Single Family Attached Housing, Code 221 – Multifamily Housing (Mid-Rise), and Code 821- Shopping Plaza without supermarket (40-150k)* were used to forecast the site generated traffic volumes.

Assuming that internal trip making credits and pass-by traffic were all still assumed to be zero, the vehicle trip generation for the latest proposed development is summarized in **TABLE 1**. The proposed development would generate 293 vehicle trips in the weekday morning peak hour (115 inbound, 178 outbound), 533 vehicle trips in the weekday afternoon peak hour (286 inbound, 247 outbound), and 549 vehicle trips in the Saturday midday peak hour (283 inbound, 266 outbound).

TABLE 1
VEHICLE TRIP GENERATION WITH NO INTERNAL TRIP CAPTURE RATE

Land Use	Peak Hour	Trip Generation Variable	Scope of Development	Vehicle Trip Generation Rate	Trip Rate Source	Directional Split		Peak Hour Volumes (vph)		
						% in	% out	in	out	total
Residential - Mid Rise Apartment	Weekday Morning	Dwelling Units	380	0.38	ITE 12th Edition - Code 221	23%	77%	33	112	145
	Weekday Afternoon			0.38		64%	36%	93	52	145
	Saturday Midday			0.36		51%	49%	70	67	137
Residential - Townhouses (Standard)	Weekday Morning	Dwelling Units	56	0.47	ITE 12th Edition - Code 215	25%	75%	7	20	27
	Weekday Afternoon			0.51		57%	43%	17	12	29
	Saturday Midday			0.47		48%	52%	13	14	27
Retail/Office/Restaurant - Shopping Plaza (40-150k) without supermarket	Weekday Morning	1,000 Sqft Gross Floor Area	38.04	1.59	ITE 12th Edition - Code 821	62%	38%	38	23	61
	Weekday Afternoon			4.76		49%	51%	89	93	182
	Saturday Midday			5.10		52%	48%	101	94	195
Service Commercial - Shopping Plaza (40-150k) without supermarket	Weekday Morning	1,000 Sqft Gross Floor Area	37.12	1.59	ITE 12th Edition - Code 821	62%	38%	37	23	60
	Weekday Afternoon			4.76		49%	51%	87	90	177
	Saturday Midday			5.10		52%	48%	99	91	190
ALL TOTAL WEEKDAY MORNING PEAK HOUR								***115***	***178***	***293***
ALL TOTAL WEEKDAY AFTERNOON PEAK HOUR								***286***	***247***	***533***
ALL TOTAL SATURDAY MIDDAY PEAK HOUR								***283***	***266***	***549***

2.2 Site Generate Traffic Volumes

The site generated traffic volumes are illustrated in the following figures:

- **FIGURE 2** – Weekday Morning Peak Hour
- **FIGURE 3** – Weekday Afternoon Peak Hour
- **FIGURE 4** – Saturday Midday Peak Hour

FIGURE 2
WEEKDAY MORNING PEAK HOUR SITE GENERATED TRAFFIC VOLUMES

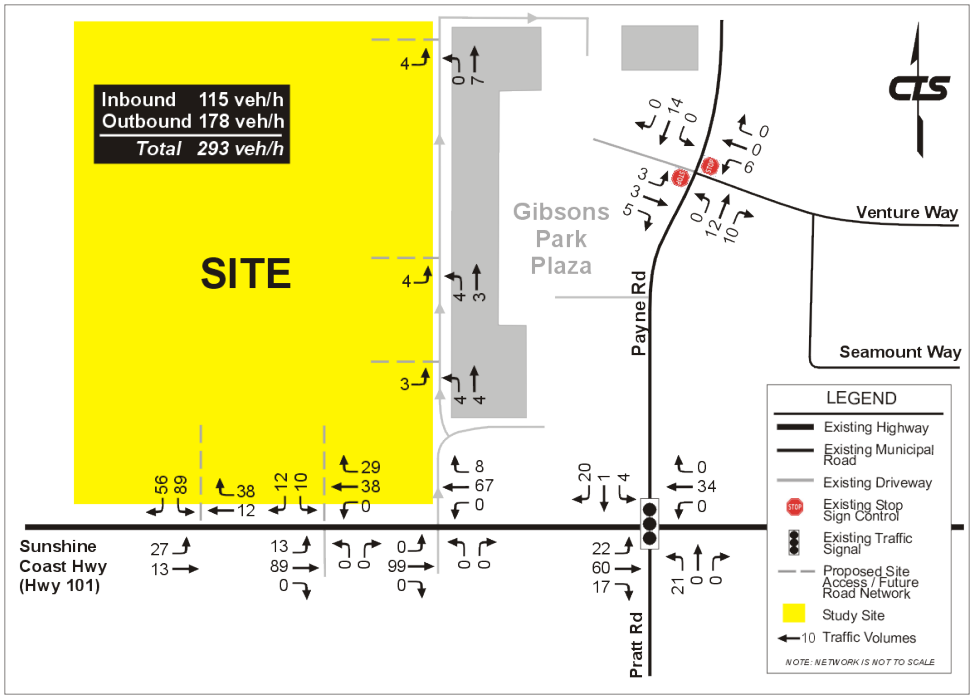


FIGURE 2
WEEKDAY AFTERNOON PEAK HOUR SITE GENERATED TRAFFIC VOLUMES

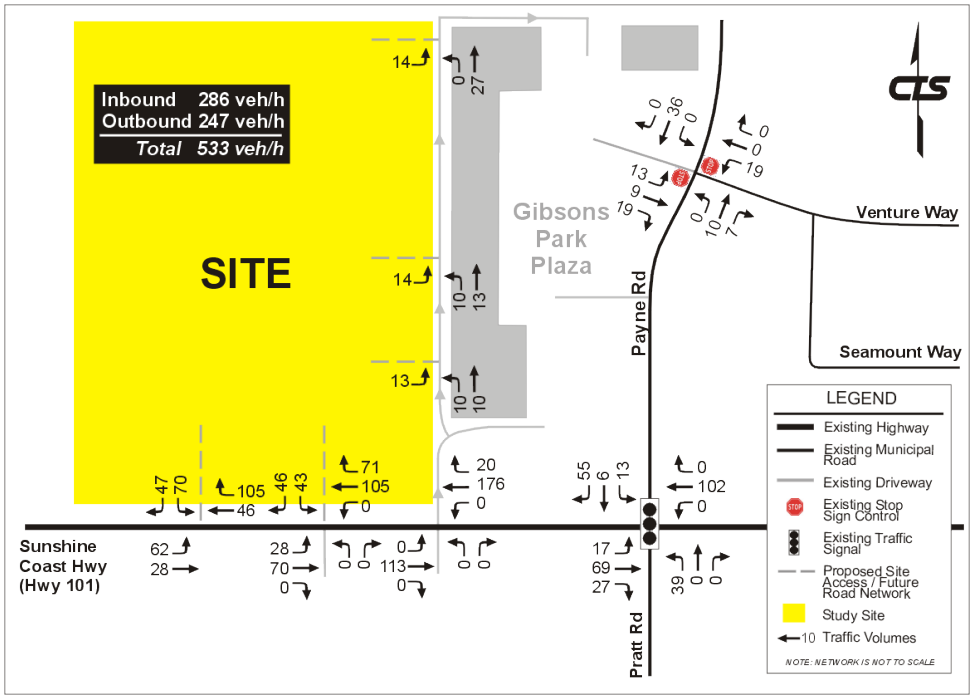
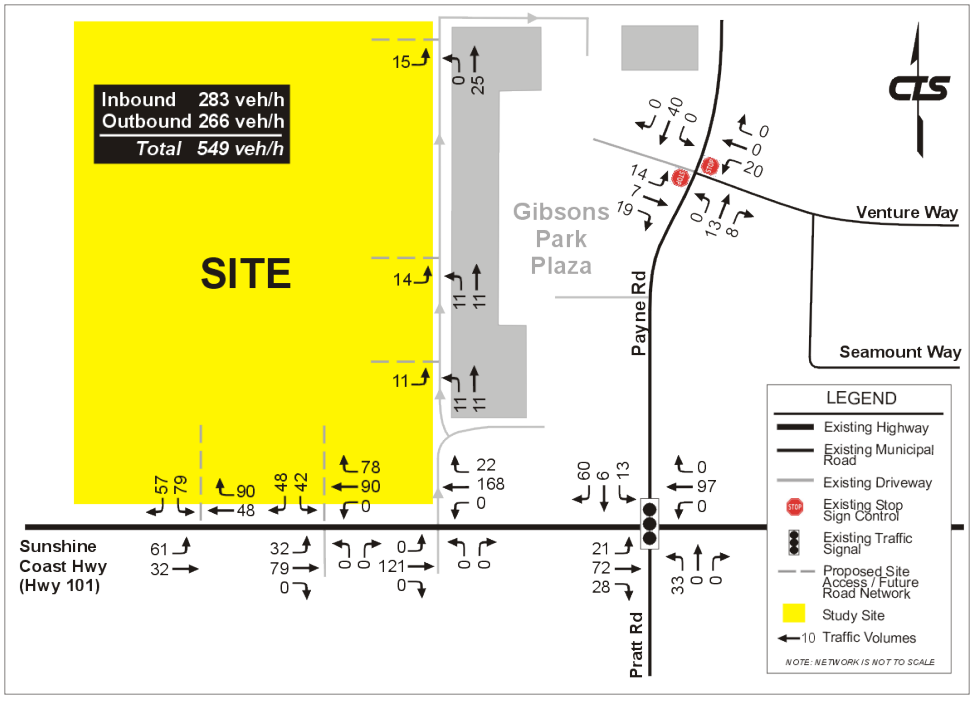


FIGURE 4
SATURDAY MIDDAY PEAK HOUR SITE GENERATED TRAFFIC VOLUMES



Should you have any questions regarding this memo, please do not hesitate to contact me.

Regards,

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CTS Permit to Practice: 1000697

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