

APPENDIX G

DRIVEWAY CONSOLIDATION REPORT (UEM)

**If technical reports are required in an alternative format for accessibility needs,
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February 21, 2024
Project No.: 21109

Lundy's Lane Class Environmental Assessment (Highland Avenue to Montrose Road) Property Entrance/Exit Consolidation Evaluation

As part of the Lundy's Lane Schedule C Class Environmental Assessment (Class EA), an evaluation of all driveway entrance/exits within the study area (Highland Avenue to Montrose Road) was undertaken. The purpose of the evaluation was to determine if there were opportunities to improve road safety by identifying potential conflict areas and reducing the overall number of driveway entrances/exits onto Lundy's Lane through a process of access consolidation.

A. Evaluation Methodology

As a first step, the Traffic Impact Study (Paradigm, February 2024) included an analysis of mid-block and intersection collisions within the study area to identify abnormal crash patterns. For areas where abnormal crash patterns were identified, the TIS further examined these areas to determine if property access locations were a potential factor. This included consideration to the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads.

The second step in the process was a high-level review of all properties within the Lundy's Lane Class EA study area. The purpose was to eliminate those properties where there was no opportunity for driveway entrance/exit consolidation and to further identify and consider other properties to determine if access consolidation was possible.

B. Evaluation Criteria

In order to identify and assess the potential for modifying/consolidating driveway entrances/exits, criteria were developed for the evaluation as follows:

- Does the property have any access to Lundy's Lane? If there was no existing access to Lundy's Lane, the property was removed for further consideration.
- If the property is a residential property or a commercial property in a residential type building, does it have more than one driveway, or is the driveway entrance wider than permitted? If there was only one driveway and it met the permitted width from the City of Niagara Falls design standards, then the property was not identified for further consideration. If a driveway width did not meet City design standards, it was noted in the evaluation, for consideration at the future detailed design stage.
- Would a change to the existing access configuration impact the property use (i.e. loss of parking spaces, traffic flow at restaurants/drive thru, etc.)
- In general, for corner lots, existing access from each facing street was considered acceptable. If there was more than one entrance from each street, it was evaluated to determine if multiple entrances were required.
- Do the accesses meet TAC guidelines for criteria such as distance between accesses and distance to intersections?

C. Evaluation Process

There are approximately 100 properties within the study area corridor. Table 1 lists all the properties within the Lundy's Lane Class EA study area corridor. For ease of identification and analysis, the properties are

identified as being on either the north or south side of Lundy's Lane and from intersecting road segment to intersecting road segment.

Step #1 – Traffic Impact Study Analysis

The Traffic Impact Study (TIS) identified four road segments within the study area where there was considered to be abnormal crash patterns. The TIS recommended changes to access within the following four areas, which exceed the average collision rate of 1.94:

(i) Lundy's Lane between Byng Avenue and Carleton Avenue/Prince Edward Avenue - The collision rate of 4.54 is statistically significant in this road segment. The two properties identified on the north side of Lundy's Lane are currently vacant and the TIS recommendation for access consolidation would be considered for any future development. The property on the south side at the corner of Carleton Avenue and Lundy's Lane is a gas station and service location. The gas station requires two accesses for traffic flow to the gas pumps. Elimination of the Lundy's Lane access, as recommended in the TIS, would severely restrict the functioning of the gas pump island.

(ii) Lundy's Lane between Corwin Avenue and Depew Avenue – The collision rate of 4.10 is statistically significant in this road segment. However, the TIS did not recommend any driveway consolidation in this area but indicated that the addition of a centre turn lane may improve safety and reduce potential rear end collisions within this road segment.

(iii) Lundy's Lane between Corwin Avenue and Carleton Avenue/Prince Edward Avenue – The collision rate of 3.20 is statistically significant in this road segment. There are 14 all movement access points spaced relatively close together within this 207 m segment. The driveway spacing does not conform to TAC guidelines. A number of access closures and changes to right-in/right-out are recommended in the TIS. Access closures are primarily on properties where two accesses are provided for the same property.

(iv) Lundy's Lane between Franklin Avenue and Byng Avenue – The collision rate of 2.53 is statistically significant in this road segment. On the north side, the access to the Shoppers Drug Mart is adjacent to the access to the KFC/Taco Bell and does not meet TAC guidelines for distance separation and modifications are recommended in the TIS. Access closure and change to right-in/right-out is recommended for properties on the south side.

Further details are provided in the TIS.

Step #2 – Overall Evaluation of all Properties

Table 1 presents the evaluation of all properties within the study area. Based on the application of the evaluation criteria, 8 properties were identified for driveway entrance/exit consolidation as follows:

North Side of Lundy's Lane

- 7429/7389 Lundy's Lane – Ramada Inn Plaza & Restaurant
- 7241 Lundy's Lane – Wind Restaurant
- 6499 Lundy's Lane – Harrigan's Auto Service

South Side of Lundy's Lane

- 7070 Lundy's Lane – The Americas Hospitality, Inn & Restaurant (currently closed)
- 7034 Lundy's Lane – Joys Inn
- 6710 Lundy's Lane – Ski & Cycle Niagara
- 6544 Lundy's Lane – Central Niagara Animal Hospital
- 6510 to 6460 Lundy's Lane – No Frills Commercial/Retail Plaza

The rationale for eliminating properties and identifying the remaining 8 properties for driveway consolidation is presented in Table 1. Figures 1 to 8 show the proposed opportunities for driveway consolidation. In addition, 17 properties were identified where the driveway width could potentially be narrowed to meet municipal standards. The 17 properties are identified as:

North Side of Lundy's Lane

7279 Lundy's Lane	- Office/Apartment and Burrito Boyz Restaurant
7225 Lundy's Lane	- Niagara Inn and Suites
6949 Lundy's Lane	- Residential
6941 Lundy's Lane	- Residential with Commercial Use
6933 Lundy's Lane	- Residential with Commercial Use
6925 Lundy's Lane	- Kick Ash Vape
6871 Lundy's Lane	- Niagara Falls Brewing Company (closed)
6853 Lundy's Lane	- Lundy's Lane Antique Mall
6839 Lundy's Lane	- Lundy's Lane Variety Store
6433 Lundy's Lane	- Peoples Discount Souvenirs
6423 Lundy's Lane	- Charm's Jerk Hut Restaurant and Classy Barber Shop/Salon

South Side of Lundy's Lane

7600 Lundy's Lane	- Mick & Angelos Restaurant
7572 Lundy's Lane	- Roll-Z Up Ice Cream & Variety Store
7588/7542 Lundy's Lane	- Overnight Inn, Shawarma Restaurant and Residence
6644 Lundy's Lane	- Gas Bar and Lube King
6566 Lundy's Lane	- Fat Bastards Burritos
6530 Lundy's Lane	- The Fry Restaurant

TABLE 1
DRIVEWAY ENTRANCE/EXIT CONSOLIDATION EVALUATION

February 21, 2024

LUNDY’S LANE NORTH SIDE						
Address	Frontage(m)	Type of Property	Evaluation Criteria			Evaluation Results
			1. Access to Lundy’s Lane	2. Number of Driveways & Width of Driveway	3. Corner Lot Analysis	
1. BEAVERDAMS RD TO MONTROSE RD.						
7637 LUNDY’S LANE	68.67	Commercial Plaza on a corner lot	Yes	• One entrance from Lundy’s Lane and one entrance from Montrose Rd	• Access from each street reasonable	• No opportunity for driveway consolidation
2. MONTROSE RD TO BELMONT AVE						
7565 & 7489 LUNDY’S LANE	158.68	Cemetery	No	• Access from Montrose Rd and Lundy’s Lane	• Access from Montrose Rd. and Lundy’s Lane. Access from each street reasonable.	• No opportunity for driveway consolidation
7429 LUNDY’S LANE	57.04	Ramada Inn Plaza & Restaurant	Yes	• Access from Belmont Ave and Lundy’s Lane.	• Access from Belmont Ave and Lundy’s Lane. Belmont Avenue access is main access.	• Main access to Ramada Inn Plaza is from Belmont Ave. Secondary access from Lundy’s Lane. Recommend Lundy’s Lane access be removed or changed to a right-in only or a right-in/right-out.
3. BELMONT AVE TO ROYAL MANOR DR						
7389 LUNDY’S LANE	36.17	Ramada Inn Plaza & Restaurant	Yes	• Access from Belmont Ave and Lundy’s Lane. Right-in only from Lundy’s Lane.	• Access from Belmont Ave and right-in from Lundy’s Lane. Belmont Avenue access is main access.	• Main access to Ramada Inn Plaza is from Belmont Ave. Secondary access from Lundy’s Lane is a right-in only. Recommend right-in access to property from Lundy’s Lane be removed.
7301 LUNDY’S LANE	46.67	Former Super Putt property. Proposed for residential development	Yes	• One driveway	• N/A	• During Site Plan approval process for new development address access.
7303 LUNDY’S LANE	23.60	Vacant Lot	No access or curb-cut from Lundy’s Lane	• None	• N/A	• No opportunity for driveway consolidation as there is currently no access.
7279 LUNDY’S LANE	11.68	2- storey office/residential/restaurant (Burrito Boyz)	Yes	• Access from Lundy’s Lane only. Wide driveway close to corner	• Corner of Royal Manor Drive and Lundy’s Lane. Entrance from Lundy’s Lane only	• Opportunity for consolidation in the future if 7303 Lundy’s Lane developed. However, consider if driveway width can be reduced to meet municipal standards.
4. ROYAL MANOR DR TO BROOKFIELD AVE						
7241 LUNDY’S LANE	30.48	Restaurant (Wind)	Yes	• Wide driveway to access two parking spots from Lundy’s Lane. Very close to intersection and obstructed by patio.	• Two entrances from Royal Manor Dr and one from Lundy’s Lane	• Recommend Lundy’s Lane access be removed.
7225 LUNDY’S LANE	33.72	Motel (Niagara Inn & Suites)	Yes	• Wide entrance/exit	• N/A	• No opportunity for driveway consolidation. However, consider if driveway width can be reduced to meet municipal standards.
7077 LUNDY’S LANE	12.75	Jenny’s Nails & Spa	Yes	• One	• N/A	• No opportunity for driveway consolidation.
5873 BROOKFIELD/ 7069 LUNDY LANE (CORNER HOUSE)	15.24	Residential	No	• Access from Brookfield only	• Corner of Lundy’s Lane & Brookfield. Access from Brookfield only.	• No opportunity for driveway consolidation.

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February 21, 2024

LUNDY’S LANE NORTH SIDE						
Address	Frontage (m)	Type of Property	Evaluation Criteria			Evaluation Results
			1. Access to Lundy’s Lane	2. Number of Driveways & Width of Driveway	3. Corner Lot Analysis	
5. BROOKFIELD AVE TO MOULAND AVE						
7049 LUNDY’S LANE	28.62	Residential	No	• Access from Brookfield only	• Corner of Lundy’s Lane & Brookfield. Access from Brookfield only.	• No opportunity for driveway consolidation.
7029 LUNDY’S LANE	14.48	Residential	Yes	• One driveway from Lundy’s Lane	• N/A	• No opportunity for driveway consolidation.
7009 LUNDY’S LANE	28.51	Commercial (Active Green & Ross)	Yes	• One driveway from Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation.
7001 LUNDY’S LANE	11.88	Residential	No	• Rear access from Mouland Ave	• N/A	• No opportunity for driveway consolidation.
6995 LUNDY’S LANE	16.46	Residential	No	• Rear access from Mouland Ave.	• N/A	• No opportunity for driveway consolidation.
6981 LUNDY’S LANE	14.01	Commercial (Sweet Escape)/Residential	No	• Rear access from Mouland Ave.	• Corner of Mouland Ave & Lundy’s Lane. Rear access from Mouland Ave only.	• No opportunity for driveway consolidation.
6. MOULAND AVE TO DORCHESTER AVE						
6959 LUNDY’S LANE	14.02	Real Estate Office (Golfi)	No	• Rear access from Mouland Ave.	• Corner of Mouland Ave & Lundy’s Lane. Rear access from Mouland Ave only.	• No opportunity for driveway consolidation.
6949 LUNDY’S LANE	14.32	Residential	No	• Rear access from Mouland Ave.	• N/A	• No opportunity for driveway consolidation. However, consider if driveway can be narrowed to meet municipal standards.
6941 LUNDY’S LANE	14.32	Commercial/Residential	Yes	• Shared driveway from Lundy’s Lane with adjacent 6933 Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation. However, consider if driveway can be narrowed to meet municipal standards.
6933 LUNDY’S LANE	13.71	Commercial/Residential	Yes	• Shared driveway from Lundy’s Lane with adjacent 6941 Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation. However, consider if driveway can be narrowed to meet municipal standards.
6925 LUNDY’S LANE	14.93	Retail (Kick Ash Vape)	Yes	• One large access/parking lot across front of property.	• N/A	• No opportunity for driveway consolidation. However, consider if driveway can be narrowed to meet municipal standards.
6915 LUNDY’S LANE	4.88	Residential	No	• Access from Dorchester Rd. only.	• Corner of Dorchester Rd. and Lundy’s Lane. Access from Dorchester Rd. only.	• No opportunity for driveway consolidation.

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LUNDY’S LANE NORTH SIDE						
Address	Frontage (m)	Type of Property	Evaluation Criteria			Evaluation Results
			1. Access to Lundy’s Lane	2. Number of Driveways & Width of Driveway	3. Corner Lot Analysis	
7. DORCHESTER AVE TO DEPEW AVE						
6889 & 6881 LUNDY’S LANE	26.50	Commercial/Restaurant and Parking Lot (Johnny Rocco’s)	Yes	• Driveway from Dorchester Rd. and Lundy’s Lane	• Corner of Dorchester Rd. and Lundy’s Lane. Access from Dorchester Road and Lundy’s Lane. Due to the centre median along Lundy’s Lane access from Lundy’s Lane is right-in, right-out only.	• No opportunity for driveway consolidation.
6871 LUNDY’S LANE	14.01	Parking Lot (for former Niagara Falls Brewing Co. – closed)	Yes	• One driveway – across most of front of property	• N/A	• No opportunity for driveway consolidation. However, consider if driveway can be narrowed to meet municipal standards.
6863 LUNDY’S LANE	14.01	Commercial (Former Niagara Falls Brewing Co. - Closed)	No	• Driveway/parking on adjacent 6871 Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation
6853 LUNDY’S LANE	14.01	Commercial (Lundy’s Lane Antique Mall)	Yes	• One driveway entrance across full width of property	• N/A	• No opportunity for driveway consolidation. However, consider if driveway can be narrowed to meet municipal standards.
6839 LUNDY’S LANE	28.04	Commercial (Lundy’s Lane Variety)	Yes	• One driveway entrance across most of frontage	• Corner of Depew Ave. & Lundy’s Lane. Access from Lundy’s Lane only.	• No opportunity for driveway consolidation. However, consider if driveway can be narrowed to meet municipal standards.
8. DEPEW AVE TO PRINCE EDWARD AVE						
6811 LUNDY’S LANE	11.58	Commercial (Micah Bistro)	No	• One driveway off Depew Ave. and parking on Depew Ave.	• Corner of Depew Ave. and Lundy’s Lane. No access from Lundy’s Lane.	• No opportunity for driveway consolidation
6801 LUNDY’S LANE	14.01	Commercial (Lundy’s Lane Animal Hospital)	Yes	• One driveway off Lundy’s Lane	• N/A	• No opportunity for driveway consolidation.
6791 LUNDY’S LANE	14.01	Residential	Yes	• One driveway off Lundy’s Lane	• N/A	• No opportunity for driveway consolidation.
6769 LUNDY’S LANE	39.62	Commercial/Retail Plaza	Yes	• Two accesses to Lundy’s Lane.	• N/A	• TIS recommends one access to property be eliminated. • Plaza large enough to warrant two accesses. Consolidation to once access would likely result in loss of parking spaces. Therefore, no opportunity for driveway consolidation.
6757 LUNDY’S LANE	36.57	Commercial/Beer Store	Yes	• Two accesses to Lundy’s Lane. East access entrance only, west exit two lanes.	• N/A	• TIS recommends one access to property be eliminated. • Driveway consolidation would impact traffic flow and deliveries and would not improve traffic flow on the property. Therefore, no opportunity for driveway consolidation.
6713, 6687 & 6689 LUNDY’S LANE	79.70	Restaurant (Harvey’s) and Commercial Plaza	Yes	• Two accesses off Lundy’s Lane. There is also access within the property to the restaurant and retail plaza.	• N/A	• Traffic flow to restaurant, especially for operation of drive-thru would be impacted if one access eliminated. Therefore, no opportunity for driveway consolidation.
6661 & 6653 LUNDY’S LANE	44.17	Commercial (Restaurant – East Izakaya)	Yes	• Access from Lundy’s Lane and Prince Edward Ave.	• Corner of Prince Edward Ave. and Lundy’s Lane. Access from both sides.	• TIS recommends right-in/right-out for Lundy’s Lane access. • Only one access from each facing street. Lundy’s Lane access meets the guidelines for proximity to corner. Therefore, no opportunity for driveway consolidation.

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LUNDY’S LANE NORTH SIDE						
Address	Frontage (m)	Type of Property	Evaluation Criteria			Evaluation Results
			1.Access to Lundy’s Lane	2. Number of Driveways & Width of Driveway	3. Corner Lot Analysis	
9. PRINCE EDWARD AVE TO BYNG AVE						
6641 LUNDY’S LANE	14.48	Commercial (Empire Dental)	No	• One driveway and parking off Prince Eward Ave.	• Corner of Prince Edward Ave. and Lundy’s Lane. Access from Prince Edward Ave. only.	• No opportunity for driveway consolidation.
6629 LUNDY’S LANE	14.48	Vacant	Yes	• One access across 6629 & 6621 Lundy’s Lane	• N/A	• TIS recommended right-in/right-out for this vacant property and access consolidation with adjacent vacant property at 6621 Lundy’s Lane. • No opportunity for driveway consolidation at this time. Recommend any future development consider driveway design/alignment to reduce traffic conflict and/or potential for driveway consolidation with adjacent vacant property at 6621 Lundy’s Lane.
6621 LUNDY’S LANE	14.48	Vacant	Yes	• One access across 6629 & 6621 Lundy’s Lane	• N/A	• TIS recommended access closure on this vacant property and access consolidation with adjacent property at 6629 Lundy’s Lane. • No opportunity for driveway consolidation at this time. Recommend any future development consider driveway design/alignment to reduce traffic conflict and/or potential for driveway consolidation with adjacent vacant property at 6629 Lundy’s Lane.
6611 LUNDY’S LANE	12.98	Commercial	No	• One access from Byng Ave.	• Corner of Byng Ave. & Lundy’s Lane • Access from Byng Ave. only.	• No opportunity for driveway consolidation.
10. BYNG AVE TO GLENHOLME AVE						
6565 LUNDY’S LANE	55.82	Commercial (Shoppers Drug Mart)	Yes	• Two accesses. Main access from Lundy’s Lane and secondary access from Byng Ave.	• Corner of Byng Avenue & Lundy’s Lane	• TIS identifies that Lundy’s Lane access to 6555 and 6565 Lundy’s Lane are too close together and do not meet TAC guidelines. • TIS recommends accesses be changed to right-in/right-out. • Recommend that current access remain. Therefore, no opportunity for driveway consolidation.
6555 LUNDY’S LANE	38.98	Commercial (Restaurant/KFC & Taco Bell)	Yes	• Two accesses. One from Lundy’s Lane and one from Glenholm Ave	• Corner of Glenholme Ave. & Lundy’s Lane	• TIS identifies that Lundy’s Lane access to 6555 and 6565 Lundy’s Lane are too close together and do not meet TAC guidelines. • TIS recommends accesses be changed to right-in/right-out. • Driveway relocation would impact traffic flow of restaurant and drive-thru • No opportunity for driveway consolidation.
11. GLENHOLME AVE TO HIGHLAND AVE						
6499 LUNDY’S LANE	68.80	Commercial (Harrigan’s Auto)	Yes	• Two accesses from Lundy’s Lane and one from Glenholme Ave. One Lundy’s Lane access closed off on property, but curb cut and cut in boulevard still exists.	• Corner of Glenholme Ave. & Lundy’s Lane	• Recommend for driveway consolidation to consider if second blocked access curb cut can be removed to prevent possible reopening of access in the future.
6465 LUNDY’S LANE	13.71	Commercial (Big B Comics)	No	• Access off Highland Ave. only.	• Corner of Highland Ave. & Lundy’s Lane. Access from Highland Ave. only.	• No opportunity for driveway consolidation.

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February 21, 2024

LUNDY’S LANE NORTH SIDE						
Address	Frontage (m)	Type of Property	Evaluation Criteria			Evaluation Results
			1.Access to Lundy’s Lane	2. Number of Driveways & Width of Driveway	3. Corner Lot Analysis	
12. HIGHLAND AVE TO LEONARD AVE						
6443 LUNDY’S LANE	15.01	Commercial/Retail (Stag Shop)	No	• Corner of Highland Ave. & Lundy’s Lane. Access off Highland Ave. only.	• Corner of Highland Ave. & Lundy’s Lane. Access from Highland Ave. only.	• No opportunity for driveway consolidation.
6433 LUNDY’S LANE	15.24	Commercial/Retail (Peoples Discount Souvenirs)	Yes	• One access from Lundy’s Lane across entire frontage of property.	• N/A	• No opportunity for driveway consolidation. However, consider if driveway width can be reduced to meet municipal standards.
6423 LUNDY’S LANE	15.14	Commercial/Retail (Restaurant Charm’s Jerk Hut and Salon-Classy Barber Shop	Yes	• Lundy’s Lane across entire frontage of property	• N/A	• No opportunity for driveway consolidation. However, consider if driveway width can be reduced to meet municipal standards.

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DRIVEWAY ENTRANCE/EXIT CONSOLIDATION EVALUATION

February 21, 2024

LUNDY’S LANE SOUTH SIDE						
ADDRESS	DEPTH(m)	Type of Property	Evaluation Criteria			Evaluation Results
			1. Access to Lundy’s Lane	2. Number of Driveways & Width of Driveway	3. Corner Lot Analysis	
A. BEAVERDAMS RD. TO MONTROSE RD.						
7600 LUNDY’S LANE	88.39	Commercial (Restaurant – Mick & Angelos)	Yes	• One access from Lundy’s Lane and two accesses from Montrose Road. Wide north most access along Montrose Rd.	• Corner of Montrose Road and Lundy’s Lane	• No opportunity for driveway consolidation. However, consider if the driveway width along Montrose Rd. can be reduced to meet municipal standards.
B. MONTROSE RD TO QEW OVERPASS						
7572 LUNDY’S LANE	15.43	Commercial/Residential (Roll-Z Up Ice Cream & Variety Store)	Yes	• One access from Lundy’s Lane and one access from Montrose Road along entire Montrose Road Frontage	• Corner of Montrose Road and Lundy’s Lane	• No opportunity for driveway consolidation. However, consider if driveway width can be reduced to meet municipal standards.
7558 / 7542 LUNDY’S LANE	43.05	Commercial (Motel – Overnight Inn), Restaurant (Shawarma)/Residential	Yes	• One access from Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation. However, consider if driveway width can be reduced to meet municipal standards.
7514 LUNDY’S LANE	49.52	Commercial (Comfort Inn & IHOP Restaurant)	Yes	• Two accesses from Lundy’s Lane and one access to parking lot from Montrose Road.	• N/A	• The two Lundy’s Lane accesses are integral to traffic flow for hotel operations. Therefore, no opportunity for access consolidation.
7500 LUNDY’S LANE	173.77	Commercial (Canada One Outlet Mall)	Yes	• Two accesses from Lundy’s Lane. One access for service vehicles and main access at Belmont Ave.	• N/A	• No opportunity for driveway consolidation.
C. Q.E.W. OVERPASS TO HYDRO CANAL						
7280 LUNDY’S LANE	54.10	Commercial (Niagara Falls Inn & Restaurant)	Yes	• Three accesses from Lundy’s Lane. (Under current site plan application. One middle entrance to be removed and width of other accesses to be narrowed to meet municipal standard).	• N/A	• No opportunity for driveway consolidation.
7256/7230 LUNDY’S LANE	33.51	Vacant	Yes	• One access from Lundy’s Lane. Currently blocked off	• N/A	• Recommend access review when/if property developed.
7220/7218 LUNDY’S LANE	25.26	Vacant	No	• Does not appear to be any access from Lundy’s Lane	• N/A	• Recommend access review when/if property developed.
D. HYDRO CANAL TO BROOKFIELD AVE						
7114 LUNDY’S LANE	63.30	Commercial (Falls Manor Inn & Restaurant)	Yes	• Two accesses from Lundy’s Lane.	• N/A	• The two Lundy’s Lane accesses are integral to traffic flow for hotel operations. Therefore, no opportunity for access consolidation.
7070 LUNDY’S LANE	29.45	Commercial (The Americas Hospitality Inn & Rest. - closed.)	Yes	• Two accesses from Lundy’s Lane.	• N/A	• Property currently closed/vacant. Recommend that existing west property access be removed. If property redeveloped in the future, access should be reviewed at that time.
7060 LUNDY’S LANE	14.93	Vacant (Previously residence on property – removed).	No	• Access from previous residential property was from Brookfield Ave.	• Corner of Brookfield Ave. & Lundy’s Lane	• Recommend access review when/if property developed.

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LUNDY’S LANE SOUTH SIDE						
ADDRESS	DEPTH(m)	Type of Property	Evaluation Criteria			Evaluation Results
			1. Access to Lundy’s Lane	2. Number of Driveways & Width of Driveways	3. Corner Lot Analysis	
E. BROOKFIELD AVE TO DORCHESTER AVE						
7034 LUNDY’S LANE	45.14	Commercial (Joys Inn)	Yes	• Two accesses from Lundy’s Lane. One entrance/exit and one exit only.	• Corner of Brookfield Ave. & Lundy’s Lane. No access from Brookfield Ave.	• Recommend that the two Lundy’s Lane accesses be consolidated.
7004 LUNDY’S LANE	15.24	Commercial (Niagara One-Stop Scooter Shop)	Yes	• One access from Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation.
6994 LUNDY’S LANE	15.24	Residential	Yes	• One access from Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation.
6986 LUNDY’S LANE	15.24	Residential	Yes	• One access from Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation.
6974 LUNDY’S LANE	15.24	Commercial (Brian Howe Financial Advisor)	Yes	• One access from Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation.
6964 LUNDY’S LANE	15.24	Residential	Yes	• One access from Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation.
6954 LUNDY’S LANE	15.24	Commercial/Residential	Yes	• One access from Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation.
6942 LUNDY’S LANE	15.24	Residential	Yes	• One access from Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation.
6910 LUNDY’S LANE	30.48	Commercial (Midas Auto Service)	No	• One access from Dorchester Rd. only	Corner of Dorchester Rd. & Lundy’s Lane	• No opportunity for driveway consolidation.
F. DORCHESTER AVE TO CORWIN AVE						
5900 DORCHESTER/CORNER LUNDY’S LANE	20.48	Commercial (TD Bank Plaza)	No	• One access from Dorchester Rd. only	• Corner of Dorchester Rd. & Lundy’s Lane	• No opportunity for driveway consolidation.
6864 LUNDY’S LANE	32.00	Commercial Restaurant (Phils Diner)	Yes	• One access from Lundy’s Lane.	• N/A	• No opportunity for driveway consolidation.
6840 LUNDY’S LANE	33.68	Commercial Restaurant (Carpaccio’s)	Yes	• Two accesses from Lundy’s Lane. One entrance and one exit. Both wide.	• N/A.	• Consolidating accesses would result in loss of parking spaces. Current separate entrance/exit provides for delivery and customer traffic flow. Therefore, no opportunity for driveway consolidation.
6812 LUNDY’S LANE	39.48	Commercial (Parts Source)	Yes	• Two accesses. One from Lundy’s Lane and one from Corwin Ave.	• Corner of Corwin Ave. & Lundy’s Lane.	• No opportunity for driveway consolidation.
G. CORWIN AVE TO CARLTON AVE						
6768 LUNDY’S LANE	35.66	Commercial Restaurant (Flying Saucer)	Yes	• Two accesses from Lundy’s Lane.	• One entrance and one exit.	• TIS recommends right-in/right-out for east property access. • No opportunity for driveway consolidation due to traffic flow pattern on property and layout of the restaurant centre area.
6758/6734 LUNDY’S LANE	64.31	Commercial (Retail Plaza)	Yes	• Two accesses from Lundy’s Lane.	• N/A	• TIS recommends one access to property be eliminated. • West access provides convenient delivery vehicle access to rear of property. Plaza is large enough to warrant two accesses. Therefore, no opportunity for driveway consolidation.
6710 LUNDY’S LANE	29.44	Commercial (Ski & Cycle Niagara)	Yes	• Two accesses from Lundy’s Lane.	• N/A	• TIS recommends one access to property be eliminated. • Recommend that the two Lundy’s Lane accesses be consolidated.
6666 LUNDY’S LANE	51.88	Commercial (Restaurant – Swiss Chalet)	Yes	• Two accesses. One from Lundy’s Lane & one from Carlton Ave.	• Corner of Carleton Ave & Lundy’s Lane.	• No opportunity for driveway consolidation.

TABLE 1
DRIVEWAY ENTRANCE/EXIT CONSOLIDATION EVALUATION

February 21, 2024

ADDRESS	DEPTH(m)	Type of Property	Evaluation Criteria			Evaluation Results
			1. Access to Lundy's Lane	2. Number of Driveways & Width of Driveways	3. Corner Lot Analysis	
H. CARLTON AVE TO FRANKLIN AVE						
6644 LUNDY'S LANE	15.24	Commercial (Gas bar/Lube King)	Yes	• Two accesses. One from Lundy's Lane & one from Carlton Ave.	• Corner of Carleton Ave & Lundy's Lane. One access from each facing street. Lundy's Lane access close to corner.	• TIS recommends access to Lundy's Lane be closed. • No opportunity for driveway consolidation based on current gas bar/service facility use due to impact to traffic circulation for gas pump island. However, consider if access to Lundy's Lane can be narrowed to meet municipal standards.
6624 LUNDY'S LANE	44.80	Commercial (Restaurant -Arby's)	Yes	• Two accesses from Lundy's Lane.	• N/A	• Traffic flow to restaurant, especially for operation of drive-thru, would be impacted if one access is eliminated. There, no opportunity for driveway consolidation.
6604 LUNDY'S LANE	25.08	Commercial (Shoe Warehouse)	Yes	• One access from Lundy's Lane. Access also provided to adjacent property at 6580 Lundy's Lane.	• N/A	• TIS recommends right-in/right-out to property. • Only one access to property and provides only access to rear of adjacent property at 6580 Lundy's Lane. Therefore, no opportunity for driveway consolidation.
6580 LUNDY'S LANE	28.65	Commercial (Retail – Love Shop)	Yes	• One access from Lundy's Lane. Access also to entrance/exit for adjacent 6604 Lundy's Lane	• N/A	• Only access on property. Therefore, no opportunity for driveway consolidation.
6566 LUNDY'S LANE	21.33	Commercial Restaurant (Fat Bastard Burritos)	Yes	• Two accesses. One from Lundy's Lane and one from Franklin Ave.	• Corner of Franklin Ave. & Lundy's Lane. Lundy's Lane access close to corner.	• TIS recommends Lundy's Lane access be removed. • Corner lot with only one access to each facing street. No opportunity for access consolidation. However, consider if access to Lundy's Lane can be narrowed to meet municipal standards.
I. FRANKLIN AVE TO DRUMMOND						
6544 LUNDY'S LANE	18.06	Commercial (Central Niagara Animal Hospital)	Yes	• Three accesses. One from Lundy's Lane and two from Franklin Ave.	• Corner of Franklin Ave. & Lundy's Lane.	• Recommend Lundy's Lane access be removed.
6530 LUNDY'S LANE	17.68	Commercial (Restaurant – The Fry)	Yes	• Access along entire frontage including to rear of property for parking.	• N/A	• No opportunity for driveway consolidation. However, consider if access to Lundy's Lane can be narrowed to meet municipal standards.
6510 to 6460 LUNDY'S LANE	176.29	Commercial Plaza (No Frills and other retail stores).	Yes	• Six accesses to the property. Four accesses from Lundy's Lane. One right-in/right-out access at 6510 Lundy's Lane (in front of Multi-Brands Outlet), main access (signalized entrance) at Highland Ave. and two accesses east of main access. Also, 21109one access from Ker Street and one access from Franklin Avenue.	• N/A	• Recommend the two Lundy's Lane accesses east of the main access be removed.

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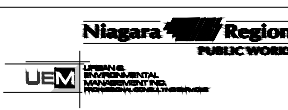


7429 / 7389 LUNDY'S LANE - RAMADA INN PLAZA & RESTAURANT

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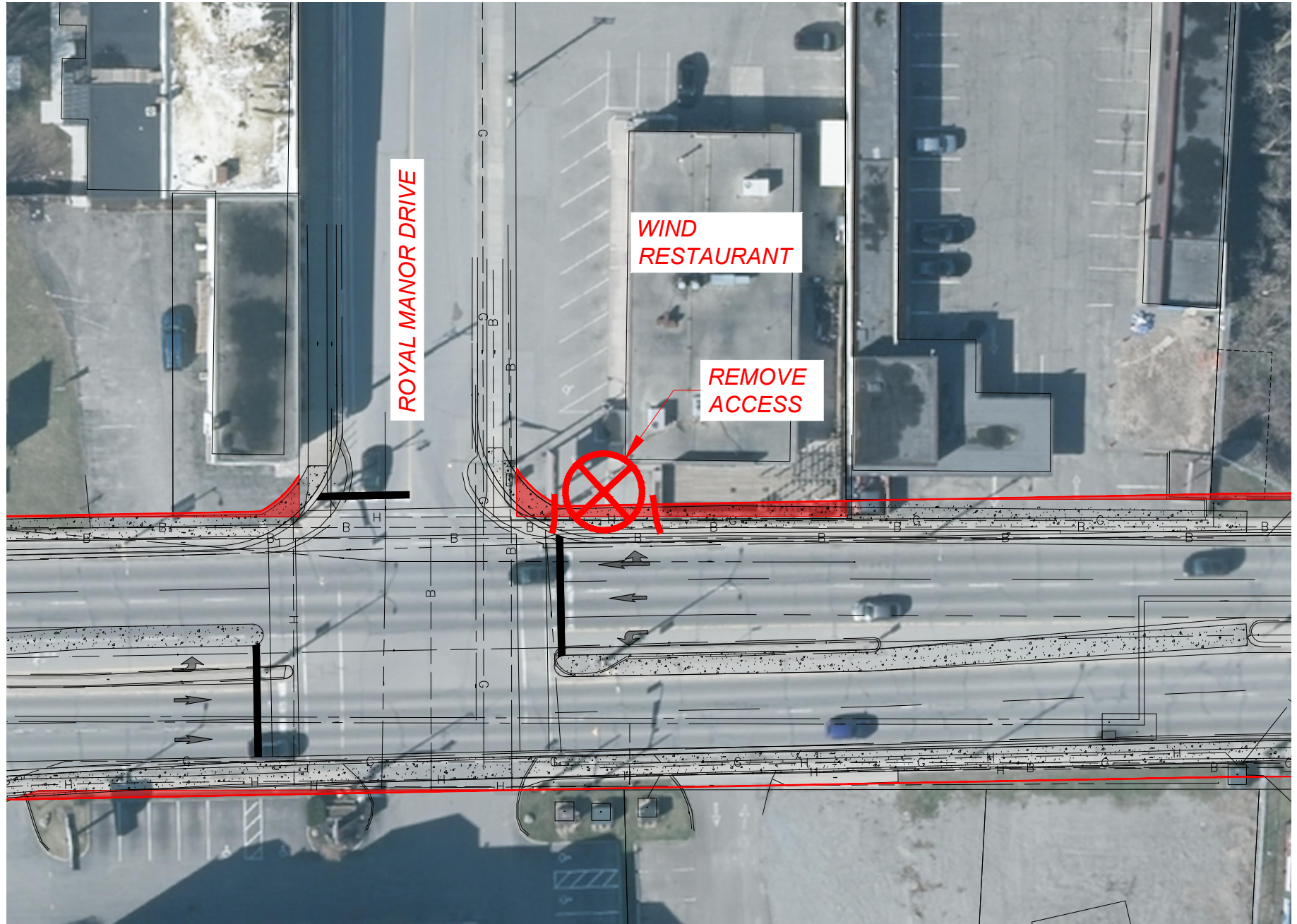
NOTES/LEGEND
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2 PROPERTY LINES WERE LOCATED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES. A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

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**Schedule 'C' Class
Environmental Assessment Study**
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No. 21-109	REV.
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7241 LUNDY'S LANE - WIND RESTAURANT

			NOTES/LEGEND		DRAFTING		  URBAN ENVIRONMENTAL MANAGEMENT Planning, Design & Construction		CONSULTANT FILE NO. 21-109 DATE: JULY 2023 SCALE: MM: 1:1500 m REF. NO. # REV. 02 0			
			1. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DOCUMENTS. SUCH UTILITIES AND STRUCTURES ARE NOT GUARANTEED BEFORE STARTING WORK. THE CONTRACTOR SHALL INVESTIGATE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.		SK							
			2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND MARKS LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.		SK							
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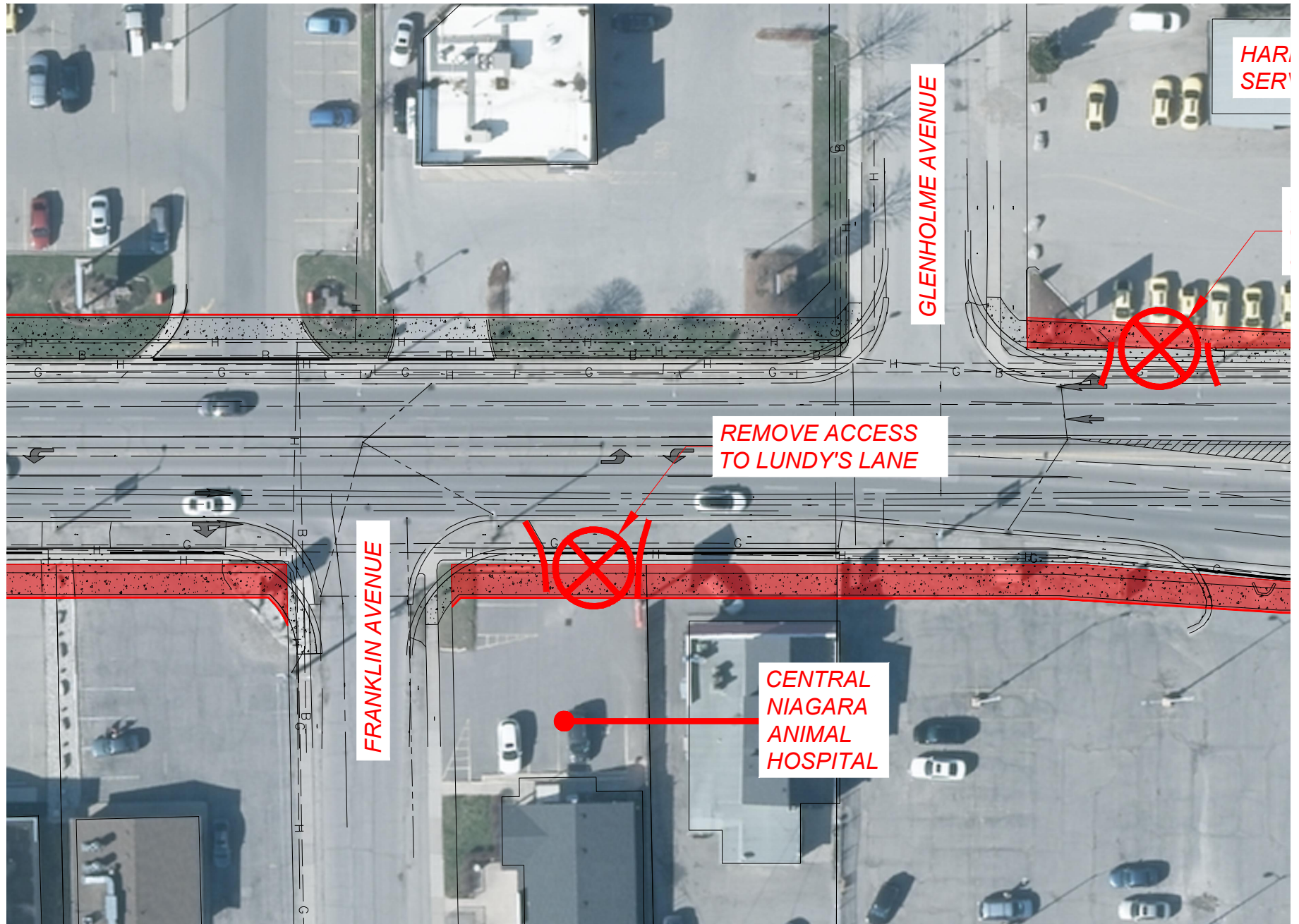
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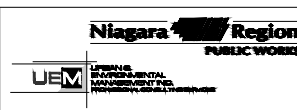


6544 LUNDY'S LANE - CENTRAL NIAGARA ANIMAL HOSPITAL

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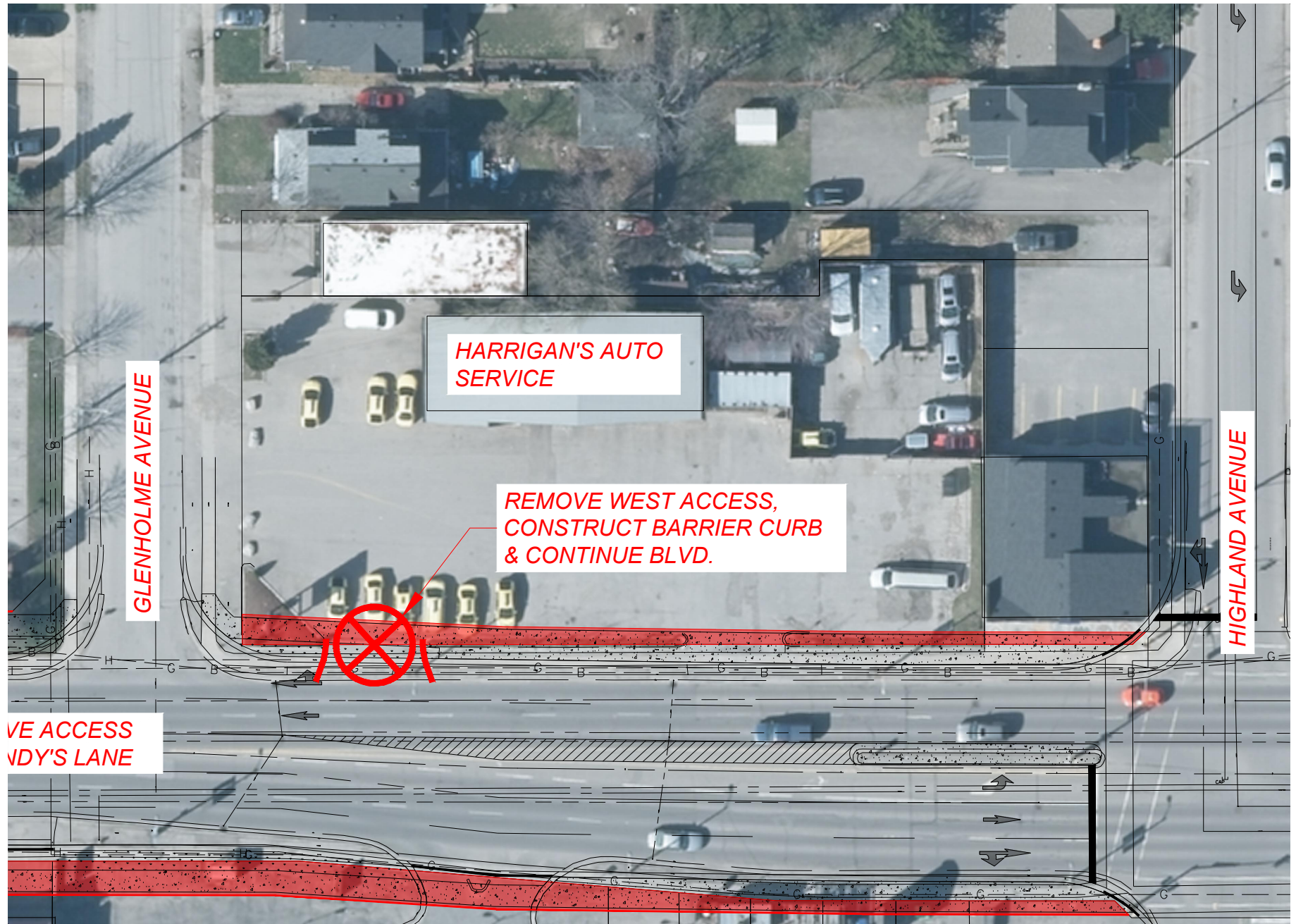
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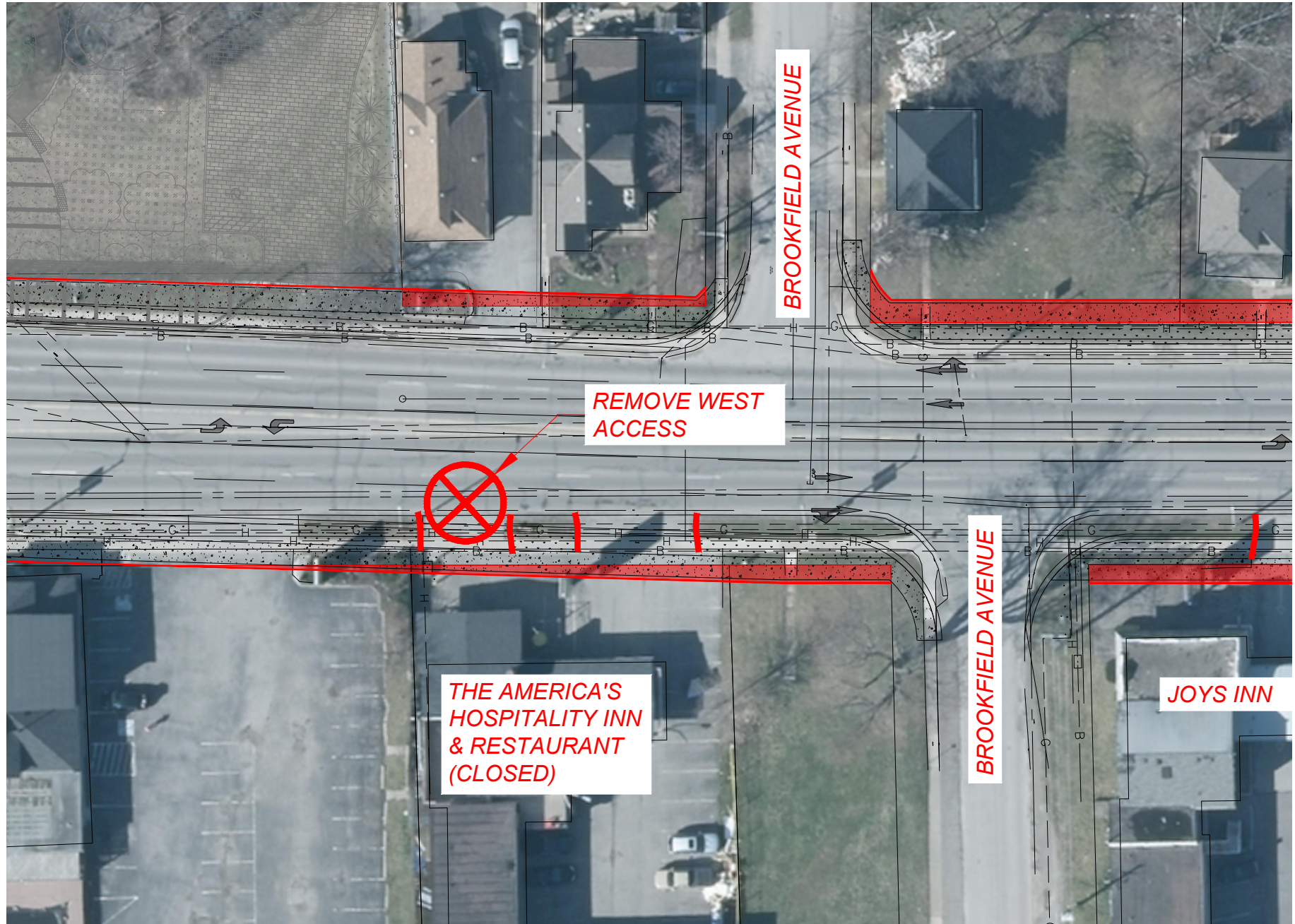
Schedule 'C' Class
Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No. 21-109	DATE JULY 2023
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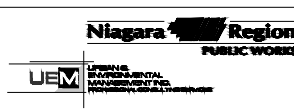
6499 LUNDY'S LANE - HARRIGAN'S AUTO SERVICE

			NOTES/LEGEND		DRAFTING				Schedule 'C' Class Environmental Assessment Study		CONSULTANT FILE No. 21-109		
			1 THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.		SK				Regional Road 20 (Lundy's Lane)		DATE JULY 2023		
			2 PROPERTY LINES WERE LOCATED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES. A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.		SK				from Regional Road 98 (Montrose Rd) to Highland Ave		SCALE Hor : 1:500 m		
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					APPROVED BY GT		Landscape Environmental Management Inc. 1000 Highway 10, Niagara Falls, Ontario L2G 4K4 (This company is not a member of the Professional Engineers Ontario)		DRIVEWAY CONSOLIDATION		DWG. No.		
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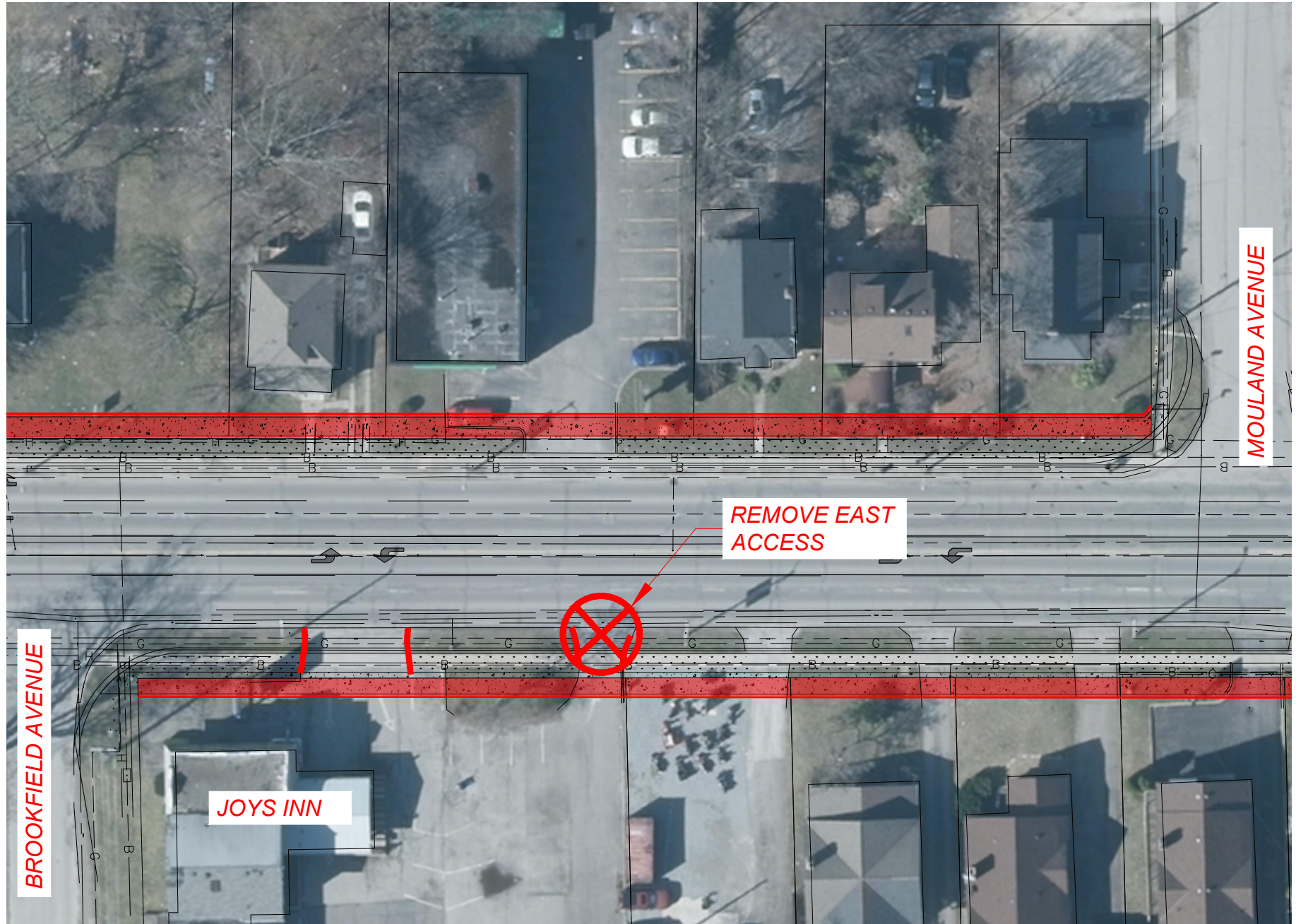


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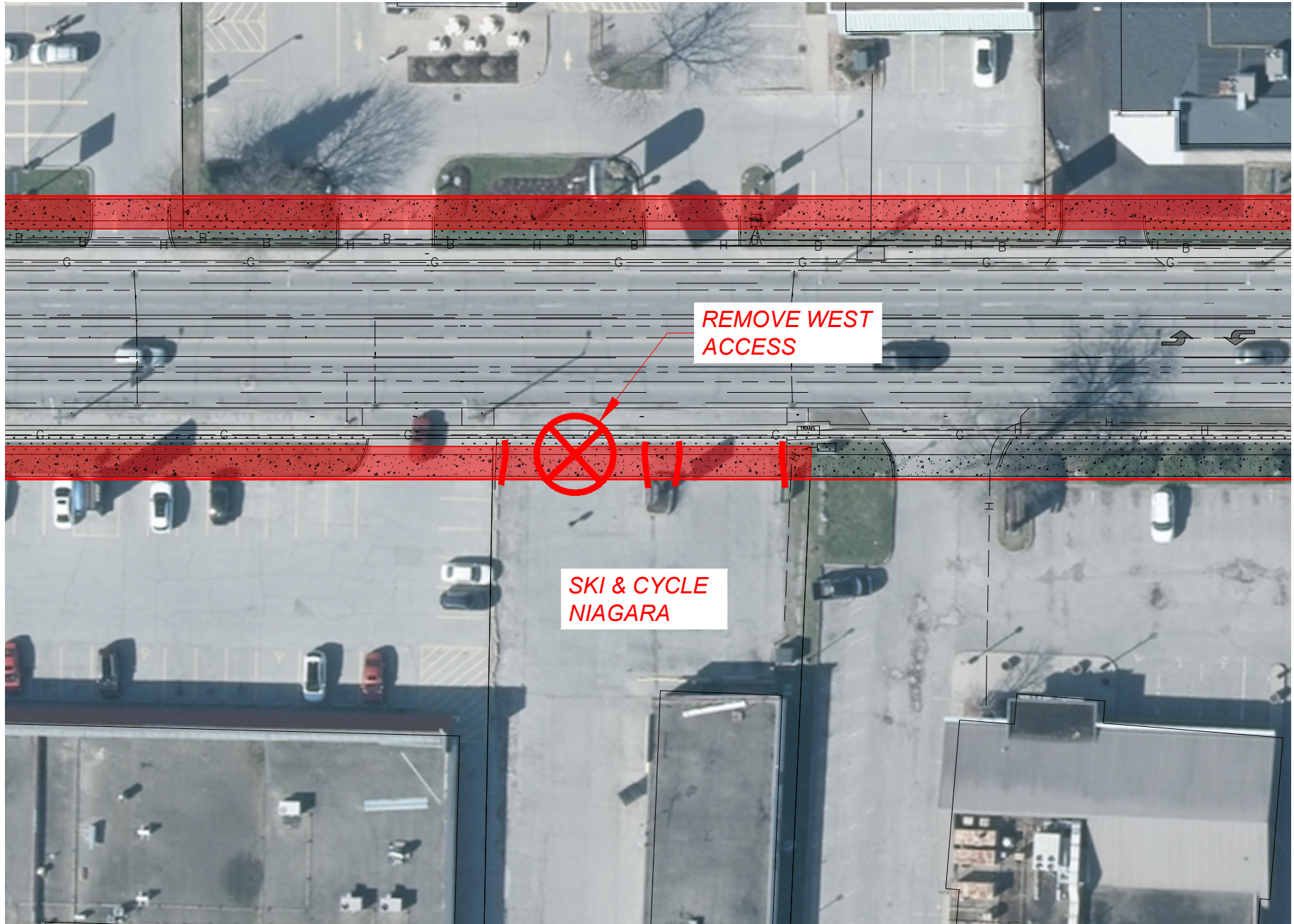


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7034 LUNDY'S LANE - JOYS INN

			NOTES/LEGEND		DRAFTING				Schedule 'C' Class Environmental Assessment Study		CONSULTANT FILE No. 21-109		
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6710 LUNDY'S LANE - SKI & CYCLE NIAGARA

			NOTES/LEGEND 1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN THE ACCURACY OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM. 2 PROPERTY LINES WERE LOCATED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES. A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.		DRAFTING SK DESIGN SK CHECKED BY GT APPROVED BY GT		  URBANSURFACIAL MANAGEMENT INCORPORATED		Schedule 'C' Class Environmental Assessment Study Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave City of Niagara Falls DRIVEWAY CONSOLIDATION		CONSULTANT FILE No. 21-109 DATE JULY 2023 SCALE Hgt : 1:500 m REF. No. # DWG. No. 07 REV. 0	
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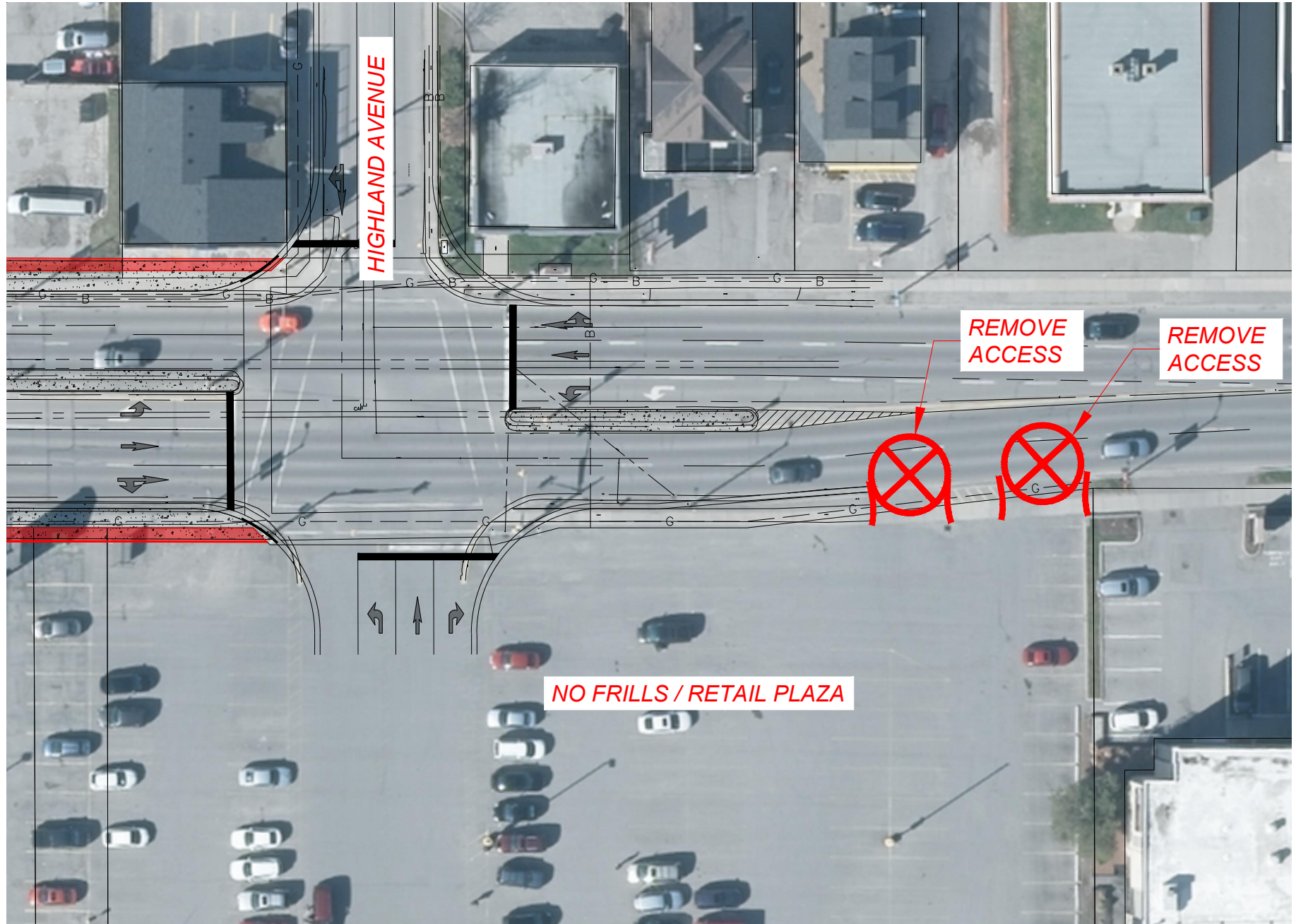
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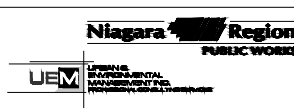


6510 - 6460 LUNDY'S LANE - NO FRILLS / RETAIL PLAZA

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NOTES/LEGEND
1 THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL PROBE CAREFULLY OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2 PROPERTY LINES WERE LOCATED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT



**Schedule 'C' Class
Environmental Assessment Study**
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No. 21-109	REV.
DATE JULY 2023	0
SCALE Hgt : 1:500 m	
REF. No. #	
DWG. No. 08	