12-STOREY MIXED-USE BUILDING

35 PLAINS ROAD EAST, BURLINGTON, ONTARIO



DRAWING LIST:

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A204	DETAILED ELEVATIONS
A301	NORTH-SOUTH SECTION
A302	EAST-WEST SECTIONS

CONSULTANTS:

ARCHITECTS:

KFA ARCHITECTS + PLANNERS
197 SPADINA AVE, SUITE 500,
TORONTO, ON M5T 2C8
(416) 633-6226

LANDSCAPE ARCHITECTS:

ADESSO DESIGN INC.
218 LOCKE ST S, 2ND FLOOR
HAMILTON, ON L8P 4B4
(905) 526-8876 x 200

CIVIL ENGINEERS:

SCAEFFERS CONSULTING ENGINEERS
6 RONROSE DRIVE
VAUGHAN, ONTARIO L4K 4R3
(905) 738-6100

ACOUSTIC ENGINEERS:

HGC ENGINEERING
2000 ARGENTINA ROAD, PLAZA ONE, SUITE 203
MISSISSAUGA, ONTARIO L5N 1P7
(905) 826-4044

SURVEYOR:

R-PE
643 CHRISLEA ROAD, SUITE 7
WOODBRIDGE, ONTARIO, L4L 8A3
(416) 635-5000

WIND ENGINEERS:

GRADIENT WIND ENGINEERS & SCIENTISTS.
127 WALGREEN ROAD.
OTTAWA, OMNTARIO K0A 1L0
(613) 836-0934

ENVIRONMENTAL SITE ASSESSMENT:

TORONTO INSPECTION SERVICES
110 KONRAD CRESCENT, UNIT 16
MARKHAM, ONTARIO, L3R 9X2
(905) 940-8509

TRAFFIC ENGINEERS:

NEXTRANS CONSULTING ENGINEERSLUTIONS.
520 INDUSTRIAL PARKWAY SOUTH, SUITE 201.
AURORA, ONTARIO L4G 6W8
(905) 503-2563

HYDROGEOLOGICAL STUDY AND DEWATERING PLAN:

TORONTO INSPECTION SERVICES
110 KONRAD CRESCENT, UNIT 16
MARKHAM, ONTARIO, L3R 9X2
(905) 940-8509

Issued for OPA & ZBLA
ISSUED DATE: 2025-05-23

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BURLINGTON, ONTARIO

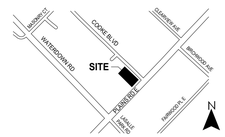
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Revisions

6	Issued for PAC	2023-11-22
12	Issued for OPA & ZBLA	2025-01-20
13	Issued for OPA & ZBLA	2025-05-23

Notes

Context Plan



Project North

Stamp

Client

JANIK GROUP
1020 Lawrence Ave West, Suite 302
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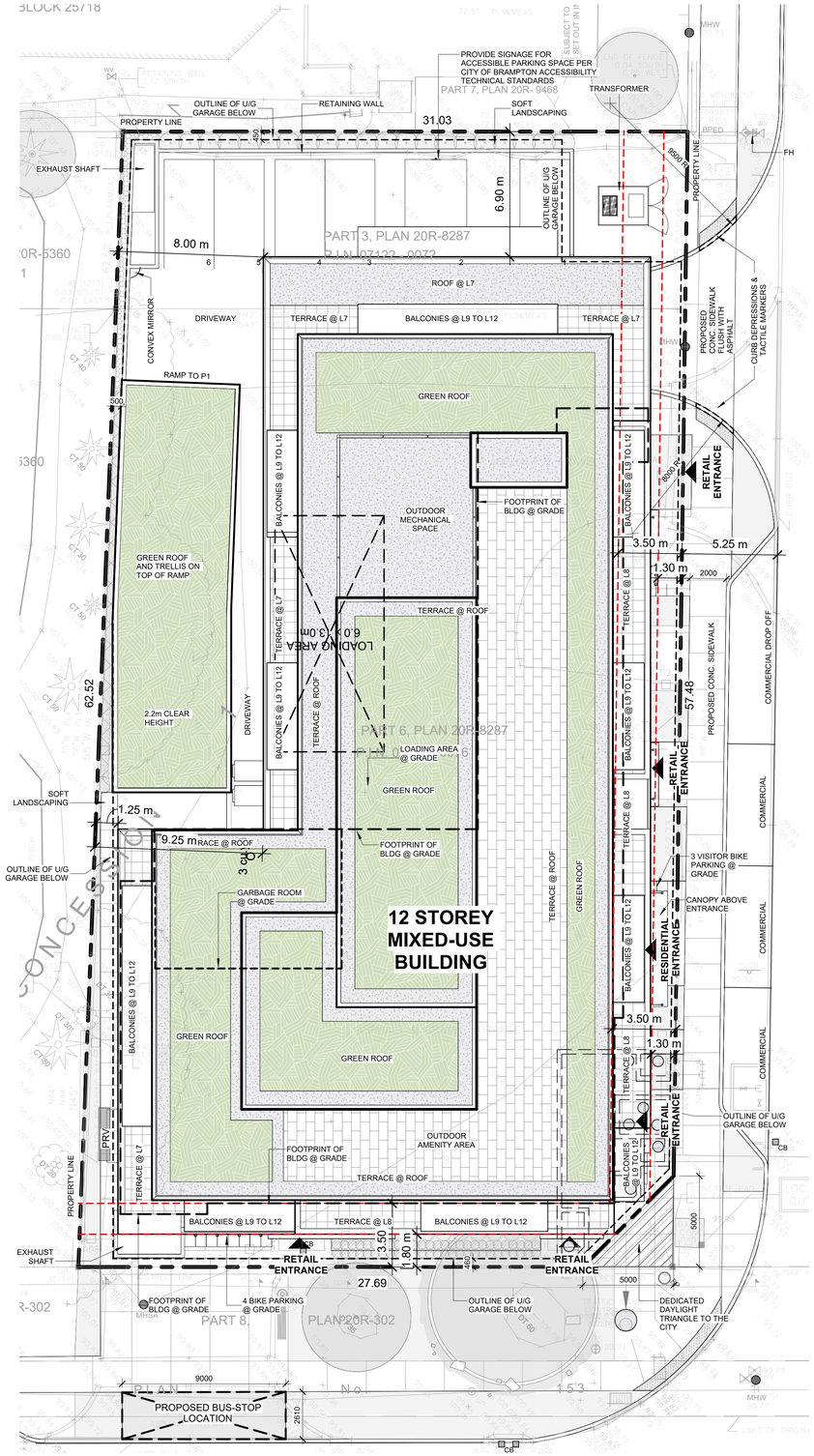
Project No.:	21024
Scale:	
Issue Date:	11/21/2023
Drawn By:	AC

Title

COVER PAGE

No.

A000



1 Site Plan
1 : 150

NOTES:

1. THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE TO THE ZONING BY-LAW NO. 2020.384 OF THE CITY OF BURLINGTON
2. ANY GRADE ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO GRADING AND SITE SERVICING PLAN FOR GRADING AND U/G SERVICES.
3. ALL SITE AREA LIGHTING TO BE DIRECTED DOWNWARD AND DEFLECTED AWAY FROM ADJACENT LOTS, ROADS AND STREETS.
4. ALL CURBING AND DRIVEWAY ENTRANCES TO BE DESIGNED IN ACCORDANCE WITH THE CITY'S MATERIALS STANDARDS AND SPECIFICATIONS MANUAL
5. THE BUILDING AND THE SITE HAS BEEN DESIGNED TO BE BARRIER FREE IN ACCORDANCE WITH THE REQUIREMENTS OF BILL 118 AND 126, ACCESSIBILITY FOR ONTARIANS WITH DISABILITY ACT, 2005 AND IN THE GENERAL CONTENTS OF THE ONTARIO BUILDING CODE
6. 15% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH BARRIER-FREE DESIGN REQUIREMENTS IN ACCORDANCE WITH OBC 3.7.2.1.(1)
7. GUARD RAILS IN ACCORDANCE TO OBC 2006 SHALL BE PROVIDED WHEREVER GRADE DIFFERENCE EXCEEDS 600mm. DETAILS TO BE SUBMITTED AT BUILDING PERMIT STAGE
8. CONSTRUCTION OF ASPHALT PAVING ALONG SERVICE ROUTE:
   40mm COMPACTED HL-3 ASPHALT
   50mm COMPACTED HL-8 ASPHALT
9. RAMP TO THE U/G GARAGE SHALL BE DESIGNED WITH A SLOPE NOT EXCEEDING 15.0% AND WITH TRANSITION AREAS AT THE TOP AND BOTTOM HAVING MAXIMUM SLOPES OF 7.5% FOR A MINIMUM DISTANCE OF 6.0m.



2 CONTEXT PLAN

PROJECT STATISTICS
35 PLAINS ROAD EAST RESIDENTIAL DEVELOPMENT
Thursday, August 15, 2024

PROJECT NO. 21024

1.0 SITE STATISTICS

1.1 LOT AREA	sq.m.	sq. ft.	acres	hectares
Lot	1,992.0	21,441.5	0.49	0.20
Land conveyed to the City as daylight triangle	12.5			
Lot (minus Daylight Triangle)	1,979.5	21,306.9	0.49	0.20

1.2 LOT FRONTAGE	metres	feet
Lot Frontage (Measured 7.5m from Property Line on Plains Road East)	84.6	277.6

1.3 PROPOSED BUILDING HEIGHT	metres	feet
Measured FROM Est. Grade from Plains Road East	42.5	139.43

BUILDING SETBACKS
Cooke Blvd. **3.5m** max. GF, **1.3m** other storeys
Plains Road E **3.5m** max. GF, **1.8m** other storeys

1.4 MAXIMUM SITE DENSITY	Units per Hectare
	813.34

2.0 GBFA
*includes all the areas above and below grade with the exception of parking areas above and below grade.

2.1 RESIDENTIAL CONDOMINIUM PROPOSED FLOOR AREA		GFA sq.m.	GFA sq. ft.	excl.	GBFA* sq.m.	GBFA* sq. ft.
P2 - LEVEL	1 x	26.35	284	187.33	213.670	2300
P1 - LEVEL	1 x	26.35	284	314.31	340.650	3667
L1	1 x	198.31	2135	84.02	282.320	3039
L2	1 x	1,036.59	11158	17.81	1,054.395	11349
L3	1 x	1,208.03	13003	17.80	1,225.830	13195
L4	1 x	1,208.03	13003	17.80	1,225.830	13195
L5	1 x	1,208.03	13003	17.80	1,225.830	13195
L6	1 x	1,208.03	13003	17.80	1,225.830	13195
L7	1 x	1,042.06	11217	17.80	1,059.860	11408
L8	1 x	985.22	10605	17.80	1,003.020	10796
L9	1 x	962.48	10360	17.80	980.280	10552
L10	1 x	962.47	10360	17.80	980.275	10552
L11	1 x	962.47	10360	17.80	980.275	10552
L12	1 x	962.48	10360	17.80	980.280	10552
L13	1 x	138.60	1492	150.72	289.310	3114
Total GFA		**12135.44**	**130625**		**13067.66**	**140659**

2.2 NON-RESIDENTIAL GBFA		sq.m.	sq. ft.	excl.	sq.m.	sq. ft.
Retail - L1	1 x	452.78	4874	4.62	457.40	4923
Total GBFA		**452.78**	**4874**		**457.40**	**4923**
2.3 GRAND TOTAL GFA & GBFA		**12588.22**	**135498**		**13525.06**	**145582**

3.0 FLOOR AREA RATIO

	FAR	Total Allowable Area
(Grand Total GBFA divided by LOT AREA)	6.8	8764.7 / 94343

4.0 UNIT STATISTICS

UNIT COUNT	1-BED	1-BED + D	2-BED	2-BED + D	3-BED	Studio	TOTAL
L2	9	0	4	1	0	1	15 Units
L3	12	1	4	1	0	0	18 Units
L4	12	1	4	1	0	0	18 Units
L5	12	1	4	1	0	0	18 Units
L6	12	1	4	1	0	0	18 Units
L7	8	2	5	0	0	0	15 Units
L8	9	2	4	0	0	0	15 Units
L9	2	0	4	1	4	0	11 Units
L10	2	0	4	1	4	0	11 Units
L11	2	0	4	1	4	0	11 Units
L12	2	0	4	1	4	0	11 Units
Total Units	**82**	**8**	**45**	**9**	**16**	**1**	**161 Units**
Ratio	51%	5%	28%	6%	10%	1%	100%

5.0 AMENITY AREA

5.1 AMENITY AREA REQUIRED	sq.m.	sq. ft.
Bylaw Number 2020.384		
Total	**1240.0**	**13,347.2**

5.2 AMENITY AREA PROVIDED	Outdoor - sq.m.	Indoor - sq.m.	sq.m.	sq. ft.
Level 1	0.00	0.00	0.00	0.0
Level 2 (Balconies)	95.60	0.00	95.60	1,029.0
Level 3 (Balconies)	103.78	0.00	103.78	1,117.1
Level 4 (Balconies)	103.78	0.00	103.78	1,117.1
Level 5 (Balconies)	103.78	0.00	103.78	1,117.1
Level 6 (Balconies)	103.78	0.00	103.78	1,117.1
Level 7 (Balconies & Terraces)	177.63	0.00	177.63	1,912.0
Level 8 (Balconies & Terraces)	146.90	0.00	146.90	1,581.2
Level 9 (Balconies & Terraces)	135.69	0.00	135.69	1,460.5
Level 10 (Balconies)	117.41	0.00	117.41	1,263.7
Level 11 (Balconies)	117.41	0.00	117.41	1,263.7
Level 12 (Balconies)	117.41	0.00	117.41	1,263.7
Level 12 (Indoor and Outdoor Amenity)	232.88	100.93	333.81	3,593.0
Total Amenity Area Provided	**1,556.02**	**100.93**	**1,656.95**	**17,835.3**

6.0 PARKING

6.1 PARKING REQUIRED	Total
Bylaw Number 2020.384	
Residential	86 spaces *
Visitor and Non-Residential Shared Parking Spaces	6 spaces **
Total Parking Required	**92 spaces**

* including 4 accessible spaces ** including 2 accessible spaces

6.2 TOTAL PARKING PROVIDED

Residential	Resident	Accessible	Visitor	Total
P2 Level	62	2	0	64 spaces
P1 Level	44	2	0	46 spaces
At Grade	0	0	0	0 spaces
Total Residential Parking				**110 spaces**
Parking Ratio for Residential Scope		**0.68 Parking Ratio**		

Visitor and Non-Residential Parking Spaces	Commercial/Visitor	Accessible	Car Share	Total
At Grade	3	1	2	6 spaces
On Street	0	0	0	0 spaces
Total Commercial Parking				**6 spaces**

6.3 BIKE PARKING PROVIDED	Res. Short Term	Res. Long Term	Comm. Short Term	Comm. Long Term	Total
At Grade	17	0	3	2	22 spaces
P1 Level	0	81	0	0	81 spaces
P2 Level	0	0	0	0	0 spaces
TOTAL BIKE PARKING PROVIDED					**103 Spaces**

6.4 GRAND TOTAL PARKING PROVIDED **116 Parking Spaces**
103 Bicycle Spaces

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

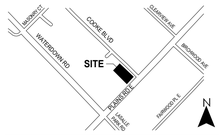
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SITEPLAN, CONTEXT PLAN & STATS

No.

A001



1 AERIAL VIEW A



2 AERIAL VIEW B



3 AERIAL VIEW C



4 AERIAL VIEW D

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

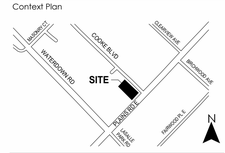
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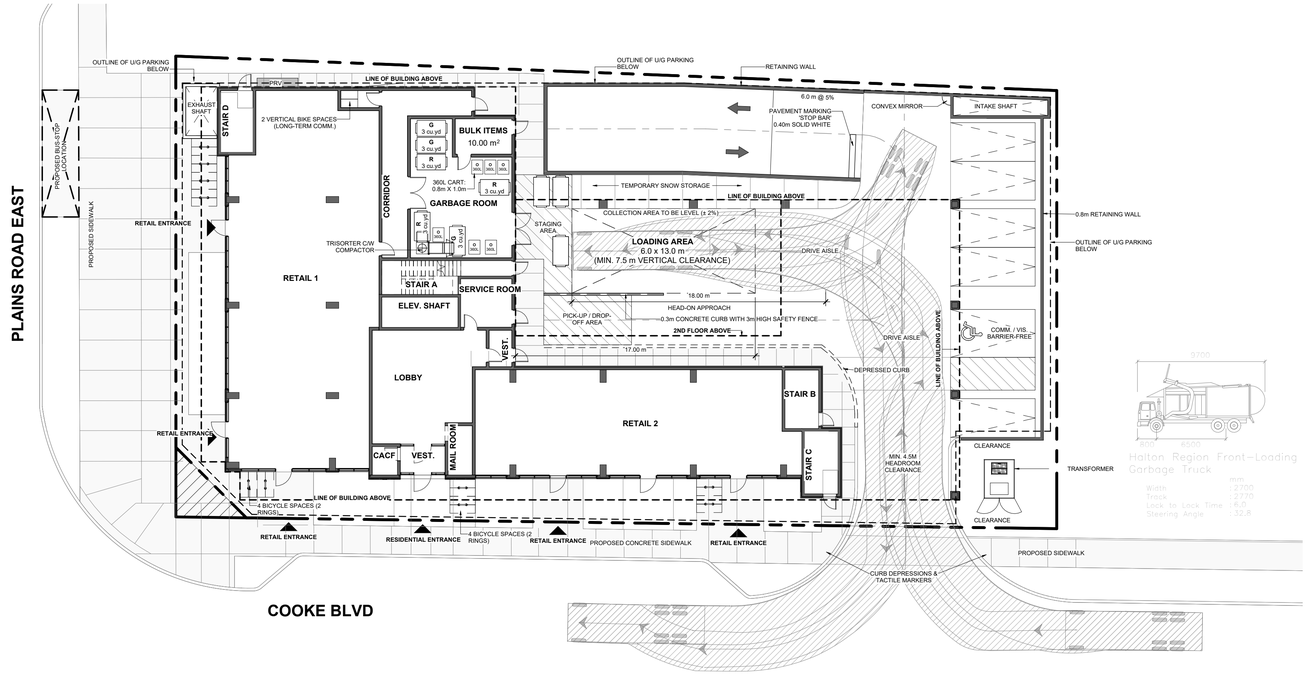
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3D AERIAL PERSPECTIVES

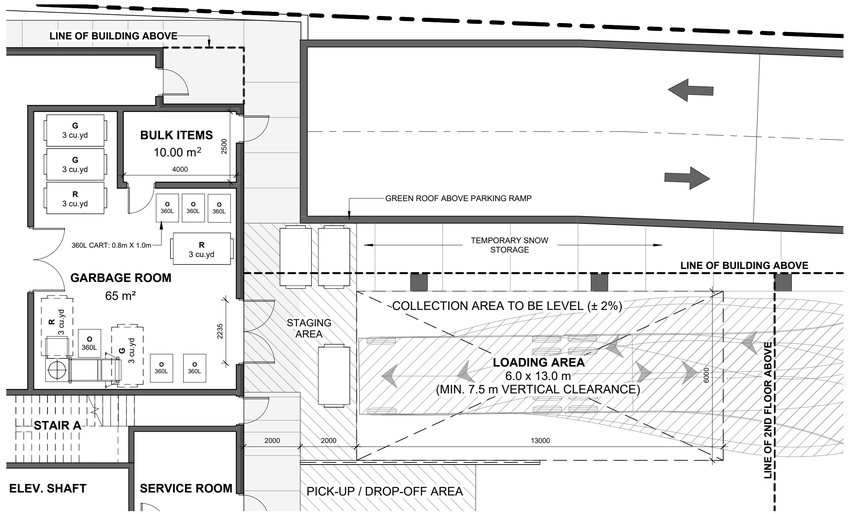
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A002



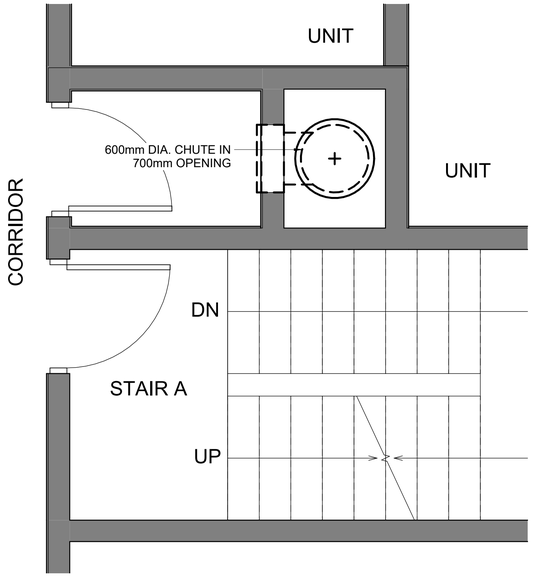
1 WASTE MANAGEMENT PLAN

1 : 200



2 GARBAGE AREA LOADING PLAN

1 : 100



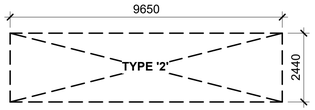
3 TYP. GARBAGE CHUTE PLAN

1 : 25

WASTE COLLECTION VEHICLE STANDARDS

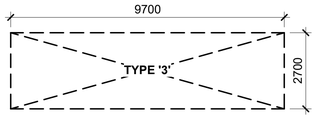
TYPE '2' RECYCLING:

LENGTH:	9.65m
WIDTH:	2.44m
HEIGHT:	3.69m (BUCKET UP TO 5.08m)
TURNING RADIUS:	13.00m



TYPE '3' RECYCLING:

LENGTH:	9.70m
WIDTH:	2.70m
HEIGHT:	3.80m
TURNING RADIUS:	11.50m



WASTE COLLECTION NOTES

1. SINCE THE PLANNED MOVEMENT OF THE COLLECTION VEHICLE IS ADJACENT TO THE ENTRANCE EXIT FROM THE PARKING GARAGE, A WARNING SYSTEM SHALL BE INSTALLED TO CAUTION MOTORISTS OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THE WARNING SYSTEM SHALL INCLUDE BOTH LIGHTS AND SIGNS.
2. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOUVRE BINS FOR THE COLLECTION DRIVER AND ALSO TO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE COLLECTION VEHICLE ARRIVES TO THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY
3. SIGNAGE TO BE PROVIDED FOR PARKING SPOTS 10 TO 15 TO PARK CARS WITHIN PARKING AREA TO AVOID COLLISIONS WITH TRUCKS.

WASTE COLLECTION REQUIREMENTS

RESIDENTIAL UNITS	TOTAL 161 UNITS ON 11 FLOORS
COMMERCIAL AREA	2 UNITS ON GROUND FLOOR

GARBAGE

For "Multi-Residential Apartment Buildings", one 3-Cu.Yd Front End Bin will be provided for every fifty-four (54) residential units.

Recycling Receptacles Required:	3	3-Cu.Yd Front End Bins, compacted
Recycling Receptacles Provided:	3	3-Cu.Yd Front End Bins, compacted

Dimensions for Front End Garbage Receptacles

Container Size	Width	Height	Depth
3 Cu.Yd	2.03 m	1.22 m	1.12 m

RECYCLABLE MATERIAL

For "Multi-Residential Apartment Buildings", one 3-Cu.Yd Front End Bin will be provided for every forty-two (42) residential units.

Recycling Receptacles Required:	3	3-Cu.Yd Front End Bins
Recycling Receptacles Provided:	3	3-Cu.Yd Front End Bins

ORGANIC WASTE

For "Multi-Residential Apartment Buildings", one 360L Wheeled Cart will be provided for every Twenty-Five (25) residential units.

Organic Waste Receptacles Required:	6	360L Wheeled Cart
Organic Waste Receptacles Provided:	6	360L Wheeled Cart

BULK WASTE

A temporary area within the property, with direct access, will be provided.

Bulk Waste Storage Area Provided:	10.0	sq.m

35 PLAINS ROAD EAST

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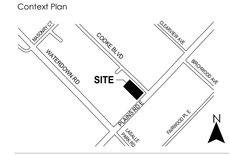
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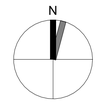
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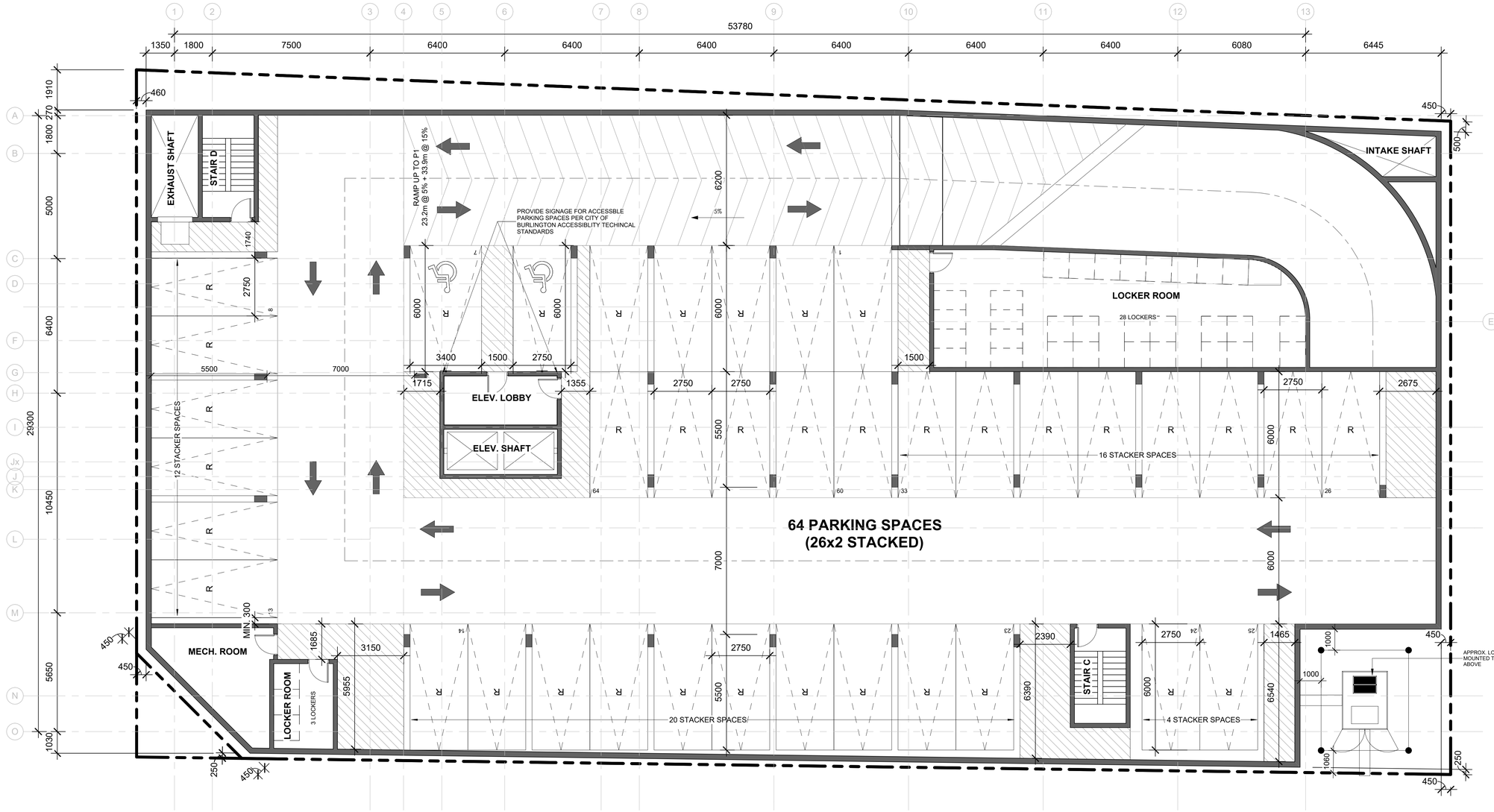
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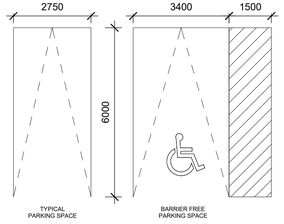
WASTE MANAGEMENT PLAN

No.

A004



1 P2 LEVEL
1 : 100



TOTAL PARKING

P2 - 64
P1 - 46
SURFACE - 6
TOTAL = 116

@1.03 = 161 SUITES

35 PLAINS ROAD EAST

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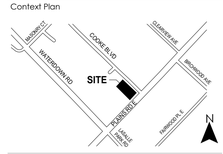
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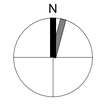
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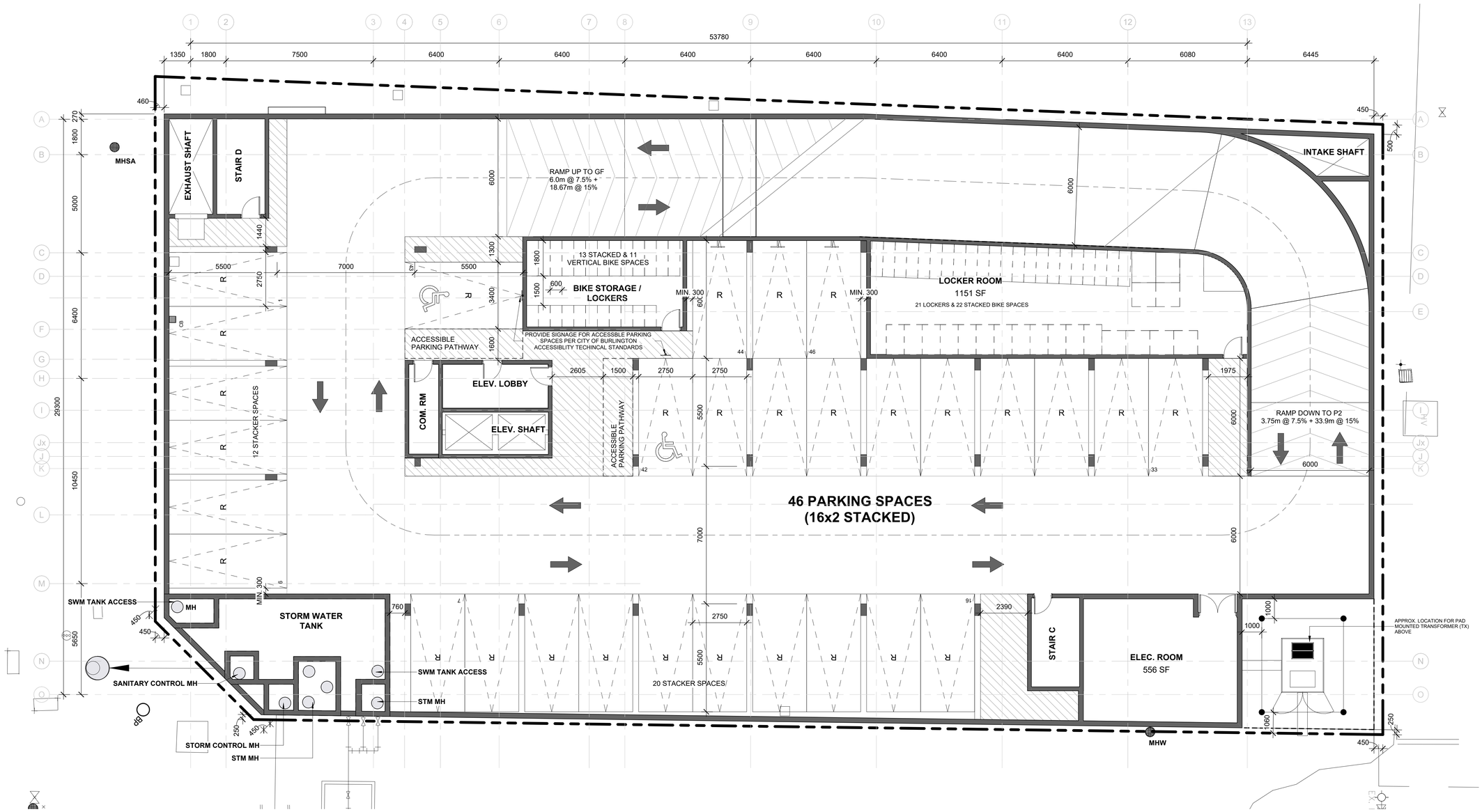
Project No.:	21024
Scale:	1 : 100
Issue Date:	11/21/2023
Drawn By:	AC

Title

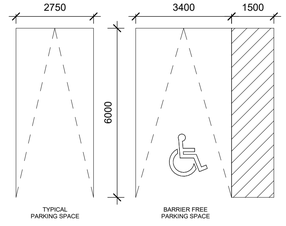
P2 FLOOR PLAN

No.

A101



1 P1 LEVEL
1 : 100



TOTAL PARKING

P2 - 64
P1 - 46
SURFACE - 6
TOTAL = 116

@1.03 = 161 SUITES

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

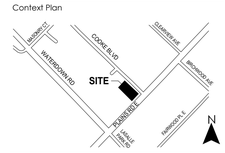
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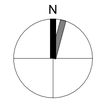
6	Issued for PAC	2023-11-22
12	Issued for OPA & ZBLA	2025-01-20
13	Issued for OPA & ZBLA	2025-05-23

Notes

Context Plan



Project North



Stamp

Client

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Scale:	1 : 100
Issue Date:	11/21/2023
Drawn By:	AC

Title

P1 FLOOR PLAN

No.

A102

35 PLAINS ROAD EAST

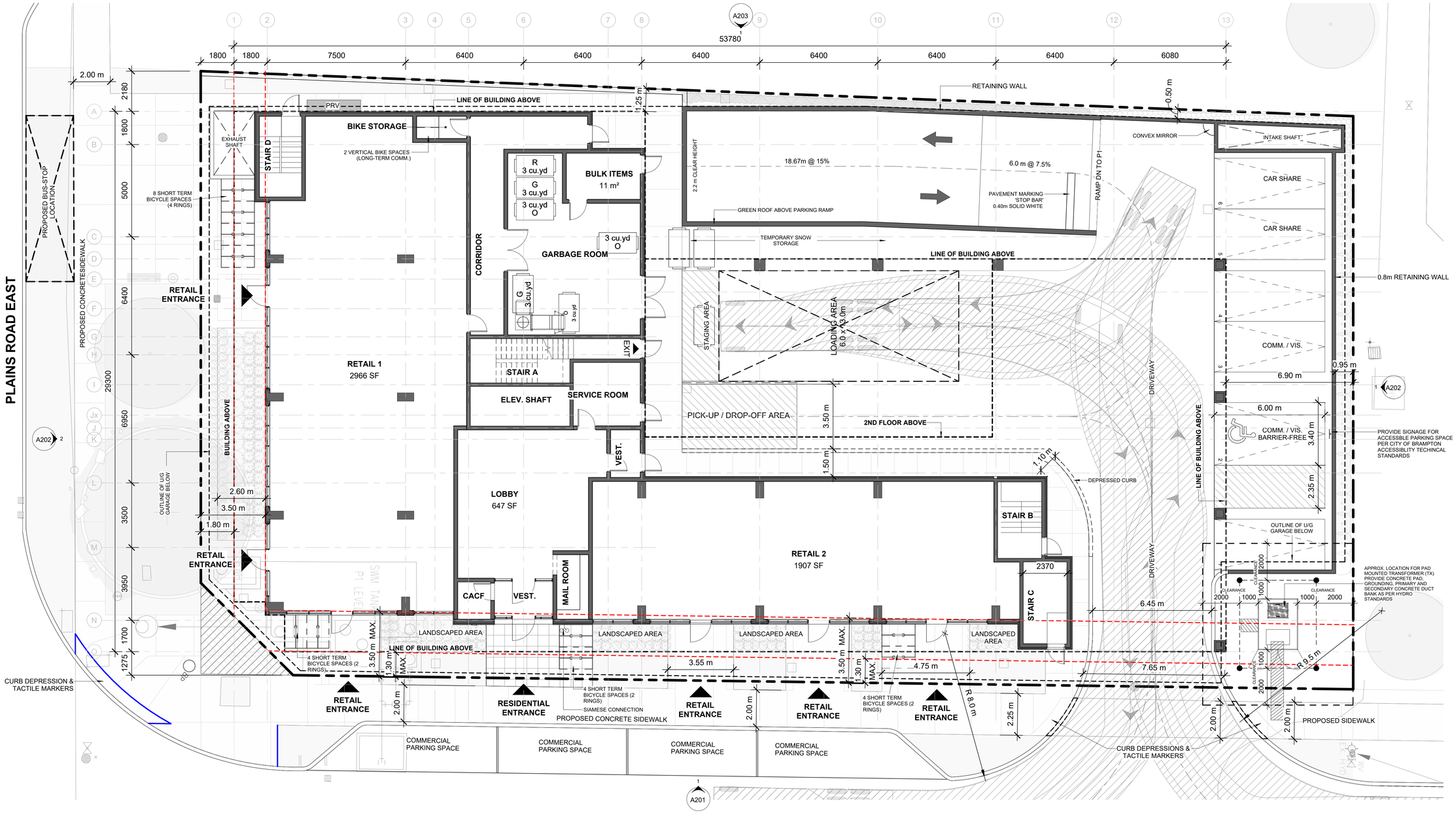
BURLINGTON, ONTARIO

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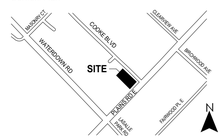
Revisions

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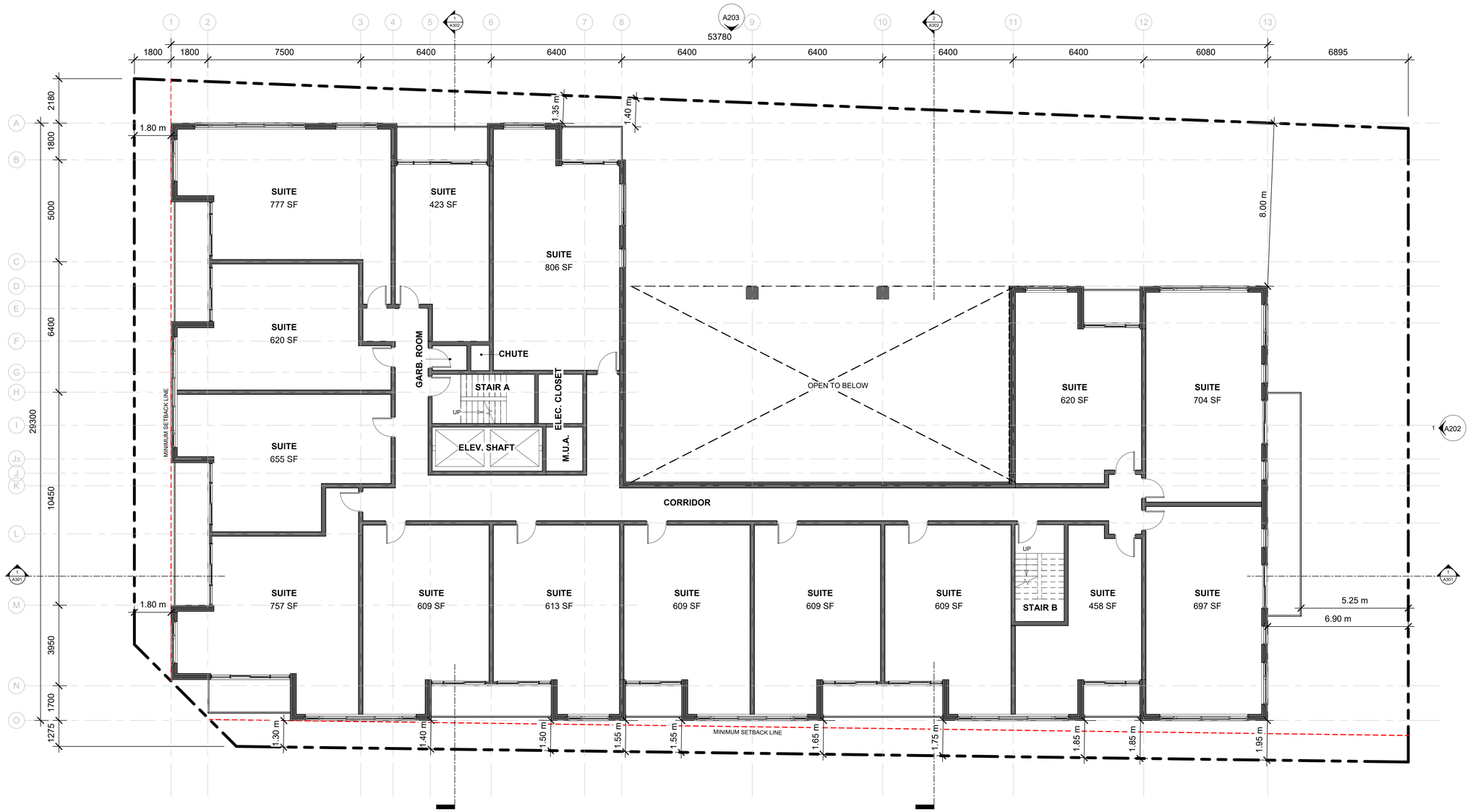
Project No.:	21024
Scale:	1 : 100
Issue Date:	11/21/2023
Drawn By:	AC

Title

GROUND FLOOR PLAN

No.

A103



1 2ND FLOOR
1 : 100

1 A201

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

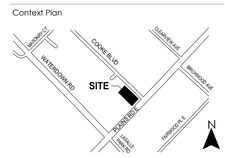
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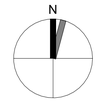
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Scale:	1 : 100
Issue Date:	11/21/2023
Drawn By:	AC

Title

2ND FLOOR PLAN

No.

A104



1 3RD FLOOR
1 : 100

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

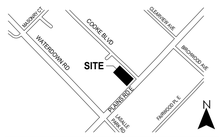
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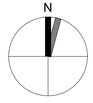
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Scale:	1 : 100
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Title

3RD TO 6TH FLOOR PLAN

No.

A105



1 7TH FLOOR
1 : 100

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

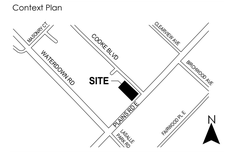
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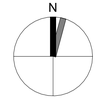
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Title

7TH FLOOR PLAN

No.

A106



1 8TH FLOOR
1 : 100

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

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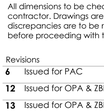
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Scale:	1 : 100
Issue Date:	11/21/2023
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Title

8TH FLOOR PLAN

No.

A107



1 9TH FLOOR
1 : 100

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

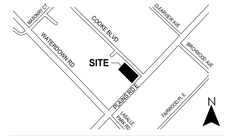
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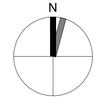
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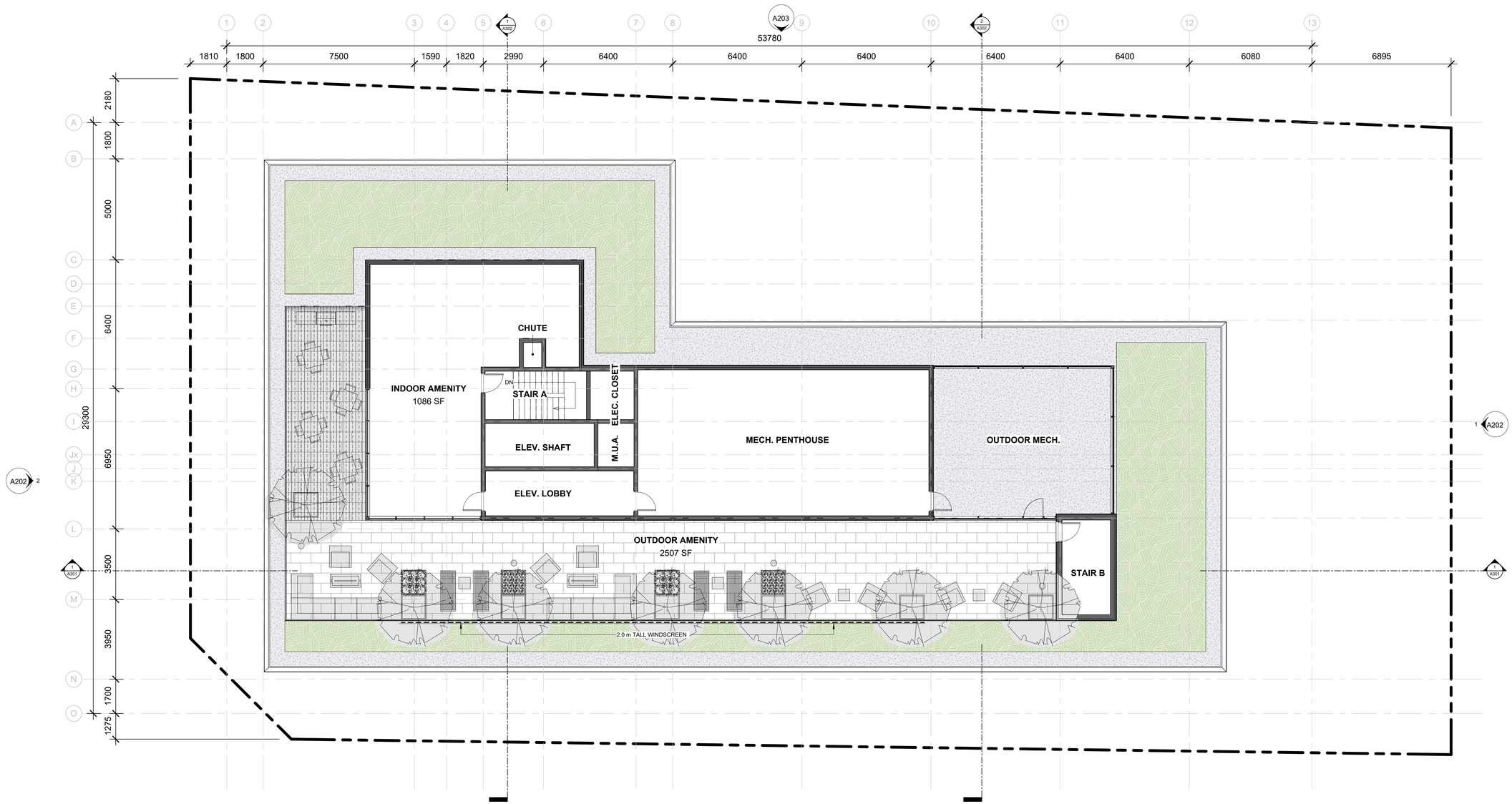
Project No.:	21024
Scale:	1 : 100
Issue Date:	11/21/2023
Drawn By:	AC

Title

9TH TO 12TH FLOOR PLAN

No.

A108



1 MECH. PH
1 : 100

A201

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

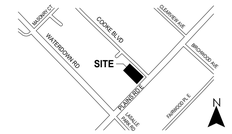
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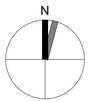
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Context Plan



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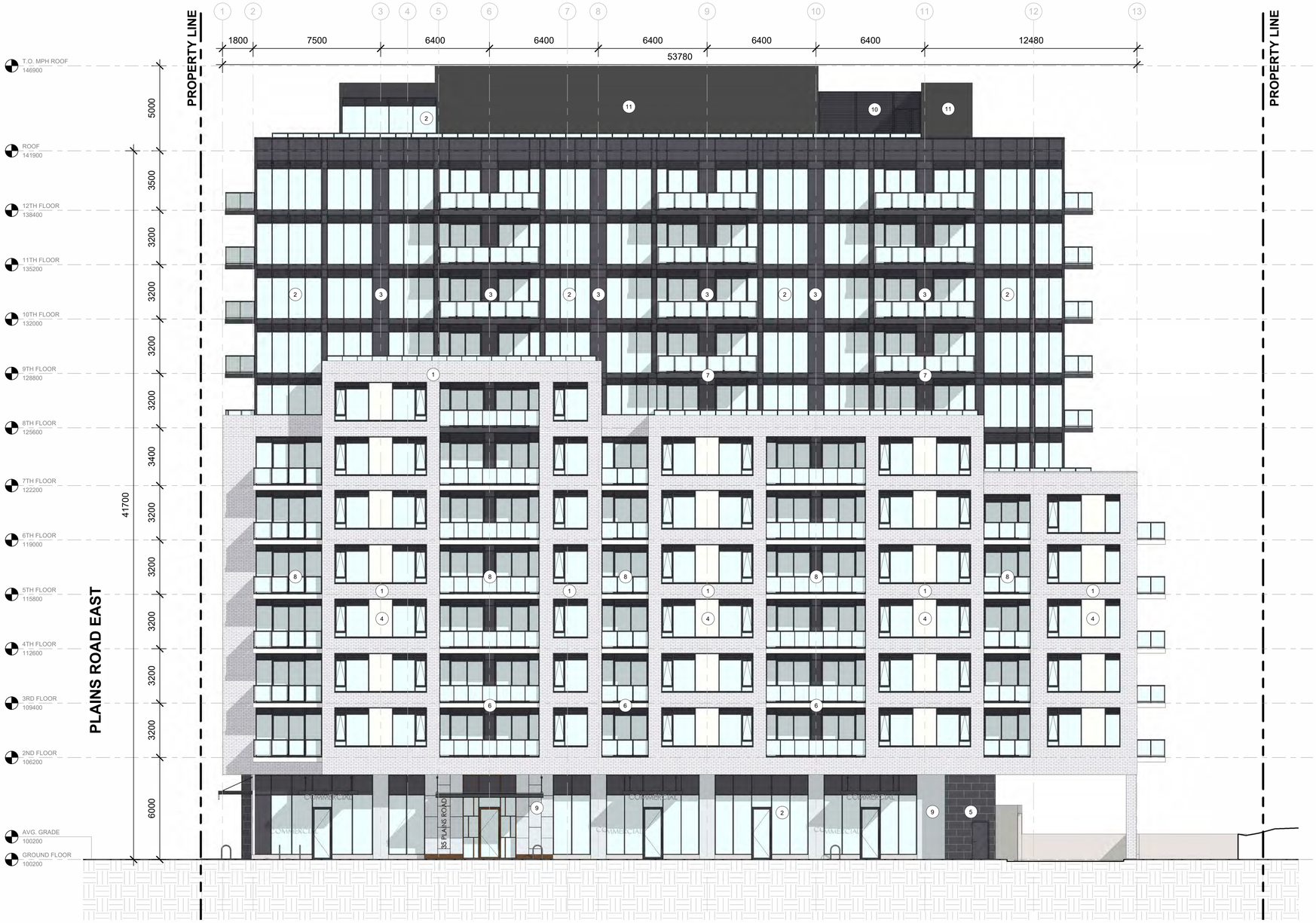
Project No.:	21024
Scale:	1 : 100
Issue Date:	11/21/2023
Drawn By:	AC

Title

AMENITIES & ROOF PLAN

No.

A109



1 EAST ELEVATION
1 : 125

MATERIAL LEGEND	
1	BRICK VENEER - WHITE
2	GLAZING IN ALUMINUM FRAME - CHARCOAL GREY
3	SPANDREL GLASS PANEL - CHARCOAL GREY
4	SPANDREL GLASS PANEL - WHITE
5	ARCHITECTURAL BLOCK - CHARCOAL GREY
6	ALUMINUM SLAB EDGE COVER - WHITE
7	ALUMINUM SLAB EDGE COVER - CHARCOAL GREY
8	GLASS + ALUMINUM RAILING - CHARCOAL GREY
9	PROCELAIN TILES - MARBLE FINISH
10	METAL LOUVERS - CHARCOAL GREY
11	EIFS - CHARCOAL GREY

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

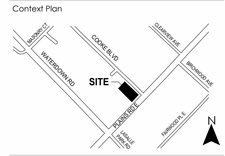
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Notes

Context Plan



Project North

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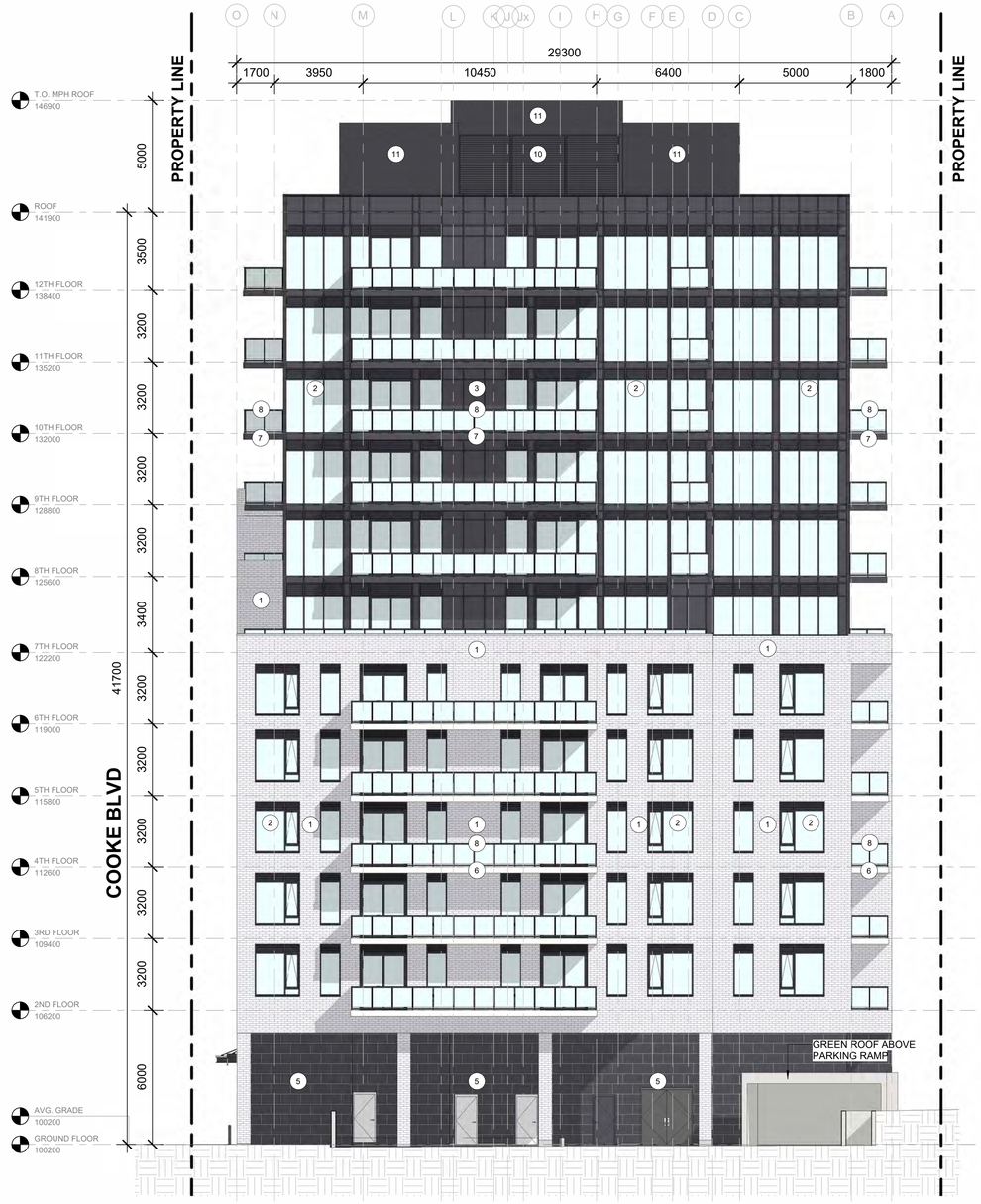
Project No.:	21024
Scale:	As indicated
Issue Date:	11/21/2023
Drawn By:	AC

Title

EAST ELEVATION

No.

A201



1 NORTH ELEVATION
1 : 125



2 SOUTH ELEVATION
1 : 125

MATERIAL LEGEND	
1	BRICK VENEER - WHITE
2	GLAZING IN ALUMINUM FRAME - CHARCOAL GREY
3	SPANDREL GLASS PANEL - CHARCOAL GREY
4	SPANDREL GLASS PANEL - WHITE
5	ARCHITECTURAL BLOCK - CHARCOAL GREY
6	ALUMINUM SLAB EDGE COVER - WHITE
7	ALUMINUM SLAB EDGE COVER - CHARCOAL GREY
8	GLASS + ALUMINUM RAILING - CHARCOAL GREY
9	PROCELAIN TILES - MARBLE FINISH
10	METAL LOUVERS - CHARCOAL GREY
11	EIFS - CHARCOAL GREY

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

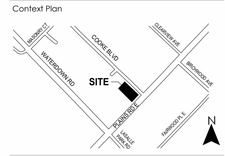
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Context Plan



Project North

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Project No.:	21024
Scale:	As indicated
Issue Date:	11/21/2023
Drawn By:	AC

Title

NORTH & SOUTH ELEVATIONS

No.

A202



1 WEST ELEVATION
1 : 125

MATERIAL LEGEND	
1	BRICK VENEER - WHITE
2	GLAZING IN ALUMINUM FRAME - CHARCOAL GREY
3	SPANDREL GLASS PANEL - CHARCOAL GREY
4	SPANDREL GLASS PANEL - WHITE
5	ARCHITECTURAL BLOCK - CHARCOAL GREY
6	ALUMINUM SLAB EDGE COVER - WHITE
7	ALUMINUM SLAB EDGE COVER - CHARCOAL GREY
8	GLASS + ALUMINUM RAILING - CHARCOAL GREY
9	PROCELAIN TILES - MARBLE FINISH
10	METAL LOUVERS - CHARCOAL GREY
11	EIFS - CHARCOAL GREY

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

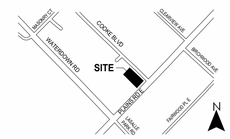
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Issue Date:	11/21/2023
Drawn By:	AC

Title

WEST ELEVATION

No.

A203



3 Partial East Elevation - Corner
1 : 50



2 Partial East Elevation - Residential Entry
1 : 50



1 Partial East Elevation - Commercial
1 : 50

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

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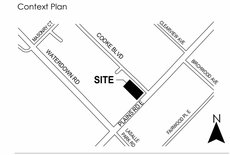
Revisions

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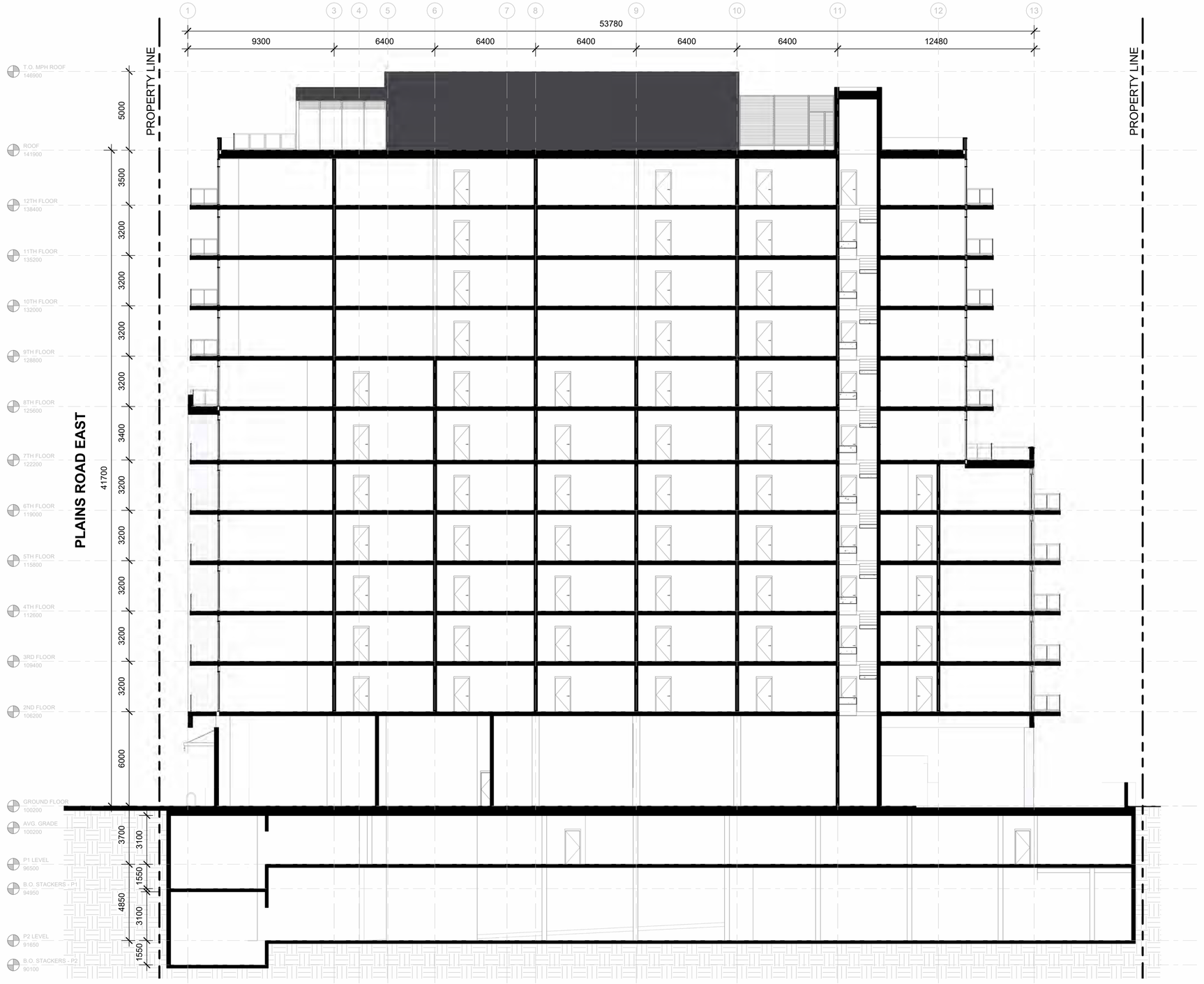
Project No.:	21024
Scale:	1 : 50
Issue Date:	10/05/2023
Drawn By:	AC

Title

DETAILED ELEVATIONS

No.

A204



1 N-S Section Looking West

1 : 125

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

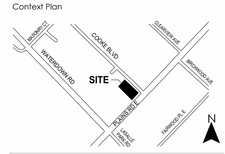
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Revisions

6	Issued for PAC	2023-11-22
12	Issued for OPA & ZBLA	2025-01-20
13	Issued for OPA & ZBLA	2025-05-23

Notes

Context Plan



Project North

Stamp

Client

JANIK GROUP
1020 Lawrence Ave West, Suite 302
Toronto, Ontario
M6A 1C8

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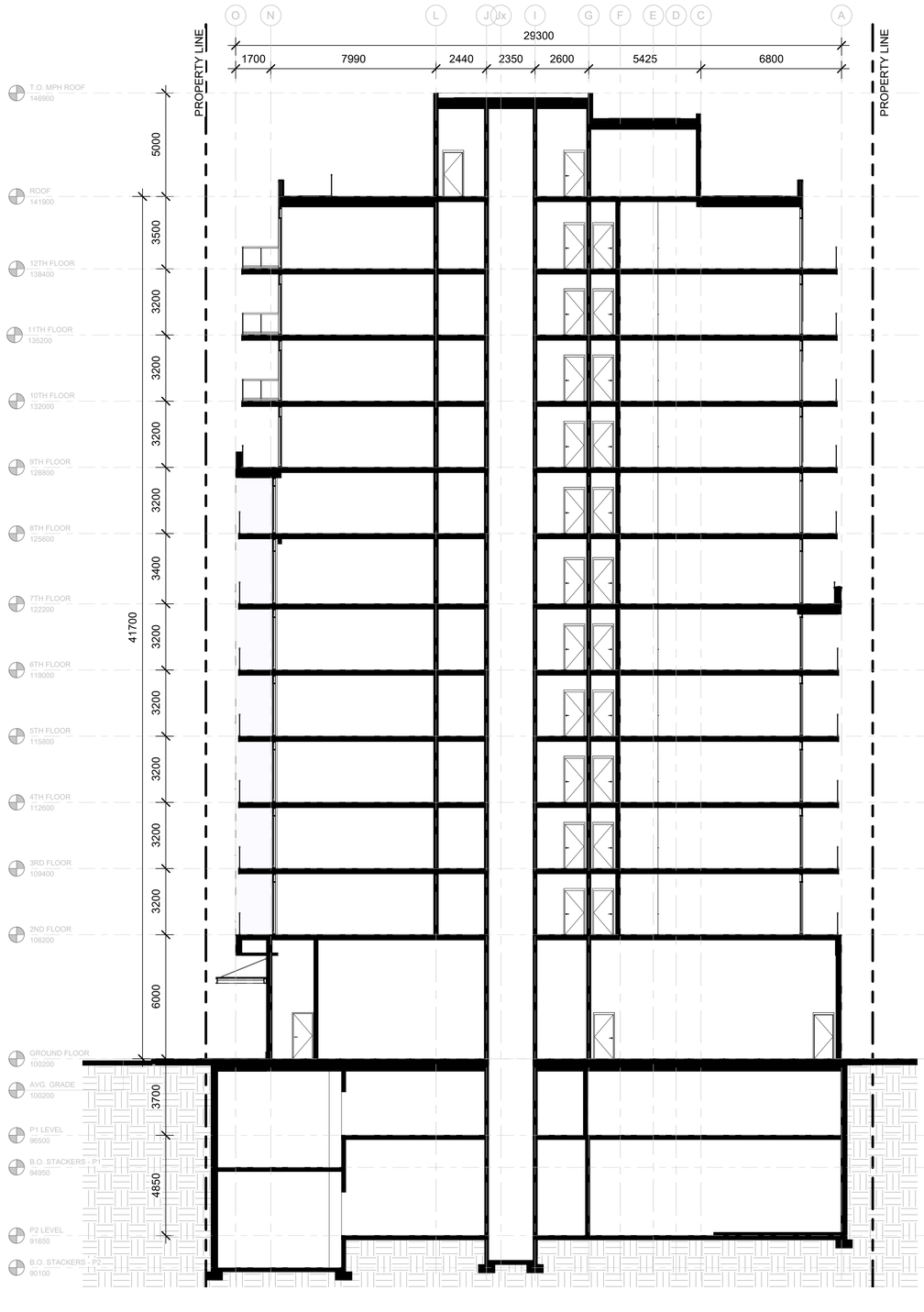
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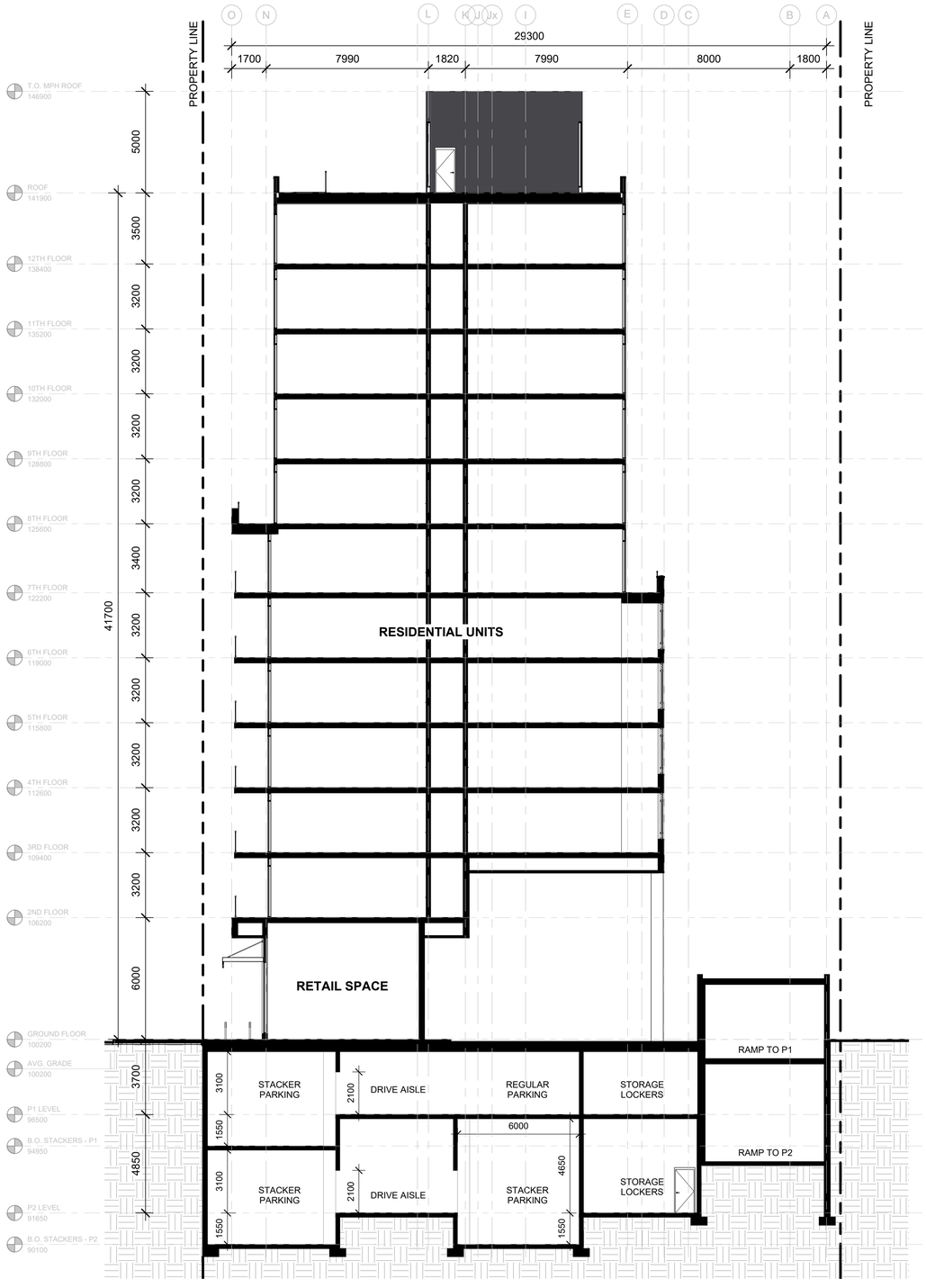
NORTH-SOUTH SECTION

No.

A301



1 E-W Section AA
1 : 125



2 E-W Section BB
1 : 125

35 PLAINS ROAD EAST

BURLINGTON, ONTARIO

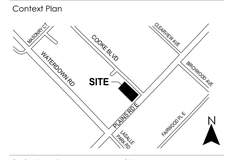
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Context Plan



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Project No.:	21024
Scale:	1 : 125
Issue Date:	10/05/2023
Drawn By:	AC

Title

EAST-WEST SECTIONS

No.

A302