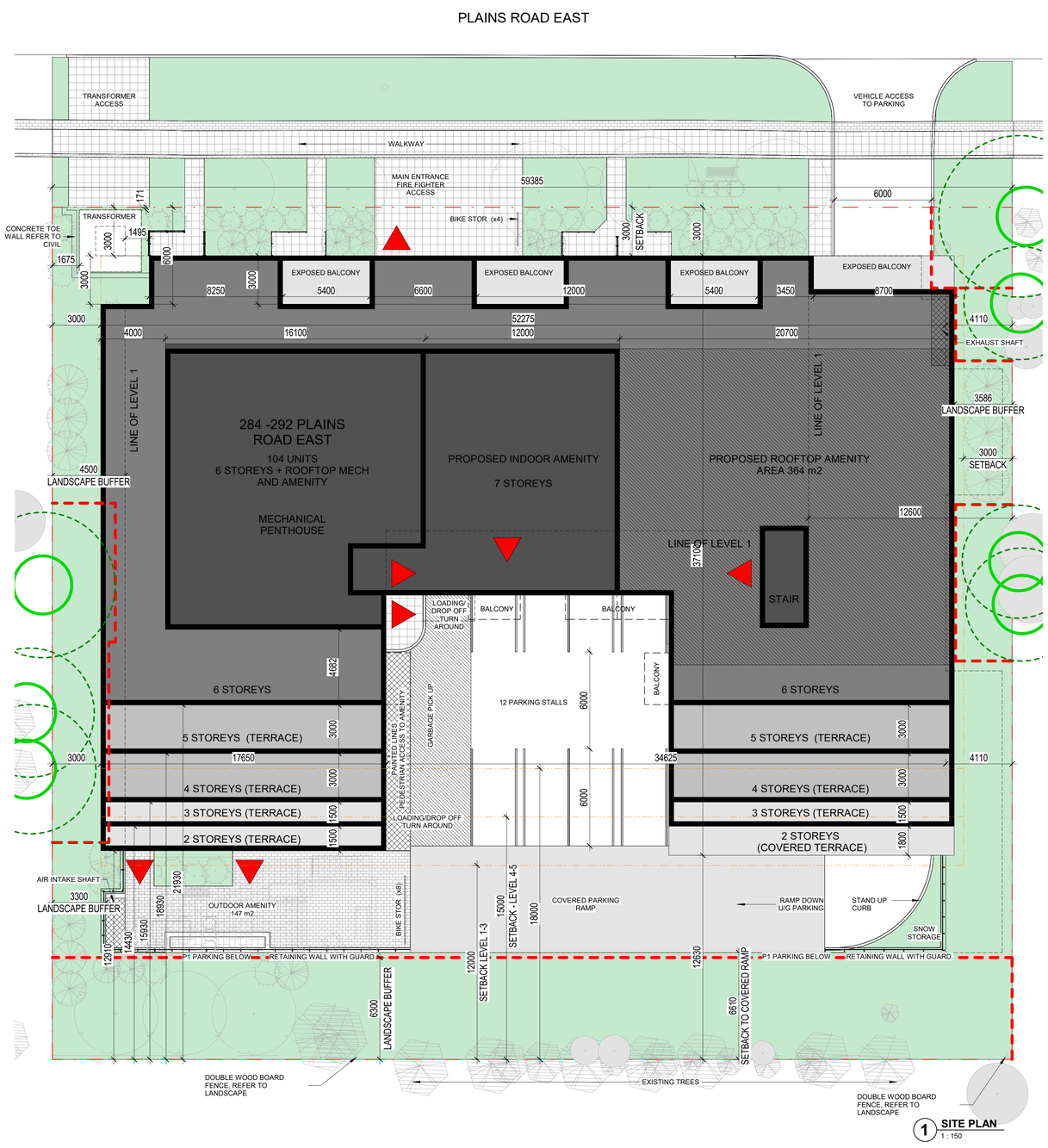


SITE DATA

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 RATIO (FAR)		--	3.00
SETBACKS	FRONT YARD (m)	3 m	3 m
	INTERIOR SIDE YARD (m) East	3 m	3 m
	AT GRADE (EDGE OF PARKING)		4.5 m
	INTERIOR SIDE YARD (m) West	3 m	3.6 m
	AT GRADE		4.8 m
	REAR YARD (m)	FLOORS 1-3 = 12 m	12.6 m
	REAR YARD (m)	FLOORS 4-5 = 15 m	15.9 m
	REAR YARD (m)	FLOORS 6 = 18 m	21.9 m

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	--	107 units
1 BEDROOM		64 units
1 BEDROOM+DEN		8 units
2 BEDROOM		13 units
2 BEDROOM+DEN		1 units
2 BED TOWNHOUSES		6 units
3 BED		12 units
3 BED TOWNHOUSES		3 units
BUILDING AREA (m²)	--	1,040m² (11,194sf)
+ COVERED RAMP (m²)		167m² (1,798sf)
GROSS FLOOR AREA (m²) U/G common areas incl.	--	9,416m² (101,353sf)
GROSS CONSTRUCTION AREA (m²) -incl. parking	--	13,578m² (146,152sf)
NET LEASABLE AREA (m²)	--	6,862m² (73,862 sf)
NUMBER OF STOREYS	6 MAX.	7 STOREYS
BUILDING HEIGHT (m)	--	24.75 m OVERALL + Penthouse Height
AMENITY AREA (m²) (15m² for 1B unit <60m², 20m² for 1B >60m², 35m² for 2B+)	1B < 60m² = 59 (15m²) = 885 m² 1B > 60m² = 5 (20m²) = 100 m² 2B+ = 37 (35m²) = 1,295 m² TOTAL = 2,280 m²	EXTERIOR = 1,310 m² INTERIOR = 490 m² TOTAL =1,800 m² = 17.31 m² / unit

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (area)	--	904 m²
LANDSCAPE AREA (percentage)	--	29%
LANDSCAPE BUFFER (m)	3m (Front) 6m (Rear and sides abutting res	-- --
HARDSCAPE AREA (area)	--	317 m²
HARDSCAPE AREA (percentage)	--	10%
TOTAL LANDSCAPE+HARDSCAPE	--	1,221 m² (39%)
ASPHALT AREA (area)	--	702 m²
ASPHALT AREA (percentage)	--	22%

VEHICLE PARKING DATA

DATA	REQUIRED (BY-LAW 2020)	REQUIRED (PARKING STRD REVIEW)	PROVIDED
RESIDENTIAL PARKING	1.25x (72) 1 BED = 90 1.5 x (20) 2 BED = 30 1.75 x (15) 3 BED =27 0.35 x 107 = 38 VISITOR 2 MAINTENANCE	1x (72) 1 BED = 72 1 x (35) 2+ BED = 35 0.08 x 107 = 8.56 VISITOR	LEVEL P2: 56 Stalls LEVEL P1: 48 Stalls LEVEL 1: 12 Surface
B.F. PARKING		3% OF STALLS = 4	4 (includ. in above)
TOTAL	185	115.56	116

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING		
SHORT TERM	0.05 x (107) = 5.35	12 (ST)
LONG TERM	0.5 x (107) = 53.5	91 (LT)
	TOTAL	107

Project North

True North

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No.	Date	Revision
4	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2
3	2022-05-27	CLIENT REVISIONS
2	2022-05-04	CLIENT REVISIONS
1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No: 20042
Project Date: 2021-04-22
Drawn by: SDF
Checked by: MES
Plot Date / Time: 10/6/2022 2:32:25 PM

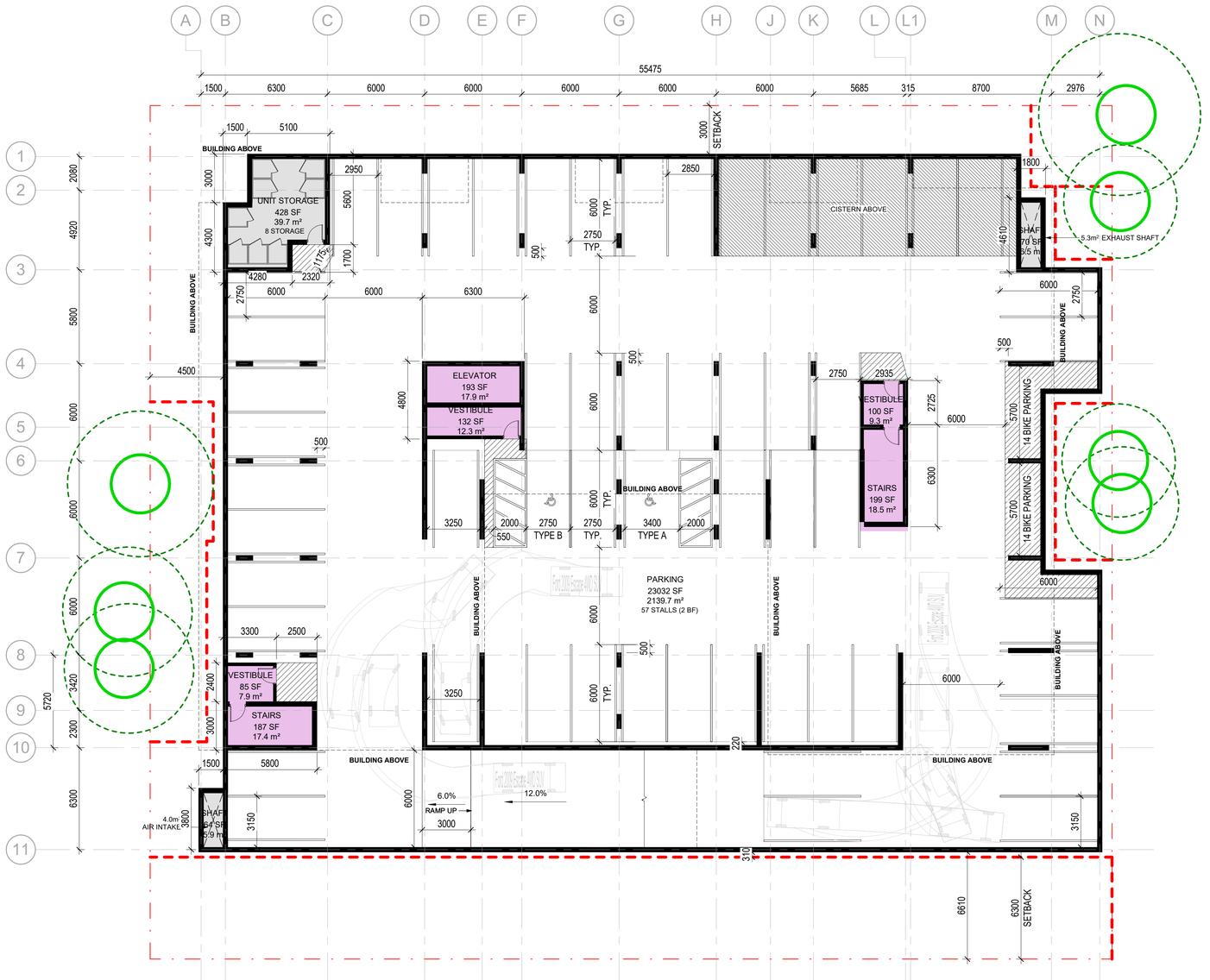
284-292 PLAINS RD. E, BURLINGTON

SITE PLAN

Drawing Scale: As indicated
Status: ISSUED FOR REZONING APPLICATION NO. 2
Drawing No.: D1.01
Revision No.: - r4

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1 **PARKING LEVEL P2**
1 : 150

Gross Construction Area	
Level	**Area**
PARKING P2	2275.12 m²
PARKING P1	2275.37 m²
LEVEL 1	1040.34 m²
MEZZANINE	273.86 m²
LEVEL 2	1564.43 m²
LEVEL 3	1537.27 m²
LEVEL 4	1484.63 m²
LEVEL 5	1378.59 m²
LEVEL 6	1272.83 m²
MECH. PENTHOUSE	475.38 m²
	13577.81 m²

Project North

True North

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No.	Date	Revision
1	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2

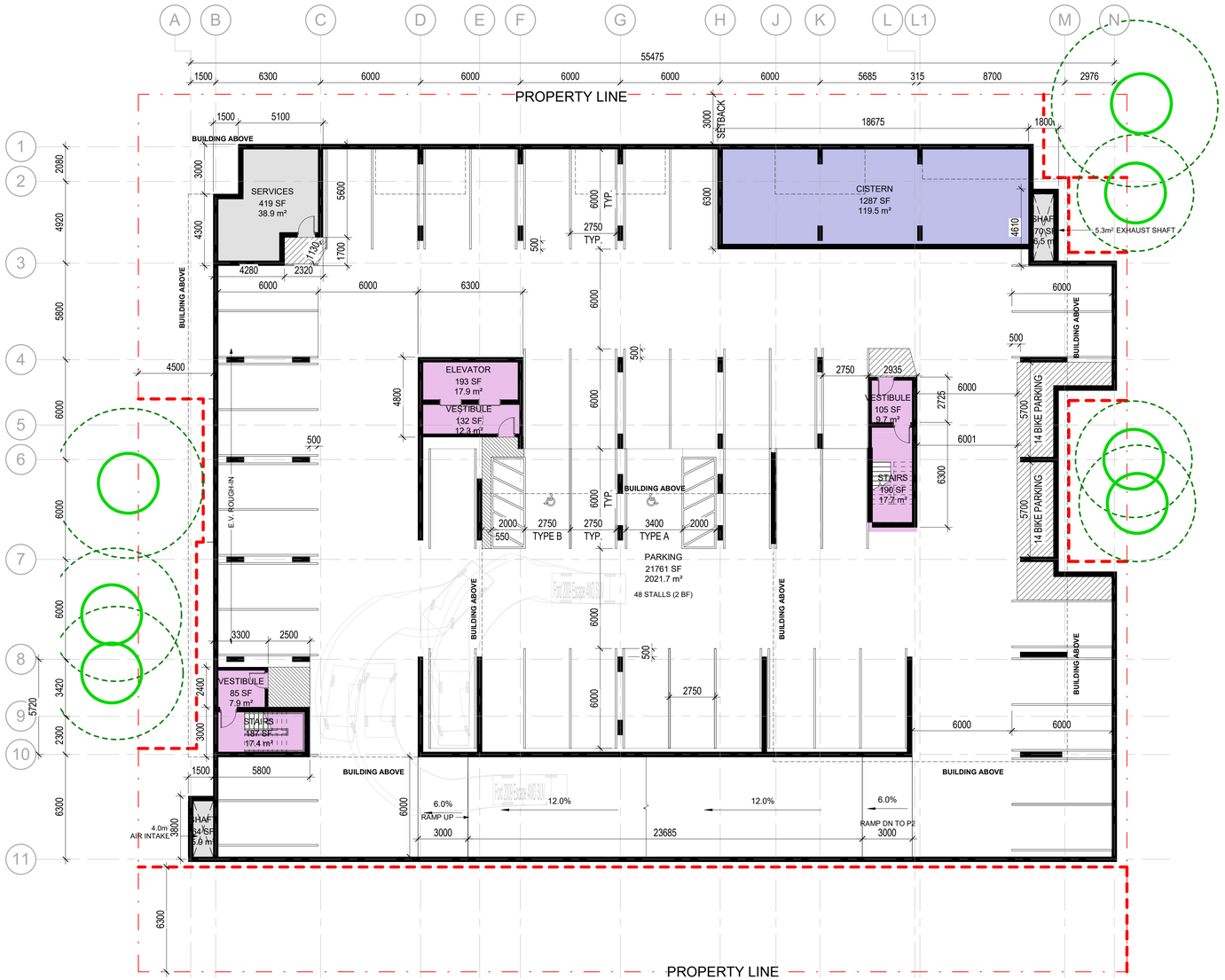
srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
Drawn by CRZ
Checked by rph
Plot Date / Time 10/6/2022 2:32:26 PM

284-292 PLAINS RD. E, BURLINGTON

UNDERGROUND PARKING P2

Drawing Scale 1 : 150
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D2.0 Revision No. - r1



1 PARKING LEVEL P1
1 : 150

Gross Construction Area	
Level	**Area**
PARKING P2	2275.12 m²
PARKING P1	2275.37 m²
LEVEL 1	1040.34 m²
MEZZANINE	273.86 m²
LEVEL 2	1564.43 m²
LEVEL 3	1537.27 m²
LEVEL 4	1484.63 m²
LEVEL 5	1378.59 m²
LEVEL 6	1272.83 m²
MECH. PENTHOUSE	475.38 m²
	13577.81 m²

Project North

True North

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4	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2
3	2022-05-27	CLIENT REVISIONS
2	2022-05-04	CLIENT REVISIONS
1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
Drawn by SDF
Checked by MES
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284-292 PLAINS RD. E, BURLINGTON

UNDERGROUND PARKING P1

Drawing Scale 1 : 150
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D2.1 Revision No. - r4

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1 FLOOR PLAN - LEVEL 1
1 : 150

Gross Construction Area	
Level	**Area**
PARKING P2	2275.12 m²
PARKING P1	2275.37 m²
LEVEL 1	1040.34 m²
MEZZANINE	273.86 m²
LEVEL 2	1564.43 m²
LEVEL 3	1537.27 m²
LEVEL 4	1484.63 m²
LEVEL 5	1378.59 m²
LEVEL 6	1272.83 m²
MECH. PENTHOUSE	475.38 m²
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Project North

True North

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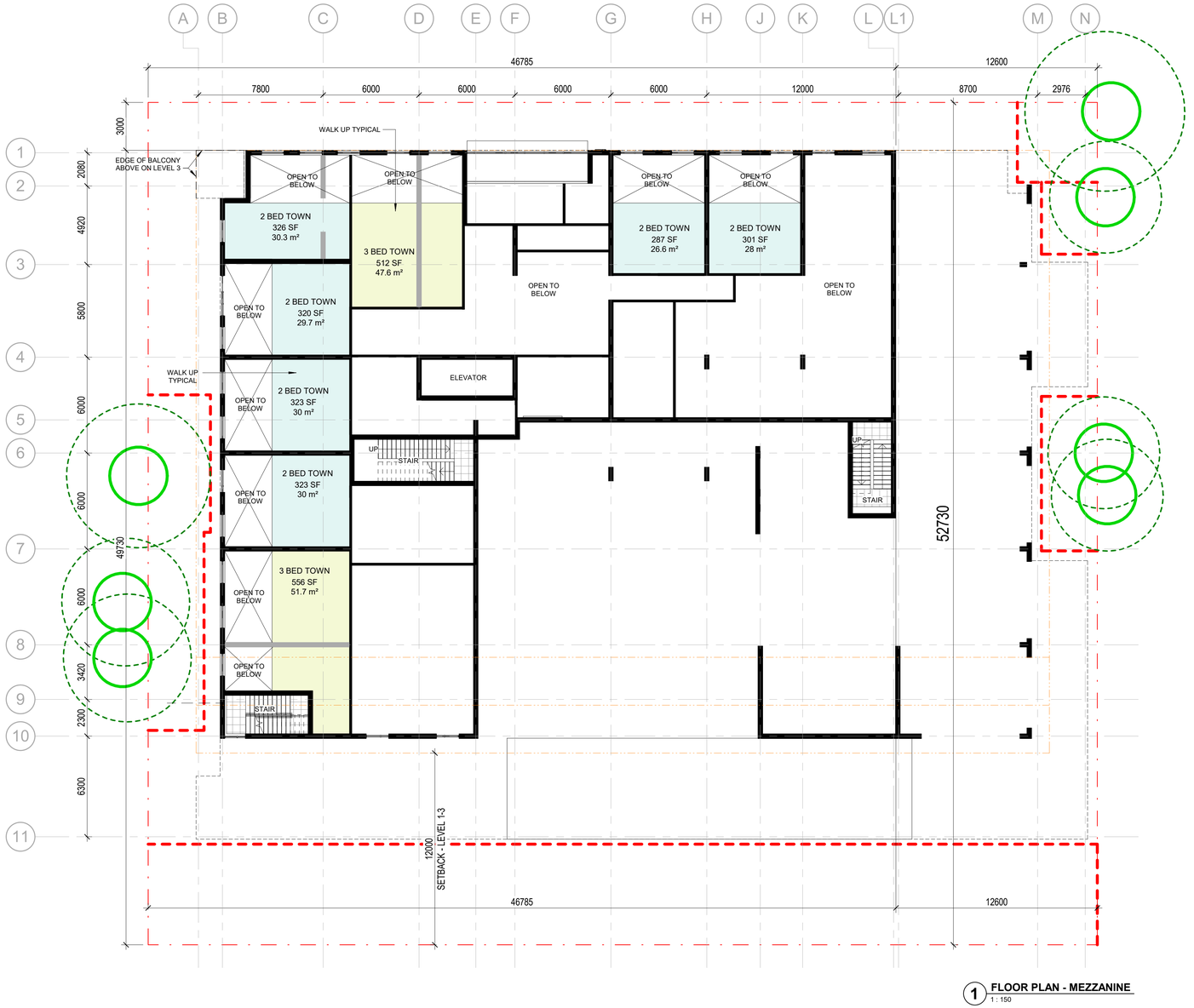
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Project Date 2021-04-22
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284-292 PLAINS RD. E, BURLINGTON

LEVEL 1

Drawing Scale 1 : 150
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D2.2 - r4
Revision No. r4

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1 FLOOR PLAN - MEZZANINE
1 : 150

Gross Construction Area	
Level	**Area**
PARKING P2	2275.12 m²
PARKING P1	2275.37 m²
LEVEL 1	1040.34 m²
MEZZANINE	273.86 m²
LEVEL 2	1564.43 m²
LEVEL 3	1537.27 m²
LEVEL 4	1484.63 m²
LEVEL 5	1378.59 m²
LEVEL 6	1272.63 m²
MECH. PENTHOUSE	475.38 m²
	13577.81 m²

Project North

True North

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2	2022-05-04	CLIENT REVISIONS
1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
Drawn by SDF
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284-292 PLAINS RD. E, BURLINGTON

MEZZANINE LEVEL

Drawing Scale 1 : 150
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D2.3 - r3
Revision No.

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1 FLOOR PLAN - LEVEL 2
1 : 150

Gross Construction Area	
Level	**Area**
PARKING P2	2275.12 m²
PARKING P1	2275.37 m²
LEVEL 1	1040.34 m²
MEZZANINE	273.86 m²
LEVEL 2	1564.43 m²
LEVEL 3	1537.27 m²
LEVEL 4	1484.63 m²
LEVEL 5	1378.59 m²
LEVEL 6	1272.83 m²
MECH. PENTHOUSE	475.38 m²
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Project North

True North

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1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
Drawn by SDF
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284-292 PLAINS RD. E, BURLINGTON

LEVEL 2

Drawing Scale 1 : 150
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D2.4 Revision No. - r3

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1 FLOOR PLAN - LEVEL 3
1 : 150

Gross Construction Area	
Level	**Area**
PARKING P2	2275.12 m²
PARKING P1	2275.37 m²
LEVEL 1	1040.34 m²
MEZZANINE	273.86 m²
LEVEL 2	1564.43 m²
LEVEL 3	1537.27 m²
LEVEL 4	1484.63 m²
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Project North

True North

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2	2022-05-04	CLIENT REVISIONS
1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No: 20042
Project Date: 2021-04-22
Drawn by: SDF
Checked by: MES
Plot Date / Time: 10/6/2022 2:32:31 PM

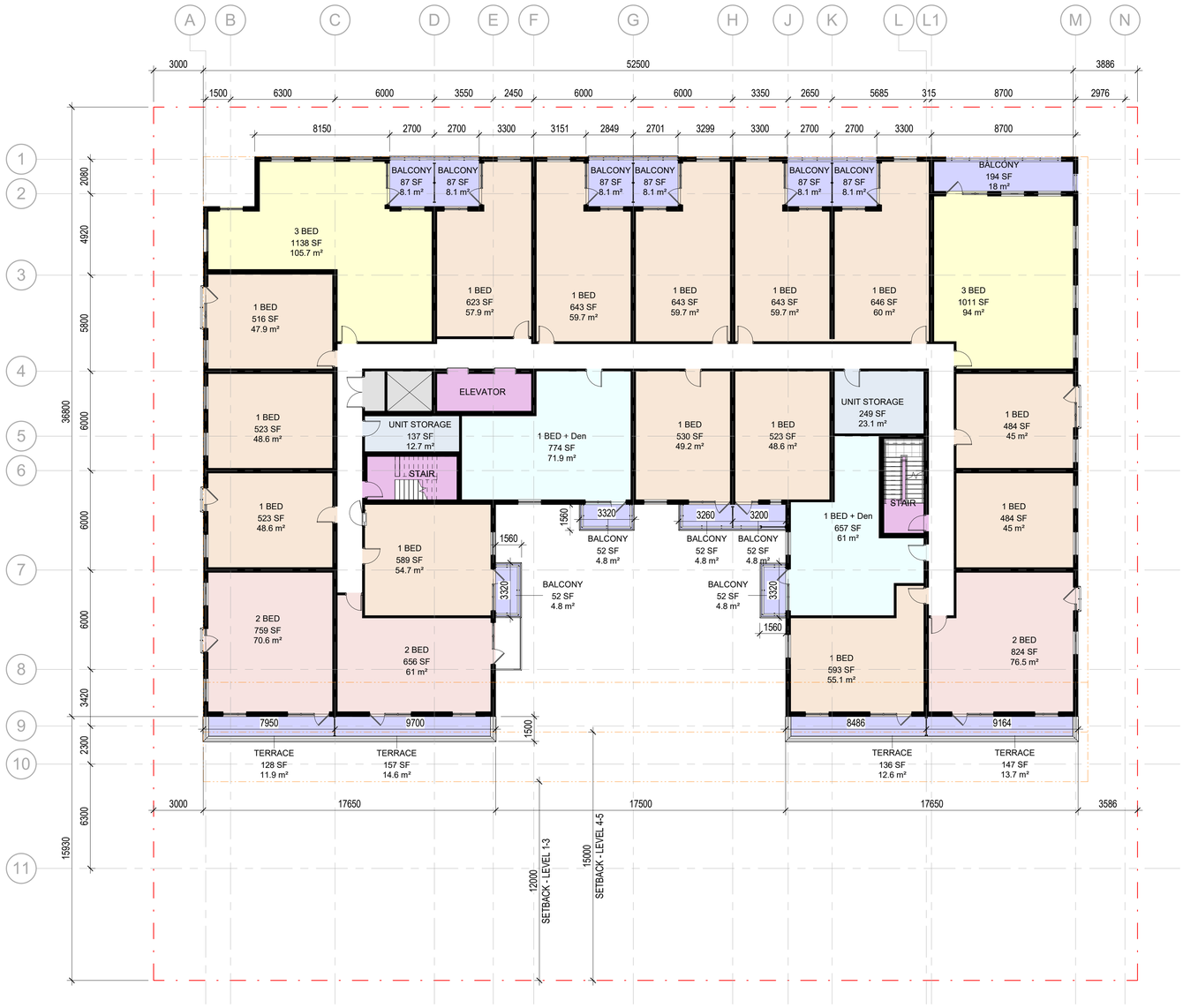
284-292 PLAINS RD. E, BURLINGTON

LEVEL 3

Drawing Scale: 1 : 150
Status: ISSUED FOR REZONING APPLICATION NO. 2
Drawing No.: D2.5
Revision No.: r3

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1 FLOOR PLAN - LEVEL 4
1 : 150

Gross Construction Area	
Level	**Area**
PARKING P2	2275.12 m²
PARKING P1	2275.37 m²
LEVEL 1	1040.34 m²
MEZZANINE	273.86 m²
LEVEL 2	1564.43 m²
LEVEL 3	1537.27 m²
LEVEL 4	1484.63 m²
LEVEL 5	1378.59 m²
LEVEL 6	1272.83 m²
MECH. PENTHOUSE	475.38 m²
	13577.81 m²

Project North **True North**

GENERAL NOTES

1. **DO NOT SCALE DRAWINGS**. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
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No.	Date	Revision
3	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2
2	2022-05-04	CLIENT REVISIONS
1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
Drawn by SDF
Checked by MES
Plot Date / Time 10/6/2022 2:32:33 PM

284-292 PLAINS RD. E, BURLINGTON

LEVEL 4

Drawing Scale 1 : 150
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D2.6 Revision No. - r3

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1 FLOOR PLAN - LEVEL 5
1 : 150

Gross Construction Area	
Level	**Area**
PARKING P2	2275.12 m²
PARKING P1	2275.37 m²
LEVEL 1	1040.34 m²
MEZZANINE	273.86 m²
LEVEL 2	1564.43 m²
LEVEL 3	1537.27 m²
LEVEL 4	1484.63 m²
LEVEL 5	1378.59 m²
LEVEL 6	1272.83 m²
MECH. PENTHOUSE	475.38 m²
	13577.81 m²

Project North

True North

GENERAL NOTES

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No.	Date	Revision
3	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2
2	2022-05-04	CLIENT REVISIONS
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: 10/6/2022 2:32:34 PM

284-292 PLAINS RD. E, BURLINGTON

LEVEL 5

Drawing Scale: 1 : 150
Status: ISSUED FOR REZONING APPLICATION NO. 2
Drawing No.: D2.7
Revision No.: - r3

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1 FLOOR PLAN - LEVEL 6
1 : 150

Gross Construction Area	
Level	**Area**
PARKING P2	2275.12 m²
PARKING P1	2275.37 m²
LEVEL 1	1040.34 m²
MEZZANINE	273.86 m²
LEVEL 2	1564.43 m²
LEVEL 3	1537.27 m²
LEVEL 4	1484.63 m²
LEVEL 5	1378.59 m²
LEVEL 6	1272.83 m²
MECH. PENTHOUSE	475.38 m²
	13577.81 m²

Project North

True North

GENERAL NOTES

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No.	Date	Revision
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2	2022-05-04	CLIENT REVISIONS
1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No 20042

Project Date 2021-04-22

Drawn by MES

Checked by SDF

Plot Date / Time 10/6/2022 2:32:35 PM

284-292 PLAINS RD. E, BURLINGTON

LEVEL 6

Drawing Scale 1 : 150

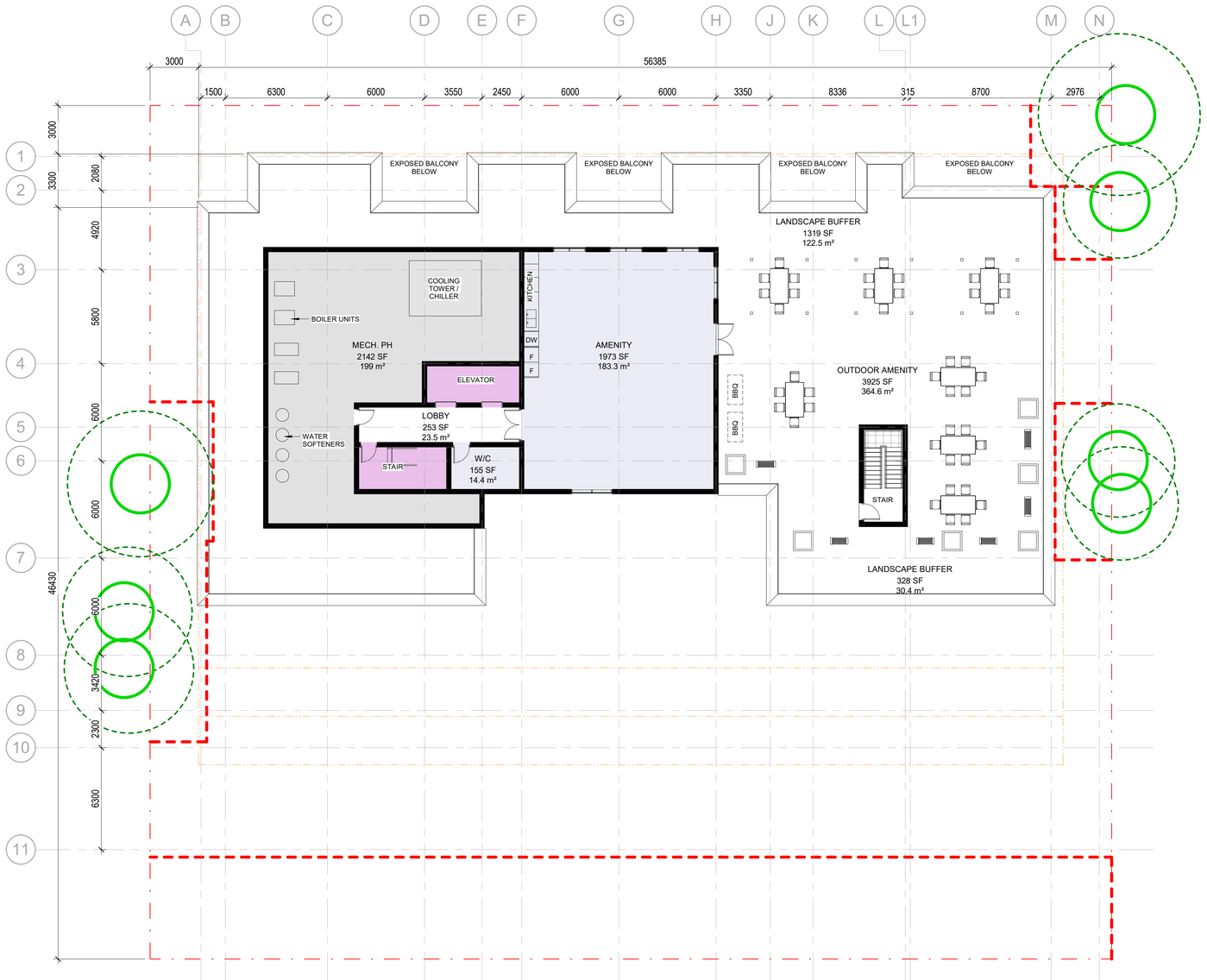
Status ISSUED FOR REZONING APPLICATION NO. 2

Drawing No. D2.8 - r3

Revision No.

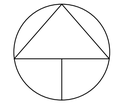
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1 **MECH. PENTHOUSE & AMENITY**
1 : 150

Gross Construction Area	
Level	**Area**
PARKING P2	2275.12 m²
PARKING P1	2275.37 m²
LEVEL 1	1040.34 m²
MEZZANINE	273.86 m²
LEVEL 2	1564.43 m²
LEVEL 3	1537.27 m²
LEVEL 4	1484.63 m²
LEVEL 5	1378.59 m²
LEVEL 6	1272.83 m²
MECH. PENTHOUSE	475.38 m²
	13577.61 m²



Project North



True North

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No.	Date	Revision
2	2022-05-04	CLIENT REVISIONS
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 10/6/2022 2:32:37 PM

284-292 PLAINS RD. E, BURLINGTON

MECHANICAL PENTHOUSE/ROOFTOP TERRACE

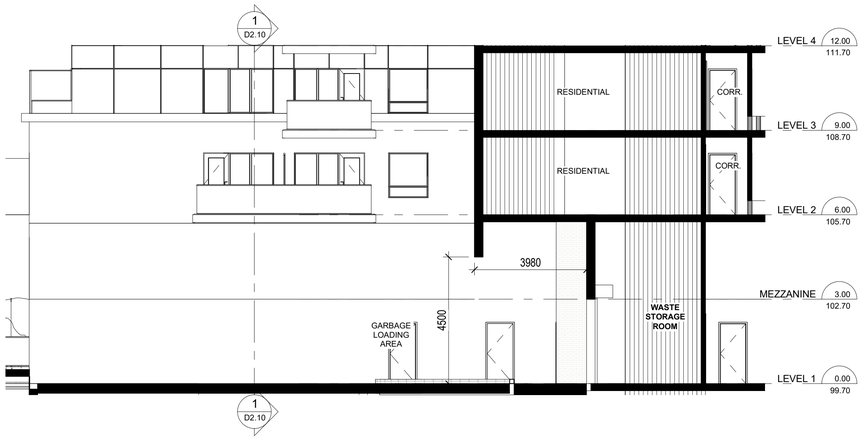
Drawing Scale 1 : 150
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D2.9 Revision No. - r2

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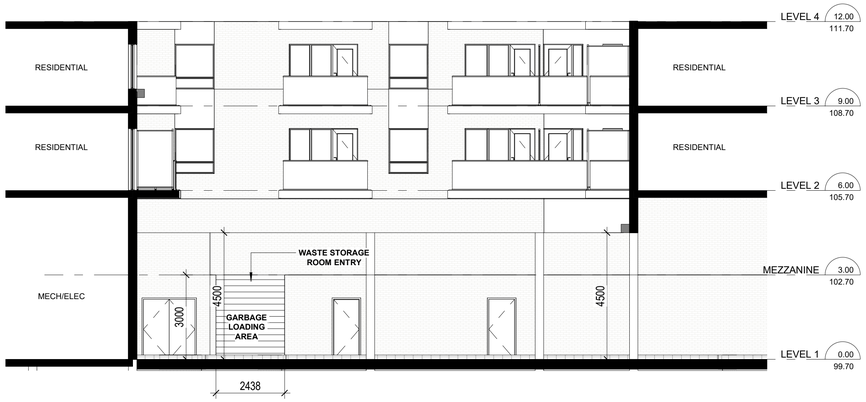
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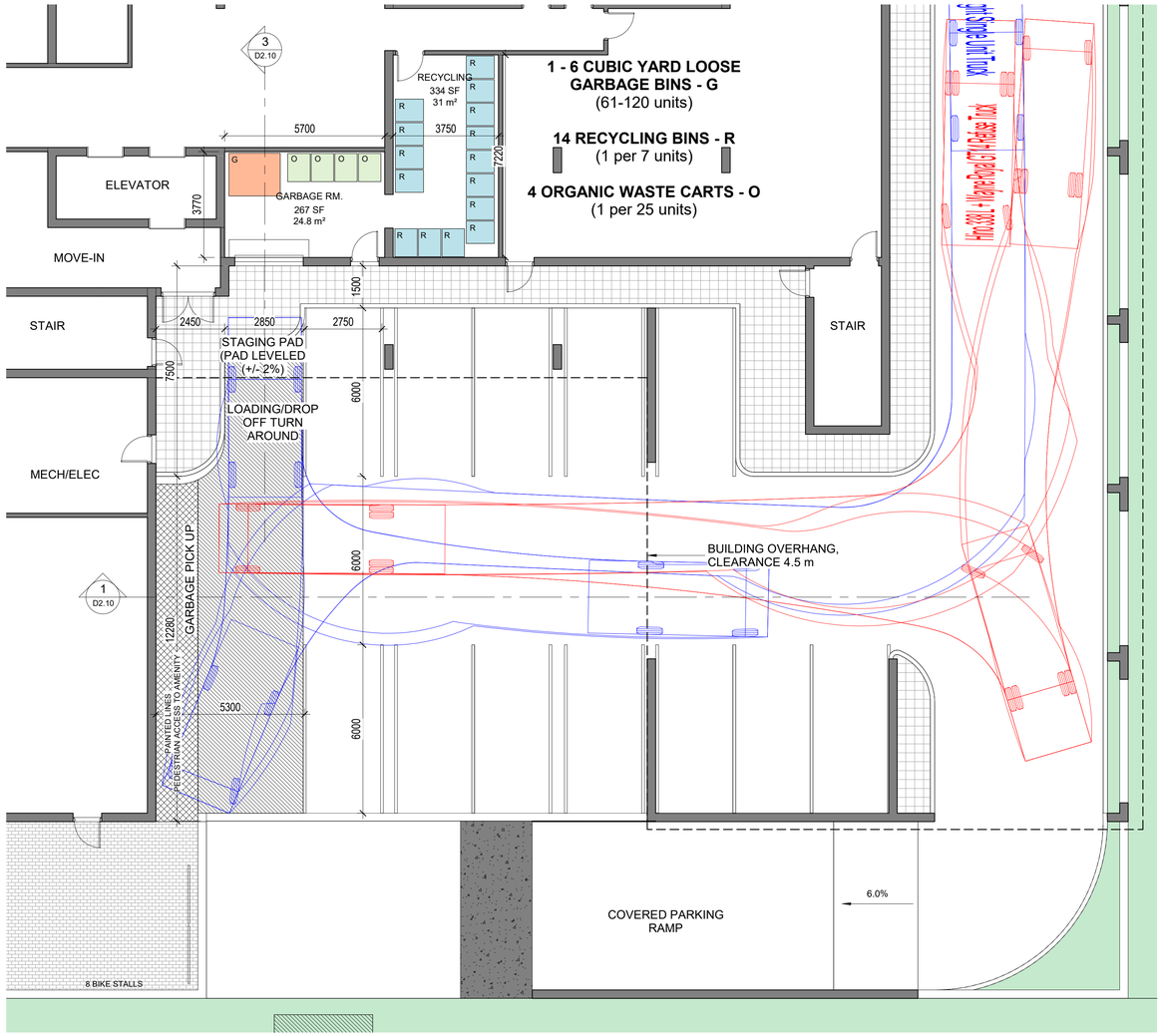
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3 **SCHEMATIC SECTION - 2**
1 : 100



1 **SCHEMATIC SECTION -3**
1 : 100



2 **FLOOR PLAN - LEVEL 1 - WASTE MANAGEMENT PLAN**
1 : 100

Project North **True North**

GENERAL NOTES

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No.	Date	Revision
1	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2

srm ARCHITECTS INC.

Project No	20042
Project Date	2021-04-22
Drawn by	CRZ
Checked by	EJT
Plot Date / Time	2022-09-15 10:05:47 AM

284-292 PLAINS RD. E, BURLINGTON

WASTE MANAGEMENT PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	1 : 100
Status	ISSUED FOR REZONING APPLICATION NO. 2
Drawing No.	D2.10
Revision No.	- r1



NORTH ELEVATION VIEW
284-292 PLAINS RD. E, BURLINGTON

20042
2022-09-15
ISSUED FOR REZONING APPLICATION NO. 2

srm ARCHITECTS INC.
2022-09-15 10:37:29 AM



PERSPECTIVE VIEW LOOKING WEST
284-292 PLAINS RD. E, BURLINGTON

20042
2022-09-15
ISSUED FOR REZONING APPLICATION NO. 2

srm ARCHITECTS INC.
2022-09-15 10:37:29 AM



PERSPECTIVE VIEW LOOKING EAST
284-292 PLAINS RD. E, BURLINGTON

20042
2022-09-15
ISSUED FOR REZONING APPLICATION NO. 2

srm ARCHITECTS INC.
2022-09-15 10:37:29 AM



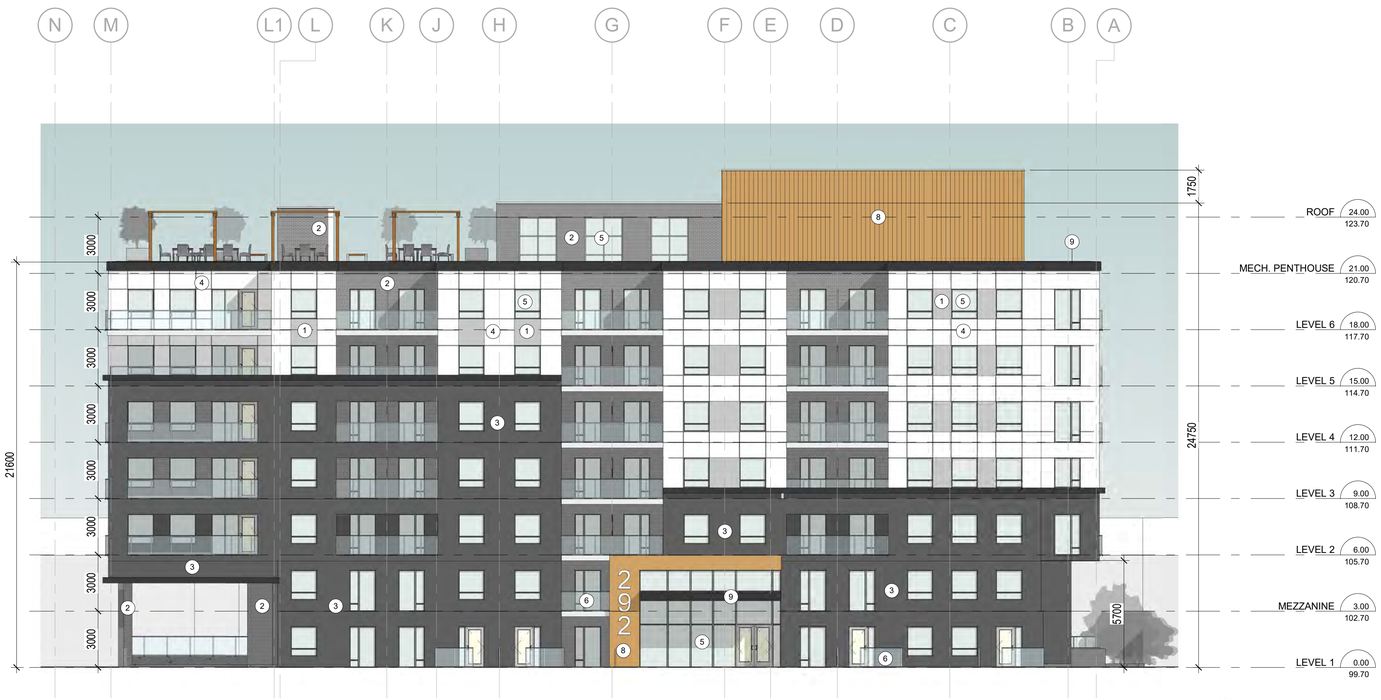
SOUTH ELEVATION VIEW
284-292 PLAINS RD. E, BURLINGTON

20042
2022-09-15
ISSUED FOR REZONING APPLICATION NO. 2

srm ARCHITECTS INC.
2022-09-15 10:37:29 AM



2 South Elevation
1 : 150



1 North Elevation
1 : 150

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	METAL SIDING COLOUR: WOOD TEXTURE
9	PREFINISHED METAL CAP FLASHING COLOUR: DARK GREY

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No.	Date	Revision
2	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2
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: 2022-09-15 10:25:44 AM

284-292 PLAINS RD. E, BURLINGTON

ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

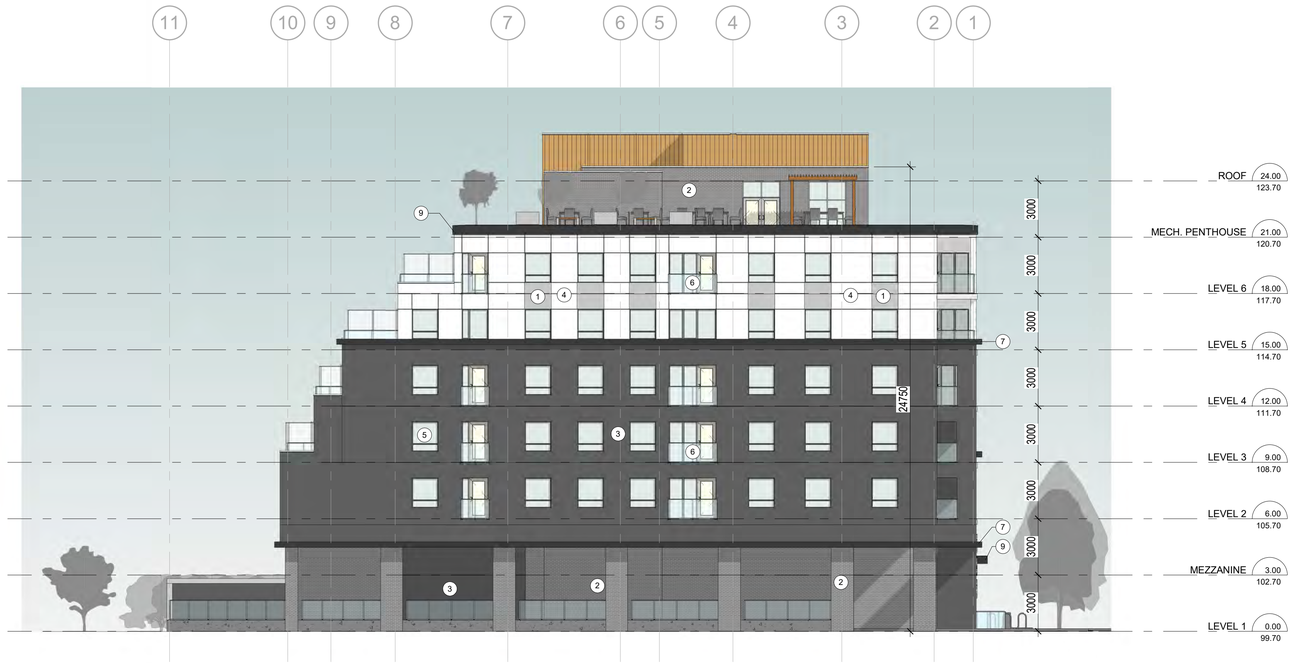
Drawing Scale: 1 : 150
Status: ISSUED FOR REZONING APPLICATION NO. 2
Drawing No.: D3.1
Revision No.: - r2

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2 West Elevation
1 : 150



1 East Elevations
1 : 150

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
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8		METAL SIDING COLOUR: WOOD TEXTURE
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srm ARCHITECTS INC.

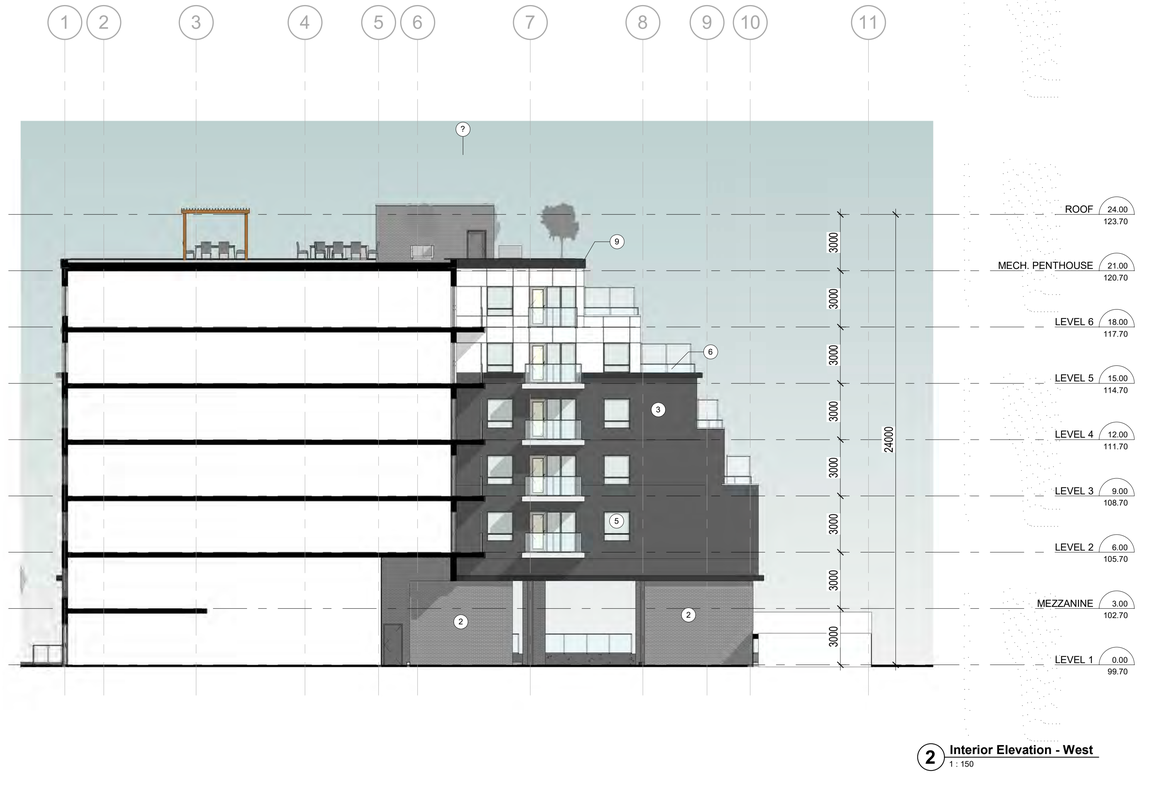
Project No 20042
Project Date 2021-04-22
Drawn by TJM
Checked by EJT
Plot Date / Time 2022-09-15 10:25:56 AM

284-292 PLAINS RD. E, BURLINGTON

ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 150
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D3.2
Revision No. - r2



2 Interior Elevation - West
1 : 150



1 Interior Elevation - East
1 : 150

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	METAL SIDING COLOUR: WOOD TEXTURE
9	PREFINISHED METAL CAP FLASHING COLOUR: DARK GREY

GENERAL NOTES

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No.	Date	Revision
2	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2
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
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284-292 PLAINS RD. E, BURLINGTON

ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

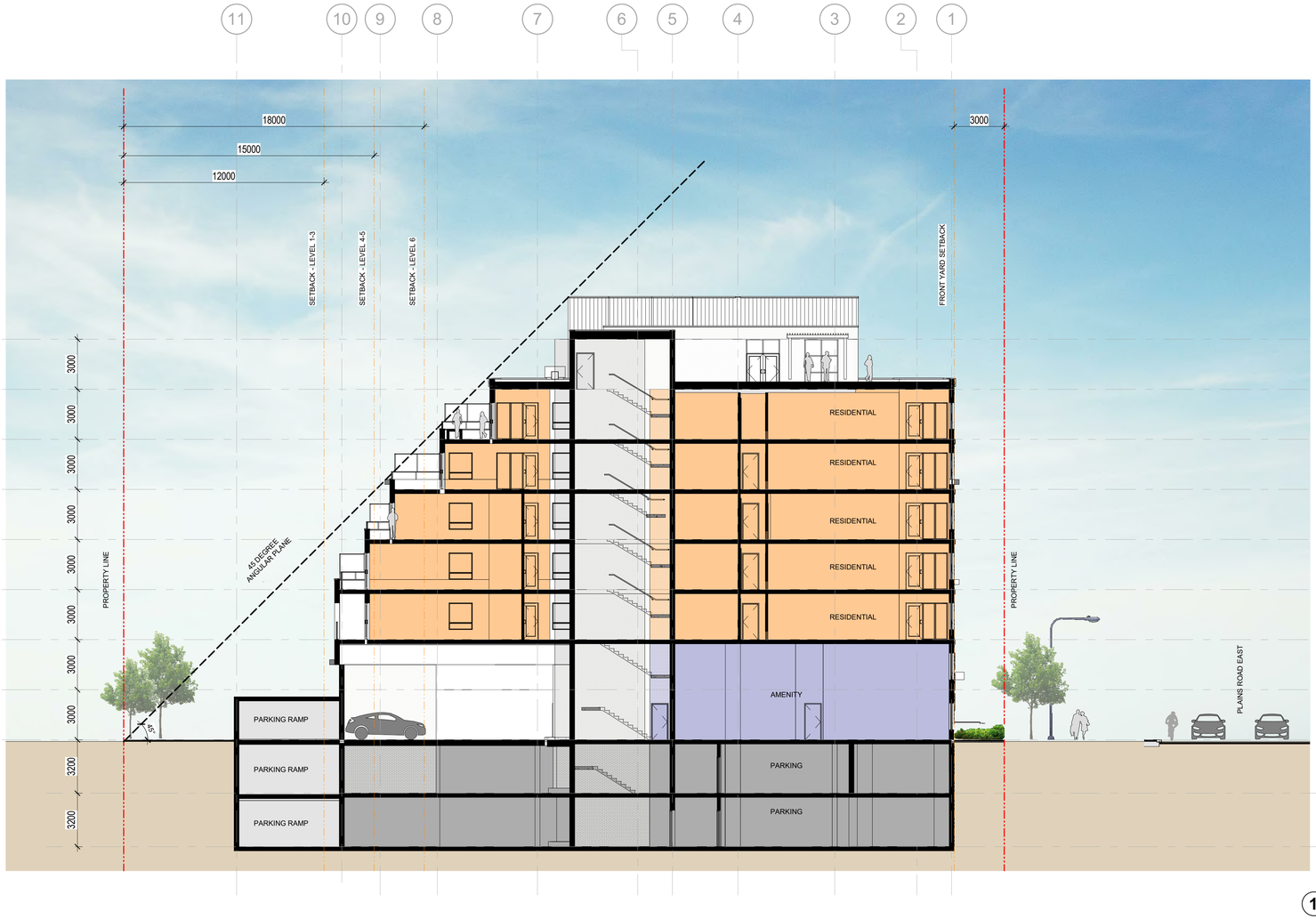
Drawing Scale 1 : 150
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D3.3
Revision No. - r2

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1 Angular Plane East
1 : 150

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Project No	20042
Project Date	2021-04-22
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284-292 PLAINS RD. E, BURLINGTON

ANGULAR PLANE - EAST

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

Drawing Scale	1 : 150
Status	ISSUED FOR REZONING APPLICATION NO. 2
Drawing No.	D3.4
Revision No.	- r2

Attention: **Department of City Building / Planning Section**
426 Brant Street, PO Box 5013
Burlington, Ontario L7R 3Z6

Date: September 1, 2022

Regarding: **284-292 Plains Road E. Burlington, ON - Shadow Impact Study**

1. INTRODUCTION

This report has been prepared by SRM Architects Inc. in conjunction with the attached drawings to complete the Shadow Impact Study for the proposed development at 284-292 Plains Road East in Burlington to satisfy the requirements of the City of Burlington for Re-Zoning. The following report is a summary of our methodology and finding through the study.

2. METHODOLOGY FOR AQUIRING ACCURATE SHADOW DATA:

The attached Shadow Impact Study drawings were produced in accordance with the City of Burlington Shadow Study Guidelines and Terms of Reference, June 2020, Section 3.0 Methodology. Study dates and test times are in accordance with Section 3.2 and 3.3 of the above noted guidelines. Location and projected shadow data have been determined in accordance with section 3.4 and Figure 3.1 of the guideline.

3. STUDY RESULTS

Key Civic and Cultural Spaces:

The proposed development does not project shadow onto any Key Civic and Cultural Spaces outlined in section 4.2 of the City of Burlington Shadow Study Guidelines and Terms of Reference.

Private Outdoor Amenity Spaces:

The proposed development does not project shadow onto private outdoor amenity areas of residential properties for a duration longer than 2 hours between the between 9:00 and 18:00 on March 21 as outlined in Section 4.3 of the City of Burlington Shadow Study Guidelines and Terms of Reference. Refer to attached shadow impact drawings D4.1 – r2 and D4.2 – r2. Shadow broadcast is observed impacting residential private amenity spaces after 16:00 through 18:00. Shadow impact is also observed between 12:00 and 18:00 tracking through the RM1-346 zones adjacent the project site to the northeast.

Parks and Open Spaces:

The proposed development does not project shadow onto any Parks and Open Spaces during the periods outlined in section 4.4 of the City of Burlington Shadow Study Guidelines and Terms of Reference.

Places Where Children Play:

The proposed development does not project shadow onto any Places Where Children Play as defined and during the periods outlined in section 4.5 of the City of Burlington Shadow Study Guidelines and Terms of Reference.

Public Realm and Sidewalks:

As per section 4.6 of the City of Burlington Shadow Study Guidelines and Terms of Reference on March 21st between the hours of 9:00 and 18:00 the boulevard and sidewalk on the opposite side of Plains Road from the proposed development receives full sunlight for the greater of 4.5 hours (50%) of the duration of time outlined. Refer to attached shadow impact drawings D4.1 – r2 and D4.2 – r2 demonstrating that the area exposed to sunshine on the opposite side of Plains Road E. from the proposed development receives complete exposure from 11:00 through 17:00 (approx. 6 hours).

4. SUMMARY + MITIGATION MEASURES:

It is in our professional opinion and through the study data that the proposed development complies with all the criteria defined in the City of Burlington Shadow Study Guidelines and Terms of Reference and none of the 5 criteria outlined in the guideline are impacted by the proposed development shadow broadcast above the threshold of the guideline maximums. The shadow impacts of the proposed development are largely mitigated by the proposed building height, step-backs and terracing from the rear yard property boundary.

We trust this written analysis in conjunction with the Shadow Impact Study Drawings satisfy the requirements of this development application.

Kindest Regards,

Prepared by:

Celene Zehr, Architect

SRM Architects Inc.
T: 519.885.5600 x227
E: czehr@srmarchitects.ca

As per the Supervising Architect:

Edward Thomas, Architect

SRM Architects Inc.
T: 519.885.5600 x212
E: ethomas@srmarchitects.ca



1 **Shadow Study Mar 21 9AM**
1 : 2000



2 **Shadow Study Mar 21 10AM**
1 : 2000



3 **Shadow Study Mar 21 11AM**
1 : 2000



4 **Shadow Study Mar 21 12PM**
1 : 2000



5 **Shadow Study Mar 21 1PM**
1 : 2000



6 **Shadow Study Mar 21 2PM**
1 : 2000

TRUE NORTH

GENERAL NOTES

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LEGEND

- SITE BOUNDRY
- OPEN SPACES
- PRIVATE OUTDOOR AMENITY SPACE
- PUBLIC REALM AND SIDEWALKS
- NET NEW SHADOWS CAST ON GROUND SURFACES
- NET NEW SHADOW CAST ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)
- AREA IN SHADOW

No.	Date	Revision
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srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
Drawn by JKM
Checked by TJM
Plot Date / Time 2022-09-15 10:10:13 AM

284-292 PLAINS RD. E, BURLINGTON

SHADOW STUDY - SPRING EQUINOX

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D4.1 Revision No. - r2

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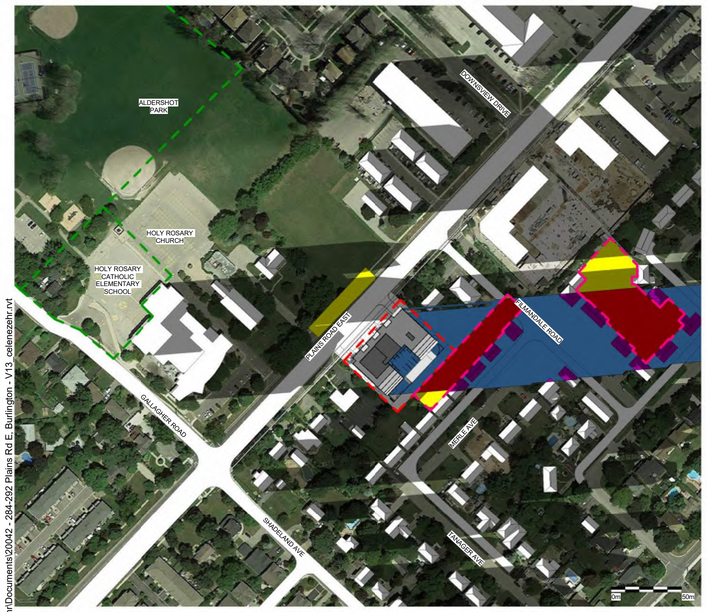
1 Shadow Study Mar 21 3PM
1 : 2000



2 Shadow Study Mar 21 4PM
1 : 2000



3 Shadow Study Mar 21 5PM
1 : 2000



4 Shadow Study Mar 21 6PM
1 : 2000

KEY CIVIC AND CULTURAL SPACES

N/A. OUR DEVELOPMENT DOES NOT CAST A SHADOW ON ANY KEY CIVIC OR CULTURAL SPACES.

PRIVATE OUTDOOR AMENITY SPACES

A SHADOW IS CREATED ON THE RESIDENTIAL AREA EAST OF OUR DEVELOPMENT, HOWEVER THE SHADOW DOES NOT EXCEED 2 HOURS IN DURATION BETWEEN 9:00 AND 18:00 ON MARCH 21ST, THEREFORE THE PROPOSAL MEETS THE APPLICABLE SHADOW IMPACT CRITERIA FOR PRIVATE OUTDOOR AMENITY SPACES.

PARKS AND OPEN SPACES

N/A. OUR DEVELOPMENT DOES NOT CAST A SHADOW ON ANY PARKS OR OPEN SPACES.

PLACES WHERE CHILDREN PLAY

N/A. OUR DEVELOPMENT DOES NOT CAST A SHADOW ON ANY PLACES WHERE CHILDREN PLAY.

PUBLIC REALM AND SIDEWALKS

TOTAL AREA OF BOULEVARD

A_T = 620m²

AREAS EXPOSED TO SUNSHINE AT EACH HOURLY TEST TIME ($A_{S(TEST)}$):

09:00 ($A_{S\ (09:00)}$) = 135 m2
10:00 ($A_{S\ (10:00)}$) = 463 m2
11:00 ($A_{S\ (11:00)}$) = 620 m²
12:00 ($A_{S\ (12:00)}$) = 620 m²
13:00 ($A_{S\ (13:00)}$) = 620 m²
14:00 ($A_{S\ (14:00)}$) = 620 m²
15:00 ($A_{S\ (15:00)}$) = 620 m²
16:00 ($A_{S\ (16:00)}$) = 620 m²
17:00 ($A_{S\ (17:00)}$) = 620 m²
18:00 ($A_{S\ (18:00)}$) = 620 m²

NUMBER OF TEST TIMES = 10

THE AVERAGE FOR THE NINE ONE-HOUR INTERVALS ($A_{S\ (INTERVAL)}$)

09:00-10:00 ($A_{S\ (INTERVAL-09:00\ TO\ 10:00)}$) = (135 m² + 463 m²) ÷ 2 =299 m²
10:00-11:00 ($A_{S\ (INTERVAL-10:00\ TO\ 11:00)}$) = (463 m² + 620 m²) ÷ 2 = 542 m²
11:00-12:00 ($A_{S\ (INTERVAL-11:00\ TO\ 12:00)}$) = (620 m² + 620 m²) ÷ 2 = 620 m²
12:00-13:00 ($A_{S\ (INTERVAL-12:00\ TO\ 13:00)}$) = (620 m² + 620 m²) ÷ 2 = 620 m²
13:00-14:00 ($A_{S\ (INTERVAL-13:00\ TO\ 14:00)}$) = (620 m² + 620 m²) ÷ 2 = 620 m²
14:00-15:00 ($A_{S\ (INTERVAL-14:00\ TO\ 15:00)}$) = (620 m² + 620 m²) ÷ 2 = 620 m²
15:00-16:00 ($A_{S\ (INTERVAL-15:00\ TO\ 16:00)}$) = (620 m² + 620 m²) ÷ 2 = 620 m²
16:00-17:00 ($A_{S\ (INTERVAL-16:00\ TO\ 17:00)}$) = (620 m² + 620 m²) ÷ 2 = 620 m²
17:00-18:00 ($A_{S\ (INTERVAL-17:00\ TO\ 18:00)}$) = (620 m² + 620 m²) ÷ 2 = 620 m²

NUMBER OF TEST INTERVALS = 9
SUM OF ($A_{S\ (INTERVAL)}$) = 5,181 m²

THE OVERALL AREA IN SUNSHINE ($A_{S\ (AVERAGE)}$) = [SUM OF ($A_{S\ (INTERVAL)}$)] ÷ [# OF INTERVALS]

($A_{S\ (AVERAGE)}$) = 5,181 m² ÷ 9 = 576 m²

SAF = ($A_{S\ (AVERAGE)}$) ÷ A_T

SAF = 576 m² ÷ 620 m²
SAF = 0.93

0.93 IS GREATER THAN 0.50. THEREFORE, THE SAF MEETS THE CRITERIA.

TRUE NORTH

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Project No 20042
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284-292 PLAINS RD. E, BURLINGTON

SHADOW STUDY - SPRING EQUINOX

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D4.2 - r2
Revision No.

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1 **Shadow Study Sep 21 9AM**
1 : 2000



2 **Shadow Study Sep 21 10AM**
1 : 2000



3 **Shadow Study Sep 21 11AM**
1 : 2000



4 **Shadow Study Sep 21 12PM**
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5 **Shadow Study Sep 21 1PM**
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6 **Shadow Study Sep 21 2PM**
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SHADOE STUDY - FALL EQUINOX

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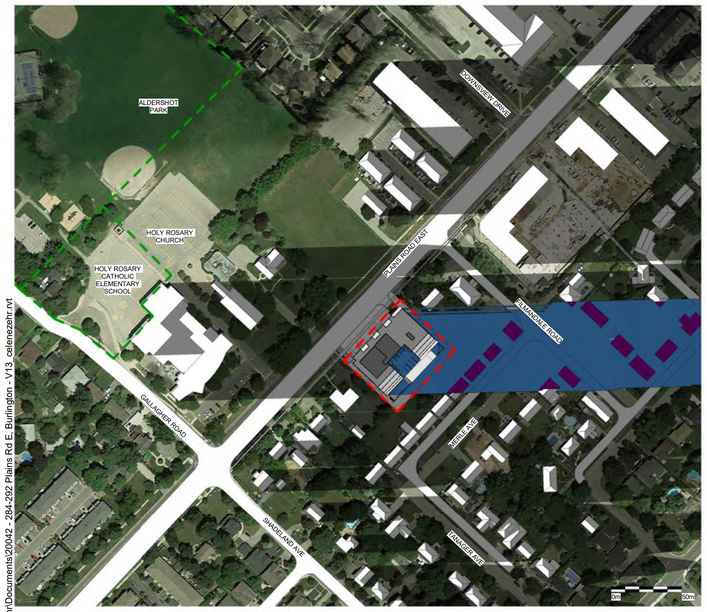
1 Shadow Study Sep 21 3PM
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2 Shadow Study Sep 21 4PM
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3 Shadow Study Sep 21 5PM
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4 Shadow Study Sep 21 6PM
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SHADOW STUDY - FALL EQUINOX

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D4.4 Revision No. - r2

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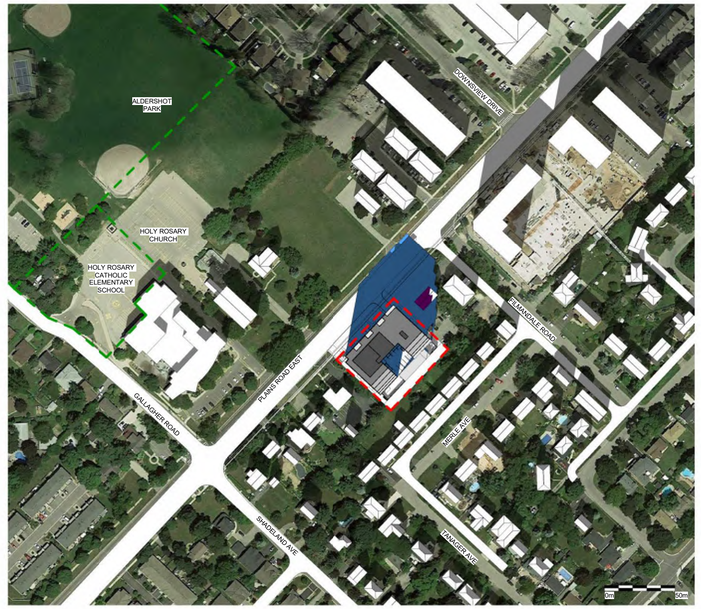
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3 **Shadow Study Dec 21 11AM**
1 : 2000



4 **Shadow Study Dec 21 12PM**
1 : 2000



5 **Shadow Study Dec 21 1 PM**
1 : 2000



6 **Shadow Study Dec 21 2 PM**
1 : 2000



1 **Shadow Study Dec 21 3 PM**
1 : 2000

TRUE NORTH

GENERAL NOTES

1. **DO NOT SCALE DRAWINGS**. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
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3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANTS BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON/OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

LEGEND

- SITE BOUNDRY
- OPEN SPACES
- PRIVATE OUTDOOR AMENITY SPACE
- PUBLIC REALM AND SIDEWALKS
- NET NEW SHADOWS CAST ON GROUND SURFACES
- NET NEW SHADOW CAST ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)
- AREA IN SHADOW

No.	Date	Revision
2	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2
1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
Drawn by JKM
Checked by TJM
Plot Date / Time 2022-09-15 10:12:33 AM

284-292 PLAINS RD. E, BURLINGTON

SHADOW STUDY - WINTER SOLSTICE

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D4.5
Revision No. - r2

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1 **Shadow Study June 21 9AM**
1 : 2000



2 **Shadow Study June 21 10AM**
1 : 2000



3 **Shadow Study June 21 11AM**
1 : 2000



4 **Shadow Study June 21 12PM**
1 : 2000



5 **Shadow Study June 21 1 PM**
1 : 2000



6 **Shadow Study June 21 2 PM**
1 : 2000

TRUE NORTH

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LEGEND

- SITE BOUNDRY
- OPEN SPACES
- PRIVATE OUTDOOR AMENITY SPACE
- PUBLIC REALM AND SIDEWALKS
- NET NEW SHADOWS CAST ON GROUND SURFACES
- NET NEW SHADOW CAST ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)
- AREA IN SHADOW

No.	Date	Revision
2	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2
1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
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Checked by TJM
Plot Date / Time 2022-09-15 10:13:16 AM

284-292 PLAINS RD. E, BURLINGTON

SHADOW STUDY - SUMMER SOLSTICE

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D4.6
Revision No. - r2

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1 Shadow Study June 21 3 PM
1 : 2000



2 Shadow Study June 21 4 PM
1 : 2000



3 Shadow Study June 21 5 PM
1 : 2000



4 Shadow Study June 21 6 PM
1 : 2000

TRUE NORTH

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LEGEND

- SITE BOUNDRY
- OPEN SPACES
- PRIVATE OUTDOOR AMENITY SPACE
- PUBLIC REALM AND SIDEWALKS
- NET NEW SHADOWS CAST ON GROUND SURFACES
- NET NEW SHADOW CAST ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)
- AREA IN SHADOW

No.	Date	Revision
2	2022-09-15	ISSUED FOR REZONING APPLICATION No. 2
1	2021-09-14	ISSUED FOR REZONING APPLICATION

srm ARCHITECTS INC.

Project No 20042
Project Date 2021-04-22
Drawn by JKM
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Plot Date / Time 2022-09-15 10:13:45 AM

284-292 PLAINS RD. E, BURLINGTON

SHADOW STUDY - SUMMER SOLSTICE

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status ISSUED FOR REZONING APPLICATION NO. 2
Drawing No. D4.7 Revision No. - r2

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