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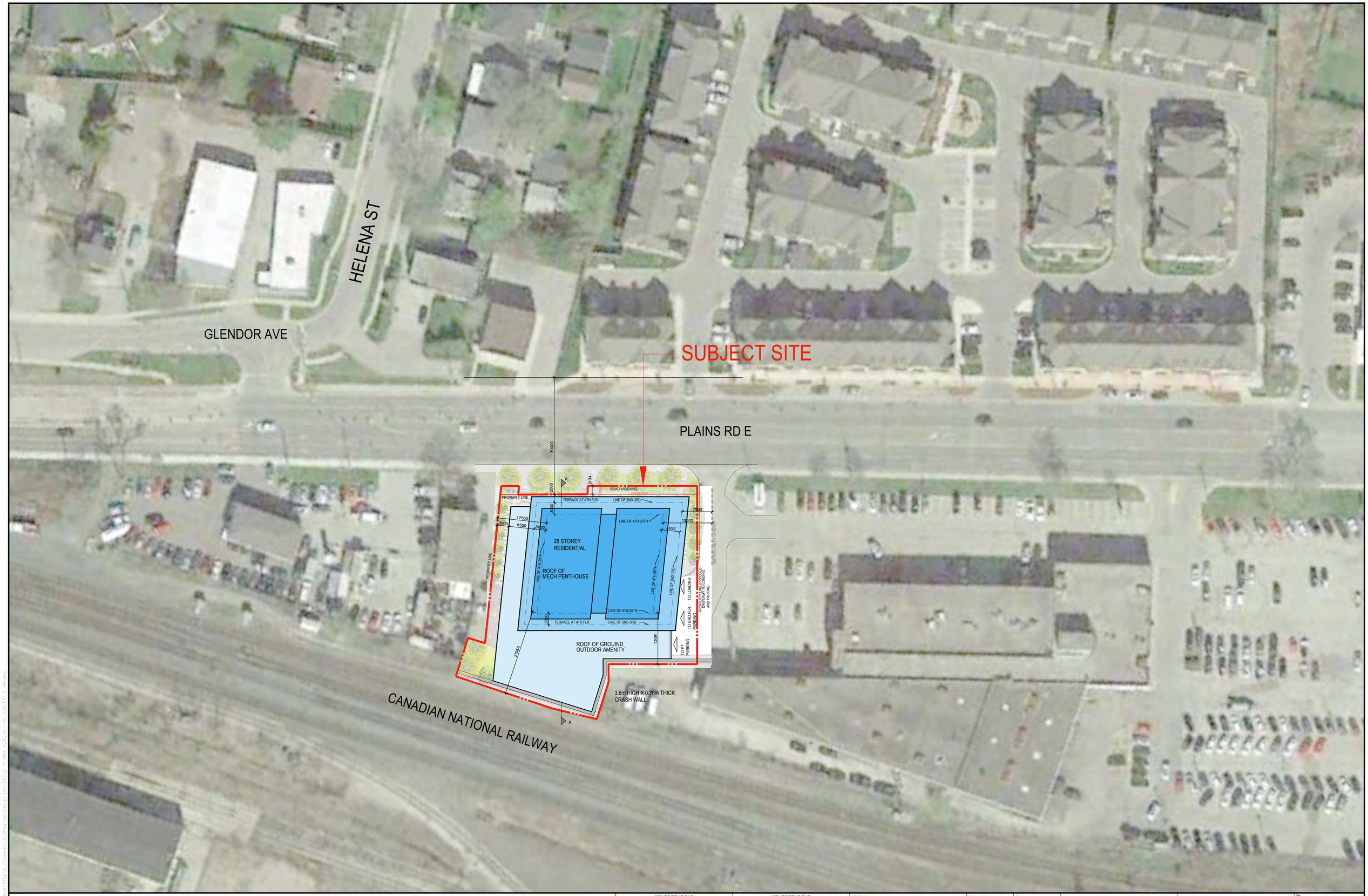
1376 & 1382 PLAINS ROAD REDEVELOPMENT

BURLINGTON, ONTARIO

ISSUED FOR REZONING APPLICATION - FEBRUARY 20, 2026

PROJECT NUMBER: 08192.000

WZMH Architects



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20			

KEY PLAN

Project North: N

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LEONARD ANDJAMA — LICENCE — 2026-02-20

Date

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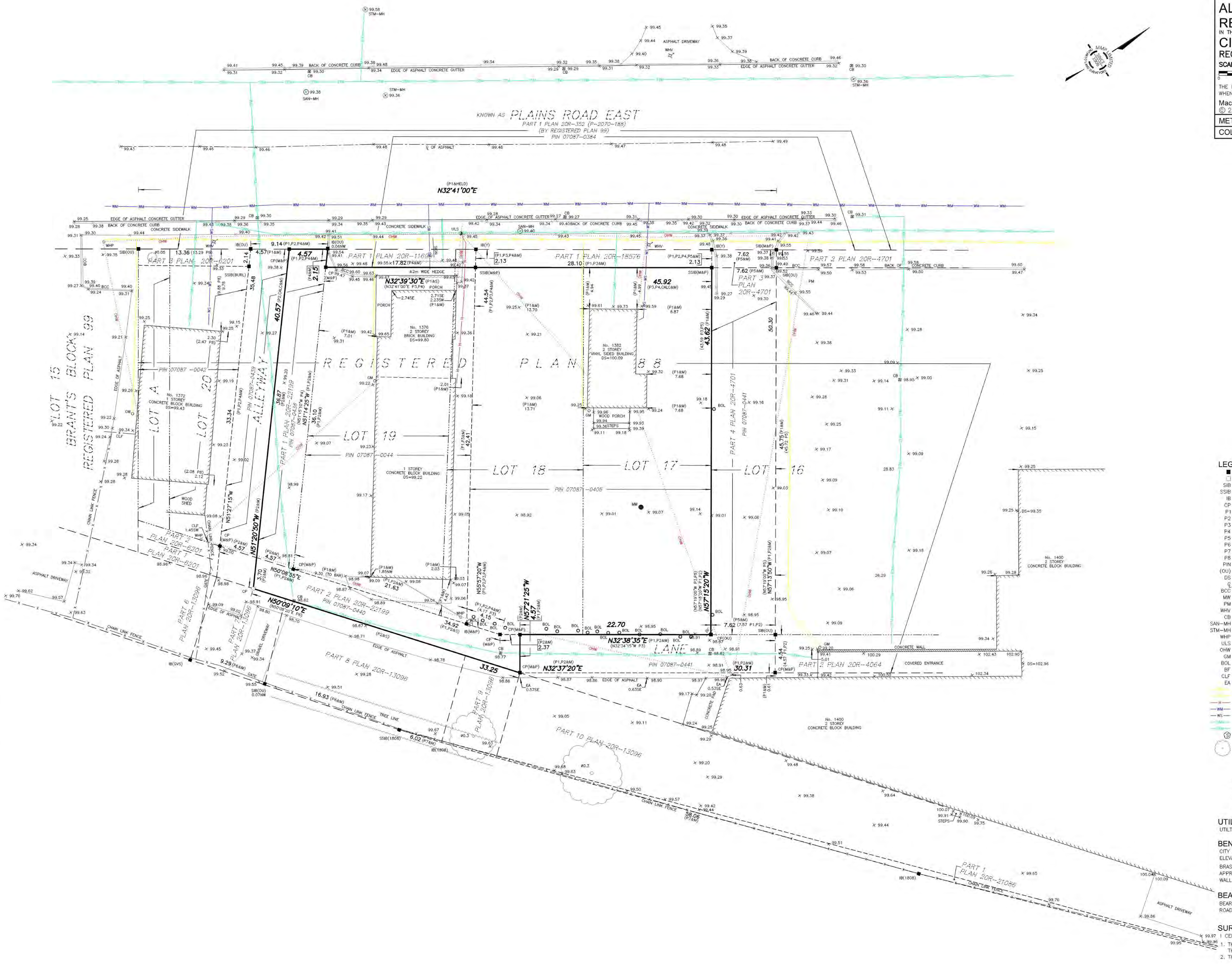
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95 St. Clair Ave W., Suite 1500
Toronto, Ontario Canada M4V 1N6
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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: CONTEXT PLAN

Date	---
Scale	1:300
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-100

Plot Time: Feb 19, 2026 - 8:14am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-100_CONTEXT PLAN.dwg



PLAN OF SURVEY SHOWING TOPOGRAPHY OF

LOTS 17, 18 & 19

AND PART OF

ALLEYWAY AND LANE REGISTERED PLAN 88

IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 910mm IN WIDTH BY 680mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200 (INCLUDING 15mm BEYOND EACH BORDER)

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2023

METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

COLOUR THE ORIGINAL SIGNED PRINT OF THIS PLAN OF SURVEY CONTAINS COLOUR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-52479

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3)

LEGEND

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDAR IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- P1 DENOTES PLAN BY MMP LIMITED DATED DECEMBER 14, 2015 (18-312)
- P2 DENOTES PLAN 20R-22199
- P3 DENOTES PLAN 20R-18576
- P4 DENOTES PLAN 20R-11699
- P5 DENOTES PLAN 20R-4701
- P6 DENOTES PLAN 20R-13096
- P7 DENOTES PLAN 20R-21086
- P8 DENOTES PLAN BY SEWELL & SEWELL DATED APRIL 3, 1979 (79-142)
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- (OU) DENOTES ORIGIN UNKNOWN
- DS DENOTES DOOR SILL ELEVATION
- ℄ DENOTES CENTRELINE
- BCC DENOTES SHORT STANDAR IRON BAR
- MW DENOTES MONITORING WELL
- PM DENOTES PARKING METER
- WHV DENOTES WATER HYDRANT VALVE
- CB DENOTES CATCH BASIN
- SAN-MH DENOTES SANITARY MANHOLE
- STM-MH DENOTES STORM MANHOLE
- WHP DENOTES WOOD HYDRO POLE
- ULS DENOTES UTILITY LIGHT STANDARD
- OHW DENOTES OVERHEAD WIRE
- GM DENOTES GAS METER
- BOL DENOTES BOLLARD
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- EA DENOTES EDGE OF ASPHALT
- DENOTES GAS MAIN LOCATE
- DENOTES GAS SERVICE LOCATE
- —H— DENOTES HYDRO LOCATE
- —WM— DENOTES WATER MAIN LOCATE
- —WS— DENOTES WATER SERVICE LOCATE
- DENOTES SANITARY SEWER LOCATE
- DENOTES STORM SEWER LOCATE
- (S) DENOTES TREE STUMP
- DENOTES DECIDUOUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES

ALL BUILDING TIES ARE TO BUILDING SIDING MATERIAL AND ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.

A ROTATION OF 01°05'20" HAS BEEN APPLIED TO BEARINGS ON P2
A ROTATION OF 01°02'20" HAS BEEN APPLIED TO BEARINGS ON P3
A ROTATION OF 00°15'15" HAS BEEN APPLIED TO BEARINGS ON P5

UTILITY LOCATE NOTE

UTILTIY LOCATES UNDERTAKEN BY CONQUEST LOCATING ON APRIL 18, 2023

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 446
ELEVATION = 100.192 METRES (CGVD28:78 ADJUSTMENT)
BRASS PLAQUE SET ON EAT FACE OF CONCRETE BOX CULVERT ON PLAINS ROAD APPROXIMATELY 150 METRES EAST OF BRANT STREET AND 0.20 METRES BELOW TOP OF WALL WEST OF THE COURT HOUSE

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE SOUTHEASTERLY LIMIT OF PLAINS ROAD EAST AS SHOWN ON P1 HAVING A BEARING OF N32°41'00"E

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF SEPTEMBER, 2023.

SEPTEMBER 15, 2023
DATE

F.K RAD
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY AND PETERS LIMITED

E:\(20) Halton\Registered Plans\RP0088\LOT 17, 18, 19\23-070\23-070-PS.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmplimited.com
mmplimited.com

DRAWN BY:	G.S.
PARTY CHIEF:	N.C.
CHECKED BY:	FK
PROJECT No.:	23-070-PS

ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date

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Toronto, Ontario, Canada M4V 1N6
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www.wzmh.com

PLAINS ROAD

BURLINGTON, ONTARIO
-

Drawing Title
SURVEY

Date	---
Scale	1:200
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-100

Plot Time: Feb 19, 2026 - 8:16am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2. PLAINS ROAD\A-100_SURVEY.dwg

1. SITE GROSS AREA

DESCRIPTION	AREA (m2)
GROSS SITE AREA	2,749.70

2. PROPOSED GROSS AREA AND DENSITY

2a. PROPOSED GROSS FLOOR

Gross Building Floor Area Calculation (GBFA)

The total area of the floor measured to the outside of all outside walls, including a basement or cellar but excluding areas used for parking of motor vehicles or areas above an atrium

Gross Floor Area Calculation (GFA)

The sum of areas of each floor of a building, but shall include a basement or cellar when used for commerical purpose. Measure shall be from the exterior face of outside walls, or from the center line of partition and common walls. GFA shall not include floor spaced devated to:

A) vehicle parking;
B) storage; (bike storage)
C) air handling equipment;
D) enclosed mall and hallways, excluding kiosk, stairways;
E) elevators and associated equipment;
F) washroom;
G) foyers, lobbies, but not waiting areas/rooms

PROPOSED BUILDING GFA	RESIDENTIAL GBFA		RESIDENTIAL GFA		RETAIL		INDOOR AMENITY		TOTAL GFA		OUTDOOR AMENITY	
	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf
ABOVE GRADE												
GROUND	2,000	21,528	518	5,576	400	4,306		-	918	9,881		-
2ND	1,176	12,658	591	6,361			508	5,468	1,099	11,830	941	10,129
3RD	1,176	12,658	1,164	12,529					1,164	12,529	216	2,325
4TH	755	8,127	744	8,008					744	8,008	635	6,835
5TH	755	8,127	744	8,008					744	8,008	160	1,722
6TH	755	8,127	744	8,008					744	8,008	160	1,722
7TH	755	8,127	744	8,008				-	744	8,008	160	1,722
8TH	755	8,127	744	8,008					744	8,008	160	1,722
9TH	755	8,127	744	8,008					744	8,008	160	1,722
10TH	755	8,127	744	8,008					744	8,008	160	1,722
11TH	755	8,127	744	8,008					744	8,008	160	1,722
12TH	755	8,127	744	8,008					744	8,008	160	1,722
13TH	755	8,127	744	8,008					744	8,008	160	1,722
14TH	755	8,127	744	8,008					744	8,008	160	1,722
15TH	755	8,127	744	8,008					744	8,008	160	1,722
16TH	755	8,127	744	8,008					744	8,008	160	1,722
17TH	755	8,127	744	8,008					744	8,008	160	1,722
18TH	755	8,127	744	8,008					744	8,008	160	1,722
19TH	755	8,127	744	8,008					744	8,008	160	1,722
20TH	755	8,127	744	8,008					744	8,008	160	1,722
21ST	755	8,127	744	8,008					744	8,008	160	1,722
22ND	755	8,127	744	8,008					744	8,008	160	1,722
23RD	755	8,127	744	8,008					744	8,008	160	1,722
24TH	755	8,127	744	8,008					744	8,008	160	1,722
25TH	755	8,127	744	8,008					744	8,008	160	1,722
MECH	755	8,127										
TOTAL (ABOVE)	**21,717**	**233,760**	**18,641**	**200,650**	**400**	**4,306**	**508**	**5,468**	**19,549**	**210,423**	**5,152**	**55,456**

***Note: Amenity area included in residential GFA**

	sm	sf	
TOTAL RESIDENTIAL GBFA	**21,717**	**233,760**	
TOTAL RESIDENTIAL GFA	**19,549**	**210,423**	
TOTAL INDOOR/OUTDOOR AMENITY**	**5,660**	**60,924**	**20sm/UNIT**

** REQUIRED INDOOR+OUTDOOR AMENITY = 20sm/UNIT (AMENITY INCLUDES TERRACES AND BALCONY)
283 UNITS = 5,660sm AMENITIES REQUIRED; PROVIDED 20sm / UNIT

DENSITY

GROSS SITE AREA	**2,752.97**	
AREA OF ROAD WIDENING	**69.66**	
NET SITE AREA (GROSS SITE - ROAD WIDENING)	**2,683.31**	
PROPOSED DENSITY OVER ENTIRE SITE (GBFA/NET SITE AREA)	**8.1**	**(GBFA / NET SITE AREA = DENSITY) (21,717sm/2,683.31= 8.1)**

3. PROPOSED BUILDING UNIT MIX

PROPOSED BUILDING UNIT MIX

	STUDIO	1BED	2BED	3BED	TOTAL
GROUND					0
2ND				5	5
3RD	6			8	14
4TH		10	2		12
5TH		10	2		12
6TH		10	2		12
7TH		10	2		12
8TH		10	2		12
9TH		10	2		12
10TH		10	2		12
11TH		10	2		12
12TH		10	2		12
13TH		10	2		12
14TH		10	2		12
15TH		10	2		12
16TH		10	2		12
17TH		10	2		12
18TH		10	2		12
19TH		10	2		12
20TH		10	2		12
21ST		10	2		12
22ND		10	2		12
23RD		10	2		12
24TH		10	2		12
25TH		10	2		12
TOTAL UNITS	6	220	44	13	283
PERCENTAGE	2%	78%	15%	5%	100%
TOTAL UNITS					283

4a. INDOOR AND OUTDOOR AMENITY AREA REQUIREMENT

REQUIRED (20 m2 per Unit)*	*283x20 = 5,660 m2*
PROPOSED (20 m2 / Unit)*	*5,660 m2*

** AMENITY INCLUDES INDOOR AND GROUND FLOOR OUTDOOR AMENITY, TERRACES AND BALCONIES*

4b. INDOOR AND OUTDOOR AMENITY AREA PROVIDED (BREAKDOWN)

	INDOOR	OUTDOOR
GROUND		
2ND	508 sm	941 sm *
3RD		216 sm *
4TH		635 sm *
5TH		160 sm *
6TH		160 sm *
7TH		160 sm *
8TH		160 sm *
9TH		160 sm *
10TH		160 sm *
11TH		160 sm *
12TH		160 sm *
13RD		160 sm *
14TH		160 sm *
15TH		160 sm *
16TH		160 sm *
17TH		160 sm *
18TH		160 sm *
19TH		160 sm *
20TH		160 sm *
21ST		160 sm *
22ND		160 sm *
23RD		160 sm *
24TH		160 sm *
25TH		160 sm *
TOTAL	508 sm	5,152 sm
TOTAL INDOOR AND OUTDOOR AMENITY		5,660 sm
		5,660sm / 283 UNITS = 20sm / unit

** INCLUDES TERRACES AND BALCONIES*

5a. REQUIRED PARKING RATES

UNITS	REQUIRED RATES	TOTAL PARKING SPACES
283	0.0	0

5b. PROPOSED PARKING RATES

UNITS	PROPOSED RATES	TOTAL PARKING SPACES
283	0.20	56

5c. PROPOSED PARKING COUNT

	RESIDENT	VISITOR
GROUND		11
P1	45	
TOTAL	45	11
TOTAL PROVIDED **	56	

** INCLUDES 2 BF PARKING SPACES (2 TYPE 'A')

6a. PROPOSED BICYCLE PARKING RATES

RESIDENT	UNITS	RATES	REQUIRED
LONG TERM	283	0.5	142
SHORT TERM	283	0.05	14

RETAIL	AREA	RATES	REQUIRED
SHORT TERM	400sm	2+1 per 1,000sm	3

TOTAL REQUIRED (SHORT & LONG TERM) RESIDENTIAL & RETAIL	159

6b. PROPOSED BICYCLE PARKING COUNT

LONG TERM (RESIDENTIAL)	142	(GROUND)
SHORT TERM (RESIDENTIAL)	14	(GROUND)
SHORT TERM (RETAIL)	3	(GROUND)
TOTAL PROVIDED	159	

7. PROPOSED LOADING SPACES (NEW BUILDING)

BLOCK	Required	Provided
	1 LOADING SPACE	1 LOADING SPACE

1 STATISTICS
A102

ISSUES/REVISIONS

ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20

ISSUES/REVISIONS

ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal: CHEMHO ASSOCIATION OF ARCHITECTS Inc. LEONARD ABELMAN LICENCE 8287
2026-02-20
Date

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Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: STATISTICS

Date: ----
Scale:
Checked By:
Drawn By:
Project No.: 08192.000
Drawing No.: A-102

Plot Time: Feb 19, 2026 - 8:16am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-102_STATS.dwg



Plot Time: Feb 19, 2026 - 8:15am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-105_SITE PLAN.dwg

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20			

KEY PLAN

Project North: N

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LEONARD ABELMAN LICENCE 6997 — 2026-02-20

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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: SITE PLAN

Date	---
Scale	1:100
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-105



ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

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ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE
LEONARD ABELMANN
9591
2026-02-20
Date

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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
VIEW LOOKING NORTH EAST

Date	----
Scale	
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-110

Plot Time: Feb 19, 2026 - 5:41pm
Drawing Name: \\wzmh\Projects\08192\6_Drawings\10_Drawings-Design (SD-00)\2. PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

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ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE
11287
2026-02-20
Date

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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
VIEW LOOKING NORTH WEST

Date	---
Scale	
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-111

Plot Time: Feb 19, 2026 - 5:41pm
Drawing Names: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



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A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20			

KEY PLAN

Project North

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE
9287
2026-02-20
Date

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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
VIEW LOOKING SOUTH WEST

Date	----
Scale	
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-112

Plot Time: Feb 19, 2026 - 5:28pm
Drawing Name: T:\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-007)\2_PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



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A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20

ISSUES/REVISIONS

ISSUE	TITLE	DATE

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Project North

Seal

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LICENSED ABELMAN LICENCE 6091
2026-02-20
Date

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PLAINS ROAD
BURLINGTON, ONTARIO
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Drawing Title
VIEW FROM
THE TRAIN TRACK

Date	----
Scale	
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-113

Plot Time: Feb 19, 2026 - 5:29pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-001)\2_ PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



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KEY PLAN

Project North

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LICENSED ABELMAN
LICENCE
6991
2026-02-20
Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF CONSTRUCTION.
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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
VIEW FROM PLAINS ROAD

Date	---
Scale	
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-114

Plot Time: Feb 19, 2026 - 5:29pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-001)\2_ PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE
10387
2026-02-20
Date

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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
BUILDING BASE CLOSE-UP

Date	----
Scale	
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-115

Plot Time: Feb 19, 2026 - 5:29pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-110- A-112_RENDERINGS.dwg





ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20			

KEY PLAN

Project North

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LICENSED ABELMANN LICENCE 8591
2026-02-20
Date

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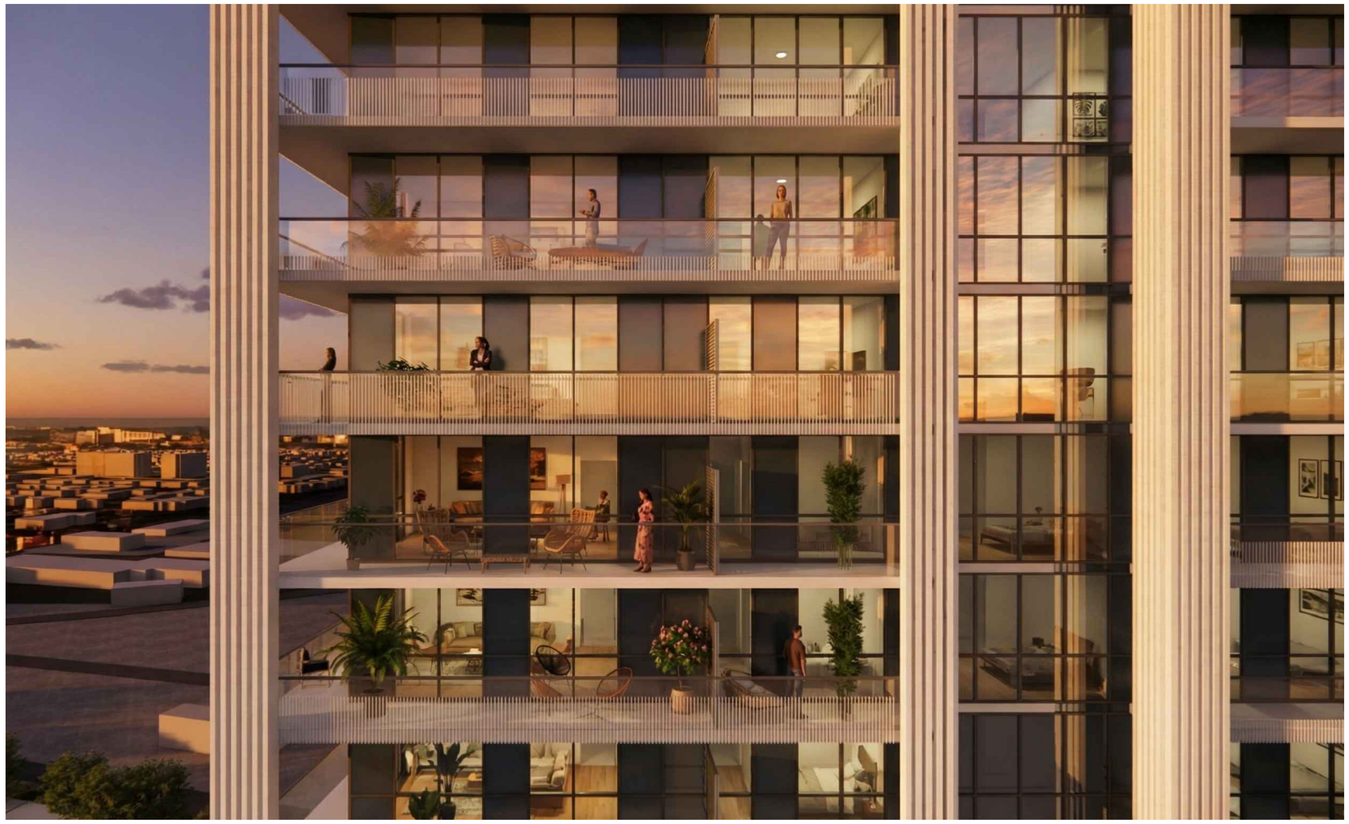
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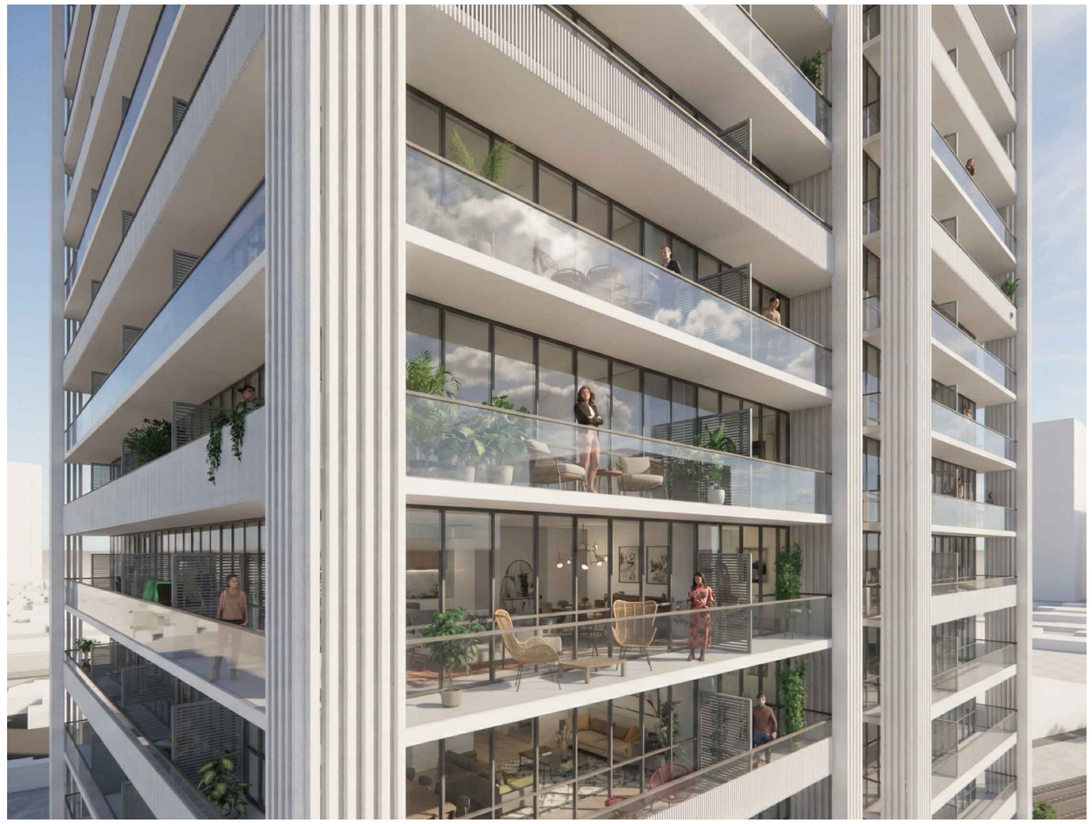
PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
RETAIL CORNER CLOSE-UPS

Date	----
Scale	
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-116

Plot Time: Feb 19, 2026 - 5:30pm
Drawing Name: \\wzmh\Projects\08192\05_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-110-A-112_RENDERINGS.dwg





ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LEONARD ABELMAN
LICENCE
0287

2026-02-20
Date

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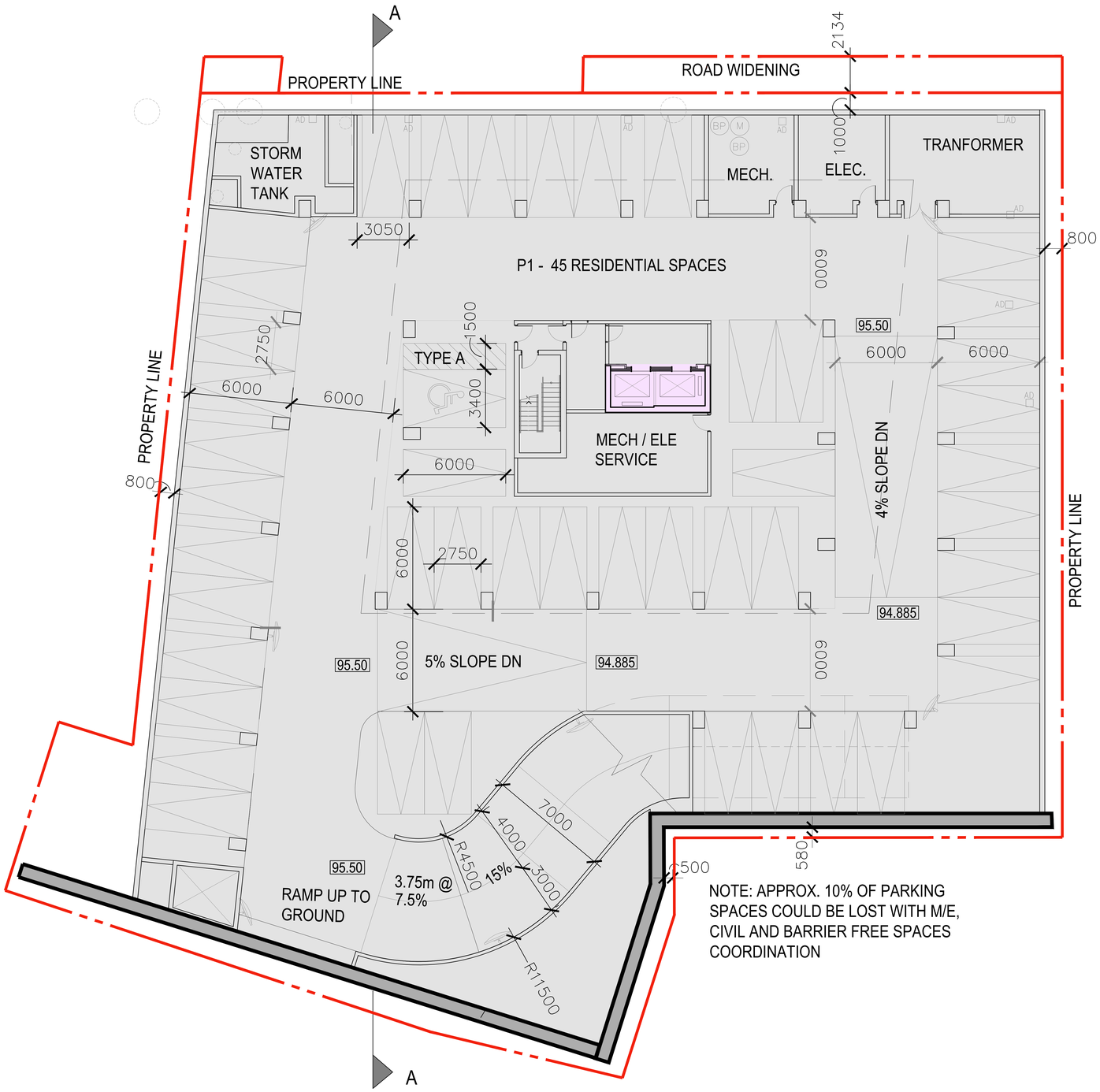
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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
TOWER CLOSE-UP

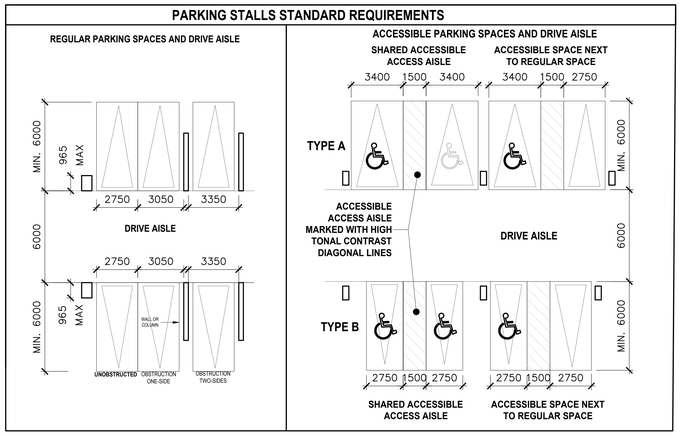
Date	---
Scale	
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-117

Plot Time: Feb 19, 2026 - 5:32pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



NOTE: APPROX. 10% OF PARKING SPACES COULD BE LOST WITH M/E, CIVIL AND BARRIER FREE SPACES COORDINATION

PARKING STALLS STANDARD REQUIREMENTS



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20			

KEY PLAN

Project North: N

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LEONARD ABELMAN LICENCE 6581 — 2026-02-20

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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: P1 - PARKING PLAN

Date	-
Scale	1:100
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-120

Plot Time: Feb 19, 2026 - 8:21pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-00)\2_ PLAINS ROAD\A-120_PARKING.dwg

PLAINS RD

EXISTING CURB

99.40

PROPERTY LINE

ROAD WIDENING

2134

FRONTYARD SETBACK

3000

2000

8 bikes

Siamese connection

Siamese connection

2ND FLR ABOVE

ENTRY

99.50

A

PROPERTY LINE

3000

RETAIL
244sm (2,626sf)
99.70

BALCONY ABOVE
2ND FLR ABOVE

MAIL

CACF

VEST

BOH

LOBBY
99.70

RETAIL
156sm (1,679sf)
99.70

6675

PROPERTY LINE

9 bikes

2ND FLR ABOVE

BULK
(10m²)

RETAIL GARBAGE ROOM
(34m²)

R R R G G G

WASTE STORAGE ROOM
(119m² - INCLUDING STAGING AREA)

TO BE CONSTRUCTED OF 200MM REINFORCED CONCRETE WITH 2% GRADE

MOVE IN

13000
(HEADROOM CLEARANCE 4.0m MIN. THROUGHOUT WASTE STORAGE)

99.60

WASTE COLLECTION AREA
(13m L x 3.5m W x 6.1m H)

STAGING AREA

4000

O/H DOOR

99.50

TO LOADING

DRIVEWAY TO LOADING AND PARKING

CENTER LINE OF LANEWAY

ADJACENT PROPERTY LANEWAY CURB

'0' SETBACK AT GROUND W/ NO UNITS

MECH

VISITOR

VISITOR

6000

VISITOR

TYPE A

2100 3400

VISITOR
6000
VISITOR
VISITOR
2750
VISITOR
VISITOR

11 VISITOR SPACES

6000

9000

O/H DOOR

TO PARKING

99.50

RAMP DN TO P1 @15%

9000

5945

O/H DOOR

TO P1

99.50

3.75m @
7.5%

25000

BIKE STORAGE
71DS (142 SPACES)

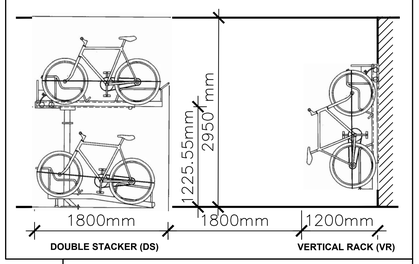
MIN. SETBACK TO RAILWAY AND RESIDENTIAL:
V+H = 25m

PERMITTED USES IN RAIL CORRIDOR SETBACK:
LOADING, PARKING, STORAGE, LOBBY SPACE, BUILDING AMENITY (INDOOR) THAT SERVE BUILDING OCCUPANTS BUT NOT PUBLIC, BIKE PARKING, BOH, MECH, ELECTRICAL, NON PUBLIC SPACES

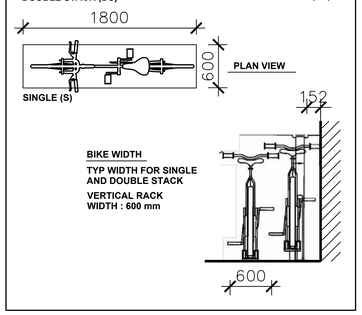
PROPOSED SETBACK :
0m(V) + 25.0m(H) =
25m

A

BIKE RACK MANUFACTURER REQUIREMENT

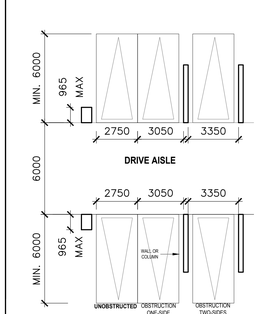


DOUBLE STACKER (DS) — VERTICAL RACK (VR)

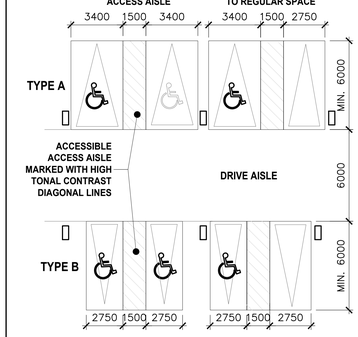


PARKING STALLS STANDARD REQUIREMENTS

REGULAR PARKING SPACES AND DRIVE AISLE



ACCESSIBLE PARKING SPACES AND DRIVE AISLE



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20			

KEY PLAN

Project North: N

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LICENSED ABELMAN — LICENCE 10287 — 2026-02-20

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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: GROUND FLOOR PLAN

Date: ---
Scale: 1:100
Checked By:
Drawn By:
Project No.: 08192.000
Drawing No.: A-200

Plot Time: Feb 20, 2026 - 10:44am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-200_GROUND FLOOR.dwg

PLAINS RD

A

2134

ROAD WIDENING

PROPERTY LINE

FRONTYARD SETBACK

BALCONY

2000

1000

9500

5500

3000

7500

5500

SIDEYARD SETBACK '0' WITH NO UNITS

SIDEYARD SETBACK WITH UNITS

2ND + 3RD FLOOR PODIUM

SUITE 1
98sm (1,054sf)
3BED

SUITE 2
92.9m (1,000sf)
3BED

SUITE 3
93.3sm (1,004sf)
3BED

SUITE 4
93.3sm (1,004sf)
3BED

SUITE 5
114.0sm (1,227sf)
3BED

AMENITY

AMENITY
508sm (5,468sf)

LOADING BELOW

BALCONY

PROPERTY LINE

CENTER LINE OF LANEWAY

SIDEYARD SETBACK WITH UNITS

ACCOMMODATE LOADING, PARKING, STORAGE, LOBBY SPACE, BUILIDNG AMENITY (INDOOR) THAT SERVE BUILDING OCCUPANTS BUT NOT PUBLIC, BIKE PARKING, BOH, MECH, ELECTRICAL, NON PUBLIC SPACES

PROPERTY LINE

2ND FLR 20500

OUTDOOR AMENITIES (414sm) TERRACE + GREEN ROOF AT 2ND FLR.

8 UNITS PER FLOOR

3.6m HIGH X 0.76m THICK CRASH WALL

PROPOSED RAIL CORRIDOR SETBACK : 4.5m(V) + 20.5m(H) = 25m

A

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20			

KEY PLAN

Project North: N

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LICENSED ARCHITECT — LICENCE 6981 — 2026-02-20

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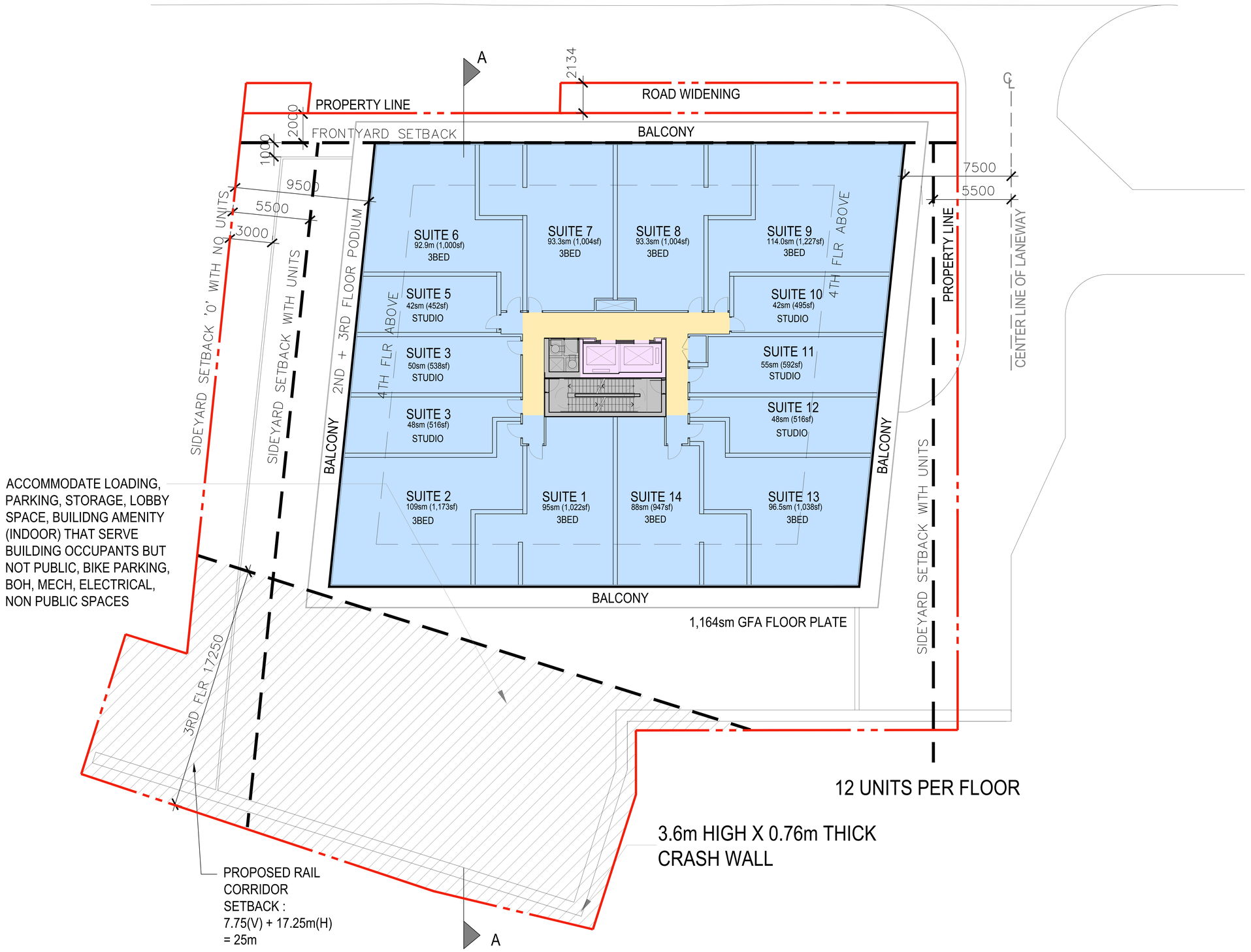
PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: 2ND FLOOR PLAN

Date: ----
Scale: 1:100
Checked By:
Drawn By:
Project No.: 08192.000
Drawing No.: A-201

Plot Time: Feb 19, 2026 - 8:23am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-00)\2_PLAINS ROAD\A-201_2ND FLOOR.dwg

PLAINS RD



ISSUES/REVISIONS

ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20

ISSUES/REVISIONS

ISSUE	TITLE	DATE

KEY PLAN

Project North: N

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LEONARD ABELMAN LICENCE 6081 — 2026-02-20

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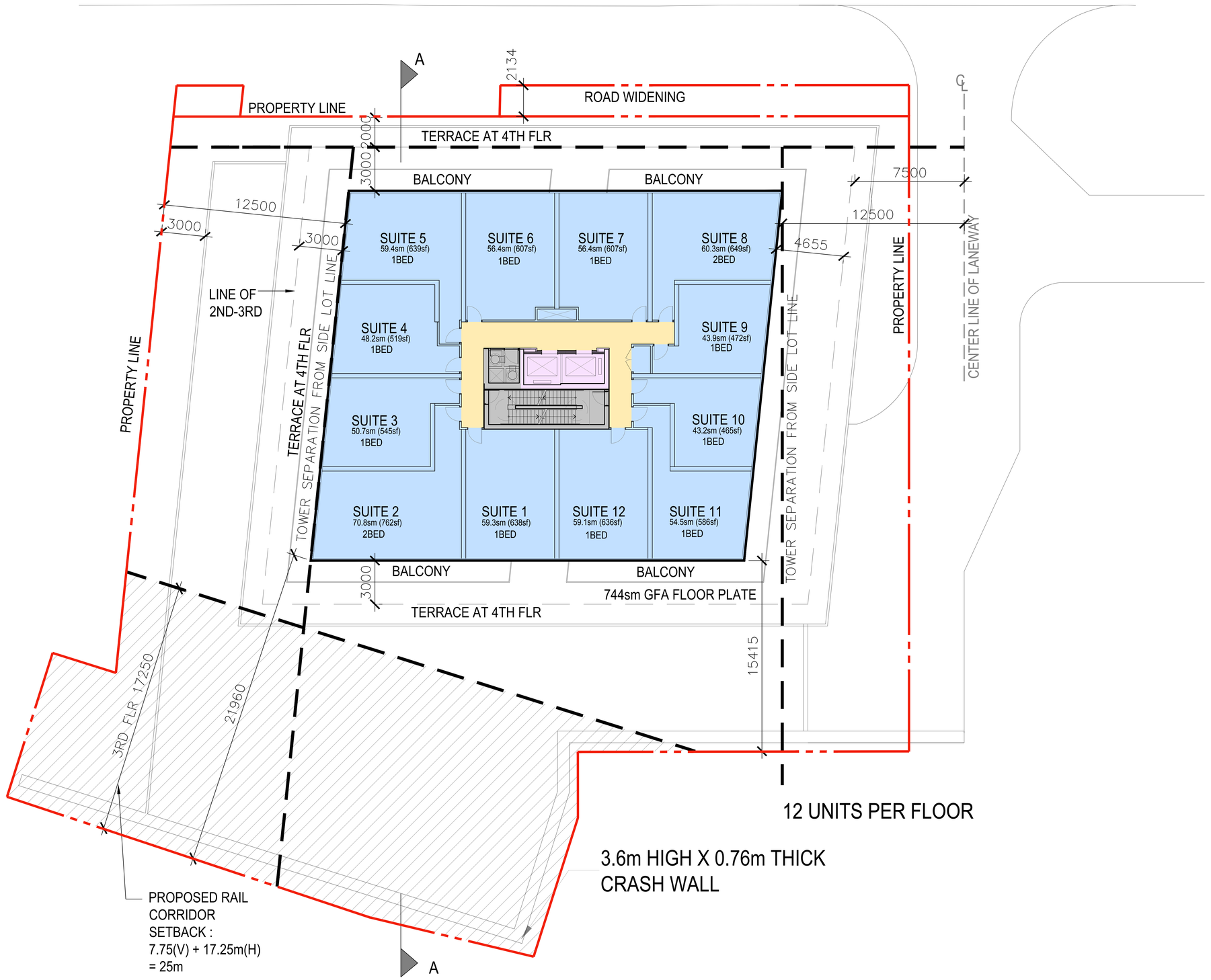
PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: 3RD FLOOR PLAN

Date: ----
Scale: 1:100
Checked By:
Drawn By:
Project No.: 08192.000
Drawing No.: A-202

Plot Time: Feb 19, 2026 - 8:22pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-00)\2_PLAINS ROAD\A-202_3RD FLOOR.dwg

PLAINS RD



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20			

KEY PLAN

Project North: N

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LICENSED ARCHITECT — LEONARD ABELMAN — LICENCE — 6991 — 2026-02-20

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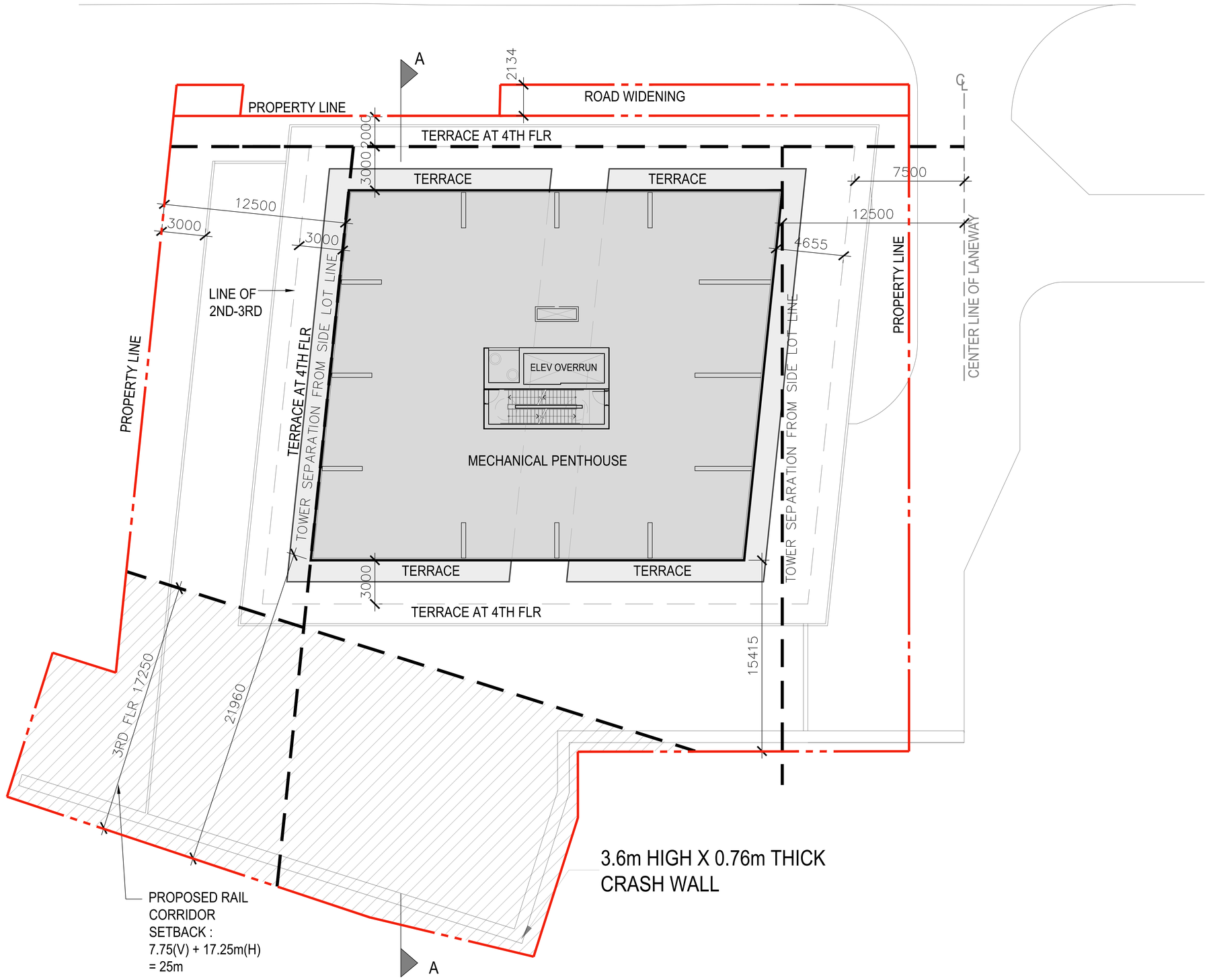
PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: 4TH - 25TH FLOOR PLANS

Date: ----
Scale: 1:100
Checked By:
Drawn By:
Project No.: 08192.000
Drawing No.: A-203

Plot Time: Feb 19, 2026 - 8:22pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings+Design (SD-00)\2_PLAINS ROAD\A-203_4TH-25TH FLOOR.dwg

PLAINS RD



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20			

KEY PLAN

Project North: N

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LICENCE — LEONARD ABELMANN — 9591 — 2026-02-20

Date

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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
MECHANICAL
PENTHOUSE

Date	---
Scale	1:100
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-205

Plot Time: Feb 19, 2026 - 8:22am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2 PLAINS ROAD\A-205_MECH.dwg



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20			

KEY PLAN

Project North: N

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LEONARD ABELMAN — MEMBER — 6397

2026-02-20

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PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: ROOF PLAN

Date	---
Scale	1:100
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-206

Plot Time: Feb 19, 2026 - 8:24am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-206_ROOF PLAN.dwg

WASTE MANAGEMENT STATISTICS WORKSHEET
For Multi-Residential Apartment Buildings as Referenced in the
'Development Design Guidelines for Source Separation of Solid Waste'
by Halton Region

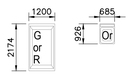
Number of Suites: 283 (6 STUDIO, 220 1BED, 44 2BED, 13 3BED)
Number of Storeys: 25

Calculation of Waste Containers Based on Recommendations by the Region

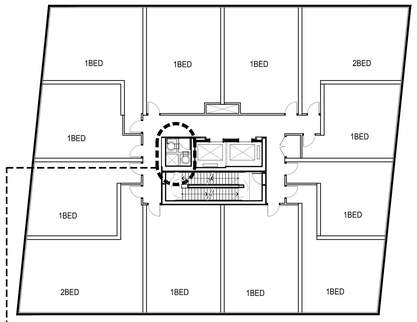
Proposed Residential Container Size: 12 - 3 yd³ for garbage and Recycle, and 9 - 360 L Wheeled Carts for Organic

Proposed Retail Container Size: 6 - 3 yd³ for garbage and Recycle

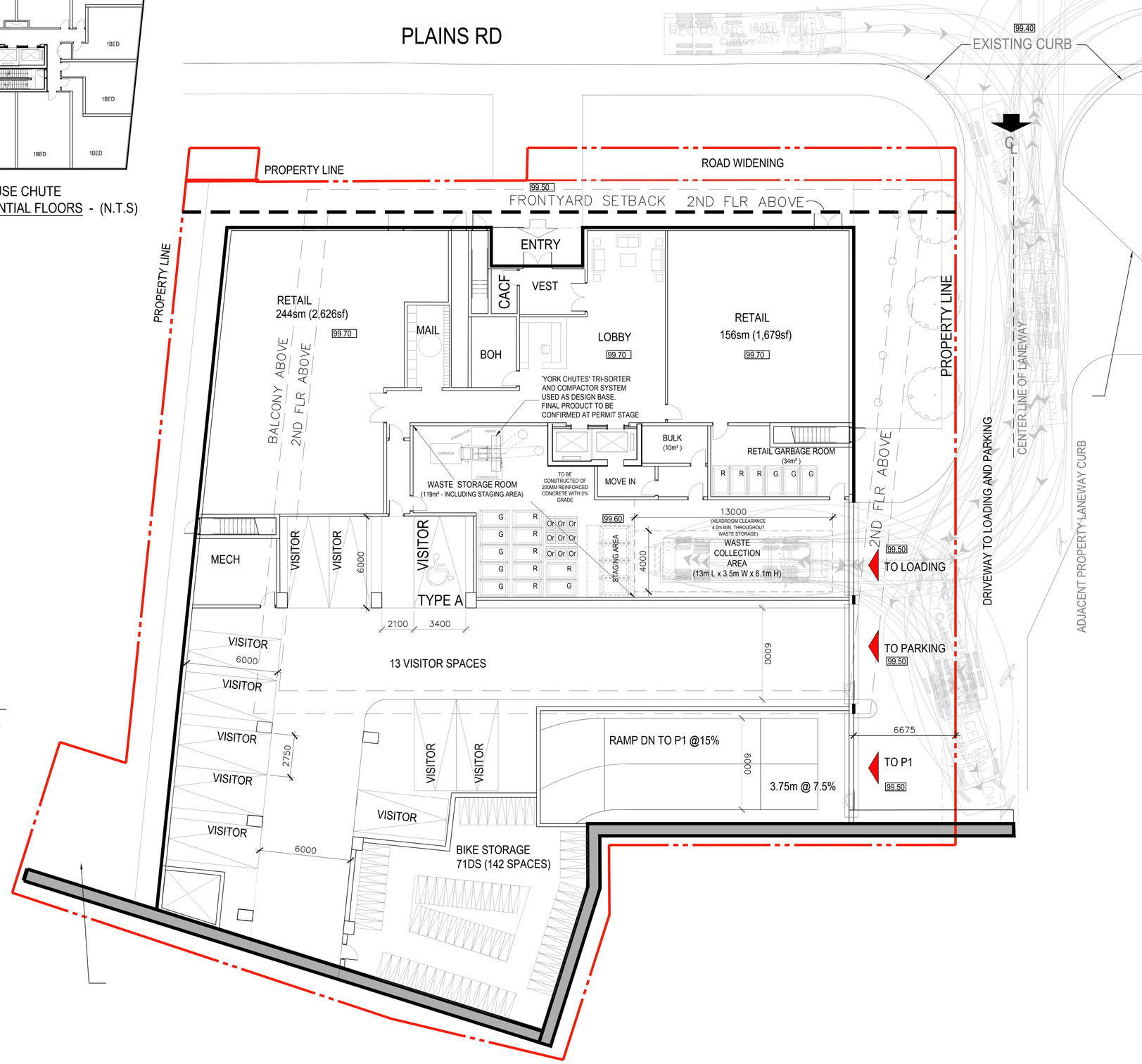
Container Legend: G =Garbage, R =Recycle, Or =Organic



Residential Garbage Room: 119 m² (Including Bin Staging for Private Collection)
Retail Garbage Room: 34 m²
Bulk Waste Room Area: 10m²



LOCATION OF REFUSE CHUTE
IN TYPICAL RESIDENTIAL FLOORS - (N.T.S)



'YORK CHUTES' SYSTEM USED AS DESIGN BASE
FINAL PRODUCT TO BE CONFIRMED AT PERMIT STAGE

YC/C -York Compactor/Container



PERFORMANCE CHARACTERISTICS

Cycle time 38 sec		
Total normal force	7,100 lb	31kN
Total maximum force	8,900 lb	41 kN
Ram Penetration	5"	127 mm

HYDRAULIC EQUIPMENT

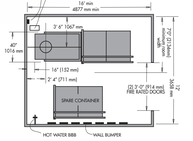
Hydraulic pump capacity	2 gpm	7.5 liter/min
Normal pressure	1,000 psi	6.9 mPa
Normal pressure (Toronto)	800 psi	5.5 mPa
Maximum pressure	1250 psi	8.6 mPa
Cylinder bore	3"	76 mm
Cylinder stroke	30"	762 mm

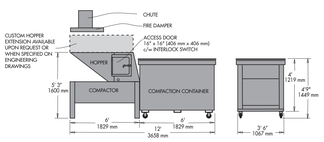
ELECTRICAL EQUIPMENT

Electrical motor 3/60 - 208/575	3 hp	1.47 kW
Electrical control voltage	120 VAC	120 VAC

Standard controls
Selector OFF/ON - power light
Full light - reset button
Automatic cycle start with photo cell

OPTIONS
- (Hi-Pak feature 3 hp (2.2 kW) electric motor c/w 4" 9 (101.6 mm) bore hydraulic cylinder
- Photocell start time delay (up to 10 seconds)
- 3/4 full light
- Deodorizer system





York Chutes Compactor (YC-COM) and Tri Sorter (YC-3S)

SORTER STANDARD FEATURES
- PLC controlled hydraulic sorting system
- Intelligent multi-cycle operation
- Sorter Monitor and diagnostics system
- Easy to use, smart keypad on every floor
- Multi-function door lock-out system, allows multiple users to access the same path
- State of the art sensors
- Container full indicators
- Push button start for safe start-up
- Large emergency stop button
- Fluid filled pressure gauge

Potential Detections:
- Blocked chute
- Flap jams
- Motion faults
- Chute door stuck open *
- Chute door switch or lock problem *
- Broken/stuck keypad buttons*

* exact floor message alert

Conforms to all ANSI Z245.2, OSHA, UL & CSA safety guidelines and electrical requirements

In order to provide the most currently engineered & designed equipment we reserve the right to change specifications without notice.

This brochure is intended for information purposes only. Please consult the appropriate qualified professional to determine if this information applies to your circumstances.

MECHANICAL SPECS

COMPACTOR

Charge chamber capacity	0.25 cu yd
Charge chamber opening	28" x 25"
Ram face size	28" x 12"
Ram penetration	30"
Total normal force	7,100 lbs
Total maximum force	8,900 lbs
Compaction ratio	3:1
Compaction cycle time	38 seconds
System normal pressure	1400 psi
System maximum pressure	3000 psi
Pump maximum capacity	5 gpm
Ram cylinder size	3" x 30"
Cylinder type	double lip seals urethane double rod wire
Floor and bottom thickness	3/8"
Sides and top thickness	¼"
Extension and hopper drop zone thickness	¼"
Rubber scraper plate & container attachment hookup	
Time delay photo-eye sensor for automatic cycle	
Safety interlock door switches	
Shipping weight	approx. 1200 lbs

BI OR TRI SORTER

Flap cylinder size	1½" min. to 2" dia. bore x 12"
Cylinder shaft size	1" min. to 1½" dia.
Flap shaft size	1½" min. to 2" dia.
Flap metal thickness	¼" min. to ½"
Shipping weight	500 to 1500 lbs

HYDRAULIC UNIT

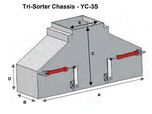
Motor size	1 hp to 3 hp
Oil tank capacity	1.5 gal to 10 gal
Shipping weight	50 to 200 lbs

ELECTRICAL SPECS
- Main power 208/575V 3 phase 60 Hz
- Control panel 115VAC & 24VDC
- Chute door control voltage 24VDC

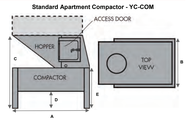
OPTIONAL FEATURES
- Concierge sorter monitoring system
- Odour control system
- Rodent control system
- Fly zapper
- Extra heavy duty impact zone
- Heavy duty diverter flaps
- Noise reduction coating

DIMENSIONS	A	B	C	D	E
YC-3S	91.5"	27"	45.5°	20.5°	27.5°
YC-COM	72"	28"	70°	12"	37"

Tri-Sorter Chassis - YC-3S



Standard Apartment Compactor - YC-COM



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A1	ISSUED FOR REZONING APPLICATION	2026-FEB-20

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ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal
ONTARIO ASSOCIATION OF ARCHITECTS
LICENSED ARCHITECT
LEONARD ABELMANN
LICENCE
9097
2026-02-20
Date

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PLAINS ROAD
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Drawing Title
WASTE MANAGEMENT PLAN

Date —
Scale —
Checked By
Drawn By
Project No. 08192.000
Drawing No. A-210

Plot Time: Feb 19, 2026 - 8:36am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-00)\2_PLAINS ROAD\A-210_Ground_Waste Management Plan.dwg



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Drawing Title
NORTH ELEVATION

Date	----
Scale	1:125
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-400

Plot Time: Feb 19, 2026 - 8:24am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-400_BUILDING ELEVATION.dwg



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Drawing Title
EAST ELEVATION

Date	---
Scale	1:125
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-401

Plot Time: Feb 19, 2026 - 8:26am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLANS ROAD\A-400_BUILDING ELEVATION.dwg



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Drawing Title: SOUTH ELEVATION

Date	2026-02-20
Scale	1:125
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-402

Plot Time: Feb 19, 2026 - 8:26am
Drawing Name: T:\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-400_BUILDING ELEVATION.dwg



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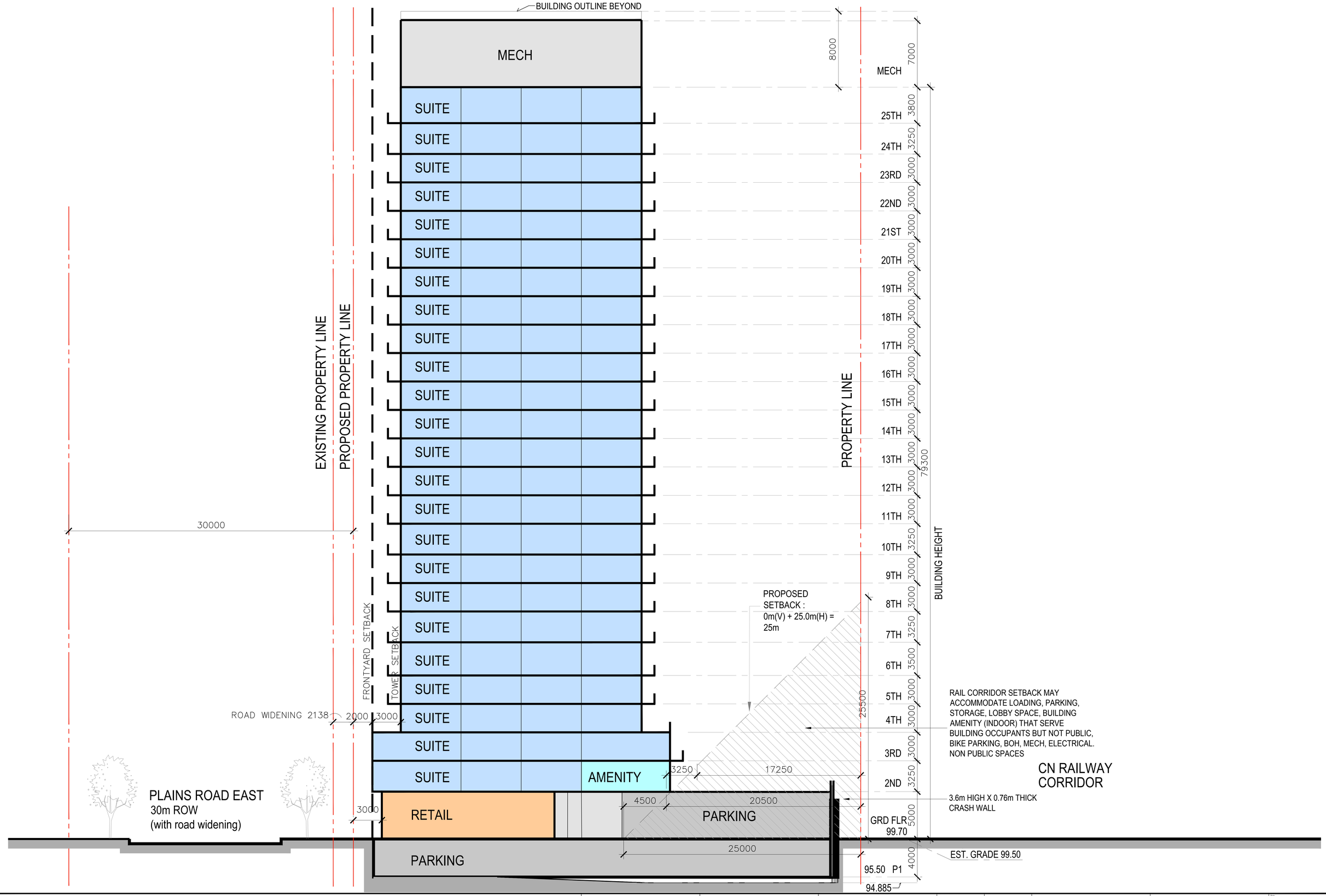
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Drawing Title
WEST ELEVATION

Date	
Scale	1:125
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-403

Plot Time: Feb 19, 2026 - 8:27pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-00)\2_ PLAINS ROAD\A-400_BUILDING ELEVATION.dwg



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Drawing Title: BUILDING SECTION A-A

Date	---
Scale	1:125
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-410

Plot Time: Feb 19, 2026 - 8:23am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings- Design (SD-DD)\2_PLANS ROAD\A-410_BUILDING SECTION.dwg