BRANT + GHENT
PHASE 1, 2, AND 3
MIXED USE RESIDENTIAL DEVELOPMENT

Construction Management Report

Prepared For: Brant Street Joint Venture

August 13, 2021



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1.0 INTRODUCTION

BA Group has been retained by Brant Street Joint Venture to provide transportation consulting services for three proposed mixed–use residential developments located at 774/778/782 Brant Street, 769/779/783 Brant Street and 2023/2027/2031-2033 Ghent Avenue, and 747/761 Brant Street. The Sites are located at the northwest, northeast, and southeast intersection of Brant Street and Ghent Avenue, respectively, in the City of Burlington. The proposed development phases, in total, include 881 residential units and 1,286 m^2 of retail.

The Site locations are illustrated on **FIGURE 1**. An aerial photograph depicting the existing Site context is illustrated on **FIGURE 2**. Reduced-scale copies of the proposed architectural development plans (dated May 14, 2021) are provided in **APPENDIX A**.

The following matters are considered in this report:

- Construction activity sequence and schedule;
- Construction vehicle routes, access and material lay-down needs;
- Construction staff parking strategy;
- Traffic operations, safety and street maintenance;
- Resident communications strategy.

The proposed construction mitigation measures contained in this document are based on information provided by Brant Street Joint Venture and will be refined during construction, taking into account more detailed information regarding construction logistics, timing and related discussions with the City of Burlington and other stakeholders.

2.0 CONSTRUCTION SEQUENCE AND SCHEDULE

TABLE 1 CONSTRUCTION SCHEDULE – PHASE 1

Stage	Construction Activities	Estimated Time Period
I	Demolition	0 months
II	Shoring and Excavation	6 months
III	Below-Grade Construction	6 months
IV	Above-Grade Construction	12 months
V	Completion of Interior Finishes	6 months
VI	Streetscape/Boulevard Works	2 months
	Total	**32 months**

Note: The proposed construction schedule is approximate only and is subject to change.

TABLE 2 CONSTRUCTION SCHEDULE – PHASE 2

Stage	Construction Activities	Estimated Time Period
I	Demolition	1 months
II	Shoring and Excavation	6 months
III	Below-Grade Construction	6 months
IV	Above-Grade Construction	12 months
V	Completion of Interior Finishes	6 months
VI	Streetscape/Boulevard Works	2 months
	Total	**33 months**

Note: The proposed construction schedule is approximate only and is subject to change.

TABLE 3 CONSTRUCTION SCHEDULE – PHASE 3

Stage	Construction Activities	Estimated Time Period
I	Demolition	3 months
II	Shoring and Excavation	6 months
III	Below-Grade Construction	6 months
IV	Above-Grade Construction	6 months
V	Completion of Interior Finishes	6 months
VI	Streetscape/Boulevard Works	2 months
	Total	**29 months**

Note: The proposed construction schedule is approximate only and is subject to change.

There are six main stages of each construction phase which will commence with the demolition of the existing buildings on the Site. Following demolition, shoring and excavation will commence. Once the Site is excavated to the proposed depth, the below-grade construction will take place which will incorporate formwork and concrete work. Once the structure has reached grade-level, the construction of the building structure will continue. Upon completion of the concrete work and exterior cladding, interior finishes will be the remaining stage until the building is ready for occupancy. Nearing the end of the construction, the proposed streetscape/boulevard works will be undertaken thus bringing construction to completion.

The proposed construction schedule for Phase 1, Phase 2, and Phase 3 is approximately 33, 32, and 29 months, respectively. It is noteworthy to mention that various factors can affect the overall construction schedule. Notwithstanding these factors, the developer will work diligently to complete the project at an appropriate fashion.

The construction logistics, including tasks within each portion of the schedule, are generally similar across all phases. With respect to construction vehicle traffic, the volumes and frequencies of traffic will be consistent across all three phases as well. Henceforth, each phase will be referenced as “Site” during the descriptions of each construction stage.

2.1 STAGE I – DEMOLITION

This stage of construction includes the following activities:

- Asbestos removal and disposal (if necessary);
- Demolition of three, two-storey existing buildings on Site;
- Severing of all existing utilities and servicing infrastructure entering and contained within the Site; and
- Removal and trucking of construction debris (asphalt, building material, etc.).

Prior to commencement of any construction activities, the perimeter of the Site will be secured with fast fence, or an equivalent fencing system. The primary activity within this phase is the demolition of existing structures and the subsequent removal of all debris, as per Ministry of Labour and Ministry of Environment guidelines and regulations.

2.1.1 Construction Vehicular Activity

Construction vehicular activities are anticipated to be low, with the majority of vehicles being dump trucks. Approximately 6 construction vehicles per day are anticipated during this stage. Loading and unloading during this phase will be from within the Site.

2.2 STAGE II – SHORING AND EXCAVATION

This stage of construction includes the following activities:

- Levelling of the sub-surface after demolition of asphalt;
- Drilling and installation of caissons and piles;

- Installation of lagging, tieback, rakers and corner supports; and
- Excavation of the Site.

This stage commences with levelling of the Site, followed by drilling and installation of the caisson and piles. The proposed shoring system includes a number of supports within the system such as corner bracing, rakers, and tiebacks. Once in place the caissons and piles act to secure the perimeter of the Site, which enables the commencement of excavation. As the excavation progresses, lagging and additional supports are installed, until excavation comes to completion.

2.2.1 Construction Vehicular Activity

During the shoring and excavation stage, construction vehicular activities are anticipated to be heavy. The type of construction vehicles are predominately dump trucks during excavation and concrete trucks during shoring. Up to approximately 100 construction vehicles per day are anticipated during this stage. Loading and unloading during this phase will be from within the Site.

2.3 STAGE III – BELOW-GRADE CONSTRUCTION

This stage of construction includes the following activities:

- Completion of detailed excavation for footings and sub-slab drainage;
- Installation of sub-slab drainage;
- Pouring of footings;
- Erection of tower crane;
- Installation of Site servicing connections;
- Installation of blindside waterproofing;
- Pouring of foundation walls; and
- Pouring of concrete slabs.

Following the detailed excavation for sub-slab drainage and footings, the drainage system is installed and footings are poured. This stage also includes the erection of the proposed tower crane and installation of the Site servicing connections. Blindside waterproofing is installed on shoring wall prior to the pour of the verticals (foundation walls and columns). The initial slab is poured and the sequence of verticals and slabs continues until the foundation is brought to grade.

2.3.1 Construction Vehicular Activity

During the below-grade construction stage, construction vehicular activities are anticipated to be low-to-moderate. The anticipated type of construction vehicles are predominately concrete trucks. To a lesser extent other construction related vehicles are anticipated, such large flatbed tractor trailer trucks for steel delivery and other delivery vehicles such as single-unit trucks and typical cube-vans. Approximately 10 trade vehicles and 10 concrete vehicles per day are anticipated during this stage. Steel deliveries are expected 2 times per week and will typically be scheduled for early morning delivery.

2.4 STAGE IV – ABOVE-GRADE CONSTRUCTION

This stage of construction includes the following activities:

- Completion of above-grade structure;
- Enclosure of building envelope;
- Installation of roofing;
- Installation of windows; and
- Installation of precast masonry.

Above-grade construction commences with the continuation of the concrete structure. Following slab-on-grade verticals are formed and poured and the sequence of slab and verticals continue to the top level of the structure. Building envelope will follow the structure up the building. This stage will conclude with the installation of windows, precast masonry and roofing.

2.4.1 Construction Vehicular Activity

During the above-grade construction stage, construction vehicular activities are anticipated to be low-to-moderate. The anticipated type of construction vehicles are predominately concrete trucks. To a lesser extent other construction related vehicles are anticipated, such large flatbed tractor trailer trucks for steel delivery and other delivery vehicles such as single-unit trucks and typical cube-vans. Approximately 10 trade vehicles and 10 concrete vehicles per day are anticipated during this stage. Steel deliveries are expected 2 times per week and will typically be scheduled for early morning delivery.

2.5 STAGE V – COMPLETION OF INTERIOR FINISHES

This stage of construction includes the following activities:

- Erection of interior stud walls (framing, insulation, drywall);
- Installation of internal mechanical and electrical systems;
- Millwork;
- Installation of flooring; and
- Painting.

Once the proposed building structure is complete, the remaining stage includes the overall interior finishes. This work ranges from plumbing, drywall, cabinetry and electrical components of the proposed building.

2.5.1 Construction Vehicular Activity

During this construction stage, construction vehicular activities are anticipated to be low-to-moderate. The anticipated type of construction vehicles are predominately delivery vehicles such as single-unit trucks and typical cube-vans. Approximately 10 trade vehicles per day are anticipated during this stage.

2.6 STAGE VI – STREETSCAPE/ BOULEVARD WORKS

This stage of construction includes the following activities:

- Landscaping (on-grade, street boulevards, and podium structures - including terraces and green roofs);
- Installation of new curbs and sidewalks;
- Installation of street lighting to the internal project, with landscape structural elements;
- Re-instatement of street furniture and utilities (if applicable) removed to facilitate construction;
- Installation of post-construction regulatory and warning traffic signage;

The final stage of construction includes internal Site works such as hard and soft landscaping (on grade, terraces, green roofs, etc.) and the installation of street lighting on the internal Site laneways. Streetscape works on the adjacent surrounding streets includes the installation of new curbs and sidewalks, installation of new street lighting, and hard and soft landscaping of the boulevard. Lastly, as right-of-way occupancies are no longer required, the right-of-ways will be returned to either their pre-construction condition or post-construction condition, if changes have been proposed. This includes the re-instatement of street furniture, utilities (if applicable) and traffic signage.

2.6.1 Construction Vehicular Activity

Construction vehicular activities are anticipated to be low, with the majority of vehicles being dump trucks and small delivery trucks (typical cube-vans). Approximately 2 to 6 construction vehicles per day are anticipated during this stage.

3.0 CONSTRUCTION MANAGEMENT PLAN

A Construction Management Plan (CMP) will be implemented during construction. The overall objective of the CMP is to address the construction logistics associated with the construction of the proposed development.

3.1 CONSTRUCTION MITIGATION MEASURES

- All Ministry of Labour requirements and Brant Street Joint Venture's safety polices will be strictly adhered;
- Compliance with the Occupational Health and Safety Act;
- All construction protocols will conform to City of Burlington By-Law requirements with respect to noise control (By-Law No. 19-2003, including all subsequent amendments), dust control (By-Law No. 52-2012, including all subsequent amendments) and construction operation period. **APPENDIX C** outlines the general provisions of the City of Burlington noise by-law requirements as well as dust control;
- Traffic control persons will be utilized when required to direct traffic and cyclist activity;
- All construction fencing will be lined with a silt fence to allow water passage and restrict silt and/or soil compounds;
- Mud mats will be positioned at all construction access points, to limit the amount of dirt leaving the Site;
- All existing and proposed catchbasins within the Site and within the public right-of-ways, adjacent to the Site are to be equipped with inlet sediment control traps;
- Dewatering process will involve a licensed contractor and will conform to Ministry of Environment guidelines and regulations;
- All removal disposal of excavation and demolition materials will be transported to licensed dump station as per Ministry of Environment guidelines and regulations;
- Scheduled street maintenance along the local streets surrounding the development Site will be provided during the construction period;
- Winter maintenance measures (ie. snow removal, salting, etc.) shall be undertaken to maintain any roadway and/or pedestrian walkway where the proposed construction management plan interferes with the existing winter maintenance operations.

3.2 CONSTRUCTION VEHICULAR ACCESS

In order to facilitate the construction of a development of this scale, construction vehicular access is required from Ghent Avenue. To the greatest extent possible the current Traffic Management During Construction Plan (TMDC) aims to incorporate the following objectives:

- Where viable, maintain existing vehicular travel lanes, cycling lanes/facilities, and pedestrian ways;
- Where disruption is planned and necessary, minimize the impact to vehicles, cyclists and pedestrian;
- Where possible, prioritize forward-in/forward-out construction staging area access of construction vehicles;
- Minimize reversing of construction vehicles within public corridors (traffic control persons to be provided when necessary)

3.2.1 Construction Vehicular Access Route

Given the Site locations, there are a number of major travel corridors available within the vicinity of the Sites, some of which include Brant Street, Lakeshore Road, and the Queen Elizabeth Way. Generally construction vehicles are expected to come from the north and approach the Sites via Brant Street. Efforts to avoid the adjacent residential neighbourhood network will be made whenever possible, including utilizing the proposed privately-owned-public-space (P.O.P.S.) located adjacent to Phase 2 as a turnaround for heavy construction vehicle traffic. For illustrative description of proposed construction vehicle movements, please refer to CMP-1, CMP-2 and CMP-3.

The described anticipated construction vehicle access route is illustrated on **FIGURE 3.**

3.2.2 Construction Vehicle Queuing Strategy

Prior to the construction reaching grade, there is little to no opportunity to queue vehicles within the Site. During this period vehicles will queue at a private, off-site area (to be determined) and be radioed in as required. Once the construction reaches grade there is a limited opportunity to stage vehicles within the Site. In order to reduce the incidence of queuing vehicles exceeding the available capacity of the Site, all trades will be expected to comply with a strict schedule of deliveries.

3.3 CONSTRUCTION MATERIAL DELIVERY AND MATERIAL LAY-DOWN AREAS

Until the completion of the below-grade construction the proposed construction staging area on Ghent Avenue will be utilized primarily for delivery and lay-down of concrete, steel, construction equipment, and other construction materials. Once the building construction reaches grade, there will be more opportunity to utilize staging area within the Site; portions of which will be designated for material lay-down.

3.4 OFF-SITE CONSTRUCTION PARKING

The current proposal is for construction staff to park off-site. All contractors/trades are required to make suitable off-site arrangements for the construction staff parking until such time that the new garage is available for temporary use. Construction staff parking along local residential streets in the surrounding neighbourhood is prohibited. It is anticipated that a large number of the non-local construction staff will arrange to carpool. Construction personnel will be directed towards a number of potential options with respect to parking.

While the Site will require varying levels of parking supply throughout the different phases of construction, the demand is anticipated to be available from the existing public parking supply in the surrounding community. The proposed Site is within 1 km of an existing public parking facility, as detailed in **TABLE 4**. The existing parking facility has a total parking supply of approximately 110 spaces.

TABLE 4 NEAR-BY PARKING SUPPLY

Ownership	Lot Name	Distance (km)	Address	Approximate No. of Spaces
City of Burlington	Lot 3	1.0	533 John Street	110

Note: Parking Supply based on City of Burlington (https://burlington.maps.arcgis.com/apps/webappviewer/index.html?appid=bfc8311b160f4b1b894692046aea0661)

During the construction of Phase 1, it is anticipated that the existing parking lot currently situated on proposed Phase 2 lands will act as the primary, off-street parking location for construction personnel. This lot currently contains approximately 91 parking spaces. Furthermore, during the construction of Phases 2 and 3 when this aforementioned parking lot is no longer available, it is expected that construction personnel will park off-site and off-street at private sites with available parking spaces in order to supplement the existing municipal parking facility Lot 3 nearby.

4.0 TRAFFIC MANAGEMENT DURING CONSTRUCTION

A traffic management during construction (TMDC) plan will be implemented during the construction period for each phase, independent of each other. The overall objectives of the TMDC plans are to consider and address the following:

- Facilitate construction of the proposed development;
- Minimize and/or prevent the extent and duration of public road closures;
- Minimize impacts and disruption to local area businesses and residential neighbourhoods;
- Provide appropriate temporary traffic and pedestrian management measures;
- Provision for hoarding, temporary fencing, temporary condition signage and covered walkway (where necessary);
- The three key elements that have been considered with respect to maintaining mobility extend to pedestrians, cyclists and vehicular access. The priority of the proposed TMDC plan, with respect to these key elements is the maintenance of:
    - A viable and functional public realm and pedestrian access system during the construction process that will serve local residential buildings and the variety of businesses and destination facilities that surround the Site;
    - On-street bicycle facilities or provision of appropriate alternates throughout the construction process; and
    - Appropriate vehicular, emergency services and other (i.e. delivery, garbage collection) access to buildings and land uses within the adjacent properties. Construction staging will respond to the need to provide appropriate and logical circulation routings and access arrangements in all instances. Access disruption due to localized construction activity (i.e. sidewalk reconstruction) immediately adjacent and across entrance will be limited to the maximum extent possible.

Preliminary drawings illustrating the proposed conceptual traffic management during construction plan(s) is/are attached in **APPENDIX B**.

4.1 TMDC-1 – PHASE 1

PEDESTRIANS

A minimum of 2.10 metres unobstructed pedestrian access is maintained on Brant Street and Ghent Avenue along the frontage of the Site throughout construction process. It is noteworthy to mention that there may be isolated and unavoidable circumstances in which this pedestrian way is compromised (i.e. crane erection, hoarding set-up, etc.); these circumstances will be clearly identified and only implemented after the appropriate permit(s) have been obtained.

CYCLISTS

Existing cycling tracks along Brant Street will be maintained and undisturbed. No dedicated cycle facility is present on Ghent Avenue.

LOCAL TRAFFIC OPERATION, ACCESS AND CIRCULATION

The primary construction staging required to facilitate the construction vehicular activities is proposed to be on Ghent Avenue. Existing vehicular operations on both Brant Street as well as Ghent Avenue are to be maintained. The pedestrian walkway proposed on Ghent Avenue will extend fully into the existing parking lay-by which will require the removal of some on-street parking to be relocated.

4.2 TMDC-2 – PHASE 2

PEDESTRIANS

A minimum of 2.10 metres unobstructed pedestrian access is maintained on Brant Street and Ghent Avenue along the frontage of the Site throughout construction process. It is noteworthy to mention that there may be isolated and unavoidable circumstances in which this pedestrian way is compromised (i.e. crane erection, hoarding set-up, etc.); these circumstances will be clearly identified and only implemented after the appropriate permit(s) have been obtained.

CYCLISTS

Existing cycling tracks along Brant Street will be maintained and undisturbed. No dedicated cycle facility is present on Ghent Avenue.

LOCAL TRAFFIC OPERATION, ACCESS AND CIRCULATION

The primary construction staging required to facilitate the construction vehicular activities is proposed to be on Ghent Avenue. Existing vehicular operations on both Brant Street as well as Ghent Avenue are to be maintained. On-street parking operations on Ghent Avenue will not be impacted as there is currently a no-stop condition on both sides along the frontage. A small portion of the roadway will be used in order to facilitate construction operations as well as pedestrian connectivity.

4.3 TMDC-3 – PHASE 3

PEDESTRIANS

A minimum of 2.10 metres unobstructed pedestrian access is maintained on Brant Street and Ghent Avenue along the frontage of the Site throughout construction process. It is noteworthy to mention that there may be isolated and unavoidable circumstances in which this pedestrian way is compromised (i.e. crane erection, hoarding set-up, etc.); these circumstances will be clearly identified and only implemented after the appropriate permit(s) have been obtained.

CYCLISTS

Existing cycling tracks along Brant Street will be maintained and undisturbed. No dedicated cycle facility is present on Ghent Avenue.

LOCAL TRAFFIC OPERATION, ACCESS AND CIRCULATION

The primary construction staging required to facilitate the construction vehicular activities is proposed to be on Ghent Avenue. Existing vehicular operations on both Brant Street as well as Ghent Avenue are to be maintained. On-street parking operations on Ghent Avenue will not be impacted as there is currently a no-stop condition on both sides along the frontage. A small portion of the roadway will be used in order to facilitate construction operations as well as pedestrian connectivity.

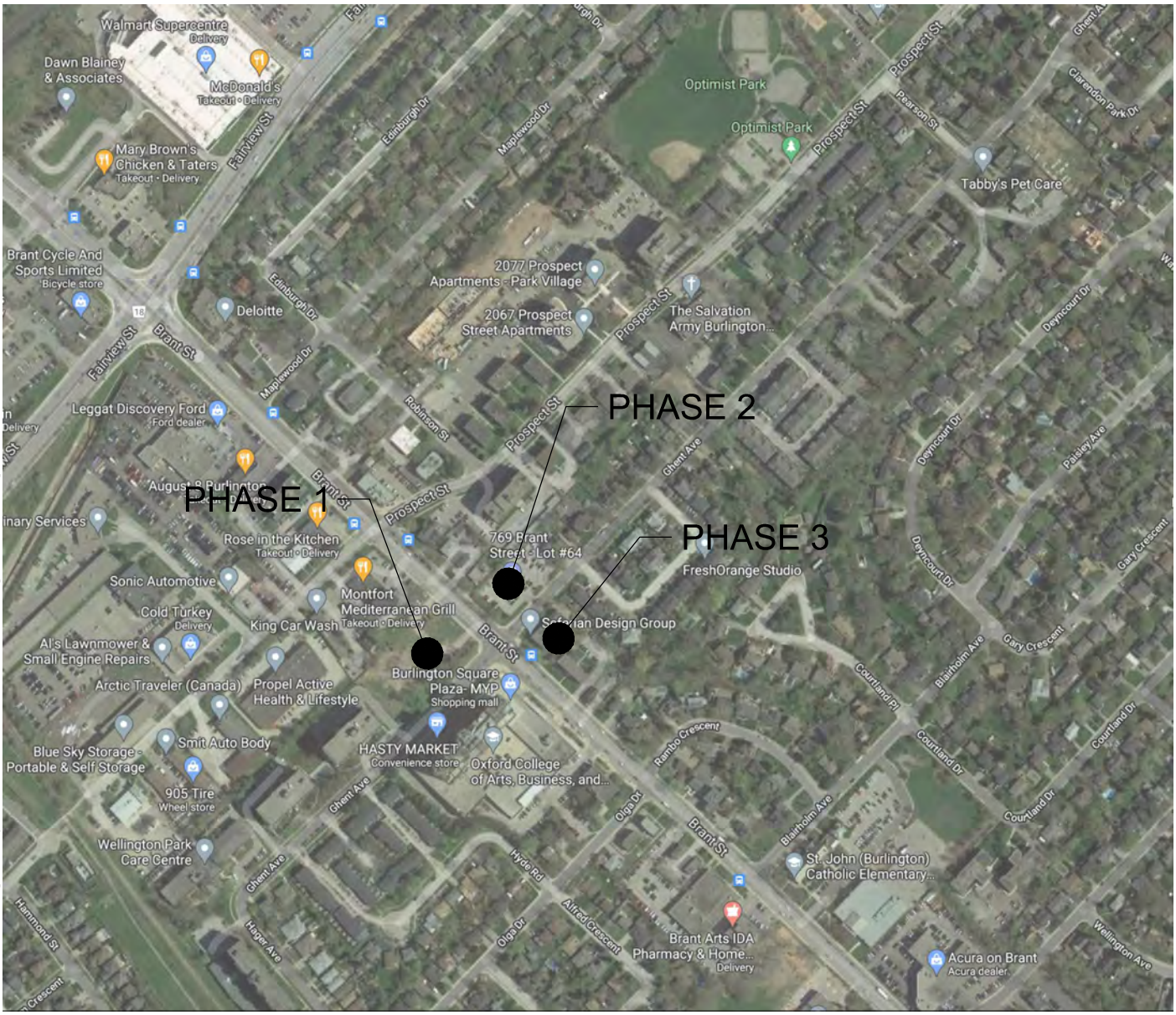
5.0 RESIDENT COMMUNICATION STRATEGY

As part of the construction mitigation plan, a resident communication strategy will be implemented to provide construction related information to local residents on a regular basis including, but not limited to such matters as:

- Construction phases and timing of works;
- Provision of advance notice (where possible) of the start and estimated completion dates of each construction stage and major works;
- Potential road closures and the anticipated duration;
- Contact names, telephone numbers and other contact information for residents to call regarding noise and other construction related questions, complaints or any other matters that may be appropriate including but not limited to the anticipated interruptions to services and provision of alternative services.

A comprehensive communication strategy will be developed; some or all of the following strategies may be considered:

- Throughout all phases of construction, Brant Street Joint Venture will be providing the local councillor with updates as well as proposed construction schedules, to be distributed through councillor's newsletter;
- A designated contact person will be responsible for addressing all construction-related inquiries from local residents;
- Meetings with residents, the City and other affected parties, as required.



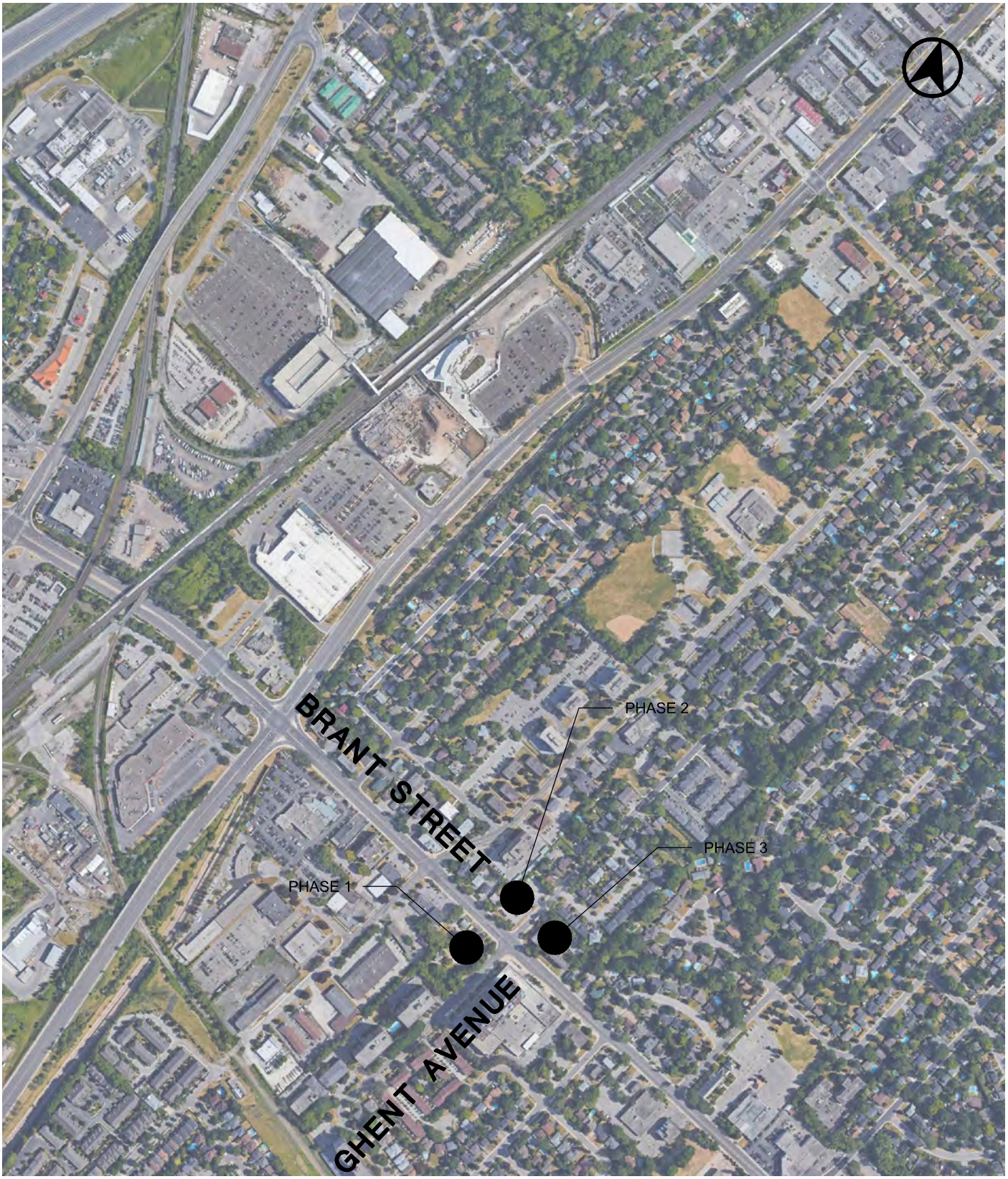
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SITE LOCATION

BA Group

Brant + Ghent
8112-01 August 2021

Figure 1



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SITE CONTEXT

BA Group

Brant + Ghent
8112-01 August 2021

Figure 2



LEGEND

INBOUND CONSTRUCTION VEHICULAR ACCESS

OUTBOUND CONSTRUCTION VEHICULAR ACCESS

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CONSTRUCTION VEHICLE ACCESS ROUTE

Appendix A:
Reduced-Size Architectural Development Plans (Dated May 14, 2021)



Proposed Residential Development

BRANT + GHENT

Burlington Ontario

MOLINARO GROUP

GRAZIANI + CORAZZA ARCHITECTS

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Scott Llewellyn



Project Statistics	Permitted / Required	PHASE 1	PHASE 2	PHASE 3	TOTAL	PERCENTAGE
01. Site Area(m2):		6,704	6,595	3,833	17,131	
02. G.F.A.(m2):						
Residential:						
Above Grade:		31,180	24,173	11,997	66,417	
Below Grade:						
Retail:						
Above Grade		784	492	0	1286	
Total:		31977	24665	11961	68,703	
03. F.S.I.:		4.8	3.7	3.0		
04. Setbacks (m): *						
Above Grade:						
North:		0	0	0		
East:		3	11	10		
South:		9	3	3		
West:		11	6	0		
Below Grade:						
North:		0.6	0	0.6		
East:		0.6	0.6	0.6		
South:		0.6	0	0		
West:		0.6	0	0.6		
05. Unit Count: **						
1 Bedroom		275	196	41	512	58%
2 Bedroom		129	103	73	305	34%
3 Bedroom		21	11	12	44	5%
Total		425	328	126	881	100%
06. Barrier Free Unit Count: **						
1 Bedroom		15%	15%	15%		
2 Bedroom		15%	15%	15%		
3 Bedroom		15%	15%	15%		
Total						
** 15% Barrier Free units included in Total unit count above**						
07. Parking:						
Residential	(1.0/UNIT)	425	328	179	932	
Visitor/Retail	(0.25/UNIT)	91	49	0	140	
Total	1.25/UNIT	516	377	179	1072	
08. Bike Parking:						
Residential:		TBA	TBA	TBA		
Visitor		TBA	TBA	TBA		
Total						
09. Lockers:						
		TBA	TBA	TBA		
10. Building Height:						
		14-25 STY	25 STY	3 STY		
11. Amenity Space(m2):						
Indoor		1470	870	1153	3493	
Outdoor		3460	1570	1208	6238	
Terraced Bottomless		1725	4760	1961	8446	
Total	7.0m2/ unit	6655	7212	4311	21180	24%
*Provide for main building base		425	1850	90	2363	

** Final unit count may vary depending on market demand.

LIST OF DRAWINGS

A 000	Cover Page	A 401	Exterior Elevations
A 100	Site Plan	A 402	Exterior Elevations
A 201	Underground Plan	A 403	Exterior Elevations
A 202	Underground Plan	A 404	Exterior Elevations
A 203	Underground Plan	A 405	Exterior Elevations
A 301	Ground Floor Plan	A 406	Exterior Elevations
A 302	2nd Floor Plan	A 407	Exterior Elevations
A 303	3rd Floor Plan	A 408	Exterior Elevations
A 304	4th Floor Plan	A 409	Exterior Elevations
A 305	5th Floor Plan	A 410	Exterior Elevations
A 306	6th Floor Plan	A 411	Exterior Elevations
A 307	7th Floor Plan	A 412	Exterior Elevations
A 308	8th-10th Floor Plans	A 413	Exterior Elevations
A 309	11th Floor Plan	A 414	Exterior Elevations
A 310	12th Floor Plan	A 501	Building Section
A 311	13th-14th Floor Plans	A 502	Building Section
A 312	15th-25th Floor Plans		

SURVEY INFORMATION

PLAN OF SURVEY OF
PART OF LOT 68,REGISTERED PLAN 99
PART OF BLOCK 'D', PLAN M-59
PART OF LOT 1, REGISTERED PLAN 125
PART OF LOT 2, REGISTERED PLAN 125
IN THE CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

A.T. McLaren LIMITED
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HAMILTON, ONTARIO
L8N 2B9
telephone (905) 527-8559

GENERAL NOTES

1. For landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings and approved grading plan.
3. All perimeter existing information indicated taken from survey.
4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended)
5. All driveway with access onto City owned roadway conform to City of Burlington standards.

NOTES

1.Fire access route to existing buildings will be maintained during construction.
2.Accessibility for all pathway to Go Station, Wal-Mart during construction will be maintained.
3.The fire access route will be designed to support a load of not less than 11,363 kg per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.
4.Fire Department access route will be constructed of hard surface material such as asphalt, concrete or lockstone.

KEY PLAN



VAN ACCESSIBLE SIGNAGE DETAIL



GFA definition

The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to:
-Vehicle Parking
-Storage
-Air Handling Equipment
-Enclosed mall and hallways, excluding kiosk, stairways
-Elevators and associated equipment
Washrooms
-Foyers, lobbies, but not waiting areas/rooms

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

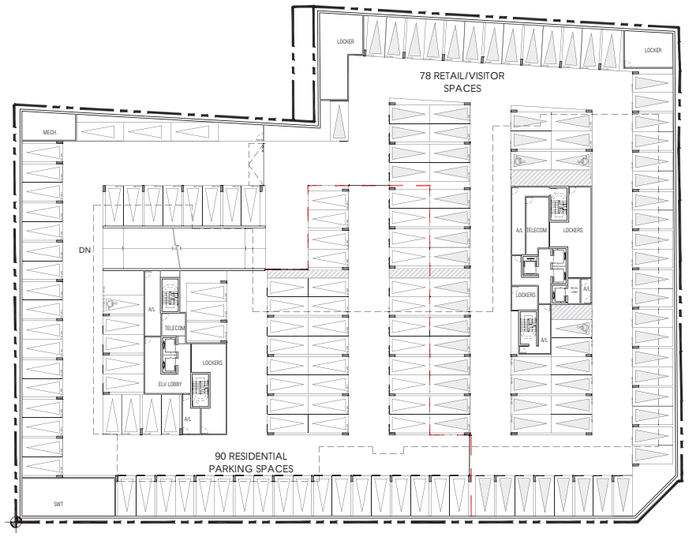
SITE PLAN

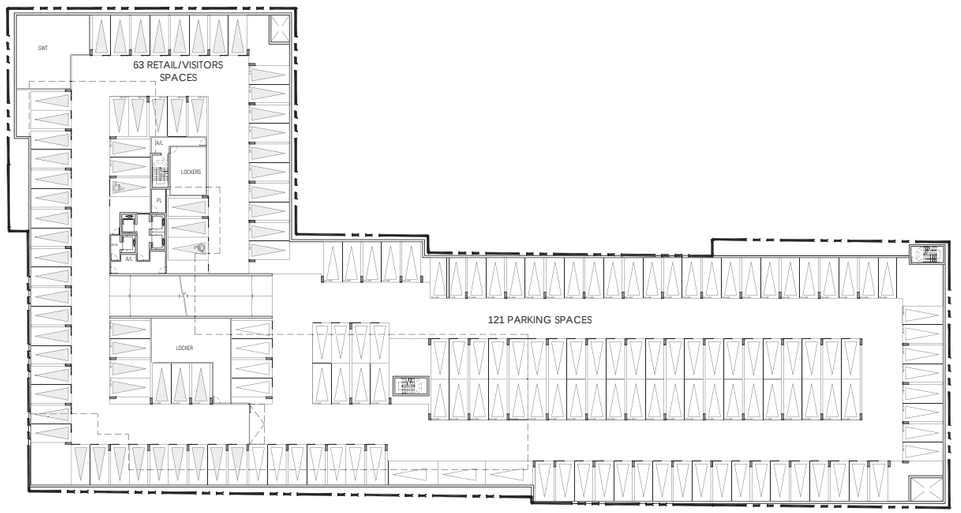
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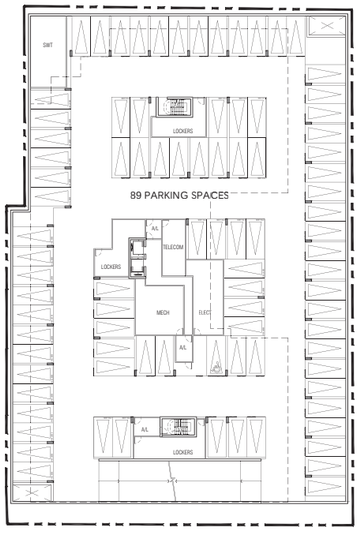
A101

TITLEBLOCK SIZE: 610 x 900

GROVETREE







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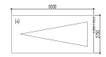
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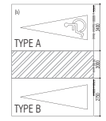
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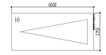
PARKING LEGEND



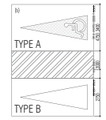
residential parking space
minimum width = 2.75 m
minimum area = 16.50 m2



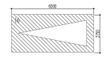
residential parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway



visitor/office/retail parking space
size as per (a)



visitor/office/retail parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway



car share parking space
size as per (a)

** designated parking spaces on plans to be provided for low emitting and fuel efficient vehicles

issued for revisions

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

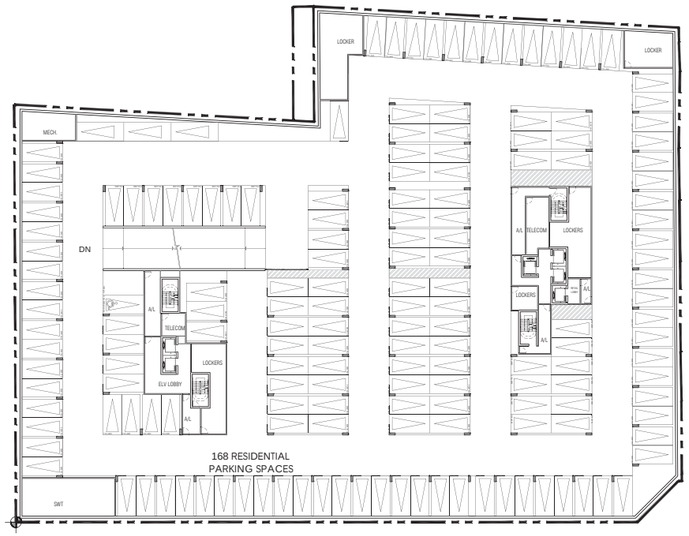
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

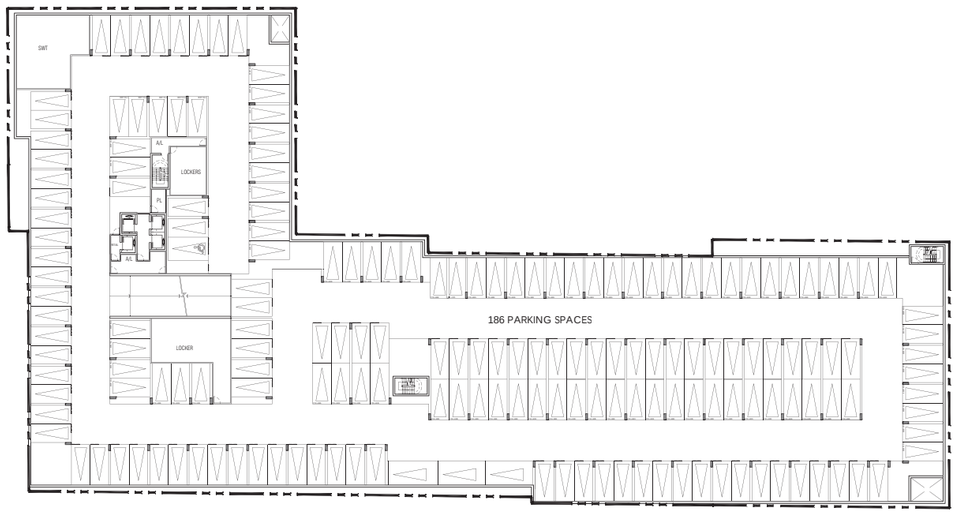
P1 LEVEL

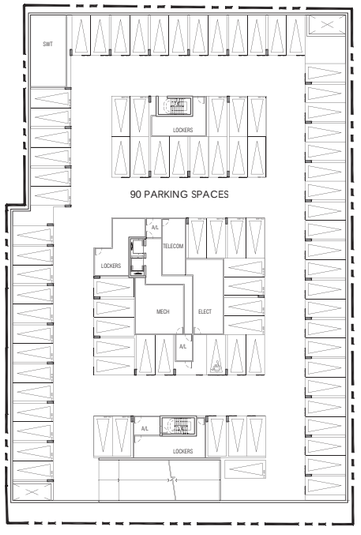
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A201

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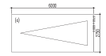
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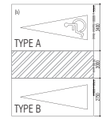
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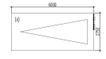
PARKING LEGEND



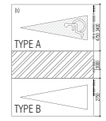
residential parking space
minimum width = 2.75 m
minimum area = 16.50 m2



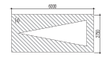
residential parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway



visitor/office/retail parking space
size as per (a)



visitor/office/retail parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway



car share parking space
size as per (a)

** designated parking spaces on plans to be provided for low emitting and fuel efficient vehicles

issued for revisions

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

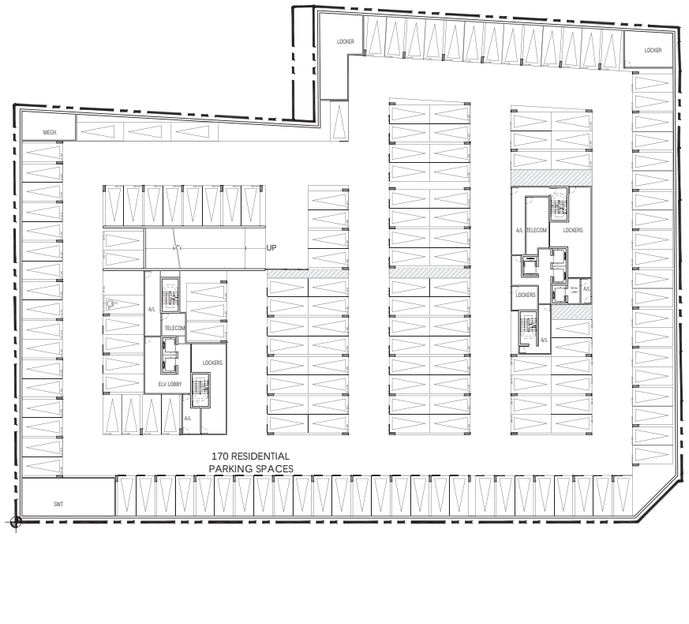
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

P2 LEVEL

1:400

A202

TITLEBLOCK SIZE: 610 x 900



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PARKING LEGEND

- residential parking space
  minimum width = 2.75 m
  minimum area = 16.50 m2
- residential parking space (barrier free)
  size as per (a)
  + 2.00 m delineated accessible parking walkway
  TYPE A
  TYPE B
- visitor/office/retail parking space
  size as per (a)
- visitor/office/retail parking space (barrier free)
  size as per (a)
  + 2.00 m delineated accessible parking walkway
  TYPE A
  TYPE B
- car share parking space
  size as per (a)

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Residential Developement

BRANT+GHENT

PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

P3 LEVEL

1:400

A203

TITLEBLOCK SIZE: 610 x 900

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PROSPECT ST.

PARCEL A

10 RETAIL/ VISITORS SPACES

DRIVEWAY

LANDSCAPE COURTYARD

ROLLED CURB

DROP-OFF

VIS BIKE

SERVICE

EXIT

M/H

STAGING AREA

GARBAGE

C.A.C.F

MAIL

LOBBY

CONC

PARCEL

PROPERTY MANAGEMENT

AMENITY 424M2

VEST

RETAIL TOTAL 434M2

RETAIL LOBBY

RETAIL TOTAL 360M2

LANDSCAPE BUFFER

OUTDOOR

POPS 169 M2

POPS 304 M2

CENTRE LINE OF PAVEMENT

15000

BRANT STREET

property line

PARCEL B

VIS. BIKES

SERVICE

RETAIL TOTAL 248M2

RETAIL LOBBY

GARBAGE

BW

M/H

LOBBY

CONC

GARAGE RAMP

DRIVEWAY

MAIL

PROPERTY MANAGEMENT

AMENITY 240M2

AMENITY 121M2

PET WASH

VEST

C.A.C.F

TERRACE

1B + D 670 FT2

1B + D 650 FT2

POPS 86M2

POPS 1780M2

7 RETAIL/VISITORS SPACES

15.31 m2

164.77 ft2

GHENT AVE.

CENTRE LINE OF PAVEMENT

10000

POPS 90M2

1B 545 FT2

2B 780 FT2

2B + D 1120 FT2

1B 580 FT2

2B + D 815 FT2

PARCEL STORAGE

AMENITY 954 m2

PROPERTY MANAGEMENT

GARBAGE ROOM

STAGING

RAMP TO UNDERGROUND

PARCEL C

road widening

C

3100

GROVETREE LN

"BURLINGTON SQUARE PLAZA"

3 STOREY COMMERCIAL No. 783

issued for revisions

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

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GROUND LEVEL

1:400

A301

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

2ND FLOOR

1:400 A302

TITLEBLOCK SIZE: 610 x 900

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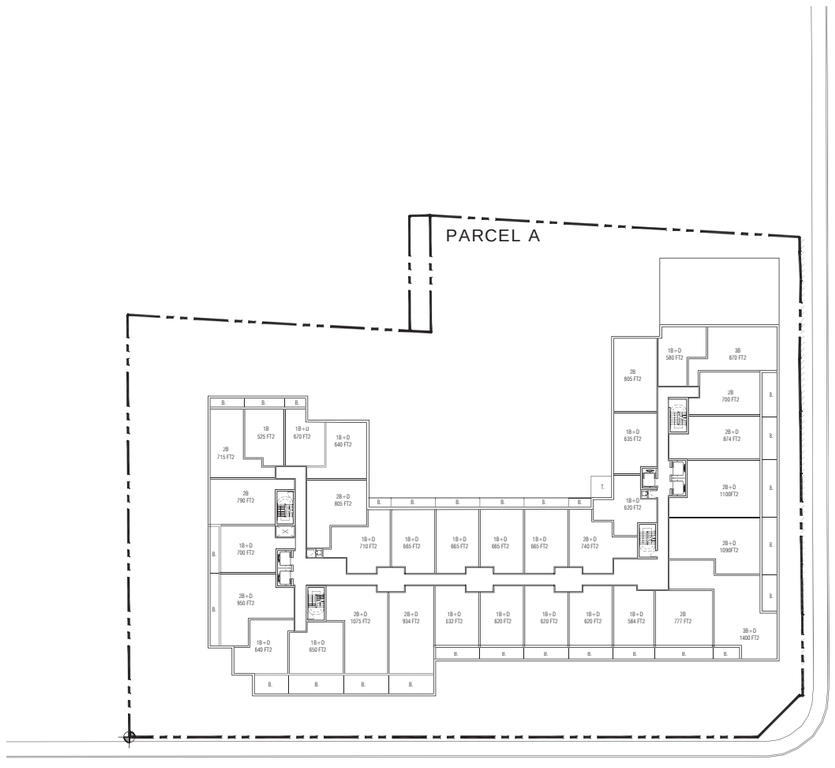
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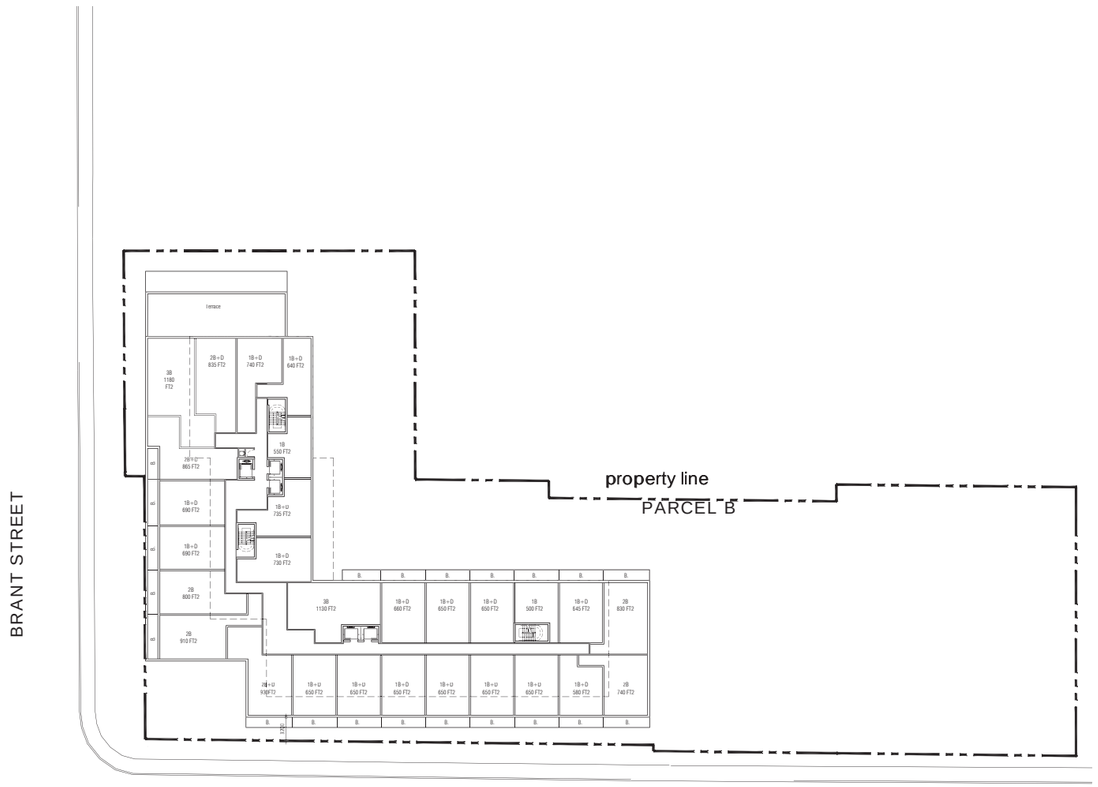
Conditions for electronic information transfer

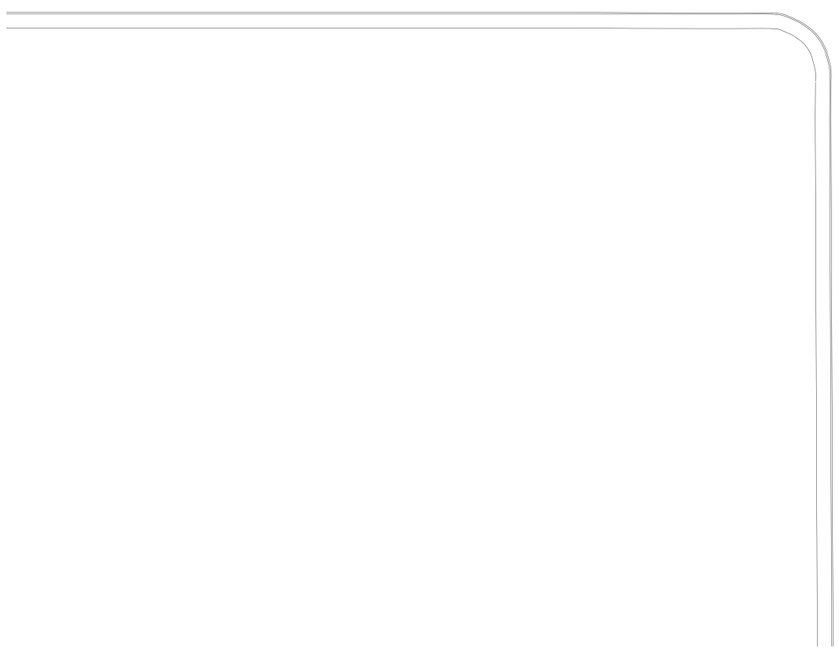
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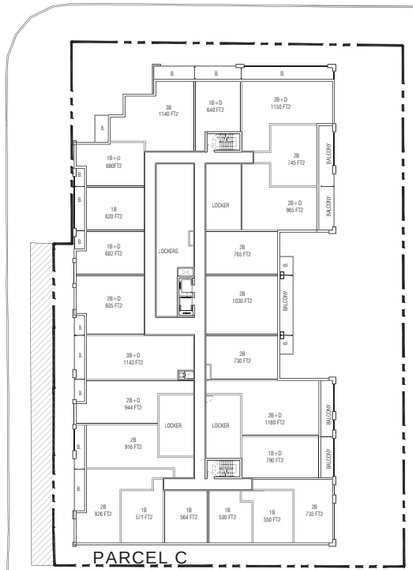
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Residential Developement

BRANT+GHENT

PHASE 1,2 AND 3

Burlinton Ontario

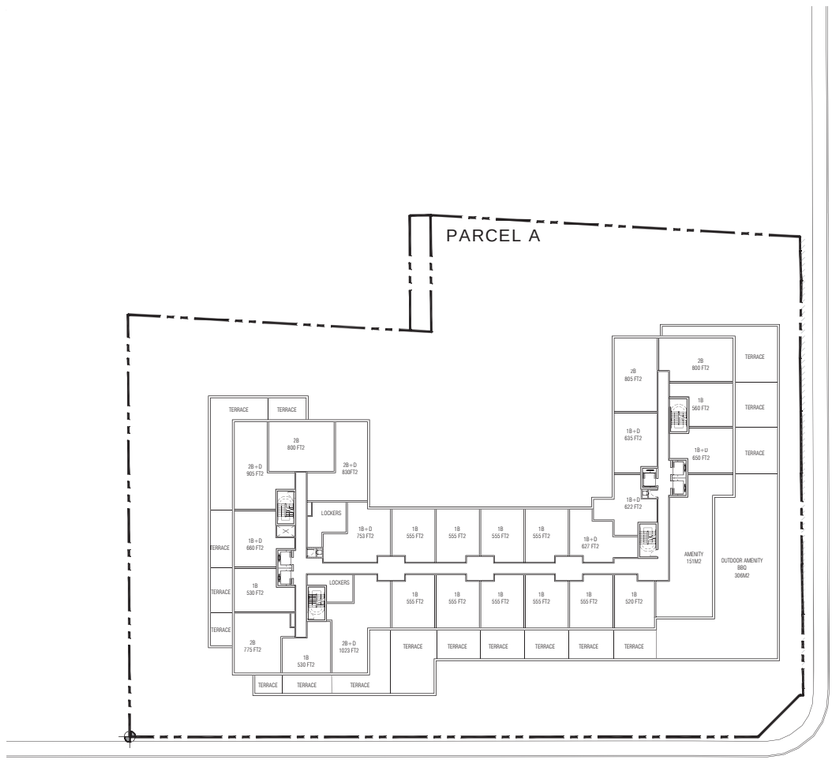
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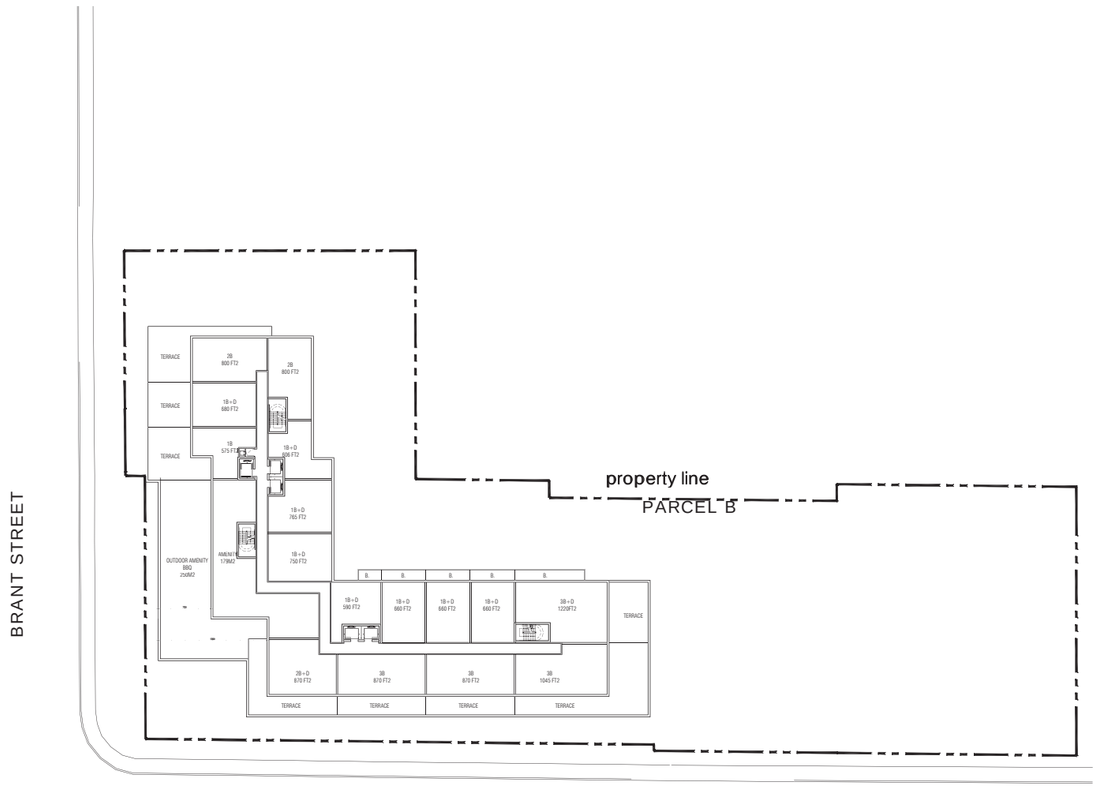
3RD FLOOR

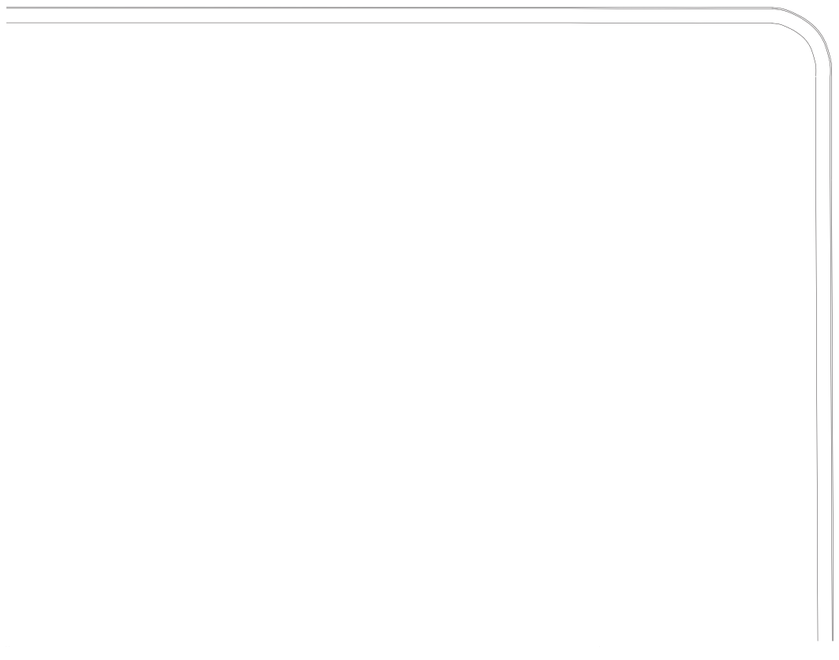
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A303

TITLEBLOCK SIZE: 610 x 900









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1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
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Residential Developement

BRANT+GHENT

PHASE 1,2 AND 3

Burlinton Ontario

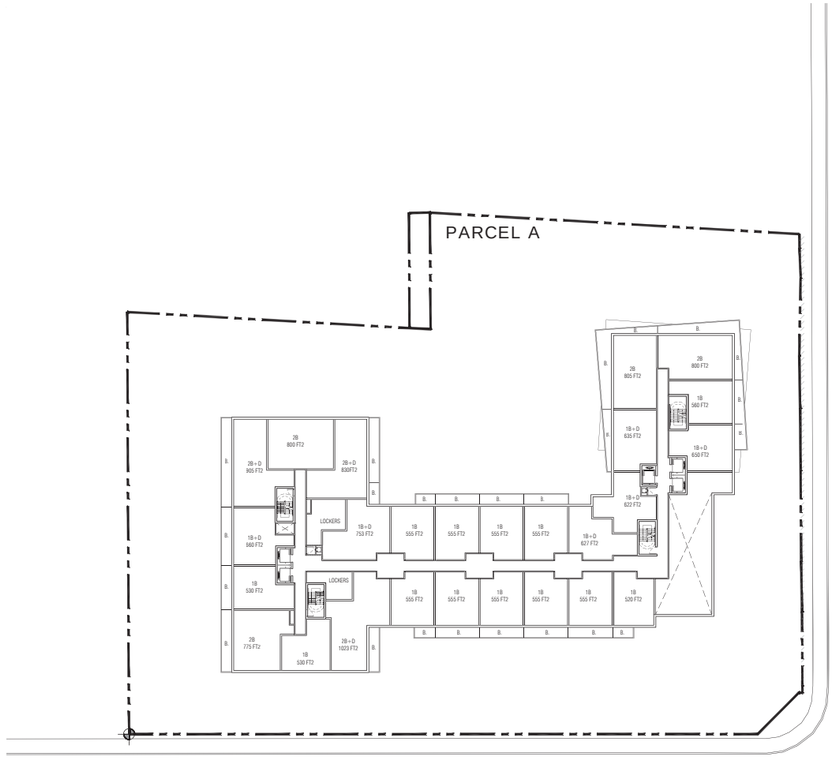
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

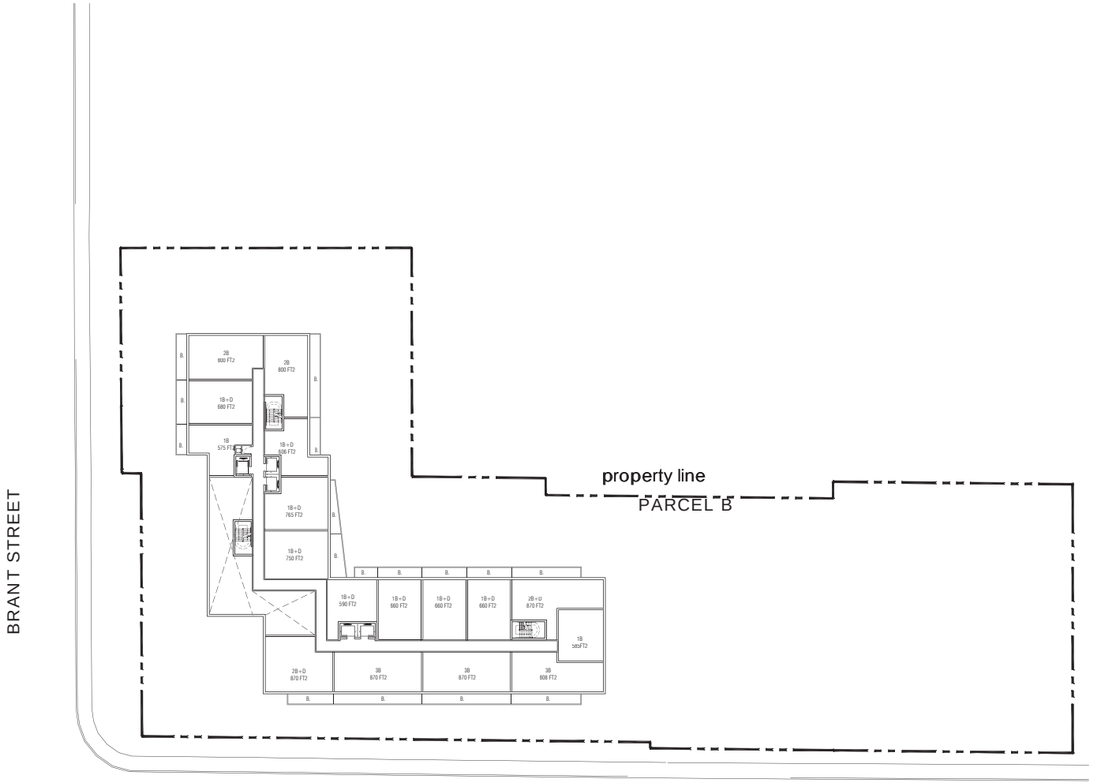
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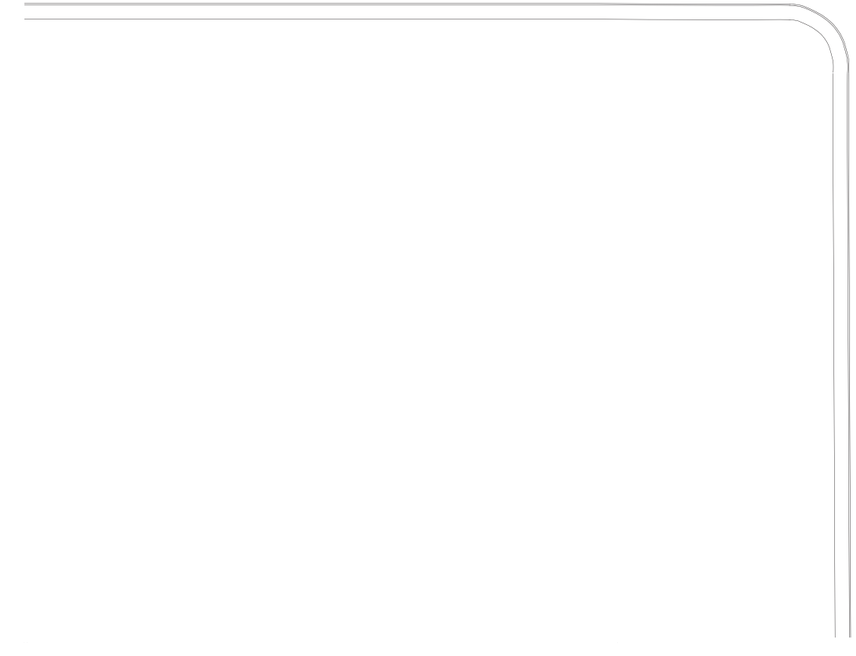
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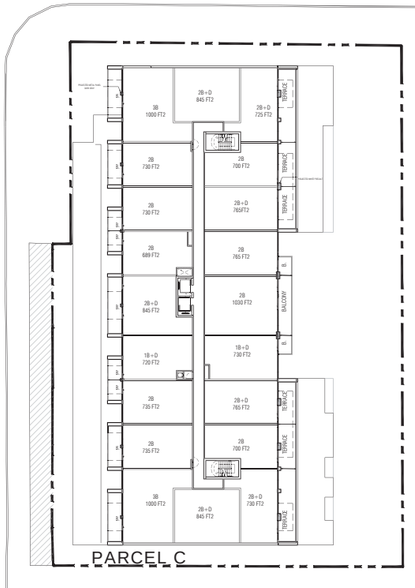
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TITLEBLOCK SIZE: 610 x 900









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Residential Developement

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PHASE 1,2 AND 3

Burlinton Ontario

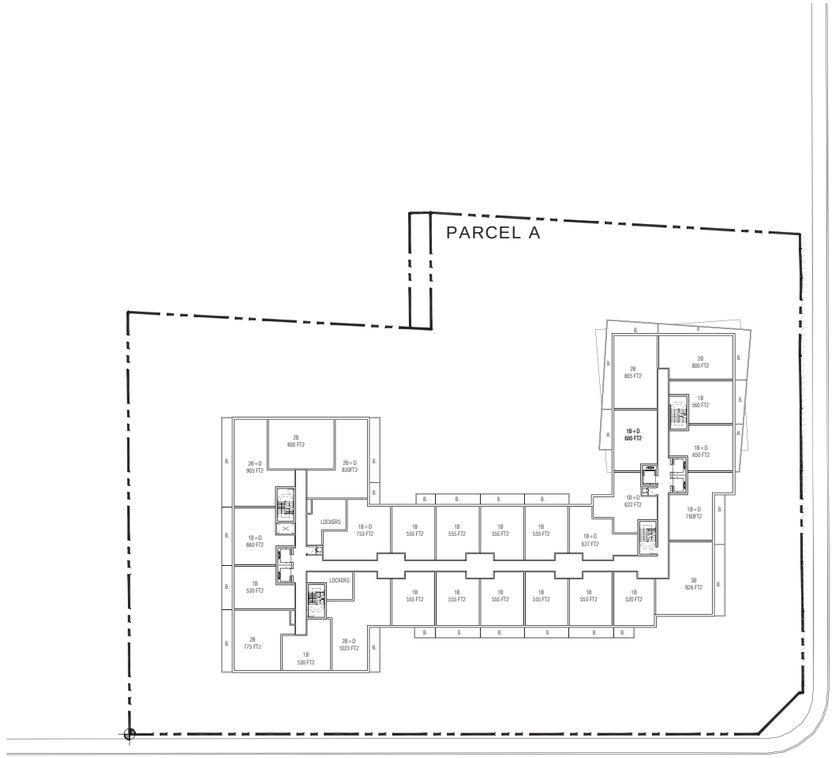
Project Architect:	B. Graziani
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Plot Date:	May. 14, 2021
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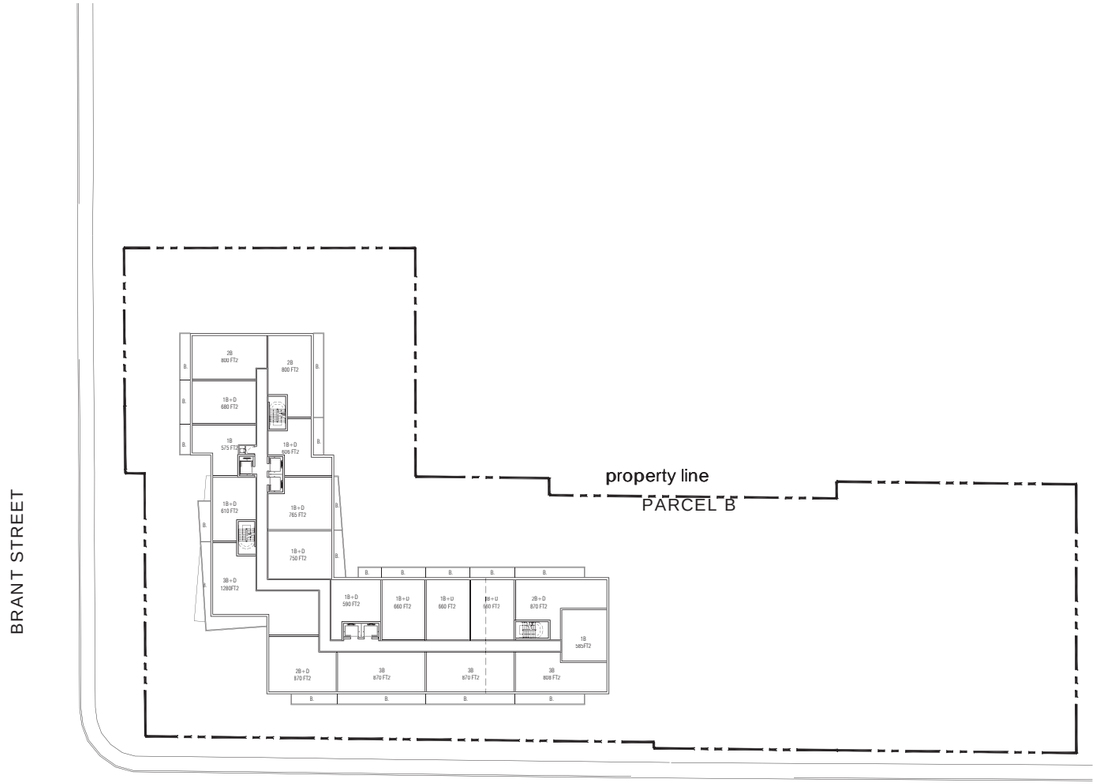
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A305

TITLEBLOCK SIZE: 610 x 900



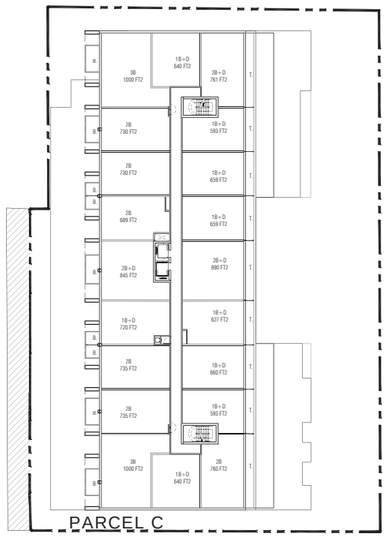


GHENT AVE.

GHENT AVE.

BRANT STREET

BRANT STREET



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Residential Developement

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PHASE 1,2 AND 3

Burlinton Ontario

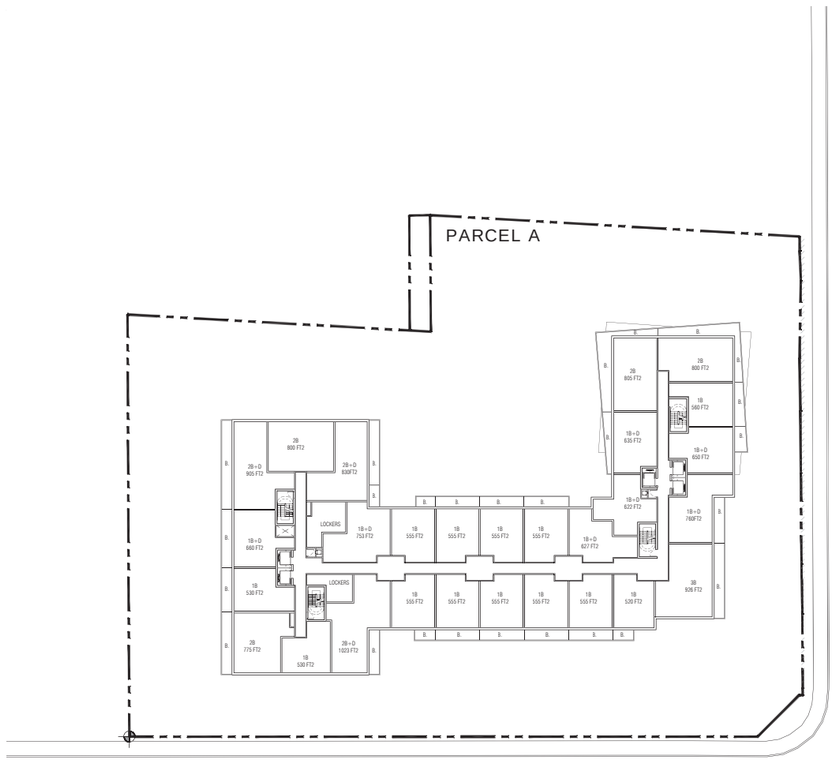
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

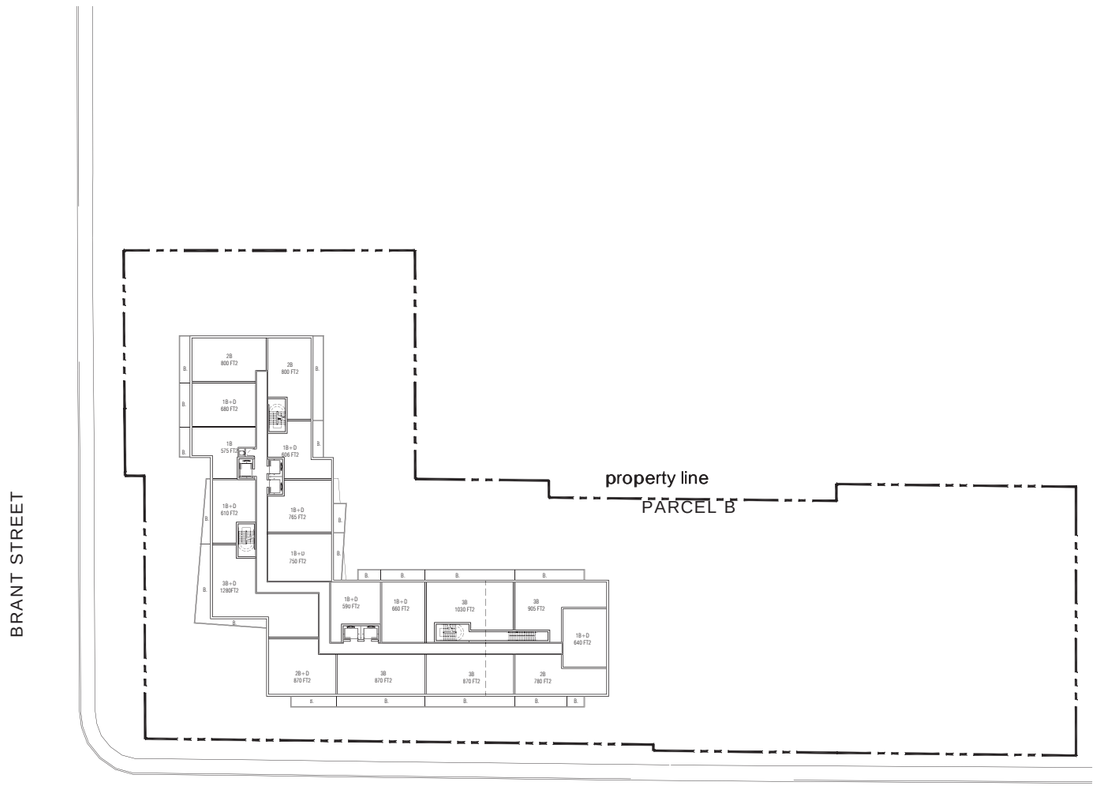
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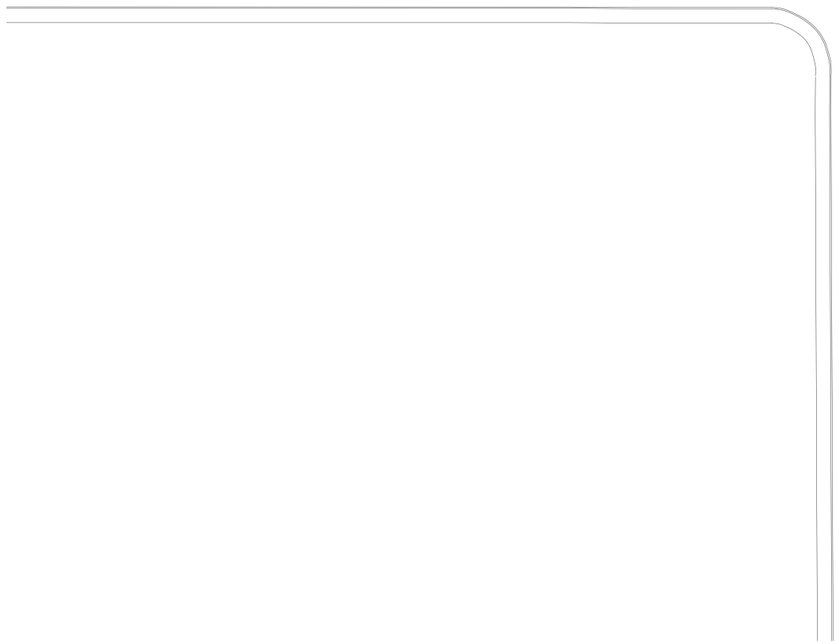
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A306

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PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

7TH FLOOR

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A307

TITLEBLOCK SIZE: 610 x 900

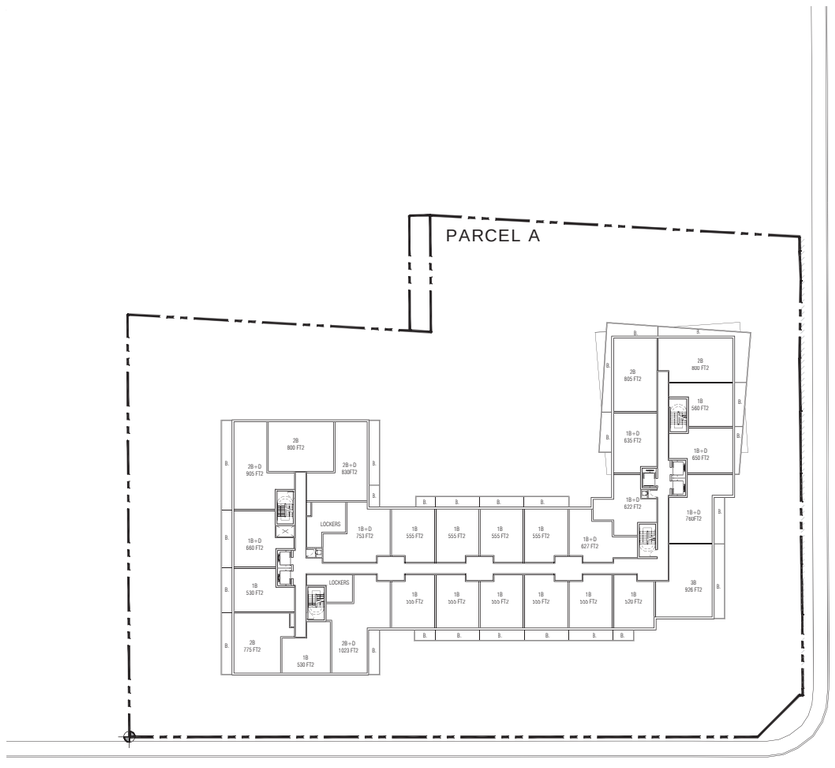
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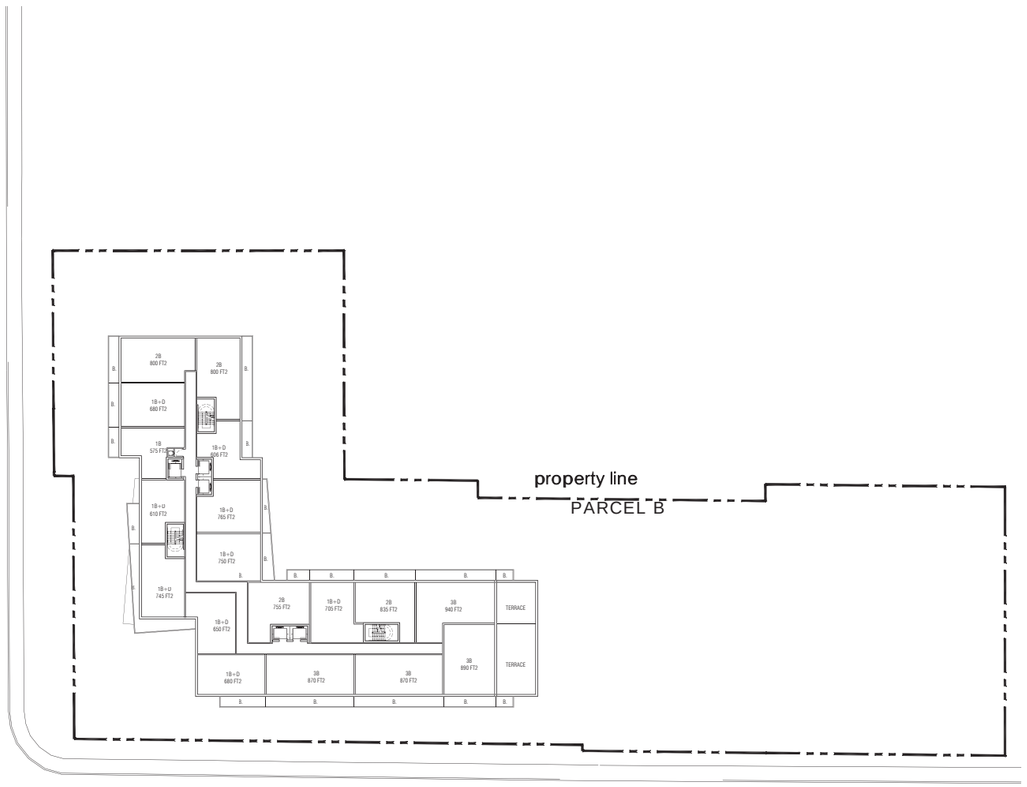
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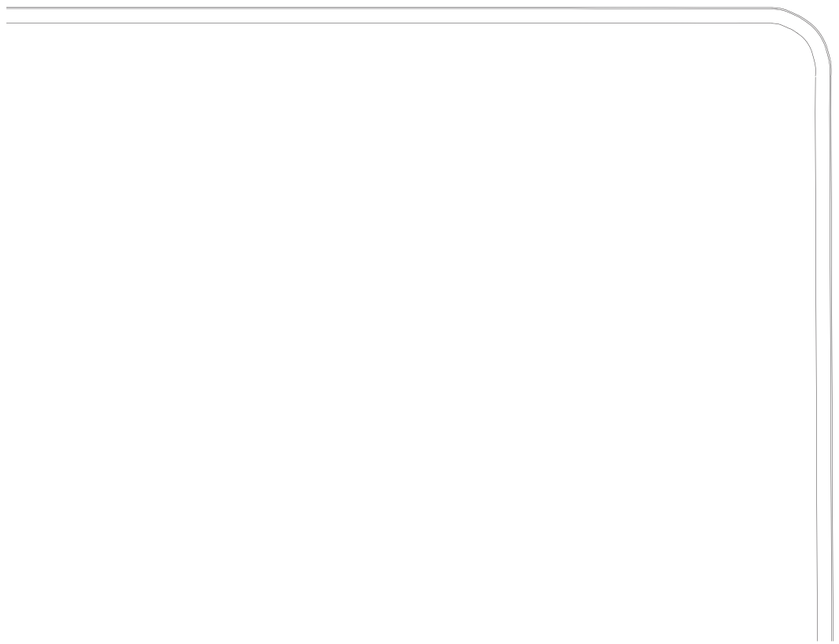
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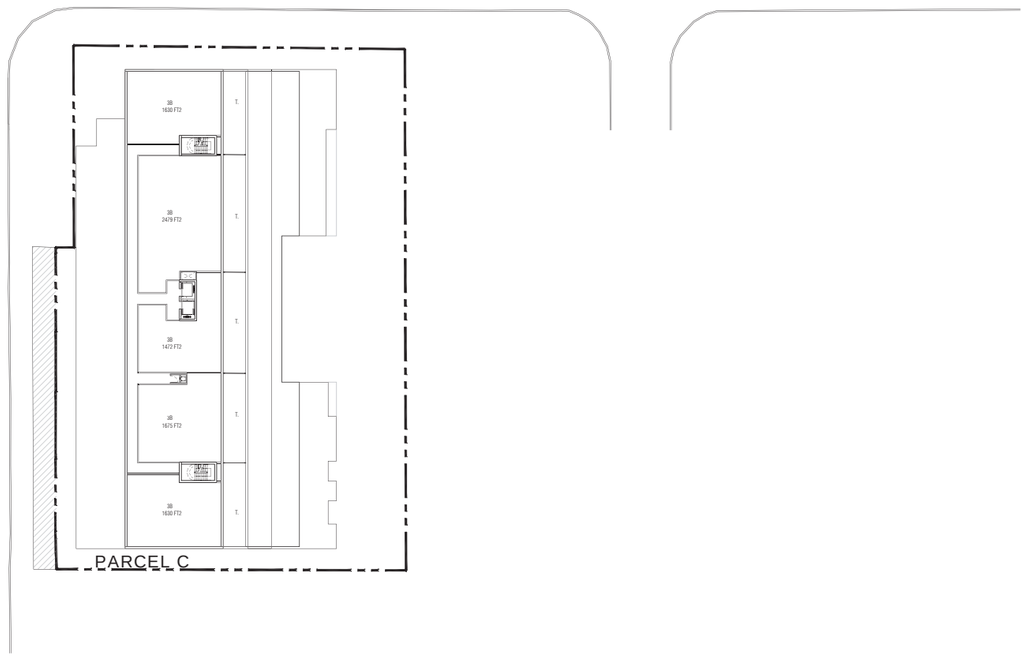


BRANT STREET





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PHASE 1,2 AND 3

Burlinton Ontario

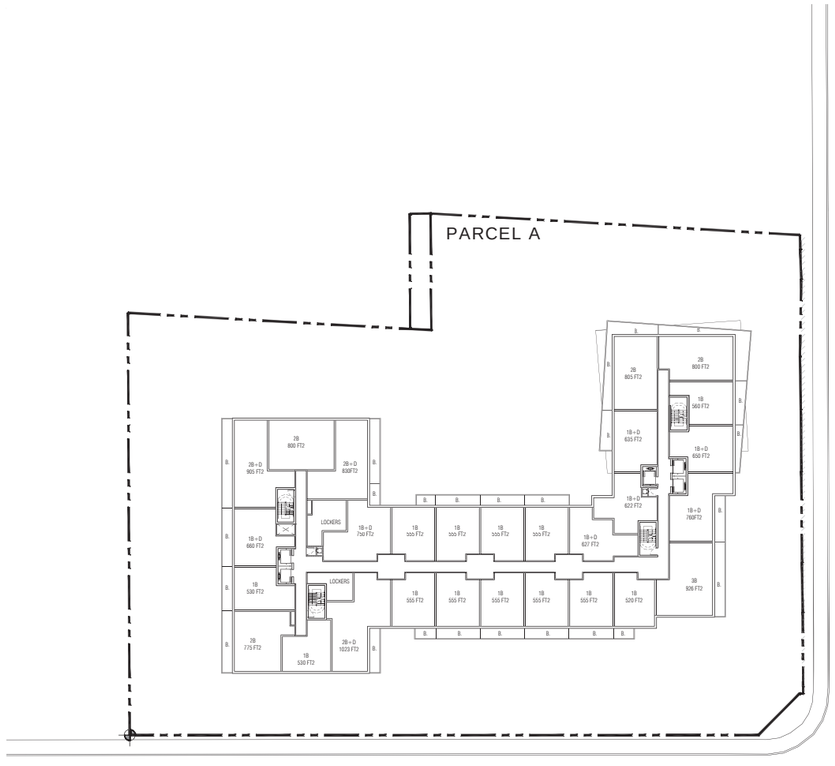
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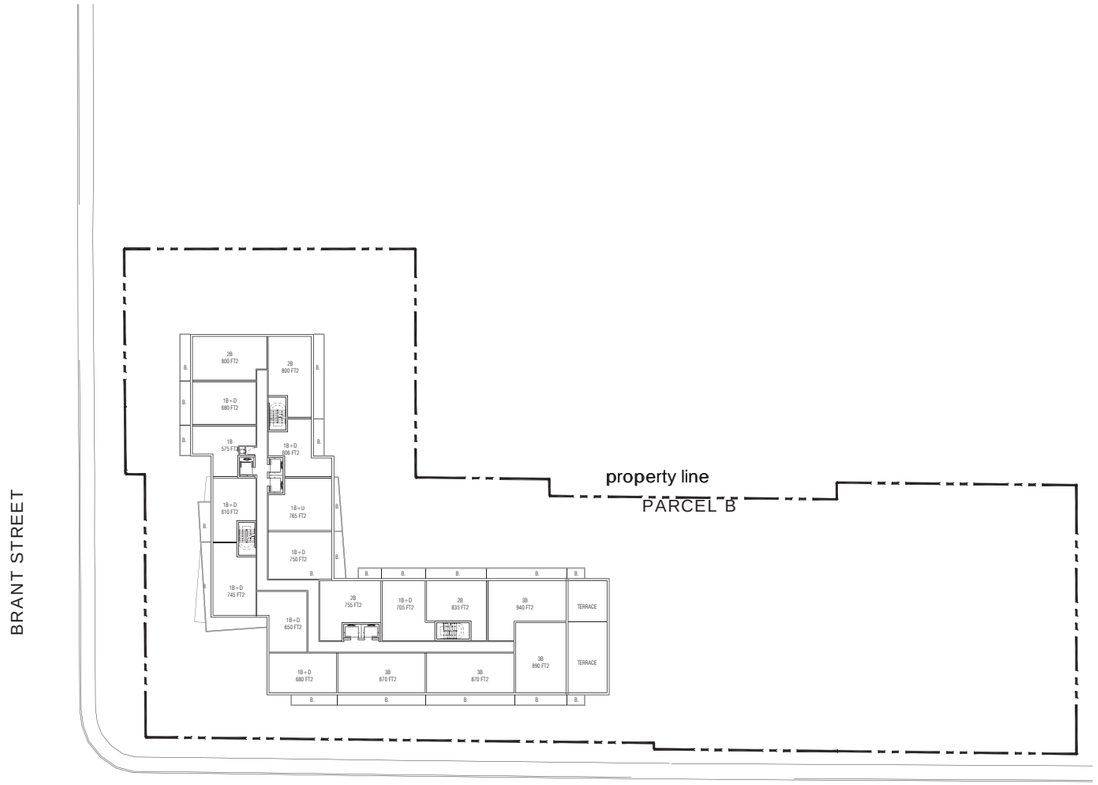
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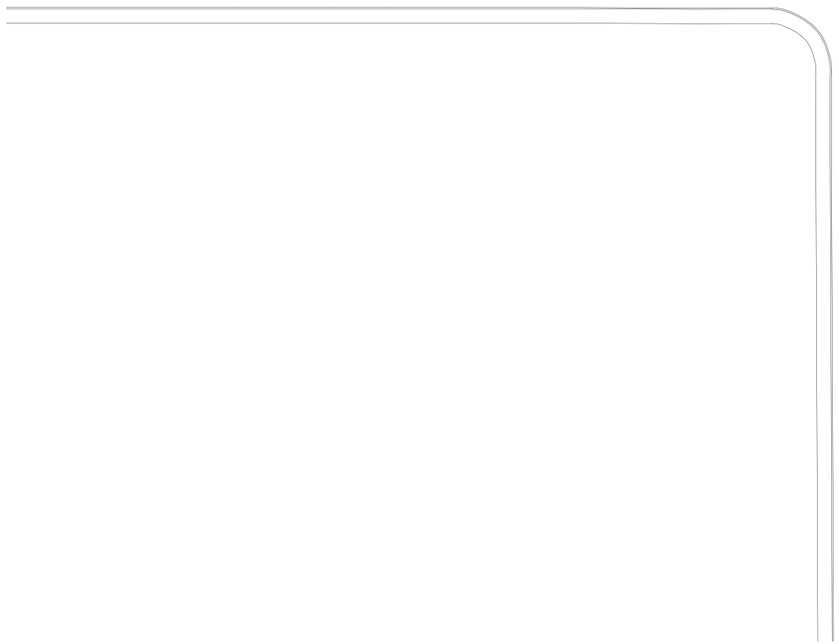
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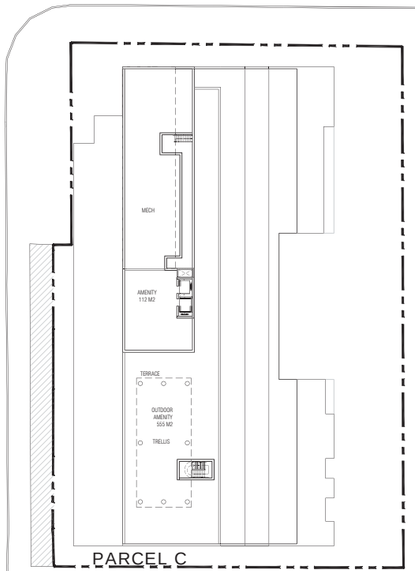
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TITLEBLOCK SIZE: 610 x 900









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PHASE 1,2 AND 3

Burlinton Ontario

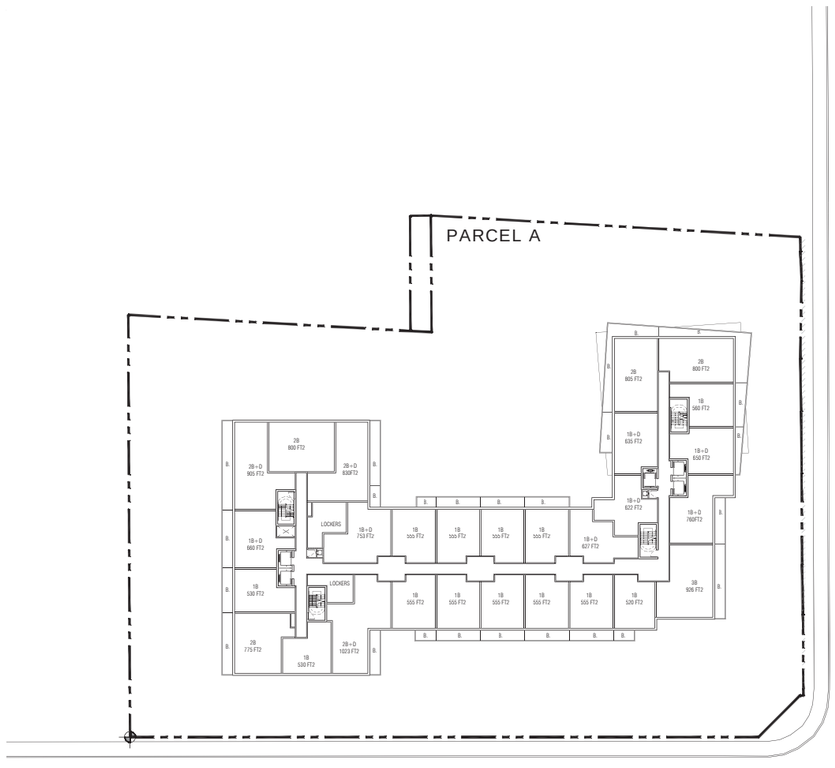
Project Architect:	B. Graziani
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Plot Date:	May. 14, 2021
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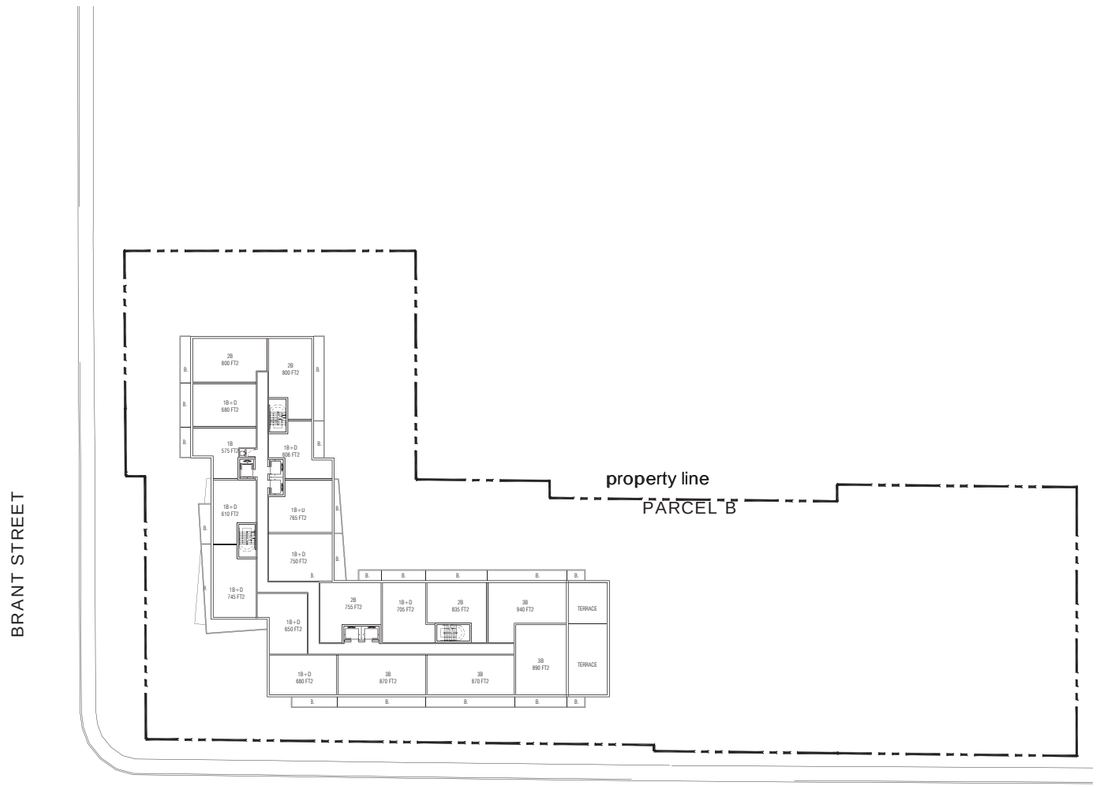
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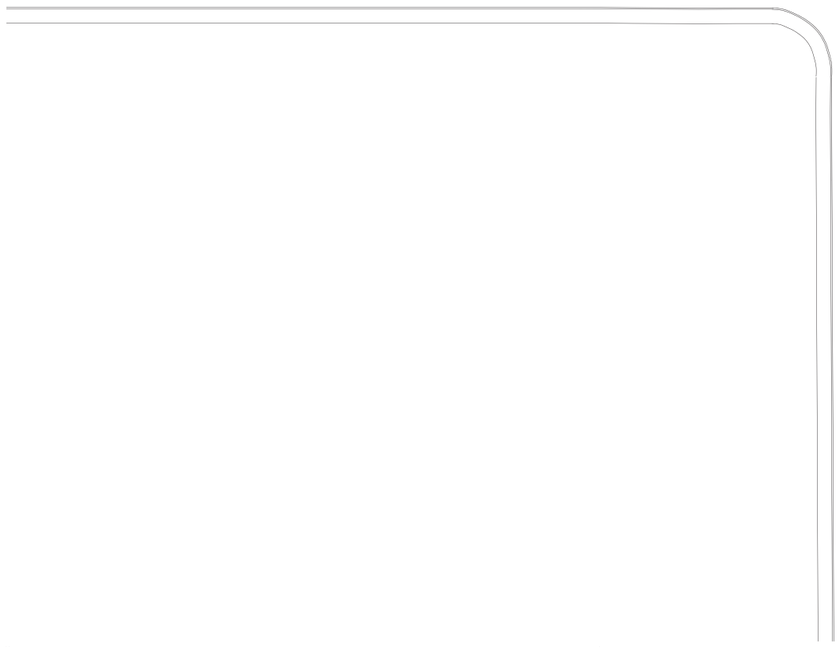
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A309

TITLEBLOCK SIZE: 610 x 900







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Residential Developement

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PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

10TH FLOOR

1:400

A310

TITLEBLOCK SIZE: 610 x 900

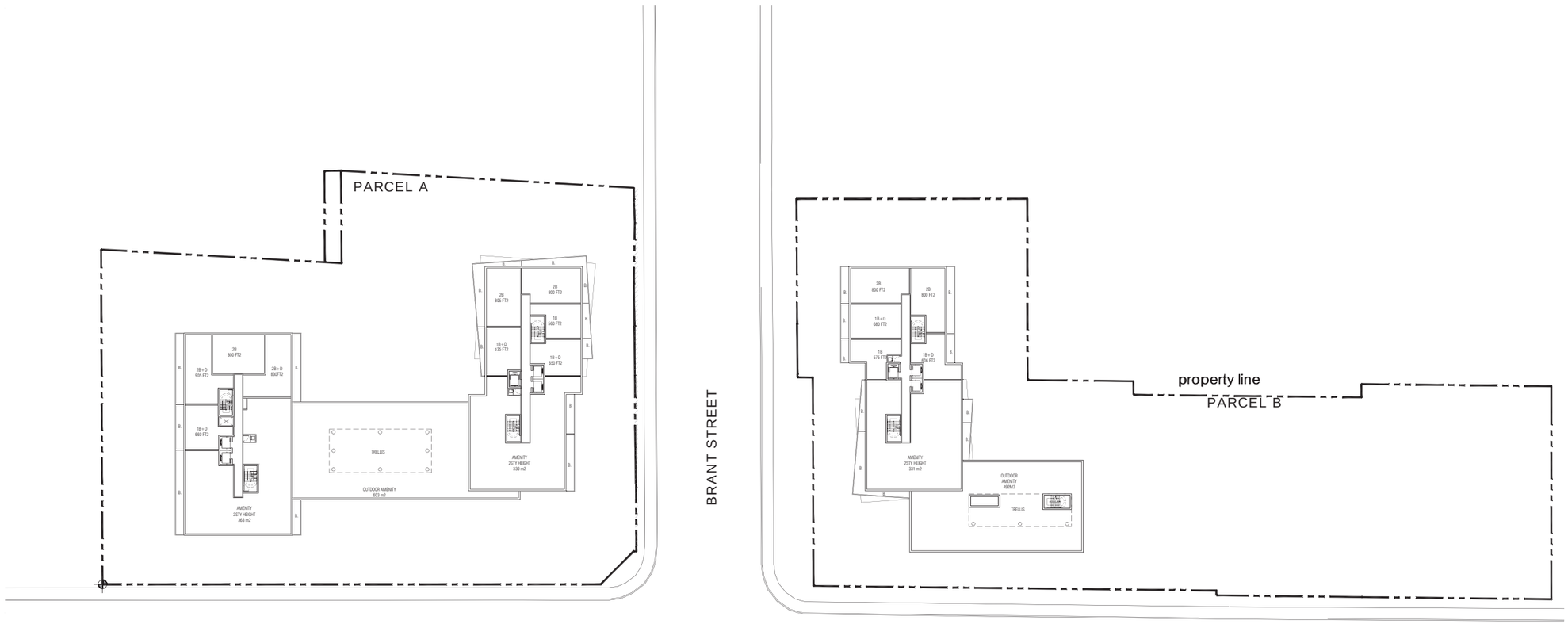
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PHASE 1,2 AND 3

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Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

11TH FLOOR

1:400

A311

TITLEBLOCK SIZE: 610 x 900

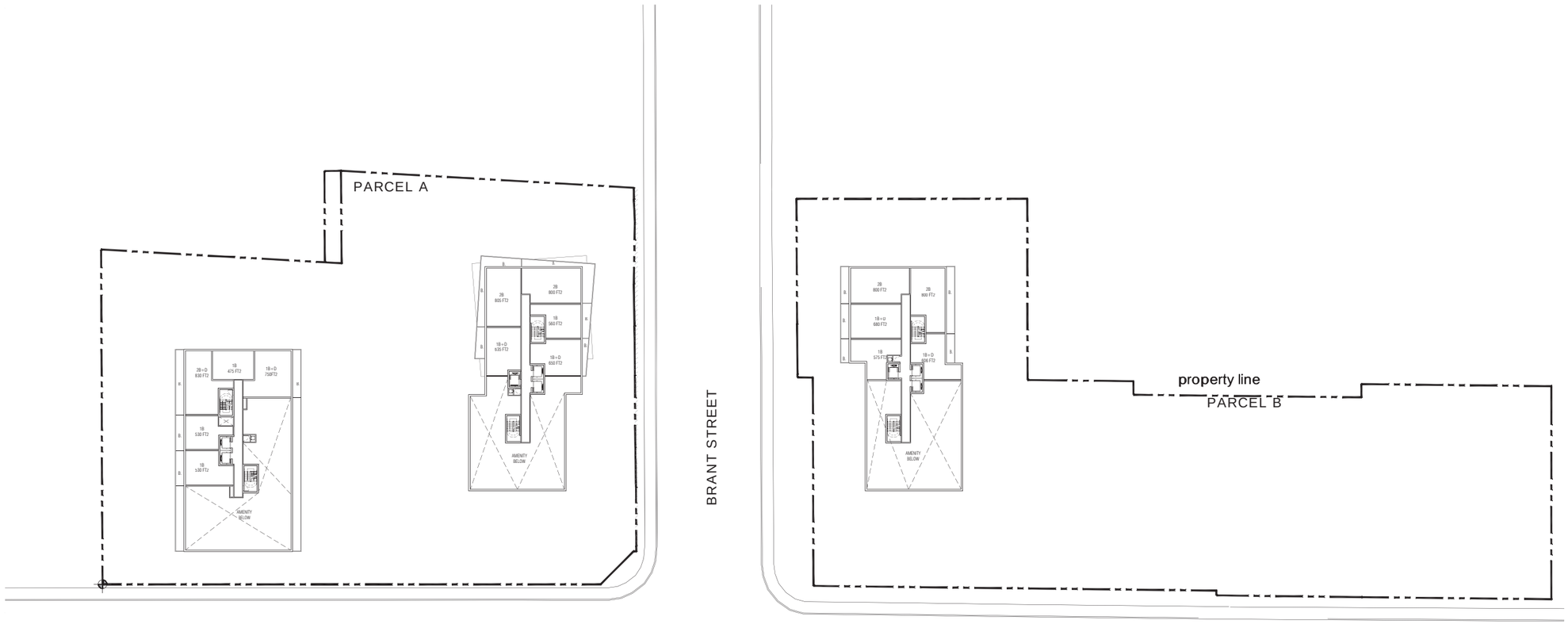
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PHASE 1,2 AND 3

Burlinton Ontario

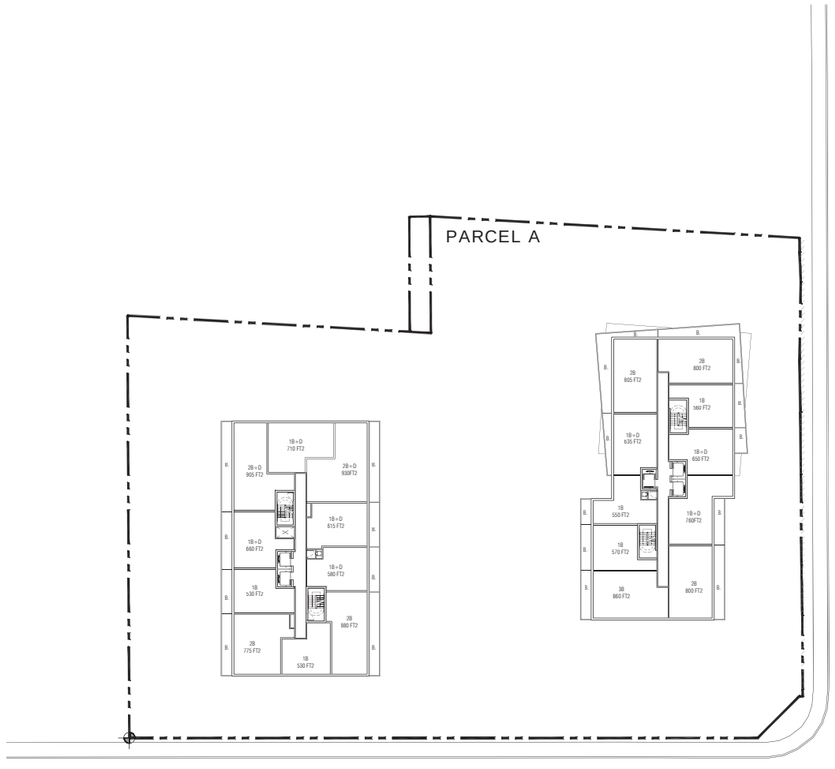
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Plot Date:	May. 14, 2021
Job #	1398.16

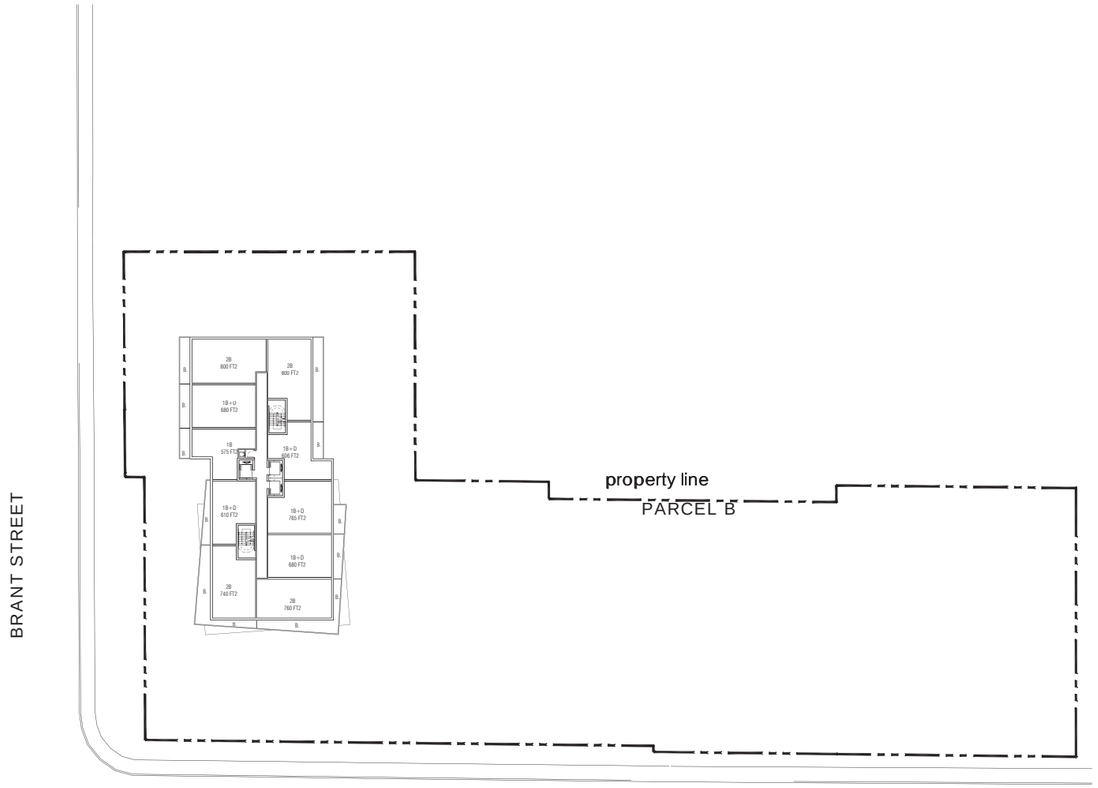
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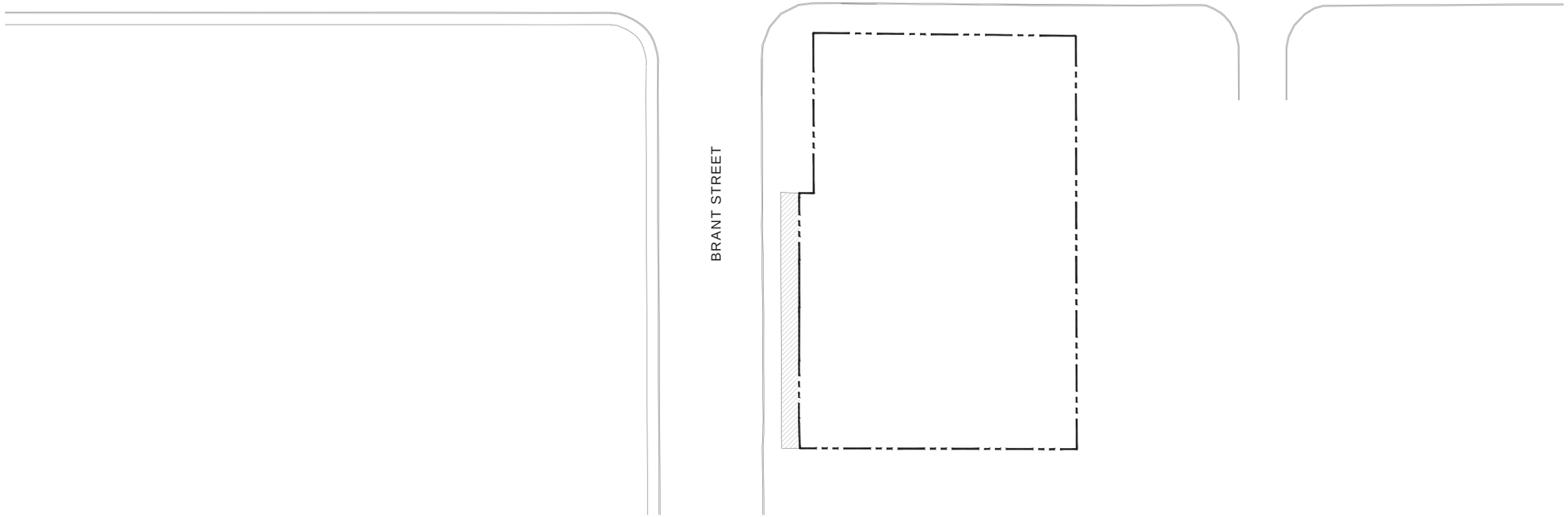
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A312

TITLEBLOCK SIZE: 610 x 900







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Residential Developement

BRANT+GHENT

PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

13TH-14TH FLOOR

1:400

A313

TITLEBLOCK SIZE: 610 x 900

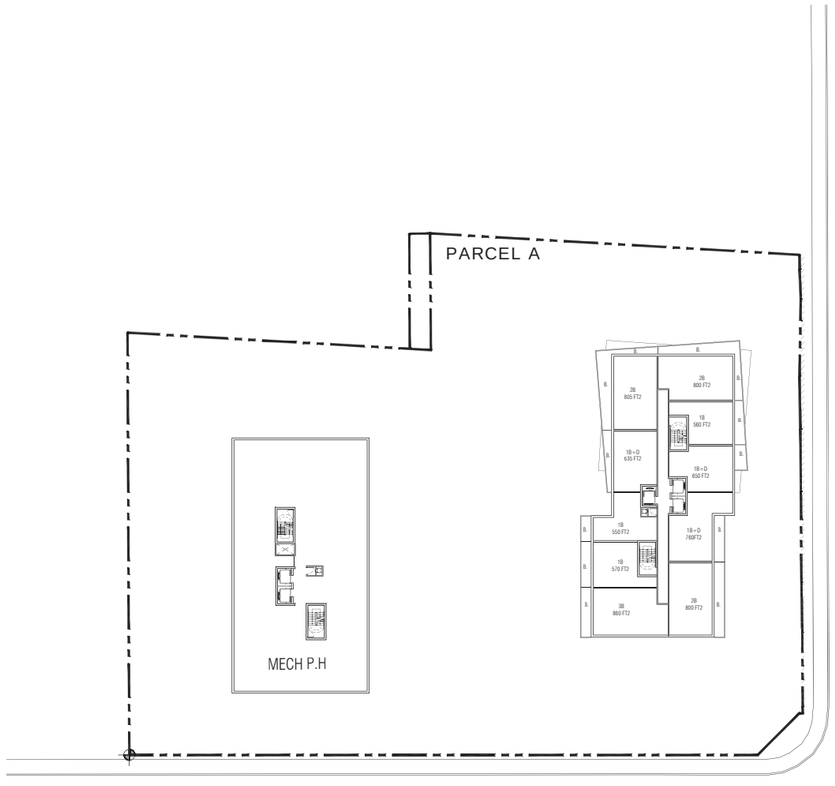
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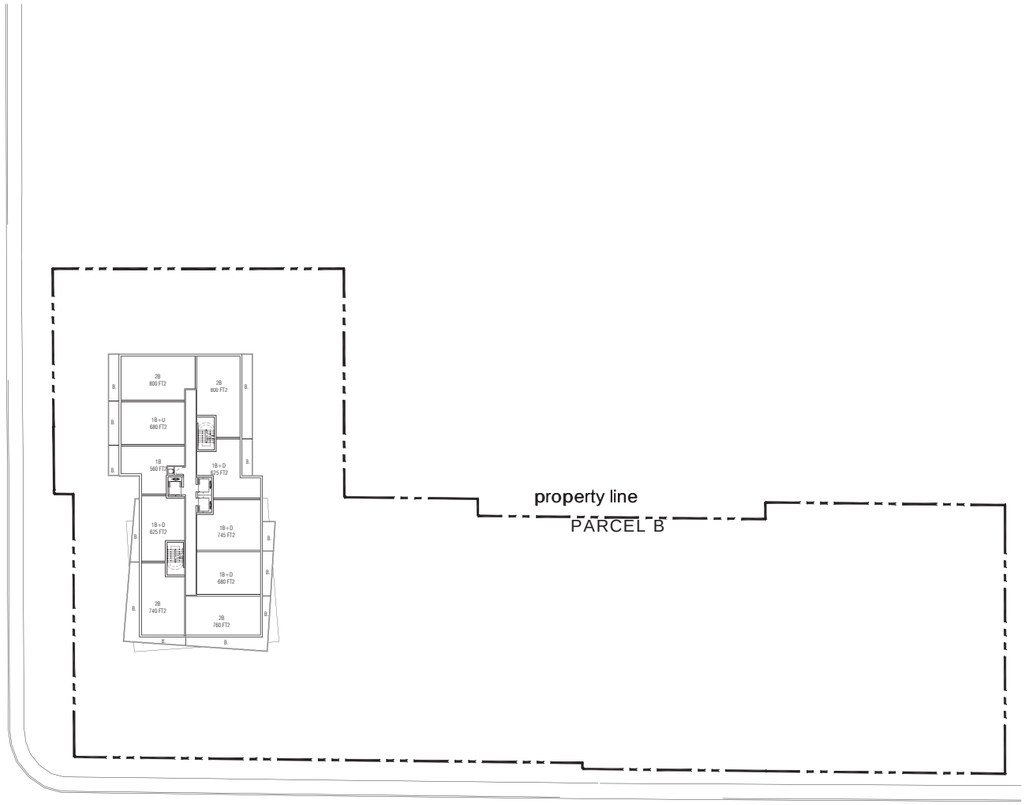
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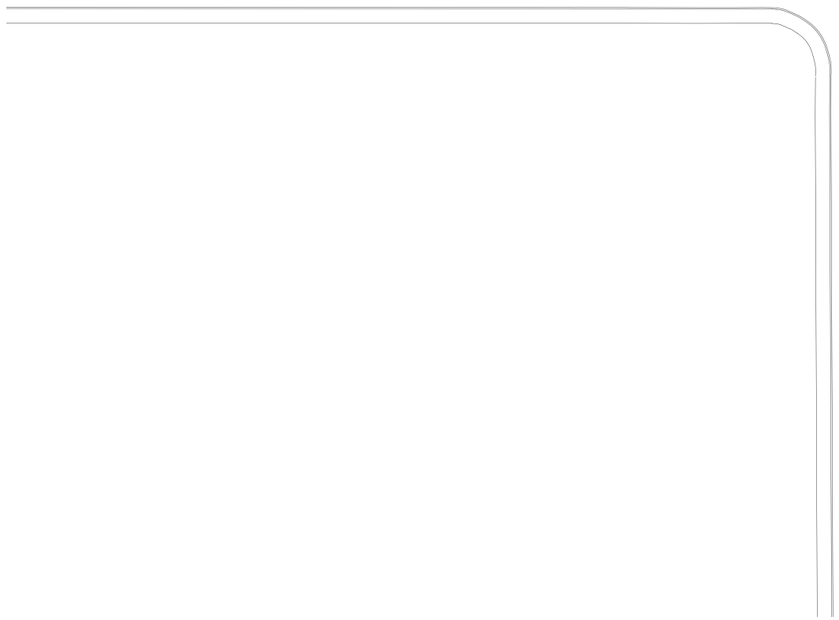
Conditions for electronic information transfer

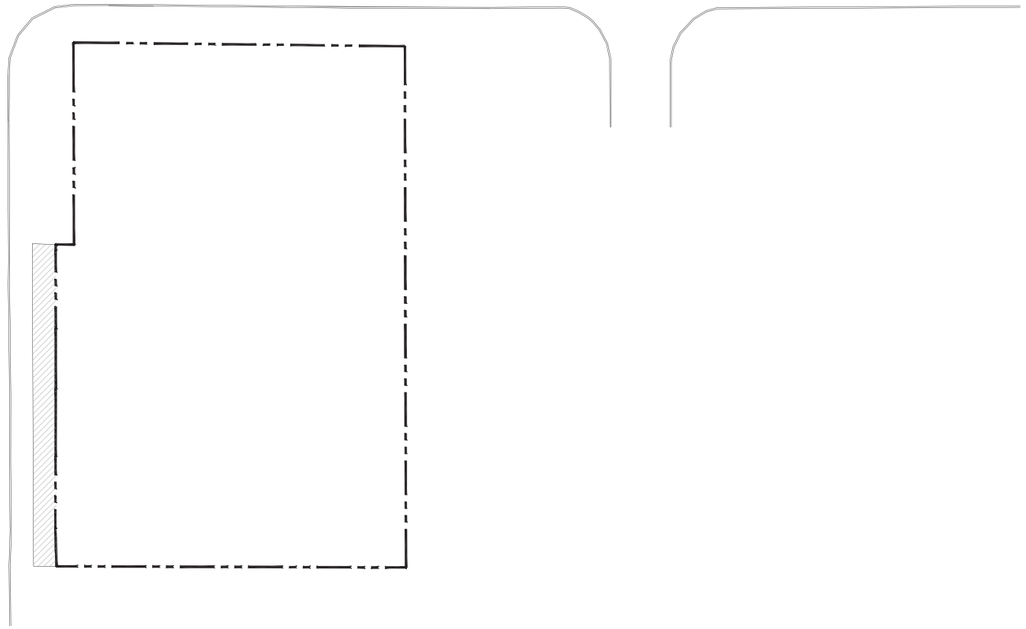
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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

15TH-25TH FLOOR

1:400

A314

TITLEBLOCK SIZE: 610 x 900

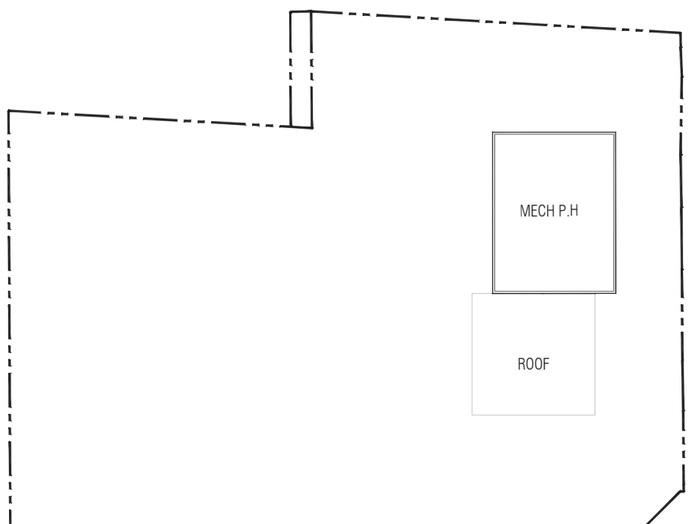
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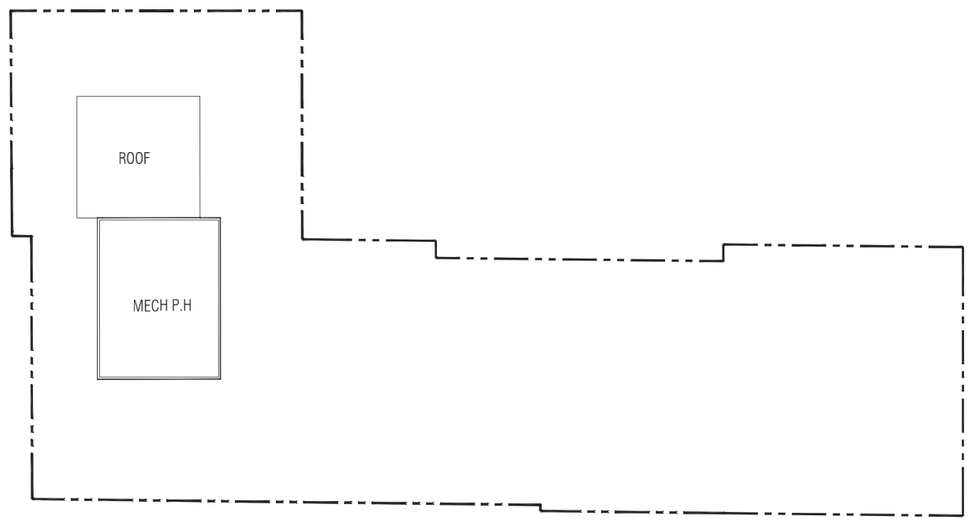
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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

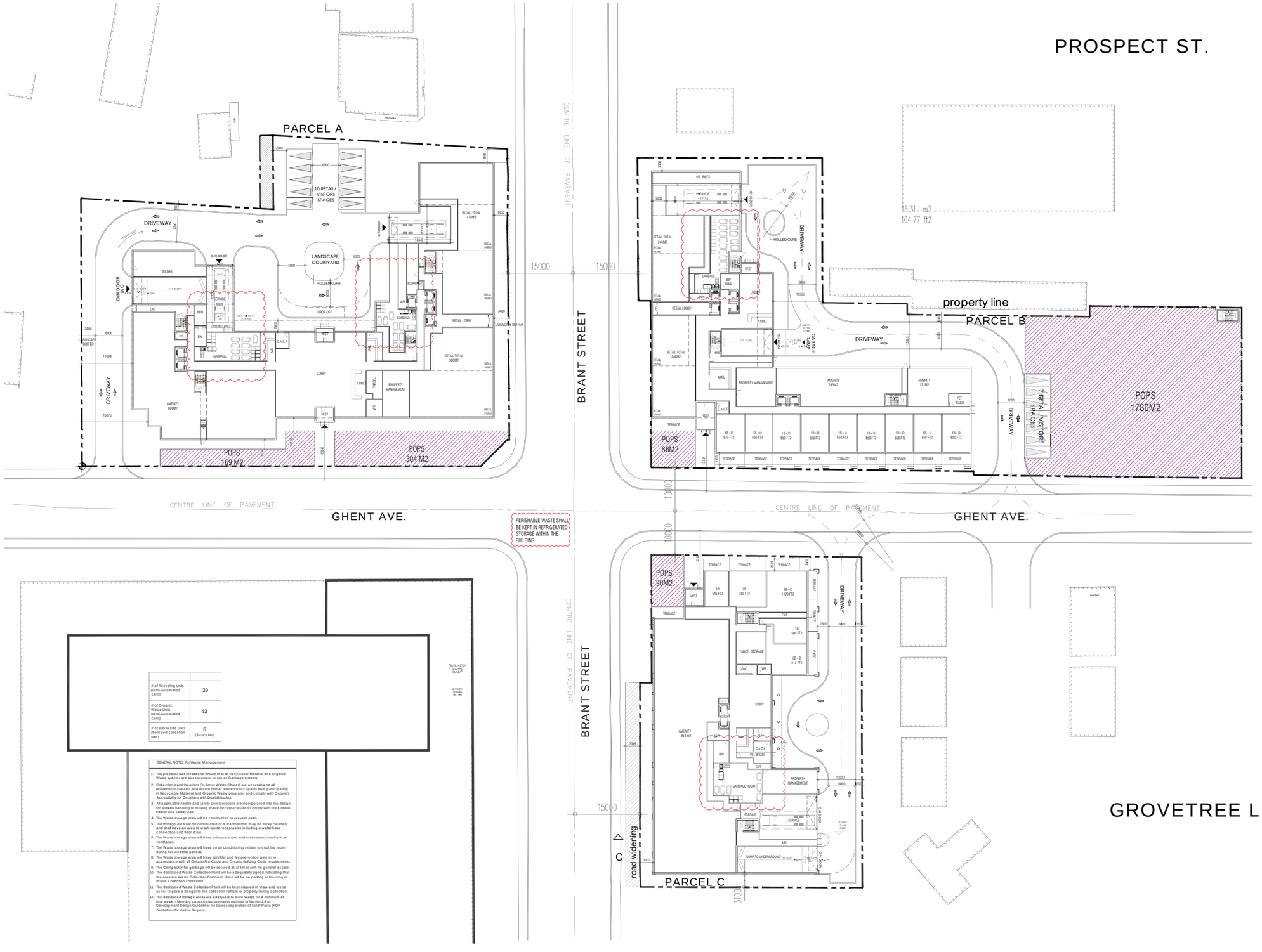
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

MECH FLOOR

1:400

A315

TITLEBLOCK SIZE: 610 x 900



# of Recycling Units (semi-automated carts)	39
# of Organic Waste Units (semi-automated carts)	43
# of Bulk Waste Units (front end collection bins)	6 (3 cu/y bin)

GENERAL NOTES: for Waste Management

1. This proposal was created to ensure that all Recyclable Material and Organic Waste systems are as convenient to use as Garbage systems.
2. Collection point locations (Tri-Sorter Waste Chutes) are accessible to all residents/occupants and do not hinder residents/occupants from participating in Recyclable Material and Organic Waste programs and comply with Ontario's Accessibility for Ontarians with Disabilities Act.
3. All applicable health and safety considerations are incorporated into the design for workers handling or moving Waste Receptacles and comply with the Ontario Health and Safety Act.
4. The Waste storage area will be constructed to prevent pests.
5. The storage area will be constructed of a material that may be easily cleaned and shall have an area to wash waste receptacles including a water hose connection and floor drain.
6. The Waste storage area will have adequate and well maintained mechanical ventilation.
7. The Waste storage area will have an air conditioning system to cool the room during hot weather periods.
8. The Waste storage area will have sprinkler and fire prevention systems in accordance with all Ontario Fire Code and Ontario Building Code requirements.
9. The Compactor for garbage will be secured at all times with no general access.
10. The dedicated Waste Collection Point will be adequately signed indicating that the area is a Waste Collection Point and there will be no parking or blocking of Waste Collection containers.
11. The dedicated Waste Collection Point will be kept cleared of snow and ice so as not to pose a danger to the collection vehicle or property during collection.
12. The dedicated storage areas are adequate to store Waste for a minimum of one week. - Meeting capacity requirements outlined in Section1.8 of Development Design Guidelines for Source separation of Solid Waste (ROP Guidelines for Halton Region)

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Residential Developement

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PHASE 1,2 AND 3

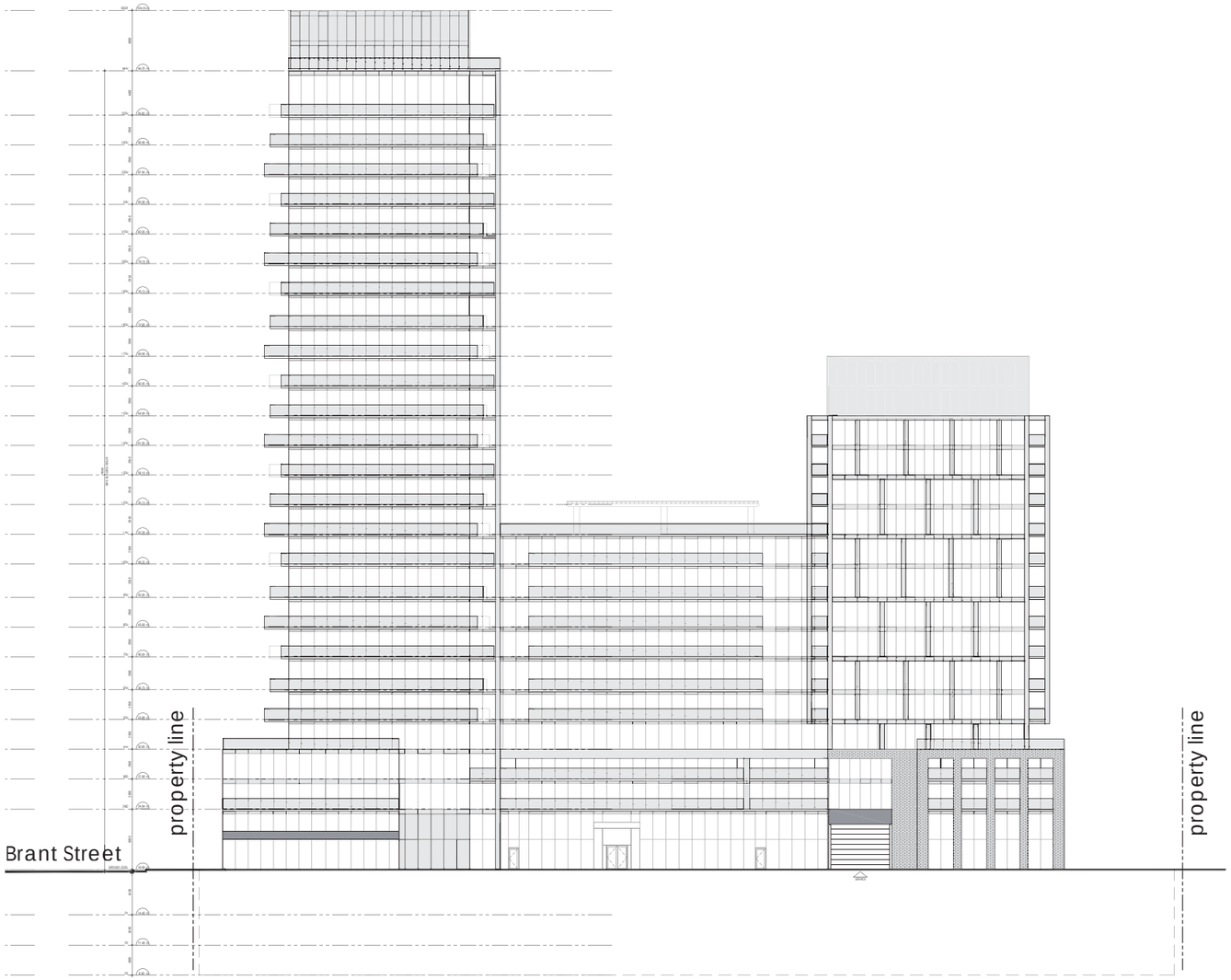
Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
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Plot Date:	May. 14, 2021
Job #	1398.16

WASTE MANAGEMENT PLAN

1:400 A316

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BRANT+GHENT
PHASE 1- LOT "A"

Burlinton Ontario

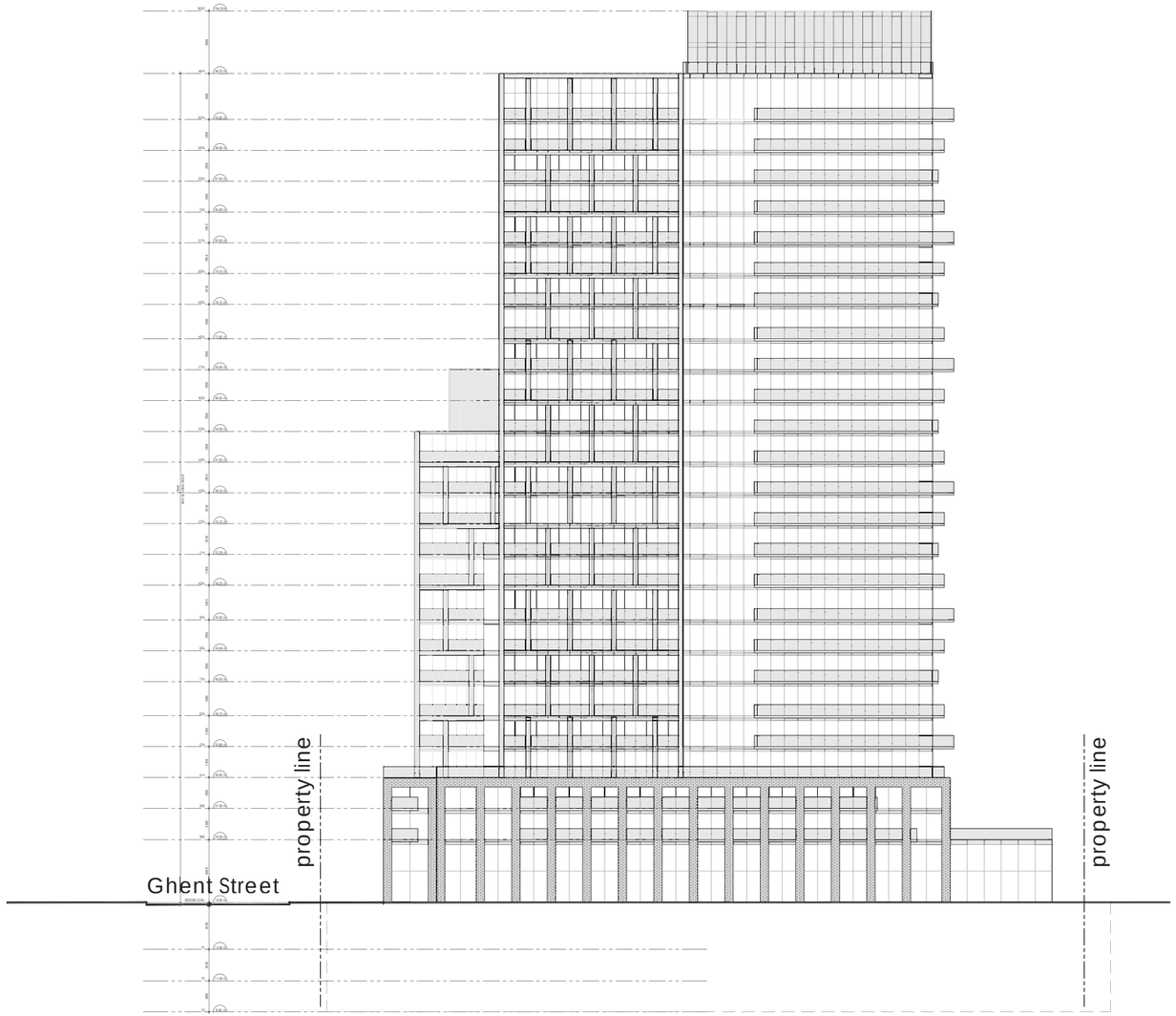
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

NORTH ELEVATION

1:250

A401

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Residential Developement

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PHASE 1- LOT "A"

Burlinton Ontario

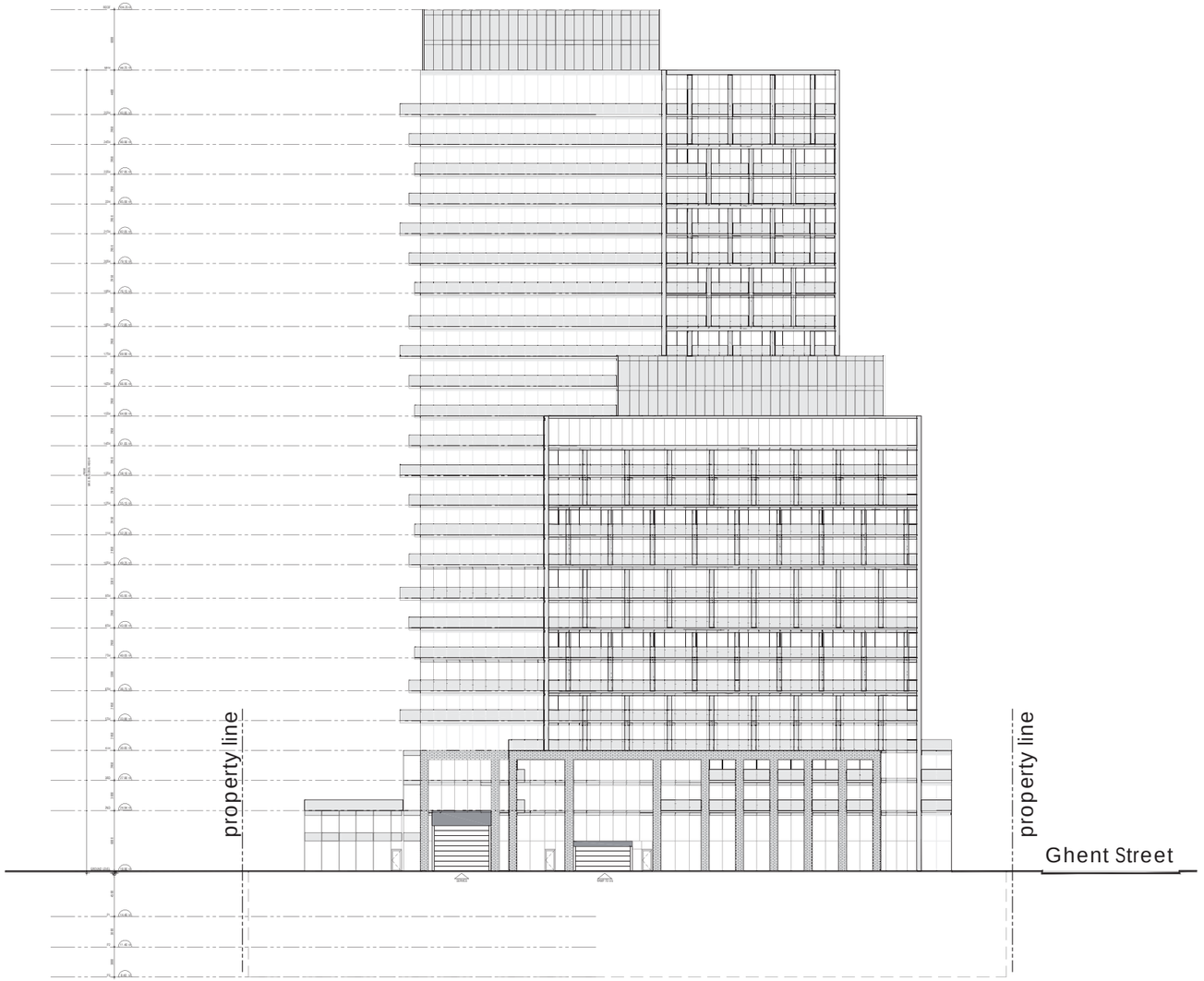
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
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Job #	1398.16

EAST ELEVATION

1:250

A402

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Residential Developement

BRANT+GHENT
PHASE 1- LOT "A"

Burlinton Ontario

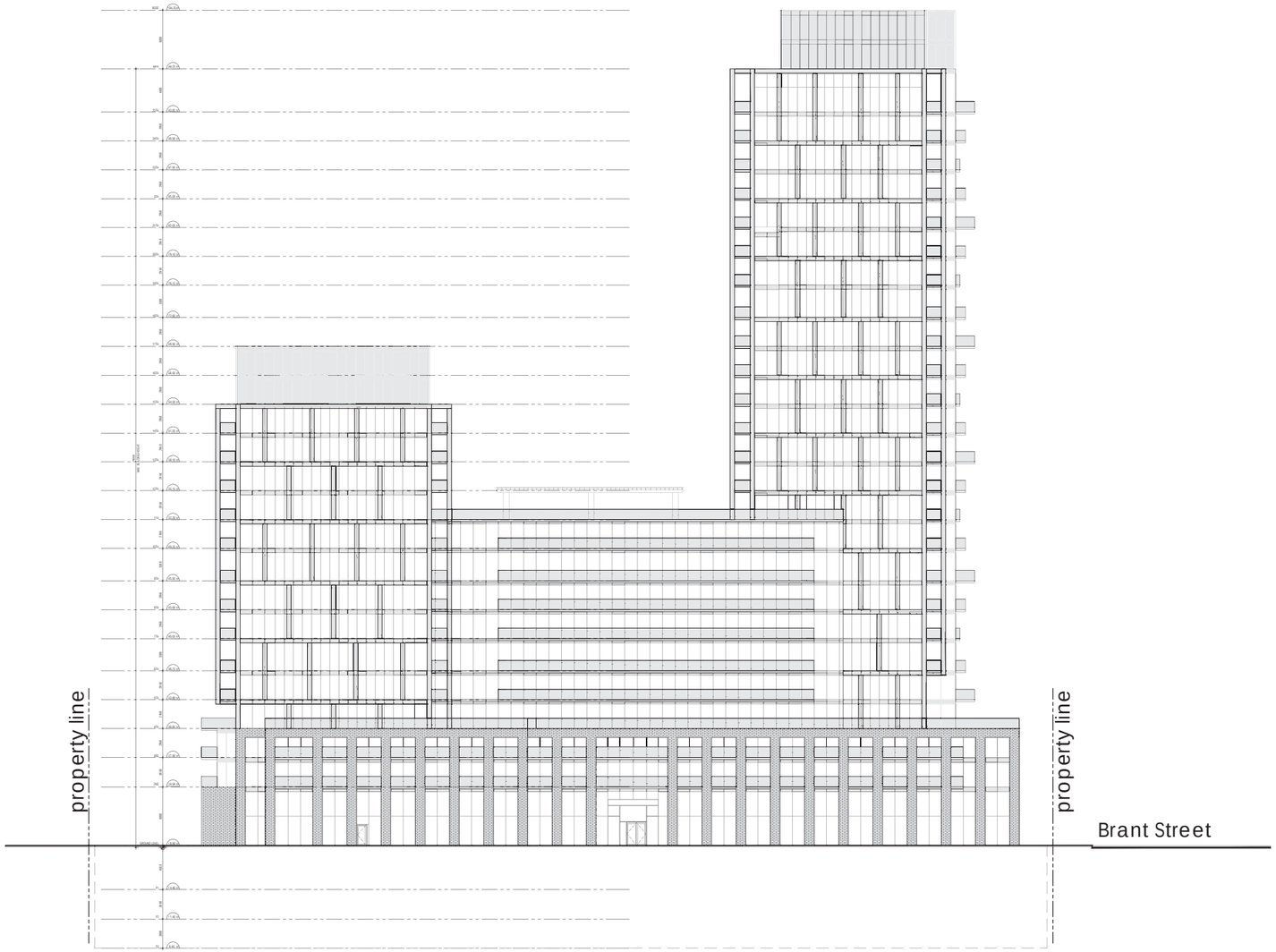
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Assistant Designer:	S. Salari/R. Alani
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Job #	1398.16

WEST ELEVATION

1:250

A403

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

BRANT+GHENT
PHASE 1- LOT "A"

Burlinton Ontario

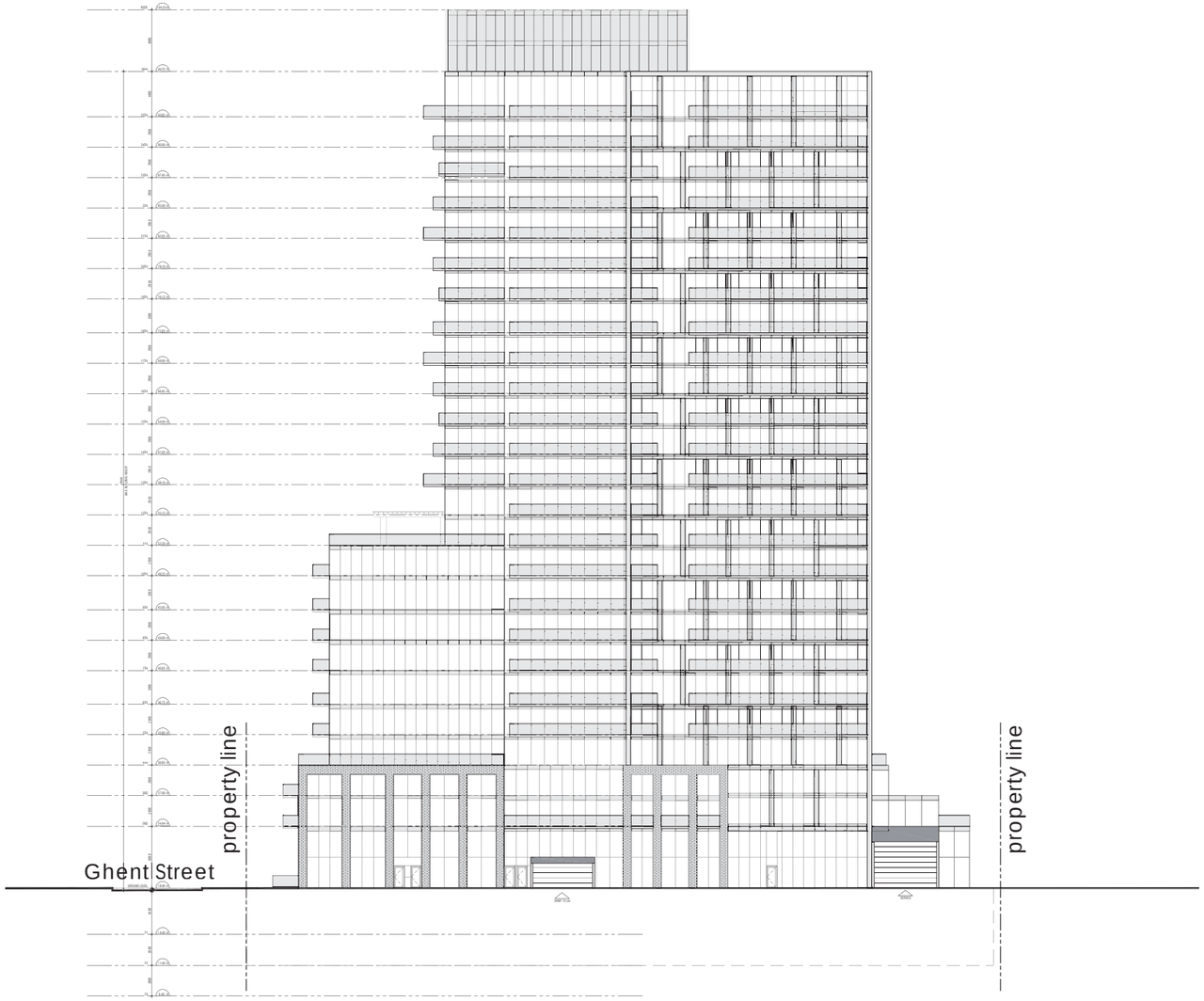
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
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Plot Date:	May. 14, 2021
Job #	1398.16

SOUTH ELEVATION

1:250

A404

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

BRANT+GHENT
PHASE 2- LOT "B"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

EAST ELEVATION

1:250 A405

TITLEBLOCK SIZE: 610 x 900

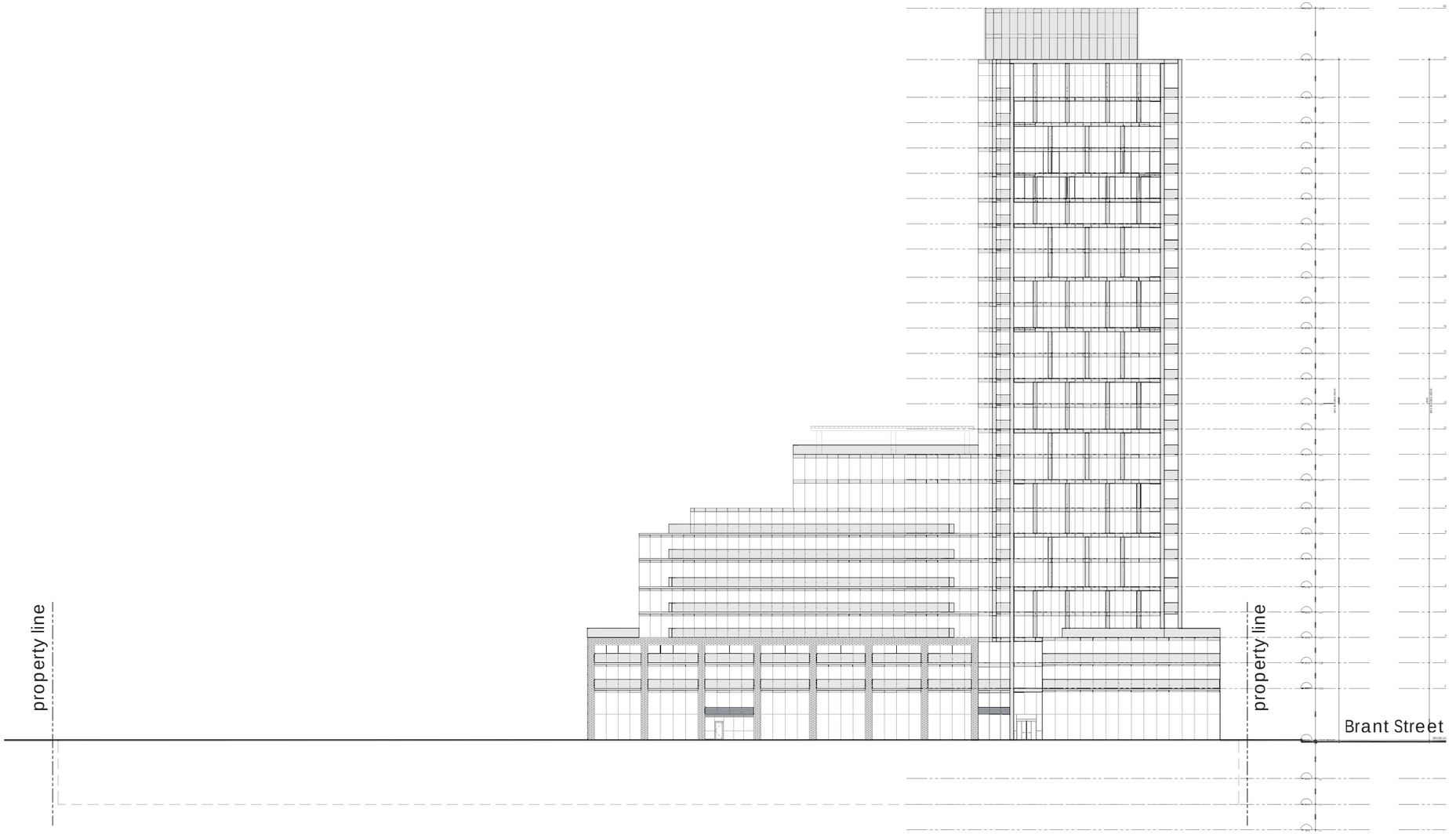
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Residential Developement

BRANT+GHENT
PHASE 2- LOT "B"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
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NORTH ELEVATION

1:250

A406

TITLEBLOCK SIZE: 610 x 900

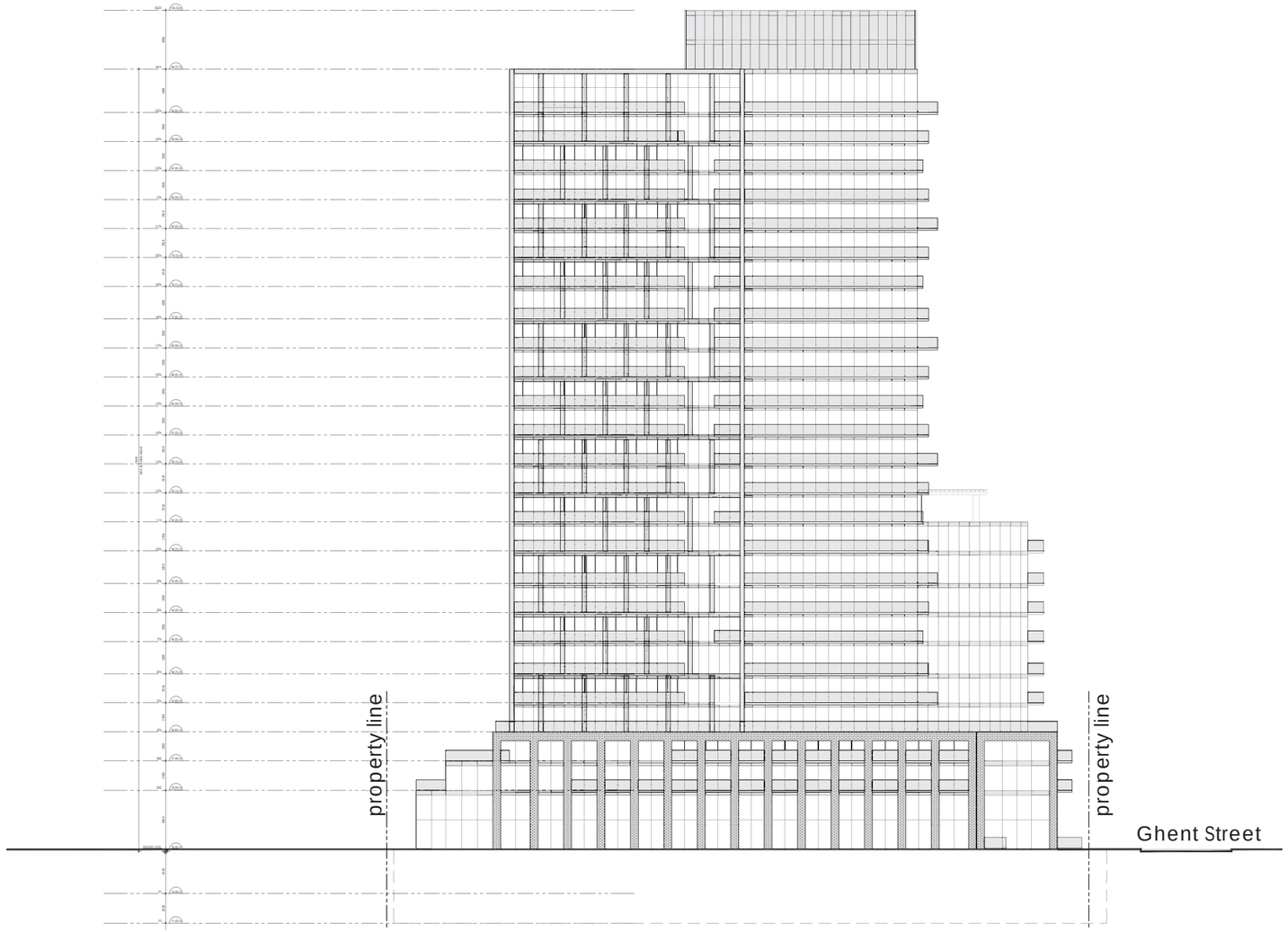
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ONTARIO ASSOCIATION OF ARCHITECTS
BERARDO E. GRAZIANI
LICENCE
4684

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone 905.795.2601 Fax 905.795.2844 www.gc-architects.com

Residential Developement

BRANT+GHENT
PHASE 2- LOT "B"

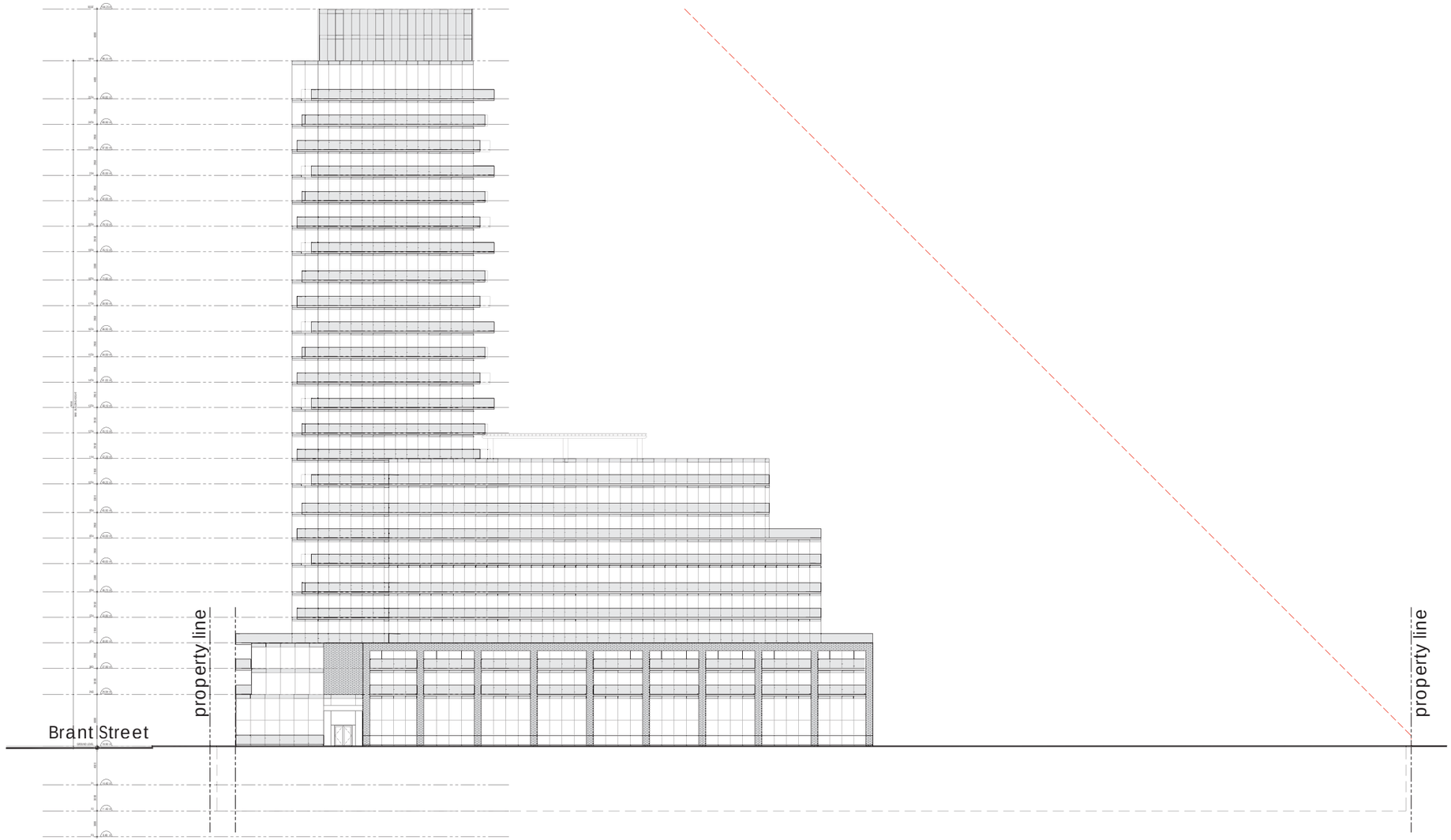
Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

WEST ELEVATION

1:250 A407

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

BRANT+GHENT

PHASE 2- LOT "B"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

SOUTH ELEVATION

1:250

A408

TITLEBLOCK SIZE: 610 x 900

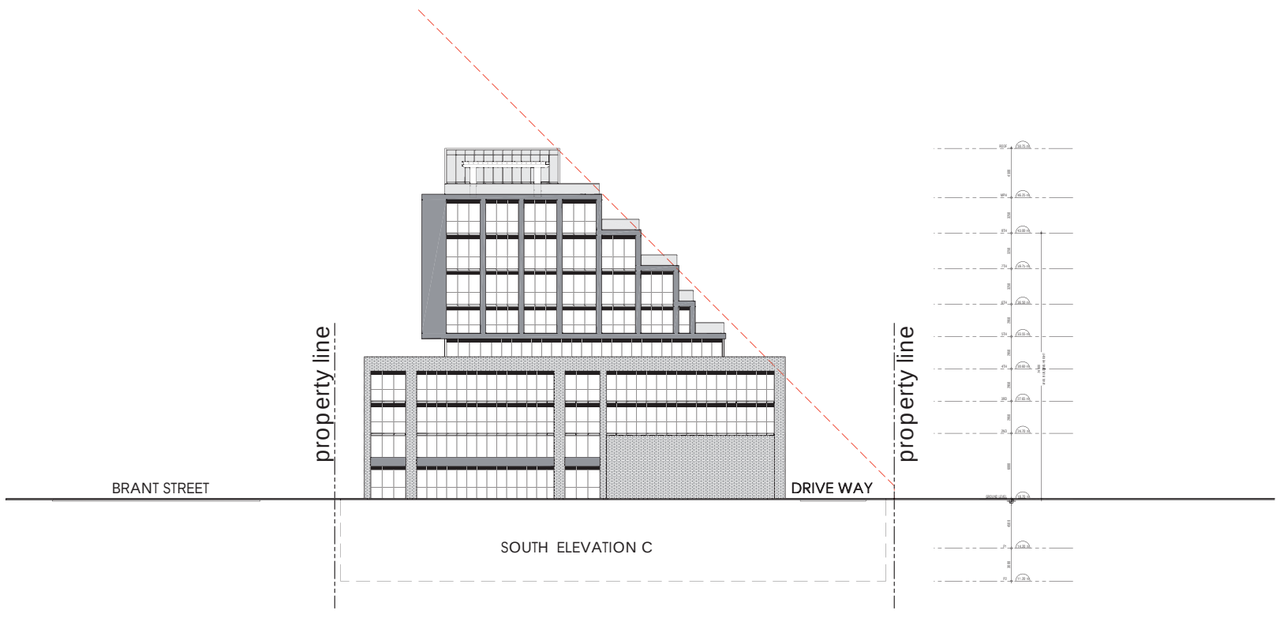
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SOUTH ELEVATION C

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Residential Developement

BRANT+GHENT

PHASE 3- LOT "C"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

SOUTH ELEVATION

1:250

A409

TITLEBLOCK SIZE: 610 x 900

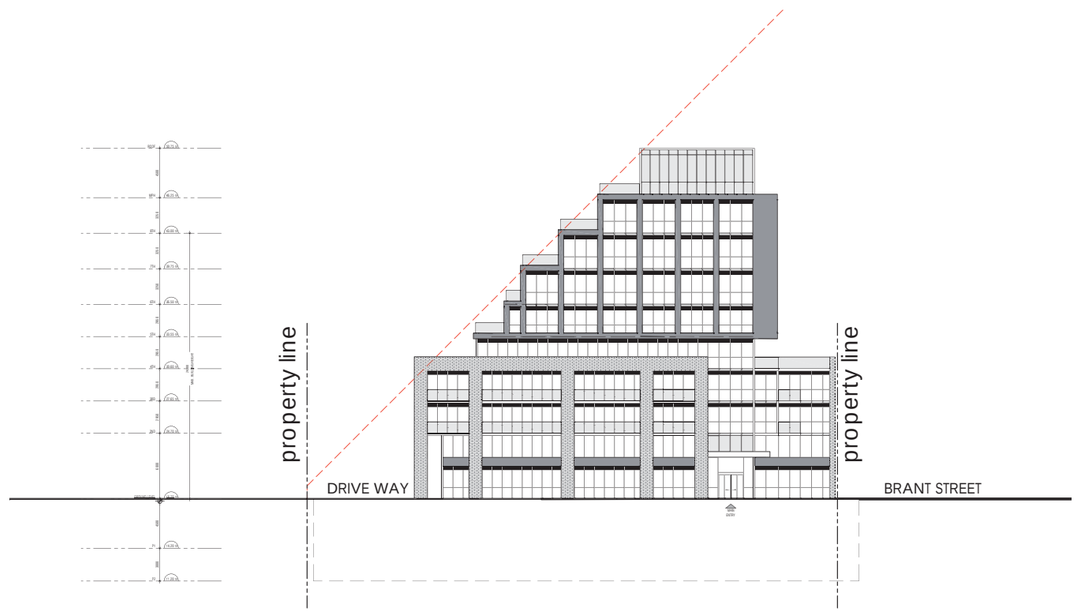
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Residential Developement

BRANT+GHENT
PHASE 3- LOT "C"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

NORTH ELEVATIION

1:250

A410

TITLEBLOCK SIZE: 610 x 900

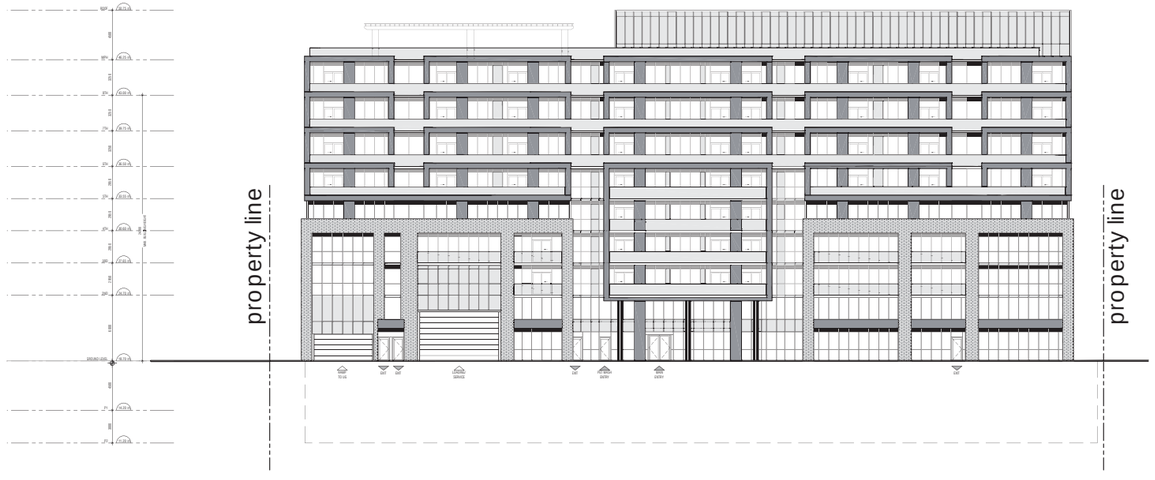
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Residential Developement

BRANT+GHENT
PHASE 3- LOT "C"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

EAST ELEVATION

1:250

A411

TITLEBLOCK SIZE: 610 x 900

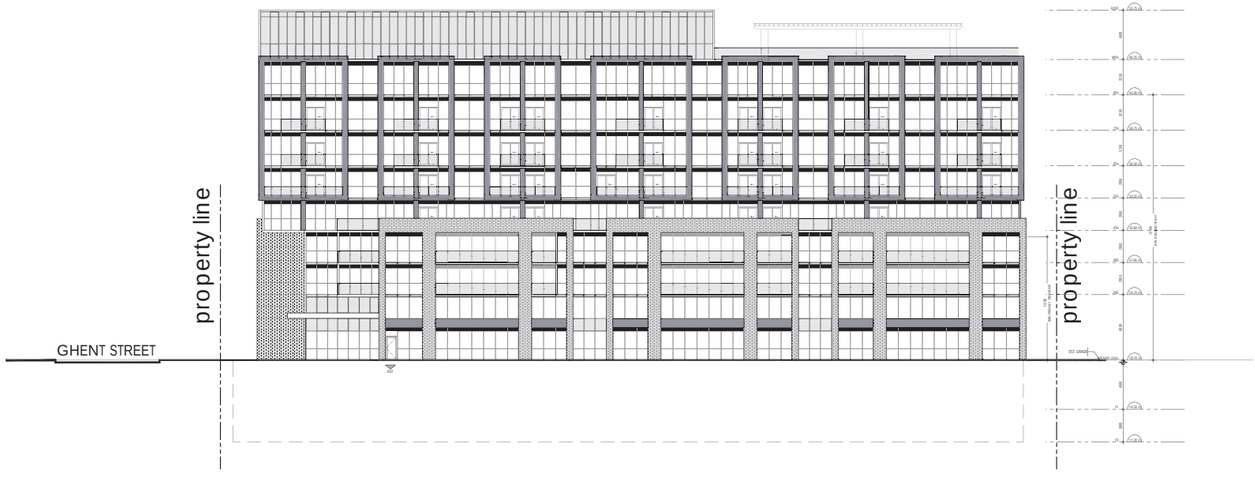
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Residential Developement

BRANT+GHENT
PHASE 3- LOT "C"

Burlinton Ontario

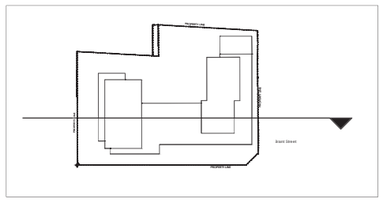
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

WEST ELEVATION

1:250

A412

TITLEBLOCK SIZE: 610 x 900



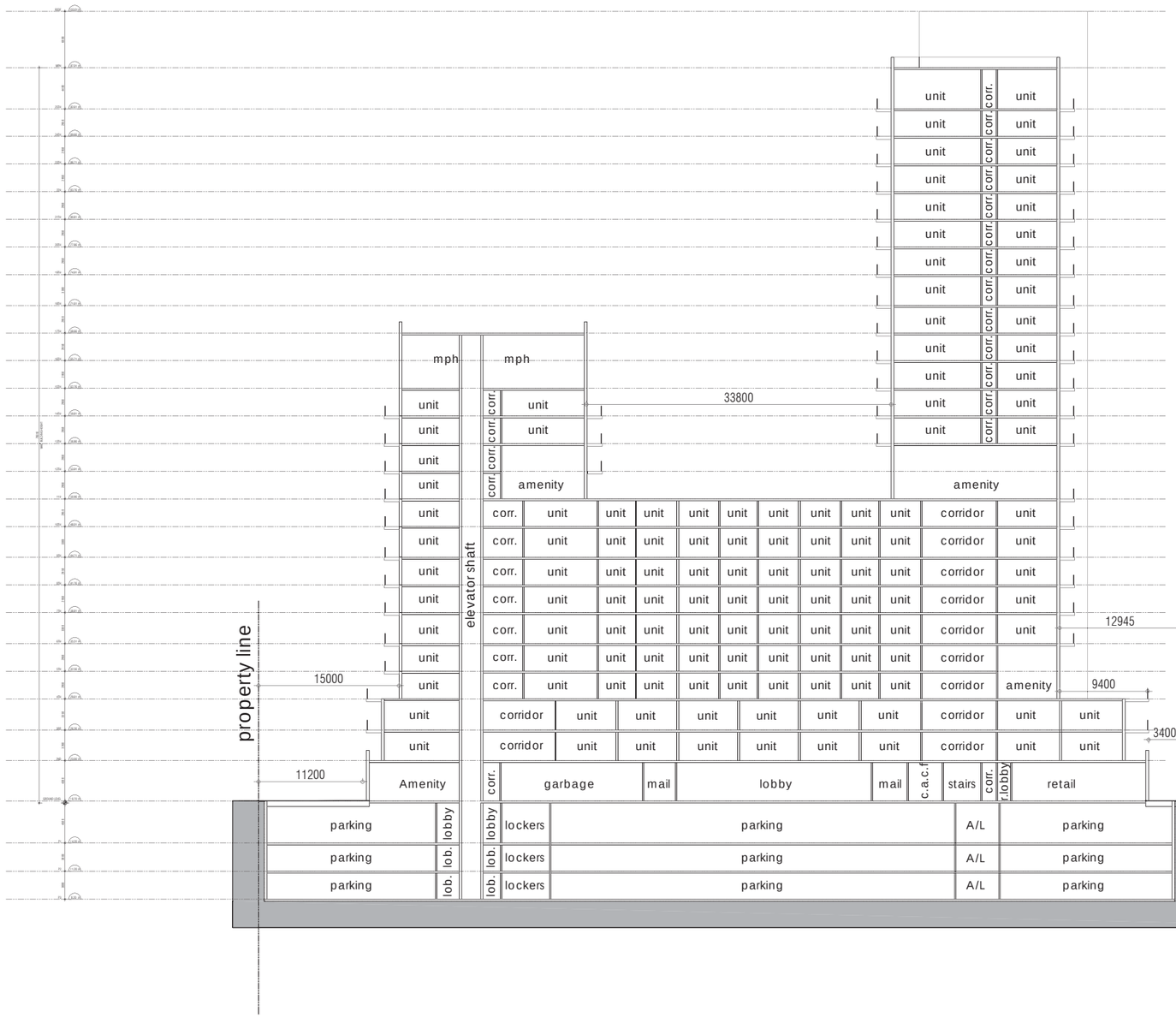
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BRANT+GHENT
PHASE 1- LOT "A"

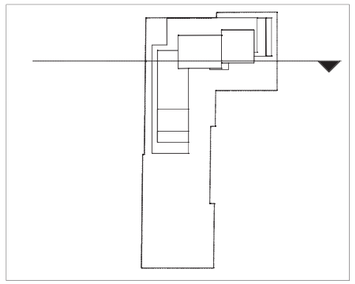
Burlinton Ontario

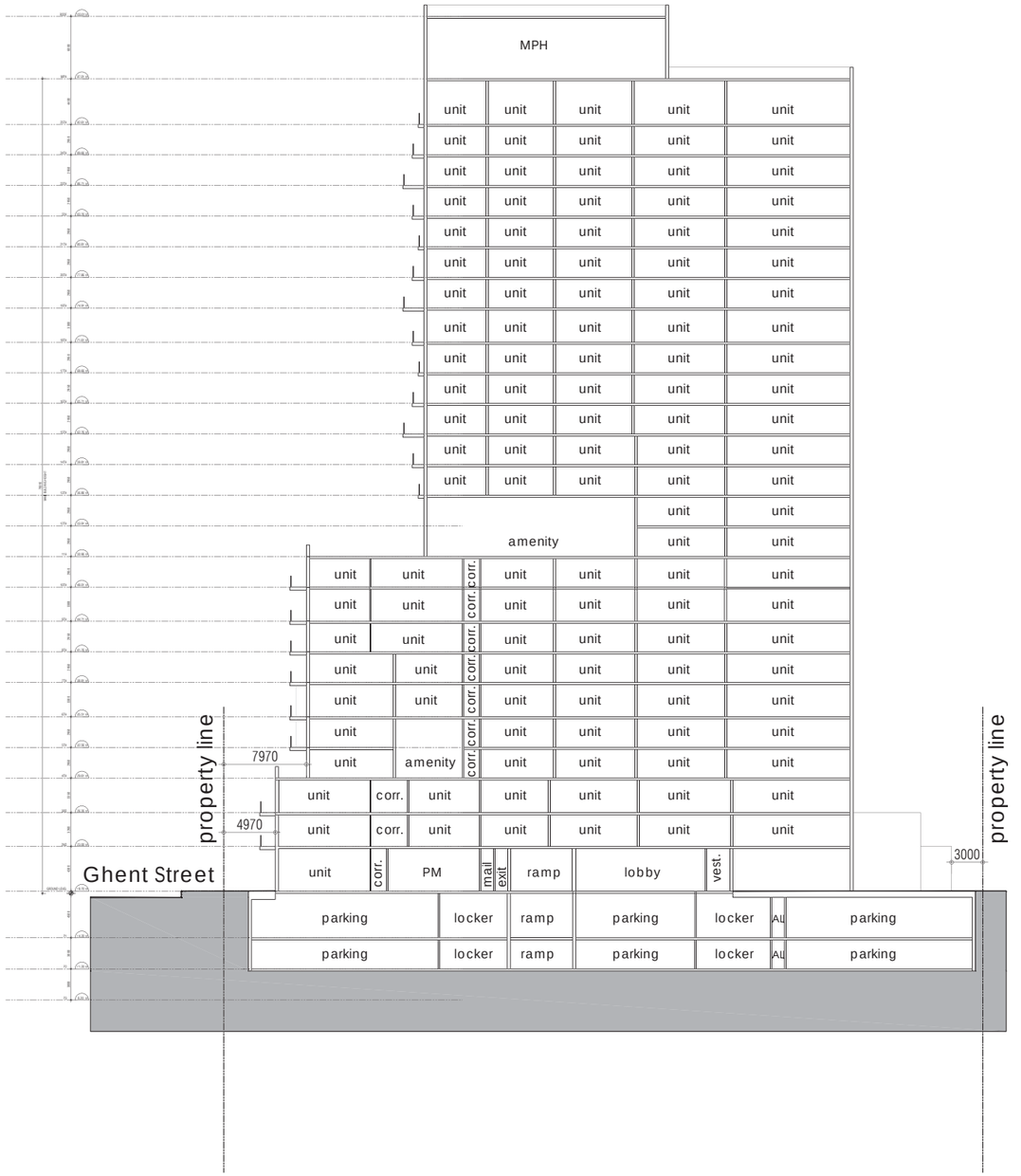
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

SECTION

1:250 A501

TITLEBLOCK SIZE: 610 x 900





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Residential Developement

BRANT+GHENT
PHASE 2- LOT "B"

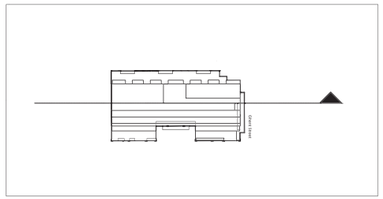
Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

SECTION

1:250 A502

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

BRANT+GHENT

PHASE 3- LOT "C"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

SECTION

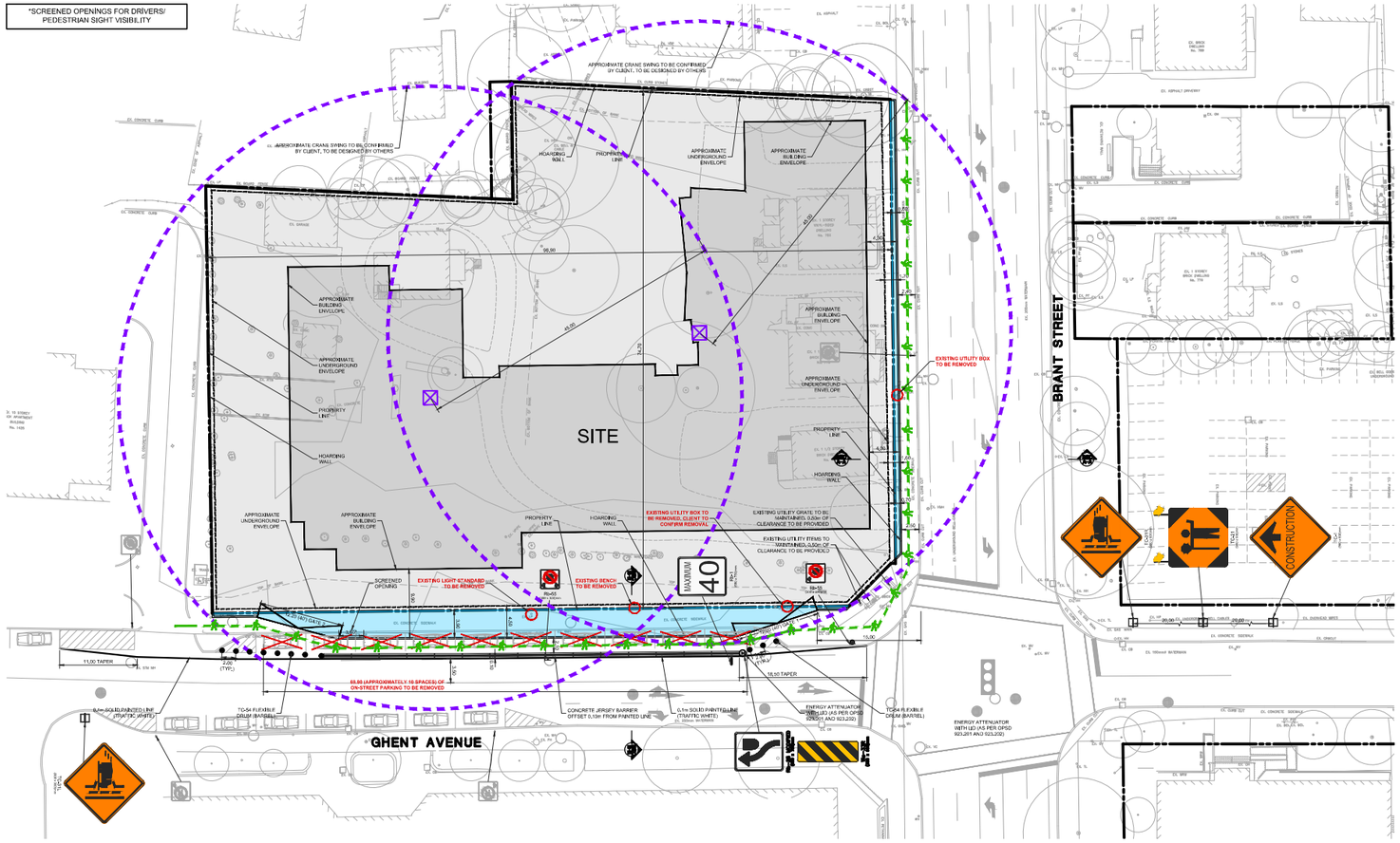
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A503

TITLEBLOCK SIZE: 610 x 900

Appendix B:
Conceptual Traffic Management During Construction Plans

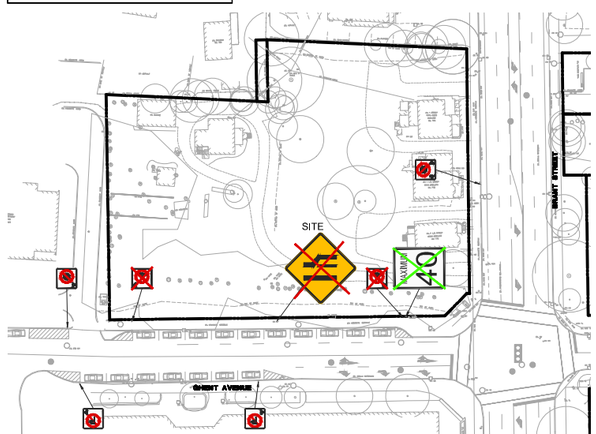
*SCREENED OPENINGS FOR DRIVERS/ PEDESTRIAN SIGHT VISIBILITY



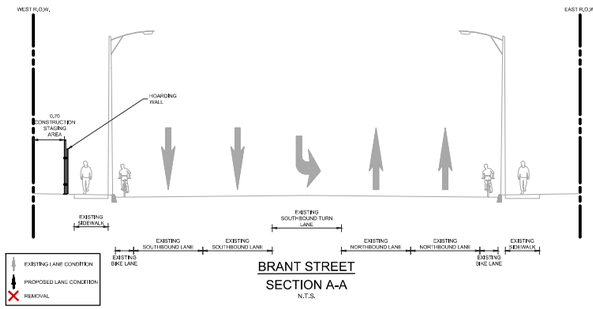
EXISTING TRAFFIC CONTROLS

- REMOVE & STORE SIGN
- RELOCATE SIGN (REFER TO ADJACENT PLAN FOR NEW LOCATION)

1:500 0 5 10 15 20m



CITY OF BURLINGTON TO BE NOTIFIED A MONTH PRIOR TO HOARDING IMPLEMENTATION TO COORDINATE THE REMOVAL/RELOCATION AND INSTALLATION OF ALL REGULATORY SIGNS (IF APPLICABLE).



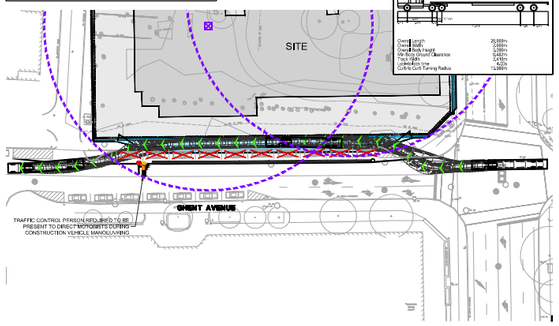
BRANT STREET
SECTION A-A
N.T.S.

GENERAL NOTES

1. BASE SURVEY PLAN PREPARED WITH THE FOLLOWING DRAWINGS:
   1.1. SURVEY DRAWING 2659-ST DATED JUNE 1, 2011 COMPLETED BY R. AMS SURVEYING INC.
2. ALL TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL, BOOK 5-REGULATORY SIGNS, BOOK 6-WARNING SIGNS, BOOK 7-TEMPORARY CONDITIONS, BOOK 11-PAVEMENT, HAZARD AND DELINEATION MARKINGS AND BOOK 12-TRAFFIC SIGNALS.
3. THE LOCATION AND EXTENT OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE CONSIDERED APPROXIMATE ONLY. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION OF UTILITIES AND BE RESPONSIBLE FOR ADEQUATE PROTECTION / REMOVAL DURING CONSTRUCTION.
4. ALL WORK TO CONFORM TO THE APPLICABLE MUNICIPALITIES STANDARDS, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND ALL OTHER RELEVANT CODES, STANDARDS, GUIDELINES, ETC.
5. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF TRANSPORTATION ROADSIDE SAFETY MANUAL.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROTECTIVE BARRIER AROUND THE PERIMETER OF SITE TO PREVENT VEHICLES FROM ENTERING THE OPEN EXCAVATION. DESIGN OF BARRIER TO BE BY OTHER AND CAN BE REMOVED ONCE STRUCTURE REACHES GRADE LEVEL.
7. TRAFFIC/PARKING CONTROL SIGNAGE AND SUPPORTS SHALL BE LOCATED SO AS NOT TO ENCROACH INTO ANY ADJACENT LANE AND PROVIDE A MINIMUM HEIGHT CLEARANCE OF 4.0m.
8. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
9. NOISE LEVELS SHALL BE KEPT IN ACCORDANCE WITH THE APPLICABLE MUNICIPALITIES BY-LAWS AND REGULATIONS.
10. PEDESTRIAN WALKWAY TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
11. CONSTRUCTION ZONE TO HAVE SUPPLEMENTARY REPLACEMENT STREET & PEDESTRIAN LIGHTING. REQUIREMENTS TO BE DETERMINED BY THE CITY OF TORONTO.
12. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR WORKING ON-SITE AND WITHIN THE PUBLIC RIGHT OF WAY.
13. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL WORKS.
14. ALL DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD LAYOUT SHALL BE REPORTED TO THE SITE SUPERVISOR AND OWNER BEFORE FURTHER ACTION IS TAKEN.
15. ALL TRAFFIC SIGNALS, POLES, TRAFFIC CONTROLLERS, LED-LIT STANDARDS, UTILITY POLES, SIGN POSTS, STREET FURNITURE, PIPE BARRIERS, TRAFFIC PAINTED CONTROL SIGNAGE REMOVAL/RELOCATION/REPLACEMENT SHALL BE BY THE APPLICABLE MUNICIPALITY OR APPROPRIATE UTILITY COMPANY/TRANSPORTATION AUTHORITY.
16. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY SIGNAGE.
17. NO GRINDING PERMITTED OF EXISTING PAVEMENT MARKINGS IF NEW PAVEMENT MARKINGS ARE BEING PLACED AS PART OF THIS PLAN, ONLY WATERBLASTING AND SANDBLASTING METHODS ARE PERMITTED FOR REMOVAL OF EXISTING PAVEMENT MARKINGS OR AS DIRECTED BY THE MUNICIPALITY.
18. TC-54 FLEXIBLE DRUM (BARRELS) ARE ONLY TO BE REMOVED DURING CONSTRUCTION VEHICLE MANOEUVRING.
19. ALL PROPOSED TRAFFIC CONTROL SIGNAGE TO BE BE MOUNTED ON EXISTING POLES WITH A SUITABLE BRACKET IF POSSIBLE.
20. DURING AFTER HOURS, THE CONTRACTOR SHALL ENSURE ALL ACCESS GATES ARE CLOSED & LOCKED AND THAT ALL BUILDING MATERIAL/EQUIPMENT IS STORED WITHIN THE CONSTRUCTION AREA.
21. FOLLOWING THE COMPLETION OF THE PROJECT, THE AREA WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
22. A PROTECTIVE BARRIER SHALL BE INSTALLED ALONG THE EDGE OF EXCAVATION ONCE EXCAVATION PROCEEDS BELOW GRADE - EVEL. THE BARRIER MAY BE REMOVED ONLY ONCE THE FUTURE STRUCTURE REACHES GRADE-LEVEL. BARRIER DESIGN TO BE BY OTHERS.
23. CROSS SECTION ITEMS, INCLUDING BUT NOT LIMITED TO, COVERED WALKWAY ARE FOR ILLUSTRATIVE PURPOSES ONLY. DETAILED DESIGN OF THESE ITEMS TO BE DESIGNED BY OTHERS.

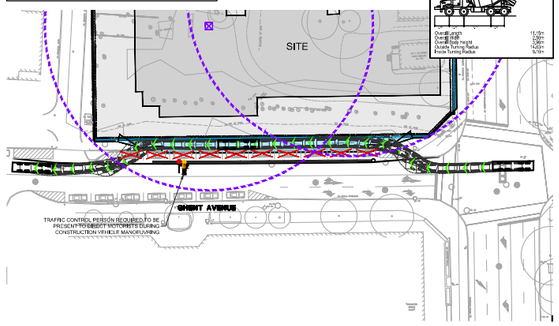
TRACTOR TRAILER MOVEMENT

FORWARD MOVEMENT
REVERSE MOVEMENT
1:500 0 5 10 15 20m



CONCRETE TRUCK MOVEMENT

FORWARD MOVEMENT
REVERSE MOVEMENT
1:500 0 5 10 15 20m



LEGEND

- CONSTRUCTION STAGING AREA
- COVERED PEDESTRIAN WALKWAY
- ITEM REMOVAL / RELOCATION
- JERSEY BARRIER (AS PER OPSD 911.140) WITH HOARDING WALL
- TRAFFIC CONTROL PERSON
- EXISTING SIGNAL
- TC-54 FLEXIBLE DRUM (BARREL)
- ENERGY ATTENUATOR WITH LID (AS PER OPSD 923.201 AND 923.200)
- TEMPORARY SIGN MOUNT
- TEMPORARY SIGN POST
- CONSTRUCTION EQUIPMENT/ MACHINERY
- CRANE SWING
- PROPOSED PORTABLE POSTS FOR TEMPORARY SIGNS

STREET OCCUPATION CALCULATIONS

BOULEVARD OCCUPANCY AREAS:

CONSTRUCTION STAGING AREA:

BRANT STREET	± 61 SQ.M
GHENT AVENUE	± 220 SQ.M
TOTAL	± 274 SQ.M

ROADWAY OCCUPANCY AREA:

CONSTRUCTION STAGING AREA:

GHENT AVENUE	± 53 SQ.M

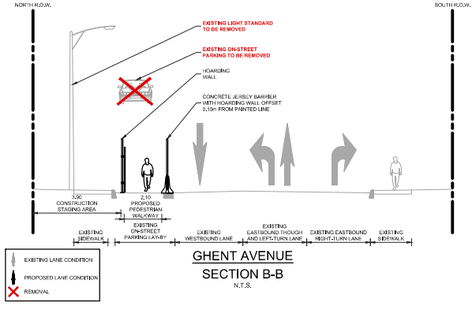
PEDESTRIAN WALKWAY:

GHENT AVENUE	± 149 SQ.M

LINEAL SITE PROTECTION:

BRANT STREET	± 77 M
GHENT AVENUE	± 106 M
TOTAL	± 182 M

NOTE: NUMBERS ROUNDED ST TO THE NEAREST WHOLE NUMBER



GHENT AVENUE
SECTION B-B
N.T.S.

01	05-13-21	RPM	ISSUED TO CLIENT FOR CITY SUBMISSION
00	05-12-21	RPM	ISSUED TO CLIENT FOR PRELIMINARY REVIEW
00	MM-DD-YR	INT	REVISION NOTE

THIS TRAFFIC MANAGEMENT DURING CONSTRUCTION (TMDC) PLAN RECOMMENDS MITIGATION MEASURES WITH RESPECT TO VEHICULAR, BICYCLE AND PEDESTRIAN TRAFFIC (WHERE APPLICABLE) WITHIN THE PUBLIC RIGHT-OF-WAY(S) ADJACENT TO THE SITE. THIS PLAN IS INTENDED SOLELY TO SUPPORT THE PERMIT APPLICATION FOR RIGHT-OF-WAY OCCUPANCY, CONSTRUCTION LOGISTICS AND CONSTRUCTION MANAGEMENT ARE NOT ADDRESSED ON THIS PLAN.

BA Group
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774, 778, 782 BRANT STREET

TRAFFIC MANAGEMENT DURING CONSTRUCTION PLAN

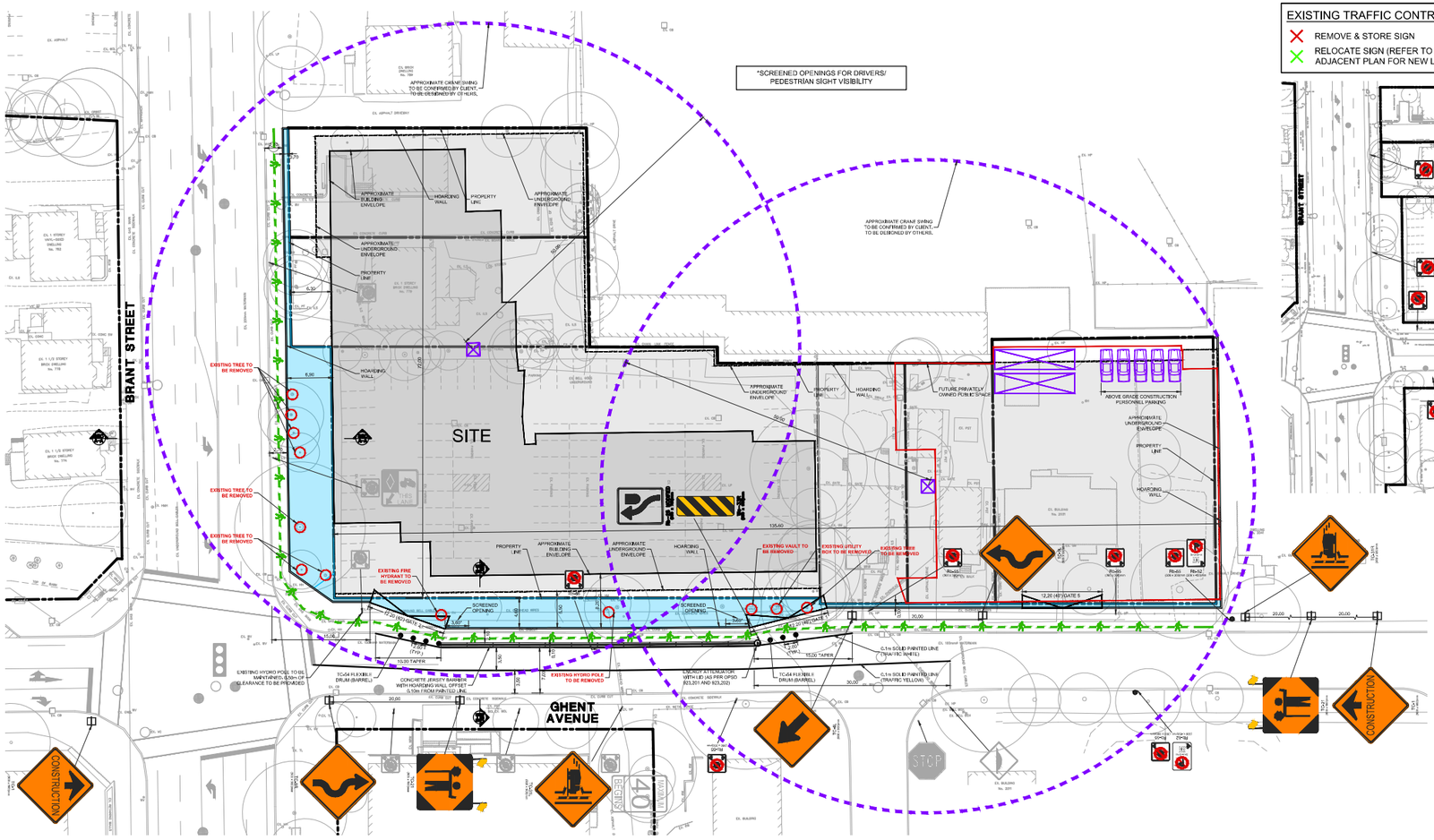
PARCEL A

Date: AUGUST 10, 2021

Project No.: 8112-01

Scale: 1:250 0 5 10m

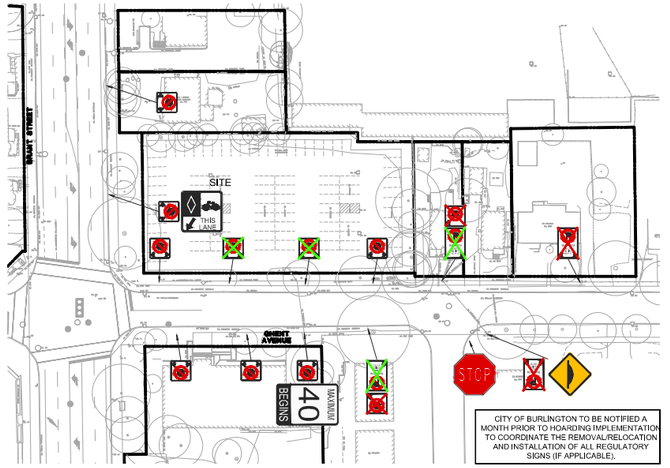
TMDC-1



EXISTING TRAFFIC CONTROLS

- REMOVE & STORE SIGN
- RELOCATE SIGN (REFER TO ADJACENT PLAN FOR NEW LOCATION)

1:500 0 5 10 15 20m



CITY OF BURLINGTON TO BE NOTIFIED A MONTH PRIOR TO HOARDING IMPLEMENTATION TO COORDINATE THE REMOVAL/RELOCATION AND INSTALLATION OF ALL REGULATORY SIGNS (IF APPLICABLE).

GENERAL NOTES

1. BASE SURVEY PLAN PREPARED WITH THE FOLLOWING DRAWINGS:
   1.1. SURVEY DRAWING 26843T DATED JUNE 1, 2015 COMPLETED BY R. AMS SURVEYING INC.
2. ALL TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL, BOOK 5-REGULATORY SIGNS, BOOK 6-WARNING SIGNS, BOOK 7-TEMPORARY CONDITIONS, BOOK 11-PAVEMENT, HAZARD AND DELINEATION MARKINGS AND BOOK 12-TRAFFIC SIGNALS.
3. THE LOCATION AND EXTENT OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE CONSIDERED APPROXIMATE ONLY. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION OF UTILITIES AND BE RESPONSIBLE FOR ADEQUATE PROTECTION / RON DAMAGE DURING CONSTRUCTION.
4. ALL WORK TO CONFORM TO THE APPLICABLE MUNICIPALITIES STANDARDS, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND ALL OTHER RELEVANT CODES, STANDARDS, GUIDELINES, ETC.
5. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF TRANSPORTATION ROADSIDE SAFETY MANUAL.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROTECTIVE BARRIER AROUND THE PERIMETER OF SITE TO PREVENT VEHICLES FROM ENTERING THE OPEN EXCAVATION. DESIGN OF BARRIER TO BE BY OTHER AND CAN BE REMOVED ONCE STRUCTURE REACHES GRADE LEVEL.
7. TRAFFIC/PARKING CONTROL SIGNAGE AND SUPPORTS SHALL BE LOCATED SO AS NOT TO ENCROACH INTO ANY ADJACENT LANE AND PROVIDE A MINIMUM HEIGHT CLEARANCE OF 4.6m.
8. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
9. NOISE LEVELS SHALL BE KEPT IN ACCORDANCE WITH THE APPLICABLE MUNICIPALITIES BY-LAWS AND REGULATIONS.
10. PEDESTRIAN WALKWAY TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
11. CONSTRUCTION ZONE TO HAVE SUPPLEMENTARY REPLACEMENT STREET & PEDESTRIAN LIGHTING. REQUIREMENTS TO BE DETERMINED BY THE CITY OF TORONTO.
12. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR WORKING ON-SITE AND WITHIN THE PUBLIC RIGHT OF WAY.
13. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL WORKS.
14. ALL DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD LAYOUT SHALL BE REPORTED TO THE SITE SUPERVISOR AND OWNER BEFORE FURTHER ACTION IS TAKEN.
15. ALL TRAFFIC SIGNALS, POLES, TRAFFIC CONTROLLERS, LED-IT STANDARDS, UTILITY POLES, SIGN POSTS, STREET FURNITURE, PIPE BARRIERS, TRAFFIC/PARKING CONTROL SIGNAGE REMOVAL/RELOCATION/REPLACEMENT SHALL BE BY THE APPLICABLE MUNICIPALITY OR APPROPRIATE UTILITY COMPANY/TRANSPORTATION AUTHORITY.
16. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY SIGNAGE.
17. NO GRINDING PERMITTED OF EXISTING PAVEMENT MARKINGS IF NEW PAVEMENT MARKINGS ARE BEING PLACED AS PART OF THIS PLAN. ONLY WATER BLASTING/SAND BLASTING METHODS ARE PERMITTED FOR REMOVAL OF EXISTING PAVEMENT MARKINGS OR AS DIRECTED BY THE MUNICIPALITY.
18. TC-54 FLEXIBLE DRUM (BARRELS) ARE ONLY TO BE REMOVED DURING CONSTRUCTION VEHICLE MANOEUVRING.
19. ALL PROPOSED TRAFFIC CONTROL SIGNAGE TO BE BE MOUNTED ON EXISTING POLES WITH A SUITABLE BRACKET IF POSSIBLE.
20. DURING AFTER HOURS, THE CONTRACTOR SHALL ENSURE ALL ACCESS GATES ARE CLOSED & LOCKED AND THAT ALL BUILDING MATERIAL/EQUIPMENT IS STORED WITHIN THE CONSTRUCTION AREA.
21. FOLLOWING THE COMPLETION OF THE PROJECT, THE AREA WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
22. A PROTECTIVE BARRIER SHALL BE INSTALLED ALONG THE EDGE OF EXCAVATION ONCE EXCAVATION PROCEEDS BELOW GRADE - LEVEL. THE BARRIER MAY BE REMOVED ONLY ONCE THE FUTURE STRUCTURE REACHES GRADE LEVEL. BARRIER DESIGN TO BE BY OTHERS.
23. CROSS SECTION ITEMS, INCLUDING BUT NOT LIMITED TO, COVERED WALKWAY ARE FOR ILLUSTRATIVE PURPOSES ONLY. DETAILED DESIGN OF THESE ITEMS TO BE DESIGNED BY OTHERS.

LEGEND

- CONSTRUCTION STAGING AREA
- COVERED PEDESTRIAN WALKWAY
- ITEM REMOVAL / RELOCATION
- JERSEY BARRIER (AS PER OPSD 911.140) WITH HOARDING WALL
- TRAFFIC CONTROL PERSON
- EXISTING SIGNAL
- TC-54 FLEXIBLE DRUM (BARREL)
- ENERGY ATTENUATOR WITH LID (AS PER OTSD 923.201 AND 923.202)
- TEMPORARY SIGN MOUNT
- TEMPORARY SIGN POST
- CONSTRUCTION EQUIPMENT/ MACHINERY
- CRANE SWING
- 40' x 10' SITE OFFICE TRAILER
- PROPOSED PORTABLE POSTS FOR TEMPORARY SIGNS

STREET OCCUPATION CALCULATIONS

BOULEVARD OCCUPANCY AREAS:

CONSTRUCTION STAGING AREA:

BRANT STREET	± 265 SQ.M
GHENT AVENUE	± 317 SQ.M
TOTAL:	± 582 SQ.M

ROADWAY OCCUPANCY AREA:

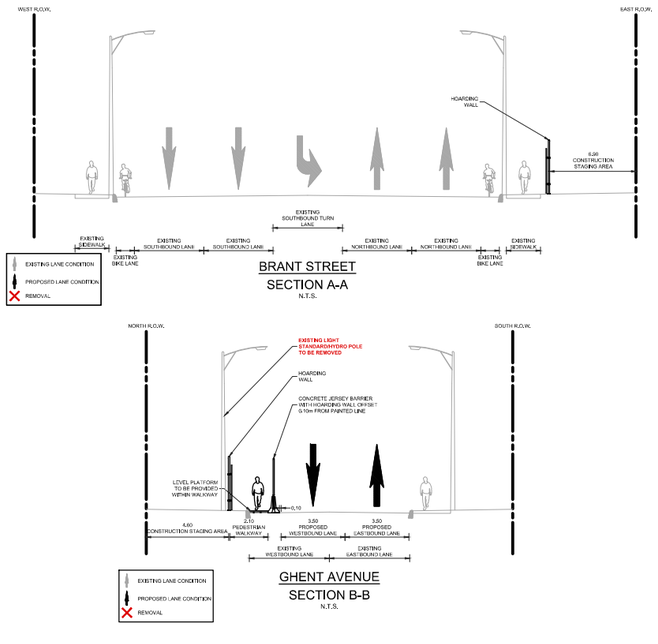
PEDESTRIAN WALKWAY:

GHENT AVENUE:	± 113 SQ.M

LINEAL SITE PROTECTION:

BRANT STREET	± 73 M
GHENT AVENUE	± 150 M
TOTAL:	± 223 M

NOTE: NUMBERS ROUNDED TO THE NEAREST WHOLE NUMBER

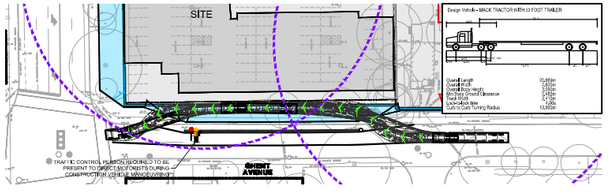


BRANT STREET
SECTION A-A
N.T.S.

GHENT AVENUE
SECTION B-B
N.T.S.

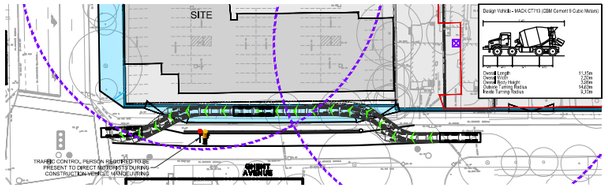
TRACTOR TRAILER MOVEMENT

FORWARD MOVEMENT
REVERSE MOVEMENT
1:500 0 5 10 15 20m



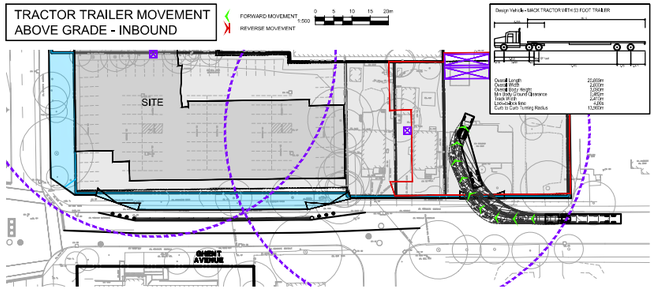
CONCRETE TRUCK MOVEMENT

FORWARD MOVEMENT
REVERSE MOVEMENT
1:500 0 5 10 15 20m



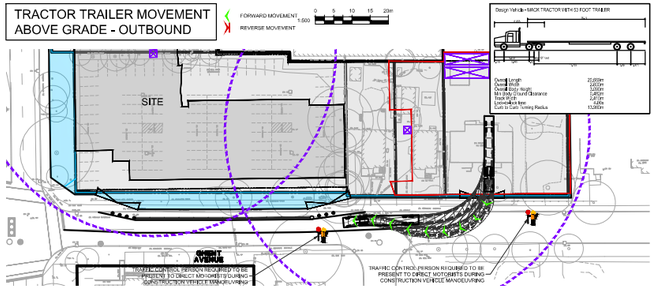
TRACTOR TRAILER MOVEMENT ABOVE GRADE - INBOUND

FORWARD MOVEMENT
REVERSE MOVEMENT
1:500 0 5 10 15 20m



TRACTOR TRAILER MOVEMENT ABOVE GRADE - OUTBOUND

FORWARD MOVEMENT
REVERSE MOVEMENT
1:500 0 5 10 15 20m



01	05-13-21	RPM	ISSUED TO CLIENT FOR CITY SUBMISSION
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00	MM-DD-YR	INT	REVISION NOTE

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BA Group
BA Consulting Group Ltd.
101-410 Sherbrook St.
Toronto ON M4X 1K9
tel 416 961 7110
mail hoglog@hoglog.com
MOVEMENT PLANNING ENVIRONMENTS
RAISING CLIENT

769, 779, 783 BRANT STREET & 2023, 2027, 2031-2033 GHENT AVENUE

TRAFFIC MANAGEMENT DURING CONSTRUCTION PLAN

PARCEL B

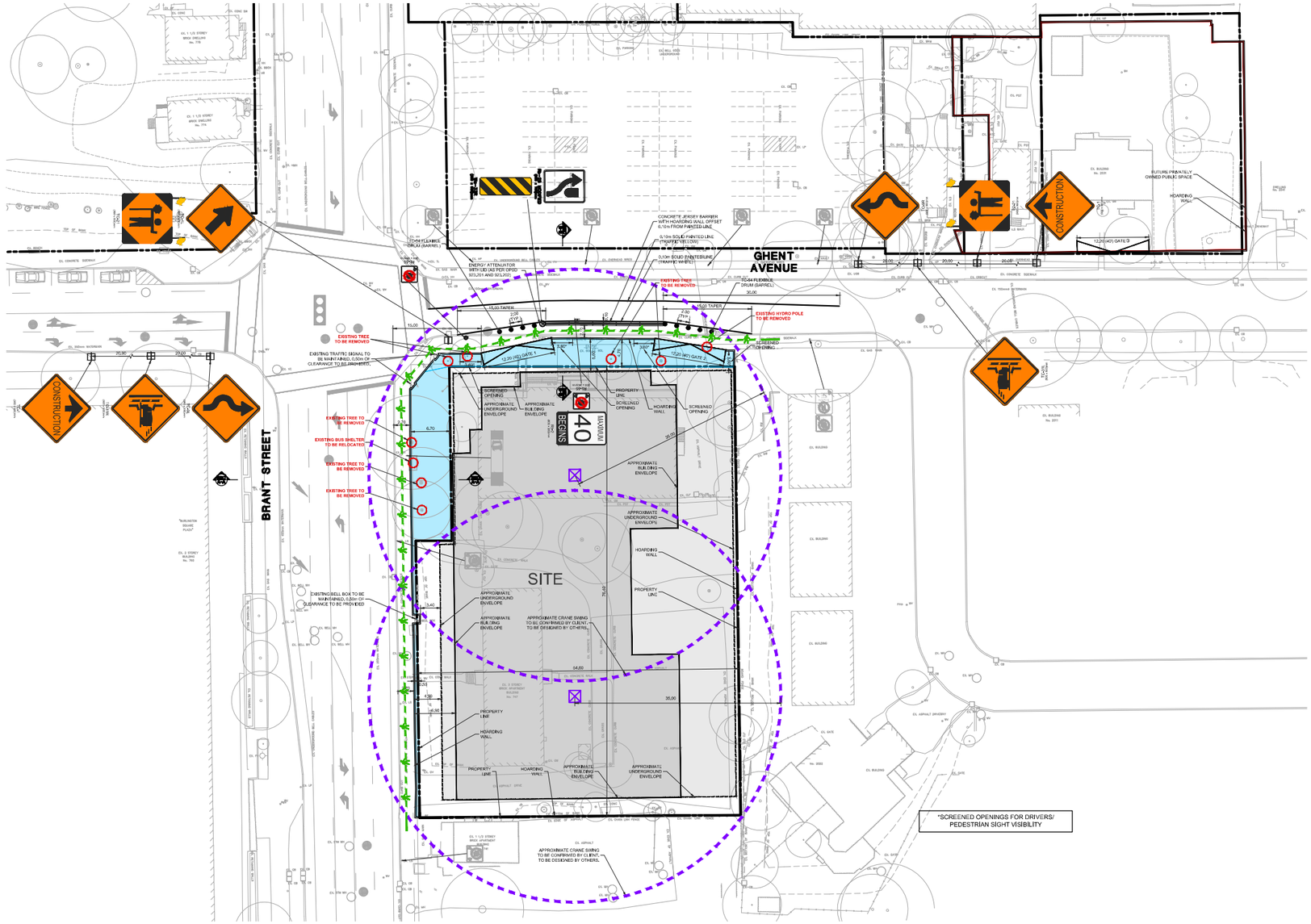
Date: AUGUST 10, 2021

Project No.: 8112-01

Scale: 1:250 0 5 10m

TMDC-2

Date Plotted: August 10, 2021 File Name: N:\8112\Landscaping\Drawings\8112-TMDC-2.dwg

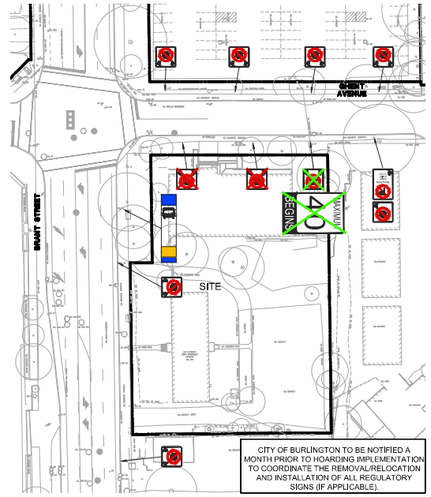


*SCREENED OPENINGS FOR DRIVERS/ PEDESTRIAN SIGHT VISIBILITY

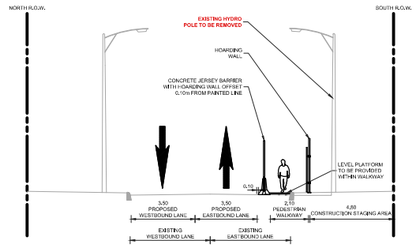
EXISTING TRAFFIC CONTROLS

- REMOVE & STORE SIGN
- RELOCATE SIGN (REFER TO ADJACENT PLAN FOR NEW LOCATION)

1:500 0 5 10 15 20m



CITY OF BURLINGTON TO BE NOTIFIED A MONTH PRIOR TO HOARDING IMPLEMENTATION TO COORDINATE THE REMOVAL/RELOCATION AND INSTALLATION OF ALL REGULATORY SIGNS (IF APPLICABLE).



EXISTING LANE CONDITION
PROPOSED LANE CONDITION
REMOVAL

GHENT AVENUE
SECTION B-B
N.T.S.

STREET OCCUPATION CALCULATIONS

BOULEVARD OCCUPANCY AREAS:

CONSTRUCTION STAGING AREA:

BRANT STREET	± 215 SQ.M
GHENT AVENUE	± 196 SQ.M
TOTAL:	± 411 SQ.M

ROADWAY OCCUPANCY AREA:

PEDESTRIAN WALKWAY:

GHENT AVENUE	± 38 SQ.M

LINEAL SITE PROTECTION:

BRANT STREET	± 81 M
GHENT AVENUE	± 61 M
TOTAL:	± 142 M

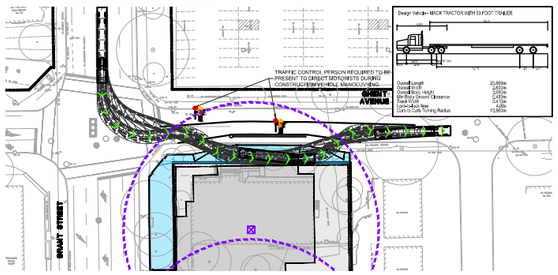
NOTE: NUMBERS ROUNDEST TO THE NEAREST WHOLE NUMBER

GENERAL NOTES

1. BASE SURVEY PLAN PREPARED WITH THE FOLLOWING DRAWINGS:
   1.1. SURVEY DRAWING 2659-ST DATED JUNE 1, 2015 COMPLETED BY R. AMS SURVEYING INC.
2. ALL TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL, BOOK 5-REGULATORY SIGNS, BOOK 6-WARNING SIGNS, BOOK 7-TEMPORARY CONDITIONS, BOOK 11-PAVEMENT, HAZARD AND DELINEATION MARKINGS AND BOOK 12-TRAFFIC SIGNALS.
3. THE LOCATION AND EXTENT OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE CONSIDERED APPROXIMATE ONLY. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION OF UTILITIES AND BE RESPONSIBLE FOR ADEQUATE PROTECTION / REMOVAL DURING CONSTRUCTION.
4. ALL WORK TO CONFORM TO THE APPLICABLE MUNICIPALITIES STANDARDS, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND ALL OTHER RELEVANT CODES, STANDARDS, GUIDELINES, ETC.
5. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF TRANSPORTATION ROADSIDE SAFETY MANUAL.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROTECTIVE BARRIER AROUND THE PERIMETER OF SITE TO PREVENT VEHICLES FROM ENTERING THE OPEN EXCAVATION. DESIGN OF BARRIER TO BE BY OTHER AND CAN BE REMOVED ONCE STRUCTURE REACHES GRADE LEVEL.
7. TRAFFIC/PARKING CONTROL SIGNAGE AND SUPPORTS SHALL BE LOCATED SO AS NOT TO ENCROACH INTO ANY ADJACENT LANE AND PROVIDE A MINIMUM HEIGHT CLEARANCE OF 4.0m.
8. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
9. NOISE LEVELS SHALL BE KEPT IN ACCORDANCE WITH THE APPLICABLE MUNICIPALITIES BY-LAWS AND REGULATIONS.
10. PEDESTRIAN WALKWAY TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
11. CONSTRUCTION ZONE TO HAVE SUPPLEMENTARY REPLACEMENT STREET & PEDESTRIAN LIGHTING. REQUIREMENTS TO BE DETERMINED BY THE CITY OF TORONTO.
12. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR WORKING ON-SITE AND WITHIN THE PUBLIC RIGHT OF WAY.
13. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL WORKS.
14. ALL DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD LAYOUT SHALL BE REPORTED TO THE SITE SUPERVISOR AND OWNER BEFORE FURTHER ACTION IS TAKEN.
15. ALL TRAFFIC SIGNALS & POLES, TRAFFIC CONTROL LEGS, LIGHT STANDARDS, UTILITY POLES, SIGN POSTS, STREET FURNITURE, PIPE BARRIERS, TRAFFIC/PARKING CONTROL SIGNAGE REMOVAL/RELOCATION/REPLACEMENT SHALL BE BY THE APPLICABLE MUNICIPALITY OR APPROPRIATE UTILITY COMPANY/TRANSPORTATION AUTHORITY.
16. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY SIGNAGE.
17. NO GRINDING PERMITTED OF EXISTING PAVEMENT MARKINGS IF NEW PAVEMENT MARKINGS ARE BEING PLACED AS PART OF THIS PLAN, ONLY WATERBLASTING AND SANDBLASTING METHODS ARE PERMITTED FOR REMOVAL OF EXISTING PAVEMENT MARKINGS OR AS DIRECTED BY THE MUNICIPALITY.
18. TC-14 FLEXIBLE DRUM (BARRELS) ARE ONLY TO BE REMOVED DURING CONSTRUCTION VEHICLE MANOEUVRING.
19. ALL PROPOSED TRAFFIC CONTROL SIGNAGE TO BE BE MOUNTED ON EXISTING POLES WITH A SUITABLE BRACKET IF POSSIBLE.
20. DURING AFTER HOURS, THE CONTRACTOR SHALL ENSURE ALL ACCESS GATES ARE CLOSED & LOCKED AND THAT ALL BUILDING MATERIAL/EQUIPMENT IS STORED WITHIN THE CONSTRUCTION AREA.
21. FOLLOWING THE COMPLETION OF THE PROJECT, THE AREA WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
22. A PROTECTIVE BARRIER SHALL BE INSTALLED ALONG THE EDGE OF EXCAVATION ONCE EXCAVATION PROCEEDS BELOW GRADE. LEVEL THE BARRIER MAY BE REMOVED ONLY ONCE THE FUTURE STRUCTURE REACHES GRADE LEVEL. BARRIER DESIGN TO BE BY OTHERS.
23. CROSS SECTION ITEMS, INCLUDING BUT NOT LIMITED TO, COVERED WALKWAY ARE FOR ILLUSTRATIVE PURPOSES ONLY. DETAILED DESIGN OF THESE ITEMS TO BE DESIGNED BY OTHERS.

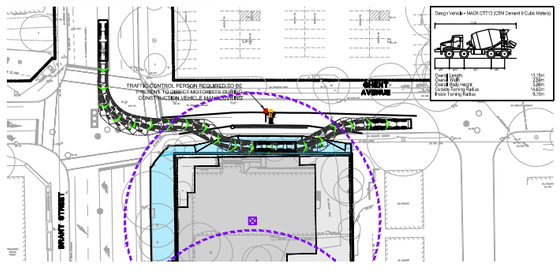
TRACTOR TRAILER MOVEMENT 53'

FORWARD MOVEMENT
REVERSE MOVEMENT
1:500 0 5 10 15 20m



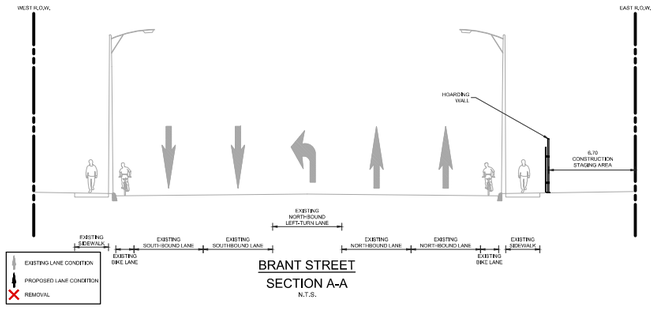
CONCRETE TRUCK MOVEMENT

FORWARD MOVEMENT
REVERSE MOVEMENT
1:500 0 5 10 15 20m



NOTE:

A. CONSTRUCTION VEHICLE TRAFFIC TO USE PHASE 2 PRIVATELY OWNED PUBLIC SPACE AS TURNAROUND AREA



EXISTING LANE CONDITION
PROPOSED LANE CONDITION
REMOVAL

BRANT STREET
SECTION A-A
N.T.S.

LEGEND

- CONSTRUCTION STAGING AREA
- COVERED PEDESTRIAN WALKWAY
- RTRM REMOVAL / RELOCATION
- JERSEY BARRIER (AS PER OPSD 911.140) WITH HOARDING WALL
- TRAFFIC CONTROL PERSON
- EXISTING SIGNAL
- TC-14 FLEXIBLE DRUM (BARREL)
- ENERGY ATTENUATOR WITH LED (AS PER OPSD 913.051 AND 913.052)
- TEMPORARY SIGN MOUNT
- TEMPORARY SIGN POST
- CONSTRUCTION EQUIPMENT/ MACHINERY
- CRANE SWING
- PROPOSED PORTABLE POSTS FOR TEMPORARY SIGNS

01	05-13-21	RPM	ISSUED TO CLIENT FOR CITY SUBMISSION
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00	MM-DD-YR	INT	REVISION NOTE

THIS TRAFFIC MANAGEMENT DURING CONSTRUCTION (TMDC) PLAN RECOMMENDS MITIGATION MEASURES WITH RESPECT TO VEHICULAR, BICYCLE AND PEDESTRIAN TRAFFIC (WHERE APPLICABLE) WITHIN THE PUBLIC RIGHT-OF-WAY(S) ADJACENT TO THE SITE. THIS PLAN IS INTENDED SOLELY TO SUPPORT THE PERMIT APPLICATION FOR RIGHT-OF-WAY OCCUPANCY, CONSTRUCTION LOGISTICS AND CONSTRUCTION MANAGEMENT ARE NOT ADDRESSED ON THIS PLAN.

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BA Consulting Group Ltd.
700-410 St Clair Ave W,
Toronto ON M4V 1R5
tel 416 961 7110
www.bagroup.ca/groups
MOVEMENT
PLACES
ENVIRONMENTS
Rethink/Move

747, 761 BRANT STREET

TRAFFIC MANAGEMENT DURING CONSTRUCTION PLAN

PARCEL C

Date: AUGUST 10, 2021

Project No.: 8112-01

Scale: 1:250 0 5 10m

TMDC-3

Date Plotted: August 10, 2021 - Filename: N:\8112\Surveying\Landxml\1247-BRANDT-PSTAFF-TURNSTAGE-01\8112-BRANDT-PSTAFF-TMDC-V02-01-1247.dwg

Appendix C:
City of Burlington Noise By-Law

The Corporation of the City of Burlington

BY-LAW NO. 19-2003

WHEREAS Council deems it appropriate to enact a by-law to prohibit and regulate certain public nuisances within the City of Burlington pursuant to section 128 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended;

AND WHEREAS Council deems it appropriate to enact a by-law to prohibit and regulate certain noises within the City of Burlington pursuant to section 129 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended;

NOW THEREFORE the Council of The Corporation of the City of Burlington enacts as follows:

Title

1. This by-law may be cited as "The Nuisance and Noise Control By-law".

Technical Terms

2. In this by-law all words that are of technical nature and are related to sound and vibration shall have the meanings specified for them in Schedule 4 – Publications, Publication NPC-101, as amended.

Definitions

3. In this by-law,
   (1) "***Applicable Publication"*** means a Publication referred to in the provisions of this by-law including a schedule hereto;
   (2) "***Authorized Emergency Vehicle***" has the same meaning as in Traffic By-Law No. 1984-1;
   (3) "***Certificate***" means a certificate of Competency in Environmental Acoustics Technology of a specified class issued by the Minister or other Agency;
   (4) "***Chief Noise Control Officer***" means the Director of Building who is appointed by council for the purpose of administration and enforcement of this by-law;
   (5) "***City***" means The Corporation of the City of Burlington;
   (6) "***Constable***" means a police constable who is a member of the Halton Regional Police Service;
   (7) "***Construction***" includes erection, alteration, repair, dismantling, demolition, structural maintenance, painting, moving, land clearing, earth moving, grading, excavating, filling, the laying of pipe and conduit whether above or below ground level, street and highway building, concreting, equipment installation and alteration and the structural installation of construction components and materials in any form

or for any purpose, and includes any work in connection therewith;

(8) "***Construction Equipment***" means any equipment or device designed and intended for use in construction, or material handling, including but not limited to, air compressors, pile drivers, pneumatic or hydraulic tools, bulldozers, tractors, excavators, trenchers, cranes, derricks, loaders, scrapers, pavers, generators, off-highway haulers or trucks, ditchers, compactors and rollers, pumps, concrete mixers, graders, or other material handling equipment;

(9) "***Construction Site***" means the area or portion of land used for construction or any other area used for any purpose related to the construction or for any related purpose;

(10) "***Conveyance***" includes a vehicle and any other device used to transport a person or persons or goods from place to place but does not include any vehicle or device operated only within the premises of a person;

(11) "***Council***" means the Council of The Corporation of the City of Burlington;

(12) "***Highway***" includes a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle designed and intended for or used by, the general public for the passage of vehicles;

(13) "***Minister***" means the Minister of the Environment;

(14) "***Ministry***" means the Ministry of the Environment;

(15) "***Motor Vehicle***" includes and automobile, motor-cycle and any other vehicle propelled or driven otherwise than by muscular power, but does not include the cars of electric or steam railways, or other motor vehicle running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road building machine within the meaning of The Highway Traffic Act;

(16) "***Motorized Conveyance***" means a conveyance propelled or driven otherwise than muscular, gravitational or wind power;

(17) "***Municipal Law Enforcement Officer***" means any person who is appointed by Council as a Municipal Law Enforcement Officer for the City of Burlington;

(18) "***Municipality***" means the land within the geographic limit of The Corporation of the City of Burlington;

(19) "***Noise***" means unwanted sound;

(20) "***Noise Control Officer***" means any person who is a certificate holder appointed to assist the Chief Noise Control Officer;

(21) "***Nuisance"*** means anything that is injurious to health, indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property.

(22) "***Point of Reception***" means any point on a premises of a person where sound or vibration originating from other than those premises is received;

(23) "***Publication***" means a specified publication of the Noise Pollution Control Section of the Pollution Control Branch of the Ministry of the Environment named in Schedule 4

– Publications, as amended. A copy of every Publication which is named in Schedule 4 – Publications is hereby made part of this by-law;

(24) "***Residential Area***" means an area of the municipality where a residential use is permitted by any zoning by-law in force;

(25) "***Residential Renovations***" means construction that does not require any building permits and/or renovations constructed without any heavy equipment;

(26) "***Source"*** or "***Source of Sound or Vibration***" means an activity, matter, thing, or tangible personal property or real property, from which sound or vibration is emitted;

(27) "***Stationary Source***" means a source of which does not normally move from place to place and includes the premises of a person as one stationary source unless the dominant source on the premises is construction or a conveyance.

Nuisances

4. No person shall cause a nuisance within the City of Burlington without limiting the generality of the foregoing:
   (1) No strong light or moving or twinkling lights shall be used so that an unusual quantity or type of light shines upon the land of others so as to be or to cause a nuisance to the public generally or to others residing or carrying on a manufacture, trade or business in the vicinity.
   (2) No noise or vibrations shall be made, caused or created so as to be heard or felt or otherwise perceived outside the property and which are, in the view of all the circumstances including the nature of the neighbourhood and the use to which adjoining properties are put and the time of day during which such noise or vibrations are made, caused or created excessive or which are, or may cause a nuisance to the public generally or to others residing or carrying on a manufacture, trade or business in the vicinity.

Prohibitions

5. No person shall emit or cause or permit the emission of sound resulting:
   (1) from any act listed in Schedule 1 - General Prohibitions, and which sound is clearly audible at a point of reception;
   (2) from any act listed in Schedule 2 - Time and Place Prohibitions, if clearly audible at a point of reception located in an area of the municipality specified within a prohibited time shown for such an area.

Limitations on Sound Emissions

6. No person shall emit or cause or permit the emission of any sound:
   (1) from a stationary source such that the level of resultant sound at a point of reception exceeds the applicable sound level limit prescribed in Schedule 4 – Publications, Publication NPC-205;
   (2) from any piece of construction equipment of a type referred to in Schedule 4 – Publications, Publication NPC-115, at a work site, any part of which is located within 600m of a residential area, unless;
      a) the piece of construction equipment was put into use prior to January 1, 1979; or
      b) the piece of construction equipment bears a label affixed by the manufacturer or distributor which states;
         (i) the year of manufacture, and
         (ii) that the item of equipment complies with the residential sound emission standards set out in Schedule 4 – Publications, Publication NPC-115, as applicable to that type of equipment and date of manufacture; or
      c) the owner, operator, manufacturer or distributor provides proof that the item of equipment complies with the residential sound emission standard set out in Schedule 4 – Publications, Publication NPC-115, as applicable to that type of equipment and date of manufacture.
   (3) from any air conditioning device of a type referred to in Schedule 4 – Publications, Publication NPC-216, unless:
      a) the device was put into use prior to January 1, 1979; or
      b) the device bears a label affixed by the manufacturer or distributor which states;
         (i) the year of manufacture, and
         (ii) that the device complies with the sound emission standard set out in Schedule 4 – Publications, Publication NPC-216, as applicable to that type of device and date of manufacture; or
      c) the owner, operator, manufacturer or distributor provides proof that the device complies with the sound emission standard set out in Schedule 4 – Publications, Publication NPC-216, as applicable to that type of device and date of manufacture.
   (4) from any domestic outdoor power tool of a type referred to in Schedule 4 – Publications, Publication NPC-117, which device is powered by an electric motor or an internal combustion engine unless:
      a) the device was manufactured prior to January 1st, 1979; or
      b) the device bears a label affixed by the manufacturer or distributor which states the year of manufacture and that the device when new complies with the sound emission standard set out in Schedule 4 – Publications, Publication NPC-117, as applicable to that type of device and date of manufacture; or
      c) the owner, operator, manufacturer or distributor provides proof that the device when new complied with the sound emission standard set out in Schedule 4 –

Publications, Publication NPC-117, as applicable to that type of device and date of manufacture.

(5) from any motorized conveyance of a type referred to in Schedule 4 – Publications, Publication NPC-118, unless the motorized conveyance complies with the sound emission standard set out in Schedule 4 – Publications, Publication NPC-118, as applicable to that type of motorized conveyance and date of manufacture.

(6) from a blasting operation of a type referred to in Schedule 4 – Publications, Publication NPC-119, unless the blasting operation complies with the sound emission standard set out in Schedule 4 – Publications, Publication NPC-119, as applicable to that type of blasting operation.

(7) Clause 6 (1) does not apply to any equipment, apparatus, or device used in agriculture for food crop seeding, chemical spraying, or harvesting.

Preemption

7. Where a source of sound is subject to more than one of the provisions (subsections 1 through 6) in Section 6, the less restrictive provision shall prevail.

Exemptions

8. Notwithstanding any other provision of this by-law, this by-law shall not apply to a person who emits or causes or permits the emission of sound or vibration in connection with any activities, listed in Schedule 3 – Exemptions, or as approved by Council.

9. The Chief Noise Control Officer may identify and require specific terms and conditions necessary for approval for exemption and upon application by any person:

(1) exempt the applicant; or

(2) exempt the applicant for any exemption of lesser effect; or

(3) refuse to grant any exemption,

from any provision of this by-law with respect to any source of sound or vibration for the purposes of extending hours of construction, or of similar activities, whereby time constraints or other such constraints exist as such that Council approval could not be obtained prior to the undertaking of the activity.

10. All other applications for exemptions shall be required to obtain Council approval through a report prepared by the Chief Noise Control Officer.

11. Every application for exemption shall be made to the Chief Noise Control Officer in writing and shall contain:

(1) the name and address of the applicant;

(2) a description of the source of sound or vibration in respect of which exemption is sought;

(3) a statement of the particular provision or provisions of the by-law from which exemption is sought;
(4) the period of time, of a duration not in excess of six months, for which the exemption is sought;
(5) the reasons why the exemption should be granted;
(6) a statement of the steps, if any, planned or presently being taken to bring about compliance with the by-law.

12. The Chief Noise Control Officer may require an applicant to provide such further and other information as may be necessary to consider an application.

13. No application shall be deemed complete until all required information has been provided by the applicant.

14. Where an application is not approved or approved upon terms and conditions or approval to a lesser extent than the exemption applied for, the Chief Noise Control Officer shall set out reasons therefore and shall serve a copy of the decision upon the applicant. The Chief Noise Control Officer may reconsider the application if additional information or documentation, required by the Chief Noise Control Officer, is submitted by the applicant.

15. Notwithstanding any other provision of this by-law, it shall be lawful during an emergency to emit or cause or permit the emission of sound or vibration in connection with emergency measures undertaken;

(1) for the immediate health, safety or welfare of the inhabitants or any of them, or
(2) for the preservation or restoration of property,

unless such sound or vibration is clearly of a longer duration or of a nature more disturbing than is reasonably necessary for the accomplishment of such emergency purpose.

Severability

16. Where a court of competent jurisdiction declares any provision of this by-law invalid, the provision shall be deemed conclusively to be severable from the by-law.

17. No part of this by-law not declared by a court of competent jurisdiction to be invalid shall be affected by the provision severable from the by-law.

Enforcement

18. The Chief Noise Control Officer shall administer and enforce this by-law.

19. Such noise control officer(s), municipal law enforcement officer(s), or constable(s), as are necessary for the purpose of enforcement of this by-law who possess a certificate shall enforce all portions of this by-law.

20. Such municipal law enforcement officer(s) or constable(s), as are necessary for the purpose of enforcement of this by-law who do not possess a certificate shall only enforce the portions of this by-law where sound level measurements are not required.

Penalty

21. Any person who contravenes any provision of this by-law is guilty of an offence and is liable upon conviction to a fine in accordance with the Provincial Offences Act.

Enactment

22. That By-laws 82-1991, 135-1981 and By-law 2840 as amended, be repealed.

23. This by-law comes into effect:

ENACTED AND PASSED this 24th day of February, 2003

_____ MAYOR
Robert S. MacIsaac

_____ CLERK
Kim Phillips

Schedule 1 - General Prohibitions

1. Racing of any motorized conveyance other than in a racing event regulated by law.

2. The operation of a motor vehicle in such a way that the tires squeal.

3. The operation of any combustion engine or pneumatic device without an effective exhaust muffling device in good working order and in constant operation.

4. The operation of a vehicle, or a vehicle with a trailer, resulting in banging, clanking, grinding, rattling, squealing or other like sounds due to improperly secured load or equipment, or inadequate maintenance.

5. The operation of an engine or motor in, or on, any motor vehicle or item of attached auxiliary equipment for a continuous period exceeding five minutes, while such vehicle is stationary in a residential area, unless:

    (1) the vehicle is in an enclosed structure constructed so as to effectively prevent excessive noise emission.

    (2) the original equipment manufacturer specifically recommends a longer idling period for normal and efficient operation of the motor vehicle in which case such recommended period shall not be exceeded.

    (3) operation of such engine or motor is essential to a basic function of the vehicle or equipment, including but not limited to, operation of ready mixed concrete trucks, lift platforms or refuse compactors and heat exchange systems.

    (4) weather conditions justify the use of heating or refrigerating systems powered by the motor or engine for the safety and welfare of the operator, passengers or animals, or preservation of perishable cargo.

    (5) prevailing low temperatures make longer idling periods necessary, immediately after starting the motor or engine.

    (6) the idling is for the purpose of cleaning and flushing the radiator and associated circulation system for seasonal change or antifreeze, cleaning of the fuel system, carburetor or the like, when such work is performed other than for profit.

6. The operation of a motor vehicle horn or other warning device except where required or authorized by law in accordance with good safety practices.

7. The operation of any item of construction equipment without effective muffling devices in good working order and in constant operation.

Schedule 2 – Time and Place Prohibitions

1.	The operation of a combustion engine which is, is used in, or is intended for use in a toy or a model or replica of a larger device, which model or replica has no function other than amusement and which is not a conveyance.	9:00 pm – 7:00 am* * (9:00 am Sundays)
2.	The operation of any auditory signalling device, including but not limited to the ringing of bells or gongs and the blowing of horns or sirens or whistles, or the production, reproduction or amplification of any similar sounds, by law or in accordance with good safety practices.	7:00 pm – 7:00 am
3.	The operation of any electronic device or group of connected electronic devices, incorporating one or more loudspeakers or other electro-mechanical transducers, and intended for the production, reproduction, or amplification of sound.	11:00 pm –7:00 am* * (9:00 am Sundays)
4.	The venting, release or pressure relief of air, steam or other gaseous material, product or compound from any autoclave, boiler, pressure vessel, pipe, valve, machine, device or system.	11:00 pm – 7:00 am
5.	The operation of any powered rail car including but not limited to refrigeration cars, locomotives or self-propelled passenger cars, while stationary on property not owned or controlled by a railway governed under the Railway Safety Act.	7:00 pm – 7:00 am
6.	The operation of any motorized conveyance other than on a highway or other place intended for its operation.	At any time
7.	The operation of commercial car wash with air drying equipment.	11:00 pm – 7:00 am
8.	The operation of any construction equipment in connection with construction.	9:00 pm – 7:00 am* * (12:00 noon Sundays)
9.	Loading, unloading, delivering, packing, unpacking, or otherwise handling any containers, produce, materials, or refuse whatsoever, unless necessary for the maintenance of essential services.	11:00 pm – 7:00 am
10.	The operation of solid waste, refuse, or recyclable bulk lift or refuse compacting equipment.	9:00 pm – 7:00 am
11.	Persistent barking, calling, whining or other similar persistent noise making by any domestic pet or any other animal kept or used for any purpose other than agriculture.	At any time
12.	Persistent yelling, shouting, screaming, hooting, whistling, or singing.	At any time
13.	All selling or advertising by shouting out-cry or amplified sound.	At any time
14.	The detonation of fireworks or explosive devices except as permitted in Business Licence By-law 102-2002.	At any time
15.	The discharge of firearms contrary to Firearms By-law 83-1991.	At any time
16.	The operation of any powered or non-powered tool for domestic purposes, other than snow removal.	9:00 pm – 7:00 am* * (9:00 am Sundays)
17.	The operation of a power assisted hang glider or parafoil.	7:00 pm – 7:00 am
18.	The operation of any item of snow making equipment.	7:00 pm – 7:00 am
19.	The operation of a sound emitting pest control device.	7:00 pm – 7:00 am

NOTE: For the purpose of Schedule 2, “motorized conveyance” includes: snowmobiles,

mopeds, go-carts, track bikes, and trail bikes.

Schedule 3 - Exemptions

1. Operation of authorized emergency vehicles.

2. Operation of bells, utilized as traffic control devices including the following:
   (1) bells at traffic signal locations;
   (2) bells at railway crossings.

3. Operation of equipment and machinery by or on behalf of the City carrying on or engaged in the performance of public works for emergency purposes, including, but not limited to:
   (1) winter snow clearing and removal equipment;
   (2) turfgrass maintenance and repair equipment;
   (3) traffic line painting machines;
   (4) catchbasin cleaners;
   (5) tree and shrub pruning and mulching equipment;
   (6) sidewalk grinding and repair equipment;
   (7) street cleaners and flushers.

Schedule 4 – Publications

1.	Publication NPC-101	Technical Definitions
2.	Publication NPC-102	Instrumentation
3.	Publication NPC-103	Procedures
4.	Publication NPC-104	Sound Level Adjustments
5.	Publication NPC-205	Stationary Sources (Urban)
6.	Publication NPC-232	Stationary Sources (Rural)
7.	Publication NPC-206	Sound Levels due to Road Traffic
8.	Publication NPC-115	Construction Equipment
9.	Publication NPC-216	Residential Air Conditioning Devices
10.	Publication NPC-117	Domestic Outdoor Power Tools
11.	Publication NPC-118	Motorized Conveyances
12.	Publication NPC-119	Blasting

Appendix D:
City of Burlington Building Permit By-Law

City of Burlington By-law 52-2012

Description

Building Permit By-law

Being a by-law under the Building Code Act respecting construction, demolition, change of use, occupancy, transfer of permits and inspections. File: 565-110-03

Preamble

Whereas pursuant to the Building Code Act, S.O. 1992 c. 23 as amended, the Lieutenant Governor in Council has established a Building Code which is in force throughout Ontario; and

Whereas section 7 of the Building Code Act, S.O. 1992 c. 23 as amended, empowers Council to pass by-laws respecting construction, demolition, change of use, transfer of permits, inspections, and the setting and refunding of fees;

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

Content

Short Title

This by-law may be cited as the “Building Permit By-law.”

Part 1 – Definitions

1.1 In this By-law;

1.1.1 “Act” means the *Building Code Act*, S.O. 1992, c.23 as amended.

1.1.2 “Applicant” means the owner of a building or property who applies for a permit or any person authorized by the owner to apply for a permit on the owner’s behalf including but not limited to the Architect, Professional Engineer, Contractor and/or builder.

1.1.3 “Architect” means the holder of a license, certificate of practice or a temporary license issued under the *Architects Act* as defined in the Building Code.

1.1.4 “Building Code” means the regulations made under section 34 of the *Act*.

1.1.5 “Chief Building Official” means a Chief Building Official appointed by By-law by the Corporation of the City of Burlington for the purposes of enforcement and administration of the *Act*.

1.1.6 "City" means the City of Burlington.

1.1.7 “Construct” means construct as defined in subsection 1(1) of the *Act*.

1.1.8 "Corporation" means the Corporation of the City of Burlington.

1.1.9 “Demolish” means demolish as defined in subsection 1(1) of the *Act*.

1.1.10 “Fast Track Service” means, when authorized by the Chief Building Official, an expedited plan examination service conducted outside the normal review process, usually contracted out, with no guarantee of earlier permit issuance.

1.1.11 “Inspector” means an inspector appointed by by-law by the Corporation of the City of Burlington for the purposes of enforcement of the *Act*.

1.1.12 “Owner” means the registered owner of a property and includes a lessee, a mortgagee in possession, and any person who proves to the satisfaction of the Chief Building Official that they are the authorized agent of the owner of a property.

1.1.13 “Permit” means permission or authorization given in writing from the Chief Building Official to perform work, to change the use of a building or part thereof, or to occupy a building or part thereof, as regulated by the *Act* and Building Code.

1.1.14 “Permit Holder” means the owner to whom a permit has been issued or where a permit has been transferred, the new owner to whom the permit has been transferred.

1.1.15 “Professional Engineer” means a person who holds a licence or temporary licence under the Professional Engineers *Act*, as defined in the Building Code.

1.1.16 “Registered Code Agency” means a registered code agency, as defined in subsection 1(1) of the *Act*.

1.1.17 “Sewage System” means a sewage system, as defined in the Building Code.

1.1.18 “Work” means construction or demolition of a building or part thereof, as the case may be.

1.2 Words or terms not defined in this By-law shall have the meaning ascribed to them in the *Act* or the Building Code.

Part 2 – Classes of Permits

2.1 **Set out – Schedule A**
Classes of permits required for construction, demolition or change of use are set forth in Schedule "A" of this By-law.

Part 3 – Permits

3.1 **File application – on forms – prescribed**
To obtain a permit, an applicant shall file an application electronically or in writing, on forms prescribed by the Province of Ontario and available from the Chief Building Official or from the Building Code website, www.obc.mah.gov.on.ca, and supply any other information relating to the application, as required by the Chief Building Official.

3.2 **Information submitted – Chief Building Official**
Every application for a permit shall be submitted to the Chief Building Official, and contain the following information:

1. Where application is made for a construction permit under subsection 8(1) of the Act, the applicant shall:

   a) use the provincial application form, "Application for a Permit to Construct or Demolish";

   b) include complete plans and specifications, documents and other information as required by Div. C, 1.3.1.3.(5) of the Building Code and as described in this By-law for the work to be covered by the permit;

   c) where a building is required to be designed by an architect or an engineer [Div. C, 1.2.1.1 of the Ontario Building Code], provide a completed Commitment to General Reviews by Architect and Engineers form; and

   d) provide all applicable documentation as set out in Part 4, Subsection 4.1 to 4.4, and Schedule "C".

2. Where application is made for a demolition permit under subsection 8(1) of the Act, the applicant shall:

   a) use the provincial application form, "Application for a Permit to Construct or Demolish";

b) where the demolition of a building is required to be reviewed by an engineer [Div. C, 1.2.2.3 of the Ontario Building Code], include applicable plans and specifications, documents and other information as required by Div. C, 1.3.1.1.(3) and Div. C, 1.3.1.3.(5) of the Building Code and as described in this By-law for the demolition to be covered by the permit;

c) include completed demolition pre-permit clearance form; and

d) provide all applicable documentation as set out in Part 4, Subsection 4.2 to 4.4, and Schedule "C".

3. Where application is made for a conditional permit under subsection 8(3) of the Act, the application shall:

a) use the provincial application form, "Application for a Permit to Construct or Demolish;

b) include complete plans and specifications, documents and other information as required by Div. C, 1.3.1.3.(5) of the Building Code and as described in this By-law for the work to be covered by the permit;

c) state the reasons why the applicant believes that unreasonable delays in construction would occur if a conditional permit is not granted;

d) state the necessary approvals which must be obtained in respect of the proposed building and the time in which such approvals will be obtained;

e) state the time in which plans and specifications of the complete building will be filed with the Chief Building Official;

f) be subject to the applicant entering into an agreement as provided for in subsection 8(3) of the Act; and

g) provide all applicable documentation as set out in Part 4, Subsection 4.1 to 4.4, and Schedule "C".

4. Where application is made for a sewage permit issued under subsection 8(1) of the Act, the application shall:

a) use the provincial application form, "Application for a Permit to Construct or Demolish;

b) include complete plans and specifications, documents and other information as required under Div. C, 1.3.1.3.(5) of the Building Code and as described in this By-law for the work to be covered by the permit;

c) include a site evaluation which shall include all of the following items, unless otherwise specified by the Chief Building Official:

(i) include the date the evaluation was done;

(ii) include name, address, telephone number and signature of the person who prepared the evaluation; and

(iii) include a scaled site plan showing:
- the legal description, lot size, property dimensions, existing rights-of-way, easements or municipal/utility corridors;
- the location and applicable clearances of items listed in Column 1 of Div. B, Tables 8.2.1.5., 8.2.1.6.A., 8.2.1.6.B. and 8.2.1.6.C. of the Building Code;
- the location of the proposed sewage system;
- the location of any unsuitable, disturbed or compacted areas;
- proposed access routes for system maintenance;
- depth to bedrock;
- depth to zones of soil saturation;
- soil properties, including soil permeability; and
- soil conditions, including the potential for flooding; and

d) provide all applicable documentation as set out in Part 4, Subsection 4.1 to 4.4, and Schedule “C”.

5. Where an application is made for a change of use permit issued under subsection 10(1) of the Act, the application shall:

a) use the prescribed form in Schedule “B” of this By-law;

b) describe the building in which the occupancy is to be changed, by a description that will readily identify and locate the building;

c) identify and describe in detail the current and proposed occupancies of the building or part of a building for which the application is made;

d) include complete plans and specifications showing the current and proposed occupancy of all parts of the building, and which contain sufficient information to establish compliance with the requirements of the Building Code, including: floor plans; details of wall, ceiling and roof assemblies identifying required fire resistance ratings and load bearing capacities, and details of the existing sewage system, if any;

e) state the name, address and telephone number of the owner;

f) be signed by the owner or their authorized agent who shall certify the truth of the contents of the application; and

g) provide all applicable documentation as set out in Part 4, Subsection 4.1 to 4.4, and Schedule “C”.

6. Where application is made for a transfer of permit because of a change of ownership of the land, as permitted under clause 7.(1)(h) of the Act, the application shall:

a) use the prescribed form in Schedule “B” of this By-law;

b) provide the names and addresses of the previous and new land owner;

c) provide the date that the land ownership change took place;

d) describe the permit that is being transferred; and

e) provide all applicable documentation as set out in Part 4, Subsection 4.1 to 4.4, and Schedule “C”.

7. Zoning Certificate

a) Except as set out in (c), a current Zoning Certificate shall be submitted with every application for building permit. An application for a Zoning Certificate shall include the following:
   (i) Indentify and describe in detail the work, use and occupancy to be covered for which the proposal is made;
   (ii) Identify in detail the existing use (where applicable) and proposed use for which the premises are intended;
   (iii) Be accompanied by sufficient plans and specifications to the satisfaction of the zoning section, including a site plan referenced to a current survey and complete architectural drawings and details to determine whether the proposal complies with the current Zoning By-law;

b) Be accompanied by the fee as set out in the Development Applications Fee By-law.

c) Be accompanied by documents and information relating to applicable law as set out in Section 8.(2) of the Act and Div. A, 1.4.1.3. of the Code.

d) The Zoning Certificate described in (7)(a) is not required where it meets the exemptions set out in the Zoning Clearance Exemption form.

e) Expiration of Zoning Certificates: A zoning certificate will be considered, by the Director of Planning and Building, to have expired where no building permit application relating to the issued Zoning Certificate has been received by the Chief Building Official within one year from issuance of the Zoning Certificate.

3.3 **Incomplete Applications**

An application is deemed to be incomplete [Div. C, 1.3.1.3.(6)(a)] if the application:

a) does not contain the plans and specifications prescribed by this By-law,

b) does not contain the information and documents prescribed by this By-law which enable the Chief Building Official to determine whether the proposed building, construction or demolition will contravene any applicable law; or

c) the proposed building, construction or demolition will contravene any applicable law.

The Chief Building Official will provide reasons in writing to the applicant in accordance with Div. C, 1.3.1.3.(6)(b) for the decision.

3.4 **Partial permits – requirements**

When feasible, the Chief Building Official may consider approval of a portion of the building or project prior to the issuance of a permit for the entire building or project,

a) application shall be made and all applicable fees be paid for the entire project; and

b) complete plans and specifications covering the portion of the work for which immediate approval is desired shall be filed with the Chief Building Official; and

Where a partial permit is requested the full building or project application is deemed to be incomplete.

3.5 **Partial permits – limitations**

Where a permit is issued for part of a building or project, this shall not be construed to authorize construction beyond the plans for which approval was

given, nor that approval will necessarily be granted for the entire building or project.

3.6 **Inactive permit application**

Where an application for a permit remains incomplete or inactive for six months after it is made, the application may be deemed by the Chief Building Official to have been abandoned and notice thereof shall be given to the applicant. If an application is deemed to be abandoned, a new application must be filed for the proposed work.

3.7 Alternate Solutions

Where a proposed material, system or building design differs from the "acceptable solution" in Division B of the Ontario Building Code, then it is treated as an "alternate solution". The following information shall be provided to the Chief Building Official in support of the alternate solution:

(a) A description of the proposed material, system or building design for which an alternate solution is requested,

(b) Documentation that the alternate solution will achieve the level of performance required by the applicable acceptable solutions in Division B of the Code in respect to the objectives and the functional statement attributes to the applicable acceptable solutions in Supplementary Standard SA-1, as stipulated in Div. A, 1.2.1.1(1)(b).

(c) Documentation described in Div. C, 2.1.1.1 and such other information or documentation as may be required by the Chief Building Official.

(d) Each application for consideration of an alternate solution shall be accompanied by a non-refundable fee as stipulated in Schedule ''A", Section 3G of this By-law.

3.8 **Occupancy Permits**

An Occupancy Permit for buildings described in Div. C, 1.3.3.1.(1) of the Ontario Building Code, [other than dwelling units], including additions and renovations to those buildings, shall be issued where the Chief Building Official has determined that the requirements for occupancy in Div. C, 1.3.3.1.(2). of the OBC have been met and has authorized the occupancy of the building or part.

A Residential Occupancy Permit for new dwellings described in Div. C, 1.3.3.4. of the Ontario Building Code, [including detached, semi detached and most townhomes], shall be issued where the Chief Building Official has determined that the requirements for occupancy in Div. C, 1.3.3.4.(5) of the OBC have been met and has authorized the occupancy of the building or part.

Each application for an occupancy permit shall be accompanied by a non-refundable fee as stipulated in Schedule "A", Section 3G of this By-law.

Part 4 – Plans and Specifications

4.1 **Information sufficient to determine conformity**
Sufficient information shall be submitted with each application for a permit to enable the Chief Building Official to determine whether or not the proposed construction, demolition, change of use or transfer of permit will conform with the *Act*, the Building Code and any other Applicable Law.

4.2 **Two complete sets required unless specified**
Each application shall, unless otherwise specified by the Chief Building Official, be accompanied by two complete sets of the plans, documents and specifications as described in this By-law and Schedule "C" of this By-law.

4.3 **Plans drawn to scale on durable material – legible**
Plans shall be drawn to legible scale on paper, (maximum size of A1 or 594mm x 841mm, an ISO standard, for drawings submitted for building permits), electronic media approved by the Corporation or other durable material and shall be legible to scale.

4.4 **Site plans referenced to plan of survey – certified**
Site plans shall be referenced to an up-to-date survey and, when required to demonstrate compliance with the *Act*, the Building Code or other applicable law, a copy of the survey shall be submitted to the Chief Building Official. Site plans shall show:
(1) rights-of-way, easements and municipal services.
(2) lot size and the dimensions of property lines and setbacks to any existing or proposed buildings; and
(3) existing and proposed finished ground levels or grades;

4.5 **Surveyor's certificate – location of foundation**
A surveyor's certificate, prepared by a registered Ontario Land Surveyor, shall be submitted and approved prior to commencement of the framing or the above grade portion, and shall show the location of the foundation or foundations on the lot for any new dwelling, or addition to a dwelling: including: detached, semi-detached, duplex, triplex, four-plex, and row house. Elevations shall be given for the top of foundation(s).

4.6 **As constructed plans**
On completion of the construction of a building, the Chief Building Official may require a set of as constructed plans, including a plan of survey showing the location of the building.

4.7 **Plans – property of Corporation**
Plans and specifications furnished according to this By-law or otherwise required by the Building Code and the *Act* become the property of the Corporation and will be dealt with accordingly.

Part 5 – Registered Code Agencies

5.1 **Registered Code Agency – hired by Chief Building Official**
The Chief Building Official is authorized to enter into and sign contracts for service agreements with Registered Code Agencies and appoint them to perform specified functions from time to time in order to maintain the time periods for permits prescribed in subsection Div. C, 1.3.1.3. of the Building Code.

5.2 **Duties of Registered Code Agency**
The registered code agency may be appointed to perform one or more of the specified functions described in section 15.15 of the *Act*.

Part 6 – Fees and Refunds

6.1 **Fees – Schedule "A"**
The Chief Building Official shall determine the required fees for the work proposed calculated in accordance with Schedule "A" of this By-law and the applicant shall pay such fees.

If a fee cannot be calculated in accordance with Schedule "A", or where no new floor area is created, or where materials, systems or equipment regulated by the Ontario Building Code render it impossible to determine the permit fee on the basis of the classifications noted in this Schedule, the permit fee payable shall be 1% of the projects construction value or as determined by the Chief Building Official.

The Chief Building Official shall calculate the fee and the applicant shall pay such fee. No permit shall be issued until the fees therefore have been paid in full.

6.2 **Revisions to permits – fee**
Where the applicant for a building permit or other permit makes material changes to plans, specifications or calculations after submission to the Building Department for approval, the Chief Building Official may increase the required permit fee or fees by applying the rates in Schedule "A" to these changes and require payment of such increased fee or fees before the applications for permit, permits or approvals are issued.

6.3 **Work without benefit of permits at any stage of construction – fee**
Any person or Corporation who commences construction, demolition or changes the use of a building before submitting an application for a permit or receiving a permit, shall in addition to any other penalty under the *Act*, Building Code, or this By-law, pay an additional fee equal to 100% of the amount calculated as the full permit fee for the entire project in order to compensate the Corporation for the additional work incurred by such early start of work.

Where a project receives multiple partial permits, the additional fee shall be based on the overall permit fee. The fee will not exceed $5000 per occurrence and for each stage of construction.

6.4 **Additional fee and penalty**
The additional fee in section 6.3 shall not relieve any person or other corporate entity from complying with the Building Code and other applicable law or from any penalty prescribed by the *Building Code Act* for commencing construction prior to obtaining a building permit.

6.5 **Fast Track Service– fee**
Where the applicant for a building permit requests a Fast Track Service, additional fees as detailed in Schedule "A" shall apply.

6.6 **Conditional permit – fee**
Where the applicant for a building permit requests and is granted a conditional permit, additional fees as detailed in Schedule "A" shall apply.

6.7 **Limiting distance – fee**
Where the applicant for a building permit enters into a limiting distance agreement, additional fees as detailed in Schedule "A" shall apply.

6.8 **Administrative fees – not refundable**
Administrative fees collected under this Section are not refundable.

6.9 **Refunds**
Where there is a written request for a refund of permit fees paid, the Chief Building Official shall retain the following amounts of the permit fee payable:

(i) 10% for administration where no plans examination has commenced;
(ii) 45% for permit processing where plans examination has commenced; and
(iii) in addition to (i) and (ii), 5% of the permit fee payable for every monitoring inspection carried out to a maximum of 9 inspections or 45%, at which time no refund is payable.

6.10 **Minimum permit fee – not refundable**
Notwithstanding 6.9, no refund will be made which shall result in the retention by the City of a sum less than the minimum permit fee payable.

6.11 **Changing Permit Fees**

(1) Prior to passing a By-law to change any fees listed under Schedule "A", the City shall comply with the requirements set under Div. C, 1.9.1.2. of the Ontario Building Code.

(2) Upon passing of a By-law as set out above, the fee rates within Schedule "A" of this By-law are to be indexed to the Consumer Price Index (CPI) of Ontario as of December 31, and are to be adjusted annually on February

1, subject to public consultation and holding of a public meeting. Flat fee rates shall be rounded to the nearest dollar amount (increments of half dollar shall be rounded up). All other fees shall be rounded to the nearest cent.

Part 7 – Transfer of Permits

7.1 **Application – completed by new owner**
In any case wherein the ownership of the land is transferred after a permit is issued, the ownership of that permit may be transferred if the new land owner completes the permit application form in accordance with the requirements of Part 3 of this By-law.

7.2 **Fee – Schedule "A"**
A fee shall be payable on an application for a transfer of permit as provided in Schedule "A" of this By-law.

7.3 **New owner – permit holder – upon transfer**
The new owner shall, upon a transfer of a permit, be the permit holder for the purpose of the *Act* and the Building Code.

Part 8 – Revocation of Permits

8.1 **Notice of revocation**
Prior to revoking a permit under sub-section 8(10) of the *Act*, the Chief Building Official may serve a notice by personal service, electronic service or registered mail at the last known address to the permit holder.

8.2 **Deferral of revocation**
A permit holder may, within thirty (30) days from the date of service of a notice under this Part, request in writing the Chief Building Official to defer the revocation by stating reasons why the permit should not be revoked. The Chief Building Official having regard to any changes to the *Act*, Building Code or other applicable law may allow the deferral, in writing.

8.3 **Fee for deferral**
A request for deferral shall be accompanied by the non-refundable fee therefore set out in Schedule "A" of this By-law.

Part 9 – Limiting Distance Agreement

9.1 **Entering into an agreement**
An applicant may enter into a limiting distance agreement with the City as provided for in Div. B, 3.2.3.1.(8) or in Div. B, 9.10.14.2.(4) of the Building Code.

Part 10 – Notice Requirements for Inspection

10.1 **Notice prior to each stage – Chief Building Official**

The permit holder shall notify the Chief Building Official or a Registered Code Agency, where one is appointed, of each stage of construction for which a mandatory notice is required under Div. C, 1.3.5.1. of the Building Code. The permit holder shall provide the notice of completion as prescribed by Section 11 of the *Act*, or where occupancy is required prior to completion, notice of inspection to ensure that the requirements of Section 11 of the *Act* and Div. C, 1.3.3.1, 1.3.3.2, 1.3.3.3. and 1.3.3.4 of the Building Code are complied with.

In addition, the permit holder shall notify the Chief Building Official or a Registered Code Agency where one is appointed, of the following stages of construction as required under Div. C, 1.3.5.2. of the Building Code:

a) commencement of construction of the building;

b) substantial completion of structural framing for each storey, if the building is a type of building that is within the scope of Parts of Div. B other than Part 9 of the Building Code;

c) commencement of construction of:
   (i) masonry fireplaces and masonry chimneys;
   (ii) factory-built fireplaces and allied chimneys;
   (iii) stoves, ranges, space heaters and add-on furnaces using solid fuels and allied chimneys;

d) substantial completion of interior finishes; and

e) substantial completion of heating, ventilation, air-conditioning and air-contaminant extraction equipment.

10.2 **Effective when received – Chief Building Official**

A notice pursuant to this part of the By-law is not effective until notice is actually received by the Chief Building Official or the Registered Code Agency.

Notice shall be deemed to have been received when the Chief Building Official or an inspector, as the case may be, makes a written record of the request for inspection.

10.3 **Time periods – inspections**

Upon receipt of proper notice, the inspector or a Registered Code Agency, if one is appointed, shall make a written record of the time notice is received and undertake a site inspection of the building to which the notice relates in accordance with the time periods stated in Div. C 1.3.5.3. of the Building Code and Section 11 of the *Act*.

Part 11 – Modified Requirements

11.1 **Discretion of Chief Building Official**

The Chief Building Official may waive the requirements of Part 4 or Schedule "C" with respect to any particular applications. Where the Chief Building Official exercises his discretion as set out in this section, the requirements of this By-law are deemed to be modified accordingly.

11.2 **Fences at Construction and Demolition Sites**

1. Where, in the opinion of the Chief Building Official or Inspector, a construction or demolition site presents a hazard to the public, the Chief Building Official or Inspector may require the owner to erect such fences as the Chief Building Official or Inspector deems appropriate to the circumstances.

2. In considering the hazard presented by the construction or demolition site, the necessity for fences and the height and characteristics of such fences, the Chief Building Official and/or Inspector shall have regard for:

   a) the proximity of the building site to other buildings;

   b) the proximity of the construction or demolition to the lands

   c) accessible to the public;

   d) the hazards presented by the construction or demolition activities and materials;

   e) the feasibility and effectiveness of the site fences; and

   f) the duration of the hazard.

3. Every fence required by the Section shall:

   a) be erected so as to fully enclose all areas of the site which represent a hazard;

   b) create a continuous barrier and be sufficient to deter unauthorized entry;

   c) have a height of not less than 1.2m above grade at any point, unless the Chief Building Official or Inspector determines that a greater minimum height is necessary;

d) if constructed of plastic mesh, snow fencing or other similar materials, be securely fastened at 200mm on center, to vertical posts not more than 1.2m apart, and horizontal members of a minimum 11 gauge cable at the top and bottom; and

e) be maintained in a vertical plane, and in good repair.

4. All hoarding shall be maintained in a structurally secure manner and painted or otherwise treated to inhibit deterioration.

11.3 **Environmental Impacts**

1. The contractor shall make every effort to minimize the amount of dust generated during demolition. A method of dust control can be, but is not limited to, wetting-down the construction debris during the actual demolition.

2. Consideration for neighbouring properties shall be given when construction processes generate dust. The Ministry of Environment and/or Ministry of Health will be contacted when complaints occur.

3. "Where the contractor believes that hazardous materials exist in a building, the Halton Region Health Department and/or the Ministry of the Environment & the Ministry of Labour shall be contacted and an assessment shall be made prior to the start of demolition. Hazardous materials shall be safely removed as required by the respective authority(ies)."

4. If required by the Chief Building Official, a report from a professional engineer with respect to the impacts of vibration from the proposed construction methods and the measures to be employed to mitigate such impacts may be submitted as part of an application for construction and/ or demolition.

5. If required by the Chief Building Official, a demolition control plan may be required for buildings where existing conditions, including proximity to adjacent property, justify such a requirement.

6. If required by the Chief Building Official, full or partial draping of a building under construction, particularly high-rise projects, may be required in order to mitigate potential impact of flying debris on neighbouring properties and pedestrians.

Part 12 – Repeal - Enactment

12.1 **Previous By-law**
By-Law 56-2005 and all of its amendments are hereby repealed.

12.2 **Short title**
This By-law may be referred to as the Building Permit By-law.

12.3 **Schedules**
The Schedules to this by-law are a part of this by-law.

12.4 **Effective date**
This By-law comes into force on July 4, 2012.

Enactment

Enacted and passed this 3rd day of July, 2012.

Mayor Rick Goldring _____

City Clerk Angela Morgan _____

Online version of this document does not contain signatures. Please contact City Clerk to obtain a copy of the signed original.

Schedule "A"

Classes of Permits and Permit Fees

1. Calculation of Permit Fees for Construction

Permit fees shall be calculated based on the formula given below, unless otherwise specified in this schedule:

Permit Fee (rounded to the nearest dollar) = SI x A

Where SI = Service Index for Classification of the work proposed, and A = floor Area in m^2 of work involved.

2. Minimum Permit Fee

Notwithstanding the fees indicated below, a minimum fee of $196.00 shall be charged for all work, unless otherwise indicated.

3. Classes of Permits and Fees

A. Construction – New Buildings, Additions, Mezzanines

Group A (Assembly Occupancies)

Type	**Dollars per square metre, unless otherwise indicated**
Recreational Facilities – arenas, gymnasiums/pools/theatres	19.40
Schools/Libraries	19.40
Places of Worship	19.40
Restaurants	19.40
Interior finishes to previously unfinished areas	9.36
Alterations/renovations to existing finished areas	4.50

Group B (Institutional Occupancies)

Type	**Dollars per square metre, unless otherwise indicated**
Institutional	22.04
Hospital/Nursing Home	22.04
Interior finishes to previously unfinished areas	10.57
Alterations/renovations to existing finished areas	5.07

Group C (Residential Occupancies)

Type	**Dollars per square metre, unless otherwise indicated**
SFD, semi, townhouse, additions (up to 300 SM – total area)	10.10
SFD, semi, townhouse, additions (over 300 SM – total area)	13.02
SFD, semi, townhouse	
Interior finishes to previously unfinished areas	3.18
Alterations/renovations to existing finished areas	1.46
Attached garage or carport	3.06
Excavating basement or crawl space	3.06
Attached or detached deck	1.46

Apartments / Hotels

Type	**Dollars per square metre, unless otherwise indicated**
Apartment buildings or hotels (more than 4 storeys)	14.51
Apartment buildings or hotels (less than or equal to 4 storeys)	10.25
Interior finishes to previously unfinished areas	5.14
Alterations/renovations to existing finished areas	2.47

Group D (Business and Personal Services Occupancies)

Type	**Dollars per square metre, unless otherwise indicated**
Office buildings up to 2 storeys – shell only	13.04
Office buildings up to 2 storyes – finished	17.17
Office buildings up to 10 storeys – shell only	13.85
Office buildings up to 10 storeys – finished	17.54
Office buildings more than 10 storeys – shell only	15.40
Office buildings more than 10 storeys – finished	19.55
Other business and personal services	17.36
Interior finishes to previously unfinished areas	7.94
Alterations/renovations to existing finished areas	3.80

Group E (Mercantile Occupancies)

Type	**Dollars per square metre, unless otherwise indicated**
Retail stores – shell	11.44
Retail stores – finished	14.41
Interior finishes to previously unfinished areas	7.94
Alterations/renovations to existing finished areas	3.80

Group F (Industrial Occupancies)

Type	**Dollars per square metre, unless otherwise indicated**
Warehouse / Factory – first 4,650 SM	7.90
Warehouse / Factory – additional area over 4,650 SM	5.40
Parking Garages – new	4.68
Parking Garages – repairs	2.35
Interior finishes to previously unfinished areas	5.76
Alterations/renovations to existing finished areas	2.76

Miscellaneous (Other)

Type	**Dollars per square metre, unless otherwise indicated**
Farm building / accessory building / greenhouse	3.06
Mezzanines – open storage	5.40 (see Group D)
Mezzanines – enclosed office mezzanine	5.40 (see Group D)
Shelf and rack storage systems	3.06 (500 minimum)
Rack storage systems	1.46 (500 minimum)
Repairs or re-cladding of walls (wall area)	0.64
Shoring and/or building excavation	3.06

B. Stand Alone & Miscellaneous Work

Type	**Dollars per square metre, unless otherwise indicated**
Balcony/chimney repairs	74.00/balcony/chimney
Moving/relocation of building	386.00
Temporary tents (2) (>60 SM)	196.00
Temporary tents(2) (>225 SM)	323.00
Demolition (up to 600 SM)	196.00
Demolition (>600 SM)	634.00
All designated structures listed per Div. A, 1.3.1.1.	386.00

C. Mechanical

Type	**Dollars per square metre, unless otherwise indicated**
New/alterations to HVAC (independent of building permit)	0.73
New/alterations to sprinkler system or standpipe & hose system (if applicable, added to the base permit fee)	0.73 ($500 minimum)
New/alterations to fire alarm	500.00
Electromagnetic locking device	196.00 (106.20 for each additional locking device)
Furnace replacement	196.00
Fireplace/wood stove	196.00
New air-conditioning unit/roof top unit	196.00
New ductwork	196.00
Dust collectors	444.00
Commercial kitchen exhaust hood and/or fire suppression systems	444.00
Spray booth	444.00

D. Minor Construction

Group A (Assembly Occupancies)

Type	**Dollars per square metre, unless otherwise indicated**
Outdoor patio	196.00
Portable classroom	196.00

Group C (Residential Occupancies)

Type	**Dollars per square metre, unless otherwise indicated**
Detached garage/shed/carport (< 60 SM) (accessory building)	196.00
Exterior stairs	196.00
Deck/porch	196.00
Addition (< 20 SM)	196.00
Basement walkout	196.00

E. Plumbing

Type	**Dollars per square metre, unless otherwise indicated**
Private water lines to single and semi-detatched dwellings (up to 20mm)	35.00/dwelling
Private water lines to single and semi-detatched dwellings (20mm – 50mm)	70.00/building
Private water lines to single and semi-detatched dwellings (100mm size and greater)	5.62/M (min 196; max 1,575)
Multi-unit residential developments, excluding high rise apartment buildings	127.00/dwelling unit
Plumbing – new/replacement fixtures	196.00
Backflow prevention devices and/or backwater valves	259.00 (106.00 for each additional device)
Storm sewage and/or grey water systems	196.00

F. On-Site Sewage System

Type	**Dollars per square metre, unless otherwise indicated**
New septic system	634.00
Septic system assessment	196.00
Septic system repair	323.00
Sewer conversions	196.00

G. Other Fees

Type	**Dollars per square metre, unless otherwise indicated**
H.O.M.E.S. Program (Halton Original Model Express Service)	1031.00/model
Fast Track Service(3) In addition to the regular permit fee payable for the entire project , a required premium fee equal to the greater of 50% of the regular permit fee or the min./max. of:	Commercial Projects, Min. 750 - Max. 7500 Single Family & Semi-Detatched Residential Dwellings, Min. 516.00/unit Other than Single Family and Semi-Detatched Residential Dwellings, Min. 250/unit - Max. 7500
Alternate solution application	1057.00 (plus any additional fees incurred in the evaluation process such as third party testing/independent consulting review)
Construction without benefit of permit at any stage of construction(4)	100% of full permit fee, (5000 max.)
Change of use permit	386.00
Transfer of permit	196.00
Deferral of revocation of permit	196.00
Model Changes before permit is issued	196.00

G. Other Fees Continued

Type	**Dollars per square metre, unless otherwise indicated**
Model changes after permit is issued	386.00
Revisions to permits before permit is issued	159.00
Revisions to permits after permit is issued	318.00
Limiting Distance Agreement	386.00
Re-inspection Fee: Where an inspection is premature or requires re-inspection due to an infraction identified at a previous inspection which was not remedied, and requires the inspector to re-visit the site to complete the necessary inspection, upon notice to the owner an additional fee will be required, payable prior to re-inspection.	196.00/inspection
Occupancy Prior to Completion	196.00/permit
Occupancy Certificate for dwelling units (single family, semi detached & most townhomes, etc.)	90.00/dwelling unit
Occupancy Permit for new buildings, additions and renovations (other than dwelling units)	196.00
Occupancy Permit for residential building (other than single family, semi-detached or townhome)	196.00 (plus 22.00/dwelling unit for multiple unit buildings)
Conditional Permit	20% of full permit fee

4. Miscellaneous Charges

For classes of permits not described or included in this schedule, a reasonable permit fee shall be determined by the Chief Building Official$_{(6)}$.

5. Interpretations

The following explanatory notes are to be observed in the calculation of permit fees:

- Floor area of the proposed work is to be measured to the outer face of exterior walls and to the centre line of party walls or demising walls (excluding residential garages).

- In the case of interior alterations or renovations, area of proposed work is the actual space receiving the work (i.e. tenant space).

- Mechanical penthouses and floors, mezzanines, lofts, habitable attics, and interior balconies are to be included in all floor area calculations.

- Except for interconnected floor spaces, no deductions are made for openings within the floor area (i.e. stairs, elevators, escalators, shafts, ducts, etc.).

- Unfinished basements for single detached dwellings (including semis, duplexes, and townhouses, etc.) are not included in the floor area.

- Attached garages and fireplaces are included in the permit fee for single detached dwellings and attached dwellings.

- Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable.

- Ceilings are included in both new shell and finished (partitioned) buildings. The Service Index for ceiling applies only when alterations occur in existing buildings. Minor alterations to existing ceilings to accommodate lighting or HVAC improvements are not chargeable.

- Where demolition of partitions or alteration to existing ceilings is a part of an alteration or renovations permit, no additional charge is applicable.

- Corridors lobbies, washrooms, lounges, etc. are to be included and classified according to the major classification for the floor area on which they are located.

- The occupancy categories in the Schedule correspond with the major occupancy classifications in the Ontario Building Code. For mixed occupancy floor areas, the Service Index for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.

References

(1) Include air supported structures and structures with removable roofs.

(2) As defined in Zoning By-law and does not include facilities described in (1) above or Group “A” structures as defined in OBC and/or requiring the professional services of an Architect and/or Professional Engineer.

(3) As defined in 1.1.10 of the Building Permit By-law.

(4) As outlined in 6.3 of the Building Permit By-law.

(5) In addition to Flat Rate fee, permit fee will be adjusted should there be an increase in floor area.

(6) Fee could be determined as per Chief Building Official as per 6.1 of the Building Permit By-Law.

(7) Fees shown in italics are considered flat fees.

Schedule "B"

An image follows that represents Schedule "B" of by-law 52-2012, being a form Application for a Permit. Please contact the City of Burlington Accessibility Coordinator to receive this document in an alternative format.

CITY OF Burlington

Application for a Permit:
Transfer of Permit – Ownership
Change of Use – No Construction

For use of Municipality Authority			
Application Number:	Permit Number (if different):	Date Received (yyyy/mm/dd):	Roll Number:

A) Purpose of Application	☐ Transfer of Permit – Ownership	☐ Change of Use – No Construction

Proposed use of building: _____ Current use of building (if applicable): _____
Description of work: _____

B) Applicant Information – Applicant is:	C) Owner Information (if different from applicant)
☐ the owner: or, ☐ the authorized agent of the owner (If corporation or partnership, name of person applying on its behalf)	(If corporation or partnership, name of person applying on its behalf)
Last Name / First Name / Middle Initial	Last Name / First Name / Middle Initial
Corporation or Partnership (if applicable)	Corporation or Partnership (if applicable)
Full Address: Building Number / Street Name / Unit Number / Lot/con.	Full Address: Building Number / Street Name / Unit Number / Lot/con.
Municipality / Province / Postal Code / Country	Municipality / Province / Postal Code / Country
Telephone / Fax Number (optional) / Cell Number (optional)	Telephone / Fax Number (optional) / Cell Number (optional)
D) Former Owner (Transfer of Permit)	E) Project Information (Full Address of Project)
Last Name / First Name / Middle Initial	Building Number / Street Name / Unit Number / Lot/con.
Corporation or Partnership (if applicable)	Municipality / Province / Postal Code
Full Address: Building Number / Street Name / Unit Number / Lot/con.	Plan Number / Lot/Parcel Number
Municipality / Province / Postal Code / Country	Other Location Information – describe area to be occupied
Telephone / Fax Number (optional) / Cell Number (optional)	

F) Permit Via	☐ Mail To ☐ Pick Up By	☐ Applicant ☐ Owner ☐ Authorized Agent

G) Building Designer/Architect/Professional Engineer

Name / Telephone Number / Fax Number

H) Declaration of applicant

I _____ certify that:
(Print Name)

1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. I have authority to bind the corporation or partnership (if applicable).

_____ _____
(Date) (Signature of Applicant)

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act*, 1992. Questions about the collection of personal information may be addressed to the Chief Building Official of the municipality of Burlington.

Schedule of Drawings, Specifications and Documents Required for Construction, Demolition, and Change of Use Permits

1. **Two sets/copies of the following list of drawings, specifications and documents are required to be submitted in order for the various types of Building Permit Applications listed to be considered a complete application pursuant to Clause 7 (1) (b) of the Building Code Act, 1992 as amended:**

a) Demolition (Full or Partial)

(i) Proof of those arrangements have been made with the proper authorities for the cutting off and plugging of all water, sewer, gas, electric and telephone or other utilities and services. [Pre-demolition Clearance Form]

(ii) Description of the structural design characteristics of the building and method of demolition prepared by a professional engineer where deemed necessary by the Chief Building Official, Div. C, 1.3.1.1.

(iii) Where a building is designated under the Heritage Act, approval must be obtained from Heritage Burlington LACAC.

(iv) Where a building is required to be reviewed by an engineer [Div. C, 1.2.2.3. of the Ontario Building Code], provide a completed Commitment to General Reviews by Architect and Engineers form.

b) On-Site Sewage System

(i) Requirements (ii) and (iv) below shall be prepared by a Qualified Designer (as defined in the OBC), except for the replacement of a septic tank of equal size or larger.

(ii) Site Evaluation Report, including soil permeability, and soil conditions, including the potential for flooding.

(iii) Site plan (property survey) and/or and lot grading/drainage and servicing plan.

(iv) Sewage system design and drawings.

c) Residential Deck or Porch Permit
   (i) Approved zoning certificate (including approved drawings)
   (ii) Site plan (property survey)
   (iii) Foundation plan
   (iv) Floor plan (framing)
   (v) Elevation(s)
   (vi) Cross-section and detail of guards

d) Residential Accessory Buildings
   (i) Approved zoning certificate (including approved drawings)
   (ii) Site plan (property survey)
   (iii) Foundation plan / eng. floor slab
   (iv) Floor plan (one per floor & include framing)
   (v) Building elevations (min. 4)
   (vi) Building section (min. 1)

e) Residential Addition or Renovation Permit
   (i) Approved zoning certificate (including approved drawings)
   (ii) Site plan (property survey)
   (iii) Foundation plan
   (iv) Floor plan (one per floor & include framing)
   (v) Building elevations (min. 3)
   (vi) Building section (min. 1)
   (vii) Private sewage system evaluation where applicable
   (viii) Heat loss / heat gain calculations and furnace make/model and duct design layout (where applicable)

f) New Residential Detached or Semi-Detached House
   (i) Approved lot grading, drainage and servicing plan
   (ii) Approved zoning certificate (including approved drawings)
   (iii) Where applicable, a complete on-line sewage system permit application
   (iv) Site plan (property survey)
   (v) Floor plan (one per floor)
   (vi) Floor and roof framing plans/truss specifications sealed by Professional Engineer
   (vii) Building elevations (min. 4)
   (viii) Building section (min. 1)
   (ix) Mechanical ventilation form
   (x) Heat loss / heat gain calculations and furnace make/model and duct design layout
   (xi) Energy Efficiency Design Summary

g) New Residential Townhouse, Tri-plex or Four-plex
   (i) Approved lot grading, drainage and servicing plan
   (ii) Approved zoning certificate (including approved drawings)
   (iii) Approved Site Plan (agreement and drawings)
   (iv) Floor plan (one per floor)

(v) Floor and roof framing plans / truss specifications sealed by a Professional Engineer
(vi) Building elevations (min. 4)
(vii) Building section (min. 1)
(viii) Mechanical ventilation form
(ix) Heat loss / heat gain calculations and furnace make/model and duct design layout
(x) Energy Efficiency Design Summary

(h) **New Residential Apartment Building**
(i) Approved lot grading, drainage and servicing plan
(ii) Approved zoning certificate (including approved drawings)
(iii) Approved Site Plan (agreement and drawings)
(iv) Geotechnical Investigation Report (2 copies)
(v) Site plan (property survey)
(vi) Floor plan (one per floor)
(vii) Foundation plan and details (include de-watering & shoring where applicable)
(viii) Floor and roof structural plans
(ix) Building elevations
(x) Building sections
(xi) Window & door / hardware schedules
(xii) Room finish schedules
(xiii) Mechanical drawings (plumbing and HVAC)
(xiv) Electrical drawings (lighting, fire alarm system)
(xv) Sprinkler shop drawings if applicable
(xvi) Standpipe shop drawings if applicable
(xvii) Energy Efficiency Design Summary

(i) **New Non-Residential Building or Addition (Part 3 or 9 Building)**
(i) Approved lot grading, drainage and servicing plan
(ii) Approved zoning certificate (including approved drawings)
(iii) Approved Site Plan (agreement and drawings)
(iv) Geotechnical Investigation Report (2 copies)
(v) Site plan (property survey)
(vi) Floor plan (one per floor)
(vii) Foundation, framing and roof plans
(viii) Building elevations
(ix) Building section (min. 1)
(x) Window schedule
(xi) Door & hardware schedule
(xii) Wall sections and/or details
(xiii) Mechanical plans (plumbing & HVAC)
(xiv) Electrical plans (general lighting, emergency/exit lighting, and fire alarm system)
(xv) Automatic sprinkler and standpipe drawings where applicable
(xvi) Private sewage system evaluation where applicable
(xvii) Energy Efficiency Design Summary

(j) **Non-Residential Renovation (Part 3 or 9 Building)**
- (i) Site plan (property survey), and/or key plan
- (ii) Floor plan(s)
- (iii) Door, hardware and partition schedule
- (iv) Building elevations if exterior work proposed
- (v) Building section if exterior work proposed
- (vi) Mechanical plans (plumbing & HVAC) where applicable
- (vii) Electrical plans (lighting, fire alarm system) where applicable
- (viii) Energy Efficiency Design Summary

(k) **Designated Structures**

The following plans prepared and stamped by a registered Architect or Professional Engineer;
- (i) Approved lot grading, drainage and servicing plan
- (ii) Approved zoning certificate (including approved drawings)
- (iii) Site plan (property survey)
- (iv) Floor plan and roof plan (where applicable)
- (v) Elevations (where applicable)
- (vi) Sections and details (where applicable)

(l) **Commercial Exhaust Hood (NFPA 96)**
- (i) Floor plan
- (ii) Mechanical plan, details and section

(m) **Electro-Magnetic Locking Devices**
- (i) Floor plan
- (ii) Electrical plan, details of inter-face with fire alarm system

(n) **Plumbing or Backflow Prevention Devices ONLY**

Plumbing
- (i) Plumbing Layout – Floor Plan & Details

Backflow Prevention Devices
- (i) Schematic drawing of backflow preventer in system including expansion tank, strainer & existing equipment (water meter)
- (ii) Site plan or floor plan showing location of backflow preventer
- (iii) Specification for the backflow preventer & other parts
- (iv) Survey from Region of Halton or a letter stating the use of the water line being protected and hazard being designed for
- *(v)* For existing ICI buildings where the backflow is for a sprinkler system provide complete sprinkler system hydraulic calculations (including backflow) & a riser drawing showing the location of the backflow preventer. All drawings & calcs must be stamped by a professional engineer.*"*

(o) **Private Water & Sewer Systems Permits ONLY** (**Site Servicing)**
- (i) Approved Site Plan or Partial Site Plan Approval (agreement and drawings)
- (ii)Regional Connection Permit (Region of Halton)

(iii) Property Survey (Architectural Site Plan)
(iv) Site Services plans (showing all sanitary, storm, domestic water and fire mains) sealed by a Professional Engineer
(v) Cross sections & profiles sealed by a Professional Engineer
(vi) Details and general notes sealed by a Professional Engineer

2.0 Unless otherwise specified by the Chief Building Official plans or working drawings showing and detailing the following information shall accompany all building permit applications: A building permit application is not complete until such plans are attached to it.

2.1 **The site plan (property survey) drawing shall show:**

(a) Survey property boundaries and dimension, all building lines, bearing of meters and bounds and compass orientation (legal description),
(b) The location, use, height and dimensions of any existing and proposed building(s) including, but not limited to front, side, and rear yard dimensions and relationships to adjoining property lines, condominium corporation lines and buildings, common element lines (where applicable),
(c) Relation of buildings and finished grade to existing elevations and storm water drainage control plan on site where applicable,
(d) All existing and proposed parking layouts, retaining walls, swimming pools, accessory buildings and any other such physical additions necessary to the site.

2.2 **The lot grading, drainage and servicing plan(s) shall show:**

(a) The property lines, building location, sidewalks, driveways, curb cuts, swales, all utility services and new/existing service connections,
(b) Existing and proposed spot elevations for this project and adjacent properties, slopes of driveways, sidewalks and swales, direction of drainage flow,
(c) Location of storm water catchment area, catch basins, below grade and above grade utilities and connections into services at property line.

2.3 **The architectural drawings shall show:**

(a) OBC matrix, foundation and grade details,
(b) Each floor plan with exact dimensions of the layout of all proposed areas and identify each with room names,
(c) All wall thickness and type of construction, window and door openings and schedules, elevator, sections and details of all walls, stairs and exits, fire walls, fire separations, shaft and duct openings and other related pertinent information,
(d) Building elevations, cross sections and wall sections showing all floor to floor heights, materials and thickness, etc.,
(e) Specifications where applicable.

2.4 **The structural drawings shall show:**

(a) All foundation, floor, roof and wall structural elements indicating sizes, shapes and proper locations, and all dead and live design loads and conditions of loading,
(b) All reinforced concrete work indicating thickness and strength of concrete, size spacing minimum cover and type of reinforcing steel,
(c) All lintels, column and beam locations and their size and snowdrift loading,
(d) Where applicable de-watering report and shoring or pile driving.
(e) Flow Control Roof Drainage Declaration to be completed.
(f) Specifications where applicable.

2.5 **The mechanical and electrical drawings shall show:**

(a) Mechanical drawings are to show the plumbing, heating, ventilation and air conditioning including legends and schedules for compliance with the OBC. For Part 9 buildings, if room allows this information can be shown on the same plan as the architectural,
(b) Electrical drawings are to show lighting, emergency lighting, exit signs, fire alarm systems and their legends and schedules for compliance with the OBC. For Part 9 buildings, if room allows this information can be shown on the same plan as the architectural,
(c) Sprinkler and standpipe drawings are to include floor plans and riser diagrams to locate the entire system including connections, sprinkler heads.
(d) Specifications where applicable.

2.6 **The on-site sewage system report shall include the following:**

(a) The name, mailing address and telephone/fax numbers of the person who prepared the report and the system installer,
(b) The date the evaluation was complete,
(c) The provincial sewage system installer's registration number, date of issuance, and the name of the qualified person supervising the work to be done under the permit,
(d) A scaled map of the site showing;
    (i) Legal description, lot size, property dimension, existing rights-of-way, easements or municipal/utility corridors,
    (ii) The locations of items listed in Column 1 of Div.B, Tables 8.2.1.6.A, 8.2.1.6.B and 8.2.1.6.C of the Building Code,
    (iii) The location of the proposed sewage system,
    (iv) The location of any unsuitable, disturbed or compacted areas, and
    (v) The proposed access routes for system maintenance.
(e) Soil investigation including;
    (i) Depth to bedrock,
    (ii) Depth to zones of soil saturation,
    (iii) Soil properties and permeability,
    (iv) Potential for flooding

2.7 **The following supporting documentation shall accompany applications for a permit unless otherwise waived by the Chief Building Official:**

(a) Real property report (survey plan) prepared by an Ontario Land Surveyor,

(b) Driveway access permit approved by the authority having jurisdiction as may be applicable,

(c) Approval by the Ministry of the Environment for the design and construction of a private sewage disposal and water supply systems where applicable,

(d) Where applicable, approvals by the Ontario Ministries of Labour, Energy & Natural Resources, Industry & Tourism, Environment, the Ontario Liquor Control Board, Ontario Fire Marshall's Office and Conservation Halton,

(e) Minister's Rulings from the Ministry of Municipal Affairs and Housing, with respect to products not addressed in the Ontario Building Code,

(f) Such other approvals as may be required to demonstrate compliance with "applicable law".