



March 22, 2019  
Our Ref: UD16-0151

Bloomfield Homes Inc.  
c/o Selva Chelliah  
9120 Leslie Street, Suite 203  
Richmond Hill, ON L4B 3J9

**Attention: Mr. Chelliah**

**Re: Reliance Letter  
143 Blue Water Place / 105 Avondale Court Residential Development  
City of Burlington**

Cole Engineering Group Ltd. (COLE) is pleased to submit this Reliance Letter for the proposed residential development in support of a Re-zoning for eight luxury townhouses located just south of Lakeshore Road on Blue Water Place, in the City of Burlington.

On May 12, 2016, COLE submitted a Traffic Impact and Parking Study (TIPS) in support of a proposed re-zoning application of 39 luxury townhouses located at the above-mention site. Since the submission of the TIPS, the proposed development concept has been revised to now feature eight luxury townhouses. The latest conceptual plan of subdivision is attached to this letter.

The previous trip generation forecasts were undertaken using information contained in the *Trip Generation 9<sup>th</sup> Edition* published by the Institute of Transportation Engineers (ITE). For the assessment of traffic generation, the ITE land use code (LUC) 233, Luxury Condominium/Townhouse, average trip rate applied to the number of units (39) was used to estimate trip generation for the weekday a.m. and p.m. peak hours.

In the recent submission, trip generation forecasts are undertaken using information contained in the *Trip Generation 10<sup>th</sup> Edition* published by the Institute of Transportation Engineers (ITE). For the assessment of traffic generation, the ITE land use code (LUC) 210, Single – Family Detached Housing, average trip rate applied to the number of units, (8) was used to estimate trip generation for the weekday a.m. and p.m. peak hours. To be more conservative, the fitted curve equation was used.

The trips generated by the proposed residential development are outlined in **Table 1**.

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**COLE ENGINEERING GROUP LTD.**

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**Table 1 Trip Generation Comparison Table**

Land Use	Parameters	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
<b>Previous Submission</b>							
Luxury Condominium/Townhouse 39 Units (LUC 233)	Gross	5	17	22	13	8	21
	Gross Rate (trips/unit)	0.13	0.43	0.56	0.33	0.21	0.54
<b>Total Trips</b>		<b>5</b>	<b>17</b>	<b>22</b>	<b>13</b>	<b>8</b>	<b>21</b>
<b>Recent Submission</b>							
Single – Family Detached Housing 8 Units (LUC 210)	Gross	2	8	10	6	3	9
	Gross Rate (trips/unit)	<b>0.25</b>	<b>1.00</b>	<b>1.25</b>	<b>0.75</b>	<b>0.38</b>	<b>1.13</b>
<b>Total Trips</b>		<b>2</b>	<b>8</b>	<b>10</b>	<b>6</b>	<b>3</b>	<b>9</b>
<b>Difference</b>		<b>-3</b>	<b>-9</b>	<b>-12</b>	<b>-7</b>	<b>-5</b>	<b>-12</b>

Based on the LUC 210, the subject site is expected to generate 10 new vehicular two-way trips during the morning peak hour (two trips inbound and eight trips outbound), and nine new vehicular two-way trips during the afternoon peak hour (six trips inbound and five trips outbound).

The redesign of the units does not change the TIPS findings or conclusions submitted in May 2016, that the proposed development would have minimal impact on the operation of study area intersections in the future.

The By-Law requirements for the “Townhouse Dwelling” land use category as outlined under the City of Burlington zoning By-Law (Zoning By-Law 2020) requires two parking spaces per dwelling unit, plus 0.5 of the parking spaces required per dwelling shall be designated as visitor parking spaces.

A Mobility plan is used to support the TDM plan to assist in the reduction of auto site trips and provides a review of the available walking and cycling opportunities within the study area. It further conceptualizes how the future pedestrian and cycle facilities within the new development will interact with the existing and future infrastructure through the pedestrian and cycling circulation plans.

The City of Burlington is a pedestrian and cycling supportive community that embraces the ‘complete streets’ concept by encouraging both utilitarian and recreational travel by walking and cycling through a safe and desirable City-wide network of on-road and off-road pedestrian and cycling facilities.

A sidewalk is proposed on the west side of Blue Water Place.



In conclusion, change in unit counts does not change the TIPS findings or conclusions submitted in May 2016, that the proposed development would have minimal impact on the operation of study area intersections in the future.

All of the assumptions, methodology and recommendations detailed in our TIPS report dated May 12, 2016, is still applicable to the new plan of subdivision. Therefore, the City can continue to rely on the findings and conclusions of the previous May 12, 2016 TIPS report.

Please feel free to contact the undersigned should you have any questions.

Yours sincerely,  
**COLE ENGINEERING GROUP LTD.**

A handwritten signature in black ink, appearing to read 'Sevim'.

Sevim Coskun, C.E.T.  
Senior Transportation Analyst  
Urban Development, ICI&T

SC:sm

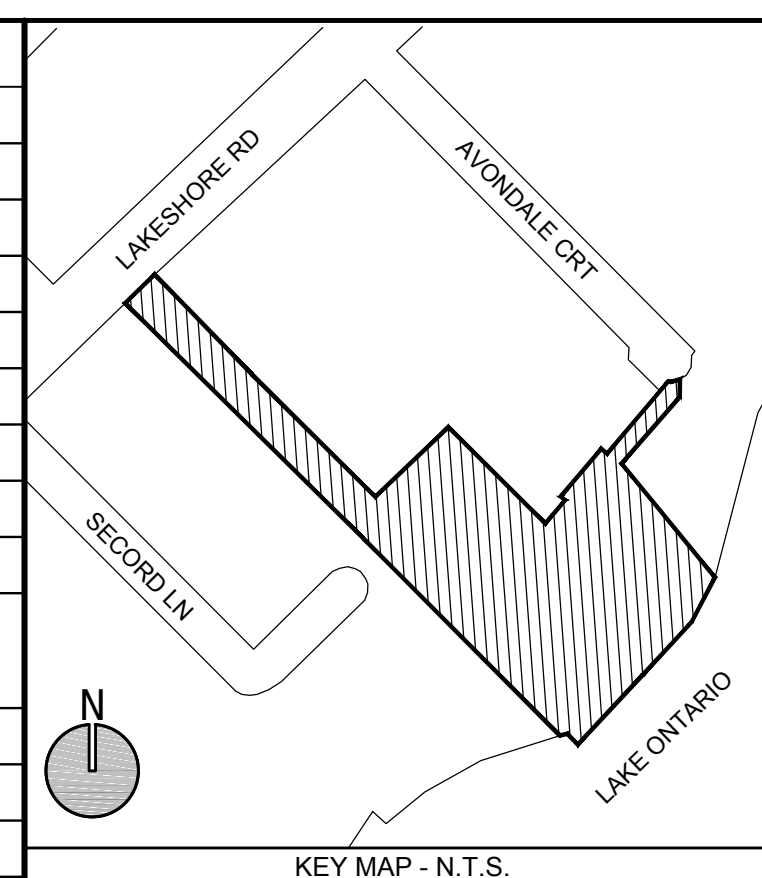
Encls. Draft Plan of Subdivision, March 22, 2019

EXISTING RESIDENTIAL

DEVELOPMENT STATISTICS

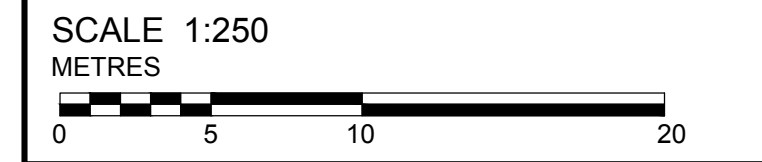
Proposed Zoning: R1.2 Modified

Zoning Requirements	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
Lot Width	17.84 m	18.00 m	18.49 m	20.06 m	19.09 m	18.42 m	46.29 m	16.73 m
Lot Area	669.34 m <sup>2</sup>	595.91 m <sup>2</sup>	795.13 m <sup>2</sup>	985.34 m <sup>2</sup>	905.64 m <sup>2</sup>	593.45 m <sup>2</sup>	831.90 m <sup>2</sup>	811.23 m <sup>2</sup>
Front Yard Setback	6.74 m	6.63 m	7.01 m	7.86 m	7.11 m	6.77 m	3.59 m	7.49 m
Rear Yard Setback	N/A	10.44 m	8.28 m	9.51 m	6.32 m	7.08 m	7.57 m	N/A
Corner Lot	4.50 m	10.58 m	N/A	N/A	N/A	N/A	N/A	21.84 m
Side Yard Setback	10% of Lot Width	1.35 m	1.32 m	1.20 m	2.26 m	1.88 m	1.80 m	1.80 m
Street Side Yard Setback	9.00 m	4.21 m	N/A	N/A	N/A	N/A	N/A	2.17 m
Building Setback abutting a Creek Block	7.50 m	N/A	N/A	8.28 m	9.51 m	6.32 m	7.08 m	N/A
Lot Coverage (2 Storeys)	25.7%	37.1%	27.7%	22.2%	24.4%	28.5%	21.4%	28.9%
Building Height	2.5 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys
Dwelling Depth	18.00 m	15.75 m	16.05 m	14.33 m	14.33 m	12.78 m	7.77 m	20.73 m



CONCEPT PLAN

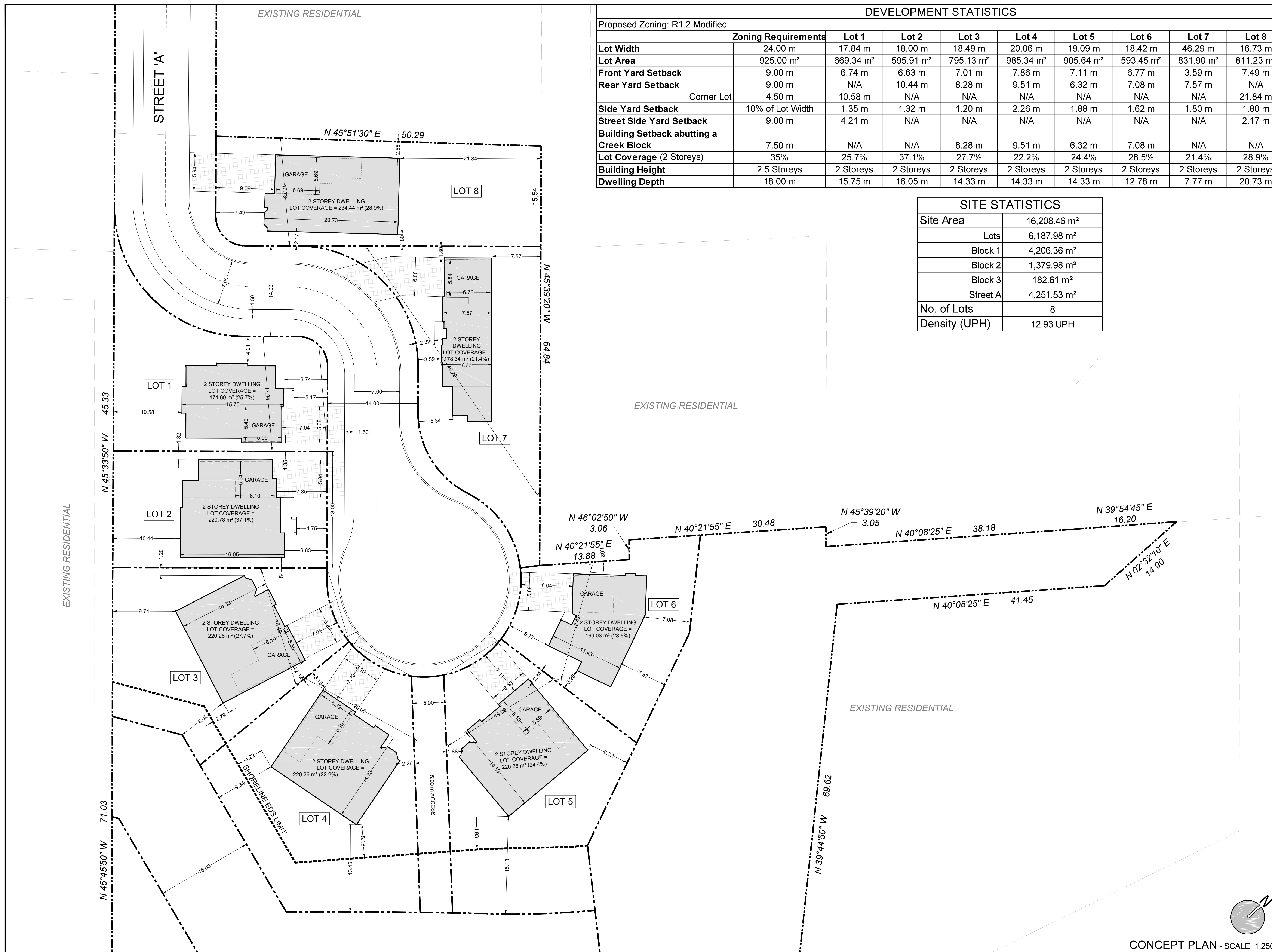
LEGAL DESCRIPTION:  
 LOTS 23, 24 AND BLOCK "B"  
 JUDGE'S PLAN 1233  
 IN THE CITY OF BURLINGTON



- LEGEND:
- PROPERTY LINES
  - ▒ PROPOSED BUILDINGS
  - ▨ PROPOSED DRIVEWAYS
  - - - PROPOSED GARAGES

SITE STATISTICS

Site Area	16,208.46 m <sup>2</sup>
Lots	6,187.98 m <sup>2</sup>
Block 1	4,206.36 m <sup>2</sup>
Block 2	1,379.98 m <sup>2</sup>
Block 3	182.61 m <sup>2</sup>
Street A	4,251.53 m <sup>2</sup>
No. of Lots	8
Density (UPH)	12.93 UPH



NO.	DATE	BY	DESCRIPTION
DRAWING ISSUE RECORD			

UrbanSolutions  
 Planning & Land Development Consultants Inc.

105 Main Street East, Suite 501  
 Hamilton, ON L8N 1G6  
 905-546-1087 - UrbanSolutions.info

PROJECT:  
**CONCEPT PLAN**  
 143 BLUEWATER PLACE & 105 AVONDALE COURT  
 City of Burlington

CLIENT:  
**BLOOMFIELD DEVELOPMENTS INC.**

US FILE NUMBER: 294-18      SHEET NUMBER: 1