PLAINS ROAD EAST
FIREROUTE

ALDERSHOT MAIN STREET (AM)
MAJOR TRANSIT STATION AREA (MTSA) MAJOR MIXED USE STREET

ROAD CURB

5M WIDE LANDSCAPE BUFFER

3M WIDE MUNICIPAL SIDEWALK (1950 NORTH EDGE TO LINE UP WITH MUNICIPAL SIDEWALK EAST AND WEST OF SITE)

SET BACK FROM STREET CURB

5x5 DAYLIGHT TRIANGLE AREA TO BE DEDICATED TO CITY

PROPERTY LINE

MIN SET BACKS FOR RETAIL AT GRADE

MIN SET BACKS FOR RESIDENTIAL

6x6 VISIBILITY TRIANGLE

INSIDE EDGE OF SHORING AT ITS MAX EXTENT

EXISTING HYDRANT

1.5M WIDE MUNICIPAL SIDEWALK

COMMERCIAL WEST
596.05

COMMERCIAL EAST
448.41

GROUND FLR INDOOR AMENITY
406.93

PRINCIPAL ENTRANCE

COMMERCIAL ENTRANCE

24 SHORT TERM BICYCLE RACKS

EXIT A

EXIT B

GARAGE INTAKE

GAS REGULATORS

RESIDENTIAL

G-06 2BDRM 65

G-05 1BDRM+DEN 65

G-04 1BDRM+DEN 51

G-03 1BDRM+DEN 50

G-02 1BDRM+DEN 50

G-01 2BDRM 42

PRIVATE GARDEN

PRIVATE GARDENS

PLANTER

1.2 HIGH FENCE WITH GATE

SNOW STORAGE AREA 23M2

GARBAGE ROOM
132M2
5 RECYCLING BINS
6 GARBAGE BINS
12 (360L) ORGANIC CARTS

SECURITY WIRE CHAIN LINK FENCE WITH GATE MIN 2.2M WIDE

TRISORTER W/COMPACTOR

CHUTE ABOVE

MECH AND SPRINKLER RISERS

ELECT RISERS

RESIDENTIAL LOBBY
109

INDOOR AMENITY

GARBAGE BULK ITEMS 10M2

4 SHORT TERM BICYCLE RACKS

CURB RAMP 1800 1500

CONCRETE SIDEWALK

5.95MX8.6M GARBAGE STAGING AREA FOR PICK UP 46M2
4.2M MIN HEADROOM

LOADING DOCK 2.7x9.7 3.7M CLEAR

OUTDOOR COMMON AMENITY

OUTDOOR AMENITY UNDER CANOPY 21.72

B/O RAMP 98.48

RAMP DN TO P1 @7.5%

98.70

RAMP DN TO P1 @6%

6M WIDE VEHICULAR RAMP

100.37

1.2M HIGH FENCE W/ GATE

GARAGE ENTRANCE

100.60

EXISTING HYDRANT

3X3 VISIBILITY TRIANGLE

SNOW STORAGE AREA 23M2

FLUSH CURB

GARBAGE BIN COLLECTION OPEN TO SKY

HALTON REGION Custom

TRAFFIC CALMING ZONE RAISED PAVEMENT WITH PAINTED LINES

47 ON GRADE PARKING SPACES (INCLUDES 3 SMALL CARS AND 4 BARRIER FREE) + 2 LOADING DOCKS

STORM WATER FILTRATION SYSTEM ACCESS

GARAGE MIR 2.4M x 2.8M 6.8M2

GROUNDING MIN 0.3M FROM PROPERTY LINE

BOLLARDS

PROPOSED PRECAST CONCRETE PAD AS PER BH37-3248

PROPOSED 1000kVA

MIN LANDSCAPE BUFFER TO RESIDENTIAL ALSO MIN BUFFER FOR PARKING

E/O SHORING STRUCTURE - MIN 0.5M CLEAR OF GROUNDING

3M WIDE LANDSCAPE BUFFER

3M HIGH SOLID FENCE SEPARATING PROPOSED DEVELOPMENT FROM LOW DENSITY RESIDENTIAL NEIGHBOUR

OUTDOOR COMMON AMENITY

GAZEBO HIGHEST RIDGE AT 4M

1.2M HIGH FENCE W/ GATE

OFF LEASH DOG RUN AREA 315M2

LAND ACQUIRED - FORMAL SEVERANCE APPLICATION IN PROCESS

R13363

3 YARD GARBAGE BIN
2.03Mx1.12Mx1.22M

3 YARD RECYCLABLE CONTAINERS
BIN 2.03Mx1.12Mx1.22M

3 YARD RECYCLABLE PAPERS
BIN 2.03Mx1.12Mx1.22M

2 YARD ORGANICS BIN
2.03Mx1.02Mx0.92M

PARKING
UNDERGROUND GARAGE:
244 (INCLUDES 4 BARRIER FREE + 24 SMALL CARS)
ON GRADE:
47 (INCLUDES 4 BARRIER FREE + 3 SMALL CARS)
2 LOADING DOCKS
TOTAL PARKING: 291 CARS (INCLUDES 8 BARRIER FREE)
PARKING:
RETAIL/VISITOR - 43
RESIDENTIAL - 248

BICYCLES STORAGE:
28 ON GRADE SHORT TERM RACKS,
111 UNDERGROUND LONG TERM STORAGE,
7 UNDERGROUND LONG TERM STORAGE FOR LARGE BICYCLES
TOTAL LONG TERM BICYCLE STORAGE: 118
TOTAL BICYCLE STORAGE: 146

NOTES RE GARBAGE COLLECTION:
- COMMERCIAL UNITS WILL RECEIVE CART COLLECTION ALONG PLAINS ROAD EAST
- GARBAGE TRUCK PROCEEDS IN CONTINUOUS FORWARD MOTION
- UNDERGROUND PARKING STRUCTURE TO SUPPORT MIN35 TONNES LOAD

AMENITIES (INDOORS AND OUTDOORS)

CATEGORY	NAME	AREAS AMENITY (M2)
INDOOR COMMON	GROUND FLR INDOOR AMENITY	406.93
	P2 INDOOR AMENITY	142.51
	P1 INDOOR AMENITY	142.51
		691.95
OUTDOOR COMMON	LAND ACQUIRED SEVERANCE APPLICATION IN PROGRESS	60.25
	OUTDOOR OPEN AIR AMENITY	659.91
	OUTDOOR AMENITY UNDER CANOPY	21.72
	6TH FLR OUTDOOR	37.37
	7TH FLOOR OUTDOOR	19.05
	8TH FLR OUTDOOR	19.05
		817.34
PRIVATE BALCONY/TERRACE	2ND FLOOR	181.63
	3RD FLOOR	201.86
	4TH FLOOR	204.65
	5TH FLOOR	204.64
	6TH FLOOR	476.30
	7TH FLOOR	101.67
	8TH FLOOR	202.41
	9TH FLOOR	101.26
	10TH FLOOR	548.83
	11TH FLOOR	88.90
		2312.15
PRIVATE GROUND LEVEL PATIOS	OUTDOOR RESIDENTIAL PATIOS	80.01
		80.01
	15.42M2/UNIT	3901.45

FAR AS DEFINED IN ZONING BY-LAW 2020: "THE MATHEMATICAL RELATIONSHIP BETWEEN BUILDING FLOOR AREA AND LOT AREA DETERMINED BY DIVIDING THE GROSS BUILDING FLOOR AREA OF ALL BUILDINGS ON A LOT BY THE NET AREA OF THAT LOT."

GROSS BUILDING FLOOR AREA IS DEFINED IN ZONING BY-LAW 2020 AS FOLLOWS : "THE TOTAL AREA OF THE FLOOR MEASURED TO THE OUTSIDE OF ALL OUTSIDE WALLS, INCLUDING A BASEMENT OR CELLAR BUT EXCLUDING AREAS USED FOR PARKING OF MOTOR VEHICLES OR AREAS ABOVE AN ATRIUM."

ZONING BY-LAW 2020: "THE SUM OF THE AREAS OF EACH FLOOR OF A BUILDING BUT SHALL INCLUDE A BASEMENT OR CELLAR WHEN USED FOR COMMERCIAL PURPOSE. MEASUREMENT SHALL BE FROM THE EXTERIOR FACE OF OUTSIDE WALLS, OR FROM THE CENTRE LINE OF PARTITION AND COMMON WALLS. GROSS FLOOR AREA SHALL NOT INCLUDE FLOOR SPACE DEVOTED TO: VEHICLE PARKING, STORAGE, AIR HANDLING EQUIPMENT, ENCLOSED MALL AND HALLWAYS, EXCLUDING KIOSK, STAIRWAYS, ELEVATORS AND ASSOCIATED EQUIPMENT, WASHROOMS, FOYERS, LOBBIES, BUT NOT WAITING AREAS/ROOMS".

BUILDING AREAS AS PER ZONING BY-LAW 2020

NAME	AREA FAR CALC M2	AREAS GFA CALC M2
P3	90.00	0.00
P2	681.00	0.00
P1	721.00	0.00
1ST FLOOR	2099.00	1757.00
2ND FLOOR	2305.00	2065.00
3RD FLOOR	2299.00	2055.00
4TH FLOOR	2305.00	2065.00
5TH FLOOR	2305.00	2065.00
6TH FLOOR	1927.00	1681.00
7TH FLOOR	1927.00	1681.00
8TH FLOOR	1817.00	1571.00
9TH FLOOR	1789.00	1541.00
10TH FLOOR	1282.00	1043.00
11TH FLOOR	1284.00	1044.00
MECHANICAL PENTHOUSE	636.00	0.00
	23467	18568
	FAR=4.91	

BUILDING HEIGHT FROM GRADE:
T/O ROOF DECK OVER 11TH FLOOR - 35400
T/O ROOF DECK OVER MECHANICAL PENTHOUSE - 39400

GROUND FLOOR

6 EXTERIOR INDEPENDENTLY ACCESSED APARTMENTS

SITE AREAS STATISTIC

AREA LOT	AREA BUILDING	COVERAGE	AREA DRIVEWAY	AREA WALKWAY	AREA LANDSCAPE	LANDSCAPE %	LANDSCAPE+ WALKWAY%
4782.65	2123.00	44.39%	1491.05	409.40	759.54	15.89%	24.44%

GROUND FLOOR GROSS AREAS STATISTIC

NAME	AREA BUILDING	AREAS RESIDENTIAL	AREAS COMMERCIAL	AREAS SERVICE
1ST FLOOR	2098.99	730.61	1045.01	15.32

1 SITE PLAN
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

DRAWING NORTH | GEOGRAFIC NORTH

KOZLOWSKI ARCHITECT
416-778-7092

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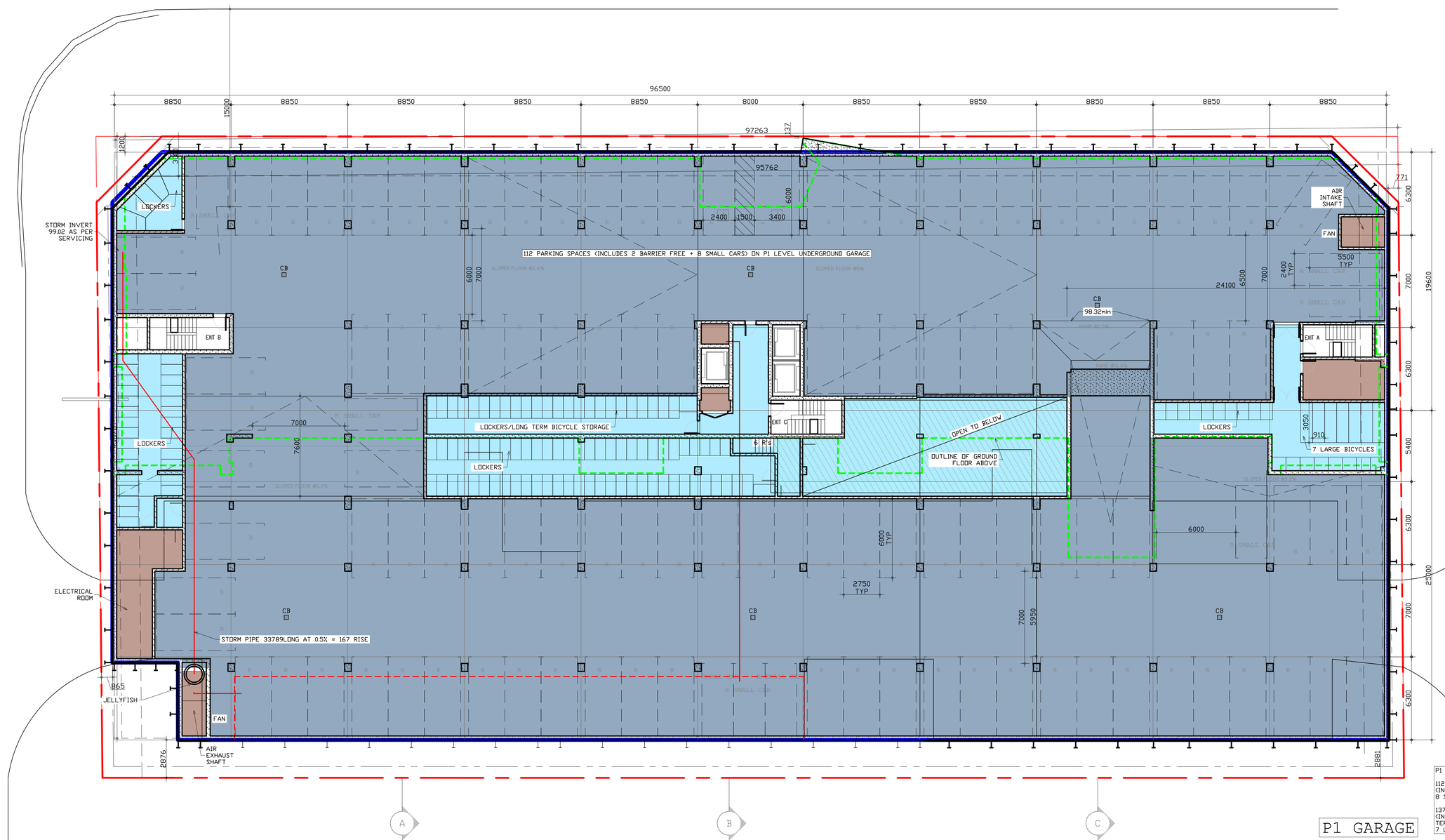
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JULY 2025
RADEK KOZLOWSKI
LICENCE 8810

84-104 PLAINS ROAD EAST
ALDERSHOT
BURLINGTON

SITE PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A1



P1 GARAGE

GARAGE P1 AREA STATISTIC				
NAME	AREA BUILDING	AREAS GARAGE	AREAS LOCKERS	AREAS SERVICE
P1	4271.92	3456.80	524.26	76.17

P1
112 CARS
(INCLUDES 2 BARRIER FREE + 8 SMALL CARS)

137 LOCKERS
(INCLUDES 25 LOCKER/LONG TERM BICYCLE STORAGE)
7 LARGE BICYCLE STORAGE

1 GARAGE P1
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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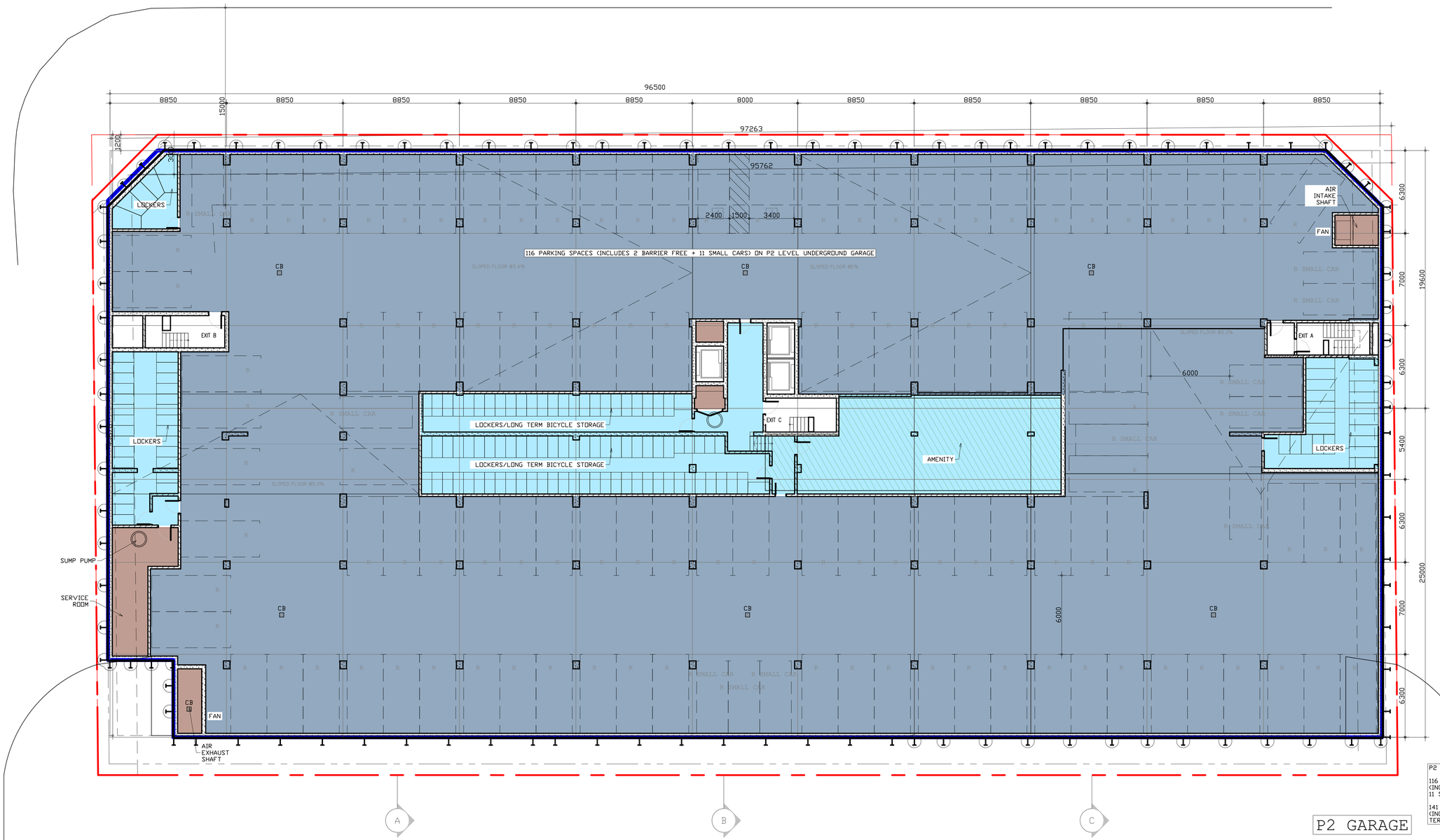
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JULY 2025
RADEK KOZLOWSKI
LICENCE
5810

84-104 PLAINS ROAD EAST
ALDERSHOT
BURLINGTON

P1 GARAGE PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A2



P2 GARAGE

P2
116 CARS
(INCLUDES 2 BARRIER FREE + 11 SMALL CARS)

141 LOCKERS
(INCLUDES 86 LOCKER/LONG TERM BICYCLE STORAGE)

GARAGE P2 AREA STATISTIC

NAME	AREA BUILDING	AREAS GARAGE	AREAS LOCKERS	AREAS SERVICE
P2	4271.91	3495.12	501.19	56.88

1 GARAGE P2
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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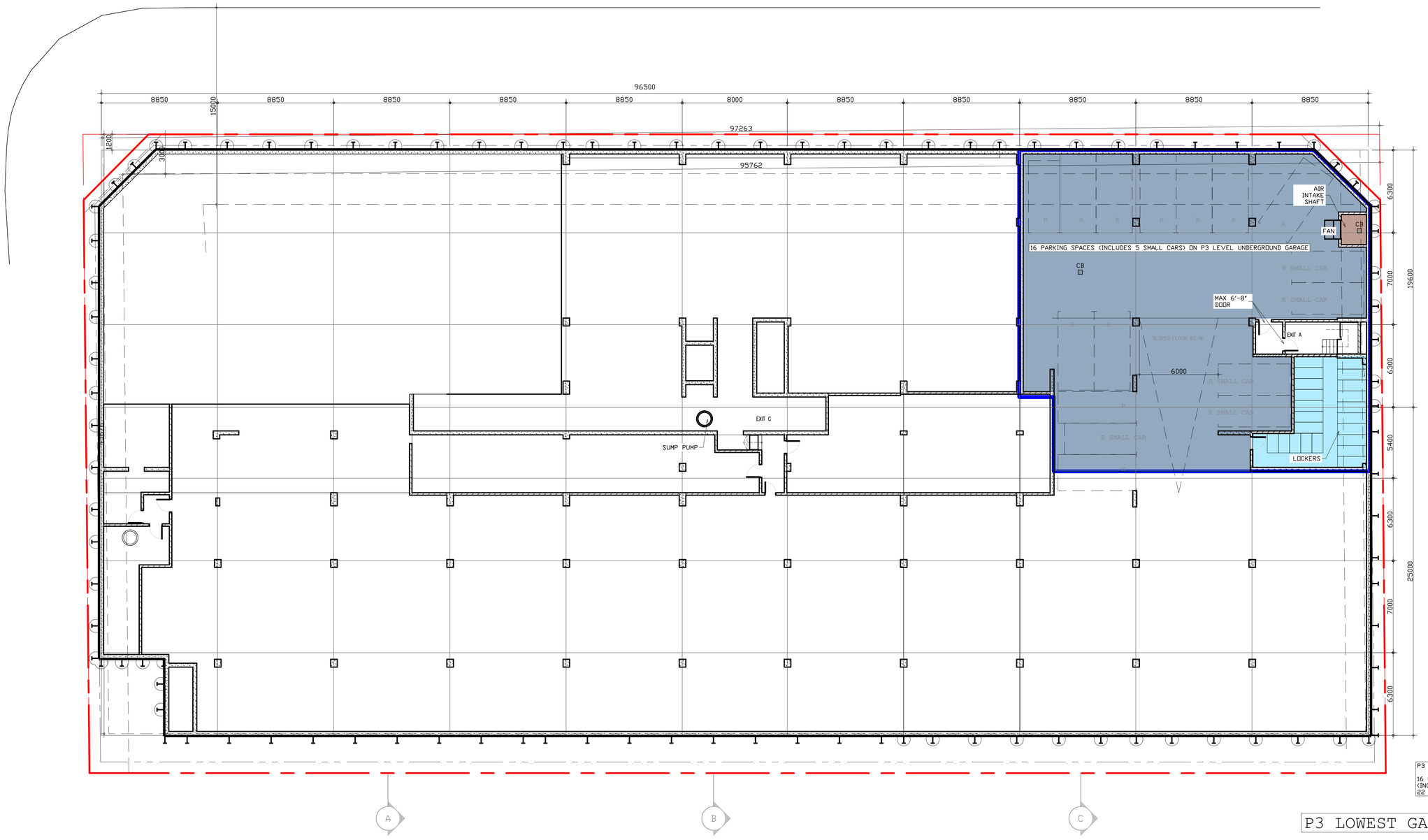
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P2 GARAGE PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A3



P3
16 CARS
(INCLUDES 5 SMALL CARS)
22 LOCKERS

P3 LOWEST GARAGE

GARAGE P3 LOWEST LEVEL
AREA STATISTIC

NAME	AREA BUILDING	AREAS GARAGE	AREAS LOCKERS	AREAS SERVICE
P3	630.24	518.75	54.62	4.38

1 GARAGE P3 LOWEST LEVEL
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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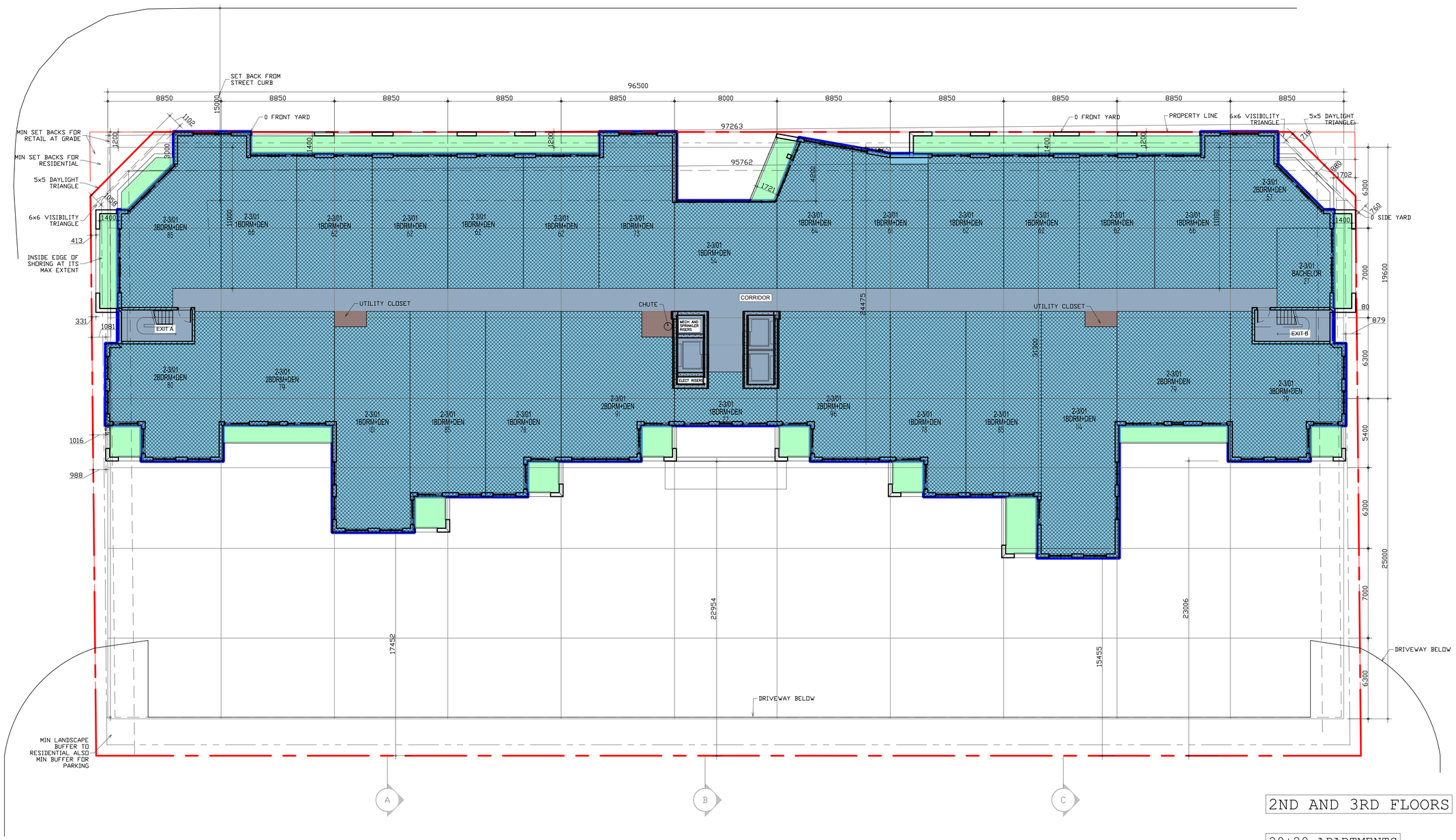
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ALDERSHOT
BURLINGTON

P3 LOWEST LEVEL GARAGE PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A3a



2ND AND 3RD FLOORS

29+29 APARTMENTS

1 2ND FLOOR PLAN
1:150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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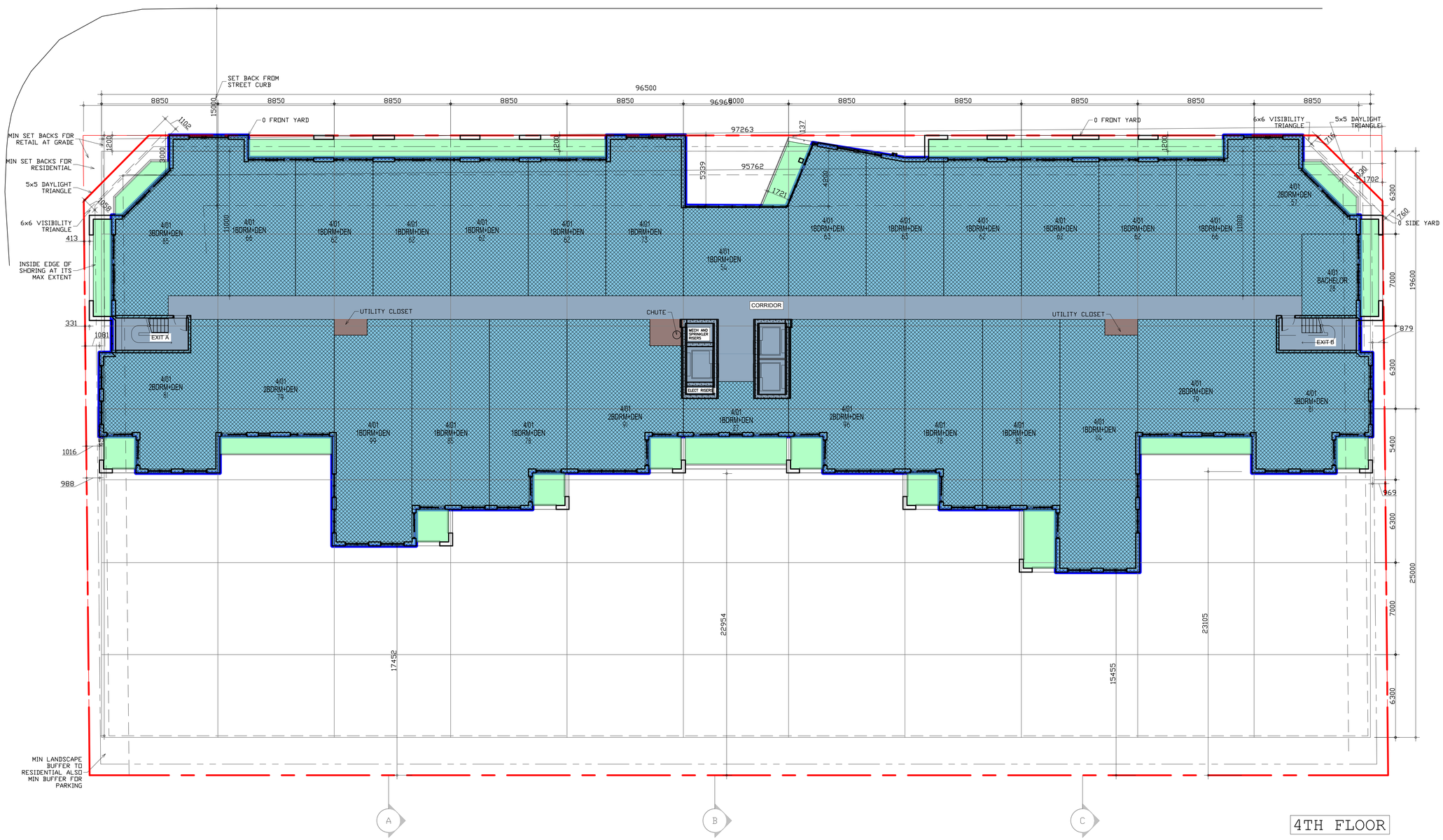
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ALDERSHOT
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2ND 3RD FLOORS PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A4



4TH FLOOR

29 APARTMENTS

1 UPPER FLOOR PLANS
1=150

CLIENT:

MIURA GROUP

931 Southcote Road
Ancaster, ON L9G 3L1

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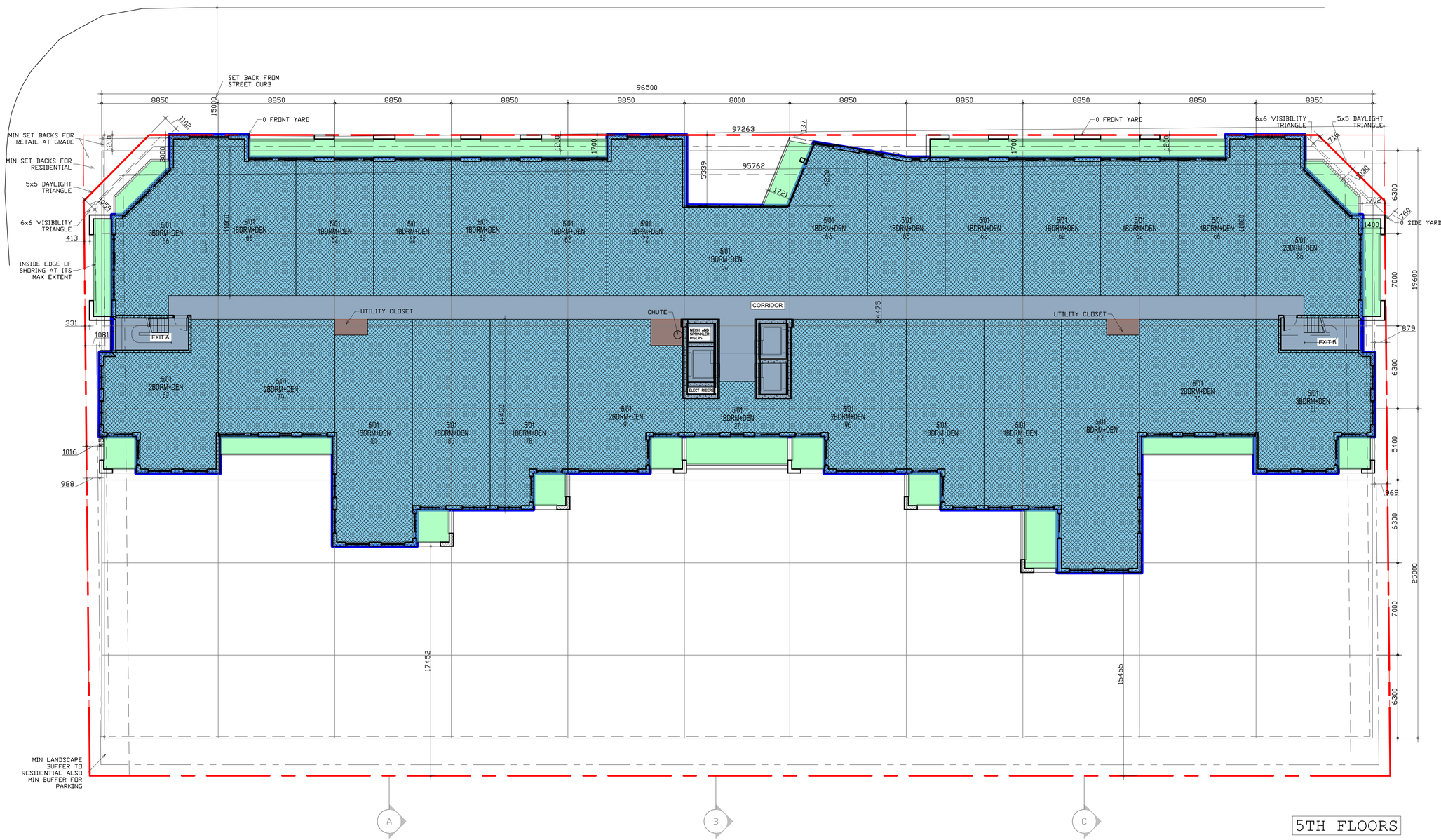
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BURLINGTON

4TH FLOOR PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A5



5TH FLOORS

28 APARTMENTS

1 UPPER FLOOR PLANS
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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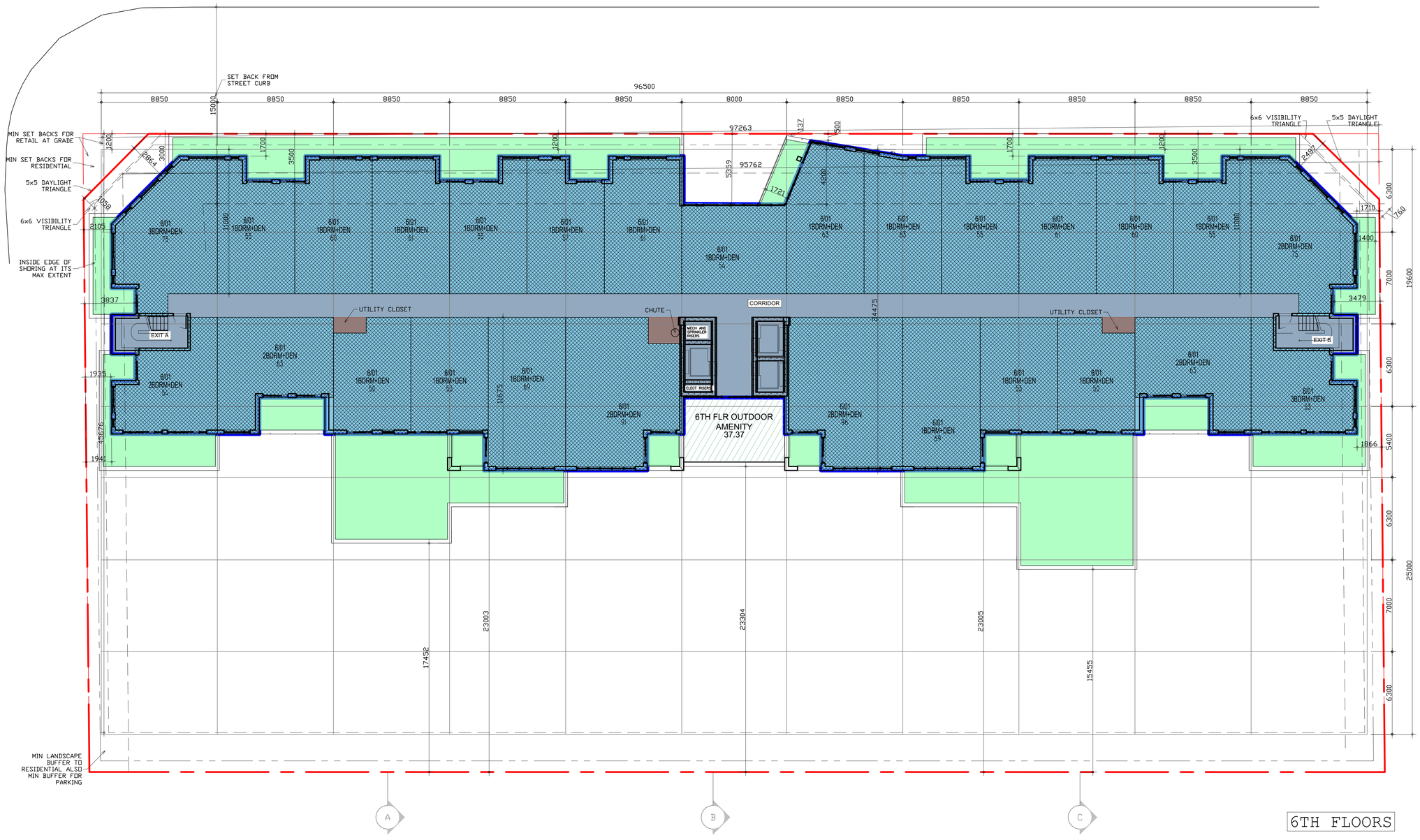
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5TH FLOORS PLAN

DESIGNED	RK
PROJ. NUMBER	2302
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A6



6TH FLOORS

27 APARTMENTS

1 UPPER FLOOR PLANS
1=150

CLIENT:

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931 Southcote Road
Ancaster, ON L9G 3L1

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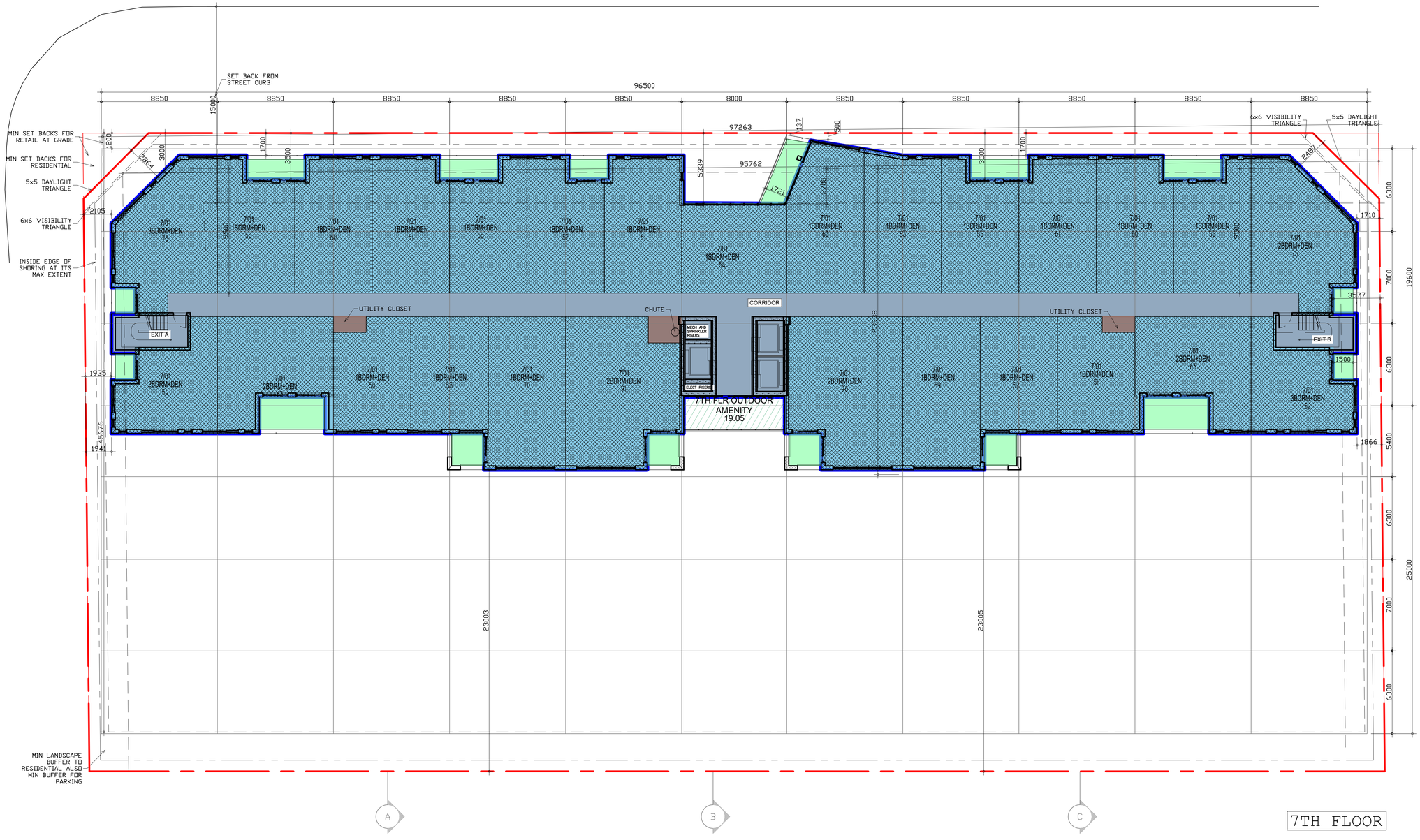
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LICENCE 4810

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ALDERSHOT
BURLINGTON

6TH FLOOR PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A7



7TH FLOOR

27 APARTMENTS

1 UPPER FLOOR PLANS
1=150

CLIENT:

MIURA GROUP

931 Southcote Road
Ancaster, ON L9G 3L1

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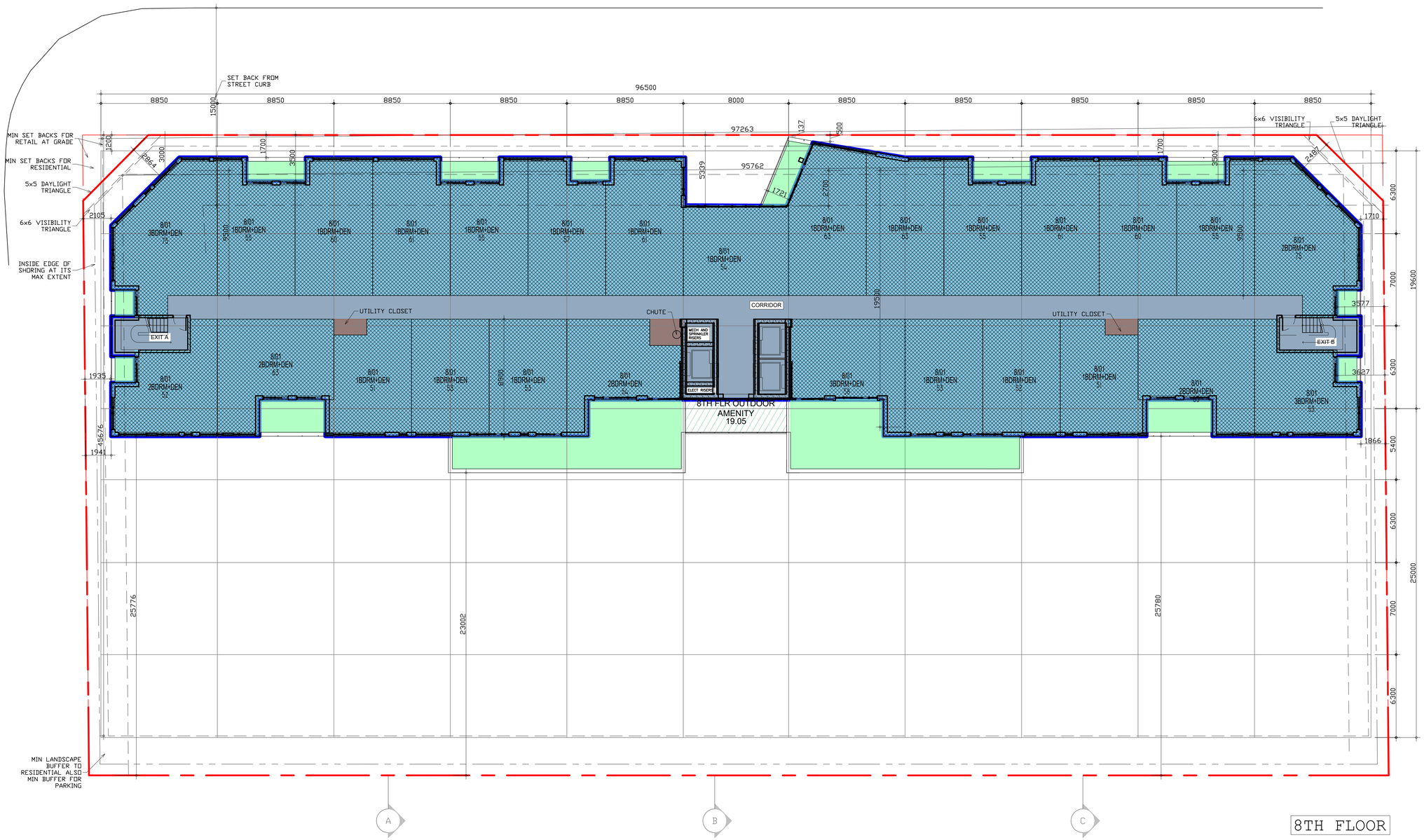
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JULY 2025
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST
ALDERSHOT
BURLINGTON

7TH FLOOR PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A8



8TH FLOOR

27 APARTMENTS

1 UPPER FLOOR PLANS
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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KOZLOWSKI ARCHITECT
416-778-7092

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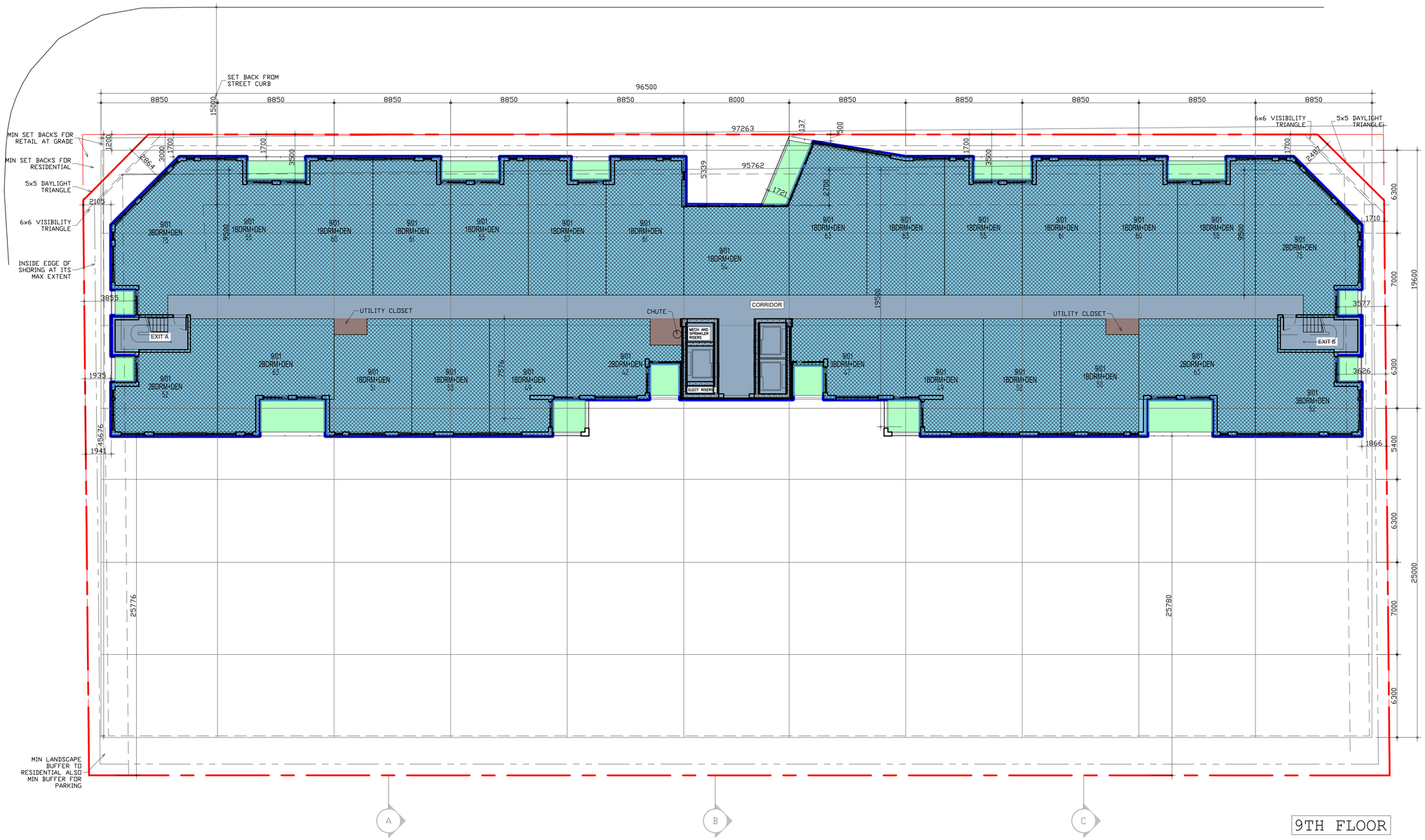
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LICENCE
4810

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ALDERSHOT
BURLINGTON

8TH FLOOR PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A9



1 UPPER FLOOR PLANS
1=150

9TH FLOOR

27 APARTMENTS

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

DRAWING NORTH | GEOGRAFIC NORTH

KOZLOWSKI ARCHITECT
416-778-7092

REVISED/ISSUED
ADDITIONAL MEASUREMENT FOR YARD SETBACKS ARE PROVIDED 2025 07 28
ISSUED FOR SPA 2025 05 09
ISSUED FOR SPA 2025 01 21
ISSUED FOR OCT 30 PUBLIC CONSULTATION MEETING 2024 10 21
ISSUED FOR PRE-CONSULTATION MEETING 2023 12 05

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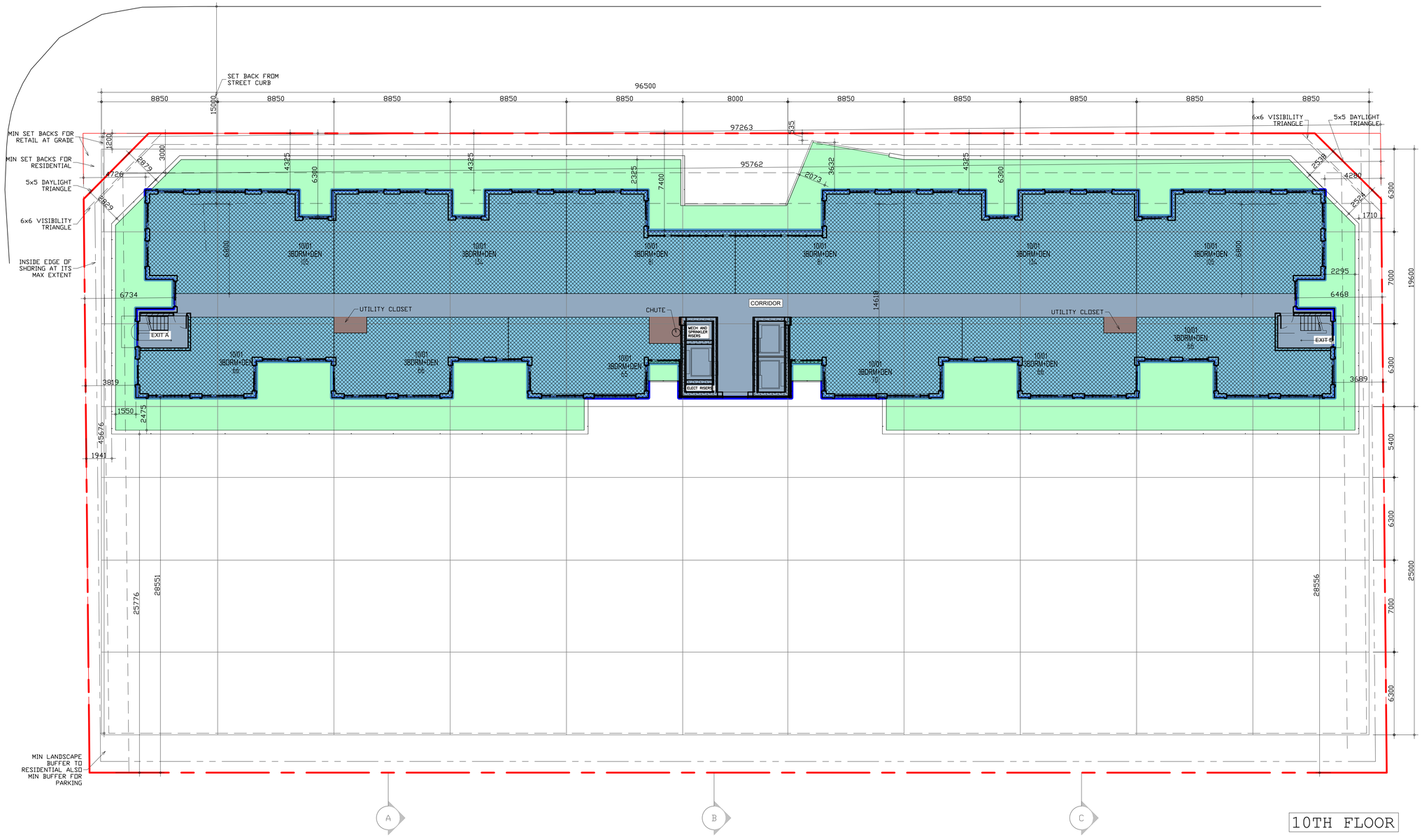
ONTARIO ASSOCIATION OF ARCHITECTS
JULY 2025
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST
ALDERSHOT
BURLINGTON

9TH FLOOR PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A10



10TH FLOOR

12 APARTMENTS

1 UPPER FLOOR PLANS
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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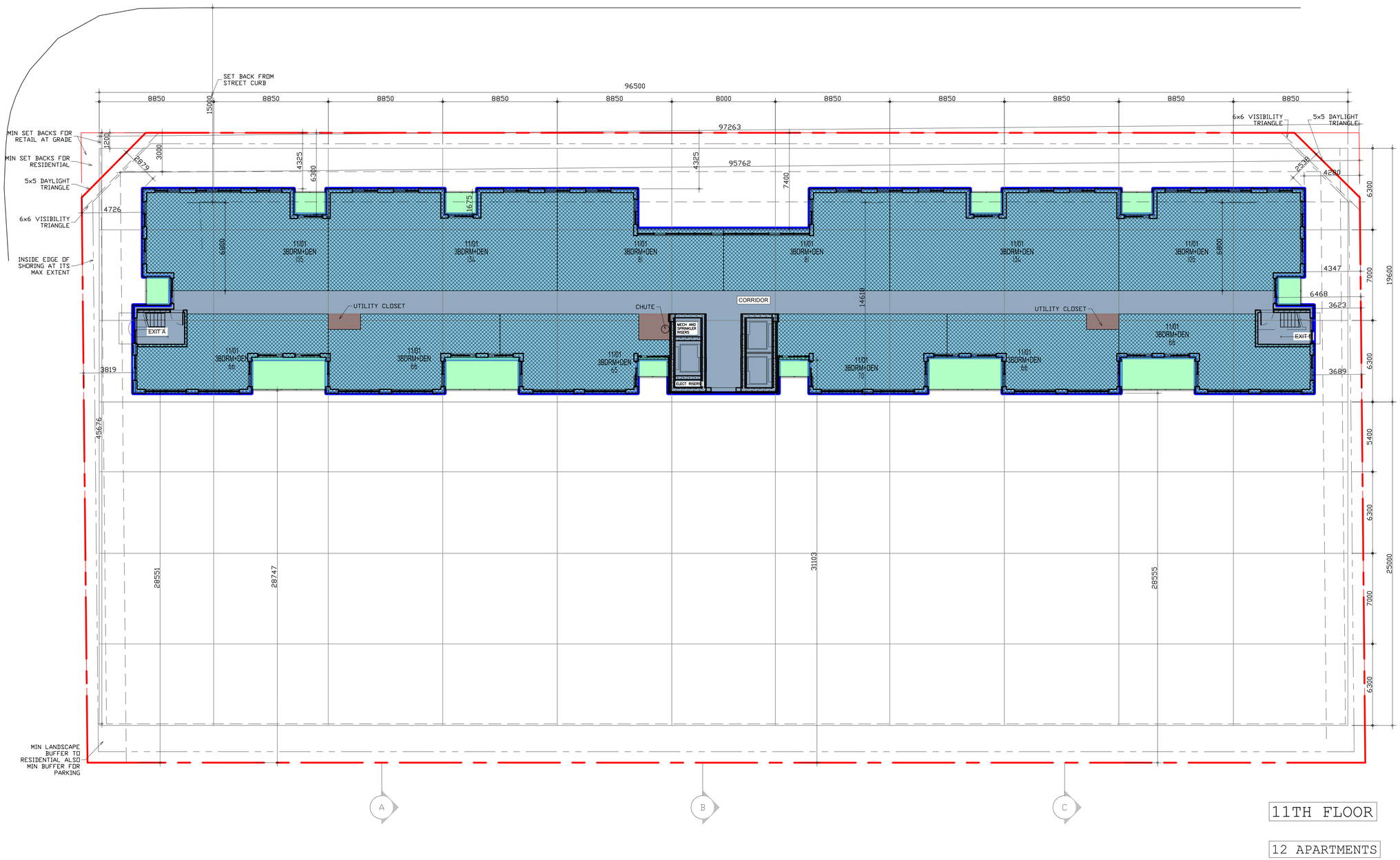
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10TH FLOOR PLAN

DESIGNED	RK
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A11



11TH FLOOR

12 APARTMENTS

1 UPPER FLOOR PLANS
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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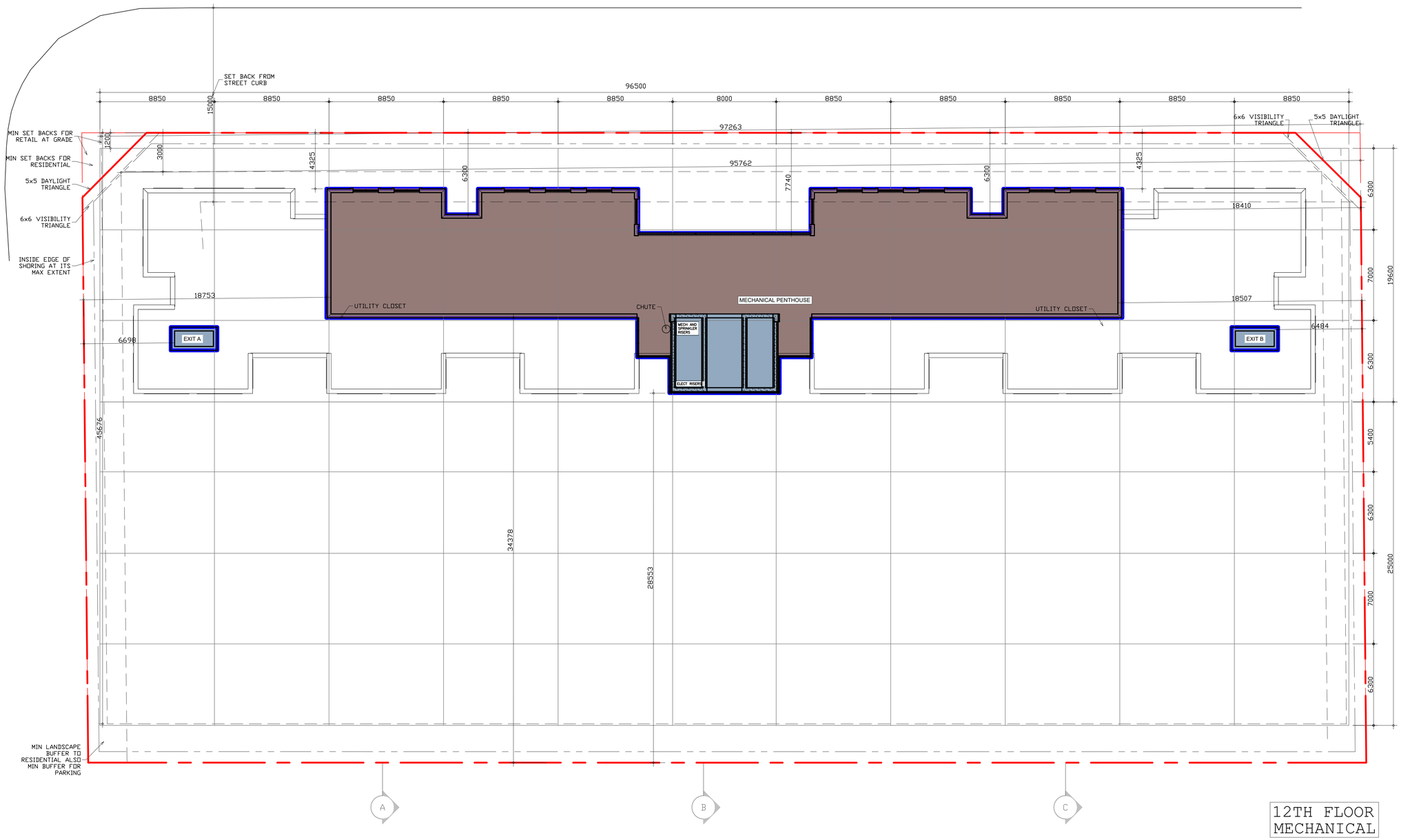
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11TH FLOOR

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12TH FLOOR MECHANICAL

1 UPPER FLOOR PLANS
1=150

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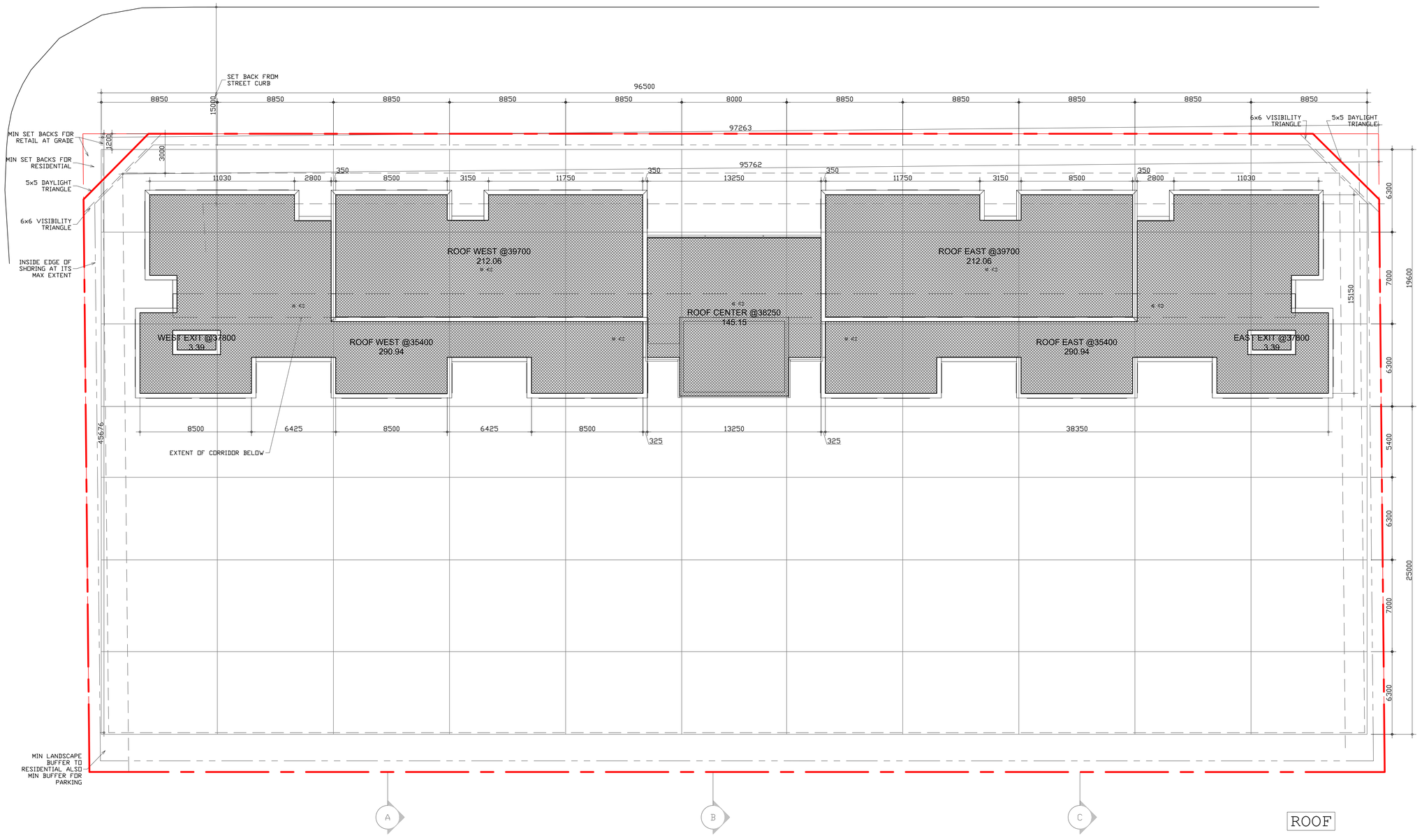
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MECHANICAL ROOF TOP PLAN

DESIGNED	RK
PROJ. NUMBER	2302
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SCALE	AS SHOWN

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1 ROOF PLAN
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
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ROOF PLAN

DESIGNED	RK
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Schedule Table		
TYPE	QUANTITY	Base Area
1BDRM+DEN	1	57.52
	1	65.27
	1	49.98
	2	52.51
	1	63.27
	1	60.92
	1	60.24
	1	111.80
	1	100.78
	1	71.98
	2	63.85
	2	26.55
	2	54.40
	2	78.06
	2	85.07
	2	65.86
	5	52.51
	2	51.31
	2	113.71
	2	49.39
	1	49.62
	2	77.97
	2	100.78
	3	52.40
	2	85.26
	2	72.79
	2	51.43
	2	60.95
	4	60.38
	4	55.42
	8	60.58
	8	55.22
	5	62.66
	4	57.16
	4	61.34
	12	61.95
	1	49.51
	3	60.49
	2	65.99
	3	68.88
	4	55.31
	2	61.82
	2	63.31
	2	26.55
	1	69.78
	6	54.40
	3	63.28
	2	85.07
	2	61.82
	2	65.99
	12	61.95
	1	62.69
	1	72.78
	2	65.86
	2	85.26
	1	98.63
	4	77.97
	1	113.71
	2	49.51
	160	

Schedule Table		
TYPE	QUANTITY	Base Area
2BDRM	1	45.15
	1	44.87
	2	
2BDRM+DEN	1	57.48
	1	81.38
	1	74.58
	3	75.09
	1	53.72
	1	53.74
	1	85.82
	4	96.04
	4	90.94
	1	81.94
	8	63.09
	2	78.76
	2	91.00
	1	53.69
	2	57.48
	2	96.04
	2	52.48
	2	80.22
	1	41.95
	4	78.76
	2	78.76
	46	
3BDRM+DEN	1	47.34
	2	51.57
	2	78.85
	1	58.01
	2	65.90
	2	70.26
	4	66.45
	2	65.16
	2	65.71
	4	80.75
	4	134.45
	1	85.59
	2	52.89
	4	74.86
	1	80.52
	4	105.29
	1	84.78
	1	80.93
	2	84.78
	42	
BACHELOR	2	27.50
	1	28.45
	3	
	253	

1 APARTMENT STATISTICS
1=150

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STATISTIC

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