

APPENDIX I

SIGHTLINE ANALYSIS (UEM)

**If technical reports are required in an alternative format for accessibility needs,
please contact:**

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca





June 18, 2025
Project No.: 21-109

Lundy's Lane Class Environmental Assessment (Highland Avenue to Montrose Road) Driveway Sight Line Evaluation

As part of the Lundy's Lane Schedule C Class Environmental Assessment (Class EA), a sight line evaluation of all driveway exits within the study area (Highland Avenue to Montrose Road) was undertaken. The evaluation aimed to identify properties with sight line issues affecting vehicles turning left or right from driveways onto Lundy's Lane.

A. Evaluation Methodology

A desktop review was conducted for all driveway entrances located along Lundy's Lane within the designated study area. This review aimed to identify driveways with potential sight line deficiencies that could impact vehicle safety for vehicles exiting driveways onto Lundy's Lane.

The Transportation Association of Canada (TAC) Manual 2017 Chapter 9 – Intersections was utilized for the sight line evaluation. Formula 9.9.1 was used to calculate the required sight distances for each turning movement. Table 9.9.3 was referenced to determine the time gap for vehicles turning left from a stop, while Table 9.9.5 was used for vehicles turning right from a stop.

Based on the desktop analysis, ten driveway entrances were flagged as having either minor or major sight line concerns. To verify these preliminary findings, field measurements and photographic documentation were collected at each identified location.

The minimum required sight distances were established as follows:

Right-turning vehicles onto Lundy's Lane:

- 110 meters for vehicles approaching from the left.

Left-turning vehicles onto Lundy's Lane:

- 130 meters for vehicles approaching from the left.
- 135 meters for vehicles approaching from the right.

All field measurements were taken approximately 4.4 meters back from the proposed back of curb, at a height of 1.08 meters above ground level, representing the standard driver eye height.

B. Evaluation Criteria

The sight line issues were categorized as being a minor or major sight line issue. A minor sight line issue refers to a temporary structure, sign, tree or bush that can be relocated relatively easily. A major sight line issue refers to a permanent structure that cannot be relocated easily and may involve land acquisition from property owners to rectify the major sight line issue identified. The attached Table 1 includes site photos and recommendations based on the minor or major sight line issue identified.

C. Conclusion and Recommendations

The sight line assessment identified ten driveways along Lundy's Lane with sight line concerns. Minor issues, such as vegetation or signage, can be promptly addressed through removal or relocation. Major issues involving permanent structures may require further study and potential land acquisition to resolve the sight line issue.



Prepared by:
Justin Slovak, B. Eng.



Reviewed by:
Steve Brant, P. Eng.
Senior Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Sightlines\Sightline Report\Lundy's Lane Sight Line Report 20250617.docx

TABLE 1

SITE LINE DRIVEWAY REVIEW

June 18, 2025

A desktop review was completed for all driveway entrances along Lundy's Lane within the scope area. The following driveway entrances were identified as having a minor or major site line issue. Field measurements and photos were taken to confirm the perceived site line issues. The minimum required site distance for vehicles making a right turn onto Lundy's Lane is 110m for vehicles approaching from the left. The minimum required site distance for vehicles making a left turn onto Lundy's Lane is 130m for vehicles approaching from the left and 135m for vehicles approaching from the right. Measurements were taken approximately 4.4m back from the proposed back of curb and approximately 1.08m above ground to represent the driver eye height.

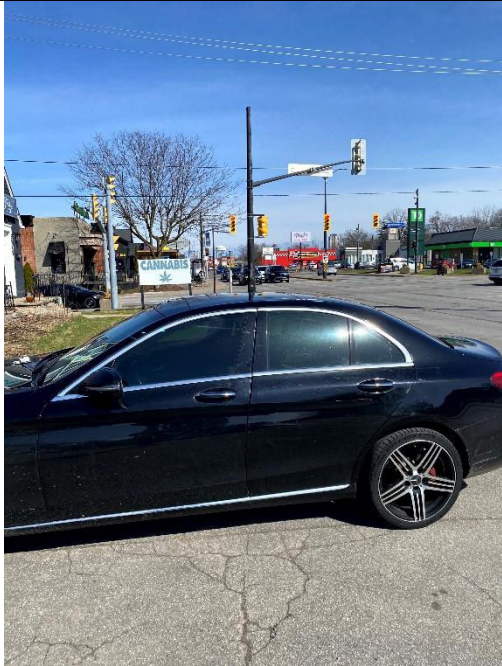
LUNDY'S LANE NORTH SIDE					
Address	Frontage(m)	Type of Property	Site Line Issue		Recommendations
			Minor	Major	
6. MOULAND AVE TO DORCHESTER AVE					
6925 LUNDY'S LANE	14.93	Retail (Kick Ash Vape)	✓	☐	 - Approximate available site distance from the left – 65m - Existing bus stop/signs present a minor site line obstruction - Parked vehicles will cause a site line obstruction for vehicles exiting onto Lundy's Lane - Approximate available site distance from the right – 240m - No site line obstructions present - Parked vehicles will cause a site line obstruction for vehicles exiting onto Lundy's Lane

TABLE 1
SITE LINE DRIVEWAY REVIEW

June 18, 2025

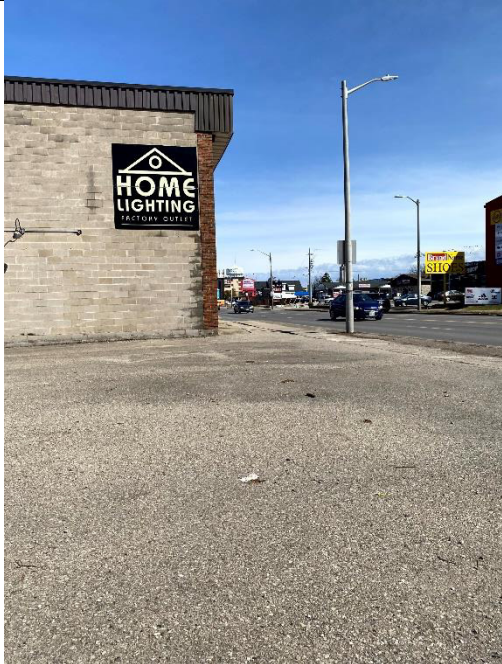
LUNDY'S LANE NORTH SIDE					
Address	Frontage(m)	Type of Property	Site Line Issue		Recommendations
			Minor	Major	
9. PRINCE EDWARD AVE TO BYNG AVE					
6629 LUNDY'S LANE	14.48	Vacant	✓	✓	 • Approximate available site distance from the left – 60m • Existing 'Home Lighting' building presents a major site line obstruction • Recommendation is to remove the existing building  • Approximate available site distance from the right – 140m • Existing "Empire Dental" sign presents a minor site line issue • Recommendation is to relocate the existing sign

TABLE 1
SITE LINE DRIVEWAY REVIEW

June 18, 2025

A desktop review was completed for all driveway entrances along Lundy's Lane within the scope area. The following driveway entrances were identified as having a minor or major site line issue. Field measurements and photos were taken to confirm the perceived site line issues. The minimum required site distance for vehicles making a right turn onto Lundy's Lane is 110m for vehicles approaching from the left. The minimum required site distance for vehicles making a left turn onto Lundy's Lane is 130m for vehicles approaching from the left and 135m for vehicles approaching from the right. Measurements were taken approximately 4.4m back from the proposed back of curb and approximately 1.08m above ground to represent the driver eye height.

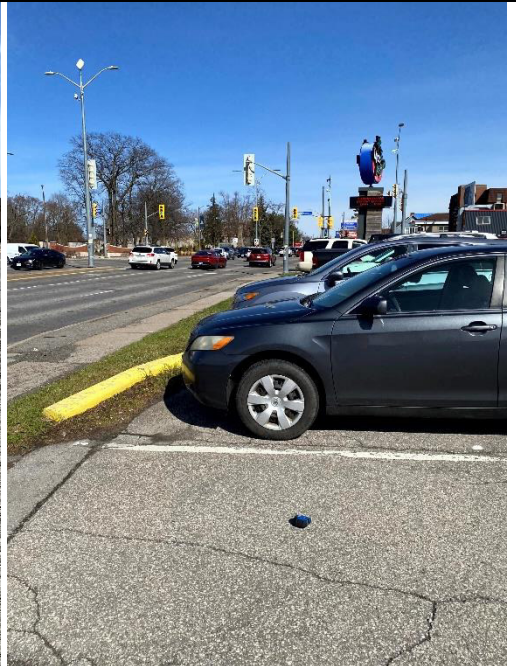
LUNDY'S LANE SOUTH SIDE					
Address	Frontage (m)	Type of Property	Site Line Issue		Observations and Recommendations
			Minor	Major	
A. BEAVERDAMS RD. TO MONTROSE RD.					
7600 LUNDY'S LANE	88.39	Commercial (Restaurant – Mick & Angelos)	✓	☐	 • Approximate available site distance from the left – 180m • No site line obstructions present  • Approximate available site distance from the right – 280m • Parked vehicles present minor site line issue when present

TABLE 1
SITE LINE DRIVEWAY REVIEW

June 18, 2025

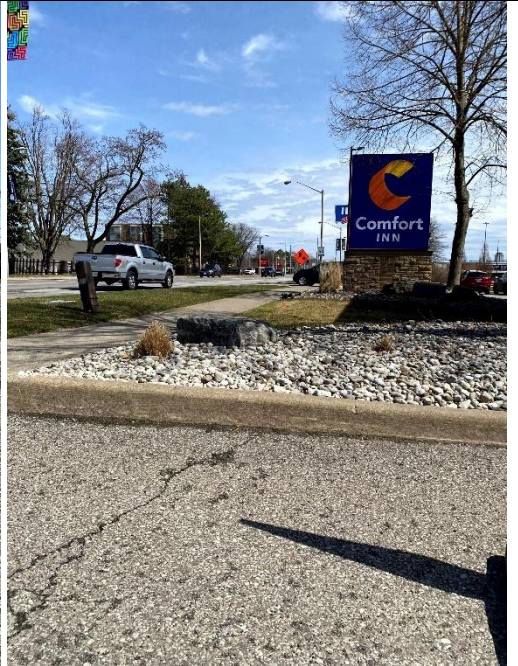
B. MONTROSE RD TO QEW OVERPASS					
7514 LUNDY'S LANE	49.52	Commercial (Comfort Inn & IHOP Restaurant)	✓	✓	  • Approximate available site distance from the left – 110m • Existing shrubs present a minor siteline issue • Existing building presents a major site line issue • Recommendation is to remove/relocate the existing building and shrubs • Approximate available site distance from the right – 250m • No site line obstructions present

TABLE 1
SITE LINE DRIVEWAY REVIEW

June 18, 2025

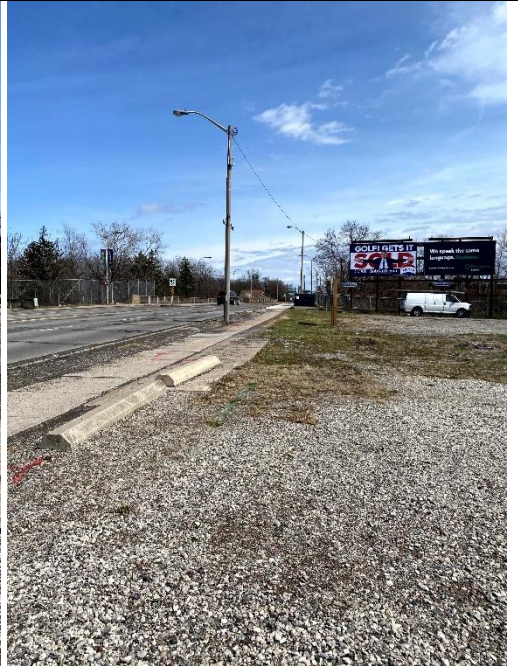
C. Q.E.W. OVERPASS TO HYDRO CANAL					
7256/7230 LUNDY'S LANE	33.51	Vacant	☐	☐	 • Approximate available site distance from the left – 240m • No site line obstructions present  • Approximate available site distance from the right – 180m • No site line obstructions present

TABLE 1
SITE LINE DRIVEWAY REVIEW

June 18, 2025

D. HYDRO CANAL TO BROOKFIELD AVE					
7114 LUNDY'S LANE	63.30	Commercial (Falls Manor Inn & Restaurant)	✓	☐	• Approximate available site distance from the left – 230m • No site line obstructions present • Approximate available site distance from the right – 70m • Existing sign presents a minor site line issue • Recommendation is to remove/relocate the existing sign

TABLE 1
SITE LINE DRIVEWAY REVIEW

June 18, 2025

7070 LUNDY'S LANE	29.45	Commercial (The Americas Hospitality Inn & Rest. - closed.)	✓	☐	 • Approximate available site distance from the left – 110m • Could not measure from the proper distance from back of proposed curb due to the site fencing • Once the sign at 7114 Lundy's Lane is removed/relocated, no site line obstructions will be present	 • Approximate available site distance from the right – 240m • No site line obstructions present
-------------------------	-------	---	---	--------------------------	--	--

TABLE 1
SITE LINE DRIVEWAY REVIEW

June 18, 2025

LUNDY'S LANE SOUTH SIDE					
Address	Frontage(m)	Type of Property	Site Line Issue		Recommendations
			Minor	Major	
F. DORCHESTER AVE TO CORWIN AVE					
6840 LUNDY'S LANE	33.68	Commercial Restaurant (Carpaccio's)	✓	☐	 • Approximate available site distance from the left – 230m • Recommendation is to remove/relocate the existing shrub  • Approximate available site distance from the right – 80m • There is partial visibility over the shorter transformer • Transformer may require relocation

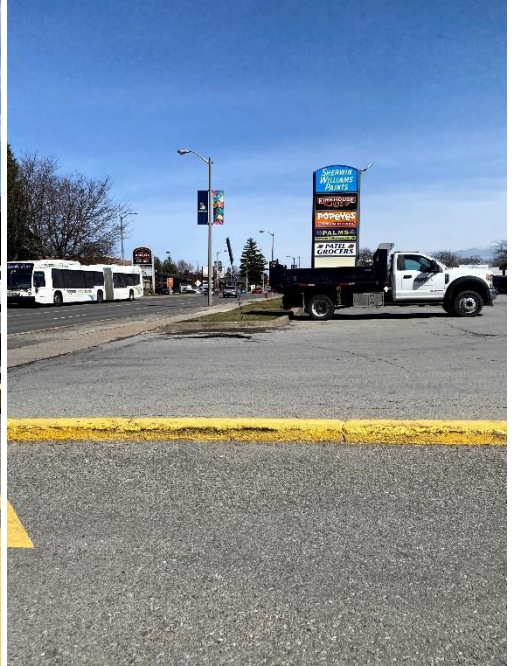
TABLE 1
SITE LINE DRIVEWAY REVIEW

June 18, 2025

6812 LUNDY'S LANE	39.48	Commercial (Parts Source)	✓	☐	  • Approximate available site distance from the left – 140m • Partial site line obstruction with transformer • Approximate available site distance from the right – 200m • No site line obstruction present
-------------------------	-------	------------------------------	---	--------------------------	--

TABLE 1
SITE LINE DRIVEWAY REVIEW

June 18, 2025

G. CORWIN AVE TO CARLTON AVE					
6768 LUNDY'S LANE	35.66	Commercial Restaurant (Flying Saucer)	✓	☐	 • Approximate available site distance from the left – 140m • Existing shrubs/signs present a minor site line obstruction • Recommendation is to remove/relocate the existing shrubs/signs  • Approximate available site distance from the right – 190m • No site line obstruction present