ARCH D - 24" X 36"

05/03/2026 16:02:00



NEW APARTMENT BUILDING

517 Plains Road, Burlington ON

PROJECT NO. 24-677

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

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OWNERS INFORMATION:

REVISIONS:

#	DATE	REMARK
2	2026 03 05	ISSUED FOR OPA AND ZBA
1	2025 06 17	ISSUED FOR OPA AND ZBA

ARCHITECT:

LIMA ARCHITECTS INC.

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SEALS:

ONTARIO ASSOCIATION OF ARCHITECTS
FERNANDO F. S. LIMA
LICENCE
6901

PROJECT TITLE

NEW APARTMENT BUILDING

517 Plains Road, Burlington ON

DRAWING TITLE

COVERSHEET

DRAWN BY

Lima Architects Inc

SCALE

DATE

DEC 2024

CHECKED BY

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PROJECT NUMBER

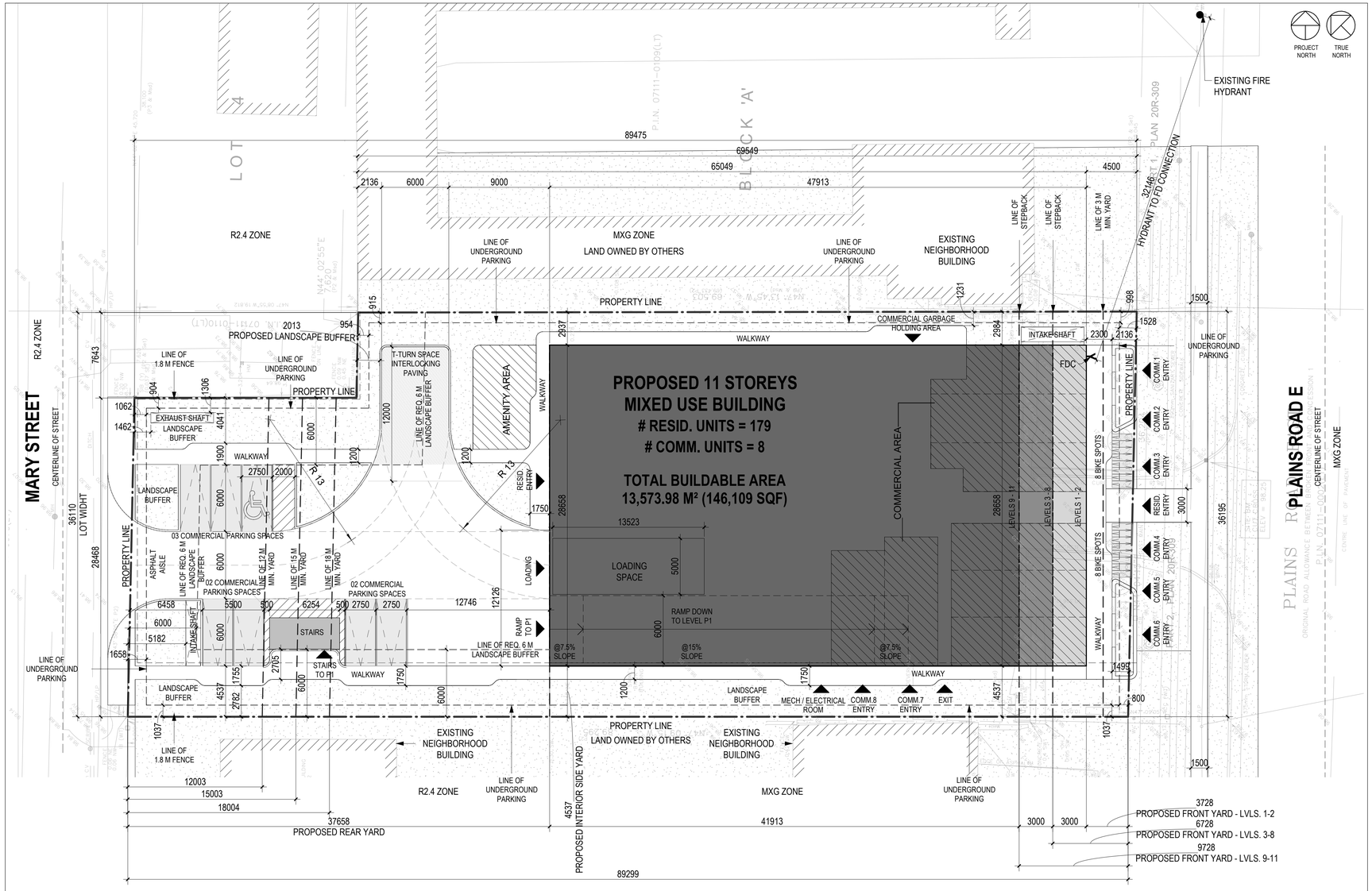
24-677

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ARCH D - 24" X 36"



1 A-1.1 SITE PLAN
1 : 200

PROJECT NORTH TRUE NORTH

SITE ADDRESS:
517 PLAINS ROAD
BURLINGTON ON

KEY PLAN
N.T.S



GENERAL PROJECT STATISTICS

SITE ADDRESS: 517 PLAINS ROAD, BURLINGTON ON

STATISTIC	PROPOSED
USE	MIXED USE BUILD.
PROPOSED ZONE	MXG
# STOREYS	11
# UNDERGROUND PARKINGS LVLS.	2
# COMMERCIAL UNITS	8
# RESIDENTIAL UNITS	179
# TOTAL PARKING SPACES	105
# BICYCLE PARKING SPACES	42 SPACES
AREA OF AMENITY (AMENITY + BALCONY)	**1,575.47 M² ***
# LOCKERS	180
TOTAL BUILDABLE AREA (LEVELS 1-11)	**13,573.98** M²

SITE STATISTICS

STATISTIC	REQUIRED	PROPOSED
LOT AREA (MIN.)	1,000.00 M²	3,076.67 M²
MINIMUM LOT WIDTH	25 M	36.20 M
MINIMUM FRONT YARD (M) (PLAINS ROAD E) LEVELS 1-2	3 M	3.72 M
LEVELS 3-8	6.0 M	6.72 M
LEVELS 9-11	9.0 M	9.72 M
MINIMUM INTERIOR SIDE YARD	____	2.98 M & 4.54 M
LANDSCAPE BUFFER ABUTTING A RESIDENTIAL ZONE	6 M	**2 M***
MINIMUM REAR YARD (MARY STREET) - LEVELS 1-3	12 M	
- LEVELS 4-5	15 M	37.65 M
- LEVEL 6	18 M	
MAXIMUM HEIGHT	6 STOREYS	**11 STOREYS***
BUILDING FOOTPRINT	____	1373.11 M²
MAXIMUM FLOOR AREA FOR COMMERCIAL USE	1800 M²	422.45 M²*
MINIMUM FLOOR AREA RATIO	0.3:1 923.00 M²	4.41:1 13,573.98 M²
MINIMUM DENSITY IN A RESIDENTIAL BUILDING	30 UNITS/HA	**581 UNITS/HA**
GROSS FLOOR AREA	____	13,573.98 M²
AMENITY AREA (AMENITY + BALCONY) 15 M² PER EFFICIENCY DWELLING UNIT 20 M² PER ONE BEDROOM DWELLING UNIT 35 M² PER TWO OR MORE BEDROOM DWELLING UNIT	4,195 M²	**1,575.47 M² ***

PARKING STATISTICS

STATISTIC	REQUIRED	PROPOSED
# RESIDENTIAL PARKING	____	90 (0.50 PER UNIT)
# COMMERCIAL PARKING	____	15 7 OUTDOOR 8 LEVEL P1
AISLE WIDTH	6 M	6 M
ACCESSIBLE PARKING	3% (3 SPACES)	3% 3 SPACES 1 COMMERCIAL + 2 RESIDENTIAL
PARKING STALL	2.75 M X 6 M	2.75 M X 6 M
ACCESSIBLE PARKING STALL TYPE A	2.75M +2M X 6 M	2.75 M +2 M X 6 M
BICYCLE PARKING	____	42 SPACES 16 OUTDOOR 13 LEVEL P1 13 LEVEL P2
BICYCLE PARKING STALL	0.6 M X 1.8 M	0.6 M X 1.8 M
LANDSCAPING PERCENTAGE	____	**LANDSCAPE** 688.29 M² 22.37%

(*) SITE-SPECIFIC ZONING PROVISIONS

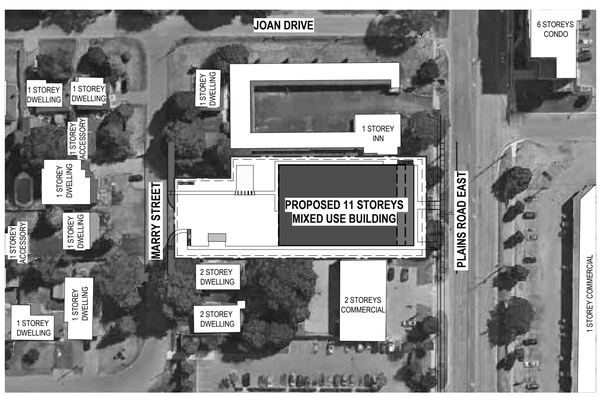
SITE LEGEND

	PROPERTY LINE BOUNDARY LINE
	BUILDING SETBACK
	LANDSCAPING BUFFER SETBACK
	ENTRANCE/EXIT
	LANDSCAPING

SITE LEGEND
1 : 300

11 STOREY – 179 UNITS
- **GARBAGE: 3 YD. COMPACTED – 54 UNITS PER BIN = 4 BINS**
- **RECYCLING 3 YD. LOOSE – 42 UNITS PER BIN = 5 BINS**
- **ORGANICS 360 L WHEELED CART – 25 UNITS PER CART = 8 CARTS**

3 A-1.1 WASTE CAPACITY CALCULATION
N/A



2 A-1.1 SITE CONTEXT PLAN
1 : 1000

PROPOSED COMMERCIAL UNITS

UNIT TYPE	AREA	SQF	AMOUNT
COMM 1	50.47 m²	543 ft²	1
COMM 2	60.53 m²	652 ft²	1
COMM 3	54.43 m²	586 ft²	1
COMM 4	50.45 m²	543 ft²	1
COMM 5	50.45 m²	543 ft²	1
COMM 6	52.54 m²	565 ft²	1
COMM 7	54.64 m²	588 ft²	1
COMM 8	48.94 m²	527 ft²	1
TOTAL UNITS	422.45 m²		8

PROPOSED AMENITY AREA

UNIT TYPE	AREA	SQF	AMOUNT
AMENITY	49.88 m²	537 ft²	1
BALCONY	1525.60 m²	16421 ft²	67
TOTAL UNITS	1575.47 m²	16958 ft²	68

PROPOSED PARKING SPACES

LEVEL	DESCRIPTION	AMOUNT
P2	PARKING SPACE	49
P1	PARKING SPACE	49
LEVEL 1 (98.55)	PARKING SPACE	7
TOTAL		105

PROPOSED RESIDENTIAL UNITS

UNIT TYPE	# BEDROOMS	M²	SQF	AMOUNT
TYPE A1	1 BED	62.18 m²	669 ft²	4
TYPE A2	1 BED	62.18 m²	669 ft²	9
TYPE A3	1 BED	66.83 m²	719 ft²	48
TYPE A4	1 BED	67.22 m²	724 ft²	18
TYPE C2	1 BED	45.91 m²	494 ft²	3
TYPE C3	1 BED	47.26 m²	509 ft²	24
TYPE C4	1 BED	53.30 m²	574 ft²	12
TYPE D2	1 BED	47.25 m²	509 ft²	2
TYPE D3	1 BED	50.47 m²	543 ft²	12
TYPE D4	1 BED	51.93 m²	559 ft²	6
TYPE B1	2 BED	62.68 m²	675 ft²	1
TYPE B2	2 BED	62.68 m²	675 ft²	3
TYPE B3	2 BED	66.32 m²	714 ft²	24
TYPE B4	2 BED	75.69 m²	815 ft²	12
TYPE E	2 BED	106.68 m²	1148 ft²	1
TOTAL UNITS				179

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LICENCE 6901

PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
SITE PLAN

DRAWN BY
Lima Architects Inc

SCALE
As indicated

DATE
DEC 2024

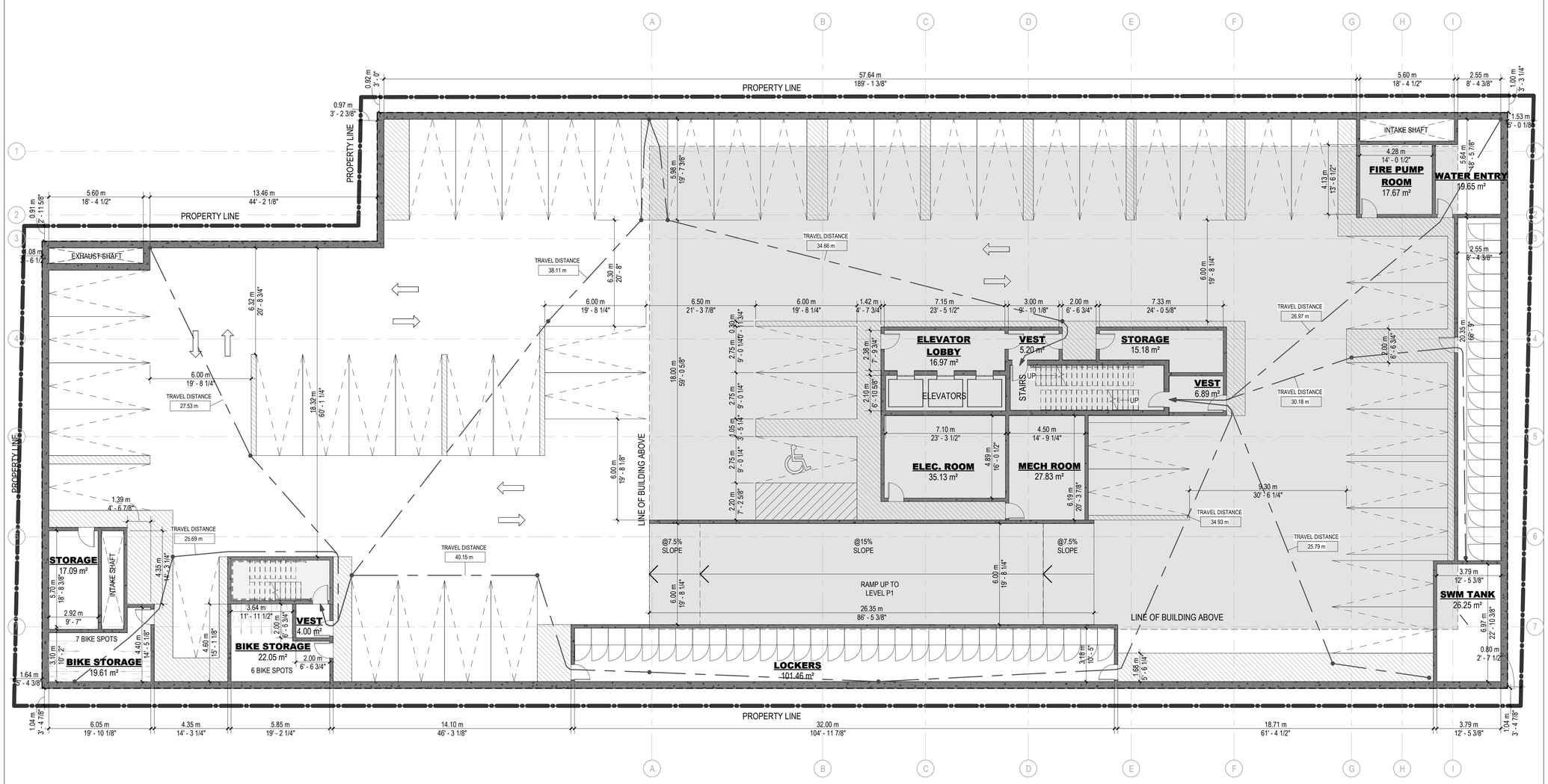
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PROJECT NUMBER
24-677

DRAWING NUMBER
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ARCH D - 24" X 36"



1 A.2.1 PARKING LEVEL P2
1 : 125

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LICENCE 6901

PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
FLOOR PLAN - P2

DRAWN BY
Lima Architects Inc

SCALE
1 : 125

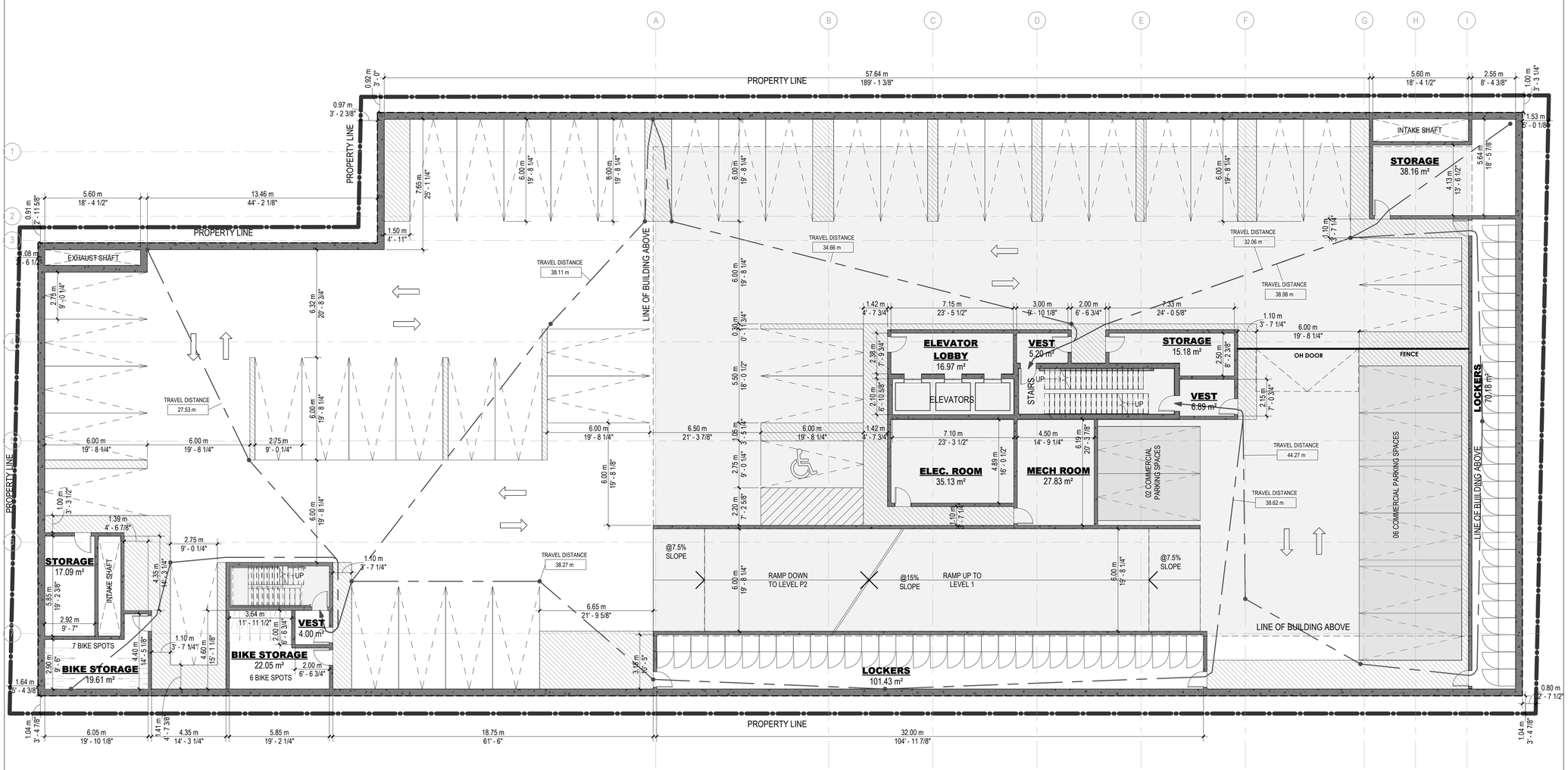
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PROJECT NUMBER
24-677

DRAWING NUMBER
A.2.1

ARCH D - 24" X 36"



1 / A.2.2 PARKING LEVEL P1
1 : 125

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PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
FLOOR PLAN - P1

DRAWN BY
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SCALE
1 : 125

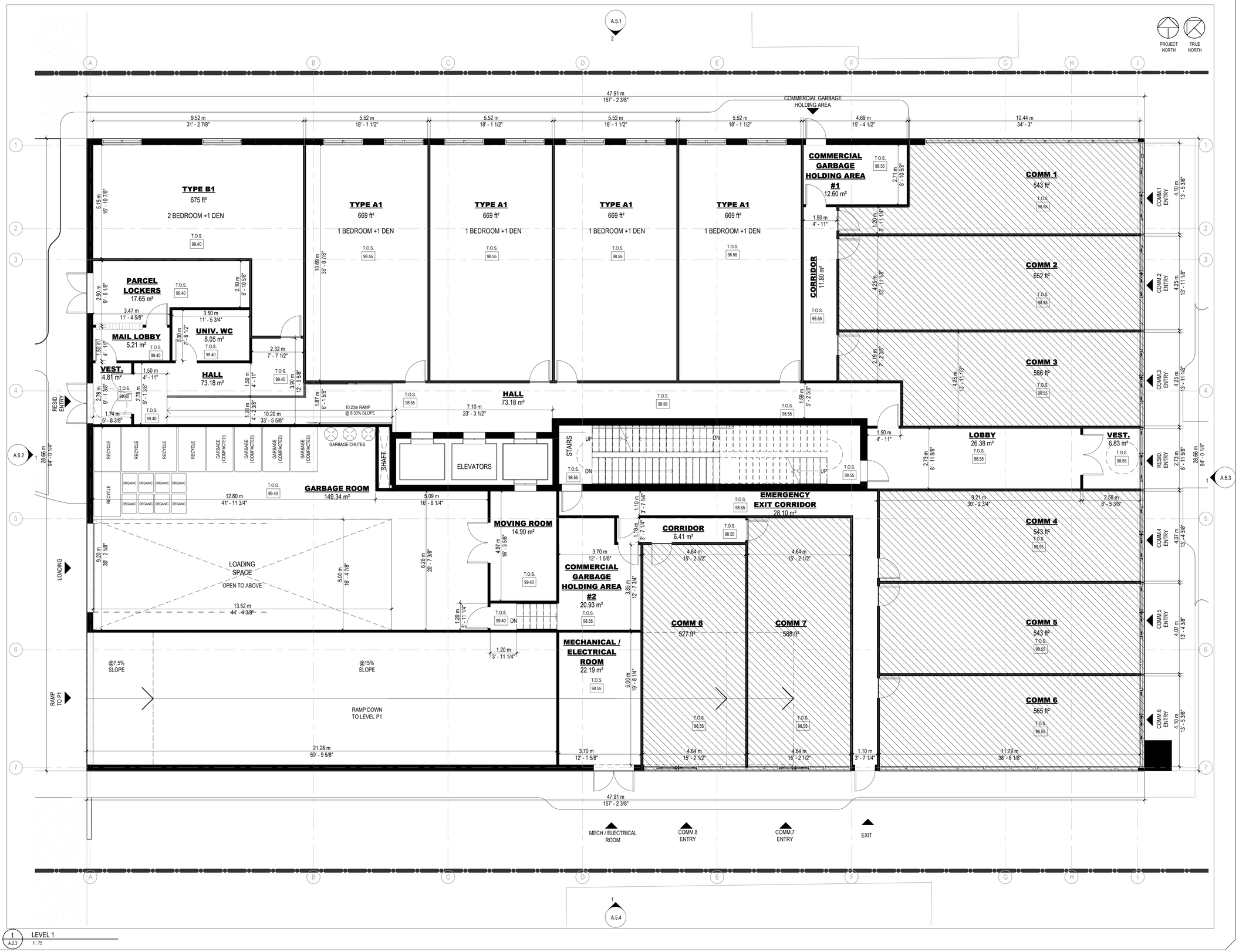
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DRAWING NUMBER
A.2.2

ARCH D - 24" X 36"



1 LEVEL 1
A.2.3 1 : 75

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6901

PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
FLOOR PLAN - LEVEL 1

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SCALE
1 : 75

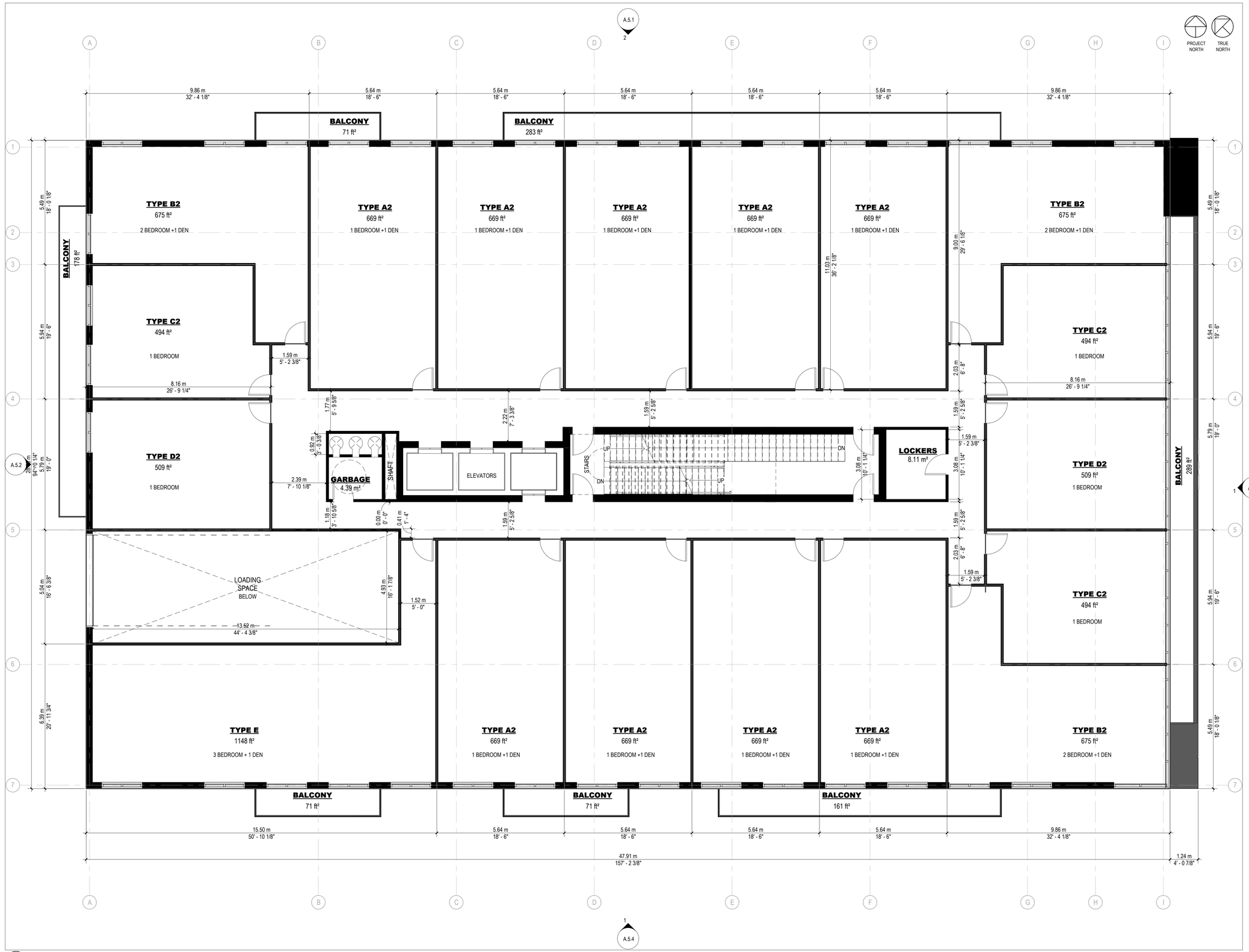
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A.2.3

ARCH D - 24" X 36"



1 LEVEL 2
A.2.4 1 : 75

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PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
FLOOR PLAN - LEVEL 2

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1 : 75

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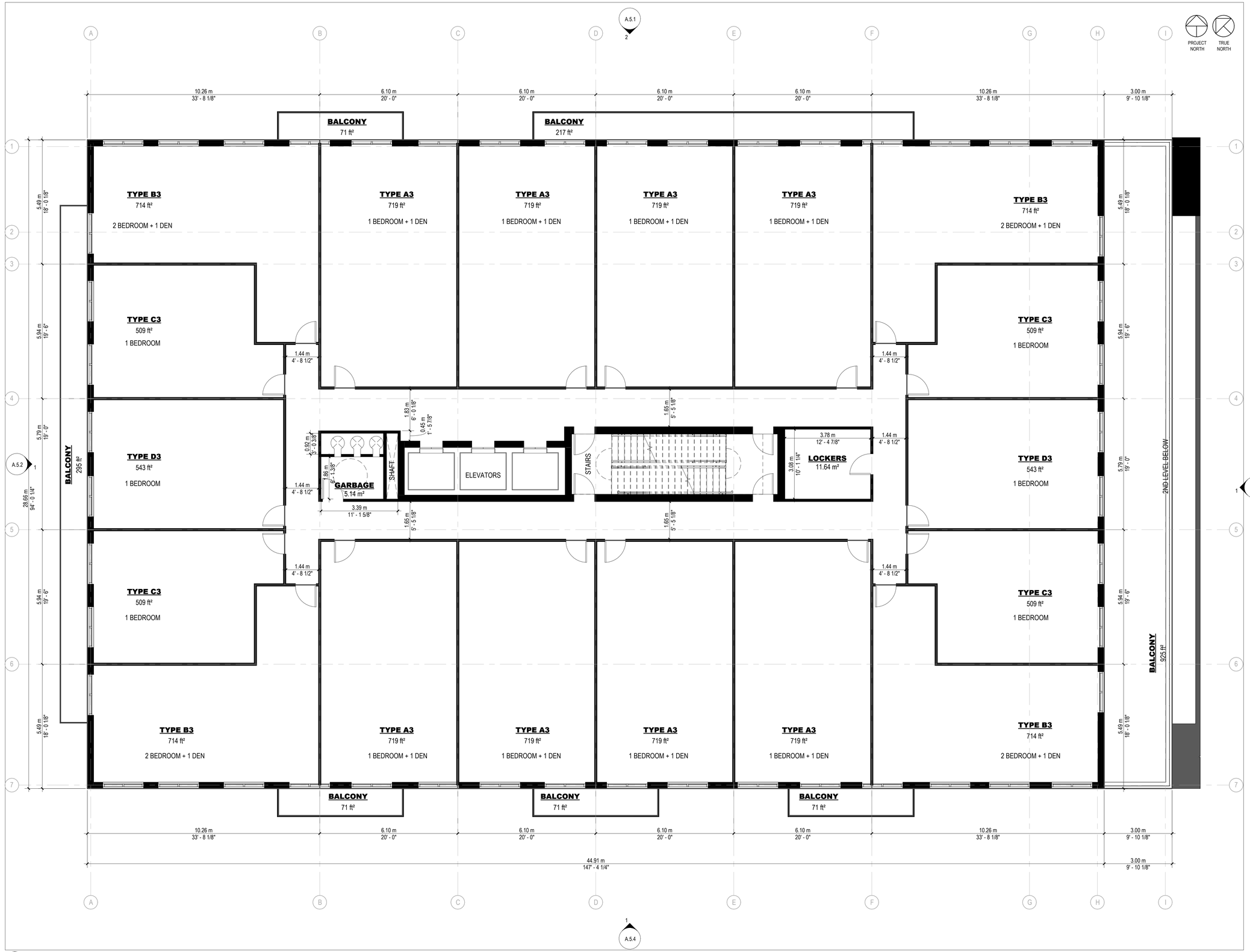
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A.2.4

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ARCH D - 24" X 36"



1 TYP LEVEL 3-8
A.2.5 1 : 75

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PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
3RD TO 8TH LEVELS FLOOR PLANS

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Lima Architects Inc

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1 : 75

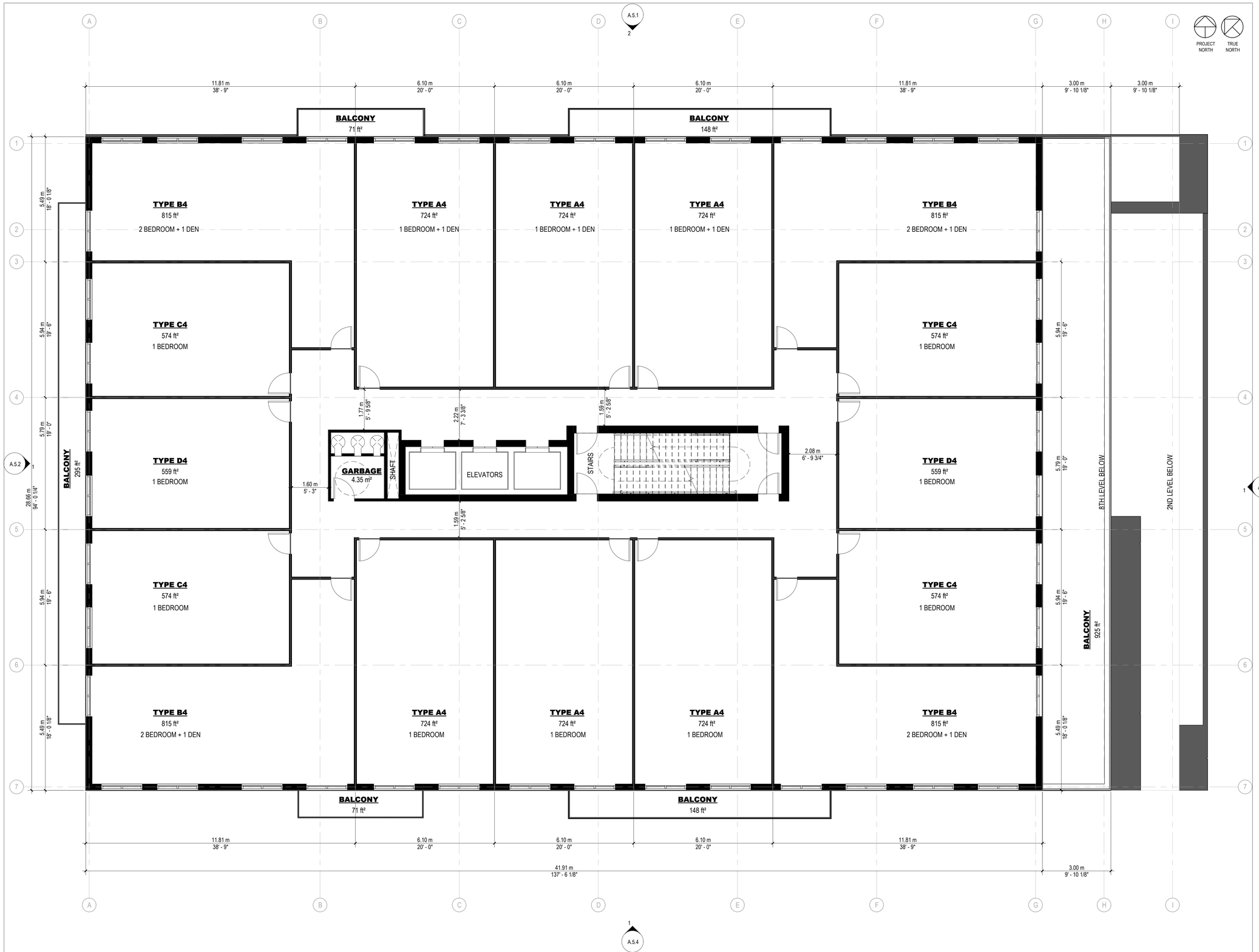
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PROJECT NUMBER
24-677

DRAWING NUMBER
A.2.5

ARCH D - 24" X 36"



1 / A.2.6 TYP LEVEL 9 - 11
1 : 75

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PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
9TH TO 11TH LEVELS FLOOR PLANS

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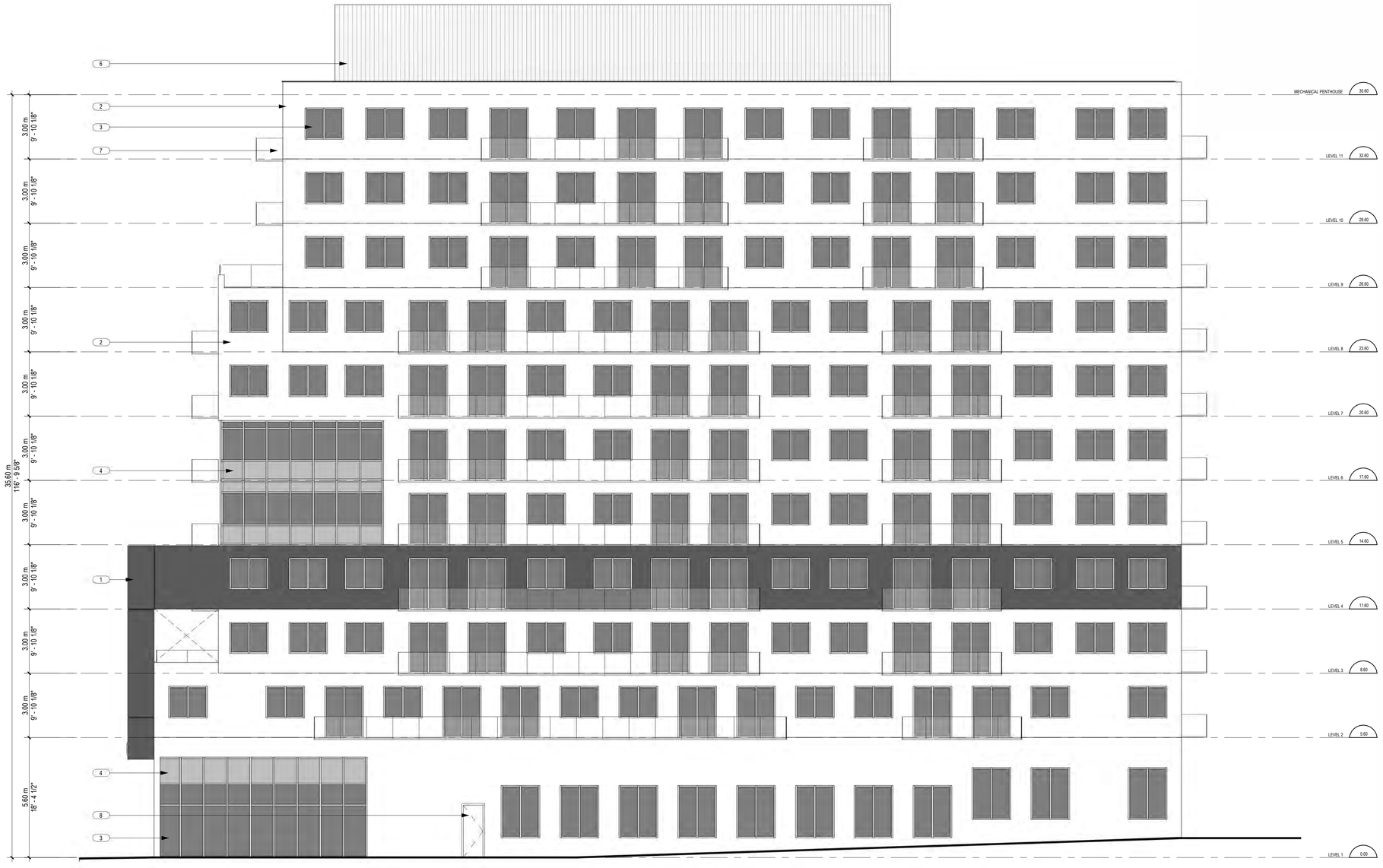
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ARCH D - 24" X 36"

MATERIAL LEGEND

1 - ACM PANEL - BLACK
2 - ACM PANEL - WHITE
3- VISION GLASS
4- SPANDREL GLASS & PANEL
5- CONCRETE
6- SIDING
7- TEMPERED GLASS RAILING
8- PAINTED HOLLOW METAL DOOR



2 NORTH ELEVATION (A.5.1)
1 : 100

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DRAWING TITLE
NORTH ELEVATION

DRAWN BY
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ARCH D - 24" X 36"

MATERIAL LEGEND

1 - ACM PANEL - BLACK
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3- VISION GLASS
4- SPANDREL GLASS & PANEL
5- CONCRETE
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1 / A.5.2 WEST ELEVATION (MARY STREET)
1 : 100

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PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
WEST ELEVATION (MARY STREET)

DRAWN BY
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PROJECT NUMBER
24-677

DRAWING NUMBER
A.5.2

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05/03/2026 17:43:32

ARCH D - 24" X 36"

MATERIAL LEGEND

1 - ACM PANEL - BLACK
2 - ACM PANEL - WHITE
3- VISION GLASS
4- SPANDREL GLASS & PANEL
5- CONCRETE
6- SIDING
7- TEMPERED GLASS RAILING
8- PAINTED HOLLOW METAL DOOR



1 / A.5.3 EAST ELEVATION (PLAINS ROAD)
1 : 100

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OWNERS INFORMATION:

REVISIONS:

#	DATE	REMARK
2	2026 03 05	ISSUED FOR OPA AND ZBA
1	2025 06 17	ISSUED FOR OPA AND ZBA

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SEALS:
ONTARIO ASSOCIATION OF ARCHITECTS
FERNANDO F. S. LIMA
LICENCE
6901

PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
EAST ELEVATION (PLAINS ROAD)

DRAWN BY
Lima Architects Inc

SCALE
As indicated

DATE
DEC 2024

CHECKED BY
FL

PROJECT NUMBER
24-677

DRAWING NUMBER
A.5.3

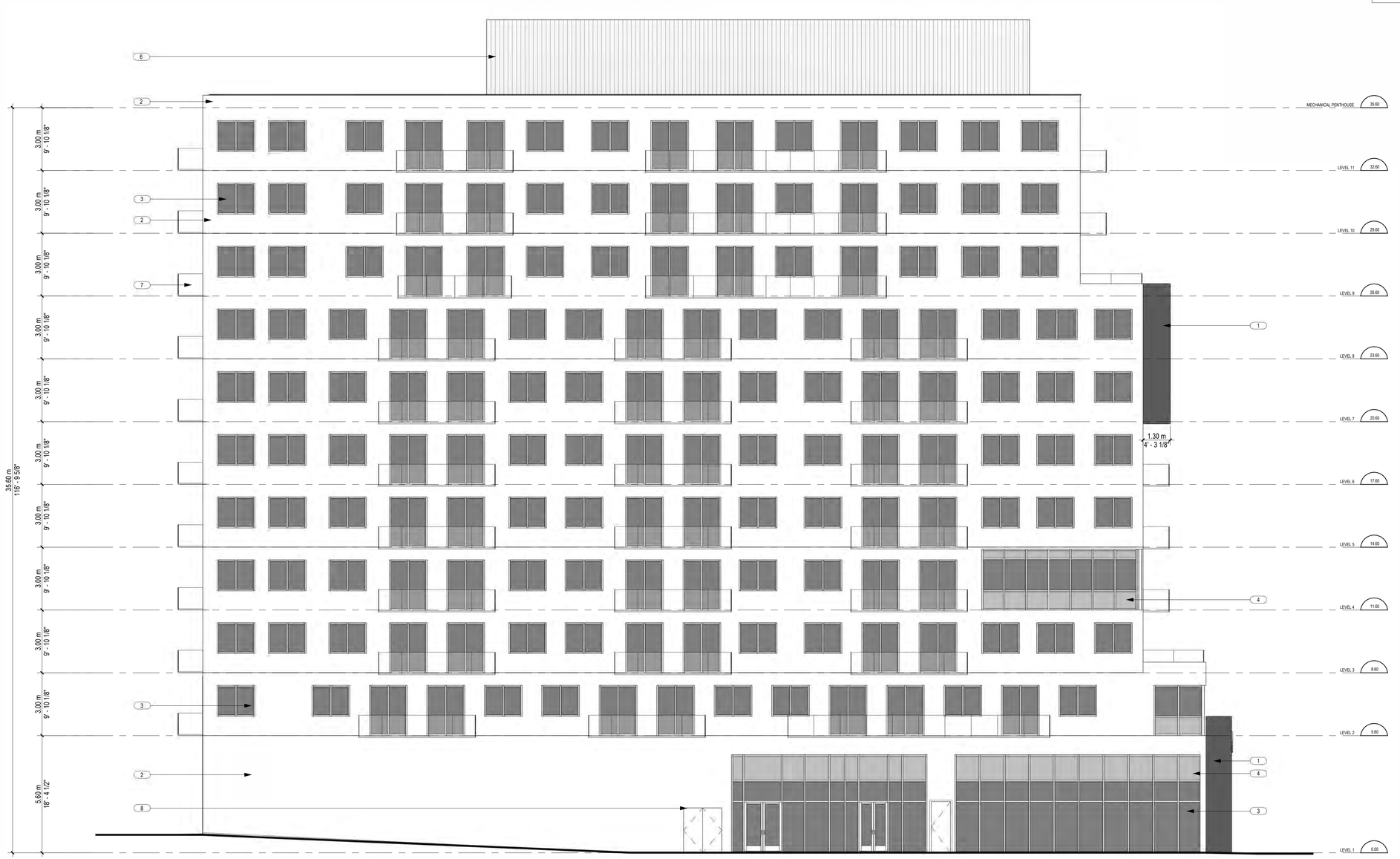
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05/03/2026 17:43:58

ARCH D - 24" X 36"

MATERIAL LEGEND

1 - ACM PANEL - BLACK
2 - ACM PANEL - WHITE
3- VISION GLASS
4- SPANDREL GLASS & PANEL
5- CONCRETE
6- SIDING
7- TEMPERED GLASS RAILING
8- PAINTED HOLLOW METAL DOOR



1 SOUTH ELEVATION
A.5.4 1 : 100

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6901

PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
SOUTH ELEVATION

DRAWN BY
Lima Architects Inc

SCALE
As indicated

DATE
DEC 2024

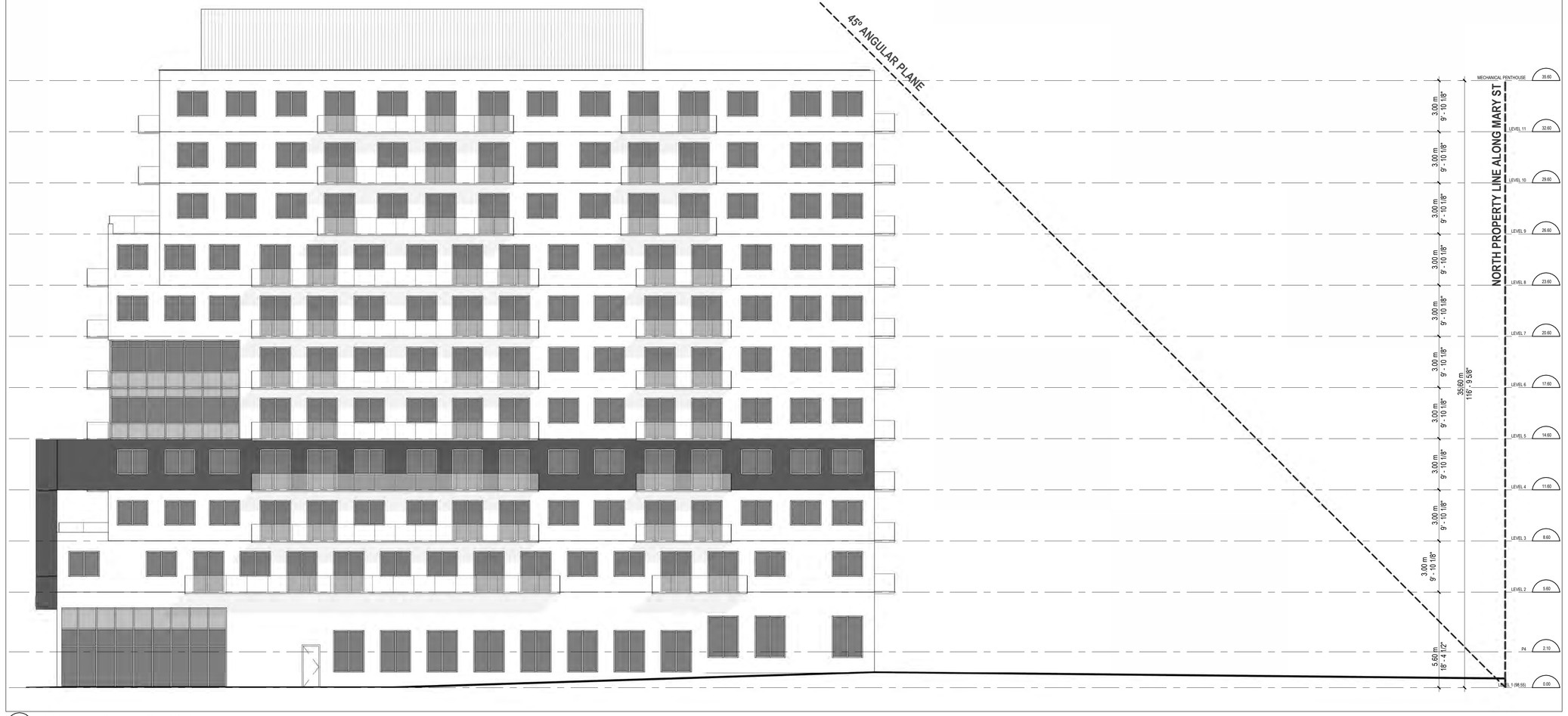
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PROJECT NUMBER
24-677

DRAWING NUMBER
A.5.4

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ARCH D - 24" X 36"



1 A.5.5 NORTH ELEVATION WITH ANGULAR PLANE
1 : 125

NOT USED

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PROJECT TITLE

NEW APARTMENT BUILDING

517 Plains Road, Burlington ON

DRAWING TITLE

NORTH ELEVATION WITH ANGULAR PLANE

DRAWN BY

Lima Architects Inc

SCALE

1 : 125

DATE

DEC 2024

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PROJECT NUMBER

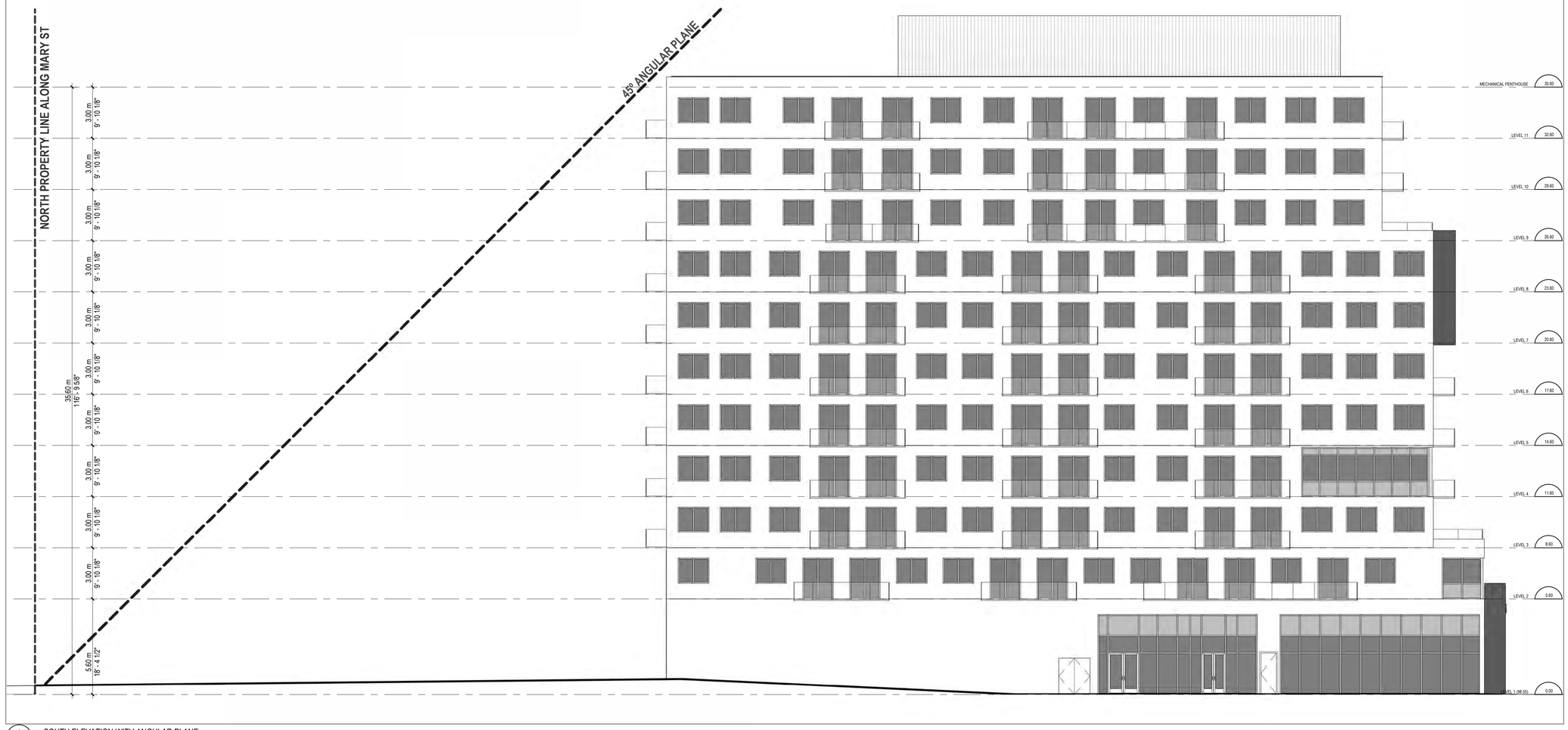
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DRAWING NUMBER

A.5.5

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ARCH D - 24" X 36"



1 / A.5.6 SOUTH ELEVATION WITH ANGULAR PLANE
1 : 125

NOT USED

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LICENCE
6901

PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
SOUTH ELEVATION WITH ANGULAR PLANE

DRAWN BY
Lima Architects Inc

SCALE
1 : 125

DATE
DEC 2024

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PROJECT NUMBER
24-677

DRAWING NUMBER
A.5.6

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ARCH C- 18" X 24"

City of Burlington Shadow Study Submission: WRITTEN ANALYSIS

NAME OF PROJECT:	LOCATION:	CONSULTANT:	SHADOW STUDY PREPARED BY:
NEW APARTMENT BUILDING	1022 Gallagher Road, Burlington ON	_____	LIMA ARCHITECT

This report assesses the proposed development at 517 Plains Road, Burlington ON for its compliance with shadow impact criteria. The evaluation demonstrates that the project meets the minimum sun access requirements on March 21st for neighboring private outdoor amenity areas and public spaces, including sidewalks.

Details of the analysis for each area are provided below, with specific calculations outlined in sheet showed at 3 - AD 1.0.

- Private Outdoor Amenity Area – Residential Rear Yard

Requirements: On March 21st, between 9:00 am and 6:00 pm, the minimum sun access factor is 0.22.

Analysis: The proposed development casts partial shadows on the rear yards of adjacent residential properties between 9:00 am and 6:00 pm on March 21st. However, the overall sun access factor for the entire day (9:00 am to 6:00 pm) is approximately 0.85, exceeding the minimum requirement of 0.22.

- Public Realm and Sidewalks

Requirements: On March 21st, between 9:00 am and 6:00 pm, the minimum sun access factor for public areas and sidewalks is 0.50. Sidewalks must receive either full sunlight for 50% of the time or 50% sun coverage at all times.

Analysis: The building casts shadows on the opposite sidewalks between 4:00 pm and 6:00 pm. However, it provides full sunlight for 77% of the time along both Gallagher Road and Plains Road East. The combined sun access factor for all surrounding sidewalks is 0.96, surpassing the minimum requirement of 0.50.

Cumulative Shadow Assessment:

March 21st: Cumulative shadows affects buildings to the north-west of the proposed development in the early morning and buildings and sidewalks to the east of the proposed development in the evening.

June 21st: Cumulative shadows affects buildings to the west of the proposed development in the early morning and buildings and sidewalks to the south-east of the proposed development in the evening.

September 21st: Cumulative shadows affects buildings to the north-west of the proposed development in the early morning and buildings and sidewalks to the east of the proposed development in the evening.

December 21st: Cumulative shadows affects buildings to the north-west of the proposed development in the early morning and buildings and sidewalks to the north-east of the proposed development in the evening.

Conclusion:

The proposed development successfully meets all shadow study criteria by achieving the required minimum sun access factors. The design incorporates strategies like building separation and step-backs, which effectively minimize shadow impacts. No additional mitigation measures are necessary to comply with the City of Burlington's shadow impact criteria.

1 AD-1.0 SUN SHADOW STUDY - WRITTEN ANALYSIS
N/A

City of Burlington Shadow Study Submission Checklist

NAME OF PROJECT:	LOCATION:	CONSULTANT:	SHADOW STUDY PREPARED BY:
NEW APARTMENT BUILDING	517 Plains Road, Burlington ON	_____	LIMA ARCHITECTS

1. TIMING OF SHADOW DRAWINGS:

MARCH 21st - hourly from 09:00am - 06:00pm EDT	☒
JUNE 21st - hourly from 09:00am - 07:00pm EDT	☒
SEPT. 21st - hourly from 09:00am - 06:00pm EDT	☒
DEC. 21st - hourly from 11:00am - 03:00pm EDT	☒

2. CONFIGURATIONS SUPPLIED:

EXISTING AND PROPOSED	☒
FUTURE (IF APPLICABLE)	☒
MITIGATION (IF APPLICABLE)	☒

3. COVERAGE AREA OF SHADOW DRAWINGS:

NORTH: MIN. OF 4 TIMES THE BUILDING HEIGHT	☒
EAST: MIN. OF 6 TIMES THE BUILDING HEIGHT	☒
WEST: MIN. OF 3 TIMES THE BUILDING HEIGHT	☒
SOUTH: MIN. OF 1.5 TIMES THE BUILDING HEIGHT	☒

4. SHADOW DRAWING GRAPHIC STANDARDS:

TRUE NORTH ORIENTED TO TOP	☒
SCALE BAR	☒
EACH DRAWING 8.5"X11" OR LARGER	☒
DRAWINGS IN FULL COLOUR	☒
LEGEND OF ALL COLOUR FILLS AND LINETYPES	☒
SCALE OF SHADOW DRAWINGS	1:1200

5. WRITTEN ANALYSIS PROVIDED ☒

CONFORMANCE CALCULATIONS PROVIDED	☒

6. IDENTIFICATION OF SITE ELEMENTS:

STREET NAMES	☒
DEVELOPMENT SITE BOUNDARY	☒
BUILDING FOOTPRINTS AND MASSING	☒
PARKS, NATURAL HERITAGE SYSTEMS, MAJOR PARKS OR OPEN SPACE DESIGNATED LANDS, KEY CIVIC AND CULTURAL SPACES, OR PLACES WHERE CHILDREN PLAY	☒
PUBLIC REALM AND SIDEWALKS	☒
PRIVATE OUTDOOR AMENITY SPACES	☒

7. COLOUR DIFFERENTIATION OF SHADOWS:

EXISTING BUILDINGS - CAST ON ALL SURFACES	☒
NET NEW SHADOWS - CAST ON GROUND	☒
NET NEW SHADOWS - CAST ON ROOFS	☒
SHADOWS NO LONGER PROPOSED (CHANGES)	☒

8. SHADOW IMPACT CRITERIA RESULTS:

THIS PROPOSAL MEETS THE APPLICABLE SHADOW IMPACT CRITERIA FOR:	Yes	No	N/A
KEY CIVIC & CULTURAL SPACES	☒	☐	☐
PRIVATE OUTDOOR AMENITY SPACES	☒	☐	☐
PARKS AND OPEN SPACE	☒	☐	☐
PLACES WHERE CHILDREN PLAY	☒	☐	☐
PUBLIC REALM AND SIDEWALKS	☒	☐	☐

9. MITIGATION* **Yes** **No**

HAVE ANY MITIGATION MEASURES BEEN PROPOSED?	☒	☐

NOTE: BUILDING SEPARATION, ORIENTATION, AND STEP-BACKS AT HIGHER LEVELS HAVE BEEN INTEGRATED INTO THE DESIGN. **NO ADDITIONAL MITIGATION MEASURES ARE REQUIRED**.

2 AD-1.0 SUN SHADOW STUDY - CHECKLIST
N/A

517 Plains Road, Burlington ON - SUN ACCESS FACTOR CALCULATIONS

S.A.F. - PRIVATE OUTDOOR AMENITY AREAS - REAR YARDS 01, 02

TOTAL AREA (M²) 1,198.43

DATE	HOUR	AREA EXPOSED TO SUN REAR YARD 01	REAR YARD 02
21/03	9:00	251.69	378.95
21/03	10:00	370.12	612.72
21/03	11:00	212.62	644.23
21/03	12:00	255.18	644.23
21/03	13:00	456.53	644.23
21/03	14:00	521.11	644.23
21/03	15:00	554.20	644.23
21/03	16:00	554.20	584.23
21/03	17:00	554.20	501.25
21/03	18:00	554.20	382.43

		AVERAGE FOR NINE ONE-HOUR INTERVALS	
HOUR 01	HOUR 02	REAR YARD 01	REAR YARD 02
9:00	10:00	310.91	495.84
10:00	11:00	291.37	628.48
11:00	12:00	233.90	644.23
12:00	13:00	355.86	644.23
13:00	14:00	488.82	644.23
14:00	15:00	537.66	644.23
15:00	16:00	554.20	614.23
16:00	17:00	554.20	542.74
17:00	18:00	554.20	381.53
SUM OF AVERAGES (M²)		3,881.11	5,239.73
HOUR INTERVALS		9	9
DIVIDED BY INTERVALS (M²)		431.23	582.19

S.A.F. (per Rear Yard) = AVERAGE/TOTAL AREA (M²)		
	431.23	582.19
	554.20	644.23
	0.78	0.90

S.A.F. (total) = AVERAGE/TOTAL AREA (M²)		
	TOTAL AVG (M²)	1013.43
	TOTAL AREA (M²)	1,198.43
	S.A.F. (TOTAL) (M²)	0.85

THE CRITERIA IS ABOVE 0.22, THEREFORE IT MEETS THE CRITERIA AT 0.85

S.A.F. - PUBLIC REALM AND SIDEWALKS - PLAINS ROAD AND OPPOSITE BUILDINGS

TOTAL AREA (M²) 1,021.14

DATE	HOUR	AREA EXPOSED TO SUN SIDEWALKS
21/03	9:00	1,021.14
21/03	10:00	1,021.14
21/03	11:00	1,021.14
21/03	12:00	1,021.14
21/03	13:00	1,021.14
21/03	14:00	1,021.14
21/03	15:00	1,021.14
21/03	16:00	1,021.14
21/03	17:00	823.48
21/03	18:00	770.36

		AVERAGE FOR NINE ONE-HOUR INTERVALS
HOUR 01	HOUR 02	SIDEWALKS
9:00	10:00	1,021.14
10:00	11:00	1,021.14
11:00	12:00	1,021.14
12:00	13:00	1,021.14
13:00	14:00	1,021.14
14:00	15:00	1,021.14
15:00	16:00	1,021.14
16:00	17:00	922.31
17:00	18:00	796.92
SUM OF AVERAGES (M²)		8,867.21
HOUR INTERVALS		9
DIVIDED BY INTERVALS (M²)		985.25

S.A.F. (total) = AVERAGE/TOTAL AREA (M²)		
	TOTAL AVG (M²)	985.25
	TOTAL AREA (M²)	1,021.14
	S.A.F. (TOTAL) (M²)	0.96

THE CRITERIA IS ABOVE 0.50, THEREFORE IT MEETS THE CRITERIA AT 0.96

3 AD-1.0 SUN SHADOW STUDY - S.A.F. CALCULATIONS
N/A

NOT USED

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LICENCE
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517 Plains Road, Burlington ON

DRAWING TITLE
SHADOW STUDY WRITTEN ANALYSIS

DRAWN BY
Lima Architects Inc

SCALE
1 : 50

DATE
NOV 2024

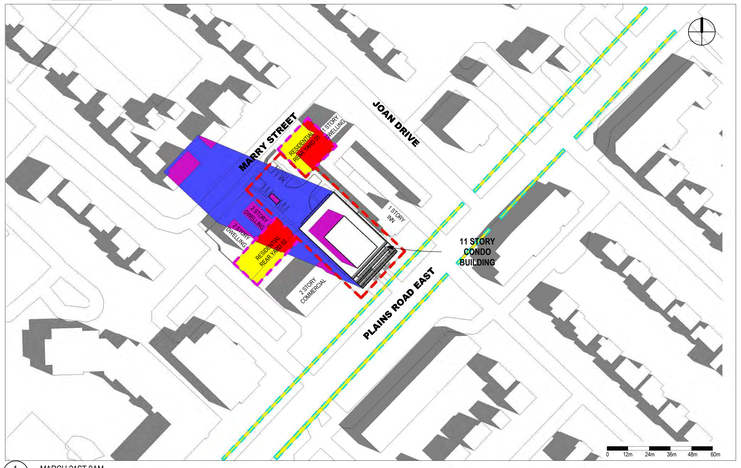
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24-674

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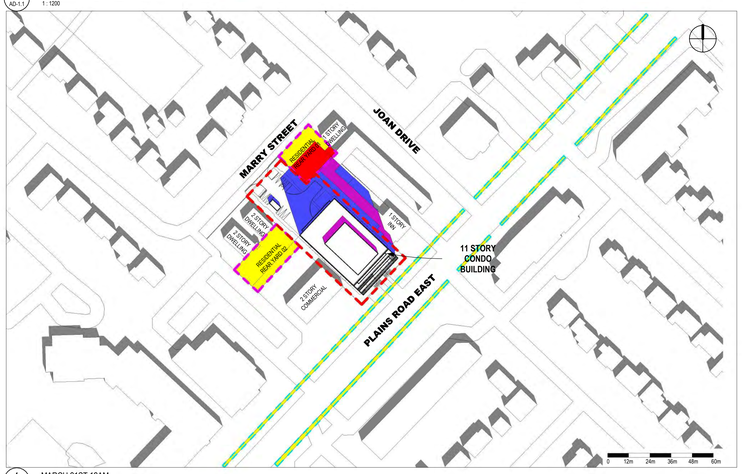
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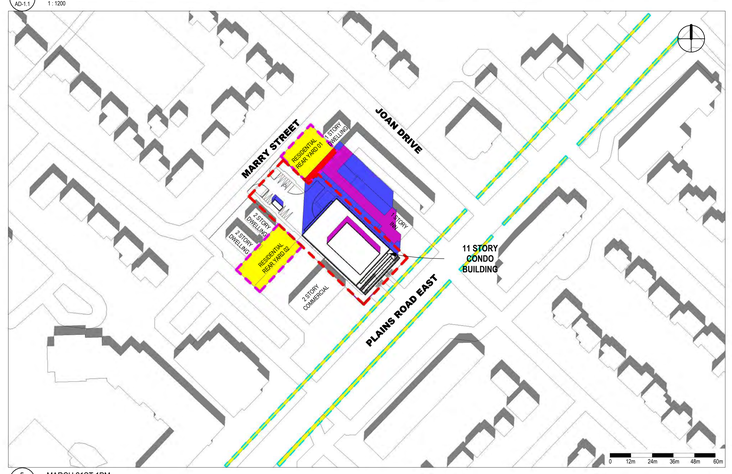
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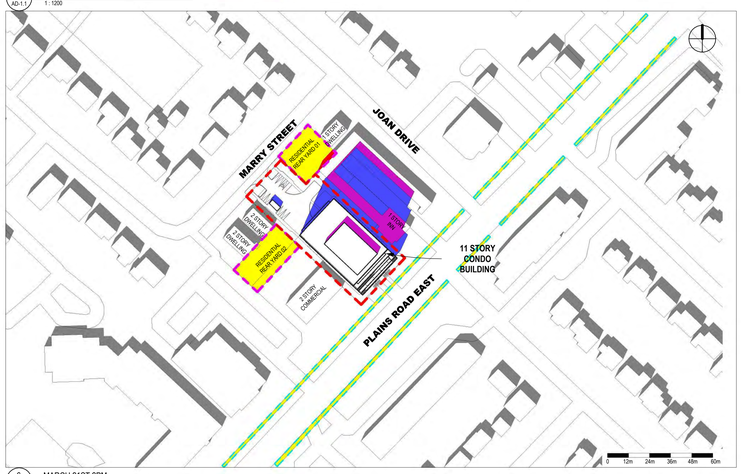
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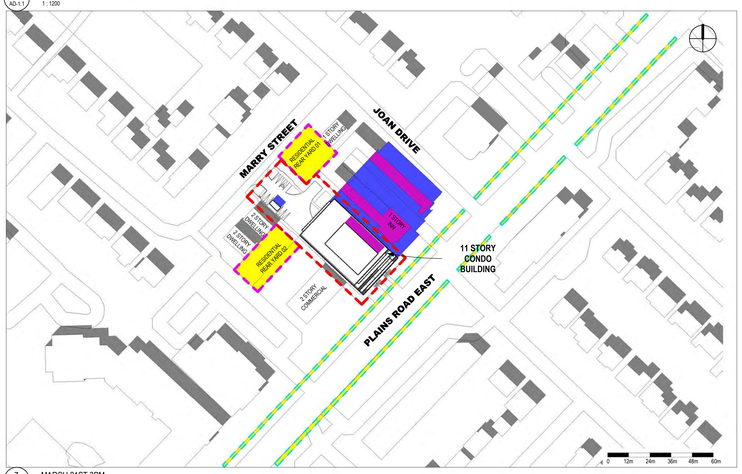
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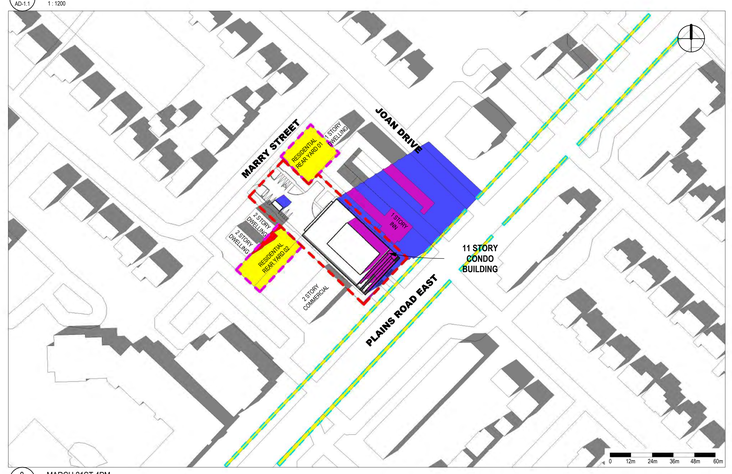
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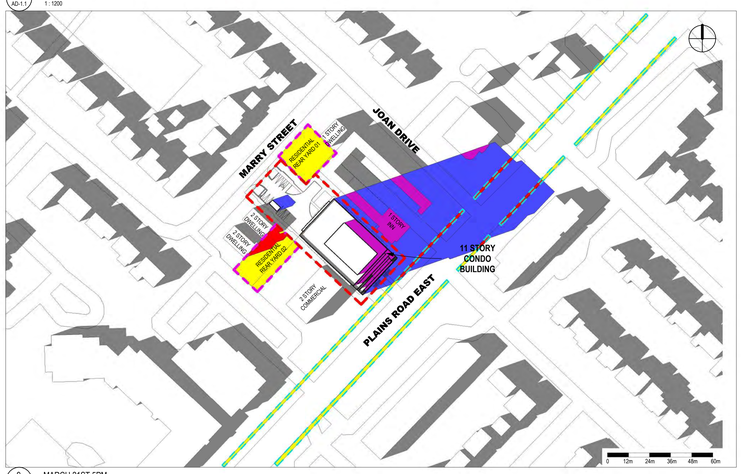
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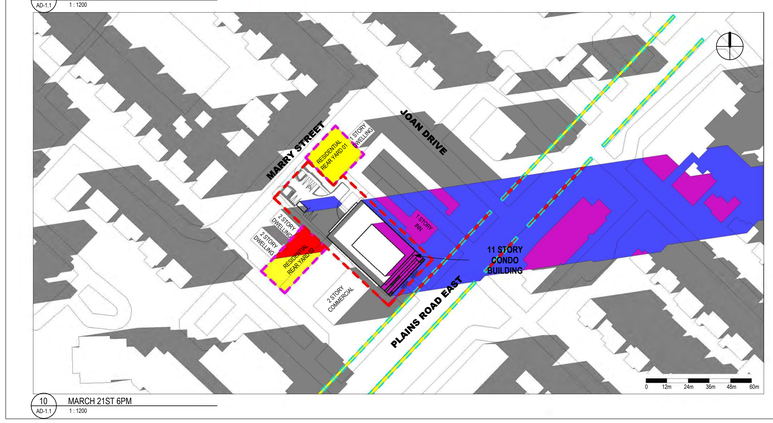
7 AD-1.1 MARCH 21ST 3PM
1 : 1200



8 AD-1.1 MARCH 21ST 4PM
1 : 1200



9 AD-1.1 MARCH 21ST 5PM
1 : 1200



10 AD-1.1 MARCH 21ST 6PM
1 : 1200

SHADOW STUDY LEGEND PER CITY OF BURLINGTON SHADOW STUDY GUIDELINES JUNE 2020

- SHADOWS CASTED BY PROPOSED BUILDING ON GROUND SURFACES
- SHADOWS CASTED BY EXISTING BUILDING ON ALL SURFACES
- SHADOWS CASTED BY PROPOSED BUILDINGS ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE
- AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS)

- PROPERTY BOUNDARY LINE
- ADJACENT RESIDENTIAL AMENITY AREA
- PUBLIC REALM AND SIDEWALKS

NOTE:

STUDY AREA INCLUDES A MINIMUM COVERAGE AREA OF:
- 4 TIMES THE BUILDING HEIGHT TO THE NORTH;
- 6 TIMES THE BUILDING HEIGHT TO THE EAST;
- 3 TIMES THE BUILDING HEIGHT TO THE WEST; AND
- 1.5 TIMES THE BUILDING HEIGHT TO THE SOUTH.

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LICENCE
6901

PROJECT TITLE

NEW APARTMENT BUILDING

517 Plains Road, Burlington ON

DRAWING TITLE

SHADOW STUDY MARCH 21ST STUDY DATE

DRAWN BY

Lima Architects Inc

SCALE

As Indicated

DATE

NOV 2024

CHECKED BY

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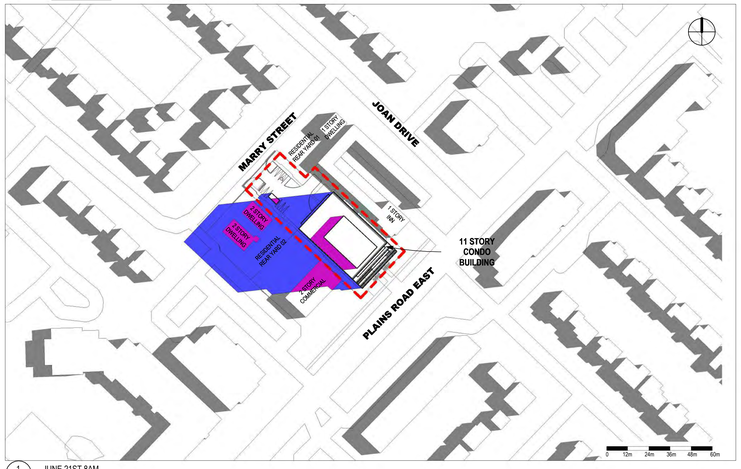
PROJECT NUMBER

24-674

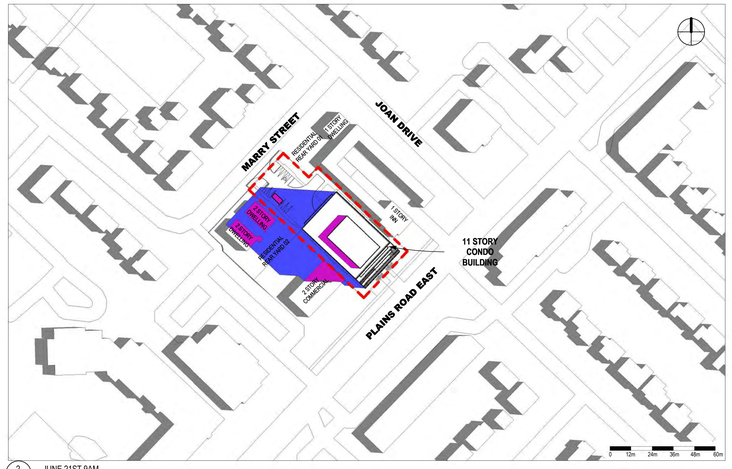
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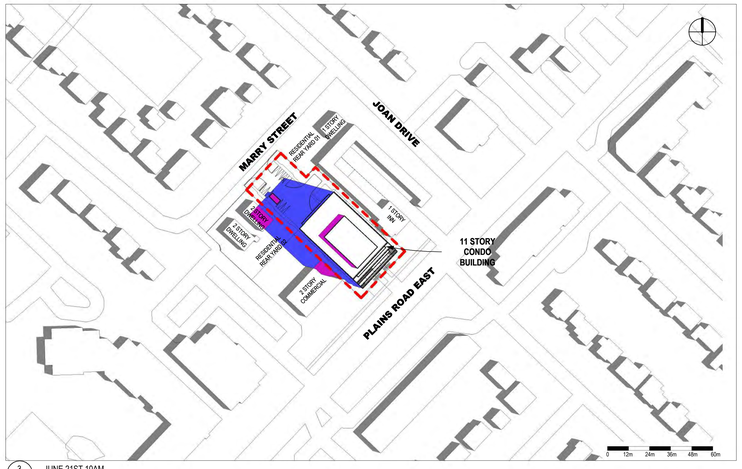
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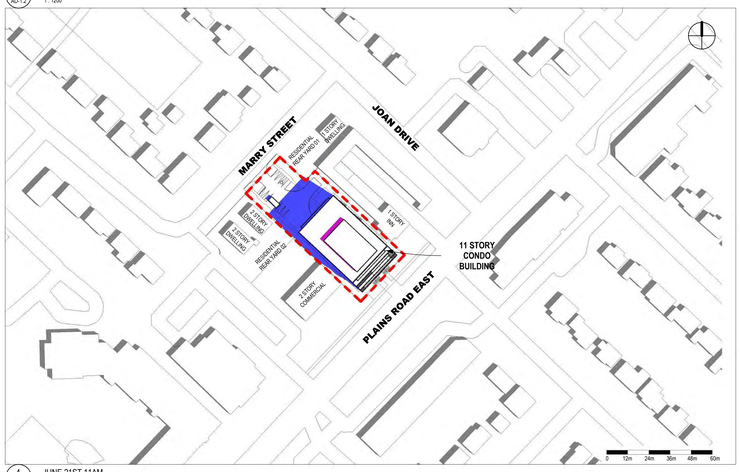
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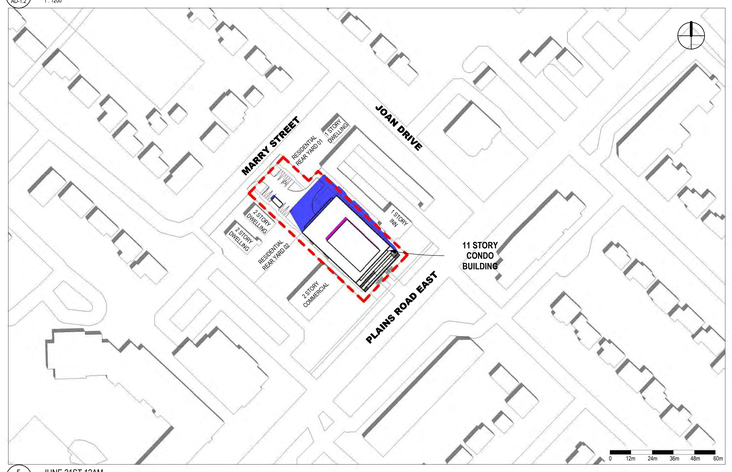
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1 : 1200



3 AD-1.2 JUNE 21ST 10AM
1 : 1200



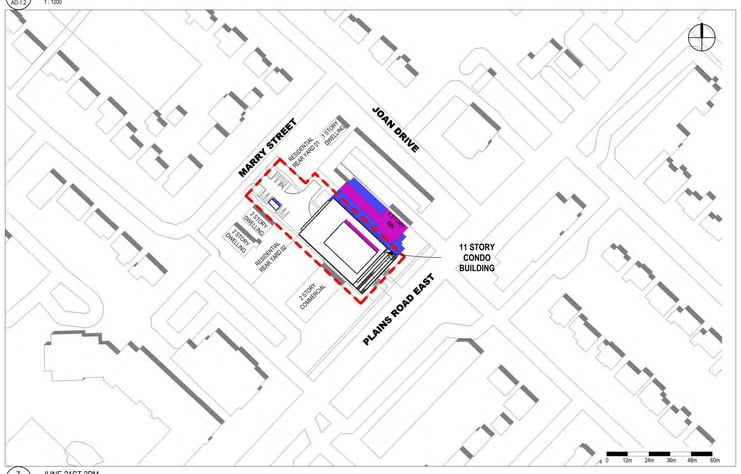
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1 : 1200



5 AD-1.2 JUNE 21ST 12AM
1 : 1200



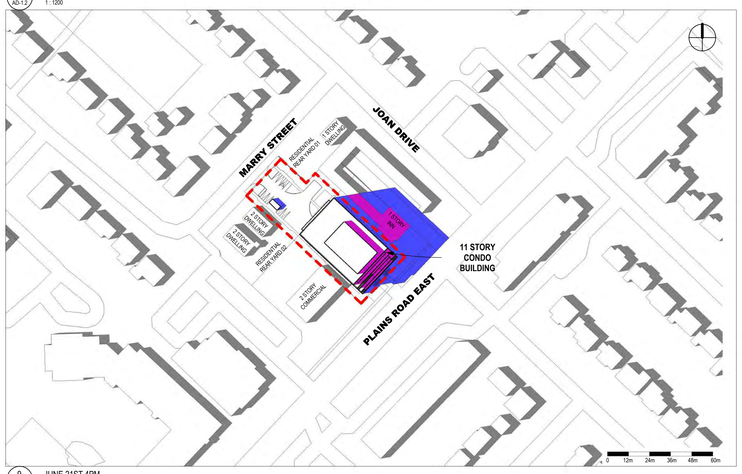
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1 : 1200



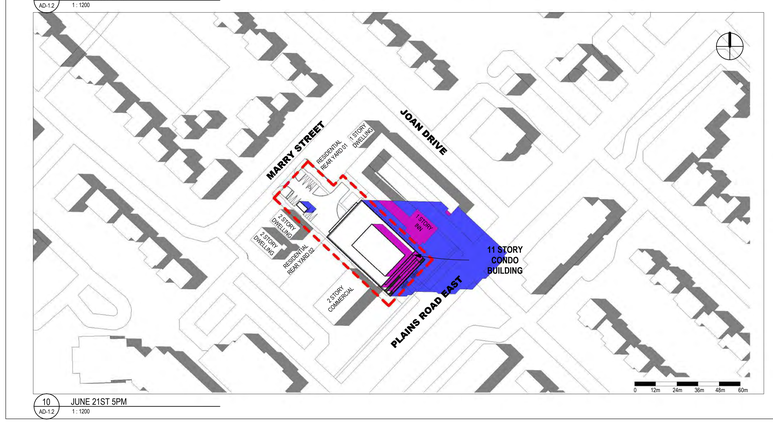
7 AD-1.2 JUNE 21ST 2PM
1 : 1200



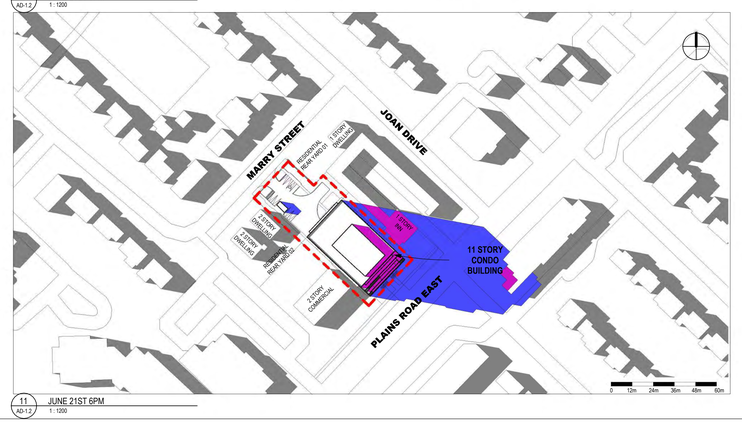
8 AD-1.2 JUNE 21ST 3PM
1 : 1200



9 AD-1.2 JUNE 21ST 4PM
1 : 1200



10 AD-1.2 JUNE 21ST 5PM
1 : 1200



11 AD-1.2 JUNE 21ST 6PM
1 : 1200



12 AD-1.2 JUNE 21ST 7PM
1 : 1200

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

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SHADOW STUDY LEGEND PER CITY OF BURLINGTON SHADOW STUDY GUIDELINES JUNE 2020

- SHADOWS CASTED BY PROPOSED BUILDING ON GROUND SURFACES
- SHADOWS CASTED BY EXISTING BUILDING ON ALL SURFACES
- SHADOWS CASTED BY PROPOSED BUILDINGS ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE
- AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS)
- PROPERTY BOUNDARY LINE
- PRIVATE OUTDOOR AMENITY AREA – RESIDENTIAL REAR YARD

REVISIONS

#	DATE	REMARK
1	2026 03 05	ISSUED FOR OPA AND ZBA

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SEALS

ONTARIO ASSOCIATION OF ARCHITECTS
FERNANDO F. S. LIMA
LICENCE
6901

PROJECT TITLE
NEW APARTMENT BUILDING
517 Plains Road, Burlington ON

DRAWING TITLE
SHADOW STUDY JUNE 21ST STUDY DATE

DRAWN BY
Lima Architects Inc

SCALE
As Indicated

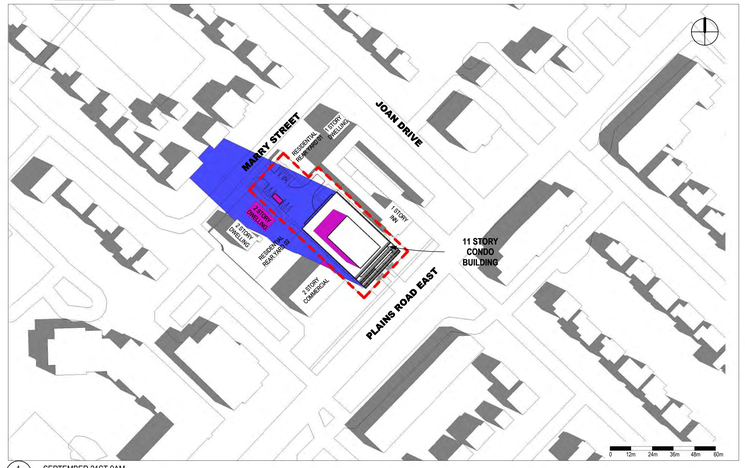
DATE
NOV 2024

CHECKED BY
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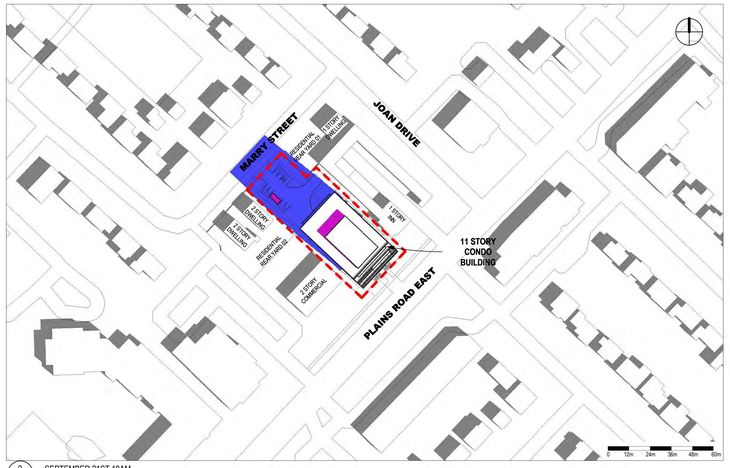
PROJECT NUMBER
24-674

DRAWING NUMBER
AD-1.2

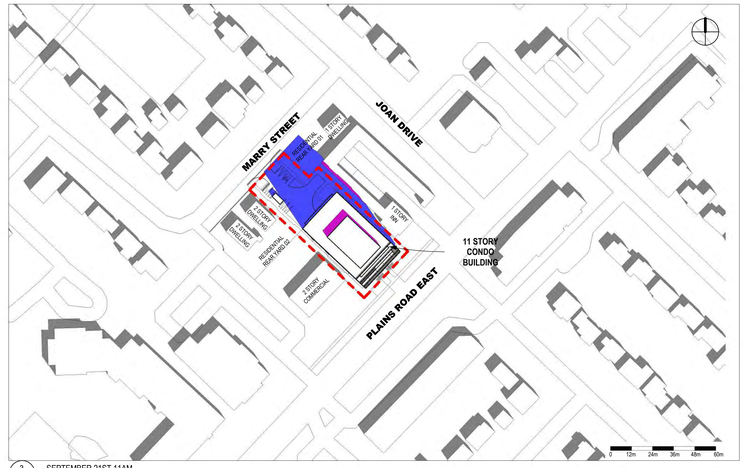
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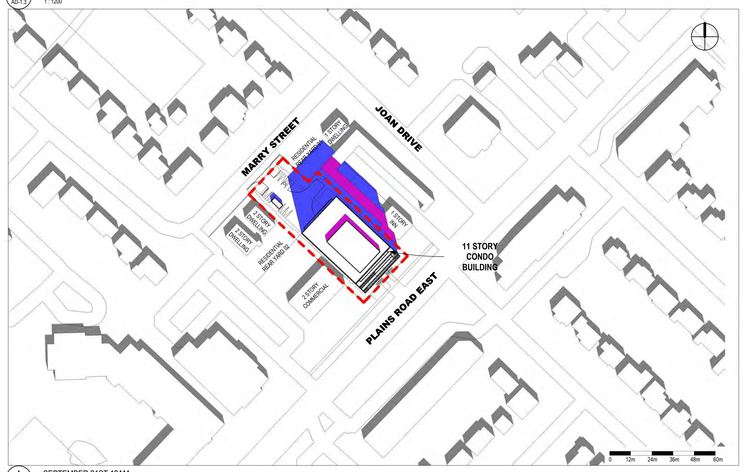
1 AD-1.3 SEPTEMBER 21ST 9AM
1 : 1200



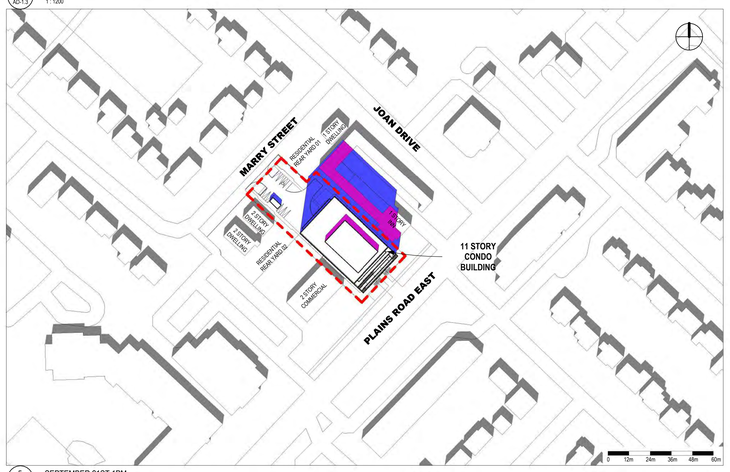
2 AD-1.3 SEPTEMBER 21ST 10AM
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3 AD-1.3 SEPTEMBER 21ST 11AM
1 : 1200



4 AD-1.3 SEPTEMBER 21ST 12AM
1 : 1200



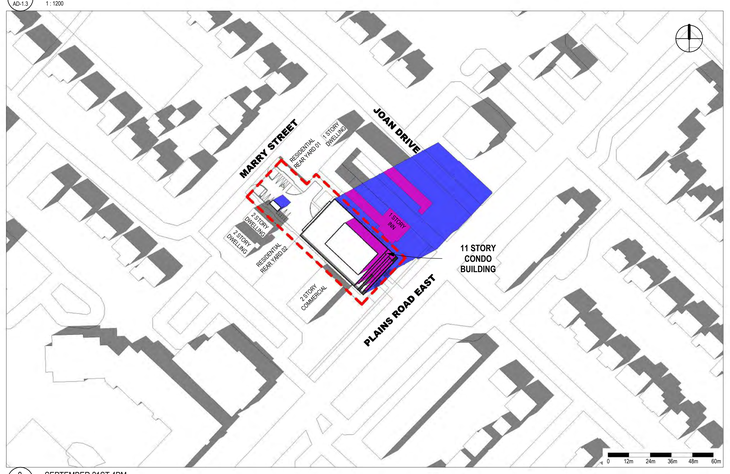
5 AD-1.3 SEPTEMBER 21ST 1PM
1 : 1200



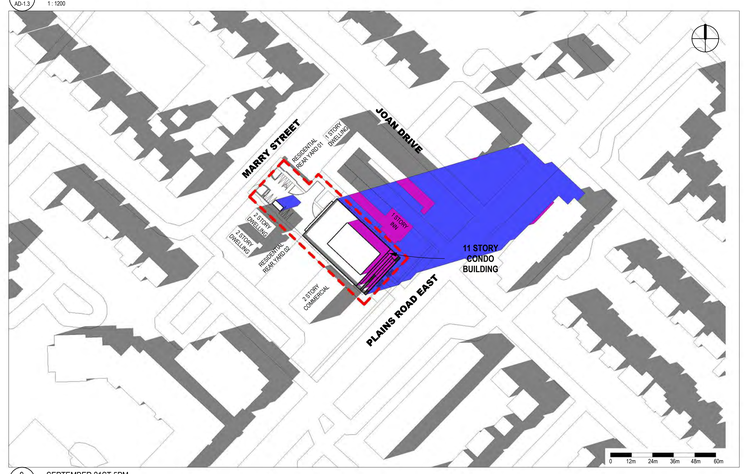
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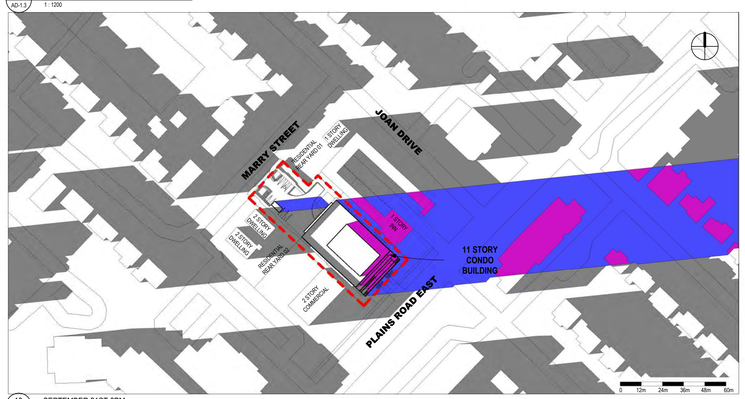
7 AD-1.3 SEPTEMBER 21ST 3PM
1 : 1200



8 AD-1.3 SEPTEMBER 21ST 4PM
1 : 1200



9 AD-1.3 SEPTEMBER 21ST 5PM
1 : 1200



10 AD-1.3 SEPTEMBER 21ST 6PM
1 : 1200

SHADOW STUDY LEGEND PER CITY OF BURLINGTON SHADOW STUDY GUIDELINES JUNE 2020

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- SHADOWS CASTED BY EXISTING BUILDING ON ALL SURFACES
- SHADOWS CASTED BY PROPOSED BUILDINGS ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE
- AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS)

- PROPERTY BOUNDARY LINE
- ADJACENT RESIDENTIAL AMENITY AREA
- PUBLIC REALM AND SIDEWALKS

NOTE:

STUDY AREA INCLUDES A MINIMUM COVERAGE AREA OF:
- 4 TIMES THE BUILDING HEIGHT TO THE NORTH;
- 6 TIMES THE BUILDING HEIGHT TO THE EAST;
- 3 TIMES THE BUILDING HEIGHT TO THE WEST; AND
- 1.5 TIMES THE BUILDING HEIGHT TO THE SOUTH.

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REVISIONS

#	DATE	REMARK
1	2026.03.05	ISSUED FOR OPA AND ZBA

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SEALS

ONTARIO ASSOCIATION OF ARCHITECTS
FERNANDO F. SI LIMA
LICENCE
6901

PROJECT TITLE

NEW APARTMENT BUILDING

517 Plains Road, Burlington ON

DRAWING TITLE

SHADOW STUDY SEPTEMBER 21ST STUDY DATE

DRAWN BY

Lima Architects Inc

SCALE

As Indicated

DATE

NOV 2024

CHECKED BY

FL

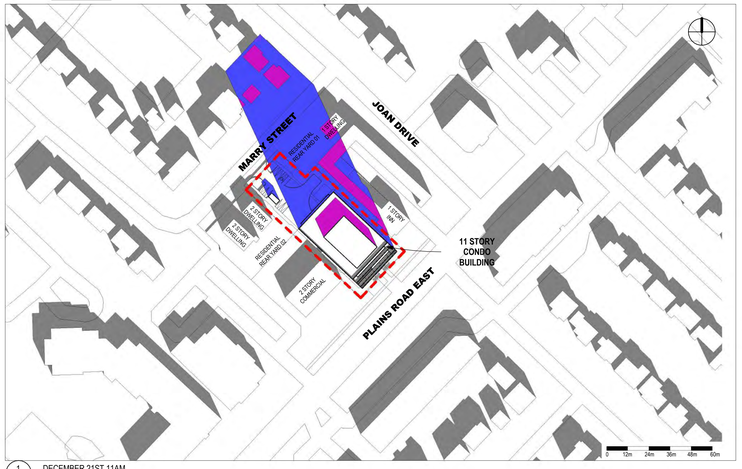
PROJECT NUMBER

24-674

DRAWING NUMBER

AD-1.3

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1 AD-1.4 DECEMBER 21ST 11AM
1 : 1200



2 AD-1.4 DECEMBER 21ST 12AM
1 : 1200



3 AD-1.4 DECEMBER 21ST 1PM
1 : 1200



4 AD-1.4 DECEMBER 21ST 2PM
1 : 1200



5 AD-1.4 DECEMBER 21ST 3PM
1 : 1200

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

SHADOW STUDY LEGEND PER CITY OF BURLINGTON SHADOW STUDY GUIDELINES JUNE 2020

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PROJECT NUMBER
24-674

DRAWING NUMBER
AD-1.4