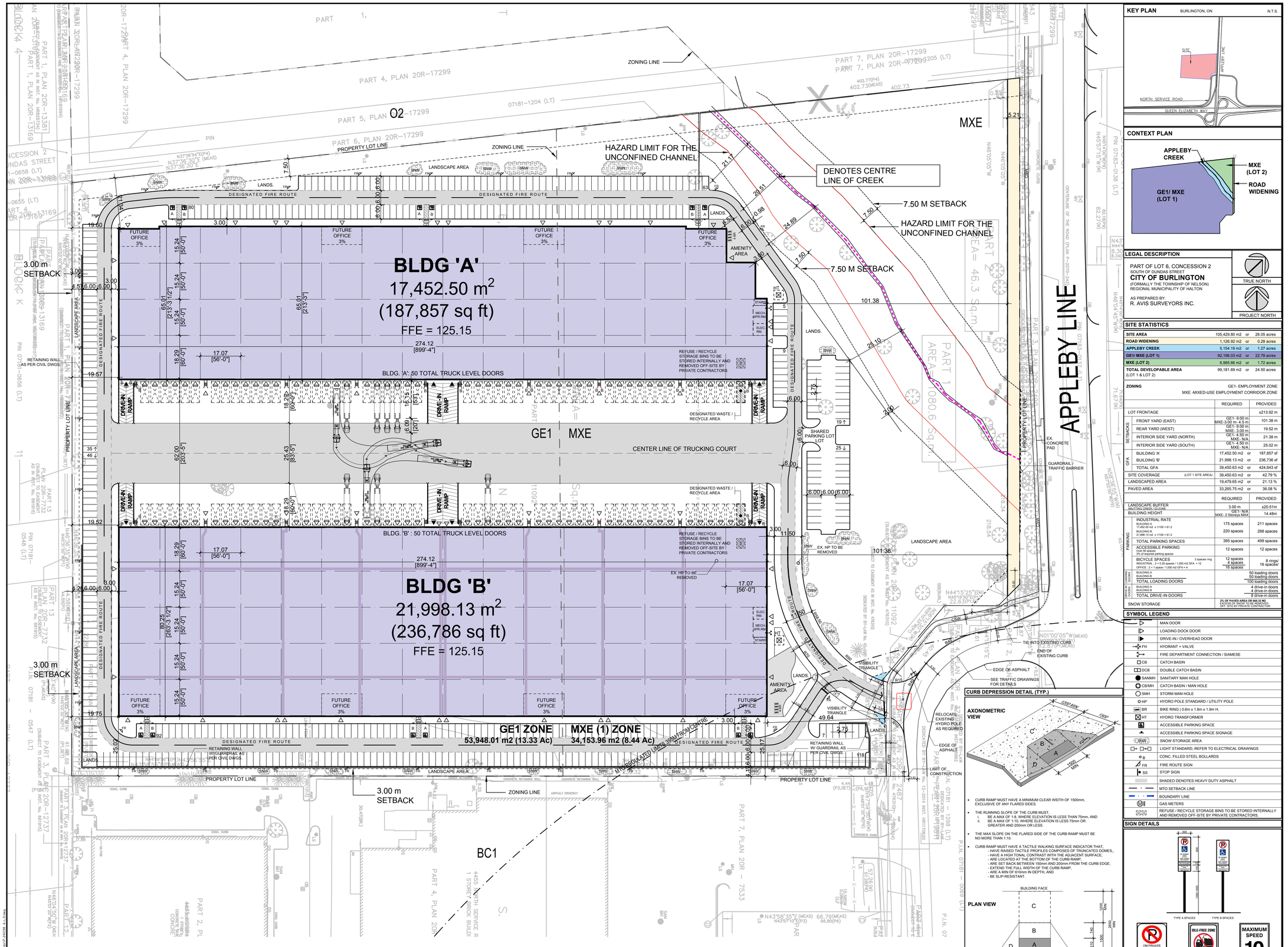


LEGAL DESCRIPTION

PART OF LOT 6, CONCESSION 2
SOUTH OF DUNDAS STREET
CITY OF BURLINGTON
(FORMALLY THE TOWNSHIP OF NELSON)
REGIONAL MUNICIPALITY OF HALTON

AS PREPARED BY:
R. AVIS SURVEYORS INC.

TRUE NORTH

PROJECT NORTH

SITE STATISTICS

SITE AREA	105,429.80 m2	or	26.05 acres
ROAD WIDENING	1,126.92 m2	or	0.28 acres
APPLEBY CREEK	5,154.19 m2	or	1.27 acres
GE1/ MXE (LOT 1)	92,196.03 m2	or	22.78 acres
MXE (LOT 2)	6,985.66 m2	or	1.72 acres
TOTAL DEVELOPABLE AREA (LOT 1 & LOT 2)	99,181.69 m2	or	24.50 acres

ZONING
GE1- EMPLOYMENT ZONE
MXE -MIXED-USE EMPLOYMENT CORRIDOR ZONE

		REQUIRED	PROVIDED
LOT FRONTAGE			±213.92 m
SETBACKS	FRONT YARD (EAST)	GE1- 9.00 m; MXE- 3.00 m	4.5 m / 101.38 m
	REAR YARD (WEST)	GE1- 9.00 m; MXE- 3.00 m	19.52 m
	INTERIOR SIDE YARD (NORTH)	GE1- 4.50 m; MXE- N/A	21.38 m
	INTERIOR SIDE YARD (SOUTH)	GE1- 4.50 m; MXE- N/A	25.02 m
GFA	BUILDING 'A'	17,452.50 m2	or 187,857 sf
	BUILDING 'B'	21,998.13 m2	or 236,736 sf
	TOTAL GFA	39,450.63 m2	or 424,643 sf
SITE COVERAGE	(LOT 1 SITE AREA)	39,450.63 m2	or 42.79 %
LANDSCAPED AREA		19,479.65 m2	or 21.13 %
PAVED AREA		33,265.75 m2	or 36.08 %

	REQUIRED	PROVIDED
LANDSCAPE BUFFER (MOTTS GREEN CREEK)	3.00 m	±20.51m
BUILDING HEIGHT	GE1- N/A; MXE- 2 Storeys MAX	14.48m
PARKING: INDUSTRIAL RATE (BUILDING A 17,452.50 m2 x 1/100 = 61.2; BUILDING B 21,998.13 m2 x 1/100 = 61.2)	175 spaces	211 spaces
	220 spaces	288 spaces
TOTAL PARKING SPACES	395 spaces	499 spaces
ACCESSIBLE PARKING (Over 90 spaces 3% of required parking spaces)	12 spaces	12 spaces
BICYCLE SPACES (2 spaces/ ring; INDUSTRIAL: 2 + 0.25 spaces / 1,000 m2 GFA = 12; OFFICE: 2 + 1 space / 1,000 m2 GFA = 4)	12 spaces + 4 spaces = 16 spaces	8 rings/ 16 spaces
LOADING DOORS: BUILDING A		50 loading doors
BUILDING B		50 loading doors
TOTAL LOADING DOORS		100 loading doors
DRIVE-IN DOORS: BUILDING A		4 drive-in doors
BUILDING B		4 drive-in doors
TOTAL DRIVE-IN DOORS		8 drive-in doors
SNOW STORAGE		2% OF PAVED AREA OR 665.32 M2 (TO BE STORED INTERNALLY OR OFF-SITE BY PRIVATE CONTRACTOR)

SYMBOL LEGEND

	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
FH	HYDRANT + VALVE
	FIRE DEPARTMENT CONNECTION / SIAMESE
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
SANMH	SANITARY MAN HOLE
CB/MH	CATCH BASIN / MAN HOLE
SMH	STORM MAN HOLE
HP	HYDRO POLE STANDARD / UTILITY POLE
BR	BIKE RING | 0.6m x 1.8m x 1.9m H.
HT	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
SNW	SNOW STORAGE AREA
	LIGHT STANDARD, REFER TO ELECTRICAL DRAWINGS
	CONC. FILLED STEEL BOLLARDS
	FIRE ROUTE SIGN
SS	STOP SIGN
	SHADED DENOTES HEAVY DUTY ASPHALT
	MTO SETBACK LINE
	BOUNDARY LINE
GM	GAS METERS
GSSC	REFUSE / RECYCLE STORAGE BINS TO BE STORED INTERNALLY AND REMOVED OFF-SITE BY PRIVATE CONTRACTORS.

CURB DEPRESSION DETAIL (TYP.)

AXONOMETRIC VIEW

- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST,
  i. BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
  ii. BE A MAX OF 1:10, WHERE ELEVATION IS LESS 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT,
  - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES,
  - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,
  - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,
  - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,
  - EXTEND THE FULL WIDTH OF THE CURB RAMP,
  - ARE A MIN OF 610mm IN DEPTH, AND
  - BE SLIP-RESISTANT.

PLAN VIEW

A TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH

B SLOPE SURFACE @ 1:10 (max)

C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1200mm

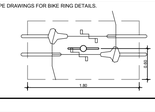
D FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM **OBC 3.8.3.3** AND **O. REG. 191/11**: INTEGRATED ACCESSIBILITY STANDARDS under the *ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005* updated JUL 2016.

SIGN DETAILS

BICYCLE PARKING SIZE

- SEE LANDSCAPE DRAWINGS FOR BIKE RING DETAILS.



No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	JUN. 11, 2026
2	ISSUED FOR COORDINATION	JUN. 18, 2026
3	ISSUED FOR ZBA	JUN. 19, 2026

No.	REVISION	DATE

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | **www.baldassarra.ca**

ONTARIO ASSOCIATION OF ARCHITECTS
2026-06-23
A. BALDASSARRA
LICENSE 3654

OWNERS INFORMATION:

4495 NORTH SERVICE ROAD

4495 NORTH SERVICE ROAD
BURLINGTON, ON

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
MAY 2026	HP		1:600

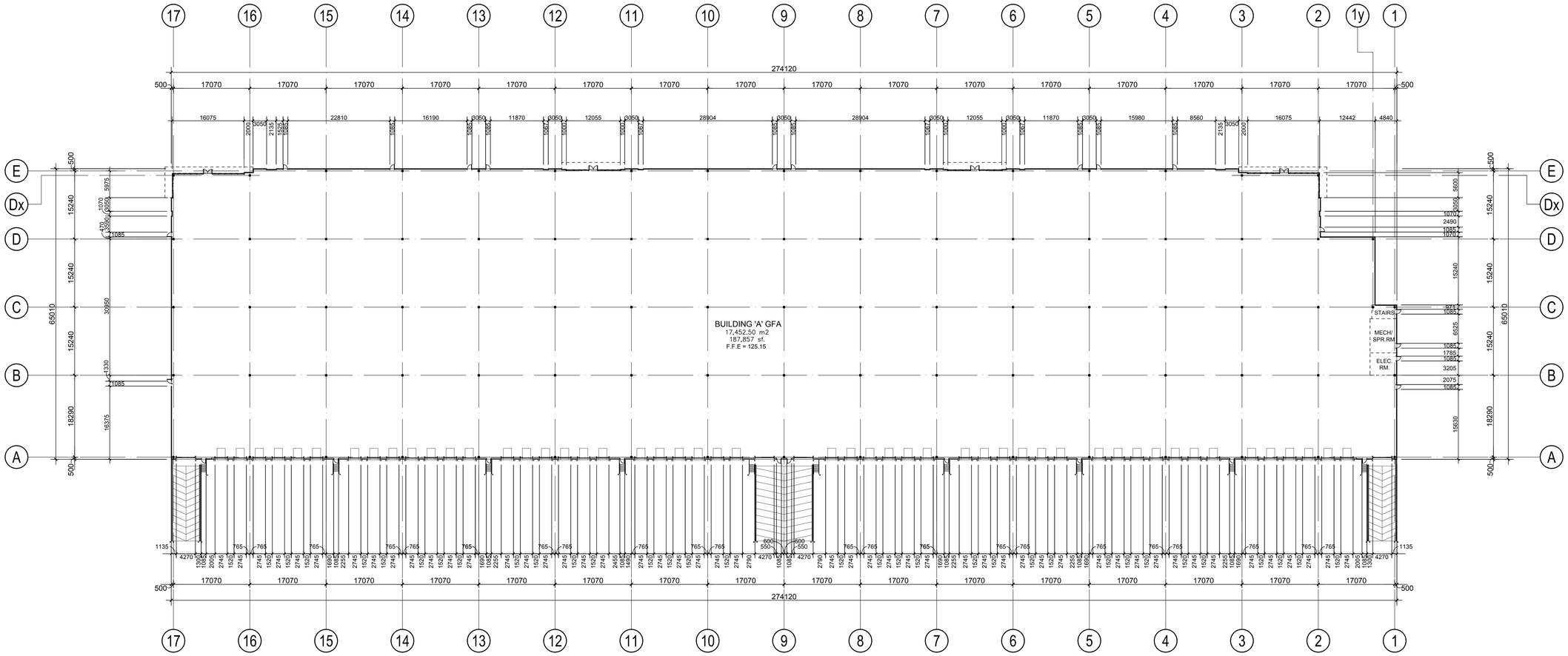
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DRAWING No. A-1.0

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PROJECT NORTH



No.	ISSUED	DATE
1	ISSUED FOR ZBA	JUN. 19, 2026

No.	REVISION	DATE

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ONTARIO ASSOCIATION OF ARCHITECTS
2026-06-23
A. BALDASSARRA
LICENSE
3654

4495 NORTH SERVICE ROAD

4495 NORTH SERVICE ROAD
BURLINGTON, ON

FLOOR PLAN
BUILDING 'A'

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUNE 2026	MP		1:400

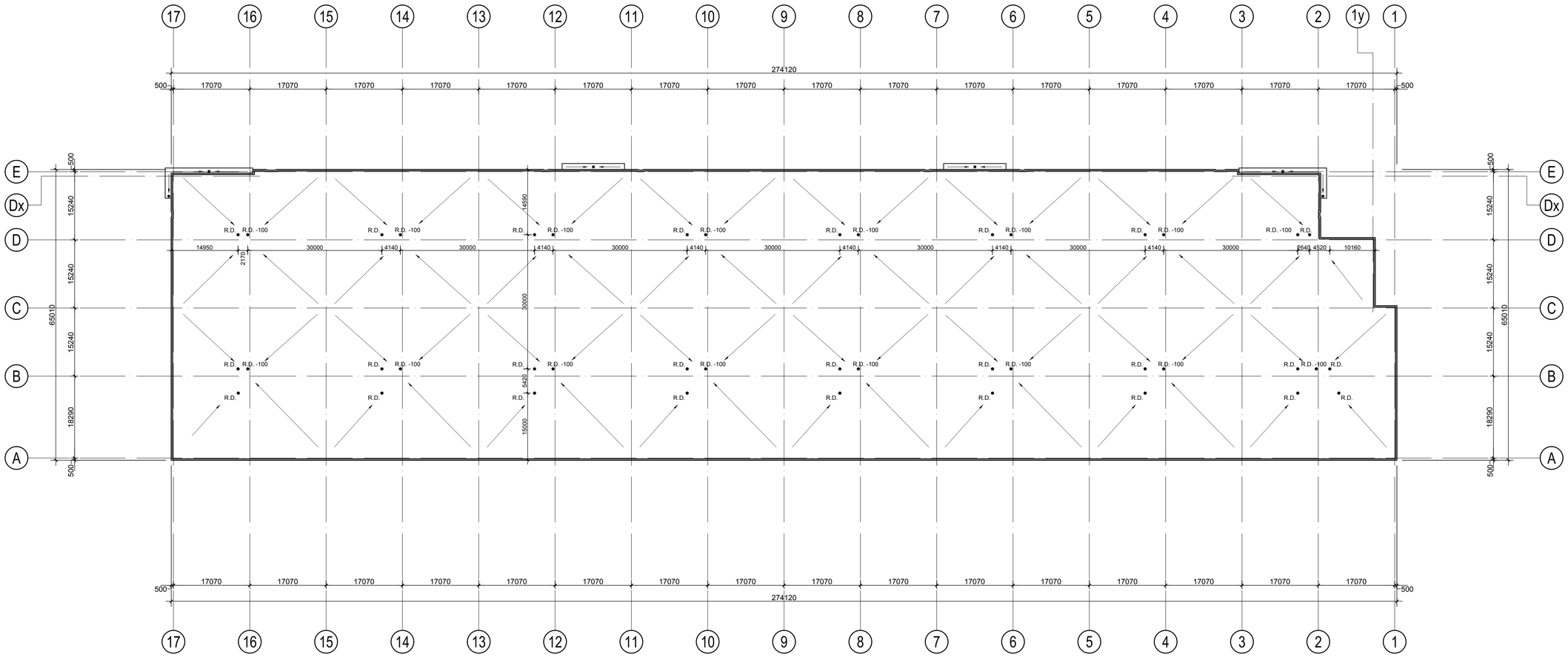
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2026-06-23
A. BALDASSARRA
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4495 NORTH SERVICE ROAD

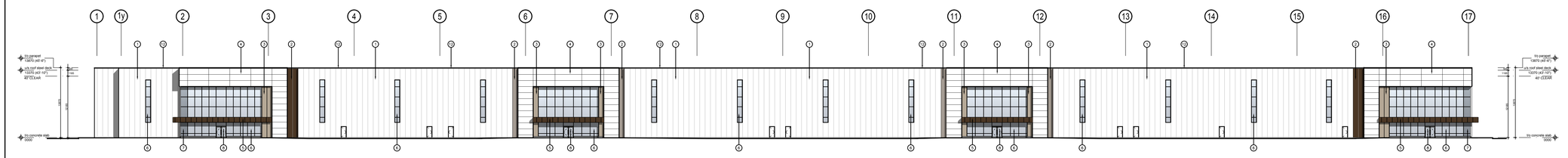
4495 NORTH SERVICE ROAD
BURLINGTON, ON

ROOF PLAN BUILDING 'A'

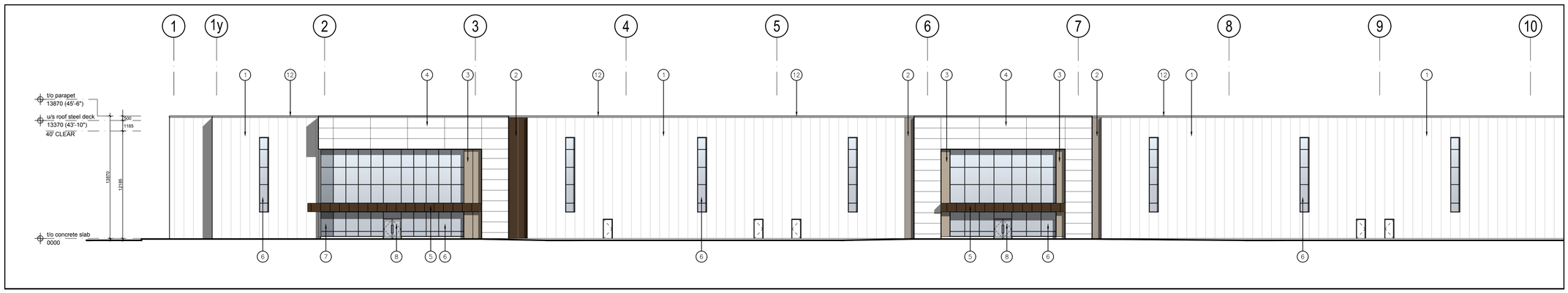
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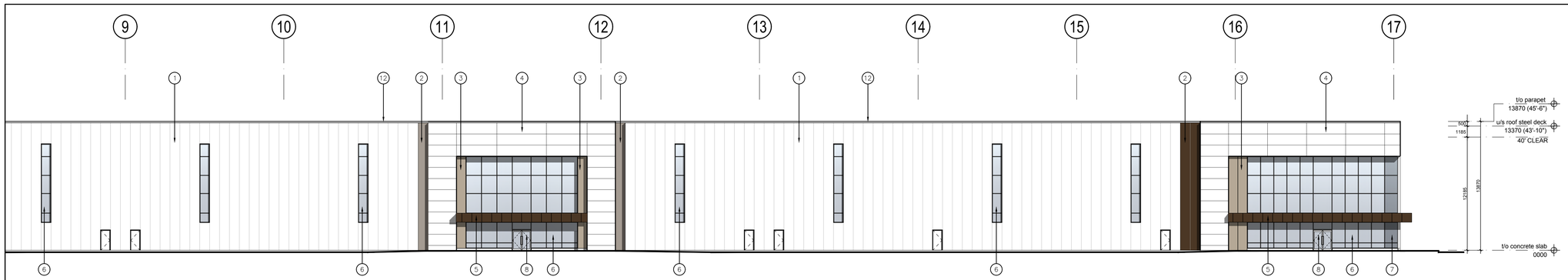
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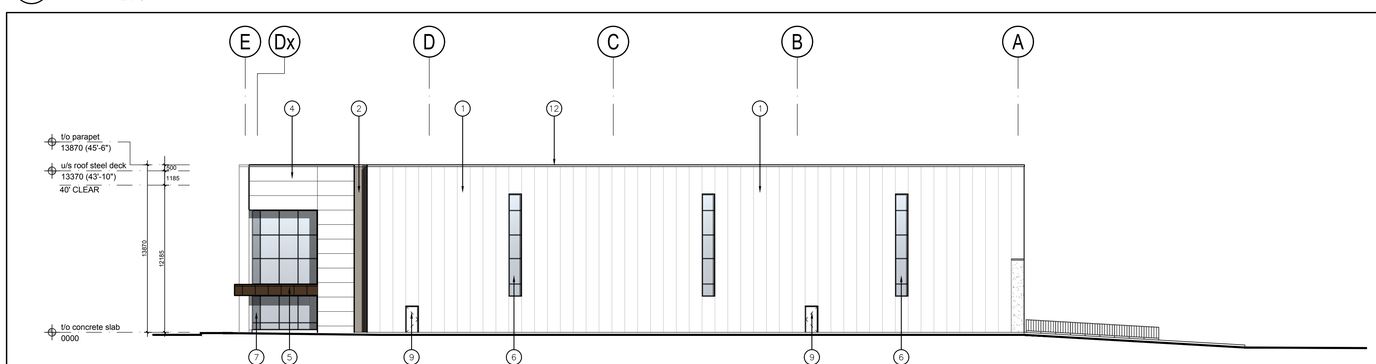
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Scale= NTS



2 A-3.0 Partial North Elevation
Scale = 1:200



3 A-3.0 Partial North Elevation
Scale = 1:200



4 A-3.0 East Elevation
Scale = 1:200

LEGEND

1. INSULATED METAL PANELS. COLOUR TO BE IMPERIAL WHITE. KINGSPAN OR APPROVED EQUAL.
2. INSULATED METAL PANELS. COLOUR TO BE VAN DYKE BROWN. KINGSPAN OR APPROVED EQUAL.
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4. ALUMINIUM COMPOSITE PANELS, COLOUR TO BE WHITE. SAMPLE TO BE SUBMITTED FOR ARCHITECT'S APPROVAL.
5. ALUMINIUM COMPOSITE PANELS, COLOUR TO BE BROWN. SAMPLE TO BE SUBMITTED FOR ARCHITECT'S APPROVAL.
6. THERMAL DOUBLE GLAZING (GREY TINT) IN PREFINISHED ALUMINIUM CURTAIN WALL FRAMES. C/W BIRD-FRIENDLY VISUAL MARKERS
7. SPANDREL GLAZING IN PREFINISHED ALUMINIUM CURTAIN WALL FRAMES. COLOUR OF SPANDREL: SOLAR GREY
8. ALUMINIUM AND TEMPERED THERMAL GLASS DOOR(S) IN ALUMINIUM CURTAIN WALL DOOR FRAMING SYSTEM. GLASS TO BE CLEAR. ALUMINIUM COLOUR TO MATCH WINDOW GLAZING SYSTEM ALUMINIUM COLOUR.
9. INSULATED HOLLOW METAL DOOR IN PRESSED STEEL THERMAL FRAME. DOOR AND FRAME PAINTED TO MATCH ADJACENT WALL COLOUR.
10. INSULATED PREFINISHED METAL OVERHEAD DOOR C/W TEMPERED GLASS VIEW WINDOW. COLOUR TO BE WHITE TO MATCH INSULATED METAL PANELS. C/W DOCK SEAL, DOCK LEVELLER AND DOCK BUMPERS.
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12. PREFINISHED METAL COPING. COLOUR TO BE BONE WHITE
13. PRECAST CONCRETE WITH AGGREGATE FINISH. COLOUR TO BE WHITE.

No.	ISSUED	DATE
1	ISSUED FOR ZBA	JUN. 19, 2026

No.	REVISION	DATE

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ONTARIO ASSOCIATION OF ARCHITECTS
2026-06-23
R. BALDASSARRA
LICENSE
3654

OWNERS INFORMATION:

4495 NORTH SERVICE ROAD

4495 NORTH SERVICE ROAD
BURLINGTON, ON

ELEVATIONS
BUILDING 'A'

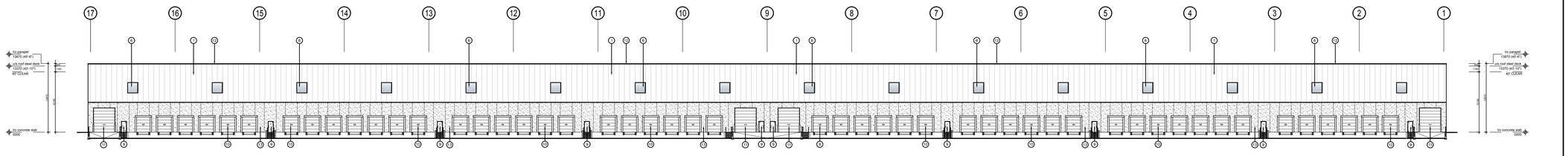
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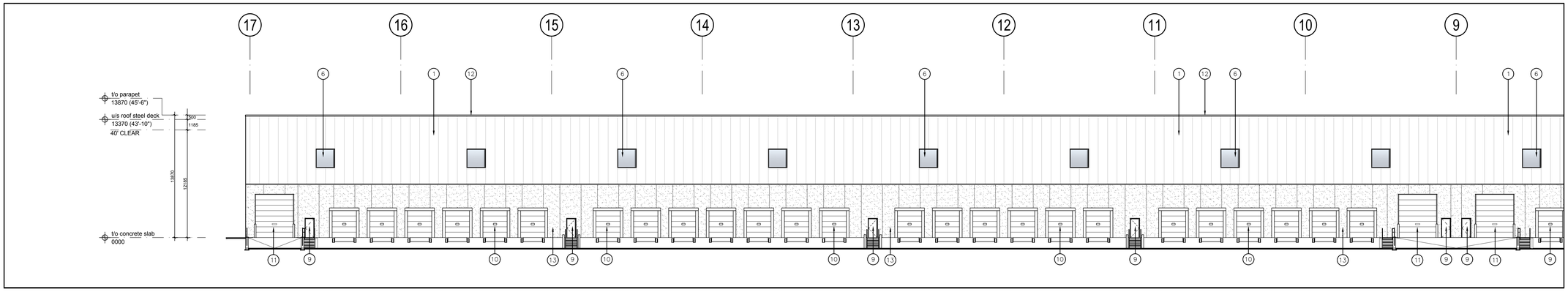
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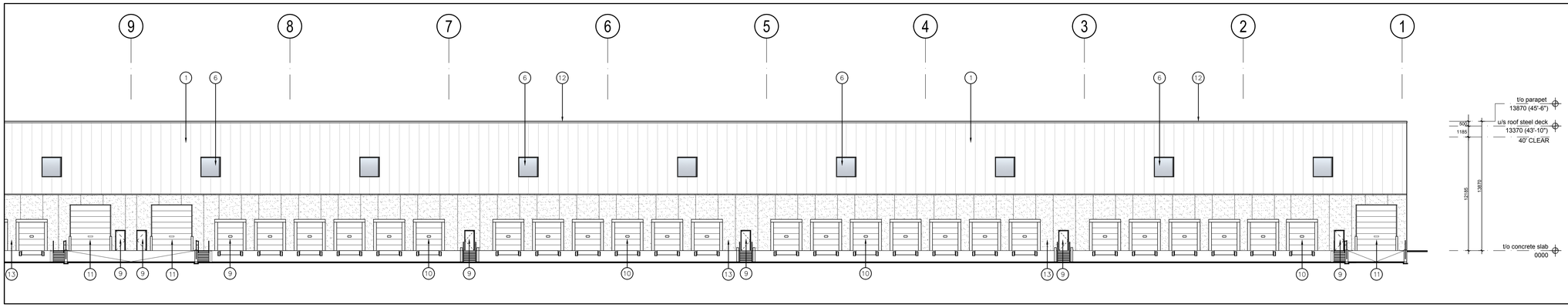
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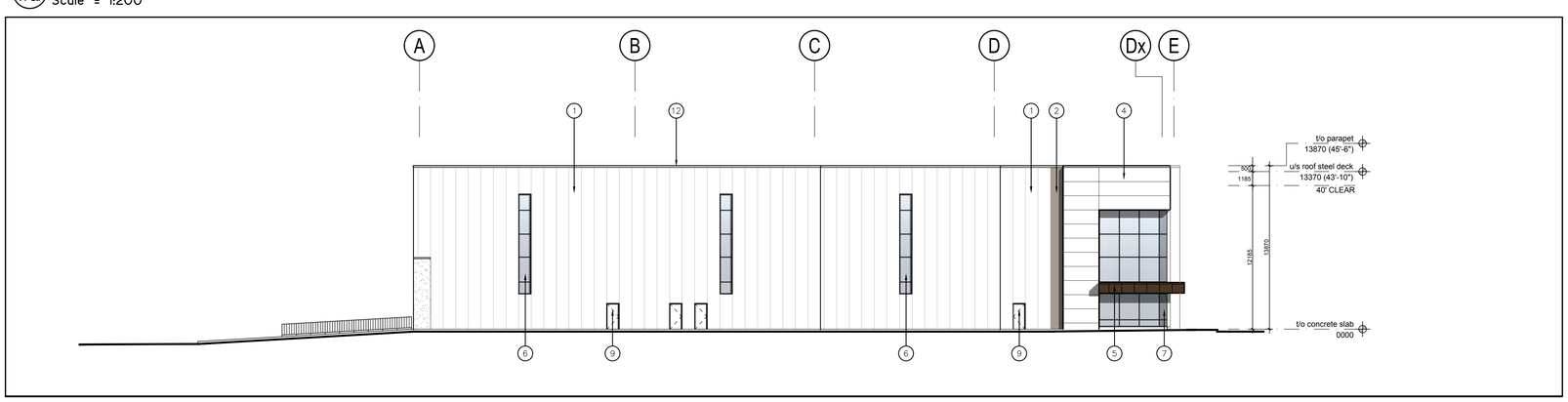
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2 A-3.1 Partial South Elevation
Scale = 1:200



3 A-3.1 Partial South Elevation
Scale = 1:200



4 A-3.1 West Elevation
Scale = 1:200

LEGEND

1. INSULATED METAL PANELS. COLOUR TO BE IMPERIAL WHITE. KINGSPAN OR APPROVED EQUAL.
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12. PREFINISHED METAL COPING. COLOUR TO BE BONE WHITE
13. PRECAST CONCRETE WITH AGGREGATE FINISH. COLOUR TO BE WHITE.

No.	ISSUED	DATE
1	ISSUED FOR ZBA	JUN. 19, 2026

No.	REVISION	DATE

BALDASSARRA Architects Inc.
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ONTARIO ASSOCIATION OF ARCHITECTS
2026-06-23
S. BALDASSARRA
LICENSE
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OWNERS INFORMATION:

4495 NORTH SERVICE ROAD

4495 NORTH SERVICE ROAD
BURLINGTON, ON

ELEVATIONS BUILDING 'A'

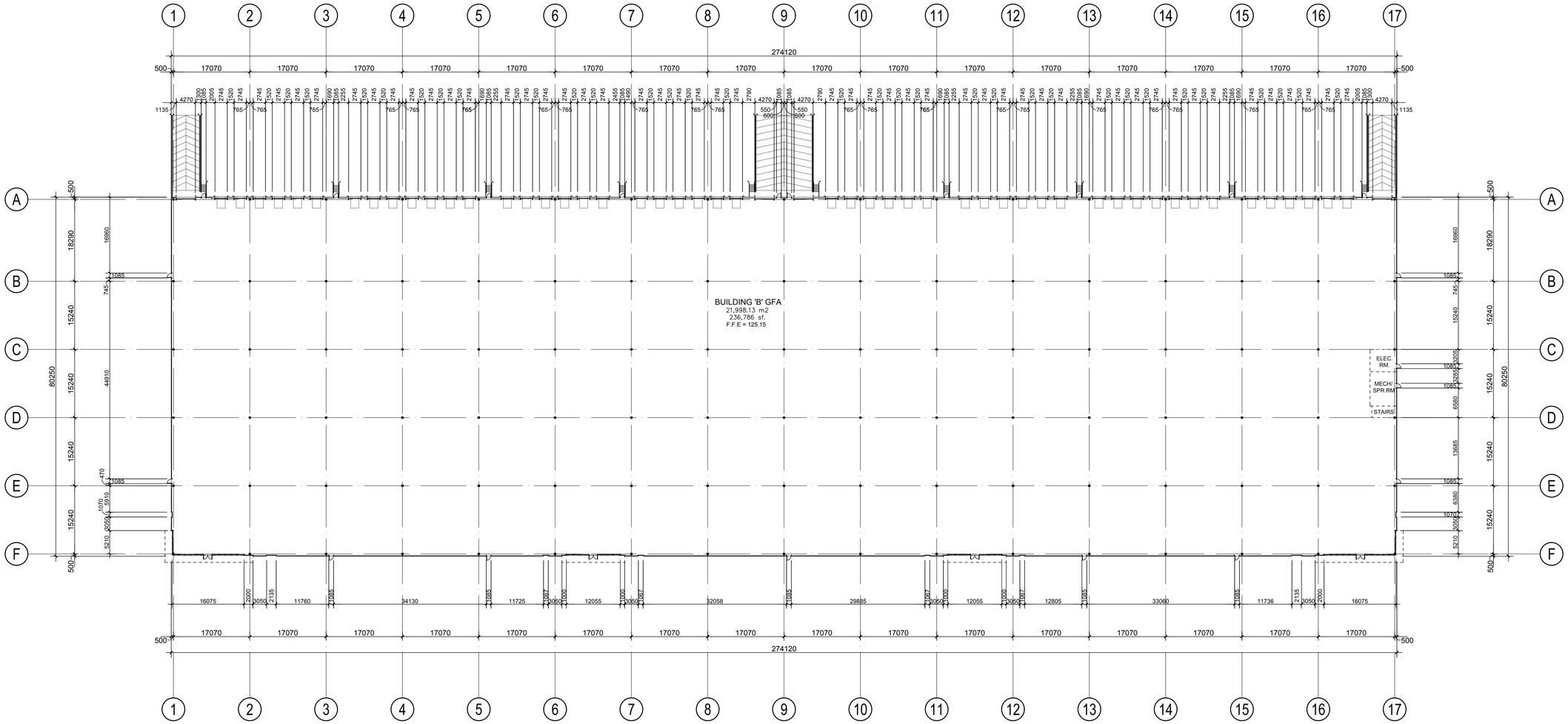
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PROJECT No. P-24038

DRAWING No. A-3.1A

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PROJECT NORTH



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t: 905.660.0722 | **www.baldassarra.ca**

OWNERS INFORMATION:

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4495 NORTH SERVICE ROAD
BURLINGTON, ON

FLOOR PLAN BUILDING 'B'

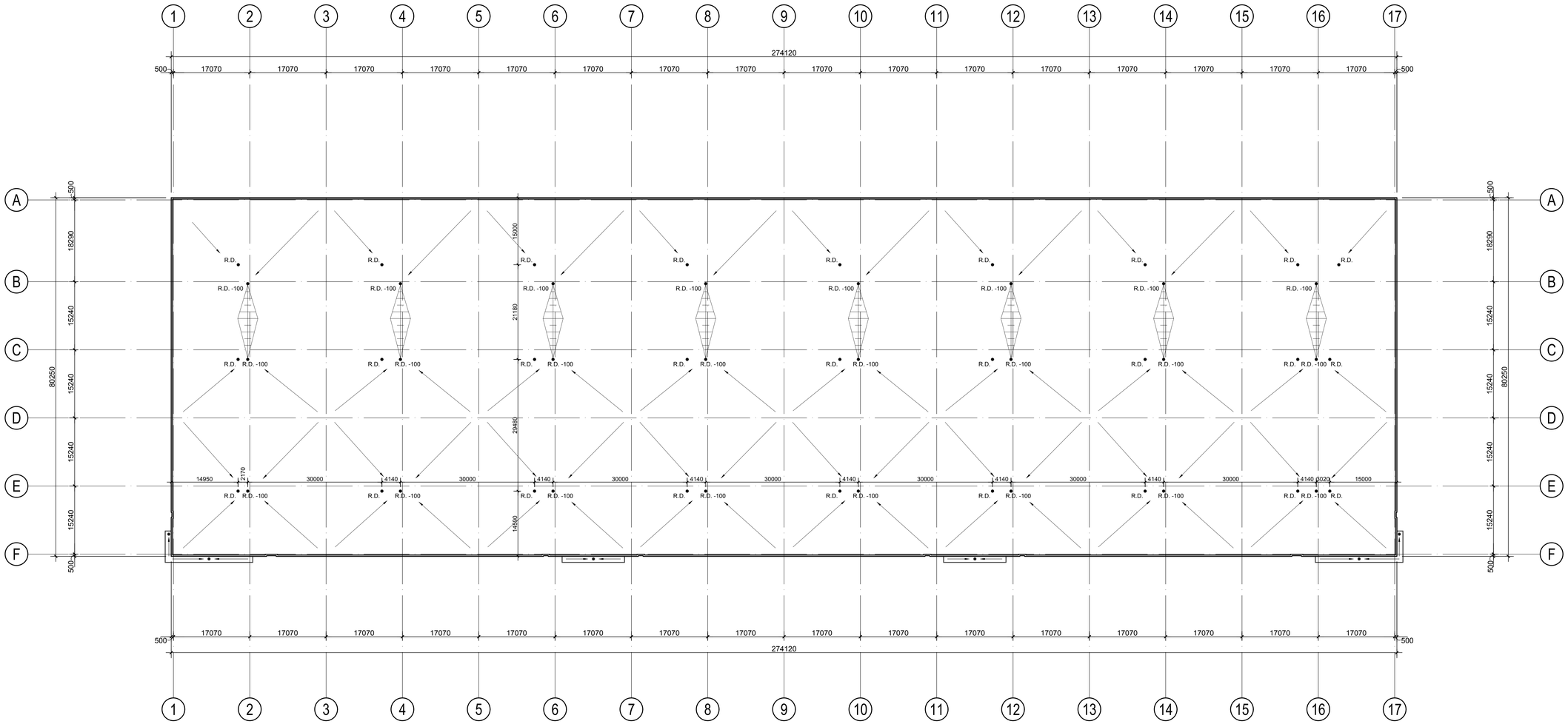
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PROJECT No. P-24038

DRAWING No. A-2.0B

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PROJECT NORTH



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OWNERS INFORMATION:

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2026-06-26
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4495 NORTH SERVICE ROAD

4495 NORTH SERVICE ROAD
BURLINGTON, ON

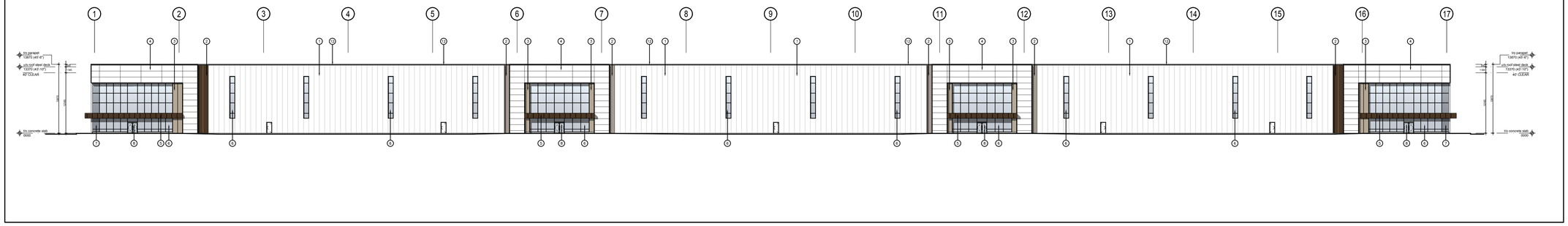
ROOF PLAN
BUILDING 'B'

DATE:	DRAWN BY:	CHECKED:	SCALE:
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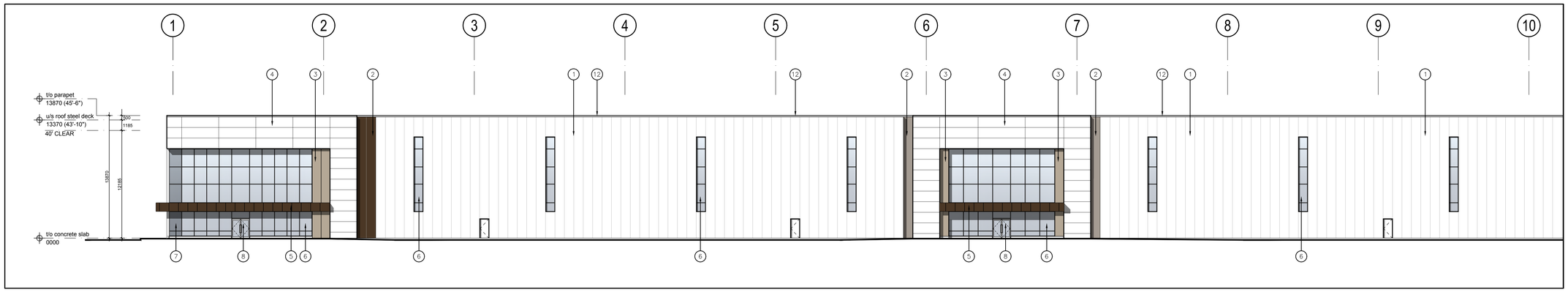
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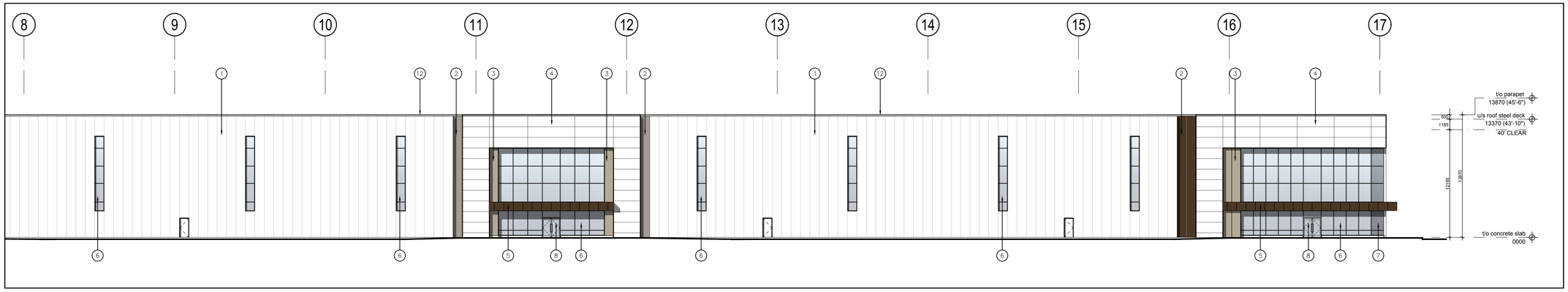
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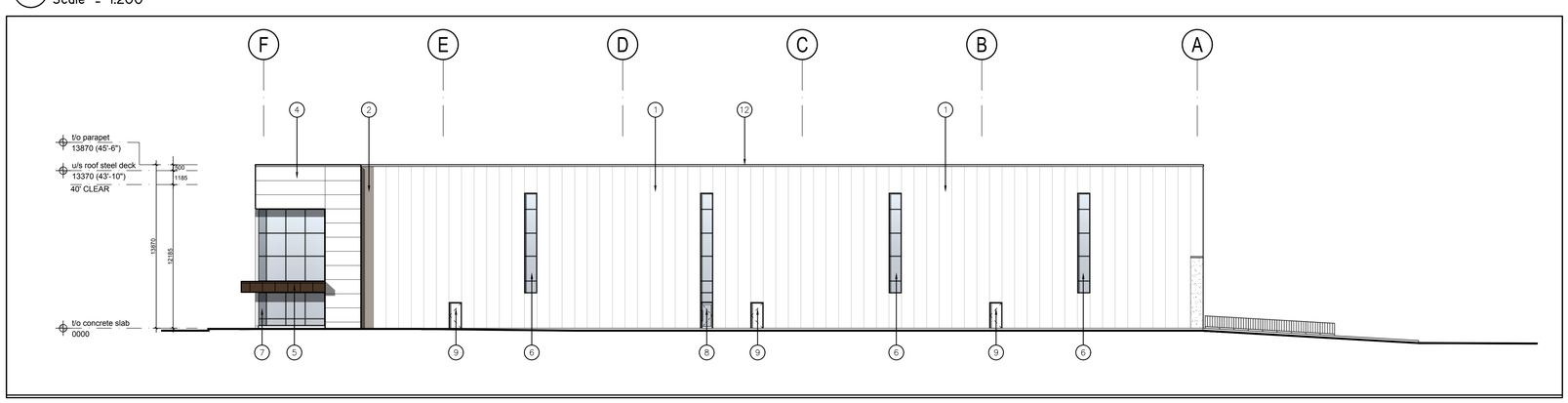
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Scale= NTS



2 A-3.0 Partial North Elevation
Scale = 1:200



3 A-3.0 Partial North Elevation
Scale = 1:200



4 A-3.0 West Elevation
Scale = 1:200

LEGEND

1. INSULATED METAL PANELS. COLOUR TO BE IMPERIAL WHITE. KINGSPAN OR APPROVED EQUAL.
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6. THERMAL DOUBLE GLAZING (GREY TINT) IN PREFINISHED ALUMINIUM CURTAIN WALL FRAMES. C/W BIRD-FRIENDLY VISUAL MARKERS
7. SPANDREL GLAZING IN PREFINISHED ALUMINIUM CURTAIN WALL FRAMES. COLOUR OF SPANDREL: SOLAR GREY
8. ALUMINIUM AND TEMPERED THERMAL GLASS DOOR(S) IN ALUMINIUM CURTAIN WALL DOOR FRAMING SYSTEM. GLASS TO BE CLEAR. ALUMINIUM COLOUR TO MATCH WINDOW GLAZING SYSTEM ALUMINIUM COLOUR.
9. INSULATED HOLLOW METAL DOOR IN PRESSED STEEL THERMAL FRAME. DOOR AND FRAME PAINTED TO MATCH ADJACENT WALL COLOUR.
10. INSULATED PREFINISHED METAL OVERHEAD DOOR C/W TEMPERED GLASS VIEW WINDOW. COLOUR TO BE WHITE TO MATCH INSULATED METAL PANELS. C/W DOCK SEAL, DOCK LEVELLER AND DOCK BUMPERS.
11. INSULATED PREFINISHED METAL OVERHEAD DOOR C/W TEMPERED GLASS VIEW WINDOW. COLOUR TO BE WHITE TO MATCH INSULATED METAL PANELS.
12. PREFINISHED METAL COPING. COLOUR TO BE BONE WHITE
13. PRECAST CONCRETE WITH AGGREGATE FINISH. COLOUR TO BE WHITE.

No.	ISSUED	DATE
1	ISSUED FOR ZBA	JUN. 19, 2026

No.	REVISION	DATE

BALDASSARRA Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | **www.baldassarra.ca**

ONTARIO ASSOCIATION OF ARCHITECTS
2026-06-23
S. BALDASSARRA
LICENSE
3654

OWNERS INFORMATION:

4495 NORTH SERVICE ROAD

4495 NORTH SERVICE ROAD
BURLINGTON, ON

ELEVATIONS
BUILDING 'B'

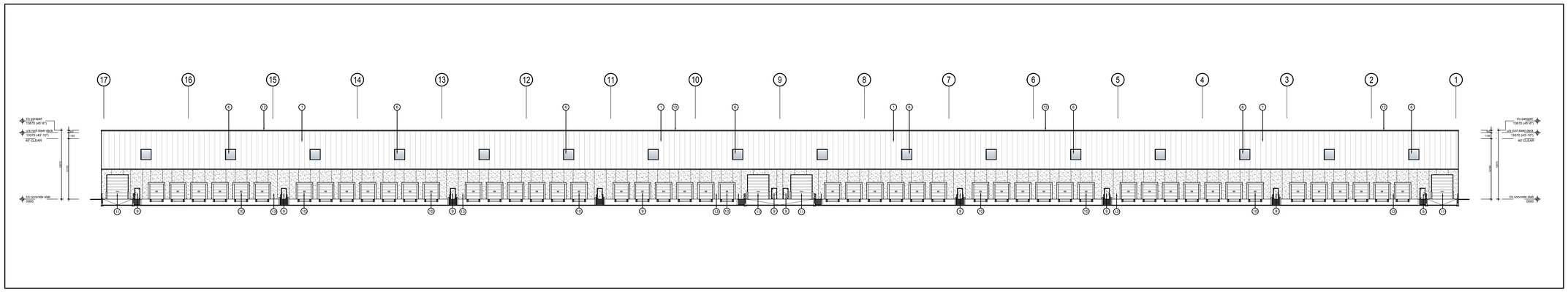
DATE:	DRAWN BY:	CHECKED:	SCALE:
JUNE 2026	HP		1:200

PROJECT No. P-24038

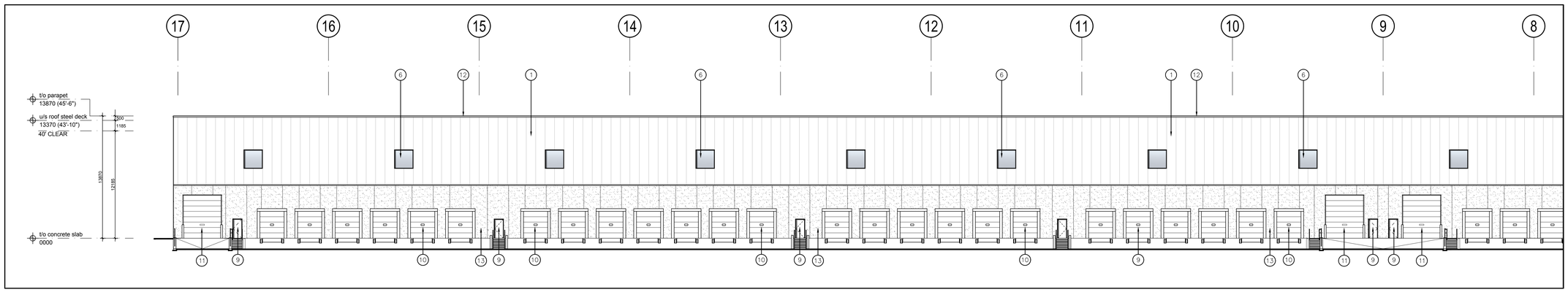
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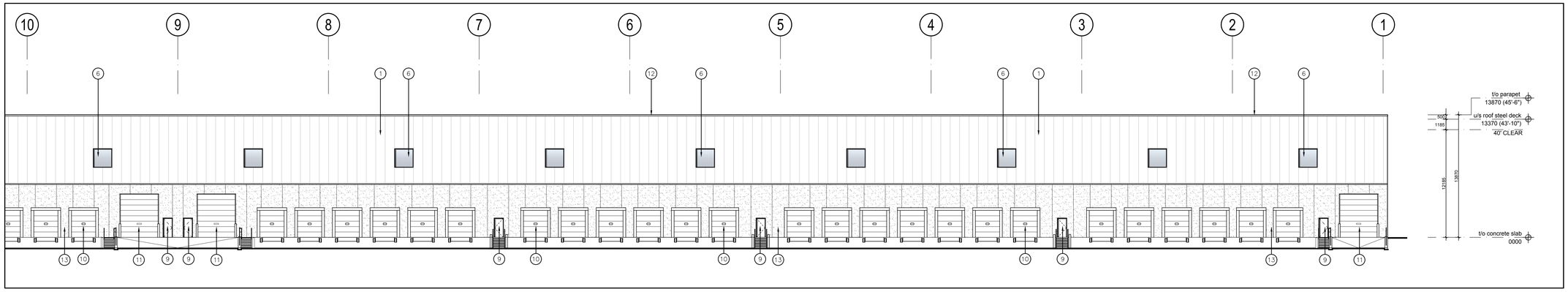
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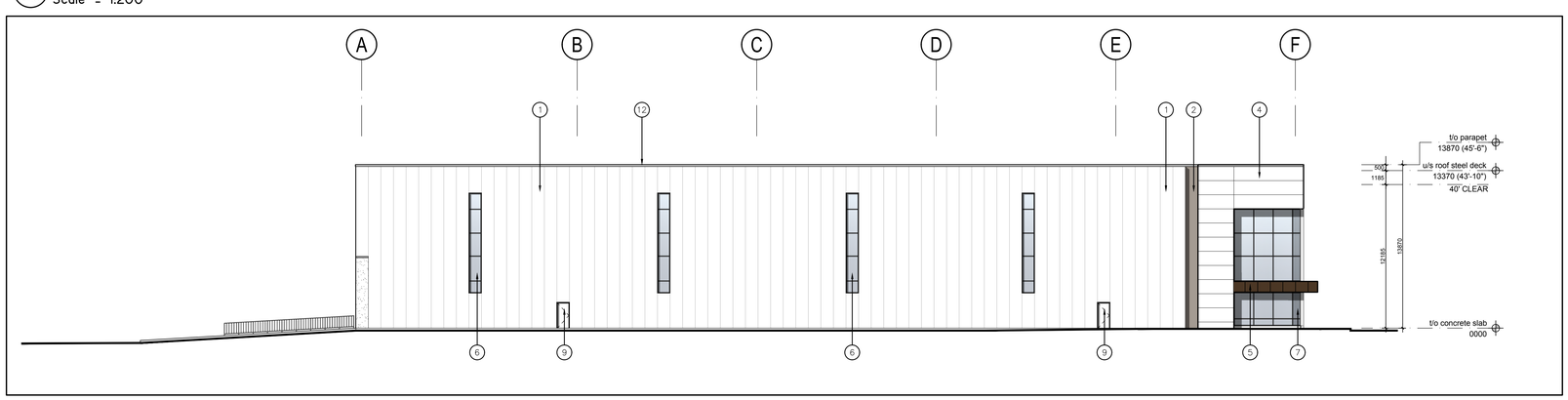
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Scale= NTS



2 A-3.1 Partial South Elevation
Scale = 1:200



3 A-3.1 Partial South Elevation
Scale = 1:200



4 A-3.1 East Elevation
Scale = 1:200

LEGEND

1. INSULATED METAL PANELS. COLOUR TO BE IMPERIAL WHITE. KINGSPAN OR APPROVED EQUAL.
2. INSULATED METAL PANELS. COLOUR TO BE VAN DYKE BROWN. KINGSPAN OR APPROVED EQUAL.
3. INSULATED METAL PANELS. COLOUR TO BE BEIGE. KINGSPAN OR APPROVED EQUAL.
4. ALUMINIUM COMPOSITE PANELS, COLOUR TO BE WHITE. SAMPLE TO BE SUBMITTED FOR ARCHITECT'S APPROVAL.
5. ALUMINIUM COMPOSITE PANELS, COLOUR TO BE BROWN. SAMPLE TO BE SUBMITTED FOR ARCHITECT'S APPROVAL.
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DRAWING No. A-3.1B

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