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27 June 2016
Project: 140850

Lorraine Roberts
Project Manager – Land Development
Adi Development Group Inc.
4190 South Service Road, Suite 200
Burlington, ON L7L 4X5

Dear Ms. Roberts:

**RE: 374/380 MARTHA STREET, BURLINGTON
TRAFFIC IMPACT STUDY AND PARKING STUDY OPINION LETTER**

In September 2015, Paradigm Transportation Solutions Limited (Paradigm) prepared a Transportation Impact Study (TIS) and Parking Justification Study (PJS) for the property at 374 Martha Street, in Burlington Ontario.

In 2016, Adi Development Group Inc. acquired the lands municipally known as 380 Martha Street and have revised the site plan with a new development scheme that reflects the expansion of the overall land holdings. The latest site plan includes an increase the number of residential units and the commercial space provided, and an increase in the overall parking supply to maintain a 1.0 parking space per unit parking ratio. **Figure 1 (Enclosed)** outlines the revised site plan.

This opinion letter serves to assess the potential impacts from the increase in number of units and the overall changes to the parking and access arrangement from a design and supply perspective. The following modifications in terms of layout are noted:

- ▶ Separate area for loading and retail waste storage is proposed. By providing separate areas for loading to occur, conflicts within the parking garage are further reduced. This is an improvement.
- ▶ Maximum ramp slope proposed is 13.5%. This is an improvement as the previous 15% ramp slope was identified as a concern with the City of Burlington.
- ▶ Parking stall dimensions of 2.75 metres by 5.6 metres. This does not differ from the previous parking stall dimensions.
- ▶ Aisle widths within the parking structure are 6.0 metres, the effective width between structural columns is also noted to be 6.0 metres and does not differ from the previous aisle widths.

With the addition of the 380 Martha Street lands the overall development will consist of a multi-storey condominium building with an additional 48 units (240 units in total) and an additional 1,035 square feet of commercial space (4,555 square feet in total) being proposed. On-site parking will increase from 196 to 241 spaces to maintain a parking ratio of approximately 1.0 parking space per unit.

In terms of traffic increases, an additional 17 AM peak hour trips and 22 PM peak hour trips are expected to occur along the study area roadways. While the revised site plan generates more traffic than what was initially proposed, the impact to traffic operations is expected to be minimal and ultimately do not alter the previous conclusions and recommendations:

- ▶ The existing 15 metre eastbound left turn lane at the intersection of Lakeshore Road and Martha Street is projected to require an extension to accommodate 50 metres of storage as previously identified in the September 2015 TIS.
- ▶ The minor increase in traffic is not expected to meet the left turn lane warrant criteria for a northbound left turn lane at the developments driveway connection to Martha Street.
- ▶ Queues generated along Martha Street between Lakeshore Road and the development's driveway connection suggest queue spillback will not encroach within the functional area of either intersection.

In terms of parking implications, the development is proposing to maintain a parking ratio of 1.0 parking space per unit. As the parking ratio remains the same, the conclusions and recommendations made within the September 2015 PJS remain valid.

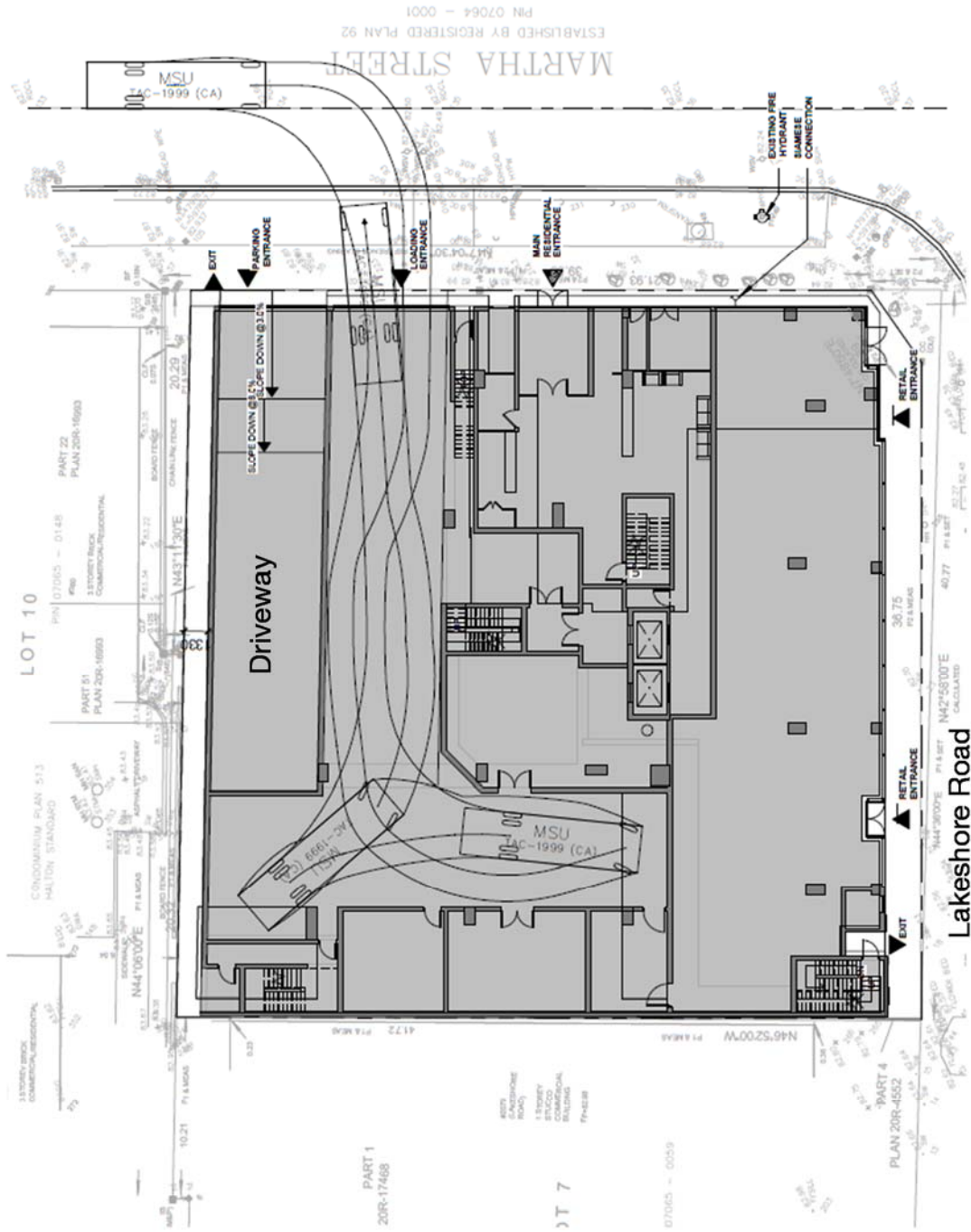
Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED



Stew Elkins
B.E.S., MITE
Vice-President





Development Concept Plan

Figure 1

