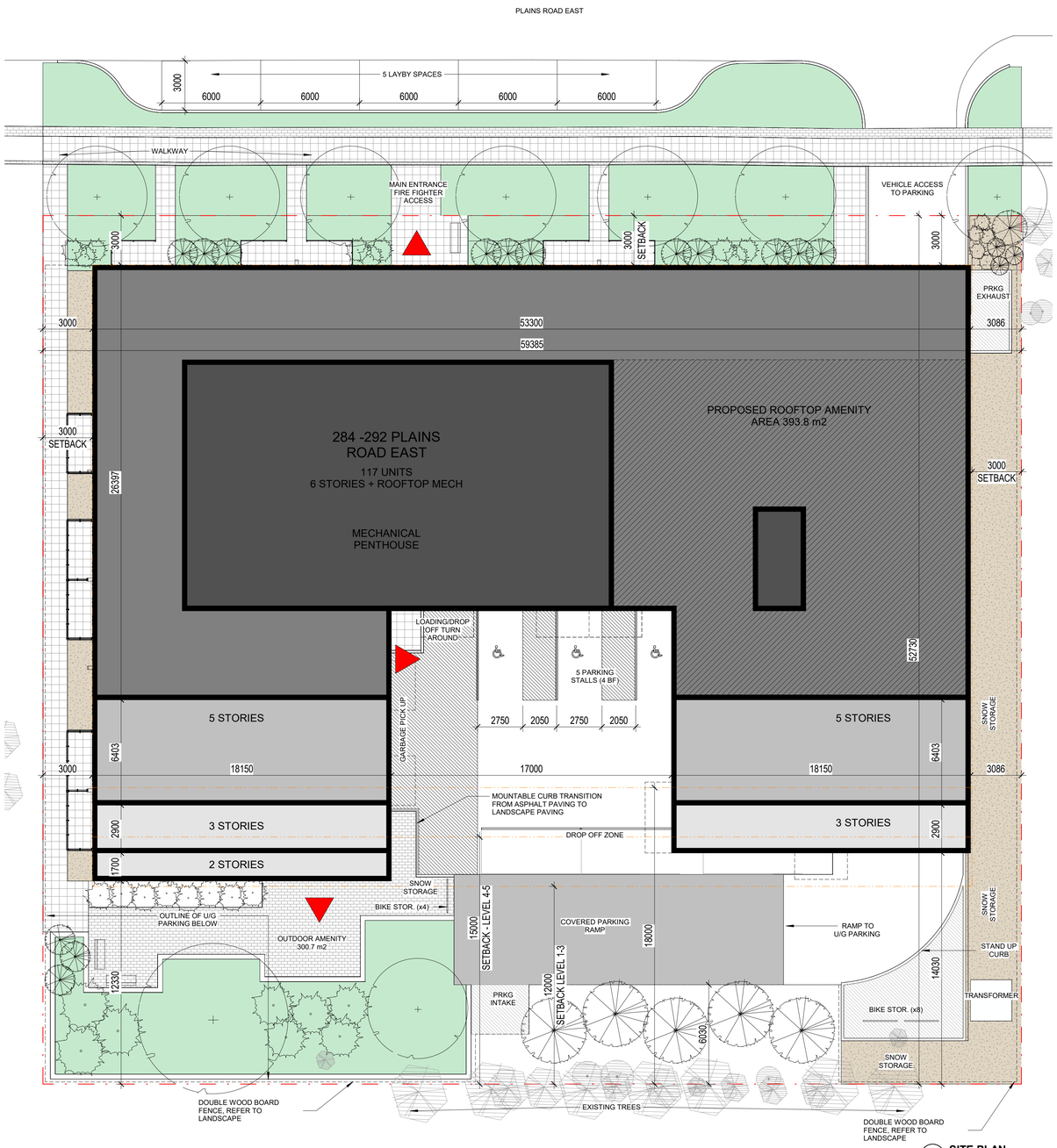


1 **SITE PLAN**
1 : 150

SITE DATA

284-292 Plains Rd. E, Burlington, Ontario

DATA		REQUIRED	PROVIDED
ZONING		ZONING - MXG	
PROPERTY ZONE		RM1-346	
LOT AREA (m²)		--	3,131.4 m²
PROPOSED FLOOR AREA RATION (FAR)		--	2.96
SETBACKS	FRONT YARD (m)	3 m	3 m
	INTERIOR SIDE YARD (m) East	3 m	3 m
	INTERIOR SIDE YARD (m) West	3 m	3 m
	REAR YARD (m)	FLOORS 1-3 = 12 m	12.3 m
	REAR YARD (m)	FLOORS 4-5 = 15 m	15.1 m
	REAR YARD (m)	FLOORS 6 = 18 m	21.1 m

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units) 1 BEDROOM 2 BEDROOM 2 BED TOWNHOUSES 3 BED	--	117 units 89 units 15 units 10 units 3 units
BUILDING AREA (m²)	--	1,683m² (18,116sf)
GROSS FLOOR AREA (m²) -not incl. parking	--	9,276m² (99,846sf)
GROSS CONSTRUCTION AREA (m²) -incl. parking	--	15,076m² (162,277sf)
NET LEASABLE AREA (m²)	--	7,068m² (76079sf)
NUMBER OF STOREYS	6 MAX.	6 + Mech Rooftop
BUILDING HEIGHT (m)	--	24.45 m OVERALL
AMENITY AREA (m²) (15m² for 1B unit <60m², 20m² for 1B >60m², 35m² for 2B+)	1B < 60m² = 86(15m²) = 1290 m² 1B > 60m² = 3(20m²) = 60 m² 2B = 28(35m²) = 980 m² TOTAL = 2,330 m²	= 1,846.3 m² = 15.8 m² / unit

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	--	27.6% 866 m²
LANDSCAPE BUFFER (m)	3m (Front) 6m (Rear and sides abutting res)	-- --

VEHICLE PARKING DATA

DATA	REQUIRED (BY-LAW 2020)	REQUIRED (PARKING STRD REVIEW)	PROVIDED
RESIDENTIAL PARKING	1.25x (89) 1 BED = 112 1.5 x (25) 2 BED = 38 1.75 x (3) 3 BED = 6 0.35 x 117 = 41 VISITOR 2 MAINTENANCE	1x (89) 1 BED = 89 1.25 x (28) 2+ BED = 35 0.35 x 117 = 41 VISITOR 2 MAINTENANCE	LEVEL P2: 64 Stalls +3 Small Car LEVEL P1: 64 Stalls +3 Small Car LEVEL 1: 8 Surface + 5 Layby
B.F. PARKING		3% OF STALLS = 5	5 (includ. in above)
TOTAL	188	167	147

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING	0	12
	TOTAL	12



Project North

True North

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srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
Drawn by SDF
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Plot Date / Time 9/15/2021 10:57:22 AM

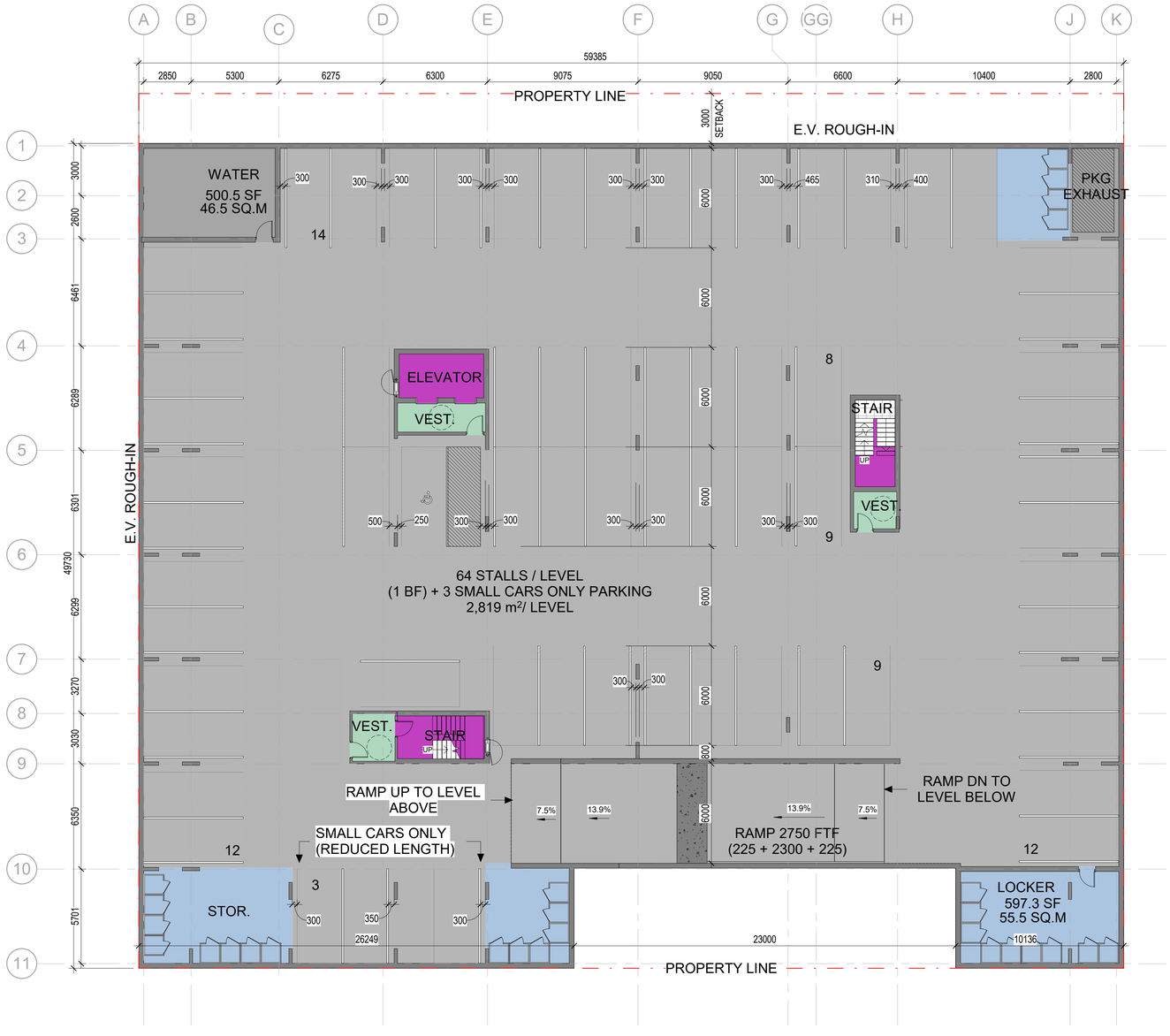
284-292 PLAINS RD. E, BURLINGTON

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale As indicated
Status PRELIMINARY
Drawing No. D1.01
Revision No. - r1

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1 **PARKING LEVELS P1-P2**
1 : 150

Gross Construction Area	
Level	**Area**
LEVEL 1	1173.52 m²
MEZZANINE	195.40 m²
LEVEL 2	1603.06 m²
LEVEL 3	1572.24 m²
LEVEL 4	1532.90 m²
LEVEL 5	1467.16 m²
LEVEL 6	1315.10 m²
ROOF	417.05 m²
	9276.43 m²

Project North

True North

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UNDERGROUND PARKING P1-P2

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EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 150
Status PRELIMINARY
Drawing No. D2.0
Revision No. - r1

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1 FLOOR PLAN - LEVEL 1
1 : 150

Level 1 Leasable Area	
Level	**Area**
LEVEL 1	494.73 m²

Gross Construction Area	
Level	**Area**
LEVEL 1	1173.52 m²
MEZZANINE	195.40 m²
LEVEL 2	1603.06 m²
LEVEL 3	1572.24 m²
LEVEL 4	1532.90 m²
LEVEL 5	1467.16 m²
LEVEL 6	1315.10 m²
ROOF	417.05 m²
	9276.43 m²

Project North

True North

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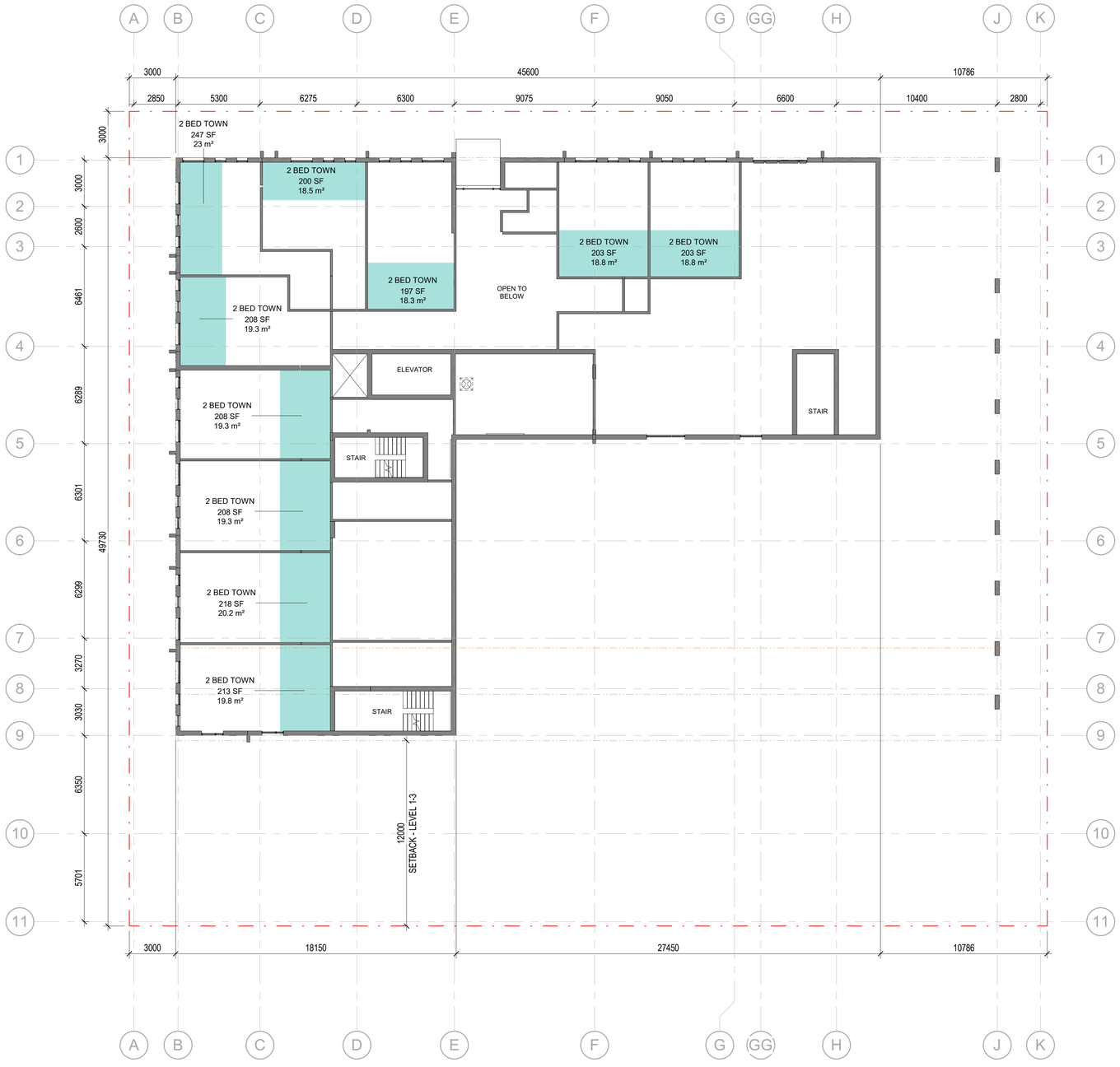
LEVEL 1

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	1 : 150
Status	PRELIMINARY
Drawing No.	D2.1
Revision No.	- r1

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1 FLOOR PLAN - MEZZANINE
1 : 150

Mezzanine Level Leasable Area	
Level	**Area**
MEZZANINE	195.40 m²

Gross Construction Area	
Level	**Area**
LEVEL 1	1173.52 m²
MEZZANINE	195.40 m²
LEVEL 2	1603.06 m²
LEVEL 3	1572.24 m²
LEVEL 4	1532.90 m²
LEVEL 5	1467.16 m²
LEVEL 6	1315.10 m²
ROOF	417.05 m²
	9276.43 m²

Project North

True North

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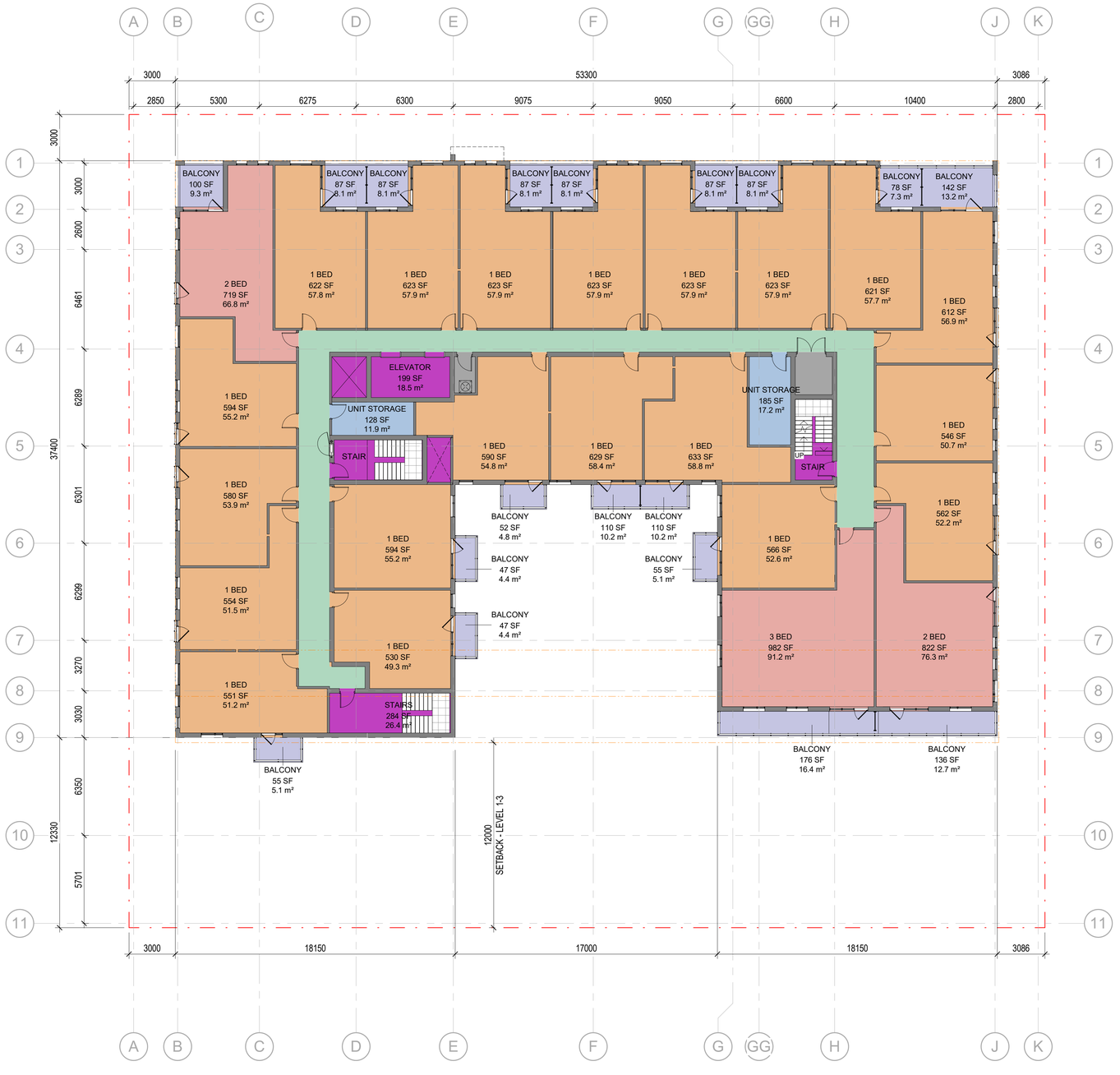
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MEZZANINE LEVEL

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 150
Status PRELIMINARY
Drawing No. D2.2 - r1
Revision No.

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1 FLOOR PLAN - LEVEL 2
1 : 150

Level 2 Leasable Area	
Level	**Area**
LEVEL 2	1339.91 m²

Gross Construction Area	
Level	**Area**
LEVEL 1	1173.52 m²
MEZZANINE	195.40 m²
LEVEL 2	1603.06 m²
LEVEL 3	1572.24 m²
LEVEL 4	1532.90 m²
LEVEL 5	1467.16 m²
LEVEL 6	1315.10 m²
ROOF	417.05 m²
	9276.43 m²

Project North

True North

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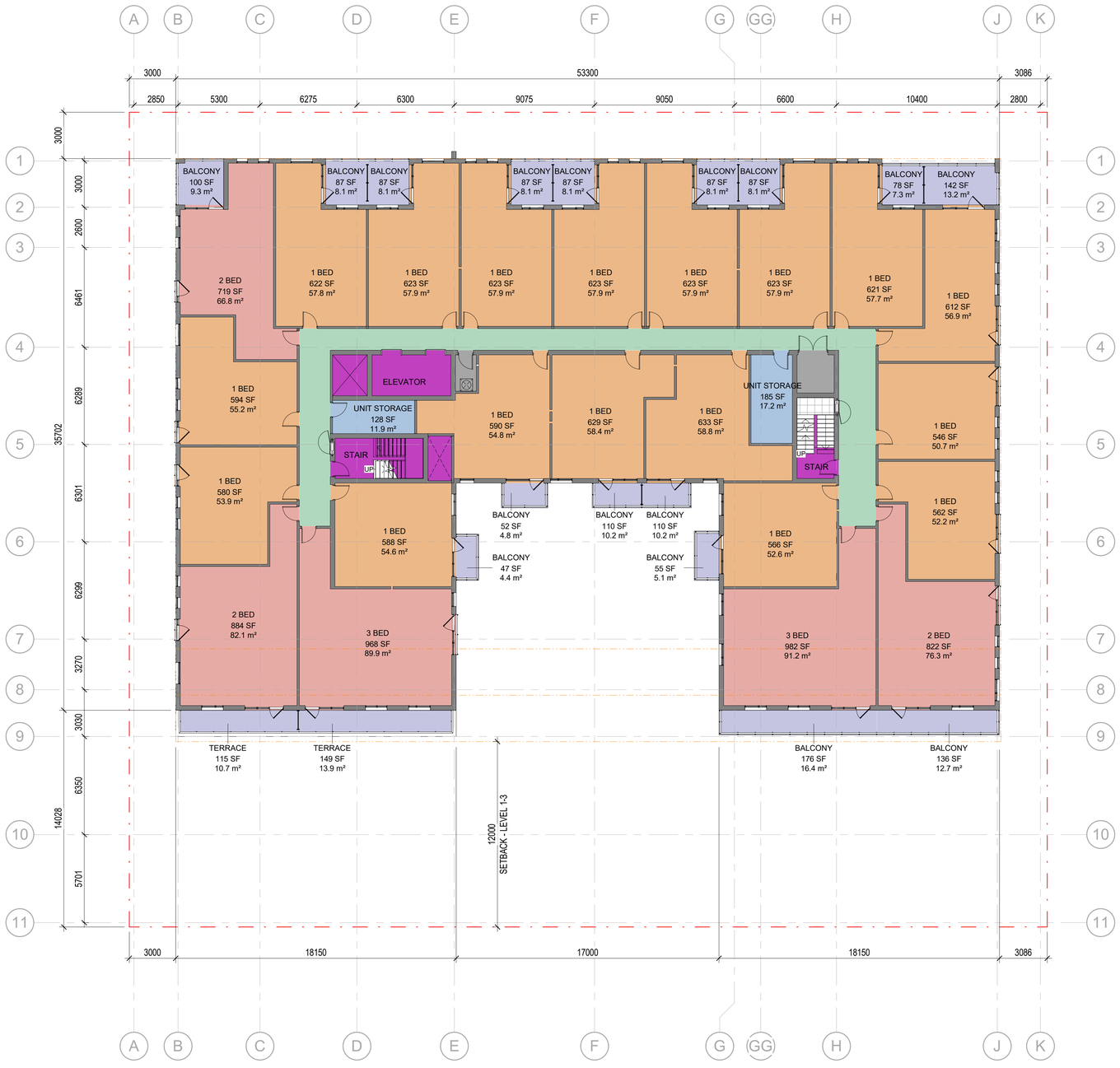
LEVEL 2

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 150
Status PRELIMINARY
Drawing No. D2.3
Revision No. - r1

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1 FLOOR PLAN - LEVEL 3
1 : 150

Level 3 Leasable Area	
Level	**Area**
LEVEL 3	1359.37 m²

Gross Construction Area	
Level	**Area**
LEVEL 1	1173.52 m²
MEZZANINE	195.40 m²
LEVEL 2	1603.06 m²
LEVEL 3	1572.24 m²
LEVEL 4	1532.90 m²
LEVEL 5	1467.16 m²
LEVEL 6	1315.10 m²
ROOF	417.05 m²
	9276.43 m²

Project North

True North

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LEVEL 3

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 150
Status PRELIMINARY
Drawing No. D2.4
Revision No. - r1



1 FLOOR PLAN - LEVEL 4
1 : 150

Level 4 Leasable Area	
Level	**Area**
LEVEL 4	1320.03 m²

Gross Construction Area	
Level	**Area**
LEVEL 1	1173.52 m²
MEZZANINE	195.40 m²
LEVEL 2	1603.06 m²
LEVEL 3	1572.24 m²
LEVEL 4	1532.90 m²
LEVEL 5	1467.16 m²
LEVEL 6	1315.10 m²
ROOF	417.05 m²
	9276.43 m²

Project North **True North**

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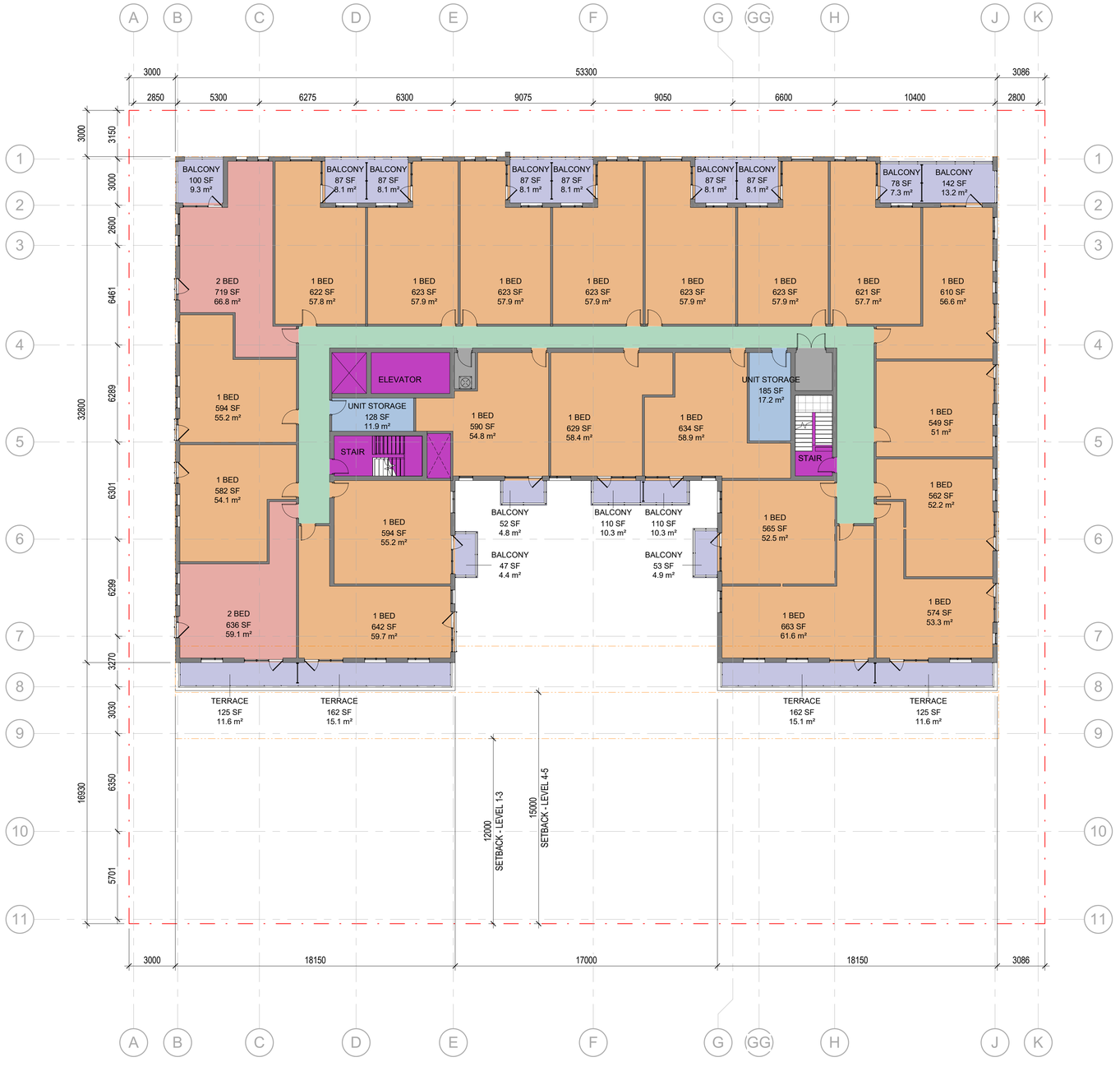
LEVEL 4

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 150
Status PRELIMINARY
Drawing No. D2.5 - r1
Revision No.

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1 **FLOOR PLAN - LEVEL 5**
1 : 150

Level 5 Leasable Area	
Level	**Area**
LEVEL 5	1254.30 m²

Gross Construction Area	
Level	**Area**
LEVEL 1	1173.52 m²
MEZZANINE	195.40 m²
LEVEL 2	1603.06 m²
LEVEL 3	1572.24 m²
LEVEL 4	1532.90 m²
LEVEL 5	1467.16 m²
LEVEL 6	1315.10 m²
ROOF	417.05 m²
	9276.43 m²

Project North **True North**

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No.	Date	Revision
1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
Drawn by TJM
Checked by EJT
Plot Date / Time 9/15/2021 10:57:41 AM

284-292 PLAINS RD. E, BURLINGTON

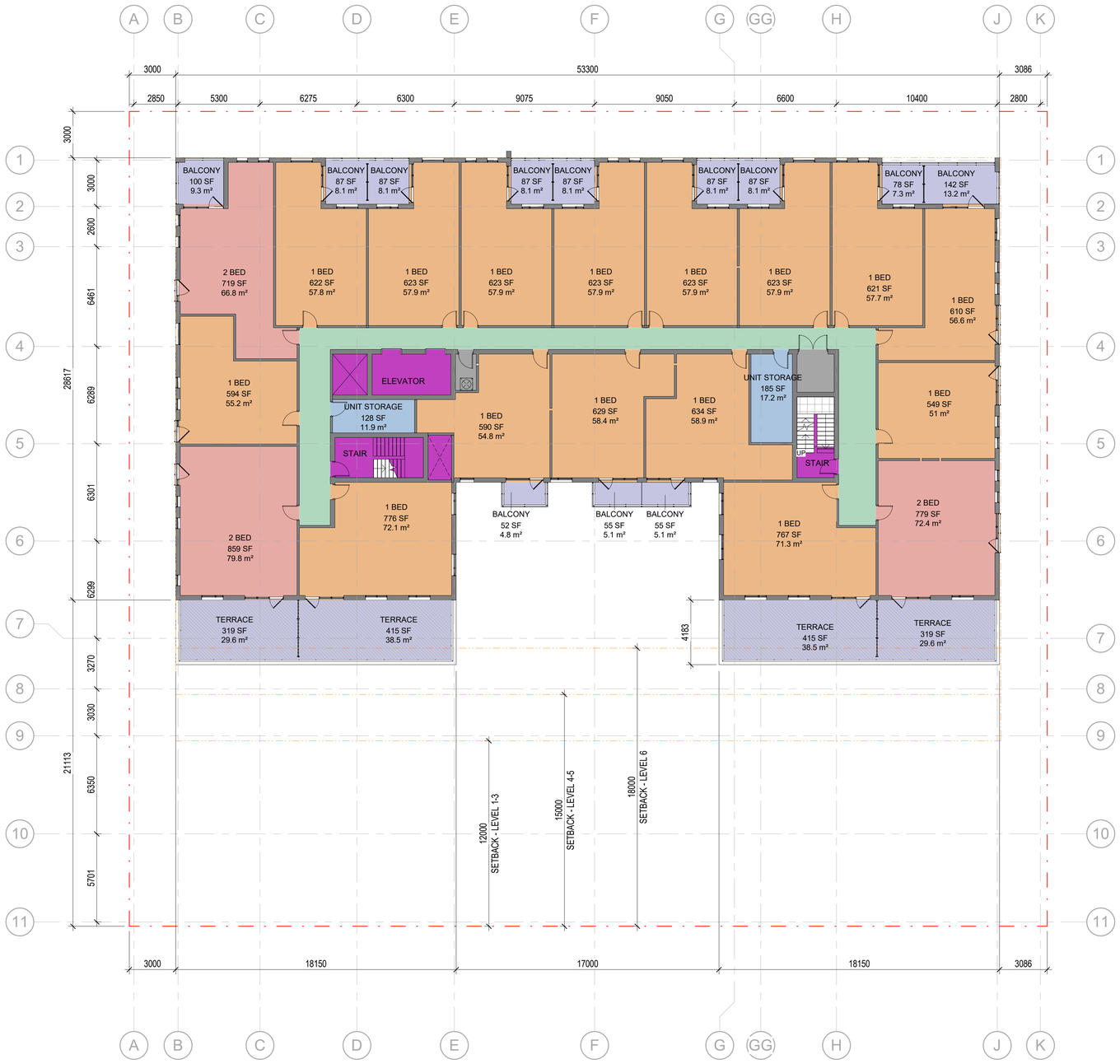
LEVEL 5

Drawing Scale 1 : 150
Status PRELIMINARY
Drawing No. D2.6 - r1
Revision No.

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

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1 FLOOR PLAN - LEVEL 6
1 : 150

Level 6 Leasable Area	
Level	**Area**
LEVEL 6	1102.23 m²

Gross Construction Area	
Level	**Area**
LEVEL 1	1173.52 m²
MEZZANINE	195.40 m²
LEVEL 2	1603.06 m²
LEVEL 3	1572.24 m²
LEVEL 4	1532.90 m²
LEVEL 5	1467.16 m²
LEVEL 6	1315.10 m²
ROOF	417.05 m²
	9276.43 m²

Project North

True North

GENERAL NOTES

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srm ARCHITECTS INC.

Project No 20042
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Checked by SDF
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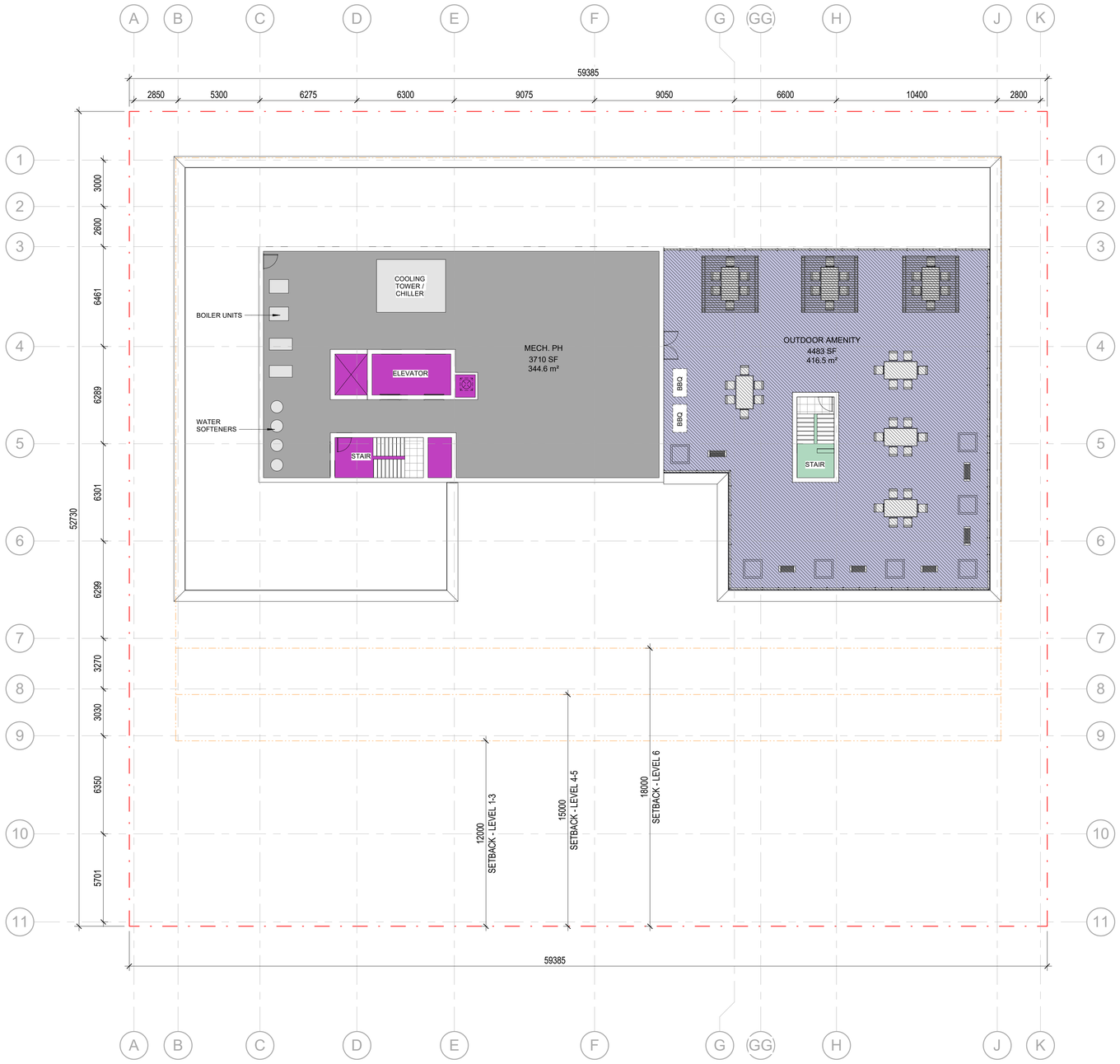
LEVEL 6

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 150
Status PRELIMINARY
Drawing No. D2.7
Revision No. - r1

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1 MECHANICAL PENTHOUSE
1 : 150

Gross Construction Area	
Level	**Area**
LEVEL 1	1173.52 m²
MEZZANINE	195.40 m²
LEVEL 2	1603.06 m²
LEVEL 3	1572.24 m²
LEVEL 4	1532.90 m²
LEVEL 5	1467.16 m²
LEVEL 6	1315.10 m²
ROOF	417.05 m²
	9276.43 m²

Project North

True North

GENERAL NOTES

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Project No 20042
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Checked by EJT
Plot Date / Time 9/15/2021 10:57:46 AM

284-292 PLAINS RD. E, BURLINGTON

MECHANICAL PENTHOUSE/ROOFTOP TERRACE

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 150
Status PRELIMINARY
Drawing No. D2.8
Revision No. - r1

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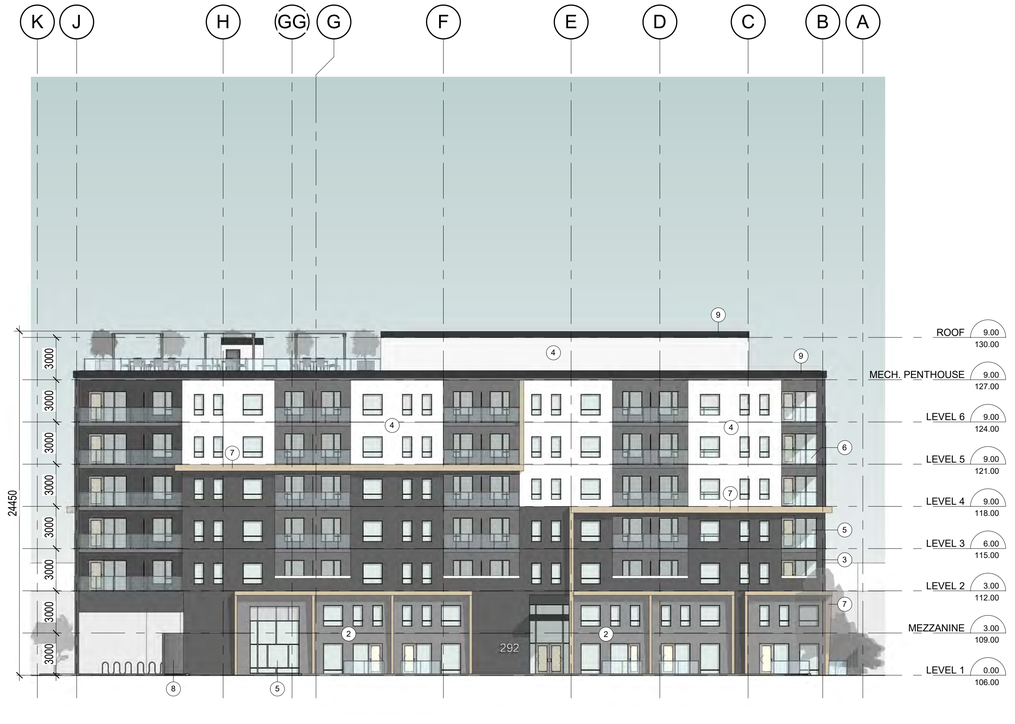
EXTERIOR FINISH LEGEND

20042 - 284-292 Plains Road E.

1	PRECAST CONCRETE COLOUR: DARK GREY - HORIZONTAL LINEAR PATTERN TYPE / MANUFACTURER: TO BE DETERMINED	
2	PRECAST CONCRETE COLOUR: LIGHT GREY - BRICK PATTERN TYPE / MANUFACTURER: TO BE DETERMINED	
3	PRECAST CONCRETE COLOUR: GREY - BRICK PATTERN TYPE / MANUFACTURER: TO BE DETERMINED	
4	PRECAST CONCRETE COLOUR: WHITE TYPE / MANUFACTURER: TO BE DETERMINED	
5	CLEAR GLASS GLAZING UNIT COLOUR: CLEAR GLASS, DOUBLE GLAZED TYPE / MANUFACTURER: TO BE DETERMINED	
6	BALCONY RAILINGS COLOUR / MATERIAL: FROSTED SAFETY GLASS & GREY ANODIZED METAL GUARD RAIL SYSTEM.	
7	PRECAST CANOPY COLOUR: LIGHT BROWN	
8	PRECAST CONCRETE COLOUR: VARIES - RELIEF PANEL PATTERN	
9	PREFINISHED METAL CAP FLASHING COLOUR: DARK GREY	



2 South Elevation
1 : 200



1 North Elevation
1 : 200

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srm ARCHITECTS INC.

Project No	20042
Project Date	2021-04-22
Drawn by	TJM
Checked by	EJT
Plot Date / Time	9/15/2021 10:58:01 AM

284-292 PLAINS RD. E, BURLINGTON

ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	1 : 200
Status	PRELIMINARY

Drawing No. D3.1 Revision No. - r1

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EXTERIOR FINISH LEGEND

20042 - 284-292 Plains Road E.

1	PRECAST CONCRETE COLOUR: DARK GREY - HORIZONTAL LINEAR PATTERN TYPE / MANUFACTURER: TO BE DETERMINED	
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2 West Elevation
1 : 200



1 East Elevations
1 : 200

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284-292 PLAINS RD. E, BURLINGTON

ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale: 1 : 200
Status: PRELIMINARY
Drawing No.: D3.2
Revision No.: - r1

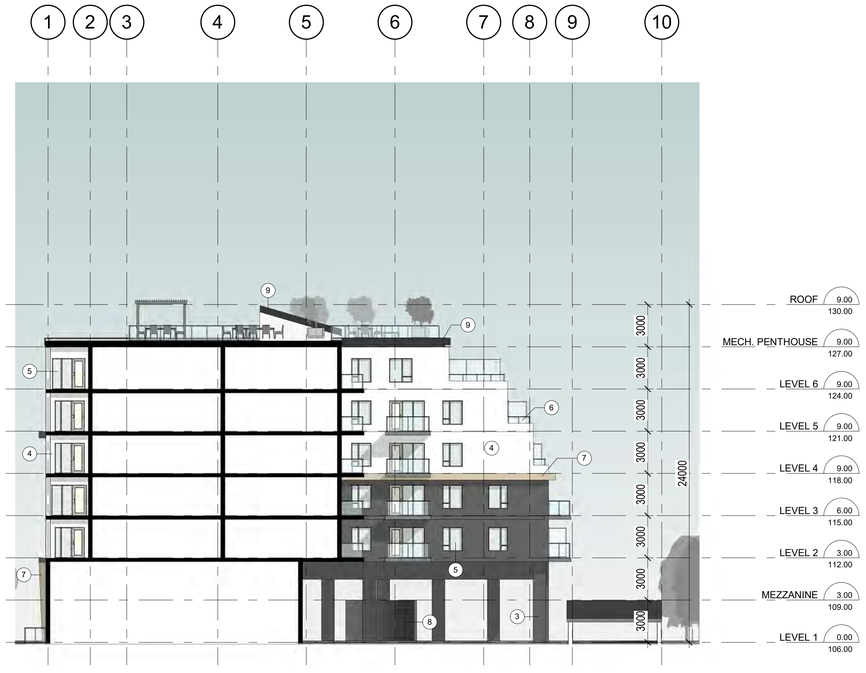
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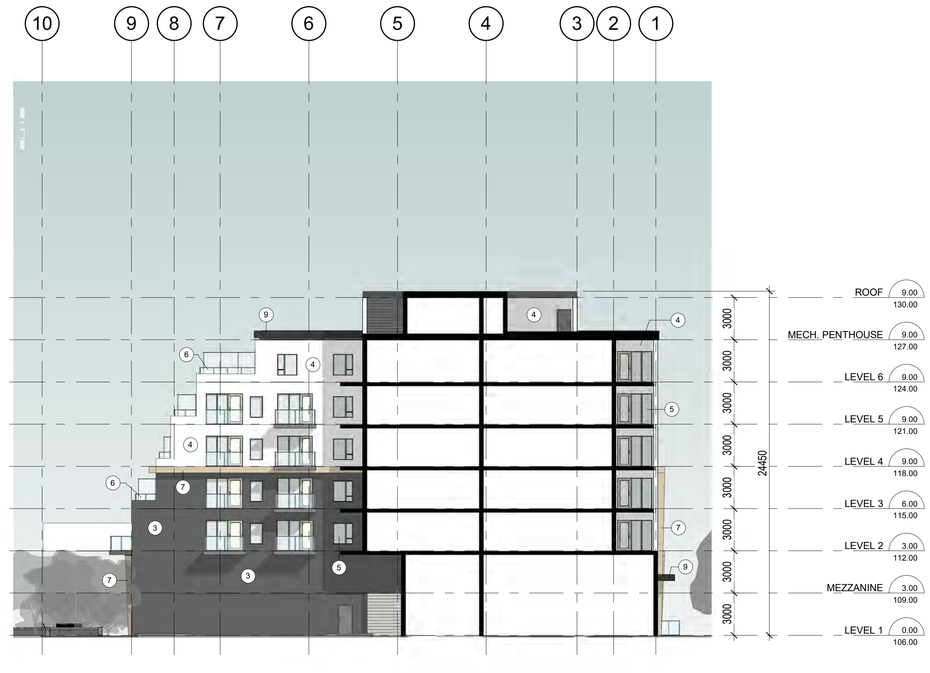
EXTERIOR FINISH LEGEND

20042 - 284-292 Plains Road E.

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2 Interior Elevation - West
1 : 200



1 Interior Elevation - East
1 : 200

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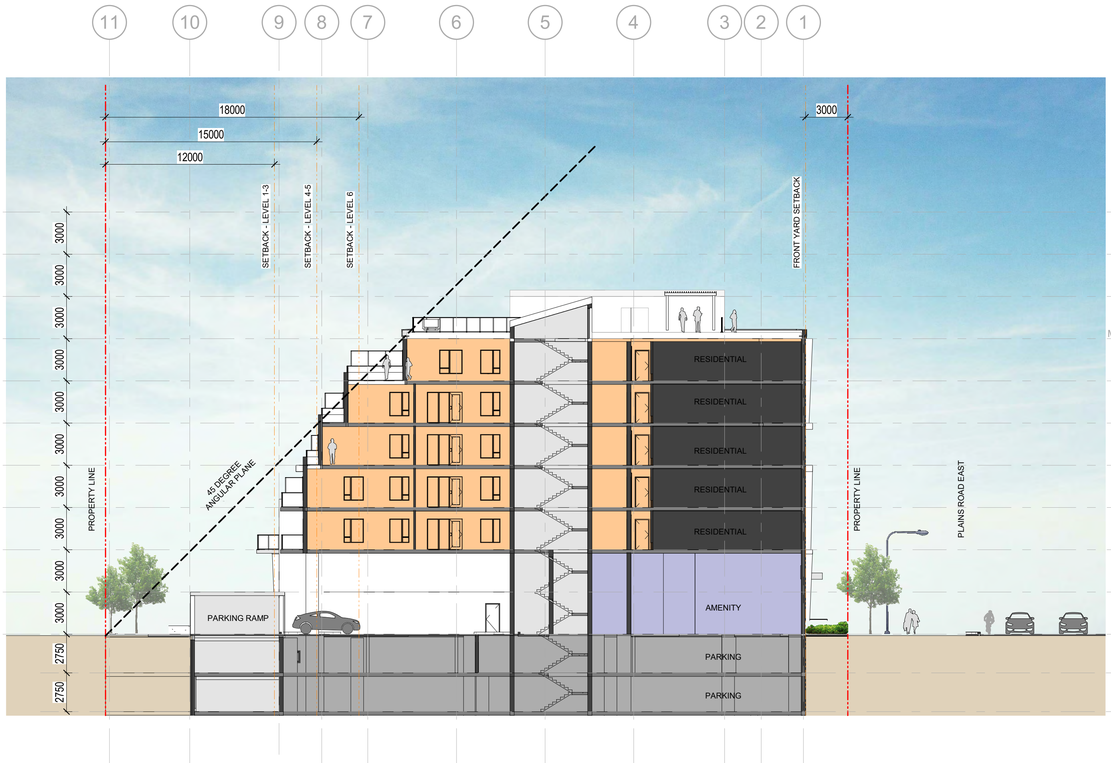
ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale: 1 : 200
Status: PRELIMINARY
Drawing No.: D3.3
Revision No.: - r1

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1 Angular Plane East
1 : 200

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284-292 PLAINS RD. E, BURLINGTON

ANGULAR PLANE - EAST

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	1 : 200
Status	PRELIMINARY
Drawing No.	Revision No.

D3.4 - r1