

1 A002 3D View 1-North West NTS



2 A002 3D View 2-North East NTS



3 A002 3D View 3-South East NTS



4 A002 3D View 4-South West NTS

HERITAGE IMPACT ASSESSMENT

198-200 & 206 Plains Road East
Burlington, ON

HOBSON
built
heritage

14 NOV 2025

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EXECUTIVE SUMMARY

Hobson Built Heritage was retained by Concept Lines Inc. to prepare a scoped *Heritage Impact Assessment* (HIA) to identify potential impacts of a proposed mixed-use development at 198-200 and 206 Plains Road East. The proposed development was identified by heritage staff as being adjacent to a Listed (non-Designated) heritage property at 192 Plains Road East known as the Scheer-Read Farmhouse (c.1880).

The Scheer-Read Farmhouse is oriented toward Plains Road East. It was constructed in the 19th century and is wood frame construction with a shallow rubblestone foundation. There is a row of mature pine trees in the side yard adjacent to the development site that contribute to the landscape setting of the heritage building.

The proposed development is a 6-storey mixed used building with 2 levels of below-grade parking, 183 sq. m. of commercial space on the ground floor and 66 residential units above. Additional surface parking is provided at the rear for a total of 94 parking spaces including 3 accessible parking spaces.

An approximately 3.0 m landscape buffer is provided between the proposed underground parking garage and the adjacent heritage property. The landscape buffer avoids impacts to the row of mature pine trees on the heritage property and provides adequate space to match existing grades and manage drainage effectively. The Scheer-Read Farmhouse is sufficiently setback from the side property line so that impacts associated with shadowing and vibrations are not a concern and the existing pine trees in the side yard will provide effective screening between the heritage building and the new development.

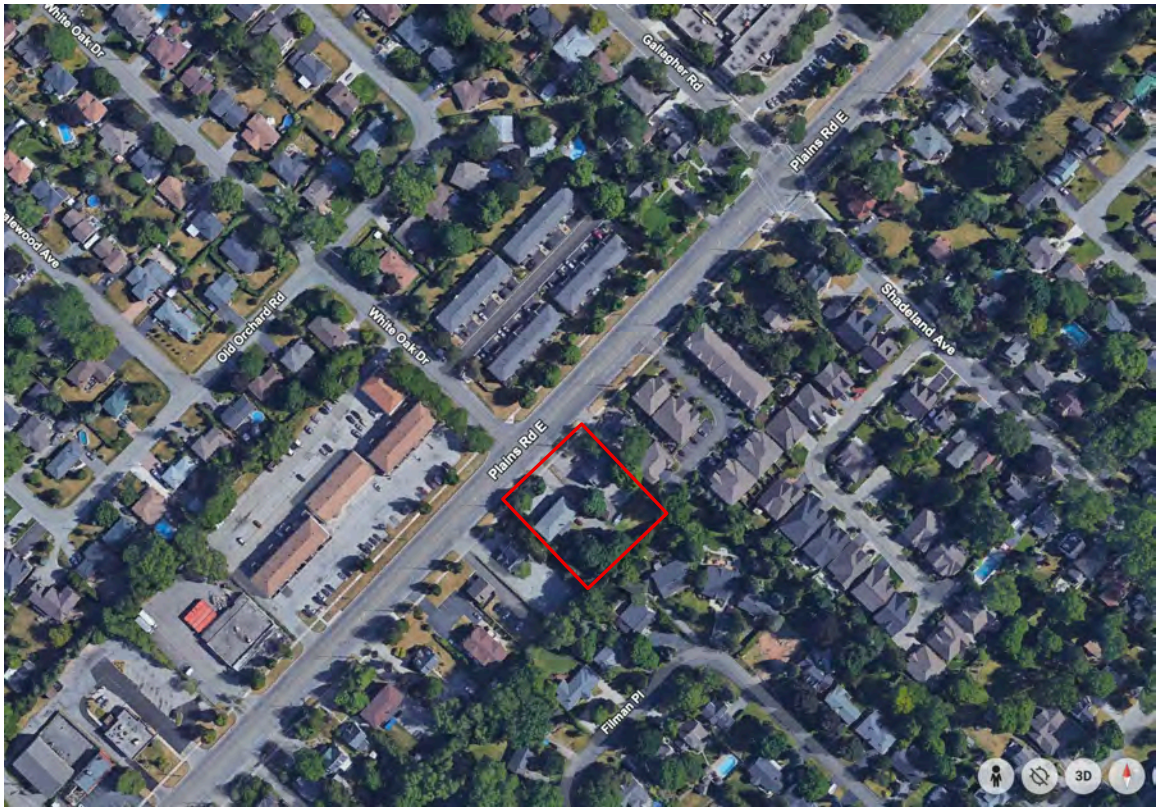
Therefore, the proposed development will have no negative impacts on the adjacent heritage property and no mitigation is required.

1.0 INTRODUCTION

Preparation of this report included remote review of the subject property and adjacent properties, a review of relevant heritage policies and applicable legislation, and a review of the historical and cultural context of the area and consultation with heritage planning staff. The drawings for the proposed development were reviewed and are included in the appendix of this report.

2.0 LOCATION & SITE DESCRIPTION

The subject property is a 0.289-hectare site located on the south side of Plains Road East between Glenwood Avenue and Shadeland Avenue. It backs onto the rear yards of properties on Filman Place. Surrounding land uses are commercial and residential. Plains Road East is a major arterial road. The built form includes single-detached dwellings and townhouse complexes up to 3 -storeys in height.



AERIAL VIEW: the subject property is 0.289-hectare site comprised of 198-200 and 206 Plains Road East.

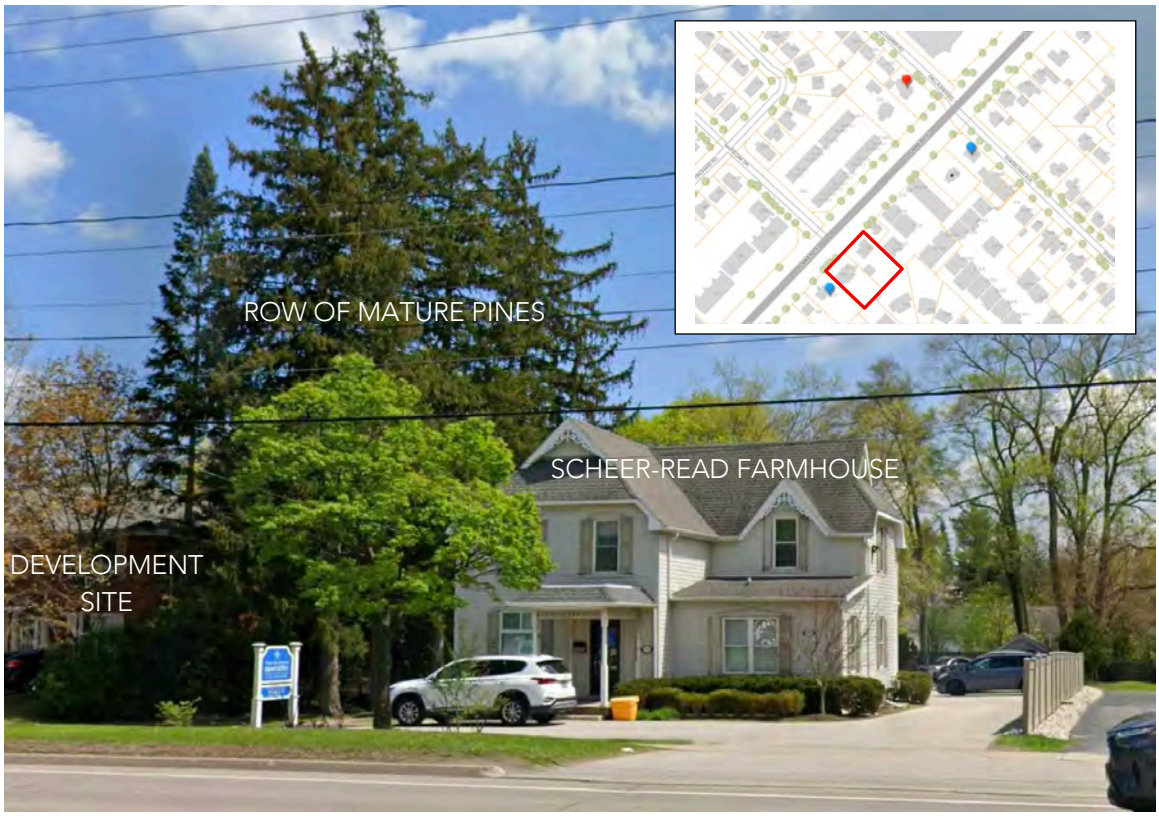
3.0 HERITAGE PLANNING CONTEXT

There are no on-site cultural heritage resources.

The subject property is adjacent to 192 Plains Road East that is Listed on the Municipal Heritage Register as a non-Designated heritage property. The Heritage Inventory notes that the adjacent heritage property contains the **Scheer-Read Farmhouse**, a 1.5-frame dwelling with an L-shaped plan and cross gable roof that is oriented towards Plains Road and situated on a large lot with mature trees. It was built c.1880 for Charles Scheer on land historically owned by John F. Read.

The heritage inventory notes that the property has architectural, historical and contextual interest because it is:

- a representative example of a Victorian vernacular farmhouse that contributes to the historic character of Plains Road
- one of three Scheer family homes on Plains Road
- associated with Charles Sheer who was one of the first farmers to develop and grow salmon flesh cantaloupe, a variety for which Aldershot became famous



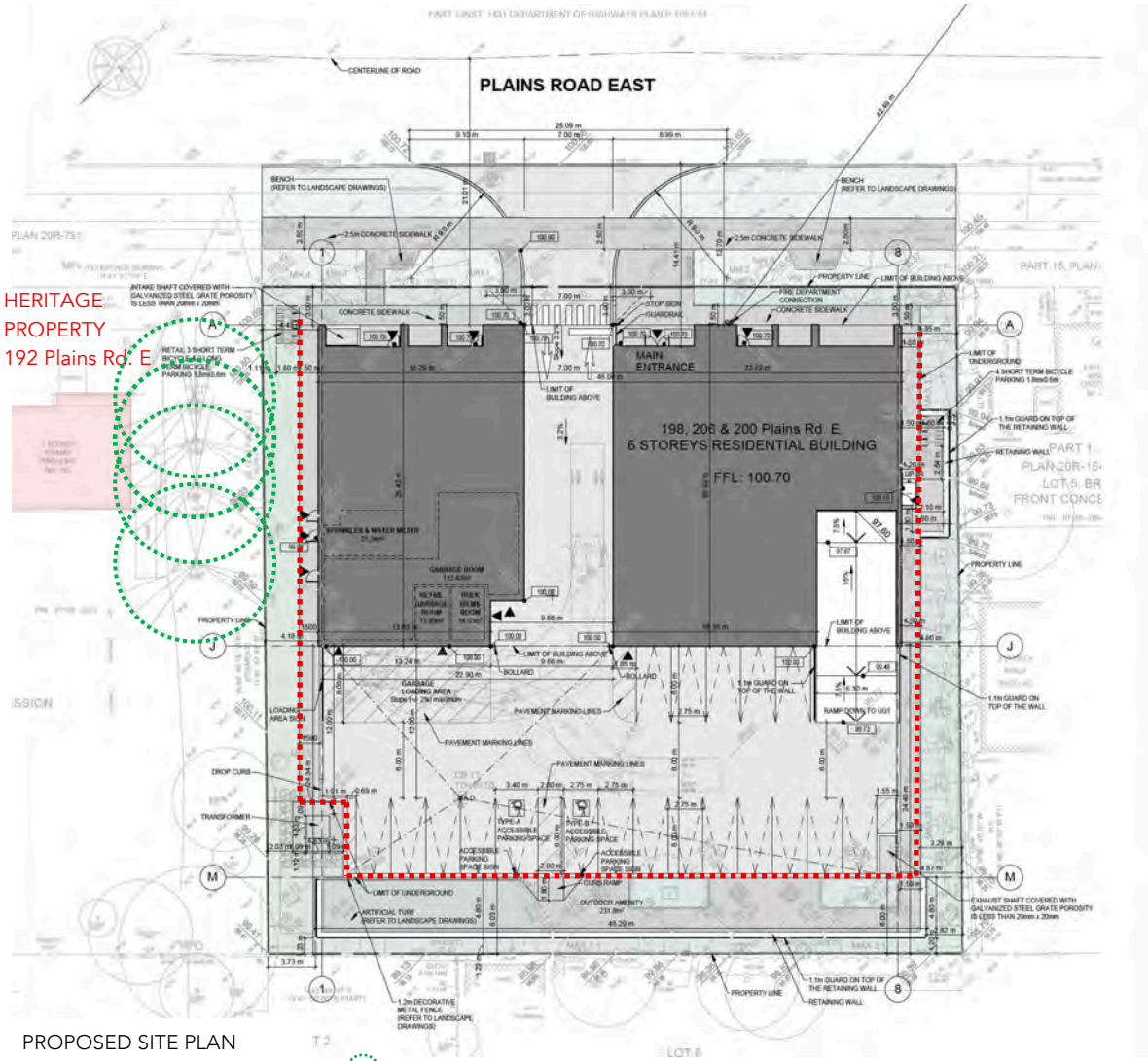
ADJACENT HERITAGE PROPERTY: Scheer-Read Farmhouse, 192 Plains Road East abuts the west side of the subject property. Inset above: HERITAGE MAPPING ● Listed ● Designated ▭ Development site

4.0 PROPOSED DEVELOPMENT

The proposed development is a 6-storey mixed use development with 183 sq. m of commercial space on the ground floor and 66 residential units on levels 2 to 6. It has two levels of underground parking and additional surface parking located at the rear.

The building has a modern design with a rectangular plan and a flat roof. There is a mechanical penthouse on the roof and an outdoor amenity space in the form of a roof terrace. The massing steps down to 5-storeys on both sides.

The exterior is clad with a mix of materials including brick, artificial stone, and aluminum panels. The balconies have glass and aluminum railings.



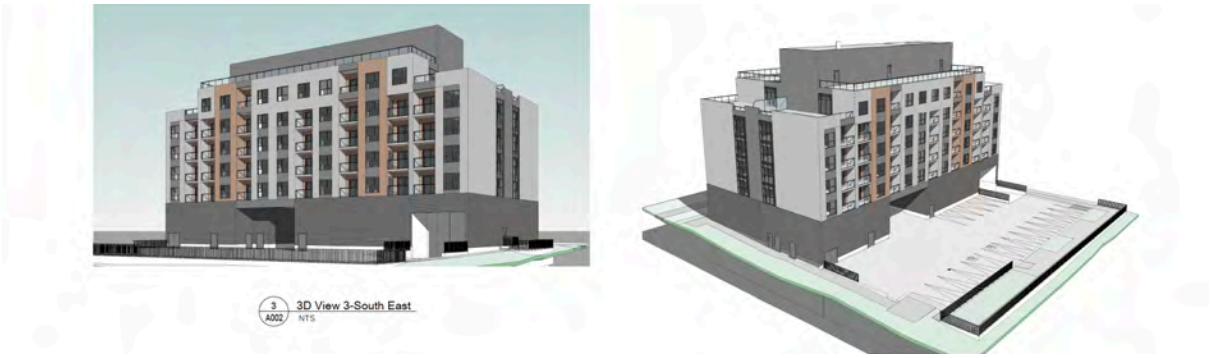
PROPOSED SITE PLAN

Sheer-Reed Farmhouse | mature trees | underground parking structure | landscape buffer

Note: an approximately **3.0 m landscape buffer** is provided between the proposed underground parking structure and the adjacent heritage property.



PROPOSED DEVELOPMENT: views of the front elevation on Plains Road East



PROPOSED DEVELOPMENT: views of the rear elevation

5.0 HERITAGE IMPACT ASSESSMENT

The *Ontario Heritage Toolkit* provides guidance on evaluating potential impacts to cultural heritage resources and mitigation measures for avoiding or reducing negative impacts. There may be negative impacts on cultural heritage resources before, during, or after work has been completed. These impacts may be direct or indirect, temporary or permanent. Negative impacts should be described in terms of their effect on specific heritage attributes, or, in some cases, the overall cultural heritage value or interest of a property.

Impacts of the proposed development on the adjacent heritage property at 192 Plains Road East are evaluated according to the *Ontario Toolkit* in the table below:

NEGATIVE IMPACTS *Ontario Heritage Toolkit (2006)*	IMPACT ASSESSMENT	RECOMMENDATIONS
Destruction of any, or part of any, significant heritage attributes or features	NO IMPACT An approximately 3.0 m landscape buffer has been provided to avoid impacts to mature trees on the adjacent heritage property.	No mitigation required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	NOT APPLICABLE	-

Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	NO IMPACT The proposed 6-storey height will not result in excessive shadowing.	No mitigation required.
Isolation of a heritage attribute from its surrounding environment, context or or a significant relationship	NO IMPACT The proposed development will have no impact on relationships to Plains Road East.	No mitigation required.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	NO IMPACT Views to the adjacent heritage building from Plains Road East will not be obstructed.	No mitigation required.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	NO IMPACT The heritage building is a former residential building converted to commercial use. The proposed mixed-use building is compatible with these uses.	No mitigation required.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	NO IMPACT The subject property is previously disturbed due to agricultural activities in the 19th century and suburban development in the 20th century. It has low potential for archaeological resources.	No mitigation required.

Evaluation summary: no negative impacts identified. Therefore, no mitigation is required.

6.0 CONCLUSIONS & RECOMMENDATIONS

The proposed development is adjacent to a Listed (non-Designated) heritage property at 192 Plains Road East known as the Scheer-Read Farmhouse (c.1880).

The Scheer-Read Farmhouse is oriented toward Plains Road East. It was constructed in the 19th century and is wood frame construction with a shallow rubblestone foundation. There is a row of mature pine trees in the side yard adjacent to the development site that contribute to the landscape setting of the heritage building.

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An approximately 3.0 m landscape buffer is provided between the proposed underground parking garage and the adjacent heritage property. The landscape buffer avoids impacts to the row of mature pine trees on the heritage property and provides adequate space to match existing grades and manage drainage effectively. The Scheer-Read Farmhouse is sufficiently setback from the side property line so that impacts associated with shadowing and vibrations are not a concern and the existing pine trees in the side yard will provide effective screening between the heritage building and the new development.

Therefore, the proposed development will have no negative impacts on the adjacent heritage property and no mitigation is required.

7.0 SOURCES

Archaeological Research Associates Ltd., 'Municipal Heritage Register Evaluation for 192 Plains Road East; The Scheer Read Farmhouse'

LACAC Burlington, heritage inventory sheet for '192 Plains Road East: The Scheer-Read Farmhouse'

Ministry of Tourism, Culture & Sport (MTCS). Ontario Heritage Toolkit (2006)

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

8.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a *Master of Arts in Architectural History* from the University of Toronto and a *Diploma in Heritage Conservation* from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian & Conservation Specialist at Taylor Hazell Architects in Toronto, and 12 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching Architectural History at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION

Remote site review using Google Earth



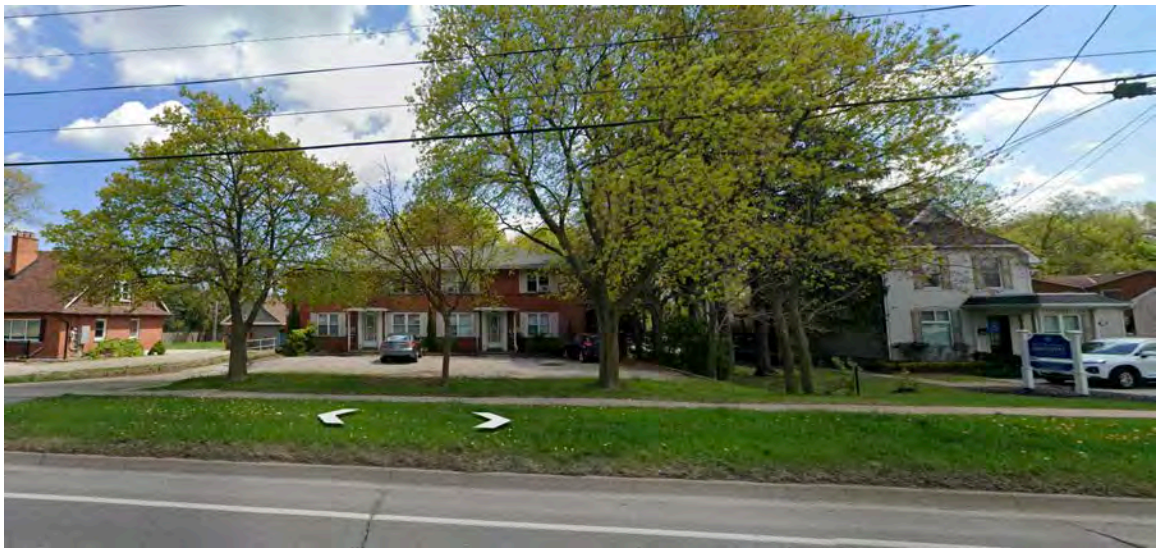
AERIAL VIEW: subject property is 198-200 & 206 Plains Rd. E – Adjacent heritage property is 192 Plains Rd. E



PLAINS ROAD EAST STREETSCAPE VIEW – 192 Plains Road East



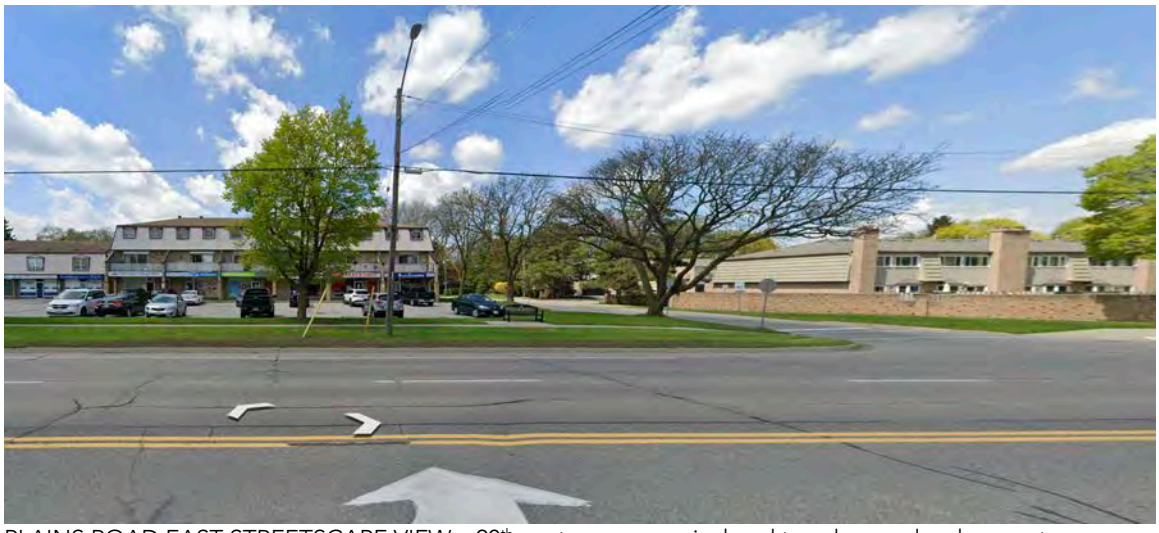
PLAINS ROAD EAST STREETSCAPE VIEW – row of mature pine trees at 192 Plains Road East



PLAINS ROAD EAST STREETSCAPE VIEW – 198-200 Plains Road East – to be demolished



PLAINS ROAD EAST STREETSCAPE VIEW – 206 Plains Road East – to be demolished



PLAINS ROAD EAST STREETSCAPE VIEW – 20th century commerical and townhouse developments across the street from the subject property

Property Information

Description of Property	
Street Address	192 Plains Road East
Lot/Concession	Concession BF EF, Part Lot 5
Common Name	The Scheer-Read Farmhouse
Photo(s)	
Date of Site Visit	November 27, 2014
Associated Photos (Provided by the City or Historic Photos)	 Caption: 192 Plains Road East, 1974 Source: Burlington Historical Society Digital Collection Accessed at: http://vitacollections.ca/burlingtonhistoricalsociety/8333/data?n=3 Provided by the City:  

Evaluator(s)	
Category	Heritage Consultant
Name(s)	Kayla Jonas Galvin, B.E.S – Heritage Operations Manager, Archaeological Research Associates Ltd.
Reviewed City/LACAC Documents?	Yes

Ontario Regulation 9/06 Criteria

Evaluation of Property			
Criteria	**Description**	✓	**Value Statement(s)**
A. Design or Physical Value	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓	Representative of a Victorian vernacular house.
	2. Displays a high degree of craftsmanship or artistic value.		
	3. Displays a high degree of technical or scientific achievement.		
B. Historical or Associative Value	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓	One of three Scheer family homes along Plains Road. Charles Scheer was one of the first famers to develop and grow the salmon flesh cantaloupes for which Aldershot became famous.
	2. Yields or has the potential to yield information that contributes to the understanding of a community or culture.		
	3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.		
C. Contextual Value	1. Is important in defining, maintaining or supporting the character of an area.	✓	Contributes to the historic character of Plains Road.
	2. Is physically, functionally, visually or historically linked to its surroundings.		
	3. Is a landmark.		

Heritage Burlington Criteria

Design or Physical Value

Style and Design	
Comments/Description	• Representative of a Victorian vernacular house • Two-storey L-shaped frame structure • Gabled roof on the front and west wing with front gable on the

	west wing • Wood are topped by a pediment trim • Recessed front door is protected by a roof portico with dowel and bead cornice trim which is supported by two original turned and bracketed posts and two square replacement posts
Rating Category	• Fair/Common - 4
Rating Number	4/10

Age	
Comments/Description	• 1880
Rating Category	• 1880s – 7
Rating Number	7/10

Integrity	
Comments/Description	• Shed roofed front verandah has been enclosed • Modern French doors and wood deck with modern handrails and screens have been added • Wood siding appears to be covered in new vinyl siding • Some windows have been replaced
Rating Category	• Significant changes to heritage attributes but character retained – 6
Rating Number	6/10

Historical or Associate Value

Person, Organization or Event	
Comments/Description	• Built in 1880 on land John F. Read land (according to the 1875 and 1903 Atlases) the house is not shown on either map • 1935 Kings Highway in the Township of Flamborough East: Estate of Alfred Read • This was one of three Scheer family homes (the other homes include: 459 Plains Road West-demolished 1997, and 315 Plains Road East) (*From Pathway to Skyway* pp.112-113) ▪ Charles Scheer and his wife worked for Peter Carroll and originally lived at the gate house of the Carroll estate ▪ Scheer also worked for Wanzer Sewing Machine Company in Hamilton ▪ Purchased two acres from the Hendrie Estate n West Aldershot and went into market gardening and bought more land from the Schoan family ▪ One of the first famers to develop and grow the salmon flesh cantaloupes for which Aldershot became famous
Rating Category	• Person, event or organization of primary importance intimately connected with the property – 10
Rating Number	10/10

Architect/Builder	
Comments/Description	• Unknown
Rating Category	• Architect or builder is unknown – 0
Rating Number	0/10

Theme	
Comments/Description	• Associated with fruit growing in the Township
Rating Category	• Patterns of primary importance intimately connected with the property – 10
Rating Number	10/10

Contextual Value

Location	
Comments/Description	• Has not been moved
Rating Category	• Has not been moved (or maintains original extent) – 10
Rating Number	10/10

Setting	
Comments/Description	• Situated on a large lot with mature trees
Rating Category	• Is compatible with the dominant character of the area – 4
Rating Number	4/10

Landmark	
Comments/Description	• Contributes to the historic character of Plains Road • Blends into the landscape as its architecture is not striking
Rating Category	• Not particularly conspicuous or familiar – 0
Rating Number	0/10

Future Considerations

Compatibility	

Comments/Description	• Zone Code: RM1-346
	• Permitted uses:
	  ▪ Detached Dwelling
	  ▪ Semi-detached Dwelling
	  ▪ Duplex Building
	  ▪ Triplex Building
	  ▪ Retirement Home
	  ▪ Lodge, Fraternity, Private Club
	  ▪ Community Institution
	• Exception 346: Prohibited Use: Townhouse; Additional Regulations for Office Uses

Rating Category	• Present use is compatible with current land use and zoning – 5
Rating Number	5/5

Usability/Future Potential	
Comments/Description	• Combined residential and office • Property could be adapted for commercial, office or intuitional uses
Rating Category	• Building, structure or landscape can be adapted to future uses with little changes to its heritage attributes – 5
Rating Number	5/5

Next Steps

Conclusions	
Total Ranking Number	61/100
Recommendation	• Property should remain on the Municipal Heritage Register
Discrepancies Identified	
Further Research Required for Register	
Sources Consulted	LACAC. “192 Plains Road”

Plains Lake

198, 206 & 200 Plains Rd. E., Burlington, Ontario



ARCHITECTURAL DRAWINGS LIST		
Sheet Number	Sheet Name	Current Revision Date
A000	COVER SHEET & ARCHITECTURAL DRAWINGS LIST	Sep. 29, 2025
A001	OBC MATRIX	Sep. 29, 2025
A002	3D VIEWS	Sep. 29, 2025
A003	EXTERIOR FINISH MATERIAL	Sep. 29, 2025
A101	SITE PLAN	Sep. 29, 2025
A102	AREA SCHEDULE	Sep. 29, 2025
A201	UG2 FLOOR PLAN	Sep. 29, 2025
A202	UG1 FLOOR PLAN	Sep. 29, 2025
A203	1st FLOOR PLAN	Sep. 29, 2025
A204	2nd To 5th FLOOR PLAN	Sep. 29, 2025
A205	6th FLOOR PLAN	Sep. 29, 2025
A206	ROOF PLAN	Sep. 29, 2025
A207	MPH ROOF PLAN	Sep. 29, 2025
A301	WEST ELEVATION	Sep. 29, 2025
A302	EAST ELEVATION	Sep. 29, 2025
A303	NORTH ELEVATION	Sep. 29, 2025
A304	SOUTH ELEVATION	Sep. 29, 2025
A401	SECTION-1	Sep. 29, 2025
A402	SECTION-2	Sep. 29, 2025
A403	SECTION-3	Sep. 29, 2025
A404	SECTION-4	Sep. 29, 2025
A405	SECTIONS-5&6	Sep. 29, 2025
Total Sheets: 22		

NOTES:

1. The Contractor verify and shall check all dimensions of the work and shall report discrepancies to the Architect and consultants before proceeding. Construction must conform to all applicable codes and requirements of authorities having jurisdiction pertaining to this application.

2. The architect bears no responsibility for the interpretation of these documents by the contractor. Upon written application the architect will provide written or graphic clarification as supplementary information regarding the intent of the contract documents.

3. All drawings and specifications are the property of Hatem Nassif Architects Inc., which reserves its copyright with respect to this document. It shall not be duplicated, used or circulated for any other purpose than that for which it was issued.

4. Written dimensions shall govern where they differ from scaled measurements. The Architect accepts no responsibility for measurements scaled from the drawings.

5. Locations of exposed mechanical or electrical devices, fittings and fixtures are indicated on architectural drawings which shall govern over the mechanical and electrical drawings. Those items not clearly located, to be located as directed by the architect.

No.	Description	Date
1	Issued for Site Plan Approval	Jul. 16, 2025
2	Issued for Site Plan Approval	Sep. 29, 2025

ONTARIO ASSOCIATION OF ARCHITECTS
HATEM NASSIF
LICENCE
6890

HATEM NASSIF ARCHITECTS INC.
25 Freemon Redmon Circle, Scarborough, ON M1R 0G3
T: (416) 386-9883 E: hatem@hnarchitects.com

Project Manager:
CONCEPT LINES INC.
Tel:+1 289 919 0607 / +1 289 218 9291
349 Beach Blvd. Hamilton, ON L8H 6W4
Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
COVER SHEET & ARCHITECTURAL DRAWINGS LIST

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:03 PM
Drawn by:	HN
Checked by:	HN

Drawing No.:
A000

Scale: 1 : 100

2024 ONTARIO BUILDING CODE DATA MATRIX

Issued: 2025 01 01

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

OBC REFERENCE [1]

Name of Practice	Hatem Nassif Architects Inc.
Address 1	25 Freemon Red mon Circle, Scarborough, Ontario, M1R 0G3
Address 2	
Contact	Hatem Nassif, OAA, Tel: (416) 386-9883, Email: hatem@hnarchitects.com
Name of Project	Plains Lake
Location/Address	198, 206 & 200 Plains Rd. E., Burlington, Ontario
Date	14-Apr-25

ONTARIO ASSOCIATION OF ARCHITECTS — HATEM NASSIF LICENCE 6890

Seal & Signature

3.00	BUILDING CODE VERSION	O.Reg. 163/24	LAST CODE AMENDMENT	O.Reg. 447/24	
3.01	PROJECT TYPE	New Construction			[A] 1.3.3.2.

3.02 MAJOR OCCUPANCY CLASSIFICATION — 3.1.2.

OCCUPANCY		USE
C	Residential	Residential multi family
F3	Low Hazard Industrial	P. Garage, storage, garbage, mail & service
E	Mercantile	Retail Store
A2	Other assembly occupancies	Amenity Facilities
-	-	

3.03	SUPERIMPOSED MAJOR OCCUPANCIES	YES	5 storeys of Group C superimposed over 1 storey of group E & A2 over 2 storeys of Group F3.	3.2.2.7.

3.04 BUILDING AREA (m²) — [A] 1.4.1.2.

DESCRIPTION	EXISTING	NEW	TOTAL
		1132.20	1,132.2
			-
			-
TOTAL	-	1,132.2	1,132.2

3.05 GROSS AREA (m²) — [A] 1.4.1.2.

DESCRIPTION	EXISTING	NEW	TOTAL
		6333.90	6,333.9
			-
			-
TOTAL	-	6,333.9	6,333.9

3.06 MEZZANINE AREA (m²) — 3.2.1.1.

DESCRIPTION	MEZZ TYPE	EXISTING	NEW	TOTAL
	Select applicable			-
	Select applicable			-
	Select applicable			-
TOTAL		-	-	-

3.07	BUILDING HEIGHT	6	STOREYS ABOVE GRADE	21.40 (m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
		2	STOREYS BELOW GRADE		
3.08	HIGH BUILDING	No			3.2.6.
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS	1	STREET(S)		3.2.2.10. & 3.2.5.
3.10	BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.49.	Group C, up to 6 Storeys, Sprinklered, Noncombustible Construction		3.2.2.20-83.
		3.2.2.82.	Group F, Division 3, Any Height, Any Area, Sprinklered		
		3.2.2.66.	Group E, Any Height, Any Area, Sprinklered		
		-	-		
		-	-		
3.11	SPRINKLER SYSTEM	Required	PROVIDED:	Entire Building	3.2.1.5. & 3.2.2.17., 3.2.2.18., 3.2.4.8. to 3.2.4.10. and 3.2.5.13.
		DESCRIBE			
3.12	STANDPIPE SYSTEM	Required			3.2.9.
3.13	FIRE ALARM SYSTEM	Required	TYPE PROVIDED	Single Stage	3.2.4.
3.14	WATER SERVICE/ SUPPLY IS ADEQUATE	Yes			3.2.5.7.

3.15	CONSTRUCTION TYPE	BASED ON	3.2.2.49.		3.2.2.2.20.-83.
		RESTRICTIONS	Noncombustible Required		
		ACTUAL	Noncombustible	HEAVY TIMBER CONSTRUCTION -	3.2.1.4.
3.16	IMPORTANCE CATEGORY	Normal		-	4.1.2.1.(3), T4.1.2.1.B
3.17	SEISMIC CATEGORY	SEISMIC CATEGORY -			4.1.8.4.(1)
		SITE CLASS	- -		T4.1.8.5.-B
		SEISMIC DESIGN REQUIRED FOR Table 4.1.8.18. Items 6 to 22:		Required	4.1.8.18.(2)
		REASON FOR REQUIREMENT	NEITHER SC1 NOR SC2.		

3.18 OCCUPANT LOAD — 3.1.17. and 3.1.17.1.(2)

FLOOR LEVEL/AREA	OCCUPANCY TYPE	OCCUPANT LOAD (PERSONS)	BASED ON	POSTED LIMIT REQUIRED
UG2 & UG1	F3	87	m² per person	No
1st	E, A2 & F3	147	m² per person	No
2nd to 6th floor & MPH	C &F3	174	No. of sleeping rooms	No
TOTAL		408		

3.19	BARRIER-FREE DESIGN	Yes		3.8.
	BARRIER-FREE ENTRANCES	3		3.1.8.2.
3.20	HAZARDOUS SUBSTANCES	No		3.3.1.2. & 3.3.1.19.

3.21 REQUIRED FIRE RESISTANCE RATINGS — 3.2.2.20-83., 3.2.1.2., 3.2.1.4., 3.2.2.15.

HORIZONTAL ASSEMBLY	RATING (H)	SUPPORTING ASSEMBLY (H)	NONCOMBUSTIBLE IN LIEU OF RATING?
STOREYS BELOW GRADE	2.00	2.00	-
FLOORS OVER BASEMENT	2.00	2.00	-
FLOORS	1.00	1.00	-
MEZZANINE	N/A	N/A	-
ROOF	1.00	1.00	N/A

3.22 SPATIAL SEPARATION

EXPOSING BUILDING FACE	EBF AREA (m²)	L.D. (m)	L/H OR H/L	% UPO PERMITTED / ACTUAL	REQUIRED FRR (H)	CONSTRUCTION TYPE	CLADDING TYPE
				/	-	-	
				/	-	-	
				/	-	-	
				/	-	-	
				/	-	-	

3.23 PLUMBING FIXTURE REQUIREMENTS — 3.7.4., 3.8.2.3., Tables 3.8.2.3.A, and 3.8.2.3.B

RATIO: MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE

FLOOR LEVEL OR AREA	OCCUPANT LOAD (PERSONS)	OBC SENTENCE	WATER CLOSETS REQUIRED	WATER CLOSETS PROVIDED	BARRIER-FREE WATER CLOSETS REQUIRED / PROVIDED	UNIVERSAL WASHROOMS REQUIRED / PROVIDED
					/	/
					/	/
					/	/

3.24	ENERGY EFFICIENCY	COMPLIANCE PATH:	SB-10		12.2.1.2.
		CLIMATE ZONE:	5	DEGREE DAYS BELOW 18 C: 3740	SB-1 Table 2
3.25	SOUND TRANSMISSION DESIGN	IS THERE MORE THAN 1 DWELLING UNIT IN THE BUILDING?:		YES	
		NOTES:			
		OPTION IMPLEMENTED:	Min. STC rating of 50 based on SB-3 and 9.11.1.4		
3.26	ALTERNATIVE SOLUTIONS				[A]1.2.1.1. and [C]2.1.
3.27	NOTES				

1 *ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C*

Ontario Building Code Data Matrix. Part 3
© Ontario Association of Architects

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No.	Description	Date
1	Issued for Site Plan Approval	Jul. 16, 2025
2	Issued for Site Plan Approval	Sep. 29, 2025

ONTARIO ASSOCIATION OF ARCHITECTS — HATEM NASSIF LICENCE 6890

HATEM NASSIF ARCHITECTS INC.
25 Freemon Redmon Circle, Scarborough, ON M1R 0G3
T: (416) 386-9883 E: hatem@hnarchitects.com

Project Manager:
CONCEPT LINES INC.
Tel:+1 289 919 0607 / +1 289 218 9291
349 Beach Blvd. Hamilton, ON L8H 6W4
Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
OBC MATRIX

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:05 PM
Drawn by:	HN
Checked by:	HN

Drawing No.:
A001

Scale: 1 : 1



1 A002 — 3D View 1-North West
NTS



2 A002 — 3D View 2-North East
NTS



3 A002 — 3D View 3-South East
NTS



4 A002 — 3D View 4-South West
NTS

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Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
3D VIEWS

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:14 PM
Drawn by:	HN
Checked by:	HN

Drawing No.:
A002

Scale:

1- Masonry Brick By (Permacon)
Color: Charcoal Gray (Melville Slik Brick- Rockland Black by Permacon)
Dimension: 257x79x90mm (10 1/8 "x3 1/8"x3 1/2")
Pattern: Brick Pattern
Grout Color: Light Gray

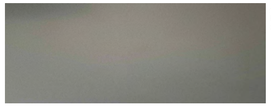


2- Masonry Architectural Stone, Lexa Stone By (Permacon)
Color: White - Cameo Beige for Lexa stone by Permacon
Finish: Sandblasted texture
Dimension: 6 faces long stone features two face rises (3 " & 4-1/2"), thickness 3-1/2" , 90mm
Pattern: Linear Pattern
Grout Color: White color to match the stone color

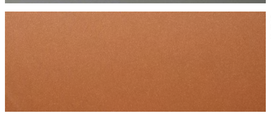




3- Metal Panel (Light Gray)
Panel: Aluminum Plate Panel
Color: Light Gray Color



4- Metal Panel (Dark Gray)
Panel: Aluminum Plate Panel
Color: Dark Gray Color



5- Metal Panel (Native Copper Mica)
Panel: Aluminum Plate Panel
Color: Native Copper Mica Color

1
A003
EXTERIOR FINISH MATERIAL
NTS

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Project:
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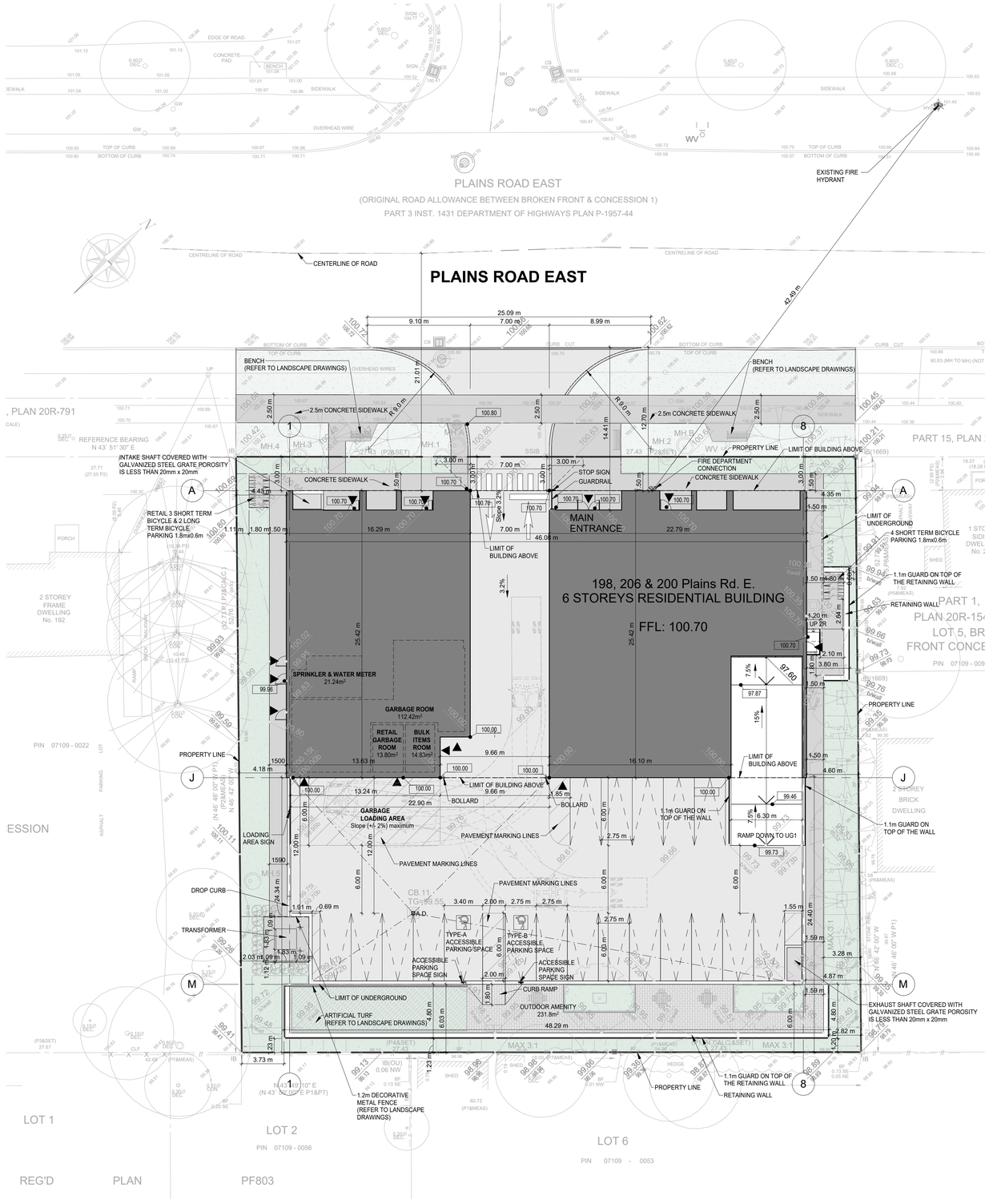
Drawing Title:
EXTERIOR FINISH MATERIAL

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:14 PM
Drawn by:	HN
Checked by:	HN

Drawing No.:
A003

Scale: 1 : 1000



1 A101 SITE PLAN
Scale: 1 : 200

198, 200 & 206 Plains Rd. E

Statistics

Date: 2025-09-28

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	10,360.1	111,516	
Total GFA	5,152.7	55,464	
FSI (Floor Space Index)	1.78		
FAR (Floor Area Ratio)	3.58		
Coverage	1,132.2	39.13%	
Total Units	66		
Total Height	21.4m		

Floors	Floor Area		Non GFA		GFA		Units Type		Total Units Type
	m^2	ft^2	m^2	ft^2	m^2	ft^2	1BR	2BR	
UG2	2,013.1	21,669.0	2,013.1	21,669.0	0.0	0.0			
UG1	2,013.1	21,669.0	2,013.1	21,669.0	0.0	0.0			
1st	864.8	9,308.7	405.0	4,359.4	459.8	4,949.3			
2nd	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	104.6	1,125.9	995.8	10,718.8	10	4	14
4th	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	104.6	1,125.9	995.8	10,718.8	10	4	14
6th	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	254.0	2,734.1	0.0	0.0			
Total	**10,360.1**	**111,516.1**	**5,207.2**	**56,050.3**	**5,152.7**	**55,463.7**	**46**	**20**	**66**
							69.7%	**30.3%**	100.0%

	Total Units Types	Requred Barrier Free Units 15%	Provided Barrier Free Units
1BD	**46.00**	**6.90**	8
2BD	**20.00**	**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	36	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	At Grade
Retail	183m^2	Short Term Bicycle Parking	3+1 per 1000m^2	3	3	At Grade
Total Short Term				**6**	**7**	
Total Long Term				**35**	**38**	

Amenity Required

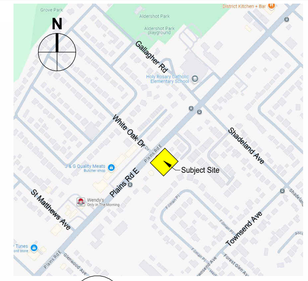
Type		Ratio		Required Amenity Area m^2
One Bedroom Units	46	20m^2 per 1BR	20	920
Tow Bedroom Units	20	35m^2 per 2BR	35	700
Total				**1620**

Amenity Provided

Type	m^2
Indoor Amenity (Ground Floor)	226.0
Outdoor Amenity (At Grade)	231.8
Outdoor Amenity (balconies)	233.3
Outdoor Amenity (Terraces)	361.5
Outdoor Amenity (Roof Terrace)	586.0
Total	1,638.6

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	



LOCATION MAP
NTS

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Drawing Title:
SITE PLAN

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:16 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A101
Scale:	As indicated

Area Schedule (Floor Area)

FLOOR	Area (sq.m)	Area (sf)
1st Floor Area	864.8 m²	9,308.8 ft²
2nd Floor Area	1100.4 m²	11,844.1 ft²
3rd Floor Area	1100.4 m²	11,844.1 ft²
4th Floor Area	1100.4 m²	11,844.1 ft²
5th Floor Area	1100.4 m²	11,844.1 ft²
6th Floor Area	813.3 m²	8,754.6 ft²
Roof Floor Area	254.2 m²	2,736.5 ft²
UG1 Floor Area	2013.1 m²	21,668.6 ft²
UG2 Floor Area	2013.1 m²	21,668.6 ft²
Total Area of All Floors	10360.0 m²	111,513.6 ft²

Area Schedule (Gross Floor Area)

Name	Count	Area (sq.m)	Area (sf)
INDOOR AMENITY	2	226.0 m²	2,433.0 ft²
MANAGEMENT	1	40.8 m²	438.7 ft²
RETAIL-1 GFA	1	74.0 m²	796.7 ft²
RETAIL-2 GFA	1	109.1 m²	1,174.2 ft²
SUITE 1B+D	38	2631.8 m²	28,328.8 ft²
SUITE 1B-BF	8	502.9 m²	5,412.9 ft²
SUITE 2B	16	1225.1 m²	13,187.1 ft²
SUITE 2B-BF	4	333.2 m²	3,586.7 ft²
Total		5142.9 m²	55,358.0 ft²

Area Schedule (Commercial GFA Gross Floor Area)

Name	Count	Area (sq.m)	Area (sf)
RETAIL-1 GFA	1	74.0 m²	796.7 ft²
RETAIL-2 GFA	1	109.1 m²	1,174.2 ft²
Total		183.1 m²	1,970.9 ft²

Area Schedule (Residential GFA Gross Floor Area)

Name	Count	Area (sq.m)	Area (sf)
INDOOR AMENITY	2	226.0 m²	2,433.0 ft²
MANAGEMENT	1	40.8 m²	438.7 ft²
SUITE 1B+D	38	2631.8 m²	28,328.8 ft²
SUITE 1B-BF	8	502.9 m²	5,412.9 ft²
SUITE 2B	16	1225.1 m²	13,187.1 ft²
SUITE 2B-BF	4	333.2 m²	3,586.7 ft²
Total		4959.8 m²	53,387.1 ft²

Area Schedule (Amenity Area)

Name	Count	Area (sq.m)	Area (sf)
BALCONY	54	233.3 m²	2,510.8 ft²
INDOOR AMENITY	2	226.0 m²	2,433.0 ft²
OUTDOOR AMENITY	1	231.8 m²	2,495.0 ft²
OUTDOOR AMENITY ROOF TERRACE	2	586.0 m²	6,307.6 ft²
TERRACE	12	361.5 m²	3,891.4 ft²
Total		1638.6 m²	17,637.8 ft²

Area Schedule (Residential Gross Floor Area) Suite Types

Number	Name	Area (sq.m)	Area (sf)
T/O 2ND FLOOR			
201	SUITE 1B+D	68.9 m²	741.7 ft²
202	SUITE 1B+D	70.1 m²	754.5 ft²
203	SUITE 1B-BF	63.0 m²	678.1 ft²
204	SUITE 2B	83.3 m²	896.7 ft²
205	SUITE 2B	76.0 m²	817.5 ft²
206	SUITE 1B+D	69.7 m²	749.8 ft²
207	SUITE 1B+D	69.8 m²	751.1 ft²
208	SUITE 1B+D	64.7 m²	696.1 ft²
209	SUITE 1B+D	69.8 m²	751.1 ft²
210	SUITE 1B+D	69.7 m²	749.8 ft²
211	SUITE 2B	76.0 m²	817.5 ft²
212	SUITE 2B-BF	83.3 m²	896.7 ft²
213	SUITE 1B-BF	62.7 m²	675.1 ft²
214	SUITE 1B+D	69.0 m²	743.2 ft²
14		995.8 m²	10,719.1 ft²
T/O 3RD FLOOR			
301	SUITE 1B+D	68.9 m²	741.7 ft²
302	SUITE 1B+D	70.1 m²	754.5 ft²
303	SUITE 1B-BF	63.0 m²	678.1 ft²
304	SUITE 2B	83.3 m²	896.7 ft²
305	SUITE 2B	76.0 m²	817.5 ft²
306	SUITE 1B+D	69.7 m²	749.8 ft²
307	SUITE 1B+D	69.8 m²	751.1 ft²
308	SUITE 1B+D	64.7 m²	696.1 ft²
309	SUITE 1B+D	69.8 m²	751.1 ft²
310	SUITE 1B+D	69.7 m²	749.8 ft²
311	SUITE 2B	76.0 m²	817.5 ft²
312	SUITE 2B-BF	83.3 m²	896.7 ft²
313	SUITE 1B-BF	62.7 m²	675.1 ft²
314	SUITE 1B+D	69.0 m²	743.2 ft²
14		995.8 m²	10,719.1 ft²
T/O 4TH FLOOR			
401	SUITE 1B+D	68.9 m²	741.7 ft²
402	SUITE 1B+D	70.1 m²	754.5 ft²
403	SUITE 1B-BF	63.0 m²	678.1 ft²
404	SUITE 2B	83.3 m²	896.7 ft²
405	SUITE 2B	76.0 m²	817.5 ft²
406	SUITE 1B+D	69.7 m²	749.8 ft²
407	SUITE 1B+D	69.8 m²	751.1 ft²
408	SUITE 1B+D	64.7 m²	696.1 ft²
409	SUITE 1B+D	69.8 m²	751.1 ft²
410	SUITE 1B+D	69.7 m²	749.8 ft²
411	SUITE 2B	76.0 m²	817.5 ft²
412	SUITE 2B-BF	83.3 m²	896.7 ft²
413	SUITE 1B-BF	62.7 m²	675.1 ft²
414	SUITE 1B+D	69.0 m²	743.2 ft²
14		995.8 m²	10,719.1 ft²
T/O 5TH FLOOR			
501	SUITE 1B+D	68.9 m²	741.7 ft²
502	SUITE 1B+D	70.1 m²	754.5 ft²
503	SUITE 1B-BF	63.0 m²	678.1 ft²
504	SUITE 2B	83.3 m²	896.7 ft²
505	SUITE 2B	76.0 m²	817.5 ft²
506	SUITE 1B+D	69.7 m²	749.8 ft²
507	SUITE 1B+D	69.8 m²	751.1 ft²
508	SUITE 1B+D	64.7 m²	696.1 ft²
509	SUITE 1B+D	69.8 m²	751.1 ft²
510	SUITE 1B+D	69.7 m²	749.8 ft²
511	SUITE 2B	76.0 m²	817.5 ft²
512	SUITE 2B-BF	83.3 m²	896.7 ft²
513	SUITE 1B-BF	62.7 m²	675.1 ft²
514	SUITE 1B+D	69.0 m²	743.2 ft²
14		995.8 m²	10,719.1 ft²
T/O 6TH FLOOR			
601	SUITE 1B+D	73.2 m²	788.0 ft²
602	SUITE 1B+D	70.1 m²	754.5 ft²
603	SUITE 2B	69.4 m²	747.3 ft²
604	SUITE 2B	72.9 m²	784.2 ft²
605	SUITE 1B+D	69.6 m²	748.8 ft²
606	SUITE 1B+D	73.9 m²	795.8 ft²
607	SUITE 1B+D	69.5 m²	748.6 ft²
608	SUITE 2B	72.9 m²	784.2 ft²
609	SUITE 2B	69.2 m²	744.5 ft²
610	SUITE 1B+D	69.0 m²	743.2 ft²
10		709.7 m²	7,639.0 ft²
Grand total: 66		4693.0 m²	50,515.4 ft²

Average Unit Size
Date: 2025-09-28

UNIT #	TYPE	1B		TYPE	2B		Units Type		Total Units Type	Total 1B Areas		Total 2B Areas	
		m²	ft²				1BR	2BR		m²	ft²		
201, 301, 401 & 501	1B+D	68.9	741.6				4		4	275.6	2,966.6		
202, 302, 402 & 502	1B+D	70.1	754.6				4		4	280.4	3,018.2		
203, 303, 403 & 503	1B+D	63.0	678.1				4		4	252.0	2,712.5		
204, 304, 404 & 504				2B	83.3	896.6		4	4			333.2	3,586.6
205, 305, 405 & 505				2B	76.0	818.1		4	4			304.0	3,272.3
206, 306, 406 & 506	1B+D	69.7	750.3				4		4	278.8	3,001.0		
207, 307, 407 & 507	1B+D	69.8	751.3				4		4	279.2	3,005.3		
208, 308, 408 & 508	1B+D	64.7	696.4				4		4	258.8	2,785.7		
209, 309, 409 & 509	1B+D	69.8	751.3				4		4	279.2	3,005.3		
210, 310, 410 & 510	1B+D	69.7	750.3				4		4	278.8	3,001.0		
211, 311, 411 & 511				2B	76.0	818.1		4	4			304.0	3,272.3
212, 312, 412 & 512				2B+D	83.3	896.6		4	4			333.2	3,586.6
213, 313, 413 & 513	1B+D	62.7	674.9				4		4	250.8	2,699.6		
214, 314, 414 & 514	1B+D	69.0	742.7				4		4	276.0	2,970.9		
601	1B+D	73.2	787.9				1		1	73.2	787.9		
602	1B+D	70.1	754.6				1		1	70.1	754.6		
603				2B	69.4	747.0		1	1			69.4	747.0
604				2B	72.9	784.7		1	1			72.9	784.7
605	1B+D	69.6	749.2				1		1	69.6	749.2		
606	1B+D	73.9	795.5				1		1	73.9	795.5		
607	1B+D	69.5	748.1				1		1	69.5	748.1		
608				2B	72.9	784.7		1	1			72.9	784.7
609				2B	69.2	744.9		1	1			69.2	744.9
610	1B+D	69.0	742.7				1		1	69.0	742.7		
Total							**46**	**20**	66	3,134.9	33,744.1	1,558.8	16,778.9
							69.7%	**30.3%**	100.0%				
Average 1B unit size										**68.15**	**733.6**		
Average 2B unit size												**77.94**	**838.9**

NOTES:

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No.	Description	Date
1	Issued for Site Plan Approval	Jul. 16, 2025
2	Issued for Site Plan Approval	Sep. 29, 2025

ONTARIO ASSOCIATION OF ARCHITECTS
HATEM NASSIF
LICENCE
6890

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25 Freemon Redmon Circle, Scarborough, ON M1R 0G3
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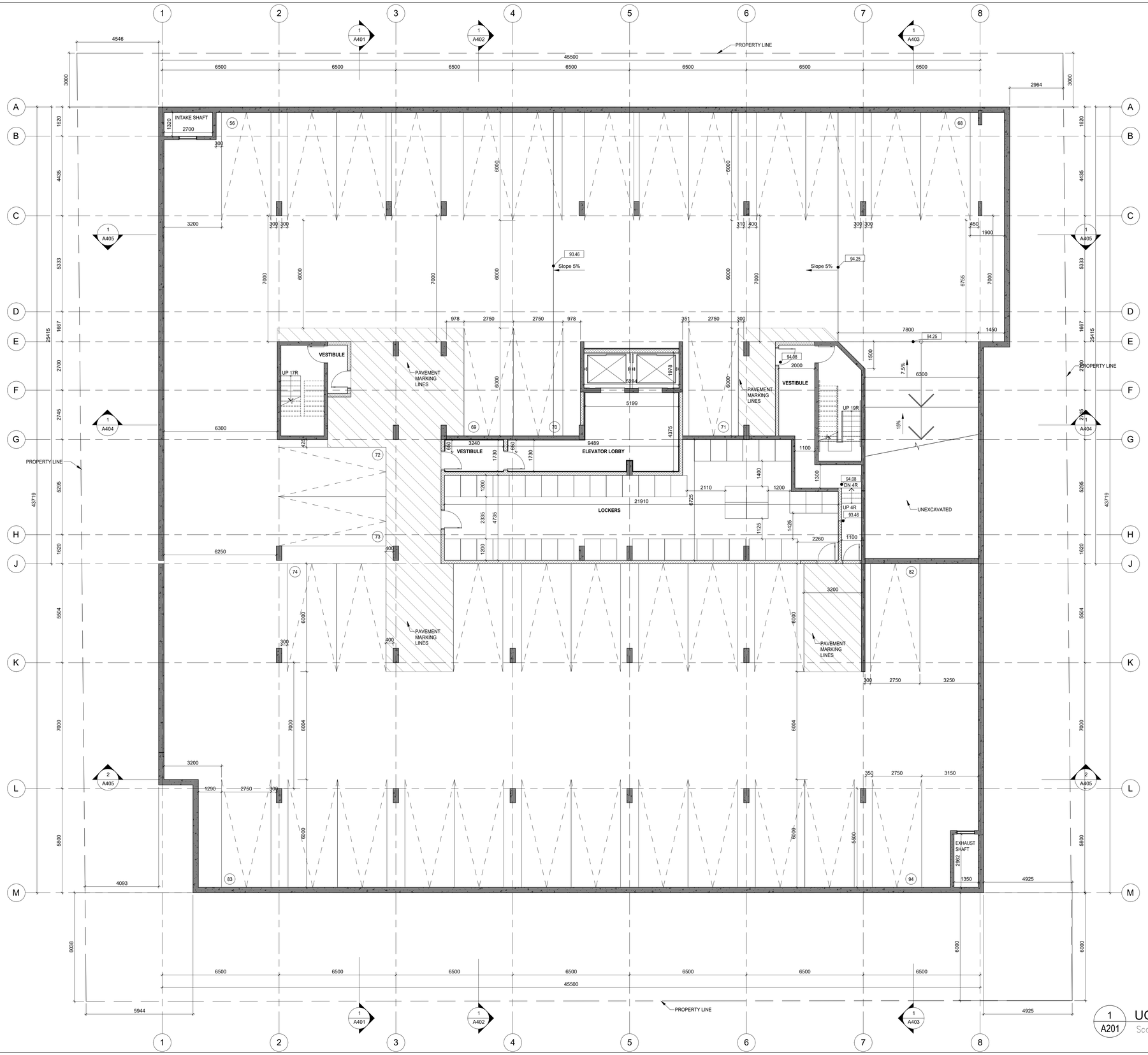
Project Manager:
CONCEPT LINES INC.
Tel:+1 289 919 0607 / +1 289 218 9291
349 Beach Blvd. Hamilton, ON L8H 6W4
Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
AREA SCHEDULE

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:17 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A102
Scale:	1 : 1



1 A201 UG2 FLOOR PLAN
Scale: 1 : 100

NOTES:

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2	Issued for Site Plan Approval	Sep. 29, 2025

N

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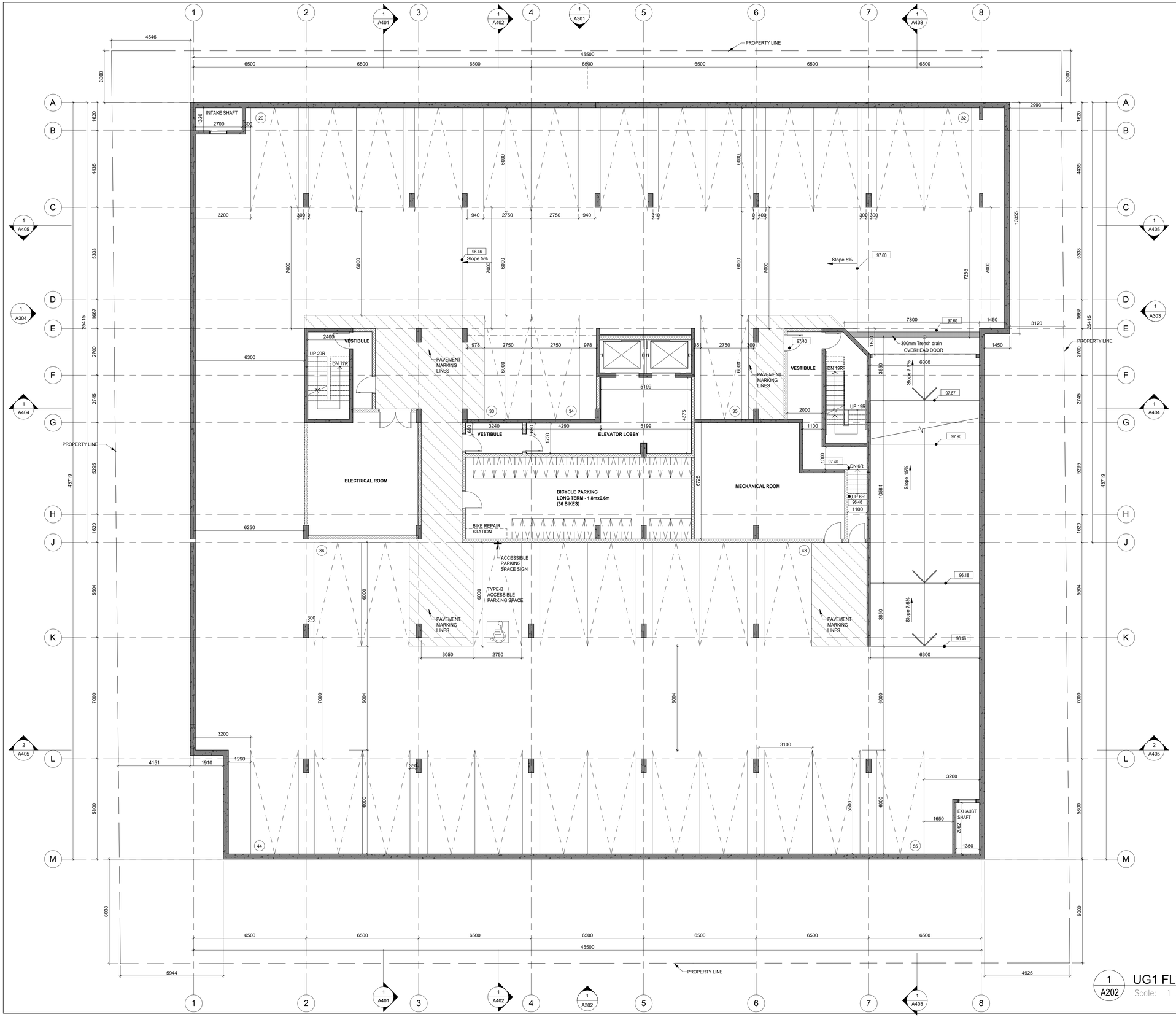
HATEM NASSIF ARCHITECTS INC.
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349 Beach Blvd. Hamilton, ON L8H 6W4
Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
UG2 FLOOR PLAN

Building Permit Number:	
Project No.:	0024
Date Plotted:	2025-09-29 5:04:18 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A201
Scale:	1 : 100



1 UG1 FLOOR PLAN
A202 Scale: 1 : 100

NOTES:

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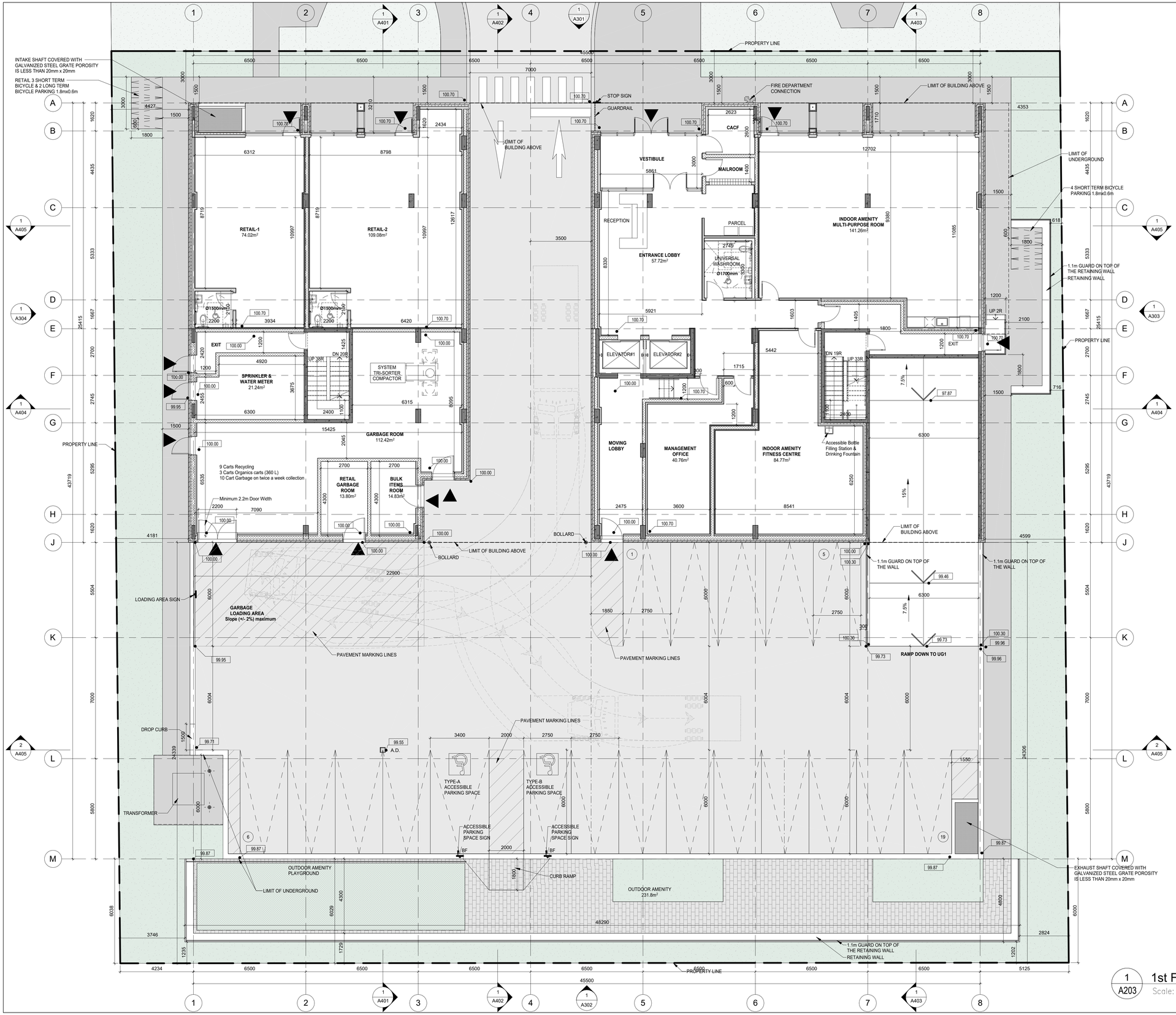
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Email: fee8@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
UG1 FLOOR PLAN

Building Permit Number:	
Project No.:	0024
Date Plotted:	2025-09-29 5:04:19 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A202
Scale:	1 : 100



1 A203 — 1st FLOOR PLAN
Scale: 1 : 100

NOTES:

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2	Issued for Site Plan Approval	Sep. 29, 2025

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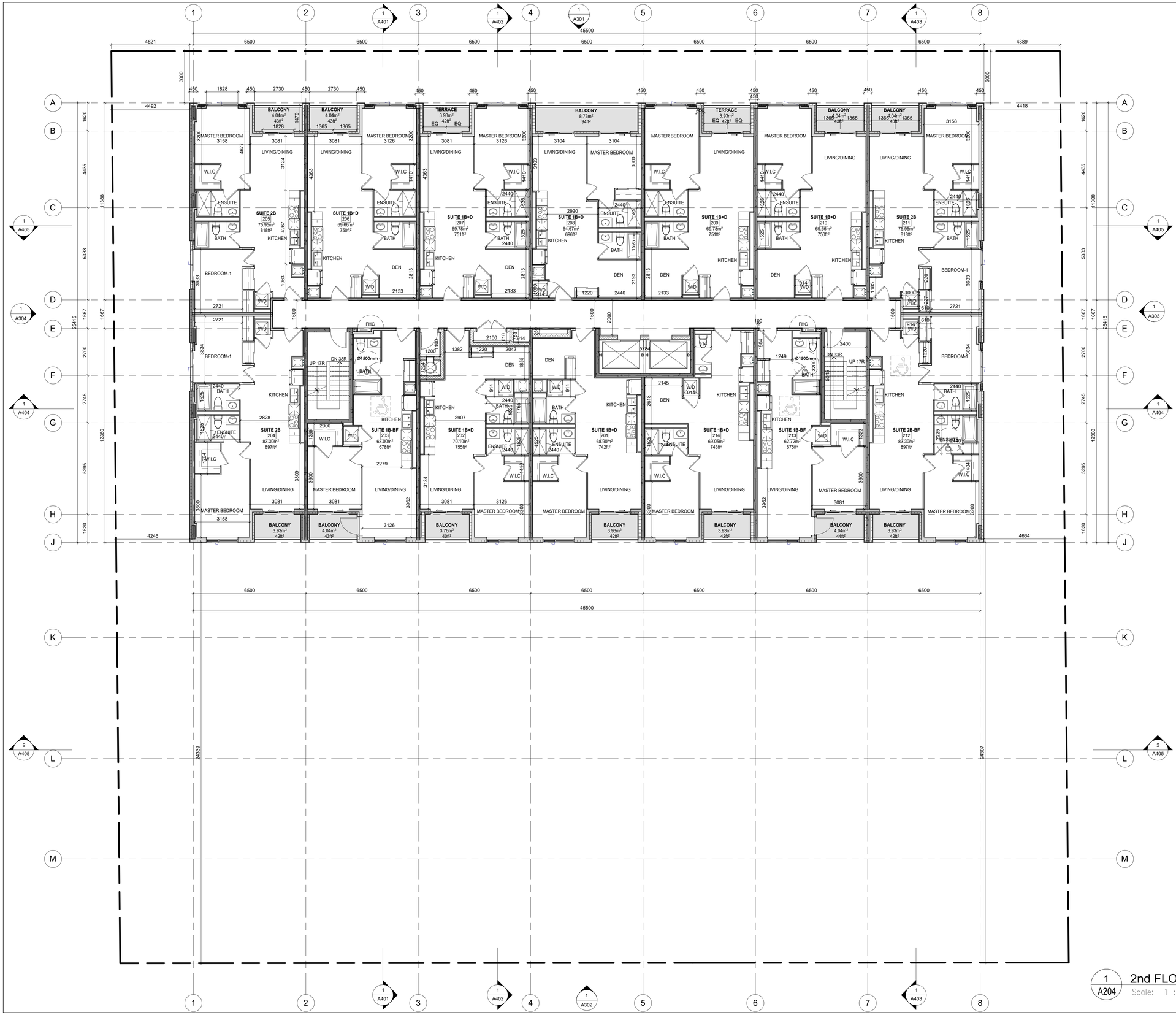
Project Manager:
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349 Beach Blvd. Hamilton, ON L8H 6W4
Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
1st FLOOR PLAN

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:20 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A203
Scale:	1 : 100



1 A204 — 2nd FLOOR PLAN
Scale: 1 : 100

NOTES:

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Project:
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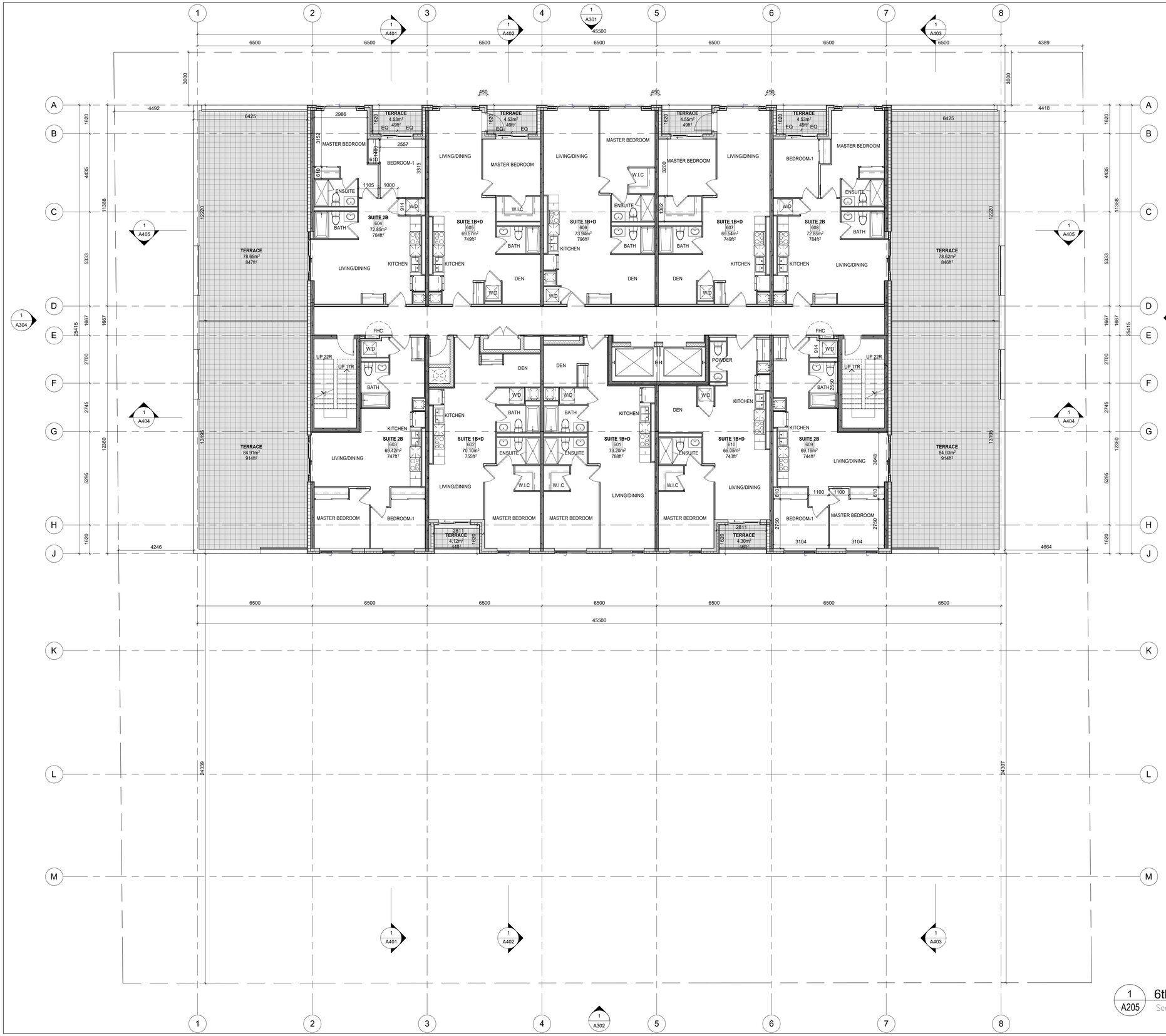
Drawing Title:
2nd To 5th FLOOR PLAN

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:22 PM
Drawn by:	HN
Checked by:	HN

Drawing No.:
A204

Scale: 1 : 100



1 / A205 — 6th FLOOR PLAN
Scale: 1 : 100

NOTES:

1. The Contractor verify and shall check all dimensions of the work and shall report discrepancies to the Architect and consultants before proceeding. Construction must conform to all applicable codes and requirements of authorities having jurisdiction pertaining to this application.

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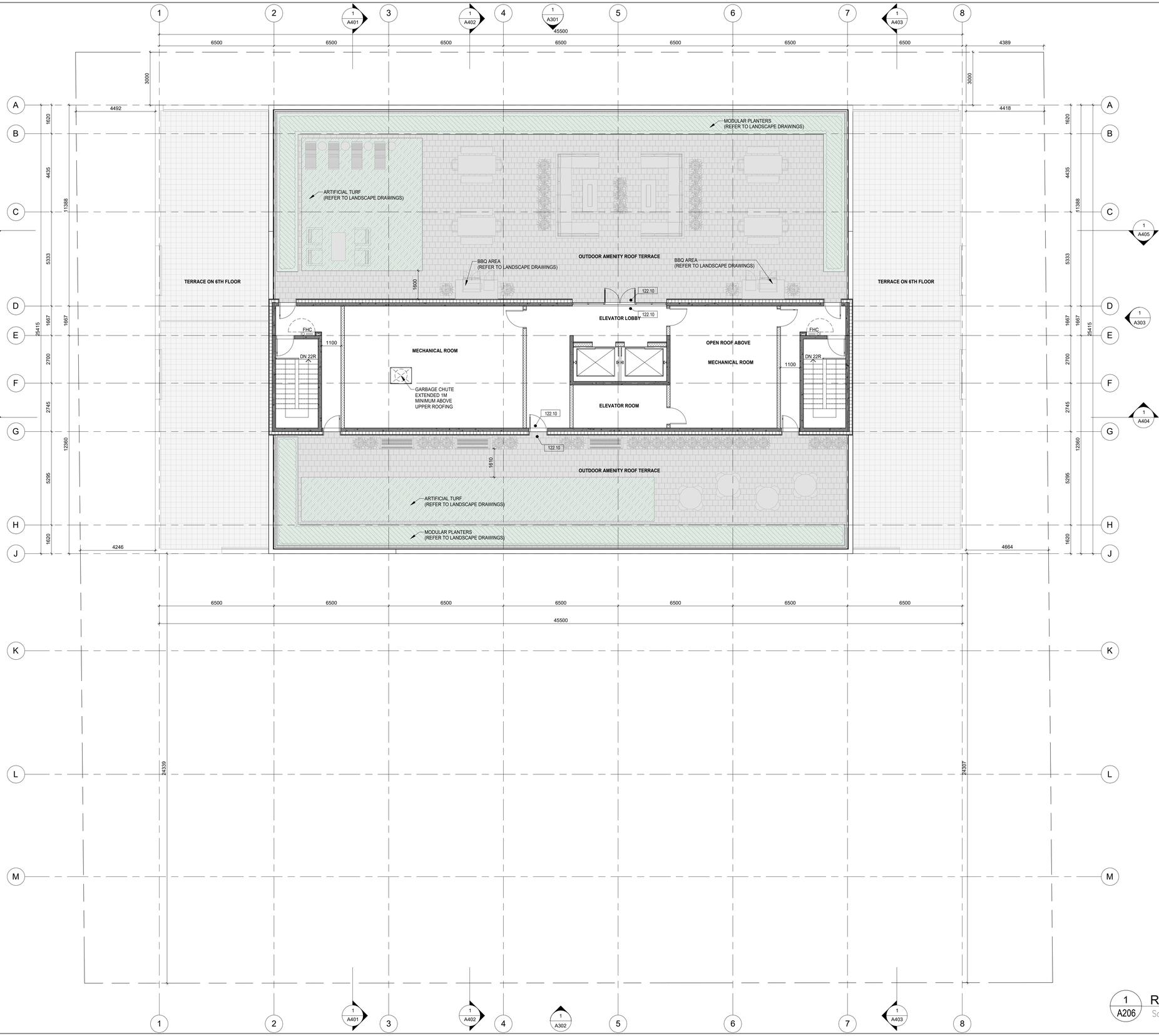
Project Manager:
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349 Beach Blvd. Hamilton, ON L8H 6W4
Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
6th FLOOR PLAN

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:23 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A205
Scale:	1 : 100



1 A206 ROOF PLAN
Scale: 1 : 100

NOTES:

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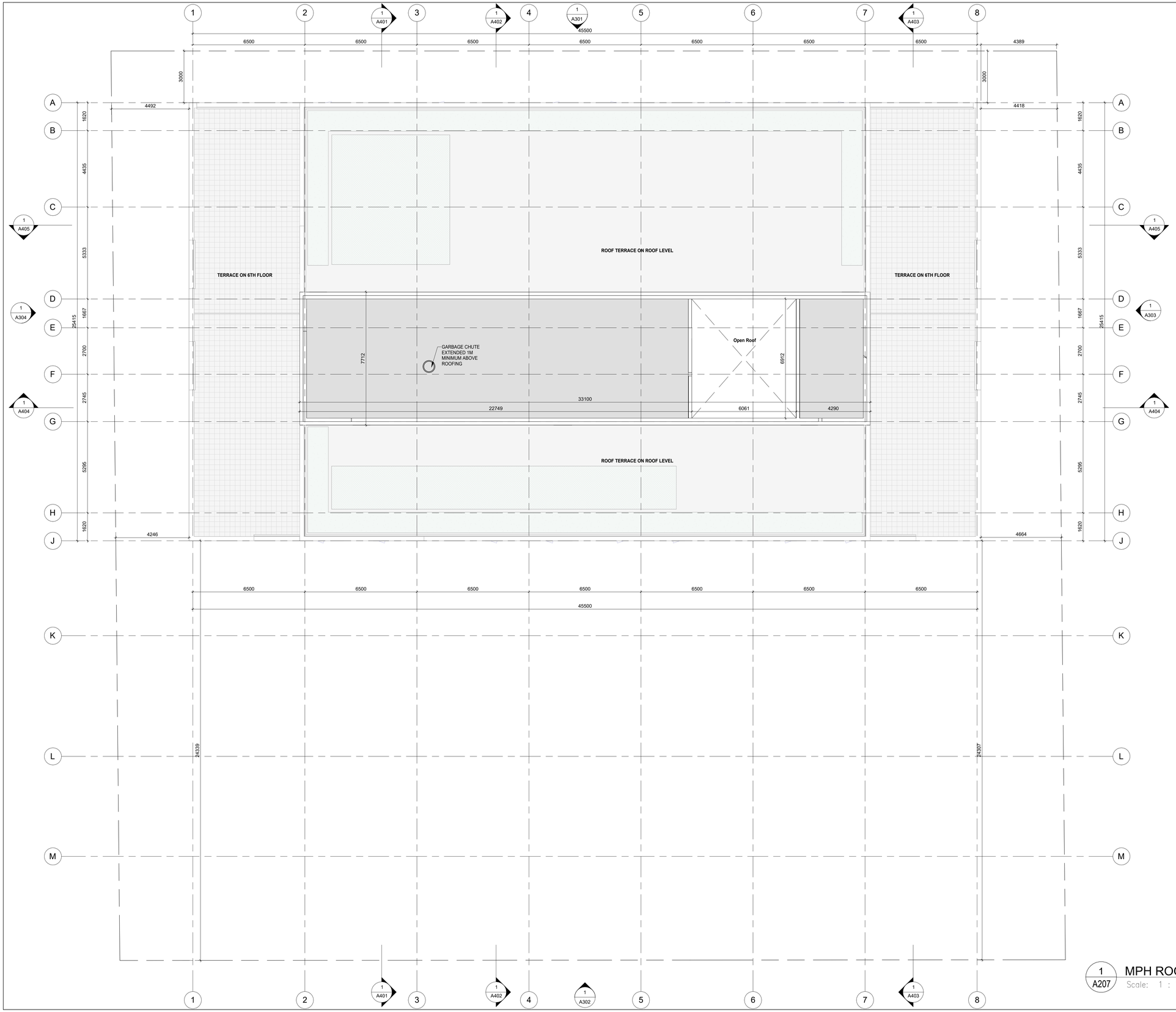
Project Manager:
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Tel:+1 289 919 0607 / +1 289 218 9291
349 Beach Blvd. Hamilton, ON L8H 6W4
Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
ROOF PLAN

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:24 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A206
Scale:	1 : 100



1 A207 — MPH ROOF PLAN
Scale: 1 : 100

NOTES:

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No.	Description	Date
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2	Issued for Site Plan Approval	Sep. 29, 2025

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349 Beach Blvd. Hamilton, ON L8H 6W4
Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
MPH ROOF PLAN

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:25 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A207
Scale:	1 : 100



1 / A301 WEST ELEVATION

Scale: 1 : 100

EXTERIOR FINISH MATERIAL SCHEDULE

1- Masonry Brick By (Permacon)
Color: Charcoal Gray (Melville Slik Brick- Rockland Black by Permacon)
Dimension: 257x79x90mm (10 1/8 "x3 1/8"x3 1/2")
Pattern: Brick Pattern
Grout Color: Light Gray

2- Masonry Architectural Stone, Lexa Stone By (Permacon)
Color: White - Cameo Beige for Lexa stone by Permacon
Finish: Sandblasted texture
Dimension: 6 faces long stone features two face rises (3 " & 4-1/2"), thickness 3-1/2", 90mm
Pattern: Linear Pattern
Grout Color: White color to match the stone color

3- Metal Panel (Light Gray)
Panel: Aluminum Plate Panel
Color: Light Gray Color

4- Metal Panel (Dark Gray)
Panel: Aluminum Plate Panel
Color: Dark Gray Color

5- Metal Panel (Native Copper Mica)
Panel: Aluminum Plate Panel
Color: Native Copper Mica Color

6- Prefinished Aluminum Window System
Glass:1" Insulating Glass Sealed Unit, Low-E Coating
1/4" (6mm), 1/2" (13.2mm) Space -Aluminum & 1/4" (6mm)
Color: Clear
Framing: Aluminum (Reinforced as needed)
Coating: Prefinished Paint
Color: Dark Gray

7- Spandrel Glass Panel
Color: Prefinished Gray Back Paint (submit sample to architect for approval)

8- Aluminum & Glass Railing
Glass Color: Clear
Framing: Aluminum
Coating: Prefinished paint
Color: Dark Gray
Height:1100mm above floor finish

9- Aluminum Railing
Material: Aluminum
Coating: Prefinished paint
Color: Dark Gray
Height:1100mm above floor finish

10- Exposed Concrete
Color: Concrete Color

11- Glass Privacy Screen
Glass Color: Frosted
Framing: Aluminum
Frame Coating: Prefinished Paint
Frame Color: Dark Gray
Height:1828mm (6ft)

12- Pre-Finished Metal Flashing
Framing: Aluminum
Coating: Prefinished paint
Color: Dark Gray

13- Pre Finished Metal Soffit (by Agway Metal)
Note : Refer To Ceiling Plans
Profile: (Agway HF-12NF) 1.5" x 12"
Framing: Steel
Coating: Prefinished paint
Color: light Gray

14- Exterior Metal Doors & farmes:
Note: Refer To Door Schedule
Color: Dark Gray

15- Exterior Overhead Door & farme:
Note: Refer To Door Schedule
Coating: Prefinished Paint
Color: Dark Gray

16- Exterior Surface Mounted Light Fixture
Note: Refer To Site Lighting Photometric Drawing
Finish Color: Prefinished Powder Coating Dark Gray

Notes for other exterior colors:
- **Grills**: Color of HVAC Exhaust Grill Louvers at cladding to **match the cladding color**. And at window wall color to **match same aluminum window frame color**.

NOTES:

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No.	Description	Date
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2	Issued for Site Plan Approval	Sep. 29, 2025

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Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
WEST ELEVATION

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:30 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A301
Scale:	As indicated



1 / A302 EAST ELEVATION

Scale: 1 : 100

EXTERIOR FINISH MATERIAL SCHEDULE

1- Masonry Brick By (Permacon)
Color: Charcoal Gray (Melville Slik Brick- Rockland Black by Permacon)
Dimension: 257x79x90mm (10 1/8"x3 1/8"x3 1/2")
Pattern: Brick Pattern
Grout Color: Light Gray

2- Masonry Architectural Stone, Lexa Stone By (Permacon)
Color: White - Cameo Beige for Lexa stone by Permacon
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Color: Light Gray Color

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1/4" (6mm), 1/2" (13.2mm) Space -Aluminum & 1/4 " (6mm)
Color: Clear
Framing: Aluminum (Reinforced as needed)
Coating: Prefinished Paint
Color: Dark Gray

7- Spandrel Glass Panel
Color: Prefinished Gray Back Paint (submit sample to architect for approval)

8- Aluminum & Glass Railing
Glass Color: Clear
Framing: Aluminum
Coating: Prefinished paint
Color: Dark Gray
Height:1100mm above floor finish

9- Aluminum Railing
Material: Aluminum
Coating: Prefinished paint
Color: Dark Gray
Height:1100mm above floor finish

10- Exposed Concrete
Color: Concrete Color

11- Glass Privacy Screen
Glass Color: Frosted
Framing: Aluminum
Frame Coating: Prefinished Paint
Frame Color: Dark Gray
Height:1828mm (6ft)

12- Pre-Finished Metal Flashing
Framing: Aluminum
Coating: Prefinished paint
Color: Dark Gray

13- Pre Finished Metal Soffit (by Agway Metal)
Note : Refer To Ceiling Plans
Profile: (Agway HF-12NF) 1.5" x 12"
Framing: Steel
Coating: Prefinished paint
Color: light Gray

14- Exterior Metal Doors & farmes:
Note: Refer To Door Schedule
Color: Dark Gray

15- Exterior Overhead Door & farme:
Note: Refer To Door Schedule
Coating: Prefinished Paint
Color: Dark Gray

16- Exterior Surface Mounted Light Fixture
Note: Refer To Site Lighting Photometric Drawing
Finish Color: Prefinished Powder Coating Dark Gray

Notes for other exterior colors:
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Project:
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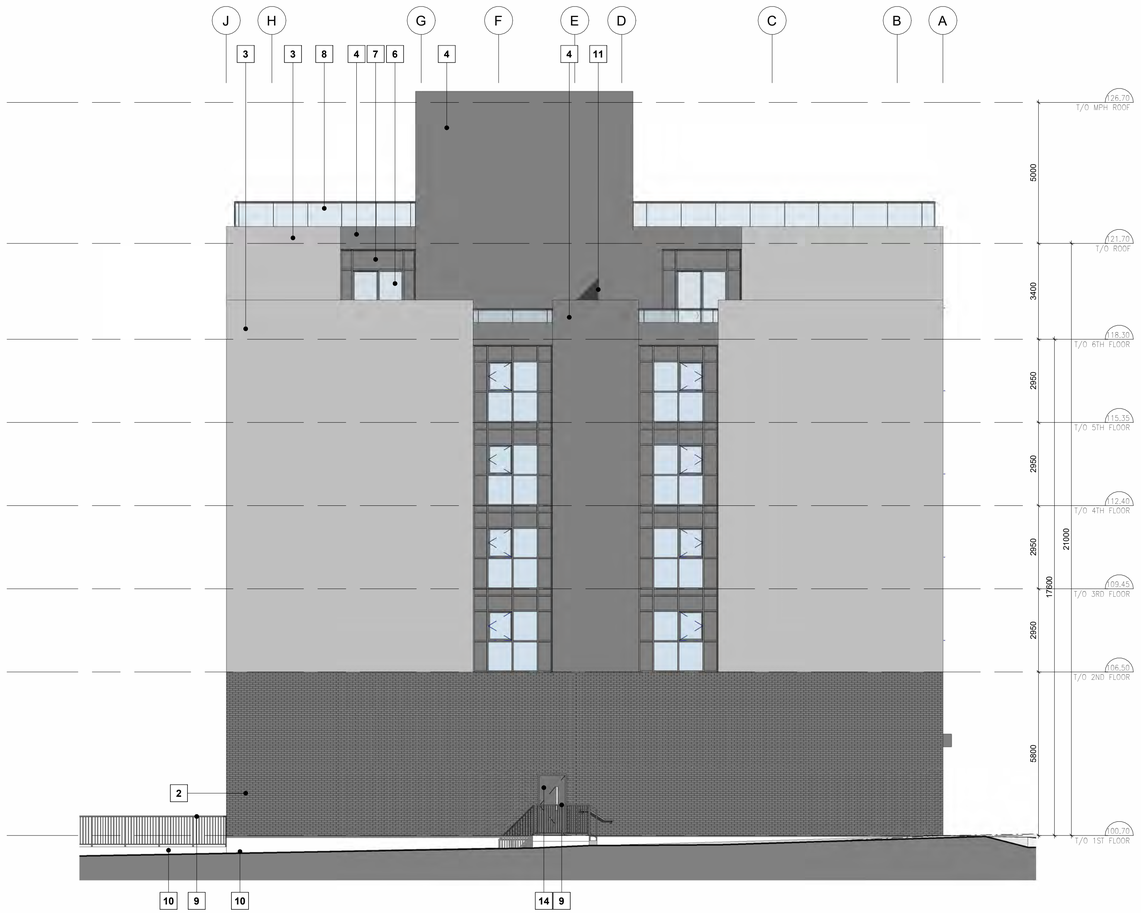
Drawing Title:
EAST ELEVATION

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:36 PM
Drawn by:	HN
Checked by:	HN

Drawing No.:
A302

Scale: As indicated



1 / A303 NORTH ELEVATION

Scale: 1 : 100

EXTERIOR FINISH MATERIAL SCHEDULE

1- Masonry Brick By (Permacon)
Color: Charcoal Gray (Melville Slik Brick- Rockland Black by Permacon)
Dimension: 257x79x90mm (10 1/8 "x3 1/8"x3 1/2")
Pattern: Brick Pattern
Grout Color: Light Gray

2- Masonry Architectural Stone, Lexa Stone By (Permacon)
Color: White - Cameo Beige for Lexa stone by Permacon
Finish: Sandblasted texture
Dimension: 6 faces long stone features two face rises (3 " & 4-1/2"), thickness 3-1/2", 90mm
Pattern: Linear Pattern
Grout Color: White color to match the stone color

3- Metal Panel (Light Gray)
Panel: Aluminum Plate Panel
Color: Light Gray Color

4- Metal Panel (Dark Gray)
Panel: Aluminum Plate Panel
Color: Dark Gray Color

5- Metal Panel (Native Copper Mica)
Panel: Aluminum Plate Panel
Color: Native Copper Mica Color

6- Prefinished Aluminum Window System
Glass:1" Insulating Glass Sealed Unit, Low-E Coating
1/4" (6mm), 1/2" (13.2mm) Space -Aluminum & 1/4 " (6mm)
Color: Clear
Framing: Aluminum (Reinforced as needed)
Coating: Prefinished Paint
Color: Dark Gray

7- Spandrel Glass Panel
Color: Prefinished Gray Back Paint (submit sample to architect for approval)

8- Aluminum & Glass Railing
Glass Color: Clear
Framing: Aluminum
Coating: Prefinished paint
Color: Dark Gray
Height:1100mm above floor finish

9- Aluminum Railing
Material: Aluminum
Coating: Prefinished paint
Color: Dark Gray
Height:1100mm above floor finish

10- Exposed Concrete
Color: Concrete Color

11- Glass Privacy Screen
Glass Color: Frosted
Framing: Aluminum
Frame Coating: Prefinished Paint
Frame Color: Dark Gray
Height:1828mm (6ft)

12- Pre-Finished Metal Flashing
Framing: Aluminum
Coating: Prefinished paint
Color: Dark Gray

13- Pre Finished Metal Soffit (by Agway Metal)
Note : Refer To Ceiling Plans
Profile: (Agway HF-12NF) 1.5" x 12"
Framing: Steel
Coating: Prefinished paint
Color: light Gray

14- Exterior Metal Doors & farmes:
Note: Refer To Door Schedule
Color: Dark Gray

15- Exterior Overhead Door & farme:
Note: Refer To Door Schedule
Coating: Prefinished Paint
Color: Dark Gray

16- Exterior Surface Mounted Light Fixture
Note: Refer To Site Lighting Photometric Drawing
Finish Color: Prefinished Powder Coating Dark Gray

Notes for other exterior colors:
- **Grills**: Color of HVAC Exhaust Grill Louvers at cladding to **match the cladding color**. And at window wall color to **match same aluminum window frame color**.

NOTES:

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2	Issued for Site Plan Approval	Sep. 29, 2025

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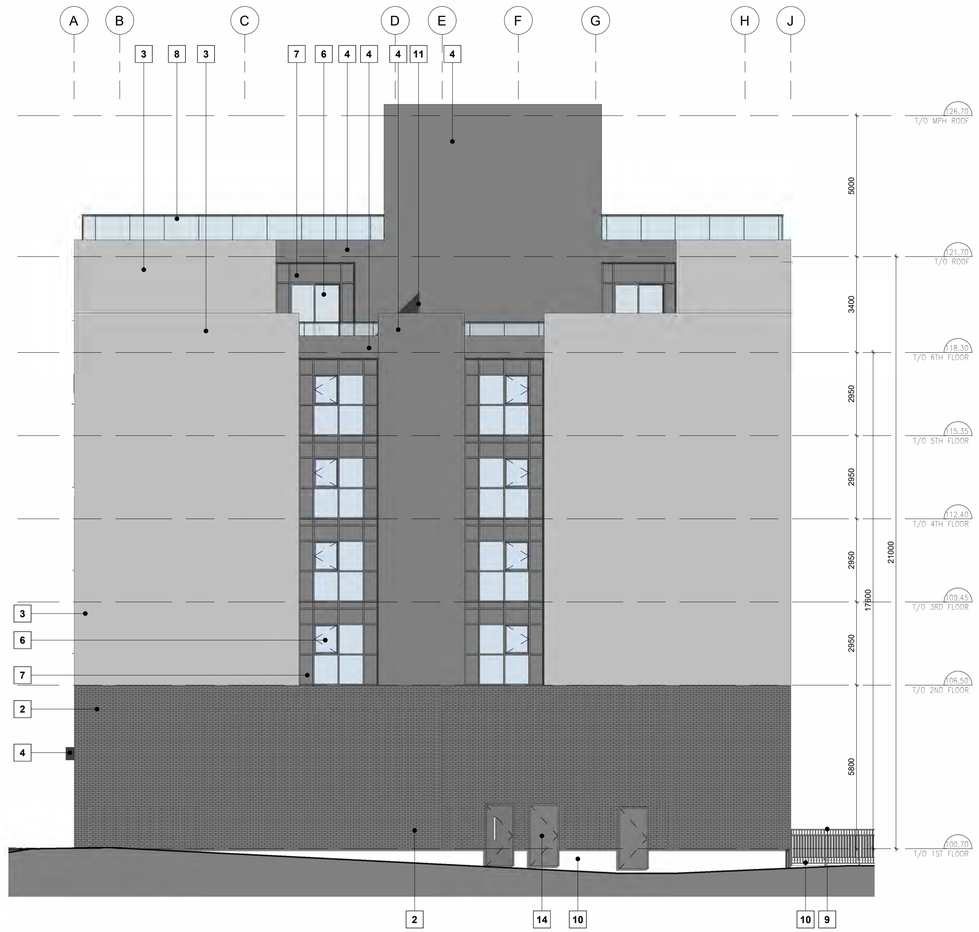
Project Manager:
CONCEPT LINES INC.
Tel:+1 289 919 0607 / +1 289 218 9291
349 Beach Blvd. Hamilton, ON L8H 6W4
Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
NORTH ELEVATION

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:42 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A303
Scale:	As indicated



1 A304 SOUTH ELEVATION
Scale: 1 : 100

EXTERIOR FINISH MATERIAL SCHEDULE

1- Masonry Brick By (Permacon)
Color: Charcoal Gray (Melville Silk Brick- Rockland Black by Permacon)
Dimension: 257x79x90mm (10 1/8 "x3 1/8"x3 1/2")
Pattern: Brick Pattern
Grout Color: Light Gray

2- Masonry Architectural Stone, Lexa Stone By (Permacon)
Color: White - Cameo Beige for Lexa stone by Permacon
Finish: Sandblasted texture
Dimension: 6 faces long stone features two face rises (3 " & 4-1/2"), thickness 3-1/2", 90mm
Pattern: Linear Pattern
Grout Color: White color to match the stone color

3- Metal Panel (Light Gray)
Panel: Aluminum Plate Panel
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Panel: Aluminum Plate Panel
Color: Dark Gray Color

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Glass:1" Insulating Glass Sealed Unit, Low-E Coating
1/4" (6mm), 1/2" (13.2mm) Space -Aluminum & 1/4 " (6mm)
Color: Clear
Framing: Aluminum (Reinforced as needed)
Coating: Prefinished Paint
Color: Dark Gray

7- Spandrel Glass Panel
Color: Prefinished Gray Back Paint (submit sample to architect for approval)

8- Aluminum & Glass Railing
Glass Color: Clear
Framing: Aluminum
Coating: Prefinished paint
Color: Dark Gray
Height:1100mm above floor finish

9- Aluminum Railing
Material: Aluminum
Coating: Prefinished paint
Color: Dark Gray
Height:1100mm above floor finish

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Color: Concrete Color

11- Glass Privacy Screen
Glass Color: Frosted
Framing: Aluminum
Frame Coating: Prefinished Paint
Frame Color: Dark Gray
Height:1828mm (6ft)

12- Pre-Finished Metal Flashing
Framing: Aluminum
Coating: Prefinished paint
Color: Dark Gray

13- Pre Finished Metal Soffit (by Agway Metal)
Note : Refer To Ceiling Plans
Profile: (Agway HF-12NF) 1.5" x 12"
Framing: Steel
Coating: Prefinished paint
Color: light Gray

14- Exterior Metal Doors & farmes:
Note: Refer To Door Schedule
Color: Dark Gray

15- Exterior Overhead Door & farms:
Note: Refer To Door Schedule
Coating: Prefinished Paint
Color: Dark Gray

16- Exterior Surface Mounted Light Fixture
Note: Refer To Site Lighting Photometric Drawing
Finish Color: Prefinished Powder Coating Dark Gray

Notes for other exterior colors:
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Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
SOUTH ELEVATION

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:47 PM
Drawn by:	HN
Checked by:	HN

Drawing No.:
A304

Scale: As indicated



1 / A401 SECTION-1

Scale: 1 : 100

NOTES:

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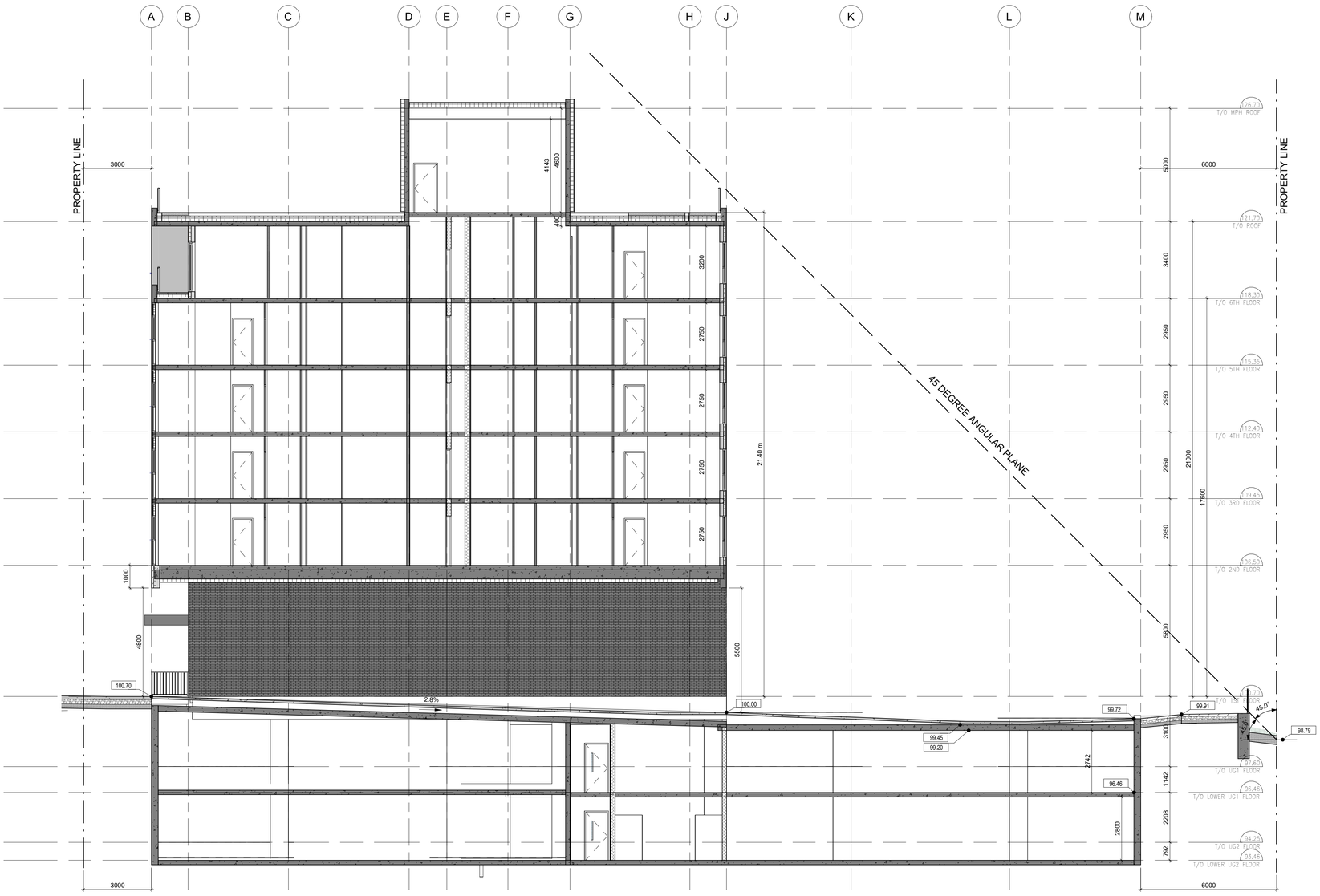
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Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
SECTION-1

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:48 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A401
Scale:	1 : 100



1 A402 SECTION-2
Scale: 1 : 100

NOTES:

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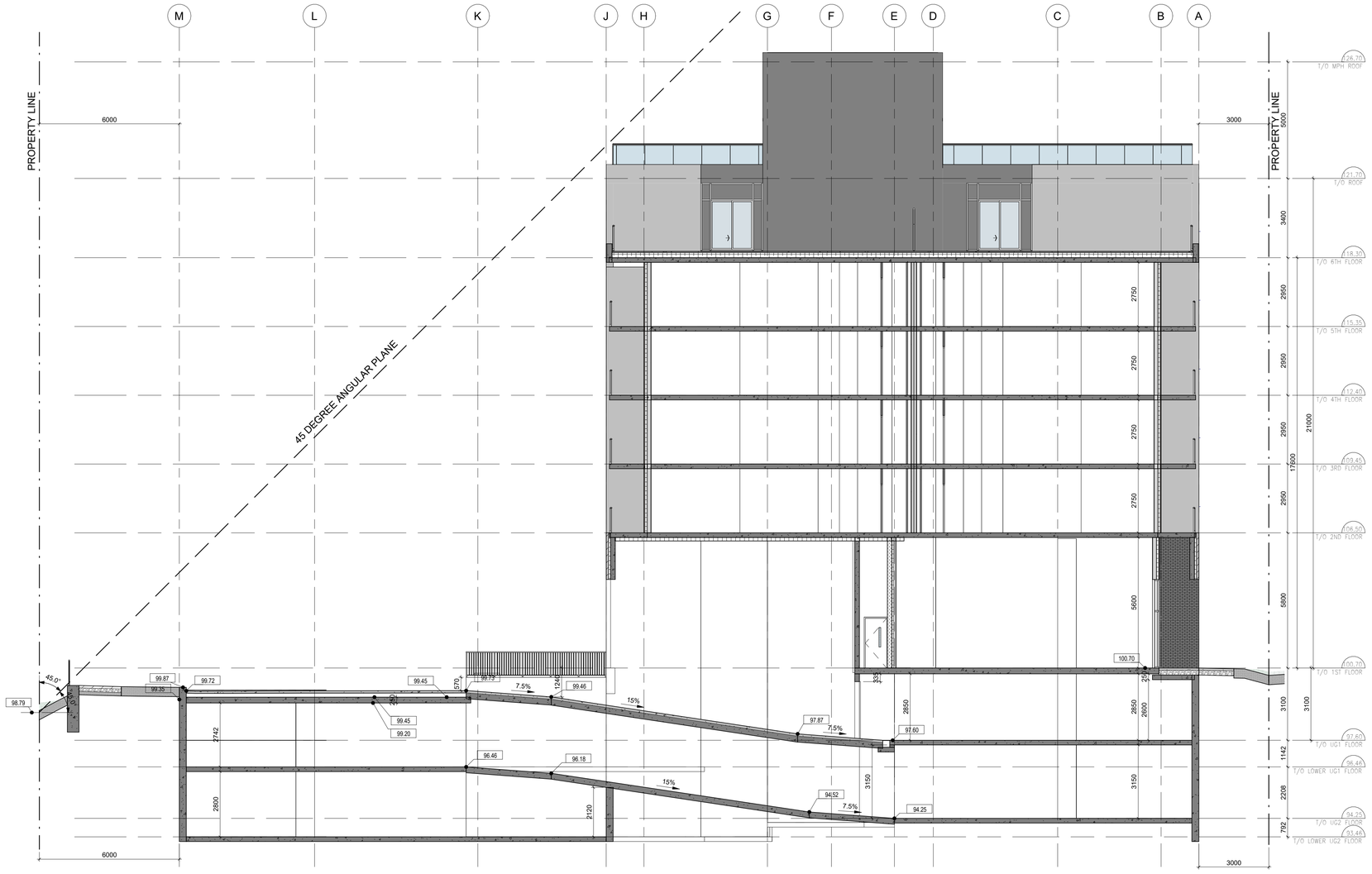
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349 Beach Blvd. Hamilton, ON L8H 6W4
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Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
SECTION-2

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:49 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A402
Scale:	1 : 100



1 / A403 SECTION-3

Scale: 1 : 100

NOTES:

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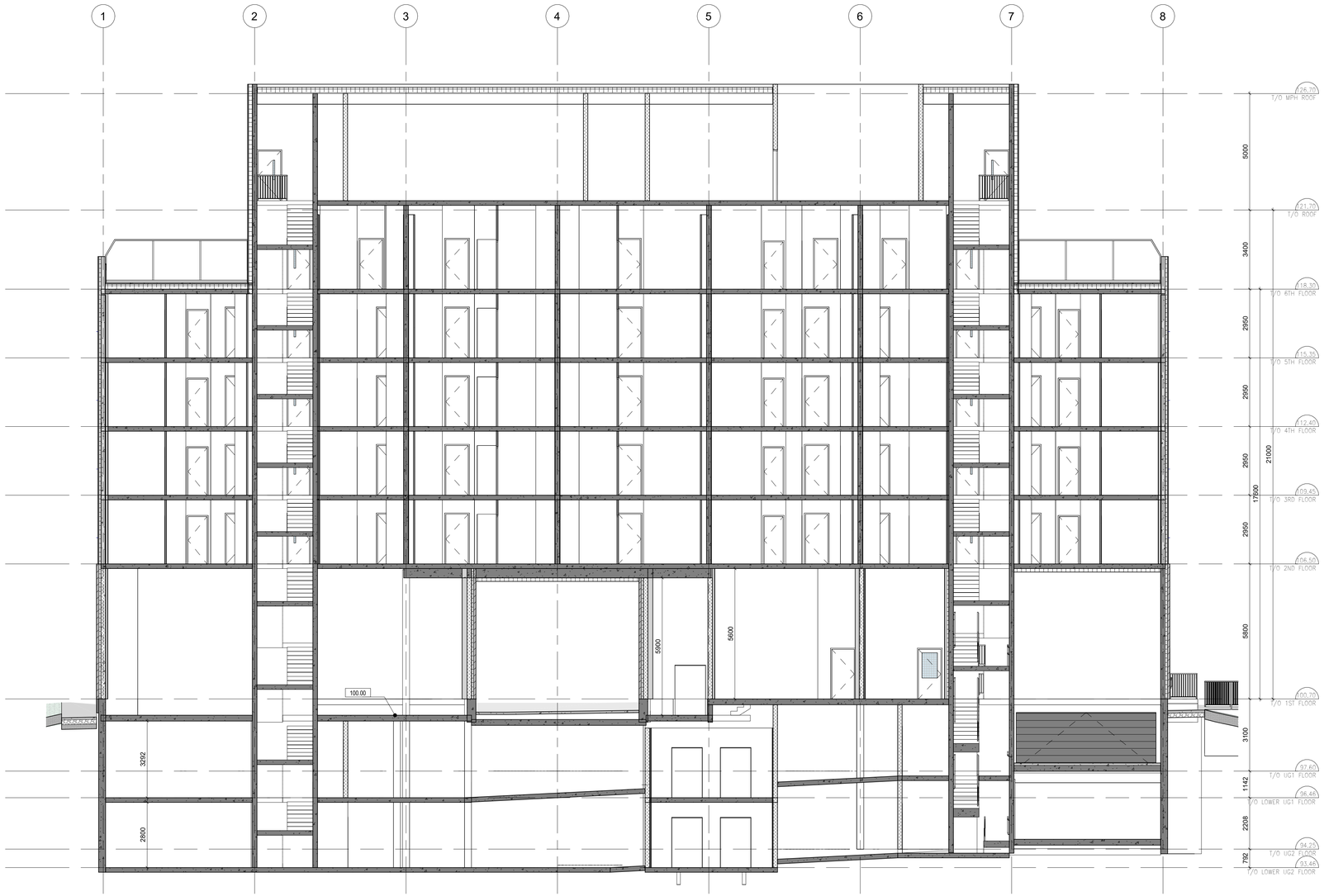
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Email: feed@conceptlines.ca

Project:
Plains Lake
198, 206 & 200 Plains Rd. E, Burlington, Ontario, L7T 2C3

Drawing Title:
SECTION-3

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:49 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A403
Scale:	1 : 100



1 / A404 SECTION-4

Scale: 1 : 100

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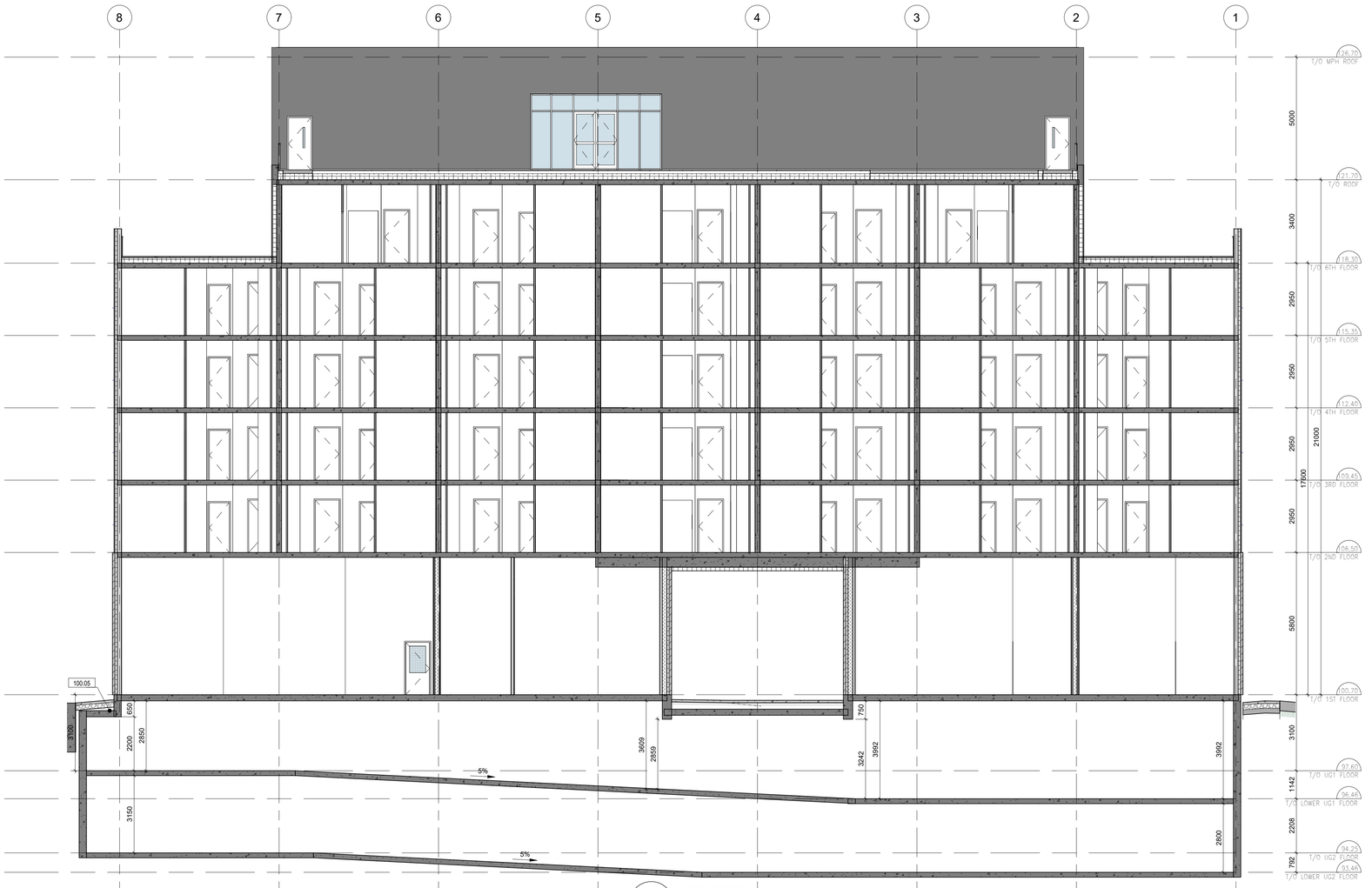
Drawing Title:
SECTION-4

Building Permit Number:

Project No.:	0024
Date Plotted:	2025-09-29 5:04:50 PM
Drawn by:	HN
Checked by:	HN

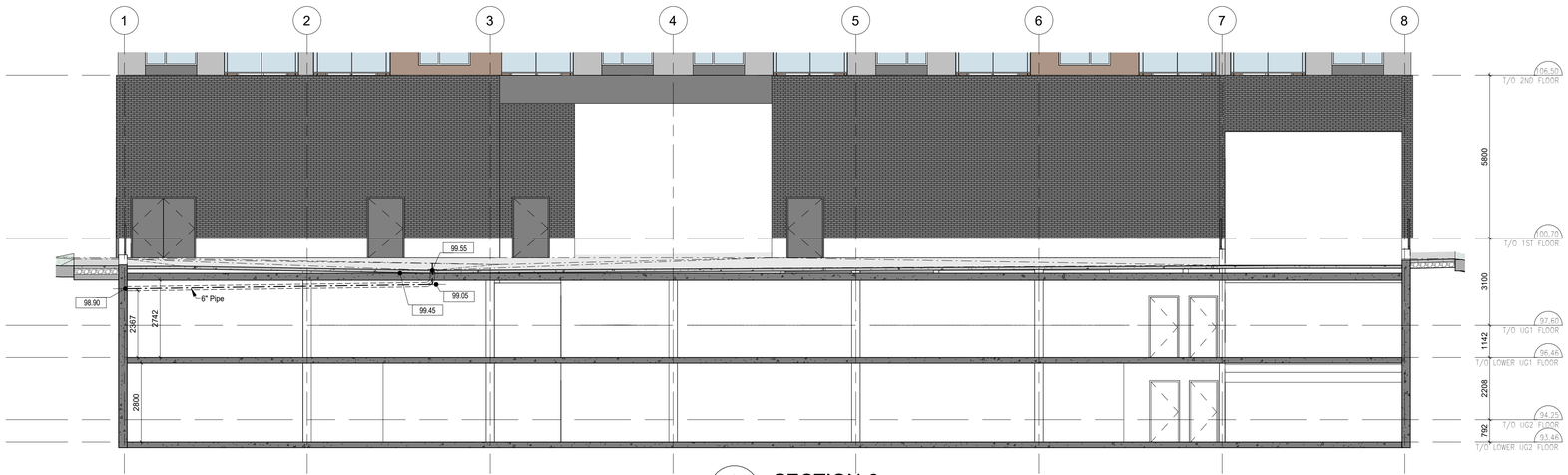
Drawing No.:
A404

Scale: 1 : 100



1 A405 SECTION-5

Scale: 1 : 100



2 A405 SECTION-6

Scale: 1 : 100

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Drawing Title:
SECTIONS-5&6

Building Permit Number:	
Project No.:	0024
Date Plotted:	2025-09-29 5:04:51 PM
Drawn by:	HN
Checked by:	HN
Drawing No.:	A405
Scale:	1 : 100