AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

September 12th, 2024

City of Burlington
426 Brant Street Burlington, Ontario

Attention: Elyse Meneray, MCIP RPP

Project: New Apartment Building
Address: 141,147, 153 Plains Road West
Subject: Response to the 2nd Submission Comments
File No: DPC-009-23

Thank you for your valuable feedback on our application for the site at 141, 147, 153 Plains Road West in Burlington. Below, are proposed modifications made in response to your comments in the architectural package. Your commitment to a thorough review is appreciated.

1.0 Engineering Services – March 11, 2024

Parking		
1	With 110 parking spaces indicated on this application, six (6) barrier-free (bf) spaces have been proposed. Three (3) spaces are correctly shown as "Type A" being 3400 mm in width. These spaces are to be signed to indicate Van Accessible Parking. The remaining 3 spaces are be "Type B" being 2750 mm as per the city zoning by-law. The access aisles are correctly shown at 2000 mm as per the city by-law. The access aisles are to be clearly identified through appropriate line painting and can be shared by two spaces. The curb ramp leading to the concrete sidewalk includes a Tactile Walking Surface Indicators (TWSIs).	Updated Site Plan indicates **112 Parking spaces** on 2 underground levels and ground level. Summary of Parking as follows: • U/G P2 (Residential) – 41 standard + 10 EV. **Total 51** • U/G P1 (Residential) – 39 standard + 10 EV. **Total 49** • Ground Floor – 2 BF 'Type A' + 3 BF 'Type B' + 2 EV + 5 standard. **Total 12** **Total BF Parking: 5** **Total EV Parking: 22** **Total Standard Parking: 85** **Grand Total: 112** Please refer to A100-Site Plan for detailed information on parking statistics. Refer to A103-A105 to dimensions, location, and categories for parking spots.

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

2	A103 UG Parking 2 – relocate the Type B bf space to R3. The space can share the access aisle with the adjacent Type A space. This eliminates the need to cross vehicular traffic. Please relocate in a similar manner on A104 UG Parking 1.	No BF Parking spaces indicated on underground.
Parking – underground clearance height		
1	To accommodate the height of vans modified for accessibility, please ensure that the underground parking entrance and circulation to and from all bf parking spaces shall include an overhead clearance of at least 2750 mm.	No BF Parking spaces indicated on underground. To comply with minimum clearance for BF vehicles entry (2750mm), the strategy has been to locate all BF parking on the ground floor.
Pavers and Pedestrian Routes		
1	The Burlington Accessibility Advisory Committee (BAAC) recommends concrete with a brushed finish for walking/wheeling surfaces. Where unit pavers are to be used, they shall be non-chamfered, laid perpendicular to the path of travel, and have joints that are no greater than 6 mm wide with variations in level of no more than 3 mm.	Noted. Unit pavers have been specified to comply with recommendation and noted on A-100 and A105.
2	Ensure aboveground infrastructure for servicing and utilities, like pedestals/boxes, gas piping/meters, protective bollards, EV charging stations, etc. as well as outdoor amenity areas, do not create an obstruction or impede the width of the barrier-free path of travel.	Aboveground infrastructure has been checked, and there are no obstructions impeding the barrier-free path.
Bike Racks		
1	Please orient the racks in such a way as to ensure bicycles do not obstruct the clear path of travel when placed in the racks.	Noted. Please refer to A105 for updated short-term bike rack locations, not impeding barrier-free path of travel.
Dog Relieving Area		
1	Provide a dog relieving area easily accessible to the main entrance following a straight path of travel to serve the needs of guide dogs and service animals. This area should be equipped with a waste receptacle and a means by which surfaces can be easily cleaned. The relieving area should enable a guide dog handler to allow a guide dog on a 1,500 mm leash to circle its handler prior to relieving itself.	Refer to A100 and A105 for details on dog relieving area – 1500mm R allowed and 14sqm of area dedicated to space, with drainage and waste receptable.

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

Residential Units		
1	The BAAC strongly recommends that universal design principles are applied to all bf residential units. Design requirements such has door widths, lever handles and lowered light switches and higher electrical outlet and other requirements for adapting a unit to accommodate an individual's different or changing needs can easily be incorporated during the construction phase to allow the units to be conversion ready at little or no additional construction costs. The BAAC is available to review the plans for the accessible units when details are available.	Acknowledged.
Functional Servicing & Storm Water Management Report		
2	Civil Dwgs and Architect Dwgs are not showing the same information i.e., different stormwater tank shape, size and location information is shown on the architect drawing on **UG Parking Plan (A104 and A103).**	Civil and architectural drawings have been revised and are now consistent.
3	**Site Plan (A-100)** to include the updated underground parking limit and the updated stormwater tank shape, size and location.	Limits of underground indicated in A100 – Site Plan, refer to legend as well. Storm Water tank dimensions, size and location have been indicated and noted too. Please also refer to Civil dwgs for details, items have been coordinated.
4	**During the subsequent SPA application stage**, please submit **Geotechnical Investigation**, and if applicable **Hydrogeological Assessment** to clarify HGL, temporary and permanent dewatering requirements, which may trigger the needs of SWM report and drawing updates.	Geotechnical report dated Jan 20, 2023, is previously submitted. The updated hydrogeological assessment report covers the mentioned items.
5	**During the subsequent SPA application stage**, please submit **Geotechnical Investigation**, and if applicable **Hydrogeological Assessment** to clarify HGL, temporary and permanent dewatering requirements, which may trigger the needs of SWM report and drawing updates.	Geotechnical report dated Jan 20, 2023, is previously submitted. The updated hydrogeological assessment report covers the mentioned items.

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

2.0 Community Planning Department

Updated Comments – March 25, 2024		
Zoning staff have reviewed the current submission and have the following comments:		
1	Ensure floor plans show all yards from the building walls and balconies to the nearest lot lines.	Noted. Dimensions for balconies and building walls to Lot Line have been provided. Refer to A106-A110 for details.
2	Confirm Bicycle Parking space sizes for all spaces. a. Provide details for the bike parking stackers.	Dimensions were provided. Typ. Standard bike racks: 1.93m x 0.6m. Typical Cargo bike racks: 3m x 0.9m, Refer to A103-A105 for details on bike parking locations and sizes. Information on room ceiling heights is also noted to ensure vertical height compliance. Refer to A100-Site Plan tables for Bike park counts. Refer to A100a for Bike rack details.
3	In the proposed draft zoning bylaw, with respect to regulation 1(c): if you intend to measure height this way as opposed to how height would be measured as per Zoning Bylaw 2020, as amended (see definition of Height below), please confirm where on the site the 102.79 m elevation has been determined and where the height measurement has been measured from and confirm how the 102.79 m elevation was determined/chosen.	The average grade has been calculated from grade points along the front wall of the building as indicated on the grading plan, which are: • 102.77 • 102.81 • 102.81 • 102.791 • 102.79 • 102.81 **Average: 102.796833m (102.79m)**

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

	Height, Building For residential buildings designed to be accessible by direct access from the ground or by means of stairways, height means the vertical distance measured in linear metres, between fixed grade and the highest point of a flat or peaked roof, exclusive of any ornamental dome, chimney, tower, cupola, steeple, spire, water storage tank, electric apparatus, sign, television antenna, structure for mechanical equipment required for the operation of the building. For Accessory Buildings and Structures to residential uses, specifically detached, semi-detached, duplex, triplex, fourplex, or street townhouse dwellings, height means the vertical distance measured in linear metres, between grade and highest point of a flat or peaked roof, exclusive of any ornamental dome, chimney, tower, cupola, steeple, spire, water storage tank, electric apparatus, sign, television antenna, structure for mechanical equipment required for the operation of the building. For all other buildings, height means the vertical distance measured in linear metres, between grade and the highest point of a flat roof, or the mid-point between the eaves and the peak of a peaked roof, exclusive of any ornamental dome, chimney, tower, cupola, steeple, church spire, water storage tank, electric apparatus, sign, television antenna, structure for mechanical equipment required for the operation of the building, including elevator and stairway receiving area no larger than 9 m².	Refer to civil Grading Plan and and A100/A105 Architectural dwgs for details.
5	In the proposed draft zoning bylaw, with respect to regulation 1(e): please confirm the specific details and location of the "ornamental projection" proposed that requires to be encroaching 1.9 m into the front yard.	All projections into front yard have been dimensioned and shown on sheets A106-A109. Please see note 'Ornamental Projection' on A106-107.

3.0 Halton Region

3	If at the time of formal submission, the previously completed ESA reports are greater than 18 months old, Regional Staff will require a Letter of Update indicating no potentially contaminating activities have occurred on site and that the site remains suitable for its intended use. The author of the environmental reports must extend third party reliance to Halton Region.	ESA reports dated April 4, 2023 are still within the 18 month validity period.
Waste Management		
1	In accordance with Section 148 of the ROP, it is an objective of the Region to implement an integrated and sustainable waste management plan. Further, it is the Region's interest to ensure the safe and efficient collection of solid waste as part of the design and development approval.	Acknowledged.
3	The Waste Management Plan, prepared by R.J. Burnside & Associates Limited and dated January 2024 was submitted for review. Regional staff offer the following comments:	
3.1	It is noted that on the standalone "AutoTURN Assessment" (Drawing 01) Plan dated January 2024, a	Drawing 01 by Paradigm illustrates a TAC MSU (moving truck) not a

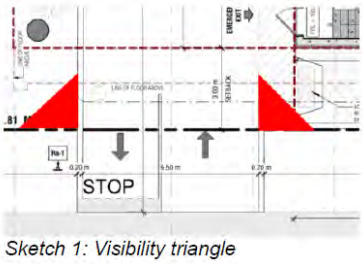
AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

	turning radius of 7.70m is noted for the waste collection vehicle's reversing route.	regional waste collection vehicle. Drawing is not applicable to waste management. Refer to A900 for details on architectural package.
3.2	However, the "AutoTURN Assessment" (Drawing 03) Plan dated January 2024 within the Waste Management Plan, prepared by R.J. Burnside & Associates Limited and dated January 2024 shows a turning radius of 13.0m.	Drawing 03 by Paradigm illustrates the Halton Waste collection vehicle which has a 13 m radius as noted. Refer to A900 for details on architectural package.
3.3	Confirmation of the correct turning radius measurement is required from the applicant. All relevant plans should be updated with consistent information.	Drawing 03 by Paradigm illustrates the Halton Waste collection vehicle which has a 13 m radius as noted. Refer to A900 for details on architectural package.
3.4	Regional staff requires the applicant indicate what kind of safety warning system will be in place for when collection vehicle is backing up across the garage ramp to make 3 pt. turn to exit loading area and cars are entering or exiting. The Region recommends flashing lights and signs indicating a collection vehicle is backing up and is in the loading area.	As noted on AutoTurn diagrams provided by Paradigm, such conditions do not apply. The vehicle is intended to back up on the upper part of driveway and does not appear to interfere with ramp while doing so. Therefore, we suggest no warning system to be implemented.
3.5	The Waste Management Plan and relevant associated plans/drawings (e.g. AutoTURN Plan, etc.) should be updated to address the above noted comments.	Refer to Comment 3.3. No action required. Drawing for Regional waste collection vehicle illustrates the 13 m radius.
3.6	Please be advised a professional engineer must provide a letter certifying the underground parking structure can withstand the weight of a fully loaded	No collection truck to access the underground areas. Collection point on

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

	truck (capacity 35 tonnes), should a waste collection truck be required to drive over any part of an underground structure.	ground floor noted to be have a reinforced concreted loading surface treatment.
4	The above design requirements should be reviewed at the ZBA stage as site-specific provisions may be affected.	Acknowledged.
5	Please note the site is entitled to commercial cart collection curbside (once per week).	Acknowledged.
6	Please note ground floor commercial units would be entitled to Regional cart collection curbside on Plains Road. Each unit would receive 2 garbage (black) and 2 recycling (blue) carts. If the uses will generate more waste than this allowance, then private collection services for the commercial units will be required.	Acknowledged.
7	Please note ground floor commercial units would be entitled to Regional cart collection curbside on Plains Road. Each unit would receive 2 garbage (black) and 2 recycling (blue) carts. If the uses will generate more waste than this allowance, then private collection services for the commercial units will be required.	Acknowledged.

7.0 Transportation Planning – April 30, 2024

Visibility Triangles – Required		
6	The driveway access to Plains Road West shall be designed to provide 5 m x 5 m visibility triangles on either side of the driveway, behind the property line, and fully within the subject site. The visibility triangles shall be illustrated and identified on the site plans, noting “nothing shall exceed 1.0-meter height within visibility triangles.”  *Sketch 1: Visibility triangle*	We have incorporated 3 m x 3 m visibility triangles into the site plan as recommended on CPP By-law May 2024. No elements that are 1 m above the elevation of the street pavement or the level of the travelled portion of the street, as noted on A100 and A105. A visibility triangle measuring approximately

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

		6 m x 6 m can be achieved when the vertices of the visibility triangle are placed at the near edge of the municipal sidewalk. The proposed built form and landscaping between the building and sidewalk are not expected to impede driver-pedestrian sightlines.
Parking Supply – Parking Justification Study Required		
Automobile Parking Supply		
7	The parking supply is calculated based on the Zoning By-Law Table 1.2.6: Off-Street Parking Standards. a. Apartment buildings within a Primary Growth Area, as identified on Schedule B-1 of the City Official Plan, require 1.25 spaces per unit inclusive of visitor parking. b. Residential units: 131 c. Parking space required: 164	Parking supply aligns with Community Permit By-law May 2024.
8	The architectural plans demonstrate that the proposed development will provide 110 parking spaces (incl. 6 BF spaces). a. Underground: 102 parking spaces b. Surface: 8 parking spaces	Updated Site Plan indicates **112 Parking spaces** on 2 underground levels and ground level. Summary of Parking as follows: • U/G P2 (Residential) – 41 standard + 10 EV. **Total 51** • U/G P1 (Residential) – 39 standard + 10 EV. **Total 49** • Ground Floor – 2 BF 'Type A' + 3 BF 'Type B' + 2 EV + 5 standard. **Total 12** **Total BF Parking: 5** **Total EV Parking: 22**

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

		Total Standard Parking: 85 **<u>Grand Total: 112</u>** Please refer to A100-Site Plan for detailed information on parking statistics. Refer to A103-A105 to dimensions, location, and categories for parking spots.
9	Since the mezzanine level above the ground floor was removed from the Pre-Con second submission, the parking numbers were reduced from 167 to 110. Any proposed reduction in parking supply will require a parking justification study.	Acknowledged. Parking count is 112 a/p updated submission.
10	The notes in the Site Plan drawing state that parking is provided at the rates outlined in the Burlington Draft Community Planning Permit By-law dated October 2023, 5.19.1 (a). Transportation Planning cannot support a parking reduction based on the draft CPP bylaw.	Parking supply aligns with Community Permit By-law May 2024.
11	The Accessibility Coordinator will provide comments on accessible parking space size, supply, and signage.	Acknowledged.
Bicycle Parking Supply		
12	The bicycle parking supply shall meet the requirements recommended by the July 2017 Burlington City-Wide Parking Standards Review: a. Residential - Apartment Land Use: 0.5 long-term plus 0.05 short-term bicycle parking spaces per unit. b. Retail - 3 short-term spaces + 1 space/1000m2 GFA and 2 long-term spaces plus 1 space/1000 m2 GFA	Acknowledged. Summary of bike parking: • Total long term: 105 (98 standard and 7 cargo) • Total short term: 23. **Grand total: 128** Short term bike parking facilities to be covered under building's canopy. Refer to A100-A105 for details. Refer to A100a for bike-rack details.

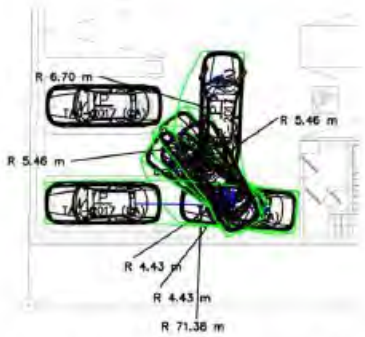
AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

13	Bicycle parking shall be shown and labeled on the site plan. The Applicant proposes 131 apartment units, which requires: • Residential use: a. 66 long-term bicycle parking spaces in an indoor and secure location. b. 7 short-term bicycle parking spaces, preferably in a sheltered location close to the front door of the building. • Retail use: a. 2 long-term bicycle parking spaces in an indoor and secure location. b. 1 short-term bicycle parking space, preferably in a sheltered location close to the front door of the building. c. Each bicycle parking space shall be 60 cm x 1.8 meters in size.	Acknowledged. We exceed count requirements and bike dimensions. See above comment. Refer to A100-A105 for details.
14	The architectural plans demonstrate a total of 118 long-term bicycle parking spaces and 20 short-term bicycle parking spaces which meet the requirements. a. Short-term bicycle parking spaces are shown in the ground floor plan drawing in appropriate locations. b. Long-term bicycle parking spaces are shown on the ground floor - 16 spaces and underground parking - 102 spaces, which are in secure locations.	Acknowledged. See comments above for updated bike counts.
Transportation Impact Study – No Revision Required		
15	Transportation Planning provided their acceptance of the Transportation Impact Study submitted with the Pre-Con, second submission application, which was prepared by Paradigm Transportation Solution Limited dated April 2023.	Acknowledged.
Transportation Planning Position		
Underground Parking Layout – No Revisions Required		
18	Transportation Planning support the proposed underground parking layout. All dimensions are per the City of Burlington Site Plan Guidelines. a) Parking stall sizes are depicted with 2.75m width and 6.0m length.	All underground parking have been annotated and depict min. 0.3m stall width increase to account for column obstructions. We exceed clear 7.0m

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

	b) Where parking space is limited on one or both sides by a wall or column, stall width was increased by 30 cm for each obstructed side. c) Structural columns are set back 0.5m on both sides of the driving aisle to provide 7.0m clear (face of column to face of column)	column face to face requirements. Columns are set back 0.5m min. from both sides of driving aisle. Dimensions have been provided. Please refer to A103-A104 for more details.
p		
19	The site design has proposed pedestrian access and continuity with an enhanced pedestrian realm implemented along the building frontage on Plains Road West, providing a connection between the residential entrances and the sidewalk, which is supportable.	Acknowledged.
Internal Traffic Signage and Pavement Marking – Revision Required		
20	Any internal traffic signage such as “stop sign”, “one way”, “no parking”, “fire route”, accessible parking, and pavement markings shall be indicated and depicted on the site plan.	Noted and updated. Refer to A100 Site Plan and legend for details on fire route and dimensions, stop signs, general traffic signs and traffic legend. Refer to A103-A105 for Traffic and Traffic legend. Refer to Paradigm’s AutoTurn Assessment for detailed information on vehicle maneuvering.
21	The Stop Sign “Ra-1” and Stop bar shown in the Site Plan drawing cannot be located in the public right of way. All traffic signage must be on private property.	All public signage is proposed to be inside property lot lines. Stop signage has been moved to inside the property. Refer to A100-Site Plan.

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

	 *Sketch 2: Stop Sign and Pavement Marking*	
Vehicle Manoeuvring Diagram – Revisions Required		
22	It appears that multiple back-and-forth vehicular turns are required to maneuver vehicles from the west-end parking lot, as shown in the sketch below. A proper hammerhead is necessary for a safe vehicle turnaround. The design of the parking spaces on the east side is acceptable, with a proper hammerhead provided for safe turning.  *Sketch 3: unsafe turning without hammerhead* *Sketch 4*	Refer to Appendix D of the September 2024 TIS for the updated AutoTURN analysis prepared by Paradigm. See comment provided by Paradigm on their response letter: 'The end parking spaces may require drivers to perform a multipoint turn to exit the space. Note the design vehicle used is a TAC P, which is comparative in size to a large SUV. Furthermore, these parking spaces will be assigned to occupants who will be familiar with the spaces and how to access them.'
Street Lighting		
25	Street Lighting Photometric Drawings, Temporary Photometric and Electrical Drawings and final Electrical Drawings, for the public rights-of-way abutting this development will be required.	Please refer to Photometric Plan provided by NorthStar.

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

We hope that the above responses and alterations meet with your approval. If you have any questions, please do not hesitate to contact me.

Yours Sincerely,



Omar Sohail

Architectural Designer/Project Manager
osohail@aaa-architects.ca