2294 & 2300 QUEENSWAY DRIVE, BURLINGTON

File Nos. 505-05/19, 520-10/19, 510-02/19 (24T-19002/B)

LETTER CONFIRMING FIXED GRADE & PROPOSED BUILDING HEIGHT

Please accept this letter as confirmation of the fixed grade and proposed height for each unit by me, Nicholas P. Muth, Ontario Land Surveyor.

The proposed height is based on the difference in elevation between the elevation of the roof of the 3rd Storey and the elevation at fixed grade – the definition of fixed grade being the elevation of the ground at the street line or common driveway at the midpoint of the dwelling unit. I have also included the elevation of the roof of the Mechanical Penthouse (MPH) for Back-to-Back Units (Units 17 to 24) and the difference in elevation between the roof of MPH and fixed grade, both in brackets. The location of the fixed grade is as shown on the attached drawing by red ⊗

Unit No.	Fixed Grade Elevation	Roof of 3rd Storey (Roof of Mechanical Penthouse) Elevation	Proposed Building Height (Elevation difference – fixed grade to roof of MPH) (m)
1	104.85	115.25	10.40
2	104.84	115.25	10.41
3	104.84	115.25	10.41
4	104.88	115.25	10.37
5	104.88	115.25	10.37
6	104.87	115.25	10.38
7	104.84	115.25	10.41
8	104.86	115.25	10.39
9	104.91	115.25	10.34
10	104.97	115.25	10.28
11	104.90	115.25	10.35
12	104.88	115.25	10.37
13	104.86	115.25	10.39
14	104.86	115.25	10.39
15	104.89	115.25	10.36
16	104.91	115.25	10.34
17	104.91	115.25 (118.45)	10.34 (13.54)
18	104.88	115.25 (118.45)	10.37 (13.57)
19	104.84	115.25 (118.45)	10.41 (13.61)
20	104.86	115.25 (118.45)	10.39 (13.59)
21	105.00	115.25 (118.45)	10.25 (13.45)
22	105.01	115.25 (118.45)	10.24 (13.44)
23	105.02	115.25 (118.45)	10.23 (13.43)
24	104.95	115.25 (118.45)	10.30 (13.50)

Dated at the City of Burlington this

29th day of October, 2021

Nicholas P. Muth, O.L.S.



01 A001 SITEPLAN
1:250

NOTES:

–FOR THE SITE LANDSCAPE DETAILS, PLEASE REFER TO LANDSCAPE DRAWINGS.
–FOR THE SITE GRADING AND SERVICING, PLEASE REFER TO GRADING AND SERVICING PLANS.

LEGEND

- BUILDING ACCESS/EGRESS POINTS
- OVERHEAD WIRES
- FIRE HYDRANT
- PAINTED ARROWS
- CB CATCH BASIN
- CONCRETE CURBS
- UTILITY POLE
- GUY WIRE
- STOP STOP SIGN
- 00.00 EXISTING GRADE
- FIRE DEPARTMENT CONNECTION
- MH MANHOLE

PROJECT STATISTICS

BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 19 & 20 REGISTERED PLAN 338
IN THE CITY OF BURLINGTON
THE SURVEY WAS COMPLETED ON THE 13th DAY OF MAY , 2019.
A. J. CLARKE AND ASSOCIATES LTD.



02 A001 KEY PLAN
N.T.S

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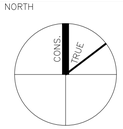
LEGEND

NOT FOR CONSTRUCTION

NO.	REVISION/ISSUE	DATE
4.0	ISSUED FOR CLIENT REVIEW	21–05–26
3.0	RE–ISSUED FOR ZBA/OPA	20–12–08
2.0	ISSUED FOR ZBA/OPA	19–08–16
1.0	PRE CONSULT. MEETING	19–04–08

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NORTH



SEAL

PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

PROPOSED TOWNHOUSES

DRAWING TITLE

SITE PLAN AND STATISTICS

Scale: AS NOTED
Date: 21–05–26
Project No. 18119
Drawn by: MF
Checked by: RE
Drawing No. A001

813 - 4789 YONGE ST. TORONTO M2N 0G3 ICONARCHITECTS.CA T:416-224-0505 F:416-224-0504

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