

# MEMORANDUM

WSE Consulting Inc.  
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**To:** Town of Cobourg

**Copy to:**

**From:** Adam Wilson, P.Eng

**Date:** August 9, 2024

**Ref:** 1030 Division St. Cobourg – Traffic Review

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## Comments:

WSE Consulting was retained to complete a traffic review to support the proposed expansion of the reference property.

The property is approximately 0.87 hectares (ha) in size, and is located along Division Street in Cobourg, South of Highway 401 and North of Elgin Street East. (**Figure 1**). It is proposed to expand the existing commercial unit as shown in **Appendix A**. The purpose of this memo is to provide a review of the proposed site plan with regard to the road network and traffic flow.



**Figure 1: Site Location**

## Existing Conditions

The subject property fronts Division Street, which is under the jurisdiction of the Town of Cobourg. Through the study area, Division Street is a 4-lane road with a 5<sup>th</sup> centre right/left turn lane within a 28m right-of-way, providing two travel lanes in each direction. The road has a urban cross-section with curb along both sides of the roadway along the subject property. The alignment of Division Street is relatively straight along the proposed site. Through the subject area the posted speed limit is 50 km/hr. Thus, a design speed of 70 km/hr applies (posted speed limit + 20 km/h for higher speed roads).

## Proposed Road Access

The current property has two (2) dedicated entrances/exits on Division Street. It is proposed to maintain the two entrances/exits from Division Street.

## Site Lines

The site line distance from both access points is in excess of 100m looking south and north, meeting the required minimum distance of 70m for roads with posted speeds of 50km/hr.



**Figure 2: Looking South**



**Figure 3: Looking North**

### **Turning Lane Review**

Based on the existing site uses (gas station, automotive garage, subway restaurant) and proposed use (coffee shop which was also a historic use of the unit to be expanded) it is expected that the ingress and egress movements will continue to function in the current condition.

The 2 lanes of the road in both directions and the centre turning lane are adequate for the site and is consistent with the other similar uses within the general area (Burger King to the north, Circle K gas bar and Tim Hortons to the west, Foodland to the south).

We trust the above information meets your needs at this time and should you have any further questions or concerns, please do not hesitate to contact our office.

Sincerely,  
**WSE Consulting Inc.**

Adam Wilson, P.Eng.  
Principal Engineer



## **Appendix A**

