



DRAWING LIST	
DWG NO.	
A-001	COVER PAGE
A-002	PROJECT INFORMATION
A-003	REFERENCE PHASING PLAN
A-101	SITE PLAN
A-200	PRELIMINARY LEVEL P1 PLAN (LEVEL P2, P3 SIM.)
A-201	GROUND LEVEL PLAN
A-202	AMENITY SITE PLAN
A-301	NORTH & SOUTH ELEVATIONS
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A-420	SITE SECTIONS
A-501	MASSING MODEL AXO VIEWS
A-502	MATERIAL DESIGN REFERENCES

OVAL COURT

ISSUED FOR
COORDINATION

AUGUST 23, 2023

CORE CORE ARCHITECTS INC
130 Queens Quay East Suite 700
Toronto ON Canada M5A 0P6
Tel: 416 343 0400
Fax: 416 343 0401
info@corearchitects.com
COREARCHITECTS.COM

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720, 735, 740 Oval Ct. & 5135, 5155
Fairview St.
Burlington ON, L7L 6A9

DRAWN KK	SCALE 1 : 2000
CHECKED CG	DATE JULY 28, 2023

TITLE
COVER PAGE

PROJECT NO. 20-145	DRAWING NO. A-001
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¹ Includes your vehicles (buses, vans, cars, trucks & other things)

² Includes your vehicles (buses, vans, cars, trucks & other things, motor coaches, administrative vans, recreational vehicles, delivery trucks, hauling, mechanical/equipment, moving vehicles & service vehicles)

³ Also may include the vehicle insurance and/or other vehicle-related costs

⁴ Only includes the cost of gas or use of gas or use of other fuel (e.g., diesel, propane, electricity, etc.)

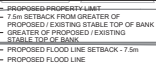
⁵ Only includes the cost of gas or use of gas or use of other fuel (e.g., diesel, propane, electricity, etc.)

⁶ Only includes the cost of gas or use of gas or use of other fuel (e.g., diesel, propane, electricity, etc.)

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NOTES:

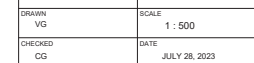
- BUILDING A: LEVELS 2 & 3 AND PARTIAL LEVEL 4 DESIGNATED AS COMMERCIAL AREA
- BUILDING C: LEVEL 1 AND 2 DESIGNATED AS GARAGE
- BUILDING D: LEVEL 1 AND 2 DESIGNATED AS COMMERCIAL AREA



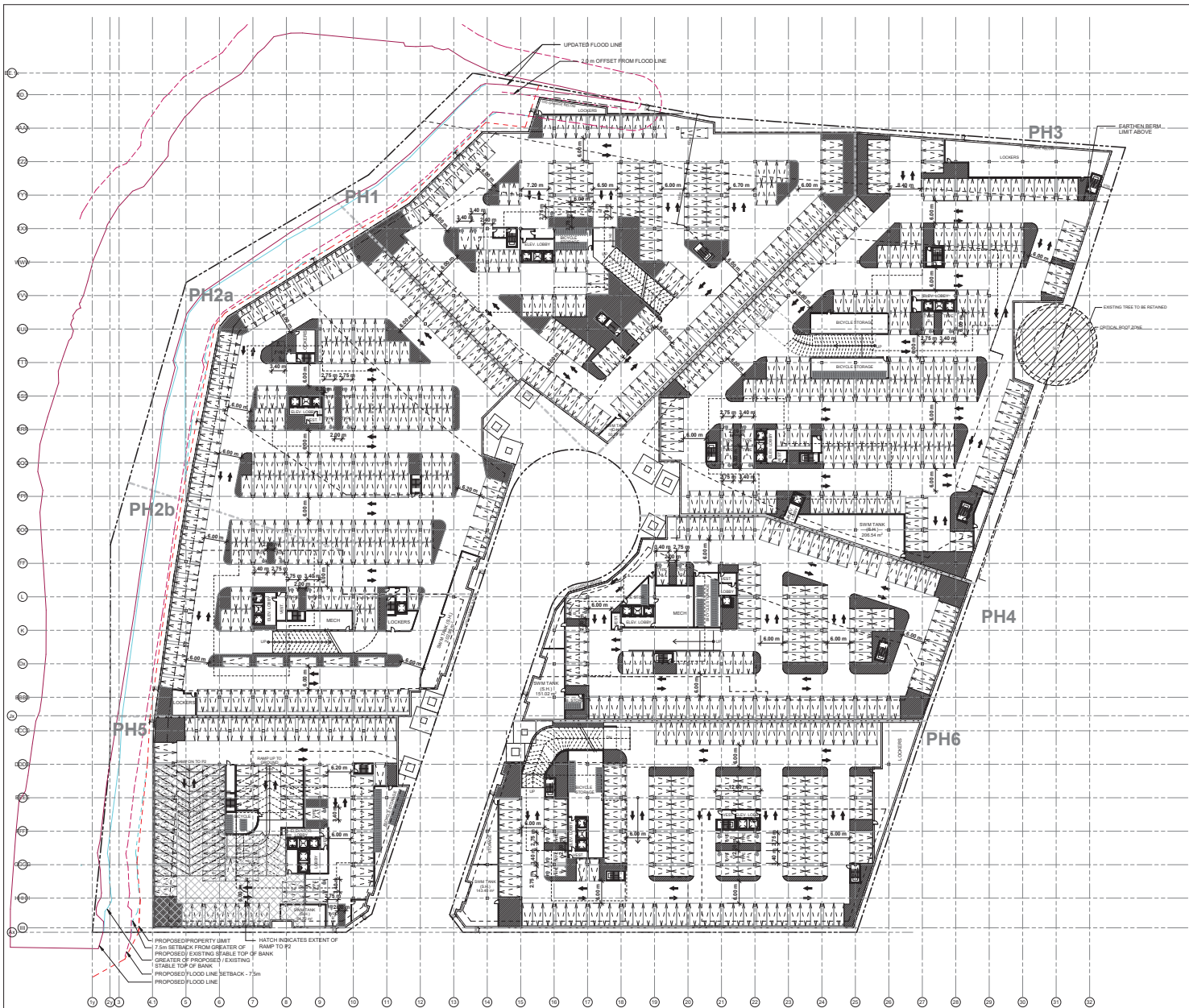
3	ISSUED FOR COORDINATION	25 AUG. 2023
2	RE-ISSUED FOR ZBA/CPA	17 MAR. 2023
1	ISSUED FOR ZBA/CPA	14 MAY. 2021
NO.	REVISIONS	DATE

CORE **CORE ARCHITECTS INC**
130 Queens Quay East Suite 700
Toronto ON Canada M5A 0P6
Tel 416 343 0400
Fax 416 343 0401
info@corearchitects.com
COREARCHITECTS.COM

720, 735, 740 Oval Ct. & 5135, 5155
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PROJECT NO. 20-145	DRAWING NO. A-003
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SURVEY LEGEND	
INFORMATION BELOW PROVIDED BY URBANTECH (AUGUST 05, 2023)	
---	PROPOSED PROPERTY LIMIT
---	GREATER OF PROPOSED/EXISTING STABLE TOP OF BANK
---	7.5m SETBACK FROM GREATER OF PROPOSED/EXISTING STABLE TOP OF BANK
---	PROPOSED FLOOD LINE
---	PROPOSED FLOOD LINE SETBACK - 7.5m

NO.	REVISIONS	DATE
1	ISSUED FOR CONSTRUCTION	25 AUG 2023
2	RE-DESIGNED FOR PH2b/PH3	17 MAR 2023

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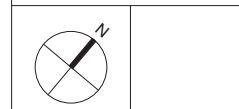
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CORE CORE ARCHITECTS INC
130 Queens Quay East Suite 750
Toronto ON Canada M5A 0P6
Tel: 416 343 0400
Fax: 416 343 0401
info@corearchitects.com
COREARCHITECTS.COM

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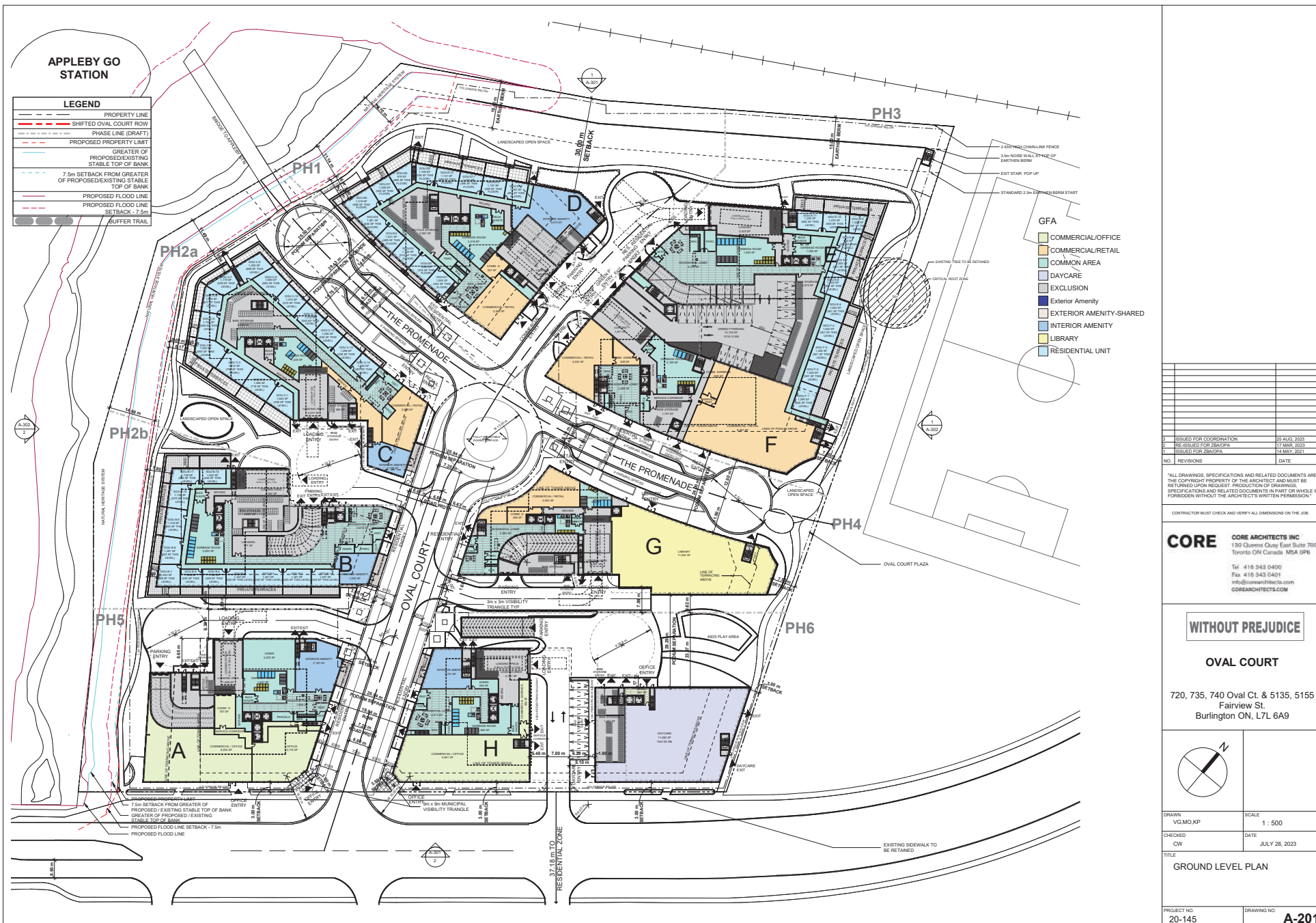
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DRAWN VG	SCALE 1 : 500
CHECKED CW	DATE JULY 28, 2023

TITLE
**PRELIMINARY LEVEL P1 PLAN
(LEVEL P2, P3 SIM.)**

PROJECT NO. 20-145	DRAWING NO. A-200
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SURVEY LOG	
INFORMATION BELOW PROVIDED BY URBANTECH (AUGUST 05, 2023)	
1	PROPOSED PROPERTY LIMIT
2	GREATER OF PROPOSED/EXISTING STABLE TOP OF BANK
3	7.5m SETBACK FROM GREATER OF PROPOSED/EXISTING STABLE TOP OF BANK
4	PROPOSED FLOOD LINE
5	PROPOSED FLOOD LINE SETBACK - 7.5m

1	ISSUED FOR COORDINATION	25 AUG. 2023
2	RECEIVED FOR REVIEW	17 MAR. 2023
3	ISSUED FOR REVIEW	14 MAY. 2023
NO.	REVISIONS	DATE

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CORE CORE ARCHITECTS INC.
130 Queens Quay East Suite 700
Toronto ON Canada M5A 0P6
Tel: 416 343 0400
Fax: 416 343 0401
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COREARCHITECTS.COM

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DRAWN VG	SCALE 1 : 500
CHECKED CG	DATE JULY 28, 2023

TITLE
AMENITY SITE PLAN

PROJECT NO. 20-145	DRAWING NO. A-202
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3	ISSUED FOR COORDINATION	25 AUG. 2023
2	RE-ISSUED FOR ZBA/OPA	17 MAR. 2023
1	ISSUED FOR ZBA/OPA	14 MAY. 2021
NO.	REVISIONS	DATE

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130 Queens Quay East Suite 700
Toronto ON Canada M5A 0P6
Tel 416 343 0400
Fax 416 343 0401
info@corearchitects.com
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DRAWN VG	SCALE 1 : 500
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TITLE	NORTH & SOUTH ELEVATIONS
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PROJECT NO. 20-145	DRAWING NO. A-301



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CORE **CORE ARCHITECTS INC**
130 Queens Quay East Suite 200
Toronto ON Canada M5A 0P6
Tel 416 343 0400
Fax 416 343 0401
info@corearchitects.com
COREARCHITECTS.COM

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Fairview St.
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DRAWN VG	SCALE 1 : 500
CHECKED CG	DATE JULY 28, 2023

TITLE	FAST & WEST ELEVATIONS
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PROJECT NO. 20-145	DRAWING NO. A-302
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NO.	REVISION	DATE
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CORE **CORE ARCHITECTS INC**
130 Queens Quay East Suite 70
Toronto ON Canada M5A 0P6
Tel 416 343 0400
Fax 416 343 0401
info@corearchitects.com
COREARCHITECTS.COM

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CHECKED Checker		DATE JULY 28, 2023	

TITLE	
SITE SECTIONS	

PROJECT NO. 20-145	DRAWING NO. A-42
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3	ISSUED FOR COORDINATION	25 AUG. 2023
2	RE-ISSUED FOR ZBA/OIPA	17 MAR. 2023
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CORE CORE ARCHITECTS INC.
130 Queen's Quay East Suite 700
Toronto ON Canada M5A 0P6
Tel 416 343 0400
Fax 416 343 0401
info@corearchitects.com
COREARCHITECTS.COM

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DRAWN KK	SCALE
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TITLE	
MASSING MODEL AXO VIEWS	

PROJECT NO. 20-145	DRAWING NO. A-50
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FACADE ARTICULATIONS & STRATEGIC MATERIAL PLACEMENT

A long linear facade can be effectively broken up into more pleasing zones through a combination of material and spatial breaks. Similar strategies to the project above may be employed to break up long facades, especially along Fairview street. Facade articulations permit smooth transitions between residential and non-residential uses, and cohesive palette of materials prevents de-coherence of design unity. Brick, warm stone, precast panels, and a variety of glass and spandrels work together to set each zone apart, within a dynamic unified whole.

Heavier materials closer to grade anchor the project which then transitions to lighter colours and materials such as glass. This strategy de-emphasizes verticality, and creates a stable, grounded feeling.

Working within a grid and switching between scales and ratios of heights and widths of subordinate elements further breaks up perceptions of uniformity, while preserving a sense of underlying rhythmic order. These are just a selection of strategies to be employed at a design development stage to ensure the coordination between massing and detailing to create a vibrant and active public realm, especially along Fairview Street.



INSPIRED BY CLASSICS

Design of modern buildings can still be rooted in history, without being overly referential. We take inspiration from the many beautiful historical buildings throughout Ontario. Many of these buildings are fine examples of the early to mid 20th century industrial aesthetic, which strikes balance between beauty and pragmatism, and translates well to a modern, but grounded context.

Material choices such as dark metal panels and mullions, and warm brick can work together to create rhythm, and classic clean lines that promise an enduring appeal beyond passing trends.

POSSIBLE MATERIALS

GLAZING SYSTEMS

- SMOOTH GLASS CURTAIN WALL
- PANELIZED WINDOW WALL
- TRANSPARENT GLASS PANELS
- TRANSLUCENT GLASS PANELS
- OPAQUE GLASS SPANDREL PANELS
- INSULATED METAL SPANDREL PANELS

SOLID FORMS

- NATURAL STONE
- CONCRETE
- BRICK
- PRE-CAST BANDING
- PRE-FABRICATED COMPOSITES
- METAL PANEL

ACCENTS

- NATURAL WOOD
- BAMBOO
- STEEL
- LAMINATES & COMPOSITES
- EIFS PANELS



PLANES & PATTERNS

Breaking up a facade into planes and zones of different kind of materials and treatments can soften the interfacing edge of a project. Here outdoor amenity programming creates a focus, while the light materials and frames de-emphasize the verticality of the design elements to create a lighter, airier feel. Breaking planes of glass up behind terraces, balconies, and frames further dissolves monolithic building mass into finer grain moments.

Higher ground floor heights, and smooth planes of glass in selected locations create strong connections between the interior and exterior spaces.



LEVELS OF DETAIL

Choosing materials and utilizing them in ways that create a range of sizes and levels of detail makes for interesting but not overwhelming facades. Large simple areas, and 'low frequency' organizing grids, balance out finer grain 'high-frequency' details, while notches, setbacks and stepbacks create 'mid-frequency' articulations.

Even in calm, modern colours, a pattern and contrast of texture can spark a little fun, and create a design that is a joy to return to observe again and again.

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CORE ARCHITECTS INC
130 Queens Quay East Suite 705
Toronto ON Canada M5A 4P6
Tel: 416 343 0400
Fax: 416 343 0401
info@corearchitects.com
COREARCHITECTS.COM

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TITLE

MATERIAL DESIGN REFERENCES

PROJECT NO. 20-145	DRAWING NO. A-502
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