2026-02-18

1376-1382 Plains Road

1376-1382 Plains Road

25-009

CLIENT

LANDSCAPE ARCHITECT
PMA LANDSCAPE ARCHITECTS LTD.

1A Howard Park Avenue, Unit 2
Toronto, Ontario M6R 1V3
(416) 239-9818

ARCHITECT
WZMH ARCHITECTS

95 St. Clair Ave W., Suite 1500
Toronto, Ontario M4V 1N6
(416) 961-4111

STRUCTURAL
[firm]

[address]

ARBORIST
KUNTZ FORESTRY CONSULTING INC.

146 Lakeshore Road West PO Box 1267
Lakeshore W PO Oakville ON L6K 0B3
(289) 837-1871

CIVIL ENGINEER
S. LLEWELLYN & ASSOCIATES LTD CONSULTING ENGINEERS

3228 South Service Road #105 East Wing,
Burlington, ON L7N 3H8
(905)631-6978

Context Plan



Index of Drawings

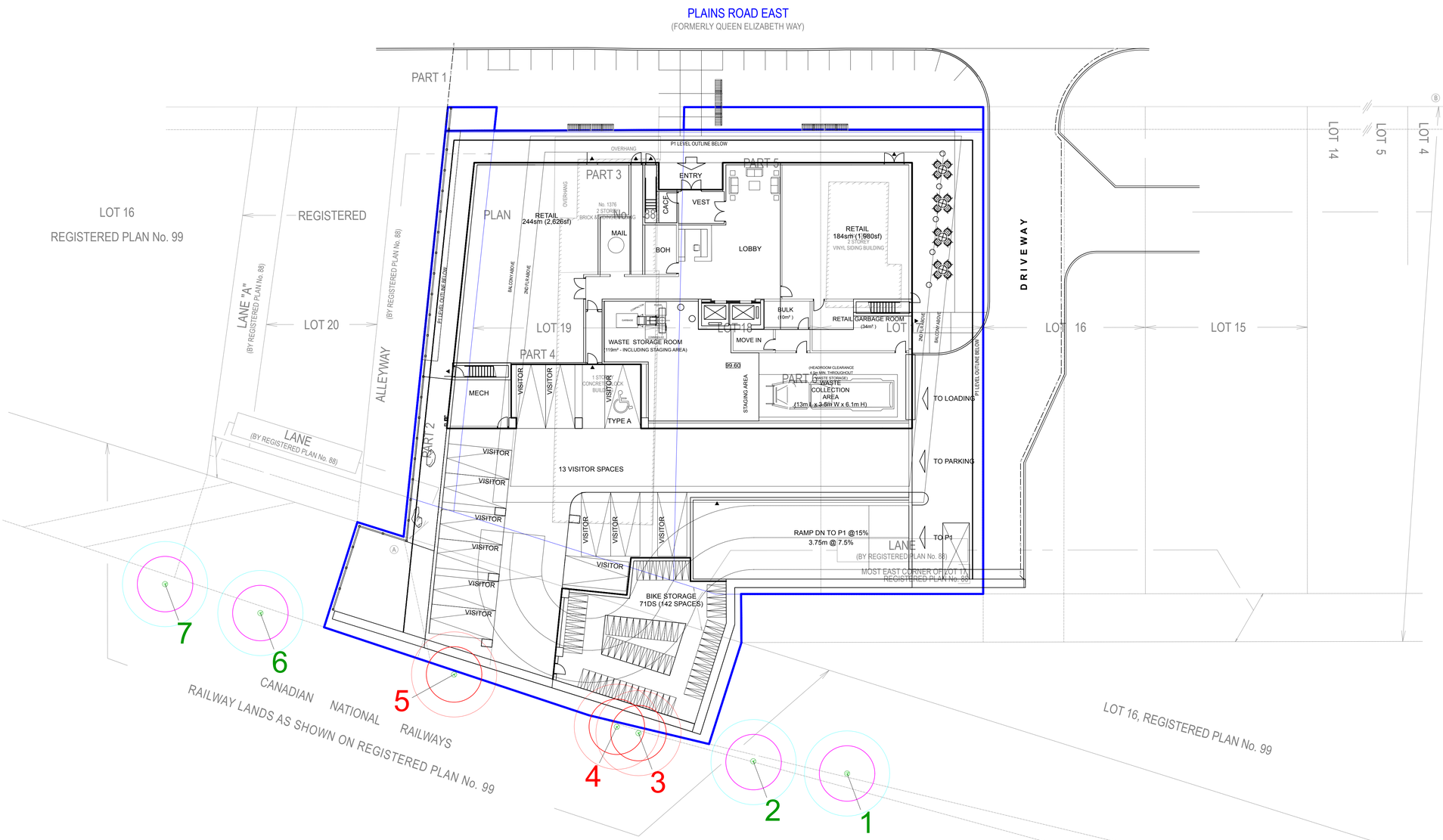
L-000	[COVER SHEET]
L-TPP	TREE PROTECTION PLAN
L-100	GROUND FLOOR LANDSCAPE PLAN
L-200	GROUND FLOOR PLANTING PLAN
L-300	SOIL VOLUME PLAN
L-400	COMPOSITE GRADING & DRAINAGE PLAN
LD-1	LANDSCAPE DETAILS - PLANTING
LD-2	LANDSCAPE DETAILS - PAVING
LD-3	LANDSCAPE DETAILS - PAVING
LD-4	LANDSCAPE DETAILS - FURNISHINGS
L-500	2ND FLOOR LANDSCAPE PLAN

Project description:

The proposed development consists of an application by 1000555724 Ontario Inc., 2731119 Ontario Inc., and Manor Care Homes Inc. to amend the 1997 City of Burlington Official Plan and Zoning By-law 2020, as amended, to permit the redevelopment of a 2,479.7 square metre (0.61 acre) site, known municipally as 1376 and 1382 Plains Road East in the City of Burlington. The proposed development includes a 25-storey mixed-use building with 283 residential units and 428 square metres of retail on the ground floor, with a total gross building floor area of 21,717 square metres, resulting in a density of 8.10. A total of 58 parking spaces and 156 bicycle parking spaces are proposed.

TREE REMOVALS & PROTECTION PLAN NOTES:

1. THIS PLAN MUST BE READ IN COJUNCTION WITH THE ARBORIST REPORT.



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Do not scale drawings.

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LEGEND

Tree Label (GREEN), Preservation Recommended	#
Tree Label (RED), Removal Required	#
Critical Root Zone (CRZ) of Tree Identified for Preservation (dashed CYAN circle)	
Minimum Tree Protection Zone (mTPZ) of Tree Identified for Preservation (solid MAGENTA circle)	
Critical Root Zone (CRZ) of Tree Identified for Removal (dashed RED circle)	
Minimum Tree Protection Zone (mTPZ) of Tree Identified for Removal (solid RED circle)	
Tree Location Estimated by KFCI (DARK GREEN hatched circle)	
Scaled Trunk of Tree (LIGHT GREEN circle)	

PROJECT NORTH

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
FUNG LEE
2026-02-18
OALA
MEMBER

REVISIONS / ISSUED

No.	Description	Date	By
1	Issued for ZBA	2026-02-18	KC

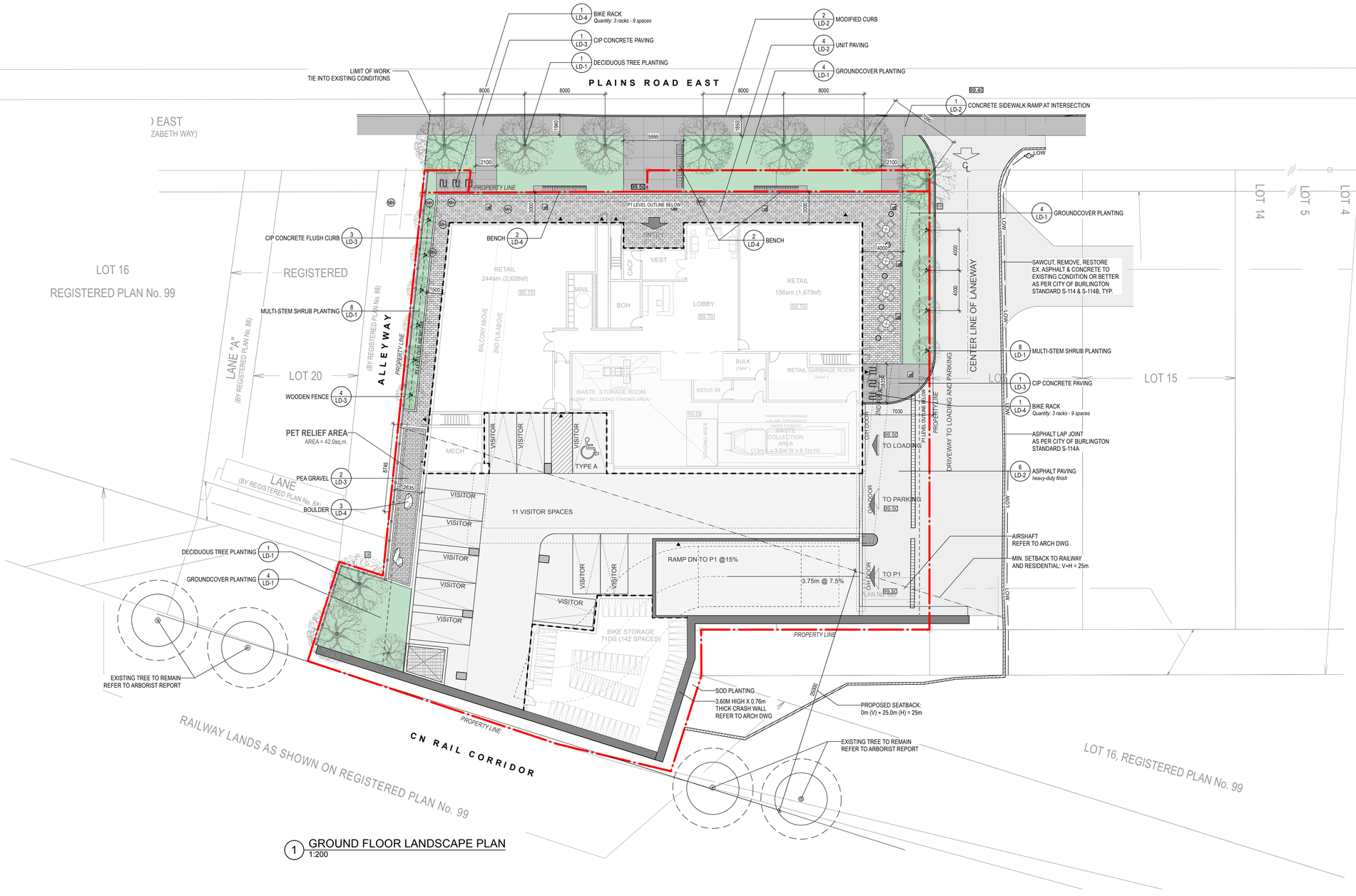
CLIENT

1376-1382 Plains Road

1376-1382 Plains Road

TREE PROTECTION PLAN

SCALE	As Noted
DRAWN	KC
CHECKED	FL
DATE	2026-02-18
SPA No.	[SPA #]
PROJECT NO.	25-009
DRAWING NO.	L-TPP



1 GROUND FLOOR LANDSCAPE PLAN
1:200

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LEGEND

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- P1 LEVEL OUTLINE BELOW
- CB: NEW CATCH BASIN AD: NEW AREA DRAIN REFER TO CIVIL
- CIP CONCRETE PAVING SRI >35
- UNIT PAVERS SRI >29
- PROPOSED BOULDERS
- EXTERIOR FURNITURES BY OTHERS
- BIKE RACK
- WOODEN FENCE
- BENCH
- EXISITNG TREE TO REMAIN REFER TO ARBORIST REPORT
- TREE PLANTING
- MULTI-STEM SHRUB PLANTING
- GROUNDCOVER PLANTING

PROJECT NORTH

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — FUNG LEE — 2026-02-18 — OALA MEMBER

REVISIONS / ISSUED

No.	Description	Date	By
1	Issued for ZBA	2026-02-18	KC

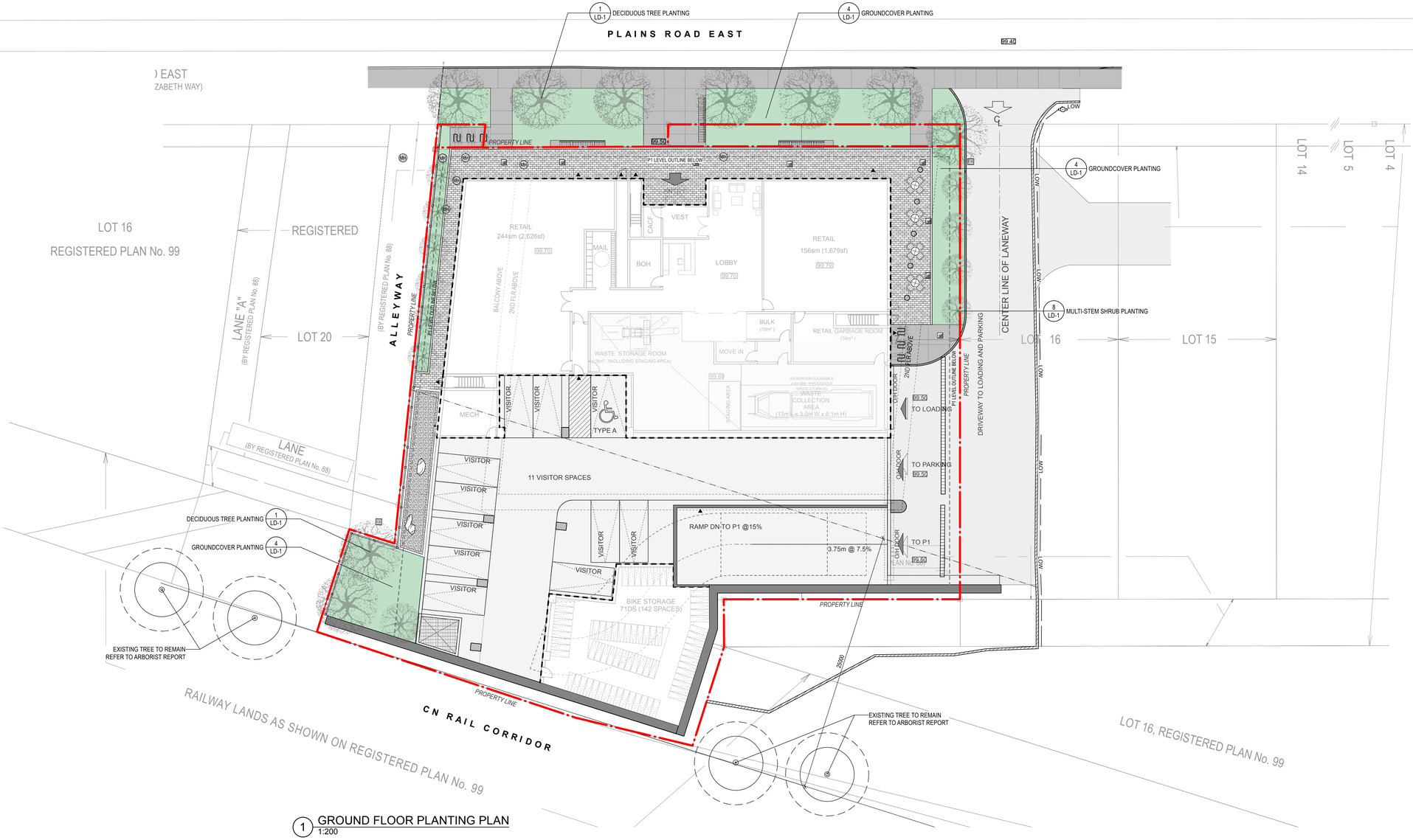
CLIENT

1376-1382 Plains Road

1376-1382 Plains Road

GROUND FLOOR LANDSCAPE PLAN

SCALE	As Noted	PROJECT NO.	
DRAWN	KC		25-009
CHECKED	FL	DRAWING NO.	
DATE	2026-02-18		L-100
SPA No.	[SPA #]		



1 GROUND FLOOR PLANTING PLAN
1:200

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LEGEND

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- P1 LEVEL OUTLINE BELOW
- EXISITNG TREE TO REMAIN REFER TO ARBORIST REPORT
- TREE PLANTING
- MULTI-STEM SHRUB PLANTING
- GROUNDCOVER PLANTING

PROJECT NORTH

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
FUNG LEE
2026-02-18
OALA MEMBER

REVISIONS / ISSUED

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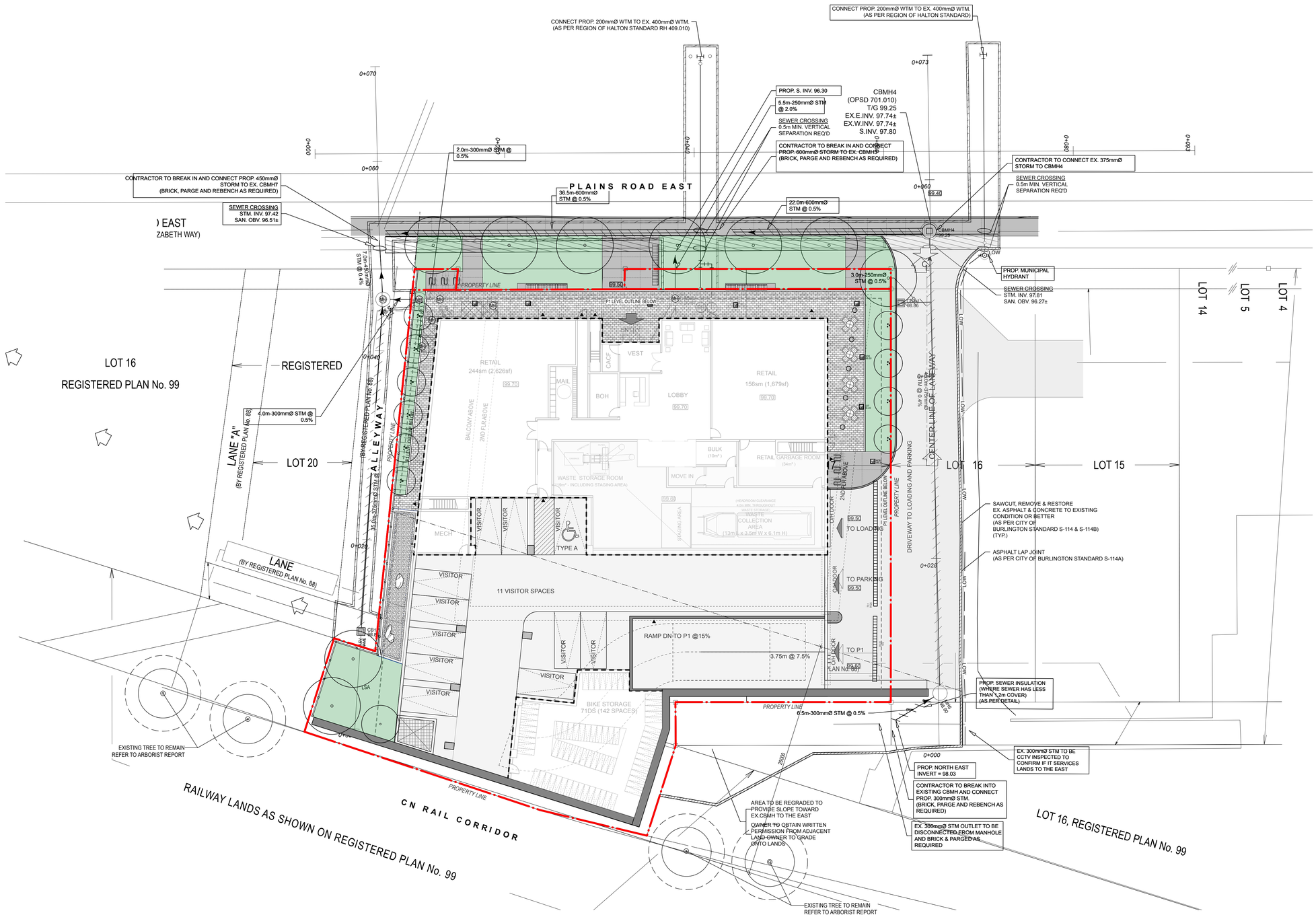
CLIENT

1376-1382 Plains Road

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GROUND FLOOR PLANTING PLAN

SCALE	As Noted	PROJECT NO.	
DRAWN	KC	25-009	
CHECKED	FL	DRAWING NO.	
DATE	2026-02-18	L-200	
SPA No.	[SPA #]		



1 COMPOSITE LANDSCAPE GRADING & DRAINAGE PLAN
1:200

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LEGEND

PROJECT NORTH

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FUNG LEE
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OALA
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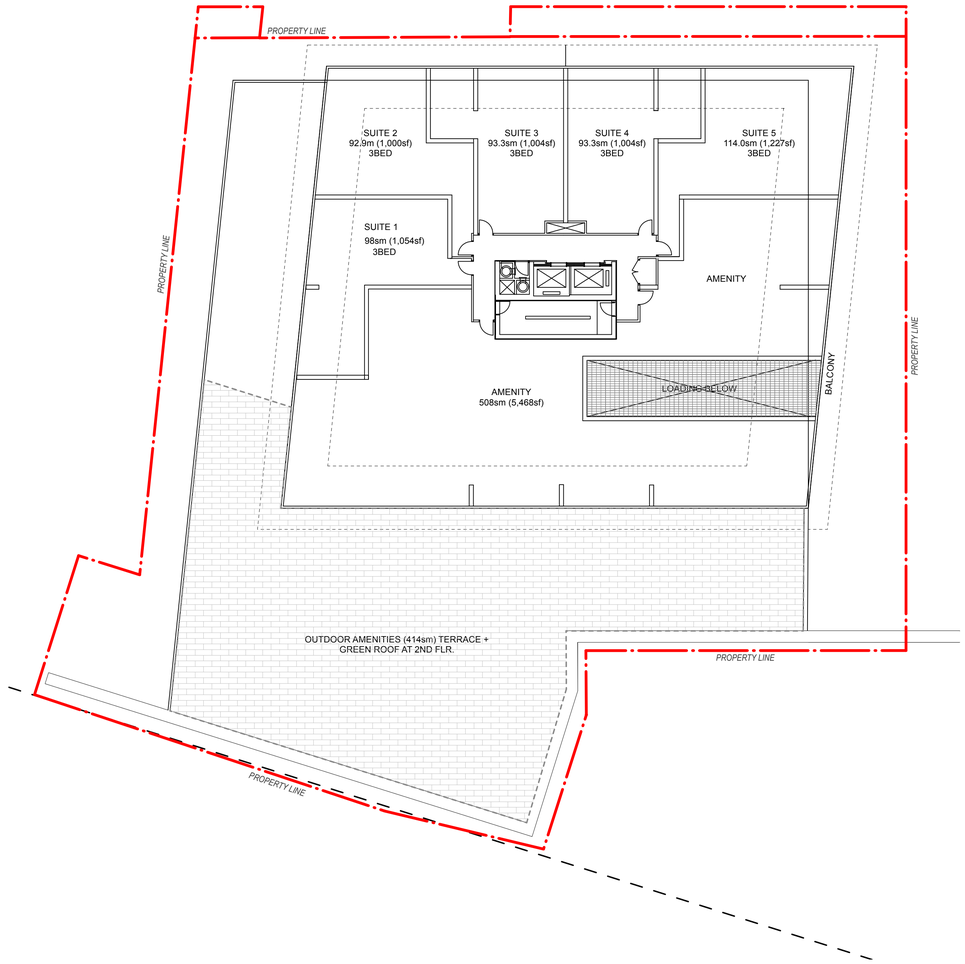
CLIENT

1376-1382 Plains Road

1376-1382 Plains Road

COMPOSITE GRADING & DRAINAGE PLAN

SCALE	As Noted	PROJECT NO.	
DRAWN	KC	25-009	
CHECKED	FL	DRAWING NO.	
DATE	2026-02-18	L-400	
SPA No.	[SPA #]		



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LEGEND

PROJECT NORTH

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CLIENT

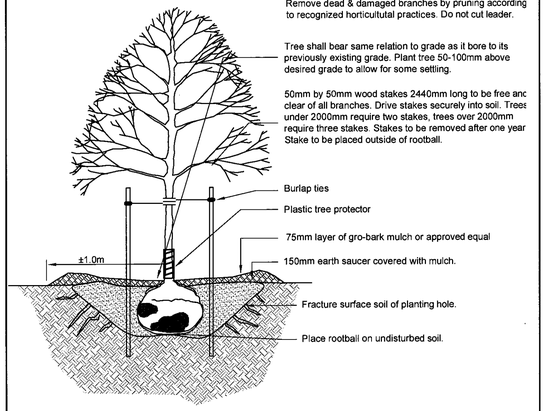
1376-1382 Plains Road

1376-1382 Plains Road

2ND FLOOR LANDSCAPE PLAN

SCALE	As Noted	PROJECT NO.	
DRAWN	KC		25-009
CHECKED	FL	DRAWING NO.	
DATE	2026-02-18		L-500
SPA No.	[SPA #]		

DATE: JUNE/08 | REV 1



Cut, loosen and roll back approx. ⅓ of twine, burlap and wire on rootball.

Backfill in 150mm lifts and tamp to prevent air pockets.
Backfill to consist of:
50-60% sand
20-40% silt
6-10% clay
2-5% organic
7.5 ph or less, unless otherwise approved.

Carefully remove any loose soil around trunk. top of rootball should not be disturbed or covered with soil.

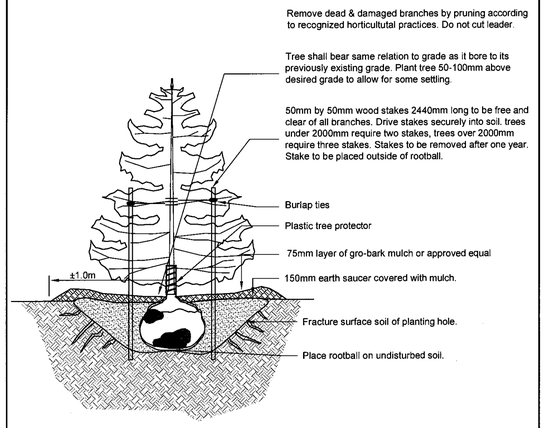
Soak backfilled area to ensure full contact between rootball and backfill.

DIMENSIONS IN mm EXCEPT AS NOTED

APPROVED	CITY OF BURLINGTON ENGINEERING DEPARTMENT	METRIC
DIRECTOR OF ENGINEERING DATE: June 17/08	DECIDUOUS TREE PLANTING	SCALE: N.T.S. DWG. NO. S-201

1 DECIDUOUS TREE PLANTING
n.t.s.

DATE: JUNE/08 | NEW



Cut, loosen and roll back approx. ⅓ of twine, burlap and wire on rootball.

Backfill in 150mm lifts and tamp to prevent air pockets.

Backfill to consist of:
50-60% sand
20-40% silt
6-10% clay
2-5% organic
7.5 ph or less, unless otherwise approved.

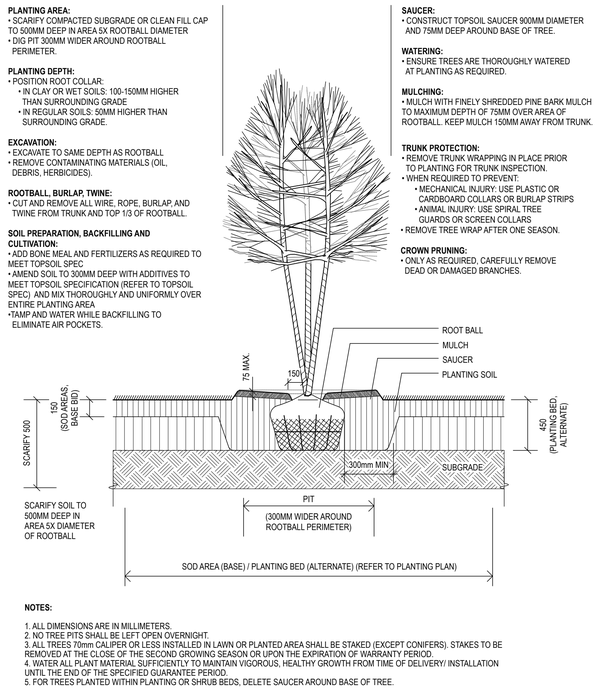
Carefully remove any loose soil around trunk. Top of rootball should not be disturbed or covered with soil.

Soak backfilled area to ensure full contact between rootball and backfill.

DIMENSIONS IN mm EXCEPT AS NOTED

APPROVED	CITY OF BURLINGTON ENGINEERING DEPARTMENT	METRIC
DIRECTOR OF ENGINEERING DATE: June 17/08	CONIFEROUS TREE PLANTING	SCALE: N.T.S. DWG. NO. S-202

2 CONIFEROUS TREE PLANTING
n.t.s.

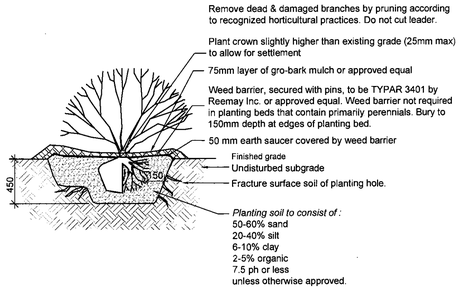


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
3. ALL TREES 70mm CALIPER OR LESS INSTALLED IN LAWN OR PLANTED AREA SHALL BE STAKED (EXCEPT CONIFERS). STAKES TO BE REMOVED AT THE CLOSE OF THE SECOND GROWING SEASON OR UPON THE EXPIRATION OF WARRANTY PERIOD.
4. WATER ALL PLANT MATERIAL SUFFICIENTLY TO MAINTAIN VIGOROUS, HEALTHY GROWTH FROM TIME OF DELIVERY/ INSTALLATION UNTIL THE END OF THE SPECIFIED GUARANTEE PERIOD.
5. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.

3 MULTI-STEM SHRUB PLANTING
n.t.s.

DATE: JUNE/08 | REV.2

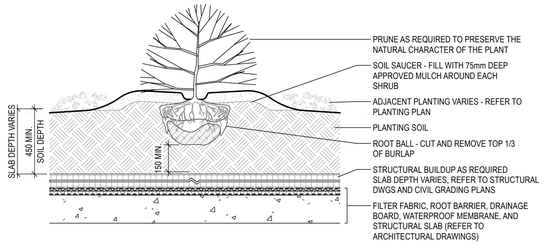


NOTE:
- Planting method illustrated applies equally to bare root, balled stock, and potted stock.
- See plant list for o.c. spacing.

DIMENSIONS IN mm EXCEPT AS NOTED

APPROVED	CITY OF BURLINGTON ENGINEERING DEPARTMENT	METRIC
DIRECTOR OF ENGINEERING DATE: June 17/08	SHRUB BED PLANTING - AT GRADE	SCALE: N.T.S. DWG. NO. S-200

4 GROUNDCOVER PLANTING
n.t.s.



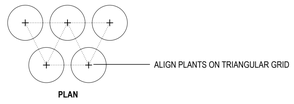
SHRUB PLANTING - ON SLAB

PERENNIAL AND ORNAMETAL GRASS PLANTING NOTES:

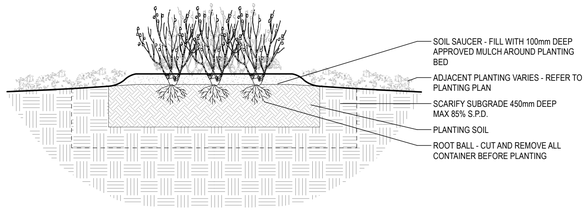
1. AMEND SOIL TO 300mm DEEP WITH ADDITIVES AND MIX THOROUGHLY AND UNIFORMLY OVER ENTIRE PLANTING AREA TAMP AND WATER WHILE BACKFILLING TO ELIMINATE AIR POCKETS.

2. PLANT PERENNIALS AND GRASSES IN TRIANGULAR GRID UNLESS NOTED OTHERWISE WITH EQUAL GEOMETRIC SPACING (MIN 300 mm) FOR EACH SPECIES.

3. SCARIFY SOIL TO 450mm DEEP EXCEPT WITHIN TREE PROTECTION ZONES.



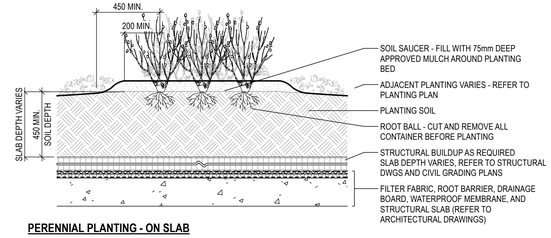
PLAN



PERENNIAL PLANTING - AT GRADE



PLAN



PERENNIAL PLANTING - ON SLAB

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LEGEND

PROJECT NORTH

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
FUNG LEE
2026-02-18
OALA
MEMBER

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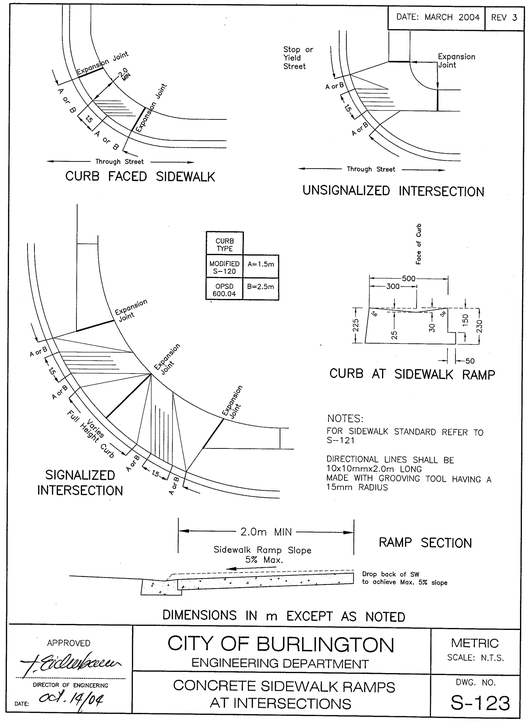
CLIENT

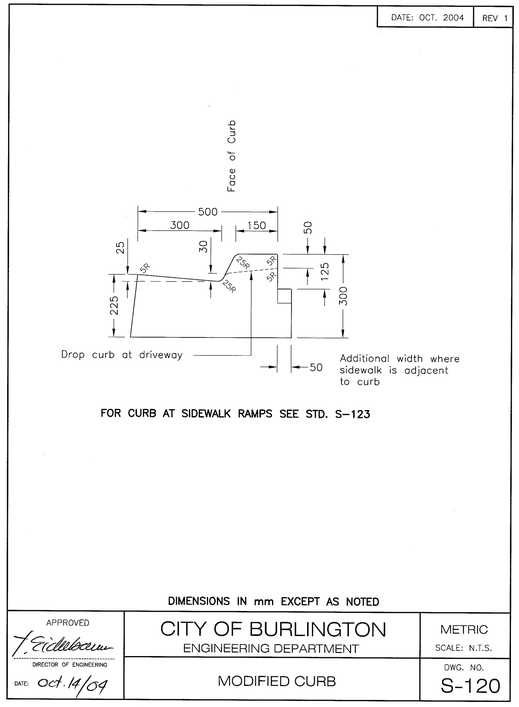
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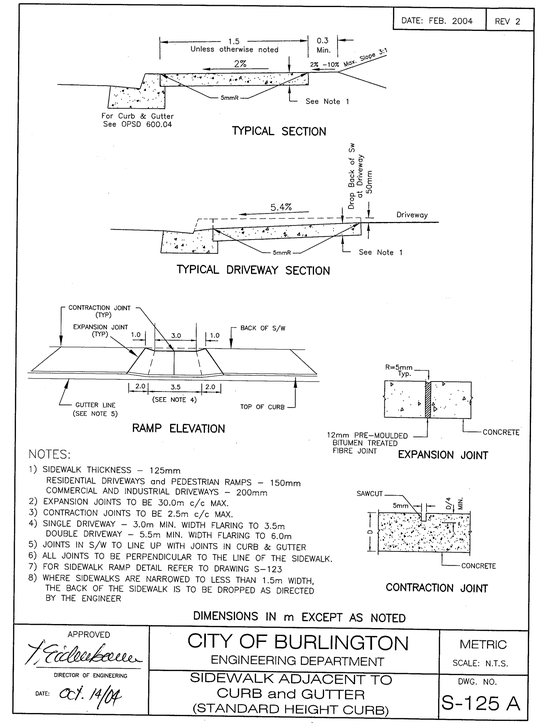
1376-1382 Plains Road

LANDSCAPE DETAILS - PLANTING

SCALE	As Noted	PROJECT NO.	25-009
DRAWN	KC	DRAWING NO.	LD-1
CHECKED	FL		
DATE	2026-02-18		
SPA No.	[SPA #]		



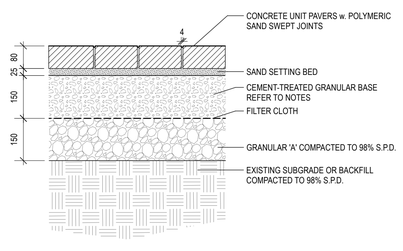




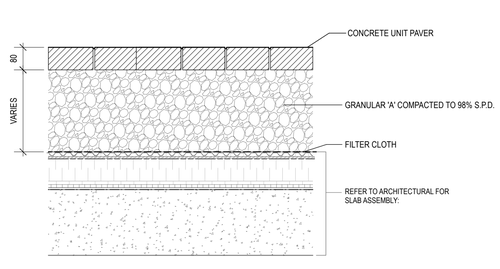
1 CONCRETE SIDEWALK RAMP AT INTERSECTION
n.t.s.

2 MODIFIED CURB
n.t.s.

3 SIDEWALK ADJACENT TO CURB & GUTTER
n.t.s.

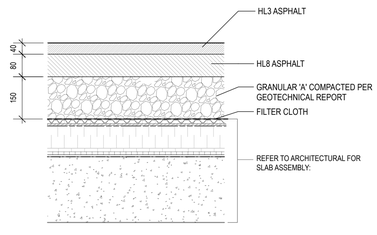


OFF SLAB

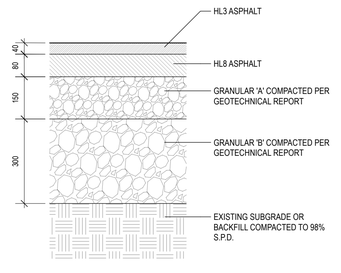


ON SLAB

4 UNIT PAVING
n.t.s.



ON SLAB



OFF SLAB

6 ASPHALT PAVING
n.t.s.

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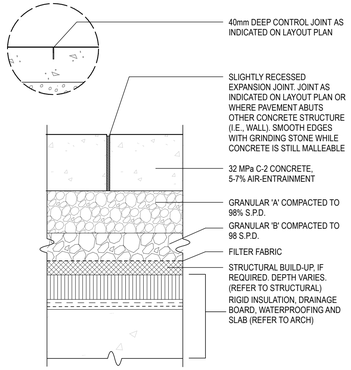
LANDSCAPE DETAILS - PAVING

SCALE	As Noted	PROJECT NO.	
DRAWN	KC	25-009	
CHECKED	FL	DRAWING NO.	
DATE	2026-02-18	LD-2	
SPA No.	[SPA #]		

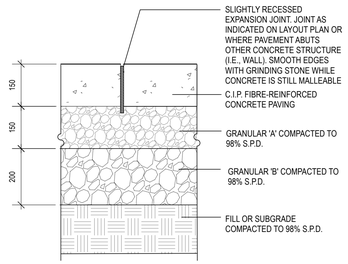
NOTES:

1. FINISH TO BE AS PER LANDSCAPE PLAN, NATURAL COLOUR.
2. EXPANSION JOINTS, CONTROL JOINTS AS SHOWN ON LAYOUT PLAN.
3. ALL EXPANSION JOINTS TO BE SEALED. COLOUR TO MATCH.
4. NO TROWELED EDGES.

CONTROL JOINT CONDITION

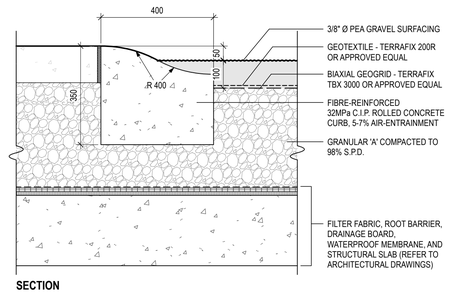


ON SLAB



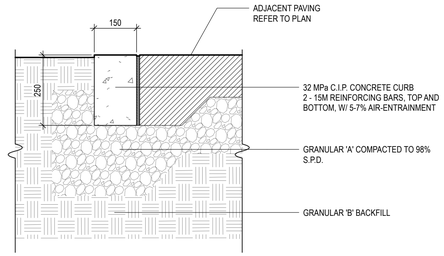
AT GRADE

1 CIP CONCRETE PAVING
n.t.s.

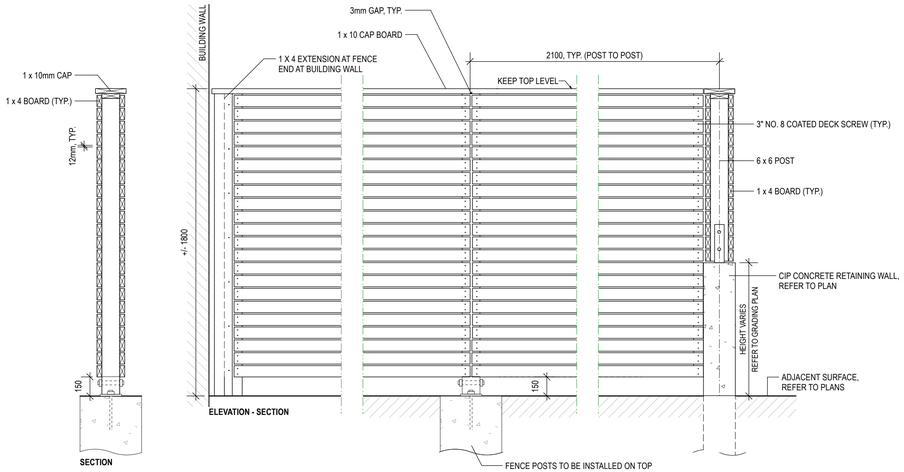


SECTION

2 PEA GRAVEL
n.t.s.



3 CIP CONCRETE FLUSH CURB
n.t.s.



SECTION

NOTES:

- ALL BOARDS TO BE DOUGLAS FIR FREE OF CRACKS, CHECKS AND WARPS. FENCE TO RECEIVE TWO COATS SEMI-TRANSPARENT GRAY WEATHERING STAIN.
- ALL FASTENERS AND FITTINGS TO BE GALVANIZED.

4 WOODEN FENCE
n.t.s.

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Landscape Architects

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LEGEND

PROJECT NORTH

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
FLING LEE
2026-02-18
OALA
MEMBER

REVISIONS / ISSUED

No.	Description	Date	By
1	Issued for ZBA	2026-02-18	KC

CLIENT

1376-1382 Plains Road

1376-1382 Plains Road

LANDSCAPE DETAILS - PAVING

SCALE	As Noted	PROJECT NO.	
DRAWN	KC	25-009	
CHECKED	FL	DRAWING NO.	
DATE	2026-02-18	LD-3	
SPA No.	[SPA #]		

Flo Bike Rack
Installation Guide

Date: September 9, 2016
www.landscapeforms.com Ph: 800.521.2546



Surface mount



Embedded



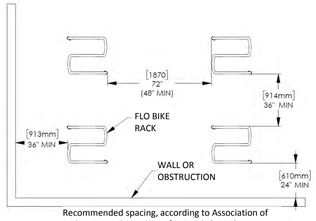
2X - Threaded rods
Embedded only

Included components:

- (2) 5/8-11 x 4" threaded rods with Loctite for embedded unit

Tools required:

- Surface mount unit ships fully assembled
- Surface mount option: (2) non-corrosive anchor bolts required per unit, maximum size Ø3/8" x 2-1/2" to 3" length
- Hammer drill with masonry bits
- For embedded mount option: chemical anchoring adhesive (Hilti HIT RE 500 or equivalent)



Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)

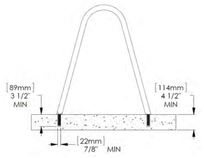
HANDLE WITH CARE! Flo's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

EMBEDDED INSTALLATION:

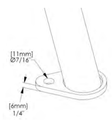
1. Install thread patch ends of threaded rods into the bike rack legs.
2. Set unit in position and mark hole locations.
3. Move unit and drill 7/8" diameter (minimum) holes 3-1/2" deep.
4. Set unit in position to make sure that Nylon glides make contact with the surface. Threaded rods should not be resting on the bottom of the drilled hole.
5. Move unit. Clear holes of debris.
6. Fill holes with chemical anchoring adhesive.
7. Set unit in position.
8. Wipe away excess adhesive.

SURFACE MOUNT INSTALLATION:

1. Set unit in place and mark holes.
2. Move the unit and drill the holes.
3. Install the anchors and bike rack according to the anchor manufacturer's instructions. Be sure that both anchor plates make solid contact with the surface.



Embedded detail



Surface mount detail

landscapeforms

Page 1 of 1

1 BIKE RACK
n.t.s.

Link Configuration #3

Benches

(1) Straight Piano Key

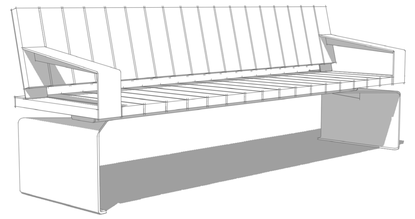
(1) Full Back

Bases

(2) Metal Supports

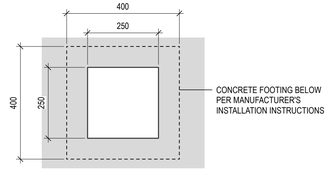
Arms

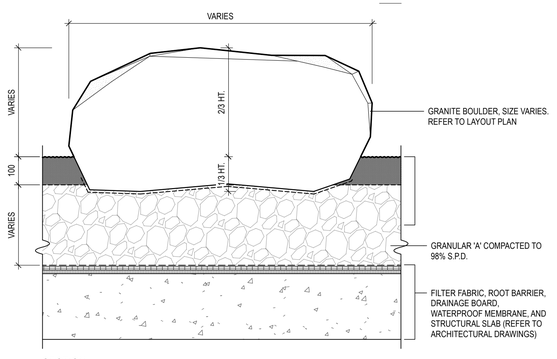
(2) Backed Arms





2 BENCH
n.t.s.

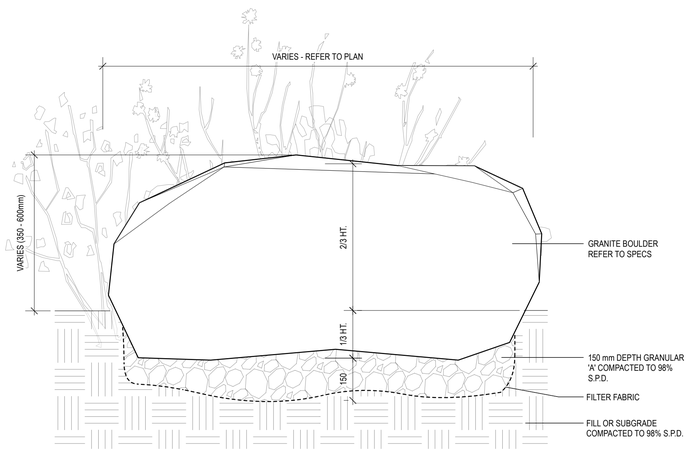




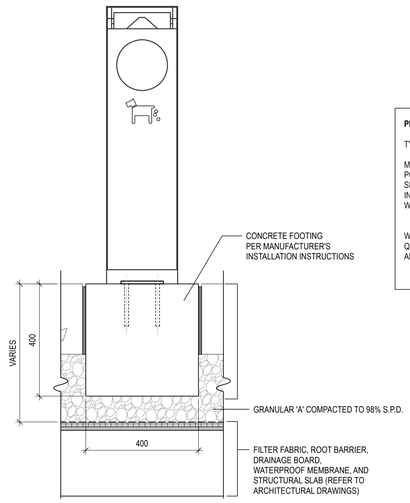
SECTION

NOTES:

1. REFER TO SPECIFICATIONS FOR GRANITE TYPE AND COLOUR.
2. CONTRACTOR TO REVIEW SELECTED BOULDERS AT QUARRY/SUPPLIER'S YARD WITH LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.



3 BOULDER
n.t.s.



PET WASTE BIN AND BAG DISPENSER NOTES:

TYPE:	*"CP110" by MMCITE or approved alternate.*
MATERIAL:	*STEEL*
POWDERCOAT:	*RAL 7024 GRAPHITE GREY*
SIZE:	*985mm x 250mm x 250mm*
INNER BIN VOL:	*70L*
WASTE BAGS:	*USE ROLL CONTAINING TRASH BAGS (HDPE) 200-220mm WITH DIA. OF 55-65mmØ*
WEIGHT:	*24kg / 64lbs*
QUANTITY:	*1*
ANCHORING:	*ON CONCRETE PIER FOUNDATION USING M10 THREADED RODS*

4 PET WASTE BIN & BAG DISPENSER
n.t.s.

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No.	Description	Date	By
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CLIENT

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1376-1382 Plains Road

LANDSCAPE DETAILS - FURNISHINGS

SCALE	As Noted	PROJECT NO.	
DRAWN	KC		25-009
CHECKED	FL	DRAWING NO.	
DATE	2026-02-18		LD-4
SPA No.	[SPA #]		