NORTHSHORE - PHASE 2

Proposed Mixed-Use Development

484 PLAINS RD. BURLINGTON, ONTARIO



DRAWING LIST

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Date:

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Toronto, ON M3J 0H1

Revisions:

No.:	Revision:	Date:
01	Issued for Rezoning	May 17,2024

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Client:

490 Plains Road, Burlington, ON
Proposed Mixed-Use Development

Drawing Title:
Cover Sheet

Scale:

Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.:

dA0.00

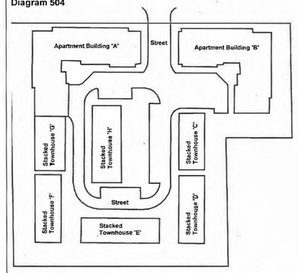
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Exception 504	Zone MXG-504	Map 5-W	Amendment 2020.XXX	Enacted

1. Permitted Uses

a) Only the following uses shall be permitted:
i) Apartment Building with Retail and Service Commercial and Office uses permitted on Ground Floor
ii) Stacked Townhouse

Diagram 504



2. Regulations for Apartment Buildings

a)	Maximum Number of Units:	277
b)	Yard Abutting a Street:	
	i) Balconies:	2.9 m
	ii) Floor 9 (Rooftop Amenity and Mechanical Penthouse):	10 m
c)	Yard Abutting a Residential Zone:	
	i) East Side:	
	Floors 1-8;	10.8 m, 10.2 m to balconies
	Floor 9 (Rooftop Amenity and Mechanical Penthouse):	17.2 m
	ii) West Side:	
	Floors 1-8;	11.6 m, 11 m to balconies
	Floor 9 (Rooftop Amenity and Mechanical Penthouse):	17.5 m
	iii) South Side:	
	Floors 1-6;	13.2 m including balconies
	Floors 7-8:	21 m, 18 m to terrace, 13.4 m to balconies
	Floor 9 (Rooftop Amenity and Mechanical Penthouse):	35 m
d)	Maximum Height:	8 storeys up to 27.5 m
	Rooftop Amenity and Mechanical Penthouse:	5 m
e)	Maximum Rooftop Amenity excluding Mechanical Penthouse:	500 m²
f)	Occupant Parking:	1 space/unit
g)	Visitor Parking:	0.25 spaces/unit
h)	Non-Residential Parking:	3.5 spaces/100m² of Gross Floor Area at grade only (can be shared with visitor parking including designated accessible spaces)
i)	Maximum Floor Area for all Non-Residential Uses:	1000 m²

3. Regulations for Stacked Townhouses

a)	Yard Abutting a Residential Zone:	11,9 m including rooftop amenity and balconies
b)	Maximum Number of Units:	110
c)	Maximum Height:	3 storeys up to 10 m
	Rooftop Amenity:	2.5 m
d)	Privacy Areas:	
	i)	Privacy areas for ground level units are permitted to have privacy screens on two sides only; with the opening on the side opposite the building
	ii)	Rooftop privacy areas permitted to have glass screens or railings with a minimum height of 1 m along exterior walls of building.
e)	Parking:	
	i)	Occupant: 1 space/unit
	ii)	Visitor: 0.2 spaces/unit
	iii)	Loading: None Required

Notwithstanding Part 16, Definitions, Stacked Townhouse, a stacked townhouse building is permitted to contain 23 residential units and access to second or upper level units may be from interior or exterior stairways.

4. Regulations Applicable to Entire Site

a)	Floor Area Ratio	1.84:1 Maximum
b)	Landscape Area Abutting a Street:	1 m Transformers, walkways and street furniture may encroach.
c)	Landscape Buffers:	Transformers, underground stormwater tanks and vents may encroach.
d)	Setback from street for below grade parking structures:	1 m
e)	Amenity Area:	25 m² per unit
f)	Setback from Driveway or Parking Lot/Parking Spaces to Window of Habitable Room:	2 m
g)	Setback from Ramp and Loading Space to Window of Habitable Room:	0 m

Current Specific Zoning By law 4 NTS dA1.01

484 PLAINS ROAD - PHASE 2

Burlington, Ontario
Proposed Mixed-Use Development

Project Statistics
May 16, 2024 — Project No. 23-120

1.0 Site Area

PHASE AREA	Hectares	acres	sq.m.	sq.ft
PHASE 1 - 490 Plains Rd E (LOT AREA)	0.90	2.2311	9,029	97,187
PHASE 2 - 484 Plains Rd E (LOT AREA)	0.93	2.3061	9,333	100,455
Total Site Area	**1.836**	**4.5372**	**18,361.56**	**197,642**

PHASE AREA (ABOVE GRADE AREA)	acres	sq.m	sq.ft
PHASE 1 AREA (Above Grade Area)	2.2027	8,914	95,948
PHASE 2 AREA (Above Grade Area)	2.3346	9,448	101,695
Total Site Area	**4.5372**	**18,361.56**	**197,642**

2.0 GFA (Gross Building Area)

*The total area of the floor measured to the outside of all outside walls, including a basement or cellar but excluding areas used for parking of motor vehicles or areas above an atrium.

2.1 **Proposed GFA - PHASE 1 - Building B**

			No. of Floor	sq.m.	sq.m.	sq.ft
Level	P1		1 x	1,164.17	1,164.17	12,531
Level	1	(Non-Residential)	1 x	456.63	456.63	4,915
Level	1		1 x	847.01	847.01	9,117
Level	2		1 x	1,414.06	1,414.06	15,221
Levels	3 to 6		4 x	1,482.00	5,928.00	63,806
Levels	7 to 8		2 x	1,221.24	2,442.48	26,291
Mech Penthouse			1 x	194.68	194.68	2,096
Proposed GFA - PHASE 1 - Building B					**12,447.83**	**133,979**

2.2 **Proposed GFA - PHASE 2 - Building A**

			No. of Floor	sq.m.	sq.m.	sq.ft
Level	P1		1 x	1,231.00	1,231.00	13,250
Level	1	(Non-Residential)	1 x	509.00	509.00	5,479
Level	1	(Residential)	1 x	1,124.29	1,124.29	12,102
Levels	2 to 6		5 x	1,483.91	7,419.55	79,863
Levels	7 to 8		2 x	1,335.75	2,671.50	28,756
Mech Penthouse			1 x	233.17	233.17	2,510
Proposed GFA - PHASE 2 - Building A					**13,188.51**	**141,960**

2.3 **Proposed GFA - Phase 1 (3 Storey Stacked Back-to-Back Townhouses)**

	sq.m.	sq.ft
Building C	2,187.00	23,541
Building D	1,568.35	16,882
Proposed GFA - Phase 1 (3 Storey Stacked Back-to-Back Townhouses)	**3,755.35**	**40,423**

2.4 **Proposed GFA - In Phase 2 (3 Storey Stacked Back-to-Back Townhouses)**

	sq.m	sq.ft
Building E	2,821.50	30,370
Building F	2,194.50	23,621
Total Proposed GFA - In Phase 2 (3 Storey Stacked Back-to-Back Townhouses)	**5,016.00**	**53,992**

2.0 **Total Proposed Gross Floor Building Area**

	sq.m.	sq.ft
Phase 1	**16,202.38**	174,401
Phase 2	**18,204.51**	195,952
Total Proposed Gross Floor Building Area	**34,406.89**	**370,353**

3.0 GCA (Gross Constructible Area)

3.1 **Proposed GCA - PHASE 2- Building A**

			No. of Floor	sq.m.	sq.m.	sq.ft
Level	P1		1 x	8,217.00	8,217.00	88,447
Level	1	(Non-Residential)	1 x	504.90	504.90	5,435
Level	1	(Residential)	1 x	1,115.00	1,115.00	12,002
Levels	2 to 6		5 x	1,483.91	7,419.55	79,863
Levels	7 to 8		2 x	1,335.75	2,671.50	28,756
Mech Penthouse			1 x	233.17	233.17	2,510
Proposed GCA - PHASE 2 - Building B (Above Grade)					**11,944.12**	**128,565**
Proposed GCA - PHASE 2 - Building B (Above & Below Grade)					**20,161.12**	**217,012**

3.2 **Proposed GCA - Phase 2 (3 Storey Stacked Back-to-Back Townhouses)**

	sq.m	sq.ft
Building E	2,821.50	30,370
Building F	2,194.50	23,621
Proposed GCA - Phase 1 (3 Storey Stacked Back-to-Back Townhouses)	**5,016.00**	**53,992**

Total Proposed GCA in Phase 2 - Above Grade	**16,960.12**	**182,557.21**
Total Proposed GCA in Phase 2 - Above and Below Grade	**25,177.12**	**271,004.26**

3.0 Proposed FSI for both Phases

2.5	Total Proposed Gross Building Floor Area	Total Site Area	FSI
FSI	34,406.89	18361.56	**1.87**

2.6	Density for both Phases	Total Units	Area (ha)	Units/ha
	Units/ Hectare	400	1.84	**218**

4.0 NSA (Net Saleable Area)

4.1 **Proposed NSA - PHASE 1 - Building B -Residential**

			No. of Floor	sq.m.	sq.m.	sq.ft
Level	1	(Residential)	1 x	213.31	213.31	2,296
Level	2		1 x	1,248.90	1,248.90	13,443
Levels	3 to 6		4 x	1,321.55	5,286.18	56,900
Levels	7 to 8		2 x	1,069.87	2,139.74	23,032
Proposed NSA - PHASE 1 - Building B					**8,888.13**	**95,671**

4.1 **Proposed NSA - PHASE 1 - Building B - Commercial**

			No. of Floor	sq.m.	sq.m.	sq.ft
Level	1	(Non-Residential)	1 x	427.98	427.98	4,607
Proposed NSA - PHASE 1 - Building B					**427.98**	**4,607**

4.2 **Proposed NSA - Phase 1 (3 Storey Stacked Back-to-Back Townhouses)**

	sq.m.	sq.ft
Building C	2,187.00	23,541
Building D	1,568.35	16,882
Proposed NSA - Phase 1 (3 Storey Stacked Back-to-Back Townhouses)	**3,755.35**	**40,423**

Total Proposed NSA in Phase 1	**12,643.48**	**140,700.77**

4.3 **Apartment Building B Efficiency - Residential**

	Total Proposed RES. NSA sq.ft		Total Proposed RES. GFA sq.ft Above Grade	Efficiency
Building B Efficiency	95,671.03	divided by	116,932.57	**82.10%**

4.4 **Building B Average Unit Size**

	Total Proposed Residential NSA sq.ft.	Total Units Numbers	sq.ft
Building B AVG. UNIT SIZE	95,671.03	153	**625.35**

4.5 **Proposed NSA - PHASE 2 - Building A -Residential**

			No. of Floor	sq.m.	sq.m.	sq.ft
Level	1	(Residential)	1 x	336.32	336.32	3,620
Levels	2 to 6		5 x	1,320.28	6,601.40	71,057
Levels	7 to 8		2 x	1,177.12	2,354.24	25,341
Proposed NSA - PHASE 2 - Building A					**9,291.96**	**100,018**

4.6 **Proposed NSA - PHASE 2 - Building A - Commercial**

			No. of Floor	sq.m.	sq.m.	sq.ft
Level	1	(Non-Residential)	1 x	476.39	476.39	5,128
Proposed NSA - PHASE 2 - Building A					**476.39**	**5,128**

4.7 **Proposed NSA - Phase 2 (3 Storey Stacked Back-to-Back Townhouses)**

	sq.m.	sq.ft
Building E	2,821.50	30,370
Building F	2,194.50	23,621
Proposed NSA - Phase 2 (3 Storey Stacked Back-to-Back Townhouses)	**5,016.00**	**53,992**

Total Proposed NSA in Phase 2	**14,784.35**	**159,137.64**

4.8 **PRELIMINARY Apartment Building A Efficiency - Residential**

	Total Proposed RES. NSA sq.ft		Total Proposed RES. GFA sq.ft Above Grade	Efficiency
PRELIMINARY Building A Efficiency	100,017.82	divided by	123,230.74	**81.2%**

4.9 **Building A Average Unit Size**

	Total Proposed Residential NSA sq.ft.	Total Units Numbers	sq.ft
Building A AVG. UNIT SIZE	100,017.82	169	**602.53**

6.0 Amenity

* Amenity Area: The area situated within the boundaries of a project and intended for recreational purposes, which may include open spaces, patios, balconies, communal play areas, lounges, sundecks, and rooftdecks, but shall not include the area occupied at grade by the buildings, service areas, parking, and driveways.

6.1 **Amenity Requirement based on Specific Zoning By Law - In Phase 1**

	No. of Units	Amenity Ratio (Sq m/unit)	Required Amenity
Apartment Building	153	25.00	3,825
Townhouses	36	25.00	900
Total Amenity Area Required	sq.m.	Ratio	**4,725**

6.2 **Amenity Provided - Phase 1**

	Amenity Area (Sq.m.)
Ground Floor (Outdoor Private, Open Space and Landscaped Areas)	2,606
Bldg. B:	
Level 1 (indoor Amenity)	193.00
Level 2 (Private Amenities, Balconies and Terraces)	140.00
Level 3 (Private Amenities, Balconies and Terraces)	160.00
Level 4-6 (Private Amenities, Balconies and Terraces)	460.00
Level 7 (Private Amenities, Balconies and Terraces)	280.00
Level 8 (Private Amenities, Balconies and Terraces)	220.00
Roof Top Outdoor Amenity	215.00
Bldg C:	
Roof Top	480.00
Bldg D:	
Roof Top	340.00
Total Amenity Area Provided	**5,094.00**

6.3 **Amenity Requirement based on Specific Zoning By Law - In Phase 2**

	No. of Units	Amenity Ratio (Sq m/unit)	Required Amenity
Apartment Building	166	25.00	4,150
Townhouses	45	25.00	1,125
Total Amenity Area Required	sq.m.	Ratio	**5,275**

6.4 **Amenity Provided - Phase 2**

	Amenity Area (Sq.m.)
Ground Floor (Open Space and Landscaped Areas)	3,152
Bldg A:	
Level 1 (Indoor Amenity)	161.11
Level 1 (Private Patio)	95.14
Private Balconies	1,000.00
Roof Top Outdoor Amenity	285.00
Bldg E:	
Level 1 (Private Patio)	147.98
Roof Top	543.00
Bldg F:	
Level 1 (Private Patio)	128.18
Roof Top	460.00
Total Amenity Area Provided	**5,952.43**

7.0 Unit Count

7.1 **Units - In Phase 1 - Bldg B**

			1 BR	1BR+D	2 BR	2BR+D	3BR	No. of Units
Building B								
Level 1	1	Floor	2	2	0	0	0	4
Levels 2	1	Floor	4	10	5	2	0	21
Levels 3-6	4	Floors	6	12	3	1	1	92
Levels 7-8	2	Floors	7	5	2	2	2	36
Total Units - In Phase 1 - Bldg B			*44*	*70*	*21*	*10*	*8*	**153**
Percentage			**29%**	**46%**	**14%**	**7%**	**5%**	**100%**

7.2 **Units - 3 Storey Stacked Back-to-Back Townhouses**

	No. of Units
Building C	30
Building D	6
Total Units - 3 Storey Stacked Back-to-Back Townhouses	**36**

7.3 **Total Unit Count**

	No. of Units
Total Units - In Phase 1 - Bldg B	153
Total Units - 3 Storey Stacked Back-to-Back Townhouses	36
Total Unit Count - In Phase 1	**189**

7.4 **Units - In Phase 2 - Bldg A**

			Studio	1 BR	1BR+D	2 BR	2BR+D	3BR	No. of Units
Building A									
Level 1	1	Floor	1	1	3	1	0	0	6
Levels 2-6	5	Floors	0	9	9	6	0	0	120
Levels 7-8	2	Floors	0	5	6	5	0	2	40
Total Units - In Phase 2 - Bldg A			*1*	*55*	*64*	*41*	*0*	*4*	**166**
Percentage			**1%**	**34%**	**39%**	**25%**	**0%**	**3%**	**100%**

7.5 **Units - 3 Storey Stacked Back-to-Back Townhouses in Phase 2**

	No. of Units
Building E	24
Building F	21
Total Units - 3 Storey Stacked Back-to-Back Townhouses in Phase 2	**45**

7.6 **Total Unit Count**

	No. of Units
Total Units - In Phase 2 - Bldg A	166
Total Units - 3 Storey Stacked Back-to-Back Townhouses in Phase 2	45
Total Unit Count - In phase 2	**211**

8.0 Parking - (minimum space size: 2.75mX6.0m)

8.1 **Parking Requirement based on Specific Zoning By Law - In Phase 1**

	No. of Units	Parking Ratio	Parking Spaces
A. Residential:			
Apartment Building	153	1.00 /unit	153
Apartment Visitors	153	0.25 /unit	39
Townhouses	36	1.00 /unit	36
Townhouse Visitors	36	0.20 /unit	8
Residential Parking Spaces Required			**236**
Total Parking Spaces Required	sq.m.	Ratio	**236**
B. Non-Residential:			
Non-Residential	456.63	65% x (3.5/ 100m² of retail)	14
(Non-Residential) Parking Spaces Required			**14**

Required Accessible Parking Space			
Apartment Resident	153	*3% of Total Parking Required*	5
Apartment Visitors	39	*between 5- 50*	1
Townhouse Resident	36	*between 5- 50*	1
Townhouse Visitors	8	*between 5- 50*	1
Non-Residential	14	*between 5- 50*	1
Total Required Accessible Parking Space			**9**

* Section 4.6 d) of the MXG Zone Parking Provisions permits non-residential parking spaces located on the same property as a residential use to be counted towards residential visitor parking spaces
**based on Section 4.6 b) (MXG Zone Parking Provisions) of Burlington's Zoning By-law, which allows the minimum number of required non-residential parking spaces to be reduced by a factor of 5%.

8.2 **Parking Provided - Phase 1**

	P1	Surface	Parking Spaces
A. Residential:			
Residential - Apartment	153	-	153
Apartment Visitor	10	29	39
Residential - Townhouses	37	-	37
Townhouses Visitor	-	8	8
Total Parking Spaces Provided	**200**	**37**	**237**
B. Non-Residential:			
Non-Residential Parking (shared with Resident Visitor)		14	14
Non-Residential Parking Spaces Provided			**14**

Provided Accessible Parking Space			**0**
	P1	Surface	Parking Spaces
Apartment Resident	5		5
Apartment Visitors	1		1
Townhouse Resident	1		1
Townhouse Visitors		1	1
Non-Residential		1	1
	7	2	
Total Provided Accessible Parking Space			**9**

8.3 **Parking Requirement - Phase 2**

	No. of Units	Parking Ratio	Parking Spaces
A. Residential:			
Apartment Building	166	1.00 /unit	166
Apartment Visitors	166	0.25 /unit	42
Townhouses	45	1.00 /unit	45
Townhouse Visitors	45	0.20 /unit	9
Residential Parking Spaces Required			**262**
Non- Res. Parking Requirement - Phase 2	sq.m.	Ratio	
B. Non-Residential:			
Non-Residential	508.00	85% x (3.5/ 100m² of retail)	18
Non- Res. Parking Requirement - Phase 2			**18**

Required Accessible Parking Space			
Apartment Resident	166	*3% of Total Parking Required*	5
Apartment Visitors	42	*between 5- 50*	1
Townhouse Resident	45	*between 5- 50*	1
Townhouse Visitors	9	*between 5- 50*	1
Non-Residential	17	*between 5- 50*	1
Total Required Accessible Parking Space			**9**

* Section 4.6 d) of the MXG Zone Parking Provisions permits non-residential parking spaces located on the same property as a residential use to be counted towards residential visitor parking spaces
**based on Section 4.6 b) (MXG Zone Parking Provisions) of Burlington's Zoning By-law, which allows the minimum number of required non-residential parking spaces to be reduced by a factor of 5%.

8.4 **Parking Provided - Phase 2**

	P1	Surface	Parking Spaces
A. Residential:			
Residential - Apartment	166	-	166
Apartment Visitor	7	35	42
Residential - Townhouses	45	-	45
Townhouses Visitor	-	9	9
Residential Parking Provided - Phase 2	**218**	**44**	**262**
B. Non-Residential:			
Non-Residential Parking (shared with Resident Visitor)		16	16
Non-Residential Parking Spaces Provided - Phase 2			

Provided Accessible Parking Space - Phase 2			
	P1	Surface	Parking Spaces
Apartment Resident	5		5
Apartment Visitors	-	2	2
Townhouse Resident	1		1
Townhouse Visitors		1	1
Non-Residential		-	-
Provided Accessible Parking Space - Phase 2	**6**	**3**	**9**

Project Statistics 3 NTS dA1.01



Context Plan 1 NTS dA1.01

PART OF LOT 24 REGISTERED PLAN 833
AND
PART OF LOT 3 BROKEN FRONT CONCESSION

IN THE CITY OF BURLINGTON, REGIONAL MUNICIPALITY OF HALTON.

Legal Description 2 NTS dA1.01

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Date:

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Revisions:

No.:	Revision:	Date:
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Northshore - Phase 2
490 Plains Road, Burlington, ON
Proposed Residential Development

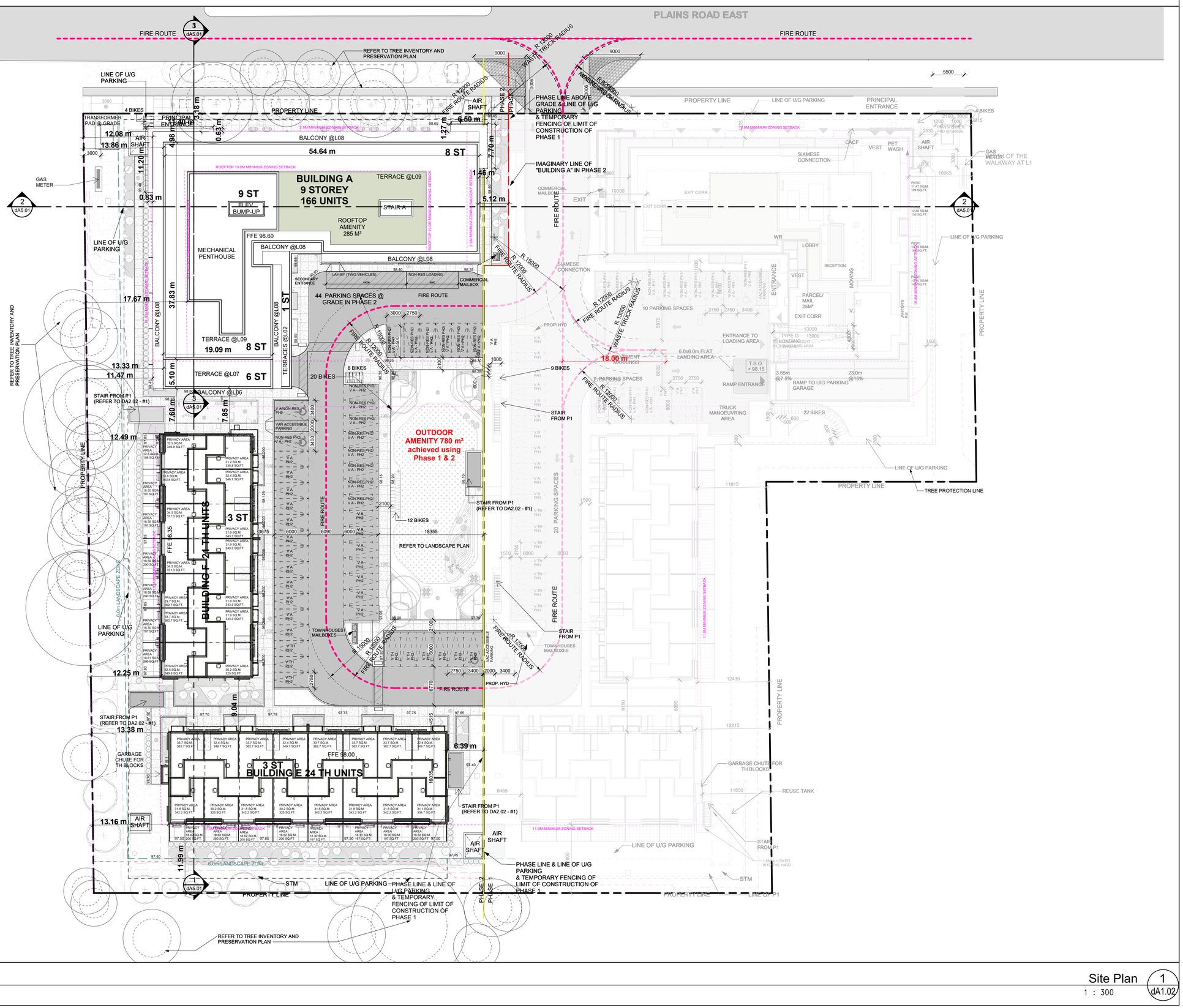
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Proposed Residential Development

Drawing Title:

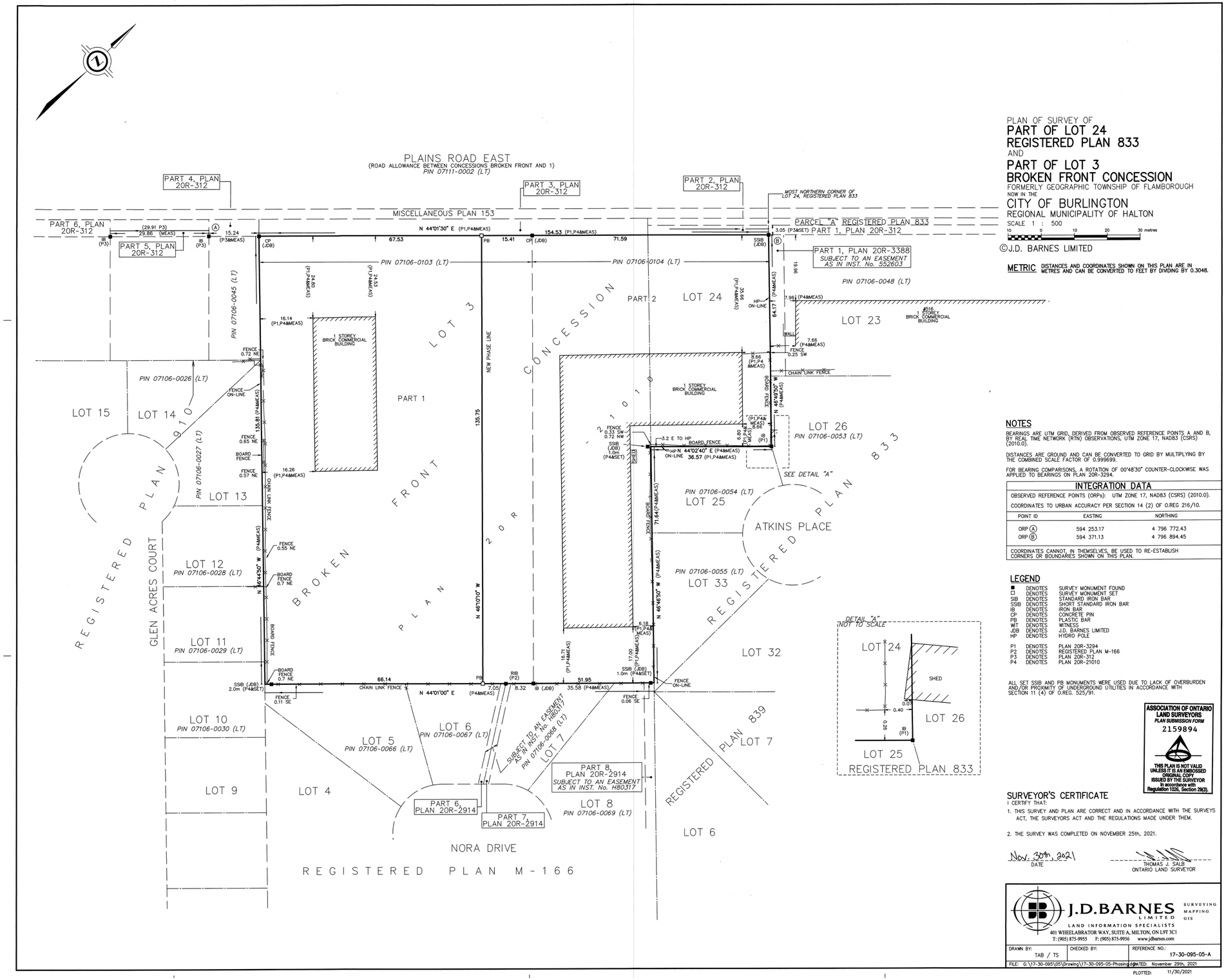
Site Plan

Scale: 1 : 300
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.: **dA1.02**

Site Plan
1 : 300

1
dA1.02

Revit Date: 5/17/2024 2:24:17 PM File Path: C:\Revit\2023\23120_PH1_NorthshoreP2_R_FP2020_Jpaul.rvt



PLAN OF SURVEY OF
PART OF LOT 24
REGISTERED PLAN 833
AND
PART OF LOT 3
BROKEN FRONT CONCESSION
FORMERLY GEOGRAPHIC TOWNSHIP OF FLAMBOROUGH
NOW IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 500

10 0 10 20 30 metres

©J.D. BARNES LIMITED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999699.

FOR BEARING COMPARISONS, A ROTATION OF 00°48'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 20R-3294.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	594 253.17	4 796 772.43
ORP (B)	594 371.13	4 796 894.45

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CP	DENOTES	CONCRETE PIN
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
JDB	DENOTES	J.D. BARNES LIMITED
HP	DENOTES	HYDRO POLE
P1	DENOTES	PLAN 20R-3294
P2	DENOTES	REGISTERED PLAN M-166
P3	DENOTES	PLAN 20R-312
P4	DENOTES	PLAN 20R-21010

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2159894
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 25th, 2021.

Nov. 30th, 2021
DATE

THOMAS J. SALB
ONTARIO LAND SURVEYOR

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
TAB / TS		17-30-095-05-A

FILE: G:\17-30-095\05\Drawing\17-30-095-05-Phasing.dgn DATED: November 29th, 2021
PLOTTED: 11/30/2021

Survey
NTS
1
dA1.03

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01	Issued for Rezoning	May 17,2024

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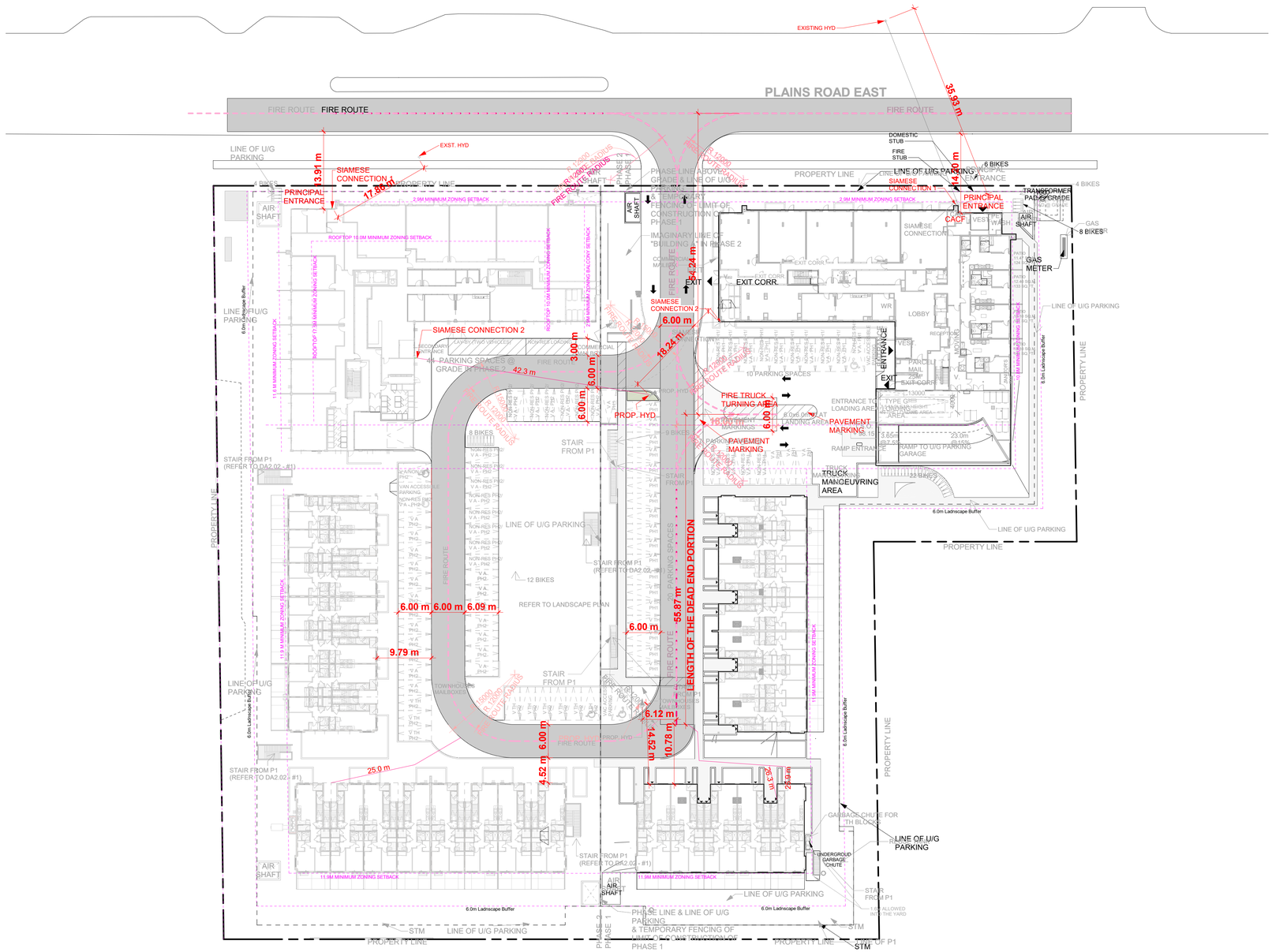
Client:

Northshore - Phase 2
490 Plains Road, Burlington, ON
Proposed Residential Development

Drawing Title:
Survey

Scale:
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.:
dA1.03

Revit Date: 2024-05-16 4:25:02 PM File Path: C:\Revit\2023\23120_RH13_Northshore-Phase 2_R23D23_mbrickel87KC.rvt



Floor Plan - Level 1

1 : 400

1
dA1.04

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No.: Issued For: Date:

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Client:

Northshore - Phase 2

490 Plains Road, Burlington, ON

Proposed Residential Development

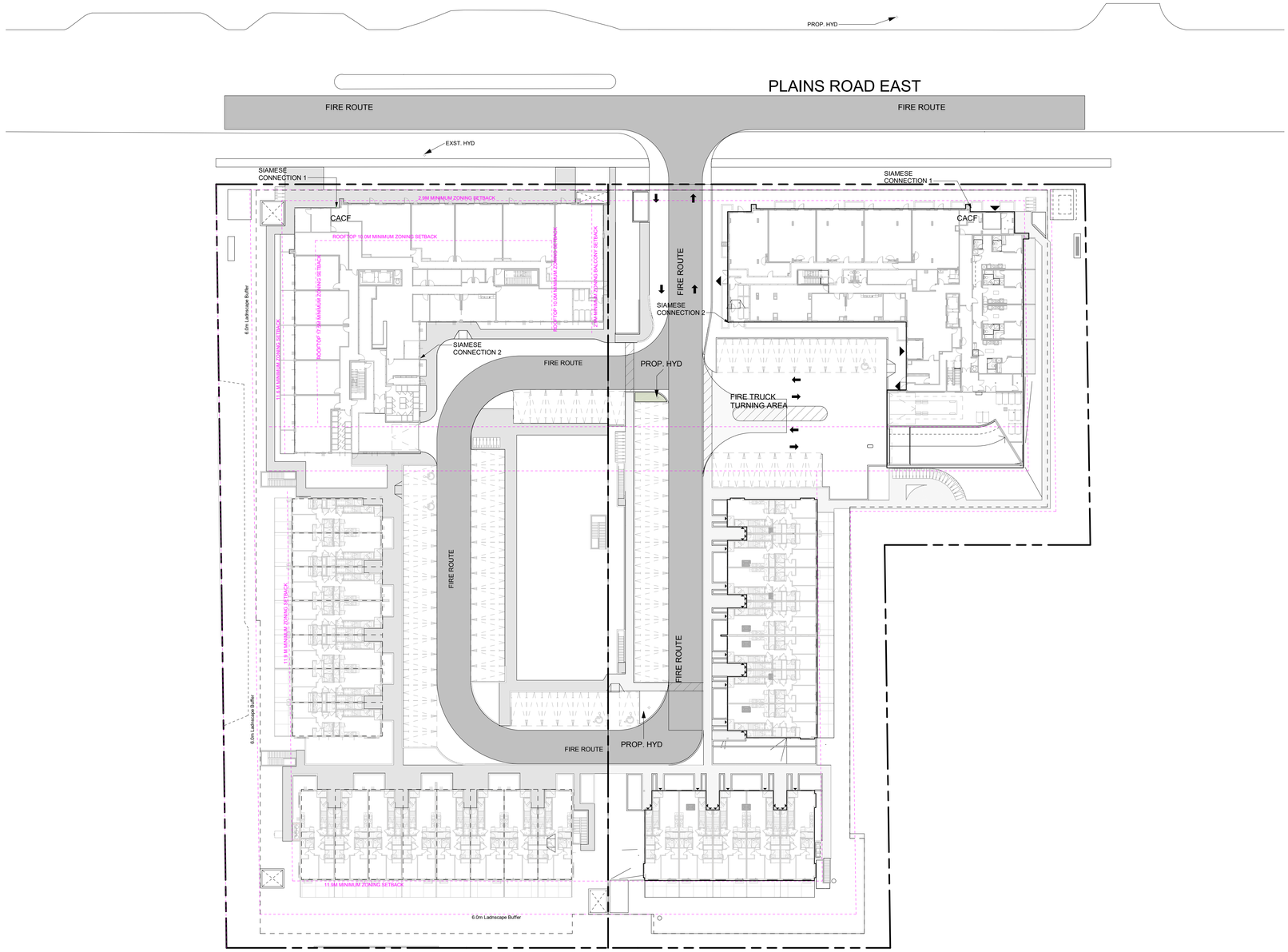
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Fire Department Plan

Scale: 1 : 400
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.:

dA1.04

Last Save: 5/17/2024 3:58:46 PM File Path: C:\Revit\2023\23120_PH1_Northshore Phase 2_R24\23120_Dept.Revit



Floor Plan - Level 1

1 : 400

1
dA1.05

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No.:	Issued For:	Date:

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Client:

Northshore - Phase 2

490 Plains Road, Burlington, ON

Proposed Residential Development

Drawing Title:

Fire Department Plan Simplified

Scale: 1 : 400
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.: **dA1.05**

Plot Date: 5/17/2024 2:59:13 PM File Path: C:\Revit\2023\23120_Rvt_Northshore- Phase 2_R23_mjordyson.rvt

PHASE 1 AMENITY CALCULATION

OPEN SPACES AND LANDSCAPE AREAS AT GRADE	2,606 m²
PRIVATE AMENITY AREAS AT GRADE	262 m²
ROOFTOP AMENITY AREAS	1,035 m²
INDOOR AMENITY IN BLDG. B	193 m²
PRIVATE BALCONIES IN BLDG. B	1,260 m²
TOTAL	**5,094 m²**

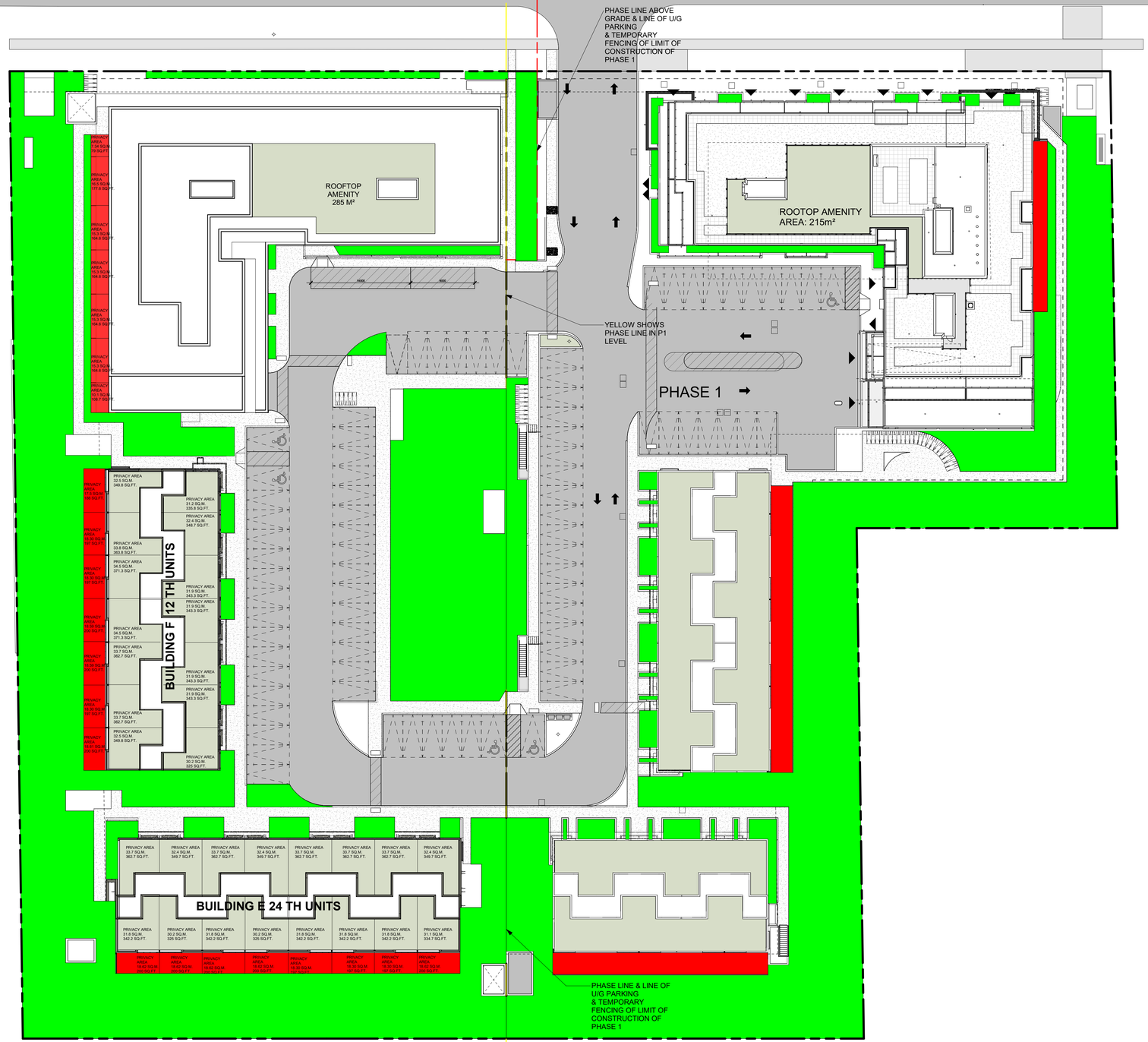
PHASE 2 AMENITY CALCULATION

OPEN SPACES AND LANDSCAPE AREAS AT GRADE	3,132 m²
PRIVATE AMENITY AREAS AT GRADE	371.31 m²
ROOFTOP AMENITY AREAS	1,288 m²
INDOOR AMENITY IN BLDG. A	161.1 m²
PRIVATE BALCONIES IN BLDG. A	1,000 m²
TOTAL	**5,952.4 m²**

TOTAL SITE-WIDE AMENITY PROVIDED: 11,046.4 m²

ZONING AMENITY REQUIREMENT: 25 m²/ Unit

400 units X 25 m² = 10,000 m²



Amenity Plan - Phase 2

1 : 300

1 dA1.06

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Northshore - Phase 2

490 Plains Road, Burlington, ON

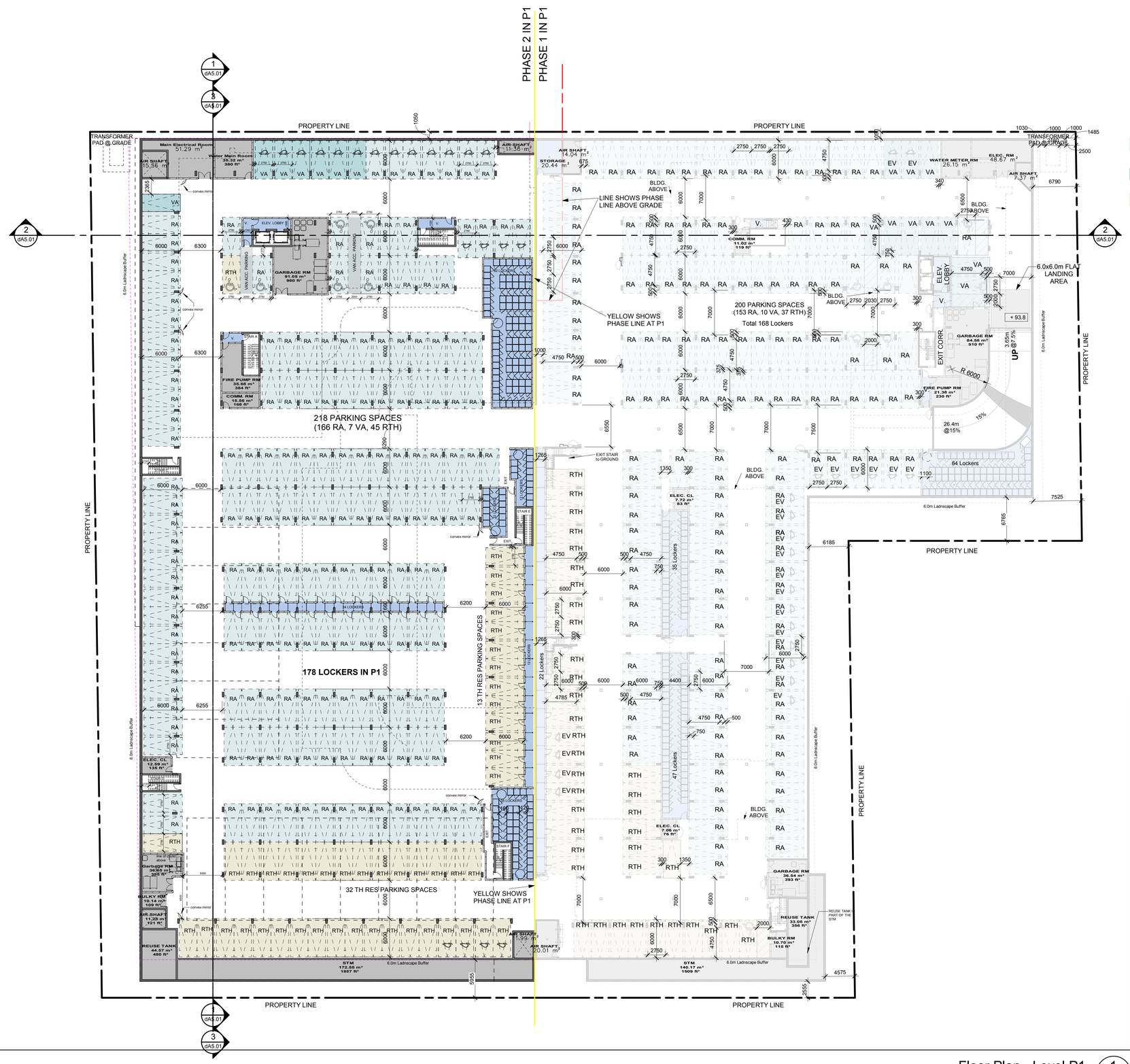
Proposed Residential Development

Drawing Title:

Amenity Plan

Scale: 1 : 300
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.: **dA1.06**

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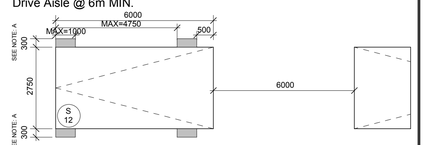
RA = Resident-Apartment - 166 Spaces

VA = Visitor-Apartment - 7 Spaces

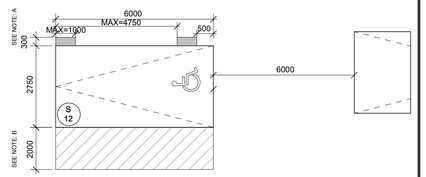
RTH = Resident-Townhouse - 45 Spaces

TYPICAL PARKING SPACE:

Drive Aisle @ 6m MIN.



Accessibility Parking Space



NOTES:
A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR ALONG THE PARKING STALL.
B - PROVIDE A 2000mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.

Floor Plan - Level P1
1 : 300
1 dA2.01

General Typical Floor Notes
NTS
1 dA2.01

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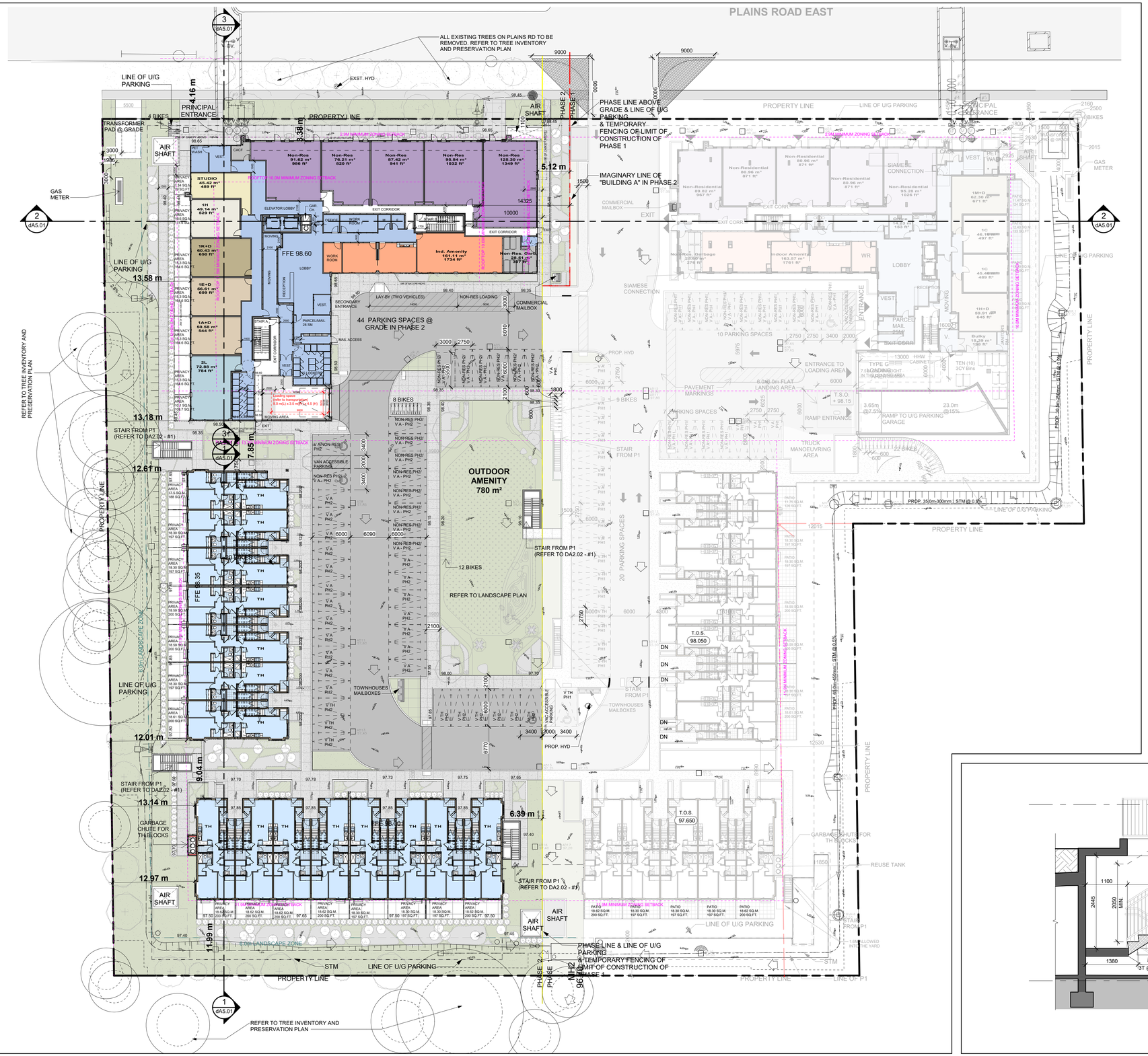
Client:

Northshore - Phase 2
490 Plains Road, Burlington, ON
Proposed Residential Development

Drawing Title:
Overall Floor Plan Level P1

Scale: 1 : 300
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.:
dA2.01

Plot Date: 2024-05-14 4:21:54 PM | File Path: C:\Revit\2023\23120_Rm1_Northshore-Phase 2_R21f2023_central56.rvt



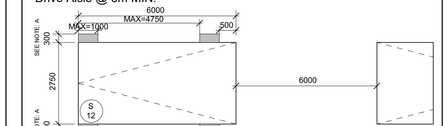
Floor Plan - Level 1

1 : 300

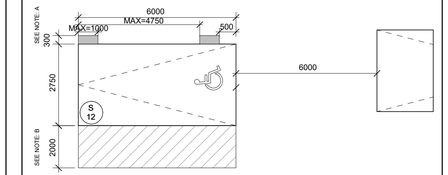
3 dA2.02

TYPICAL PARKING SPACE:

Drive Aisle @ 6m MIN.



Accessibility Parking Space

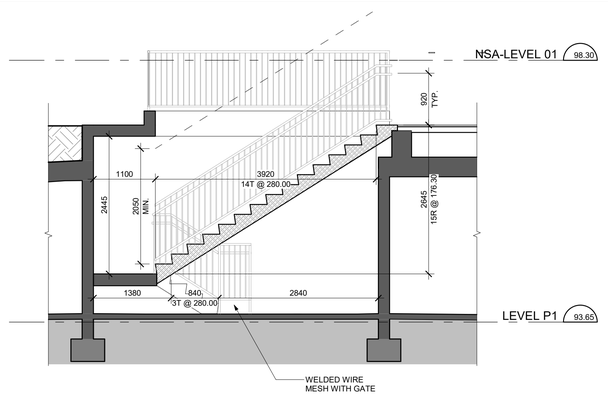


NOTES:
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B - PROVIDE A 2000mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.

General Typical Floor Notes

NTS

2 dA2.02



Typical Exit Stair Section (level P1 - 01)

1 : 50

1 dA2.02

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Client:

Northshore - Phase 2

490 Plains Road, Burlington, ON

Proposed Residential Development

Drawing Title:

Overall Floor Plan Level 1

Scale:	As indicated
Drawn by:	MB
Checked by:	FG
Project No.:	23120
Date:	May 17, 2024
Drawing No.:	dA2.02

Text Bloor 5/17/2024 3:18:59 PM File Path: C:\Revit\2023\23120_PH2_Northshore_Proper 2_dA1@22.rvt



Floor Plan Level 2-6

1 : 300

1
dA2.03

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490 Plains Road, Burlington, ON

Proposed Residential Development

Drawing Title:

Overall Floor Plan Level 2

Scale: 1 : 300
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.:

dA2.03

Plot Date: 2024-05-16 4:20:41 PM File Path: C:\Revit\2023\23120_Rel1_Northshore Phase 2_R2022_central587KC.rvt



Floor Plan - Level 3

1 : 300

1 dA2.04

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490 Plains Road, Burlington, ON

Proposed Residential Development

Drawing Title:

Overall Floor Plan Level 3

Scale: 1 : 300
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.:

dA2.04

Plot Date: 2024-05-16 4:18:51 PM File Path: C:\Revit\2023\23120_Rm1_Northshore Phase 2_R2023_central587KC.rvt



Floor Plan - Level 4-6

1 : 300

1 dA2.05

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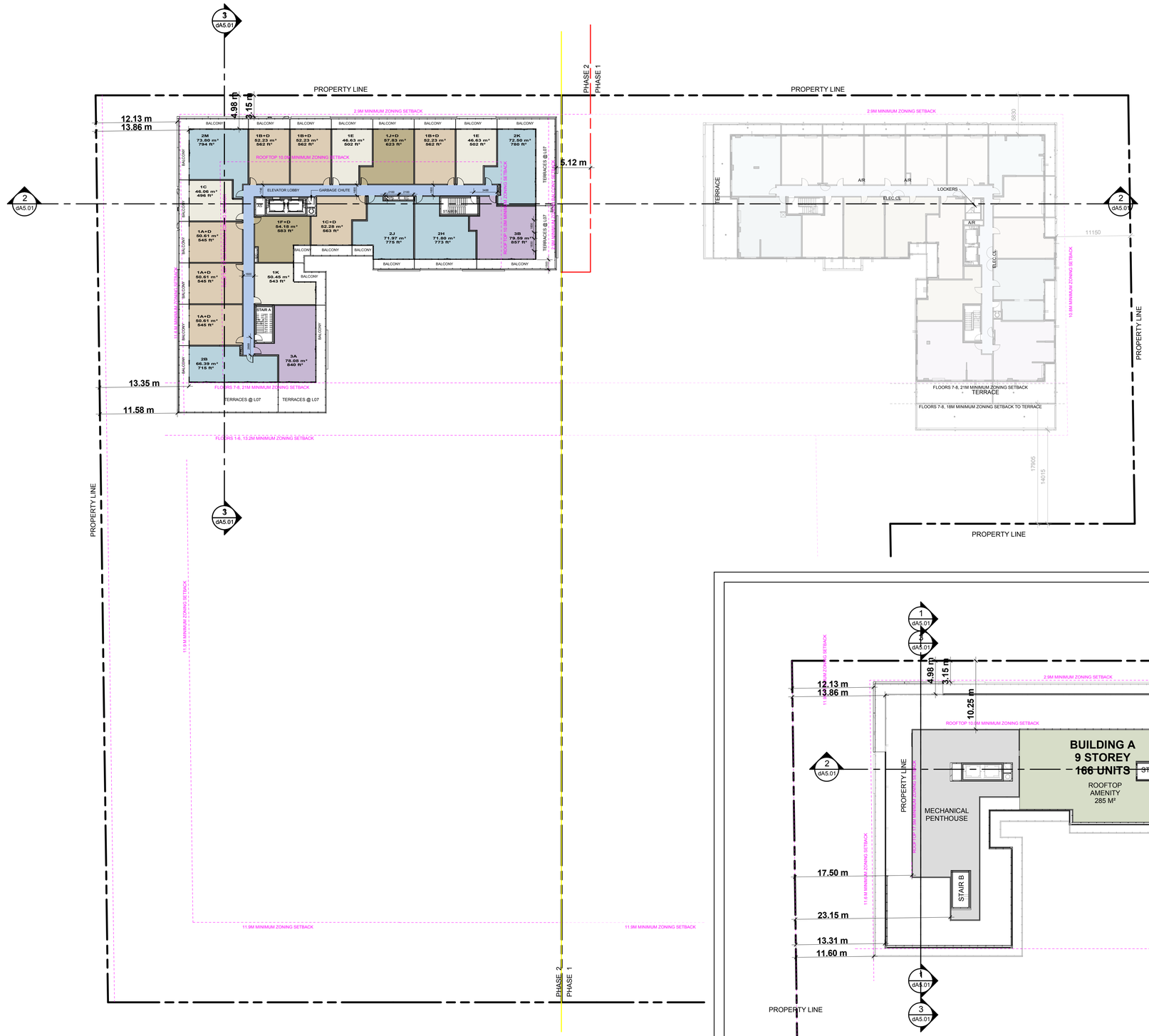
Proposed Residential Development

Drawing Title:

Overall Floor Plan Levesl 4-6

Scale: 1 : 300
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.: **dA2.05**

Plot Date: 2024-05-16 4:19:05 PM File Path: C:\Revit\2023\23120_plan_Northshore-Phase 2_R23D22_central5.87AC.rvt



Floor Plan - Level 7-8 1 dA2.06

1 : 300

Floor Plan Leve Res. Roof. 2 dA2.06

1 : 300

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490 Plains Road, Burlington, ON

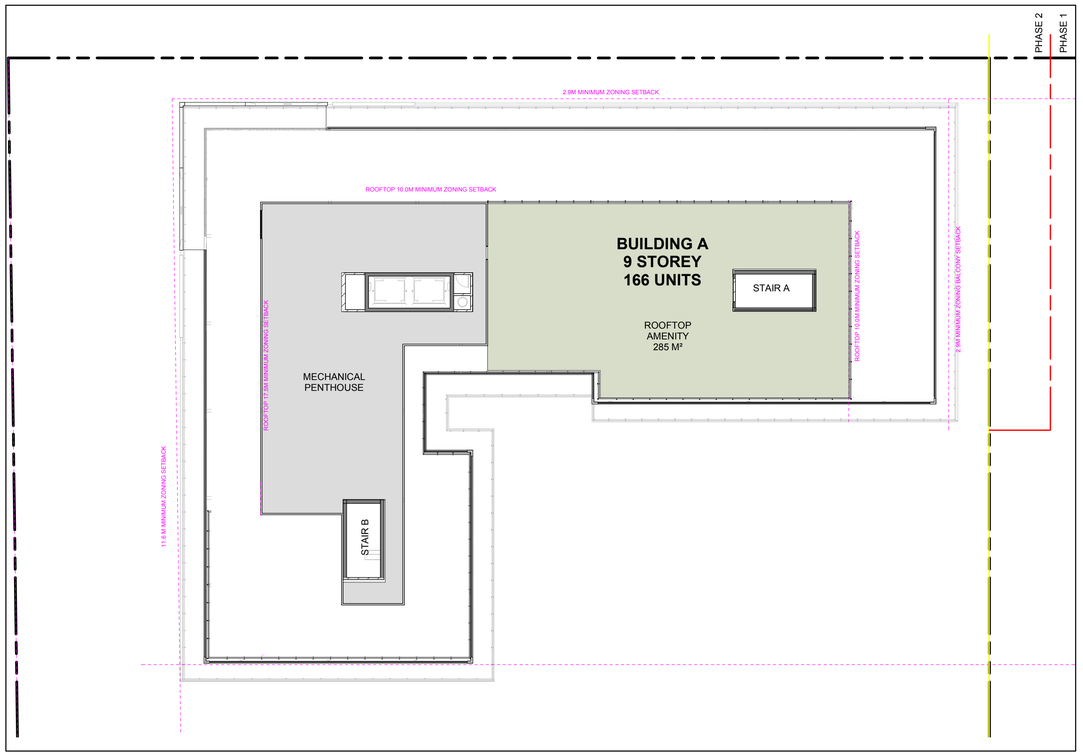
Proposed Residential Development

Drawing Title:

Overall Floor Plan Level 7-Roof

Scale: 1 : 300
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.: **dA2.06**

Plot Date: 2024-05-16 4:17:44 PM File Path: C:\Revit\2023\23120_Rm1_Northshore-Phase 2_R21f2023_mmh0878K.rvt



Floor Plan Level Res. Roof. 4 dA2.07

1 : 200



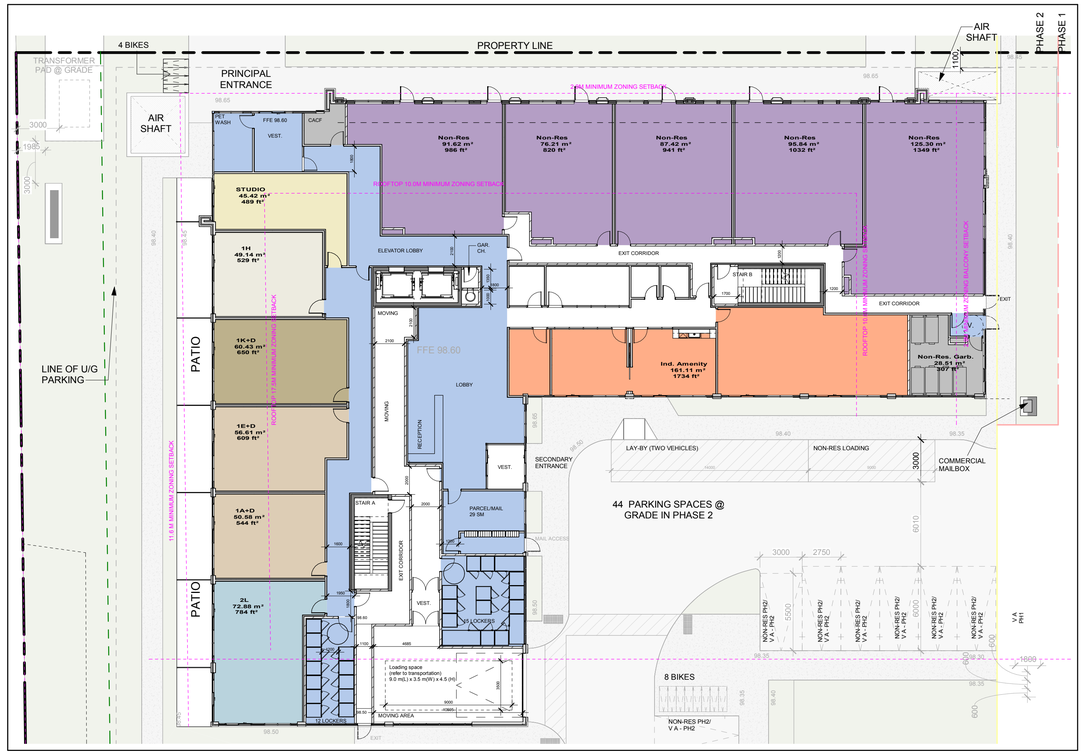
Floor Plan Level 2-6 (typical) 2 dA2.07

1 : 200



Floor Plan - Level 7-8 3 dA2.07

1 : 200



Floor Plan - Level 1 1 dA2.07

1 : 200

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No.: Issued For: Date:

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Client:

Northshore - Phase 2

490 Plains Road, Burlington, ON

Proposed Residential Development

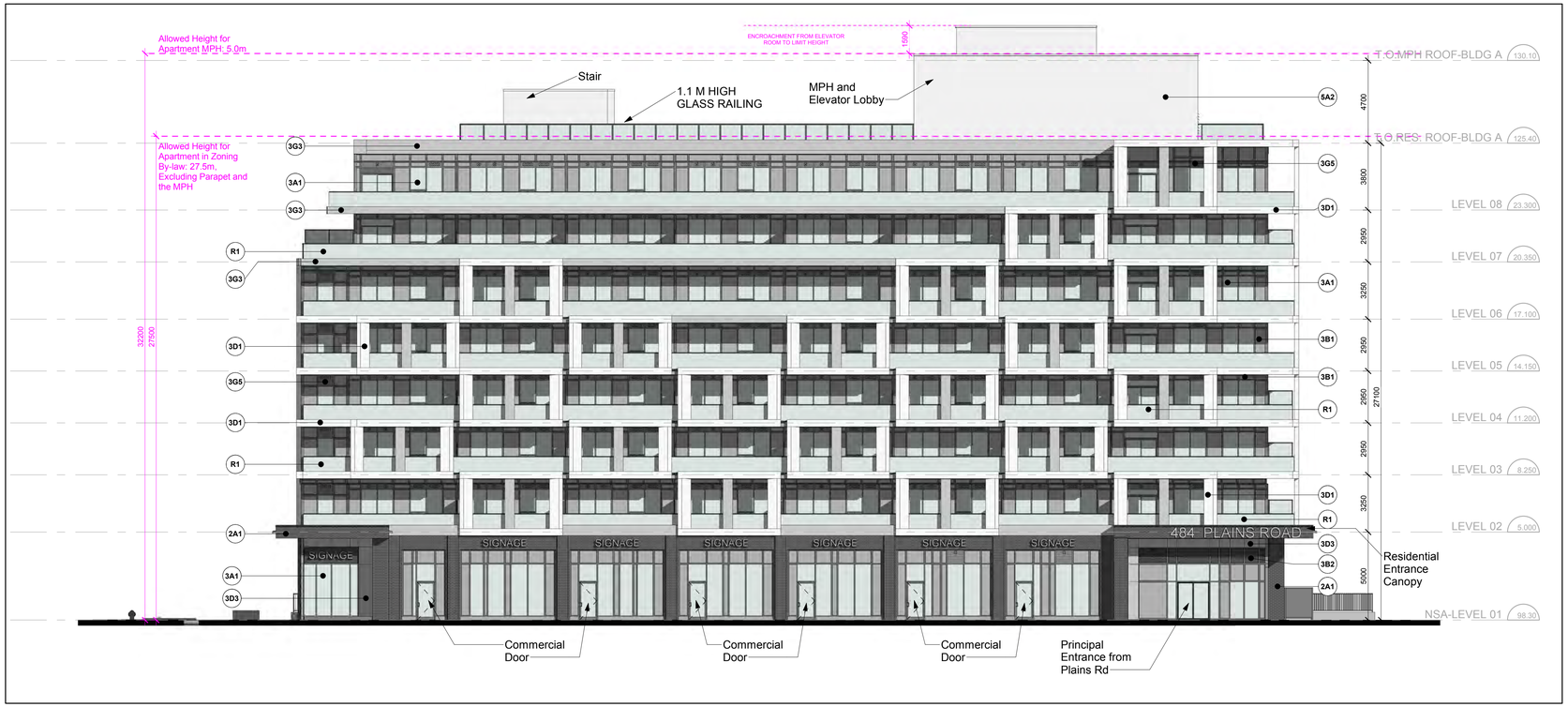
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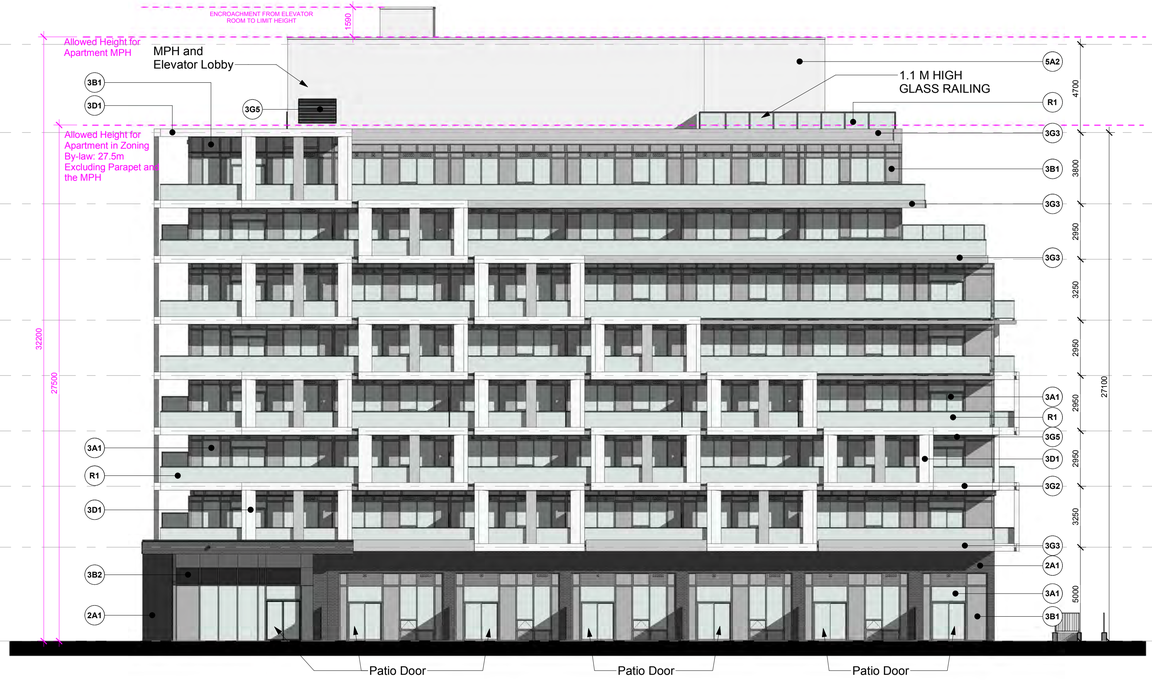
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Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.:

dA2.07

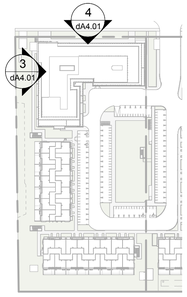
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North Elevation 4
1 : 150 dA4.01



West Elevation 3
1 : 150 dA4.01



Key Map 1
NTS dA4.01

EXTERIOR FINISH LEGEND FOR SPA

23120 - NORTHSHORE - PHASE 2

2A1 — **MASONRY - BRICK VENEER**
COLOUR : DARK GRAY (GRAPHITE)
SIZE/STYLE : MODULAR-194(L) X 57(H)
MORTAR COLOUR : GRAY

3A1 — **PREFINISHED WINDOW WALL - VISION PANEL**
GLASS : SNX 62/27, CLEAR

3B1 — **PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL**
PAINT COLOUR : GRAY (SILVERY MOON -VITRO - #3-7962)

3B2 — **PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL**
PAINT COLOUR : DARK GRAY (HARMONY GRAYLITE # 14-Vitro Clear 6mm-#3-747)

3D1 — **PREFINISHED WINDOW WALL - METAL SPANDREL PANELS**
COATING/COLOUR: LIGHT GRAY (Acrynar BONE WHITE - UCFX11225)

3D3 — **PREFINISHED WINDOW WALL - METAL SPANDREL PANELS**
COATING/COLOUR: GRAY (Duranar XL WHITE ICE METALLIC - UC106706XL)

3E1 — **PREFINISHED WINDOW WALL - VISION PANEL - AWNING**
GLASS : SNX 62/27, CLEAR

3G1 — **PREFINISHED WINDOW WALL - METAL LOUVRES**
LOUVRES : DARK GRAY (GRAPHITE GRAY - UC115095XL)

3G2 — **METAL SLAB EDGE**
COATING/COLOUR: LIGHT GRAY (Acrynar BONE WHITE - UCFX11225)

3G3 — **METAL SLAB EDGE**
COATING/COLOUR: GRAY (Duranar XL WHITE ICE METALLIC - UC106706XL)

3G4 — **METAL SLAB EDGE**
COATING/COLOUR: DARK GRAY (GRAPHITE GRAY - UC115095XL)

5A1 — **EIFS - SMOOTH FINISH**
COLOUR: TO MATCH BRAMPTON BRICK CONTEMPO ONYX

5A2 — **EIFS - SMOOTH FINISH**
COLOUR: TO MATCH BRAMPTON BRICK CONTEMPO DOVER

7A1 — **PREFINISHED METAL SIDING SYSTEM**
COLOUR/COATING : MID GRAY (QC998 Stone Grey)

R1 — **BALCONY RAILING SYSTEM**
GLASS : GUARDIAN SNX 62/27
COLOUR : CLEAR
RAILING METAL : ALUMINUM
MANUFACTURER :
COLOUR/COATING : (Duranar XL WHITE ICE METALLIC - UC106706XL)

Exterior Finish Legend 2
NTS dA4.01

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Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:

No.:	Revision:	Date:
01	Issued for Rezoning	May 17,2024

No.:	Issued For:	Date:

NATIONAL HOMES
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Client:

Northshore - Phase 2
490 Plains Road, Burlington, ON
Proposed Residential Development

Drawing Title:

North & West Elevations - Bldg. A

Scale: As indicated
Drawn by: MB
Checked by: FG
Project No.: 23120
Date: May 17, 2024
Drawing No.: **dA4.01**

Plot Date: 2024-05-16 4:08:04 PM File Path: C:\Revit\2023\23120_plan1_NorthNew+Revit 2_R23_2022_wahmed.rvt



Building E Elevation South

1 : 100

2 dA4.03



Building E Elevation North

1 : 100

5 dA4.03



Building E Elevation East

1 : 100

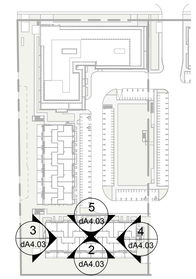
4 dA4.03



Building E Elevation West

1 : 100

3 dA4.03



Building E - Elevations views

1 : 1500

1 dA4.03

EXTERIOR FINISH LEGEND

23-120 - NORTHSHORE PHASE-2

1A1	CAST-IN PLACE CONCRETE	
1A2	PRECAST SILLS, HEADERS AND BANDS STANDARD CONCRETE	
2A1	MASONRY BRICK VENEER COLOUR: ONYX STYLE: CONTEMPO (PRP) MANUFACTURER: BRAMPTON BRICK	
2A2	MASONRY BRICK VENEER COLOUR: DOVER STYLE: CONTEMPO (PRP) MANUFACTURER: BRAMPTON BRICK	
2A3	MASONRY BRICK VENEER COLOUR: POLAR WHITE STYLE: CONTEMPO (PRP) MANUFACTURER: BRAMPTON BRICK	
3A1	VINYL WINDOWS - CASEMENT FRAME COLOUR: DARK GREY	
3A2	VINYL WINDOWS - OPERABLE FRAME COLOUR: DARK GREY	
3A3	VINYL WINDOWS - SLIDING DOOR FRAME COLOUR: DARK GREY	
4A1	CANOPY ALUMINUM SIDING COLOUR: RUSTIC GRANITE (55) MANUFACTURER: KAYCAN STYLE: URBANIX	
5A1	EIFS - STANDARD FINISH COLOUR: TO MATCH BENJAMIN MOORE SHORELINE 1471	
5A2	EIFS - STANDARD FINISH COLOUR: TO MATCH BENJAMIN MOORE CHEATING HEART 1617	
5A3	EIFS - STANDARD FINISH COLOUR: TO MATCH BENJAMIN MOORE CAPE MAY COBBLESTONE 1474	
5A4	EIFS - WINDOW HEADERS AND SILLS COLOUR: TO MATCH BENJAMIN MOORE CAPE MAY COBBLESTONE 1474	
6A1	SUITE ENTRY DOOR	
6A2	TERRACE DOOR	
7A1	METAL CAP FLASHING MANUFACTURER: IDEAL ROOFING COLOUR: STONE GREY ID 8305	
7A2	METAL CAP FLASHING MANUFACTURER: IDEAL ROOFING COLOUR: CHARCOAL ID 8306	
7A3	ALUMINUM GUTTERS MANUFACTURER: KAYCAN COLOUR: RUSTIC GRANITE (55)	
8A1	EXHAUST WALL BOX COLOUR: TO MATCH ADJACENT BRICK	
9A1	PREFINISHED ALUMINUM SCUPPERS & RWL'S MANUFACTURER: KAYCAN COLOUR: PEARL GREY (03)	
10A1	WALL MOUNTED LIGHTING FIXTURE	
R1	BALCONY GUARD RAIL GLASS: CLEAR METAL: ALUMINUM COLOUR: DURANAR XL WHITE ICE METALLIC - UC106706XL REFER TO DETAIL: 7/A10-13, 8/A10-13	
R2	TERRACE GUARD RAIL GLASS: CLEAR METAL: ALUMINUM COLOUR: MEDIUM GRAY - UC51595XL REFER TO DETAIL: 9/A10-13	
R3	PRIVACY SCREEN METAL: ALUMINUM COLOUR: DURANAR XL WHITE ICE METALLIC - UC106706XL REFER TO DETAIL: 1/A10-09, 4/A10-12, 8/A10-12	

Exterior Finish Legend

NTS

1 dA4.03

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NATIONAL HOMES
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Client:

Northshore - Phase 2

490 Plains Road, Burlington, ON

Proposed Residential Development

Drawing Title:

Elevations Building E

Scale: As indicated
Drawn by: D.S.
Checked by: M.A.
Project No.: 23120
Date: May 17, 2024
Drawing No.:

dA4.03

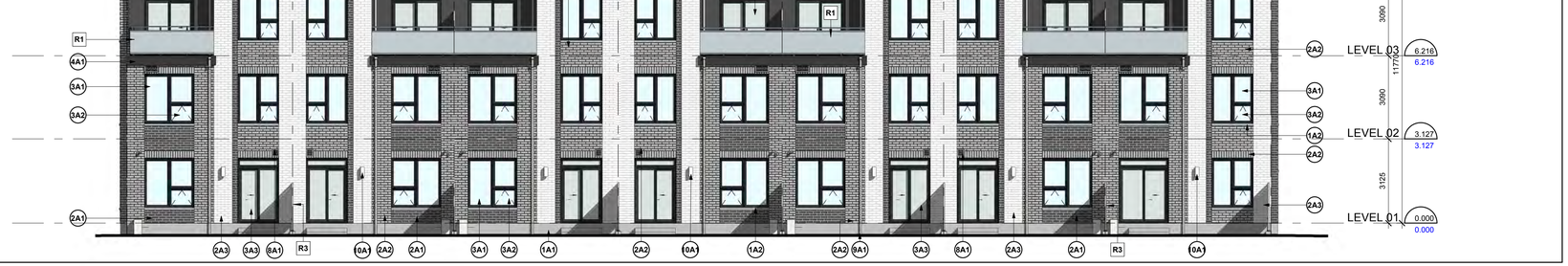
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Building F East Elevation

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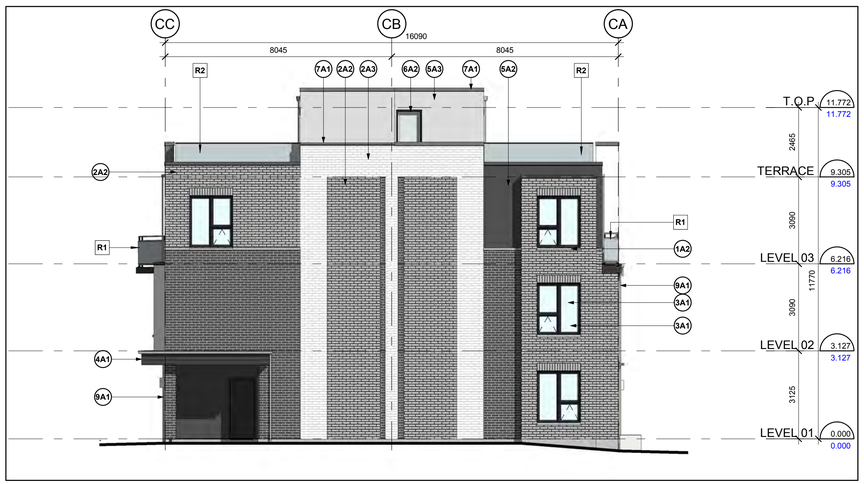
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Building F West Elevation

1 : 100

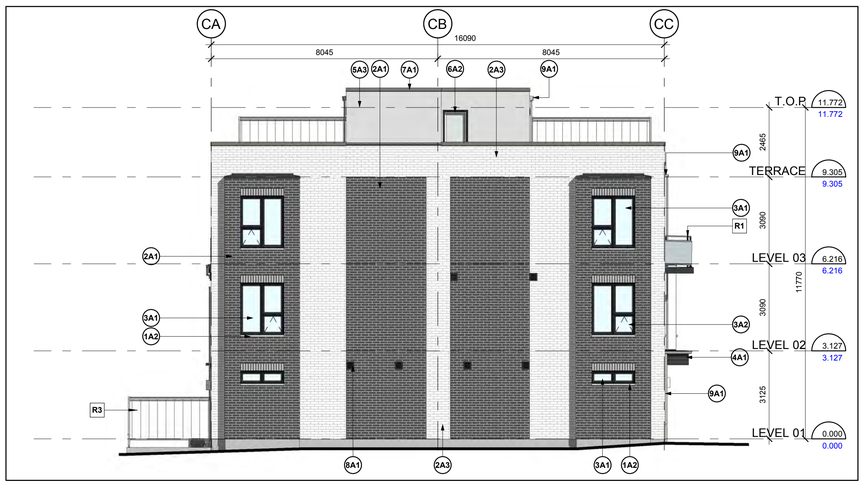
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Building F North Elevation

1 : 100

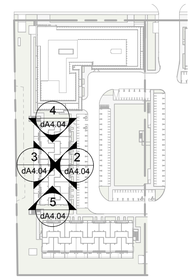
4 dA4.04



Building F South Elevation

1 : 100

5 dA4.04



Building F - Elevations Views

1 : 1500

1 dA4.04

EXTERIOR FINISH LEGEND

23-120 - NORTHSHORE PHASE-2

1A1	CAST-IN PLACE CONCRETE	
1A2	PRECAST SILLS, HEADERS AND BANDS STANDARD CONCRETE	
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Exterior Finish Legend

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1 dA4.04

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Toronto, ON M3J 0H1

Revisions:

No.:	Revision:	Date:
01	Issued for Rezoning	May 17,2024

No.: Issued For: Date:

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Client:

Northshore - Phase 2

490 Plains Road, Burlington, ON

Proposed Residential Development

Drawing Title:

Elevations Building F

Scale: As indicated
Drawn by: D.S.
Checked by: M.A.
Project No.: 23120
Date: May 17, 2024
Drawing No.: **dA4.04**

Autodesk Docs://2023-05-16_4-04-20 PM.rvt
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Reserved

NTS

4
dA6.01

Reserved

NTS

2
dA6.01



Looking South West From Plains Rd

NTS

3
dA6.01



Looking South From Plains Rd

NTS

1
dA6.01

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490 Plains Road, Burlington, ON

Proposed Residential Development

Drawing Title:

Perspectives

Scale:

Drawn by:
MB

Checked by:
FG

Project No.:
23120

Date:
May 15, 2024

Drawing No.:

dA6.01

Rev. Date: 2024-05-14 5:24:18 PM File Path: C:\Revit\2023\23120_ph1_Northshore Phase 2_R23f2022_central_MJHC.rvt