

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario

MILLCROFT - AREA E

DRAWING LIST

Sheet Number	Sheet Name	ZBA#1 (Nov 16, 2020)	Issue#2 (Add Date)	Issue#3 (Add Date)	Issue#4 (Add Date)	Issue#5 (Add Date)
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A5						
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Drawing List

2

dA0.0

CONSULTANT TEAM

18143 - 2851 Highway 7, Vaughan, ON

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MECHANICAL ENGINEER:	NAME: ADDRESS: TEL: FAX: http:
ELECTRICAL ENGINEER:	NAME: ADDRESS: TEL: FAX: http:
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ENVIRONMENT CONSULTANT:	NAME: ADDRESS: TEL: FAX: http://
GEOTECH & HYDROG CONSULTANT:	NAME: ADDRESS: TEL: FAX: http://
ACOUSTICAL CONSULTANT:	NAME: ADDRESS: TEL: FAX: http://
TRANSPORTATION CONSULTANT:	NAME: C.F. Crozier Consulting Engineers ADDRESS: 2800 High Point Dr.,Suite 100, Milton, ON L9T 6P4 TEL: 905-875-0026 FAX: http://cfcrozier.ca/
WASTE MANAGEMENT CONSULTANT:	NAME: R.J. Burnside & Assoc. Ltd. ADDRESS: 1465 Pickering Parkway, Pickering, ON L1V 7G7 TEL: 800-265-9662 FAX:
WIND CONSULTANT:	NAME: Gradient Wind ADDRESS: 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 TEL: 613-836-0934 FAX: https://gradientwind.com/

Consultant List

NTS

1

dA0.0

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KIRKOR ARCHITECTS AND PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1

TEL 416 665 6060 kirkorarchitects.com

Revisions:

No.:	Revision:	Date:
1	ZBA Submission #1	Nov. 16, 2020

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Drawing Title:

Title Page

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: 1 : 1

Drawn by: Author

Checked by: Checker

Project No.: 19-111

Date: 16/11/20

Drawing No.: dA0.0

Plot Date: 17/11/2020 10:35:17 AM File Path: C:\Revit\2019\19-111R19_Basic_Arch_Toolshed.rvt

2020.02.26

4252 Dundas Street, Burlington, Ontario L7R 3X4

Burlington, Ontario

Project Statistics

October 2, 2020 — Project No. 19-111

1.0 Site Area

	Hectare	acres	sq.m.	sq.ft.
Site Area	0.66	1.62	6,563.24	70,646
Road Widening (TBD)	0.03	0.07	290.50	3,127
Total Site Area		**1.69**	**6,853.74**	**73,773**

2.0 GFA

(excludes storage, parking, stairwell, elevator, trash chute, trash room, storage for mechanical / electrical equipments & amenity areas)

2.1 **Proposed GFA**

			floors		sq.m.	sq.m.	sq.ft.
Level	1		1	x	1,228.77	1,228.77	13,226
Level	2		1	x	1,628.60	1,628.60	17,530
Level	3		1	x	1,720.31	1,720.31	18,517
Levels	4	to 5	2	x	1,851.89	3,703.78	39,867
Level	6		1	x	1,552.77	1,552.77	16,714
Total GFA						**9,834.23**	**105,854**

Below Grade Parking - Not Included In Proposed GFA

			floors		sq.m.	sq.m.	sq.ft.
Level	P1	*(Parking Area)*	1	x	5,674.20	5,674.20	61,077
Total Parking GFA						**5,674.20**	**61,077**

3.0 FSI

Total GFA	÷	Site Area		FSI
9,834.23 sq.m.		6,563.24 sq.m.	*Excludes Road Widening*	**1.50**

4.0 Unit Count

Proposed Units in Proposed Building

*(*15% of suites to be fully accessible)*

4.1

Floor Levels			floors		1BR	1BR+D	2BR	2BR+D	3 BR	Units
Level	1		1	x	0	1	1	0	8	10
Level	2		1	x	4	13	1	2	2	22
Level	3		1	x	4	16	1	1	2	24
Levels	4	to 5	2	x	4	15	4	1	2	52
Level	6		1	x	12	3	4	1	2	22
Total Units					28	63	15	6	18	**130**
					22%	*48%*	*12%*	*5%*	*14%*	*100%*

5.0 Amenity Area

5.1 Proposed Amenity — 20 sq.m. per Unit — Total Units 130

	sq.m.	sq.f.
	2,600	27,986
Total Proposed Amenity	**2,600**	**27,986**

Indoor Amenity Provided

5.2

	sq.m.	sq.m.	sq.ft.
Level 1 - Lobby / Lounge	140.00	140.00	1,507
Level 1 - Amenity Room	251.91	251.91	2,712
Total Indoor Amenity Provided		**391.91**	**4,219**

Outdoor Amenity Provided

5.3

	sq.m.	sq.m.	sq.ft.
Level 1 - Outdoor Amenity	1,312.00	1,312.00	14,122
Level 1 - Unit Patios	148.57	148.57	1,599
Level 2 - Unit Balconies	102.50	102.50	1,103
Level 3 - Unit Balconies	117.50	117.50	1,265
Level 4 - Unit Balconies	117.50	117.50	1,265
Level 5 - Unit Balconies	117.50	117.50	1,265
Level 6 - Unit Terraces	366.00	366.00	3,940
Total Outdoor Amenity Provided		**2,281.57**	**24,559**

Total Amenity Provided

5.4

	sq.m.	sq.ft.
Total Amenity Provided	**2,673.48**	**28,777**

6.0 Vehicular Parking

Proposed Parking Spaces

6.1

	ratio	units	Parking Spaces
1 Bedroom and 1 Bedroom+Den	1.00	x 91	91
2 Bedroom and 2 Bedroom+Den	1.25	x 21	26
3 Bedroom	1.50	x 18	27
Service Parking	1 per 75units	x 130	2
Visitor Parking	0.20	x 130	26
Total Proposed Parking Spaces			**172**

Net Parking Spaces Provided

6.3

	Residential	Visitor	R-Access	V-Access	Parking Spaces
Surface Parking	0	26		1	27
Level P1	142	0		7	149
Total Net Parking Spaces	**142**	**26**	**0**	**8**	**176**

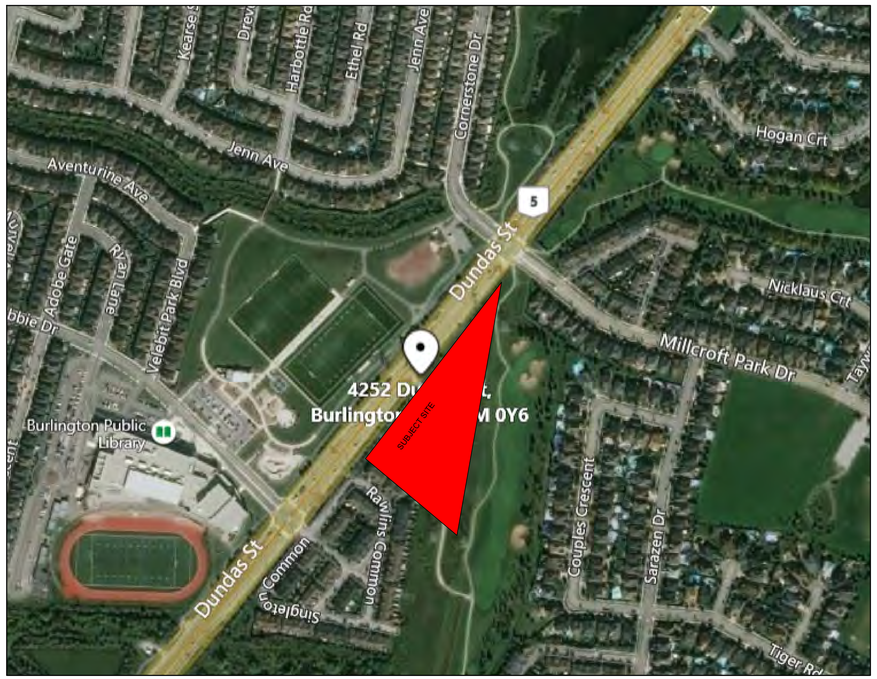
7.0 Bicycle Parking

Bicycle Parking Provided

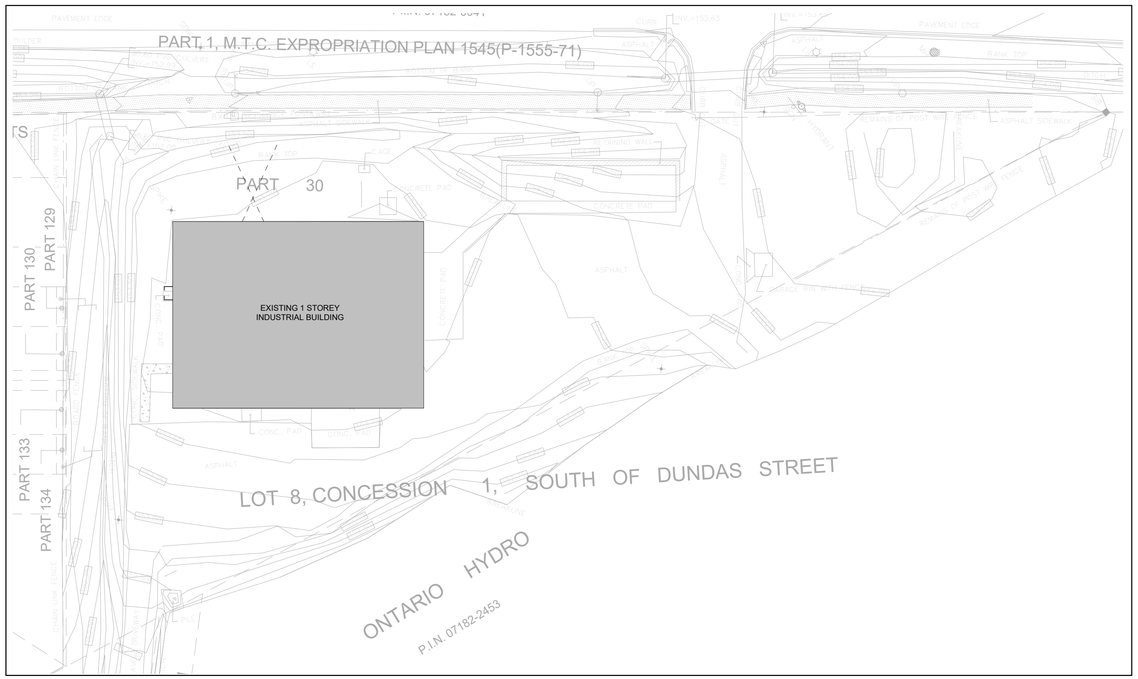
7.1

	spaces	Parking Spaces
Short-Term (Surface)	57	57
Long-Term (GL)	17	17
Total Bicycle Parking Provided		**74**

Project Statistics — NTS — 3 / dA1.1



Context Plan — NTS — 2 / dA1.1



Topographic Survey — NTS — 1 / dA1.1

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MILLCROFT - AREA E

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Scale: As indicated

Drawn by: Author

Checked by: Checker

Project No.: 19-111

Date: 16/11/20

Drawing No.: **dA1.1**

Plot Date: 17/11/2020 12:44:11 PM — File Path: C:\Work\2019\19-111\Rpt_Model_Arch_Toolbase.rvt

2020.02.26

GENERAL INFORMATION:

-FOR SURVEY INFORMATION, PLEASE REFER TO R-PE SURVEYING LTD.

-FOR CIVIL AND SITE SERVICING INFORMATION, PLEASE REFER TO URBANTECH CONSULTING

-FOR LANDSCAPE INFORMATION, PLEASE REFER TO NAK DESIGN

-FOR TRAFFIC AND TRUCK TURNING INFORMATION, PLEASE REFER TO CROZIER CONSULTING ENGINEERS

-SNOW WILL BE REMOVED FROM SITE

LOT INFORMATION:

LOT INFORMATION

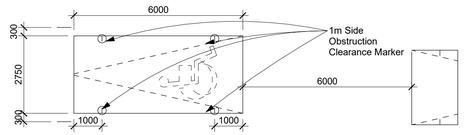
FFE:

FFE AT GROUND FLOOR = 155.10

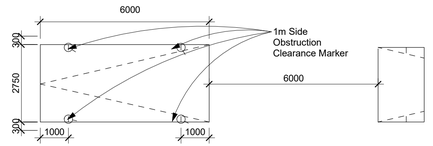
General Notes 4

NTS dA1.2

HANDICAP PARKING SPACE (Type A):



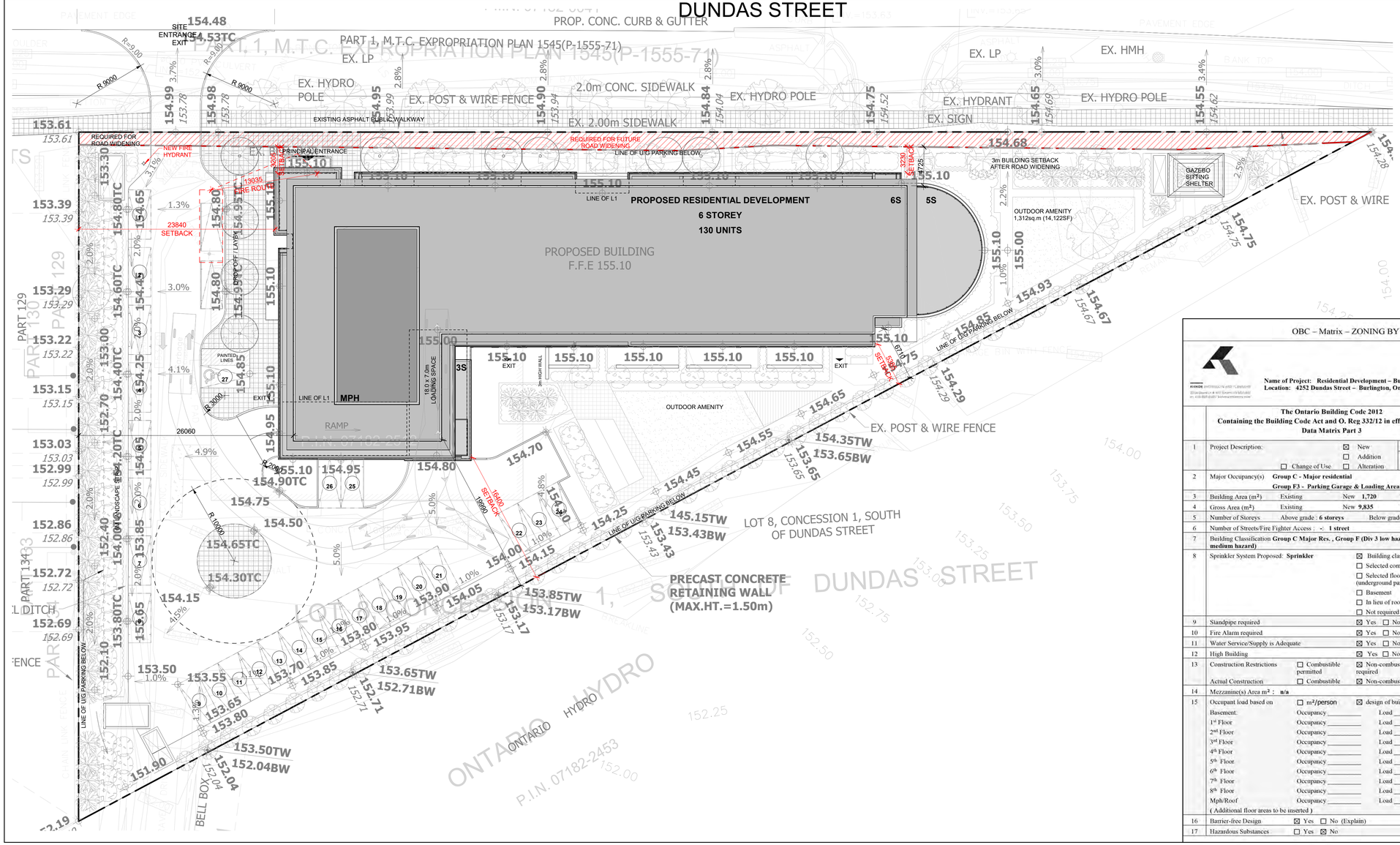
TYPICAL PARKING SPACE:



Typical Parking Space Legend 3

NTS dA1.2

DUNDAS STREET



Site Plan 2

1 : 250 dA1.2

OBC – Matrix – ZONING BY LAW AMENDMENT

KIRKOR ARCHITECTS AND PLANNERS

Name of Project: Residential Development – Building with U/G parking
Location: 4252 Dundas Street – Burlington, Ontario

Seal must be signed to be valid

	The Ontario Building Code 2012 Containing the Building Code Act and O. Reg 332/12 in effect Jan 1, 2014 Data Matrix Part 3			OBC Reference: References are to Division B unless noted [A] for Division A or [C] for Division C.	
1	Project Description:	☒ New ☐ Addition ☐ Change of Use ☐ Alteration	☐ Part 11 11.1 to 11.4	☒ Part 3 1.1.2. [A]	☐ Part 9 1.1.2. [A] & 9.10.1.3.
2	Major Occupancy(s)	**Group C - Major residential** **Group F3 - Parking Garage & Loading Area**		3.1.2.1.(1)	9.10.2.
3	Building Area (m²)	Existing	New **1,720** Total **1,720**	1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area (m²)	Existing	New **9,835** Total **9,835**	1.4.1.2. [A]	1.4.1.2. [A]
5	Number of Storeys	Above grade : **6 storeys**	Below grade : **1**	1.4.1.2. [A]&3.2.1.1.	1.4.1.2[A] & 9.10.4
6	Number of Streets/Fire Fighter Access :	-: **1 street**		3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification	**Group C Major Res. , Group F (Div 3 low hazard, Div.2 medium hazard)**		3.2.2.20.-.83	9.10.2.
8	Sprinkler System Proposed: **Sprinkler**	☒ Building classification ☐ Selected compartments ☐ Selected floor areas (underground parking garage only) ☐ Basement ☐ In lieu of roof rating ☐ Not required		3.2.2.20.-.83 3.2.1.5. 3.2.2.17.	9.10.8.
9	Standpipe required			☒ Yes ☐ No 3.2.9.	N/A
10	Fire Alarm required			☒ Yes ☐ No 3.2.4.	9.10.18.
11	Water Service/Supply is Adequate			☒ Yes ☐ No 3.2.5.7.	N/A
12	High Building			☒ Yes ☐ No 3.2.6.	N/A
13	Construction Restrictions: ☐ Combustible permitted ☒ Non-combustible required ☐ Both	Actual Construction: ☐ Combustible ☒ Non-combustible ☐ Both		3.2.2.20.-.83	9.10.6.
14	Mezzanine(s) Area m² : **n/a**			3.2.1.1.(3)-(8)	9.10.4.1.
15	Occupant load based on ☐ m²/person ☒ design of building	Basement Occupancy _____ Load _____ persons; 1st Floor Occupancy _____ Load _____ persons; 2nd Floor Occupancy _____ Load _____ persons; 3rd Floor Occupancy _____ Load _____ persons; 4th Floor Occupancy _____ Load _____ persons; 5th Floor Occupancy _____ Load _____ persons; 6th Floor Occupancy _____ Load _____ persons; 7th Floor Occupancy _____ Load _____ persons; 8th Floor Occupancy _____ Load _____ persons; Mph/Roof Occupancy _____ Load _____ persons; (Additional floor areas to be inserted)			3.1.17.	9.9.1.3.
16	Barrier-free Design	☒ Yes ☐ No (Explain)		3.8.	9.5.2
17	Hazardous Substances	☐ Yes ☒ No		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)

OBC Classification 1

NTS dA1.2

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TEL 416 665 6060 kirkorarchitects.com

Revisions:

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Drawing Title:

Site Plan

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: As indicated

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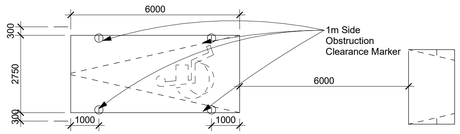
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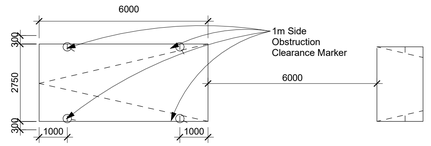
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HANDICAP PARKING SPACE (Type A):



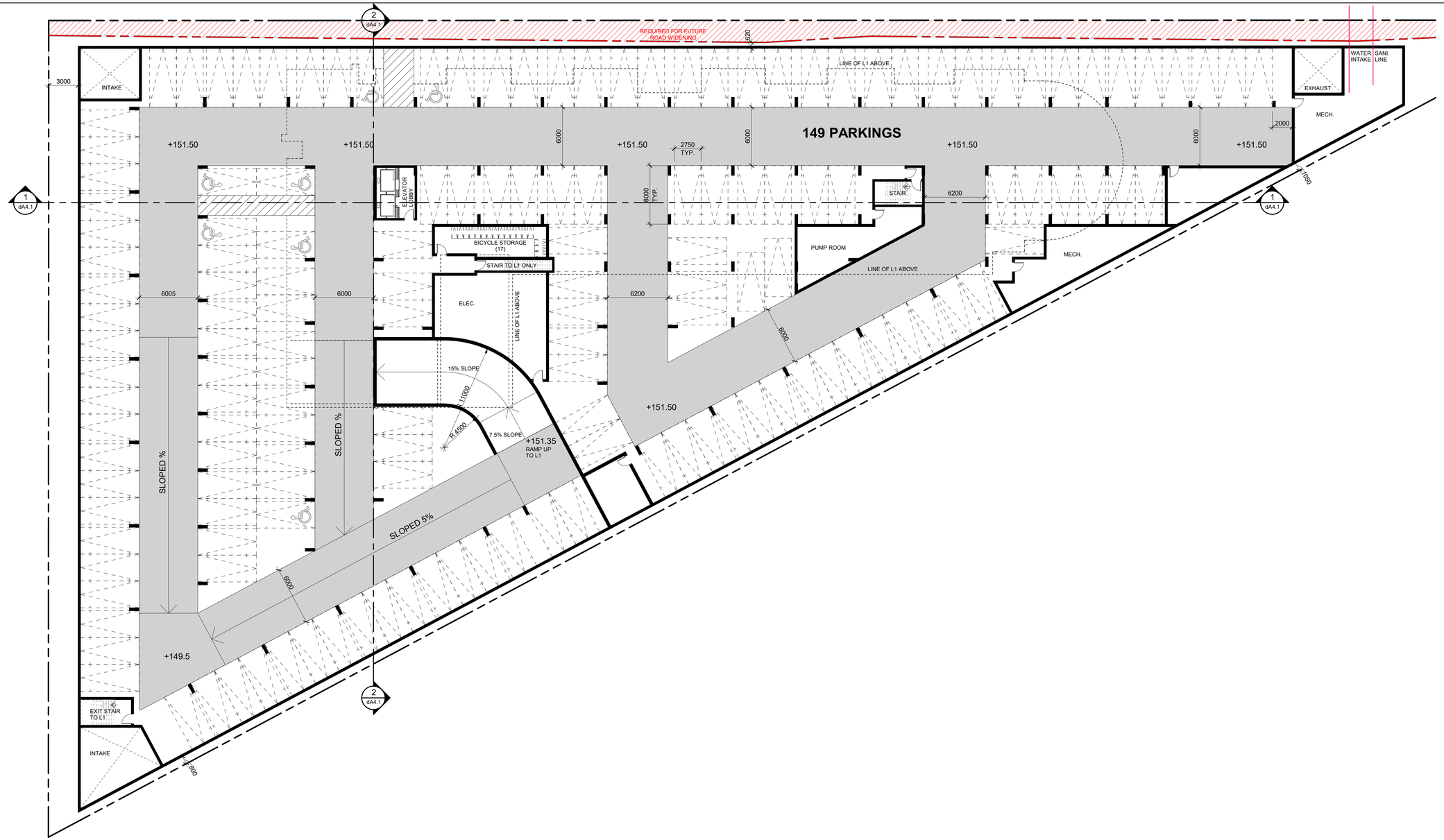
TYPICAL PARKING SPACE:



Typical Parking Space Legend

NTS

2 dA1.3



U/G Parking Level - P1

1 : 200

1 dA1.3

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Underground Parking Plan

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MILLCROFT - AREA E

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Plot Date: 17/12/2020 12:44:50 PM File Path: C:\Revit\2019\19-111R19_Arch_Angle_1.rvt

2020.02.26

DUNDAS STREET

PROP. CONC. CURB & GUTTER

PART 1, M.T.C. EXPROPRIATION PLAN 1545(P-1555-71)

24.0m CURB DEPRESSION

SITE ENTRANCE/ EXIT

EX. LP

EX. HYDRO POLE

EX. POST & WIRE FENCE

2.0m CONC. SIDEWALK

EX. 2.00m SIDEWALK

EX. HYDRO POLE

EX. LP

EX. HYDRANT

EX. SIGN

EX. HMH

EX. HYDRO POLE

EXISTING ASPHALT PUBLIC WALKWAY

REQUIRED FOR ROAD WIDENING

REQUIRED FOR FUTURE ROAD WIDENING

LINE OF U/G PARKING BELOW

EX. BUILDING

PRINCIPAL ENTRANCE

ENT. FROM DUNDAS

NEW FIRE HYDRANT

SIAMESE CONNECTION

FIRE ROUTE

3m LANDSCAPE BUFFER

3m LANDSCAPE BUFFER

3m BUILDING SETBACK AFTER ROAD WIDENING

PROPOSED BUILDING

F.F.E 155.10

MAIN ENTRANCE LOBBY 112.30 m²

MAIL

CAC

3B

1B+D

2B

INDOOR AMENITY 252.82 m²

OUTDOOR AMENITY 1,312sq.m (14,122SF)

GAZEBO SITTING SHELTER

EXHAUST

STAIR

EXIT

MOVING

STAGING AREA

TRASH CHUTE

TRISORTER AND GARBAGE COMPACTOR

WASTE STORAGE 102.21 m²

COMPACTED

RECYCLING

BULKED AREA 10m²

STAIR TO P1

OFFICE 50.84 m²

BICYCLE STORAGE (67) 94.95 m²

PAINTED LINES

VISITOR

ORGANIC CART COLLECTION AREA (4.8M X 1.0M)

OUTDOOR AMENITY

RAMP

15% SLOPE

7.5% SLOPE

VEHICULAR ENT. TO P1

EXIT STAIR TO P1

INTAKE

BELL BOX

ONTARIO HYDRO

LOT 8, CONCESSION 1, SOUTH OF DUNDAS STREET

PRECAST CONCRETE RETAINING WALL (MAX.HT.=1.50m)

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-SNOW WILL BE REMOVED FROM SITE

Ground Floor Plan

1 : 200

1 / dA2.1

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Ground Floor Plan

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MILLCROFT - AREA E

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PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: 1 : 200

Drawn by: Author

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Drawing No.: dA2.1

2020.02.26

Plot Date: 17/12/2020 12:45:08 PM File Path: C:\Revit\2019\19-111R19_Model_Angus_Lochmore.rvt



Level 3 Floor Plan
1 : 200

2
dA2.2



Level 2 Floor Plan
1 : 200

1
dA2.2

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Level 2 and Level 3 Floor Plan

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2020.02.26

Plot Date: 17/12/2020 12:45:20 PM File Path: C:\Revit\2019\19-111R19_Model_Arch_lucasmaes.rvt

LEGEND

G1 ALUMINUM FRAME WITH VISION PANEL

G2 ALUMINUM FRAME WITH SPANDREL PANEL- DARK GRAY

E1 CONCRETE SLAB COATING - SNOW WHITE

P1 COMPOSITE METAL PANEL - DARK GRAY

M2 PRECAST CONCRETE CLADDING - OFF-WHITE SMOOTH FINISH

M2 PRECAST CONCRETE PANELS FORMED WITH TEXTURED COLORED BRICK FINISH TO THE FACE OF THE PANEL

M3 PRECAST CONCRETE PANELS FORMED WITH TEXTURED STONE FINISH TO THE FACE OF THE PANEL

R1 VISION GLASS HANDRAIL

P1 COMPOSITE METAL PANEL - DARK GRAY

Material Legend 5 dA3.1

NTS



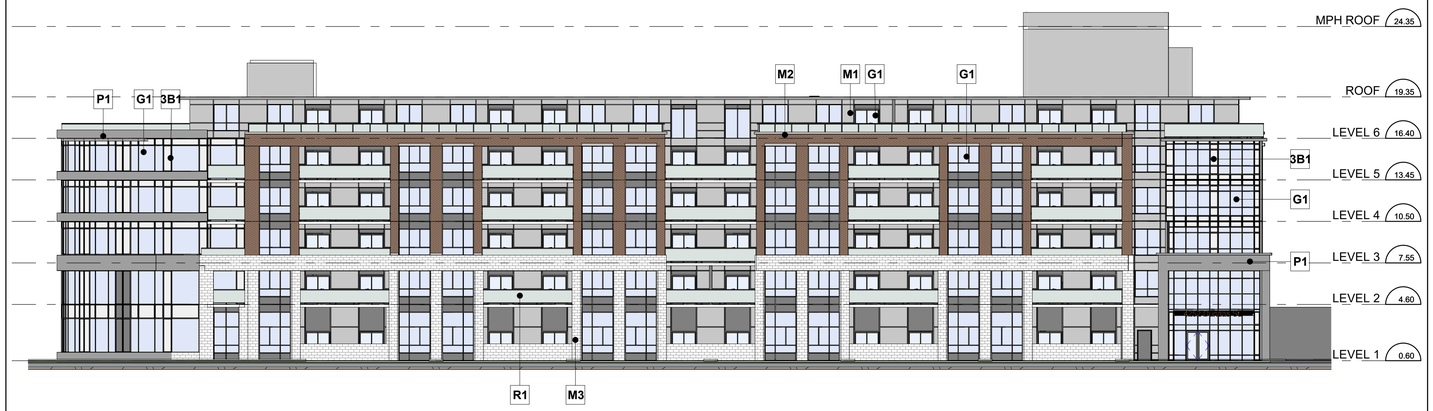
East Elevation 4 dA3.1

1 : 200



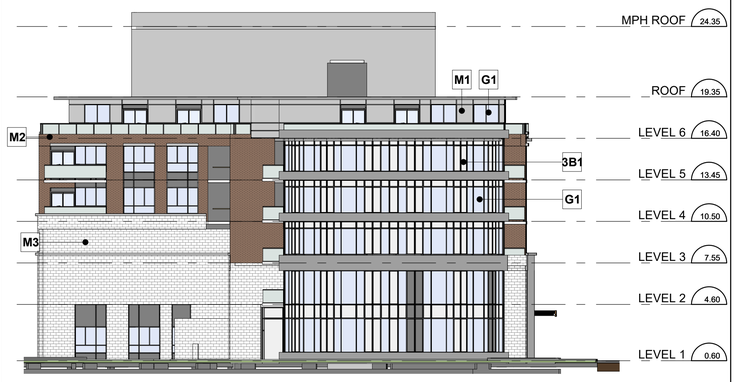
South Elevation 3 dA3.1

1 : 200



West Elevation 2 dA3.1

1 : 200



North Elevation 1 dA3.1

1 : 200

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KIRKOR ARCHITECTS AND PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1

TEL 416 665 6060 kirkorarchitects.com

Revisions:

No.:	Revision:	Date:
1	ZBA Submission #1	Nov. 16, 2020

No.:	Issued For:	Date:

Drawing Title:

Exterior Elevations

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: As indicated

Drawn by: Author

Checked by: Checker

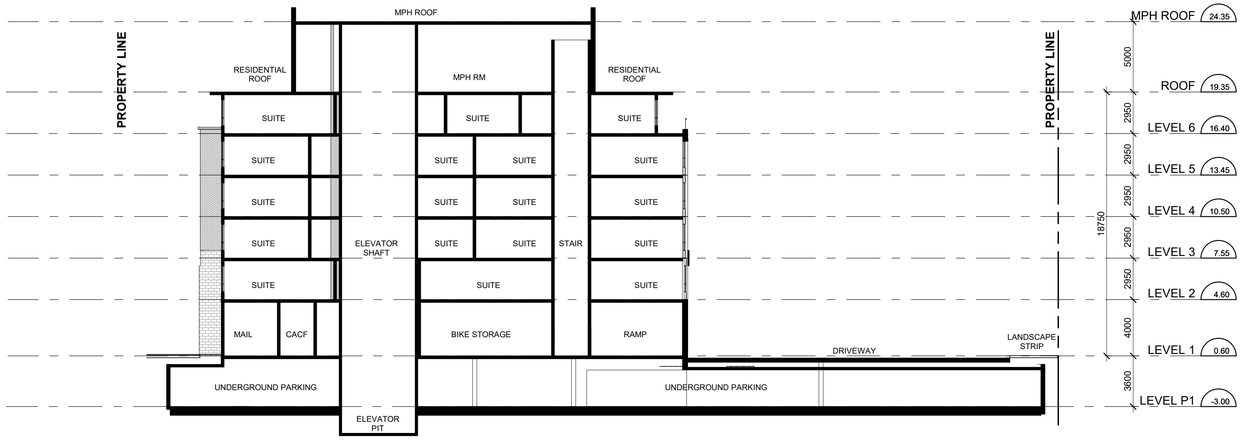
Project No.: 19-111

Date: 16/11/20

Drawing No.:

dA3.1

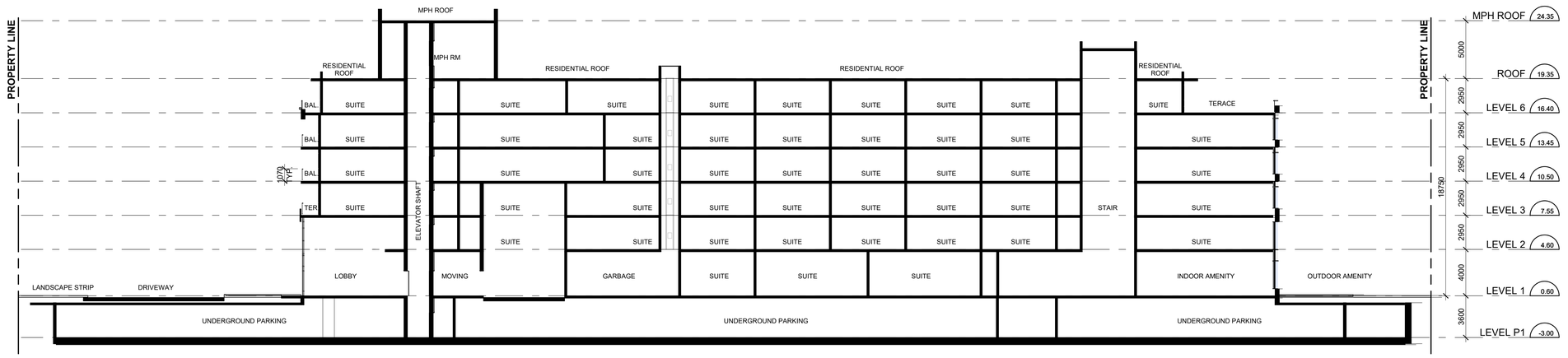
2020.02.26



North-South Building Cross Section

1 : 200

2
dA4.1



East-West Building Longitudinal Section

1 : 200

1
dA4.1

2020.02.26

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Revisions:

No.:	Revision:	Date:
1	ZBA Submission #1	Nov. 16, 2020

No.:	Issued For:	Date:

Drawing Title:

Building Sections

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: 1 : 200

Drawn by: Author

Checked by: Checker

Project No.: 19-111

Date: 16/11/20

Drawing No.: dA4.1

Plot date: 2020.02.26 12:41:39 PM File name: C:\Users\...\dA4.1_Building Sections.rvt



Northeast Perspective 4
NTS dA5.1



Northwest Perspective 3
NTS dA5.1



Southeast Perspective 2
NTS dA5.1



Southwest Perspective 1
NTS dA5.1

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Revisions:

No.:	Revision:	Date:
1	ZBA Submission #1	Nov. 16, 2020

No.:	Issued For:	Date:

Drawing Title:

Perspective Views

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale:

Drawn by: Author

Checked by: Checker

Project No.: 19-111

Date: 16/11/20

Drawing No.: dA5.1

File Path: C:\Revit\2019\19-111R_Mode_Arch_Instance.rvt
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2020.02.26