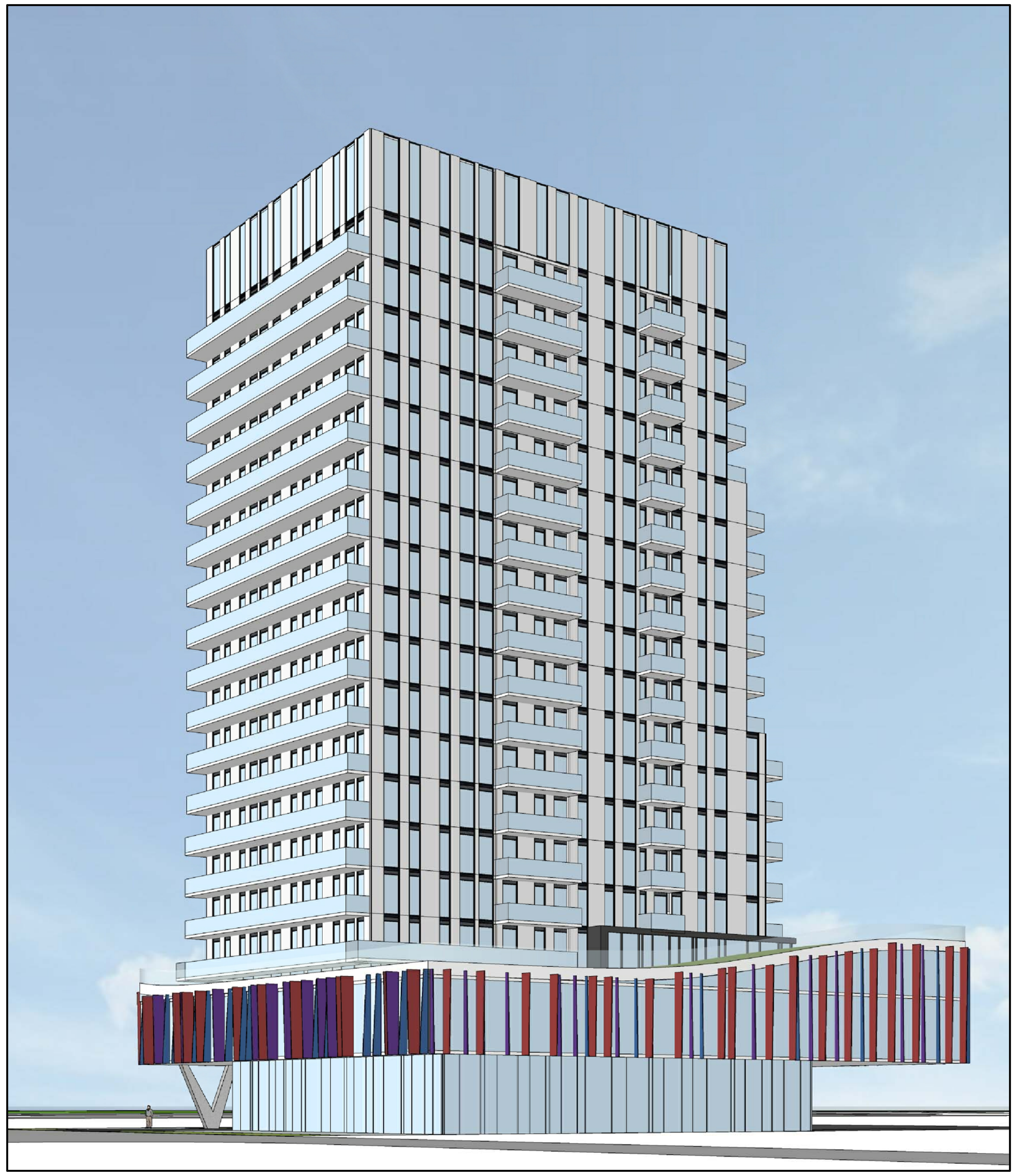


2 BUILDING RENDERING
SCALE NTS

1900 APPLEBY LINE
BURLINGTON, ONTARIO

LJM DEVELOPMENTS

PROJECT: 17024
DATE: SEPT 27 2021
ISSUED FOR: REZONING

ARCHITECTURAL DRAWING LIST

- ☐ A001 COVER PAGE + CONTEXT PLAN
- ☐ A002 PROJECT STATISTICS
- ☐ A100 SITE PLAN
- ☐ A100a SITE PLAN SIMPLIFIED
- ☐ A101 PARKING LEVEL 1 PLAN
- ☐ A102 PARKING LEVEL 2-3 PLAN
- ☐ A201 GROUND FLOOR PLAN
- ☐ A202 2ND FLOOR PLAN
- ☐ A203 3RD FLOOR PLAN
- ☐ A204 4TH FLOOR PLAN
- ☐ A205 5TH TO 16TH FLOOR PLAN
- ☐ A217 17TH AND 18TH FLOOR PLAN
- ☐ A401 EAST AND NORTH ELEVATIONS
- ☐ A501 BUILDING SECTIONS



1 CONTEXT PLAN
SCALE NTS

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1880 APPLEBY LINE REDEVELOPMENT

LJM DEVELOPMENTS

COVER

NTS

A001

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1900 Appleby Line
Burlington
17024

PRELIMINARY PROJECT STATISTICS

28 September 2021

SITE AREA	**12,486.0 m2**	134,403	sf
Road Dedication	**186.0 m2**	2,002	sf
Net Site Area	**12,300.0 m2**	132,400	sf

AREA CALCULATIONS

Phase One
GFA 14,557 m2 156,695 sf
SITE AREA 3301 m2 35,533 sf

FLOOR	Parking	STUDIO	1B	1B+D	2B/2B+D	TOTAL	RESIDENTIAL GFA m²	Retail m²	Office m²
Surface	16								
P1	80								
P2	83								
1						**0**	**807**	0	123
2						**0**	**43**		1697
3		1		2	2	**5**	**862**		
4		1	1	5	4	**11**	**735**		
5		1	1	5	4	**11**	**735**		
6		1	1	5	4	**11**	**735**		
7		1	1	5	4	**11**	**735**		
8		1	1	5	4	**11**	**735**		
9		1	1	5	4	**11**	**735**		
10		1	1	5	4	**11**	**735**		
11		1	1	5	4	**11**	**735**		
12		1	1	5	4	**11**	**735**		
13		1	1	5	4	**11**	**735**		
14		1	1	5	4	**11**	**735**		
15		1	1	5	4	**11**	**735**		
16		1	1	5	4	**11**	**735**		
17		1	1	5	4	**11**	**735**		
18		1	1	5	4	**11**	**735**		
MECH									
TOTAL	**179**	**16**	**15**	**77**	**62**	**170**	**12,737**	**0**	**1,820**
		9%	*9%*	*45%*	*36%*				

Amenity Provided
Indoor 849 m2
Outdoor 794 m2
Parking Required
Resident 170
Visitor 26
Office (1/100m2) 18.2
Total **214**
Parking Provided **179**
FSI **3.86**
AVG UNIT SIZE **75** m2 **806.48** sf

Phase Two
GFA 15,197 m2 163,584 sf
SITE AREA 4,141.0 m2 44,575 sf

FLOOR	Parking	STUDIO	1B	1B+D	2B/2B+D	TOTAL	RESIDENTIAL GFA m²	Retail m²	Office m²
Surface	37								
P1	128								
P2	128								
1			1	14		8	**23**	**1534**	642
2			1	14		8	**23**	**1534**	
3			1	14		8	**23**	**1534**	
4			1	14		8	**23**	**1534**	
5			1	3	3	4	**11**	**800**	
6			1	3	3	4	**11**	**800**	
7			1	3	3	4	**11**	**800**	
8			1	3	3	4	**11**	**800**	
9			1	3	3	4	**11**	**800**	
10			1	3	3	4	**11**	**800**	
11			1	3	3	4	**11**	**800**	
12			1	3	3	4	**11**	**800**	
13			1	3	3	4	**11**	**800**	
14			1	3	3	4	**11**	**800**	
15			1	3	3	4	**11**	**800**	
16			1	3	3	4	**11**	**800**	
17									
18									
MECH									
TOTAL	**293**	**15**	**78**	**36**	**72**	**201**	**14,555**	**642**	**0**
		7%	*39%*	*18%*	*36%*				

Amenity Provided
Indoor 402 m2
Outdoor 402 m2
Parking Required
Resident 201
Visitor 30
Total **231**
Parking Provided **293**
FSI **3.51**
AVG UNIT SIZE **72** m2 **779.45** sf

Phase Three
GFA 15,047 m2 161,970 sf
SITE AREA 5,137.0 m2 55,296 sf

FLOOR	Parking	STUDIO	1B	1B+D	2B/2B+D	TOTAL	RESIDENTIAL GFA m²	Retail m²	Office m²
Surface	30								
P1	135								
P2	135								
1						**0**	**458**	939	
2			14		5	**19**	**1350**		
3			14		5	**19**	**1350**		
4			14		5	**19**	**1350**		
5		1	3	3	4	**11**	**800**		
6		1	3	3	4	**11**	**800**		
7		1	3	3	4	**11**	**800**		
8		1	3	3	4	**11**	**800**		
9		1	3	3	4	**11**	**800**		
10		1	3	3	4	**11**	**800**		
11		1	3	3	4	**11**	**800**		
12		1	3	3	4	**11**	**800**		
13		1	3	3	4	**11**	**800**		
14		1	3	3	4	**11**	**800**		
15		1	3	3	4	**11**	**800**		
16		1	3	3	4	**11**	**800**		
17									
18									
MECH									
TOTAL	**300**	**12**	**78**	**36**	**63**	**189**	**14,108**	**939**	**0**
		6%	*41%*	*19%*	*33%*				

Amenity Provided
Indoor 378 m2
Outdoor 378 m2
Parking Required
Resident 189
Visitor 19
Total **208**
Parking Provided **300**
FSI **2.75**
AVG UNIT SIZE **75** m2 **803.48** sf

PROJECT TOTALS

Proposed Phase 1-3	Parking	STUDIO	1B	1B+D	2B/2B+D	TOTAL	RESIDENTIAL GFA	Retail	Office	
	772	43	171	149	197	560	41400	1581	1820	
FSI						3.59	3.366	0.129	0.148	

Remaining buildings	Parking						RESIDENTIAL GFA	Retail	Office	
							0	5752	0	

Total GFA	
Residential	41400 sqm
Retail	7333 sqm
Office	1820 sqm
	50553 sqm

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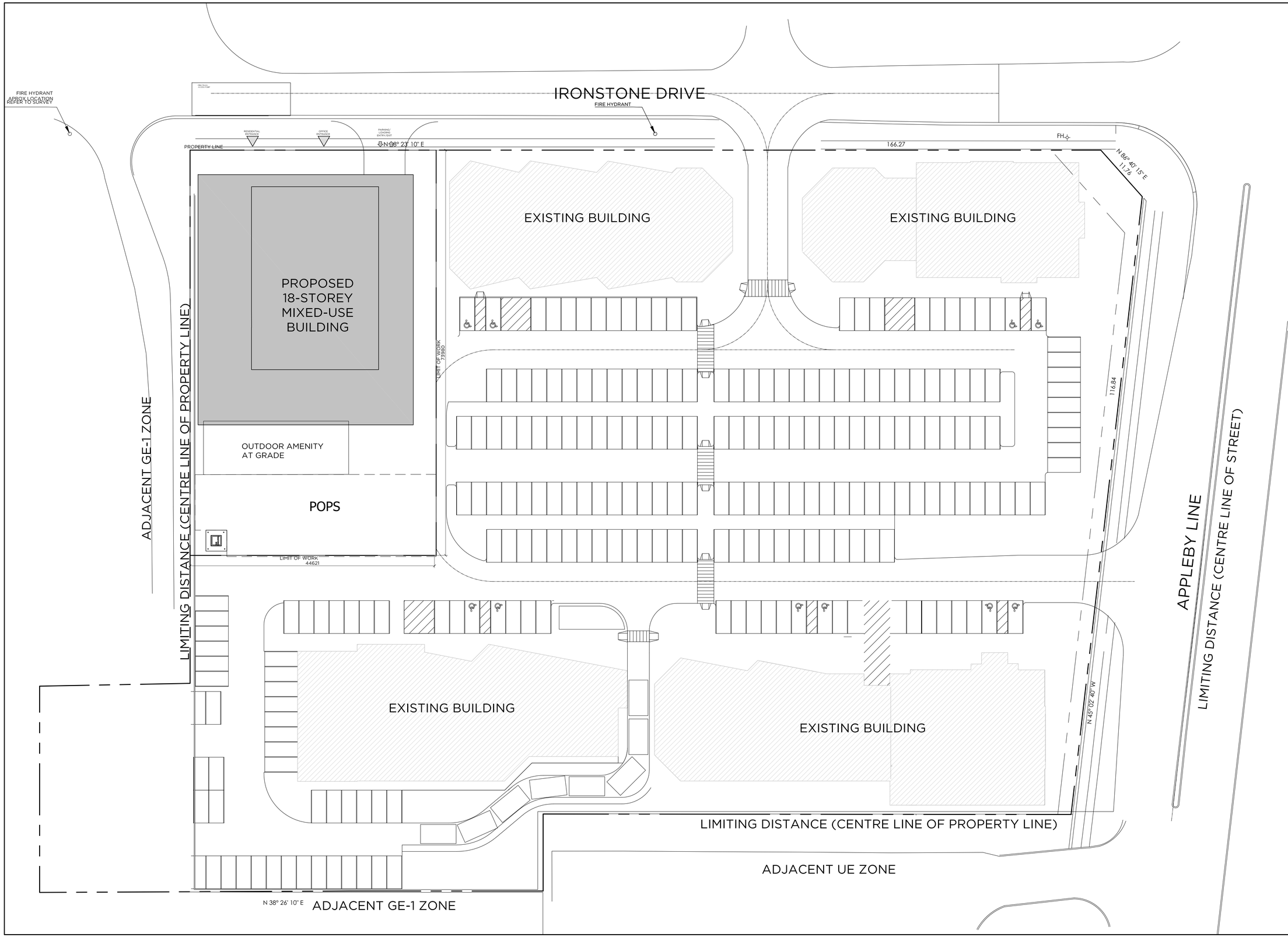
1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

PROJECT
STATISTICS

NTS

A002



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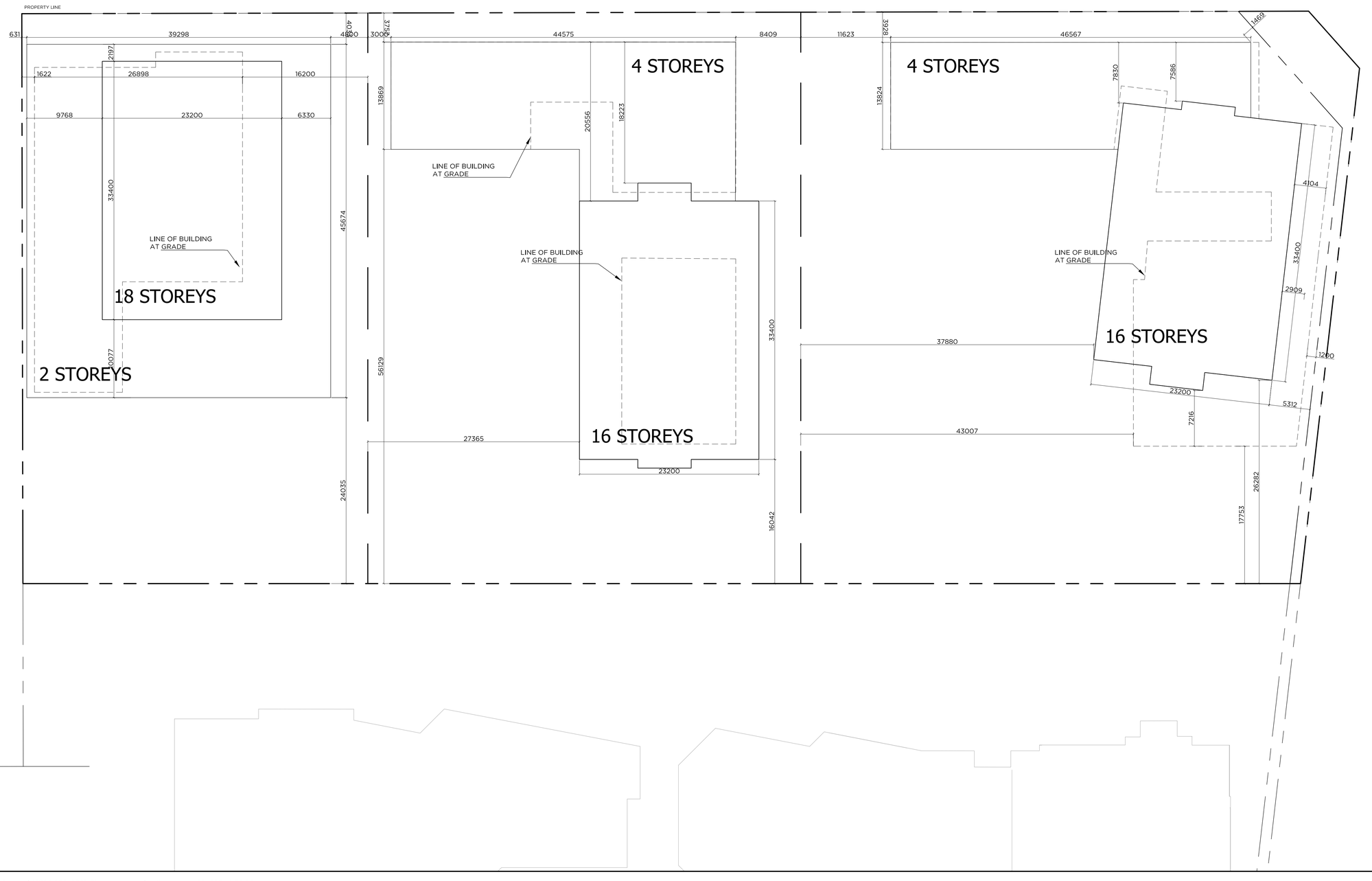
1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

SITE
PLAN

1:250

A100



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1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

SIMPLIFIED
SITE PLAN

1:250

A100a

128 SPACES

135 SPACES

80 PARKING SPACES

PROPERTY LINE

STORM

WATER

LONG TERM BIKE STORAGE [18]

LONG TERM BIKE STORAGE [18]

LONG TERM BIKE STORAGE [21]

VEST.

GARBAGE ROOM

SERVICE

STORAGE [13 LOCKERS]

SLOPE DOWN 5m @ 7.5%

SLOPE DOWN 7.660m @ 15%

SLOPE DOWN 5m @ 7.5%

TRANSFORMER

LIMIT OF WORK

LIMIT OF WORK

798.69 m²

6000

6000

6000 TYP.

2358

2584

1600

2146

1326

5000

2958 TYP.

20

10

16

7

3

2

1

1 A401

2 A402

2 A501

1 A402

2 A402

2 A501

1 A401

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1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

P1 LEVEL
PLAN

1:250

A101

128SPACES

135 SPACES

83 PARKING SPACES

PROPERTY LINE

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

798.69 m²

LONG TERM BIKE STORAGE (8)

2146

2358

LONG TERM BIKE STORAGE (21)

2580

2958

VEST.

1600

6000 TYP.

2958

SERVICE

SERVICE

SLOPE DOWN 3m @ 15%

SLOPE DOWN 7.85m @ 15%

SLOPE DOWN 3m @ 15%

STORAGE (13 LOCKERS)

1326

6000

20

16

12

7

4

2

4

4

2 A501

1 A402

1 A401

1 A402

2 A402

1 A401

2 A401

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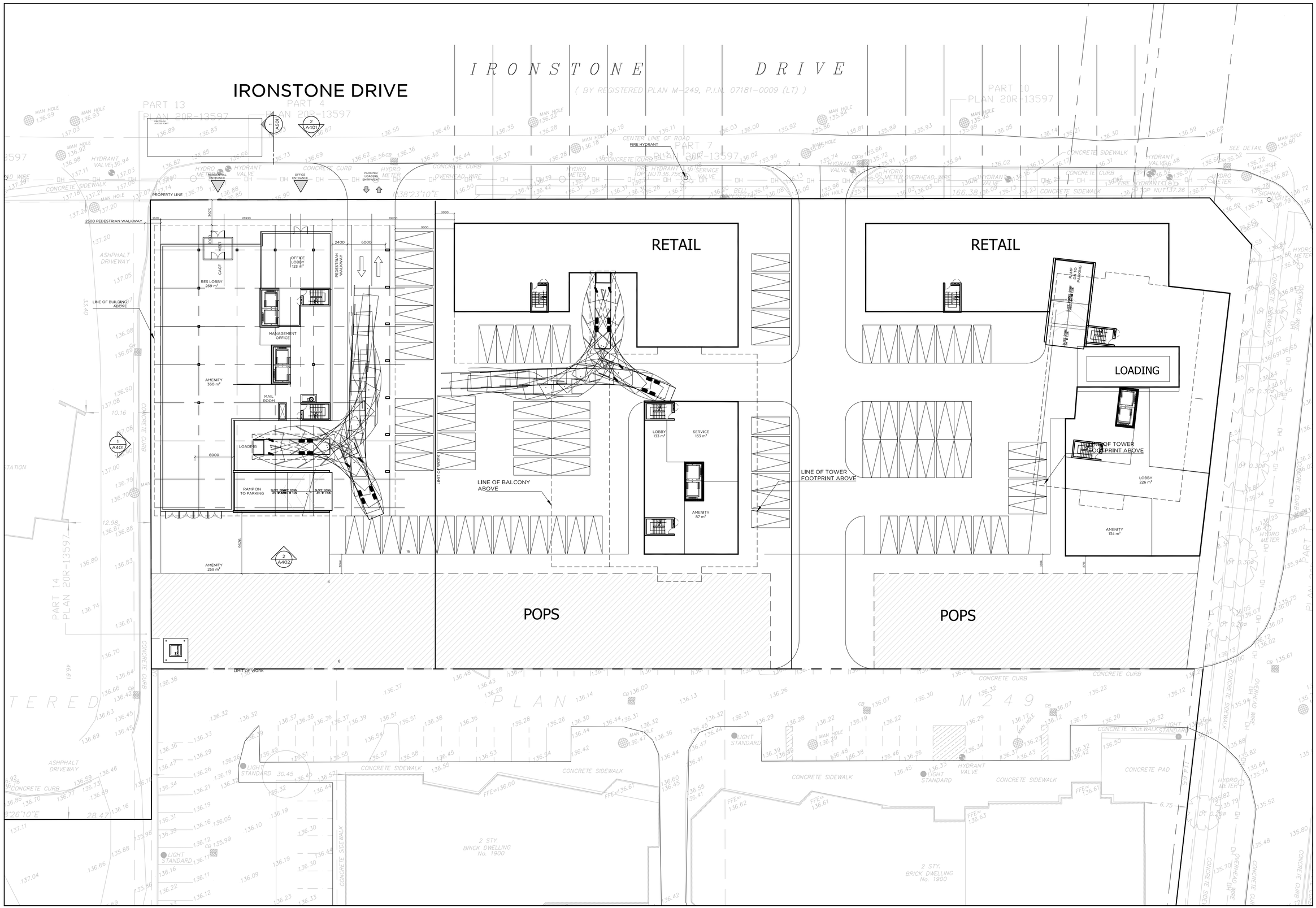
1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

P2-P3 LEVEL
PLAN

1:100

A102



NORTH

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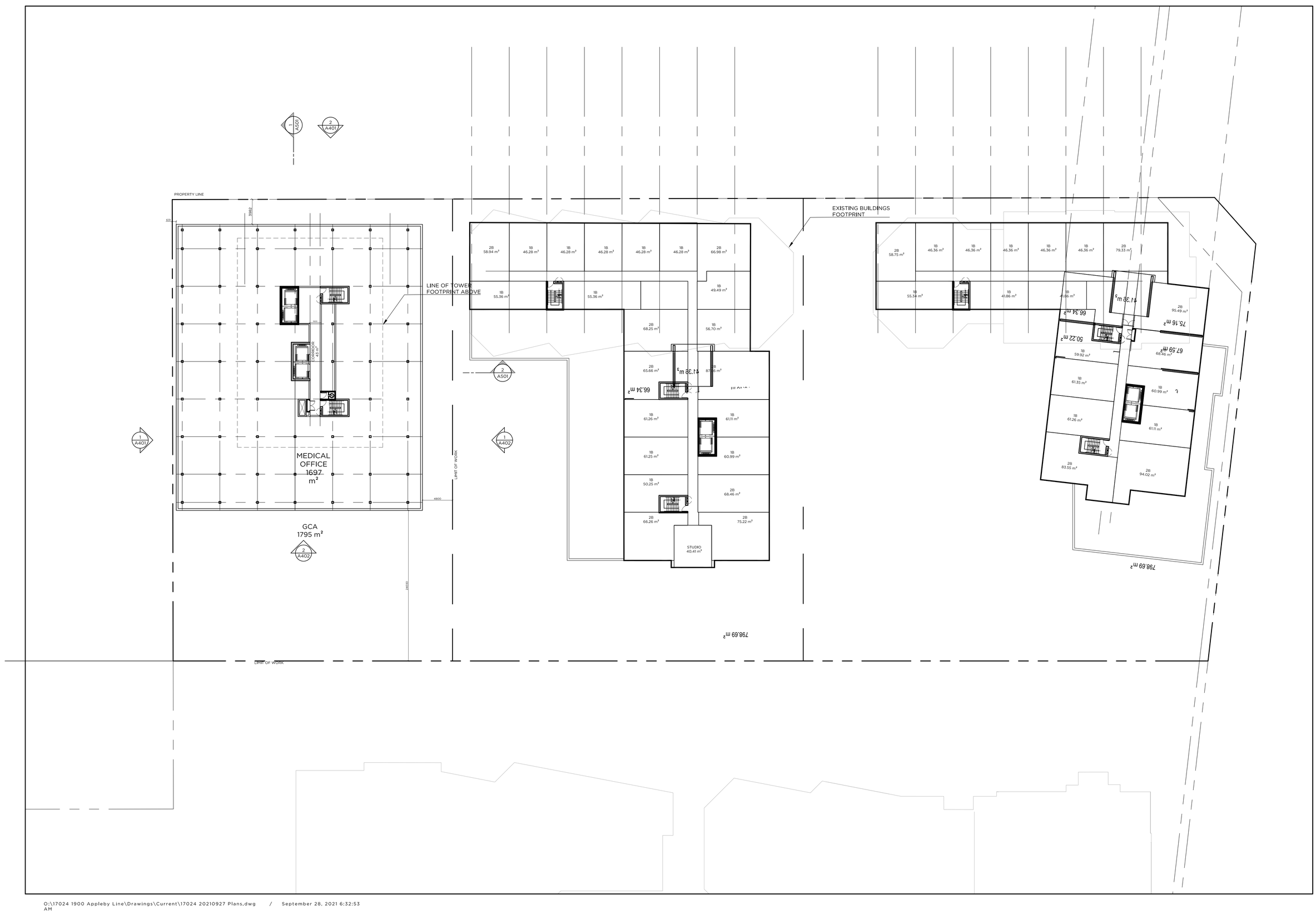
1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

GROUND FLOOR PLAN

1:250

A201



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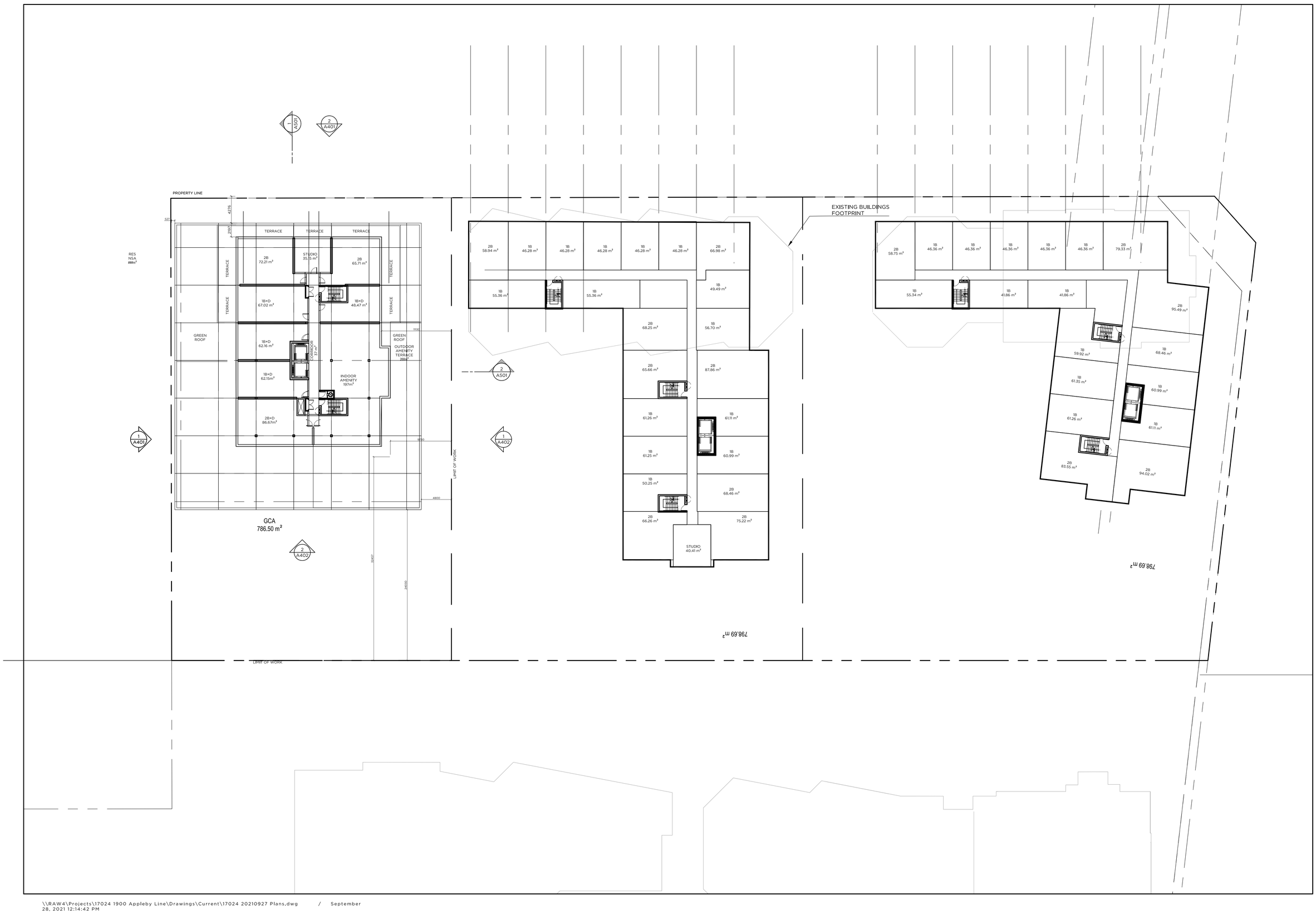
1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

2ND FLOOR
PLAN

1:250

A202



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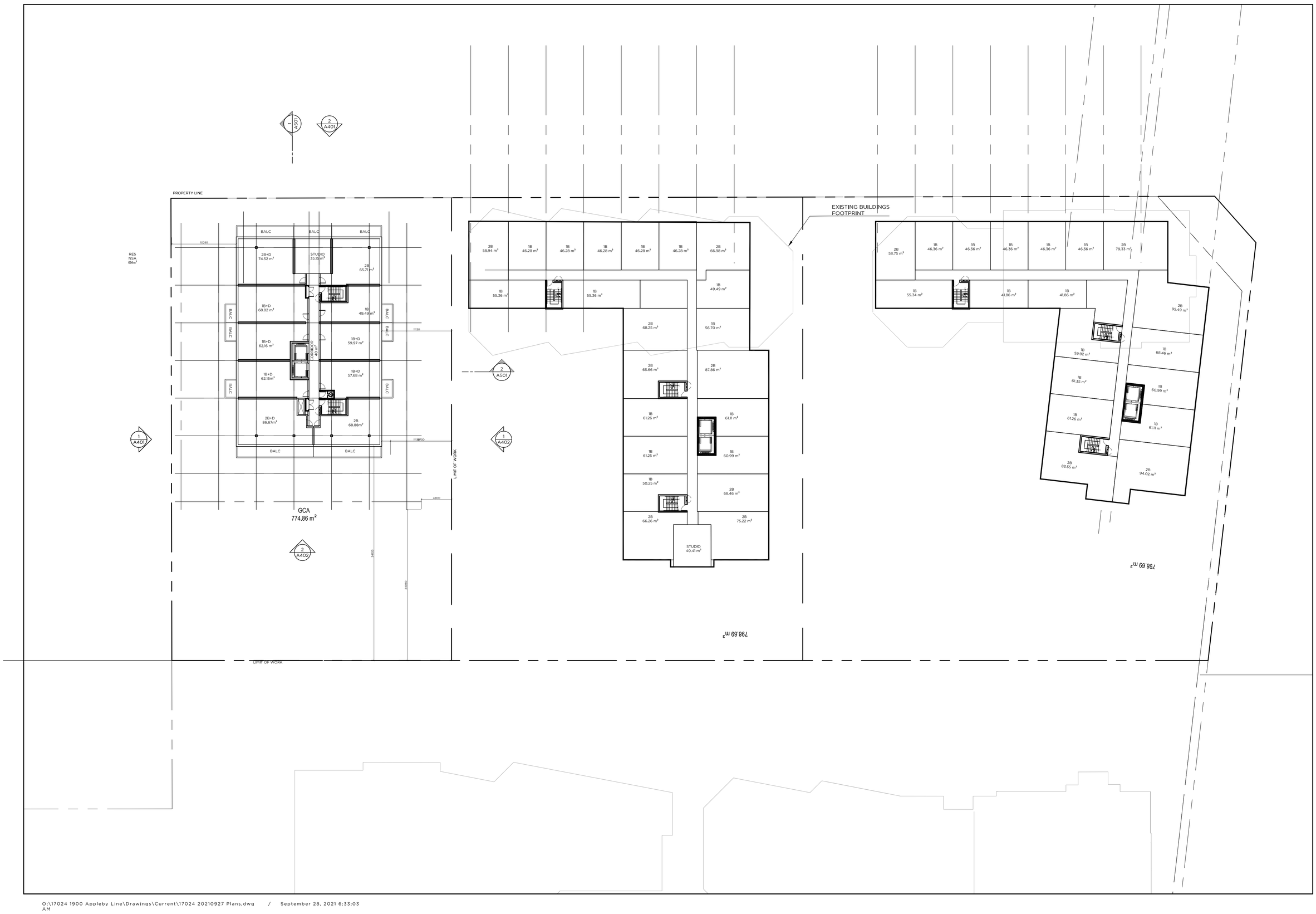
1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

3RD FLOOR
PLAN

1:250

A203



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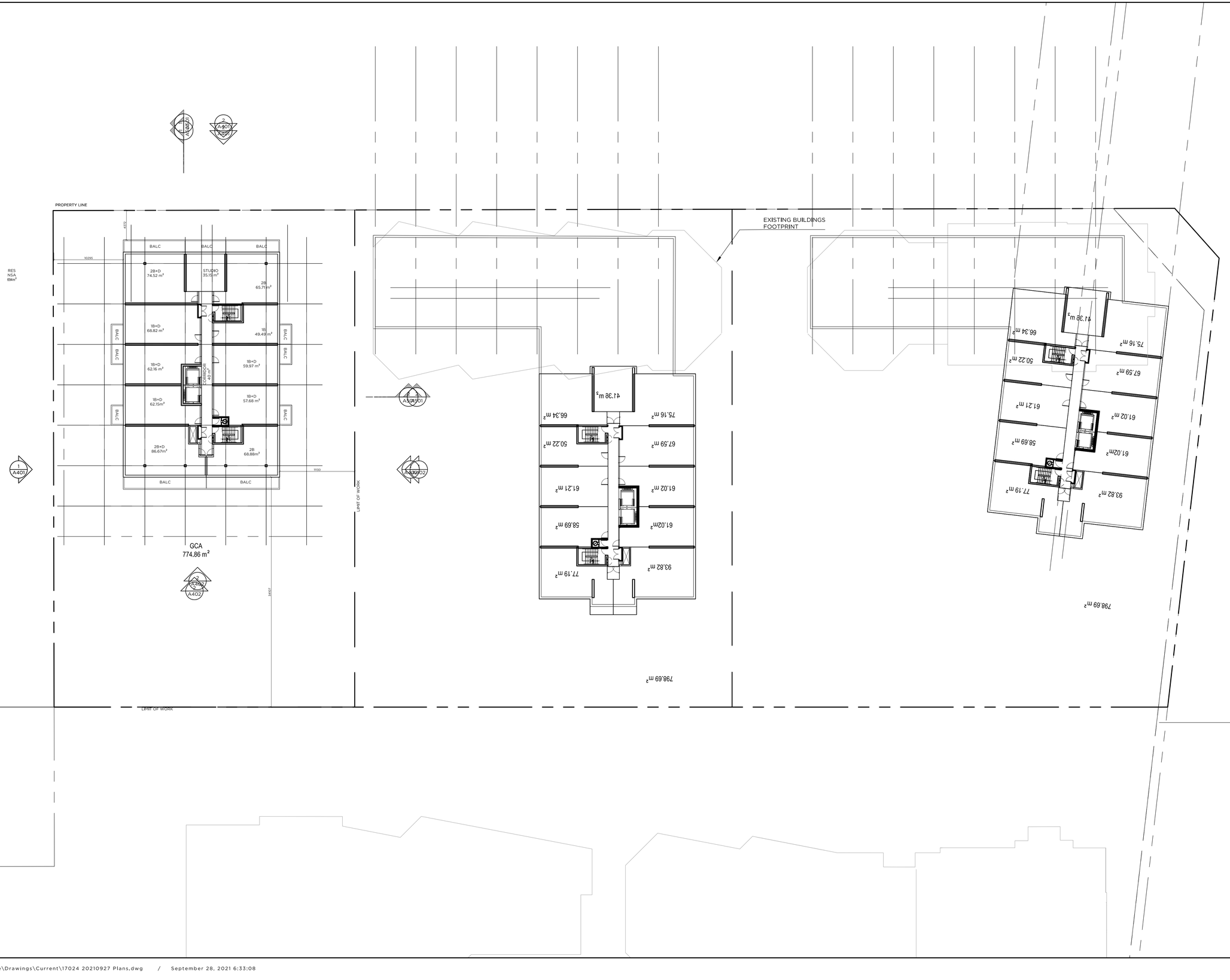
1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

4TH FLOOR
PLAN

1:150

A204



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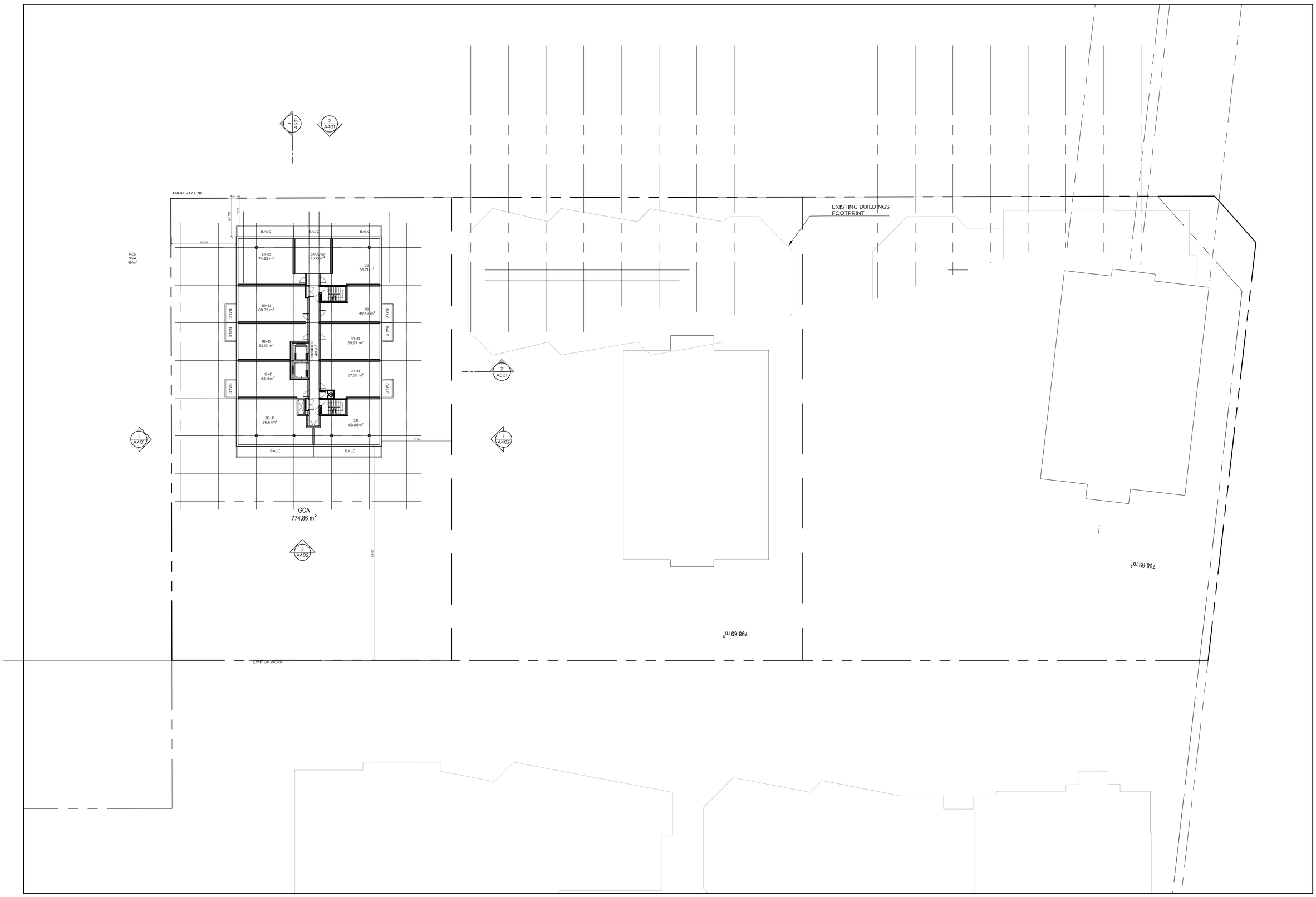
1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

5TH-16TH FLOOR
PLAN

1:250

A205



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1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

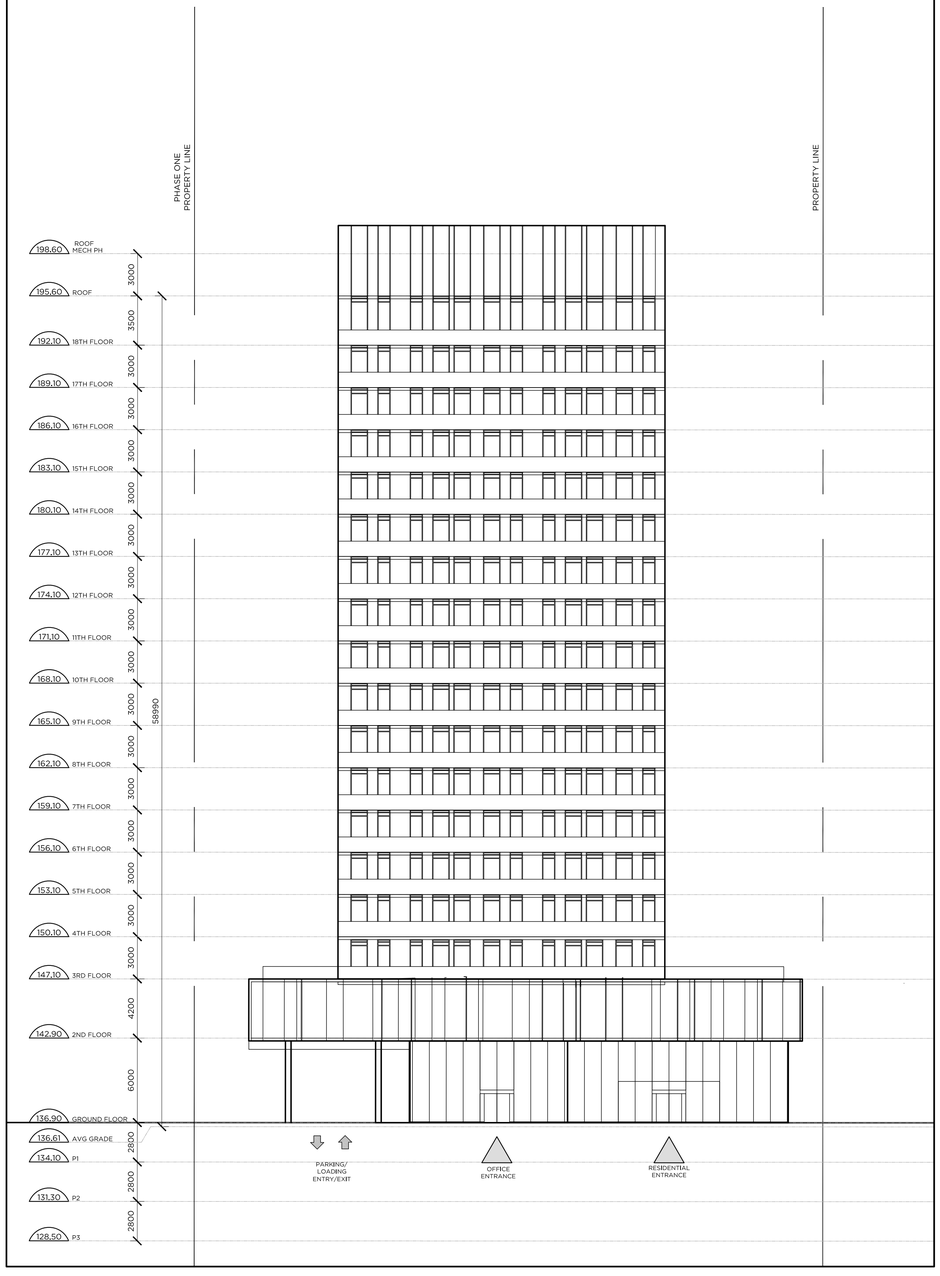
17TH-18TH FLOOR
PLAN

1:250

A217



1 EAST BUILDING ELEVATION
SCALE 1:200



2 NORTH BUILDING ELEVATION
SCALE 1:200

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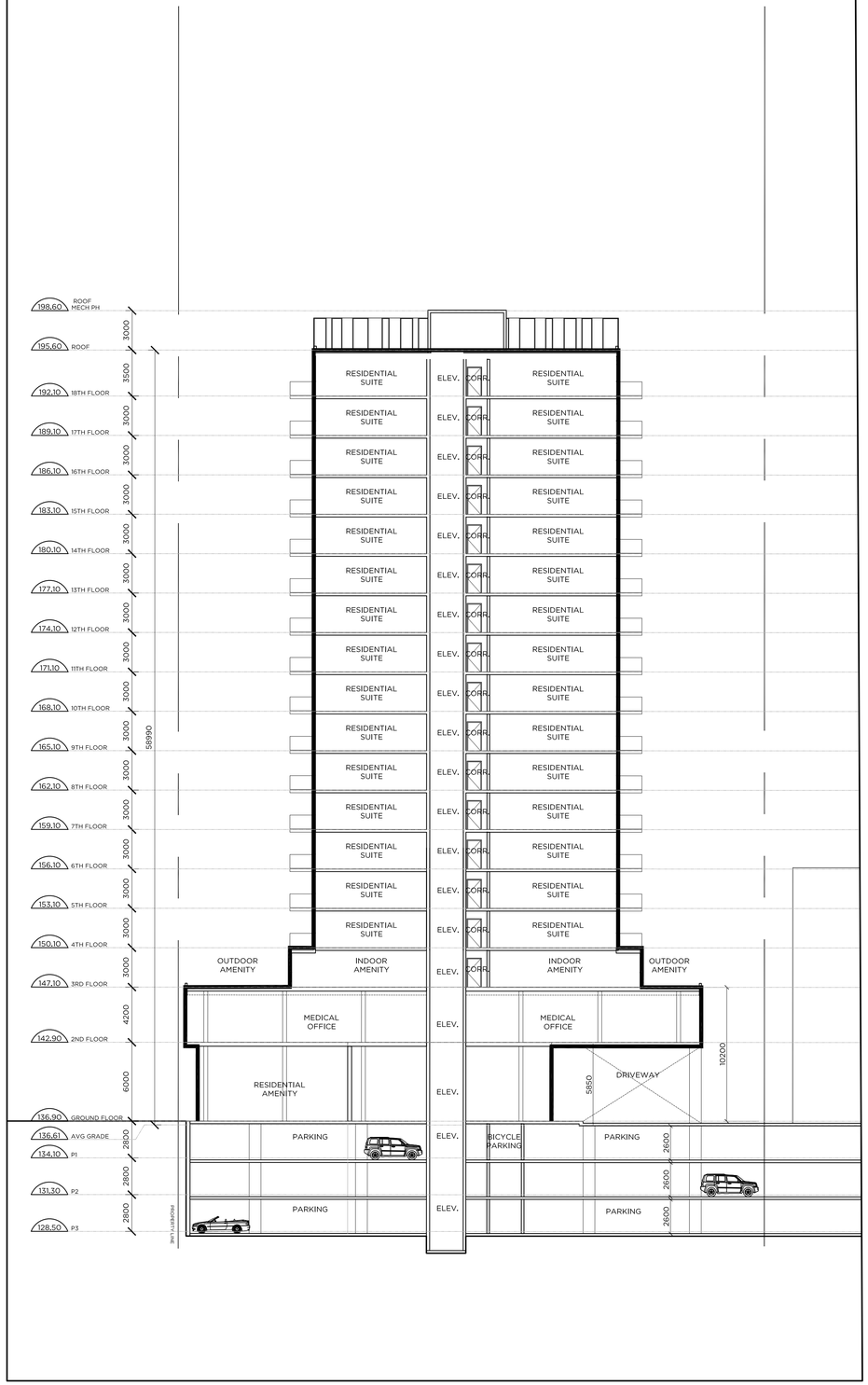
1880 APPLEBY LINE
REDEVELOPMENT

LJM DEVELOPMENTS

CONCEPTUAL
BUILDING
ELEVATION

1:200

A401



1 EAST-WEST BUILDING SECTION
SCALE 1:200



2 NORTH-SOUTH BUILDING SECTION
SCALE 1:200

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1880 APPLEBY LINE REDEVELOPMENT

LJM DEVELOPMENTS

NORTH + WEST BUILDING SECTIONS

1:200

A501