



CONCEPT PLAN

Part of Lot 15 Registered Plan 99 and Lots 12, 13, and Part of Lot 21, Registered Plan 393
 City of Burlington
 Regional Municipality of Halton
 1335-1355 Plains Road East

REGULATIONS	MXG (Mixed-Use General) Required	Proposed (revised)	Comply
DEFINITIONS			
Townhouse, Back-to-Back	Max. 16 units and max. length of 55m	17 units with max. length of 58.5m	*
Townhouse	Max 16 units with max. length 55 m	5 units with max. length 45m	✓
PART 5 - 2.0 PERMITTED USES (TABLE 5.2.1)			
Back-to-Back townhouse (o)	o) Not permitted within 25m of Plains Rd.	3.0 m from Plains Road E	*
Townhouses (p)	p) Not permitted within 55 m of Plains Rd.	31.5m from Plains Road E	*
PART 5 - 5.0 TOWNHOUSE REGULATIONS - Table 5.5.1			
a) Lot Width (min)	30m	44.95m	✓
b) Lot Area (min)	1200m²	4,612m²	✓
c) Front Yard	3m and 6m setback from garage	3.0 and 6m	✓
d) Side Yard	3m	West: 3m East: 4.5m	?
e) Yard abutting R3.1 Zone	• 12m for a 3 Storey building (greater than 11.5m in height) • 12m for a building of 2 or 3 storeys and greater than 11.5m in height	Townhouses: 8m setback Back to back: 2m setback	*
f) Density	30 units/ha	(34 units / 4612) = 7.4 units/ha	*
g) Floor Area Ratio (min.)	0.3:1		✓
h) Floor Area Ratio (max.)	1.5:1	1.13:1 (max.)	✓
5.2 LANDSCAPE AREA AND BUFFER			
i) Landscaped Area (min) abutting a street	3m	3m	✓
j) Landscape Buffer abutting R3.1 Zone	6m	3m to 1.5m	*
5.3 PARKING (Table 1.2.6 - Off-Street Parking Standards)			
(a) Back-to-Back Townhouses Dwelling unit (29)	2 spaces / unit = 29 x 2 = 58.00 + 0.35 visitor spaces / unit = 10.15	2 spaces / unit = 58.0 0.2 spaces / unit = 5.8	✓ *
(b) townhouses	2 spaces / unit = 10.0 + 0.35 visitor spaces / unit = 1.75	2 spaces / unit = 10.0 0	✓ *
(b) Driveways/parking lots shall be set back 3m from wall of building with windows of habitable rooms		• 1.0m front Unit 5 • 0.5m front Unit 22	*
Parking Space size (min.)	2.75m x 6m	2.75m x 6m	✓
Driveway Length in DPC (min.)	6.7m	6.7m	✓
Parking Space size within garage	3m x 6m	3m x 6m	✓
Unobstructed Garage Parking	3m x 5.5m (one step permitted in unobstructed area)	3m x 5.5m	✓
AMENITY AREA			
(i) Townhouse	20m² per 1-bedroom unit 35m² per 2+ bedroom unit	45m² /unit within rear yard	✓
(ii) Back-to-Back Townhouse	25m² per unit 6m² per unit (=29 x 6 = 174m²)	26m² per units (rooftop amenity) - (4m deep x 6m) Common amenity area: 121m²	✓ *
5.5 PRIVACY AREA			
k) Townhouse	15m² per unit	45m²/unit within rear yard	✓
l) Back-to-back townhouse	5.5m² balcony per unit separated from adjoining units by a wall or privacy screen	26m² rooftop amenity space/unit separated by 6' privacy screen	✓
5.6 FENCING			
1.8m (min.) fence abutting residential zone	1.8m (min.) fence abutting residential zone including solid screen fence or chain-link and planting	1.8m solid screen fence	✓
5.7 BUILDING HEIGHT			
Townhouse	3 storeys (14 metres)	3 storeys (10 metres)	✓
Back-to-back townhouse	3 storeys (14 metres)	4 storeys (12 metres)	*

REVISIONS

No.	Description	Date

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE
 gspgroup.ca

Date: July 18, 2018 Drawn By: R.T. Dwg. File Name: cp17149b.dwg
 Scale: 1: 350 Project No.: 17149