BURNSIDE

141, 147, 153 Plains Road West
Solid Waste Management Plan

2381798 Ontario Limited
141 Plains Road West
Burlington, ON L7T 1G1

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Burlington, ON L7T 1G1

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September 2024
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Record of Revisions

Revision	Date	Description
0	January 25, 2024	Initial Submission for SPA
1	September 12, 2024	Revised Submission for Increased Unit Count

R.J. Burnside & Associates Limited

Report Prepared By:



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1.0 Introduction

This document describes the Solid Waste Management Plan (Plan) developed for the proposed mixed-use development located at 141, 147, 153 Plains Road West in the City of Burlington, Ontario. This Plan is intended for municipal review during the development approvals process. The development's Site Plan may change during future approvals processes prior to construction, though it is currently expected that the methods of handling solid waste as expressed in this report will not require revision.

This Plan is based on the AAA Architects 'Re-issued for SPA' drawing dated September 10, 2024. The 'Site Plan' (Drawing No. A100), 'Ground Floor Plan' (Drawing No. A105) and 'Detailed Floor Plans' (Drawing No. A400) drawings from this set have been attached as Appendix A. These drawings describe the solid waste management features for residential and commercial waste generated by the development.

The development will feature:

- A total of 150 residential units.
- A commercial unit on the ground floor with a total Gross Floor Area (GFA) of 181 m^2.
- Waste storage rooms for residential and commercial waste are located on the ground floor.
- The loading and staging area (i.e., Collection Point) is located on the ground floor.

1.1 Design Resources

In preparing this Plan, Burnside has considered the following sources:

- Halton Region – 'Development Design Guidelines for Source Separation of Solid Waste, Regional Official Plan Guidelines', Version 1.0 dated June 2014;
- Halton Region – Direct communications with Halton Region's Multi-Residential Waste Diversion Coordinator related to other Burnside projects of a similar nature;
- Halton Region – By law No. 123 12 and No. 88 15;
- Waste Diversion Ontario – Continuous Improvement Fund (CIF) Report 219: Best Practices for the Storage and Collection of Recyclables in Multi-Residential Buildings, dated February 2011;
- Waste Diversion Ontario – Continuous Improvement Fund (CIF) Report 723: Multi-Residential Project Debriefing Series, dated March 14, 2014;
- Resource Recovery and Circular Economy Act, 2016; and
- Ontario Food and Organic Waste Framework, dated April 2018.

Halton Region's (Region) 'Development Design Guidelines for Source Separation of Solid Waste' document (hereinafter referred to as the 'Guidelines') outline the requirements to obtain approval for municipal waste collection services. Following the Guidelines provides some flexibility to address future solid waste management needs

and programs. In addition, the Region's municipal waste collection services are typically preferred over private services when considering long term operating costs for the development.

The Region will likely not provide commercial waste collection services for this development. Therefore, private collection must be arranged for such wastes. The management of commercial wastes is discussed in Section 3.0.

2.0 Residential Waste Management System Elements

2.1 Waste Storage Rooms

The residential waste storage room for this development (annotated as “Garbage Room” in Drawing A105) will be located on the ground floor. In accordance with Section 1.9.2 and 1.9.3 of the Guidelines, the residential waste storage room for this development will have the following features:

- A chute system, consisting of one chute and a tri-sorter attached at the chute outlet to deliver recyclables, organics, and garbage, to the residential waste storage room.
- The chute system will be accessible to all residential units via internal corridors.
- Controls at chute access points include an interlock to prevent simultaneous access and access during maintenance.
- A compactor to minimize the number of bins required for garbage storage.
- All waste storage rooms (both for residential waste and commercial waste – see Section 3.0 for commercial waste) will be locked and inaccessible to residents.
- The garage door leading from the residential waste storage room to the Collection Point will have a minimum width of 2.2 meters.
- All waste storage rooms will be rodent proof, properly ventilated, and include a hose bib and floor drain for periodically washing the room, equipment, and waste containers (carts and bins). Should it be necessary, odour and insect issues can be addressed by:
  - Increasing the cleaning efforts for the room and its equipment;
  - Adding odour neutralizer sprays in the waste room(s);
  - Increasing the ventilation (air changes per hour);
  - Adding an in-room air filter/odour control unit; and / or
  - Reducing the storage temperature (air conditioning).

2.2 Chute Access Rooms

Each floor that contains residential units will have a chute access room. This room will be accessible to all residents via the hallway on the floor.

Residents can bring waste from their unit to the chute access room at most any time. The chute access door – a small, wall mounted door, hinged at the bottom much like a mailbox – will accept the resident’s waste after they select a waste type on the door’s control panel.

The chute access room will include posters regarding:

- Chute operation, including controls to identify the waste type being disposed (operating the tri-sorter).
- Waste collection schedule.

- Waste sorting and disposal; Halton provides much of this information[1].

Additionally, residents will be provided with educational materials regarding the operation of the building's waste management system upon move-in. There may also be periodic follow-up with updated information or reminders.

2.3 Equipment Requirements

One (1) chute and a tri-sorter will lead recyclables, organic waste, and garbage into the residential waste storage room. The following equipment will be located under the tri-sorter outlets:

- Recyclables: 4 yd^3 front-load bins for storing recyclables.
- Organics: 360 L semi-automated carts for storing organics waste.
- Garbage: A compactor that loads 3 yd^3 front-load bins for storing garbage.

Based on information from the Region's Multi-Residential Waste Diversion Coordinator[2], waste storage container needs (bin counts) assume once-per-week collection as follows.

1. Recycling (loose):
   - 56 residential units can be serviced by one 4 yd^3 front-lift bin.
2. Organics:
   - One 360 L (0.34 yd^3) organics bin is required for every 25 residential units.
3. Garbage (compacted):
   - 54 residential units per 3 yd^3 front-lift bin.

Table 1 outlines the equipment requirements for the residential waste storage room based upon once per week collection of each waste stream on different days. Property maintenance staff will check the bins daily to ensure those reaching capacity are exchanged for empty ones. They will also control access to the residential waste storage rooms as there are safety concerns associated with the chutes and the garbage compactor.

[1] Example, https://www.halton.ca/Repository/2019-Waste-Diversion-Promotional-Materials, accessed August 2024.
[2] Garbage and recycling bin ratios were provided to Burnside via March 22, 2022 email from Halton Region's Multi-Residential Waste Diversion Coordinator, Andrew Suprun. These values update Halton's Guidelines.

Table 1: Residential Waste Storage Room Equipment

Item	Stream/Use	Quantity	Collection Frequency
4 yd^3 front-lift container	Recycling	4 ‡	Weekly
360 L semi-automated carts	Organics	8 ‡	Weekly
3 yd^3 front-lift container (compaction type)	Garbage (compacted)	4 ‡	Weekly
Waste Compactor	Compacts garbage into front lift- bins	1	N/A
Bin Puller†	To move bins (may also be used for carts)	1	

‡ Counts include one additional receptacle, allowing continuous service while waste collection occurs (e.g., when full bins/carts have not yet been returned to the waste storage room following collection).

† An example of a bin puller is the WasteCaddy – Dumpster Tow from DJ Products Inc: https://www.djproducts.com/product/video-wastecaddy-efficient-trash-bin-mover/ (accessed August 2024).

The residential waste storage room design accommodates the spatial requirements for all equipment identified in Table 1. The room also provides flexibility to accommodate future changes to the development's solid waste management requirements such as:

- Storage space for any additional equipment required for solid waste management.
- A revised mixture of containers. For example, in the future, recycling could be stored in larger 6 yd^3 front lift bins or organics could be stored in two, 2 yd^3 front lift bins.
- Producer Responsibility Organization(s) implementation of two-stream recyclables (e.g., separate fiber and containers) collection.

2.4 Bulky Waste Disposal

Bulky waste items include used furniture, mattresses, appliances, etc. These wastes will be stored in a separate room, at least 10 m^2 in size. These wastes will be collected by the Region as coordinated by the Property Manager.

As the Bulky Waste Storage Room is accessible only from inside the 'Garbage Room', residents with bulky waste will contact staff to collect these wastes or have staff provide escorted access. This will also help ensure that unacceptable wastes (see Section 2.6) or materials that are subject to a stewardship program or a Product Care Association (such as automotive tires, paints, and electronics) will not be left in the bulky waste storage room.

Halton Region also supplies a 40 yd^3 roll off bin twice per year for bulky waste collection. If required, this bin will be placed in an outdoor area of the development acceptable to Property Management Staff and the Region. Staff will contact the Region to coordinate the delivery and collection of the bin.

2.5 Grounds Keeping, Maintenance and Renovations

It is anticipated that waste generated by minor building maintenance activities, but excluding materials noted in Section 2.6, can be accommodated in the waste room.

Grounds keeping is expected to be a contracted service. The service provider will remove the leaf and yard waste as part of their contract.

Construction contractors will typically undertake significant renovations or maintenance projects. It is expected that wastes generated during the work will be removed as part of their contract.

2.6 Materials Not Collected

Waste materials not accepted by the Region's three stream waste collection program will not be collected by the Region. Similarly, these materials will not be accepted nor stored in the residential waste storage room. Residents with Hazardous and Special Products (HSP, sometimes called Household Hazardous Waste) or Electronics and Electrical Equipment (EEE) are responsible for the storage and disposal of these materials.

Residents are to handle and dispose of all waste in accordance with the Region's Guidelines[3]. They may do so by using Return-to-Retailer programs or making use of the Halton Waste Management Site. Generally, the Halton Waste Management Site accepts all material types[4], including those not collected by the development's waste management system. Residents must deliver their waste to the Halton Waste Management Site or retailer themselves.

The waste materials that are collected may change as Individual Producer Responsibility (IPR) stewardship programs are developed under the Resource Recovery and Circular Economy Act (RRCEA). For instance, the EEE program transitioned to IPR in January 2021 and the HSP stewardship program began in October 2021. Changes included additional take back programs at retailers.

2.7 Dog Relief Area

The development has a 'Dog Relief Area' sized 14 m^2, located outdoors in the northern corner of the development, featuring a waste receptacle for dog feces. Property management staff will be responsible for routinely transporting pet feces generated from this area to the garbage bins in the residential 'Garbage Room' for collection.

[3] Information on how alternate waste streams must be disposed/recycled can be found on the Region's website, www.halton.ca/waste (accessed August 2024).
[4] Acceptable waste types can be found here: https://www.halton.ca/For-Residents/Recycling-Waste/Halton-Waste-Management-Site (accessed August 2024).

2.8 Waste Collection

2.8.1 Loading / Staging Area Design

All waste streams accumulated in the residential waste storage room (Section 2.1) and bulky waste storage room (Section 2.4) will be taken by maintenance staff to the loading / staging area (i.e., Collection Point), adjacent to the residential waste storage room. The Collection Point is designed in accordance with the Guidelines such that the collection vehicle driver does not need to exit the vehicle and jockey the bins during collection. The Collection Point will feature:

- An exterior loading area 6.0 m in width by 13 m in length with no overhead encumbrances (i.e., trees, balconies, overhead wires, etc.).
- Will support a 35,000 kg (35 tonne) waste collection vehicle.
- Allows a minimum straight head-on approach of 18 m for the collection vehicle.

The Region's collection vehicle will be able to access the loading area, as indicated in the Turning Plans attached as Appendix B. These plans show the minimum 13 metre centreline turning radii required by the Region.

As shown on Table 1, the 4 yd^3 recycling bins represent the maximum space taken up in the staging area during a particular collection period. The staging area is approximately 36 m^2, which is sufficient space to store and maneuver all organics carts, recycling, or garbage bins during a single collection day. The layout of bins and carts awaiting collection in the staging area is illustrated on the 'Detailed Floor Plans' (#A400) in Appendix A.

2.8.2 Collection Method

Prior to 7:00 AM on each collection day, property maintenance staff will move containers from the residential waste storage room to the staging area. A bin puller may be used by staff to assist in this process. The staging area is designed so that the collection vehicle driver can empty all bins (and carts) without exiting the cab or requiring assistance. Once the containers are emptied, staff will return them to the residential waste storage room.

Table 1 includes an additional container for each stream beyond the weekly waste storage needs discussed in Section 2.3. This additional container will be placed below the tri-sorter, allowing continuous chute operation for residents while the other containers are in the staging area awaiting collection. If the additional container has also been filled, and no container is available below the tri-sorter, the chute system may be 'locked out' to prevent disposal of that waste type (or all wastes). All residents will be made aware of the waste collection schedule so they can plan their disposal routine while minimizing waste stream contamination and maximizing diversion.

3.0 Commercial Waste Management

As noted in comments received from the Region[5] ground floor commercial units would be entitled to once-per-week Regional cart collection curbside service on Plains Road. Each unit would receive two (2) garbage and two (2) recycling carts for collection.

Should retail uses generate more than the cart allowance noted above, then private collection services would be required. As such, operations for both private and public collection services have been outlined in the sections below.

3.1 Storage Room and Equipment

Commercial waste will be stored separately from residential wastes in a dedicated commercial waste storage room (annotated as “Commercial Garbage Room” in Drawing A400). The room is located on the ground floor, adjacent to the Collection Point.

The commercial waste storage room is sufficient size to allow for the storage and maneuvering of multiple carts for each waste stream, dependent on the operational (tenant) requirements. Assuming once per week collection of commercial waste, it is expected the room will require storage for the following cart count:

- Two (2), 120 L semi-automated organics carts.
- Three (3), 360 L semi-automated recyclables carts.
- Two (2), 360 L semi-automated garbage carts.

The retail tenant will be provided with carts for recyclables, organics, and garbage. These may be stored in a temporary area within the commercial unit annotated as “Garbage Closet” on Drawing A400. Once these carts are full, retail tenant(s) will deliver them to the commercial waste storage room in exchange for empty carts. Organics may be taken more frequently to the “Commercial Garbage Room” if odour is a concern.

Property management staff will ensure that the empty carts are available for the tenant in the “Commercial Garbage Room”. Although not expected, this may occasionally require additional waste collections.

3.2 Collection Point and Waste Collection

a) Halton Region Collection Services

As noted by Halton Region, each retail unit would receive two (2) garbage and two (2) recycling carts for collection. Carts will be transported by property staff to Plains Road for collection before 7:00 AM on the appropriate collection days and brought back to the “Commercial Garbage Room” following collection.

[5] Provided in Halton Region’s ‘Pre-Consultation Review’ letter dated February 12, 2024.

b) Private Collection Services

Per Section 3.1, it is expected the retail uses will generate more than the cart allowance noted above. In such a case, private collection services would be required. In addition, source separated organic waste will need to be privately collected. Private collection of commercial waste will take place at the same Collection Point used for residential waste. Property management staff will be responsible for moving the carts from the commercial waste storage room into the staging area. Private collection of commercial waste will be scheduled so that it does not conflict with the Region's (residential) waste collection schedule.

4.0 Conclusion

From the research completed in preparing this report, Burnside believes that the solid waste management system for the mixed-use development located at 141, 147, 153 Plains Road will operate in a safe, functional, and accessible manner, compatible with the Region's residential waste collection system. Furthermore, the development's design provides the flexibility required to address future solid waste management systems.

BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix A

Architectural Drawings

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141, 147, 153 PLAINS ROAD WEST

2381798 ONTARIO LIMITED

NEW APARTMENT BUILDING

BUILDING PERMIT APPLICATION SHEET LIST

SHEET #	SHEET NAME	ISSUE DATE	DISCIPLINE
A001	COVER PAGE	09-10-2024	ARCHITECTURAL
A100	SITE PLAN	09-10-2024	ARCHITECTURAL
A100a	SITE PLAN DETAILS	09-10-2024	ARCHITECTURAL
A101	AREA PLANS	09-10-2024	ARCHITECTURAL
A103	UG PARKING P2	09-10-2024	ARCHITECTURAL
A104	UG PARKING P1	09-10-2024	ARCHITECTURAL
A105	GROUND FLOOR PLAN	09-03-2024	ARCHITECTURAL
A106	TYP. 2ND - 4TH FLOOR PLAN	09-10-2024	ARCHITECTURAL
A107	TYP. 5TH - 6TH FLOOR PLAN	09-10-2024	ARCHITECTURAL
A108	7TH FLOOR PLAN	09-10-2024	ARCHITECTURAL
A109	TYP. 8TH- 11TH FLOOR PLAN	09-10-2024	ARCHITECTURAL
A110	AMENITY/ MPH ROOF PLAN	09-10-2024	ARCHITECTURAL
A111	ROOF PLAN	09-10-2024	ARCHITECTURAL
A200	EAST ELEVATION	09-10-2024	ARCHITECTURAL
A201	WEST ELEVATION	09-10-2024	ARCHITECTURAL
A202	NORTH ELEVATION	09-10-2024	ARCHITECTURAL
A203	SOUTH ELEVATION	09-10-2024	ARCHITECTURAL
A300	BUILDING SECTIONS	09-10-2024	ARCHITECTURAL
A301	BUILDING SECTIONS	09-10-2024	ARCHITECTURAL
A400	DETAILED FLOOR PLANS	09-10-2024	ARCHITECTURAL
A900	3D RENDERED IMAGES	09-10-2024	ARCHITECTURAL
A901	ASSEMBLY SCHEDULE	09-10-2024	ARCHITECTURAL

ARCHITECTURAL: 22

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THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT DETAIL APPROVAL FROM CONSULTANT FOR RELOCATION OF REPAIRS BEFORE COMMENCEMENT OF WORK.

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-01	RE-ISSUED FOR SPA
2	2024-09-10	RE-ISSUED FOR SPA

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
7899

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

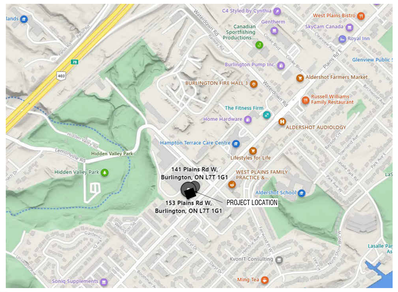
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CONTEXT PLAN-NTS
Scale: 1 : 1

1 SITE PLAN
A100 Scale: 1 : 100

PLAINS ROAD APARTMENT BLDG.

141-153 PLAINS ROAD WEST, BURLINGTON, ON

LOT & BUILDING STATISTICS				
ZONING:	MXG	GENERAL		
	ac	ha	m²	sf
LOT AREA	----	0.2418 ha	2,418 m²	26,027 sf
FAR (FLOOR AREA RATIO)	4.82			

SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK (SOUTH)	3.0 m	3.0 m
REAR YARD SETBACK (NORTH)	3.0 m	13.71 m
SIDE YARD SETBACK (EAST)	----	5.09 m
SIDE YARD SETBACK (WEST)	----	4.43 m
AVERAGE GRADE	----	
AVERAGE GRADE (m)	----	102.79 m

BUILDING DATA	m²	PROVIDED
BUILDING HEIGHT (m)	----	36.96 m
NUMBER OF STOREYS (ABOVE GRADE)	----	11
NUMBER OF STOREYS (BELOW GRADE)	----	2
BUILDING COVERAGE	896.813 m² / 2418 m²	(37.09 %)
LOT COVERAGE	1392.185 m² / 2418 m²	(57.58 %)
LANDSCAPE AREA	921 m² / 2418 m²	(38.09 %)
SOFT LANDSCAPE AREA ON GF, 7TH FLOOR AND GREEN ROOF	642 m² / 2418 m²	(26.55 %)
HARD LANDSCAPE AREA	279 m² / 2418 m²	(11.54 %)
DRIVEWAY AND PARKING AREA (GF)	949.5 m² / 2418 m²	(39.27 %)
RETAIL FLOOR AREA (GROUND FLOOR)	----	180.5 m²
UG PARKING AREA (P1)	----	2,164 m²
UG PARKING AREA (P2)	----	2,164 m²

GROSS BUILDING FLOOR AREA	
LEVEL	GFA (m²)
PARKING LEVEL P2	135 m²
PARKING LEVEL P1	119 m²
GROUND FLOOR	250.5 m²
GROUND FLOOR COMMERCIAL	180.5 m²
LEVEL 2	1033 m²
LEVEL 3	1033 m²
LEVEL 4	1033 m²
LEVEL 5	976 m²
LEVEL 6	976 m²
LEVEL 7	694 m²
LEVEL 8	712 m²
LEVEL 9	712 m²
LEVEL 10	712 m²
LEVEL 11	712 m²
AMENITY & MPH	268 m²
TOTAL	9,546 m²

GROSS FLOOR AREA CALCULATIONS NOTE: A/P CPP BY-LAW - PROPOSED - MAY 2024

THE TOTAL AREA OF THE FLOOR MEASURED TO THE OUTSIDE FACES OF EXTERIOR WALLS OR THE CENTRE OF COMMON WALLS, EXCLUDING ANY PART OF THE BUILDING DEVOTED TO:

- VEHICLE OR BICYCLE PARKING
- STORAGE
- AIR HANDLING EQUIPMENT
- HALLWAYS, STAIRWAYS
- ELEVATORS AND ASSOCIATED EQUIPMENT
- WASHROOMS
- FOYERS, LOBBIES, BUT NOT WAITING AREAS/ROOMS

AMENITY	REQUIRED	PROVIDED
PRIVATE RESIDENTIAL AMENITY (BALCONY, TERRACE)	4m² * 150 UNITS = 600m²	1492 m²
COMMON RESIDENTIAL AMENITY (INDOOR AND OUTDOOR)	4m² * 150 UNITS = 600m²	751 m²
INDOOR AMENITY		216 m²
OUTDOOR AMENITY		535 m²
TOTAL:		2243 m²

NUMBER OF RESIDENTIAL UNITS					
SUITE TYPE	BA	1BR	2BR	3BR	TOTAL
U/G PARKING P2	0	0	0	0	0
U/G PARKING P1	0	0	0	0	0
GROUND FLOOR	0	0	0	0	0
2ND FLOOR	2	2	11	2	17
3RD FLOOR	2	2	11	2	17
4TH FLOOR	2	2	11	2	17
5TH FLOOR	2	5	8	2	17
6TH FLOOR	2	5	8	2	17
7TH FLOOR	2	4	7	0	13
8TH FLOOR	2	3	8	0	13
9TH FLOOR	2	3	8	0	13
10TH FLOOR	2	3	8	0	13
11TH FLOOR	2	3	8	0	13
AMENITY & MPH	0	0	0	0	0
ROOF	0	0	0	0	0
TOTAL	20	32	88	10	150 UNITS

VEHICLE PARKING			
REQUIRED PARKING SPACES			
	QTY	MAXIMUM REQUIRED	PROVIDED
RESIDENTIAL (MAX 1.20 SPACES PER DWELLING UNIT)	150	180	103 (INCL. 20 EV SPACES , 3 ACCESSIBLE)
VISITOR (MAX 0.15 SPACES PER DWELLING UNIT)	150	23	5 (INCL. 1EV AND 1 ACCESSIBLE)
RETAIL STORE (NON RESIDENTIAL)	175 m²	MAX 4.4 PARKING SPACES /100 m2 GFA	4 (INCL. 1EV AND 1 ACCESSIBLE)
		TOTAL REQUIRED:	112 PARKING SPACES*

PROVIDED PARKING PER LEVEL	PROVIDED	PROVIDED TOTAL
U/G PARKING (P2) (RESIDENTIAL ONLY)	41 R. PARKING SPACES 10 EV. PARKING SPACES	51 PARKING SPACES
U/G PARKING (P1) (RESIDENTIAL ONLY)	39 R. PARKING SPACES 10 EV. PARKING SPACES	49 PARKING SPACES
GROUND FLOOR PARKING (LEVEL 1)	2 C. PARKING SPACE 1 EV-C. PARKING SPACES 1 BF-C. ACCESSIBLE P.S. 3 V. PARKING SPACE 1 BF-V. PARKING SPACE 1 EV-V. PARKING SPACES 3 BF-R. ACCESSIBLE P.S.	12 PARKING SPACES
	TOTAL ELECTRIC VEHICLE PARKING PROVIDED:	22 (20%) PARKING SPACES
	TOTAL 'DESIGNED' ELECTRIC VEHICLE PARKING PROVIDED:	90 (80%) PARKING SPACES
	TOTAL PARKING PROVIDED:	112 (100%) PARKING SPACES

NOTE: A/P **COMMUNITY PLANNING PERMIT BY LAW - PROPOSED – MAY 2024**
5.23.2. 20% OF THE PROPOSED PARKING SPACES IN ACCORDANCE WITH SECTION 5.21 (PARKING SPACES) OR AS PERMITTED THROUGH VARIATION SHALL BE PROVIDED AS ELECTRIC VEHICLE PARKING SPACES, AND 80% OF THE PROPOSED PARKING SPACES SHALL BE PROVIDED AS DESIGNED ELECTRIC VEHICLE PARKING SPACES.
5.23.3. FOR ANY NON-RESIDENTIAL USE, A MINIMUM OF 10% OF THE PROPOSED PARKING SPACES **SHALL** BE PROVIDED AS **DESIGNED ELECTRIC VEHICLE PARKING SPACES**.

ACCESSIBLE PARKING		
A/P 2016 CITY OF BURLINGTON ACCESSIBILITY DESIGN STANDARDS	REQUIRED 1+3% (IF 000 =1 TYPE B)	PROVIDED
ACCESSIBILITY PARKING 1 TYPE 'A'	2 PARKING SPACES	2 PARKING SPACES
ACCESSIBILITY PARKING 1 TYPE 'B'	3 PARKING SPACES	3 PARKING SPACES
ACCESSIBILITY PARKING TOTAL	5 PARKING SPACES	5 PARKING SPACES

BICYCLE SPACE REQUIREMENTS (A/P CITY OF BURLINGTON MAY 2024 DRAFT CPP BY-LAW)					
REQUIRED RESIDENTIAL & RETAIL BIKE PARKING SPACES					
TYPE OF DEVELOPMENT	LONG TERM		SHORT TERM		TOTAL
	(0.5 PER DWELLING UNIT)		(0.1 PER DWELLING UNIT)		
APARTMENT BUILDING (140 DWELLING UNITS)	REQUIRED:	75	REQUIRED:	15	RES. REQUIRED: 90
	(0.1 PER 100 m², 2 MIN)		(0.1 PER 100 m², 2 MIN)		
RETAIL (175 m²)	REQUIRED:	2	REQUIRED:	3	RETAIL REQUIRED: 5
TOTAL	TOTAL REQUIRED:	77	TOTAL REQUIRED:	17	TOTAL REQUIRED: 94
PROVIDED (TOTAL)	PROVIDED: 105 GF: 8 LARGE BIKE: 7 P1: 50 P2: 40		PROVIDED: 23 GF: 23 P1: 0 P2: 0		TOTAL PROVIDED: 128
	(5% OF REQUIRED BICYCLE SPACE)				
LARGE BIKE PARKING	(127 x 5%) REQUIRED:	6.35	PROVIDED:	7	TOTAL PROVIDED: 7

SITE PLAN NOTES:
1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SITE SERVICING AND GRADING DRAWINGS AND THE PROVIDED LEGAL SURVEY.
2. THE ARCHITECT AND/OR CIVIL ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION IF ANY DIMENSIONS OR CONDITIONS ARE NOT CLEARLY DEPICTED IN THESE DRAWINGS.
3. ALL DIMENSIONS ARE IN MILLIMETERS (mm) OR METERS(m) UNLESS NOTED OTHERWISE.
4. ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. LOCAL UTILITES SHOULD ALWAYS BE CONSULTED PRIOR TO COMMENCEMENT OF WORK.
5. WHERE UTILITIES ARE SHOWN, LOCATIONS CAN ALSO NOT BE GUARANTEED.
6. ONLY THE OFFICIAL SURVEY PROVIDED SHOULD BE USED AS A REFERENCE FOR LAYING OUT THE FOUNDATION.
7. LOCATION AND SIZE OF ALL UTILITES SHOULD BE VERIFIED IN FIELD.

aaa architects
SUITE 1018 130 QUEENS QUAY EAST TORONTO, ON.
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THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT.OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF REPAIRED BEFORE COMMENCEMENT OF WORK.

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-01	RE-ISSUED FOR SPA
2	2024-09-10	RE-ISSUED FOR SPA

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE 7899

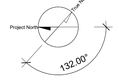
SITE PLAN LEGEND

- PROPOSED RESIDENCE
- PROPERTY LINE
- ROOF OUTLINE
- MAIN/SECONDARY ENTRANCE DOORS
- PROPOSED LANDSCAPING(BY OTHERS)
- XXX.XXm — PROPOSED GRADING ELEVATION-SEE GRADING PLAN
- XXX.XXm — EXISTING GRADING ELEVATION-SEE TOPOGRAPHIC SURVEY
- X.X % — PROPOSED SLOPE-SEE GRADING PLAN
- PROPOSED UNIT PAVING(PATTERN 1)
- PROPOSED UNIT PAVING(PATTERN 2)

BENCHMARK NOTE:

ELEVATIONS SHOWN ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM CGVD28 BY DIRECT MEASUREMENT TO A REAL TIME NETWORK

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048



Scale 1 : 200
0 2 4 10 20 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

DRAWING:
SITE PLAN

SCALE VERIFICATION: 1 CM | 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
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DESIGNED BY:	APPROVED BY:
AA/OS	AA/MM
SCALE:	PROJECT No:
As indicated	A22003

DRAWING NO.:
A100

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EXTERIOR WALLS

EW1 - SOLDTORO STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP
FIRE: 3HR
THICKNESS: 488mm
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN 75mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-250 OR C-300). LTTR OF 1.8o
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 300mm CIP STRUCTURAL WALL - SEE STRUCTURAL DWGS FOR THICKNESS AND REINFORCEMENT INFORMATION

EW1a - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP
FIRE: 3HR
THICKNESS:
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN75mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-250 OR C-300). LTTR OF 1.8o)
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 200mm CONCRETE MASONRY UNITS

INTERIOR PARTITION WALLS

WC1- WC4-CIP CONCRETE WALL
FIRE: 2HR (A/P DBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 200mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

WC4-CIP CONCRETE WALL
FIRE: 4HR (A/P DBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 300mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

CB1-CB2-CB3 - CONCRETE UNIT MASONRY WALLS-VARYING THICKNESS
FIRE: N/A
THICKNESS : 150mm
- 150mm NON-LOAD BEARING INTERIOR CMU WALL

FIRE: N/A
THICKNESS : 200mm
- 200mm NON-LOAD BEARING INTERIOR CMU WALL

INTERIOR FURRING WALLS

PS1 & PS1a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 90mm
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 64mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

ADD 64mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PS2 & PS2a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 118mm
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 92mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

ADD 89mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PS3 & PS3a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 178mm
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 152mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

ADD 140mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

FR - FURRING ASSEMBLIES
FIRE: N/A
THICKNESS: 35mm
- 22mm FURRING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 OC WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OF TILE FINISH (TILE BACKER REQ)

THICKNESS: 77mm
- 64mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OF TILE FINISH (TILE BACKER REQ)

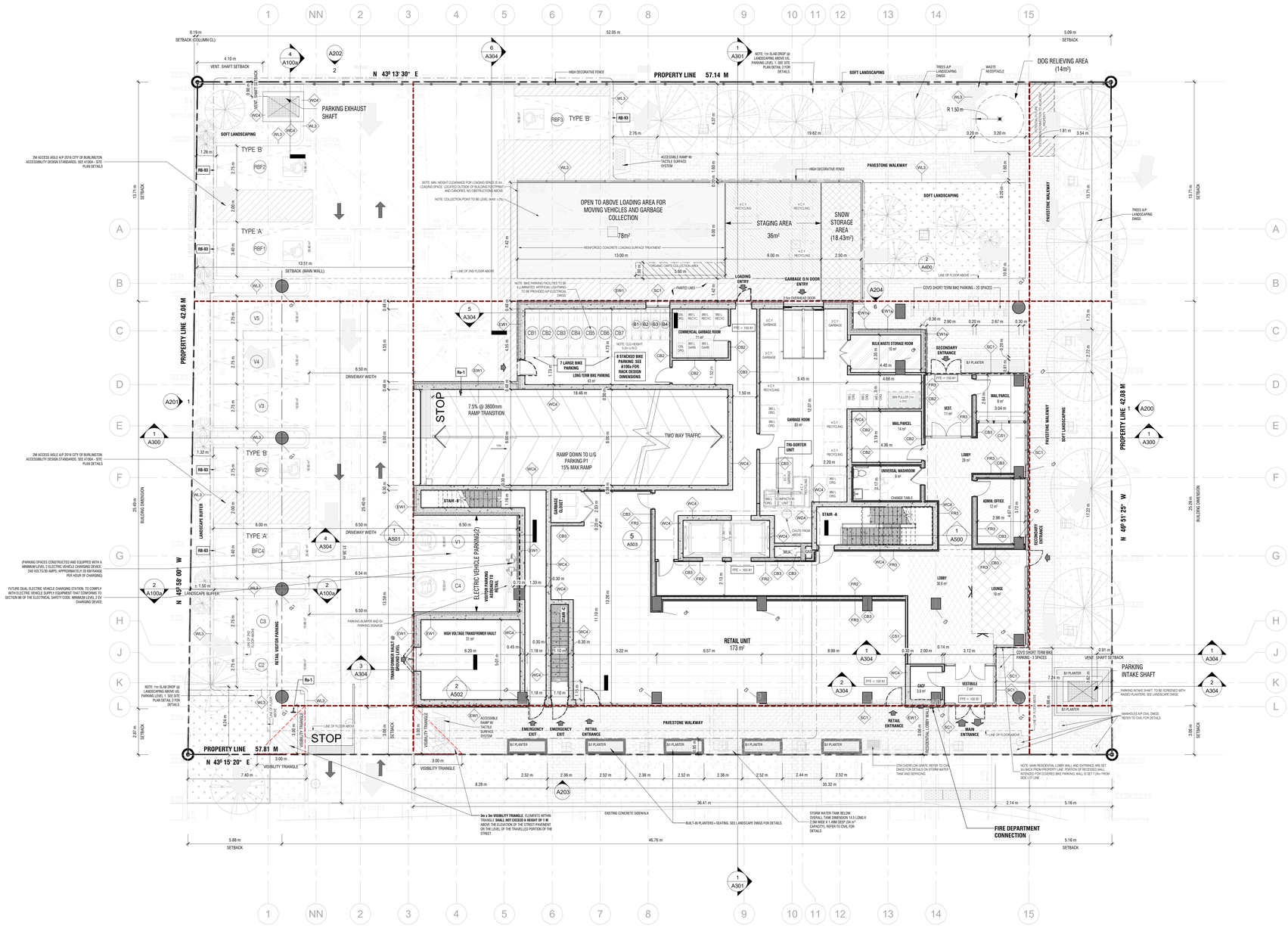
THICKNESS: 77mm
- 64mm STEEL FRAMING CHANNEL @ 600 OC WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OF TILE FINISH (TILE BACKER REQ)

THICKNESS: 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OF TILE FINISH (TILE BACKER REQ)

THICKNESS: 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 OC WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OF TILE FINISH (TILE BACKER REQ)

PARKING SCHEDULE

TYPE COMMENTS	COUNT
EV VEHICLE PARKING	10
SMALL VEHICLE PARKING	10
STANDARD VEHICLE PERKING	31
U/G PARKING P2: 51	51
EV VEHICLE PARKING	10
SMALL VEHICLE PARKING	8
STANDARD VEHICLE PERKING	31
U/G PARKING P1: 49	49
BF TYPE 'A' VEHICLE PARKING	2
BF TYPE 'B' VEHICLE PARKING	3
EV VEHICLE PARKING	2
STANDARD VEHICLE PERKING	5
GROUND FLOOR FFE: 12	12
Grand total: 112	112



1 / A105 GROUND FLOOR FFE
Scale: 1 : 100

aaa architects
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REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-01	RE-ISSUED FOR SPA
2	2024-09-10	RE-ISSUED FOR SPA

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE 7899

ROOM LEGEND
- ADMIN. OFFICE
- BULK WASTE STORAGE ROOM
- COMMERCIAL GARBAGE ROOM
- DOG RELIEVING AREA
- LOBBY
- LOUNGE
- RETAIL UNIT
- VEST.

TRAFFIC LEGEND
- Ra-1 — STOP SIGN
- RB-93 — BARRIER-FREE PARKING SIGNAGE. REFER TO A100a FOR DETAILS
- CONVEX MIRRORLOCATIONS A/P TRAFFIC DIAGRAMS

Project North / True North / 132.00°

Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

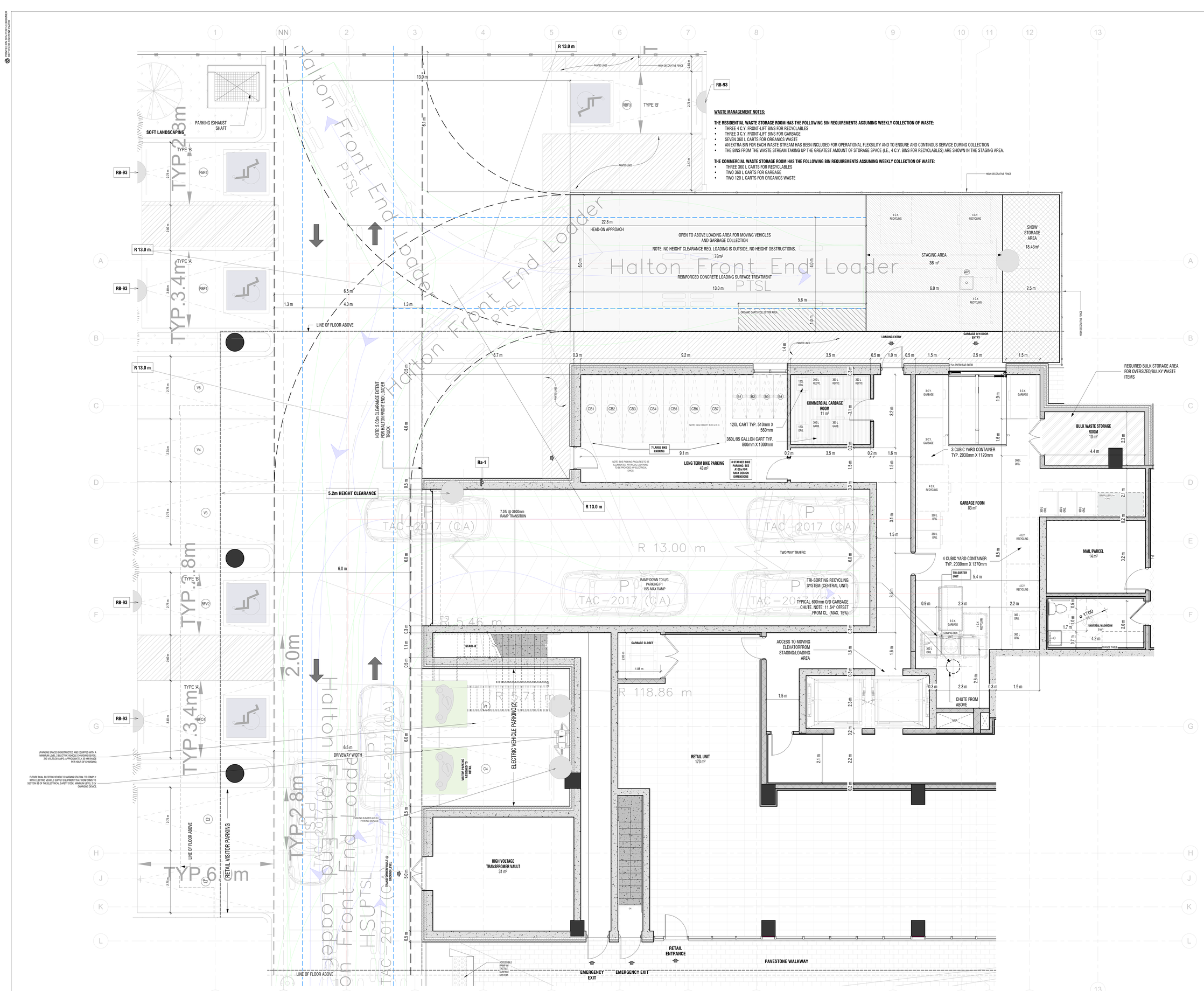
DRAWING:
GROUND FLOOR PLAN

SCALE VERIFICATION: 1 CM / 1 INCH
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DESIGNED BY:	APPROVED BY:
AA/OS	AA/MM
SCALE:	PROJECT No:
As indicated	A22003

DRAWING NO.:
A105

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2 A400 DRIVEWAY-WASTE MANAGEMENT-BULK STORAGE-LONG TERM BIKE PARKING

Scale: 1 : 50

ROOM LEGEND

- BULK WASTE STORAGE ROOM
- COMMERCIAL GARBAGE ROOM
- LOBBY
- RETAIL UNIT
- VEST.

aaa architects
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SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE 7899

Project North / True North 132.00°

Scale : 1 : 50
0 0.5 1 2.5 5 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

DRAWING:
DETAILED FLOOR PLANS
BY PLANTER

SCALE VERIFICATION: 1 CM / 1 INCH
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DESIGNED BY:	APPROVED BY:
AA/OS	AA/MM
SCALE:	PROJECT No:
1 : 50	A22003

DRAWING NO.:
A400

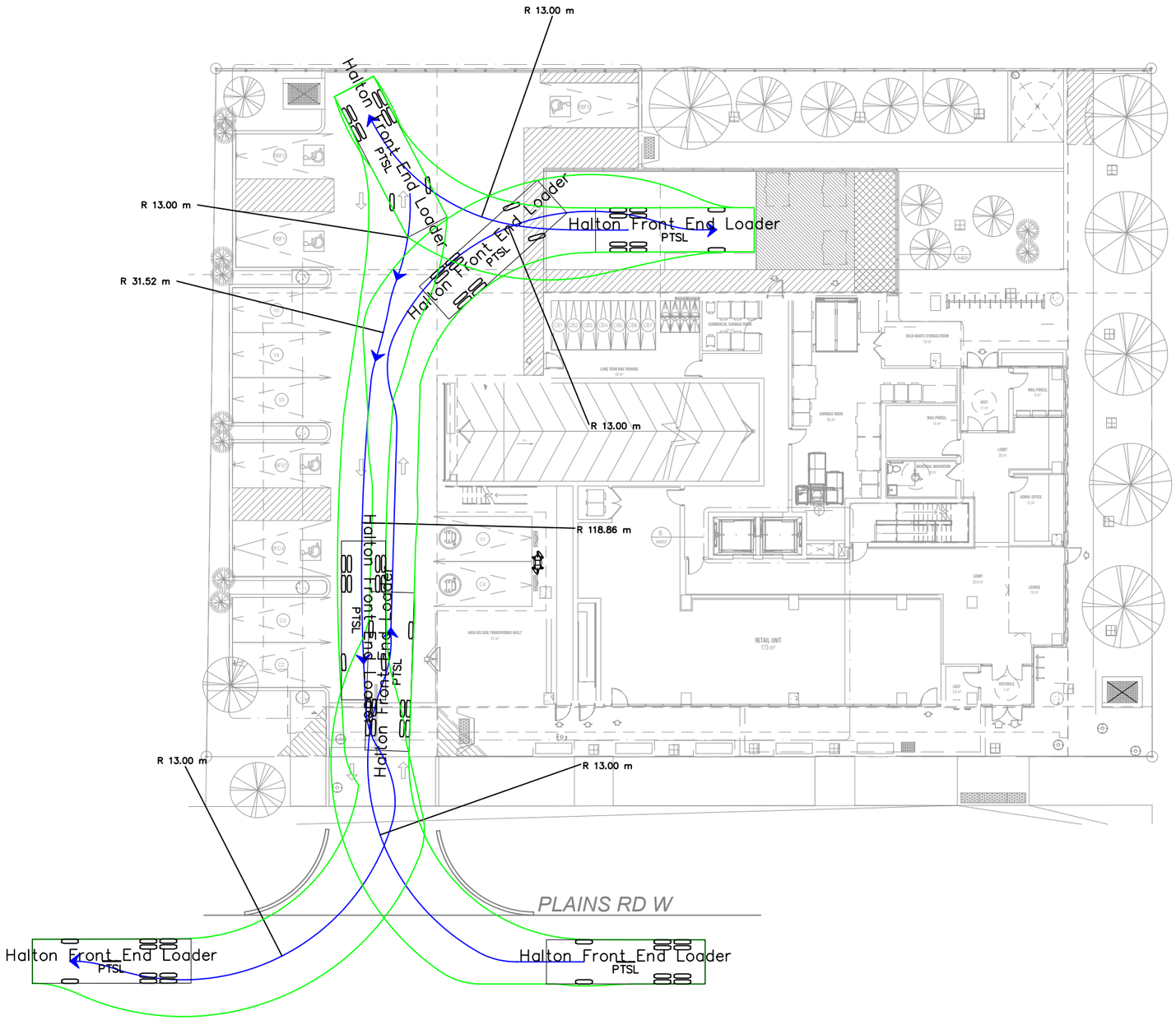
BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix B

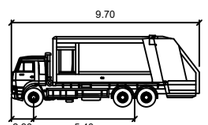
Waste Collection Vehicle Movement Diagram

THIS AUTOTURN SWEPT PATH ANALYSIS HAS BEEN PREPARED USING BASE PLANS PROVIDED BY OTHERS. THE PRACTITIONER HAS NOT INSPECTED THE ACCURACY AND/OR THE COMPLETENESS OF THESE BASE PLANS AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.



NO.	DATE	INITIAL	REVISION DETAIL
1	2024-09-09	LC	SITE PLAN UPDATE

DESIGN VEHICLE:



Halton Front End Loader

	meters
Width	: 2.70
Track	: 2.70
Lock to Lock Time	: 6.0
Steering Angle	: 24.5

AUTOTURN ASSESSMENT
141-153 PLAINS ROAD WEST
CITY OF BURLINGTON

paradigm

PROJECT NO.: 220615	DATE: JANUARY 2024	SCALE: 1:300	DRAWING NO.: 03
DRAWN: SC	DESIGN: SC	CHECK: EB	

R.J. Burnside & Associates Limited