18035 Plains Road

40-70 Plains Rd E, Burlington ON

Project: 18035
Date: NOVEMBER 04, 2020
Issued for: REZONING



ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A001	COVER / DRAWING LIST
A002	3D VIEWS
A003	CONTEXT PLAN
A100	SITE PLAN
A101	PARKING LEVEL 01
A102	PARKING LEVEL 02
A201	GROUND FLOOR PLAN
A202	2ND FLOOR PLAN
A203	3RD FLOOR PLAN
A204	4TH FLOOR PLAN
A205	5TH FLOOR PLAN
A206	6TH FLOOR PLAN
A207	7TH FLOOR PLAN
A208	8TH FLOOR PLAN
A209	9TH FLOOR PLAN
A210	PH FLOOR PLAN
A211	ROOF PLAN
A401	NORTH ELEVATION
A402	EAST ELEVATION
A403	SOUTH ELEVATION
A404	WEST ELEVATION
A451	NORTH COLOURED ELEVATION
A452	EAST-WEST COLOURED ELEVATIONS
A453	SOUTH COLOURED ELEVATION
A501	BUILDING SECTIONS
A502	BUILDING SECTIONS
A503	BUILDING SECTIONS

405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

SITE STATISTICS **COMPLETE**
4 November 2020

18035
40-70 Plains Road East
Burlington ON

Official Plan	Medium Density		GROSS SITE AREA	6823.0	sq.m.	73,445	sq.ft.
Avenue Width	20		WIDENING		sq.m.	0	sq.ft.
Character Area	N/A		NET SITE AREA	6823.0	sq.m.	73,445	sq.ft.
Policy Area			AVG UNIT SIZE	69.81	sq.m. NET	751.43818	sq.ft. NET
Established District				82.13	sq.m. GROSS	884.04492	sq.ft. GROSS
Current Zoning		FSI Retail		**0.00**	Residential **4.33** Total		**4.33**
By-Law		UPH		**527.627**			

AREA CALCULATIONS

FLOOR	UNITS STUDIO	1B	1B+D	2B	3B	TOTAL	GCA RETAIL sq.m.	RETAIL sq.ft.	RESIDENTIAL sq.m.	RESIDENTIAL sq.ft.	TOTAL sq.m.	TOTAL sq.ft.	NSA RETAIL sq.m.	RETAIL sq.ft.	RESIDENTIAL sq.m.	RESIDENTIAL sq.ft.	TOTAL sq.m.	TOTAL sq.ft.
1	5	17		14		**36**		-	**3,311**	35,640	3,311	35,640	-	-				
2	0	13		27		**40**			**3,313**	35,662	3,313	35,662		-				
3	1	13		34		**48**			**3,946**	42,476	3,946	42,476		-				
4	0	20		28		**48**			**3,748**	40,344	3,748	40,344		-				
5	0	28		20		**48**			**3,532**	38,019	3,532	38,019						
6	2	30		16		**48**			**3,316**	35,694	3,316	35,694						
7	0	24		12		**36**			**2,622**	28,224	2,622	28,224						
8	0	8		20		**28**			**2,420**	26,050	2,420	26,050		-				
9	0	14		14		**28**			**2,220**	23,897	2,220	23,897						
						0			**1138**	12,250	1,138	12,250						
TOTAL	**8**	**167**	**0**	**185**	**0**	**360**	**0**	-	**29,566**	318,256	**29,566**	318,256	**0**	-				
Mix	2%	46%	0%	51%	0%													

Common Amenity	Provided				
Indoor Amenity	960	sq.m.	10,334	sq.ft.	5.83 m2 Per Unit
Outdoor Amenity	1139	sq.m.	12,260	sq.ft.	
Landscape Open Space	Provided				
	1060	sq.m.	11,410	sq.ft.	2.94 m2 Per Unit

VEHICLE PARKING

RATIO PROPOSED		0.25	1.00	TOTAL		PROVIDED	Surface	P1	P2	Total
	RESIDENT		360			Resident	0	190	220	410
	VISITOR	90				Visitor	14	0	0	14
	TOTAL	90	360	450		**TOTAL**	14	190	220	**424**

BICYCLE PARKING

		REQUIRED	PROVIDED
RESIDENTIAL	ALL LEVELS	**180**	232
Long Term (0.5/UNIT)	*AT GRADE*		*58*
VISITOR	AT GRADE	18	20
Short term(0.05/UNIT)			
TOTAL		**198**	**252**

ISSUE RECORD

REVISION RECORD

North

RAW
405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

COVER / DRAWING LIST

A001

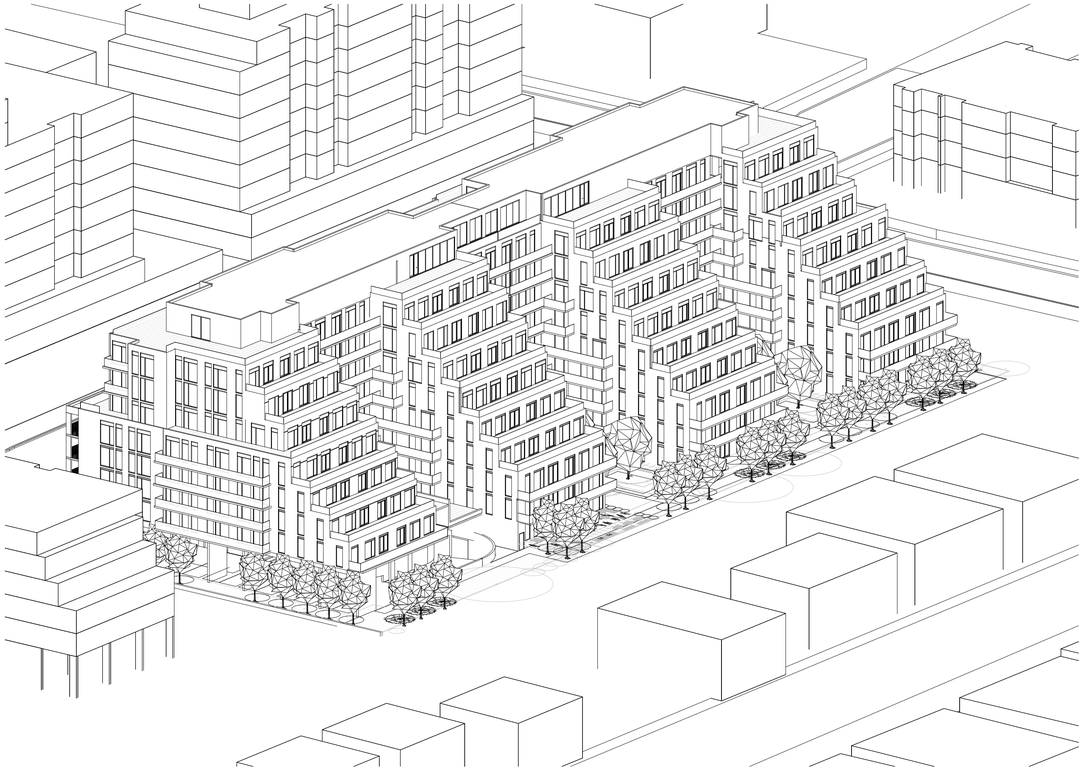
This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



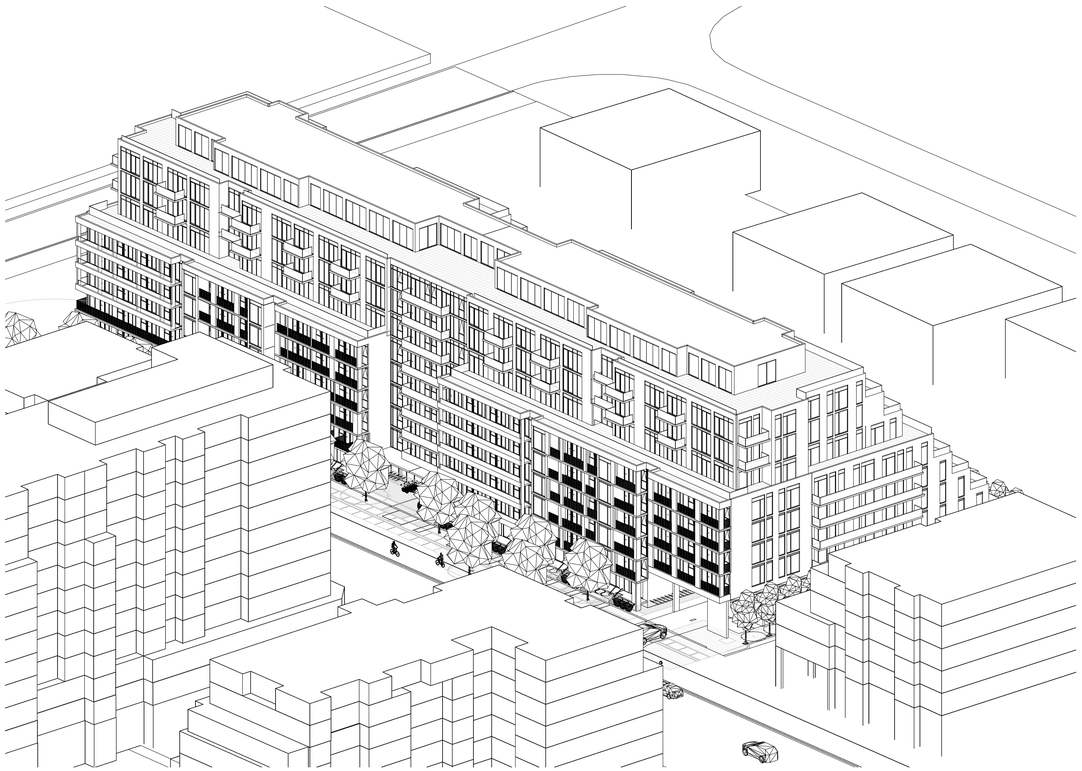
2 A002 NORTH-EAST AXO



1 A002 SOUTH-EAST AXO



3 A002 SOUTH-WEST AXO



4 A002 NORTH-WEST AXO

ISSUE RECORD

REVISION RECORD

North

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

3D VIEWS

A002

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:38:14 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET
WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

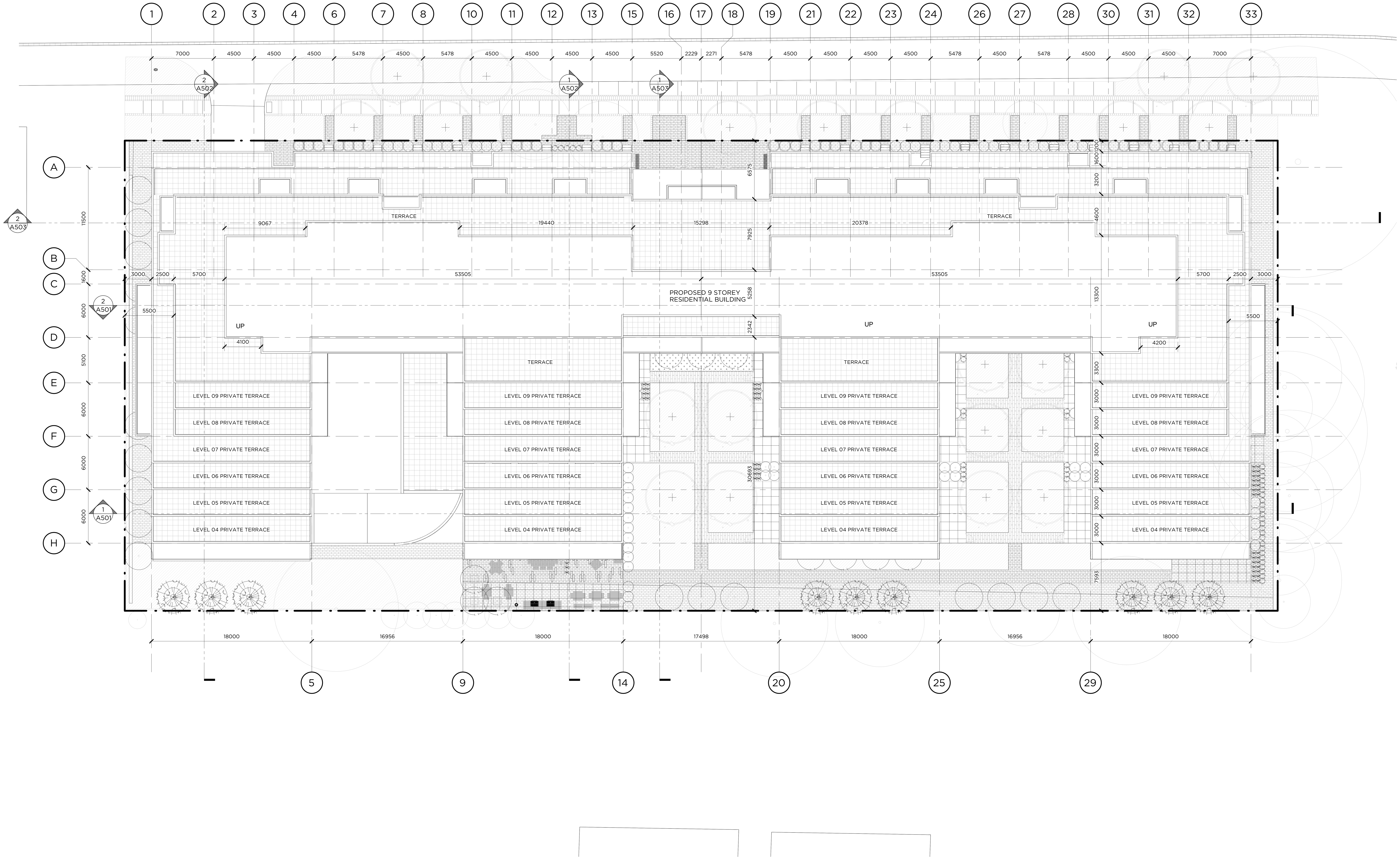
CONTEXT PLAN

1 : 1000

A003

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:38:21 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

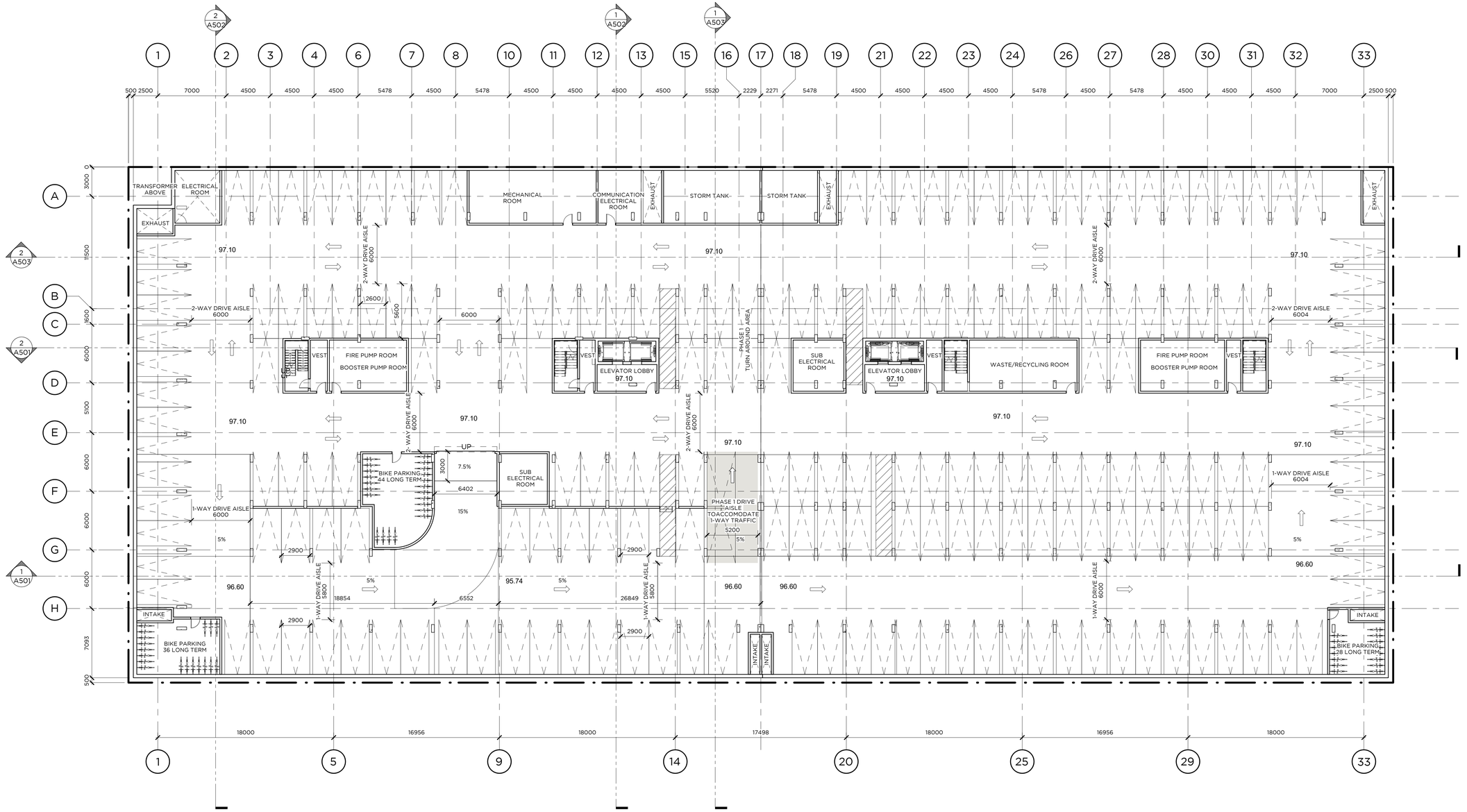
SITE PLAN

1 : 200

A100

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:38:31 PM



ISSUE RECORD

REVISION RECORD

North

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

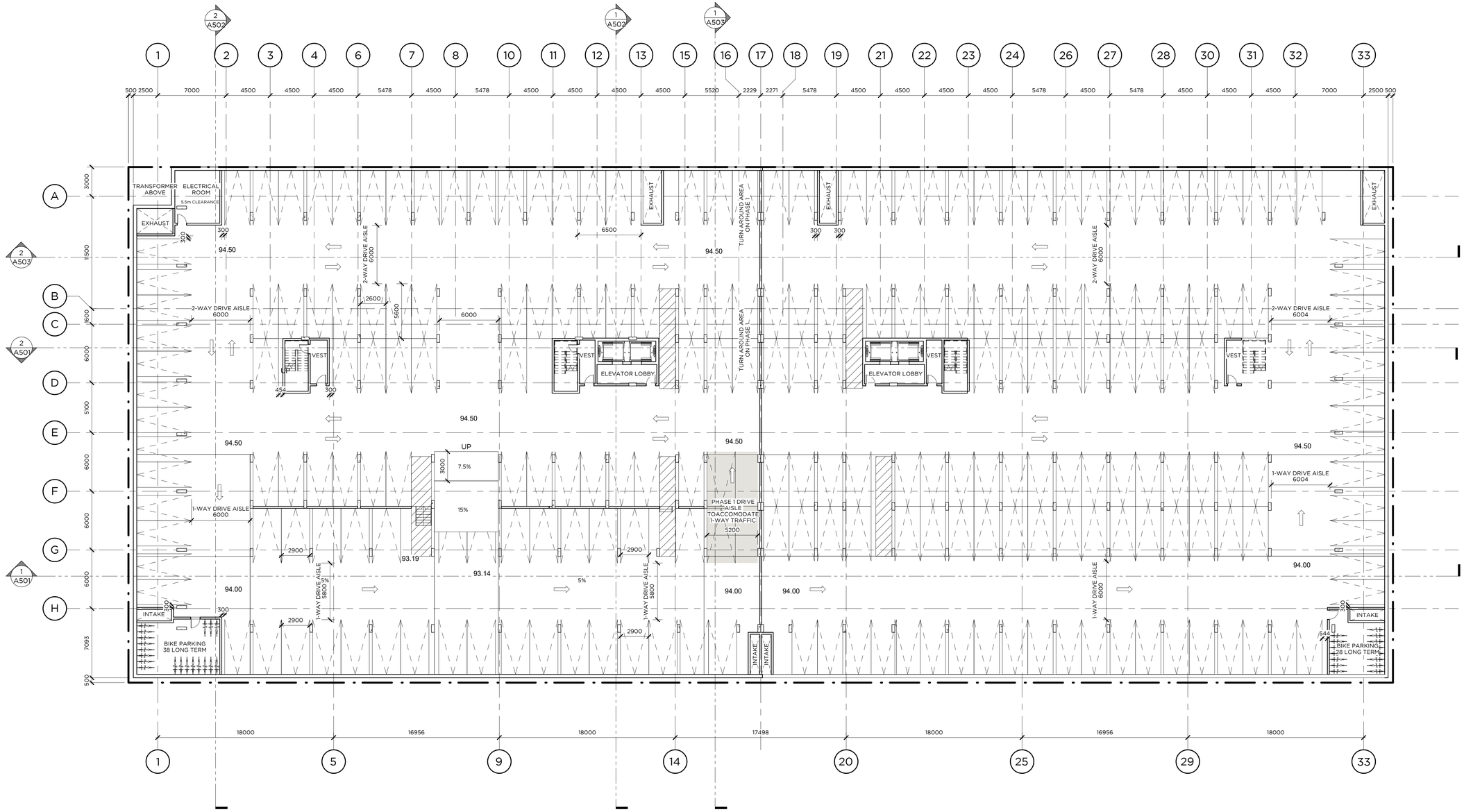
PARKING LEVEL 01

1 : 200

A101

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:38:34 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

PARKING LEVEL 02

1 : 200

A102

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:38:37 PM

COOKE BLVD CENTERLINE

PLAINS ROAD CENTERLINE

2 A502 | 1 A503 | 1 A503

1 2 3 4 6 7 8 10 11 12 13 15 16 17 18 19 21 22 23 24 26 27 28 30 31 32 33

7000 4500 4500 4500 5478 4500 5478 4500 4500 4500 4500 5520 2229 2271 5478 4500 4500 4500 4500 5478 4500 5478 4500 4500 4500 7000

INCOMING WATER FIRE, REFER TO CIVIL

RELOCATE EX. FIRE HYDRANT

OUTER LINE OF CURB

6000 6000

INCOMING WATER FIRE, REFER TO CIVIL

INCOMING WATER DOMESTIC, REFER TO CIVIL

SANITARY CONTROL MANHOLE, REFER TO CIVIL

STORM CONTROL MANHOLE, REFER TO CIVIL

6500

A B C D E F G H

2 A503 | 2 A501 | 1 A501

1500 1500 6000 5100 6000 6000 6000

TRANSFORMER PAD

1B 103 52.90 m² [569 ft²]
2B 104 63.00 m² [678 ft²]
1B 105 51.75 m² [557 ft²]
2B 106 63.00 m² [678 ft²]
1B 107 51.75 m² [557 ft²]
1B 108 51.75 m² [557 ft²]
1B 109 51.75 m² [557 ft²]
1B 110 52.90 m² [569 ft²]

VEST

CACF

MAIL ROOM

100.50

1B 111 52.90 m² [569 ft²]
1B 112 51.75 m² [557 ft²]
1B 113 51.75 m² [557 ft²]
1B 114 51.75 m² [557 ft²]
2B 115 63.00 m² [678 ft²]
1B 116 51.75 m² [557 ft²]
2B 117 63.00 m² [678 ft²]
1B 118 51.75 m² [557 ft²]
1B 119 51.75 m² [557 ft²]
1B 120 51.63 m² [556 ft²]
2B 121 87.12 m² [938 ft²]

UP

PIPE SPACE

AIR SHAFT

EC

BIKE PARKING 58 LONG TERM

SERVICE 138 139.33 m² [1500 ft²]

100.50

101.40

S 101 43.45 m² [468 ft²]
S 136 43.44 m² [468 ft²]

EXIT

TYPE 'G' LOADING 13m L x 4m W x 6.1m H MAX 2% SLOPE MIN 200mm REINFORCED CONC

CURB

7.5%

2B 102 71.56 m² [770 ft²]

100.50

INDOOR AMENITY 137 231.65 m² [2493 ft²]

2B 135 68.06 m² [733 ft²]
2B 134 88.74 m² [955 ft²]
2B 133 88.74 m² [955 ft²]

5855

1B 131 51.66 m² [556 ft²]
S 132 43.37 m² [467 ft²]

2B 130 80.43 m² [866 ft²]
2B 129 81.87 m² [881 ft²]
1B 128 55.03 m² [592 ft²]
S 127 43.37 m² [467 ft²]
1B 122 48.38 m² [521 ft²]
S 123 41.82 m² [450 ft²]
2B 124 68.06 m² [733 ft²]
2B 126 88.74 m² [955 ft²]
2B 125 88.74 m² [955 ft²]

PARKING PAY STATION

DN

7.5% 15% 15%

BUILDING ABOVE

OUTDOOR AMENITY 257.83 m² [2775 ft²]

18000 16956 18000 17498 18000 16956 18000

1 5 9 14 20 25 29 33

2020-11-04 12:38:47 PM

ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

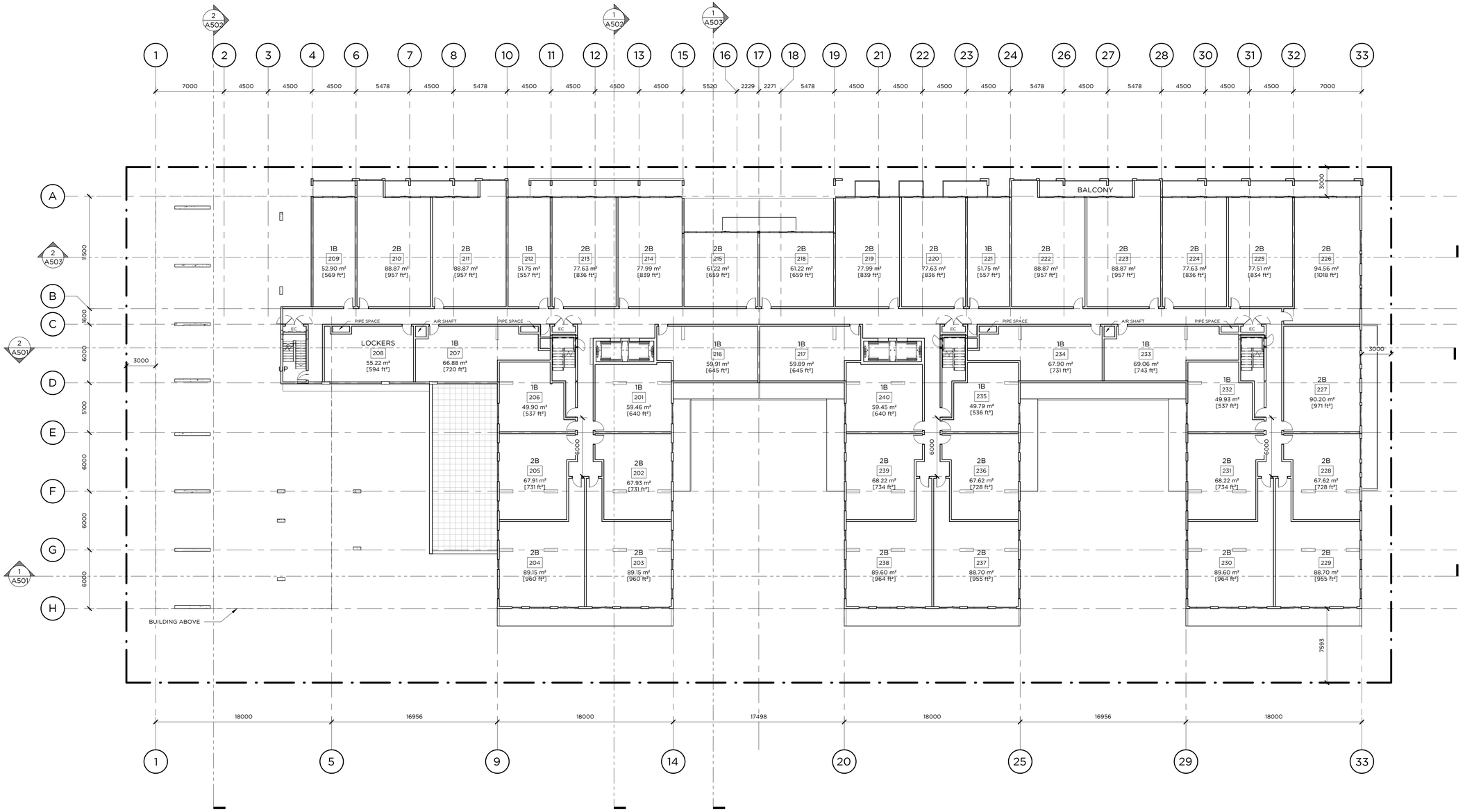
INFINITY GROUP

GROUND FLOOR PLAN

1 : 200

A201

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

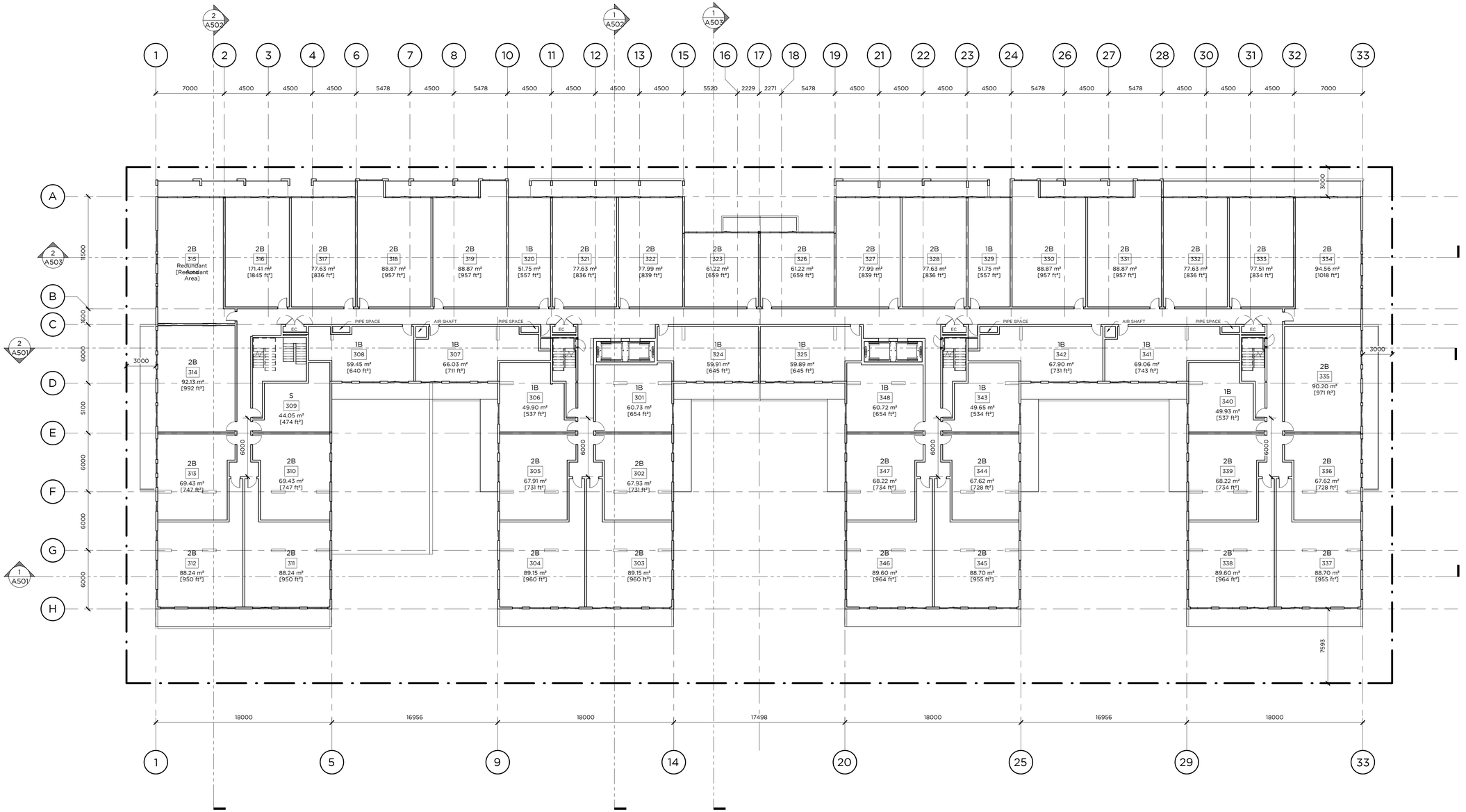
2ND FLOOR PLAN

1 : 200

A202

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:38:51 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

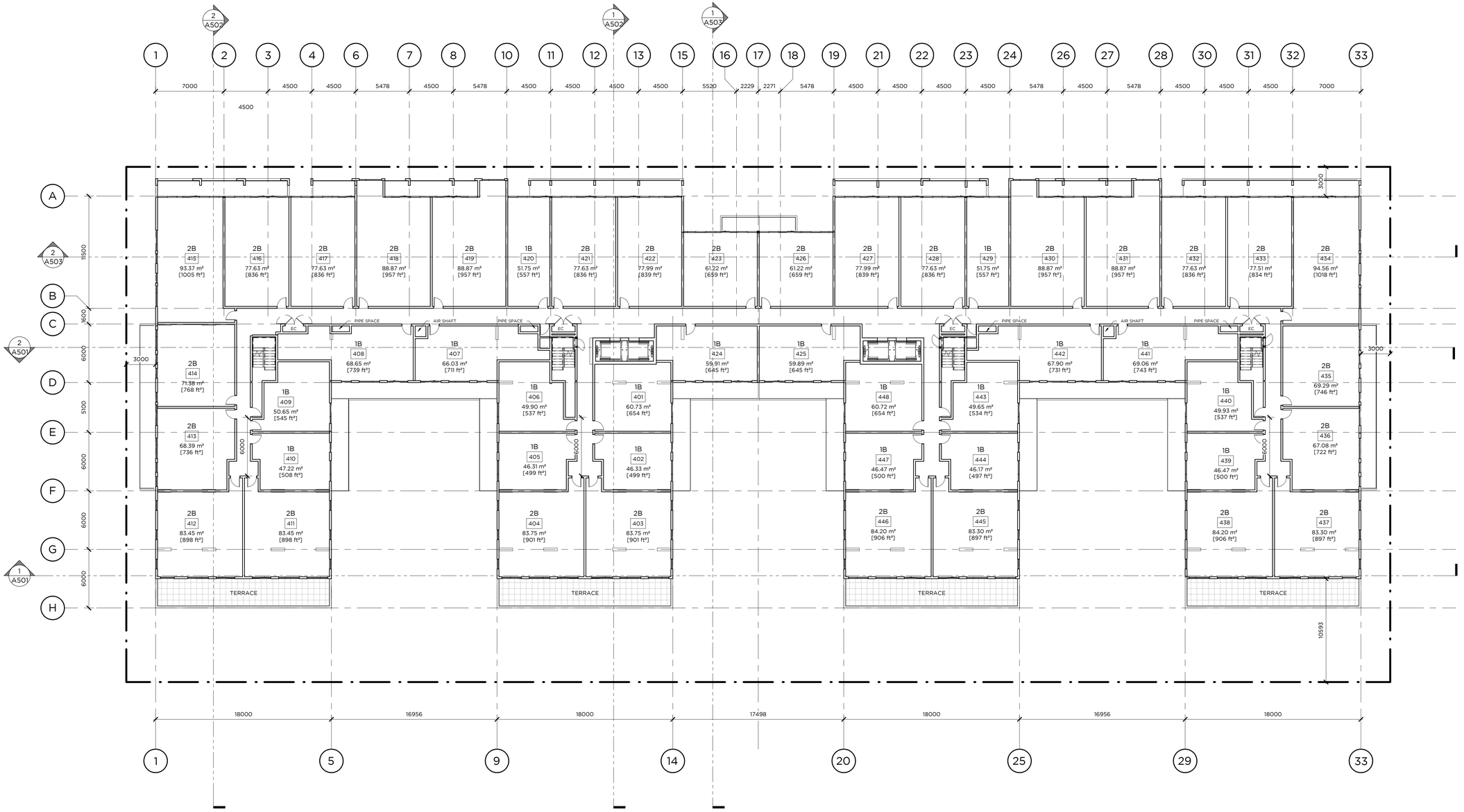
3RD FLOOR PLAN

1 : 200

A203

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:38:56 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

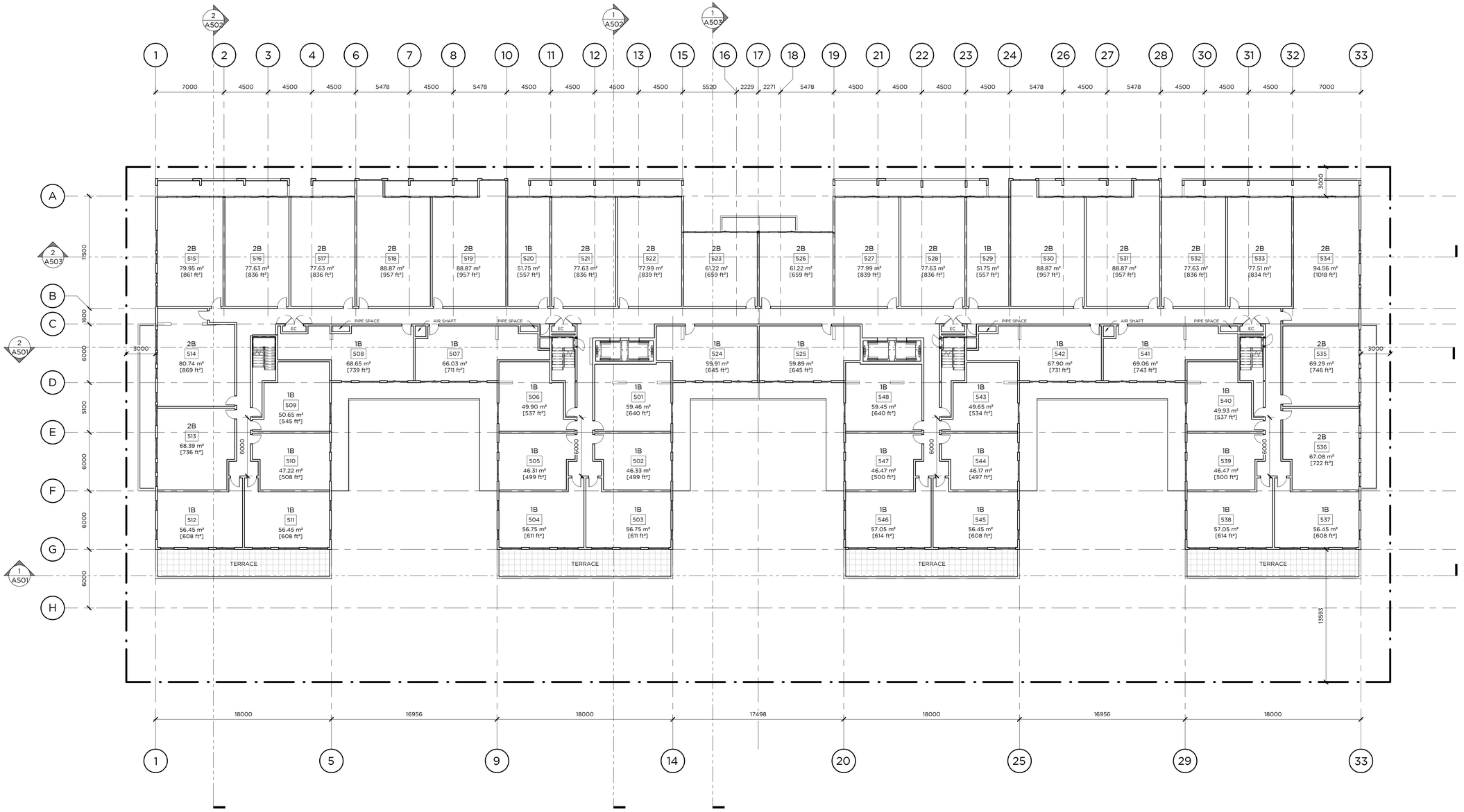
4TH FLOOR PLAN

1 : 200

A204

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:39:01 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

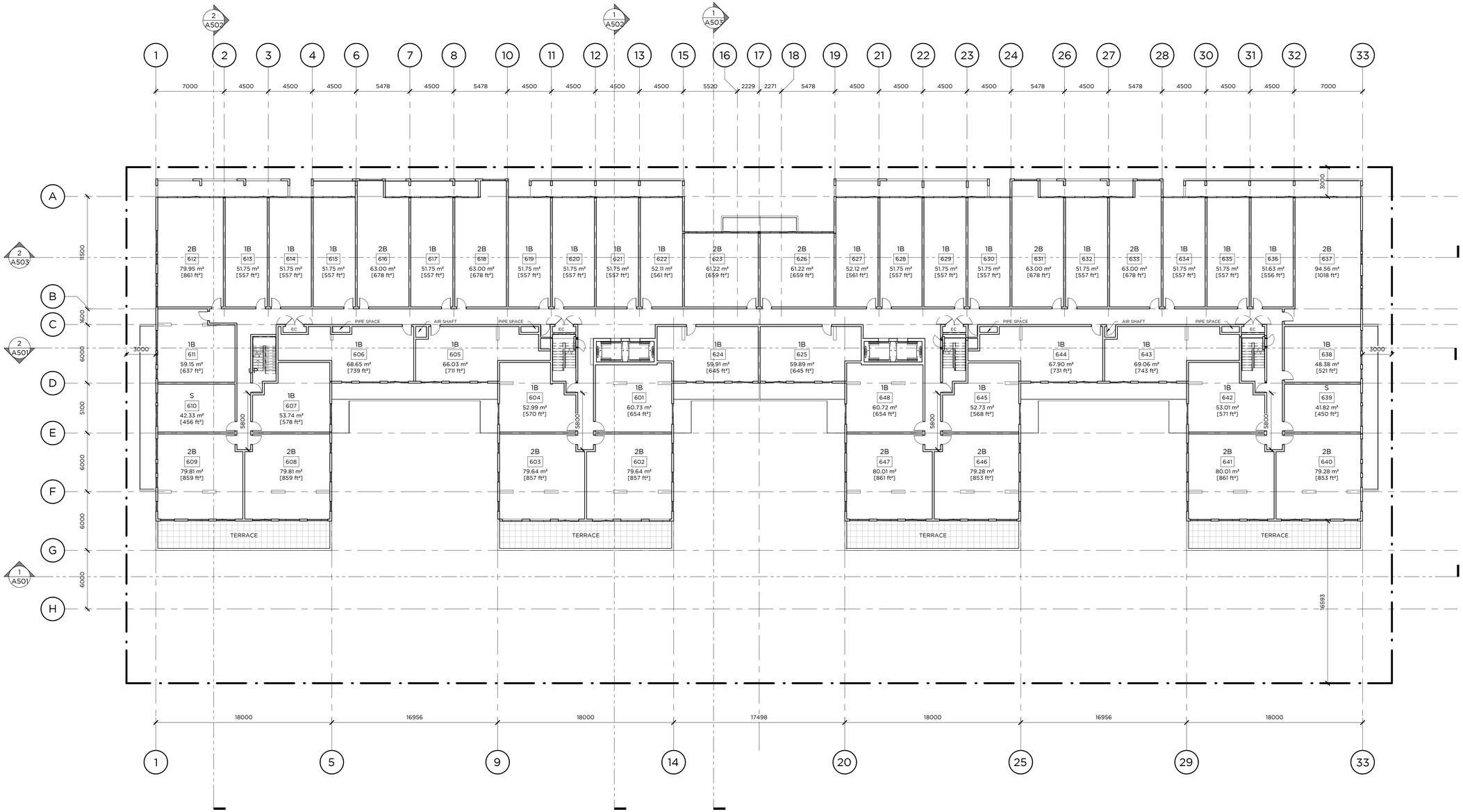
5TH FLOOR PLAN

1 : 200

A205

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:39:07 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

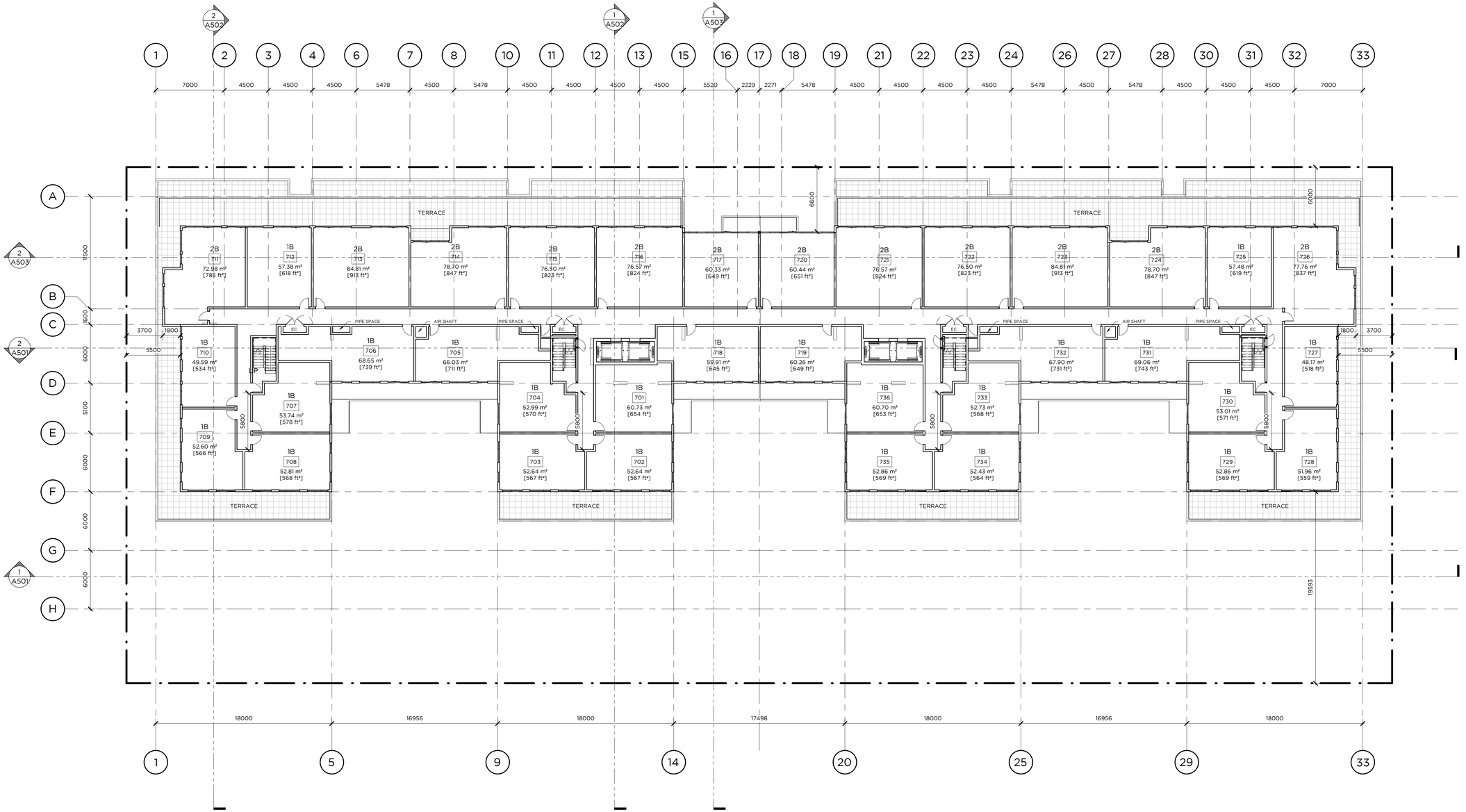
6TH FLOOR PLAN

1 : 200

A206

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:39:12 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

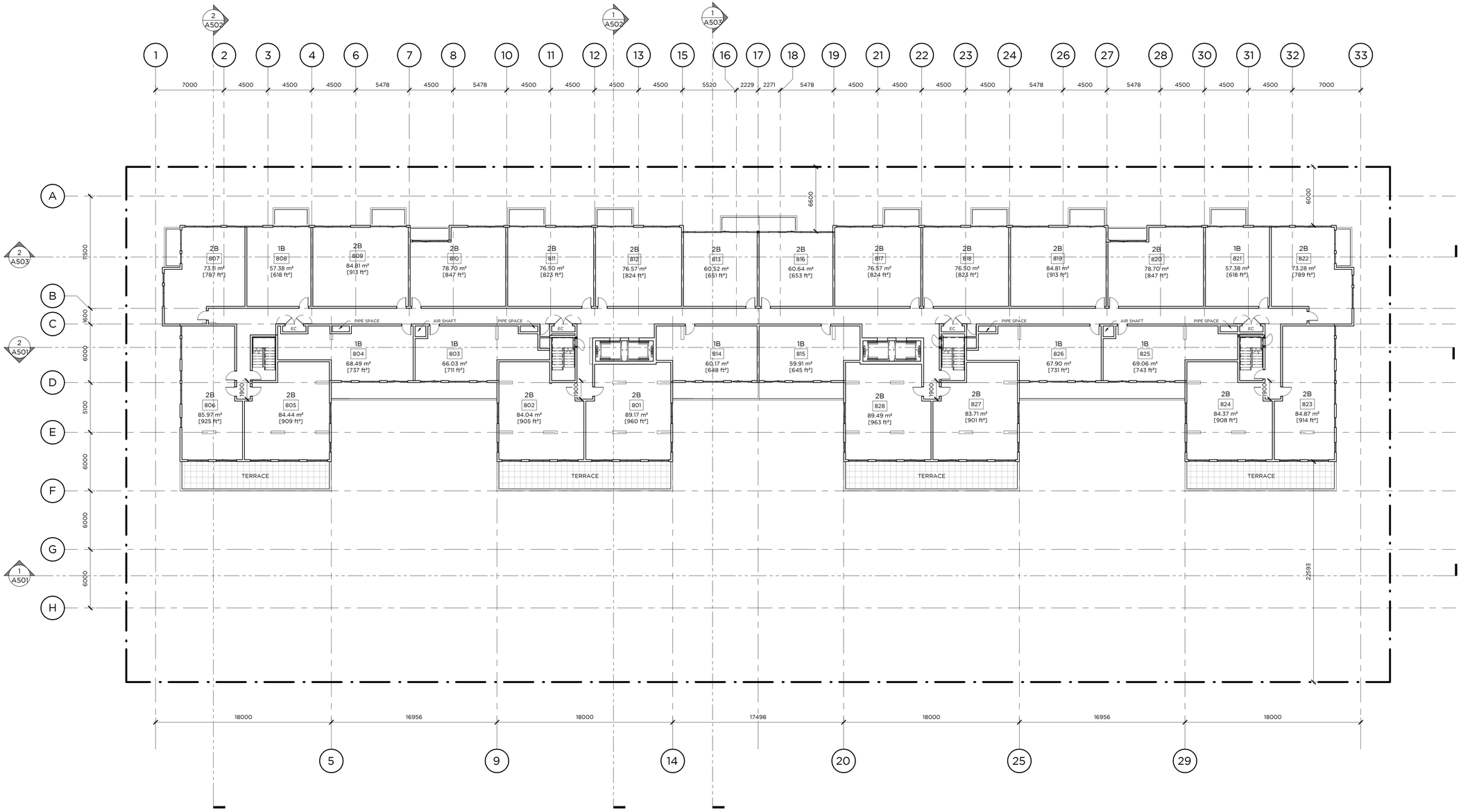
7TH FLOOR PLAN

1 : 200

A207

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:39:17 PM



ISSUE RECORD

REVISION RECORD

North

405-317 ADELAIDE STREET
WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

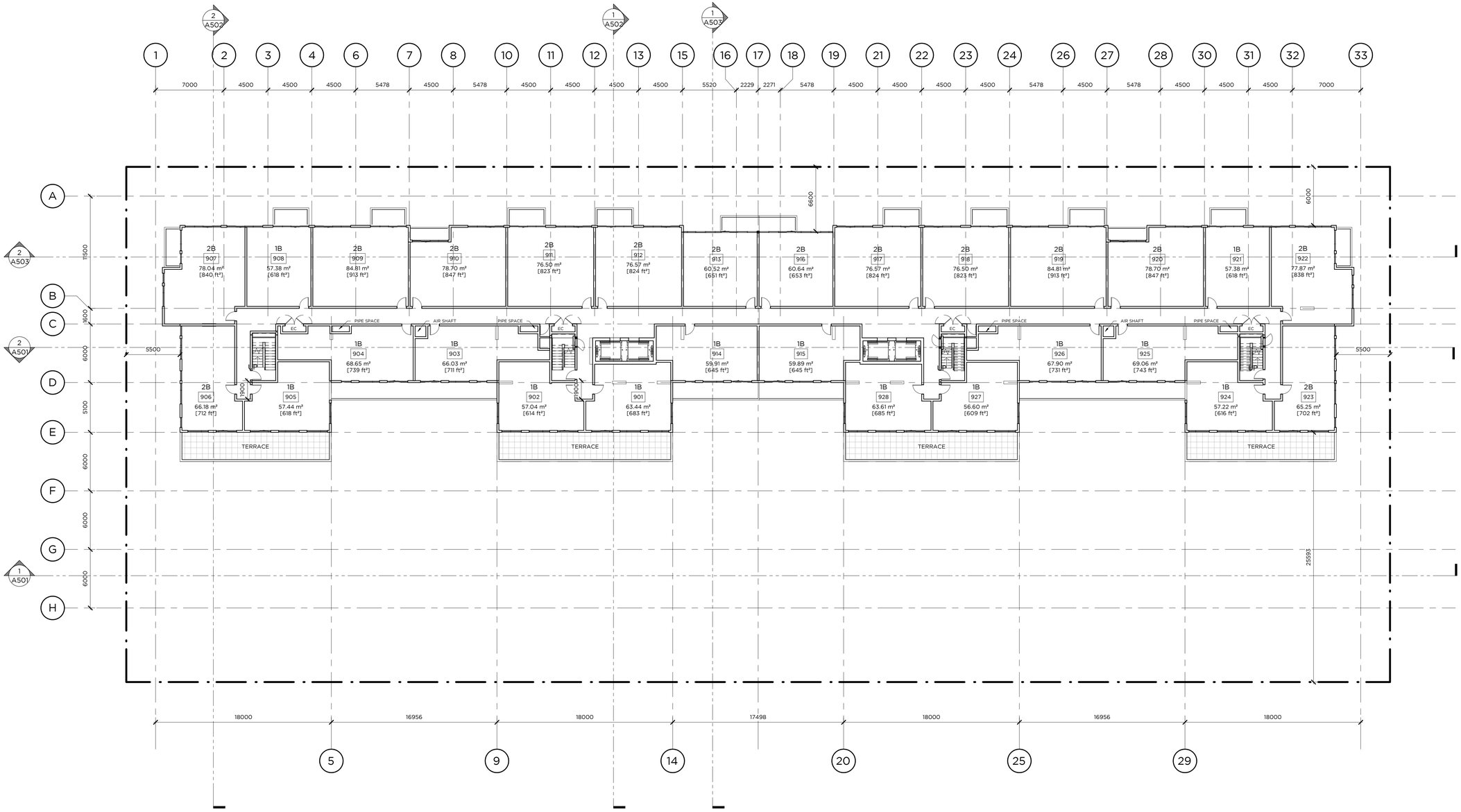
8TH FLOOR PLAN

1 : 200

A208

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:39:21 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

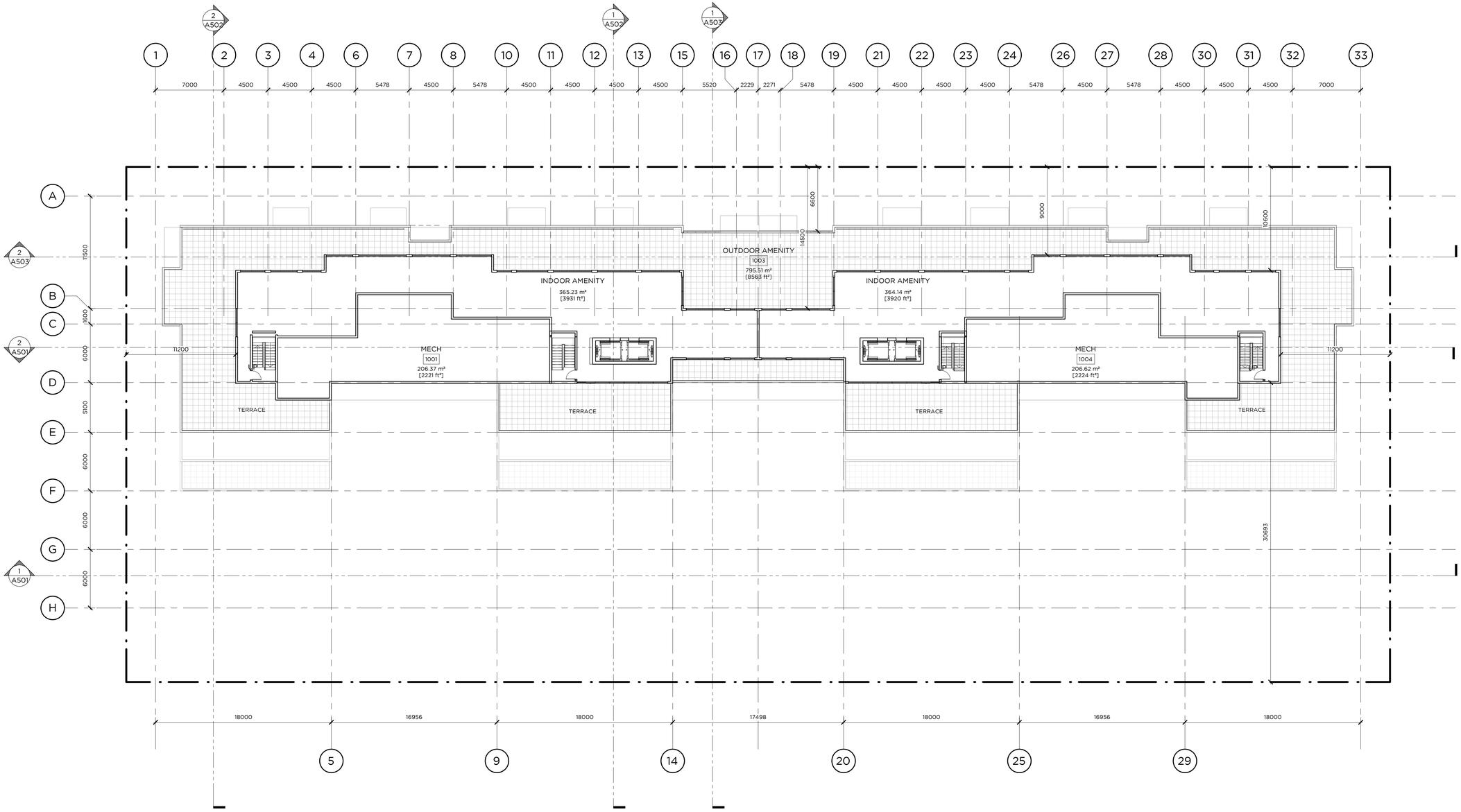
9TH FLOOR PLAN

1 : 200

A209

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:39:24 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

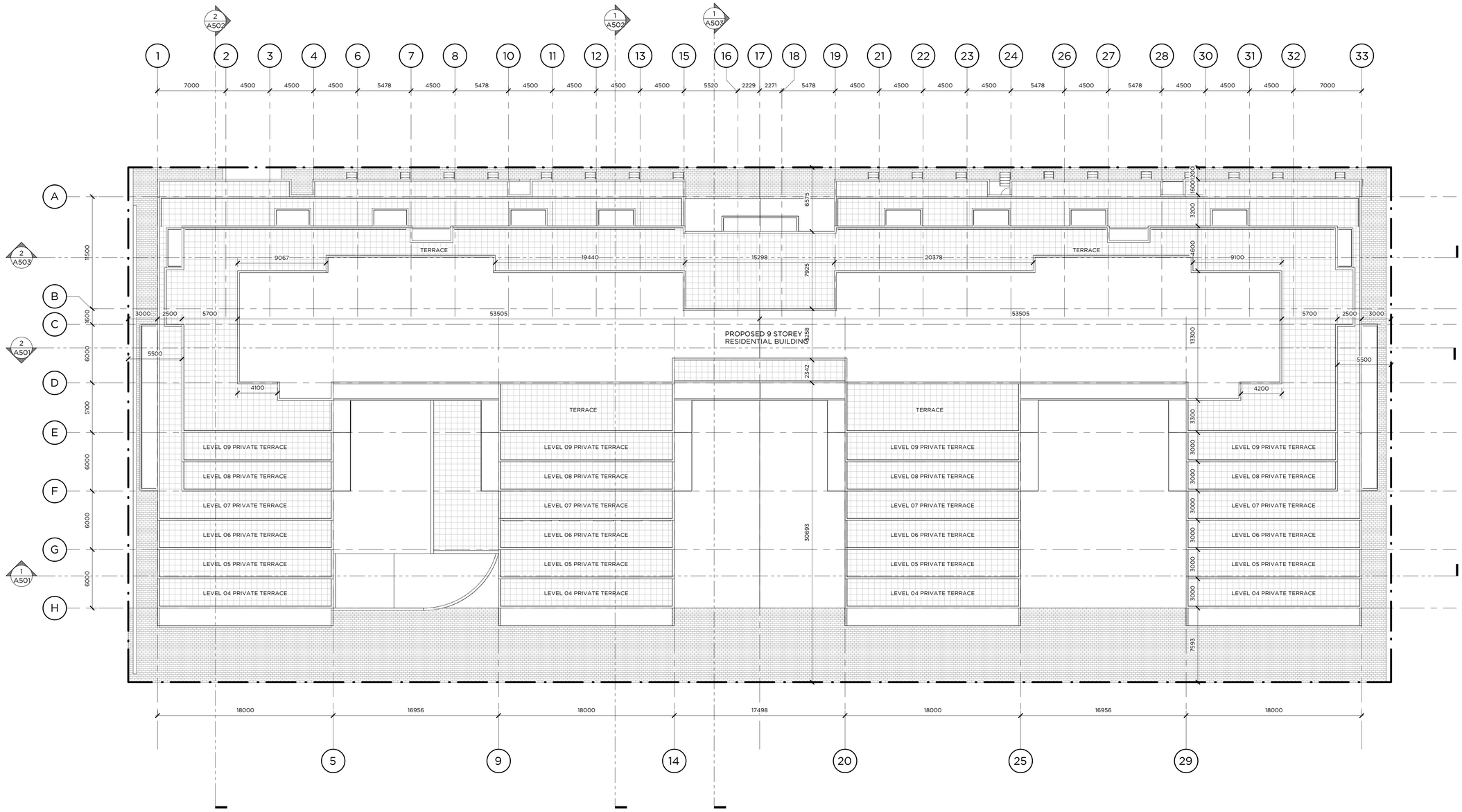
PH FLOOR PLAN

1 : 200

A210

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:39:28 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET
WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY
GROUP

ROOF PLAN

1 : 200

A211

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:39:35 PM



North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

NORTH ELEVATION

1 : 200

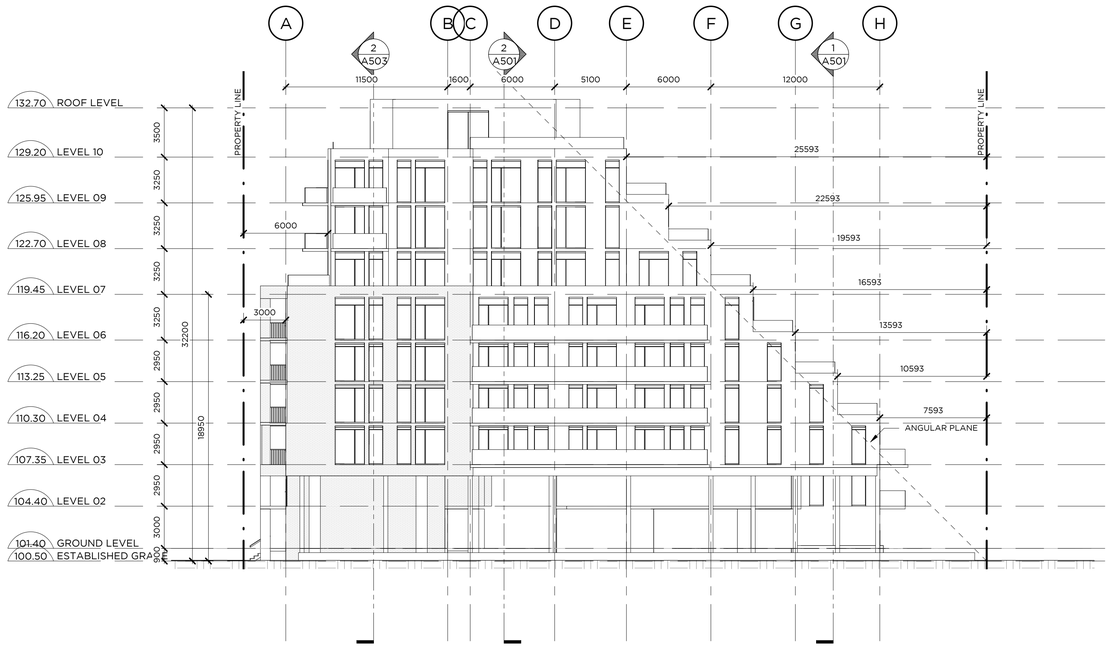
A401

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUE RECORD

REVISION RECORD

2020-11-04 12:39:46 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET
WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY
GROUP

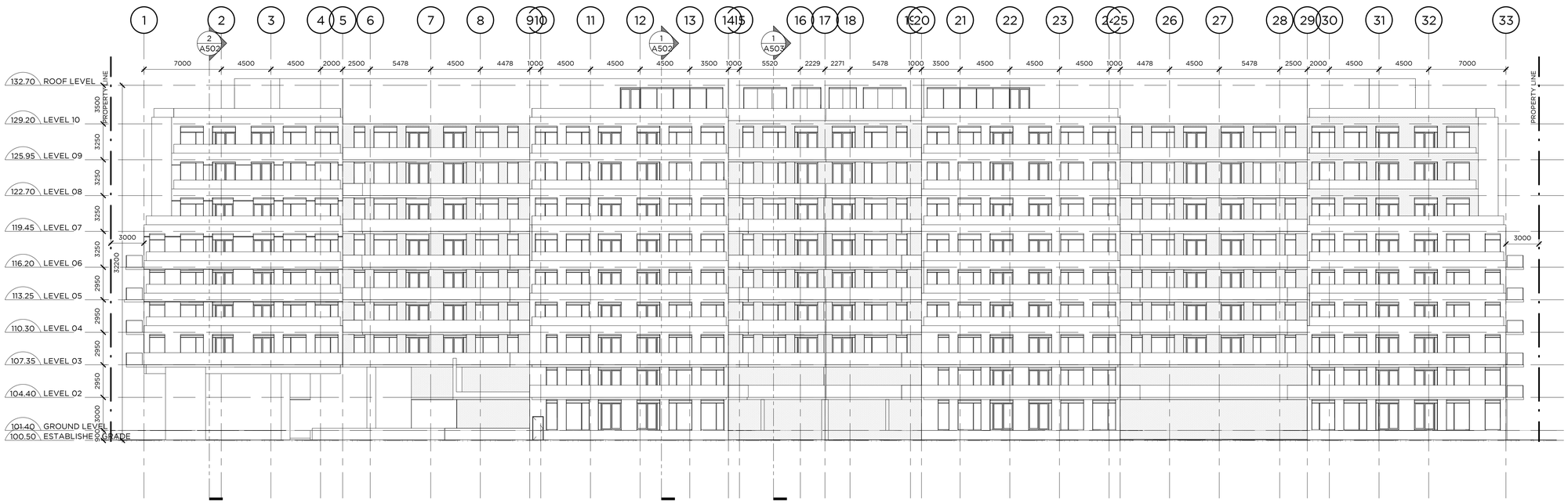
EAST ELEVATION

1 : 200

A402

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:39:53 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

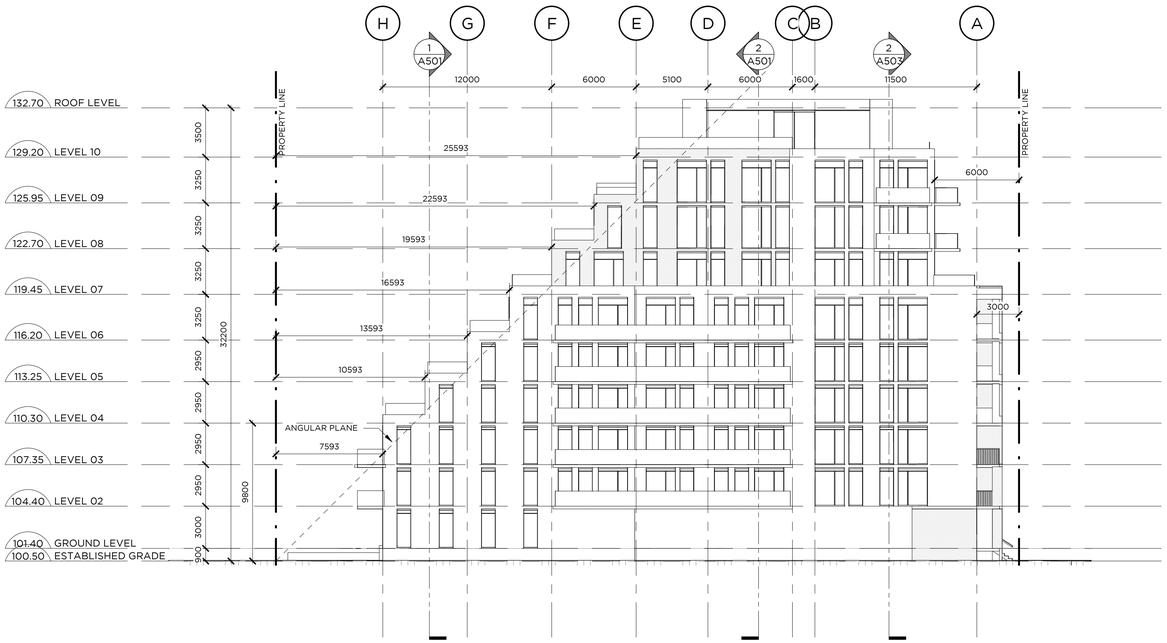
SOUTH ELEVATION

1 : 200

A403

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:40:08 PM



ISSUE RECORD

REVISION RECORD

North

405-317 ADELAIDE STREET
WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

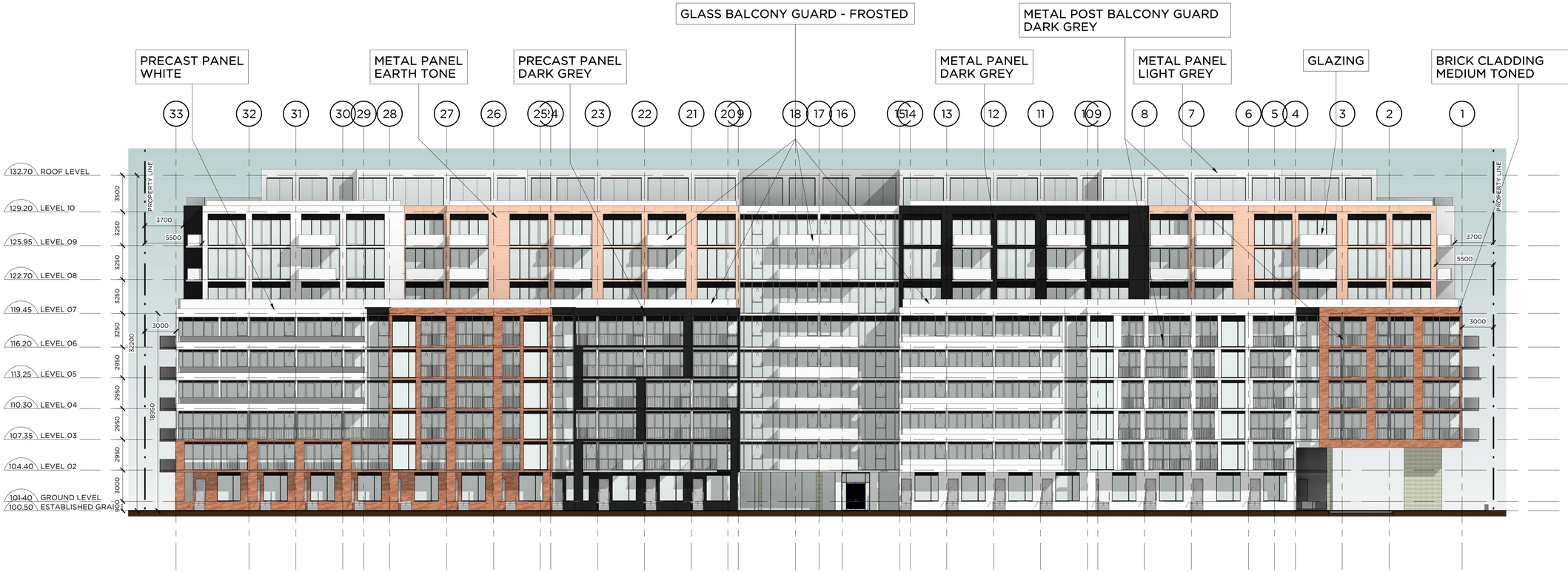
INFINITY
GROUP

WEST ELEVATION

1 : 200

A404

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

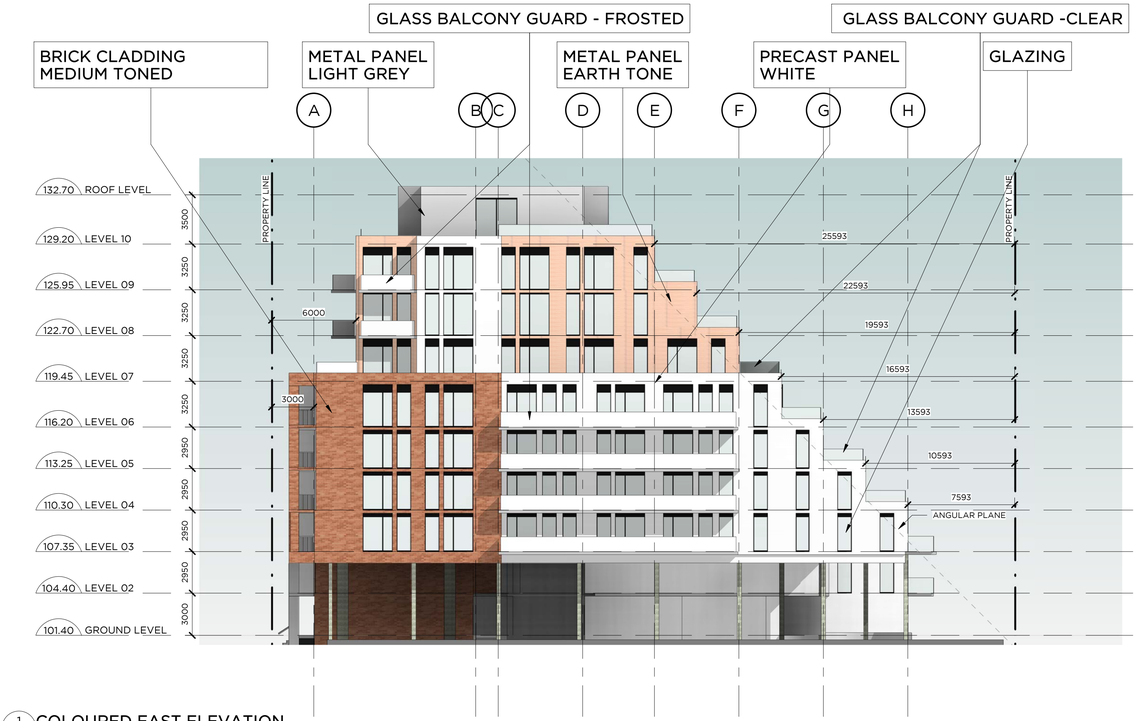
NORTH COLOURED ELEVATION

1 : 200

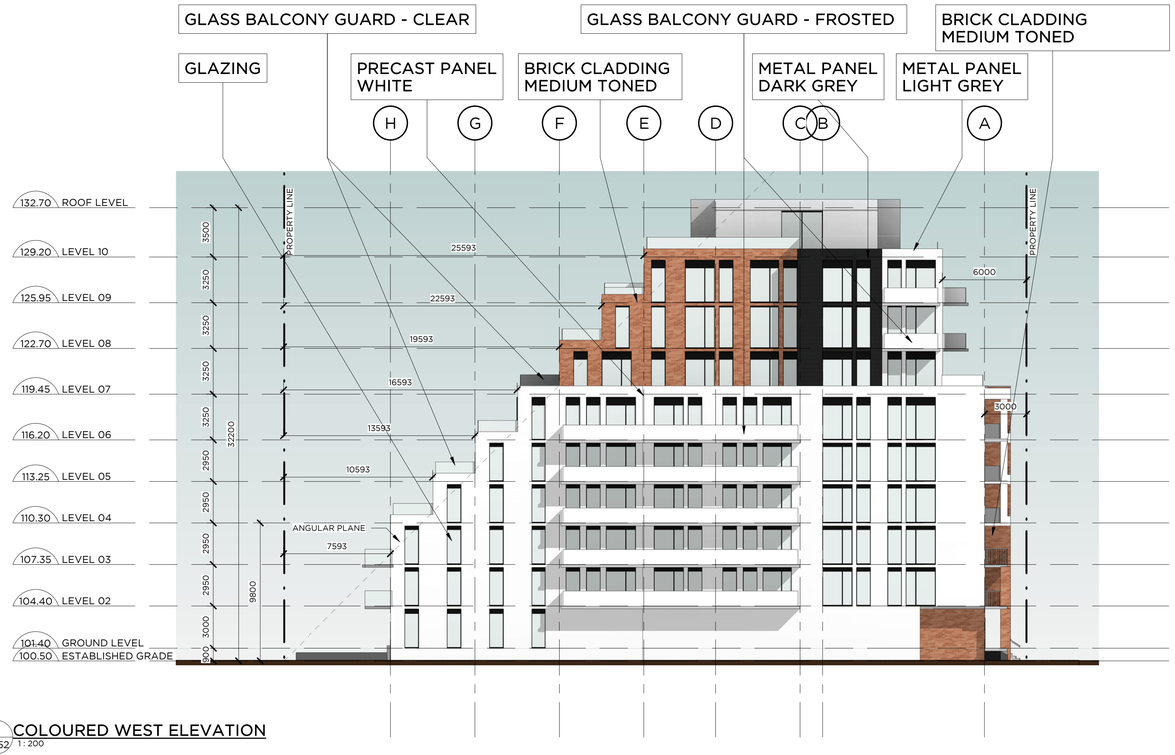
A451

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:41:44 PM



1 A452 COLOURED EAST ELEVATION
1 : 200



2 A452 COLOURED WEST ELEVATION
1 : 200

ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET
WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

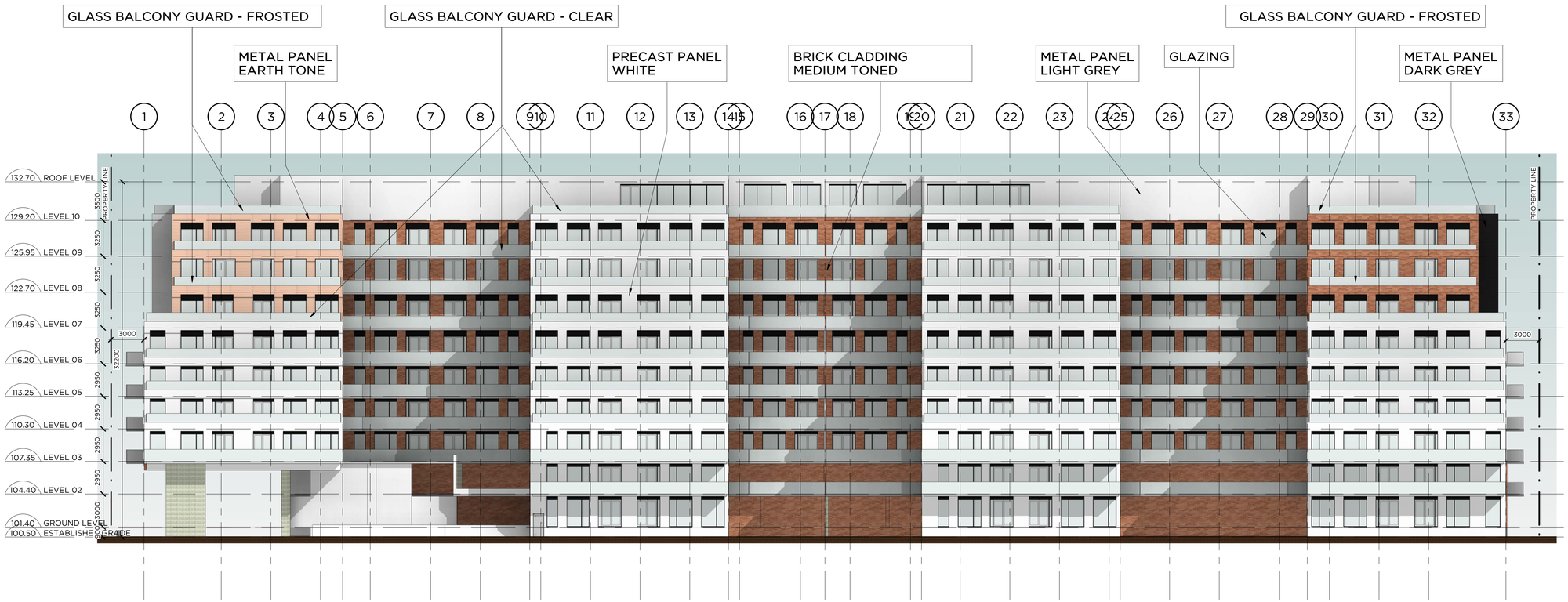
EAST-WEST
COLOURED
ELEVATIONS

1 : 200

A452

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:43:15 PM



ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

SOUTH COLOURED ELEVATION

1 : 200

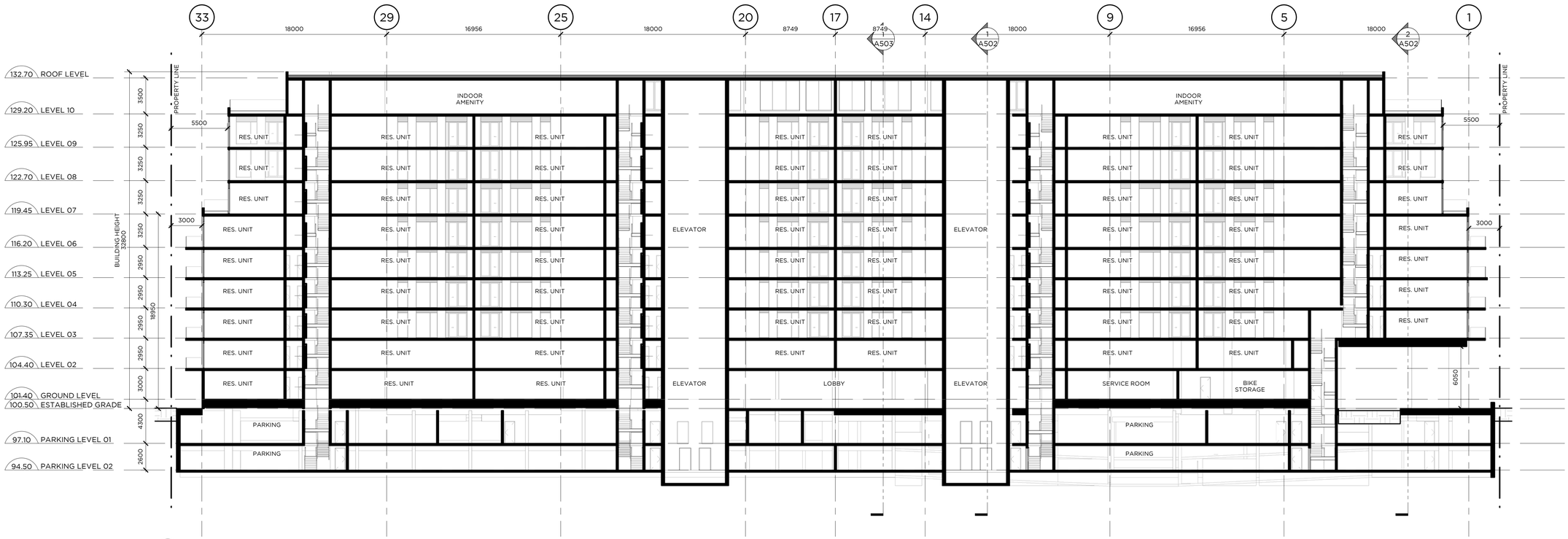
A453

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:44:44 PM



1 A501 EAST-WEST SECTION 1
1 : 200



2 A501 EAST-WEST SECTION 2
1 : 200

ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

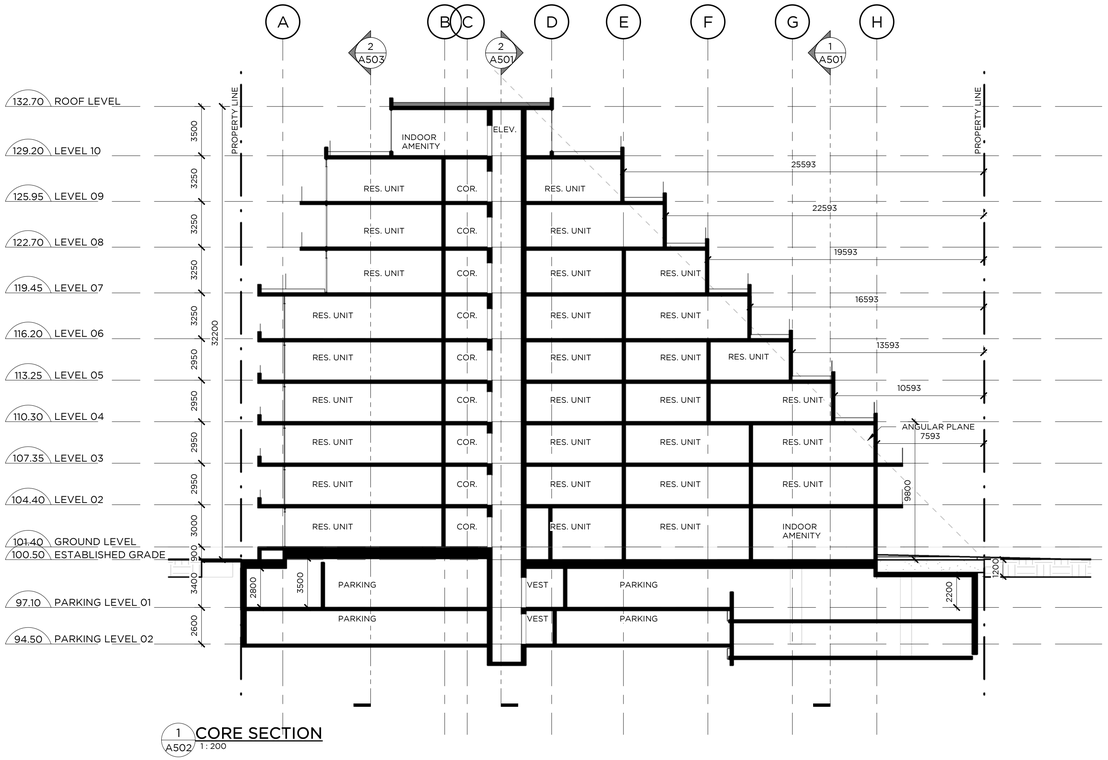
BUILDING SECTIONS

1 : 200

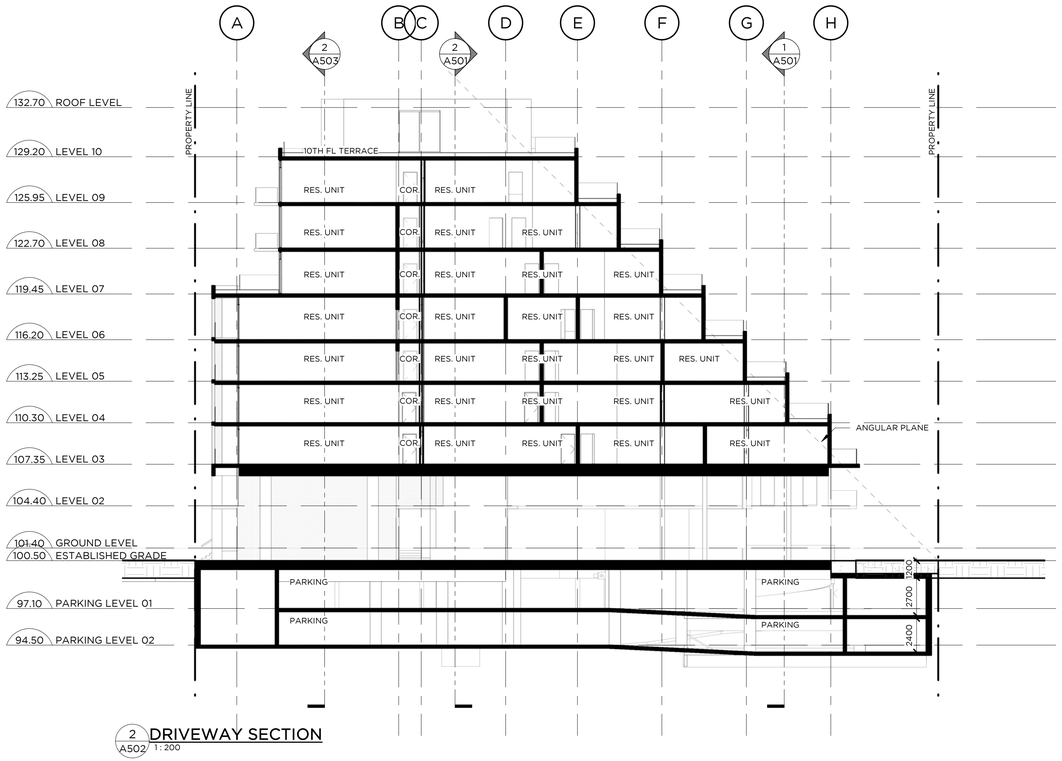
A501

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:45:01 PM



1 CORE SECTION
A502 1 : 200



2 DRIVEWAY SECTION
A502 1 : 200

ISSUE RECORD

REVISION RECORD

North

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

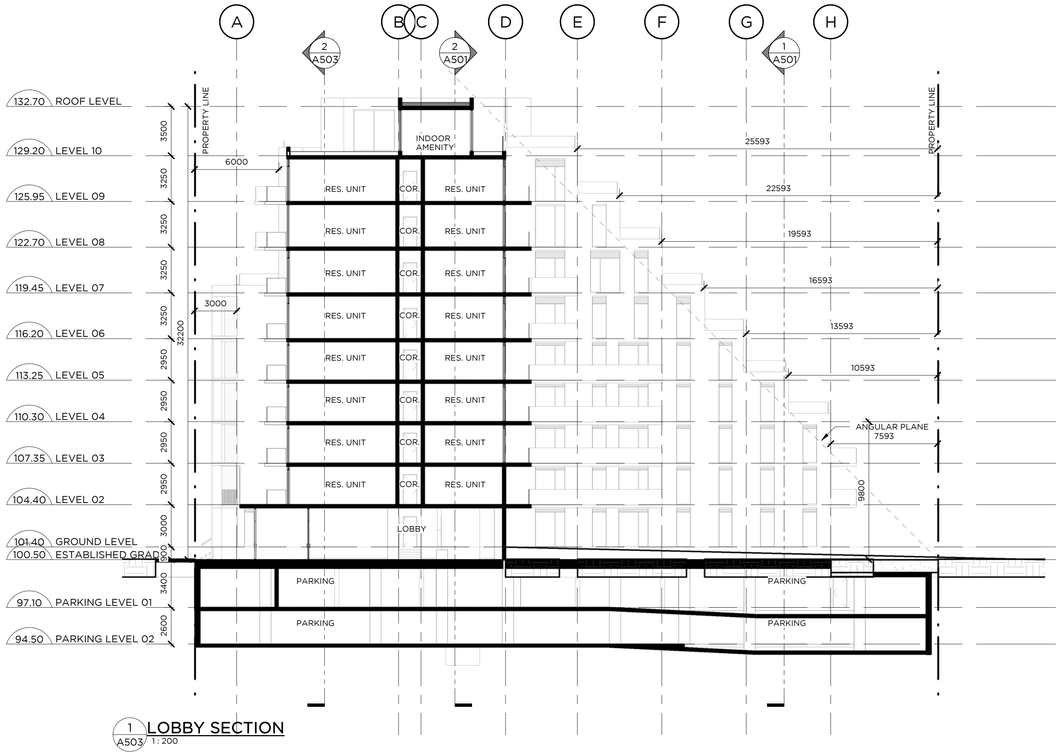
BUILDING SECTIONS

1 : 200

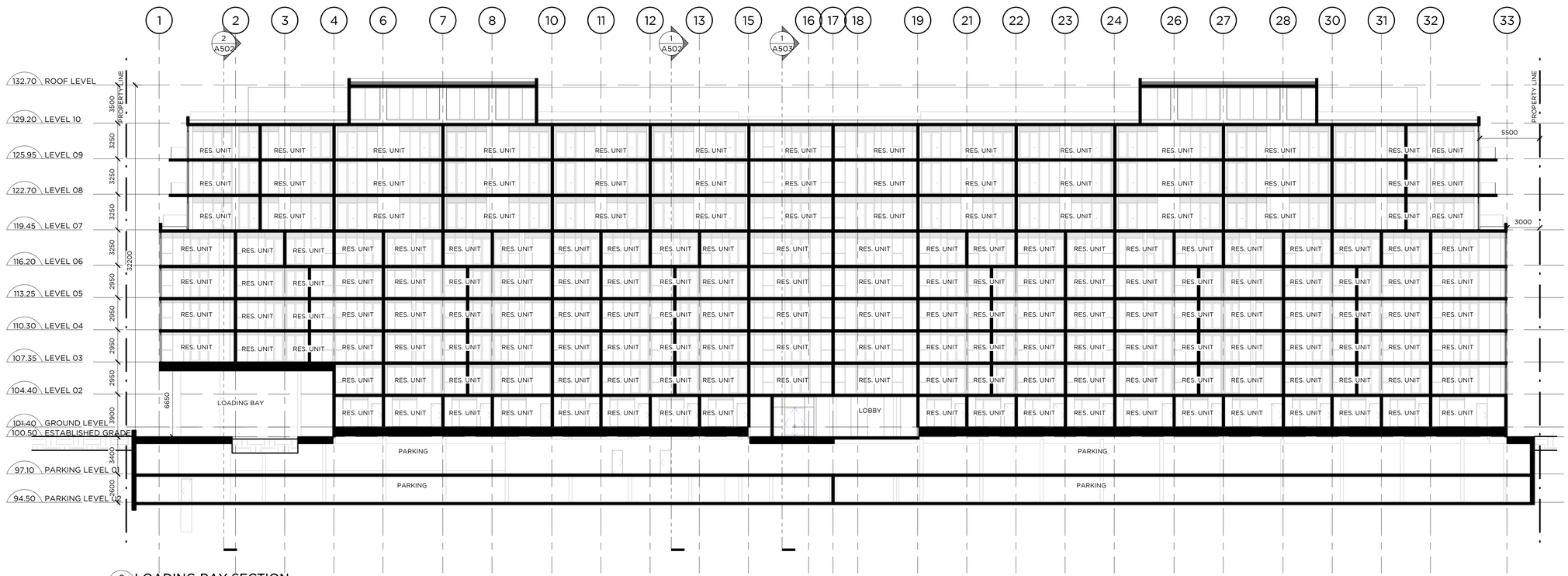
A502

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:45:13 PM



1 A503 LOBBY SECTION
1 : 200



2 A503 LOADING BAY SECTION
1 : 200

ISSUE RECORD

REVISION RECORD

North

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

18035

18035 Plains Road

INFINITY GROUP

BUILDING SECTIONS

1 : 200

A503

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2020-11-04 12:45:26 PM