FIVE NINE www.5nine.ca
55 Logan Avenue, Unit B, Toronto, ON M4M 2M9 Canada
T 416.591.0253
F 416.260.2393

14 December 2020

Millcroft Greens Corporation
4900 Palladium Way, Suite 105
Burlington, Ontario L7M 0W7
Attention: Frank Bon

RE: Millcroft Greens Development, 4274 Dundas Street, Burlington

Dear Frank,

Please note we have reviewed this site for constructability opportunity, and specifically construction crane layout and feasibility. We advise on our final recommendation below;

Given the proximity to the property lines of the hydro lines, both on the hydro corridor and along Dundas Street, we believe the best "crane" solution for the captioned project would be to use a freestanding luffing-jib crane with its base and mast located as shown on the attached marked-up site plan. We have also attached a photograph of a typical luffing-jib crane for reference.

A luffing-jib crane utilizes a jib which can be raised and lowered such that no part of the crane nor loads hanging from the crane would swing over any of the property lines or adjacent lands (or adjacent hydro lines). In relation to this, there is no consideration to a proposed radius as the crane would not swing around in circular motion. A luffing-jib crane would have sufficient capacity and capability to provide all hoisting and material/equipment movement required for the construction of the footings, foundations, underground garage and superstructure at this project. The construction of small portions of the underground garage falling outside of the radius limit of the luffing-jib crane would be handled with a small mobile crane located on the site.

All material delivery and staging areas would be located on the project site at the south side of the building (refer to the attached marked-up site plan).

The use of a luffing-jib crane is common practice in situations where impediments prohibit a crane swinging over adjacent land and falls within normal construction techniques, means and methods.

We trust this is sufficient for your purposes,

Sincerely,

Phillip Marsland, President, 59 Project Management Inc.

GENERAL INFORMATION:

-FOR SURVEY INFORMATION, PLEASE REFER TO R-PE SURVEYING LTD.

-FOR CIVIL AND SITE SERVICING INFORMATION, PLEASE REFER TO URBANTECH CONSULTING

-FOR LANDSCAPE INFORMATION, PLEASE REFER TO NAK DESIGN

-FOR TRAFFIC AND TRUCK TURNING INFORMATION, PLEASE REFER TO CROZIER CONSULTING ENGINEERS

-SNOW WILL BE REMOVED FROM SITE

LOT INFORMATION:

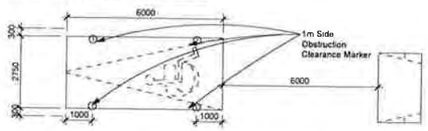
LOT INFORMATION

FFE:

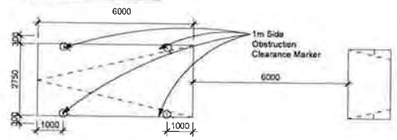
FFE AT GROUND FLOOR = 155.10

General Notes 4 dA1.2
NTS

HANDICAP PARKING SPACE (Type A):

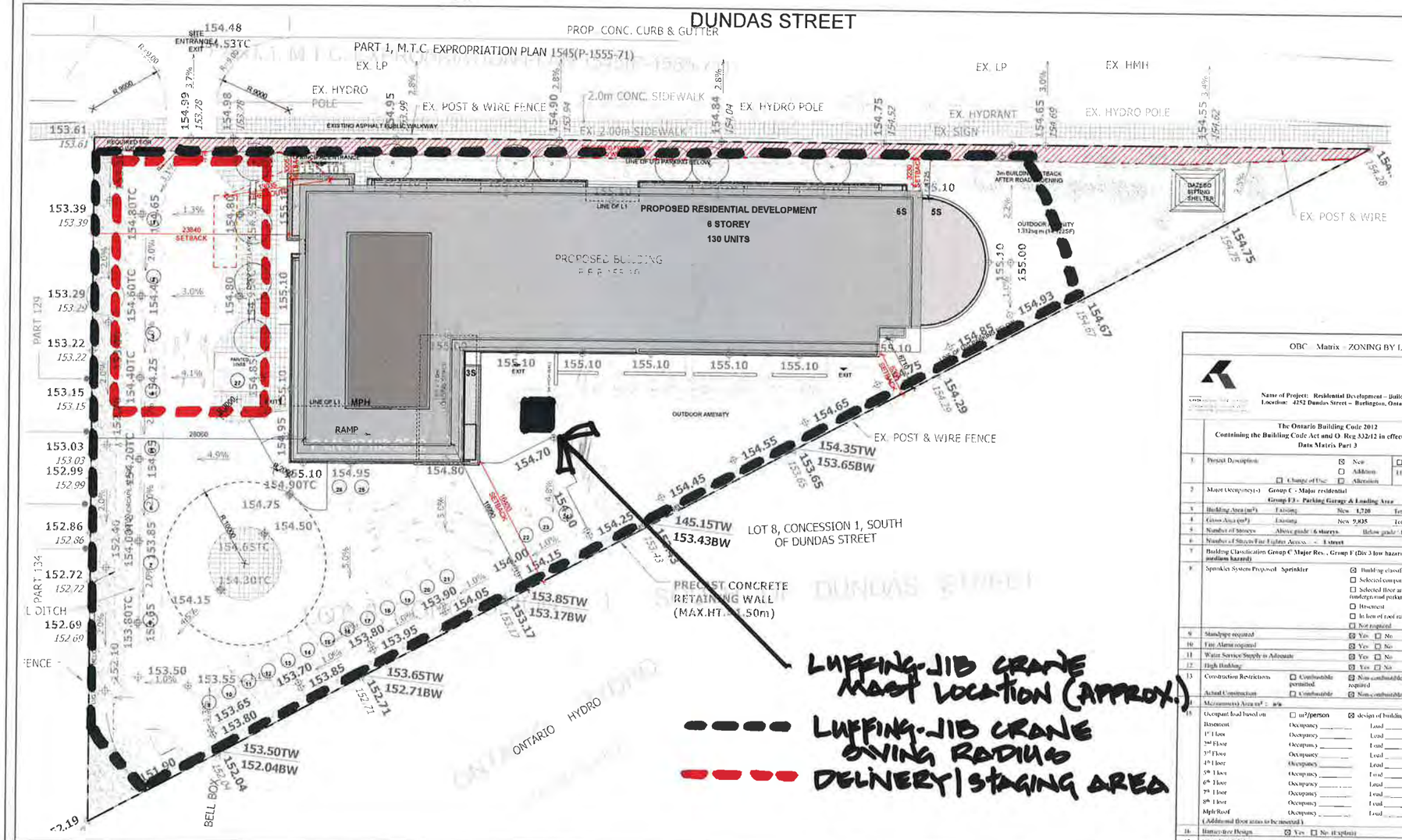


TYPICAL PARKING SPACE:



Typical Parking Space Legend 3 dA1.2
NTS

DUNDAS STREET



Site Plan 2 dA1.2
1 : 250

OBC Matrix - ZONING BY LAW AMENDMENT

Name of Project: Residential Development – Building with U/G parking
Location: 4252 Dundas Street – Burlington, Ontario

Seal must be signed to be valid

	The Ontario Building Code 2012 Containing the Building Code Act and O. Reg 332/12 in effect Jan 1, 2014 Data Matrix Part 3		OBC Reference	
			Subsections are to Division B unless noted (A) for Division A or (C) for Division C	
1	Project Description:	☒ New ☐ Addition ☐ Alteration ☐ Part 11 11.1 to 11.4	☒ Part 3 1.4.2.1.[A]	☐ Part 9 1.1.2.1.[A] & 9.10.1.3
2	Major Occupancy(s): Group C - Major residential; Group F3 - Parking Garage & Loading Area		3.1.2.1.(1)	9.10.2
3	Building Area (m²): Existing: New 1,720 Total 1,720		1.4.1.2.[A]	1.4.1.2.[A]
4	Gross Area (m²): Existing: New 9,935 Total 9,935		1.4.1.2.[A]	1.4.1.2.[A]
5	Number of Storeys: Above grade: 6 storeys Below grade: 1		1.4.1.2.[A],[B],3.2.1.1.	1.4.1.2.[A] & 9.10.4
6	Number of Streets/Fire Fighter Access: 1 street		3.2.2.10. & 3.2.5.	9.10.20
7	Building Classification: Group C Major Res. , Group F (Div 3 low hazard, Div.2 medium hazard)		3.2.2.20.-83	9.10.2
8	Sprinkler System Proposed: Sprinkler ☒ Building classification ☐ Selected compartments ☐ Selected floor areas (underground parking garage only) ☐ Mezzanine ☐ In lieu of roof rating ☐ Not required		3.2.2.20.-83; 3.2.1.5; 3.2.2.17	9.10.8
9	Standpipe required: ☒ Yes ☐ No		3.2.9	N/A
10	Fire Alarm required: ☒ Yes ☐ No		3.2.4	9.10.18
11	Water Service/Supply is Adequate: ☒ Yes ☐ No		3.2.5.7	N/A
12	High Building: ☒ Yes ☐ No		3.2.6.	N/A
13	Construction Restrictions: ☐ Combustible permitted ☒ Non-combustible required ☐ Both; Actual Construction: ☐ Combustible ☒ Non-combustible ☐ Both		3.2.2.20.-83	9.10.6
14	Mezzanine(s) Area m²: n/a		3.2.1.1.(3)-(6)	9.10.4.1.
15	Occupant load based on: ☐ m²/person ☒ design of building. Basement Occupancy ____ Load ____ persons; 1st Floor Occupancy ____ Load ____ persons; 2nd Floor Occupancy ____ Load ____ persons; 3rd Floor Occupancy ____ Load ____ persons; 4th Floor Occupancy ____ Load ____ persons; 5th Floor Occupancy ____ Load ____ persons; 6th Floor Occupancy ____ Load ____ persons; 7th Floor Occupancy ____ Load ____ persons; 8th Floor Occupancy ____ Load ____ persons; Mph/Roof Occupancy ____ Load ____ persons (Additional floor areas to be inserted)		3.1.17	9.9.1.3
16	Barrier-free Design: ☒ Yes ☐ No (Explain)		3.8	9.5.2
17	Hazardous Substances: ☐ Yes ☒ No		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)

OBC Classification 1 dA1.2
NTS

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Do not scale the drawings

This Drawing Is Not To Be Used For Construction Until Signed By The Architect

Date:

KIRKOR ARCHITECTS AND PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

Revisions:

No.	Revision:	Date:
1	ZBA Submission #1	Nov 16, 2020
No.	Issued for:	Date:

Drawing Title:

Site Plan

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: As indicated
Drawn by: Author
Checked by: Checker
Project No: 19-111
Date: 16/11/20

Drawing No:

dA1.2

LIMEN

LIMEN

MUSTER POINT 2

LivePatrol