

READ VOORHEES & ASSOCIATES LIMITED

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October 10, 2018

Penta Properties Inc.
4450 Paletta Court
Burlington, Ontario
L7L 5R2

Attention: Dave Pitblado

Re: Eagle Heights TIS Update

Dear Sir:

I understand that as part of the on-going review of the proposed Eagle Heights subdivision the City has requested an update if the TIS prepared for the development.

I have reviewed the subject TIS, and in my opinion there would be little, if any, change in the conclusions identified in the report.

The number of units proposed in the latest plan is 914 units, an increase of 44 units which is about 5% of the TIS total. The increase in site trip generation is minor, and would not result in a noticeable change in the intersection operations reviewed in the TIS.

The background traffic forecast is based on the Waterdown-Aldershot Transportation Master Plan (WATMP), which used a full development scenario for the future long term horizon period. The same background traffic base would be used for Waterdown Road traffic in a TIS update.

The Waterdown Road interchange on Highway 403 was rebuilt prior to the last TIS, with all changes accounted for, and is the same as presently in use.

The TIS provides the traffic analysis that evaluates long term traffic impact for Official Plan designations. The subdivision will be built out in phases over a number of years, and it will be appropriate to update the TIS for each phase to identify when incremental improvements are needed, such as the signalization of the Waterdown Road and Flatt Road intersection, and whether the lane configurations at the Waterdown Road interchange as recommended are needed.

If any other information is required at this time, please give me a call.

Yours very truly,

READ, VOORHEES & ASSOCIATES LIMITED

A handwritten signature in black ink that reads "D Cherepacha." The signature is written in a cursive style with a large initial 'D' and a period at the end.

Dan Cherepacha, P.Eng.