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30 November 2021
Project: (190494)

Nancy Frieday, M.Sc. (Pl.), MCIP, RPP
Senior Planner
GSP Group Inc.
162 Locke Street South, Suite 200
Hamilton, ON, L8P 4A9

Dear Ms. Frieday:

RE: 4063 UPPER MIDDLE ROAD, BURLINGTON ON – TRAFFIC BRIEF SUMMARY

The proposed multi-family residential development is located on the north side of Upper Middle Road, east of Walker's Line, in the City of Burlington and encompasses a 0.55-hectare parcel of land. The proposed development has been planned to accommodate a total of 32 residential condominium apartment units in a single, 8-storey mid-rise building.

The following summarizes the reports and analysis completed to date for the proposed development.

- December 2016: Paradigm initially prepared a Traffic Impact Study for the proposed development in December 2016[1] that assumed a development program of 32 residential units. Two access scenarios for the development were assumed: A single all-movement connection; and an all-movement connection and a secondary right in/out only connection. The 2016 TIS confirmed that both access scenarios were supportable from an operational perspective.
- July 2018: The City of Burlington reviewed the 2016 TIS and provided comments in a letter[2] that recommended the closure of the western driveway given that it was not required from an operational perspective.
- December 2018: Paradigm prepared an updated Traffic Impact Study[3] for the proposed development that assumed a single connection only as per city comments. The development program remained unchanged at 32 residential units. The 2018 TIS confirmed a single access scenario was supportable from an operational perspective.

[1] 162390 4063 Upper Middle Road, Transportation Impact Study, Paradigm, December 2018
[2] 4063 Upper Middle Road Rezoning Application – Transportation Impact Study Submission, From Steve Lucas – Transportation Planning Technologists, December 2016.
[3] 162390-1 4063 Upper Middle Road, Transportation Impact Study, Paradigm, December 2018

- March 2020: A site circulation review[4] was completed that assessed the parking structure ramp and the overall circulation of the site. The city reviewed this letter and advised they were not in support of the current design for the upper-level parking area. To mitigate the issues with the upper parking level, a dynamic LED illuminated stop and GO system was proposed and letter[5] prepared in March 2021 that discussed best practices of these systems.

- August 2021: Further discussions with the City and Region occurred regarding the need for a secondary connection. As a follow-up to those discussions, Paradigm prepared an access review[6] that discussed the need for the development to maintain two points of access.

- September 2021: The requirements for the 5-metre road widening was further discussed between the Region and City which resulted in the requirement being waived.

Based on these modifications and discussions over time, the most current plan proposed is reflective of the early concept that was prepared as part of the initial submission. A total of 32 residential units with access provided through two connections to Upper Middle Road is proposed. The most easterly connection will be aligned with the driveway opposite providing access to Park City condos while the westerly access will be restricted to right in/out operations. **Figure 1 (attached)** illustrates the most recent concept plan.

Overall, as the unit count has not changed since the original TIS was undertaken and the access arrangement is reflective of the original vision for the site, the conclusions and recommendations as noted in the December 2018 TIS are still considered appropriate:

- Signal timing plans for signalized intersections be optimized in order to reduce delays;
- The centre lane along Upper Middle Road be painted to designate that it is a left turn lane into the subject site; and
- The City of Burlington and Halton Region consider implementing westbound and northbound dual left-turn lanes at the intersection of Upper Middle Road and Walker's Line

We trust that the foregoing information will meet your requirements. Please do not hesitate to contact us if we can be of further assistance.

[4] 190494 4063 Upper Middle Road, Burlington On – Site Circulation Review, Paradigm, March 2020
[5] 190494 4063 Upper Middle Road, Dynamic LED Illuminated Stop and GO System, Paradigm , March 2021
[6] 190494 4063 Upper Middle Road, Burlington ON – Access Review, Paradigm, August 2021

Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED

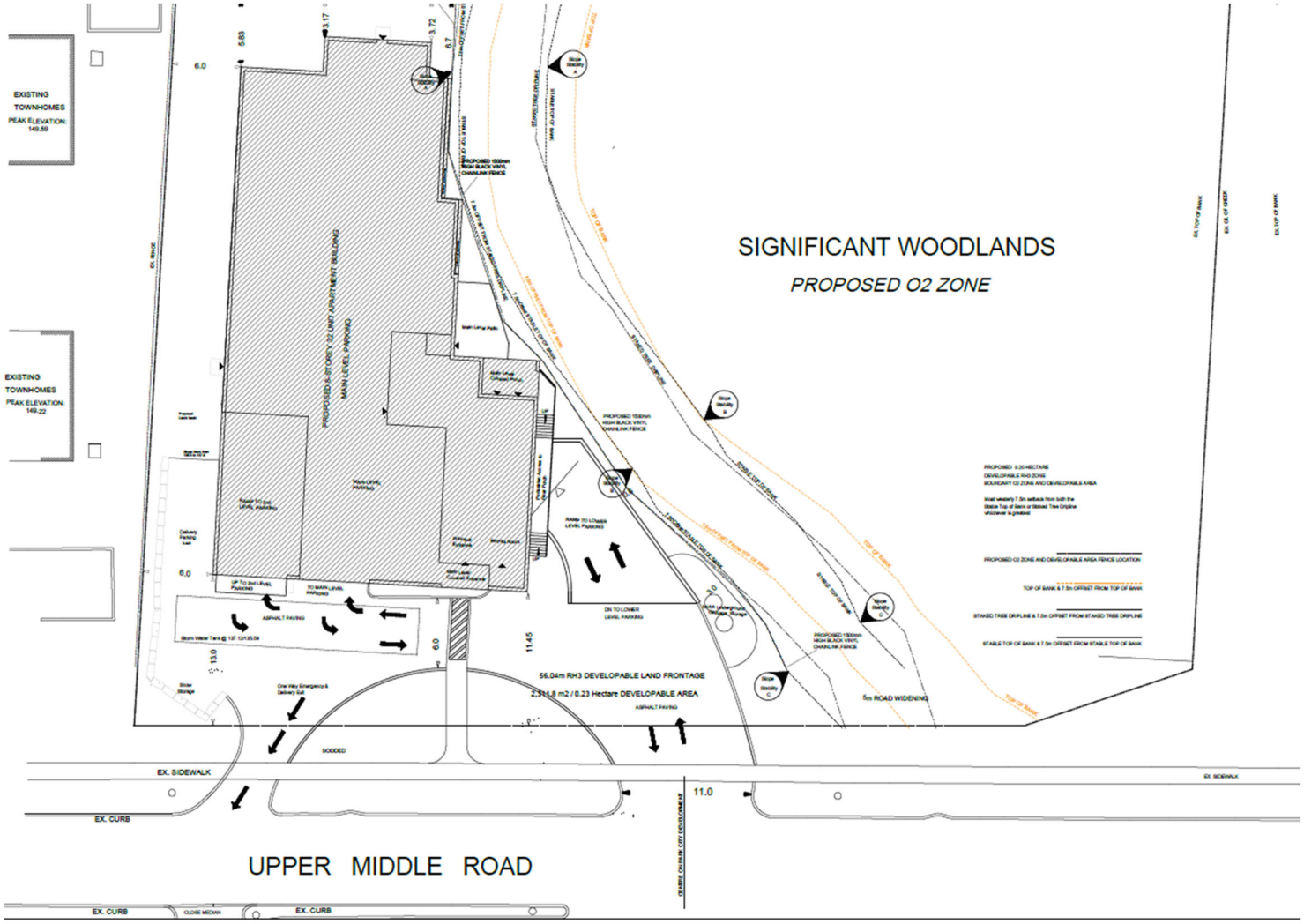


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Attachments



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Proposed Concept Plan