



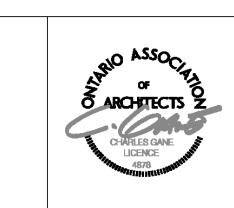
	DRAWING LIST
DWG NO.	
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A-101	SITE PLAN
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OVAL COURT

ISSUED FOR **ZONING BYLAW AMENDMENT** & OFFICIAL PLAN AMENDMENT MAY 14, 2021

OVAL COURT

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



CORE ARCHITECTS INC 130 Queens Quay East Suite 700 Toronto ON Canada M5A 0P6

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1:2000 MAY 14, 2021

COVER PAGE

20-145

A-001

							AR	EA SUMMA	RY BY TYPE									
CEA TUDE	A		В		C		D		E		F		G		H		TOTAL	
GFA TYPE	(SM)	(SF)	(SM)	(SF)														
COMMERCIAL/OFFICE	1,211.43 SM	13,040 SF	0.00 SM	0 SF	0.00 SM	0 SF	3,262.13 SM	35,113 SF	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	1,957.58 SM	21,071 SF	6,431.14 SM	69,224
COMMERCIAL/RETAIL	0.00 SM	O SF	0.00 SM	0 SF	301.17 SM	3,242 SF	311.57 SM	3,354 SF	0.00 SM	0 SF	1,224.80 SM	13,184 SF	500.15 SM	5,384 SF	0.00 SM	0 SF	2,337.69 SM	25,163 9
DAYCARE	0.00 SM	0 SF	0.00 SM	0.SF	0.00 SM	0 SF	0.00 SM	O SF	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	999.37 SM	10,757 SF	999.37 SM	10,757 5
EXCLUSION*	2,581.71 SM	27,789 SF	2,962.92 SM	31,893 SF	3,480.76 SM	37,467 SF	5,303.23 SM	57,083 SF	3,440.64 SM	37,035 SF	2,087.66 SM	22,471 SF	2,404.08 SM	25,877 SF	2,941.72 SM	31,664 SF	25,202.72 SM	271,280 S
LIBRARY	0.00 SM	0 SF	0.00 SM	0.SF	0.00 SM	0 SF	0.00 SM	0.SF	0.00 SM	0 SF	0.00 SM	0 SF	2,747.67 SM	29,576 SF	0.00 SM	0 SF	2,747.67 SM	29,576 S
INTERIOR AMENITY	936.11 SM	10,076 SF	847.56 SM	9,123 SF	862,45 SM	9,283 SF	1,067.13 SM	11,486 SF	725.57 SM	7,810 SF	1,019.93 SM	10,978 SF	725.57 SM	7,810 SF	914.70 SM	9,846 SF	7,099.02 SM	76,413 S
COMMON AREAS**	3,364.77 SM	36,218 SF	3,198.49 SM	34,428 SF	4,398.83 SM	47,349 SF	1,207.49 SM	12,997 SF	4,066.22 SM	43,768 SF	3,196.77 SM	34,410 SF	3,413.53 SM	36,743 SF	4,640.72 SM	49,952 SF	27,486.82 SM	295,866 5
RESIDENTIAL UNIT	13,485.48 SM	145,156 SF	14,091.78 SM	151,683 SF	23,586.97 SM	253,888 SF	20,612.57 SM	221,872 SF	22,046.88 SM	237,311 SF	9,817.89 SM	105,679 SF	14,916.93 SM	160,564 SF	17,643.93 SM	189,918 SF	136,202.41 SM	1,466,071 S
AREA TOTAL	21,579.50 SM	232,280 SF	21,100.74 SM	227,126 SF	32,630.18 SM	351,228 SF	31,764.13 SM	341,906 SF	30,279.31 SM	325,924 SF	17,347.05 SM	186,722 SF	24,707.92 SM	265,954 SF	29,098.02 SM	313,209 SF	208,506.84 SM	2,244,349 S
RES TOTAL	17,786.36 SM	191,451 SF	18,137.82 SM	195,234 SF	28,848.25 SM	310,520 SF	22,887.20 SM	246,356 SF	26,838.67 SM	288,889 SF	14,034.59 SM	151,067 SF	19,056.02 SM	205,117 SF	23,199.35 SM	249,716 SF	170,788.25 SM	1,838,349 S
NON RES TOTAL	1,211.43 SM	13,040 SF	0.00 SM	0 SF	301.17 SM	3,242 SF	3,573.70 SM	38,467 SF	0.00 SM	0 SF	1,224.80 SM	13,184 SF	3,247.82 SM	34,959 SF	2,956.95 SM	31,828 SF	12,515.87 SM	134,720 S
GFA TOTAL	18,997.79 SM	204,491 SF	18,137.82 SM	195,234 SF	29,149.42 SM	313,762 SF	26,460.90 SM	284,823 SF	26,838.67 SM	288,889 SF	15,259.39 SM	164,251 SF	22,303.84 SM	240,077 SF	26,156.30 SM	281,544 SF	183,304.12 SM	1,973,069 \$

**Common area includes: residential lobby, vestibule, CACF, mail room, parcel room, administration room, garbage room, residential corridor

							AM	IENITY AREA	SUMMARY		7							
CEA TUDE	A		В		C		D		E	14/4	F		G		н	1 - 3 0	TOTAL	Ĺ
GFA TYPE	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)
EXTERIOR AMENITY - OPEN	519.52 SM	5,592 SF	1,124.33 SM	12,102 SF	237.46 SM	2,556 SF	1,346.64 SM	14,495 SF	1,751.80 SM	18,856 SF	424.48 SM	4,569 SF	128.04 SM	1,378 SF	221.75 SM	2,387 SF	5,754.02 SM	61,936 SI
EXTERIOR AMENITY - PRIVATE	2,170.39 SM	23,362 SF	2,667.31 SM	28,711 SF	4,239.02 SM	45,628 SF	4,169.02 SM	44,875 SF	4,382.21 SM	47,170 SF	1,286.05 SM	13,843 SF	2,043.47 SM	21,996 SF	2,138.60 SM	23,020 SF	23,096.07 SM	248,604 SI
EXTERIOR AMENITY - SHARED	393.37 SM	4,234 SF	188,69 SM	2,031 SF	396.07 SM	4,263 SF	362.68 SM	3,904 SF	208.69 SM	2,246 SF	349.76 SM	3,765 SF	308,59 SM	3,322 SF	372.83 SM	4,013 SF	2,580.68 SM	27,778 SI
INTERIOR AMENITY	936.11 SM	10,076 SF	847.56 SM	9,123 SF	862.45 SM	9,283 SF	1,067.13 SM	11,486 SF	725.57 SM	7,810 SF	1,019.93 SM	10,978 SF	725.57 SM	7,810 SF	914.70 SM	9,846 SF	7,099.02 SM	76,413 SI
AMENITY TOTAL	4,019.39 SM	43,264 SF	4,827.89 SM	51,967 SF	5,735.00 SM	61,731 SF	6,945.47 SM	74,760 SF	7,068.27 SM	76,082 SF	3,080.22 SM	33,155 SF	3,205.67 SM	34,506 SF	3,647.88 SM	39,265 SF	38,529.79 SM	414,731 5

			EMPLOYME	NT ANALYSIS			
EMPLOYMENT TYPE	EXISTING DIRECT JOBS	RATE*	EXISTING EMPLOYMENT GFA	PROPOSED EMPLOYMENT GFA	PROPOSED DIRECT JOBS	DIFFERENCE (SM)	DIFFERENCE (SF)
PROPERTY MANAGEMENT	0	75,000 SF / EMP.	O SF	1,838,349 SF	24	24	, u
COMMERCIAL/RETAIL	42	560 SF / EMP.	23,520 SF	25,163 SF	44	2	1,643 SF
COMMERCIAL/OFFICE	241	360 SF / EMP.	86,760 SF	69,224 SF	192	-49	-17,536 SF
IBRARY	o	400 SF / EMP.	0 SF	29,576 SF	73	73	29,576 SF
DAYCARE	O .	400 SF / EMP.	0 SF	10,757 SF	26	26	10,757 SF
OTAL	283 EMP	VARIES	VARIES	VARIES	359 EMP	76	VARIES

	(Including Assisted Living Units)										
UNIT TYPE	TARGET AVG. SIZE	TARGET UNIT MIX (%)	COUNT	COUNT BY GROUP (1B, 2B & 3B)							
18	551 SF	25%	499 UNITS	1497 UNITS							
1B + DEN	656 SF	50%	998 UNITS	1497 UNITS							
2B	822 SF	15%	299 UNITS	319 UNITS							
2B +DEN	1,203 SF	1%	20 UNITS	319 00112							
38	1,355 SF	9%	180 UNITS	180 UNITS							
WEIGHTED AVG.	723 SF	100%	1996 UNITS	1996 UNITS							

* Assisted living units are included within Building B. Refer to Assisted Living Unit Summary Table.

Blue number denotes MPH Floor

PARKING SUMMARY							
할 때 경험하다 보고 있다면 하다 그 아이를 하면 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 되었다면 하는데 되었다면 하는데	As per Preliminary Transportation Impact Study, Parking Justificaction and Transportation Demand Management Plan, prepared by Paradigm Transportation Solutions, May 2021 (Refer to Parking Justification section)						
TYPE OF USE	PARKING						
OCCUPANT PARKING (0.85 SPACES / UNIT)	1709 SPACES						
SHARED VISITOR PARKING	713 SPACES						
TOTAL PARKING PROVIDED	2422 SPACES						

ASSISTED LIVING	23.01 24.WA	White His same	200		
ASSISTED LIVING UNIT TYPE	AVG. SIZE MIX				
MEMORY CARE	551 SF	25%	48 UNITS		
ASSISTED CARE	656 SF	25%	47 UNITS		
RENTAL APARTMENT/CONDOMINIUM	822 SF	50%	95 UNITS		
TOTAL ASSISTED LIVING UNITS		,	190 UNITS		
TOTAL UNIT COUNT			1996 UNITS		
PERCENTAGE OF TOTAL UNIT COUNT	9.52%				

ZOI	NING BY-LAW	2020 PARKING	REQUIREME	NT
U	AND USE	UNITS / GLA	RATIO	SPACES
- Landaha	1 BEDROOM	1497 UNITS	1.25	1871
APARTMENT	2 BEDROOM	319 UNITS	1.5	479
BUILDINGS	3+ BEDROOM	180 UNITS	1.75	315
	VISITOR	1996 UNITS	0.35	699
OFFICE		6,198 SM	3	186
RETAIL		2,073 SM	3.5	73
LIBRARY	10 EM	PLOYEES + 2,748 SM	0.75 + 1.5	49
DAYCARE		999 SM	4	40
SUBTOTAL OCCUP	ANT			2,665
SUBTOTAL - VISITO	DR			1,047
TOTAL				3,712

30,323,72	SM (AMENITY AREA) / 1,996 UNITS = 19.3
	A CUMATARY
	A SUMMARY
OFFICE	6,198.30 SM

FSI & UPH CALCULATION

(208,506.84 SM / 42,374.90 SM) (1,996 UNITS / 4.24 HA)

AMENITY AREA PER UNIT

OFFICE	6,198.30 SM	PODIUM SALEABLE % (ESTIMATE)	73%
RETAIL	2,073.48 SM	TOWER SALEABLE % (ESTIMATE)	86%
LIBRARY	2,748.68 SM	AVERAGE UNIT SIZE	723 SF
DAYCARE	999.37 SM	(PROJECTED)	67.17 SM
TOTAL GLA	12,019.83 SM	7	

			G	CA SUMMAR				Se-	
LEVEL				BUILDIN					TOTAL
200	Α	В	c	D	E	F	G	Н	33787
LEVEL 1	2,408 SM	2,278 SM	2,464 SM	2,545 SM	2,132 SM	2,598 SM	2,486 SM	3,221 SM	20,133 SI
TEAET 5	562 SM	1,551 SM	1,850 SM	1,523 SM	1,539 SM	885 SM	1,893 SM	1,813 SM	11,618 5
LEVEL 3	2,146 SM	1,676 SM	2,467 SM	2,278 SM	1,871 SM	2,177 SM	2,427 5M	3,534 SM	18,575 S
LEVEL 4	2,146 SM	1,676 SM	2,467 SM	2,278 SM	1,871 SM	2,177 SM	2,427 SM	3,534 SM	18,575 S
LEVEL 5	1,736 SM	1,538 SM	2,009 SM	1,888 SM	1,751 SM	2,097 SM	2,315 SM	3,076 SM	16,410 \$
LEVEL 6	1,736 SM	1,538 SM	2,009 SM	1,888 SM	1,751 SM	2,097 SM	2,315 SM	3,076 SM	16,410 5
LEVEL 7	775 SM	886 SM	775 SM	775 SM	6,308 S				
LEVEL 8	775 SM	886 SM	775 SM	775 SM	6,308 S				
LEVEL 9	775 SM	886 SM	775 SM	775 SM	6,308 9				
LEVEL 10	775 SM	775 SM	775 SM	775 5M	775 SM	886 SM	775 SM	775 SM	6,308 9
LEVEL 11	775 SM	886 SM	775 SM	775 SM	6,308 5				
LEVEL 12	775 SM	886 SM	775 SM	775 SM	6,308 9				
LEVEL 13	775 SM		775 SM	775 SM	5,422 5				
LEVEL 14	775 SM		775 SM	775 SM	5,422 5				
LEVEL 15	775 SM		775 SM	775 SM	5,422 5				
LEVEL 16	775 SM	775 SM	775 SM	775 5M	775 SM		775 SM	775 SM	5,422 9
LEVEL 17	775 SM		775 SM	775 SM	5,422 5				
LEVEL 18	775 SM		775 SM	775 SM	5,422 \$				
LEVEL 19	775 SM		775 SM	775 SM	5,422 5				
LEVEL 20	775 SM		775 5M	775 5M	5,422 \$				
LEVEL 21			775 SM	775 SM	775 SM				2,324 9
LEVEL 22			775 SM	775 SM	775 SM				2,324 5
LEVEL 23			775 SM	775 SM	775 SM				2,324 9
LEVEL 24			775 SM	775 SM	775 SM				2,324 5
LEVEL 25			775 SM	775 SM	775 SM				2,324 9
LEVEL 26			775 SM	775 SM	775 SM				2,324 9
LEVEL 27			775 SM	775 SM	775 SM				2,324 9
LEVEL 28			775 SM	775 SM	775 SM				2,324 5
LEVEL 29			775 SM	775 SM	775 SM				2,324 5
LEVEL 30			775 SM	775 SM	775 SM				2,324 9
LEVEL 31			775 SM	775 SM	.775 SM		1.0		2,324 \$
	24 500 544	24 404 614	22 520 544	74 754 544	20 270 544	42.242.644	24 700 544	20 000 514	200 507 5

LEVEL 1	2,	602.20 SM	790.32 SM	623.22 SM	648.75 SM	264.66 SM	-	6	2,929.15 SM
LEVEL 2	20	803.69 SM	941.02 SM	738.74 SM	789.34 SM	265.62 SM	4		3,538.41 SN
LEVEL 3	1,662.61 SM	1,223.79 SM	1,800.69 SM	0.00 SM	1,365.82 SM	1,588.87 SM	1,771.56 SM	2,579.70 SM	11,993.03 SM
LEVEL 4	1,294.60 SM	1,223.79 SM	1,800.69 SM	1,172.84 SM	1,365.82 SM	1,588.87 SM	1,771.56 SM	2,579.70 SM	12,797.86 SM
LEVEL 5	1,267.39 SM	1,122.41 SM	1,466.69 SM	1,378.46 SM	1,278.15 SM	1,530.61 SM	1,690.15 SM	2,245.52 SM	11,979.39 SN
LEVEL 6	1,267.39 SM	1,122.41 5M	1,466.69 SM	1,378.46 SM	1,278.15 SM	1,530.61 SM	1,690.15 SM	2,245.52 SM	11,979.39 SM
LEVEL 7	AMENITY	~							
LEVEL 8	666.12 SM	762.16 SM	666.12 SM	666.12 SM	5,425.03 SM				
LEVEL 9	666.12 SM	666.12 SM	665.12 SM	666.12 SM	666.12 SM	762.16 SM	666.12 SM	666.12 SM	5,425.03 SN
LEVEL 10	666.12 SM	762.16 SM	666.12 SM	666.12 SM	5,425.03 SN				
LEVEL 11	666.12 SM	762.16 SM	666.12 SM	666.12 SM	5,425.03 SN				
LEVEL 12	666.12 SM		666.12 SM	666.12 SM	4,662:87 SM				
LEVEL 13	666.12 SM		666.12 SM	666.12 SM	4,662.87 51				
LEVEL 14	666.12 SM		666.12 SM	666.12 SM	4,662.87 Sf				
LEVEL 15	666.12 SM	' a la la la	666.12 SM	666.12 SM	4,662.87 5				
LEVEL 16	666.12 SM		666.12 SM	666.12 SM	4,662.87 51				
LEVEL 17	666.12 SM		666.12 SM	666.12 SM	4,662.87 \$1				
LEVEL 18	666.12 SM	666.12 SM	666.12 SM	666,12 SM	666.12 SM		666.12 SM	666.12 SM	4,662.87 Sf
LEVEL 19	666.12 SM		666.12 SM	666.12 SM	4,662.87 51				
LEVEL 20			666.12 SM	666.12 SM	666.12 SM				1,998.37 St
LEVEL 21			666,12 SM	666,12 SM	666.12 SM				1,998.37 S
LEVEL 22			665.12 SM	666.12 SM	666.12 SM				1,998.37 5
LEVEL 23			666.12 SM	666.12 SM	666.12 SM				1,998.37 SI
LEVEL 24			666.12 SM	666.12 SM	666.12 SM				1,998.37 50
LEVEL 25			666.12 SM	666.12 SM	666.12 SM				1,998.37 50
LEVEL 26			666.12 5M	666.12 SM	666.12 5M				1,998.37 51
LEVEL 27			666.12 SM	666.12 SM	666.12 SM				1,998.37 5
LEVEL 28			666.12 SM	666.12 SM	666.12 SM				1,998.37 50
LEVEL 29			666.12 SM	666.12 SM	666.12 SM				1,998.37 \$1
LEVEL 30 LEVEL 31			666.12 SM	666.12 SM	666.12 SM		44.		1,998.37 50
AL	13,485.48 5M	14,091.78 SM	23,586.97 SM	20,612.57 SM	22,046.88 SM	9,817.89 SM	14,916.93 SM	17,643.93 SM	136,202.41 SN

ESTIMATED SALEABLE AREA
BUILDING

	-		F21II		IIT COUN				
LEVEL	BUILDING						- 50	TOTA	
	A	В	С	D	E	F	G	н	
LEVEL 1	1 2	12	14	13	12	5	7	4	56
LEVEL 2	2	100	1.0	19	9-		*	*	0
LEVEL 3	25	18	27	0	20	24	26	38	178
LEVEL 4	19	18	27	18	20	24	26	38	190
LEVEL 5	19	17	22	21	19	23	25	33	179
LEVEL 6	19	17	22	21	19	23	25	33	179
LEVEL 7	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	
LEVEL 8	10	10	10	10	10	11	10	10	81
LEVEL 9	10	10	10	10	10	11	10	10	81
LEVEL 10	10	10	10	10	10	11	10	10	81
LEVEL 11	10	10	10	10	10	11	10	10	81
LEVEL 12	10	10	10	10	10	0	10	10	70
LEVEL 13	10	10	10	10	10	0	10	10	70
LEVEL 14	10	10	10	10	10	0	10	10	70
LEVEL 15	10	10	10	10	10	O	10	10	70
LEVEL 16	10	10	10	10	10	0	10	10	70
LEVEL 17	10	10	10	10	10	0	10	10	70
LEVEL 18	10	10	10	10	10	O	10	10	70
LEVEL 19	10	10	10	10	10	0	10	10	70
LEVEL 20	0	0	10	10	10	0	0	0	30
LEVEL 21	O.	0	10	10	10	0	0	0	30
LEVEL 22	0	0	10	10	10	0	0	0	30
LEVEL 23	0	0	10	10	10	0	0	0	30
LEVEL 24	a	0	10	10	10	0	0	0	30
LEVEL 25	0	0	10	10	10	0	0	0	30
LEVEL 26	0	0	10	10	10	0	0	0	30
LEVEL 27	0	0	10	10	10	0	0	0	30
LEVEL 28	0	0	10	10	10	0	0	0	30
LEVEL 29	0	0	10	10	10	0	0	0	30
LEVEL 30	0	0	10	10	10	0	0	0	30
LEVEL 30	0	0	0	0	0	0	0	0	0
TAL	202	202	342	303	320	143	222	262	1996

	SITE STATISTICS		
ZONING DESIGNATION LEGAL DESCRIPTION	MXE - MIXED USE CORRIDOR - EMPLOYMENT		
	PERMITTED	PROPOSED	
LOT AREA*		42,374.90 SM	
COVERAGE	F1	0.48 X	
GROSS FLOOR AREA		183,304.12 SM	
LANDSCAPED AREA		16,842.01 SM	
PAVED AREA		5,400.30 SM	
PARKING SPACES	-	2422 SPACES	
LOADING SPACES		8	
	INDUSTRIAL/COMMERCIAL	**	
GROSS LEASABLE AREA		12,019.83 SM	
F.A.R.		0.28 x	
	SETBACKS		
NORTH (REAR RAILWAY ROW)	30.00 SM	30.00 SM	
SOUTH (FRONT)	3.00 SM	3.00 SM	
EAST	3.00 SM	7.50 SM (BUILDING E,F,G)	
WEST (ABUTTING CREEK)	7.50 SM	7.50 SM	

*Area enclosed by proposed property line less the area of the land between the linear approximation of development limit and proposed property line (Creek adjacent lands to be conveyed)

**Includes commercial office, commercial retail, library, and daycare units.

1	ISSUED FOR ZBA/OPA	MAY 14, 2021
<u> </u>	1000ED 1 OK ZBAJOI A	10/// 14, 2021
NO.	REVISIONS	DATE
		·

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OVAL COURT

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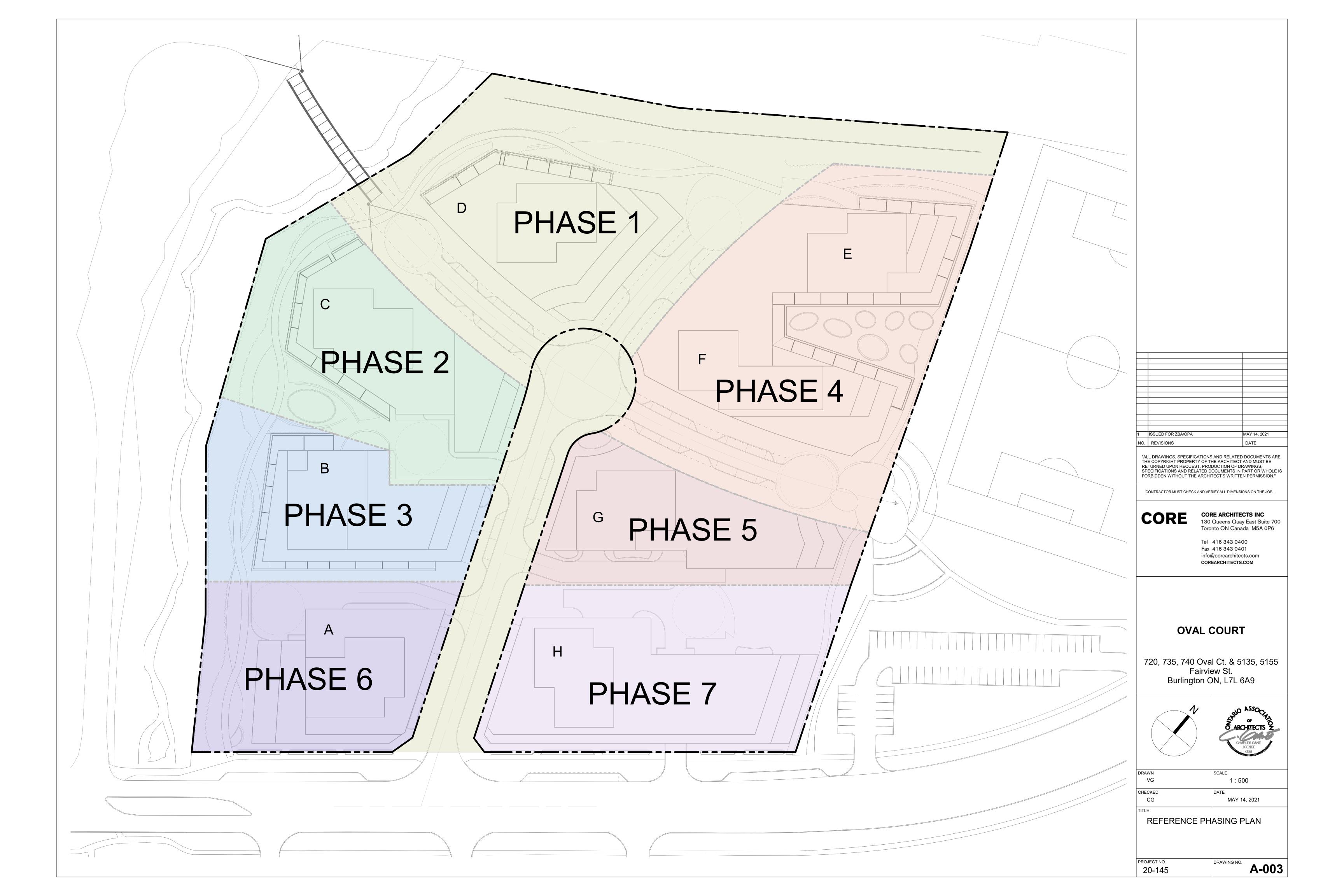


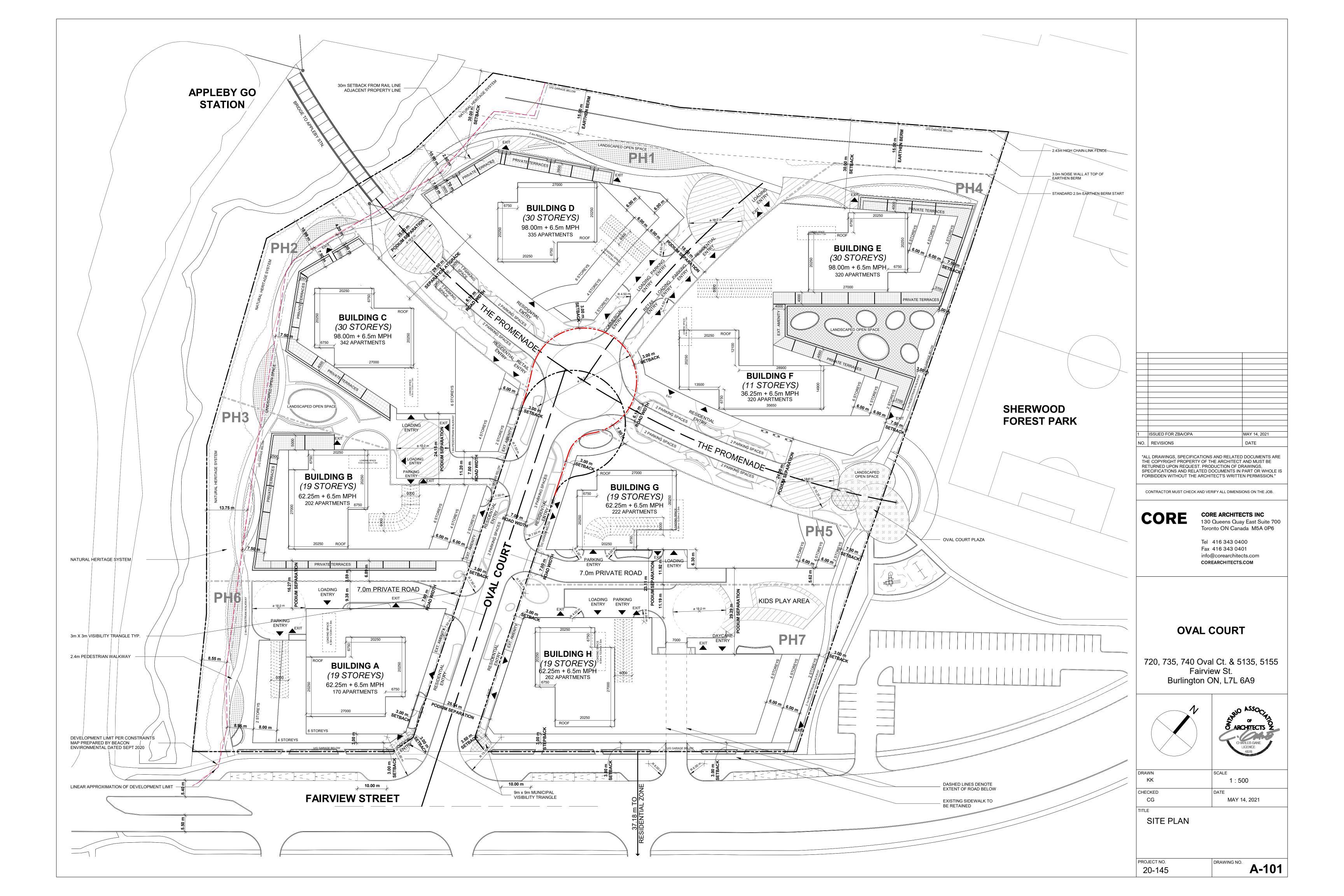
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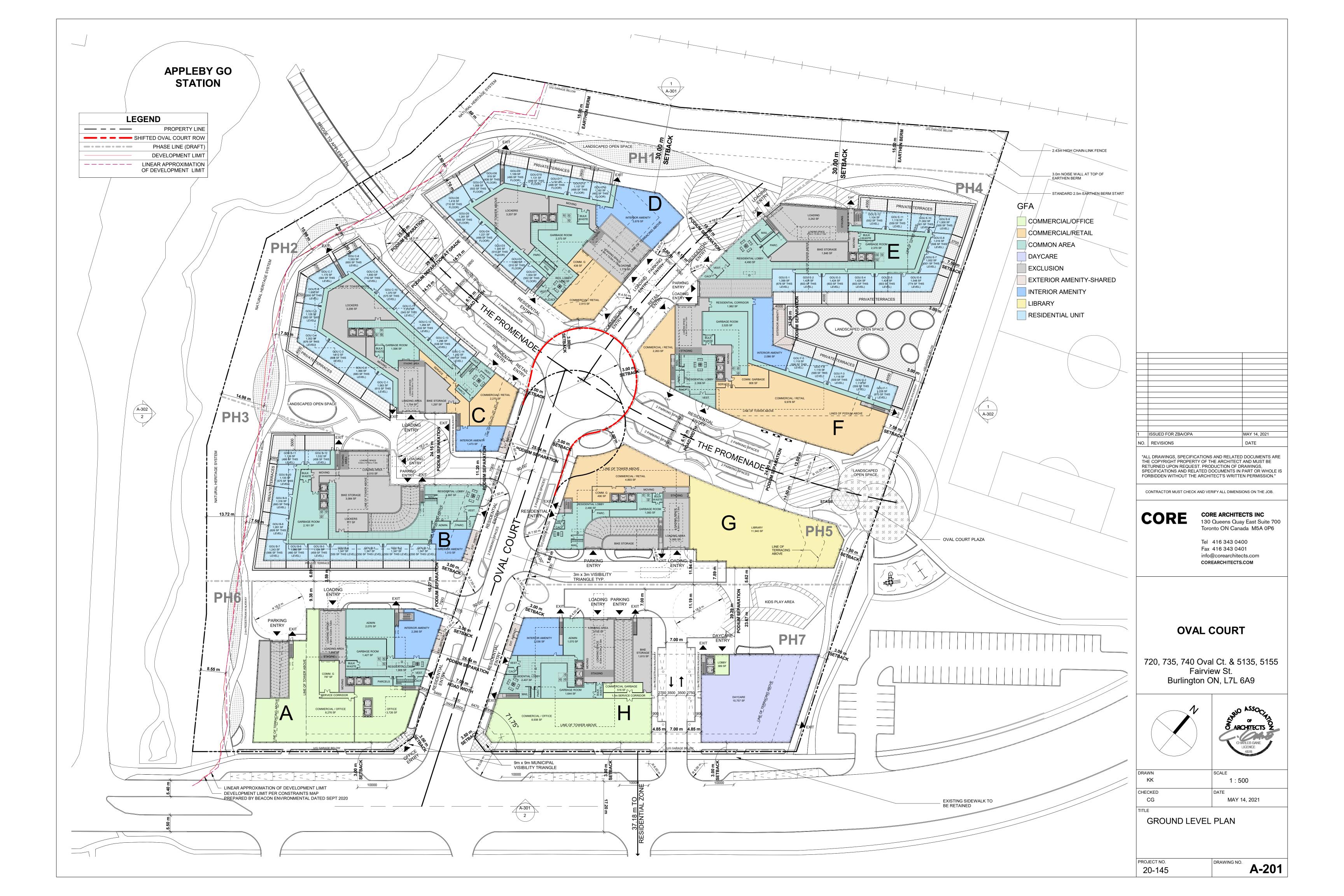
PROJECT INFORMATION

PROJECT NO. 20-145

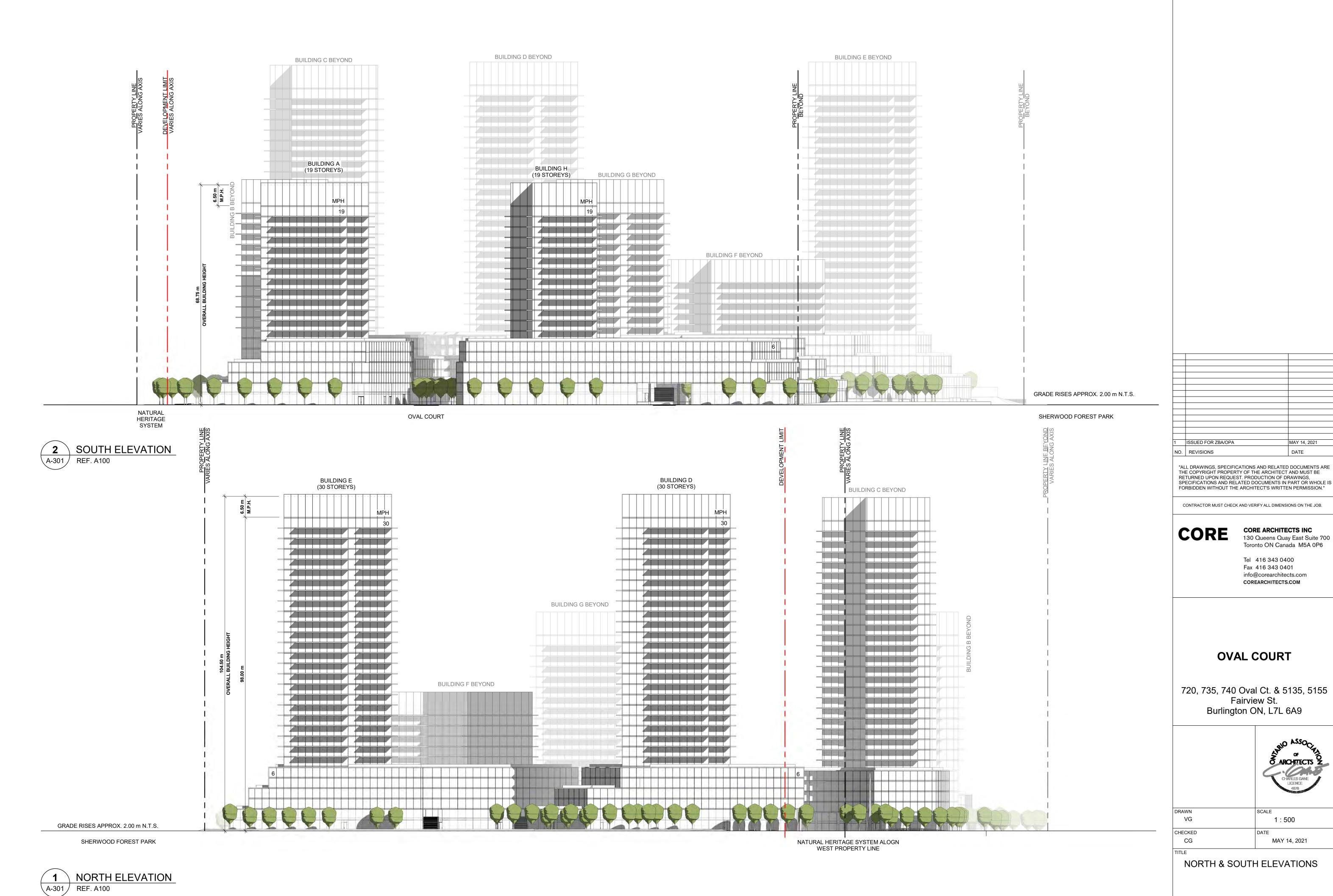
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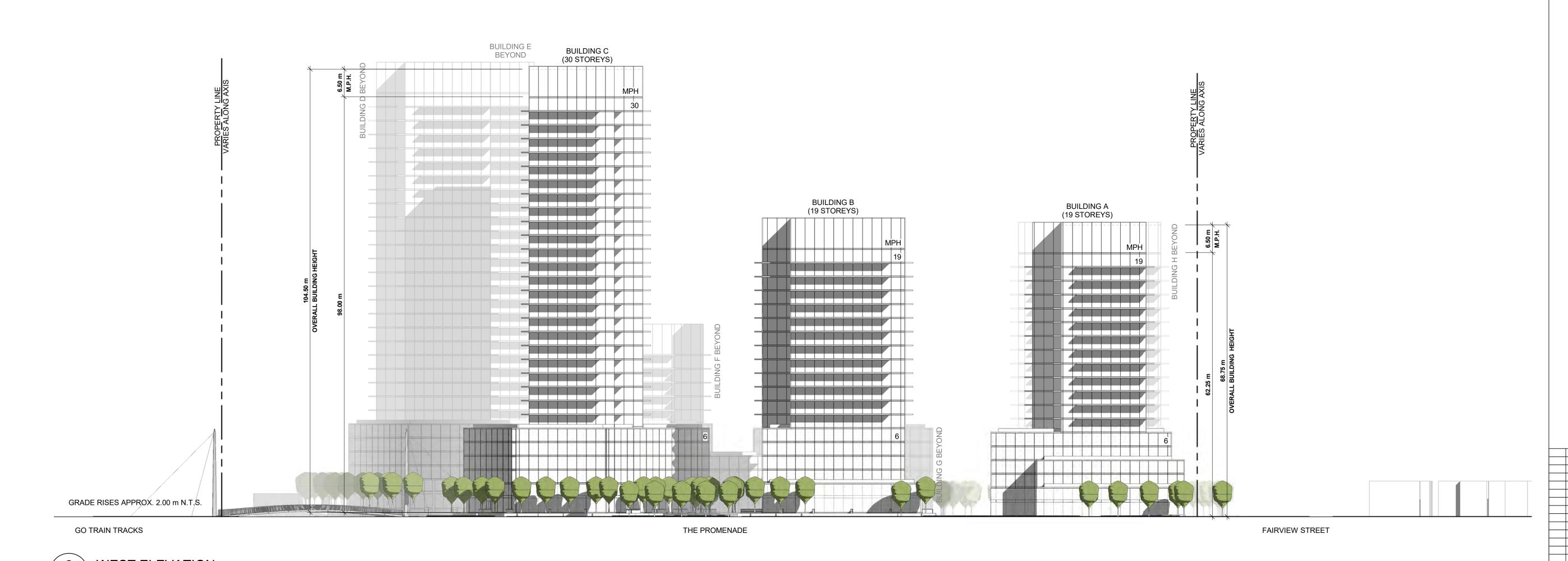
Burlington ON, L7L 6A9



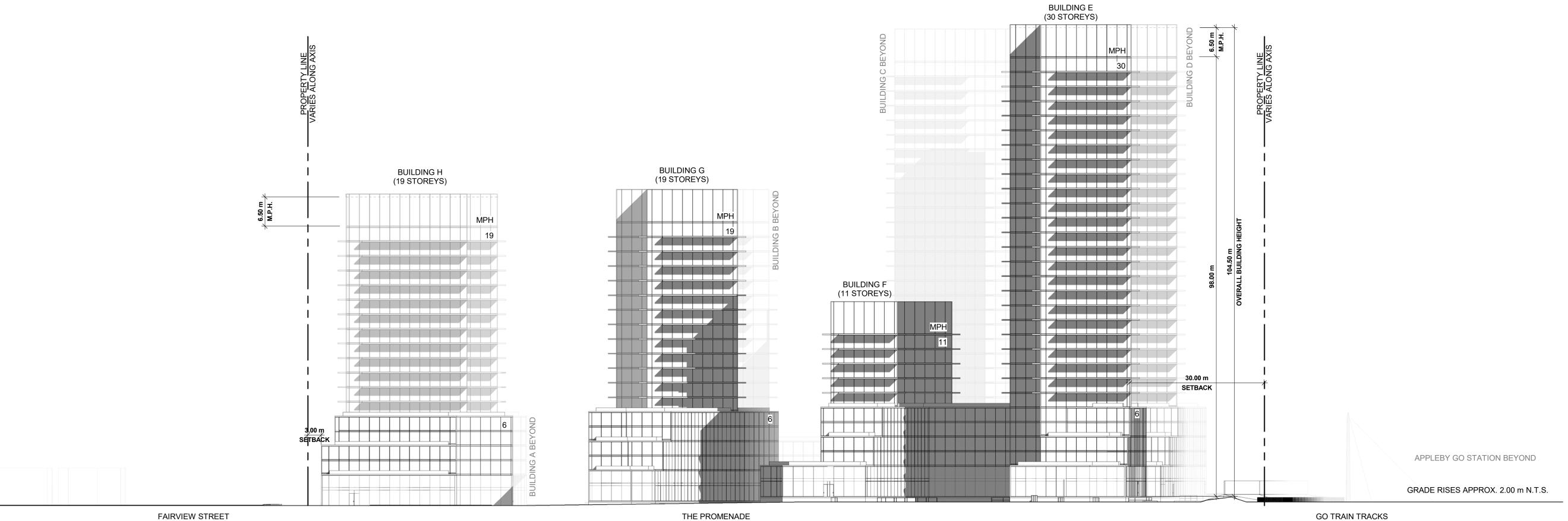
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NORTH & SOUTH ELEVATIONS

PROJECT NO. A-301 20-145



2 WEST ELEVATION
A-302 REF. A100



1 EAST ELEVATION
REF. A100

1 ISSUED FOR ZBA/OPA MAY 14, 2021
NO. REVISIONS DATE

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OVAL COURT

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 DRAWN
 SCALE

 VG
 1:500

 CHECKED
 DATE

 CG
 MAY 14, 2021

EAST & WEST ELEVATIONS

PROJECT NO. DRAWING NO

20-145 DRAWING NO. **A-302**





MASSING MODEL (EAST) **3**A-501



MASSING MODEL (SOUTH)



MASSING MODEL (WEST)

1	ISS	UED FOR ZBA/0	APC		MAY 14,	2021
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MASSING MODEL AXO VIEWS

PROJECT NO. 20-145

A-501

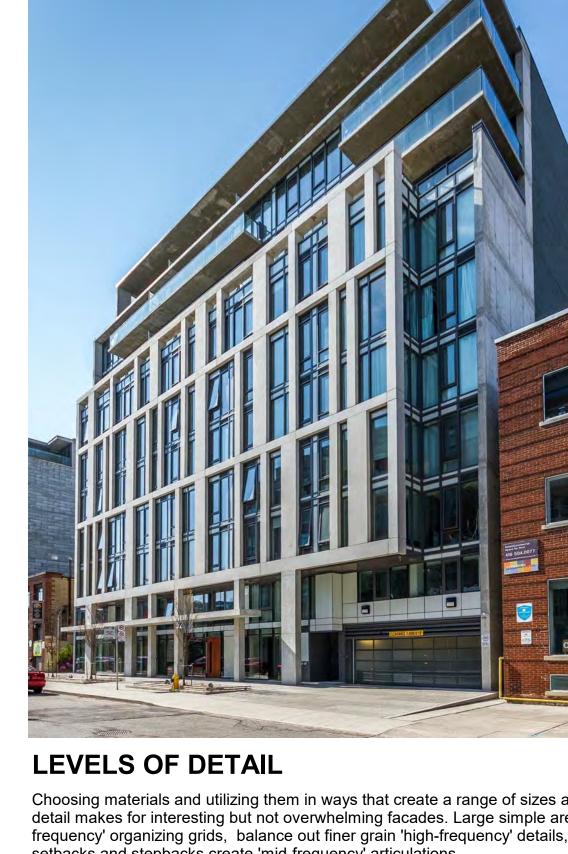


FACADE ARTICULATIONS & STRATEGIC MATERIAL PLACEMENT

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.

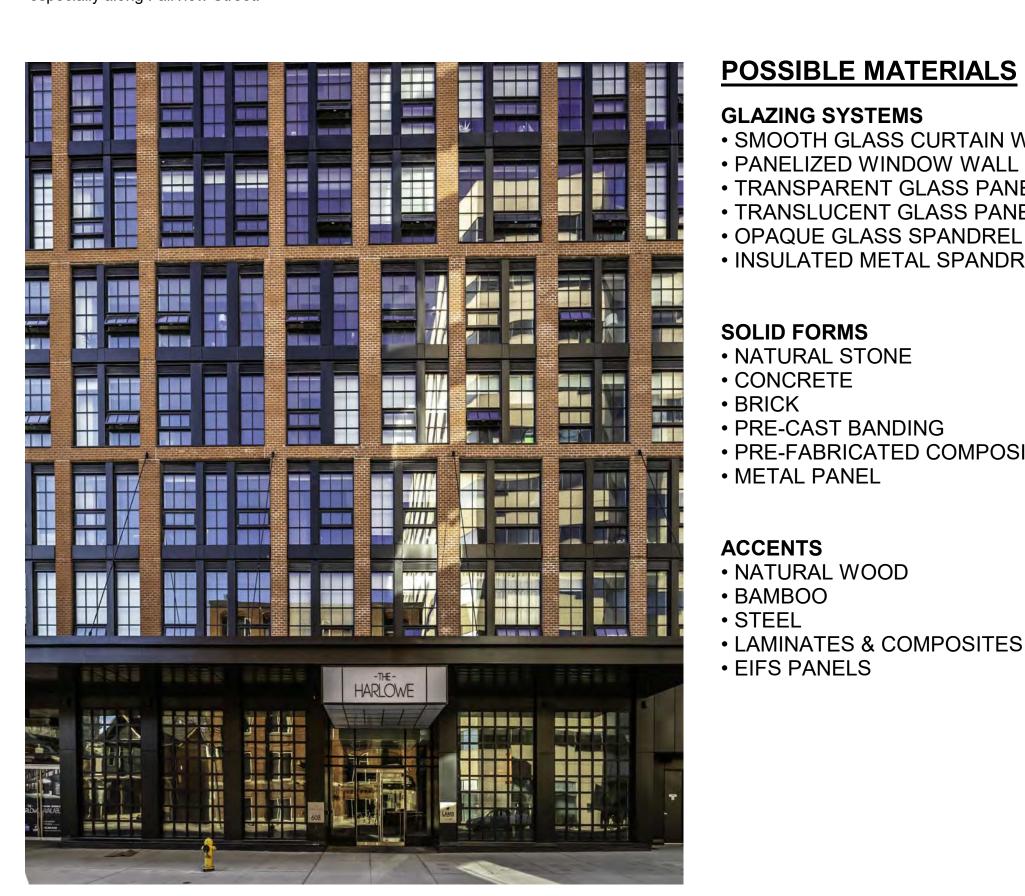
Heavier materials closer to grade anchor the project which then transitions to lighter colours and materials such as glass. This strategy de-emphasizes verticality, and creates a stable, grounded feeling.

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.



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.



GLAZING SYSTEMS

- SMOOTH GLASS CURTAIN WALL
- PANELIZED WINDOW WALL
- TRANSPARENT GLASS PANELS • TRANSLUCENT GLASS PANELS
- OPAQUE GLASS 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



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.

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.

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MATERIAL DESIGN REFERENCES

A-502 20-145