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ENVIRONMENTAL SERVICES
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Tel: 226 706 8080
Contact: Scott Penton

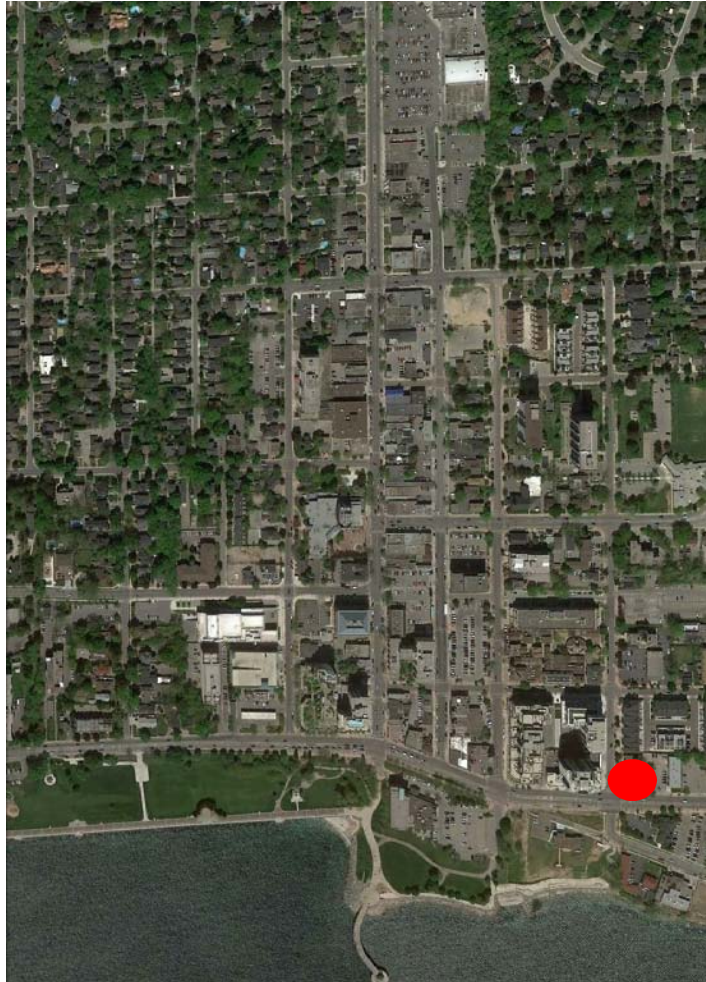
GEOTECHNICAL & ENVIRONMENTAL ENGINEERING
Terraprobe Inc.
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SURVEYOR
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Tel: 905 527 8559
Contact: Dan McLaren



2069 LAKESHORE ROAD
BURLINGTON, ONTARIO

PROPOSED REDEVELOPMENT SUMMARY					
TOTAL SITE AREA	0.25 HECTARES (0.61 ACRES)	RETAIL FLOOR AREA	665.8 sq. m. (7,167 sq.ft.)		
TOTAL FLOOR AREA (TFA)	38,100.4 sq. m. (410,112 sq. ft.)	RESIDENTIAL FLOOR AREA (SALEABLE)	20,789.0 sq. m. (223,772 sq.ft.)		
TOTAL GROSS FLOOR AREA (GFA)	24,538.5 sq. m. (264,132 sq. ft.)	RESIDENTIAL FLOOR AREA (NON-SALEABLE)	2,148.8 sq. m. (22,407 sq.ft.)		
FLOOR SPACE INDEX (FSI)	9.89 X SITE AREA	INDOOR AMENITY AREA	672.9 sq. m. (5,677 sq.ft.)		
PODIUM HEIGHT	4 STOREYS (17.75m)	NO. OF LIVE/WORK UNITS	2 UNITS	AVG. 164.6 sq.m. (1771.5 sq.ft.)	
NO. OF UNDERGROUND LEVELS	5 LEVELS	NO. OF 1 BEDROOM UNITS	78 UNITS	AVG. 60.93 sq.m. (656 sq.ft.)	
TOTAL NO. OF STOREYS	29 STOREYS + AMENITY ON MPH (99.30m)	NO. OF 2 BEDROOM UNITS	172 UNITS	AVG. 77.32 sq.m. (832 sq.ft.)	
TOWER FLOOR PLATE SIZE	796.3 sq. m. (8,571 sq. ft.)	NO. OF 3 BEDROOM UNITS	24 UNITS	AVG. 112.09 sq.m. (1,207 sq.ft.)	
		TOTAL NO. RESIDENTIAL UNITS	276 UNITS	AVG. 75.69 sq.m. (833 sq.ft.)	
FRONT YARD (LAKESHORE ROAD)	0.00m				
EXTERIOR SIDE YARD (PEARL STREET)	0.43m				
INTERIOR SIDE YARD	0.65m	22.0m FOR TOWER			
REAR YARD	0.55m				
		PARKING PROVIDED (RESIDENTIAL)	1.0 SPACES / UNIT		
		ACCESSIBLE PARKING PROVIDED	9 SPACES (3% OF TOTAL PARKING = 9 SPACES)		



KEY MAP
SCALE = NTS

DRAWING LIST

RZ 0.00	COVER PAGE
RZ 0.01	STATISTICS
RZ 1.00	CONTEXT PLAN
RZ 1.01	SITE PLAN (ROOF)
RZ 1.02	SITE PLAN (GROUND)
RZ 2.01	U/G LEVEL 5
RZ 2.02	U/G LEVEL 4 TO U/G LEVEL 2
RZ 2.03	U/G LEVEL 1
RZ 2.04	FLOOR 1
RZ 2.05	FLOOR 2
RZ 2.06	FLOOR 3
RZ 2.07	FLOOR 4
RZ 2.08	FLOOR 5
RZ 2.10	FLOOR 6-23
RZ 2.11	FLOOR 24-29
RZ 2.12	MECH. P/H
RZ 2.13	ROOF PLAN
RZ 4.00	SECTIONS
RZ 5.00	WASTE MANAGEMENT PLAN

No.	Date:	Issued/Revision:	By
1	2017-08-08	ISSUED FOR REZONING COORDINATION	MG
2	2019-06-05	ISSUED FOR REZONING	YPS

MUNICIPAL ADDRESSES
2069 LAKESHORE ROAD
CITY OF BURLINGTON

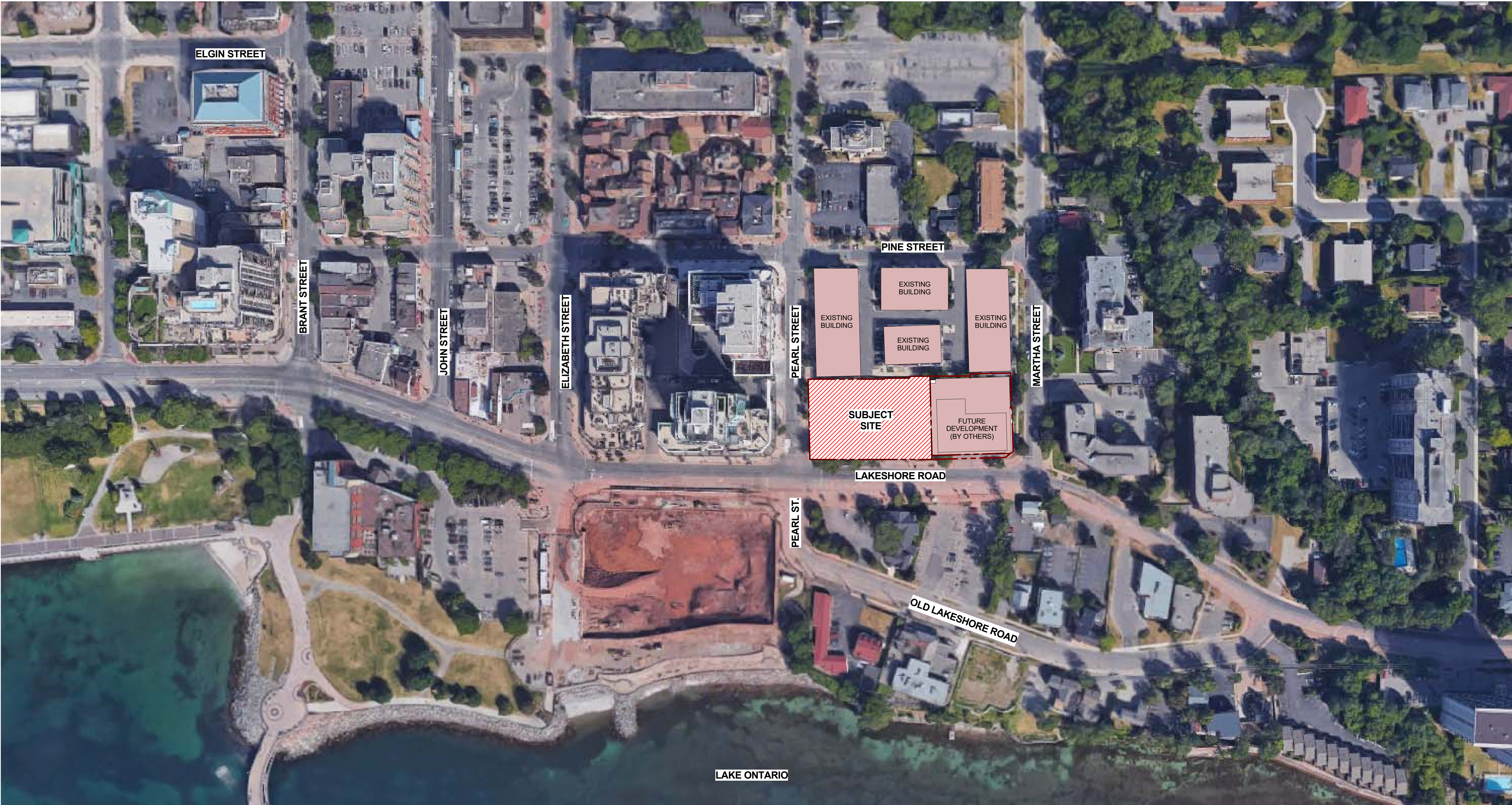
TURNER FLEISCHER
TURNER FLEISCHER ARCHITECTS INC.
67 Lesmill Road Toronto ON Canada M3B 2T8
Telephone (416) 425-2222 Facsimile (416) 425-5717
turnerfleischer.com

Project :
2069 LAKESHORE ROAD
BURLINGTON, ONTARIO

Drawing Name :
COVER PAGE

Proj no. :	16.074	Date :	2018-08-08
Drawn by :	SKL	Scale :	(11x17) (22x34)
Checked by :	YPS		

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0.00



No.	Date:	Issued/Revision:	By
1	2017-08-08	ISSUED FOR REZONING COORDINATION	MG
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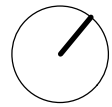
Project :
2069 LAKESHORE ROAD
BURLINGTON, ONTARIO

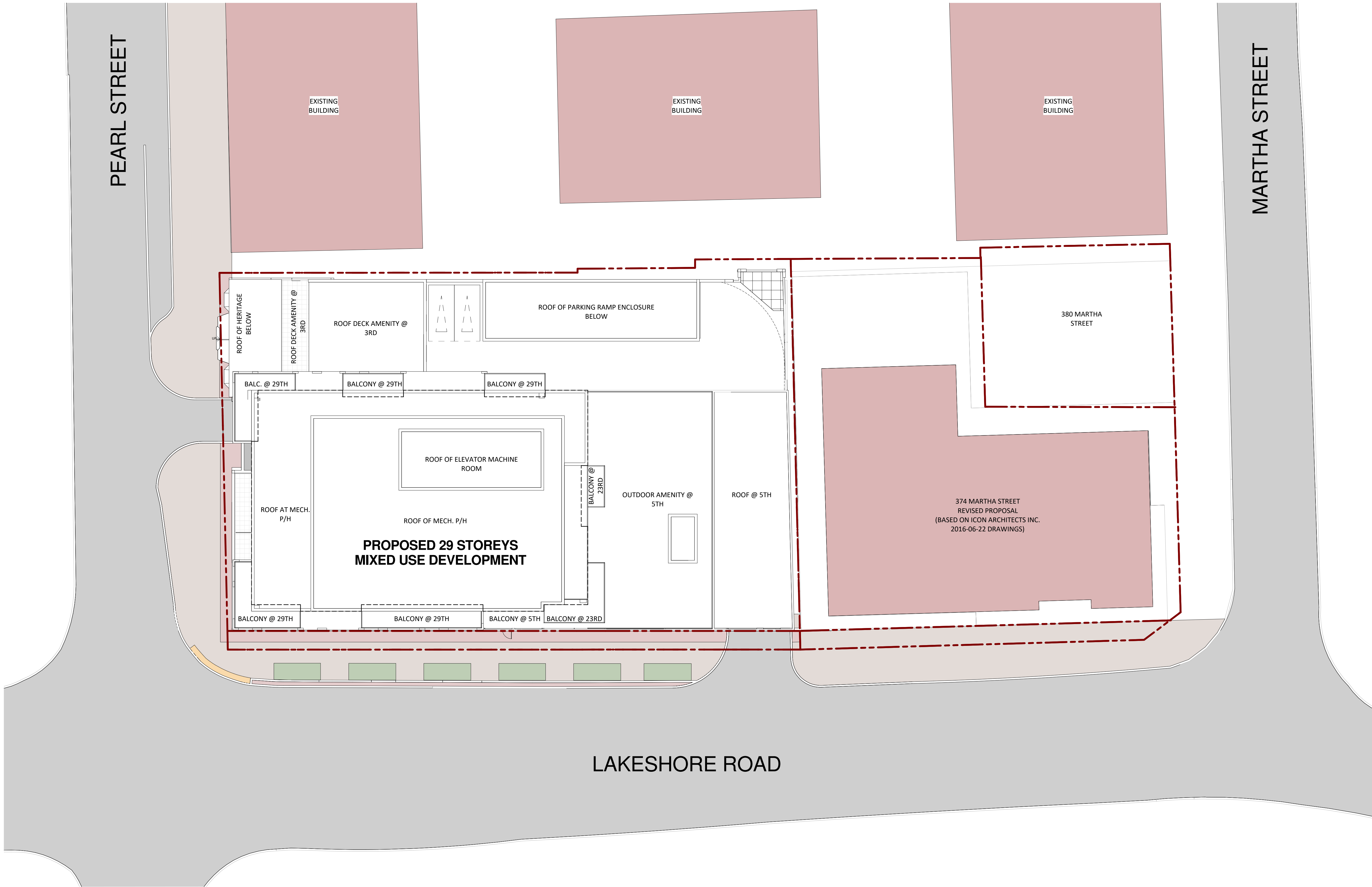
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CONTEXT PLAN

Proj no. :	16.074	Date :	2018-08-08
Drawn by :	AS/ YS	Scale :	1" = 2000 (11X17) 1" = 1000 (22X34)
Checked by :	MG		

Drawing No :

**RZ**
1.00



LEGAL DESCRIPTION

SURVEY INFORMATION OBTAINED FROM:

TOPOGRAPHIC SURVEY OF PART OF LOT 5, BLOCK "E" COMPILED PLAN S2 IN THE CITY OF BURLINGTON REGIONAL MUNICIPALITY OF HALTON

SURVEY PREPARED BY:

A.T. MCLAREN LIMITED
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO L8N 2B9
P: (905) 527-8559
F: (905) 527-0032

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

No.	Date:	Issued/Revision:	By:
1	2017-08-08	ISSUED FOR REZONING COORDINATION	MG
2	2019-06-03	ISSUED FOR REZONING	YPS



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Project :

2069 LAKESHORE ROAD

BURLINGTON, ONTARIO

Drawing Name :

SITE PLAN (ROOF)

Proj no. : 16.074

Date : 2018-08-08

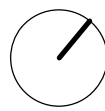
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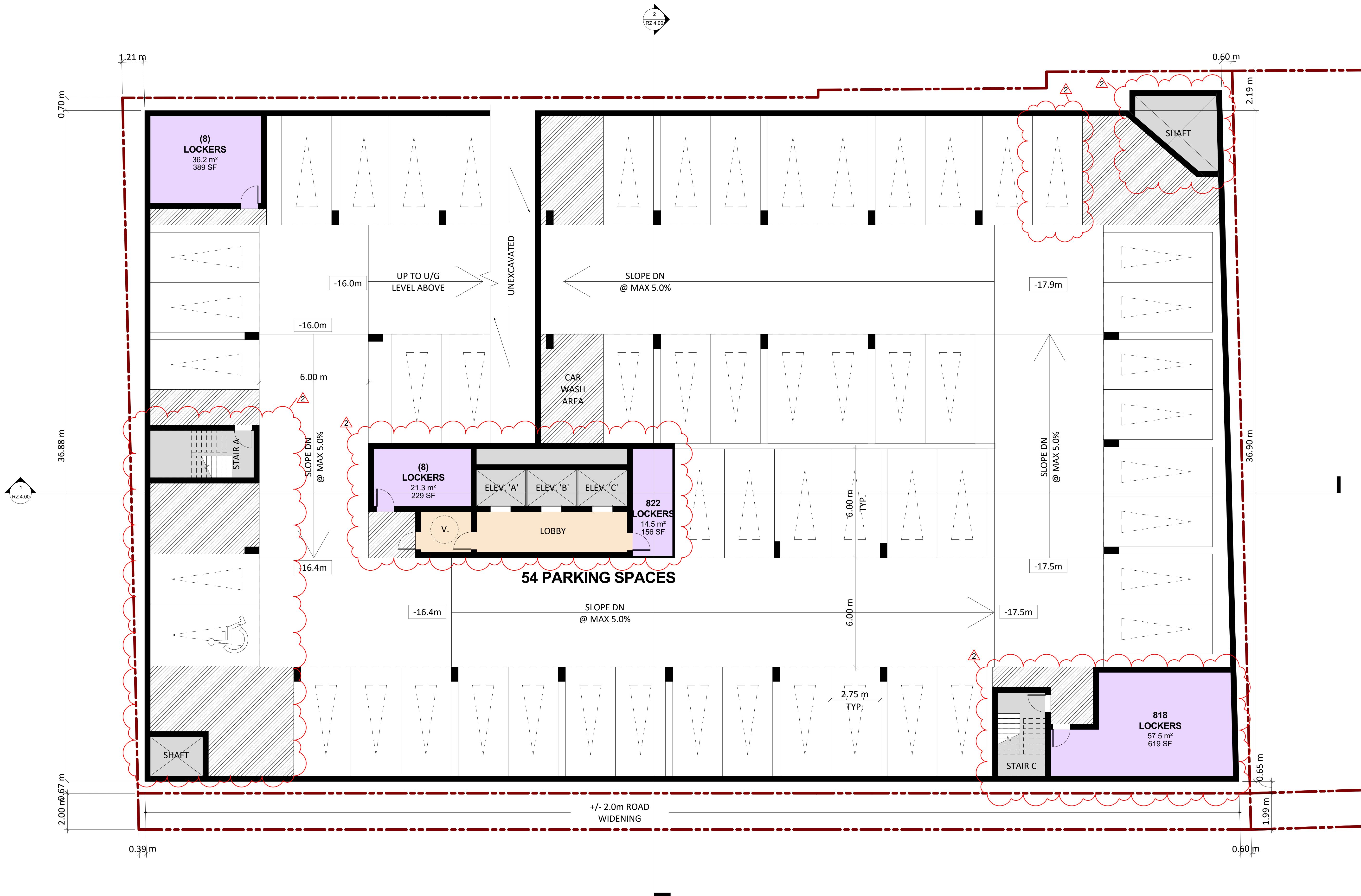
Checked by : YPS

Drawing No :



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1.01

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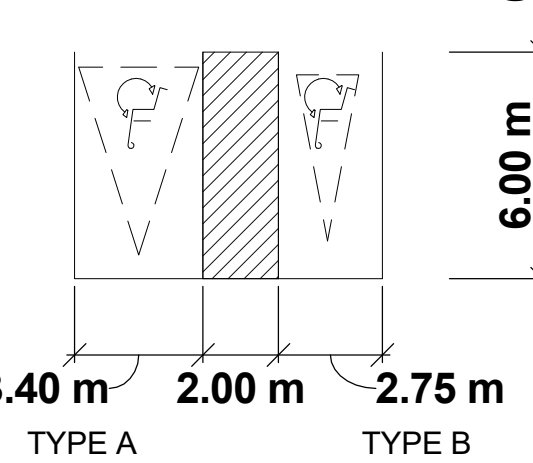
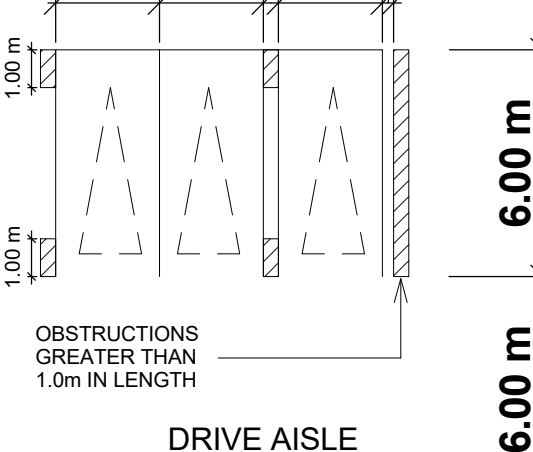
**MINIMUM PERMITTED DIMENSIONS
AS PER BY-LAW 2020**

AISLE WIDTH:
MIN 6m

TYPICAL PARKING SPACE:
MIN 2.75 x 6.0m

TYPICAL BARRIER FREE SPACES:
TYPE A: MIN 3.4 x 5.2m
TYPE B: MIN 2.75 x 5.2m
ACCESS AISLE WIDTH: MIN 2.0m

STANDARD PARKING SIZE **INCREASED PARKING SIZE**
2.75 m 2.75 m 2.75 m - 0.30 m



**NOTE: ALL PARKING SPACES ARE
TYPICAL (2.75 x 6.0m) UNLESS
OTHERWISE NOTED**

No.	Date:	Issued/Revision:	By:
1	2017-08-08	ISSUED FOR REZONING COORDINATION	MG
2	2019-06-05	ISSUED FOR REZONING	YPS

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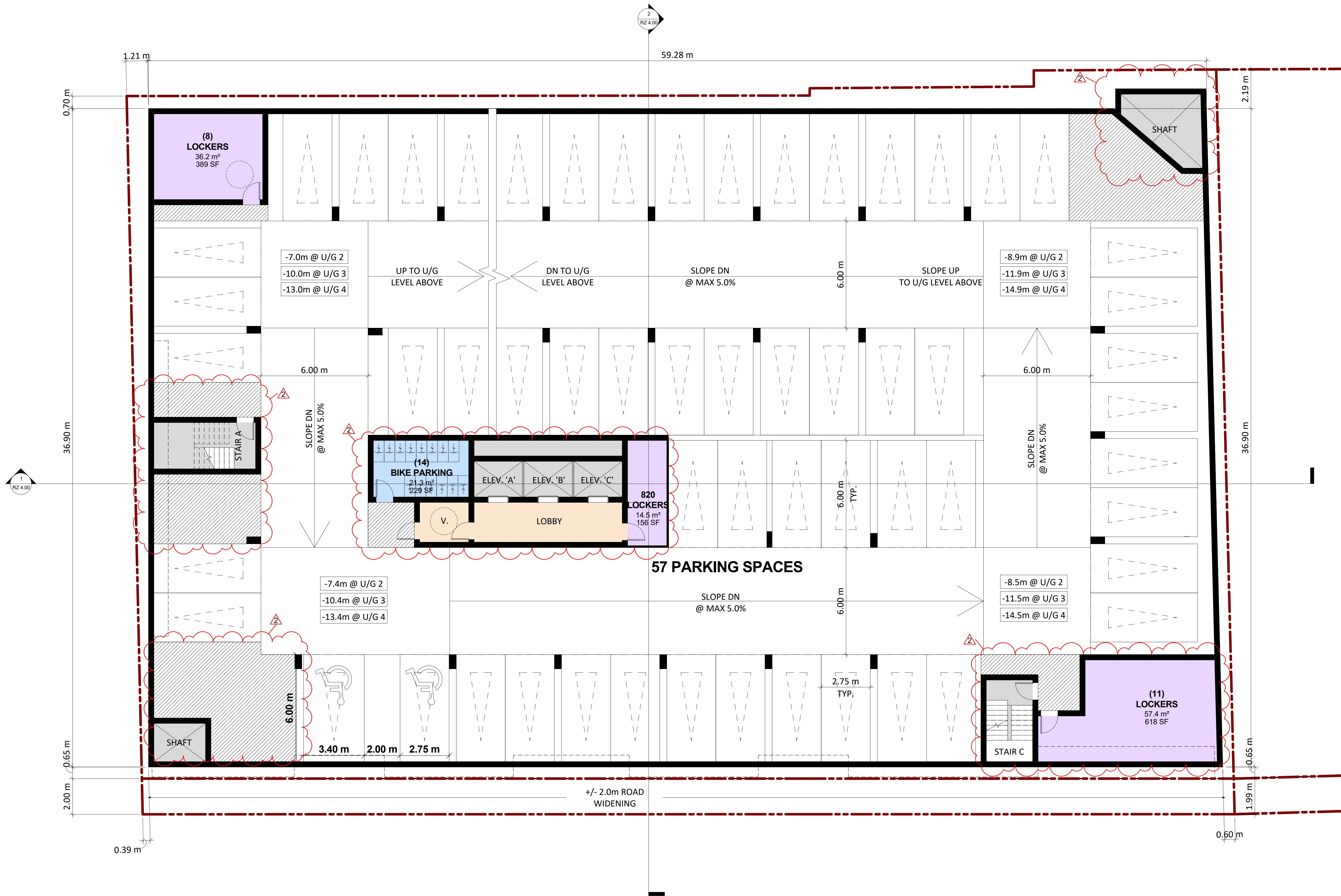
Project:
2069 LAKESHORE ROAD
BURLINGTON, ONTARIO

Drawing Name:
U/G LEVEL 5

Proj no.:	16.074	Date:	2018-08-08
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Checked by:	YPS		As indicated (22x34)

Drawing No.:

**RZ
2.01**



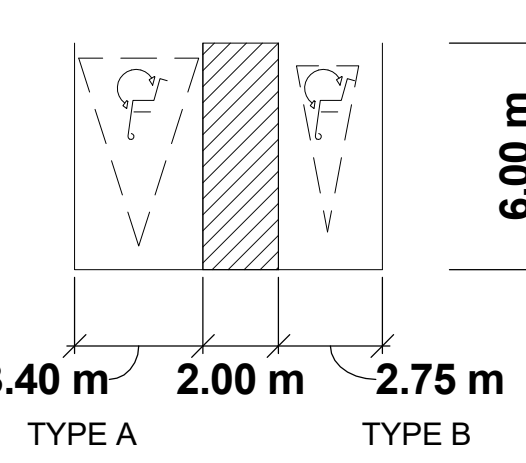
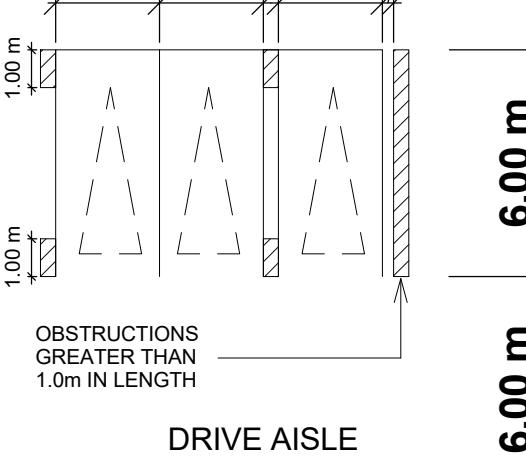
**MINIMUM PERMITTED DIMENSIONS
AS PER BY-LAW 2020**

aisle width:
MIN 6m

typical parking space:
MIN 2.75 x 6.0m

typical barrier free spaces:
TYPE A: MIN 3.4 x 5.2m
TYPE B: MIN 2.75 x 5.2m
ACCESS aisle width: MIN 2.0m

STANDARD PARKING SIZE
INCREASED PARKING SIZE
2.75 m 2.75 m 2.75 m - 0.30 m



**NOTE: ALL PARKING SPACES ARE
TYPICAL (2.75 x 6.0m) UNLESS
OTHERWISE NOTED**

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2	2019-06-05	ISSUED FOR REZONING	YPS

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BURLINGTON, ONTARIO

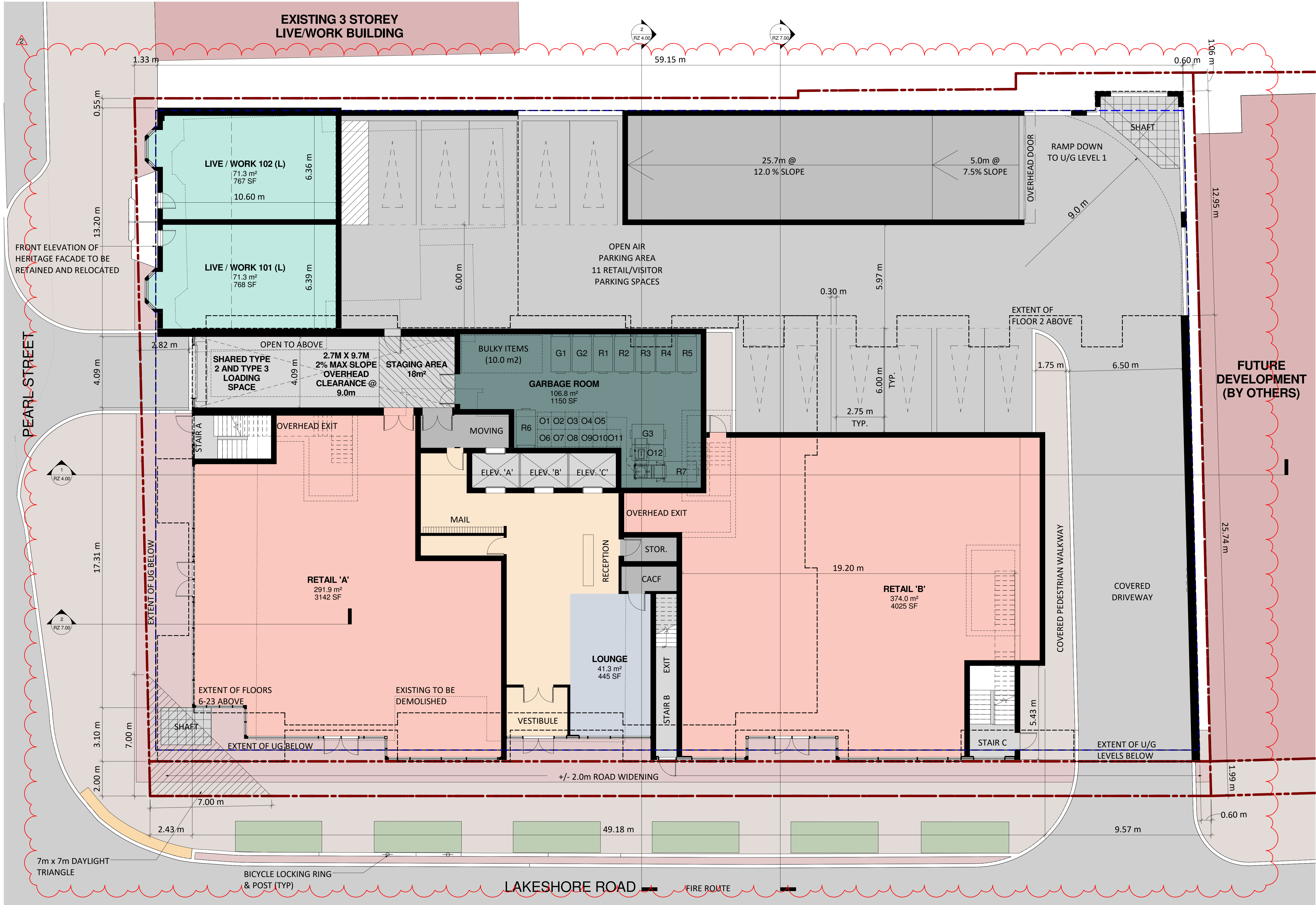
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U/G LEVEL 4 TO U/G LEVEL 2

Proj no.:	16.074	Date:	2018-08-08
Drawn by:	SKL	Scale:	1:400 (11x17)
Checked by:	YPS		As indicated (22x34)

Drawing No.:

**RZ
2.02**

 RZ
2.03



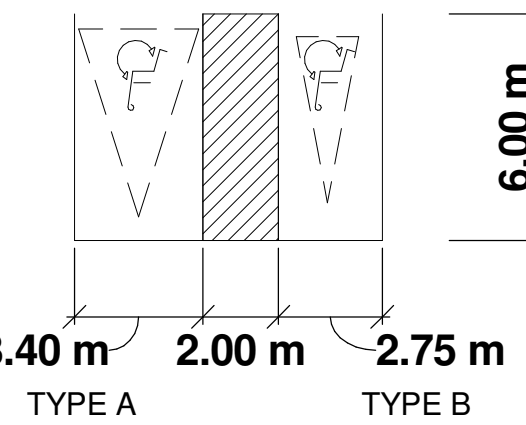
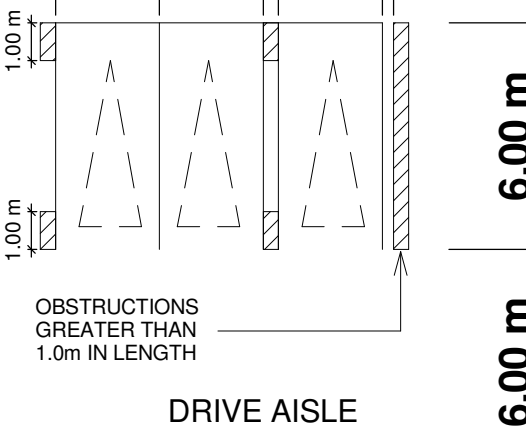
MINIMUM PERMITTED DIMENSIONS
AS PER BY-LAW 2020

aisle width:
min 6m

typical parking space:
min 2.75 x 6.0m

typical barrier free spaces:
type A: min 3.4 x 5.2m
type B: min 2.75 x 5.2m
access aisle width: min 2.0m

standard parking size increased parking size
2.75 m 2.75 m 2.75 m 0.30 m



handicap parking size

note: all parking spaces are
typical (2.75 x 6.0m) unless
otherwise noted

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1	2017-08-08	ISSUED FOR REZONING COORDINATION	MG
2	2019-06-05	ISSUED FOR REZONING	YPS

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BURLINGTON, ONTARIO

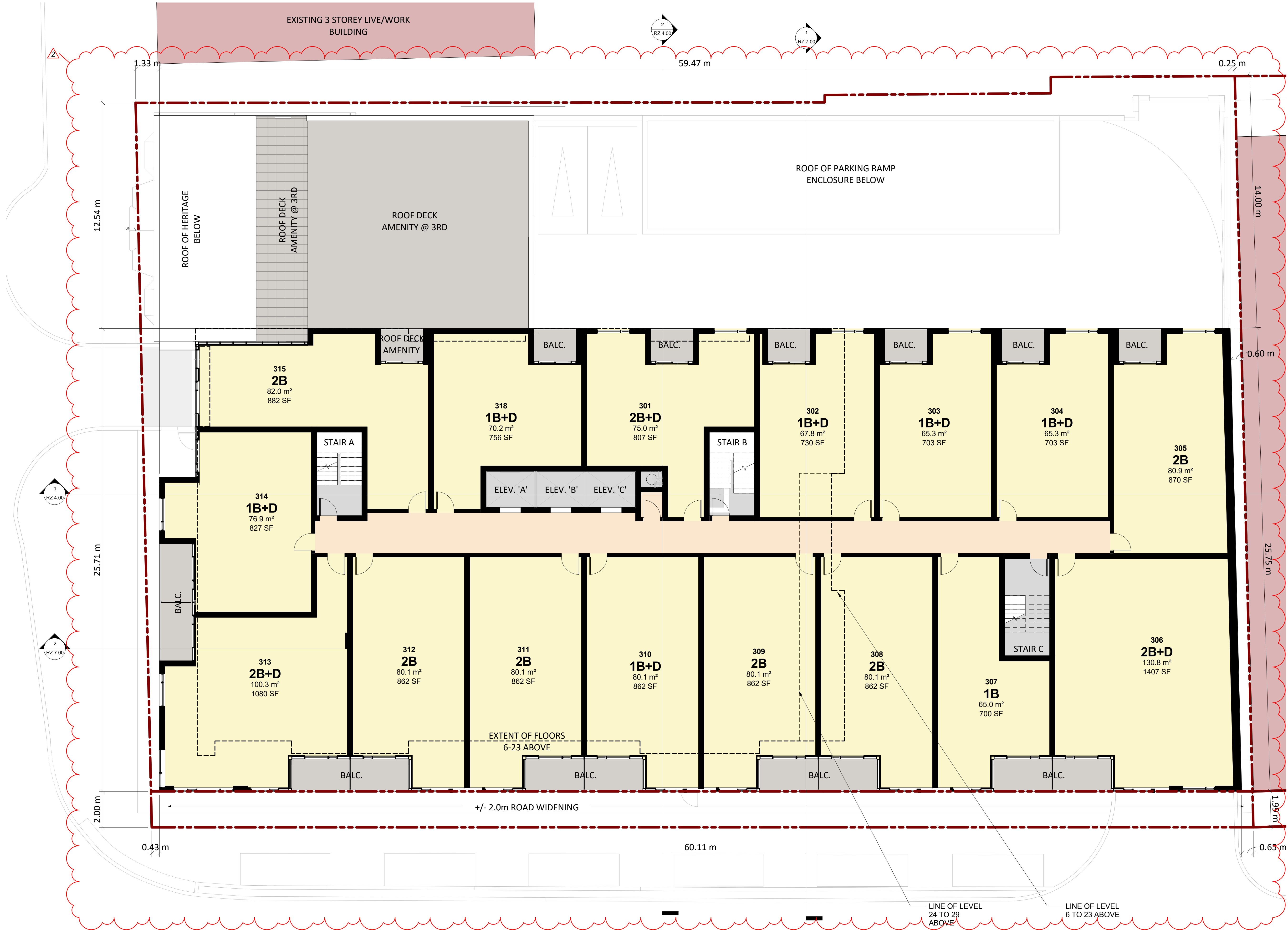
Drawing Name:

FLOOR 1

Proj no.:	16.074	Date:	2018-08-08
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Checked by:	YPS	Scale:	As indicated (1/2" = 1'-0")

Drawing No.:

RZ 2.04



No.	Date:	Issued/Revision:	By
1	2017-08-08	ISSUED FOR REZONING COORDINATION	MG
	2019-06-05	ISSUED FOR REZONING	YPS

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2069 LAKESHORE ROAD
BURLINGTON, ONTARIO

Drawing Name :

FLOOR 3

Proj no.:	16.074	Date:	2018-08-08
Drawn by:	SKL	Scale:	1:200 (11x17) 1:100 (22x34)
Checked by:	YPS		
Drawing No:			

RZ
2.06



No.	Date	Issued/Revision	By
1	2017-08-08	ISSUED FOR REZONING COORDINATION	MG
2	2019-06-05	ISSUED FOR REZONING	YPS



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2069 LAKESHORE ROAD
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Drawing Name :

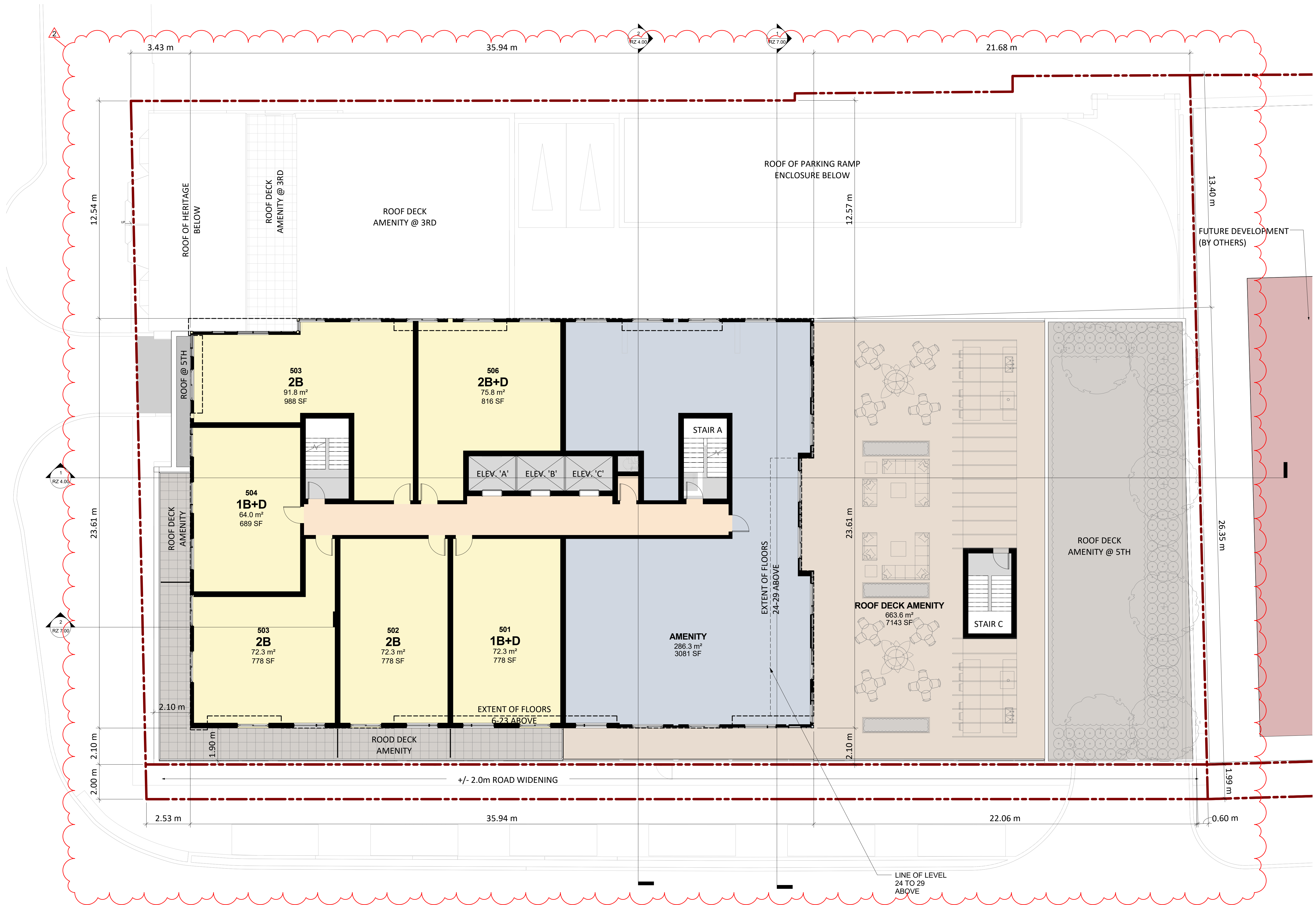
FLOOR 4

Proj no. :	16.074	Date :	2018-08-08
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Checked by :	YPS		

Drawing No :



RZ
2.07



No.	Date:	Issued/Revision:	By
1	2017-08-08	ISSUED FOR REZONING COORDINATION	MG
2	2019-06-05	ISSUED FOR REZONING	YPS



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Project:
2069 LAKESHORE ROAD
BURLINGTON, ONTARIO

Drawing Name:

FLOOR 5

Proj no.:	16.074	Date:	2018-08-08
Drawn by:	SKL	Scale:	1:200 (11x17) 1:100 (22x34)
Checked by:	YPS		

Drawing No:



RZ
2.08



No.	Date:	Issued/Revision:	By
1	2017-08-08	ISSUED FOR REZONING	MG
2	2019-06-05	ISSUED FOR REZONING	YPS

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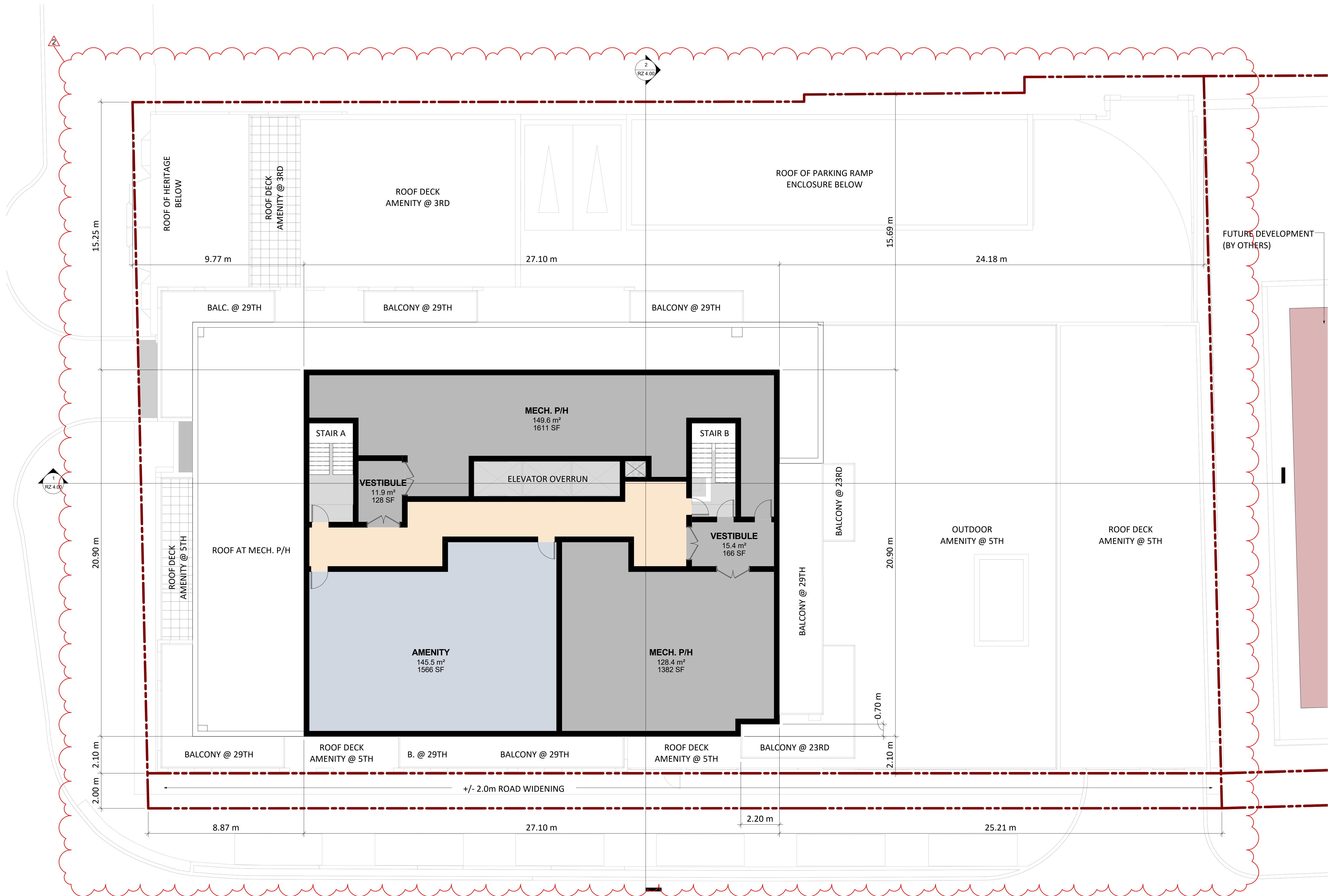
Project:
2069 LAKESHORE ROAD
BURLINGTON, ONTARIO

Drawing Name:
FLOOR 24-29

Proj no.:	16.074	Date:	2018-08-08
Drawn by:	SKL	Scale:	1:200 (11X17) 1:100 (22X34)
Checked by:	YPS		

Drawing No:

RZ 2.11



No.	Date:	Issued/Revision:	By
1	2017-08-08	ISSUED FOR REZONING COORDINATION	MG
2	2019-06-05	ISSUED FOR REZONING	YPS



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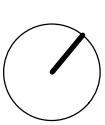
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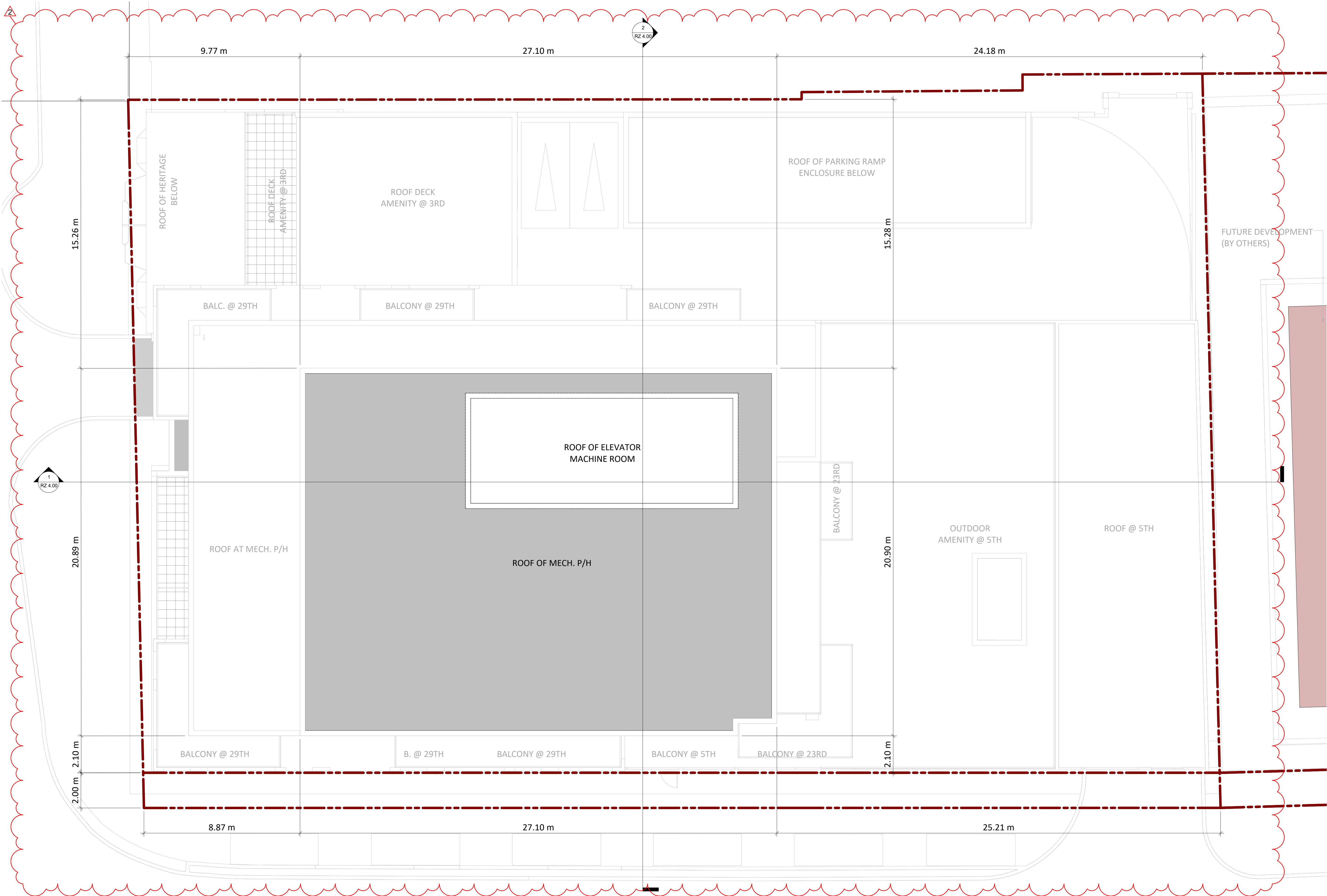
Project:
2069 LAKESHORE ROAD
BURLINGTON, ONTARIO

Drawing Name :
MECH. P/H

Proj no. :	16.074	Date :	2018-08-08
Drawn by :	SKL	Scale :	1 : 200 (11x17) 1 : 100 (22x34)
Checked by :	YPS		

Drawing No :


RZ
2.12



No.	Date:	Issued/Revision:	By
1	2017-08-08	ISSUED FOR REZONING COORDINATION	MG
2	2019-06-05	ISSUED FOR REZONING	YPS



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Project:

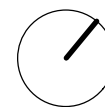
2069 LAKESHORE ROAD
BURLINGTON, ONTARIO

Drawing Name:

ROOF PLAN

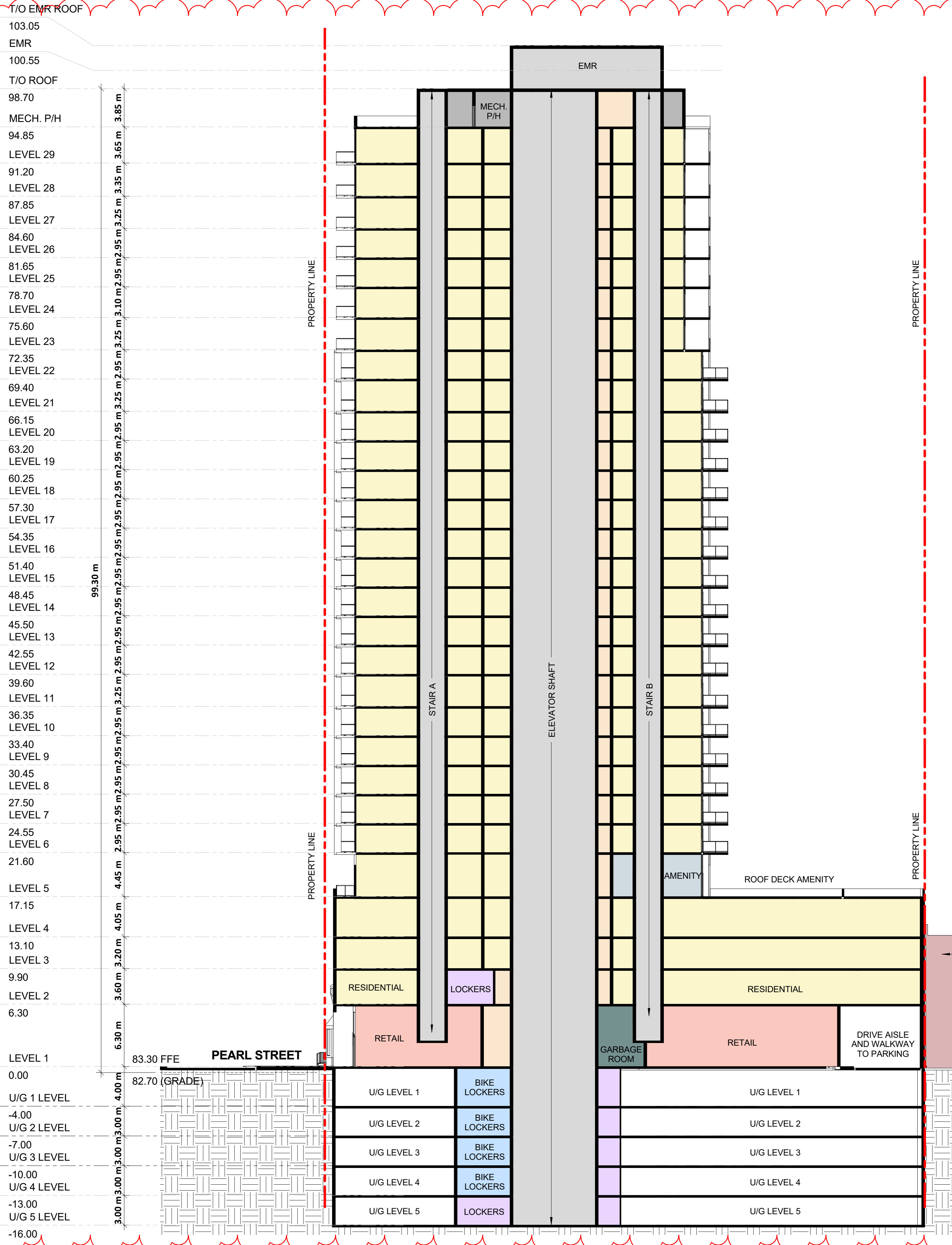
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Drawing No:

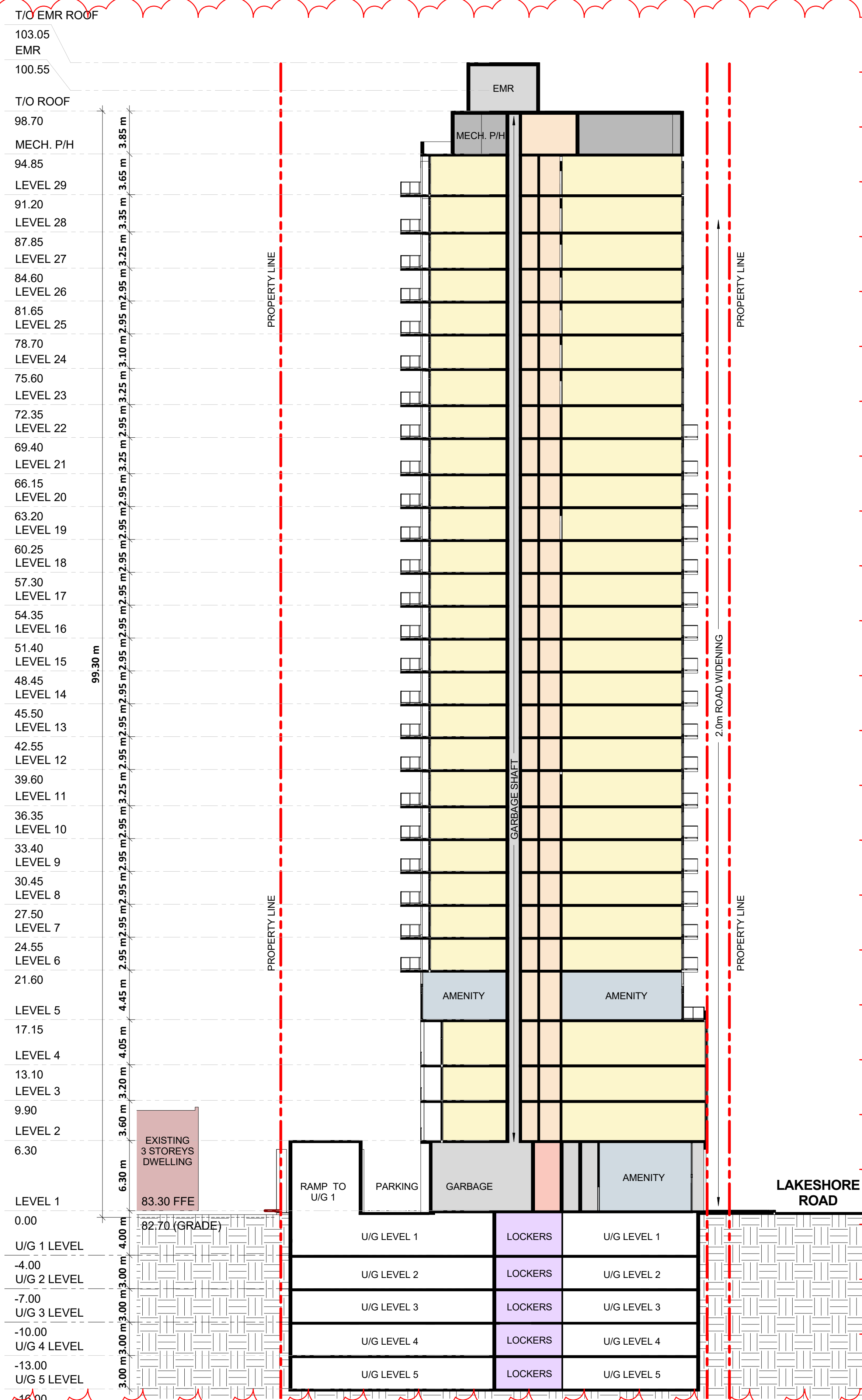


RZ
2.13

2



1 EAST - WEST SECTION
1 : 250



2 NORTH - SOUTH SECTION
1 : 250

No.	Date:	Issued/Revision:	By
1	2017-08-08	ISSUED FOR REZONING	MG
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BURLINGTON, ONTARIO

Drawing Name :

SECTIONS

Proj no. :	16.074	Date :	2018-08-08
Drawn by :	SKL	Scale :	1 : 250 (11x17) (22x34)
Checked by :	YPS		

Drawing No :

RZ
4.00

(AS PER DEVELOPMENT DESIGN GUIDELINES FOR SOURCE SEPARATION OF SOLID WASTE, REGIONAL OFFICIAL PLAN GUIDELINES FOR THE HALTON REGION)

• TOTAL NUMBER OF UNITS: 276

3 CUBIC YARD BIN SIZE:

3 CUBIC YARD BIN SIZE:
WIDTH: 2.03m
HEIGHT: 1.22m
DEPTH: 1.12m

➤ NOTE: HEIGHT AND DEPTH ARE SUBJECT TO CHANGE DEPENDING ON THE MANUFACTURER.

BULK STORAGE REQUIREMENTS:

A CLEAR AND ACCESSIBLE AREA OF 10 SQUARE METERS WITHIN THE BUILDING THAT CAN BE USED FOR THE STORAGE OF LARGER ITEMS SUCH AS BULK WASTE.

RECYCLING REQUIREMENTS:
ONE SEMI-AUTOMATED CART FOR EVERY 7
RESIDENTIAL UNITS SHALL BE PROVIDED

TOTAL NUMBER OF UNITS: 276

276/7 = 39.43
= 40 CARTS @ 360L PER CART
= 14400L

ONE 3-CUBIC YARD BIN = 2293.67L
 $14400 / 2293.67 = 6.3$
 3-CUBIC YARD BIN REQUIRED = 7

3 CUBIC YARD BIN SIZE:
WIDTH: 2.03m
HEIGHT: 1.22m
DEPTH: 1.012m

NOTE: HEIGHT AND DEPTH ARE SUBJECT TO CHANGE DEPENDING ON THE MANUFACTURER.

ORGANIC WASTE REQUIREMENTS:
ONE SEMI-AUTOMATED CART FOR EVERY 25
RESIDENTIAL UNITS SHALL BE PROVIDED

TOTAL NUMBER OF UNITS: 276

$$276/25 = 11.04$$
$$= 12 \text{ CARTS}$$

SEMI-AUTOMATED CARTS REQUIRED: 12

SEMI-AUTOMATED CART SPACE ALLOTMENT:
WIDTH: 0.80m
DEPTH: 1.0m

TOTAL REQUIREMENTS:

3 CUBIC YARD BINS (GARBAGE & RECYCLE)
REQUIRED: 10

SEMI-AUTOMATED CARTS REQUIRED: 12

WASTE STORAGE ROOM AREA PROVIDED:
106.8 sqm (1150 sf)

BULK STORAGE PROVIDED:
10.0 sqm

BINS PROVIDED:
3 CUBIC YARD BINS PROVIDED: 10
DISTRIBUTION: 3 GARBAGE, 7 RECYCLING

SEMI-AUTOMATED CARTS PROVIDED: 12

LOADING PROVIDED:

LENGTH: 9.70m
WIDTH: 2.70m
HEIGHT: 9m MIN

STAGING AREA PROVIDED:
18sqm (193.75 sf)

1. THE WASTE STORAGE AREA MUST HAVE A MECHANISM TO COOL THE ROOM DURING PERIODS OF HOT WEATHER TO SUPPRESS ODOURS.
2. THE WASTE STORAGE AREA SHALL HAVE SPRINKLER AND FIRE PREVENTION SYSTEMS IN ACCORDANCE WITH ALL ONTARIO FIRE CODE AND ONTARIO BUILDING CODE REQUIREMENTS.
3. THE COMPACTOR MUST BE SECURED AT ALL TIMES WITH NO GENERAL ACCESS.
4. A MINIMUM OF 12 METRES SHALL BE PROVIDED FOR THE COLLECTION POINT.
5. THE COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST NOT BE MORE THAN +/- 2%) AND IF APPLICABLE, MUST BE CERTIFIED THAT IT IS DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK).
6. THE WASTE COLLECTION TRUCK DRIVERS ARE NOT REQUIRED TO LEAVE THE COLLECTION VEHICLE FOR FRONT END COLLECTION AND THE COLLECTION POINT SHOULD NOT REQUIRE THE JOCKEYING OF FRONT END CONTAINERS BY DRIVERS.
7. INTERNAL WASTE STORAGE AREAS MUST BE AT GROUND LEVEL WITH DIRECT ACCESS TO THE WASTE COLLECTION POINT THROUGH DOUBLE DOORS WHICH ARE A MINIMUM OF 2.2 METERS IN WIDTH, TO ALLOW FOR MOVEMENT OF WASTE RECEPTACLES.

TRUCK SIZE REQUIREMENTS

FRONT END
LENGTH: 9.70m
WIDTH: 2.70m
HEIGHT: 3.80m
TURNING RADIUS: 11.50m

RECYCLING
LENGTH: 9.65m
WIDTH: 2.44m
HEIGHT: 3.69 (BUCKET UP 5.08m)
TURNING RADIUS: 13.00m

No.	Date:	Issued/Revision:	B
1	2017-08-08	ISSUED FOR REZONING COORDINATION	M
2	2019-06-05	ISSUED FOR REZONING	YP



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Project :

2069 LAKESHORE
ROAD
BURLINGTON, ONTARIO

Drawing Name :

WASTE MANAGEMENT PLAN

Proj no. :	16.074	Date :	2018-08-08
Drawn by :	SKL	Scale :	1 : 100 (22x)
Checked by :	YPS		

Drawing No :

RZ
5.00