
Memorandum

To: Lola Emberson
Department of City Building – Planning Section,
City of Burlington

Date: 2019-06-05

From: Yie Ping See (Turner Fleischer Architects Inc.)

Project Name: 2069 Lakeshore Road

Subject: Design Changes in response to comments
File 505-06/18 & 520-08/18

Proj. No.: 16.074

The following outline the design changes to the building in response to emailed comments dated March 26, 2019.

Sheet RZ 0.00

- Development summary has been revised.
- FSI has been reduced from 10.14 to 9.89.
- Typical floor plate has been reduced from 815.1 m² to 796.3 m².

Sheet RZ 0.01

- Project statistic has been revised.

Sheet RZ 2.01

- Accessible parking has been relocated to be in proximity of elevator lobby.

Sheet RZ 2.04

- Building exterior wall facing Pearl Street next to heritage building has been set backed further from the property line (approximately 2.82m at the heritage wall and 2.43m at Pearl and Lakeshore intersection) to accentuate the heritage building façade and allow wider pedestrian sidewalk.
- Building corner at Pearl and Lakeshore intersection has also been shaped to provide 7.0m x 7.0m daylight triangle.
- Ramp to U/G parking is enclosed with walls and roof.
- General layout of the building has been modified.
- Garbage room has been enlarged to increase bin storage capacity.
- Loading area height clearance has been increased to 9.0m minimum.

Sheet RZ 2.05

- Outdoor amenity area has been removed.
- Indoor amenity area has been converted into locker room.
- Live/work unit depth has been increased.

Sheet RZ 2.06

- Units above heritage building has been removed.

Sheet RZ 2.07

- Units above heritage building has been removed.

Sheet RZ 2.08

- General layout has been revised.

Sheet RZ 2.10

- Typical floor plate has been reduced from 815.1 m² to 796.3 m².

Sheet RZ 2.11

- Typical floor plate has been reduced from 782.6 m² to 766.4 m².

Sheet RZ 2.12

- Indoor amenity added to Mechanical Penthouse level.

Sheet RZ 2.13

- Elevator machine room roof added to roof plan.

Sheet RZ 4.00

- Level heights have been modified. Building height being kept at 99.30m (grade to top of mechanical penthouse roof)
- Level 1 to level 2 height increased to 6.30m and level 2 to level 3 height increased to 3.60m to accommodate 9.0m minimum garbage loading height clearance.

Sheet RZ 5.00

- Waste management calculations has been revised.