

PROPOSED MIXED USE DEVELOPMENT

2096-2100 Lakeshore Rd & 2093-2101 Old Lakeshore Rd
Burlington, Ontario

DRAWING LIST

ARCHITECTURAL

- A0.00 PROJECT STATISTICS
- A1.00 CONCEPTUAL SITE PLAN
- A1.01 GROUND FLOOR SITE PLAN

- A3.00 FLOOR PLANS
- A3.01 FLOOR PLANS
- A3.02 FLOOR PLANS
- A3.03 FLOOR PLANS
- A3.04 FLOOR PLANS
- A3.05 FLOOR PLAN

- A.5.00 SOUTH ELEVATION
- A 5.01 EAST ELEVATION
- A 5.02 NORTH ELEVATION
- A 5.03 WEST ELEVATION

- A6.00 SECTION A
- A6.01 SECTION B

- A7.00 PERSPECTIVE VIEWS



1 CONTEXT PLAN
Scale: 1 : 3000

CONCEPTUAL ARCHITECTURAL DRAWINGS
RE-ISSUED FOR OPA / REZONING
SEPTEMBER 30, 2020

PROPOSED MIXED USE DEVELOPMENT
2096-2100 LAKESHORE ROAD, BURLINGTON

AREA SUMMARY

Lot Area (existing):	3,357.2 m2	36,137 sf
Lot Area (minus widening)	3,250.2 m2	34,985 sf
Total Residential GFA:	22,587.8 m2	243,133 sf
Total Commercial GFA:	426.4 m2	4,590 sf
Total Building GFA:	23,014.2 m2	247,723 sf
Floor Area Ratio:	7.85	(based on Gross Building Floor Area)

	COMMON AREA/ CIRCULATION		VEHICLE PARKING		RESIDENTIAL		COMMERCIAL		RESIDENTIAL INDOOR AMENITY		RESIDENTIAL STORAGE		CONSTRUCTION AREA (GCA)		EFFICIENCY
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	
P-5	111.2	1,197	2,577.4	27,743	0	0	0	0	0	0	195.2	2,101	2,883.8	31,041	
P-4	144.6	1,556	2,577.4	27,743	0	0	0	0	0	0	161.8	1,742	2,883.8	31,041	
P-3	181.6	1,955	2,577.4	27,743	0	0	0	0	0	0	124.8	1,343	2,883.8	31,041	
P-2	306.4	3,298	2,577.4	27,743	0	0	0	0	0	0	0.0	0	2,883.8	31,041	
P-1	331.0	3,563	2,552.8	27,478	0	0	0	0	0	0	0	0	2,883.8	31,041	
Ground Floor	518.2	5,578	0	0	0	0	347.6	3,742	349.1	3,758	0	0	1,214.9	13,077	29%
2	149.8	1,612	0	0	1,234.7	13,290	78.8	848	0	0	0	0	1,463.3	15,751	90%
3	149.8	1,612	0	0	1,234.7	13,290	0	0	0	0	0	0	1,384.5	14,903	89%
4	149.8	1,612	0	0	1,234.7	13,290	0	0	0	0	0	0	1,384.5	14,903	89%
5	149.8	1,612	0	0	1,234.7	13,290	0	0	0	0	0	0	1,384.5	14,903	89%
6	149.8	1,612	0	0	1,234.7	13,290	0	0	0	0	0	0	1,384.5	14,903	89%
7	103.5	1,114	0	0	409.4	4,407	0	0	237.1	0	0	0	750.0	8,073	55%
8	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
9	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
10	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
11	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
12	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
13	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
14	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
15	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
16	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
17	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
18	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
19	102.0	1,098	0	0	648.0	6,975	0	0	0	0	0	0	750.0	8,073	86%
20	99.8	1,074	0	0	650.2	6,999	0	0	0	0	0	0	750.0	8,073	87%
21	99.8	1,074	0	0	650.2	6,999	0	0	0	0	0	0	750.0	8,073	87%
22	99.8	1,074	0	0	650.2	6,999	0	0	0	0	0	0	750.0	8,073	87%
23	99.8	1,074	0	0	650.2	6,999	0	0	0	0	0	0	750.0	8,073	87%
24	99.8	1,074	0	0	650.2	6,999	0	0	0	0	0	0	750.0	8,073	87%
25	99.8	1,074	0	0	650.2	6,999	0	0	0	0	0	0	750.0	8,073	87%
26	99.8	1,074	0	0	650.2	6,999	0	0	0	0	0	0	750.0	8,073	87%
27	99.8	1,074	0	0	650.2	6,999	0	0	0	0	0	0	750.0	8,073	87%
Mechanical PH	251.7	2,709	0	0	0	0	0	0	0	0	0	0	251.7	2,709	
Total	4,719.6	50,801	12,862.4	138,450	19,560.5	210,547	426.4	4,590	586.2	6,310	481.8	5,186	38,636.9	415,884	83%
					Note: not including balcony area		Note: includes 157.6m2 of existing comm. area in heritage building								

Proposed Vehicle Parking

Use	Units	Required Parking Rate	Proposed Parking Rate	Proposed Supply
Resident Parking	310	1.00	0.98	280* + 6 car share
Visitor Parking		0.25	0.10	30
Total Parking		1.25	1.08	334**

*Includes 5 compact spaces
**316 physical spaces
(includes 6 car share for an effective increase of 18 spaces)

Proposed Bicycle Parking

Land Use	Type	Units/ GFA (m2)	Min. Parking Rate	Min. Required Spaces	Proposed Supply
Residential	Short-Term	310	0.05	16	16
	Long-Term		0.5	155	155
Retail	Short-Term	426.4	3 plus 1 / 1000 m ²	4	8
	Long-Term		2 plus 1 / 1000 m ²	3	0
Total Short-Term			20	24	
Total Long-Term			158	155	
TOTAL BICYCLE PARKING			178	179	

Proposed Amenity Space

	Indoor (m2)	Outdoor (m2)	Total / unit
Residential	586.2		
Residential		580.9	
Residential (private balconies)		3,998.0	
Total Proposed	586.2	4,578.9	5,165.1
Total per unit	1.9	14.8	16.7
Zoning requirement			20.0

* proposed outdoor amenity excludes POPS open space at grade (1,032 m2)

Storage Lockers	107
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UNITS SUMMARY

Level	RESIDENTIAL UNITS						
	1B	1B+D	2B	2B+D	3B	3B+D	total
1							0
2		1	1	8		4	14
3		1	1	8		4	14
4		1	1	8		4	14
5		1	1	8		4	14
6		1	1	8		4	14
7	3	3	1	1			8
8	6	2	1	2	1		12
9	6	2	1	2	1		12
10	6	2	1	2	1		12
11	6	2	1	2	1		12
12	6	2	1	2	1		12
13	6	2	1	2	1		12
14	6	2	1	2	1		12
15	6	2	1	2	1		12
16	6	2	1	2	1		12
17	6	2	1	2	1		12
18	6	2	1	2	1		12
19	6	2	1	2	1		12
20	5	2	1	1	2		11
21	5	2	1	1	2		11
22	5	2	1	1	2		11
23	5	2	1	1	2		11
24	5	2	1	1	2		11
25	5	2	1	1	2		11
26	5	2	1	1	2		11
27	5	2	1	1	2		11
Total	115	48	26	73	28	20	310
	37%	15%	8%	24%	9%	6%	100%
Avg. size (sf)	478	555	633	808	966	1,273	

Avg. Size (building): 678 sf

Revisions:

Re-issued for OPA / ZBA Sept 30, 2020

Issued for OPA / ZBA August 22, 2019

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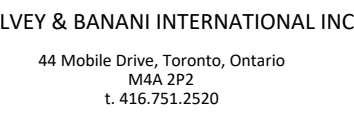
STRUCTURAL:



MECHANICAL:



ELECTRICAL:



LANDSCAPE:



CIVIL:



BURLINGTON MIXED-USE BUILDING

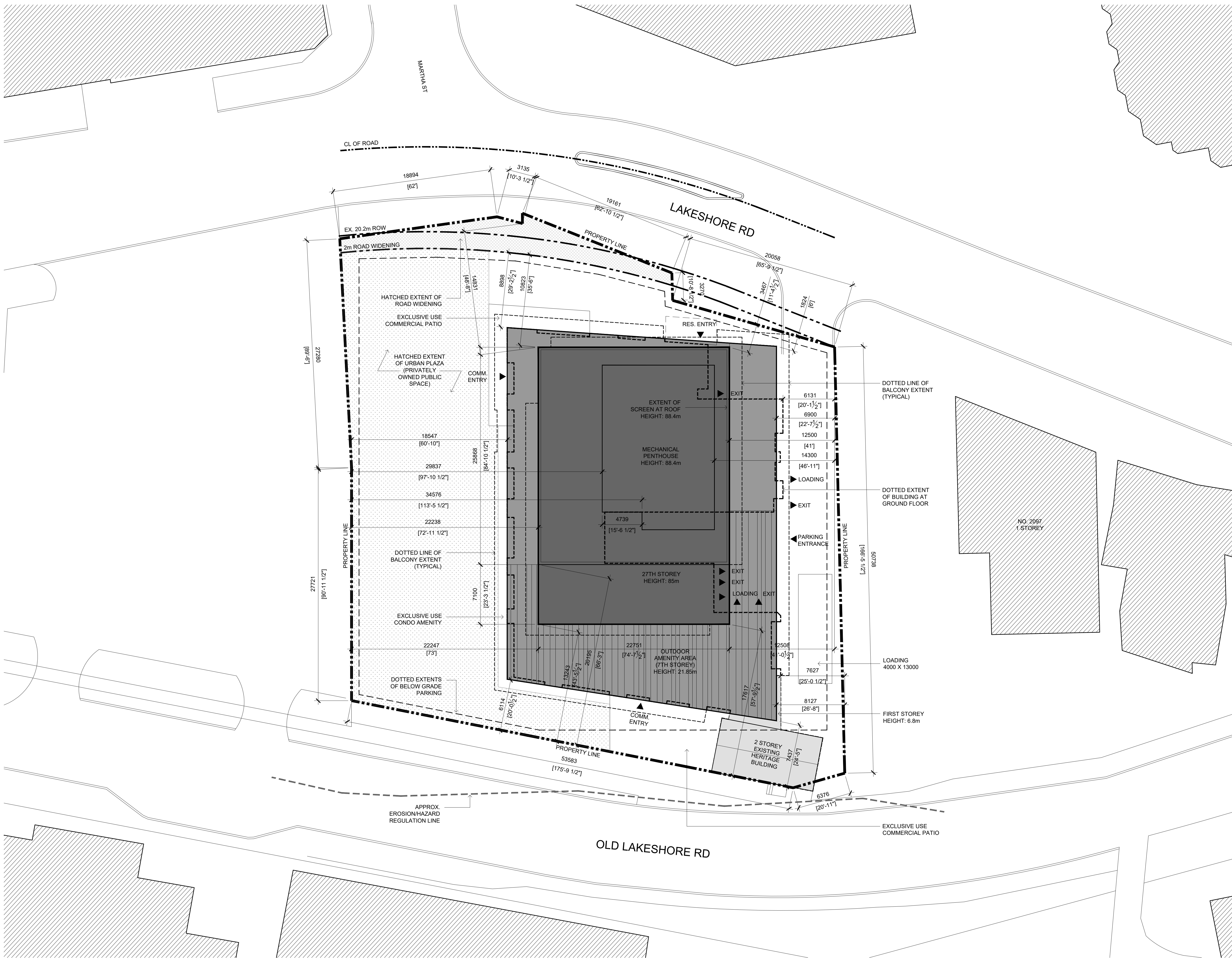
ADDRESS:
2096 - 2100 Lakeshore Rd, Burlington

PROJECT STATISTICS

PROJECT NO.: 1816
SCALE: N/A
DATE: September 30, 2020
DRAWN BY:

DRAWING NO.:

A0.00



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BURLINGTON MIXED-USE BUILDING

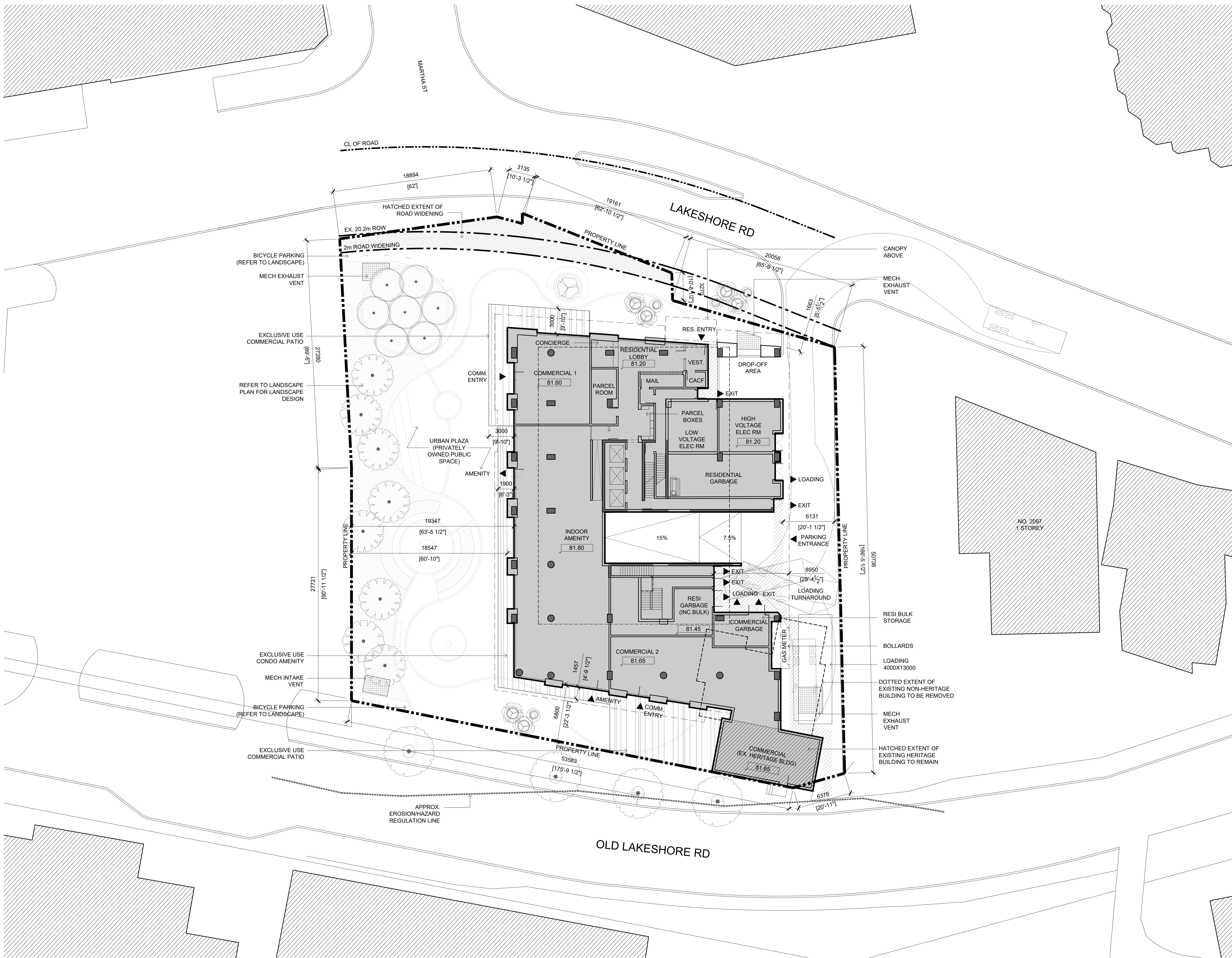
ADDRESS:
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CONCEPTUAL SITE PLAN

PROJECT NO.: 1816
SCALE: 1:200
DATE: September 30, 2020
DRAWN BY:

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A1.00



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BURLINGTON MIXED-USE BUILDING

ADDRESS:
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GROUND FLOOR SITE PLAN

PROJECT NO.: 1816
SCALE: 1:200
DATE: September 30, 2020
DRAWN BY:

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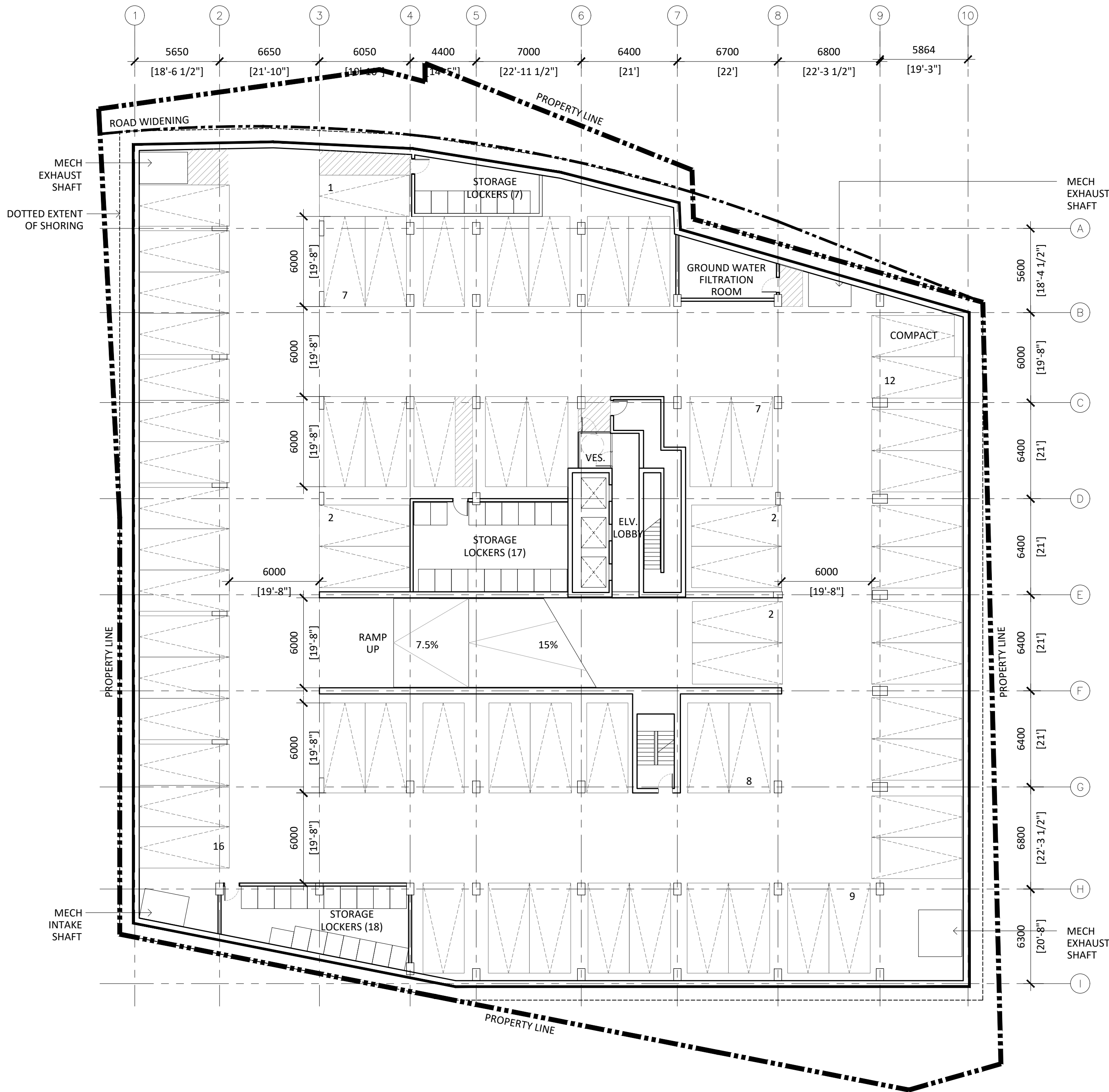
ADDRESS:
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FLOOR PLANS

PROJECT NO.: 1816
SCALE: 1:200
DATE: September 30, 2020
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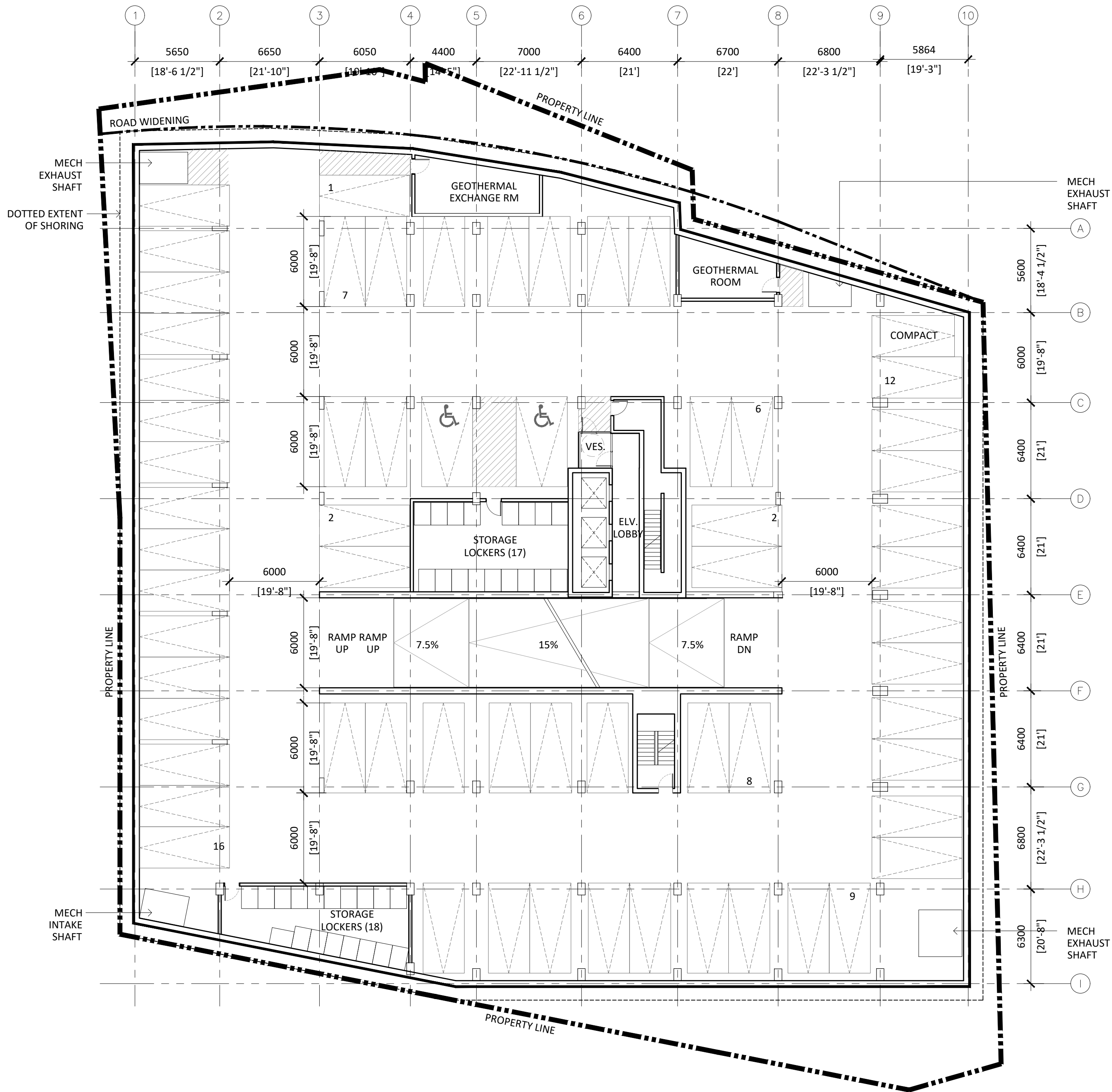
DRAWING NO.:

A3.00



1 LEVEL P5

Scale: 1:200



2 LEVEL P4

Scale: 1:200



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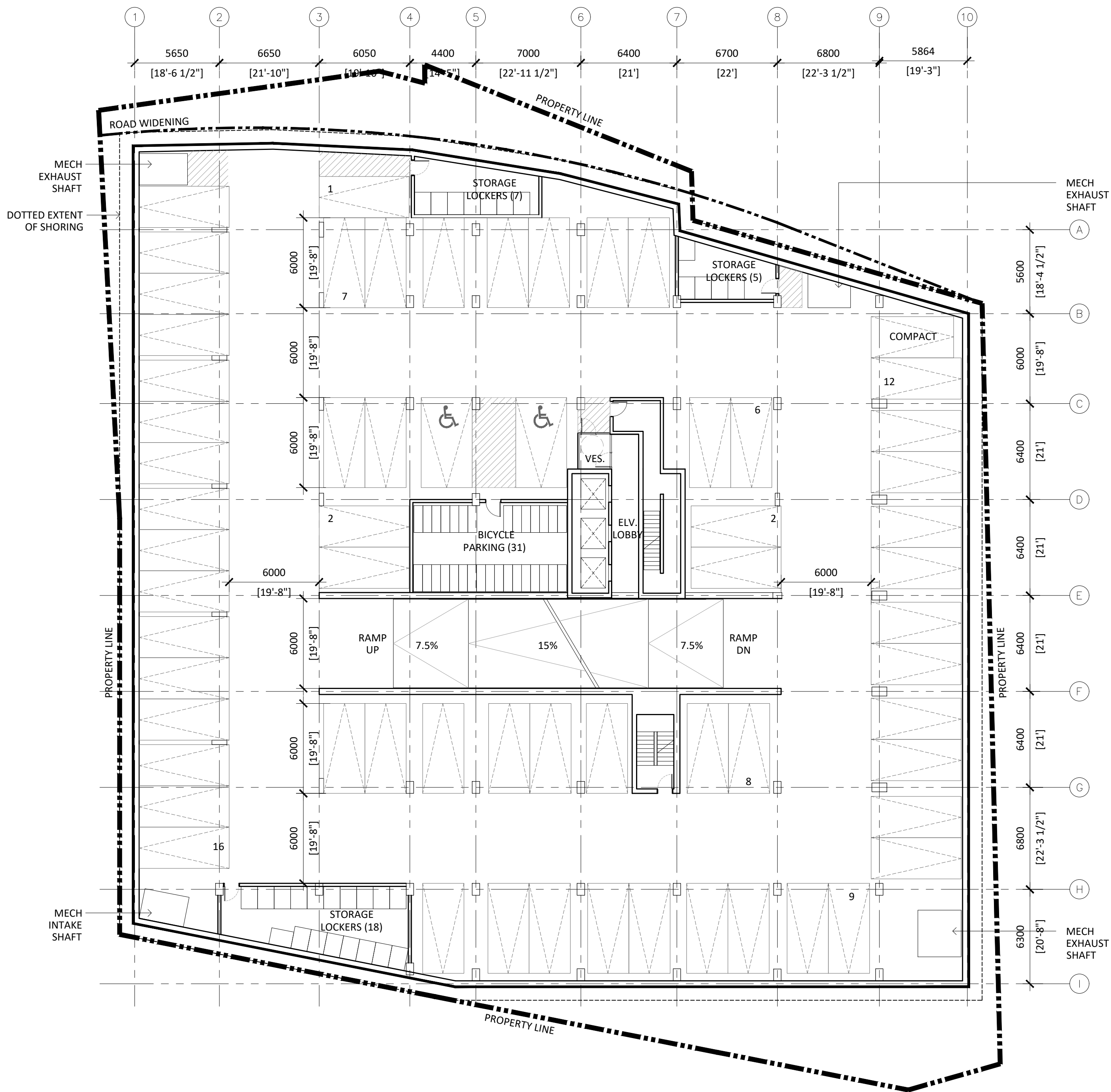
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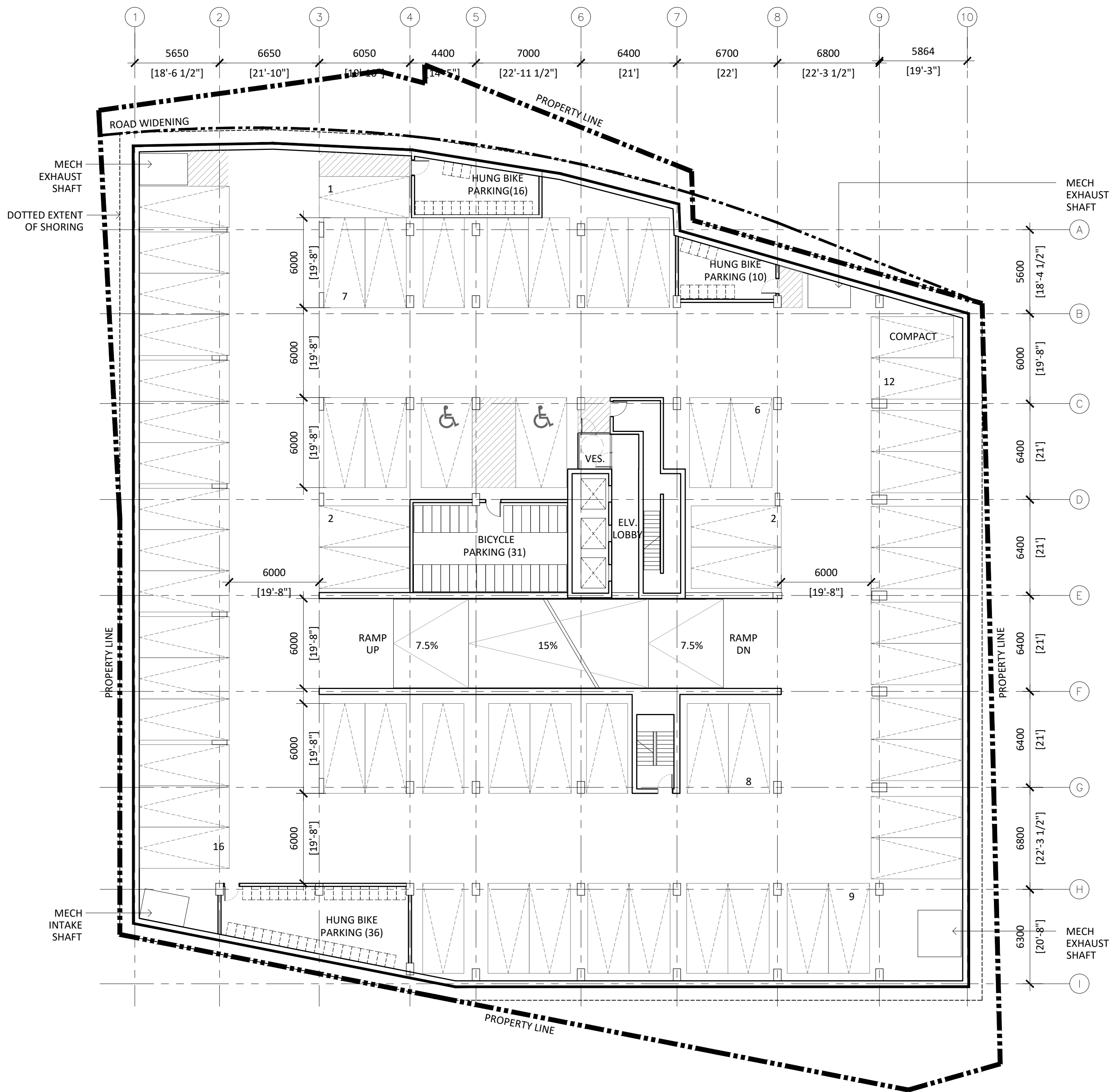
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1 LEVEL P3

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2 LEVEL P2

Scale: 1:200



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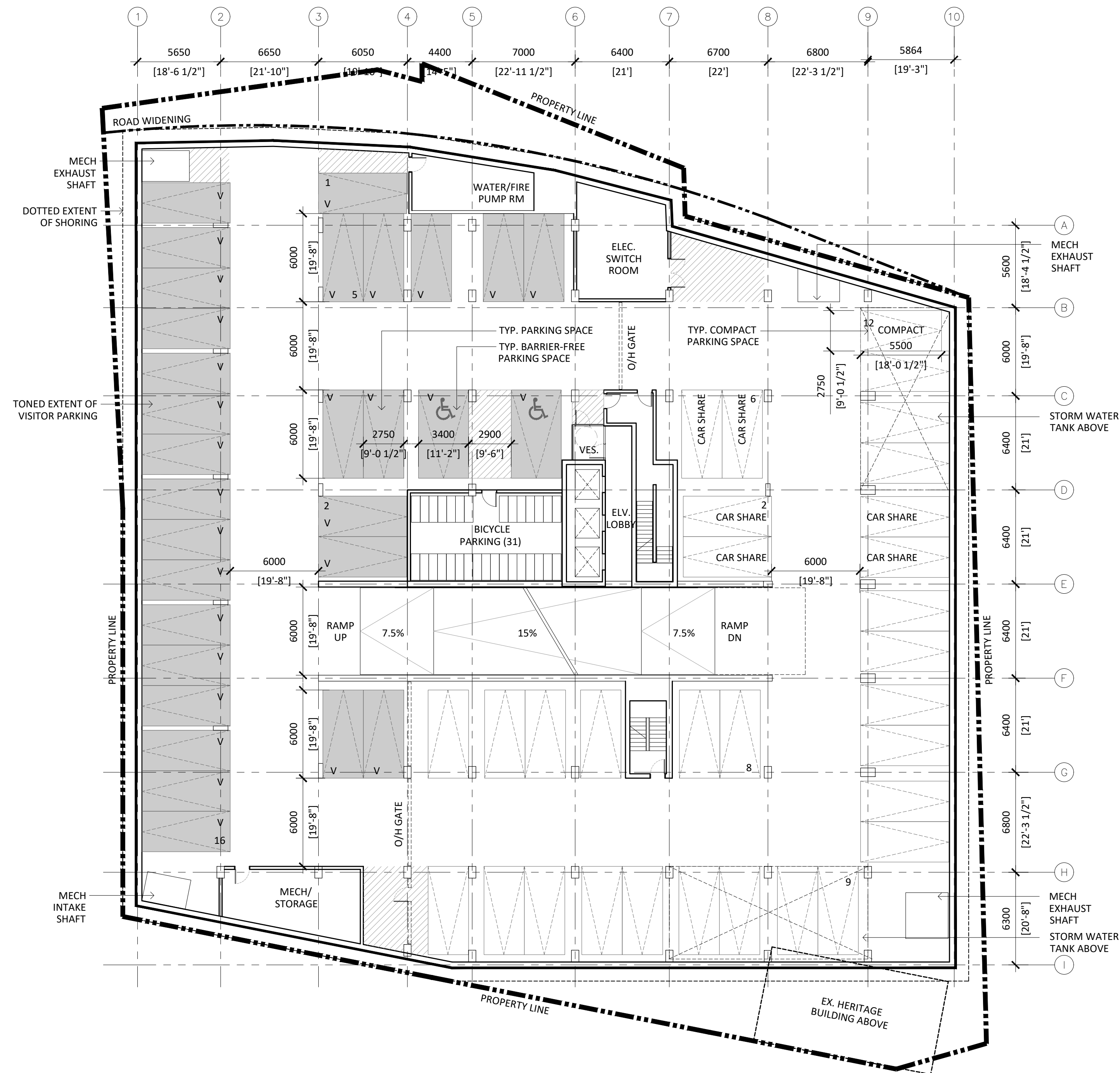
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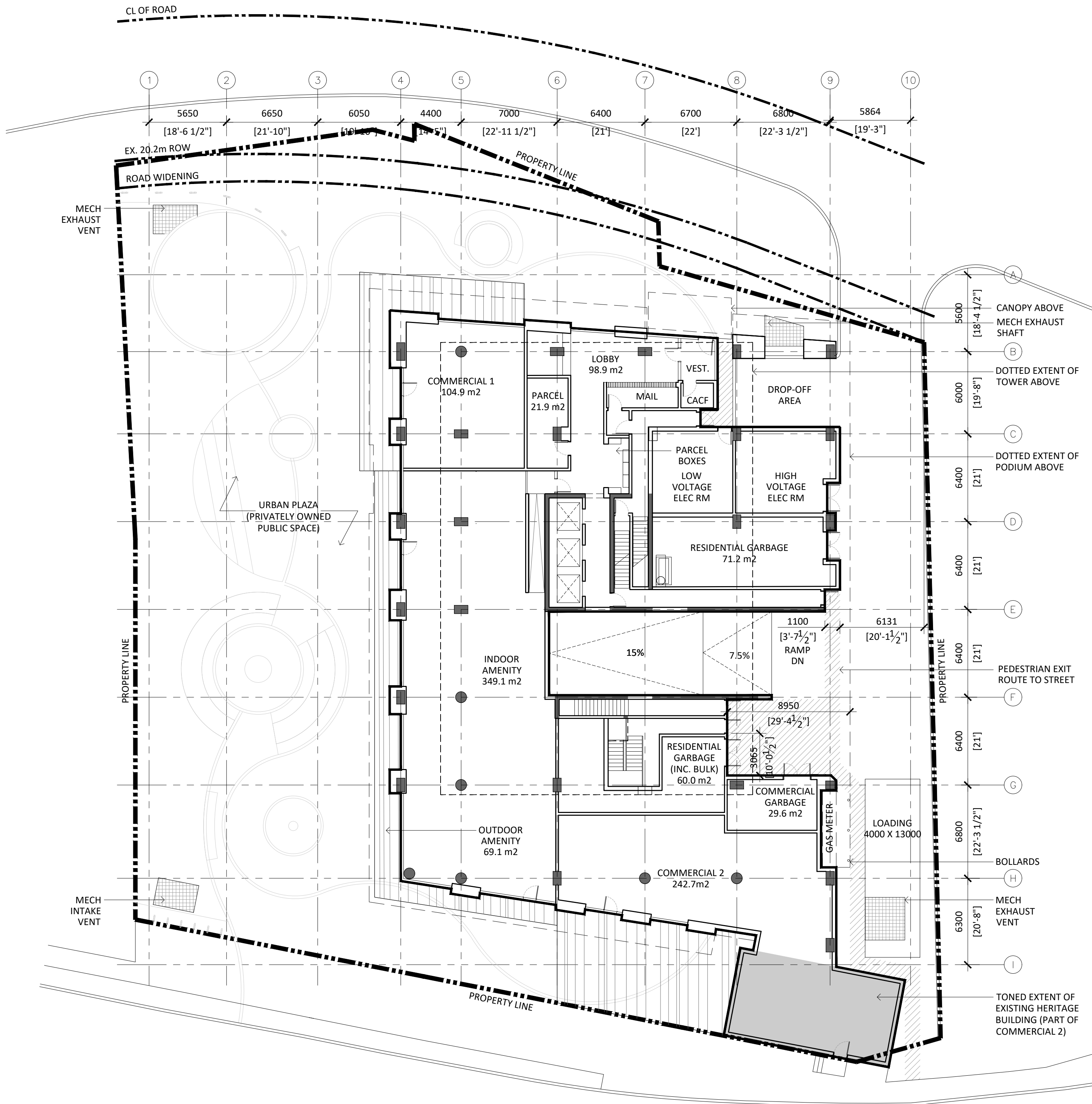
DRAWING NO.:

A3.02



1 LEVEL P1

Scale: 1:200



2 GROUND FLOOR LEVEL

Scale: 1:200



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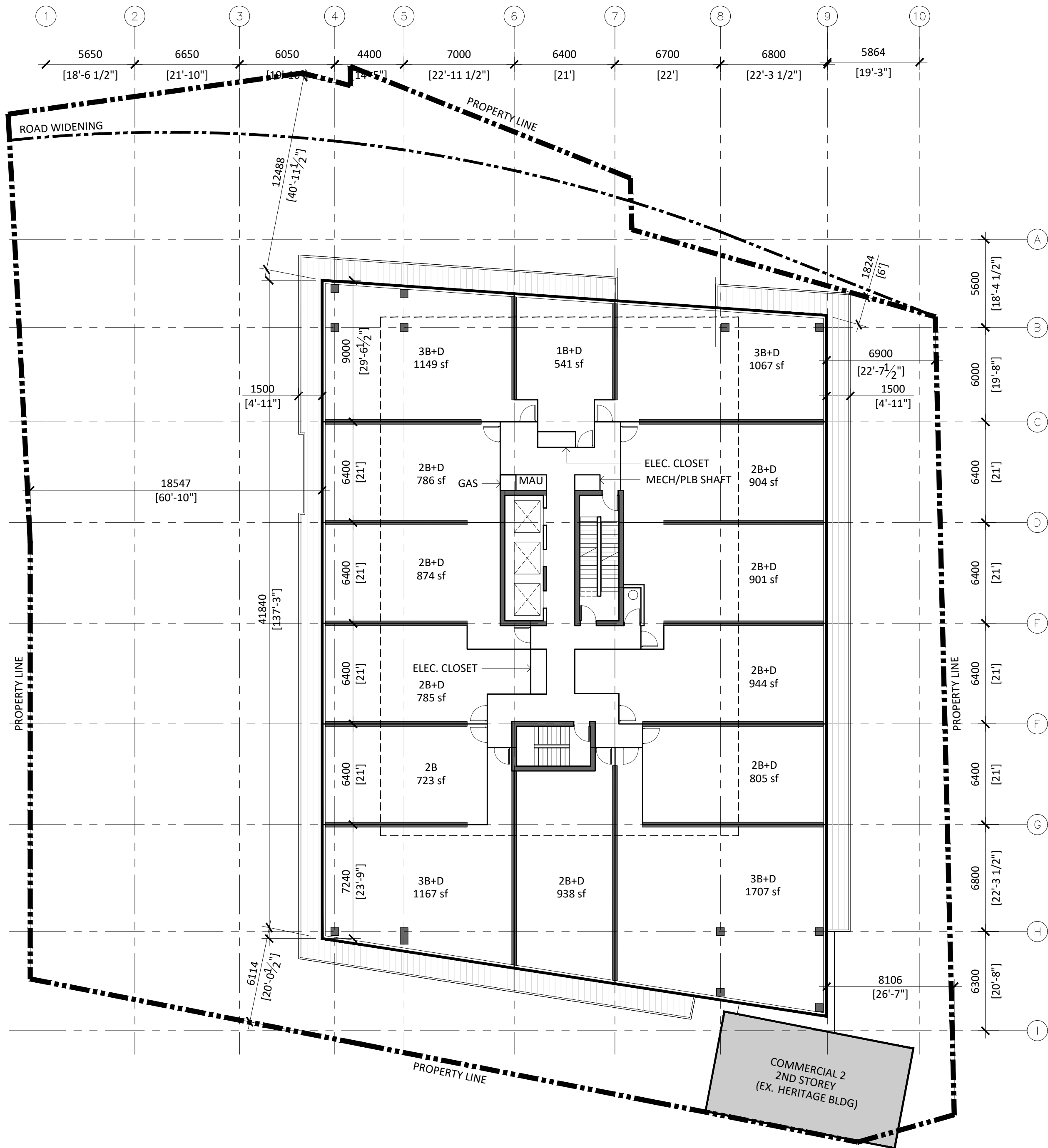
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FLOOR PLANS

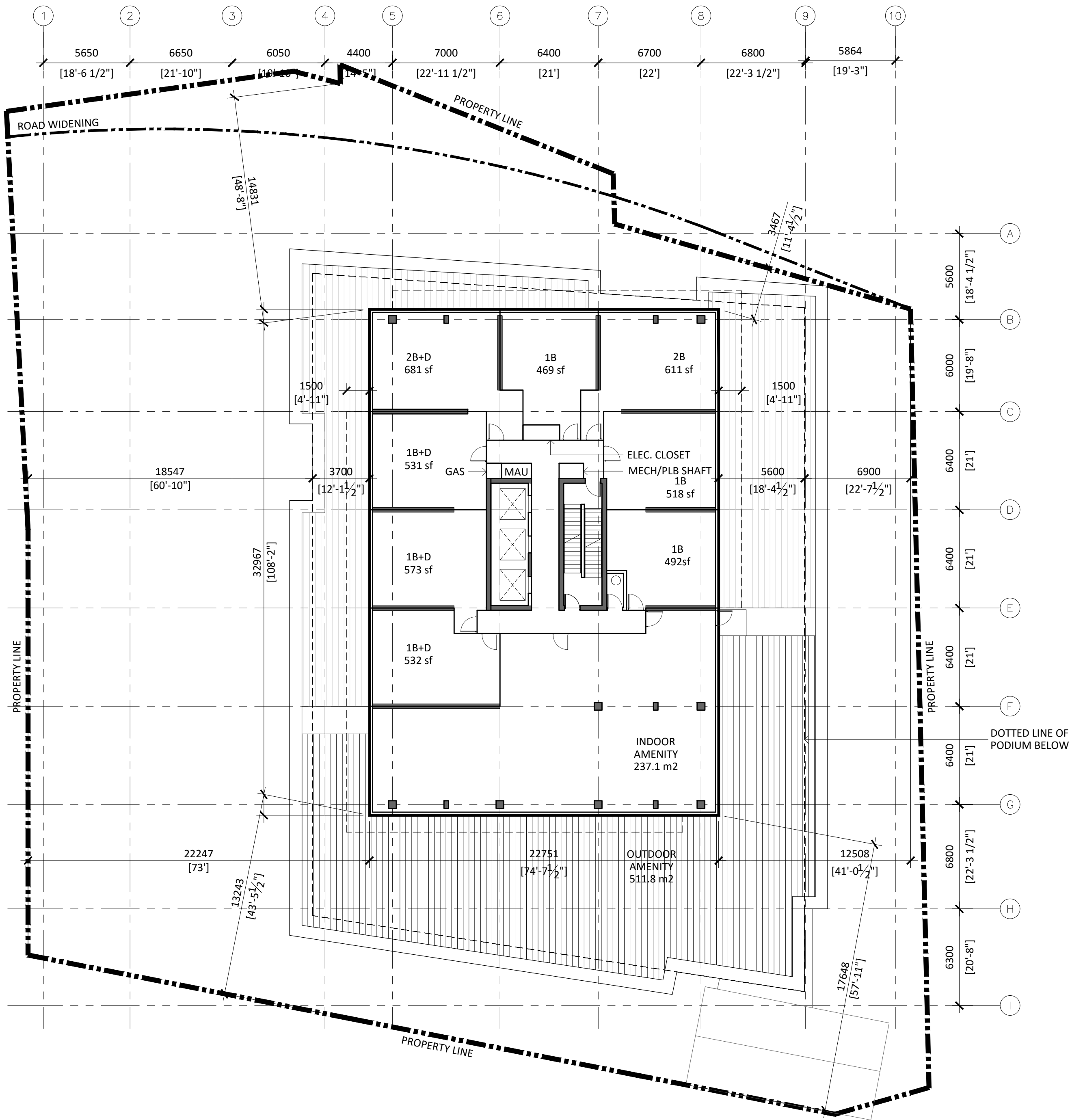
PROJECT NO.: 1816
SCALE: 1:200
DATE: September 30, 2020
DRAWN BY:

DRAWING NO.:

A3.03



1 LEVEL 2-6
Scale: 1:200



2 LEVEL 7
Scale: 1:200



Revisions:

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Issued for OPA / ZBA August 22, 2019

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BURLINGTON MIXED-USE BUILDING

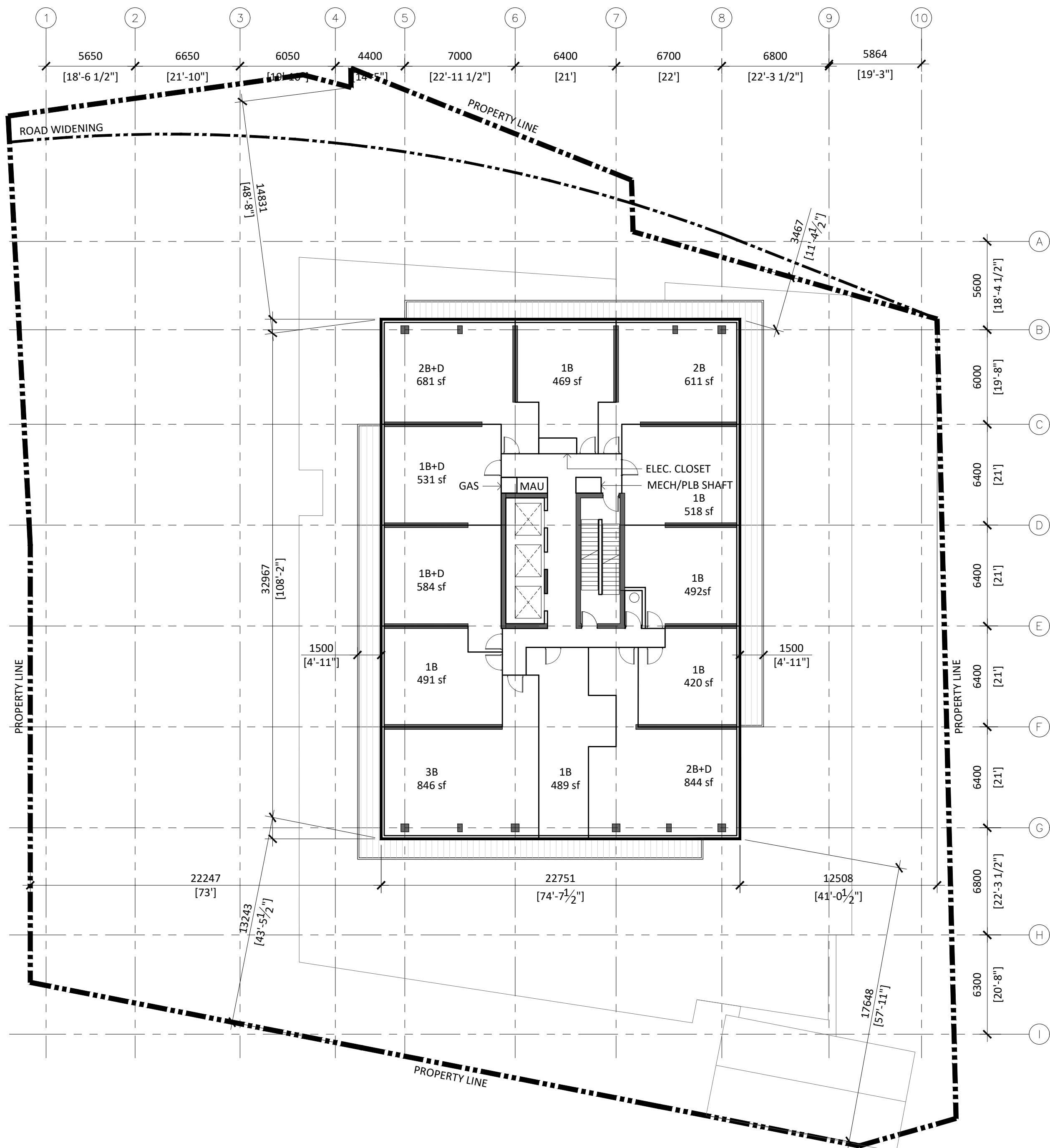
ADDRESS:
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FLOOR PLANS

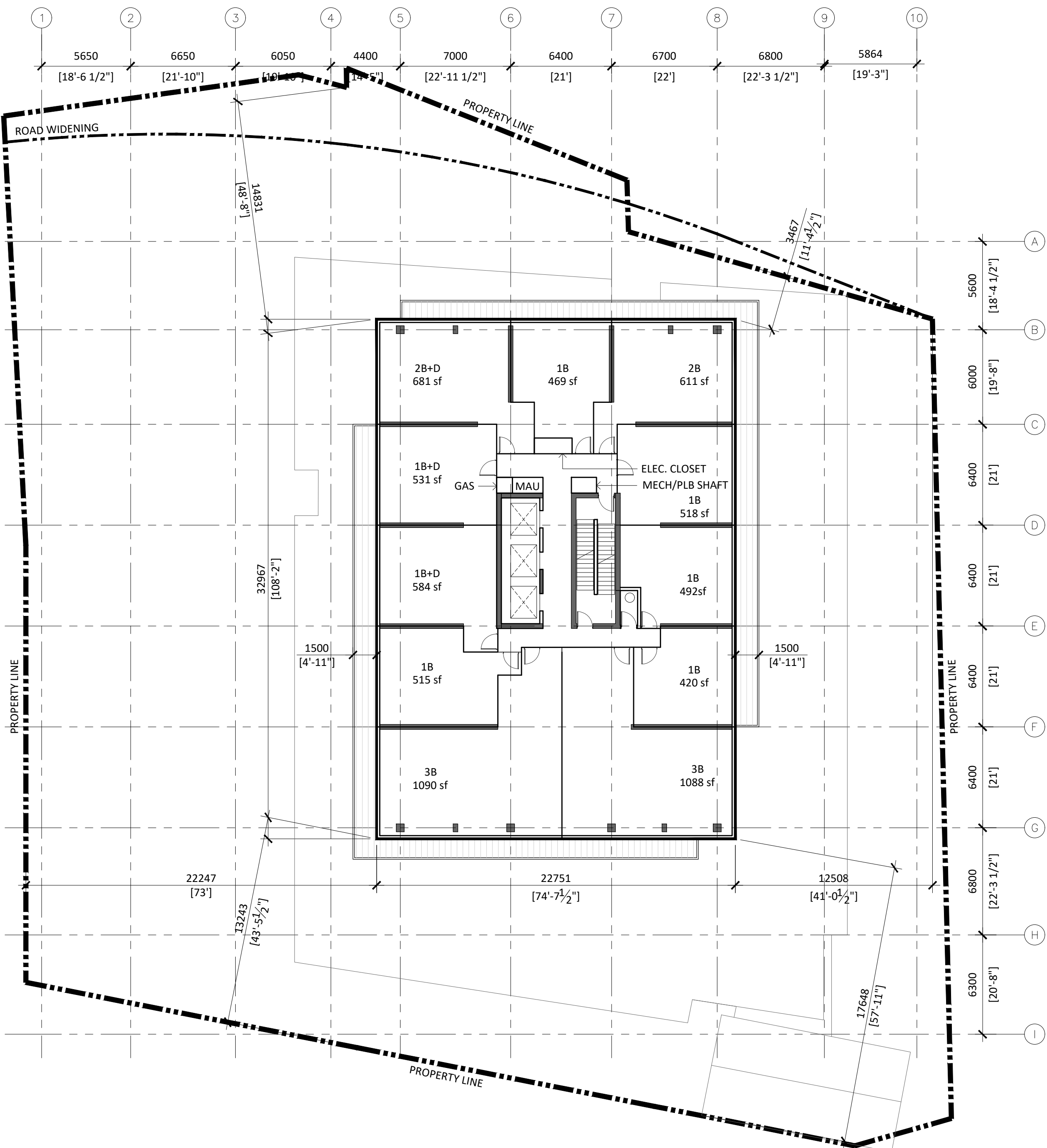
PROJECT NO.: 1816
SCALE: 1:200
DATE: September 30, 2020
DRAWN BY:

DRAWING NO.:

A3.04



1 LEVEL 8-19
Scale: 1:200



2 LEVEL 20-27
Scale: 1:200



Revisions:

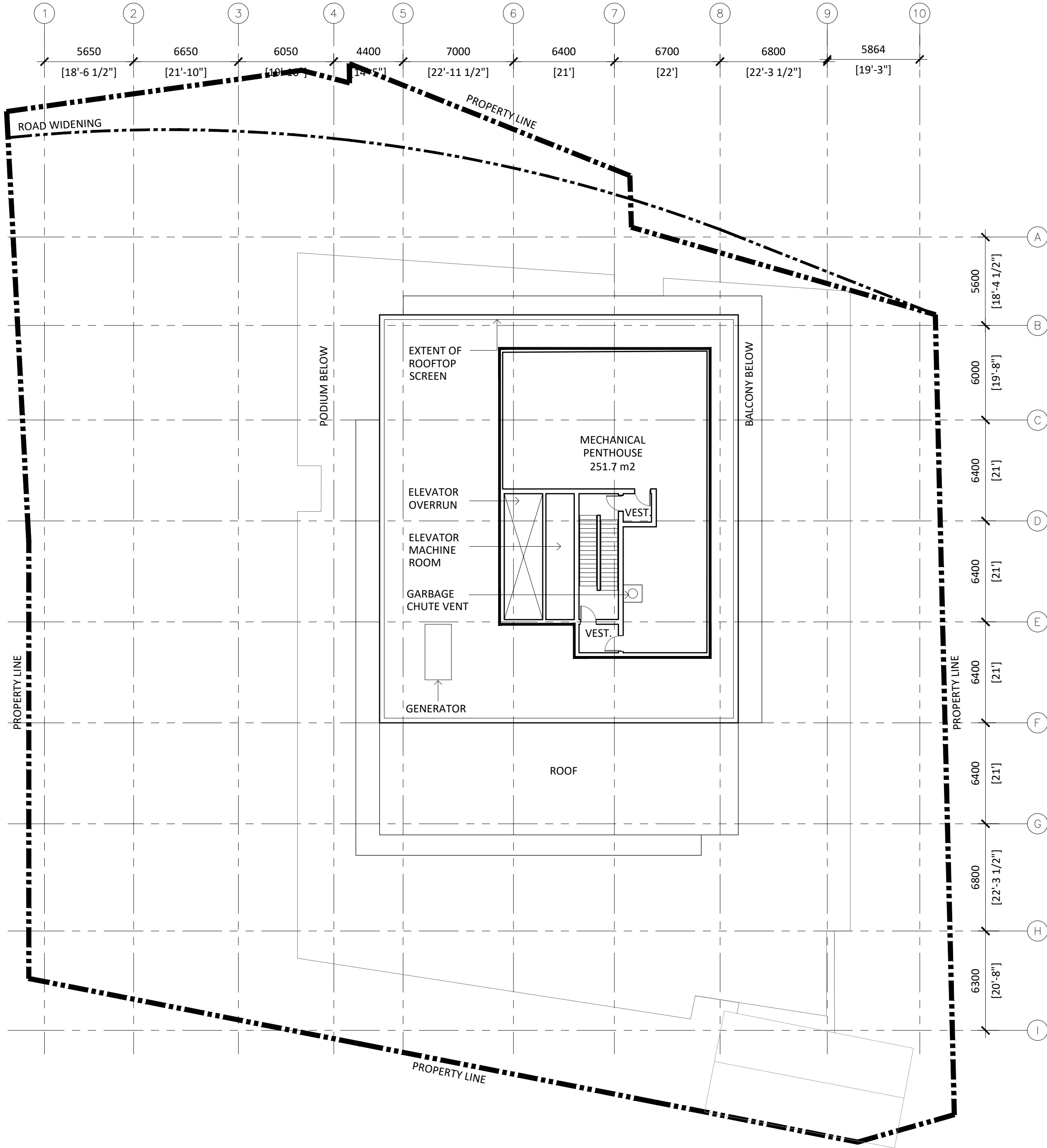
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1 ROOF LEVEL
Scale: 1:200

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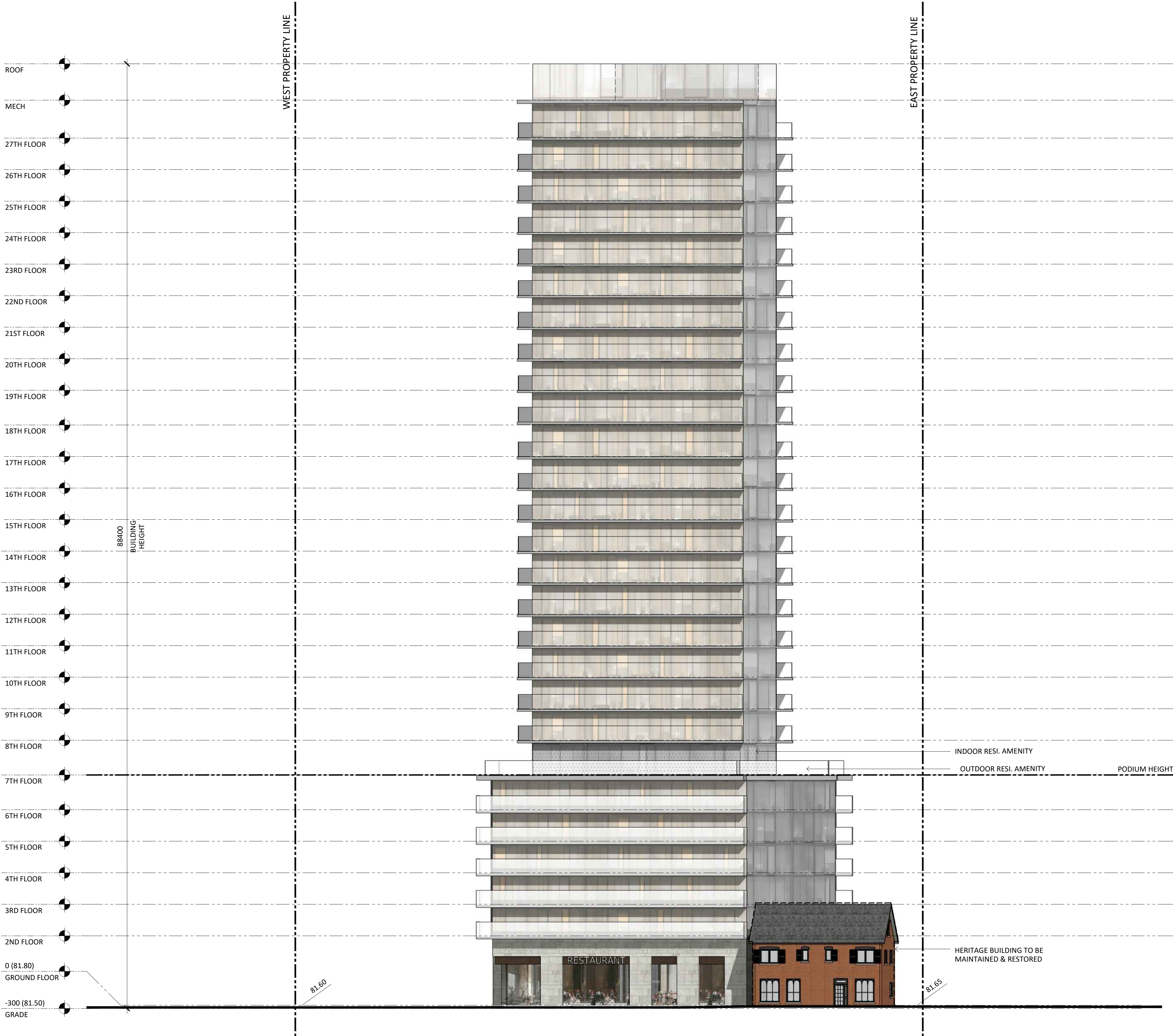
ADDRESS:
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FLOOR PLAN

PROJECT NO.: 1816
SCALE: 1:200
DATE: September 30, 2020
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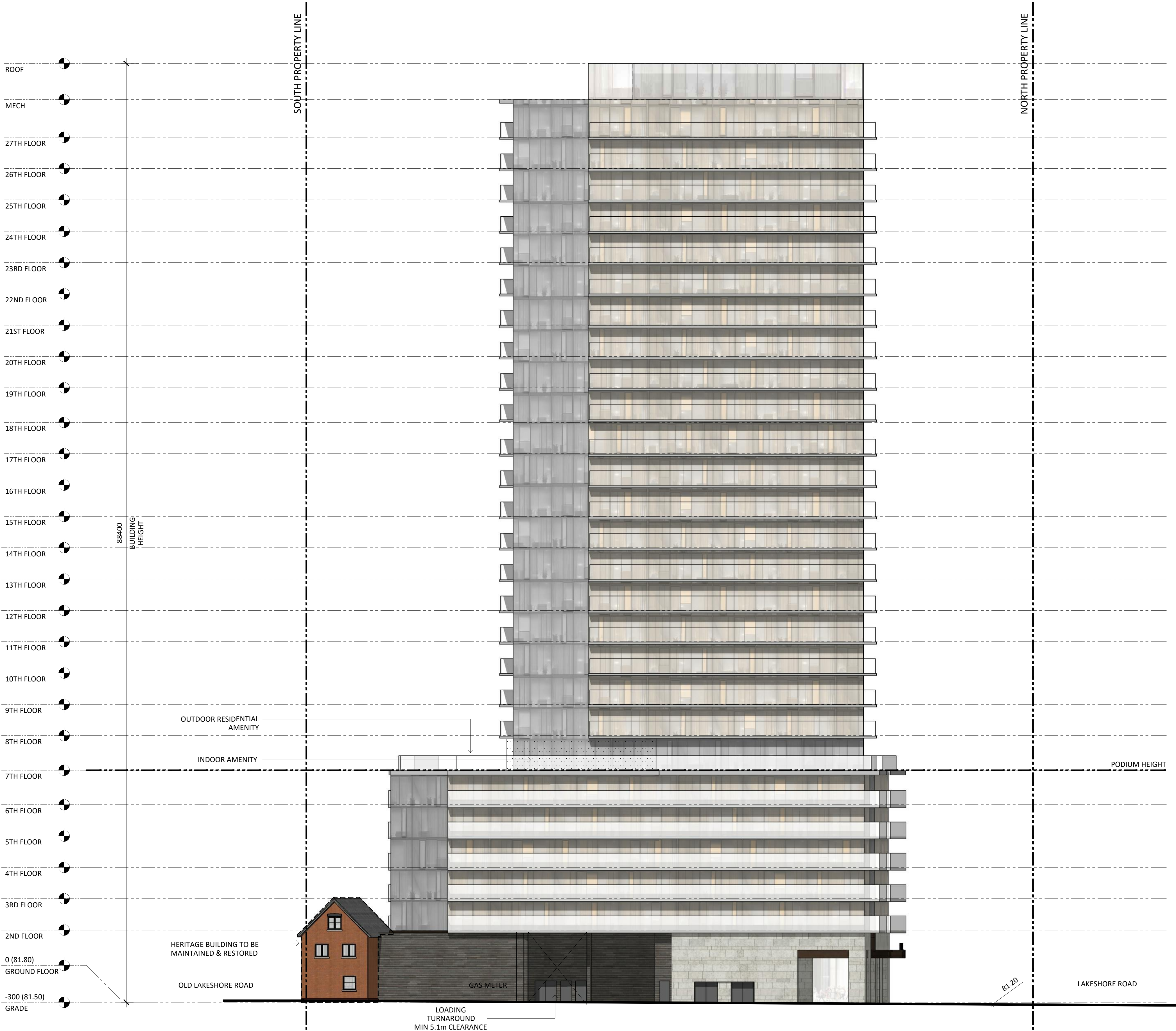
ADDRESS:
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SOUTH ELEVATION

PROJECT NO.: 1816
SCALE: 1:200
DATE: September 30, 2020
DRAWN BY:

DRAWING NO.:

A5.00



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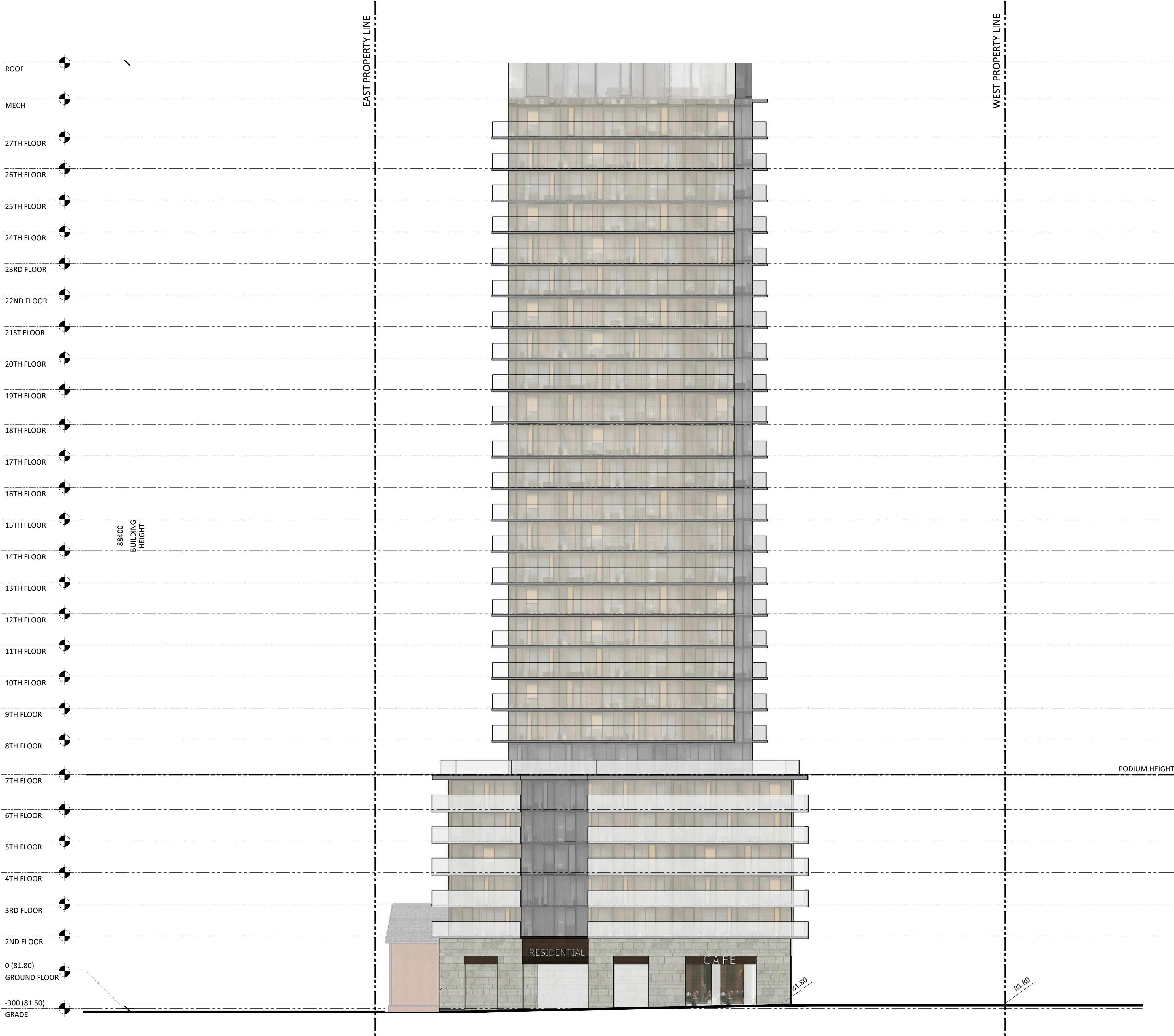
ADDRESS:
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EAST ELEVATION

PROJECT NO.: 1816
SCALE: 1:200
DATE: September 30, 2020
DRAWN BY:

DRAWING NO.:

A5.01



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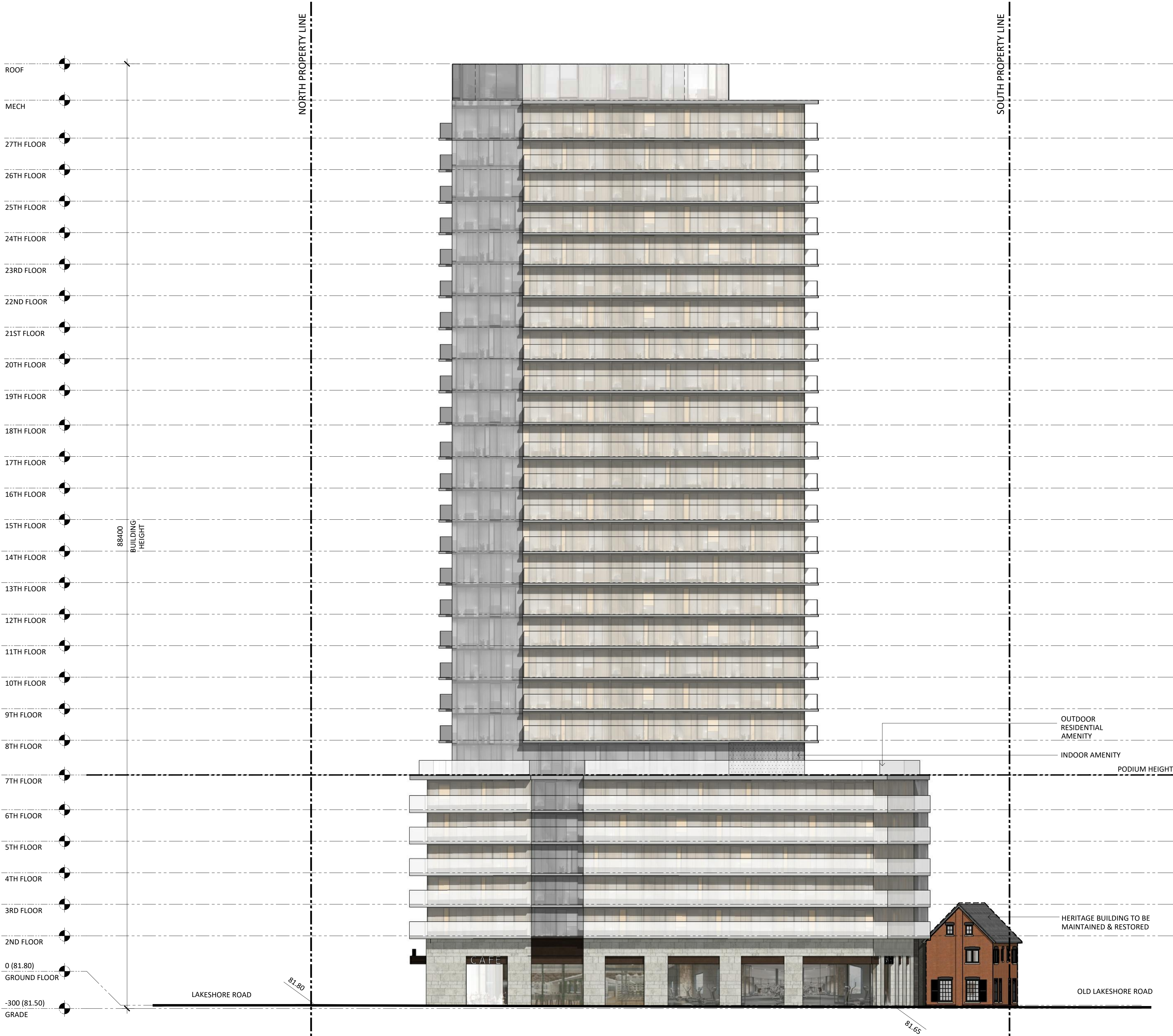
ADDRESS:
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NORTH ELEVATION

PROJECT NO.: 1816
SCALE: 1:200
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DRAWING NO.:

A5.02



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WEST ELEVATION

PROJECT NO.: 1816
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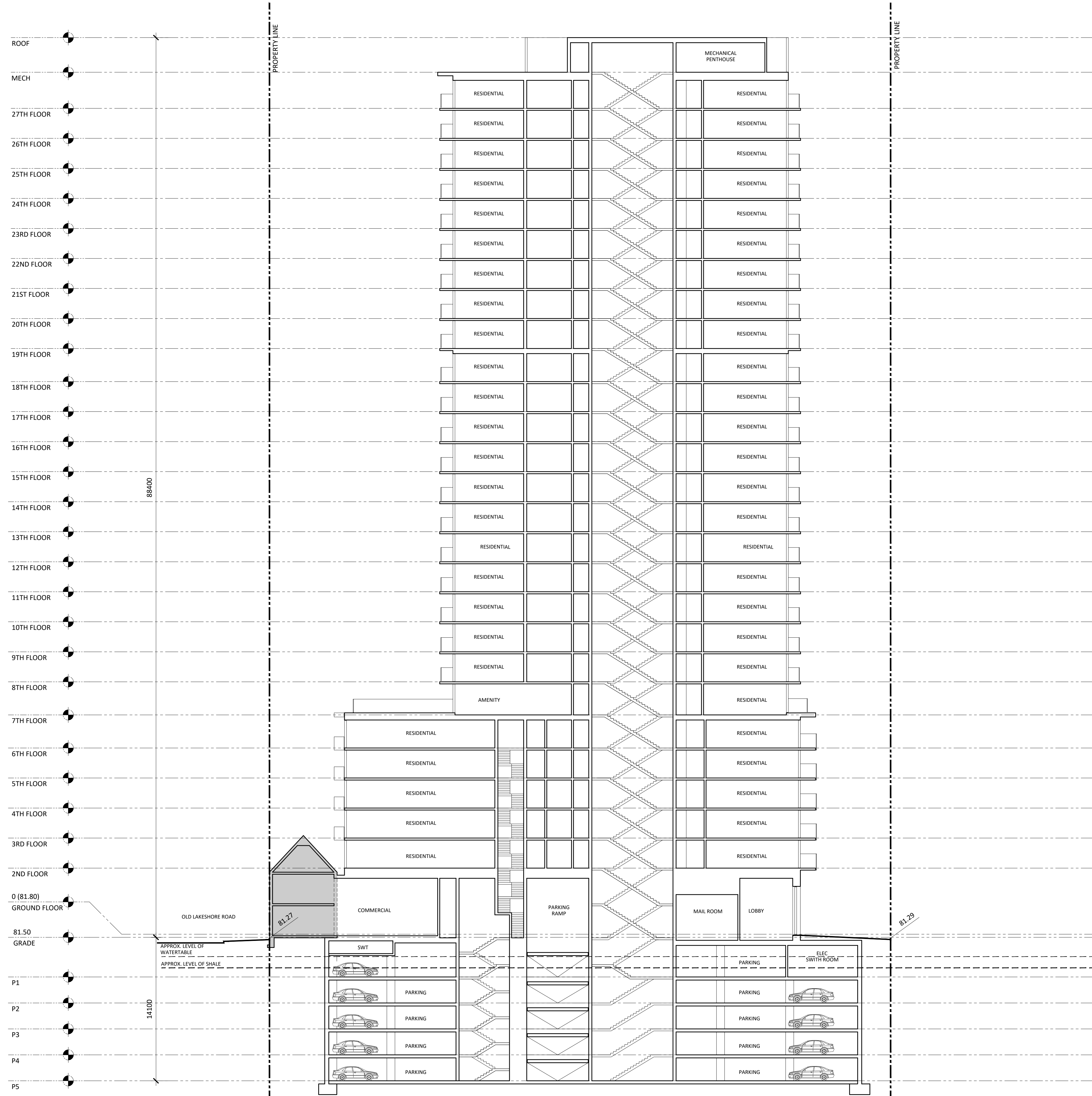
ADDRESS:
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SECTION A

PROJECT NO.: 1816
SCALE: 1:200
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SECTION B

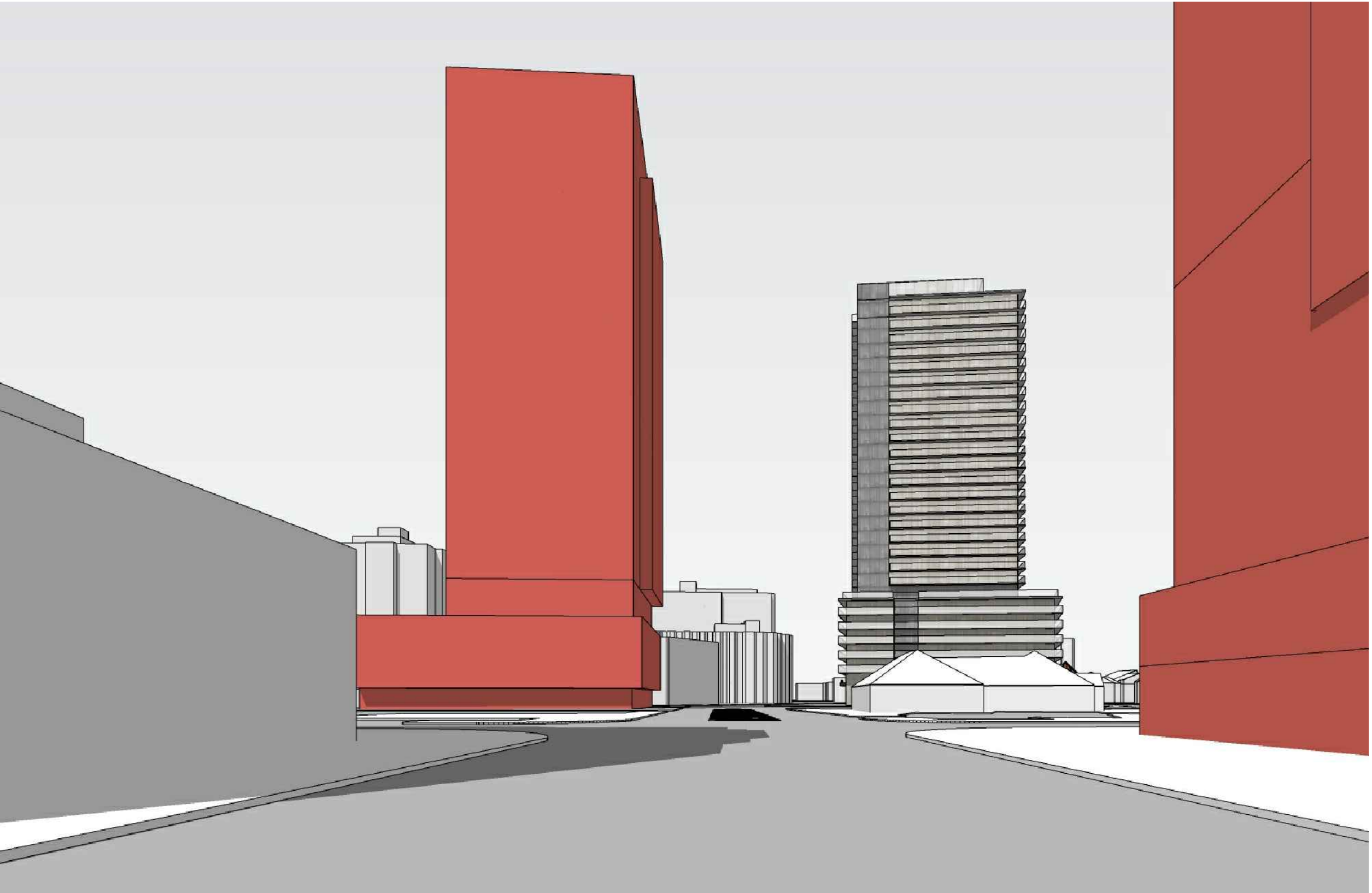
PROJECT NO.: 1816
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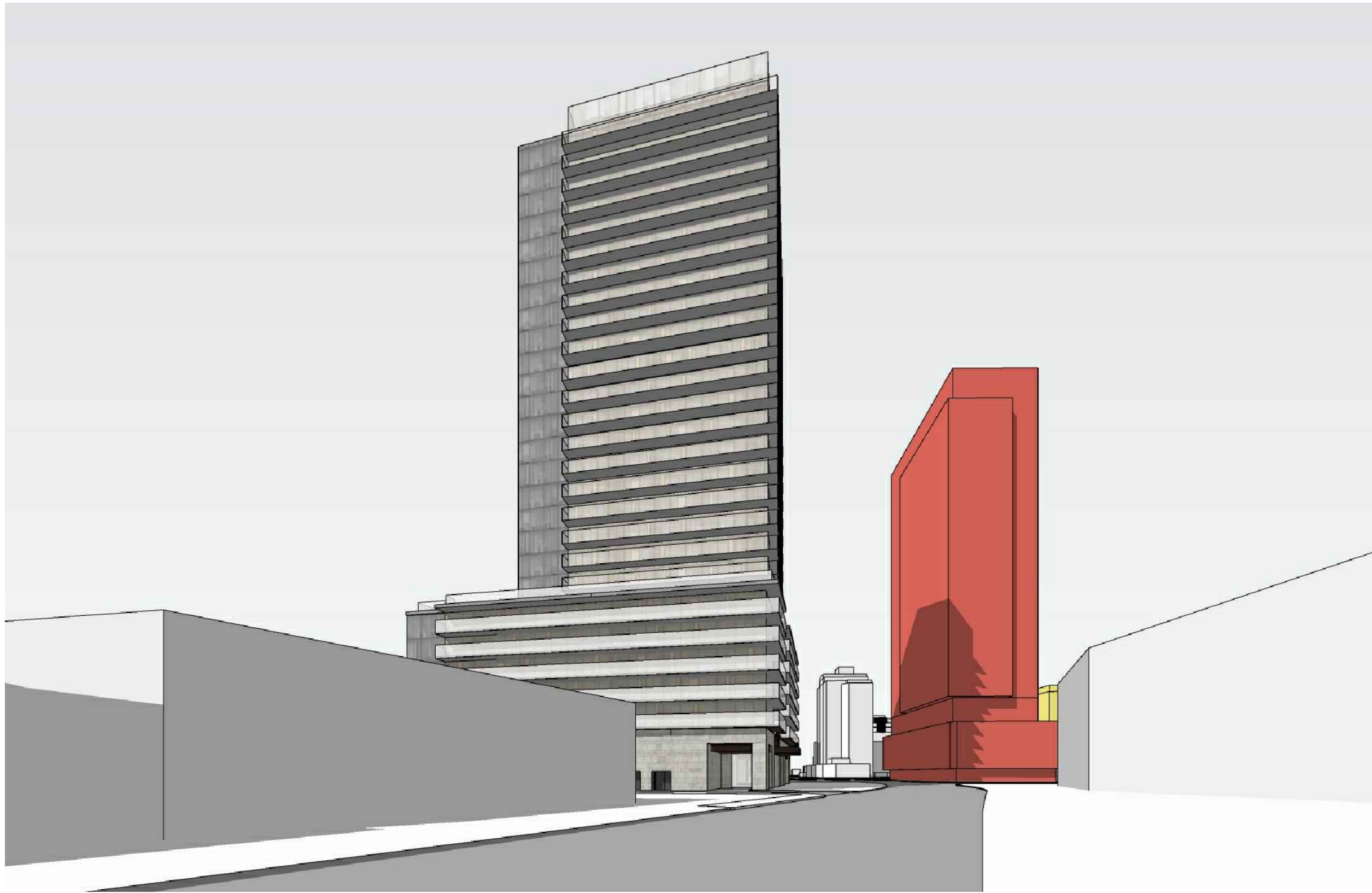
A6.01



1 VIEW LOOKING NORTHWEST FROM OLD LAKESHORE



2 VIEW LOOKING EAST FROM LAKESHORE ROAD



3 VIEW LOOKING WEST FROM LAKESHORE ROAD



4 VIEW LOOKING SOUTH FROM MARTHA STREET

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PERSPECTIVE VIEWS

PROJECT NO.: 1816
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