198, 200 & 206 Plains Rd. E

Statistics

Date: 2026-06-23

Address: 198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3
Legal Description: Lots 3, 4 & 5, Registered Plan PF803, City of Burlington
Zoning Bylaw: Residential Medium Density RM2-119 (198 & 200 Plains Rd E) & RM1-346 (206 Plains Rd E)
Official Plan 1997 Designation: Residential - Medium Density

	m^2	ft^2	Ha
Lot Area	2,893.10	31,141	0.289
Total Floor Area	10,360.6	111,521	
Total GFA	5,143.0	55,359	
Total GBFA (Gross Building Floor Area)	6,890.3	74,167	
FSI (Floor Space Index)	1.78		
FAR (Floor Area Ratio)	2.38		
Coverage	1,132.2	39.13%	
Total Units	66		
Total Height	21.4m		

Floors	Floor Area		GBFA Gross Building Floor Area		Non GFA		GFA		Units Type		Total Units Type
	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	1BR	2BR	
UG2	2,013.1	21,669.0	252.7	2,720.1	2,013.1	21,669.0	0.0	0.0			
UG1	2,013.1	21,669.0	303.2	3,263.6	2,013.1	21,669.0	0.0	0.0			
1st	865.3	9,314.1	865.3	9,314.1	415.2	4,469.2	450.1	4,844.9			
2nd	1,100.4	11,844.7	1,100.4	11,844.7	104.6	1,125.9	995.8	10,718.8	10	4	14
3rd	1,100.4	11,844.7	1,100.4	11,844.7	104.6	1,125.9	995.8	10,718.8	10	4	14
4th	1,100.4	11,844.7	1,100.4	11,844.7	104.6	1,125.9	995.8	10,718.8	10	4	14
5th	1,100.4	11,844.7	1,100.4	11,844.7	104.6	1,125.9	995.8	10,718.8	10	4	14
6th	813.3	8,754.4	813.3	8,754.4	103.6	1,115.2	709.7	7,639.2	6	4	10
ROOF MPH	254.2	2,736.2	254.2	2,736.2	254.0	2,734.1	0.0	0.0			
Total	**10,360.6**	**111,521.5**	**6,890.3**	**74,167.2**	**5,217.4**	**56,160.1**	**5,143.0**	**55,359.3**	**46**	**20**	**66**
									69.7%	**30.3%**	100.0%

	Total Units Types	Requred Barrier Free Units 15%	Provided Barrier Free Units
1BD	**46**	**6.90**	8
2BD	**20**	**3.00**	4

Parking Required

Units	Number of units / Area	Ratio		Parking spaces
One Bedroom Units	46	1.25 inclusive visitors	1.25	57.5
Two Bedroom Units	20	1.25 per unit + 0.25 for visitors	1.5	30
Retail Store	183	1.25 per unit + 0.25 for visitors	3.5	6.4
Total				**94**

Parking Provided

Floor	Spaces
At Grade	19
UG-2	39
UG-1	36
Total Provided	**94**

Accessible Parking

Rquired Accessible Parking Spaces	Provided Accessible Parking Spaces
3	3

Bicycle Parking

Units	Number of units/Area	Ratio		Required Bicycle Parking spaces	Provided Bicycle Parking spaces	Locaion
Residential Units	66	Long Term Bicycle Parking	0.5	33	34	UG-1
Residential Units	66	Short Term Bicycle Parking	0.05	3	4	At Grade
Retail	$183m^2$	Long Term Bicycle Parking	2+1 per $1000m^2$	2	2	UG-1
Retail	$183m^2$	Short Term Bicycle Parking	3+1 per $1000m^2$	3	5	At Grade
Total Short Term				**6**	**9**	
Total Long Term				**35**	**36**	

Amenity Required

Type		Ratio		Required Amenity Area m^2
One Bedroom Units	46	$20m^2$ per 1BR	20	920
Tow Bedroom Units	20	$35m^2$ per 2BR	35	700
Total				**1620**

Amenity Provided

Type	m^2
Indoor Amenity (Ground Floor)	226.0
Outdoor Amenity (At Grade)	231.8
Outdoor Amenity (balconies 2nd)	52.4
Outdoor Amenity (Terraces 2nd)	7.9
Outdoor Amenity (balconies 3rd)	60.3
Outdoor Amenity (balconies 4th)	60.3
Outdoor Amenity (balconies 5th)	60.3
Outdoor Amenity (Terraces 6th)	353.7
Outdoor Amenity (Roof Terrace)	586.0
Total	**1,638.7**

Mixed Use Corridor (Proposed)

Regulation	Required	Proposed	Notes
Yard anutting street	3m Min. & 4.5m Max.	3m	
Side Yard	No Min.	4.4m & 4.3m	
Yard abutting Residential zone	15m	24.3m	
Landscape abutting street	3m	3m	Note: Below-grade parking structures shall not extend into a required landscape buffer and shall be set back 3 m from all other property lines and street lines.
Landscape Buffer abutting residential zone	6m	6m	Note: An enclosed parking structure below and above grade shall not encroach into a required 6m landscape buffer abutting a residential zone
Building Height	Max. 6 storeys	6 storeys	