

1 A1.1 SITE PLAN (TOWN HOUSE, MAINTAIN HERITAGE BLDNG)
0 2 4 10m

SITE PLAN LEGEND

- ENTRANCE / EXIT
- PROPERTY LINE
- BY-LAW SET BACKS
- FIRE DEP. ACCESS DRIVEWAY
- PTD. WHEELCHAIR SIGN ON ASPHALT
- VISITORS PARKING
- ELEVATION MARK
- BUILDING SECTION MARK
- MH — MANHOLE (SEE CIVIL DRAWINGS)
- CB — CATCH BASIN (SEE CIVIL DRAWINGS)
- SWMT — STORM WATER MANAGEMENT TANK (SEE CIVIL DRAWINGS)

HATCH IDENTIFICATION MARKER LEGEND

- NEW PAVERS
- CONC. SIDEWALK
- RIVER STONE
- LANDSCAPED AREA
- COMMON OUTDOOR AMENITY AREA
- PAINTED LINES NO PARKING AREA
- NEW ASPHALT

SITE STATISTICS

PROJECT NAME: 496 WALKER'S LINE DEVELOPMENT
PROJECT ADDRESS: 490-508 WALKER'S LINE
MUNICIPALITY: BURLINGTON
EXISTING ZONING CATEGORIES:
RM2 RESIDENTIAL MEDIUM DENSITY ZONE
RM2-189 RESIDENTIAL MEDIUM DENSITY ZONE
RZ.1 RESIDENTIAL LOW DENSITY ZONE
REZONE/NEW ZONING CATEGORY: RM2 RESIDENTIAL MEDIUM DENSITY ZONE

ITEM	BY-LAW REQ.	PROVIDED	SOURCE
TOTAL # OF UNITS	N/A	16 TOWNHOUSES + 1 DETACHED	
UNITS AT FRONT		8 X (3 BEDROOM)	
UNITS AT REAR		8 X (3 BEDROOM)	
HERITAGE BUILDING		1 DETACHED HOUSE AT FRONT	
LOT WIDTH	45 m	69.80 m	SECTION 9.1; TABLE 2.9.1
LOT AREA	0.4 ha	0.4043 ha	SECTION 9.1; TABLE 2.9.1
FRONT YARD	9 m abutting a street having a deemed width of 30 m or greater	7.0 m	SECTION 9.1; TABLE 2.9.1 Footnote (a)
REAR YARD	9 m	17.4 m	SECTION 9.1; TABLE 2.9.1
SIDE YARD	4.5 m	2.7 m	SECTION 9.1; TABLE 2.9.1
STREET SIDE YARD	6 m	N/A	SECTION 9.1; TABLE 2.9.1
YARD ABUTTING R1, R2, R3 ZONE	9 m	varies (3.1 m - 17.4 m)	SECTION 9.1; TABLE 2.9.1
DENSITY: MINIMUM MAXIMUM	25 units/ha 40 units/ha	42 units/ha	ZONING BY-LAW, PART 2 SECTION 9.1; TABLE 2.9.1 Footnote (a)
AMENITY AREA: TOWNHOUSES: HERITAGE BUILDING: TOTAL:	16 u. x 3 bed. x 25 sm =1,200 sm 1 u. x 3 bed. x 25 sm = 75 sm 1,275 sm	LANDSCAPE (EXCLUDING COMMON OUTDOOR AMENITY AREA): 652.84 sm COMMON OUTDOOR AMENITY AREA: 339.55 sm BALCONIES / DECK / SIDE YARD - 116.05 sm TOTAL: 1,108.44 sm	SECTION 9.1; TABLE 2.9.1
PRIVACY AREA	20 sm per unit	TOWNHOMES VARIES: from 5.57 sm TO 5.92 sm per unit DESIGNATED BUILDING: 11.51 sm	SECTION 9.1; TABLE 2.9.1
LANDSCAPED AREA	6 m abutting a street having a deemed width greater than 26 m	7 m	SECTION 9.2
LANDSCAPED BUFFER	6 m abutting R1, R2, R3 zones	varies (0 m - 5.57 m)	SECTION 9.2
MAX. BUILDING HEIGHT	2 STOREYS	TOWNHOMES: 3 STOREY OVER BASEMENT (13m) HERITAGE HOUSE: 3 STOREY OVER BASEMENT	ZONING BY-LAW, PART 1 SUBSECTION 2.31; TABLE 2.31.1
GROSS FLOOR AREA		TOTAL: 3,263.4 sm 3,020.8 sm NEW + 242.6 sm EX. HERITAGE HOUSE TOWNHOUSES: 12 X 185.8 sm = 2,229.6 sm GFA 4 X 197.8 sm = 791.2 sm GFA HERITAGE BUILDING = ± 242.6 sm (INCL. FINISHED ATTIC, EXCL. BASEMENT)	
FLOOR AREA RATIO	N/A	TOTAL FLOR AREA GROSS BUILDING: 3,701.39 sm TOWNHOUSES: 3,369.36 sm HERITAGE BUILDING = 332.03 sm 3,844.43 sm /4,043 sm = 0.92	

PARKING REGULATIONS

ITEM	BY-LAW REQ.	PROVIDED	SOURCE
RESIDENTIAL PARKING SPACES	2 SPACES PER UNIT 2 x 17 = 34 SPACES	34 SPACES / 17 UNITS = 2.0 SPACES PER UNIT	SUBSECTION 2.25; TABLE 1.2.6
VISITOR PARKING SPACES	0.25 SPACES PER UNIT 0.25 x 17 = 4.25 SPACES	5 SPACES / 17 UNITS = 0.29 SPACES PER UNIT	SUBSECTION 2.25; TABLE 1.2.6
TOTAL PARKING SPACES	39 SPACES	39 SPACES (INCL. 1 B.F.)	SUBSECTION 2.25; TABLE 1.2.6
REQUIRED NUMBER OF B.F. SPACES (EXCL. 20% OF RES. UNITS)	5 TO 50 SPACES: 1 DESIGNATED ACCESSIBLE PARKING SPACE.	1 SPACE	SUBSECTION 2.26; TABLE 1.2.7
PARKING SPACE DIMENSIONS (m)	MINIMUM WIDTH OF 2.75 m AND A MINIMUM AREA OF 16.5 sq.m.	3.0 m WIDTH x 5.5 m DEPTH = 16.5 sq.m AREA RESIDENTIAL UNITS 2.75 m WIDTH x 6 m DEPTH = 16.5 sq.m AREA VISITORS PARKING	SUBSECTION 2.26 (1) (a)
INTERNAL PRIVATE GARAGE DIMENSIONS (m)	6.0 m DEPTH x 3.0 m WIDTH x 2.0 m HEIGHT	6.0 m DEPTH x 3.0 m WIDTH x 2.0 m HEIGHT	SUBSECTION 2.26 (1) (a)
B.F. PARKING SPACE DIMENSIONS (m)	6.0 m DEPTH x 3.0 m WIDTH x 2.0 m HEIGHT	6.0 m DEPTH x3.0 m WIDTH x 2.0 m HEIGHT	SUBSECTION 2.26 (9) (b)

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1	2023.06.12	ISSUED FOR CLIENT'S REVIEW
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3	2023.08.09	PER MEETING W/CITY FOR CLIENT'S REVIEW
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NOTES:

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KEY PLAN:

CLIENT:
2381792 ONTARIO LTD.

PROJECT:
22335

496 WALKERS LINE DEVELOPMENT

490-508 WALKERS LINE, BURLINGTON

ORIGINAL PAGE SIZE ARCH D - 24" x 36"
KEY TO DETAIL LOCATION:
A/B A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS
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SITE PLAN

A1.1

DRAWN BY : XX CHECKED BY : XX

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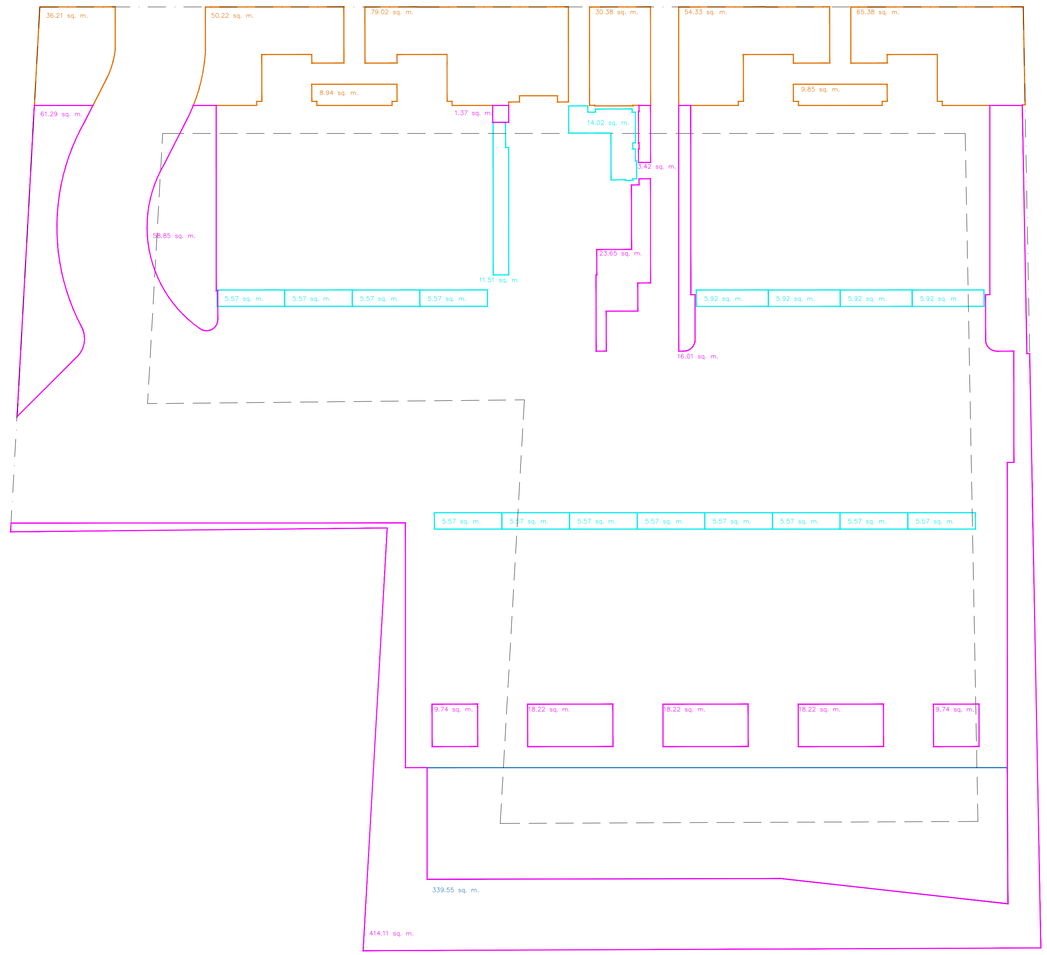
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SITE PLAN

A1.1

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1 / A1.2 AREA CALCULATIONS

0 2 4 10m

LANDSCAPE (FRONT YARD): 334.33 SQ. M.
(NOT AMENITY)

PRIVACY AREA 116.05 SQ. M.
BALCONIES: 90.52 SQ. M
DESIGNATED BUILDING: 25.53 SQ. M
DECK: 14.02 SQ. M
SIDE YARD: 11.51 SQ. M

"INTERIOR" LANDSCAPE : 652.84 SQ. M.

COMMON OUTDOOR AMENITY: 339.55 SQ. M.

TOTAL LANDSCAPE : 1,326.72 SQ. M.
LANDSCAPE (FRONT YARD): 334.33 SQ. M.
"INTERIOR" LANDSCAPE : 652.84 SQ. M.
COMMON OUTDOOR AMENITY: 339.55 SQ. M.

TOTAL AMENITY : 1,108.44 SQ. M.
"INTERIOR" LANDSCAPE : 652.84 SQ.M.
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PRIVACY AREA: 116.05 SQ.M.

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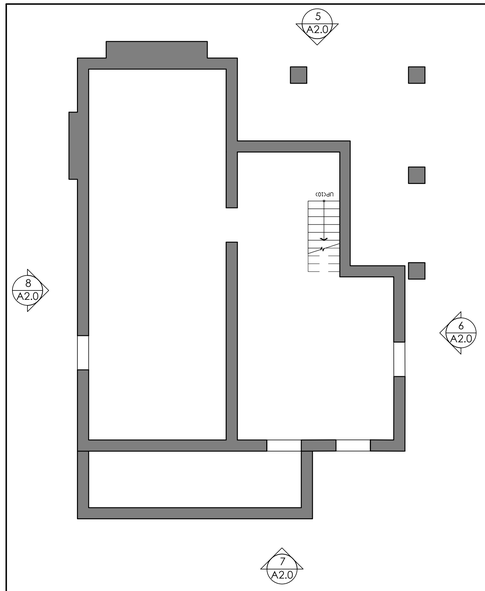
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AREA CALCULATIONS

A1.2

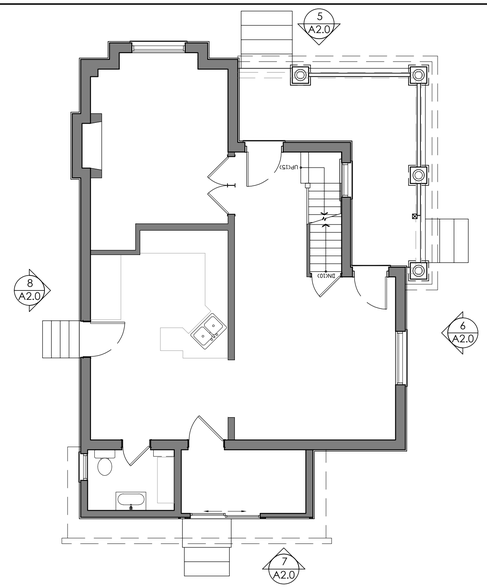
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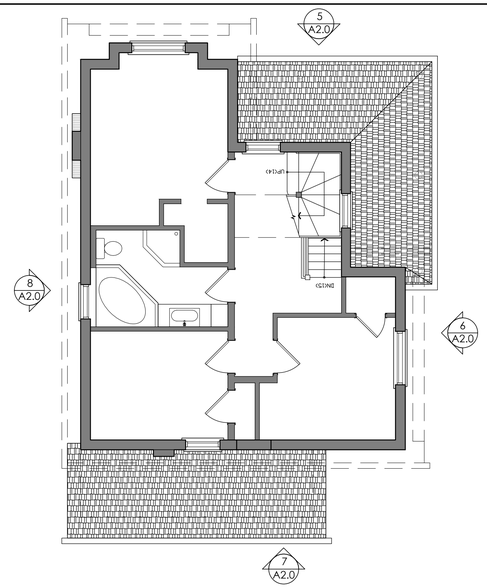
1 A2.0 BASEMENT FLOOR PLAN EXIST. DESIGNATED BUILDING

0 750 1500 3750mm



2 A2.0 LEVEL 1 FLOOR PLAN EXIST. DESIGNATED BUILDING

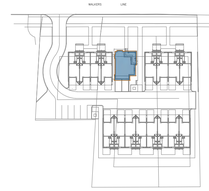
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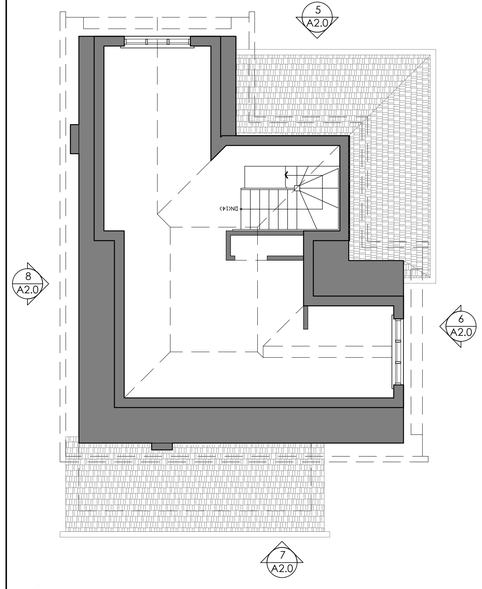


3 A2.0 LEVEL 2 FLOOR PLAN EXIST. DESIGNATED BUILDING

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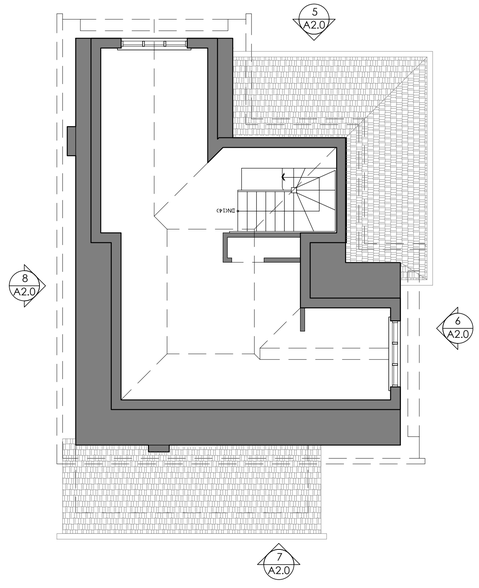
EXISTING DESIGNATED BUILDING





4 A2.0 LEVEL 3 FLOOR PLAN EXIST. DESIGNATED BUILDING

0 750 1500 3750mm



5 A2.0 ROOF PLAN EXIST. DESIGNATED BUILDING

0 750 1500 3750mm



6 A2.0 EAST (FRONT) ELEVATION EXIST. DESIGNATED BUILDING

0 750 1500 3750mm



7 A2.0 SOUTH ELEVATION EXIST. DESIGNATED BUILDING

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8 A2.0 NORTH ELEVATION EXIST. DESIGNATED BUILDING

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9 A2.0 WEST (BACK) ELEVATION EXIST. DESIGNATED BUILDING

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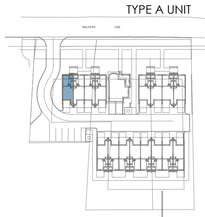
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N

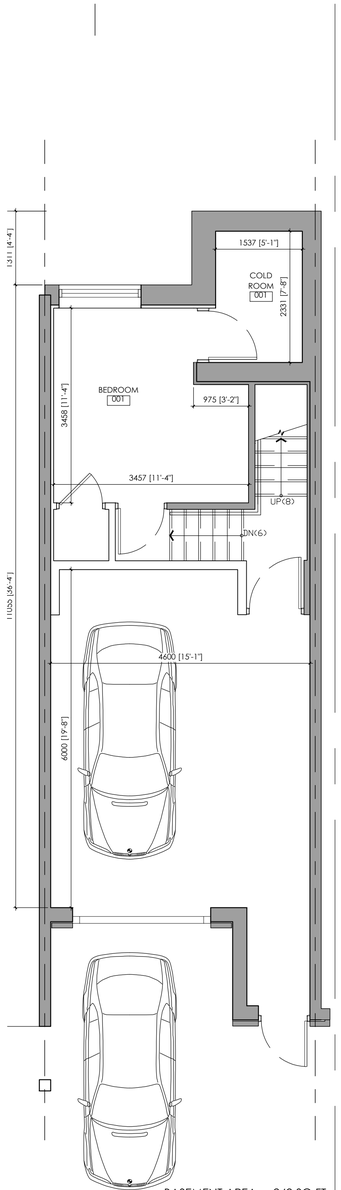
EXISTING DESIGNATED BUILDING PLANS

A2.0

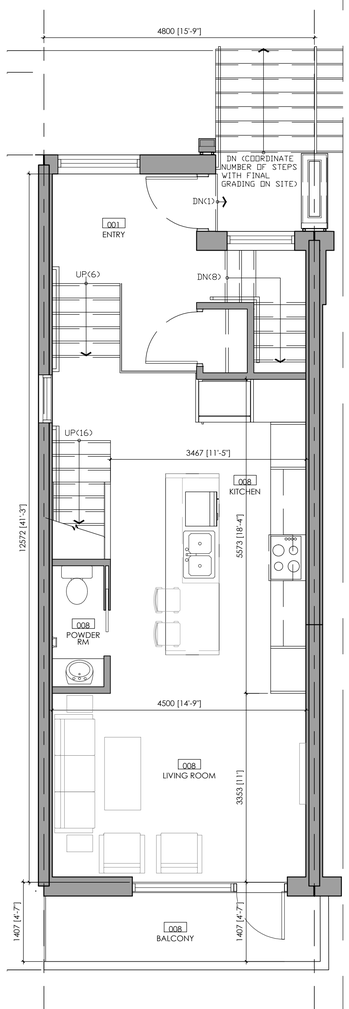
Plot Date: Dec 09 - 2024 - 10:19am By: Jose Campos Filename: K:\1VG-Brantford\496 Walkers Line Burlington - 22335\Drawings\Design\490-508 Walker's line - 2024.11.28.dwg

TYPE A UNIT

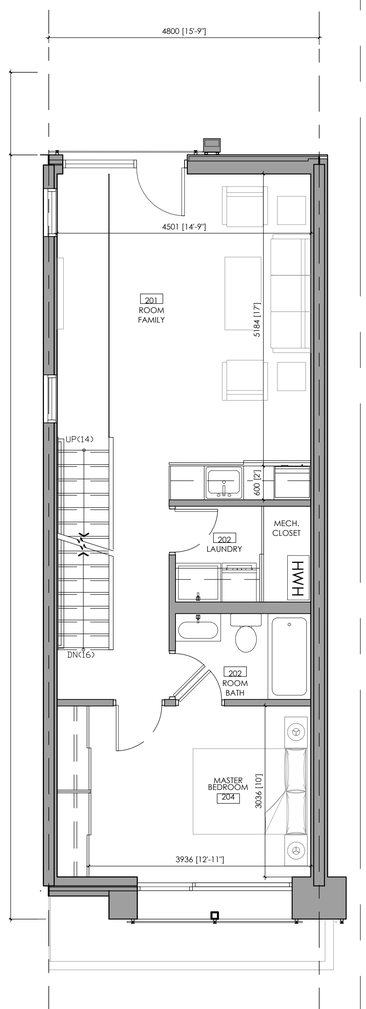




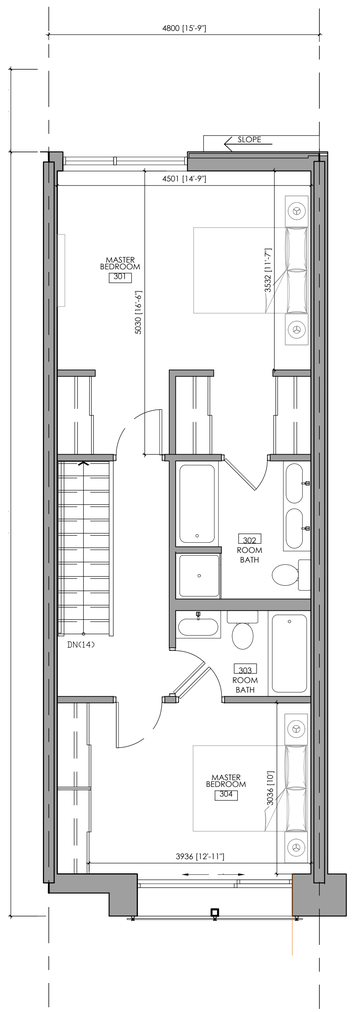
BASEMENT AREA - 243 SQ.FT.
GARAGE AREA - 348 SQ.FT.



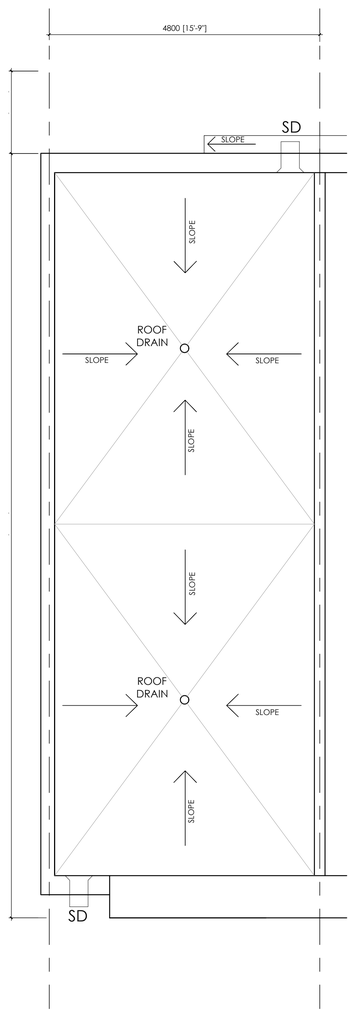
LEVEL 1 GFA - 654 SQ.FT.



LEVEL 2 GFA - 673 SQ.FT.
TOTAL GFA - 2000 SQ.FT.



LEVEL 3 GFA - 673 SQ.FT.



ROOF LEVEL

1 A2.1 BASEMENT FLOOR PLAN TYPE A UNIT
0 500 1000 2500mm

2 A2.1 LEVEL 1 FLOOR PLAN TYPE A UNIT
0 500 1000 2500mm

3 A2.1 LEVEL 2 FLOOR PLAN TYPE A UNIT
0 500 1000 2500mm

4 A2.1 LEVEL 3 FLOOR PLAN TYPE A UNIT
0 500 1000 2500mm

5 A2.1 ROOF PLAN TYPE A UNIT
0 500 1000 2500mm

REVISIONS

NO.	DATE	PARTICULAR
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20	2024.12.09	ISSUED FOR ZBA

NOTES:

PRELIMINARY
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CLIENT:
2381792 ONTARIO LTD.

PROJECT:
22335

496 WALKERS LINE DEVELOPMENT

490-508 WALKERS LINE, BURLINGTON

ORIGINAL PAGE SIZE ARCH D - 24" x 36"

KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS
THE VENTIN GROUP LTD

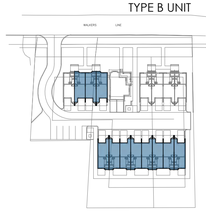
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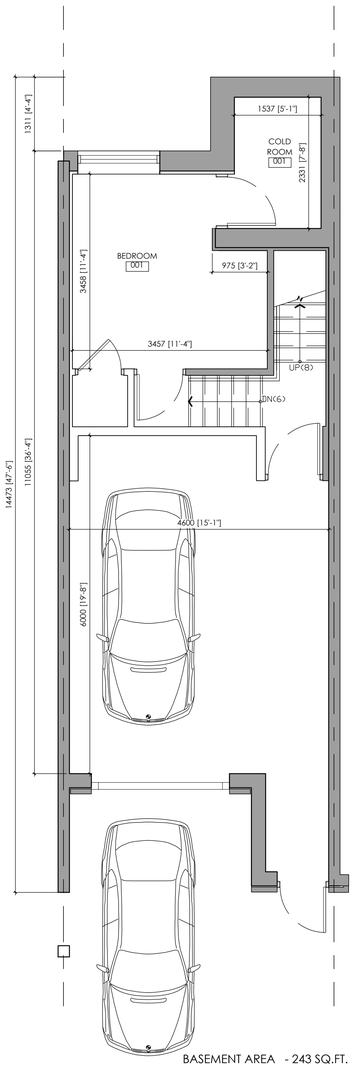
TOWNHOUSE TYPE A FLOOR PLAN

A2.1

Plot Date: Dec-09 - 2024 - 10:20am By: Jose Campos Filename: K:\TVG-Brantford\496 Walkers Line Burlington - 22335\Drawings\Design\490-508 Walker's line - 2024.11.28.dwg

TYPE B UNIT



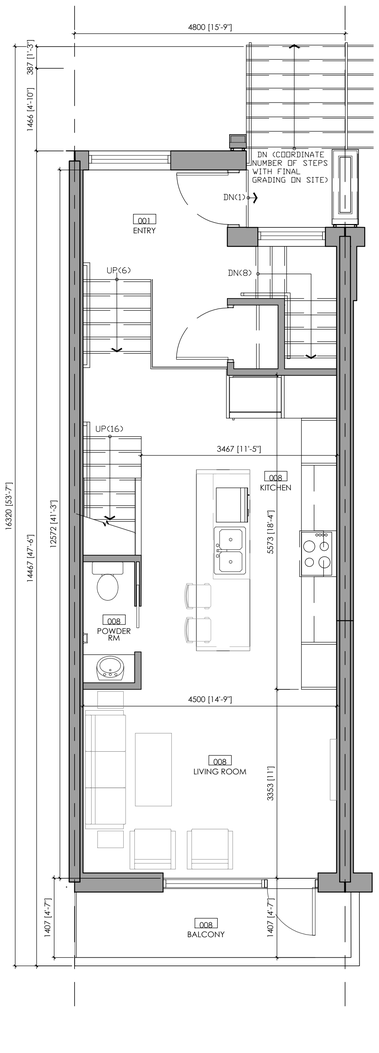


BASEMENT AREA - 243 SQ.FT.

GARAGE AREA - 348 SQ.FT.

1 A2.2 BASEMENT FLOOR PLAN TYPE B UNIT

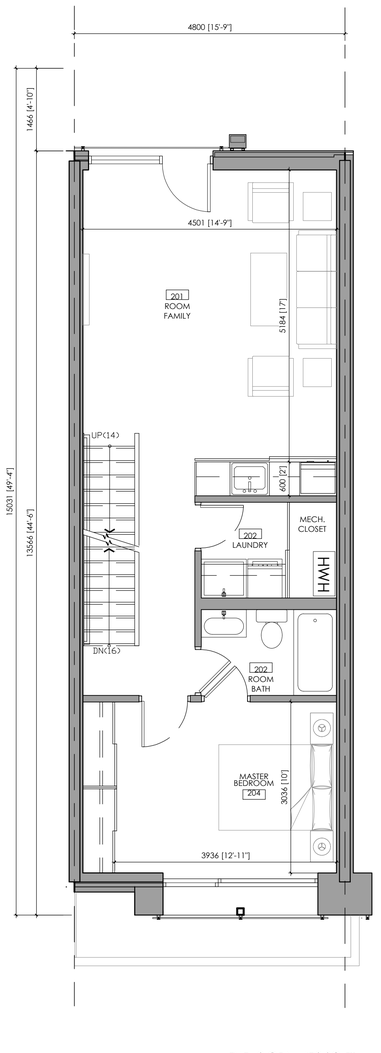
0 500 1000 2500mm



LEVEL 1 GFA - 654 SQ.FT.

2 A2.2 LEVEL 1 FLOOR PLAN TYPE B UNIT

0 500 1000 2500mm

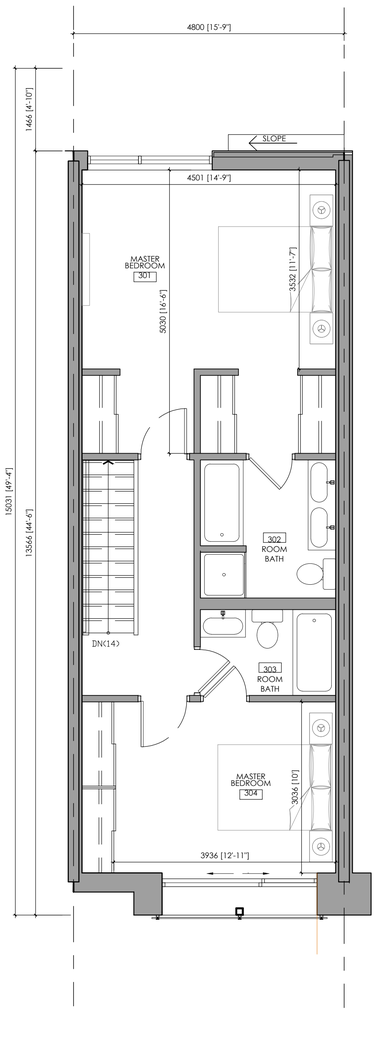


LEVEL 2 GFA - 673 SQ.FT.

TOTAL GFA - 2000 SQ.FT.

3 A2.2 LEVEL 2 FLOOR PLAN TYPE B

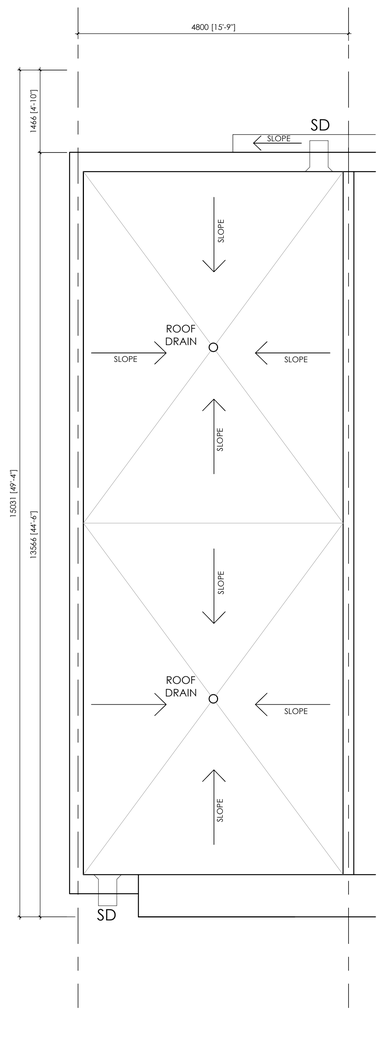
0 500 1000 2500mm



LEVEL 3 GFA - 673 SQ.FT.

4 A2.2 LEVEL 3 FLOOR PLAN TYPE B

0 500 1000 2500mm



ROOF LEVEL

5 A2.2 ROOF PLAN TYPE B

0 500 1000 2500mm

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2381792 ONTARIO LTD.

PROJECT:
22335

496 WALKERS LINE DEVELOPMENT

490-508 WALKERS LINE, BURLINGTON

ORIGINAL PAGE SIZE ARCH D - 24" x 36"

KEY TO DETAIL LOCATION:
A/B A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS
THE VENTIN GROUP LTD

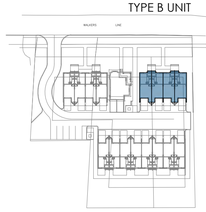
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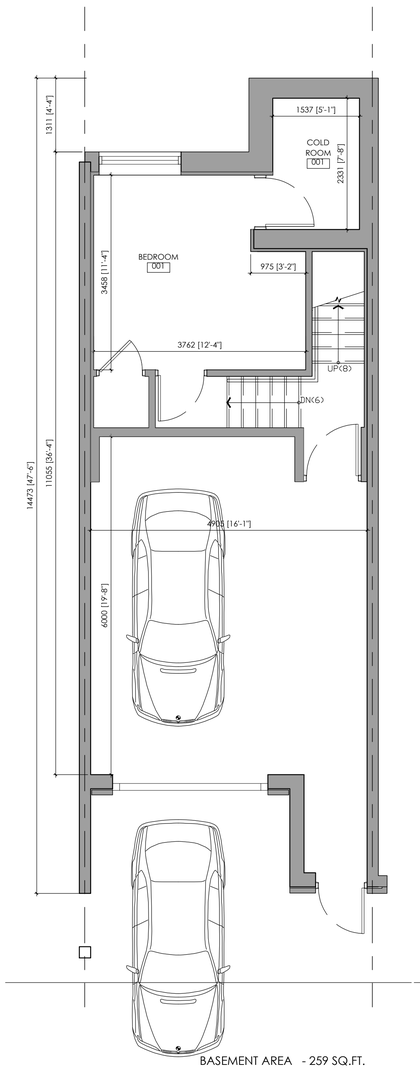
TOWNHOUSE TYPE B FLOOR PLAN

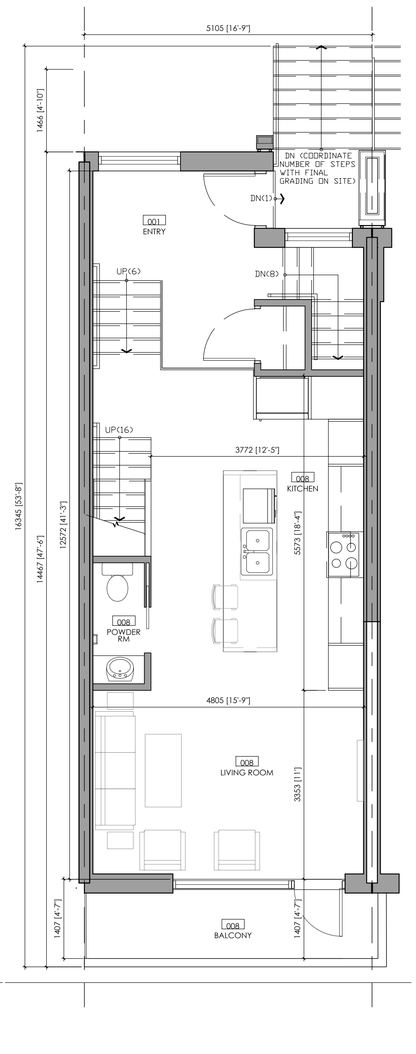
A2.2

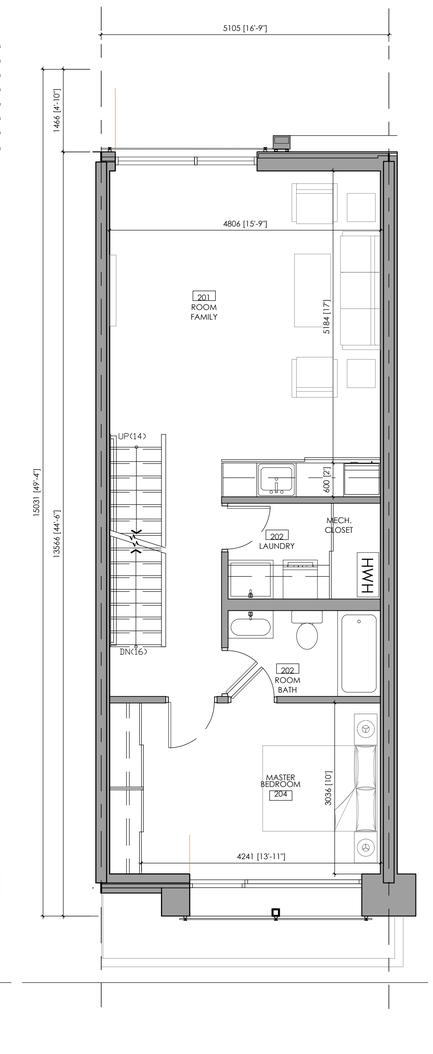
Plot Date: Dec 09, 2024 - 10:20am By: Jose Campos Filename: K:\TVG-Bronford\496 Walkers Line Burlington - 22335\Drawings\Design\490-508 Walker's line - 2024.11.28.dwg

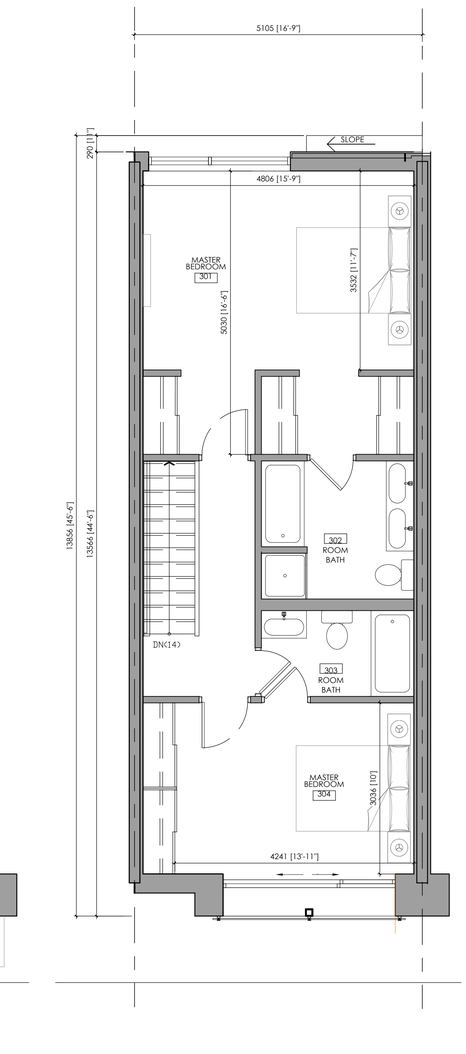
TYPE B UNIT

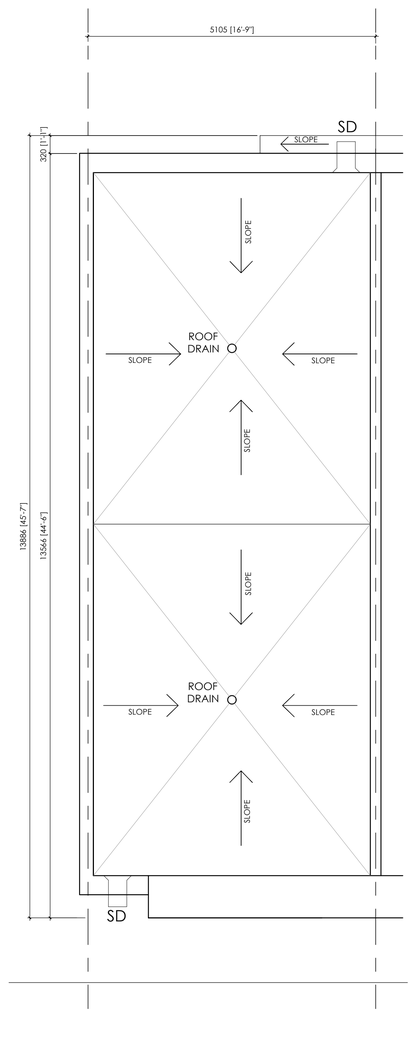












BASEMENT AREA - 259 SQ.FT.
GARAGE AREA - 369 SQ.FT.

LEVEL 1 GFA - 697 SQ.FT.

LEVEL 2 GFA - 716 SQ.FT.
TOTAL GFA - 2129 SQ.FT.

LEVEL 3 GFA - 716 SQ.FT.

ROOF LEVEL

1 A2.3 BASEMENT FLOOR PLAN TYPE C UNIT
0 500 1000 2500mm

2 A2.3 LEVEL 1 FLOOR PLAN TYPE C UNIT
0 500 1000 2500mm

3 A2.3 LEVEL 2 FLOOR PLAN TYPE C UNIT
0 500 1000 2500mm

4 A2.3 LEVEL 3 FLOOR PLAN TYPE C UNIT
0 500 1000 2500mm

5 A2.3 ROOF PLAN TYPE C UNIT
0 500 1000 2500mm

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NOTES:

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CLIENT:
2381792 ONTARIO LTD.

PROJECT:
22335

496 WALKERS LINE DEVELOPMENT

490-508 WALKERS LINE, BURLINGTON

ORIGINAL PAGE SIZE ARCH D - 24" x 36"
KEY TO DETAIL LOCATION:
A/B A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS
THE VENTIN GROUP LTD

CN

TOWNHOUSE TYPE C FLOOR PLAN

A2.3

Plot Date: Dec 09 2024 - 10:21am By: Jose Campos Filename: K:\TVG-Branford\496 Walkers Line Burlington - 22335\Drawings\Design\490-508 Walker's line - 2024.11.28.dwg



1 / A3.1 EAST (FRONT) ELEVATION

0 1 2 5m



2 / A3.1 WEST (BACK) ELEVATION

0 1 2 5m

REVISIONS

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PROJECT:
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496 WALKERS LINE DEVELOPMENT

490-508 WALKERS LINE, BURLINGTON

ORIGINAL PAGE SIZE ARCH D - 24" x 36"

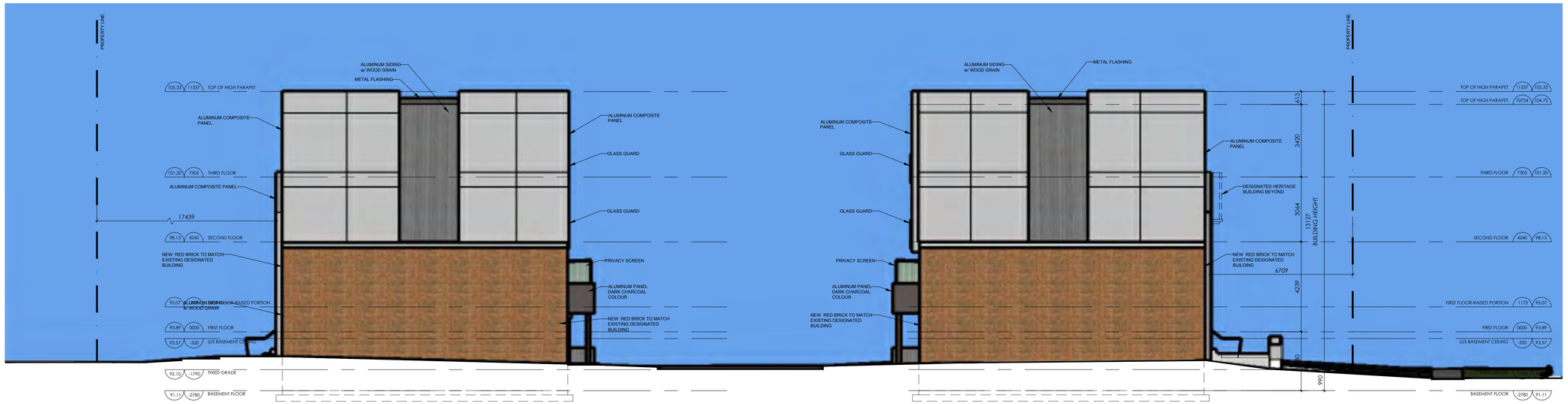
KEY TO DETAIL LOCATION:
A / B A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS
THE VENTIN GROUP LTD

EXTERIOR ELEVATIONS

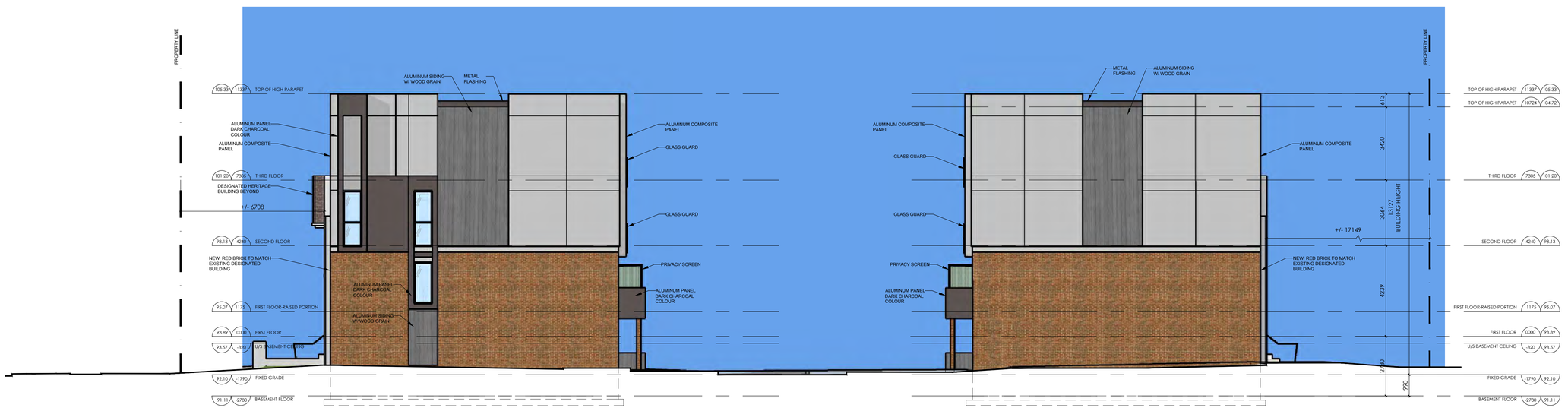
A3.1

Plot Date: Dec 09 2024 - 10:21am By: Jose Campos Filename: K:\TVG-Brantford\496 Walkers Line Burlington - 22335\Drawings\Design\490-508 Walker's line - 2024.11.28.dwg



1 / A3.2 SOUTH ELEVATION

0 1 2 5m



2 / A3.2 NORTH ELEVATION

0 1 2 5m

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496 WALKERS LINE DEVELOPMENT

490-508 WALKERS LINE, BURLINGTON

ORIGINAL PAGE SIZE ARCH D - 24" x 36"

KEY TO DETAIL LOCATION:
A / B
A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS
THE VENTIN GROUP LTD

EXTERIOR ELEVATIONS

A3.2

Plot Date: Dec 09 2024 - 10:21am By: Jose Campos Filename: K:\TVG-Brantford\496 Walkers Line Burlington - 22335\Drawings\Design\490-508 Walker's line - 2024.11.28.dwg



1 A3.3 FRONT BLOCK INTERIOR ELEVATION

0 1 2 5m



2 A3.3 REAR BLOCK INTERIOR ELEVATION

0 1 2 5m

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490-508 WALKERS LINE, BURLINGTON

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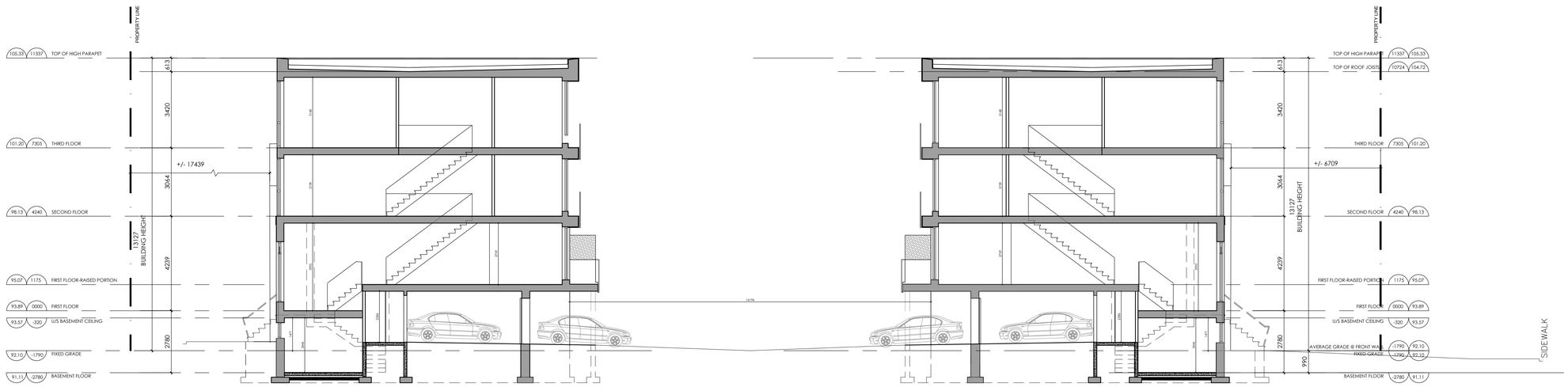
KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS
THE VENTIN GROUP LTD

EXTERIOR ELEVATIONS

A3.3

Plot Date: Dec 09 2024 - 10:21:am By: Jose Campos Filename: K:\TVG-Brantford\496 Walkers Line Burlington - 22335\Drawings\Design\490-508 Walker's line - 2024.11.28.dwg



1 A4.1 BUILDING SECTION

0 1 2 5m

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20	2024.12.09	ISSUED FOR ZBA

NOTES:

PRELIMINARY
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KEY PLAN:

CLIENT:
2381792 ONTARIO LTD.

PROJECT:
22335

496 WALKERS LINE DEVELOPMENT

490-508 WALKERS LINE, BURLINGTON

ORIGINAL PAGE SIZE ARCH D - 24" x 36"

KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS
THE VENTIN GROUP LTD

BUILDING SECTION

A4.1

Plot Date: Dec 09 2024 - 10:37am By: Jose Campos Filename: K:\TVG-Brantford\496 Walkers Line Burlington - 22335\Drawings\Design\490-508 Walker's line - 2024.11.28.dwg

VIEW 1



VIEW 2



REVISIONS

NO.	DATE	PARTICULAR
1	2023.06.12	ISSUED FOR CLIENT'S REVIEW
2	2023.07.26	EXISTING DWG ISSUED FOR REFERENCE
3	2023.08.09	PER MEETING W/CITY FOR CLIENTS REVIEW
4	2023.08.10	ISSUED FOR PRE-CON
5	2023.08.31	ISSUED FOR CLIENT'S REVIEW
6	2023.09.20	MODIFIED PER CLIENT REQ.
7	2023.11.22	MODIFIED PER CLIENT REQ. (ELEVATOR)
8	2024.01.12	MODIFIED PER CLIENT REQUEST
9	2024.02.07	MODIFIED PER CLIENT REQUEST
10	2024.03.01	ISSUED FOR CLIENT REVIEW
11	2024.03.06	ISSUED FOR CONSULTANT COORD.
12	2024.03.21	ISSUED FOR CONSULTANT COORD.
13	2024.04.03	ISSUED FOR CONSULTANT COORD.
14	2024.04.05	ISSUED FOR CONSULTANT COORD.
15	2024.05.03	ISSUED FOR CONSULTANT COORD.
16	2024.09.13	ISSUED FOR CONSULTANT COORD.
17	2024.09.26	ISSUED FOR CONSULTANT COORD.
18	2024.10.21	ISSUED FOR CLIENT REVIEW
19	2024.11.08	ISSUED FOR CONSULTANTS COORD.
20	2024.12.09	ISSUED FOR ZBA

NOTES:

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PROJECT:
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490-508 WALKERS LINE, BURLINGTON

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3D VIEWS

A5.1

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VIEW 3



VIEW 4



REVISIONS

NO.	DATE	PARTICULAR
1	2023.06.12	ISSUED FOR CLIENT'S REVIEW
2	2023.07.26	EXISTING DWG ISSUED FOR REFERENCE
3	2023.08.09	PER MEETING W/CITY FOR CLIENTS REVIEW
4	2023.08.10	ISSUED FOR PRE-CON
5	2023.08.31	ISSUED FOR CLIENT'S REVIEW
6	2023.09.20	MODIFIED PER CLIENT REQ.
7	2023.11.22	MODIFIED PER CLIENT REQ. (ELEVATOR)
8	2024.01.12	MODIFIED PER CLIENT REQUEST
9	2024.02.07	MODIFIED PER CLIENT REQUEST
10	2024.03.01	ISSUED FOR CLIENT REVIEW
11	2024.03.06	ISSUED FOR CONSULTANT COORD.
12	2024.03.21	ISSUED FOR CONSULTANT COORD.
13	2024.04.03	ISSUED FOR CONSULTANT COORD.
14	2024.04.05	ISSUED FOR CONSULTANT COORD.
15	2024.05.03	ISSUED FOR CONSULTANT COORD.
16	2024.09.13	ISSUED FOR CONSULTANT COORD.
17	2024.09.26	ISSUED FOR CONSULTANT COORD.
18	2024.10.21	ISSUED FOR CLIENT REVIEW
19	2024.11.08	ISSUED FOR CONSULTANTS COORD.
20	2024.12.09	ISSUED FOR ZBA

NOTES:

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KEY PLAN:

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496 WALKERS LINE DEVELOPMENT

490-508 WALKERS LINE, BURLINGTON

ORIGINAL PAGE SIZE ARCH D - 24" x 36"
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3D VIEWS

A5.2

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VIEW 5



VIEW 6



REVISIONS

NO.	DATE	PARTICULAR
1	2023.06.12	ISSUED FOR CLIENT'S REVIEW
2	2023.07.26	EXISTING DWG ISSUED FOR REFERENCE
3	2023.08.09	PER MEETING W/CITY FOR CLIENTS REVIEW
4	2023.08.10	ISSUED FOR PRE-CON
5	2023.08.31	ISSUED FOR CLIENT'S REVIEW
6	2023.09.20	MODIFIED PER CLIENT REQ.
7	2023.11.22	MODIFIED PER CLIENT REQ. (ELEVATOR)
8	2024.01.12	MODIFIED PER CLIENT REQUEST
9	2024.02.07	MODIFIED PER CLIENT REQUEST
10	2024.03.01	ISSUED FOR CLIENT REVIEW
11	2024.03.06	ISSUED FOR CONSULTANT COORD.
12	2024.03.21	ISSUED FOR CONSULTANT COORD.
13	2024.04.03	ISSUED FOR CONSULTANT COORD.
14	2024.04.05	ISSUED FOR CONSULTANT COORD.
15	2024.05.03	ISSUED FOR CONSULTANT COORD.
16	2024.09.13	ISSUED FOR CONSULTANT COORD.
17	2024.09.26	ISSUED FOR CONSULTANT COORD.
18	2024.10.21	ISSUED FOR CLIENT REVIEW
19	2024.11.08	ISSUED FOR CONSULTANTS COORD.
20	2024.12.09	ISSUED FOR ZBA

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3D VIEWS

A5.3

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