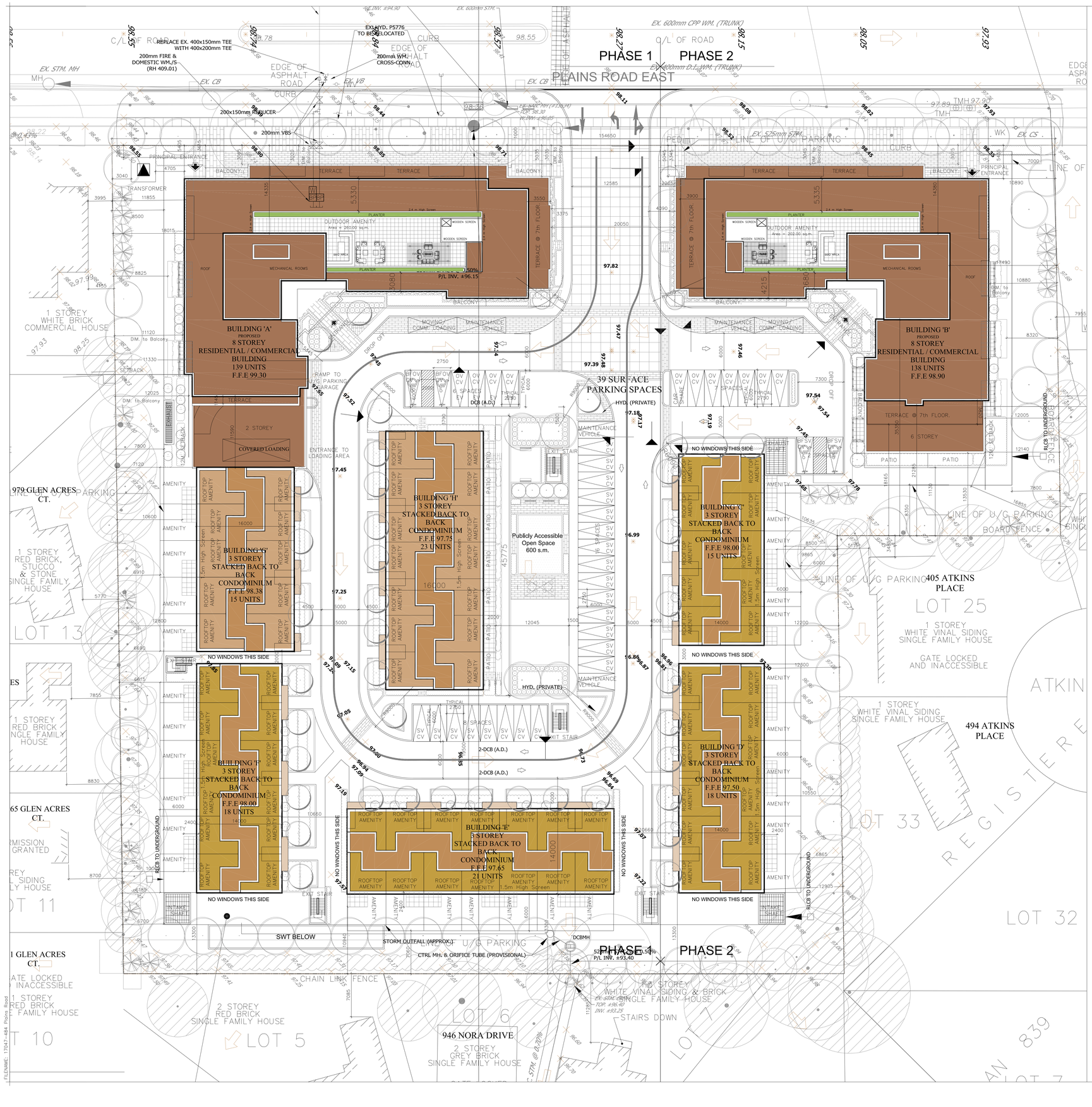


484 PLAINS ROAD
Burlington, Ontario
Proposed Mixed-Use Development

Project Statistics
July 11, 2019 — Project No. 17-047-00

1.0 Site Area

	acres	sq.m.	sq.ft
	4.5406	18,376.00	197,790
Total Site Area	**4.5406**	**18,376.00**	**197,790**

2.0 GFA

2.1 Proposed GFA - Building A (8 Storey Condominium)

			No. of Floor		sq.m.	% of L1 Area	sq.m.	sq.ft
Level	1	(Commercial)	1	x	540.00		540.00	5,899
Level	1	(Residential)	1	x	845.00		845.00	9,096
Levels	2	to 3	2	x	1,481.00	84.92%	2,962.00	31,880
Levels	4	to 6	3	x	1,498.00	85.72%	4,495.00	48,376
Levels	7	to 8	2	x	1,317.00	75.52%	2,634.00	28,352
Mech Penthouse			1	x	200.00		200.00	2,153
Total Proposed GFA - Building A							**11,671.00**	**125,636**

2.1② Proposed GFA - Building B (8 Storey Condominium)

			No. of Floor		sq.m.	% of L1 Area	sq.m.	sq.ft
Level	1	(Commercial)	1	x	453.00		453.00	4,876
Level	1	(Residential)	1	x	1,081.00		1,081.00	11,636
Levels	2	to 5	4	x	1,485.00	96.43%	5,940.00	63,938
Levels	6	to 7	2	x	1,485.00	96.43%	2,970.00	31,969
Levels	7	to 8	2	x	1,170.00	75.97%	2,340.00	25,188
Mech Penthouse			1	x	200.00		200.00	2,153
Total Proposed GFA - Building B							**11,489.00**	**123,774**

2.1③ Proposed GFA - 8 Storey Condominium

	sq.m.	sq.ft
Total Proposed GFA - Building A	11,671.00	125,636
Total Proposed GFA - Building B	11,499.00	123,774
Total Proposed GFA - 8 Storey Condominium	**23,170.00**	**249,409**

2.1④ Proposed GFA - 3 Storey Stacked Back-to-Back Townhouses

	sq.m.	sq.ft
Building C	1,314.00	14,144
Building D	1,575.00	16,953
Building E	1,831.93	19,719
Building F	1,525.00	16,416
Building G	1,831.93	19,719
Building H	1,479.00	15,926
Total Proposed GFA - 3 Storey Stacked Back-to-Back Townhouses	**9,553.86**	**102,837**

2.3① Proposed GFA - Underground Parking Garage

	sq.m.	sq.ft
Parking Level	900.00	9,688
Total Proposed GFA - Underground Parking Garage	**900.00**	**9,688**

2.4 Total Proposed Gross Floor Building Area

	sq.m.	sq.ft
Total Proposed GFA - 8 Storey Condominium	23,170.00	249,409
3 Storey Stacked Back-to-Back Townhouses	9,553.86	102,837
Total Proposed GFA - Underground Parking Garage	900.00	9,688
Total Proposed Gross Floor Building Area	**33,623.86**	**361,934**

3.0 Proposed FSI

Total Proposed Gross Floor Building Area	*Total Site Area*	*FSI*
33,623.86	÷ 18,376.00 sq.m.	**1.83**

4.0 Unit Count

4.1 Units - 8 Storey Condominium

	1 BR	2 BR	No. of Units
Building A	86	53	139
Building B	85	53	138
Total Units - 8 Storey Condominium	**171**	**106**	**277**
Building A unit mix	**62%**	**38%**	**100%**
Building B unit mix	**62%**	**38%**	**100%**
OVERALL Unit Mix	**62%**	**38%**	**100%**

4.2 Units - 3 Storey Stacked Back-to-Back Townhouses

	No. of Units
Building C	16
Building D	19
Building E	21
Building F	18
Building G	21
Building H	16
Total Units - 3 Storey Stacked Back-to-Back Townhouses	**110**

4.3 Total Unit Count

	No. of Units
Total Units - 8 Storey Condominium	277
Total Units - 3 Storey Stacked Back-to-Back Townhouses	110
Total Unit Count	**387**

5.0 Amenity

5.1 Required Amenity Area as per current By-Law

Unit Type	Ratio (sq.m.)	No. of Unit	sq.m.	sq.ft
Condominium - 1 Bedroom	20.00	171	3,420.00	36,813
Condominium - 2 Bedroom	35.00	106	3,710.00	39,934
Condominium - 3 Bedroom	35.00	0	0.00	0
Stacked Back-to-Back Townhouses	25.00	110	2,750.00	29,601
Total Required Amenity Area as per current By-Law		**387**	**9,880.00**	**106,347**

5.2 Provided Amenity Area

	sq.m.	sq.ft
Condominium		
Indoor Amenity	606.00	6,555
Outdoor Amenity @ Roof Top - Building A	360.00	3,799
Outdoor Amenity @ Roof Top - Building B	202.00	2,174
Balconies & Terrace	3,214.00	34,595
Stacked Back-to-Back Townhouses		
Publicly Accessible Open Space	600.00	6,456
Ground Floor Green Space Amenity	1,700.00	18,299
Ground Floor Patio and Backyards	1,069.00	11,507
Balconies	195.00	2,099
Roof Terrace	2,105.00	22,655
Total Provided Amenity Area	**9,955.00**	**107,150**

6.0 Parking - (minimum space size: 2.75m/6.0m)

6.1 Parking Required (8 Storey Condominium) As per current By-Law

	No. of Units	Parking Ratio	Parking Spaces
Residential - 1 Bedroom	171	1.25 /unit	214
Residential - 2 Bedroom	106	1.50 /unit	159
Residential - 3 Bedroom	0	1.75 /unit	0
Visitors	277	0.35 /unit	97
Total Parking Required (8 Storey Condominium) As per current By-Law			**470**

6.2 Parking Required (3 Storey Stacked Back-to-Back Townhouses) As per current By-Law

	No. of Units	Parking Ratio	Parking Spaces
Residential	110	1.50 /unit	165
Visitors	110	0.35 /unit	39
Total Parking Required (3 Storey Stacked Back-to-Back Townhouses) As per current By-Law			**204**

6.3 Parking Required (Commercial) As per current By-Law

	Total Area (sq.m.)	Parking Ratio	Parking Spaces
Commercial	998.00	5.25 Spaces /100m² - 5%	50
Total Parking Required (Commercial) As per current By-Law			**50**

6.4 Total Parking Required

	Parking Spaces
Total Parking Required (8 Storey Condominium) As per current By-Law	470
Total Parking Required (3 Storey Stacked Back-to-Back Townhouses) As per current By-Law	204
Total Parking Required (Commercial) As per current By-Law	50
Total Parking Required	**724**

6.5 Burlington City-Wide Parking Study - Intensification Areas

	No. of Units	Parking Ratio	Parking Spaces
A. Residential:			
Apartment Building	277	1.00 /unit	277
Apartment Visitors	277	0.25 /unit	70
Townhouses	110	1.00 /unit	110
Townhouses Visitors	110	0.20 /unit	22
Maintenance Vehicles	277	1/ 75 apartment units	4
Total Total Parking Required (3 Storey Stacked Back-to-Back Townhouses) As per current By-Law			**483**
B. Commercial:			
Retail Centre	998	3.5 /100 m² GFA reduced by 5%	34

* Section 4.6 d) of the MXG Zone Parking Provisions permits non-residential parking spaces located on the same property as a residential use to be counted towards residential visitor parking spaces
**based on Section 4.6 b) (MXG Zone Parking Provisions) of Burlington's Zoning By-law, which allows the minimum number of required non-residential parking spaces to be reduced by a factor of 5%.

6.6 Parking Provided

	P1	Surface	Parking Spaces
A. Residential:			
Residential – Apartment	293		293
Apartment Visitor	57	13	70
Residential - Townhouses	114		114
Townhouses Visitor		22	22
Maintenance Vehicles		4	4
Total Parking Provided	**464**	**39**	**503**
B. Commercial:			
Commercial Parking (shared with Resident Vistor and include 1EV and 1 Carshare space)		34	34
Required Accessible Parking Space		*3% of Total Parking Required*	15

7.0 Building Height

Proposed Building Height	*Storeys*
Condominium - Building A	**8**
Condominium - Building B	**8**
Townhouses - Building C to J	**3**

8.0 Coverage

Coverage Area	*Coverage Area (sq.m.)*	*Total Site Area (sq.m.)*	*Coverage*
Building Coverage Area	7,585.00	18,376.00	**41.3%**
Landscape Area	7,920.00	18,376.00	**43.1%**
Paved Area	2,871.00	18,376.00	**15.6%**
Total Coverage Area			**100.0%**

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. Suite #400 Toronto ON M3J 0H1
T(416) 665-6060, F(416) 663-1234, www.kirkorarchitects.com

No	Revision	Date

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:

SITE PLAN

Phase 55

Project:

NATIONAL HOMES
Proposed

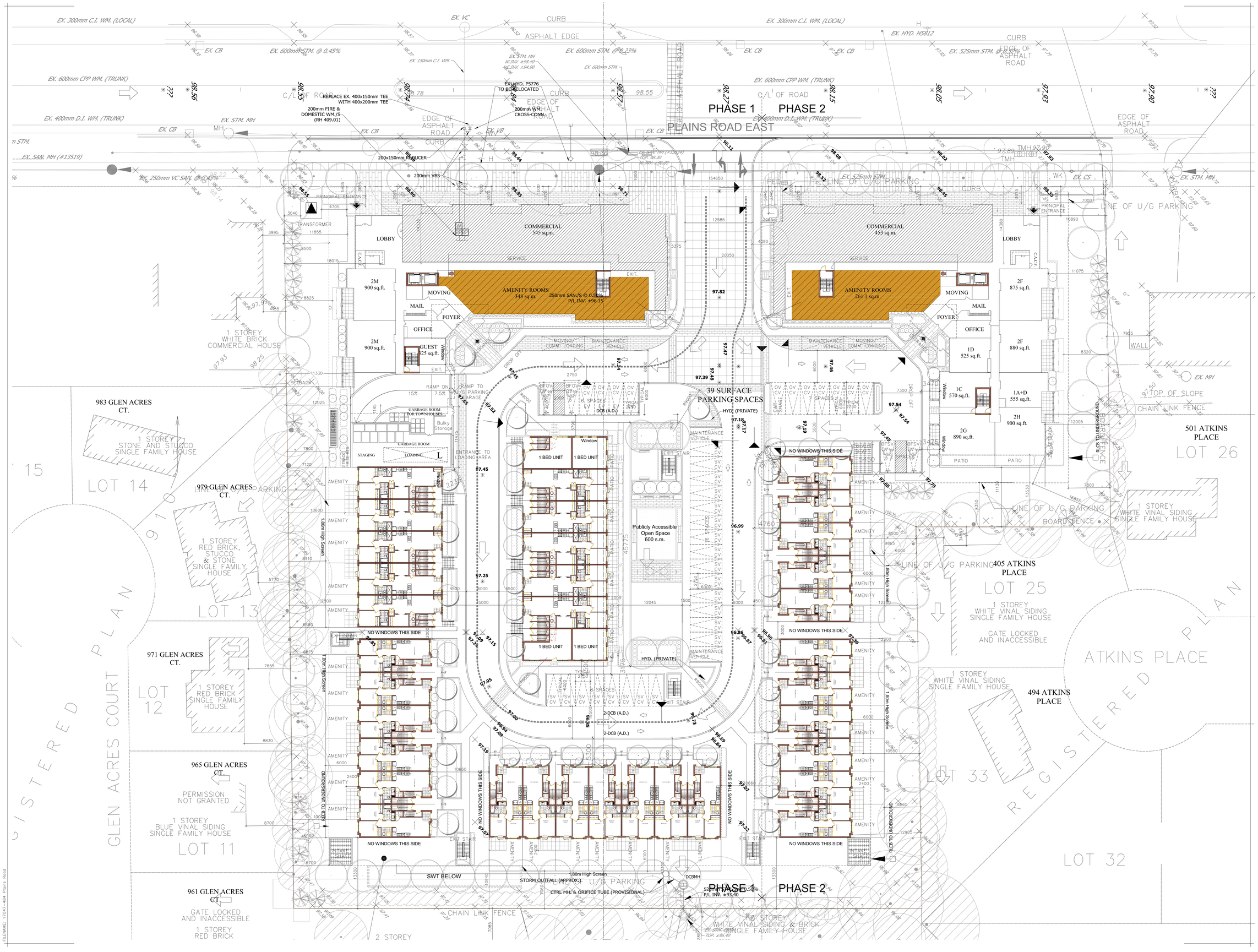
484 PLAINS ROAD Residential Development

CITY OF BURLINGTON
ONTARIO

AS NOTED	Scale:
M.M, A.I.	Drawn by:
F.G.	Checked by:
17-047	File No.:
Oct, 31st.2019	Plot Date:

RZ-00

FILENAME: 17047 - 484 Plains Road



Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. Suite #400 Toronto ON M3J 0H1
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No	Revision	Date

LEGEND AMENITY AREAS

CONDOMINIUM

INDOOR AMENITY BUILDINGS A & B — 609.00 m2 — 6,555 sq.ft.

For more detailed amenity areas statistics please refer to sheet RZ-10

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:

OVERALL FLOOR PLAN GROUND LEVEL

Phase 55

Project:

NATIONAL HOMES

Proposed

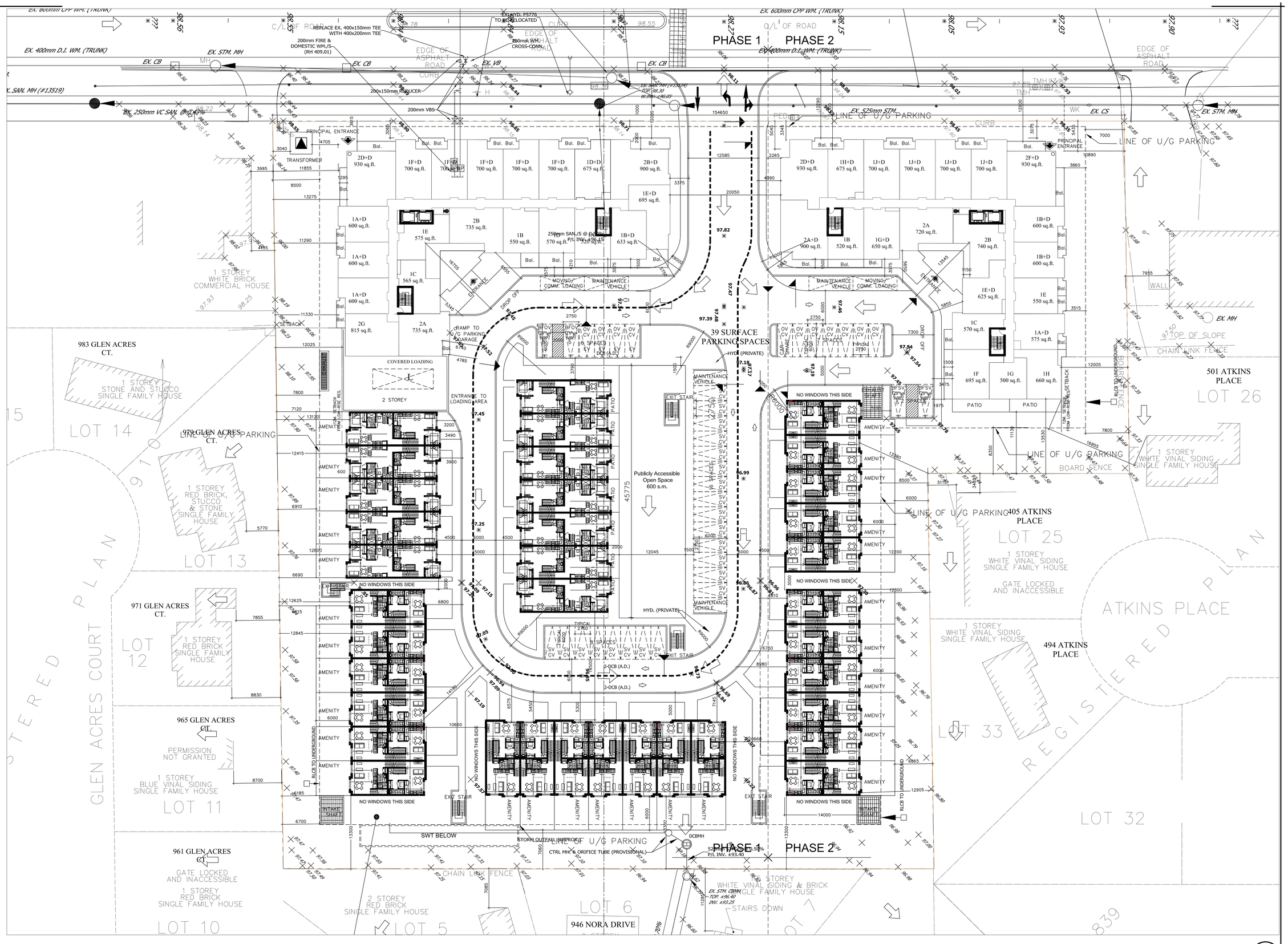
484 PLAINS ROAD Residential Development

CITY OF BURLINGTON ONTARIO

AS NOTED	Scale:
M.M, A.I.	Drawn by:
F.G.	Checked by:
17-047	File No.:
Oct, 31st.2019	Plot Date:

RZ-01

FILENAME: 17047-484 Plains Road



OVERALL FLOOR PLAN 2TH LEVEL — 1:250 — 1 / RZ-02

FILENAME: 17047-484 Plains Road

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. Suite #400 Toronto ON M3J 0H1

T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No	Revision	Date

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:

OVERALL FLOOR PLAN 2TH LEVEL

Phase 12

Project:

NATIONAL HOMES

Proposed

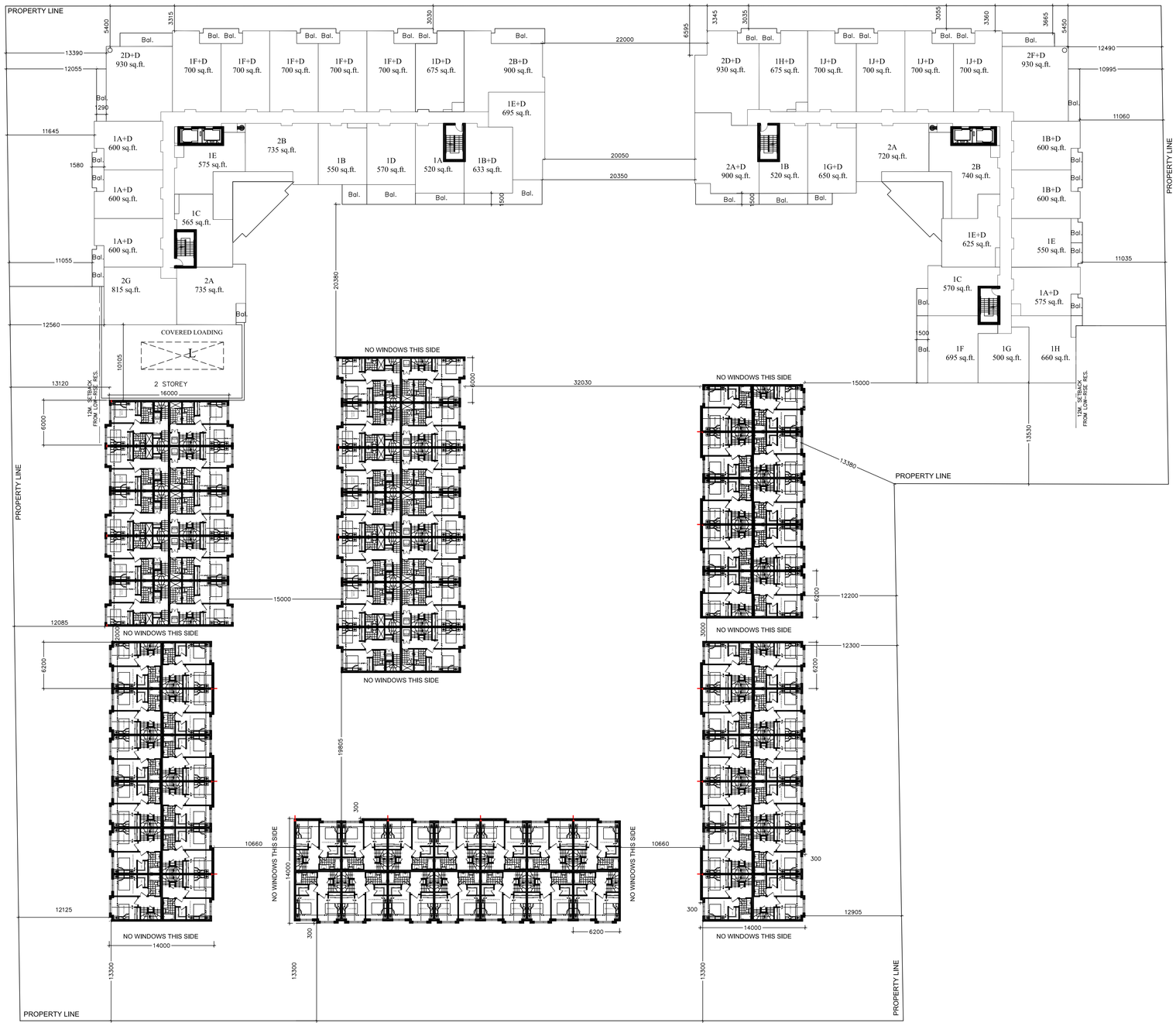
484 PLAINS ROAD Residential Development

CITY OF BURLINGTON

ONTARIO

Scale:	AS NOTED
Drawn by:	M.M, A.I.
Checked by:	F.G.
File No.:	17-047
Plot Date:	Oct, 31st.2019

RZ-02



OVERALL FLOOR PLAN 3TH LEVEL

1:250

1 RZ-03

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. Suite #400 Toronto ON M3J 0H1
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No	Revision	Date

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:
OVERALL FLOOR PLAN 3TH LEVEL

Phase 12

Project:
NATIONAL HOMES
Proposed

484 PLAINS ROAD Residential Development

CITY OF BURLINGTON
ONTARIO

Scale:	AS NOTED
Drawn by:	M.M, A.I.
Checked by:	F.G.
File No.:	17-047
Plot Date:	Oct, 31st.2019

RZ-03

FILENAME: 17047-484 Plains Road



OVERALL FLOOR PLAN 4TH LEVEL

1:250

1 RZ-04

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. Suite #400 Toronto ON M3J 0H1
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No	Revision	Date

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:

OVERALL FLOOR PLAN 4TH LEVEL

Phase 12

Project:

NATIONAL HOMES
Proposed

484 PLAINS ROAD Residential Development

CITY OF BURLINGTON
ONTARIO

Scale:	AS NOTED
Drawn by:	M.M, A.I.
Checked by:	F.G.
File No.:	17-047
Plot Date:	Oct, 31st.2019

RZ-04

FILENAME: 17047-484 Plains Road



Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. Suite #400 Toronto ON M3J 0H1
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No	Revision	Date

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:

OVERALL FLOOR PLAN 5TH LEVEL

Phase 12

Project:

NATIONAL HOMES
Proposed

484 PLAINS ROAD Residential Development

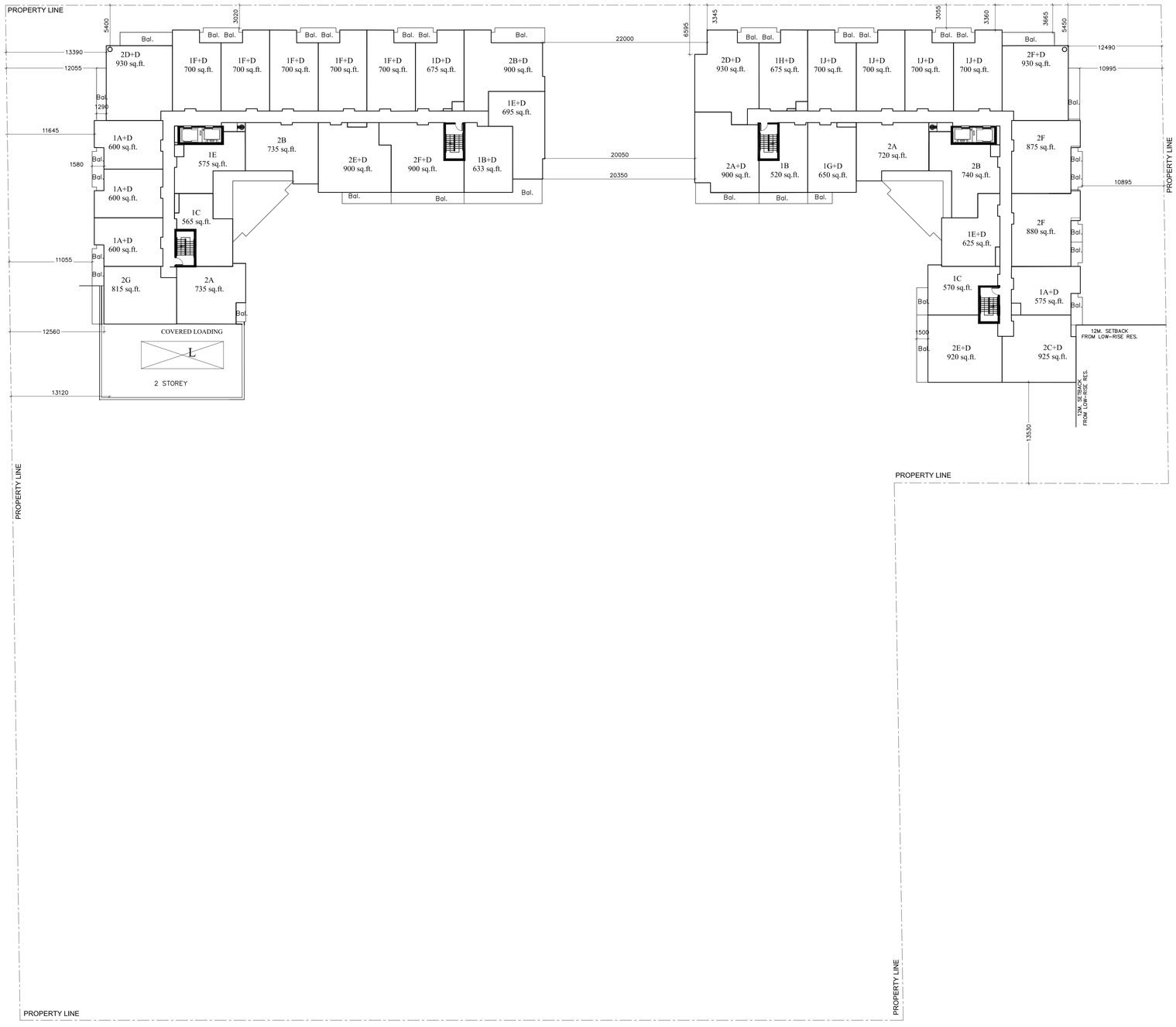
CITY OF BURLINGTON
ONTARIO

Scale:	AS NOTED
Drawn by:	M.M, A.I.
Checked by:	F.G.
File No.:	17-047
Plot Date:	Oct, 31st.2019

RZ-05

OVERALL FLOOR PLAN 5TH LEVEL
1:250

FILENAME: 17047-484 Plains Road



OVERALL FLOOR PLAN 6TH LEVEL 1
1:250 RZ-06

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. Suite #400 Toronto ON M3J 0H1
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No	Revision	Date

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:
OVERALL FLOOR PLAN 6TH LEVEL

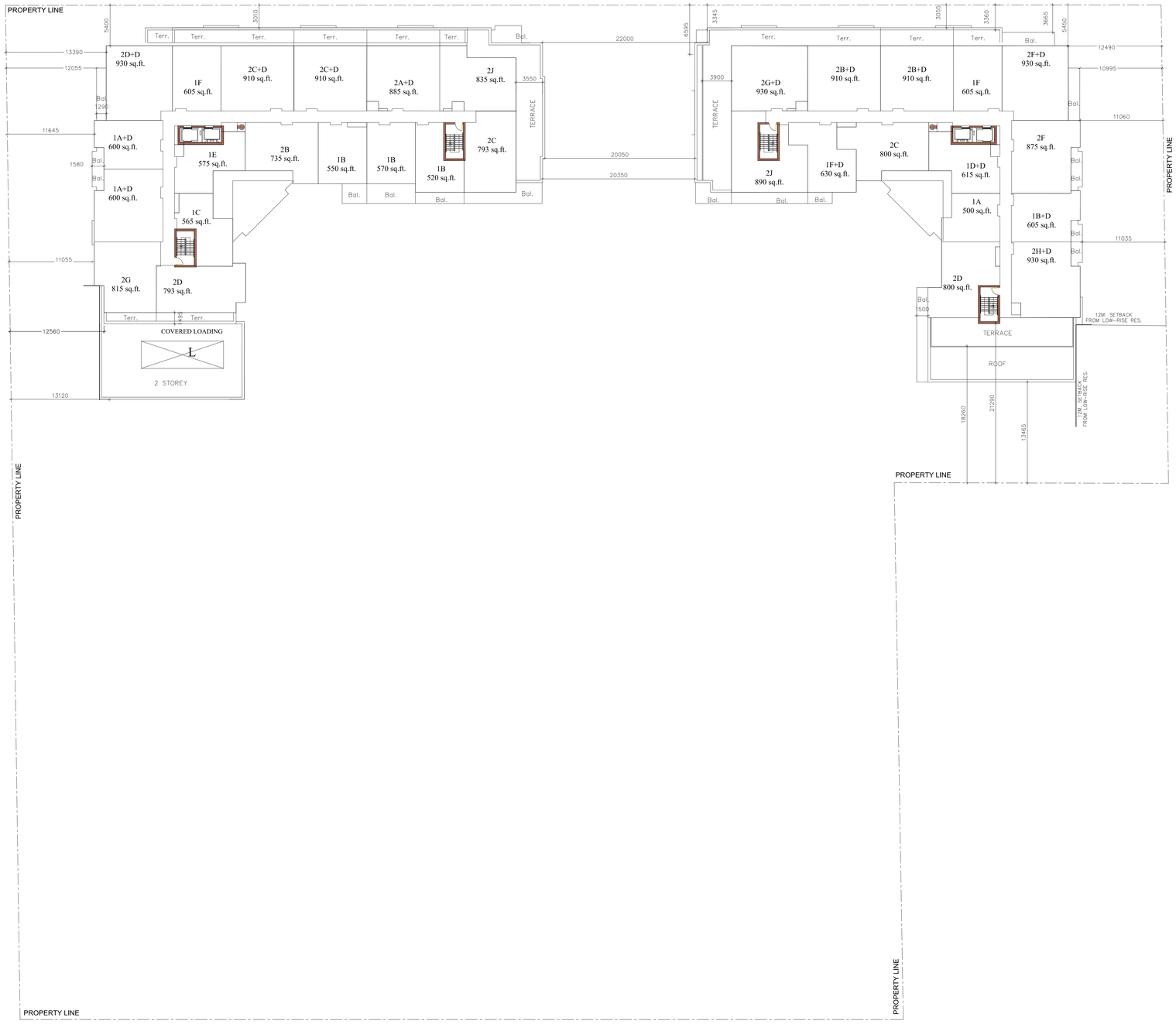
Phase 12

Project:
NATIONAL HOMES
Proposed
484 PLAINS ROAD Residential Development
CITY OF BURLINGTON
ONTARIO

Scale: AS NOTED
Drawn by: M.M, A.I.
Checked by: F.G.
File No.: 17-047
Plot Date: Oct, 31st.2019

RZ-06

FILENAME: 17047-484 Plains Road



Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. Suite #400 Toronto ON M3J 0H1
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No	Revision	Date

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:

OVERALL FLOOR PLAN 7 & 8 LEVELS

Phase 12

Project:

NATIONAL HOMES
Proposed

484 PLAINS ROAD Residential Development

CITY OF BURLINGTON
ONTARIO

Scale:	AS NOTED
Drawn by:	M.M, A.I.
Checked by:	F.G.
File No.:	17-047
Plot Date:	Oct, 31st.2019

RZ-07

FILENAME: 17047-484 Plains Road



Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. Suite #400 Toronto ON M3J 0H1
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No	Revision	Date

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:
OVERALL FLOOR PLAN 9TH LEVEL

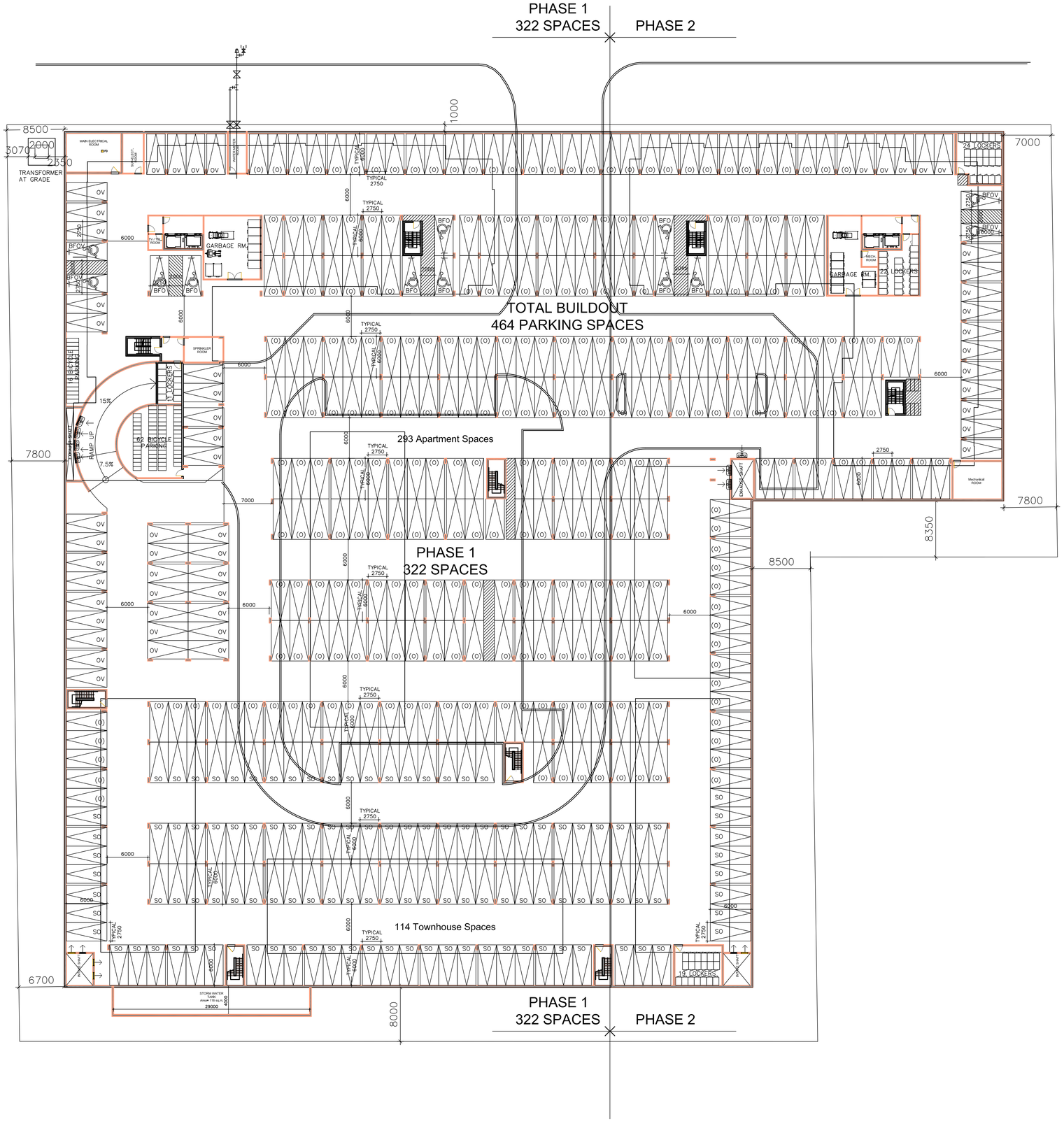
Phase 12

Project:
NATIONAL HOMES
Proposed
484 PLAINS ROAD Residential Development
CITY OF BURLINGTON
ONTARIO

Scale:	AS NOTED
Drawn by:	M.M, A.I.
Checked by:	F.G.
File No.:	17-047
Plot Date:	Oct, 31st.2019

RZ-08

FILENAME: 17047-484 Plains Road



Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. Suite #400 Toronto ON M3J 0H1
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No	Revision	Date

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:

UNDERGROUND PARKING LEVEL

Project:

Phase 55

NATIONAL HOMES

Proposed

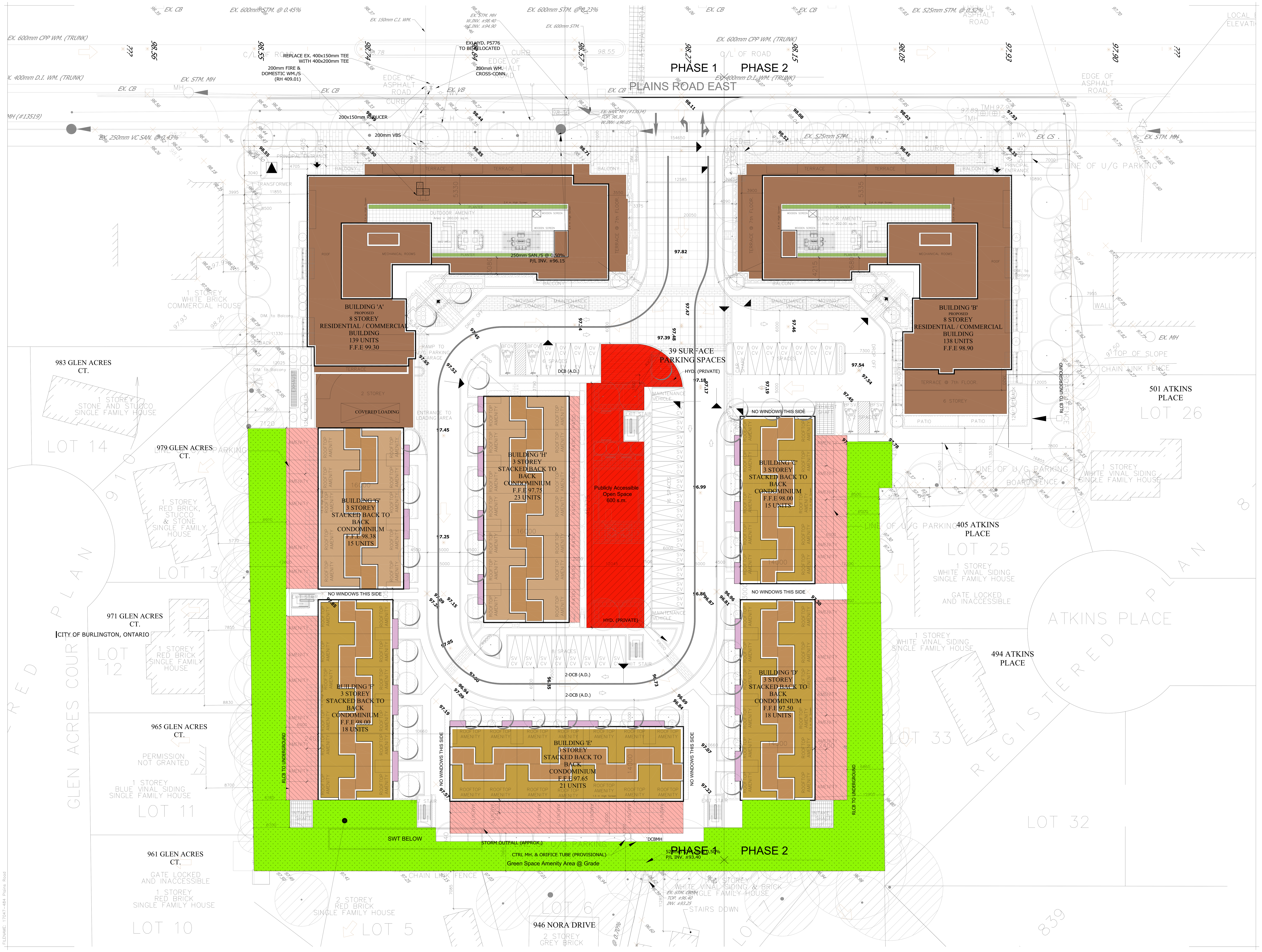
484 PLAINS ROAD
Residential Development

CITY OF BURLINGTON
ONTARIO

Scale:	1:250
Drawn by:	M.M, A.I.
Checked by:	F.G.
File No.:	17-047
Plot Date:	Oct, 31st.2019

RZ-09

FILENAME - 17047 - 484 Plains Road



Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. Suite #400 Toronto ON M3J 0H1
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No	Revision	Date

LEGEND AMENITY AREAS

CONDOMINIUM		
INDOOR AMENITY BUILDINGS A & B	609.00 m2	6,555 sq.ft.
OUTDOOR AMENITY ROOF TERRACES BUILDINGS A & B	462.00 m2	4,973 sq.ft.
BALCONIES AND TERRACES BOTH BUILDINGS A & B	3,214.00 m2	34,595 sq.ft.
STACKED BACK TO BACK TOWNHOUSES		
PUBLICLY ACCESSIBLE OPEN SPACE	600.00 m2	6,458 sq.ft.
GROUND FLOOR GREEN SPACE AMENITY	1,700.00 m2	18,299 sq.ft.
GROUND FLOOR PATIO AND BACKYARDS	1,069.00 m2	11,507 sq.ft.
BALCONIES	195.00 m2	2,099 sq.ft.
ROOF TERRACES	2,106.00 m2	22,669 sq.ft.
TOTAL PROVIDED AMENITY AREAS	9,955.00 m2	107,155 sq.ft.

For indoor amenity areas' illustration please refer to sheet RZ-01

No.	ISSUED	DATE
3.	RE-ZONING	OCT. 31/2019
2.	RE-ZONING	FEB. 15/2019
1.	RE-ZONING	OCT. 30/2017

Drawing Title:

SITE PLAN WITH AREAS

Phase 55

Project:

NATIONAL HOMES
Proposed

484 PLAINS ROAD Residential Development

CITY OF BURLINGTON
ONTARIO

Scale: 1:250
Drawn by: M.M, A.I.
Checked by: F.G.
File No.: 17-047
Plot Date: Oct, 31st.2019

RZ-10