URBANTRANS
Engineering Solutions Inc.

UrbanTrans Engineering Solutions Inc.
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April 12, 2024

Coral Gable Homes Ltd.
4097 McIntosh Pl
Burlington ON L7L 2E8

RE: On-site Circulation Review & Construction Management Plan (CMP) – Addendum Letter
Proposed Residential Development
236 Plains Road East, City of Burlington
Reference No.: PP-24-068

UrbanTrans Engineering Solutions Inc. previously submitted a Traffic Impact Brief, Parking Study & On-site Circulation Review dated November 14, 2023, for a residential development in support of a Zoning By-law Amendment application. The proposed development is located south of Plains Road East and west of Shadeland Avenue municipally known as 236 Plains Road East, in the City of Burlington.

The subject lands currently provided a single detached residential dwelling unit. Based on the site plan provided by Weston Consulting dated November 1, 2023, it was our understanding the development proposal involves demolishing the existing residential unit and proposes a 3-storey townhouse block containing seven (7) units fronting a private condominium road. At a minimum, two (2) car parking spaces will be provided for each unit in a garage and lead in driveway portion. A full movement vehicular entrance is proposed via Plains Road East.

However, based on the comments received from City of Burlington Staff, the site plan has been revised by Weston Consulting dated April 3, 2024 (see **Appendix A**). It is our understanding the development proposal has been reduced to 3-storey townhouse block containing six (6) units fronting a private condominium road. At a minimum, two (2) car parking spaces will be provided for each unit in a garage and lead in driveway portion. In addition, a total of two (2) visitor parking spaces are provided with a full movement vehicular entrance is proposed via Plains Road East.

On this basis, UrbanTrans Engineering Solutions Inc. is pleased to present the enclosed Addendum Letter to with the updated On-site Circulation Review and Construction Management Plan (CMP) in the context of the revised site plan.

On-site Circulation Review

AutoTURN software was used to generate vehicular turning templates to confirm and demonstrate the accessibility for typical 5.6m long passenger vehicle (P TAC-2017). **Figure 1** illustrates the turning movement templates for passenger vehicles and the analysis demonstrates that a passenger vehicle can maneuver within the designated route with no conflicts. It is important to note waste collection will occur as curb side pick-up with bins rolled out via Plains Road East.

Construction Management Plan (CMP)

In accordance with City Staff comments, all trees proposed to be retained and their corresponding tree protection hoarding (vertical and/or horizontal) shall be illustrated on Construction management Plan. **Figure 2** provides the updated CMP.

We thank you for the opportunity to undertake this study. We trust the enclosed comply with your requirements. Should you have any questions, please do not hesitate to contact the undersigned.

Kind Regards,

UrbanTrans Engineering Solutions Inc.



Signature

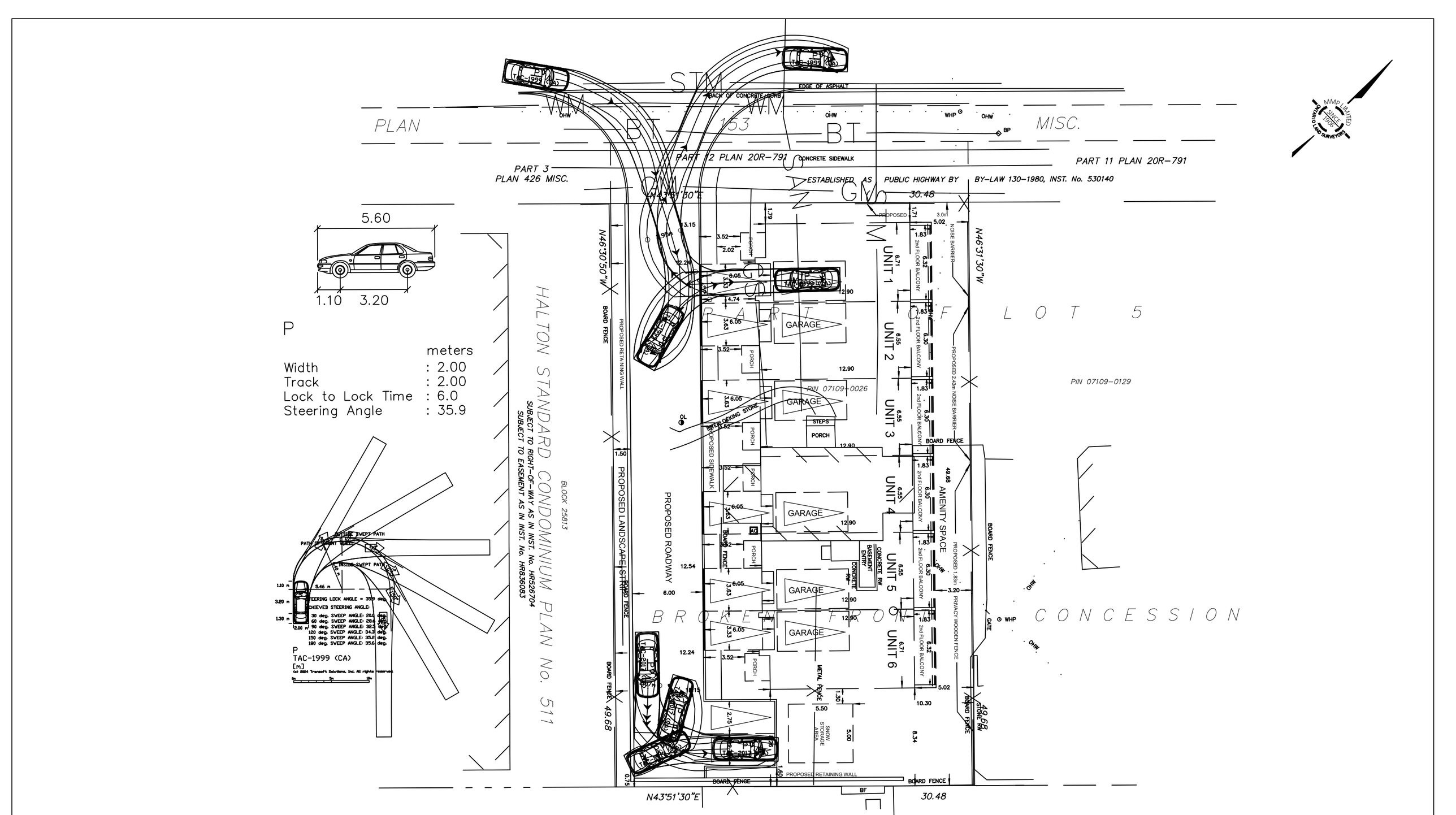


Engineer's Seal

Annosan Srikantha, P.Eng.
President

RECORD OF REVISIONS

Revision	Date	Identification	Description
0	November 14, 2023	Final Report	Final Submission
1	April 12, 2024	2nd Submission (Revised Site Plan)	Addendum Letter



URBANTRANS Engineering Solutions Inc.	Project Name: PROPOSED RESIDENTIAL DEVELOPMENT 236 Plains Road East, City of Burlington	Drawing Title: AutoTURN Analyis Passenger Car (P TAC-2017)	
		Drawing No.: Figure 1	Date: April 12, 2024
		Project No.: UT-24-068	Drawn By: AS
		Scale: NTS	Notes:

5. REMOVE TRAFFIC CONTROL DEVICES IN THE OPPOSITE ORDER TO WHICH THEY WERE INSTALLED. THE LAST DEVICE INSTALLED IS THE FIRST TO BE REMOVED.

6. DO NOT POINT WORK AREA VEHICLES UPSTREAM AT ANYTIME.

7. ALL TEMPORARY TRAFFIC SIGNS AND PAVEMENT MARKINGS MUST BE IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL BOOK 7.

8. MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES. SIDEWALKS SHALL REMAIN FREE AND CLEAR AND PASSABLE AT ALL TIMES.

9. A TRAFFIC CONTROL PERSON MUST BE PRESENT WHENEVER TRUCKS ARE ENTERING AND LEAVING THE CONSTRUCTION SITE.

10. A ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE CITY, PRIOR TO THE START OF ANY WORK WITHIN THE RIGHT OF WAY.

11. TRAFFIC MANAGEMENT APPLIES AT ALL TIMES.

12. REMOVE TEMPORARY PAVEMENT MARKINGS AND RESTORE TO PREVIOUS EXISTING CONDITIONS IF NEEDED.

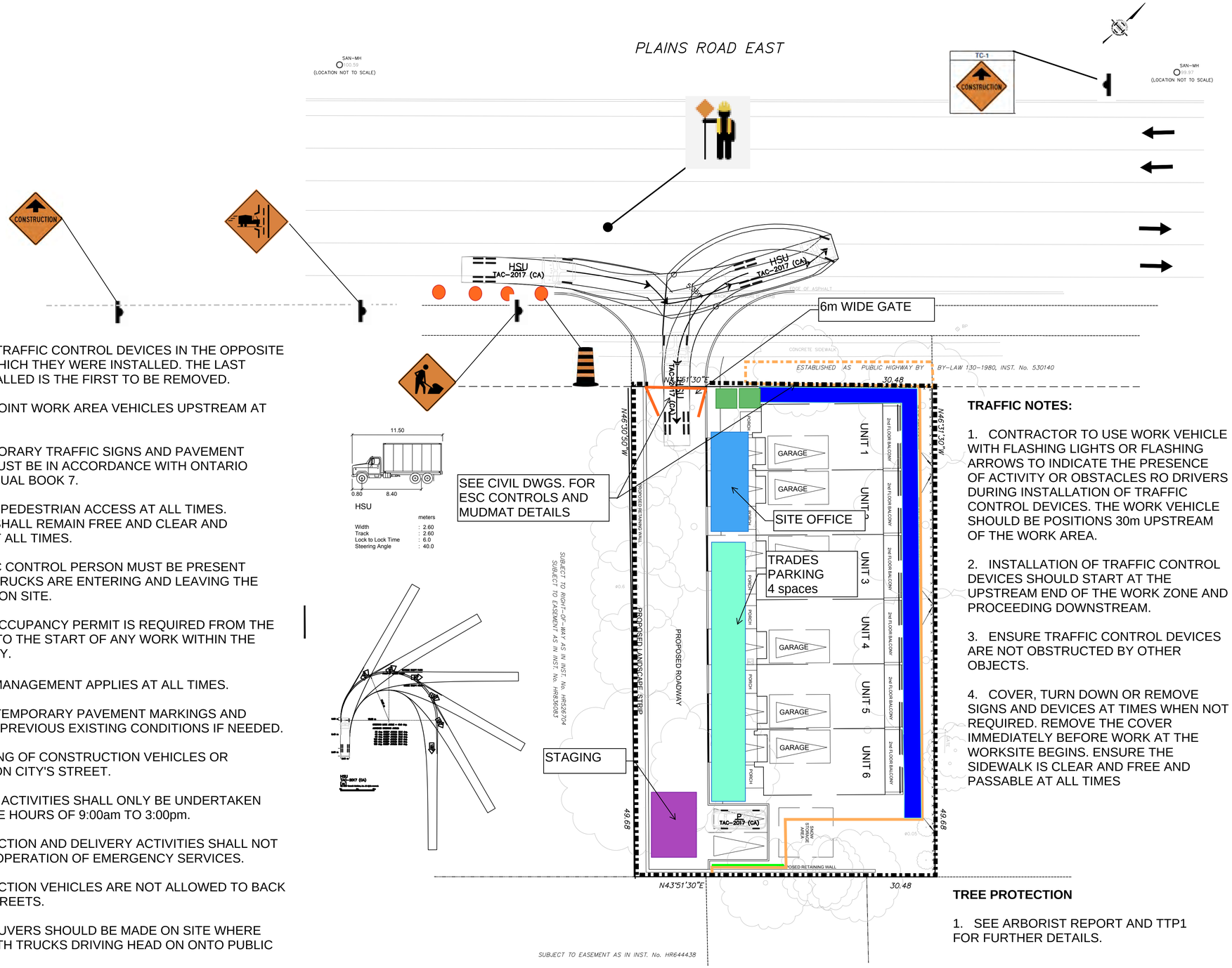
13. NO PARKING OF CONSTRUCTION VEHICLES OR EQUIPMENT ON CITY'S STREET.

14. DELIVERY ACTIVITIES SHALL ONLY BE UNDERTAKEN BETWEEN THE HOURS OF 9:00am TO 3:00pm.

15. CONSTRUCTION AND DELIVERY ACTIVITIES SHALL NOT IMPACT THE OPERATION OF EMERGENCY SERVICES.

16. CONSTRUCTION VEHICLES ARE NOT ALLOWED TO BACK ONTO THE STREETS.

17. ALL MANEUVERS SHOULD BE MADE ON SITE WHERE POSSIBLE WITH TRUCKS DRIVING HEAD ON ONTO PUBLIC ROADS.



TRAFFIC NOTES:

1. CONTRACTOR TO USE WORK VEHICLE WITH FLASHING LIGHTS OR FLASHING ARROWS TO INDICATE THE PRESENCE OF ACTIVITY OR OBSTACLES RO DRIVERS DURING INSTALLATION OF TRAFFIC CONTROL DEVICES. THE WORK VEHICLE SHOULD BE POSITIONS 30m UPSTREAM OF THE WORK AREA.

2. INSTALLATION OF TRAFFIC CONTROL DEVICES SHOULD START AT THE UPSTREAM END OF THE WORK ZONE AND PROCEEDING DOWNSTREAM.

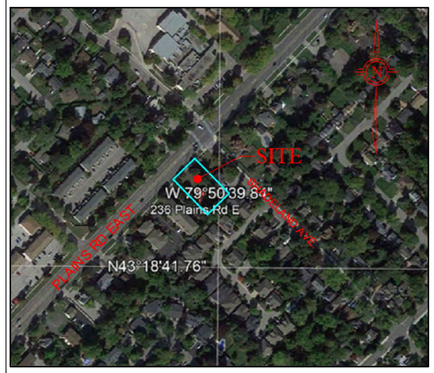
3. ENSURE TRAFFIC CONTROL DEVICES ARE NOT OBSTRUCTED BY OTHER OBJECTS.

4. COVER, TURN DOWN OR REMOVE SIGNS AND DEVICES AT TIMES WHEN NOT REQUIRED. REMOVE THE COVER IMMEDIATELY BEFORE WORK AT THE WORKSITE BEGINS. ENSURE THE SIDEWALK IS CLEAR AND FREE AND PASSABLE AT ALL TIMES

TREE PROTECTION

1. SEE ARBORIST REPORT AND TTP1 FOR FURTHER DETAILS.

Key Plan (N.T.S.)



- TC 54 @4m SPACING
- PORTABLE WR
- TRAFFIC CONTROL PERSON
- PRPOERTY LINE
- 4' Tall Plywood Tree Protection Fencing
- 4' Tall Snow Fence Tree Protection Fencing
- Air spade location
- Horizontal Tree Protection

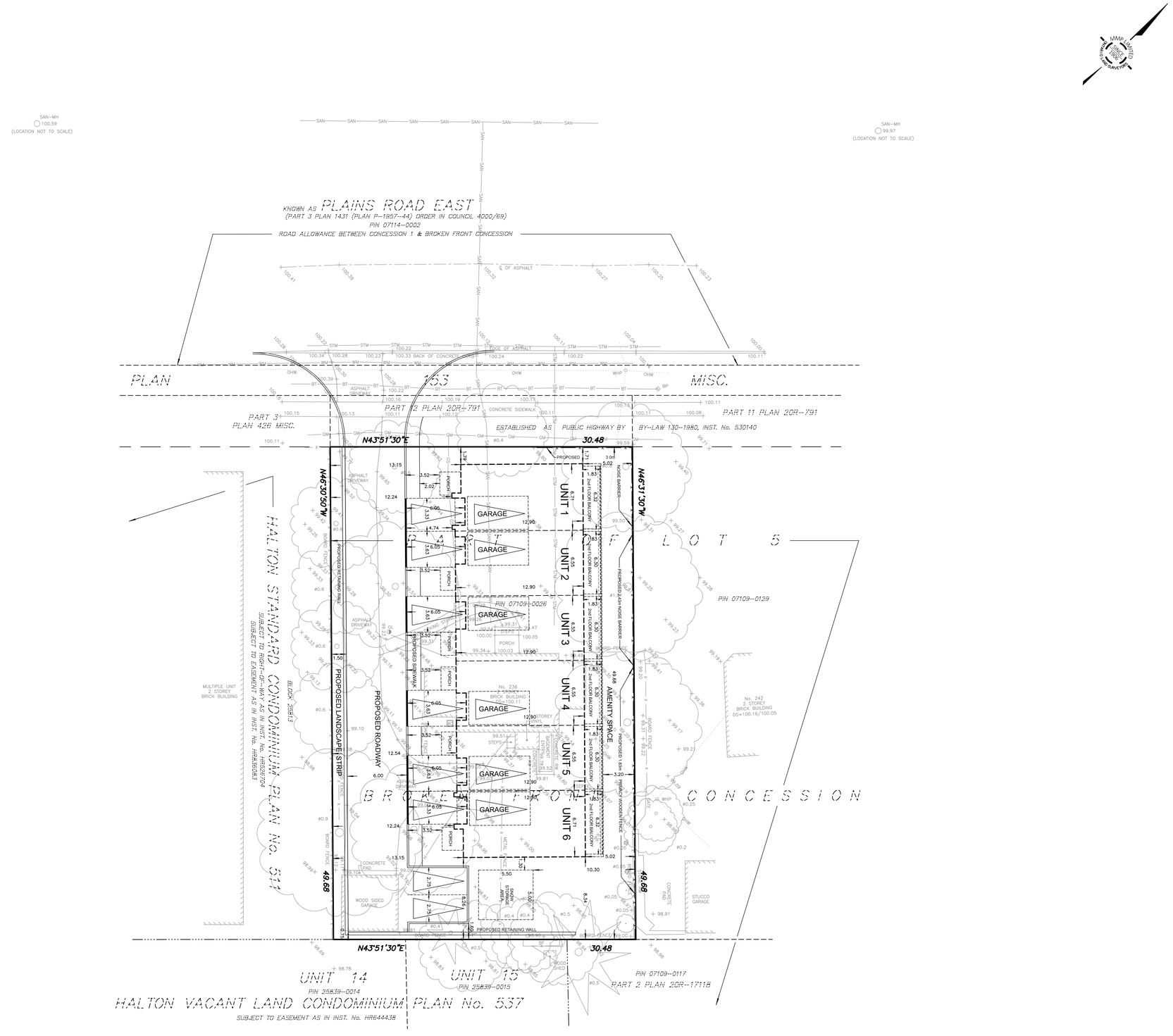
NO	REVISION	DATE	BY
1	First Submission	Dec.6,2023	GS
2	Second Submission	April 17,2024	GS

URBANTRANS Engineering Solutions Inc.

Project Name:
3 STOREY CONDO/TOWNS
236 PLAINS ROAD EAST
BURLINGTON, ONTARIO

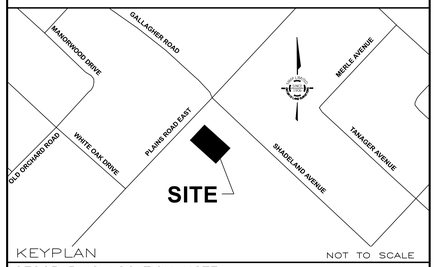
Drawing Title:	Construction Management Plan		
Drawing No.:	DWG.01	Date:	April 17, 2024
Project No.:	UT 23-041	Drawn By:	GS
Notes:		Scale:	

Appendix A
Revised Site Plan



236 PLAINS ROAD EAST

PLAN ISSUED FOR ZONING BY-LAW AMENDMENT



KEYPLAN NOT TO SCALE

GEOGRAPHIC LOCATION NOTE

PART OF

LOT 5
BROKEN FRONT CONCESSION

GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH

NOW IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

MacKAY, MacKAY & PETERS LIMITED-ONTARIO LAND SURVEYORS

© 2023

METRIC *DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048*

LEGEND

PIN DENOTES PROPERTY IDENTIFICATION NUMBER

DENOTES TYPICAL PARKING SPACE OF MIN. 2.75m X 6.00m

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 298

ELEVATION = 97.915 METRES (CGVD28:78 ADJUSTMENT)

BENCHMARK SET ON CITY PLATE ON SOUTH FACE AT SOUTHEAST CORNER OF GLENVIEW PUBLIC SCHOOL No. 143 TOWNSEND AVENUE

CITY OF BURLINGTON ZONING BY-LAW 2020
EXISTING ZONING REGULATION - RM1-346

ZONE	REQUIRED	PROVIDED
LOT WIDTH @ 9.1m	20.0m (min)	30.48m
LOT AREA	0.1 ha (min)	0.1513 ha
FRONT YARD	12.0m (min)	1.71m
REAR YARD	9.0m (min)	8.26m
SIDE YARD	10% OF ACTUAL LOT WIDTH (3.05m)	5.02m
STREET SIDE YARD	9m (min)	N/A
BUILDING HEIGHT	2.5 STOREYS (max)	3 STOREYS
LANDSCAPE AREA & BUFFER ABUTTING R2.1 AND R5 ZONES	6m (min)	3.20m (EAST) 1.35m (WEST)
DEEMED STREET WIDTH	36m	36.58m
PROHIBITED USE: TOWNHOUSE		

NOTES

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- PROPERTY DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY MMP LIMITED DATED MAY 3, 2023 (23-044)
- PROPOSED BUILDINGS ARE POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

CAUTION

- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED
- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES
- THIS SITE PLAN IS PROTECTED BY COPYRIGHT INCLUDING ALL RELATED DIGITAL PRODUCTS

CERTIFICATION NOTE

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED

WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF SEVEN 3 STOREY TOWNHOMES LOCATED AT 236 PLAINS ROAD EAST AND CERTIFY THAT:

PROPOSED BUILDING SETBACKS AS SHOWN

PROPOSED BUILDING SITE STATISTICS AS SHOWN

APRIL 3, 2024
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR: MACKAY, MACKAY & PETERS LIMITED

No.	DATE	REVISIONS
8	APRIL 3, 2024	ADD ADDITIONAL DIMENSION AND UPDATE STATISTICS
7	MARCH 27, 2024	ADDITIONAL DIMENSIONS PER PLANNING CONSULTANT
6	MARCH 6, 2024	REMOVE UNIT, ADD PARKING AND SNOW STORAGE
5	DECEMBER 6, 2023	UPDATE PER LATEST ENGINEERING DESIGN
4	NOVEMBER 24, 2023	REVISIONS PER PLANNING CONSULTANT
3	NOVEMBER 23, 2023	REVISIONS PER PLANNING CONSULTANT
2	NOVEMBER 1, 2023	REVISED BUILDINGS AS PER CLIENTS INSTRUCTIONS
1	OCTOBER 13, 2023	SITE PLAN COMPLETED

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

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Unit 101
Burlington, ON
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(905) 639-1375

halton@mmplimited.com
mmplimited.com

E:\(20) Halton\(TWP) FLAMBOROUGH EAST\BF CON\LOT 5\23-044\SP\23-044-SP.dwg

DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. No.
K.J.D.		23-044-SP	1