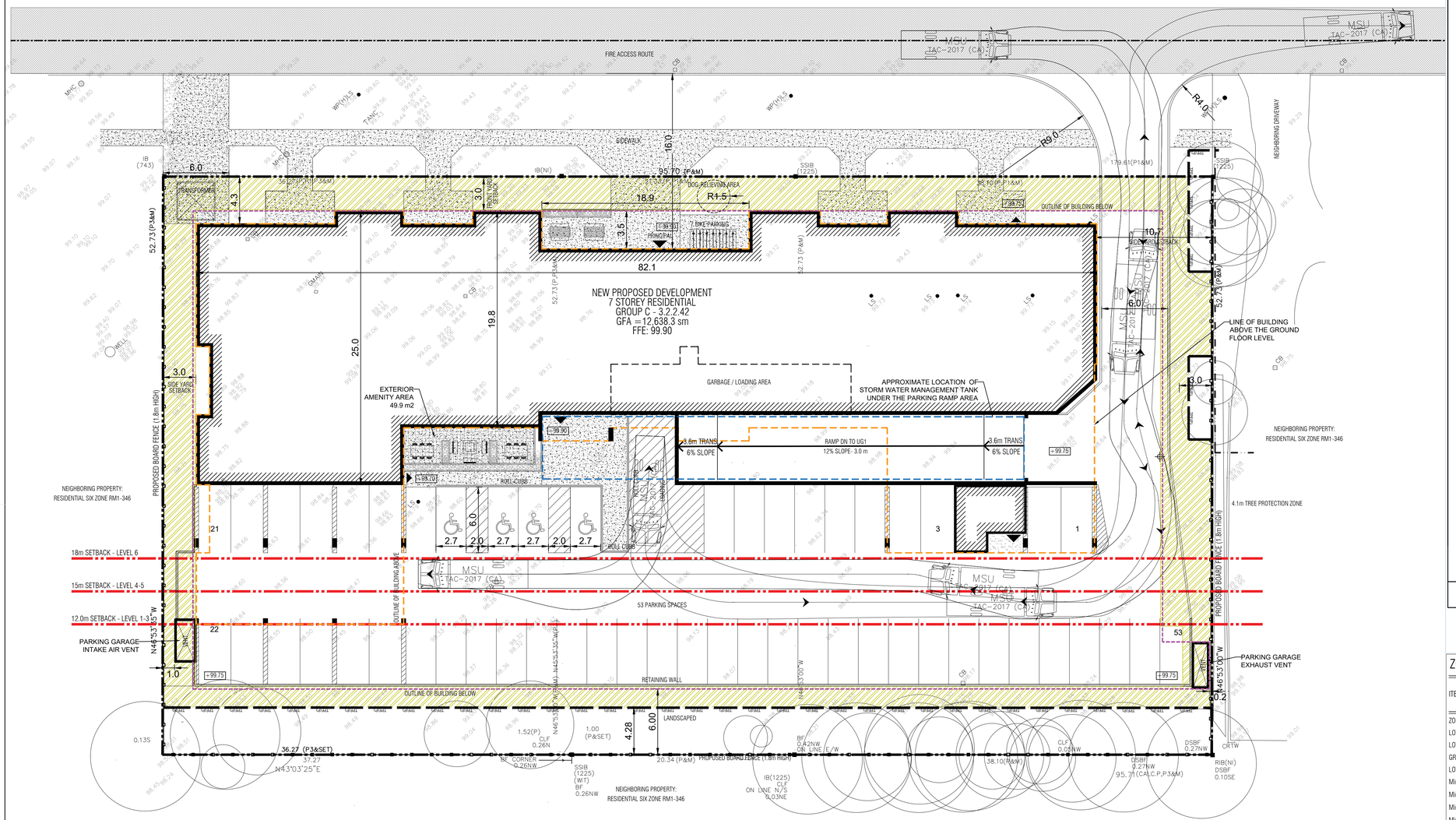
PLAINS ROAD EAST

(BY ORDER IN COUNCIL 4000/69, FORMERLY THE KING'S HIGHWAY No. 2)
(ROAD ALLOWANCE BETWEEN BROKEN FRONT CONCESSION AND CONCESSION 1)
(PART 3, INST. 1431 DEPARTMENT OF HIGHWAYS PLAN P-1957-44)
PIN 07113-0002(LT)



LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- TREE PROTECTION ZONE
- OUTLINE OF BUILDING ABOVE
- STORMWATER MANAGEMENT TANK BELOW
- PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
- HEAVY DUTY PAVING
- LIGHT DUTY PAVING
- CONCRETE PAD OR SIDEWALK
- PROPOSED CONCRETE CURB
- C/C OR D/C — PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB
- NEW BUILDING AREA (FOOTPRINT)
- EXISTING CHAIN LINK FENCE
- PROPOSED BOARD FENCE
- PRINCIPAL ENTRANCE TO THE BUILDING
- SECONDARY ENTRANCES TO, OR EGRESSES FROM THE BUILDING
- FRS — FIRE ROUTE SIGNS
- BFS — BARRIER FREE SIGNS (RB93)
- BARRIER FREE LOGO (PAVED ON ASPHALT)
- TACTILE STRIPS ON CONCRETE OR ASPHALT SURFACES (AODO COMPLIANT)
- EXISTING CATCHBASIN AND STRUCTURE
- PROPOSED CATCHBASIN AND STRUCTURE
- PROPOSED DOUBLE CATCHBASIN AND STRUCTURE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCHBASIN AND MANHOLE PROPOSED CATCHBASIN AND MANHOLE
- PROPOSED SIAMESE CONNECTION TO SPRINKLER SYSTEM
- HP — PROPOSED HIGH POINT
- LP — PROPOSED LOW POINT
- PROPOSED DRAINAGE FLOW
- DRIVE WAY VISIBILITY TRIANGLE
- DC — DEPRESSED CURB
- H — FIRE HYDRANT (EXISTING)
- TPFP — TREE PROTECTION FENCE - (POLY MESH) - MIN 1.2M HT
- AREA OF TREE PROTECTION ZONE ENCROACHMENT EXCAVATION WHICH MAY REQUIRE ROOT PRUNING ARBORIST TO BE PRESENT DURING ANY EXCAVATION IN THESE AREAS.

ZONING STATISTICS

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	MXG	MXG
LOT AREA (sm)	1,000	5,043
LOT WIDTH (sm)	25 m	95.6 m
GROUND FLOOR AREA (sm)	N/A	1590.5 m²
LOT COVERAGE	N/A	40.1 %
Minimum Front Yard	3.0 m	3.0 m
Minimum Rear Yard	3.0 m	6.45 m
Minimum Rear Yard (Level 1-3)	12.0 m	12.0 m
Minimum Rear Yard (Level 4-5)	15.0 m	15.0 m
Minimum Rear Yard (Level 6)	18.0 m	18.0 m
Minimum Side Yard Abutting a Street	0 m	3.0 m
Minimum Side Yard	0 m	3.0 m
NUMBER OF PARKING SPACES RESIDENTIAL - 1 PARKING SPACE PER UNIT VISITOR - 0.25 PARKING SPACE UNIT	177 (1.25/unit) 141 36 (0.25/unit)	153 (1.08/unit) 141 12 (0.08/unit)
NUMBER OF ACCESSIBLE PARKING SPACES 2 + 2% of total required parking	6	6
PARKING STALL DIMENSIONS (m)	2.75 X 6.0	2.75 X 6.0
PARKING AISLE DIMENSIONS (m)	6.0	6.0
ACCESSIBLE PARKING STALL DIMENSIONS (m)	2.75 X 6.0	2.75 X 6.0
ACCESSIBLE PARKING PATHWAY WIDTH (m)	2.0	2.0
LOADING SPACE SIZE	10.7 X3.0	10.7 X3.0
LOADING SPACE REQUIRED	1	1
BIKE PARKING 0.5 SPACES PER UNIT	78	78
DENSITY (FSI)	1.5	2.4
AMENITY SPACE 15 sm PER 1 BED — 10 (EFFICIENCY UNITS) X 15 = 150 20 sm PER 1 BED — 79 (1 BED UNITS) X 20 = 1580 35 sm PER 2 + BED — 52 (2+ BED UNITS) X 35 = 1820	3,550 150 1580 1820	3,361.8

TOTAL UNITS

1 BED (EFFICIENCY)	10
1 BED	67
1 BED + D	17
2 BED	48
2 BED + D	4
3 BED	1
TOTAL UNITS	141

AMENITY SPACE

GR. FL. AMENITY	323.3 sq.m.
FRONT YARD PATIOS	158.6 sq.m.
BALCONIES/TERRACES	1,057.2 sq.m.
REAR LANDSCAPED AREA	598.8 sq.m.
ROOFTOP - INDOOR	515.7 sq.m.
ROOFTOP - OUTDOOR	600.1 sq.m.
TOTAL	3,361.8 sq.m.

TRUE NORTH

CONSTRUCTION NORTH

no.	revisions	date	init.

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cad file 23027_SP1
date plotted 06/20/2023 plot scale 1:1

drawn JY
designed KR
reviewed KR
date 06/20/2023
scale 1:200

project
276-292 PLAINS RD. DEVELOPMENT

276-292 PLAINS RD. BURLINGTON, ON

drawing
ARCHITECTURAL SITE PLAN

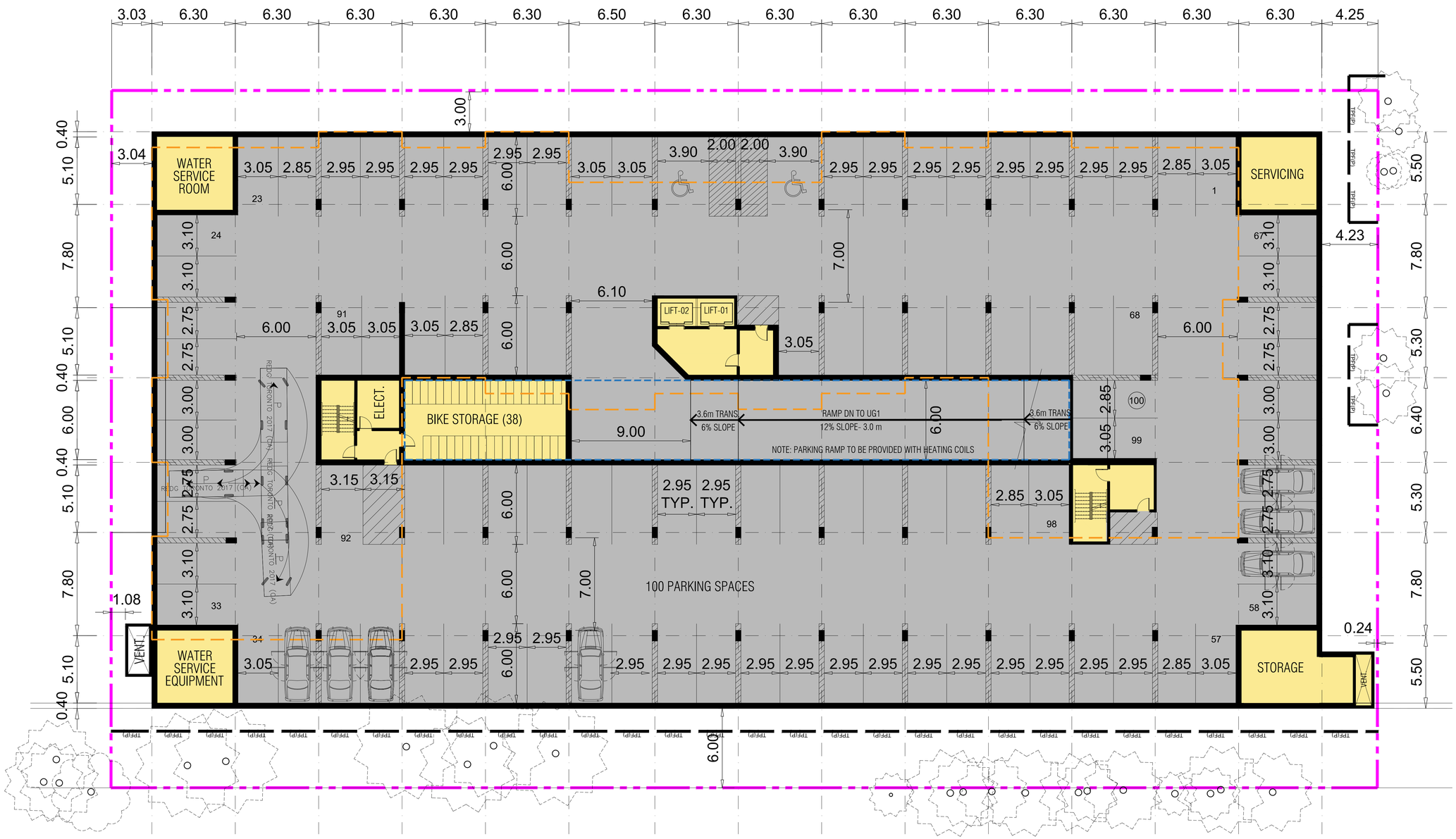
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MILTON, ON L9T 2T1
T. 905.457.1618 F. 905.457.8852
EMAIL@REINDERS.CA WWW.REINDERS.CA

drawing no. 23027_SP1 rev. no.

SHEET SIZE: A1 609.6mm X 914.4mm

BUILDING DATA - Revised Proposal

BUILDING AREAS				UNIT COUNT						
PARKING	**METRIC (sq.m.)**	**IMPERIAL(sq.ft.)**	**PARKING**							
P1 - UNDERGROUND PARKING	3839.9	41332	100							
LEVEL 1 - MAIN LEVEL PARKING	2100.7	22612	53							
RESIDENTIAL BUILDING	**METRIC (sq.m.)**	**IMPERIAL(sq.ft.)**		**1 BED (Efficiency)**	**1 BED**	**1 BED+D**	**2 BED**	**2BED+D**	**3BED**	**TOTAL**
P1 - ENCLOSED AREAS	320.0	3444								
LEVEL 1 - ENTRY LOBBY/AMENITY/CORES	773.5	8326								
LEVEL 1 - RESIDENTIAL	775.0	8342		0	1	4	2	1	1	9
LEVEL 2 - RESIDENTIAL	2043.6	21997		2	14	1	9	0	1	27
LEVEL 3 - RESIDENTIAL	2043.6	21997		2	14	1	9	0	1	27
LEVEL 4 - RESIDENTIAL	1987.2	21390		2	12	2	10	0	0	26
LEVEL 5 - RESIDENTIAL	1987.2	21390		2	12	2	10	0	0	26
LEVEL 6 - RESIDENTIAL	1931.2	20787		2	14	2	8	0	0	26
LEVEL 7 - AMENITY/MECHANICAL	777.0	8364								
TOTAL GFA - ABOVE GRADE	**12638.3**	**136037**	**153**	**10**	**67**	**12**	**48**	**1**	**3**	**141**
FSR (5043 sq.m. LOT AREA)	**2.51**					Parking Spaces/Unit				1.085106



ZONING STATISTICS

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	MXG	MXG
LOT AREA (sm)	1,000	5,043
LOT WIDTH (sm)	25 m	95.6 m
GROUND FLOOR AREA (sm)	N/A	1590.5 m²
LOT COVERAGE	N/A	40.1 %
Minimum Front Yard	3.0 m	3.0 m
Minimum Rear Yard	3.0 m	6.45 m
Minimum Rear Yard (Level 1-3)	12.0 m	12.0 m
Minimum Rear Yard (Level 4-5)	15.0 m	15.0 m
Minimum Rear Yard (Level 6)	18.0 m	18.0 m
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NUMBER OF ACCESSIBLE PARKING SPACES 2 + 2% of total required parking	6	6
PARKING STALL DIMENSIONS (m)	2.75 X 6.0	2.75 X 6.0
PARKING AISLE DIMENSIONS (m)	6.0	6.0
ACCESSIBLE PARKING STALL DIMENSIONS (m)	2.75 X 6.0	2.75 X 6.0
ACCESSIBLE PARKING PATHWAY WIDTH (m)	2.0	2.0
LOADING SPACE SIZE	10.7 X3.0	10.7 X3.0
LOADING SPACE REQUIRED	1	1
BIKE PARKING 0.5 SPACES PER UNIT	78	78
DENSITY (FSI)	1.5	2.4
AMENITY SPACE 1/5 sm PER 1 BED 10 (EFFICIENCY UNITS) X 1/5 = 150 2/0 sm PER 1 BED 79 (1 BED UNITS) X 2/0 = 1580 3/0 sm PER 2+ BED 32 (2+ BED UNITS) X 3/0 = 1820	3,550 150 1580 1820	3,361.8

TOTAL UNITS

1 BED (EFFICIENCY)	10
1 BED	67
1 BED + D	12
2 BED	48
2 BED + D	1
3 BED	3
TOTAL UNITS	141

AMENITY SPACE

GR. FL. AMENITY	323.3 sq.m.
FRONT YARD PATIOS	155.6 sq.m.
BALCONIES/TERRACES	1,057.2 sq.m.
REAR LANDSCAPED AREA	598.8 sq.m.
ROOFTOP - INDOOR	576.7 sq.m.
ROOFTOP - OUTDOOR	609.1 sq.m.
TOTAL	3,361.8 sq.m. 23.84 sq.m./Unit

276-292 PLAINS RD. DEVELOPMENT

BURLINGTON, ON

UNDERGROUND PARKING

DATE: 2023-07-10
SCALE 1:150

REINDERS + LAW
ARCHITECTURE . ENGINEERING

PL1

PLAINS ROAD EAST

SIDEWALK

30 | 6.30 | 6.30 | 6.30 | 6.30 | 6.50 | 6.30 | 6.30 | 6.30 | 6.30 | 6.30 | 6.30 | 6.30 | 6.30 | 4.25

R9.00

6.00 | 4.20 | 0.40 | 5.10 | 7.80 | 0.40 | 5.10 | 0.40 | 6.00 | 0.40 | 5.10 | 7.80 | 0.40 | 5.10 | 0.40

3.00 | 19.10 | 3.00 | 3.50 | R1.50 | DOG RELIEVING AREA | 7 BIKE PARKING

TRANSFORMER

3 BED
108.0 sq. m

1 BED+D
70.9 sq. m

1 BED+D
73.1 sq. m

2 BED
113.4 sq. m

AMENITY
44.8 sq. m

CACF

MAIL/PARCEL

2 BED+D
115 sq. m

1 BED+D
74.2 sq. m

1 BED+D
74.2 sq. m

AMENITY
104.3 sq. m

ELEC.

LIFT-02 | LIFT-01

MOVE-IN

GARBAGE

REPAIR

BIKE STOR. (40)

1 BED
56.3 sq. m

AMENITY
93.9 sq. m

2 BED
76.0 sq. m

3.00 | 3.6m TRANS 6% SLOPE | RAMP DN TO UG1 12% SLOPE- 3.0 m | 3.6m TRANS 6% SLOPE

STORM WATER MANAGEMENT TANK BELOW

ROLL CURB | ROLL CURB | LOADING | ROLL CURB

2.75 | 2.00

2.95 | 2.95 | 2.95 | 2.95 | 2.95 | 2.95 | 21

2.85 | 3.05 | 3.05 | 2.85 | 1

53 PARKING SPACES

VENT.

22 | 2.95 | 2.95 | 2.95 | 2.95 | 2.95 | 2.95

2.75 TYP.

53 | 2.75

VENT.

4.30 | 6.30

TREE PROTECTION FENCE

4.1m TREE PROTECTION ZONE

18m SETBACK

15m SETBACK

12.0m SETBACK

5.50 | 7.80 | 5.30 | 6.40 | 3.00

ZONING STATISTICS

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	MXG	MXG
LOT AREA (sm)	1,000	5,043
LOT WIDTH (sm)	25 m	95.6 m
GROUND FLOOR AREA (sm)	N/A	1590.5 m²
LOT COVERAGE	N/A	40.1 %
Minimum Front Yard	3.0 m	3.0 m
Minimum Rear Yard	3.0 m	6.45 m
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PARKING AISLE DIMENSIONS (m)	6.0	6.0
ACCESSIBLE PARKING STALL DIMENSIONS (m)	2.75 X 6.0	2.75 X 6.0
ACCESSIBLE PARKING PATHWAY WIDTH (m)	2.0	2.0
LOADING SPACE SIZE	10.7 X3.0	10.7 X3.0
LOADING SPACE REQUIRED	1	1
BIKE PARKING 0.5 SPACES PER UNIT	78	78
DENSITY (FSI)	1.5	2.4
AMENITY SPACE 10 sm PER 1 BED 20 sm PER 1 BED 30 sm PER 2+ BED	3,550 10 (EFFICIENCY UNITS) X 15 = 150 79 (1 BED UNITS) X 20 = 1580 32 (2+ BED UNITS) X 30 = 1820	3,361.8 150 1580 1820

TOTAL UNITS

1 BED (EFFICIENCY)	10
1 BED	67
1 BED + D	12
2 BED	48
2 BED + D	1
3 BED	3
TOTAL UNITS	141

AMENITY SPACE

GR. FL. AMENITY	323.3 sq.m.
FRONT YARD PATIOS	155.6 sq.m.
BALCONIES/TERRACES	1,057.2 sq.m.
REAR LANDSCAPED AREA	598.8 sq.m.
ROOFTOP - INDOOR	576.7 sq.m.
ROOFTOP - OUTDOOR	606.1 sq.m.
TOTAL	3,361.8 sq.m. 23.64 sq.m./Unit

LEGEND

TREE PROTECTION FENCE - (POLY MESH) - MIN 1.2M HT

RENTABLE AREA	775.0 SQ.M	8,342 SQ.FT.
COMMON AREA	508.8 SQ.M	5,477 SQ.FT.
AMENITY AREA	264.7 SQ.M	2,849 SQ.FT.

276-292 PLAINS RD. DEVELOPMENT

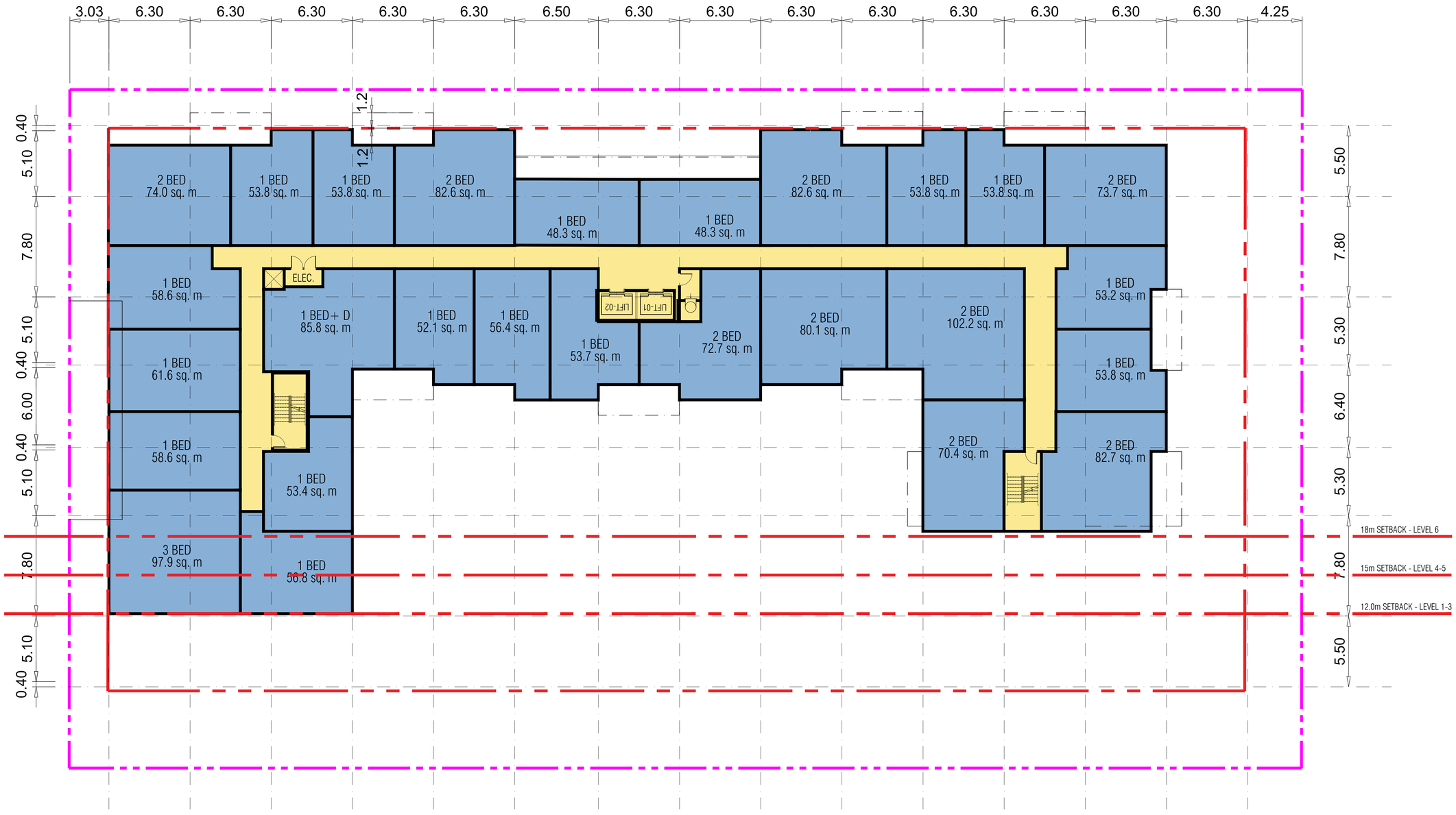
BURLINGTON, ON

GROUND FLOOR

REINDERS + LAW
ARCHITECTURE . ENGINEERING

DATE: 2023-07-10
SCALE 1:150

SP1



	RENTABLE AREA	1,775.3 SQ.M	19,033 SQ.FT.
	COMMON AREA	268.3 SQ.M	2,768 SQ.FT.
	TOTAL FLOOR AREA	2,043.6 SQ.M	21,801 SQ.FT.

EFFICIENCY: 87.3%

276-292 PLAINS RD. DEVELOPMENT

BURLINGTON, ON

LEVEL 2-3

REINDERS + LAW
ARCHITECTURE . ENGINEERING

DATE: 2023-07-10
SCALE 1:150

P1



	RENTABLE AREA	1,723.7 SQ.M	18,557 SQ.FT.
	COMMON AREA	263.5 SQ.M	2,715 SQ.FT.
	TOTAL FLOOR AREA	1,987.2 SQ.M	21,272 SQ.FT.

EFFICIENCY: 87.2%

276-292 PLAINS RD. DEVELOPMENT

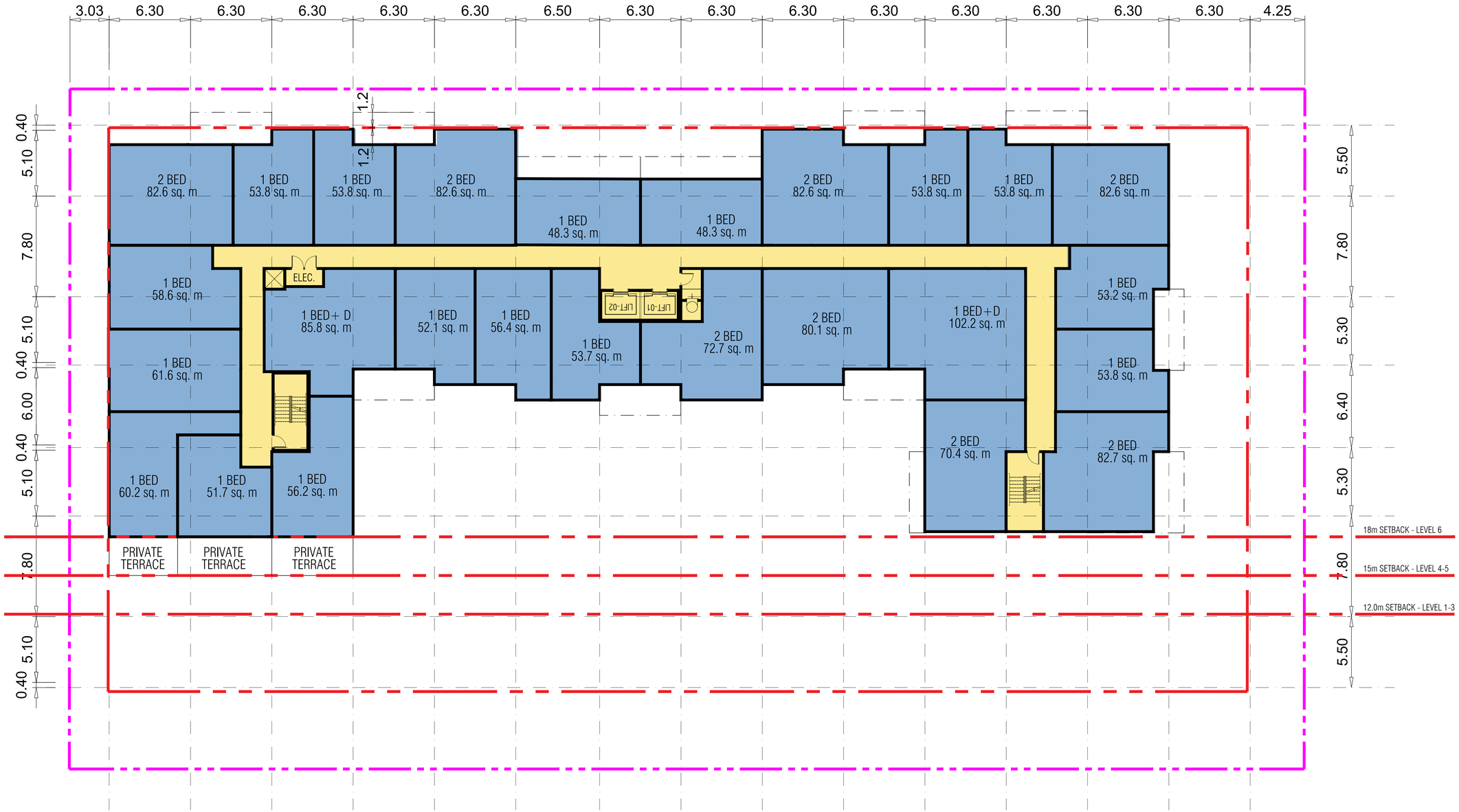
BURLINGTON, ON

LEVEL 4-5

REINDERS + LAW
ARCHITECTURE . ENGINEERING

DATE: 2023-07-10
SCALE 1:150

P2



	RENTABLE AREA	1,670.7 SQ.M	18,000 SQ.FT.
	COMMON AREA	260.5 SQ.M	2,662 SQ.FT.
	TOTAL FLOOR AREA	1,931.2 SQ.M	20,662 SQ.FT.

EFFICIENCY: 87.1%

276-292 PLAINS RD. DEVELOPMENT

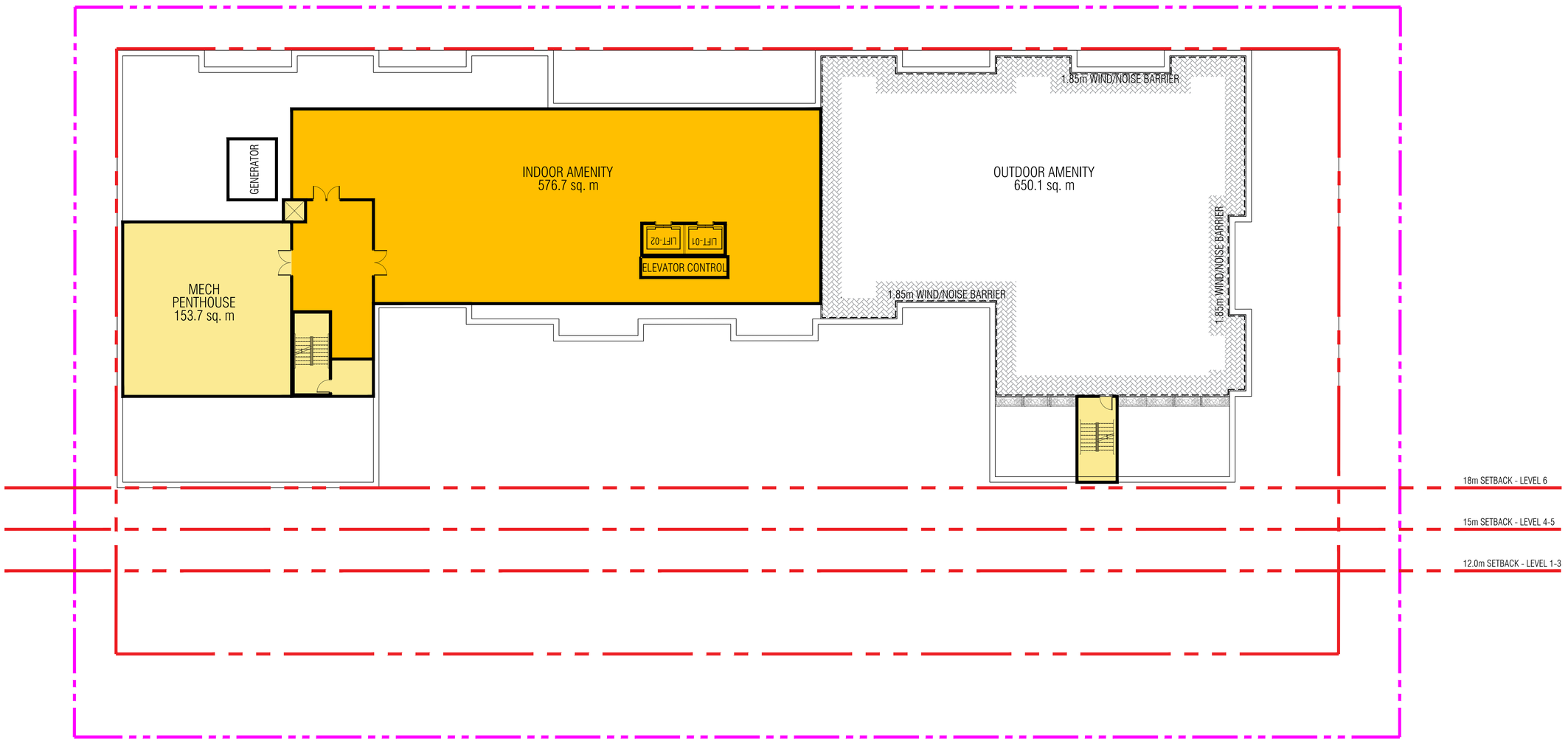
BURLINGTON, ON

LEVEL 6

DATE: 2023-07-10
SCALE 1:150

REINDERS + LAW
ARCHITECTURE . ENGINEERING

P3



	AMENITY AREA	576.7 SQ.M	6,207 SQ.FT.
	COMMON AREA	200.3 SQ.M	2,156 SQ.FT.
	TOTAL FLOOR AREA	777.0 SQ.M	8,363 SQ.FT.

276-292 PLAINS RD. DEVELOPMENT

BURLINGTON, ON

ROOFTOP PLAN

DATE: 2023-07-10
SCALE 1:150

REINDERS +LAW
ARCHITECTURE . ENGINEERING

P4