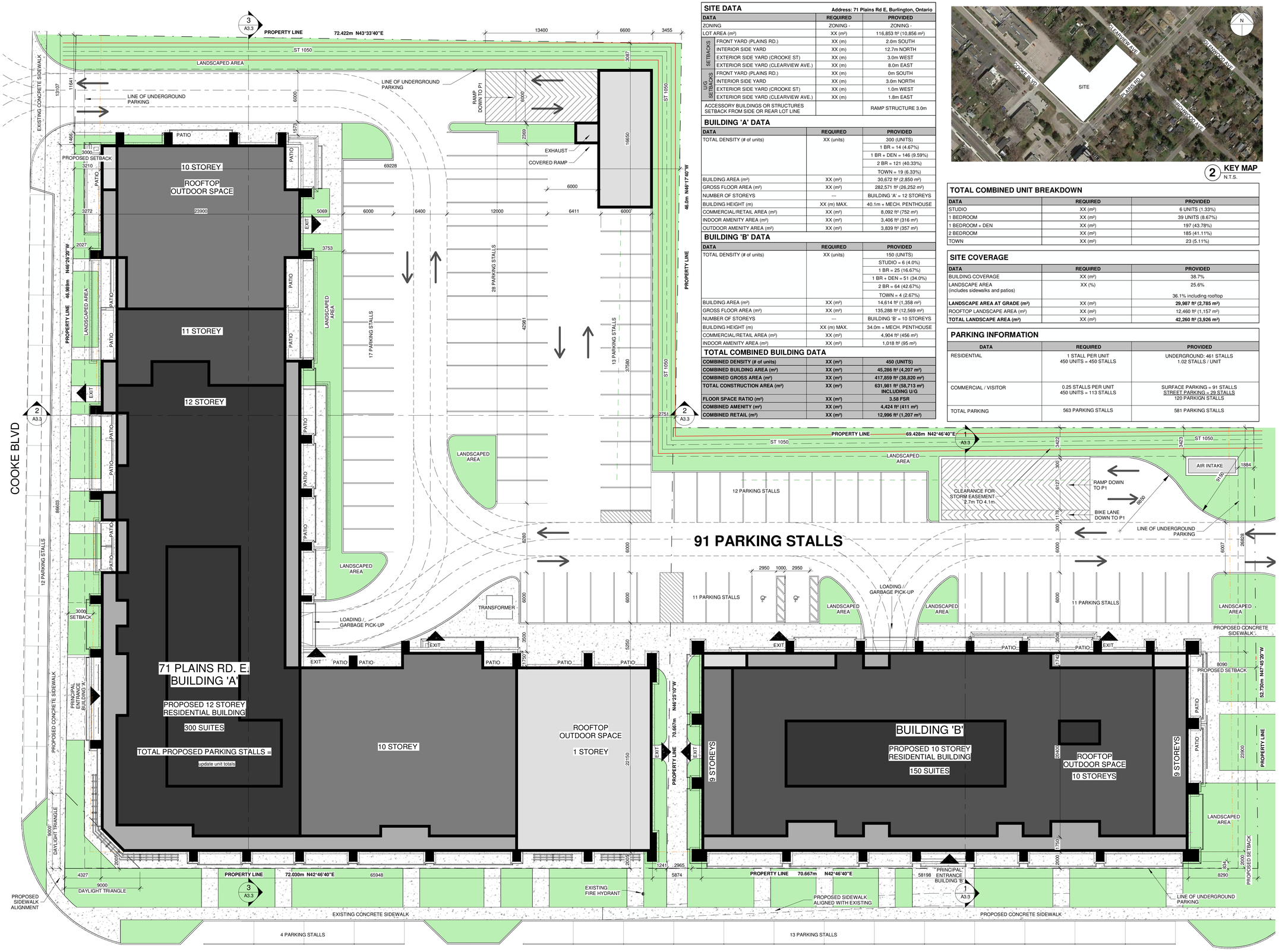



## SITE DATA

**Address: 71 Plains Rd E, Burlington, Ontario**

| DATA | | REQUIRED | PROVIDED |
|---|---|---|---|
| ZONING | | ZONING - | ZONING - |
| LOT AREA (m²) | | XX (m²) | 116,853 ft² (10,856 m²) |
| SETBACKS | FRONT YARD (PLAINS RD.) | XX (m) | 2.0m SOUTH |
| | INTERIOR SIDE YARD | XX (m) | 12.7m NORTH |
| | EXTERIOR SIDE YARD (CROOKE ST) | XX (m) | 3.0m WEST |
| | EXTERIOR SIDE YARD (CLEARVIEW AVE.) | XX (m) | 8.0m EAST |
| U/G SETBACKS | FRONT YARD (PLAINS RD.) | XX (m) | 0m SOUTH |
| | INTERIOR SIDE YARD | XX (m) | 3.0m NORTH |
| | EXTERIOR SIDE YARD (CROOKE ST) | XX (m) | 1.0m WEST |
| | EXTERIOR SIDE YARD (CLEARVIEW AVE.) | XX (m) | 1.8m EAST |
| ACCESSORY BUILDINGS OR STRUCTURES SETBACK FROM SIDE OR REAR LOT LINE | | | RAMP STRUCTURE 3.0m |

## BUILDING 'A' DATA

| DATA | REQUIRED | PROVIDED |
|---|---|---|
| TOTAL DENSITY (# of units) | XX (units) | 300 (UNITS) |
| | | 1 BR = 14 (4.67%) |
| | | 1 BR + DEN = 146 (9.59%) |
| | | 2 BR = 121 (40.33%) |
| | | TOWN = 19 (6.33%) |
| BUILDING AREA (m²) | XX (m²) | 30,672 ft² (2,850 m²) |
| GROSS FLOOR AREA (m²) | XX (m²) | 282,571 ft² (26,252 m²) |
| NUMBER OF STOREYS | --- | BUILDING 'A' = 12 STOREYS |
| BUILDING HEIGHT (m) | XX (m) MAX. | 40.1m + MECH. PENTHOUSE |
| COMMERCIAL/RETAIL AREA (m²) | XX (m²) | 8,092 ft² (752 m²) |
| INDOOR AMENITY AREA (m²) | XX (m²) | 3,406 ft² (316 m²) |
| OUTDOOR AMENITY AREA (m²) | XX (m²) | 3,839 ft² (357 m²) |

## BUILDING 'B' DATA

| DATA | REQUIRED | PROVIDED |
|---|---|---|
| TOTAL DENSITY (# of units) | XX (units) | 150 (UNITS) |
| | | STUDIO = 6 (4.0%) |
| | | 1 BR = 25 (16.67%) |
| | | 1 BR + DEN = 51 (34.0%) |
| | | 2 BR = 64 (42.67%) |
| | | TOWN = 4 (2.67%) |
| BUILDING AREA (m²) | XX (m²) | 14,614 ft² (1,358 m²) |
| GROSS FLOOR AREA (m²) | XX (m²) | 135,288 ft² (12,569 m²) |
| NUMBER OF STOREYS | --- | BUILDING 'B' = 10 STOREYS |
| BUILDING HEIGHT (m) | XX (m) MAX. | 34.0m + MECH. PENTHOUSE |
| COMMERCIAL/RETAIL AREA (m²) | XX (m²) | 4,904 ft² (456 m²) |
| INDOOR AMENITY AREA (m²) | XX (m²) | 1,018 ft² (95 m²) |

## TOTAL COMBINED BUILDING DATA

| | | |
|---|---|---|
| **COMBINED DENSITY (# of units)** | **XX (m²)** | **450 (UNITS)** |
| **COMBINED BUILDING AREA (m²)** | **XX (m²)** | **45,286 ft² (4,207 m²)** |
| **COMBINED GROSS AREA (m²)** | **XX (m²)** | **417,859 ft² (38,820 m²)** |
| **TOTAL CONSTRUCTION AREA (m²)** | **XX (m²)** | **631,981 ft² (58,713 m²) INCLUDING U/G** |
| **FLOOR SPACE RATIO (m²)** | **XX (m²)** | **3.58 FSR** |
| **COMBINED AMENITY (m²)** | **XX (m²)** | **4,424 ft² (411 m²)** |
| **COMBINED RETAIL (m²)** | **XX (m²)** | **12,996 ft² (1,207 m²)** |




**2 KEY MAP** N.T.S.

## TOTAL COMBINED UNIT BREAKDOWN

| DATA | REQUIRED | PROVIDED |
|---|---|---|
| STUDIO | XX (m²) | 6 UNITS (1.33%) |
| 1 BEDROOM | XX (m²) | 39 UNITS (8.67%) |
| 1 BEDROOM + DEN | XX (m²) | 197 (43.78%) |
| 2 BEDROOM | XX (m²) | 185 (41.11%) |
| TOWN | XX (m²) | 23 (5.11%) |

## SITE COVERAGE

| DATA | REQUIRED | PROVIDED |
|---|---|---|
| BUILDING COVERAGE | XX (m²) | 38.7% |
| LANDSCAPE AREA (includes sidewalks and patios) | XX (%) | 25.6%<br>36.1% including rooftop |
| **LANDSCAPE AREA AT GRADE (m²)** | XX (m²) | **29,987 ft² (2,785 m²)** |
| ROOFTOP LANDSCAPE AREA (m²) | XX (m²) | 12,460 ft² (1,157 m²) |
| **TOTAL LANDSCAPE AREA (m²)** | XX (m²) | **42,260 ft² (3,926 m²)** |

## PARKING INFORMATION

| DATA | REQUIRED | PROVIDED |
|---|---|---|
| RESIDENTIAL | 1 STALL PER UNIT<br>450 UNITS = 450 STALLS | UNDERGROUND: 461 STALLS<br>1.02 STALLS / UNIT |
| COMMERCIAL / VISITOR | 0.25 STALLS PER UNIT<br>450 UNITS = 113 STALLS | SURFACE PARKING = 91 STALLS<br>STREET PARKING = 29 STALLS<br>120 PARKIGN STALLS |
| TOTAL PARKING | 563 PARKING STALLS | 581 PARKING STALLS |

Project North

True North

## GENERAL NOTES

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|---|---|---|
| 1 | 2017-12-18 | ISSUED FOR REZONING |

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| Project No | 17092 |
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| Drawn by | WC |
| Checked by | MV |
| Plot Date / Time | 2017-12-18 12:08:18 PM |

**53-71 Plains Rd E**

**SITE PLAN**

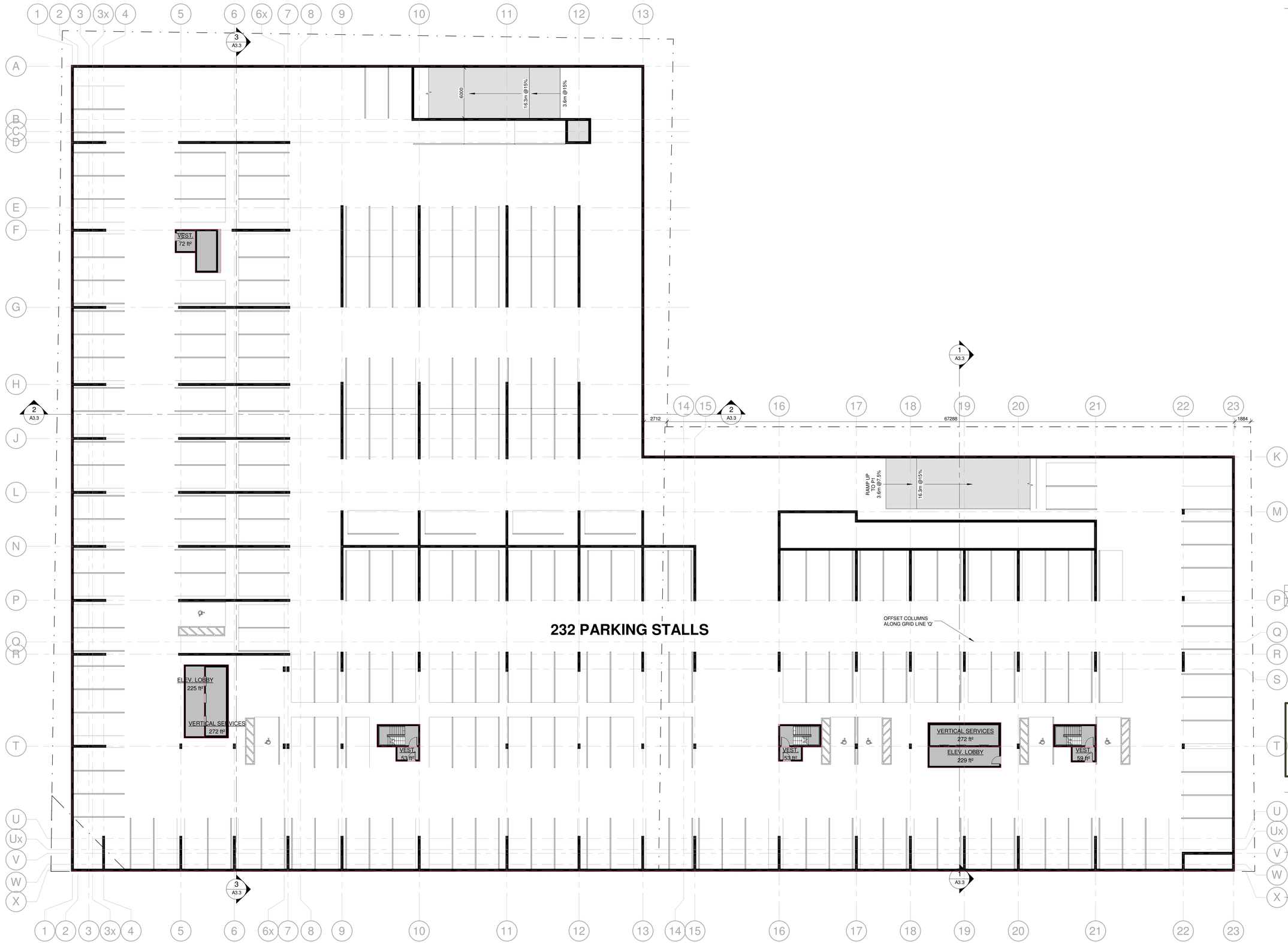
PRELIMINARY

Drawing Scale: As indicated

Status

Drawing No. **A1.2** Revision No.

**1 SITE PLAN** 1 : 200




Project North

True North

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| Project No | 17092 |
| Issue Date | 2017-12-01 |
| Drawn by | WC |
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# 53-71 Plains Rd E

## PARKING LEVEL P2

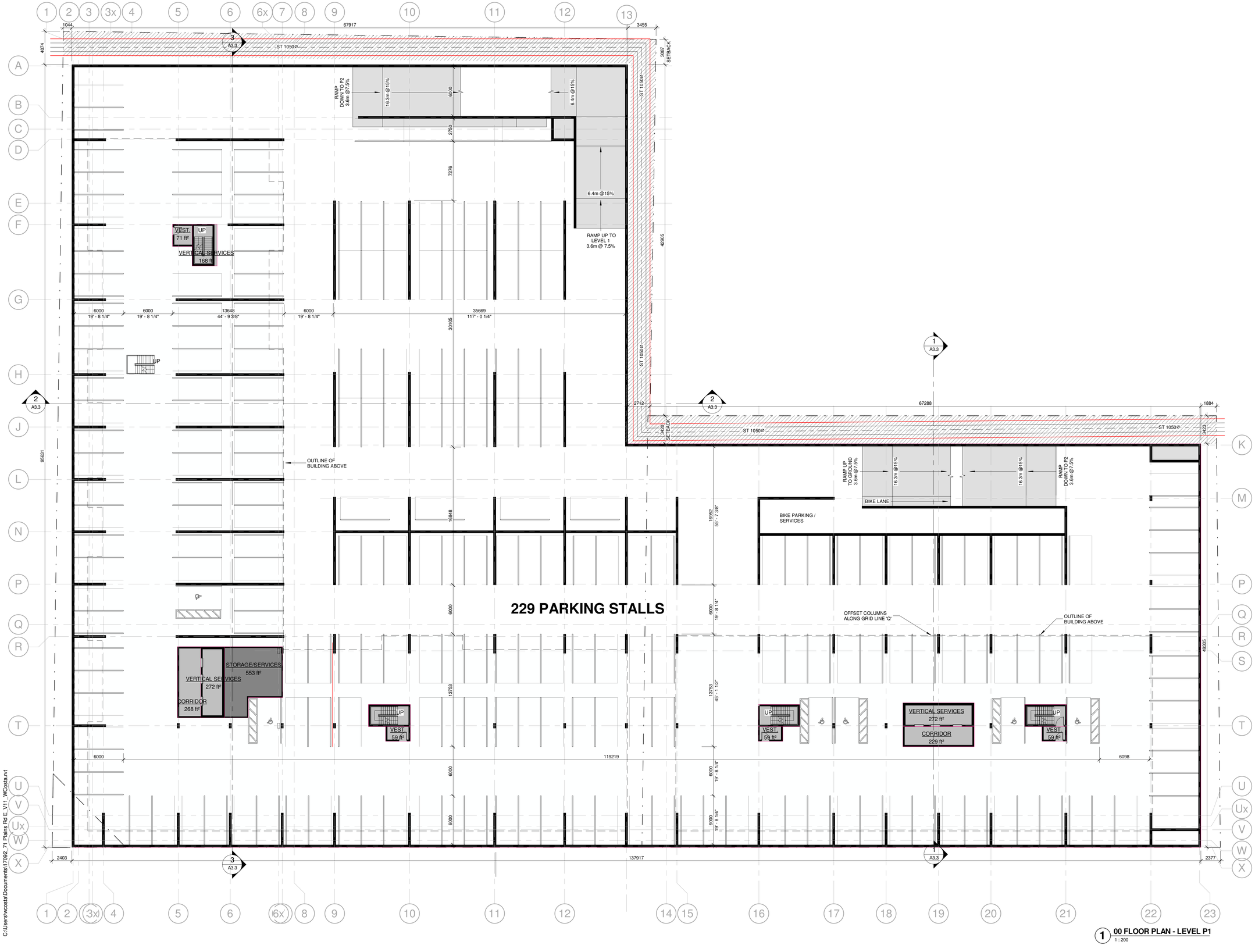
PRELIMINARY

| | |
|---|---|
| Drawing Scale | As indicated |
| Status | |
| Drawing No. | Revision No. |
| **A2.1** | |

1 00 FLOOR PLAN - LEVEL P2
1 : 200

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1 00 FLOOR PLAN - LEVEL P1
1 : 200

Project North

True North

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| Project No | 17092 |
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# 53-71 Plains Rd E

## PARKING LEVEL P1

PRELIMINARY

| | |
|---|---|
| Drawing Scale | As indicated |
| Status | |
| Drawing No. | Revision No. |
| **A2.2** | |

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1 00 FLOOR PLAN - LEVEL 1
1 : 200

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Project North

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# 53-71 Plains Rd E

## LEVEL 1 FLOOR PLAN

PRELIMINARY

| | |
|---|---|
| Drawing Scale | As indicated |
| Status | |
| Drawing No. | A2.3 |
| Revision No. | |




1 LEVEL 2
1 : 200

**Project North** **True North**

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# 53-71 Plains Rd E

# LEVEL 2 FLOOR PLAN

PRELIMINARY

| | |
|---|---|
| Drawing Scale | As indicated |
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| Drawing No. | Revision No. |

**A2.4**

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Project North

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# 53-71 Plains Rd E

## LEVEL 3 FLOOR PLAN

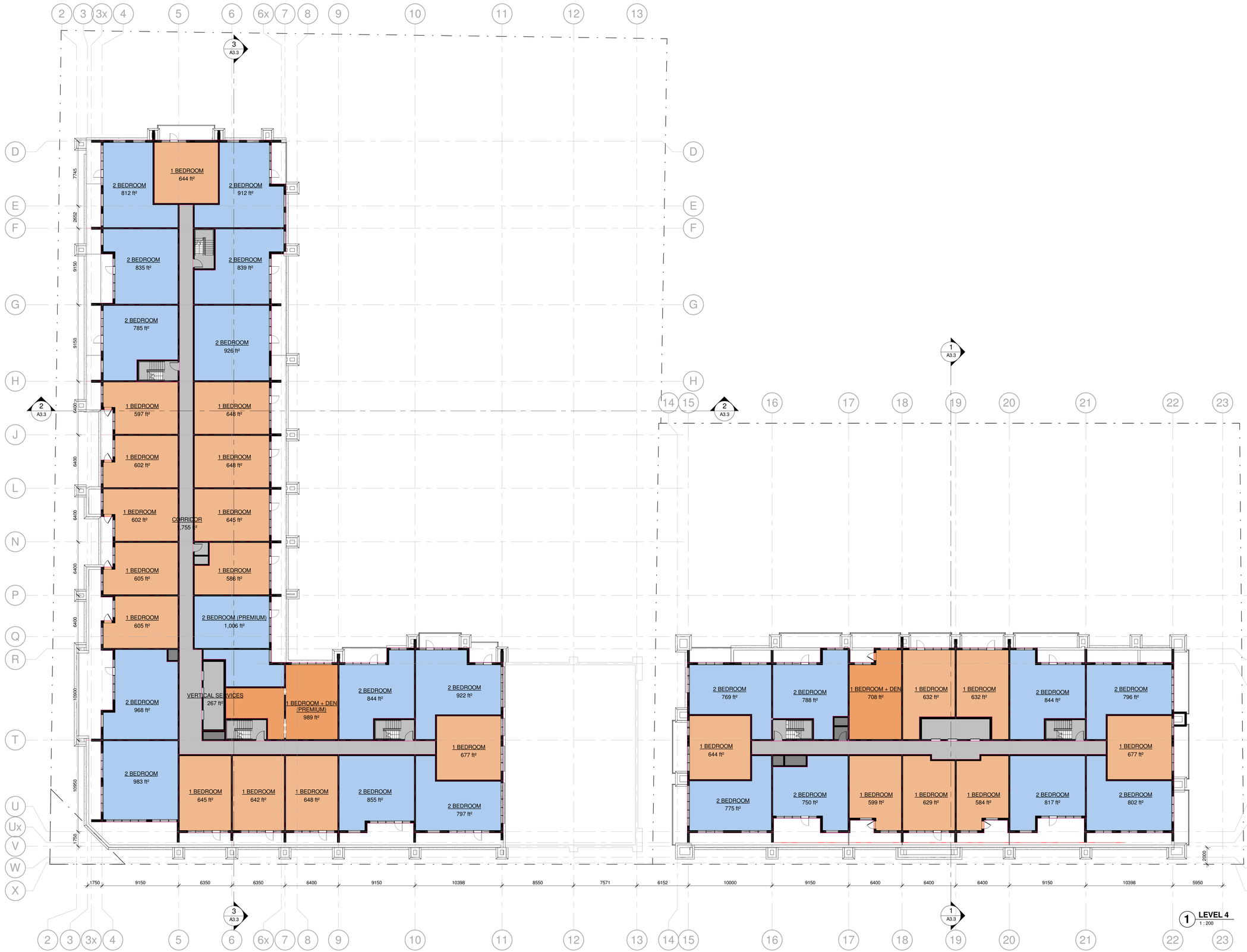
PRELIMINARY

Drawing Scale: As indicated

Status

Drawing No. A2.5

Revision No.




## GENERAL NOTES

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|---|---|---|
| 1 | 2017-12-18 | ISSUED FOR REZONING |

srm ARCHITECTS INC.

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| Project No | 17092 |
| Issue Date | 2017-12-01 |
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# 53-71 Plains Rd E

# LEVEL 4-9 FLOOR PLAN

PRELIMINARY

Drawing Scale: As indicated

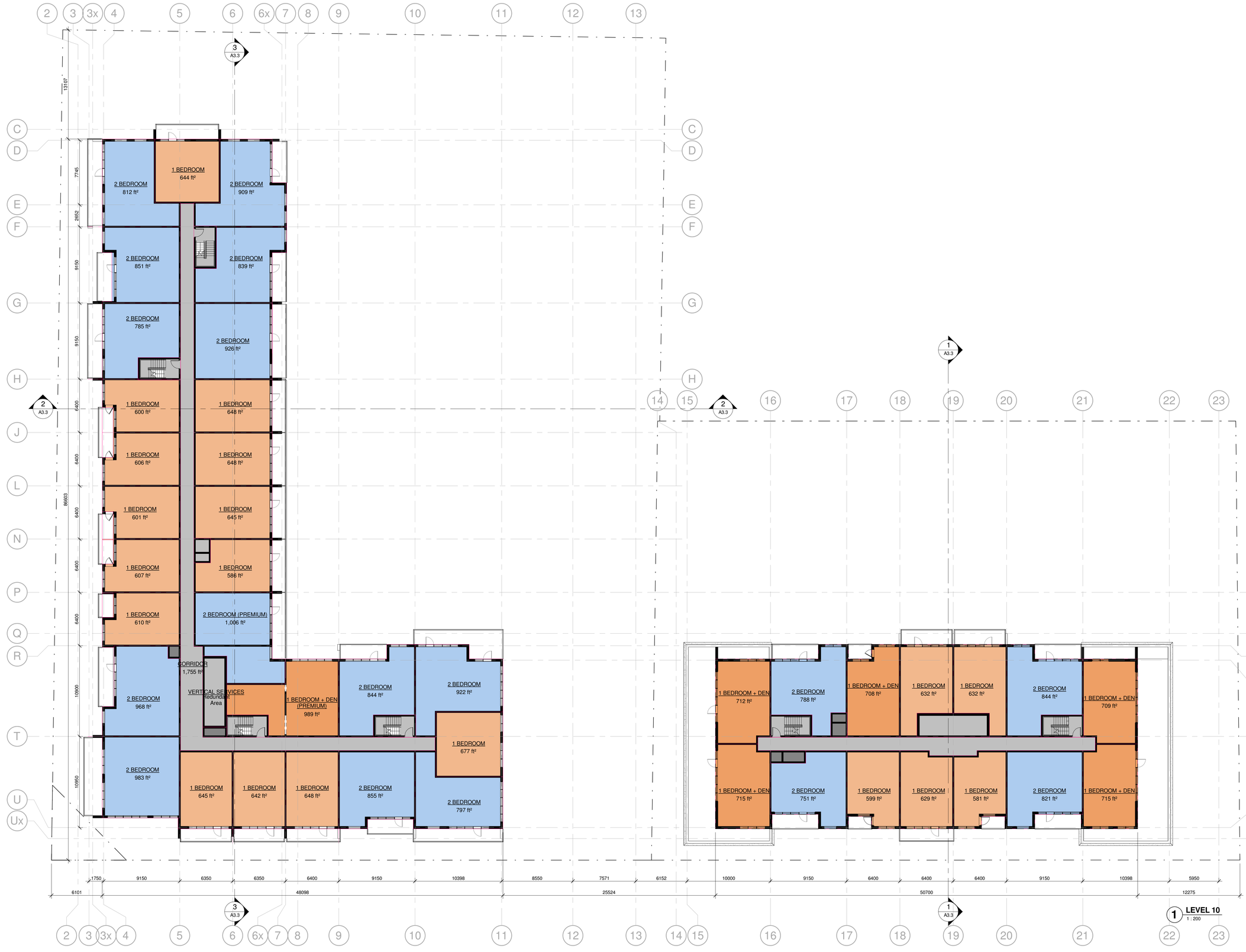
Status

Drawing No. A2.6

Revision No.

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1 LEVEL 10
1 : 200

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Project North

True North

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|---|---|---|
| 1 | 2017-12-18 | ISSUED FOR REZONING |

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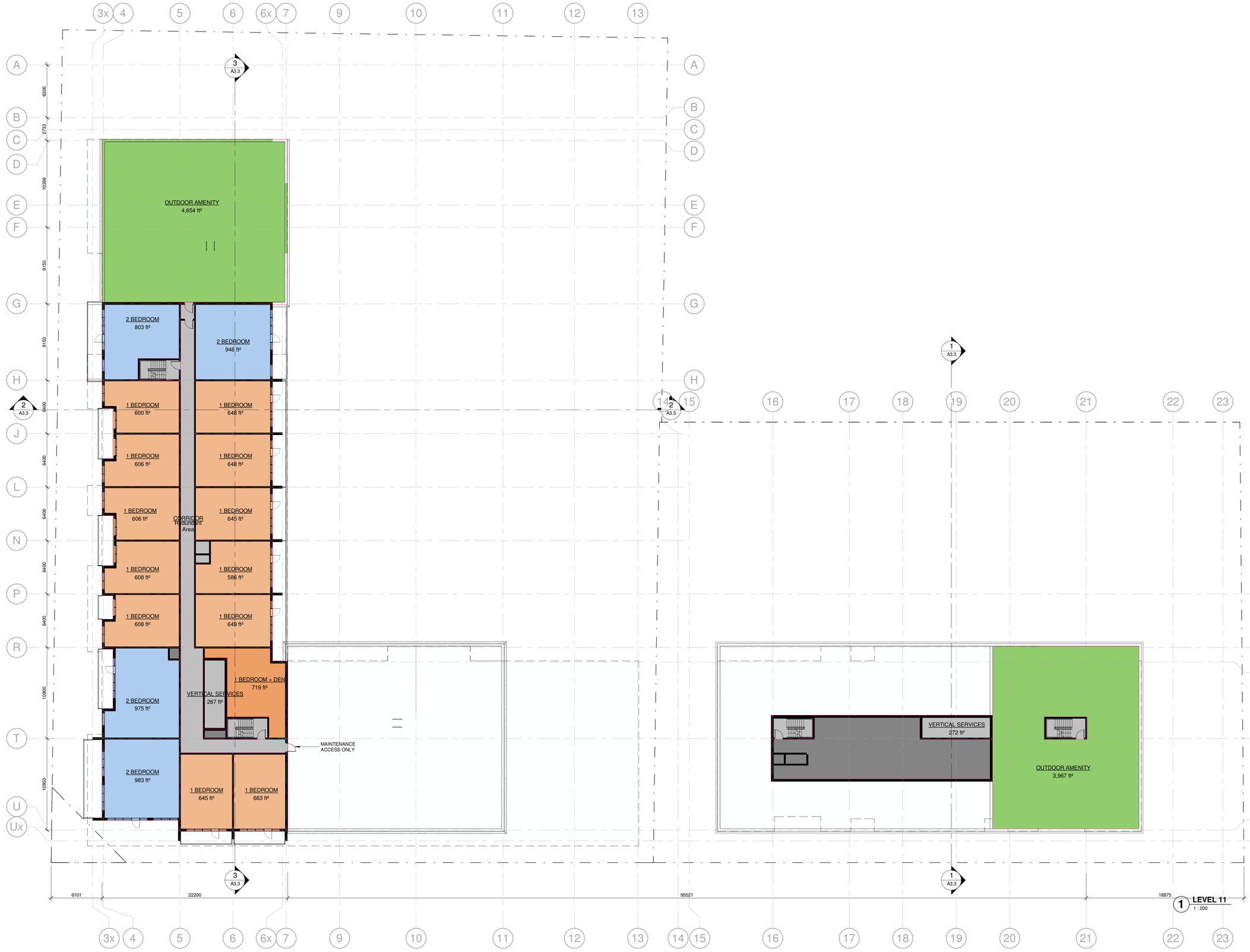
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| Project No | 17092 |
| Issue Date | 2017-12-01 |
| Drawn by | WC |
| Checked by | MV |
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# 53-71 Plains Rd E

## LEVEL 10 FLOOR PLAN

PRELIMINARY

| | |
|---|---|
| Drawing Scale | As indicated |
| Status | |
| Drawing No. | Revision No. |
| A2.7 | |




1 **LEVEL 11**
1 : 200

**Project North** **True North**

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# 53-71 Plains Rd E

## LEVEL 11 FLOOR PLAN

PRELIMINARY

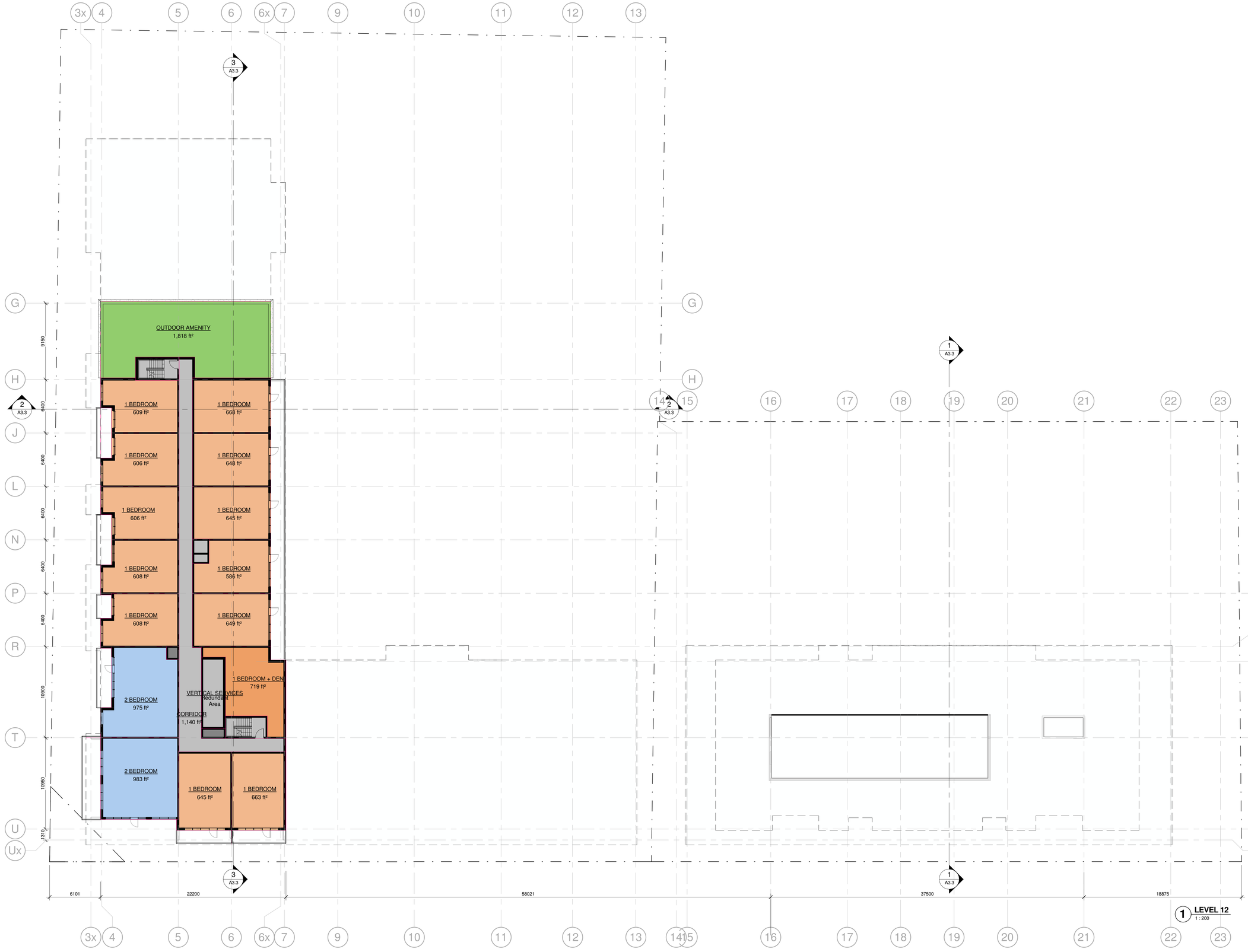
Drawing Scale: As indicated
Status:
Drawing No.: A2.8
Revision No.:

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1 LEVEL 12
1 : 200

**Project North** **True North**

## GENERAL NOTES

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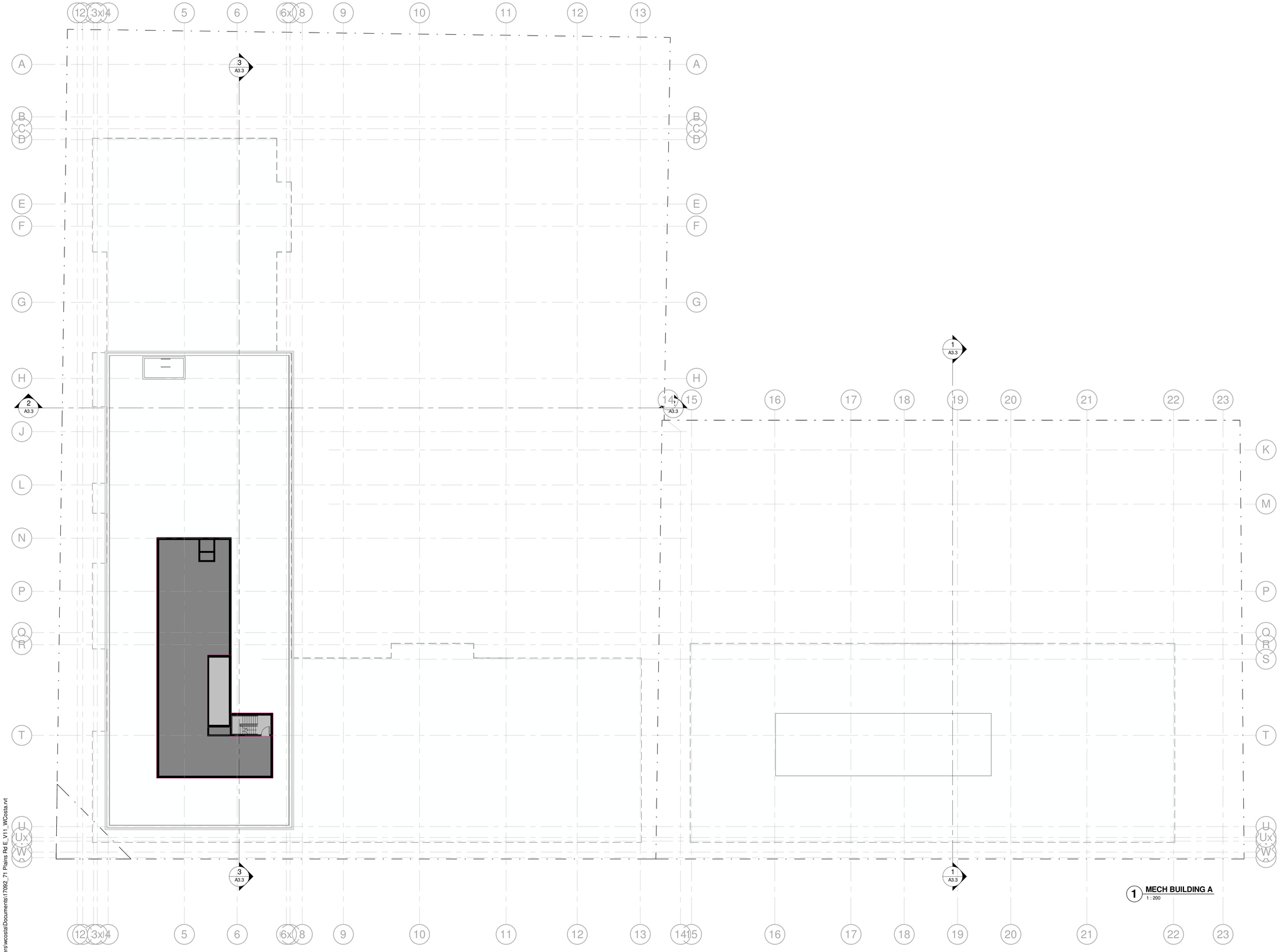
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# 53-71 Plains Rd E

## LEVEL 12 FLOOR PLAN

PRELIMINARY

| | |
|---|---|
| Drawing Scale | As indicated |
| Status | |
| Drawing No. | Revision No. |
| **A2.9** | |




1 **MECH BUILDING A**
1 : 200

Project North

True North

| No. | Date | Revision |
|---|---|---|
| 1 | 2017-12-18 | ISSUED FOR REZONING |

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Project No 17092
Issue Date 2017-12-01
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# 53-71 Plains Rd E

## MECHANICAL PENTHOUSE

PRELIMINARY

Drawing Scale 1 : 200
Status

Drawing No. A2.10
Revision No.

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1 NORTH ELEVATION
1 : 225




2 SOUTH ELEVATION
1 : 225

## GENERAL NOTES

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# 53-71 Plains Rd E

## NORTH AND SOUTH

PRELIMINARY

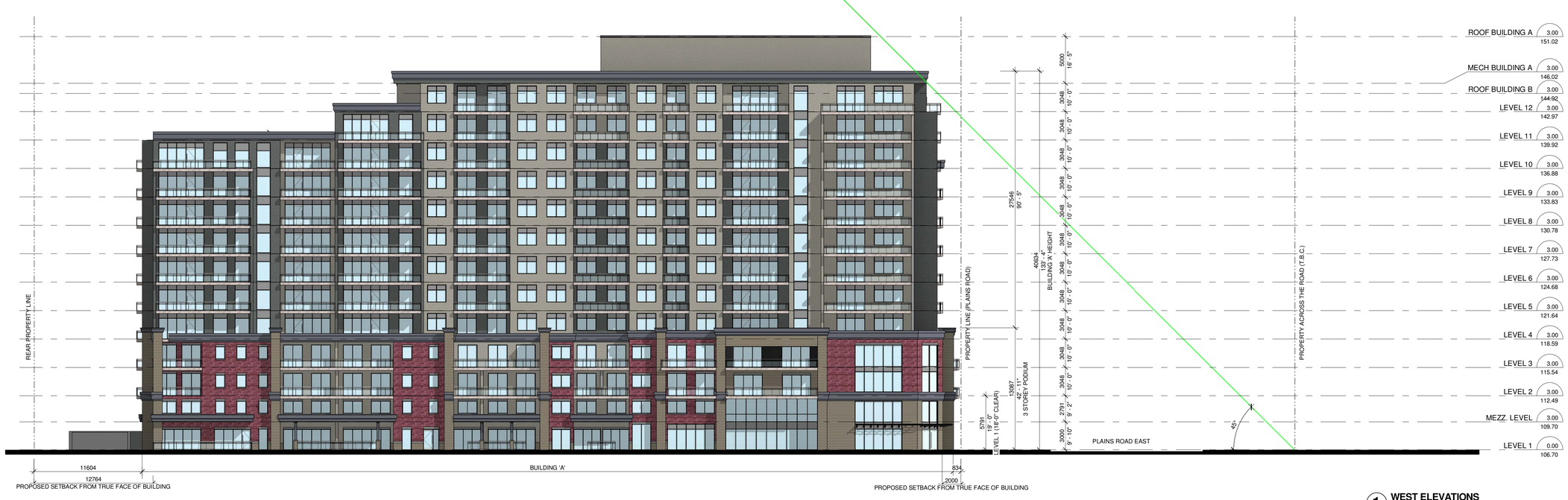
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| Drawing Scale | As indicated |
| Status | |
| Drawing No. | Revision No. |
| A3.1 | |

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**2 EAST ELEVATION**
1 : 225




**1 WEST ELEVATIONS**
1 : 225

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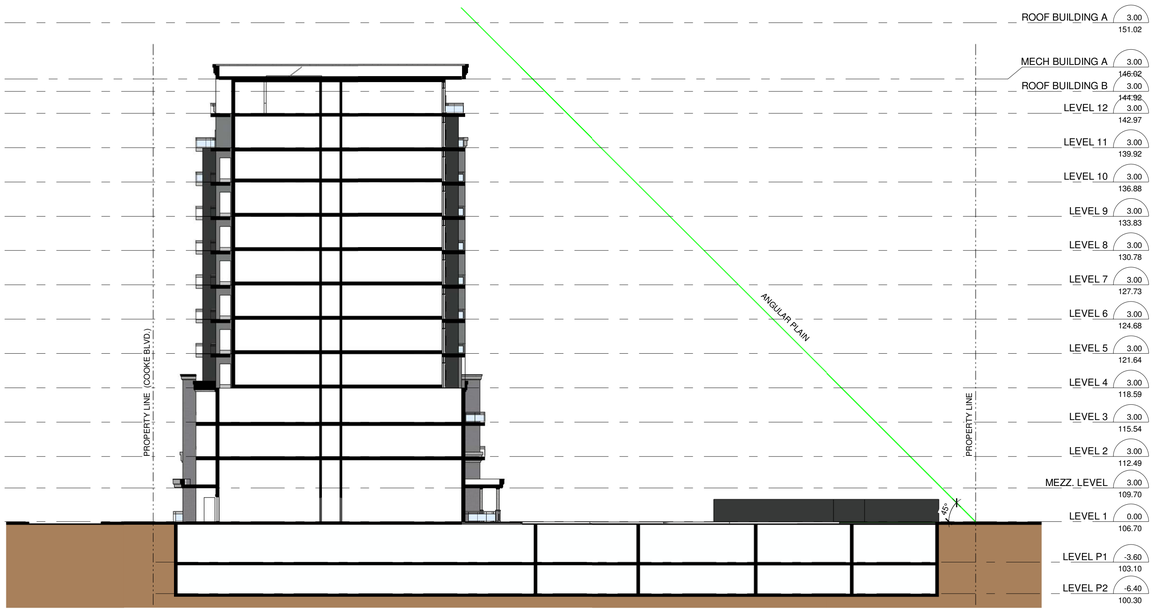
## EAST AND WEST

PRELIMINARY

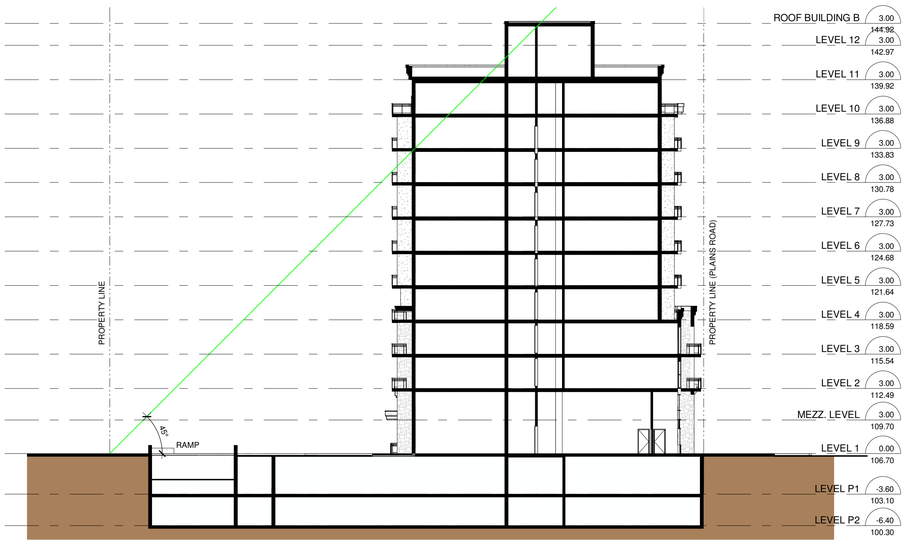
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| Drawing Scale | As indicated |
| Status | |
| Drawing No. | Revision No. |
| **A3.2** | |

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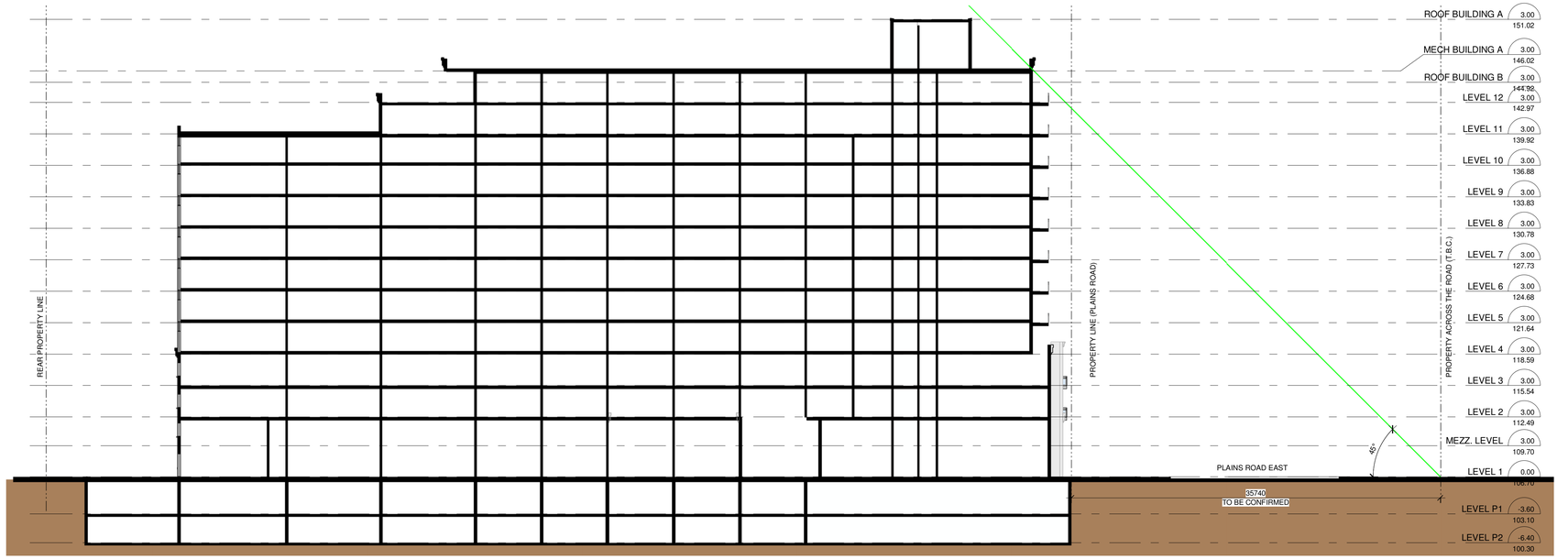
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2 **SECTION LOOKING NORTH**
1 : 250




1 **SECTION LOOKING EAST 1**
1 : 250




3 **SECTION LOOKING EAST 2**
1 : 250

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# 53-71 Plains Rd E

## BUILDING SECTIONS

PRELIMINARY

Drawing Scale: As indicated
Status:
Drawing No.: **A3.3**
Revision No.:

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