

**GOLDBERG  
GROUP**

**141-153 PLAINS ROAD WEST**

**505-05/24**

**520-10/24**

**DECEMBER 3, 2024**



**SUBJECT SITE**

Plains Road West

Plains Rd W

Boothman Avenue

Dairy Drive

Fairwood Place West

Fairwood Pl W

Howard Road

# AERIAL CONTEXT





**SUBJECT SITE**

Waterdown Road










Howard Road

Plains Road West

Daryl Drive

**AERIAL PERSPECTIVE VIEW**

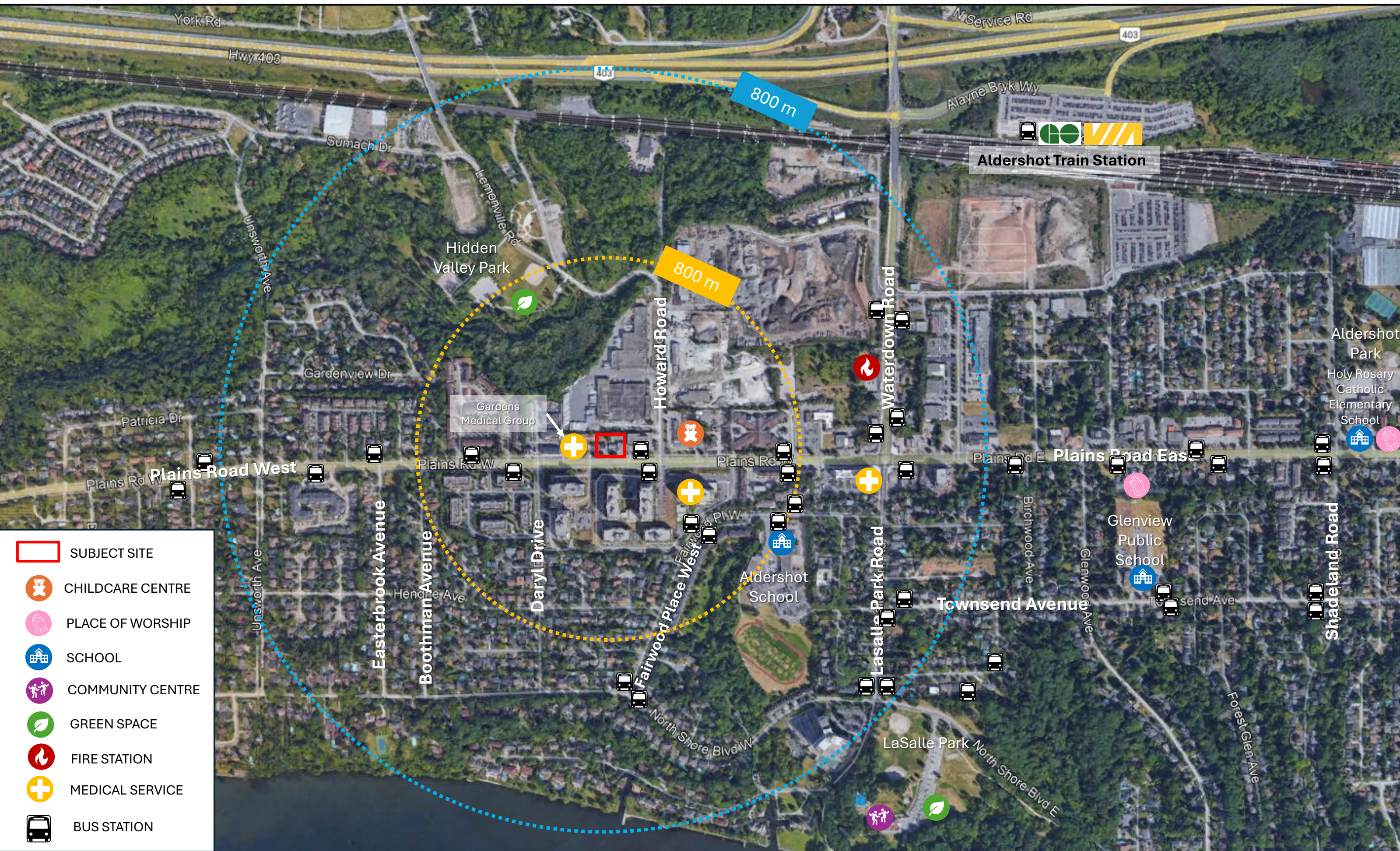


-  SUBJECT SITE
-  400 m RADIUS
-  800 m RADIUS
-  4 – CENTRAL ROUTE
-  1 – PLAINS ROUTE
-  87 – NORTH SERVICE - ALDERSHOT
-  VIA RAIL STATION
-  GO TRAIN STATION
-  BUS STATION

# TRANSIT MAP



Source: google.com/maps. 2024



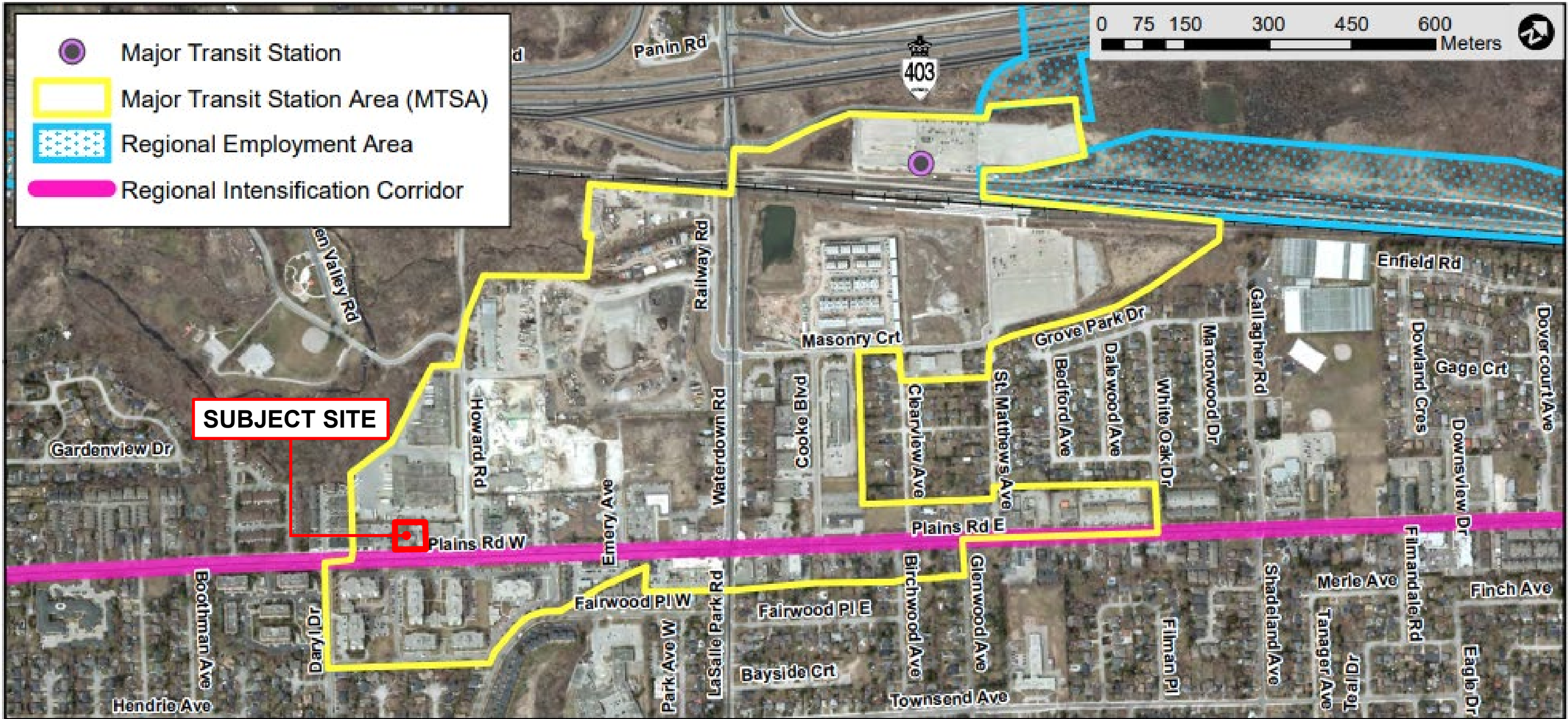
-  SUBJECT SITE
-  CHILDCARE CENTRE
-  PLACE OF WORSHIP
-  SCHOOL
-  COMMUNITY CENTRE
-  GREEN SPACE
-  FIRE STATION
-  MEDICAL SERVICE
-  BUS STATION

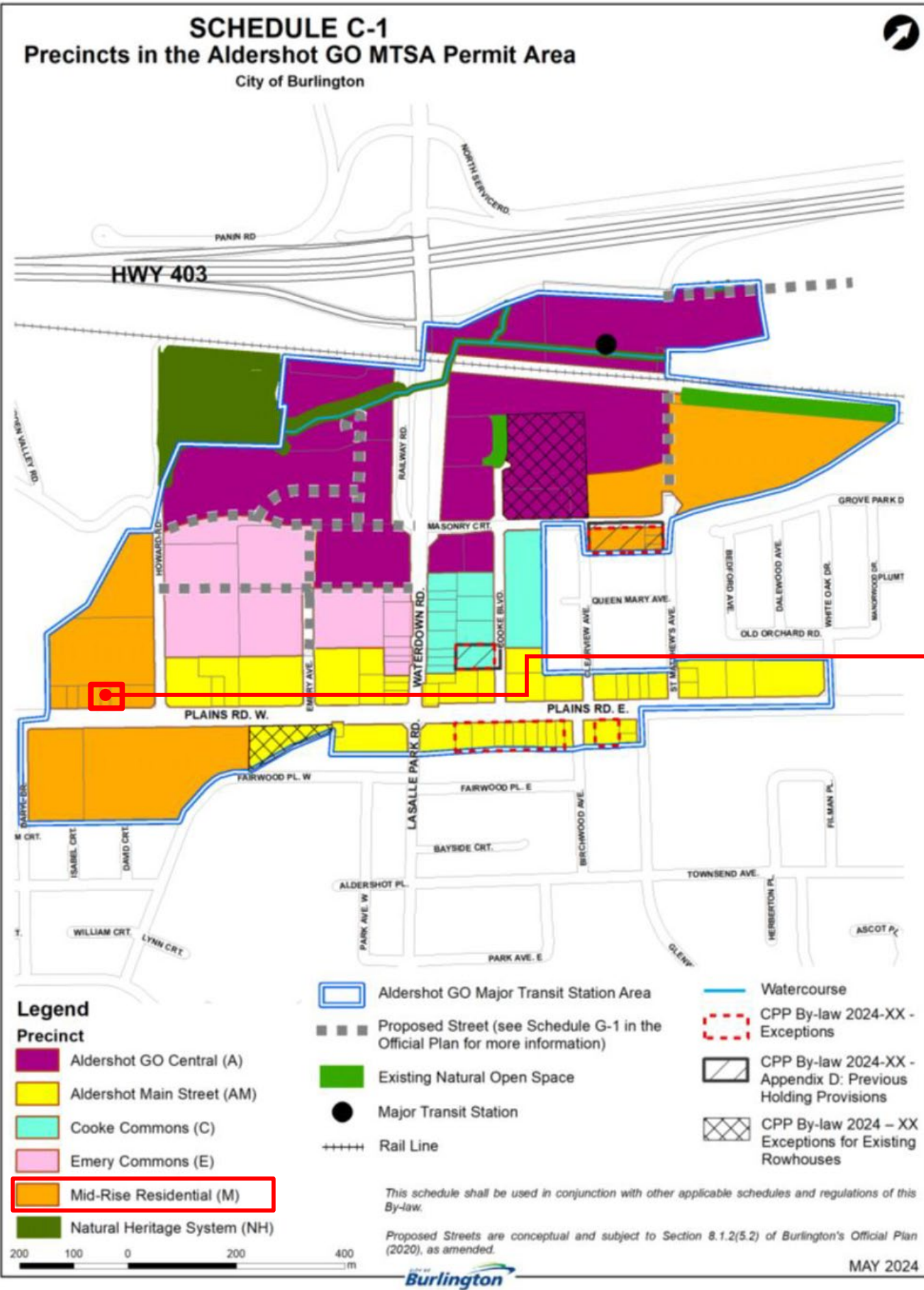
# COMMUNITY SERVICES MAP



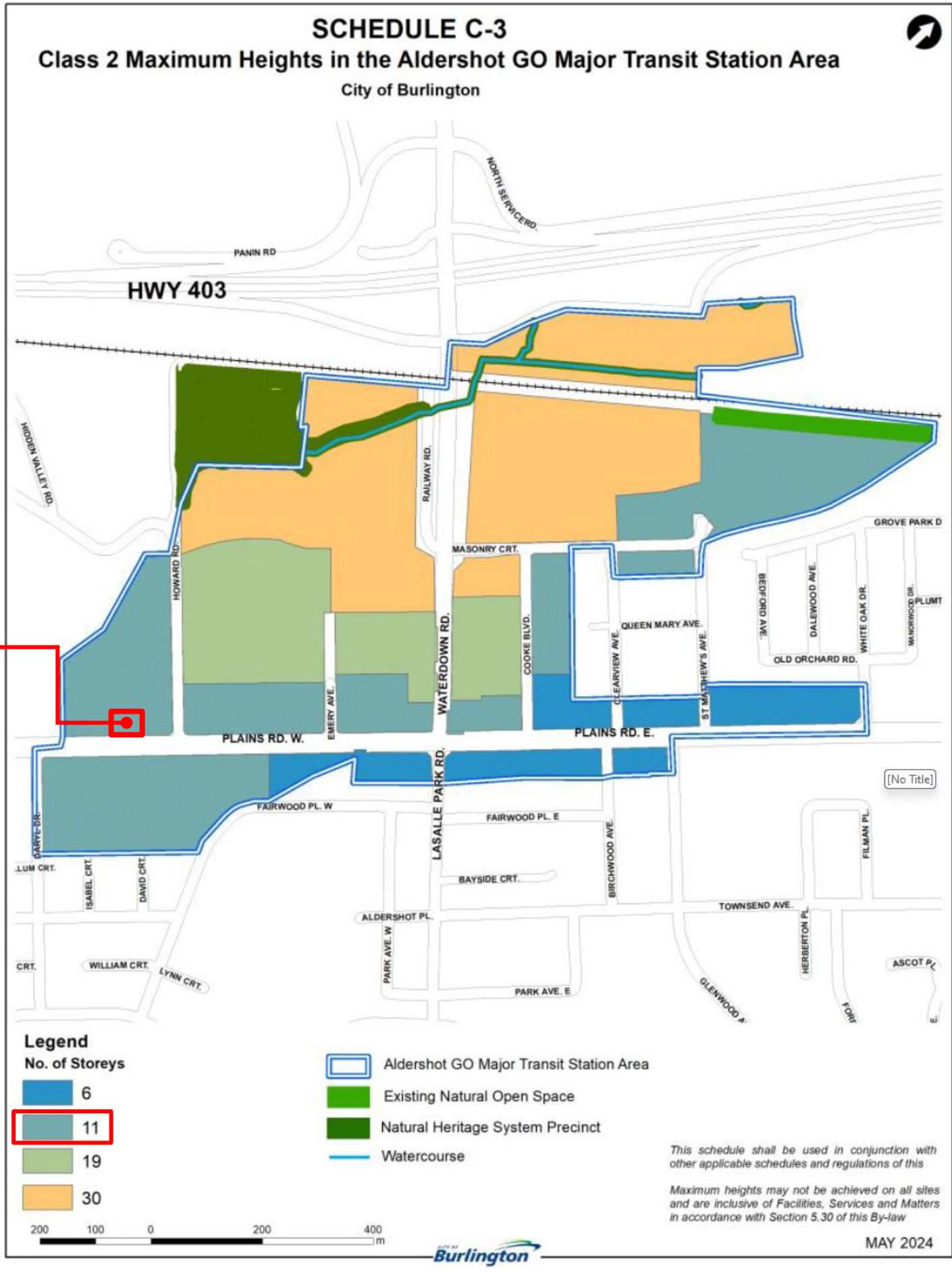
Source: google.com/maps. 2024

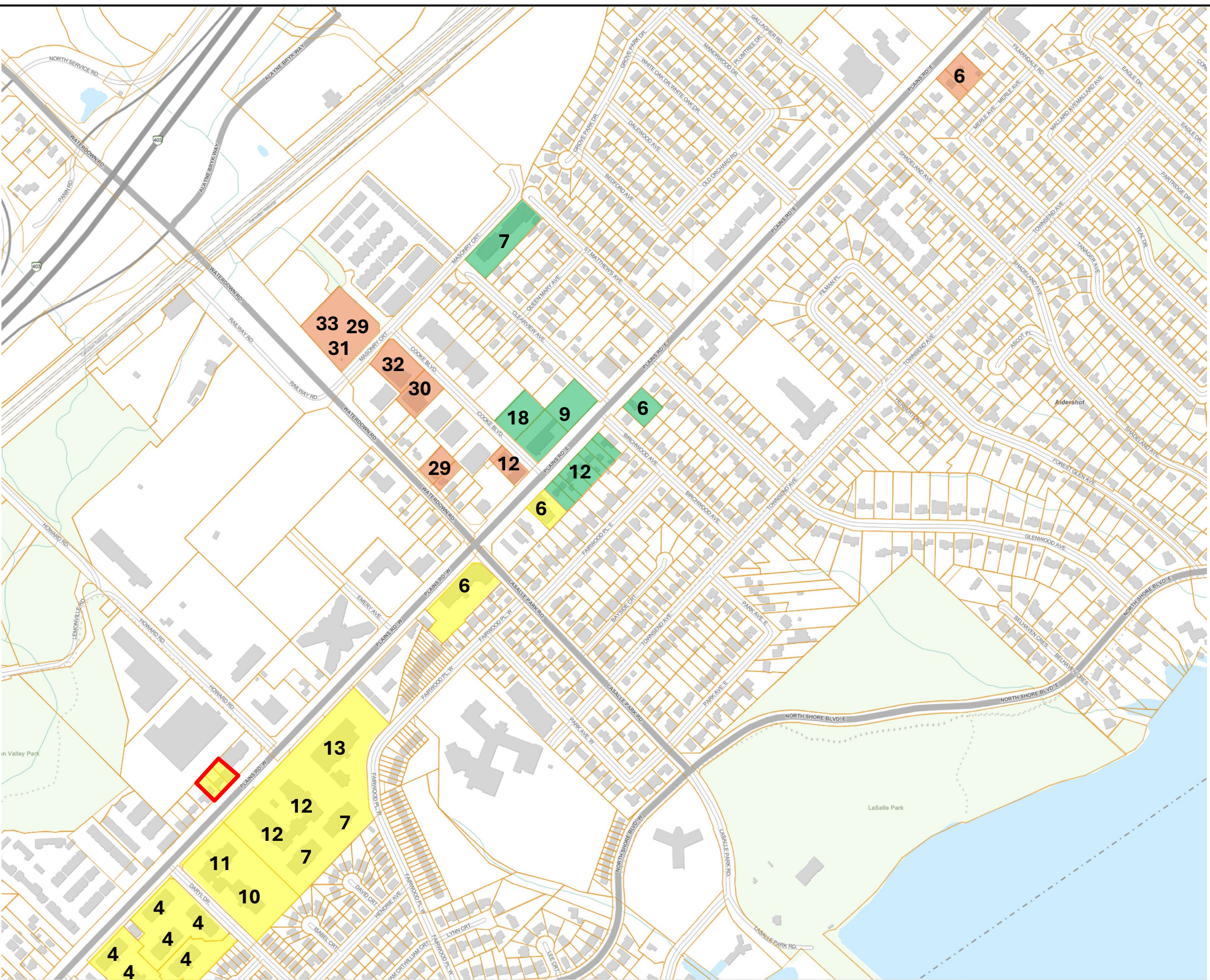
# Map 6d - Aldershot GO MTSA





**SUBJECT SITE**

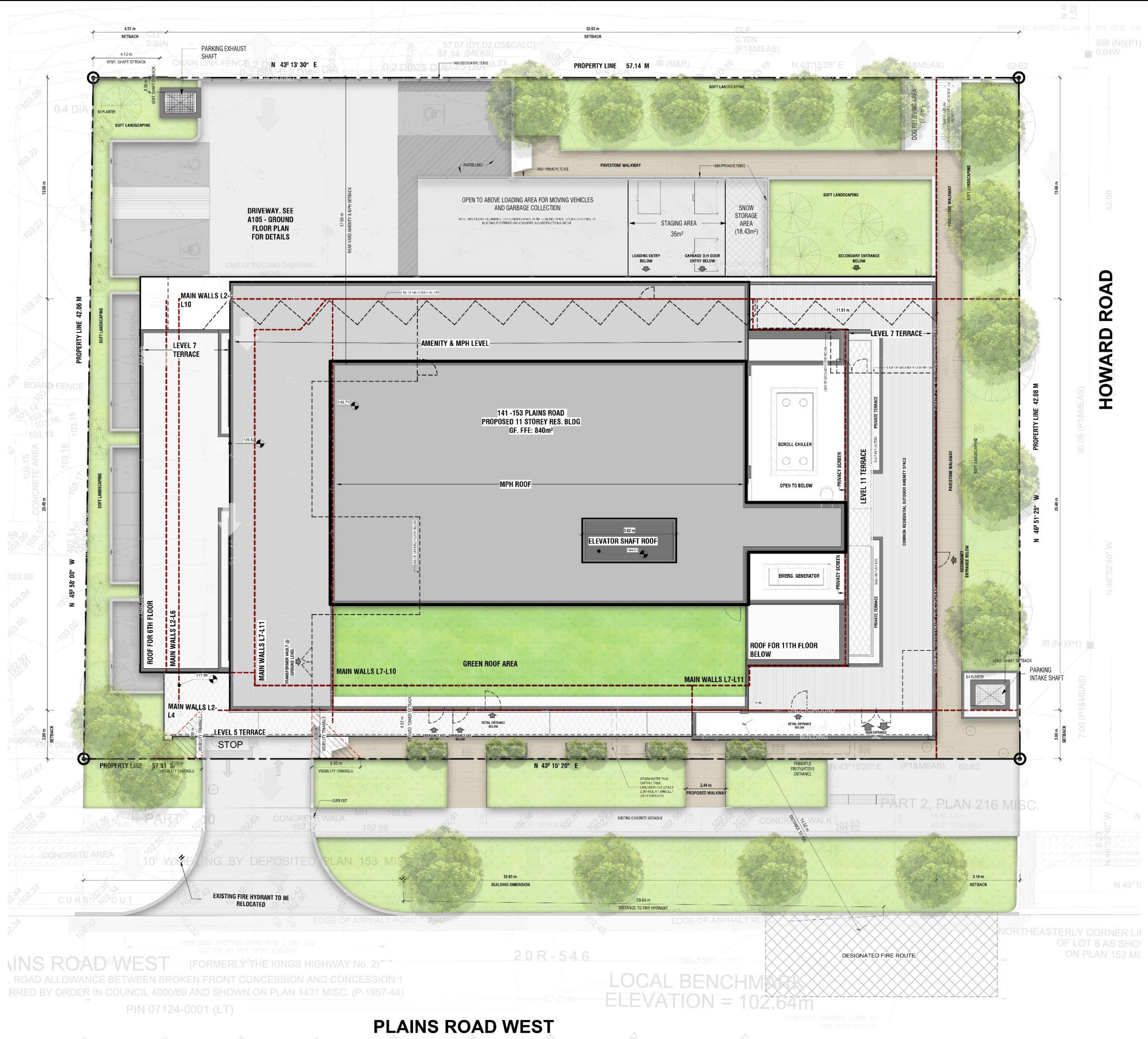




- SUBJECT SITE
- EXISTING/ UNDER CONSTRUCTION
- APPROVED
- PROPOSED
- # NUMBER OF STOREYS

# HEIGHT MAP





PLAINS ROAD WEST

# SITE PLAN



**Lot Area** 2,418 m<sup>2</sup>

**Height** 36.96 m  
11-storeys (plus amenity level)

**Unit Mix** **150 Units (100%)**

Bachelor 20 (13.3%)  
1 Bedroom 32 (21.3%)  
2 Bedroom 88 (58.7%)  
3 Bedroom 10 (6.7%)

**Amenity Area** **2,243 m<sup>2</sup> (+/-24,143 ft<sup>2</sup>) – 15 m<sup>2</sup>/unit**

**Gross Floor Area** **9,675 m<sup>2</sup> (+/-104,141 ft<sup>2</sup>)**  
Commercial 181 m<sup>2</sup> (+/-1,948 ft<sup>2</sup>)

**Density (FAR)** 4.82:1

**Lot Coverage** 20%

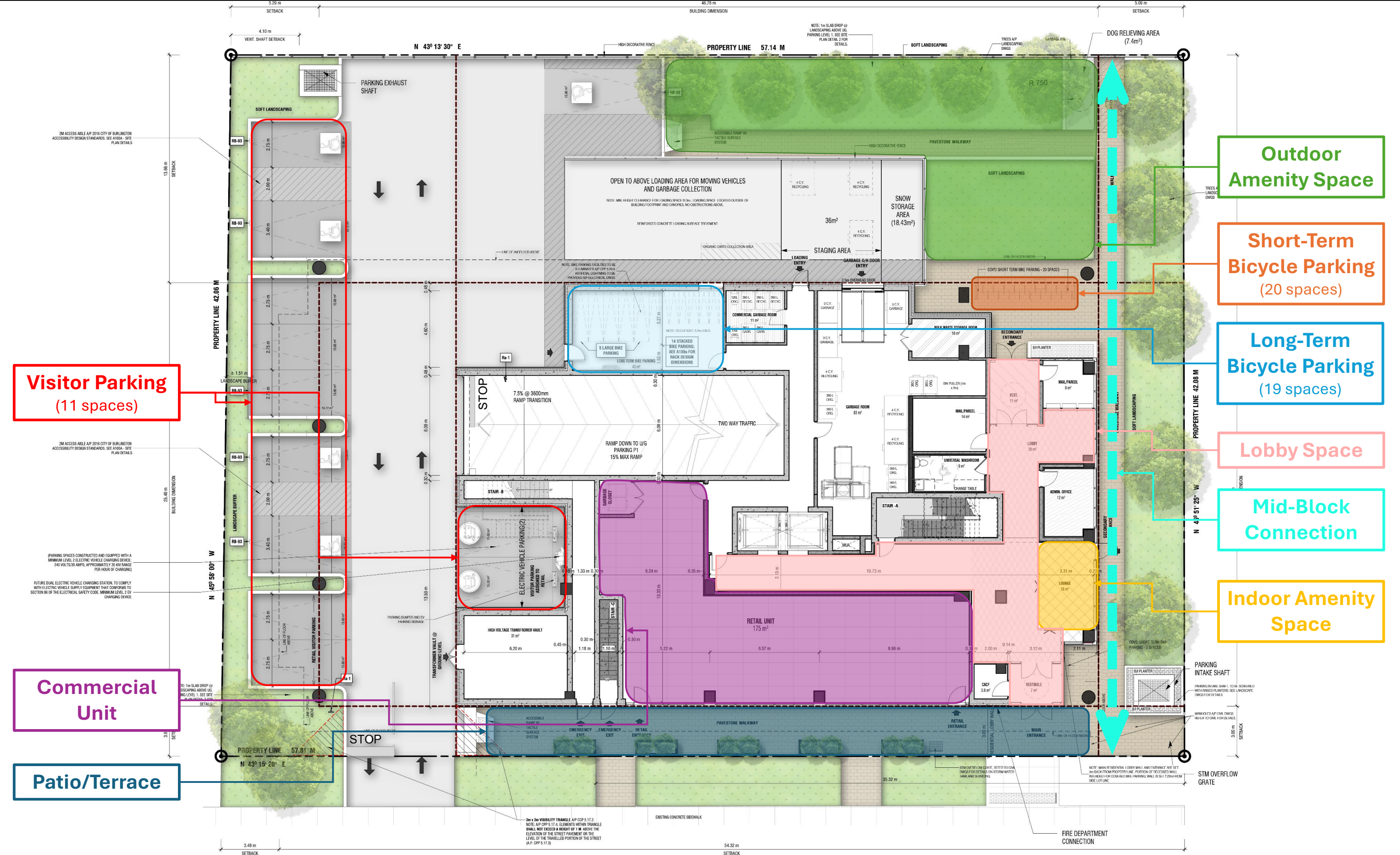
**Vehicular Parking** **112 spaces (0.746 per unit)**  
Resident 100 spaces (0.667 per unit)  
Visitor 12 (0.08 per unit)

**EV Charging**

EVSE Installed 20 spaces (20%)  
EVSE Capable 80 spaces (80%)

**Bicycle Parking** **128 spaces**

Long-Term 105 spaces  
Short-Term 23 spaces



**Visitor Parking (11 spaces)**

**Outdoor Amenity Space**

**Short-Term Bicycle Parking (20 spaces)**

**Long-Term Bicycle Parking (19 spaces)**

**Lobby Space**

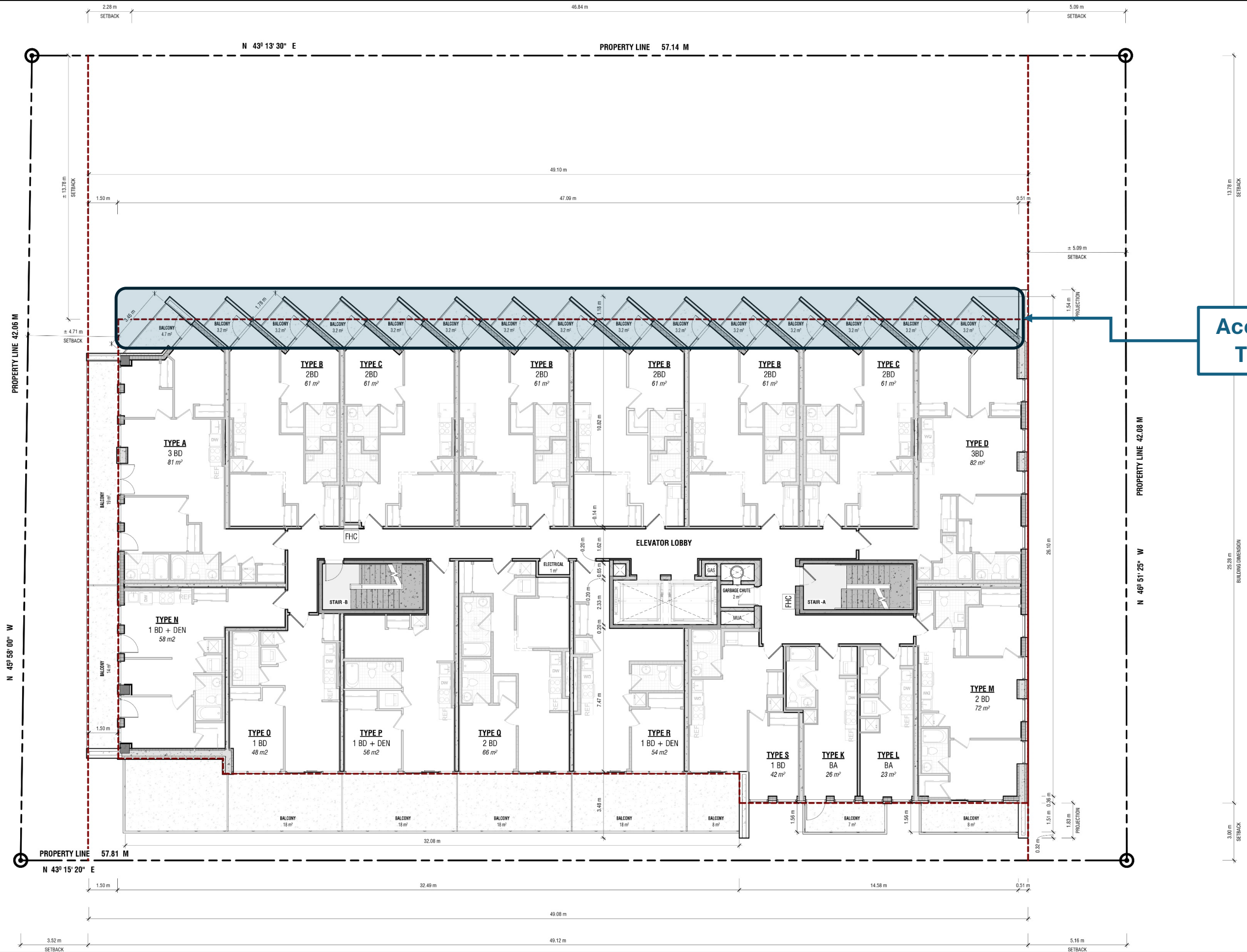
**Mid-Block Connection**

**Indoor Amenity Space**

**Commercial Unit**

**Patio/Terrace**

# GROUND FLOOR PLAN



**Acoustic Wall Treatment**

**5<sup>th</sup> – 6<sup>th</sup> FLOOR PLAN**

N 43° 13' 30" E

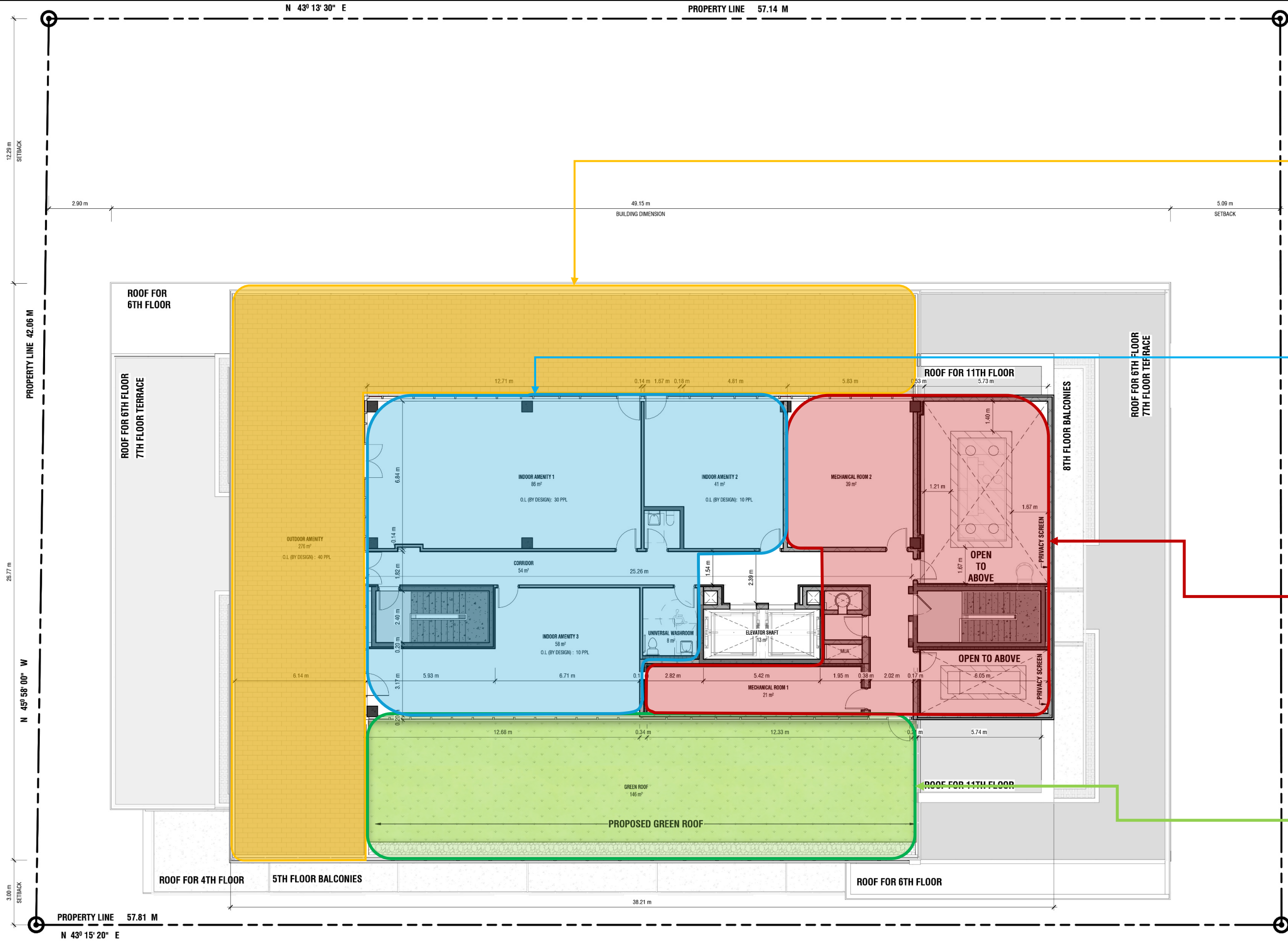
PROPERTY LINE 57.14 M

**Outdoor  
Amenity Area:  
296 m<sup>2</sup>**

**Indoor Amenity  
Area: 269 m<sup>2</sup>**  
(+/-37.8% of Area of  
Floor Below)

**Mechanical  
Area: 268 m<sup>2</sup>**  
(+/-37.6% of Area of  
Floor Below)

**Green Roof**



# ROOFTOP AMENITY LEVEL



SIGNAGE



**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

**WEST AND EAST ELEVATION**







**THANK YOU | QUESTIONS?**