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15 May 2019
Project: 180022

Katherine Rauscher
L!V Communities
1005 Skyview Road, Suite 301
Burlington ON L7P 5B1

Dear Ms. Rauscher:

RE: 1085 CLEARVIEW AVENUE & 1082, 1086 & 1090 ST. MATTHEWS AVENUE - TRANSPORTATION IMPACT, PARKING AND TDM STUDY ADDENDUM

Paradigm Transportation Solutions Limited (Paradigm) has reviewed the updated Site Plan (16 April 2019) for the proposed development of 1085 Clearview Avenue & 1082, 1086 and 1090 St. Matthews Avenue in the City of Burlington as it relates to the December 2018 Transportation Impact, Parking and TDM Study[1]. **Figure 1 (attached)** illustrates the updated April 2019 site plan.

From a transportation perspective, we find that there is no significant difference between the former and current plan. The following site statistics and site design changes are noted:

- **Unit count:** The number of residential condominium units has increased by two units for a total of 162-units;
- **Parking Supply:** The on-site parking supply has increased by one space to allow for 204 on-site parking spaces (1.26 spaces per unit); and
- **Driveways:** The site driveway connections to Masonry Court have been consolidated into one (1) single driveway at the request of City Staff.

The additional two residential condominium units could potentially result in a very small increase in trip generation. The potential increase is not anticipated to change the findings of the December 2018 Transportation Impact, Parking and TDM Study.

The site's parking supply is proposed to continue to align with the minimum parking ratios outlined in the Burlington City-Wide Parking Standards Review report and is supported by City Staff. The site's loading zone and staging area can be utilized by service vehicle parking.

[1] 1085 Clearview Avenue & 1082, 1086 & 1090 St. Matthews Avenue - Transportation Impact, Parking and TDM Study. Project #180022

No intersection capacity issues are expected to occur at the proposed site driveway connection to Masonry Court. The December 2018 Transportation Impact, Parking and TDM Study suggests the site driveway intersections along this section of Masonry Court has sufficient capacity to support the proposed development.

Based on the foregoing, the changes made within the updated Site Plan would not result in the need to amend the December 2018 Transportation Impact, Parking and TDM Study.

If you have any questions or comments, please contact the undersigned.

Yours very truly,

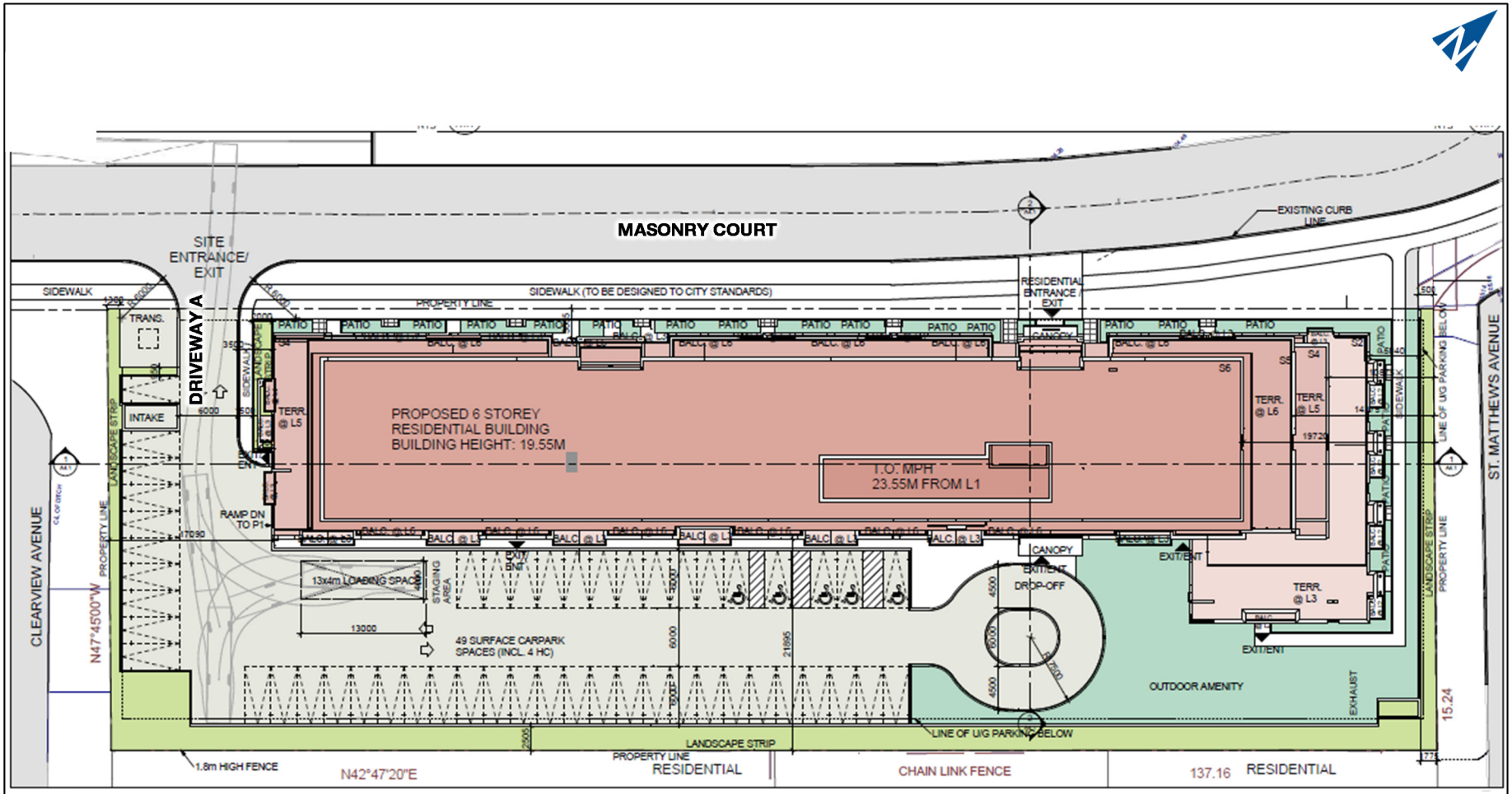
PARADIGM TRANSPORTATION SOLUTIONS LIMITED



Scott Catton, Dipl.T., C.E.T. MITE
Senior Project Manager



Stew Elkins, B.E.S., MITE
Vice President and Chief Resource Officer



NTS
Site Plan – April 2019

paradigm TRANSPORTATION SOLUTIONS LIMITED

Site Concept Plan