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NextEng Consulting Group Inc

May 8, 2025

2816544 Ontario Inc.
75 Dufflaw Road, Suite 201A
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Attention: Nick Sampogna

Re: TIS Addendum
35 Plains Road East, City of Burlington
Project NT-24-095

1.0 Introduction

Nextrans Consulting Engineers ("Nextrans"), a Division of NextEng Consulting Group Inc., has prepared this Transportation Impact Study (TIS) Addendum in support of a first resubmission for an Official Plan Amendment Application and Zoning By-law Amendment Application for a proposed development at the property of 35 Plains Road East in the City of Burlington. The development proposes a 12-storey building (plus mechanical and amenity), with 161 residential dwelling units and 459sqm (4,939sqft) of at-grade retail space.

By way of background, Nextrans prepared a TIS dated August 22, 2024, as part of the first submission for this application. This Addendum addresses applicable first submission transportation comments from City staff dated April 8, 2025, that were in response to the TIS.

2.0 Response to Comments

City of Burlington, Transportation Planning

1. **Stacked Parking – Supporting Documents Required**

   The site plan drawings A101 and A102 for the underground parking garage show the incorporation of parking stackers for 84 of the 110 underground parking spaces. Levels 1 and 2 of the underground parking garage propose 32 and 52 stacked parking spaces, respectively.

   As part of a complete Stacked Parking System submission, the Applicant shall submit for approval a Queuing Analyses & Automated Parking System Operations Report, which will be subject to peer review on the City's behalf, at the Applicants' expense. The peer reviewer shall be qualified for said review within the Province of Ontario.

   The Applicant must provide a stacked parking system palette and vehicular elevator size, queueing, and operational effects. All other comments and approvals shall be obtained from the appropriate authority, including, but not limited to, the Building Department and Emergency Services.

All vehicle queuing shall be on-site and shall not encroach into the municipal right-of-way. Transportation Services will review the queueing and operational effects to ensure no negative impacts are anticipated within the municipal right-of-way.

Nextrans Response: Parking stacker comments have been deferred to parking stacker consultant and/or parking stacker manufacturer, as made aware to Transportation Planning staff during a meeting on May 7, 2025.

2. Transportation Demand Management (TDM) and Implementation Strategy – Revisions Required

Transportation Planning note that the following Transportation Demand Management (TDM) Strategies are being proposed:

a. Implementing pedestrian and cycling connections to adjacent streets,
b. Providing bicycle parking on site,
c. Providing bicycle repair station on site,
d. Providing car-share parking and car-share program,
e. Undertake a TDM Monitoring Initial survey at 50% occupancy, and
f. Undertake a TDM Monitoring follow-up survey.

Other TDM strategies are proposed such as providing pre-loaded Presto cards and transit information packages, however, the responsibility to implement is placed on the City or Region of Halton. Implementation of the proposed TDM measures shall be listed as the Applicant's responsibility. Additionally, further details such as reasoning for conducting a TDM monitoring survey at 50% occupancy rather than full occupancy, shall be included at Site Plan application.

Additional measures such as unbundled parking, which provides occupants the opportunity to opt out of having an assigned parking space, and fee-based parking areas should be considered. These additional measures will assist in changing travel behaviour and reduce the demand for parking.

Nextrans Response: **Table 1** provides an updated TDM Measures Checklist that addresses City Transportation comments.

Table 1: Recommended TDM Measures Checklist

TDM Measure	Responsibility	Estimated Cost
Transit Incentives (i.e. Pre-loaded Presto Cards of ($2.75 per fare, twice per day, 30 days = $165 per Card; $165 x 161 units = $26,565).	Applicant	$26,565
TDM information package (i.e. Burlington Transit/GO maps and schedules, active transportation maps, etc.).	Applicant	TBD
Communications strategy and physical location to deliver Presto Cards and Information Packages.	Applicant	$1,500
Outreach Programs.	Applicant	TBD
Pedestrian Connections, including connections to the adjacent streets.	Applicant	The associated cost is included in the site plan agreement.
Cycling Connections, including connections to the adjacent streets.	Applicant	The associated cost is included in the site plan agreement
Bicycle Parking.	Applicant	The associated cost is included in the site plan agreement.
Bicycle Repair Station.	Applicant	The associated cost is included in the site plan agreement.

Car-Share Parking Provision and Car-Share Program.	Applicant	The associated cost is included in the site plan agreement
Undertake a TDM Monitoring Initial Survey with residents at 100% condominium occupancy and report back to City staff within 2 months of reaching this occupancy rate. The Owner will coordinate with City staff for a list for survey questions.	Applicant	Securities of $1,000 are required to undertake the Initial survey.
Undertake a TDM Monitoring Follow-up Survey after the Initial survey and report back to City staff within 2 months. The Owner will coordinate with the City staff for survey questions.	Applicant	Securities of $1,000 are required to undertake the Follow-up survey.
Unbundled parking, to provide future residents with the opportunity to opt out of an assigned fee-based on-site parking space(s).	Applicant	-

3. Vehicle Turning Plans – Revisions Required

Vehicle turning plans for the loading area have been illustrated on the site plan and are acceptable. However, vehicle turning plans for the underground parking garage are also required.

Transportation Planning require the vehicle turning plan to be revised to demonstrate the design vehicle circulating successfully while entering/exiting and turning withing the underground parking garage.

Nextrans Response: Vehicle Movement Diagrams (VMDs) were enclosed within Appendix J of the Nextrans August 2024 TIS, including VMDs of a P TAC-2017 large passenger car for the underground parking garage.

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We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Nextrans Consulting Engineers
A Division of NextEng Consulting Group Inc.

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