

SITE DATA

355 PLAINS ROAD EAST, BURLINGTON, ON

DATA		REQUIRED	PROVIDED
ZONING		ZONING - MXG	
LOT A WIDTH (m)		25 m	48.25 m
LOT B WIDTH (m)		25 m	71.82 m
LOT A AREA (m²)		1,000 m²	7,294.74 m²
LOT B AREA (m²)		1,000 m²	7,500.47 m²
SETBACKS	YARD ABUTTING PLAINS RD	3 m - 23 m	3 m
	YARD ABUTTING STREET	3 m	3 m
	SIDE YARD	NO SETBACK REQ'	N/A
	YARD ABUTTING RESIDENTIAL	FLOORS 1-3: 12 m FLOORS 4-5: 15 m FLOOR 6+: 18 m	FLOORS 1-3: 34.99 m FLOORS 4-5: 34.99 m FLOOR 6+: 34.99 m

BUILDING DATA

DATA	REQUIRED	PROVIDED
LOT A TOTAL DENSITY	30 UNITS/HA MIN.	270.06 UNITS/HA
LOT B TOTAL DENSITY	30 UNITS/HA MIN.	515.97 UNITS/HA
LOT A FLOOR AREA RATIO	1.5 : 1	2.07 : 1
LOT B FLOOR AREA RATIO	1.5 : 1	4.48 : 1
LOT A BUILDING AREA	---	2,877.7 m²
LOT B BUILDING AREA	---	4,882.6 m²
LOT A GROSS FLOOR AREA	---	15,109.8 m²
LOT B GROSS FLOOR AREA	---	33,585.7 m²
LOT A NUMBER OF STOREYS	2 - 6 STOREYS	8
LOT B NUMBER OF STOREYS	2 - 6 STOREYS	11 / 9
LOT A COMMERCIAL/RETAIL AREA	1800 m² MAX.	286.8 m²
LOT B COMMERCIAL/RETAIL AREA	1800 m² MAX.	341.8 m²
LOT A AMENITY AREA	• 15 m² PER EFFICIENCY DWELLING UNIT = 15 x 197 TOTAL UNITS = 2,955m² **TOTAL = 2,955m²** • 20 m² /1-BEDROOM DWELLING UNIT = 20 x 98 UNITS = 1,960m² • 35 m² / 2 OR MORE BEDROOM DWELLING UNIT = 35 x 99 UNITS = 3,465m² **TOTAL = 5,425m²**	INDOOR AMENITY AREA = 730.6 m² OUTDOOR AMENITY AREA = 1,660.9 m² ROOFTOP AMENITY AREA = 438.9 m² BALCONY AMENITY AREA = 1,467.6 m² **TOTAL AMENITY AREA = 4,298.0 m²**
LOT B AMENITY AREA	• 15 m² PER EFFICIENCY DWELLING UNIT = 15 x 387 TOTAL UNITS = 5,805m² **TOTAL = 5,805m²** • 20 m² /1-BEDROOM DWELLING UNIT = 20 x 111 UNITS = 2220m² • 35 m² / 2 OR MORE BEDROOM DWELLING UNIT = 35 x 276 UNITS = 9,660m² **TOTAL = 11,880m²**	INDOOR AMENITY AREA = 696.3 m² OUTDOOR AMENITY AREA = 513.9 m² ROOFTOP AMENITY AREA = 2,243.8 m² BALCONY AMENITY AREA = 2,411.5 m² **TOTAL AMENITY AREA = 5,865.5 m²**

UNIT DATA

DATA	REQUIRED	PROVIDED
BUILDING A UNIT COUNT	X	141
BUILDING B UNIT COUNT	X	347
TOWNHOUSE UNIT COUNT - SITE A	X	56
TOWNHOUSE UNIT COUNT - SITE B	X	40
TOTAL UNIT COUNT	X	584

UNIT BREAKDOWN

DATA	REQUIRED	PROVIDED
BUILDING A 1 BED UNITS	X	98
BUILDING A 2 BED UNITS	X	43
BUILDING A TOTAL UNITS	X	**141**
BUILDING B 1 BED UNITS	X	111
BUILDING B 2 BED UNITS	X	236
BUILDING B TOTAL UNITS	X	**347**
TOWNHOUSE UNIT COUNT - SITE A	X	56
TOWNHOUSE UNIT COUNT - SITE B	X	40
TOTAL UNIT COUNT		**584**

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
BUFFER ABUTTING STREET	3 m	3 m
BUFFER BUTTING RESIDENTIAL	6 m	6 m

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING - BLDG A	1.25 / 197 units = 246	252 (+6)
B.F. PARKING (INCLD.)	3% = 7	8
RESIDENTIAL PARKING - BLDG B	1.25 / 387 units = 484	477 (48 TANDEM INCLD.) (-7)
B.F. PARKING (INCLD.)	3% = 14	15
COMMERCIAL PARKING - BLDG A	3.5 x 2.87 = 10	10
COMMERCIAL PARKING - BLDG B	3.5 x 3.42 = 12	12
TOTAL	757	751 (-6)

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
LOT A SHORT TERM BICYCLE PARKING	0.X / units	21
LOT B SHORT TERM BICYCLE PARKING	0.X / units	31
LOT A COMM. BICYCLE PARKING	2/units + 1/1000m² = 4 + 0	4
LOT B COMM. BICYCLE PARKING	2/units + 1/1000m² = 8 + 0	8
	TOTAL	64

1 **SITE PLAN**
1 : 300

Project North

True North

GENERAL NOTES

1. **DO NOT SCALE DRAWINGS**. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
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7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No: 22008
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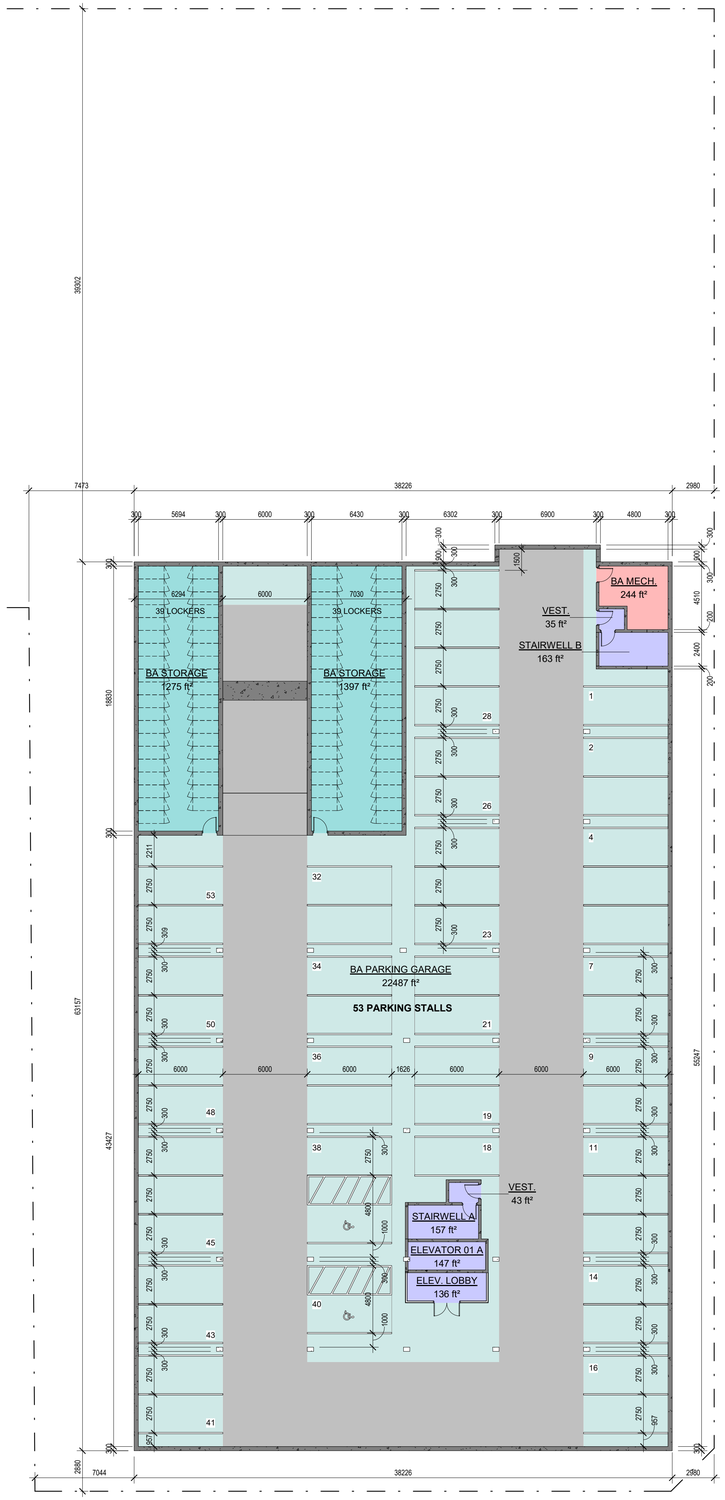
355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

SITE PLAN

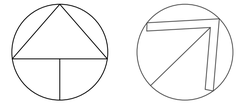
ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale: As indicated
Status:
Drawing No.: D1.1 - r1
Revision No.: r1

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1 FLOOR PLAN LEVEL P2 BUILDING A
1 : 200



GENERAL NOTES

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srm ARCHITECTS INC.

Project No	22008
Project Date	
Drawn by	TJM
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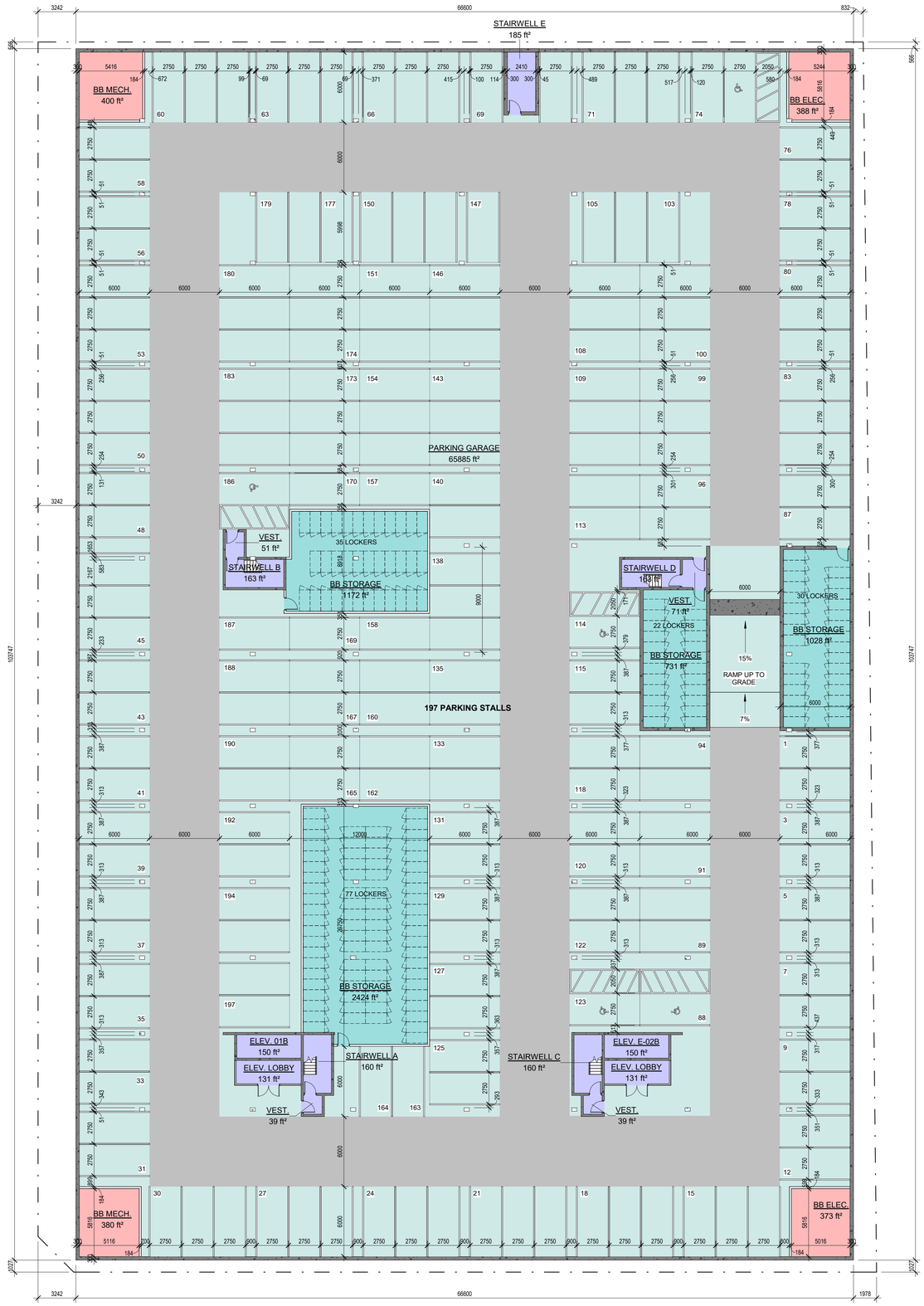
355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

P2 LEVEL FLOOR PLANS BUILDING A

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

Drawing Scale	1 : 200
Status	
Drawing No.	D2.0a
Revision No.	- r1

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1 FLOOR PLAN LEVEL P2
1 : 200

AREA LEGEND

- Common
- Parking
- Services
- Storage

Project North

True North

GENERAL NOTES

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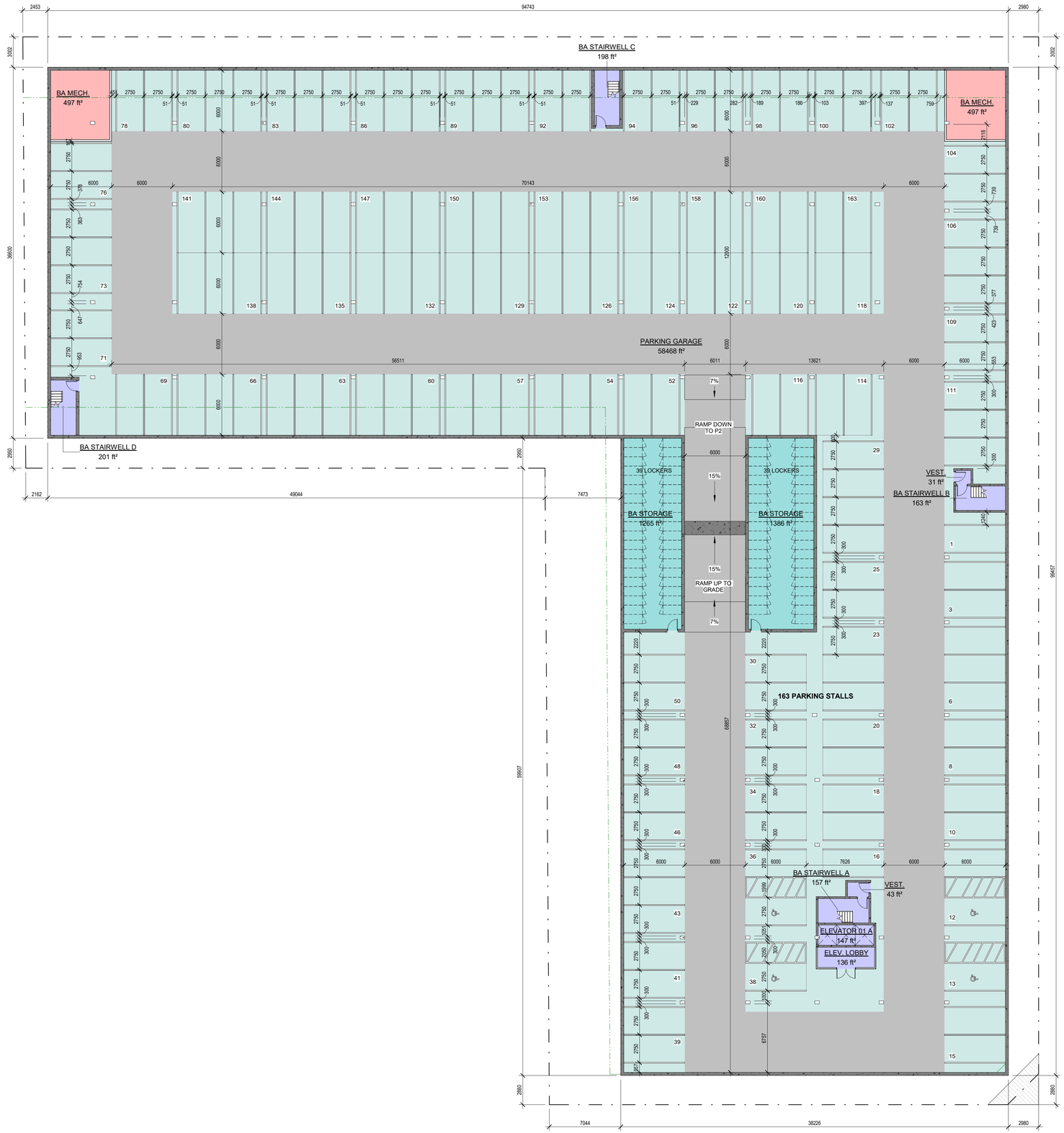
P2 LEVEL FLOOR PLANS BUILDING B

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	1 : 200
Status	
Drawing No.	Revision No.

D2.0b - r1

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1 **FLOOR PLAN LEVEL P1 BUILDING A**
1 : 200

AREA LEGEND

- Common
- Parking
- Services
- Storage

Project North **True North**

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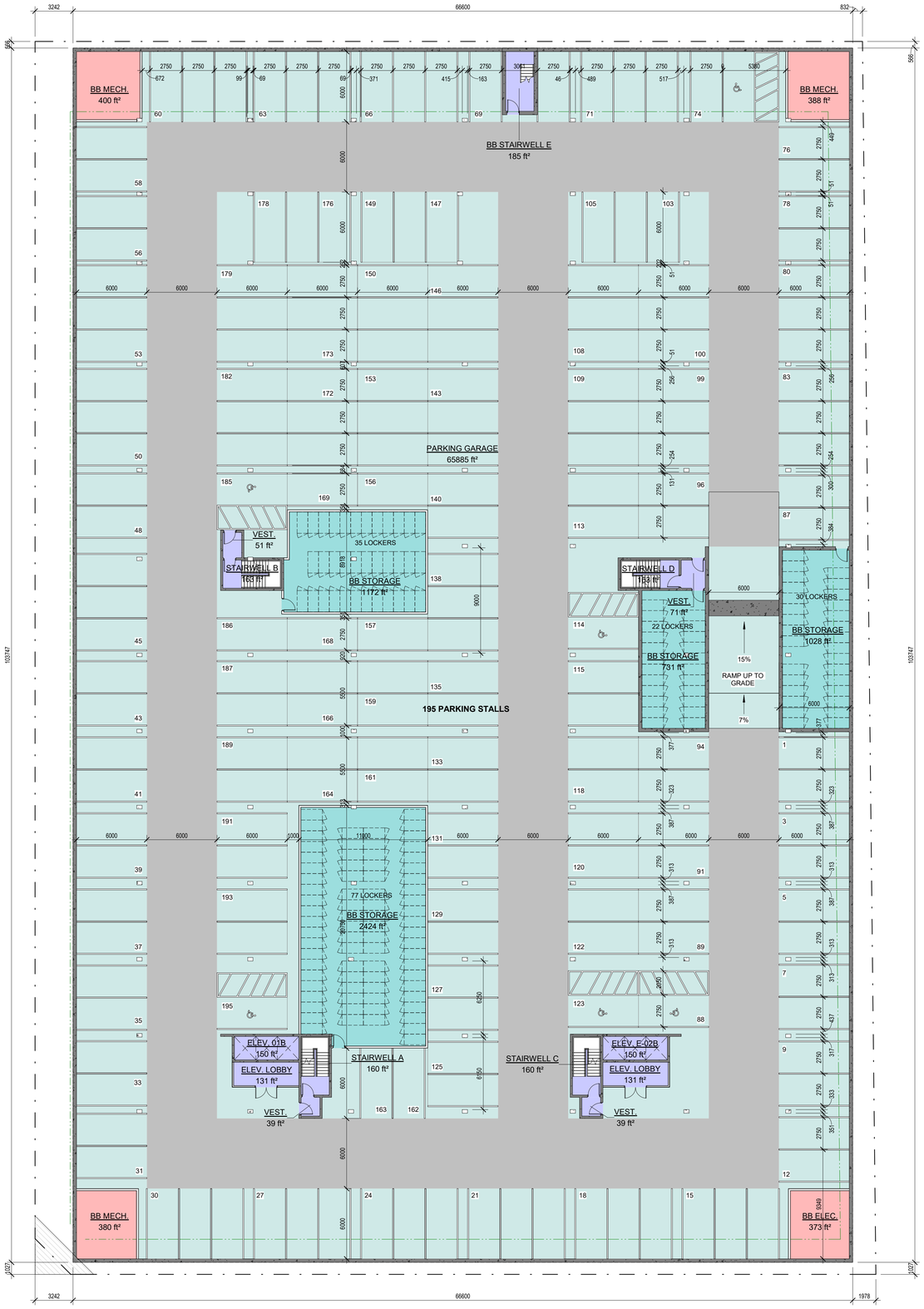
355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

P1 LEVEL FLOOR PLAN BUILDING A

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 200
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1 **FLOOR PLAN LEVEL P1**
1 : 200

AREA LEGEND

- Common
- Parking
- Services
- Storage

Project North **True North**

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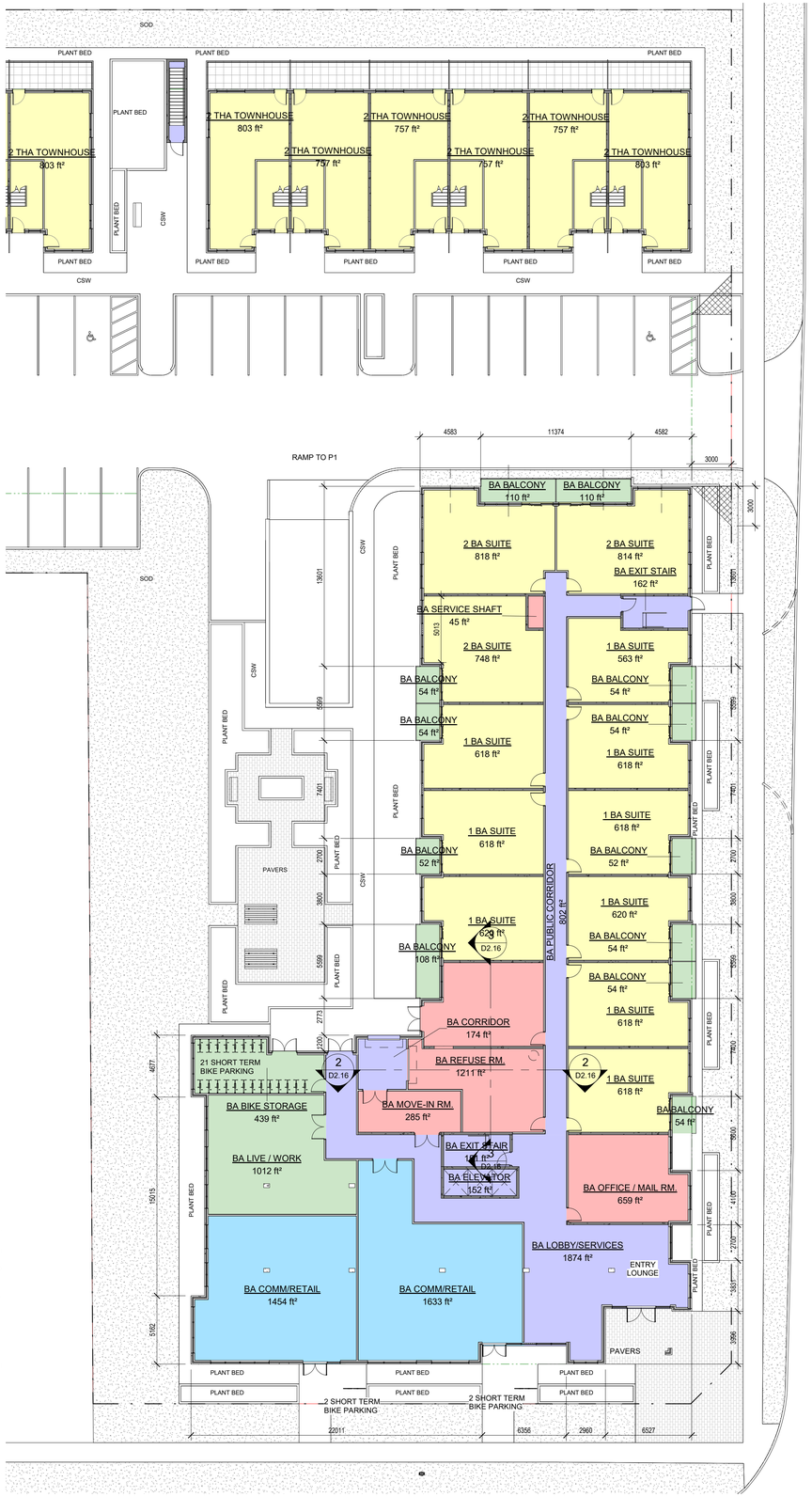
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P1 LEVEL FLOOR PLAN BUILDING B

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EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 200
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1 **LEVEL 1 FLOOR PLAN**
1 : 200

AREA LEGEND

- Amenity
- Comm. / Retail
- Common
- Residential
- Services

Project North

True North

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AREA BREAKDOWN - LEVEL 1

Area	Area - Use	Count
BA		
2263 ft²	**Amenity**	**14**
3087 ft²	**Comm. / Retail**	**2**
3422 ft²	**Common**	**7**
7891 ft²	**Residential**	**12**
2199 ft²	**Services**	**4**
18863 ft²		
BB		
2659 ft²	**Amenity**	**17**
3679 ft²	**Comm. / Retail**	**4**
8102 ft²	**Common**	**11**
9088 ft²	**Residential**	**12**
2837 ft²	**Services**	**7**
26365 ft²		
THA		
10782 ft²	**Residential**	**14**
10782 ft²		
THB		
7755 ft²	**Residential**	**10**
7755 ft²		

LOCKER TOTALS	
BUILDING A	156
BUILDING B	328

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

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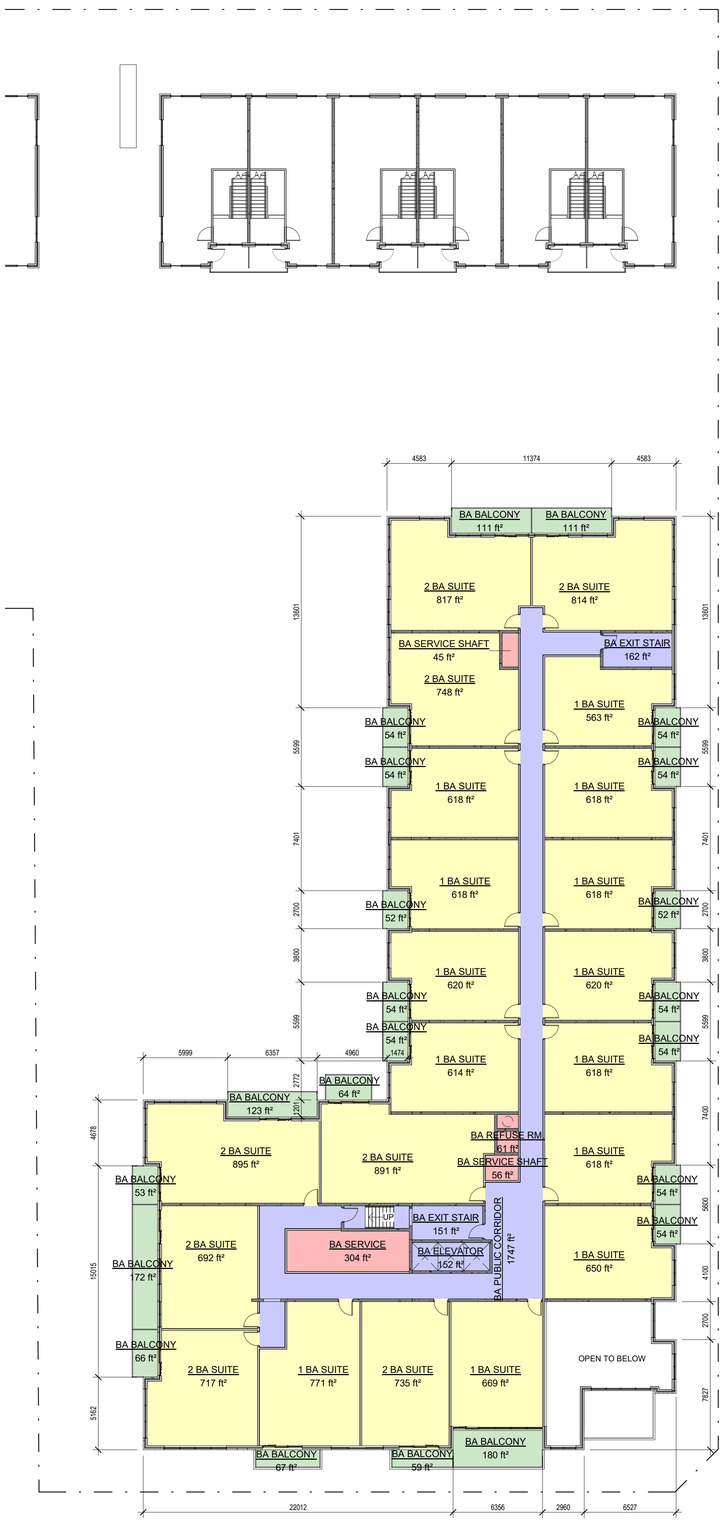
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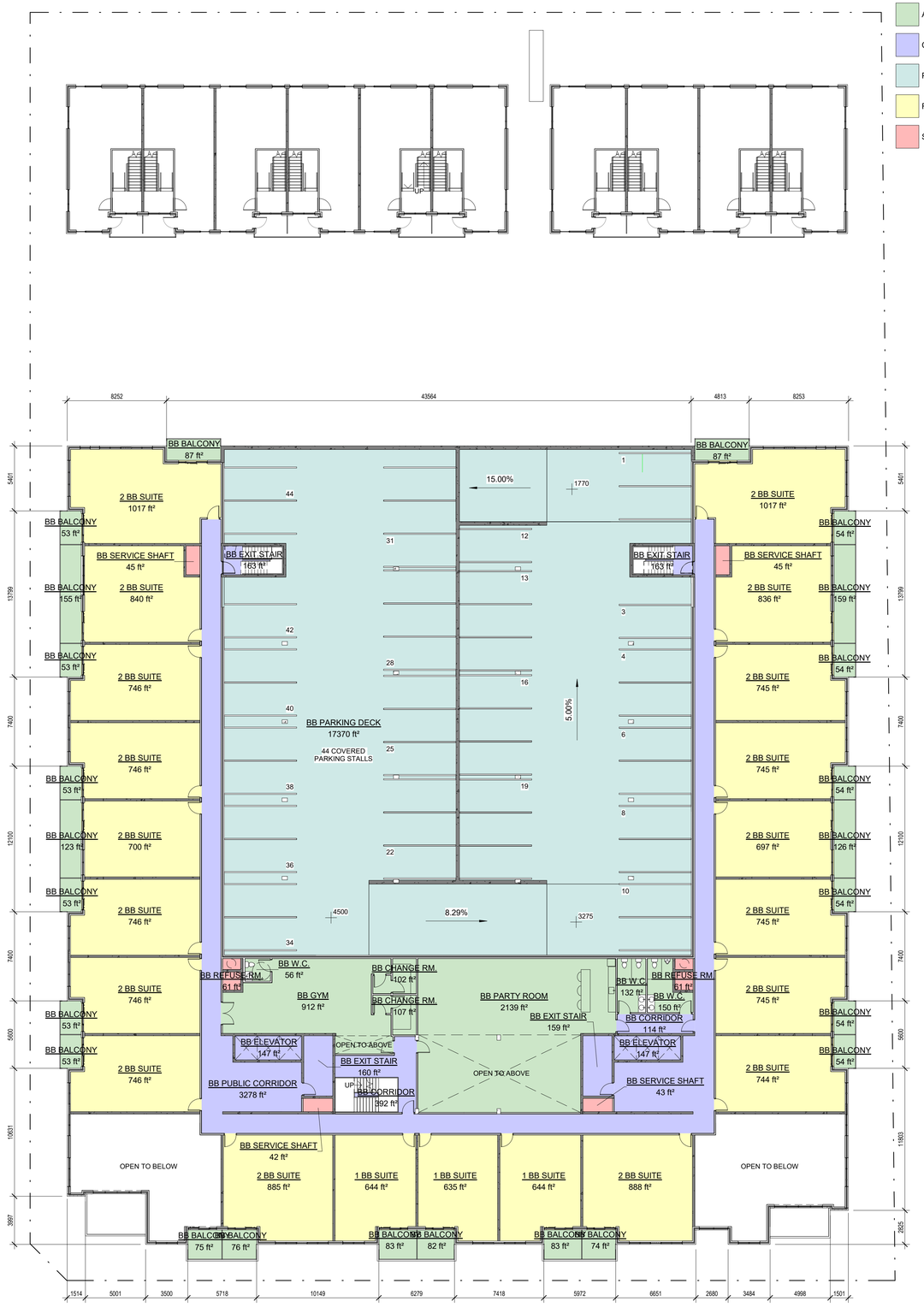
LEVEL 1 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	1 : 200
Status	
Drawing No.	D2.2
Revision No.	- r1

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1 **LEVEL 2 FLOOR PLAN**
1 : 200

AREA LEGEND

- Amenity
- Common
- Parking
- Residential
- Services

Project North

True North

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AREA BREAKDOWN - LEVEL 2

Area	Area - Use	Count
BA		
1651 ft²	**Amenity**	**22**
2213 ft²	**Common**	**4**
14523 ft²	**Residential**	**21**
466 ft²	**Services**	**4**
18853 ft²		
BB		
5454 ft²	**Amenity**	**31**
4722 ft²	**Common**	**9**
17370 ft²	**Parking**	**1**
16259 ft²	**Residential**	**21**
297 ft²	**Services**	**6**
44103 ft²		

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

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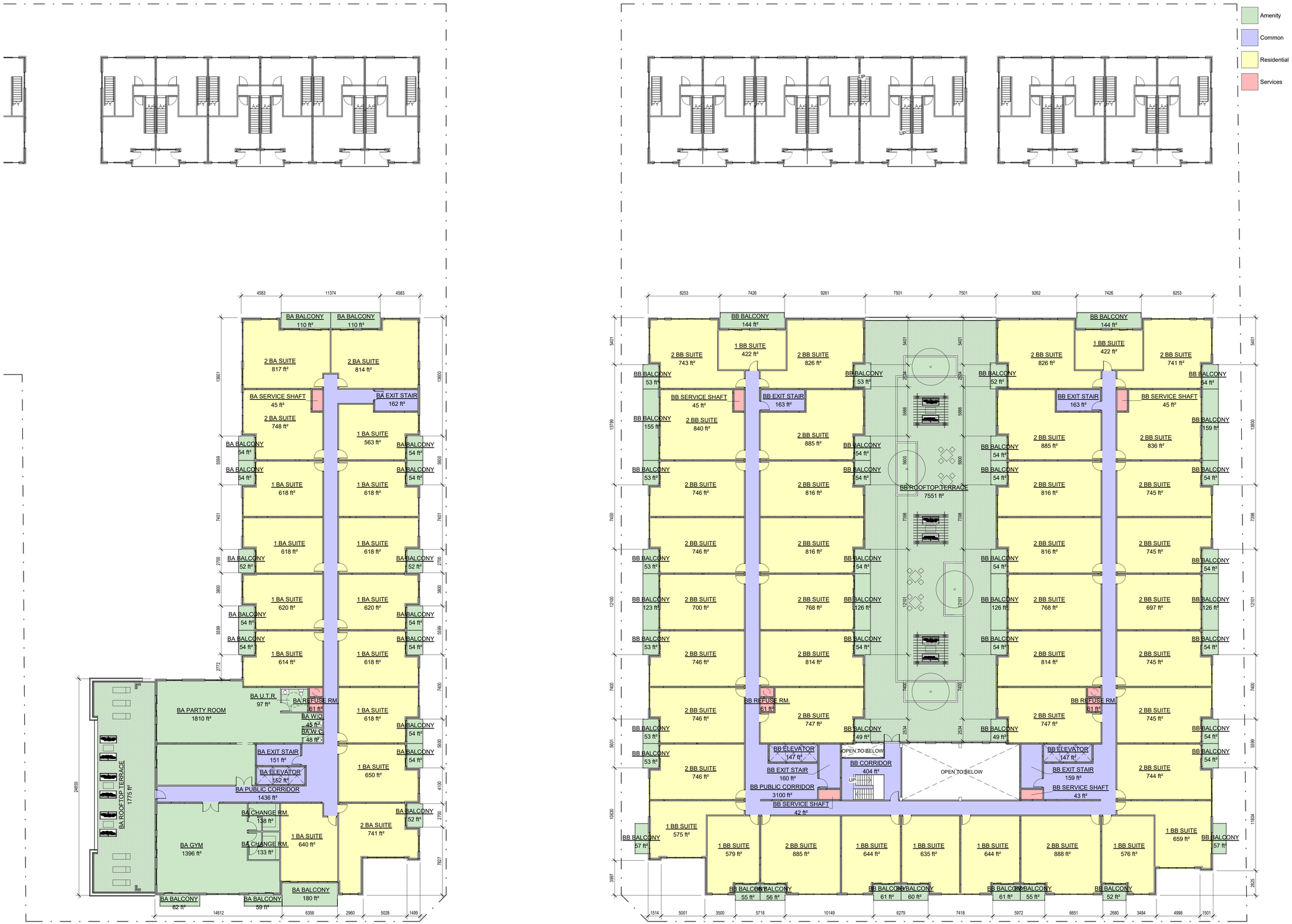
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LEVEL 2 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 200
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Drawing No. D2.3 - r1
Revision No.

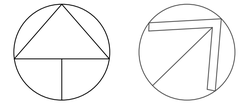
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1 **LEVEL 3 FLOOR PLAN**
1 : 200

AREA LEGEND

- Amenity
- Common
- Residential
- Services



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AREA BREAKDOWN - LEVEL 3

Area	Area - Use	Count
BA		
6661 ft²	**Amenity**	**26**
1902 ft²	**Common**	**4**
10536 ft²	**Residential**	**16**
106 ft²	**Services**	**2**
19206 ft²		
BB		
10449 ft²	**Amenity**	**42**
4442 ft²	**Common**	**8**
30283 ft²	**Residential**	**41**
297 ft²	**Services**	**6**
45472 ft²		

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No 22008
Project Date
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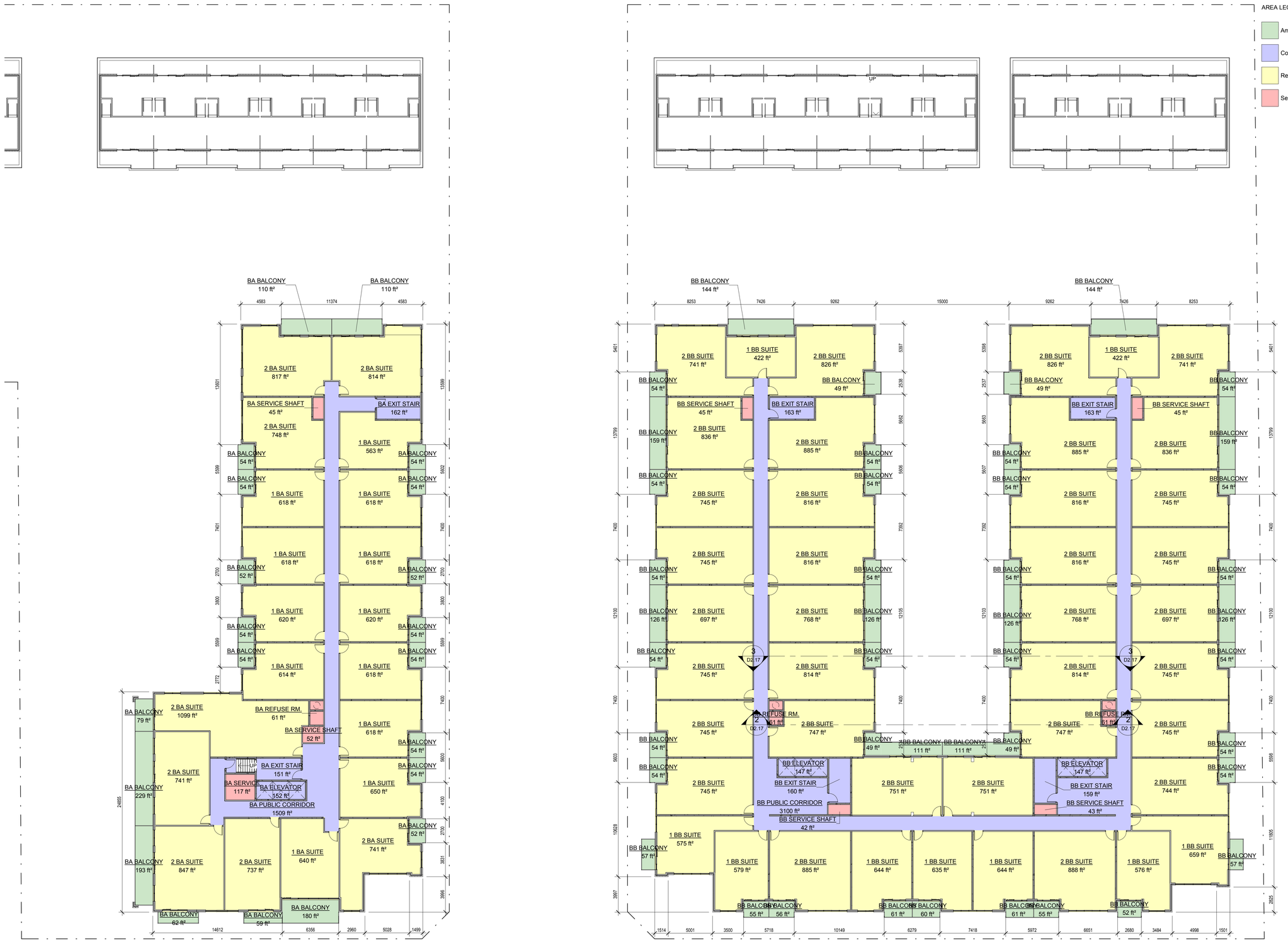
355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

LEVEL 3 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 200
Status
Drawing No. **D2.4** Revision No. **- r1**

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1 LEVEL 4 FLOOR PLAN
1 : 200

GENERAL NOTES

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7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

AREA BREAKDOWN - LEVEL 4

Area	Area - Use	Count
BA		
1721 ft²	**Amenity**	**21**
1975 ft²	**Common**	**4**
13961 ft²	**Residential**	**20**
275 ft²	**Services**	**4**
17932 ft²		
BB		
3126 ft²	**Amenity**	**43**
4039 ft²	**Common**	**7**
31771 ft²	**Residential**	**43**
297 ft²	**Services**	**6**
39233 ft²		

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

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Project No 22008
Project Date
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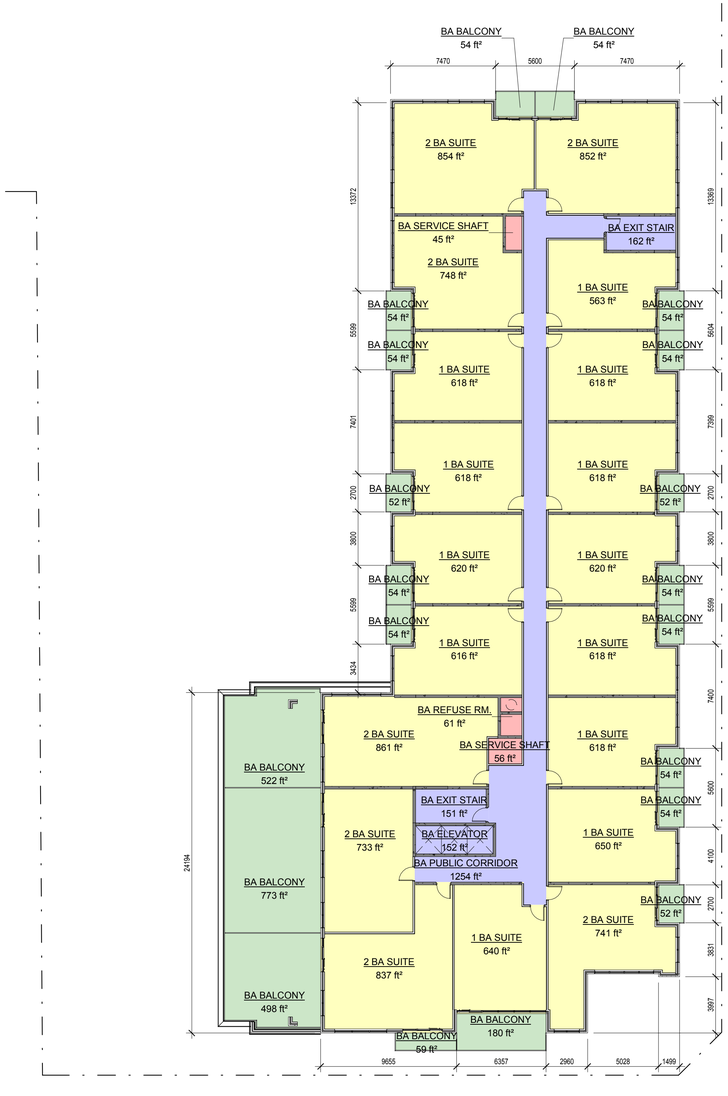
LEVEL 4 FLOOR PLAN

Drawing Scale 1 : 200
Status

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing No. D2.5 Revision No. - r1

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1 **LEVEL 5 FLOOR PLAN**
1 : 200

AREA LEGEND

- Amenity
- Common
- Residential
- Services

Project North

True North

GENERAL NOTES

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AREA BREAKDOWN - LEVEL 5

Area	Area - Use	Count
BA		
2840 ft²	**Amenity**	**20**
1720 ft²	**Common**	**4**
13043 ft²	**Residential**	**19**
162 ft²	**Services**	**3**
17764 ft²		
BB		
3127 ft²	**Amenity**	**43**
4039 ft²	**Common**	**7**
31771 ft²	**Residential**	**43**
297 ft²	**Services**	**6**
39234 ft²		

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

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LEVEL 5 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

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Status
Drawing No. D2.6 - r1
Revision No.

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1 **LEVEL 6 FLOOR PLAN**
1 : 200

AREA LEGEND

- Amenity
- Common
- Residential
- Services

Project North **True North**

GENERAL NOTES

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AREA BREAKDOWN - LEVEL 6

Area	Area - Use	Count
BA		
1533 ft²	**Amenity**	**20**
1720 ft²	**Common**	**4**
13043 ft²	**Residential**	**19**
162 ft²	**Services**	**3**
16458 ft²		
BB		
3128 ft²	**Amenity**	**43**
4039 ft²	**Common**	**7**
31770 ft²	**Residential**	**43**
297 ft²	**Services**	**6**
39234 ft²		

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

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LEVEL 6 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

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Status
Drawing No. D2.7 Revision No. - r1

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1 **LEVEL 7 FLOOR PLAN**
1 : 200

AREA LEGEND

- Amenity
- Common
- Residential
- Services

Project North **True North**

GENERAL NOTES

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AREA BREAKDOWN - LEVEL 7

Area	Area - Use	Count
BA		
3274 ft²	**Amenity**	**17**
1661 ft²	**Common**	**4**
9530 ft²	**Residential**	**17**
106 ft²	**Services**	**2**
14571 ft²		
BB		
5929 ft²	**Amenity**	**37**
3557 ft²	**Common**	**8**
25237 ft²	**Residential**	**36**
302 ft²	**Services**	**6**
35026 ft²		

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

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Project No 22008
Project Date
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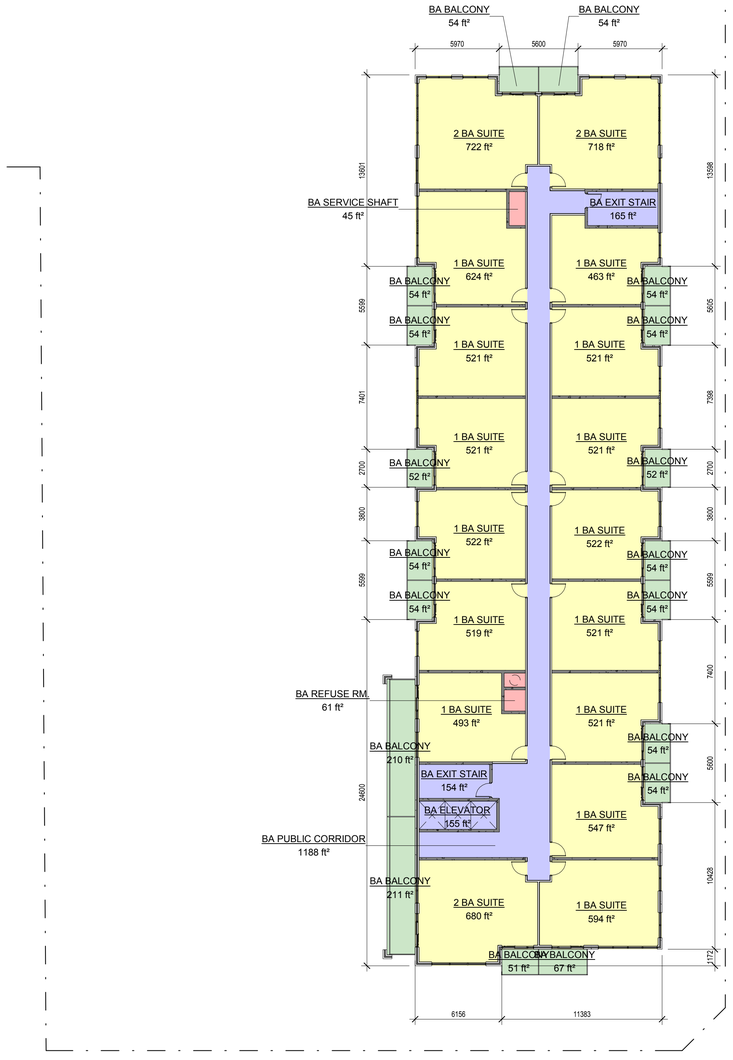
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LEVEL 7 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

Drawing Scale 1 : 200
Status
Drawing No. D2.8 Revision No. - r1

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1 **LEVEL 8 FLOOR PLAN**
1 : 200

AREA LEGEND

- Amenity
- Common
- Residential
- Services

Project North

True North

GENERAL NOTES

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AREA BREAKDOWN - LEVEL 8

Area	Area - Use	Count
BA		
1295 ft²	**Amenity**	**18**
1661 ft²	**Common**	**4**
9530 ft²	**Residential**	**17**
106 ft²	**Services**	**2**
12592 ft²		
BB		
2455 ft²	**Amenity**	**36**
3365 ft²	**Common**	**8**
25432 ft²	**Residential**	**36**
302 ft²	**Services**	**6**
31554 ft²		

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

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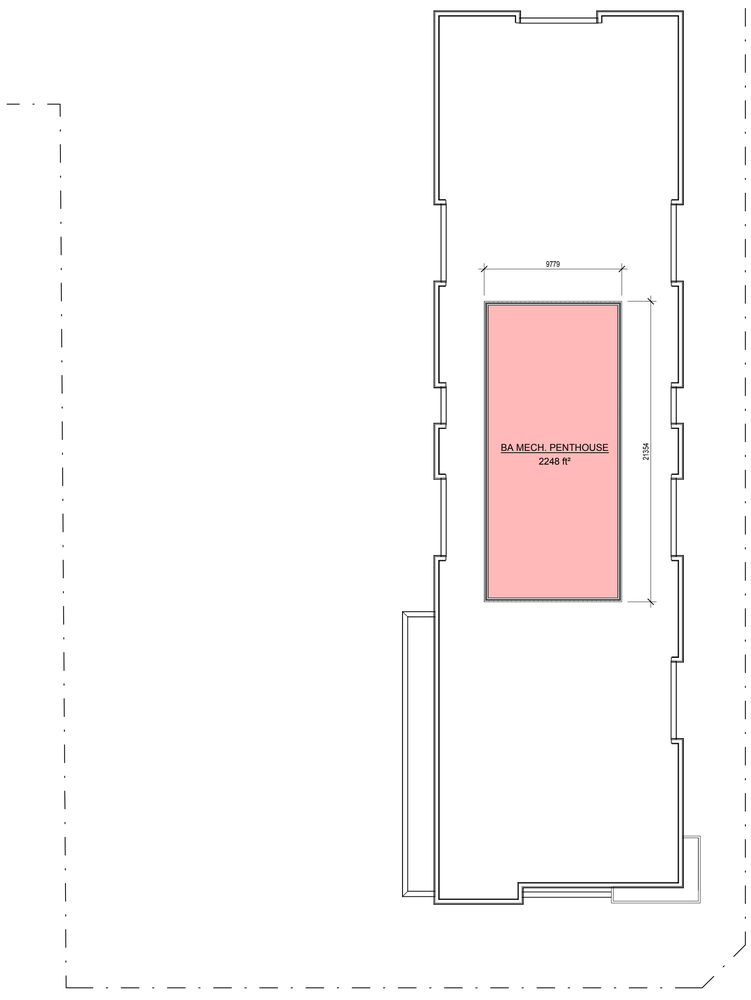
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LEVEL 8 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

Drawing Scale: 1 : 200
Status:
Drawing No.: D2.9
Revision No.: - r1

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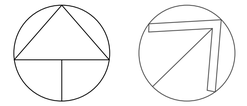




1 **LEVEL 9 FLOOR PLAN**
1 : 200

AREA LEGEND

- Amenity
- Common
- Residential
- Services



GENERAL NOTES

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AREA BREAKDOWN - LEVEL 9

Area	Area - Use	Count
BA		
2248 ft²	**Services**	**1**
2248 ft²		
BB		
2456 ft²	**Amenity**	**36**
3361 ft²	**Common**	**8**
25436 ft²	**Residential**	**36**
302 ft²	**Services**	**6**
31554 ft²		

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

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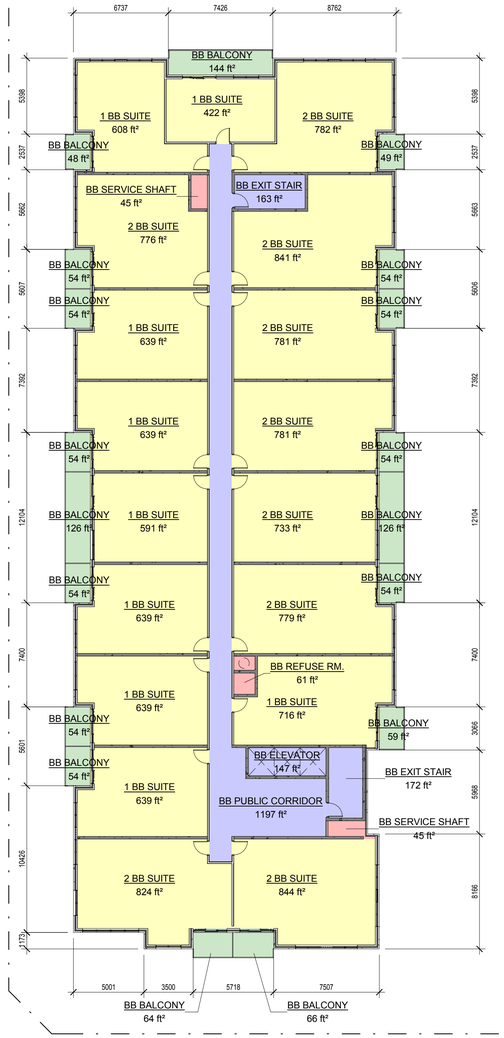
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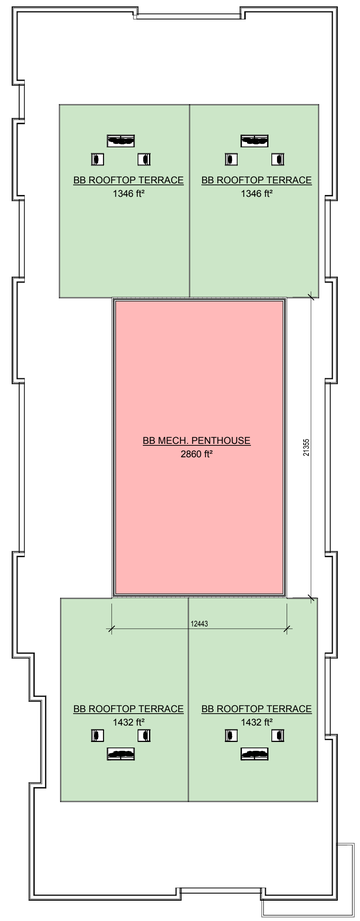
LEVEL 9 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

Drawing Scale 1 : 200
Status
Drawing No. D2.10 Revision No. - r1

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1 **LEVEL 10 FLOOR PLAN**
1 : 200

AREA LEGEND

- Amenity
- Common
- Residential
- Services

Project North **True North**

GENERAL NOTES

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AREA BREAKDOWN - LEVEL 10

Area	Area - Use	Count
BB		
6779 ft²	**Amenity**	**22**
1679 ft²	**Common**	**4**
12670 ft²	**Residential**	**18**
3011 ft²	**Services**	**4**
24139 ft²		

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

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Project No 22008
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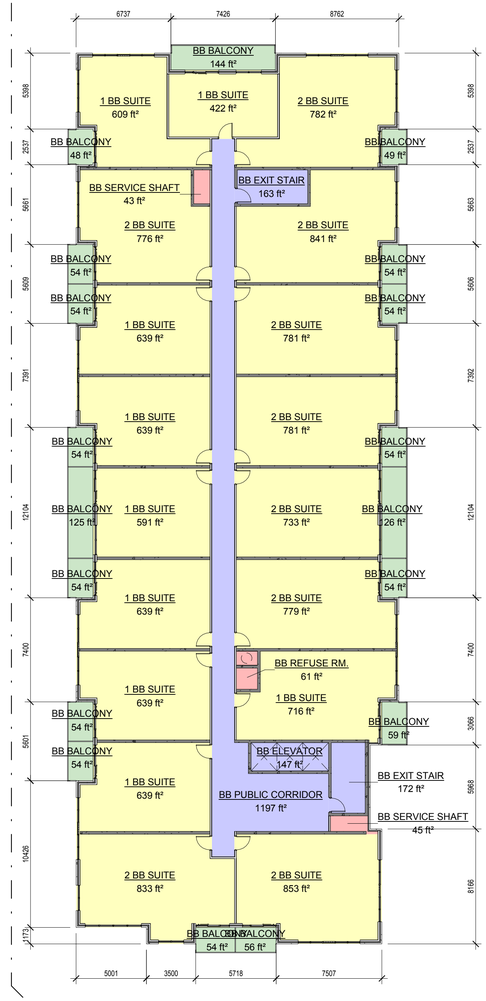
LEVEL 10 FLOOR PLAN

Drawing Scale 1 : 200
Status

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing No. **D2.11** Revision No. **- r1**

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1 **LEVEL 11 FLOOR PLAN**
1 : 200

AREA LEGEND

- Amenity
- Common
- Residential
- Services

Project North

True North

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AREA BREAKDOWN - LEVEL 11

Area	Area - Use	Count
BB		
1203 ft²	**Amenity**	**18**
1679 ft²	**Common**	**4**
12690 ft²	**Residential**	**18**
149 ft²	**Services**	**3**
15721 ft²		

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No 22008
Project Date
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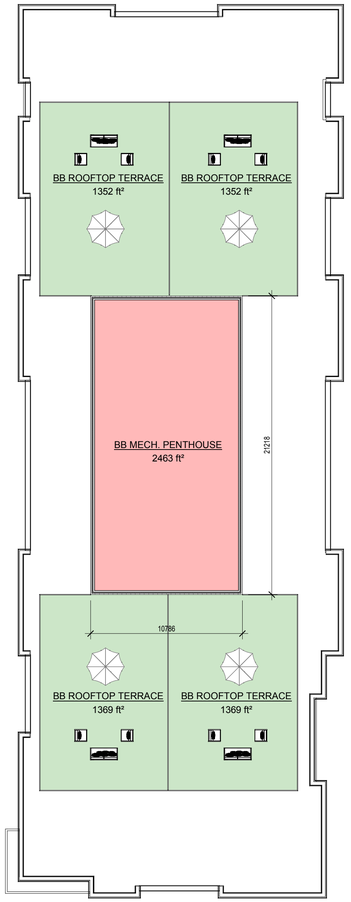
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LEVEL 11 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

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Status
Drawing No. D2.12 - r1
Revision No.

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AREA LEGEND

Amenity

Services

GENERAL NOTES

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1	2022-05-12	ISSUED FOR ZBA

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Project No 22008

Project Date

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355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

MECH. PH FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

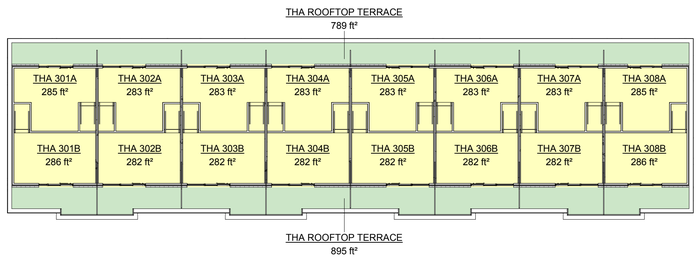
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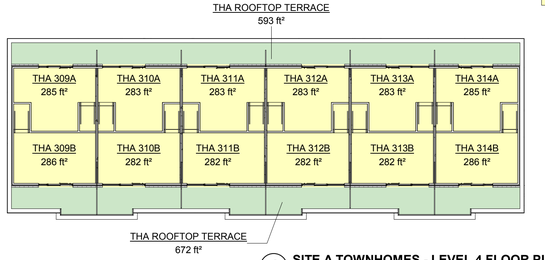
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Drawing No. D2.13 - r1

Revision No.

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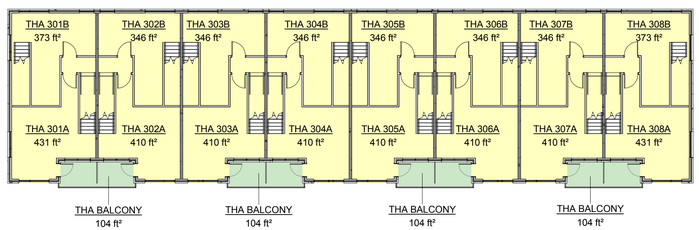


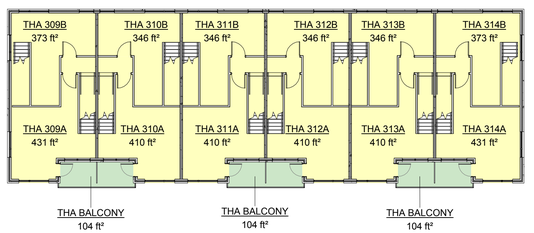
AREA LEGEND

Amenity

Residential

4 **SITE A TOWNHOMES - LEVEL 4 FLOOR PLAN**
1 : 200



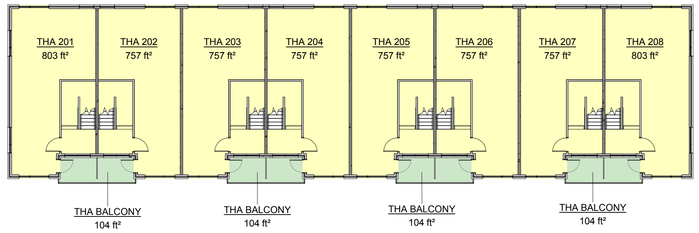


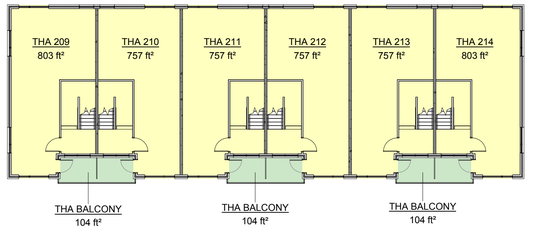
AREA LEGEND

Amenity

Residential

3 **SITE A TOWNHOUSES - LEVEL 3 FLOOR PLAN**
1 : 200



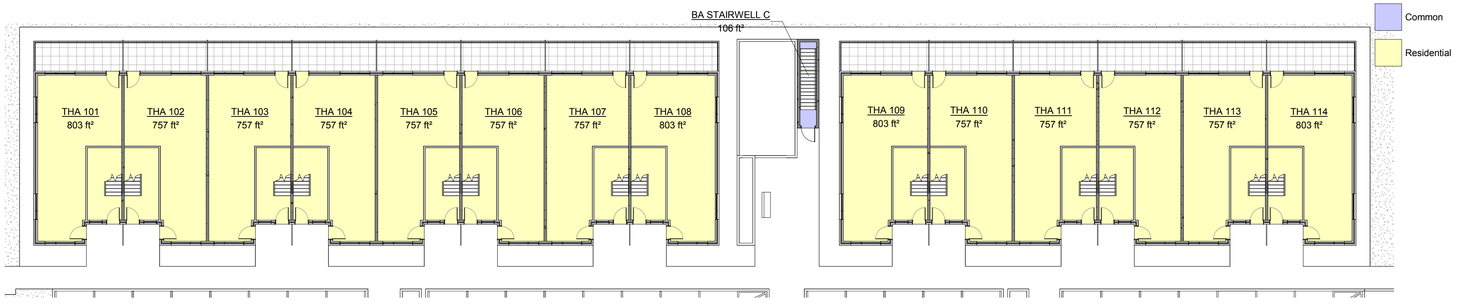


AREA LEGEND

Amenity

Residential

2 **SITE A TOWNHOMES - LEVEL 2 FLOOR PLAN**
1 : 200

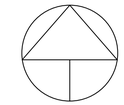


AREA LEGEND

Common

Residential

1 **SITE A TOWNHOMES - LEVEL 1 FLOOR PLAN**
1 : 200





GENERAL NOTES

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No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No	22008
Project Date	
Drawn by	TJM
Checked by	MYV
Plot Date / Time	2022-05-12 2:46:22 PM

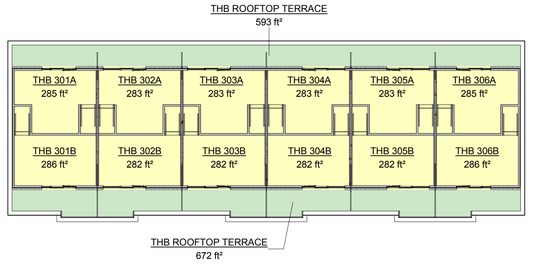
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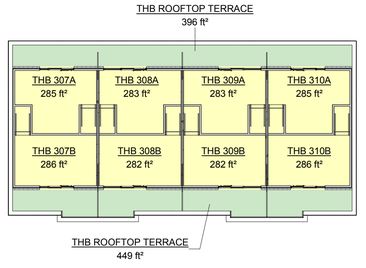
SITE A TOWNHOME PLANS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	1 : 200
Status	
Drawing No.	Revision No.
D2.14	- r1

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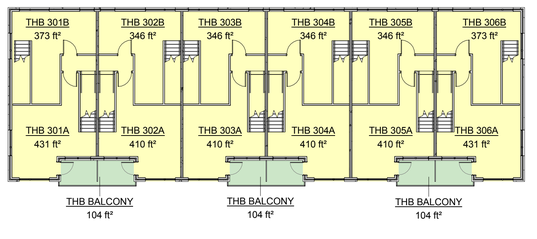
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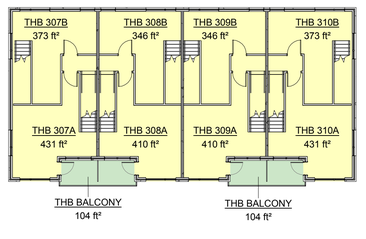
Amenity

Residential

4 SITE B TOWNHOMES - LEVEL 4 FLOOR PLAN

1 : 200





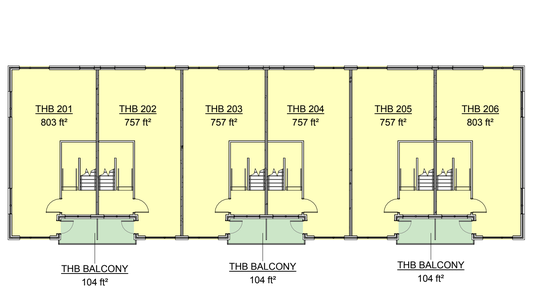
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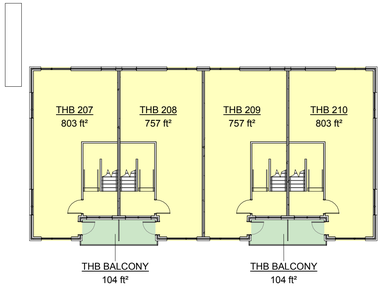
Amenity

Residential

3 SITE B TOWNHOMES - LEVEL 3 FLOOR PLAN

1 : 200





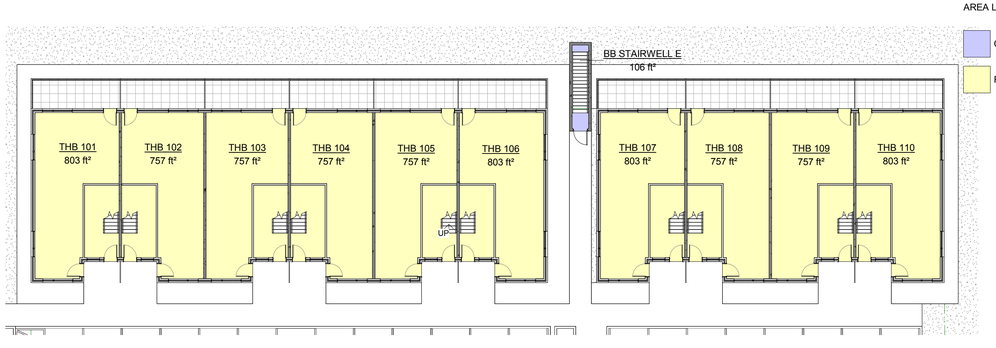
AREA LEGEND

Amenity

Residential

2 SITE B TOWNHOMES - LEVEL 2 FLOOR PLAN

1 : 200



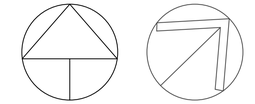
AREA LEGEND

Common

Residential

1 SITE A TOWNHOMES - LEVEL 1 FLOOR PLAN

1 : 200



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1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No	22008
Project Date	
Drawn by	TJM
Checked by	MYV
Plot Date / Time	2022-05-12 2:46:25 PM

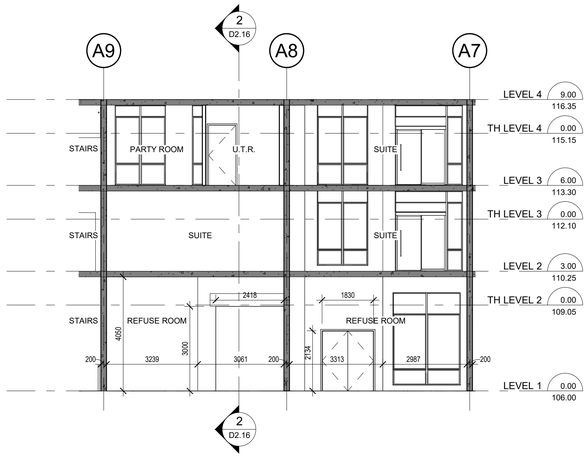
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SITE B TOWNHOME PLANS

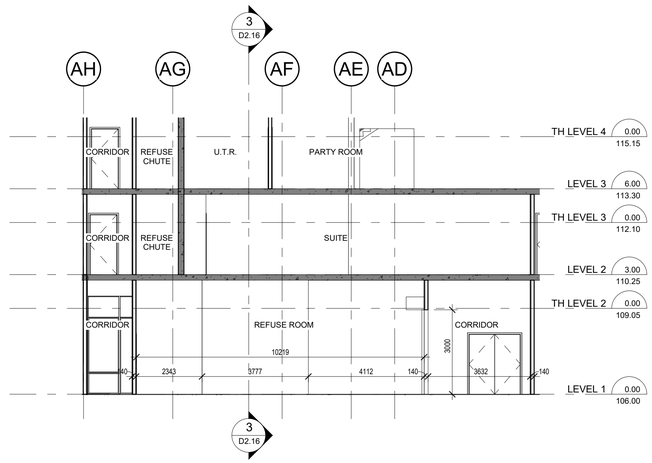
ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

Drawing Scale	1 : 200
Status	
Drawing No.	Revision No.
D2.15	- r1

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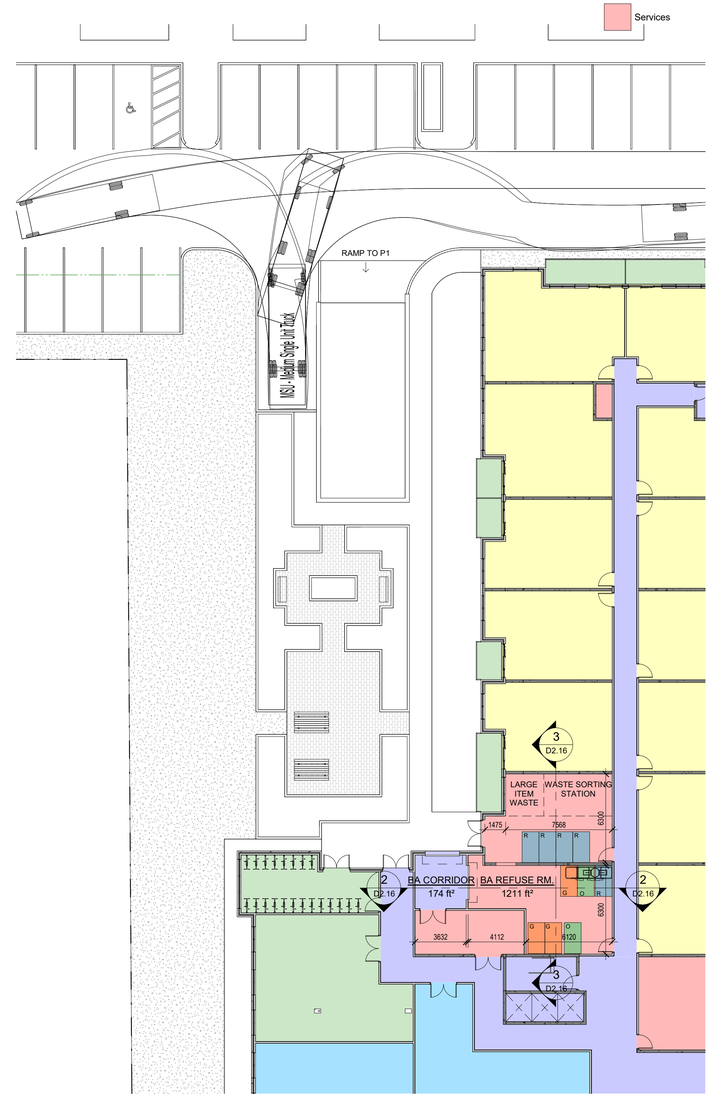
3 BUILDING A WASTE MANAGEMENT SECTION 2
1 : 100



2 BUILDING A WASTE MANAGEMENT SECTION 1
1 : 100

AREA LEGEND

- Amenity
- Comm. / Retail
- Common
- Residential
- Services



3 GARBAGE BINS - G
(3 CUBIC YARD/BIN)

5 RECYCLING BINS - R
(3 CUBIC YARD/BIN)

2 ORGANIC BINS - O
(3 CUBIC YARD/BIN)

1 BUILDING A WASTE MANAGEMENT PLAN
1 : 200

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No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No 22008
Project Date
Drawn by Author
Checked by Checker
Plot Date / Time 2022-05-19 2:05:57 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

WASTE MANAGEMENT PLAN

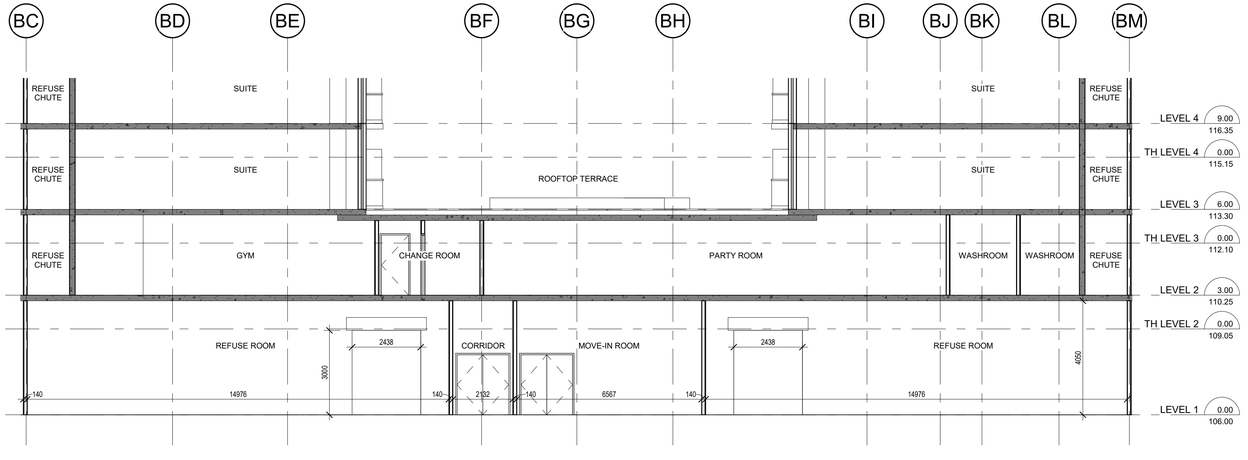
ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale As indicated
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Drawing No. D2.16 - r1
Revision No.

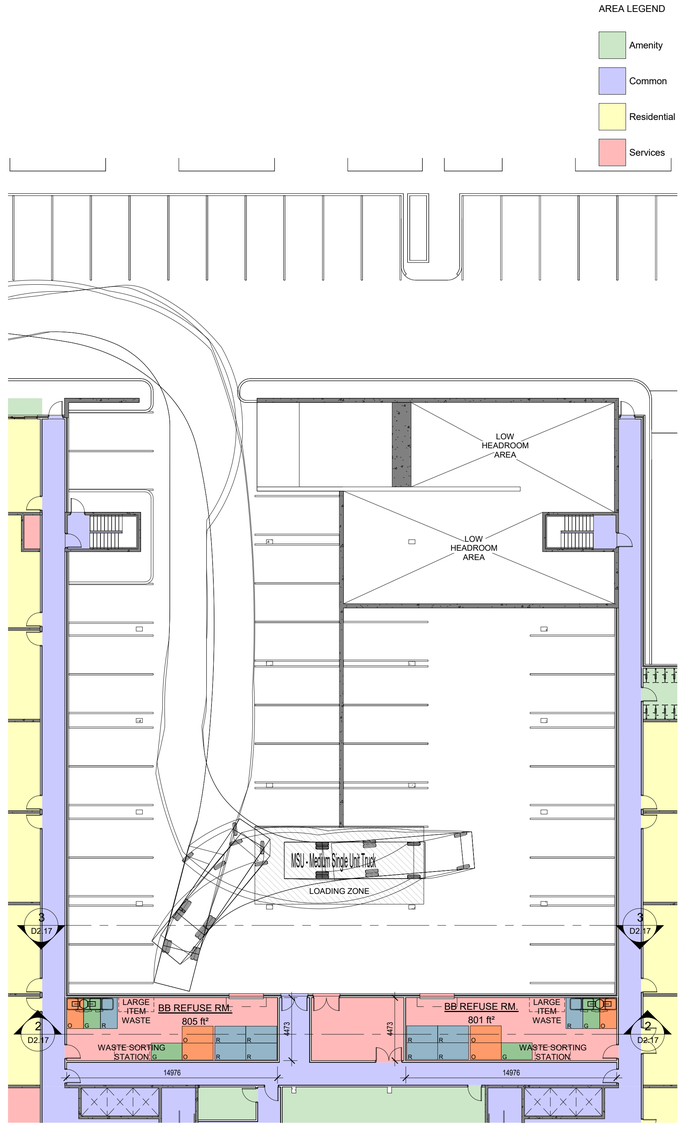
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3 **WASTE MANAGEMENT SECTION 2**
1 : 100



2 **WASTE MANAGEMENT SECTION 1**
1 : 100



3 GARBAGE BINS - G
(3 CUBIC YARD/BIN)

5 RECYCLING BINS - R
(3 CUBIC YARD/BIN)

2 ORGANIC BINS - O
(3 CUBIC YARD/BIN)

1 **BUILDING B WASTE MANAGEMENT PLAN**
1 : 200

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1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No	22008
Project Date	
Drawn by	Author
Checked by	Checker
Plot Date / Time	2022-05-19 2:51:49 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

WASTE MANAGEMENT PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

Drawing Scale	As indicated
Status	
Drawing No.	D2.17
Revision No.	- r1

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MATERIALS LEGEND		
1		BLACK MASONRY
2		WHITE PRECAST CONCRETE
3		METAL PANEL
4		WINDOW GLAZING
5		BALCONY GLAZING



1 **01 D3 ELEVATION - NORTH**
1 : 250



2 **01 D3 ELEVATION - SOUTH**
1 : 250

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Project No 22008
Project Date
Drawn by Author
Checked by Checker
Plot Date / Time 2022-05-12 2:50:46 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale As indicated
Status
Drawing No. D3.1 Revision No. - r1

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1 **01 D3 ELEVATION - BLDG A EAST**
1 : 250



2 **01 D3 ELEVATION - BLDG A WEST**
1 : 250

MATERIALS LEGEND		
1		BLACK MASONRY
2		WHITE PRECAST CONCRETE
3		METAL PANEL
4		WINDOW GLAZING
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3 **01 D3 ELEVATION - BLDG B EAST**
1 : 250



4 **01 D3 ELEVATION - BLDG B WEST**
1 : 250



5 **01 D3 ELEVATION - BLDG B EAST INTERIOR**
1 : 250



6 **01 D3 ELEVATION - BLDG B WEST INTERIOR**
1 : 250

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No 22008
Project Date
Drawn by Author
Checked by Checker
Plot Date / Time 2022-05-12 2:55:53 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

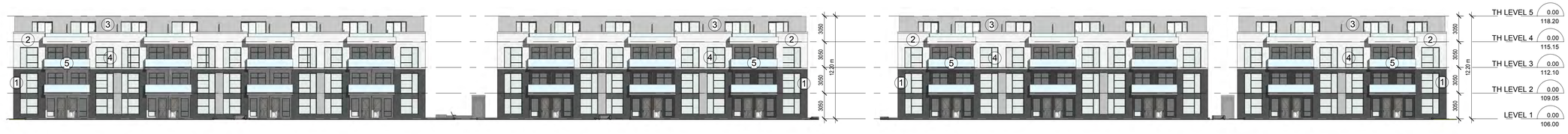
Drawing Scale As indicated
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Drawing No. D3.2 Revision No. - r1

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MATERIALS LEGEND		
1		BLACK MASONRY
2		WHITE PRECAST CONCRETE
3		METAL PANEL
4		WINDOW GLAZING
5		BALCONY GLAZING



1 TOWNHOUSE NORTH ELEVATION
1 : 250



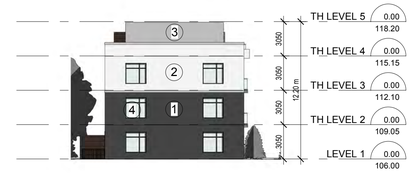
2 TOWNHOUSE SOUTH ELEVATION
1 : 250



3 TOWNHOUSE 1 WEST ELEVATION
1 : 250



4 TOWNHOUSE 1 EAST ELEVATION
1 : 250



5 TOWNHOUSE 2 WEST ELEVATION
1 : 250



6 TOWNHOUSE 2 EAST ELEVATION
1 : 250



7 TOWNHOUSE 3 WEST ELEVATION
1 : 250



8 TOWNHOUSE 3 EAST ELEVATION
1 : 250



9 TOWNHOUSE 4 WEST ELEVATION
1 : 250



10 TOWNHOUSE 4 EAST ELEVATION
1 : 250

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srm ARCHITECTS INC.

Project No: 22008
Project Date:
Drawn by: Author
Checked by: Checker
Plot Date / Time: 2022-05-12 2:56:38 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale: As indicated
Status:
Drawing No.: D3.3
Revision No.: - r1

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6 SHADOW STUDY MAR 21 2PM
1 : 2000



5 SHADOW STUDY MAR 21 1PM
1 : 2000



4 SHADOW STUDY MAR 21 12PM
1 : 2000



3 SHADOW STUDY MAR 21 11AM
1 : 2000



2 SHADOW STUDY MAR 21 10AM
1 : 2000



1 SHADOW STUDY MAR 21 9AM
1 : 2000

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TRUE NORTH

GENERAL NOTES

1. **DO NOT SCALE DRAWINGS**. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
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LEGEND

- SITE BOUNDRY
- OPEN SPACES
- PRIVATE OUTDOOR AMENITY SPACE
- PUBLIC REALM AND SIDEWALKS
- NET NEW SHADOWS CAST ON GROUND SURFACES
- NET NEW SHADOW CAST ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)
- AREA IN SHADOW

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

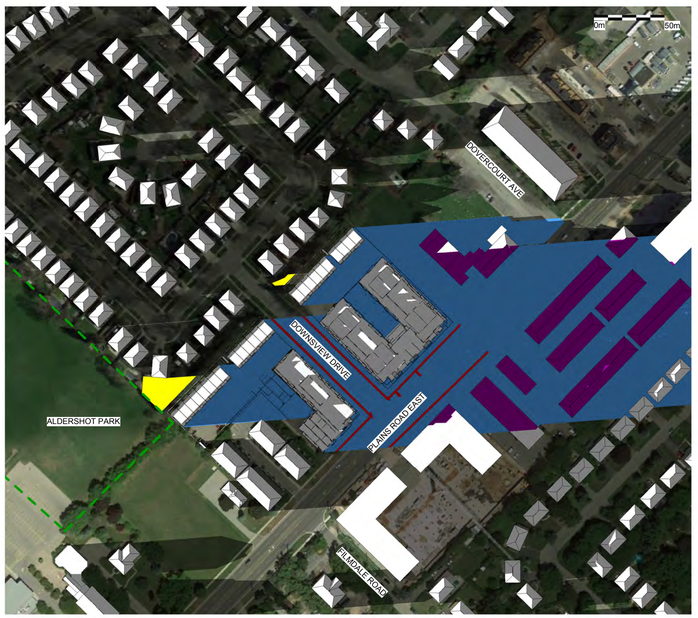
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Project Date
Drawn by JKM
Checked by TJM
Plot Date / Time 2022-05-12 3:04:48 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

SHADOW STUDY - SPRING EQUINOX

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status
Drawing No. D4.1 Revision No. - r1



4 **SHADOW STUDY MAR 21 6PM**
1 : 2000



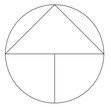
3 **SHADOW STUDY MAR 21 5PM**
1 : 2000



2 **SHADOW STUDY MAR 21 4PM**
1 : 2000



1 **SHADOW STUDY MAR 21 3PM**
1 : 2000



GENERAL NOTES

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LEGEND

SITE BOUNDRY

OPEN SPACES

PRIVATE OUTDOOR AMENITY SPACE

PUBLIC REALM AND SIDEWALKS

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOW CAST ON ROOF SURFACES

AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)

AREA IN SHADOW

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No 22008
Project Date
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Plot Date / Time 2022-05-12 3:10:39 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

SHADOW STUDY - SPRING EQUINOX

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status
Drawing No. D4.2 Revision No. - r1

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6 SHADOW STUDY SEP 21 2PM
1 : 2000



5 SHADOW STUDY SEP 21 1PM
1 : 2000



4 SHADOW STUDY SEP 21 12PM
1 : 2000



3 SHADOW STUDY SEP 21 11AM
1 : 2000



2 SHADOW STUDY SEP 21 10AM
1 : 2000



1 SHADOW STUDY SEP 21 9AM
1 : 2000

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TRUE NORTH

GENERAL NOTES

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LEGEND

- SITE BOUNDRY
- OPEN SPACES
- PRIVATE OUTDOOR AMENITY SPACE
- PUBLIC REALM AND SIDEWALKS
- NET NEW SHADOWS CAST ON GROUND SURFACES
- NET NEW SHADOW CAST ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)
- AREA IN SHADOW

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

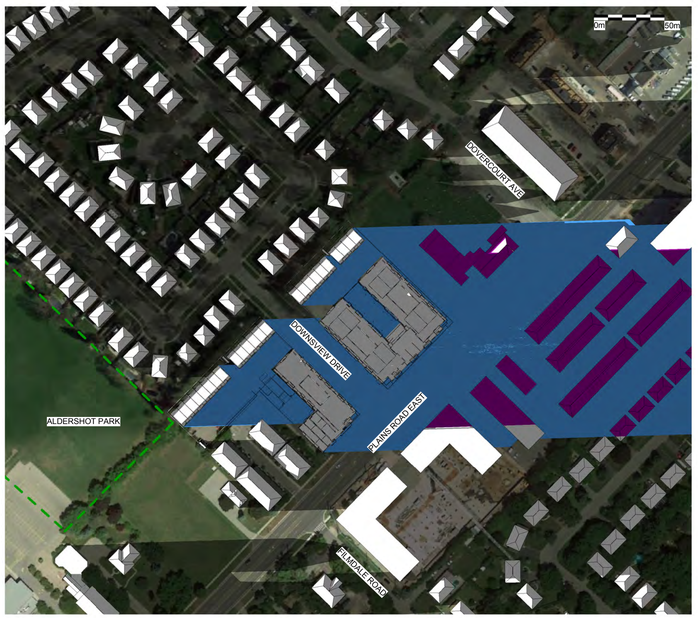
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Project Date
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Checked by TJM
Plot Date / Time 2022-05-12 3:18:43 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

SHADOW STUDY - FALL EQUINOX

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status
Drawing No. D4.3 Revision No. - r1



4 **SHADOW STUDY SEP 21 6PM**
1 : 2000

TRUE NORTH

GENERAL NOTES

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LEGEND

SITE BOUNDRY

OPEN SPACES

PRIVATE OUTDOOR AMENITY SPACE

PUBLIC REALM AND SIDEWALKS

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOW CAST ON ROOF SURFACES

AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)

AREA IN SHADOW



3 **SHADOW STUDY SEP 21 5PM**
1 : 2000



2 **SHADOW STUDY SEP 21 4PM**
1 : 2000



1 **SHADOW STUDY SEP 21 3PM**
1 : 2000

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No 22008
Project Date
Drawn by JKM
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Plot Date / Time 2022-05-12 3:24:37 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

SHADOW STUDY - FALL EQUINOX

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status
Drawing No. D4.4 Revision No. - r1

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5 **SHADOW STUDY DEC 21 3PM**
1 : 2000



4 **SHADOW STUDY DEC 21 2PM**
1 : 2000



3 **SHADOW STUDY DEC 21 1PM**
1 : 2000



2 **SHADOW STUDY DEC 21 12PM**
1 : 2000



1 **SHADOW STUDY DEC 21 11AM**
1 : 2000

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TRUE NORTH

GENERAL NOTES

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LEGEND

SITE BOUNDRY

OPEN SPACES

PRIVATE OUTDOOR AMENITY SPACE

PUBLIC REALM AND SIDEWALKS

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOW CAST ON ROOF SURFACES

AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)

AREA IN SHADOW

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No	22008
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Drawn by	JKM
Checked by	TJM
Plot Date / Time	2022-05-12 3:31:54 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

SHADOW STUDY - WINTER SOLSTICE

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	1 : 2000
Status	
Drawing No.	Revision No.
D4.5	- r1



6 **SHADOW STUDY JUN 21 1PM**
1 : 2000



5 **SHADOW STUDY JUN 21 12PM**
1 : 2000



4 **SHADOW STUDY JUN 21 11AM**
1 : 2000



3 **SHADOW STUDY JUN 21 10AM**
1 : 2000



2 **SHADOW STUDY JUN 21 9AM**
1 : 2000



1 **SHADOW STUDY JUN 21 8AM**
1 : 2000

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TRUE NORTH

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- SITE BOUNDRY
- OPEN SPACES
- PRIVATE OUTDOOR AMENITY SPACE
- PUBLIC REALM AND SIDEWALKS
- NET NEW SHADOWS CAST ON GROUND SURFACES
- NET NEW SHADOW CAST ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)
- AREA IN SHADOW

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

Project No 22008
Project Date
Drawn by JKM
Checked by TJM
Plot Date / Time 2022-05-12 3:39:43 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

SHADOW STUDY - SUMMER SOLSTICE

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status
Drawing No. D4.6 Revision No. - r1



6 SHADOW STUDY JUN 21 7PM
1 : 2000



5 SHADOW STUDY JUN 21 6PM
1 : 2000



4 SHADOW STUDY JUN 21 5PM
1 : 2000



3 SHADOW STUDY JUN 21 4PM
1 : 2000

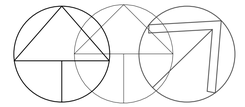


2 SHADOW STUDY JUN 21 3PM
1 : 2000



1 SHADOW STUDY JUN 21 2PM
1 : 2000

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LEGEND

- SITE BOUNDRY
- OPEN SPACES
- PRIVATE OUTDOOR AMENITY SPACE
- PUBLIC REALM AND SIDEWALKS
- NET NEW SHADOWS CAST ON GROUND SURFACES
- NET NEW SHADOW CAST ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE ($A_{S(TEST)}$)
- AREA IN SHADOW

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA

srm ARCHITECTS INC.

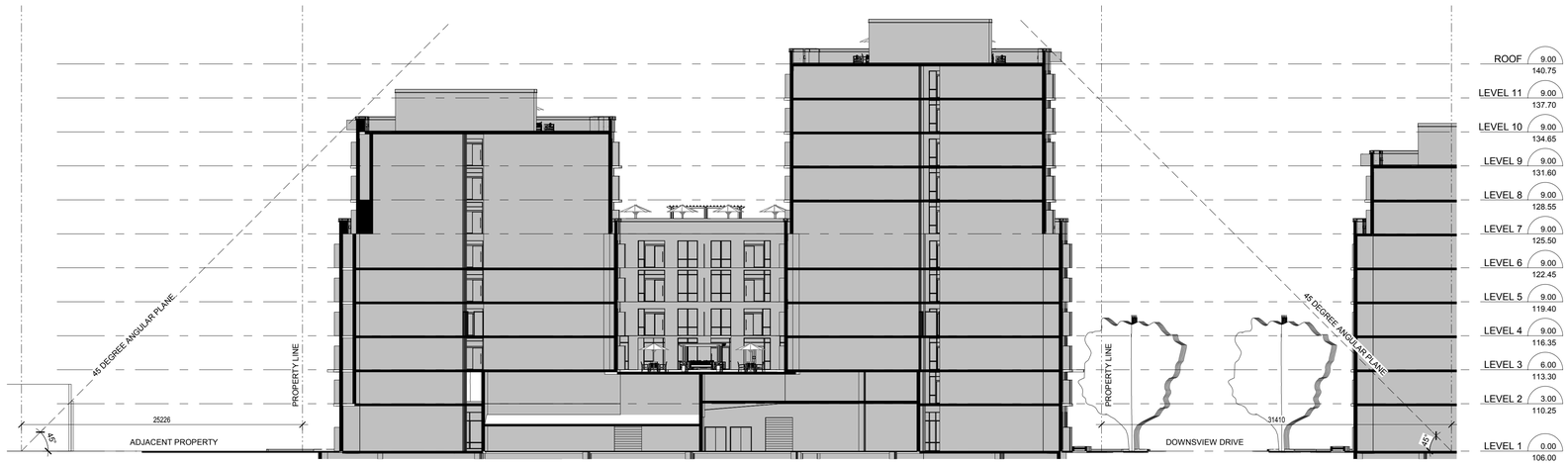
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355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

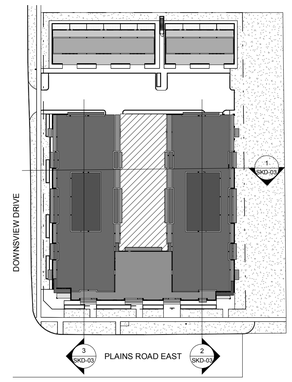
SHADOW STUDY - SUMMER SOLSTICE

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 2000
Status
Drawing No. D4.7 Revision No. - r1



1 **EW ANGULAR PLANE - THROUGH BLDG 1**
1 : 250



4 **BUILDING 1 ANGULAR PLANE KEYPLAN**
1 : 1000

GENERAL NOTES

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2 **NS ANGULAR PLANE - THROUGH BLDG 1 TOWER 1**
1 : 250

No.	Date	Revision
1	2022-05-12	ISSUED FOR ZBA



3 **NS ANGULAR PLANE - THROUGH BLDG 1 TOWER 2**
1 : 250

srm ARCHITECTS INC.

Project No	22008
Project Date	
Drawn by	Author
Checked by	Checker
Plot Date / Time	2022-05-12 3:48:12 PM

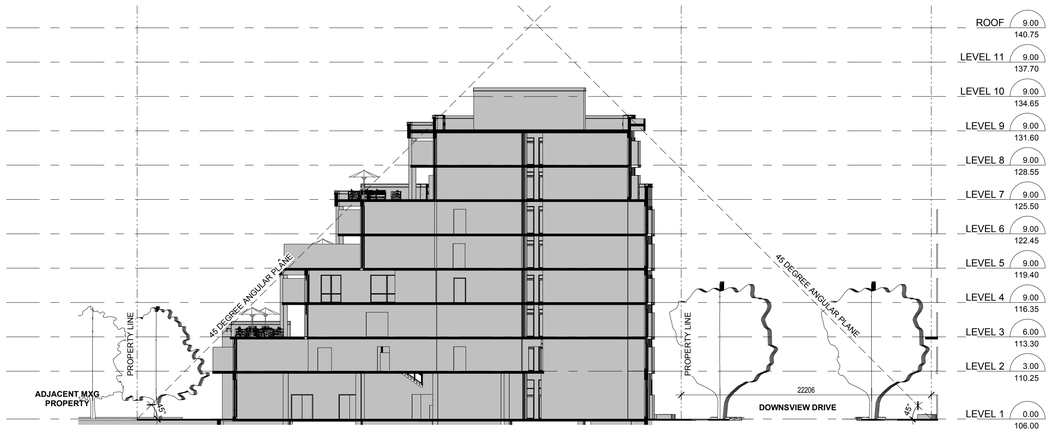
355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

ANGULAR PLANE DIAGRAMS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	As indicated
Status	
Drawing No.	SKD-03
Revision No.	- r1

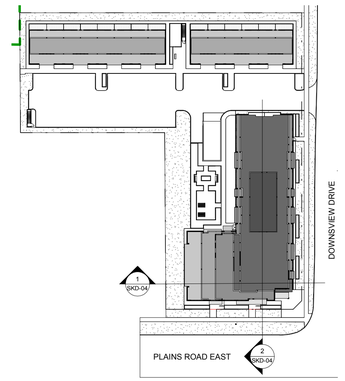
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1 EW ANGULAR PLANE - THROUGH BLDG 2
1 : 250



2 NS ANGULAR PLANE - THROUGH BLDG 2
1 : 250



3 BUILDING 2 ANGULAR PLANE KEYPLAN
1 : 1000

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srm ARCHITECTS INC.

Project No 22008
Project Date
Drawn by Author
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Plot Date / Time 2022-05-12 3:48:25 PM

355 PLAINS ROAD & 1010 DOWNSVIEW DRIVE

ANGULAR PLANE DIAGRAMS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale As indicated
Status
Drawing No. SKD-04 Revision No. - r1

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