BRANT CONDOS

688 Brant Street, Burlington, ON
L7R 2H5



KEY PLAN



LIST OF CONSULTANTS

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Chamberlain Architects Constructors Managers

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4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9

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ARCHITECTURAL

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PROJECT NO. 122023

BRANT CONDOS

DATE
2023-01-13

ISSUED FOR
SITE PLAN
APPROVAL

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PROPOSED BUILDING
LANDSCAPE
ASPHALT DRIVEWAY
CONCRETE CURB
CONCRETE SIDEWALK
PAVERS
PAINTED ROAD LINES
SETBACKS
PROPERTY LINE
MAIN ENTRANCE
SECONDARY ENTRANCE

BRANT STREET

BRANT STREET

6m FIRE ROUTE

EX. FIRE HYDRANT

6m x 6m DAYLIGHT TRIANGLE

3.137 m RIGHT OF WAY

3.137 m RIGHT OF WAY

6m x 6m DAYLIGHT TRIANGLE

EX. FIRE HYDRANT

PART 10 PLAN 20R-10637

PART 9 PLAN 20R-10637

PART 4

PART 3

PART 2

PART 6

PART 5

PART 2 PLAN 20R-2773

PART 2 PLAN 20R-2804

EXISTING BUILDINGS TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

11 STOREY + MEZZANINE CONDO BUILDING

CONNECTED TO ADJACENT ENTRANCE / EXIT

PART 1 PLAN 20R-2773

PART 1 PLAN 20R-2804

RAMP DOWN TO UG PARKING P1

DROP OFF

GARBAGE/LOADING

BUILDING ABOVE

BUILDING ABOVE

LOT 65

LOT 66

2 STORY APARTMENTS

2 STORY APARTMENTS

ONE WAY

ONE WAY

ONE WAY

OUTDOOR AMENITY AREA

PAVERS

PLAY AREA WITH SAFETY SURFACE

OUTDOOR AMENITY AREA

OUTDOOR AMENITY AREA

SOD DOG RUN AREA

REGISTERED PLAN 99

BRANT'S BLOCK

PART 8 PLAN 20R-10637

PART 7 PLAN 20R-11994

OLGA DRIVE

OLGA DRIVE

1 A.001 Site Plan
1 : 200

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

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Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2022-06-30
2	CLIENT REVIEW	2022-07-11
3	CLIENT REVIEW	2022-10-14
4	CLIENT REVIEW	2022-11-01
5	CLIENT REVIEW	2022-11-11
6	SITE PLAN APPLICATION	2023-01-13

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SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
JONATHAN MCGINN
LICENCE
2208
2023/01/13

CONSTRUCTION NORTH
TRUE NORTH

BRANT CONDOS

688 Brant St
Burlington, ON
L7R 2H5

SHEET NAME

SITE PLAN

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CMC/JM
SCALE	As indicated
PROJECT NO.	122023
DRAWING	A.001

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CITY OF BURLINGTON ZONING BY-LAW 2020
ZONE: MIXED USE GENERAL (MXG)

CITY OF BURLINGTON OFFICIAL PLAN 2020
DESIGNATION: UPPER BRANT PRECINT

DEFINITIONS:

Gross Floor Area
The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to:

- Vehicle Parking
- Storage
- Air Handling Equipment
- Enclosed mall and hallways, excluding kiosk, stairways
- Elevators and associated equipment
- Washrooms
- Foyers, lobbies, but not waiting areas/rooms

Landscape Area
An area of land within a lot dedicated to the planting of trees, shrubs, flower beds, or a combination thereof and which may include other decorative landscape features. A Landscape Area may be crossed by a driveway or walkway provided it is substantially perpendicular to the Landscape Area. A ground sign may be located within a Landscape Area. A Landscape Buffer may be included in the calculation of Landscape

Amenity Area
The area situated within the boundaries of a project and intended for recreational purposes, which may include open spaces, patios, balconies, communal play areas, lounges, sundecks, and roofdecks, but shall not include the area occupied at grade by the buildings, service areas, parking, and driveways.

PARKING REQUIREMENTS:

Apartment Building

WITHIN A PRIMARY GROWTH AREA AS IDENTIFIED ON SCHEDULE B-1 OF THE CITY OFFICIAL PLAN (2020), AS APPROVED BY HALTON REGION ON NOVEMBER 30, 2020, AND AS MAY BE FURTHER AMENDED:

1.25 SPACES PER UNIT INCLUSIVE OF VISITOR PARKING.

THIS IS AN INTERIM RATE AND IS SUBJECT TO FURTHER STUDY TO BE UNDERTAKEN BY THE CITY. AN APPLICATION TO REDUCE THIS PARKING RATE WILL BE REQUIRED TO BE SUPPORTED BY A PARKING JUSTIFICATION STUDY DEEMED ACCEPTABLE BY THE CITY.

WITHIN A SECONDARY GROWTH AREA AS IDENTIFIED ON SCHEDULE B-1 OF THE CITY OFFICIAL PLAN (2020), AS APPROVED BY THE HALTON REGION ON NOVEMBER 30, 2020, AND AS MAY BE FURTHER AMENDED:

1.25 SPACES PER UNIT INCLUSIVE OF VISITOR PARKING.

Parking Structures

(I) ANY PART OF AN ENCLOSED PARKING STRUCTURE THAT PROJECTS 1.6 M OR MORE ABOVE GRADE SHALL BE SUBJECT TO THE YARD REQUIREMENTS OF THE ZONE DESIGNATION.

(II) ENTRANCE AND EXIT RAMPS TO BELOW GRADE AND ABOVE GRADE PARKING STRUCTURES OR BUILDINGS SHALL BE SETBACK 7.5 M FROM A STREET LINE.

(III) BELOW GRADE PARKING STRUCTURES SHALL NOT EXTEND INTO A REQUIRED LANDSCAPE BUFFER AND SHALL BE SETBACK 3 M FROM ALL OTHER PROPERTY LINES AND STREET LINES.

Required Parking Designated Accessible Parking Spaces

5 TO 50 SPACES = 1 DESIGNATED ACCESSIBLE PARKING SPACE
51 TO 90 SPACES = 2 DESIGNATED ACCESSIBLE PARKING SPACES
OVER 90 SPACES = 3% OF REQUIRED PARKING

Bicycle Parking Requirement

RETAIL= 2 SPACES PLUS 1 SPACE/ 1000 M2 GFA

EACH BICYCLE PARKING SPACE SHALL BE 0.6M X 1.8M IN SIZE

AMENITY SPACE:

AMENITY AREA RM3 ZONE

AMENITY AREA
BACHELOR = 15m²
1 BEDROOM = 20m²
2 BEDROOM = 25m²

PARKING SCHEDULE - BICYCLE

Type	COUNT
UNDERGROUND PARKING- P3	
BIKE PARKING (600mm x 1800mm) - UG Double	43
UNDERGROUND PARKING- P2	
BIKE PARKING (600mm x 1800mm) - UG Double	43
UNDERGROUND PARKING- P1	
BIKE PARKING (600mm x 1800mm) - UG Double	43
	129

SITE STATISTICS w/o ROW

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	2,809.46 m²	30,241 ft²	38.2%
	2,809.46 m²	30,241 ft²	38.2%
HARD LANDSCAPE			
ASPHALT	1,547.04 m²	16,652 ft²	21.0%
CURB	87.95 m²	947 ft²	1.2%
PAVERS	739.45 m²	7,959 ft²	10.1%
SIDEWALK	960.72 m²	10,341 ft²	13.1%
	3,335.16 m²	35,899 ft²	45.4%
SOFT LANDSCAPE			
AMENITY SPACE	944.98 m²	10,172 ft²	12.8%
LANDSCAPE	264.58 m²	2,848 ft²	3.6%
	1,209.57 m²	13,020 ft²	16.4%
	7,354.19 m²	79,160 ft²	100.0%
OVERALL SITE	7,352.31 m²	79,140 ft²	100.0%

RESIDENTIAL REQUIRED PARKING

293 (UNITS) + 12 (2 STOREY APARTMENTS) X 1.25
=305 X 1.25 = 381.25 (382) SPACES REQUIRED

ACCESSIBLE PARKING SPACES

382 X 0.03 = 11.46 (12) SPACES NEEDED

RETAIL REQUIRED PARKING

1592 M2 / 100 = 15.92 X 3.5 = 55.72 (56) SPACES NEEDED

TOTAL PARKING NEEDED =382+56= 438 SPACES

PROPOSED PARKING

293 (UNITS) + 12 (2 STOREY APARTMENTS) = 305 X 1 = 305

TOTAL PARKING SPACES NEEDED = 305

ACCESSIBLE PARKING SPACES
(INCLUDED IN TOTAL)

305 X 0.03 = 9.15 (10) SPACES NEEDED

RETAIL REQUIRED PARKING

1592 M2 / 100 = 15.92 X 3.5 = 55.72 (56) SPACES NEEDED

*TOTAL PARKING NEEDED = **361 SPACES***

AMENITY AREA CALCULATION

BACH = (38) x 15 = 570 sm
1 BED = (97+52) x 20 = 2,980 sm
2 BED = (75+31) x 25 = 2,650 sm

*TOTAL AMENITY AREA REQUIRED: **6,200sm***

FSI = Net Floor Area of the building/ Net Area of the lot
=30,339 sm/ 7,352.31 sm= **4.13**

GFA= 30,339 sm
Site Area= 7,341.28 sm

PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
T/O GROUND FLOOR		
PARALLEL	7.0m X 2.75m	9
		9
UNDERGROUND PARKING- P1		
TYPICAL	6.0m X 2.75m	133
TANDEM	6.0m X 2.75m	9
ACCESSIBLE	6.0m X 3.9m	5
		147
UNDERGROUND PARKING- P2		
TYPICAL	6.0m X 2.75m	139
TANDEM	6.0m X 2.75m	9
ACCESSIBLE	6.0m X 3.9m	5
		153
UNDERGROUND PARKING- P3		
TYPICAL	6.0m X 2.75m	139
TANDEM	6.0m X 2.75m	9
ACCESSIBLE	6.0m X 3.9m	5
		153
		462

TOTAL PARKING COUNT WITHOUT UNDERGROUND TANDEM PARKING = 435

UNIT MIX - PER FLOOR

Name	Area	Count	% BY COUNT
LEVEL 2			
1BD	45 m² ... 53 m²	10	3%
1BD + DEN	68 m² ... 71 m²	2	1%
2BD	69 m² ... 100 m²	11	4%
2BD +DEN	89 m² ... 93 m²	3	1%
BACH	45 m² ... 48 m²	2	1%
BACH WITH SLIDERS	47 m² ... 57 m²	2	1%
LEVEL 2: 30		30	10%
LEVEL 3			
1BD	46 m² ... 57 m²	10	3%
1BD + DEN	54 m² ... 78 m²	6	2%
2BD	69 m² ... 78 m²	8	3%
2BD +DEN	83 m² ... 100 m²	4	1%
BACH WITH SLIDERS	41 m² ... 55 m²	4	1%
LEVEL 3: 32		32	11%
LEVEL 4			
1BD	46 m² ... 57 m²	10	3%
1BD + DEN	54 m² ... 78 m²	6	2%
2BD	69 m² ... 78 m²	8	3%
2BD +DEN	83 m² ... 100 m²	4	1%
BACH WITH SLIDERS	41 m² ... 55 m²	4	1%
LEVEL 4: 32		32	11%
LEVEL 5			
1BD	46 m² ... 57 m²	10	3%
1BD + DEN	54 m² ... 78 m²	6	2%
2BD	69 m² ... 78 m²	8	3%
2BD +DEN	83 m² ... 100 m²	4	1%
BACH WITH SLIDERS	41 m² ... 55 m²	4	1%
LEVEL 5: 32		32	11%
LEVEL 6			
1BD	46 m² ... 55 m²	8	3%
1BD + DEN	53 m² ... 58 m²	8	3%
2BD	69 m² ... 81 m²	8	3%
2BD +DEN	83 m² ... 99 m²	4	1%
BACH	43 m²	1	0%
BACH WITH SLIDERS	41 m² ... 57 m²	3	1%
LEVEL 6: 32		32	11%
LEVEL 7			
1BD	45 m² ... 55 m²	12	4%
1BD + DEN	53 m² ... 59 m²	8	3%
2BD	69 m² ... 83 m²	6	2%
2BD +DEN	96 m² ... 100 m²	2	1%
BACH	43 m²	1	0%
BACH WITH SLIDERS	41 m² ... 56 m²	3	1%
LEVEL 7: 32		32	11%
LEVEL 8			
1BD	47 m² ... 55 m²	8	3%
1BD + DEN	54 m² ... 58 m²	4	1%
2BD	70 m² ... 86 m²	10	3%
2BD +DEN	95 m² ... 101 m²	2	1%
BACH	43 m²	1	0%
BACH WITH SLIDERS	41 m² ... 54 m²	3	1%
LEVEL 8: 28		28	10%
LEVEL 9			
1BD	46 m² ... 54 m²	12	4%
1BD + DEN	54 m² ... 56 m²	4	1%
2BD	69 m² ... 85 m²	6	2%
2BD +DEN	96 m² ... 100 m²	2	1%
BACH	42 m²	1	0%
BACH WITH SLIDERS	41 m² ... 56 m²	3	1%
LEVEL 9: 28		28	10%
LEVEL 10			
1BD	45 m² ... 55 m²	6	2%
1BD + DEN	54 m² ... 58 m²	4	1%
2BD	69 m² ... 78 m²	6	2%
2BD +DEN	83 m² ... 101 m²	4	1%
BACH	43 m²	1	0%
BACH WITH SLIDERS	41 m² ... 56 m²	3	1%
LEVEL 10: 24		24	8%
LEVEL 11			
1BD	46 m² ... 58 m²	11	4%
1BD + DEN	54 m² ... 83 m²	4	1%
2BD	69 m² ... 78 m²	4	1%
2BD +DEN	97 m² ... 100 m²	2	1%
BACH	41 m² ... 42 m²	2	1%
LEVEL 11: 23		23	8%
		293	100%

UNIT MIX

Name	Area	Count	% BY COUNT
1BD	45 m² ... 58 m²	97	33%
1BD + DEN	53 m² ... 83 m²	52	18%
2BD	69 m² ... 100 m²	75	26%
2BD +DEN	83 m² ... 101 m²	31	11%
BACH	41 m² ... 48 m²	9	3%
BACH WITH SLIDERS	41 m² ... 57 m²	29	10%
		293	100%

2 STOREY APARTMENT UNITS

Level	Area	Area (SF)
101		
LEVEL 1	78 m²	843 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	81 m²	867 ft²
	159 m²	1711 ft²
102		
LEVEL 1	68 m²	736 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	64 m²	689 ft²
	132 m²	1425 ft²
103		
LEVEL 1	49 m²	526 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	54 m²	578 ft²
	103 m²	1104 ft²
104		
LEVEL 1	51 m²	554 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	61 m²	655 ft²
	112 m²	1208 ft²
105		
LEVEL 1	50 m²	542 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	79 m²	853 ft²
	130 m²	1395 ft²
106		
LEVEL 1	68 m²	730 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	65 m²	695 ft²
	132 m²	1425 ft²
107		
LEVEL 1	68 m²	730 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	65 m²	695 ft²
	132 m²	1425 ft²
108		
LEVEL 1	50 m²	542 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	79 m²	853 ft²
	130 m²	1395 ft²
109		
LEVEL 1	51 m²	554 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	61 m²	655 ft²
	112 m²	1209 ft²
110		
LEVEL 1	49 m²	526 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	54 m²	578 ft²
	103 m²	1104 ft²
111		
LEVEL 1	68 m²	736 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	64 m²	689 ft²
	132 m²	1425 ft²
112		
LEVEL 1	76 m²	815 ft²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	81 m²	867 ft²
	156 m²	1683 ft²
	1,534 m²	16508 ft²

AMENITY AREA

Name	AREA SM
BALCONY	1355 m²
FITNESS	88 m²
GAMING	55 m²
KITCHEN	45 m²
LIVING	127 m²
OUTDOOR AMENITY	2134 m²
PRIVATE TERRACE	433 m²
SOCIAL SEATING	69 m²
YOGA	88 m²
	4393 m²

RETAIL UNITS

Level	Area (SF)	Area (SM)
RETAIL-1		
LEVEL 1	7,619 ft²	708 m²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	2,944 ft²	274 m²
	10,563 ft²	981 m²
RETAIL-2		
LEVEL 1	2,012 ft²	187 m²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	758 ft²	70 m²
	2,770 ft²	257 m²
RETAIL-3		
LEVEL 1	1,370 ft²	127 m²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	544 ft²	51 m²
	1,914 ft²	178 m²
RETAIL-4		
LEVEL 1	1,352 ft²	126 m²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	540 ft²	50 m²
	1,892 ft²	176 m²
	17,139 ft²	1,592 m²

GFA WITH UNDERGROUND

Level	Area
LEVEL 1	2,803 m²
LEVEL 2	3,012 m²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	1,324 m²
LEVEL 3	2,687 m²
LEVEL 4	2,687 m²
LEVEL 5	2,687 m²
LEVEL 6	2,636 m²
LEVEL 7	2,591 m²
LEVEL 8	2,480 m²
LEVEL 9	2,356 m²
LEVEL 10	2,195 m²
LEVEL 11	2,071 m²
T/O ROOF DECK	812 m²
UNDERGROUND PARKING- P1	6,391 m²
UNDERGROUND PARKING- P2	6,396 m²
UNDERGROUND PARKING- P3	6,396 m²
	49,524 m²

GFA - NO UNDERGROUND

Level	Area
LEVEL 1	2,803 m²
LEVEL 2	3,012 m²
LEVEL 2 - 2 STOREY APARTMENT /MEZZANINE	1,324 m²
LEVEL 3	2,687 m²
LEVEL 4	2,687 m²
LEVEL 5	2,687 m²
LEVEL 6	2,636 m²
LEVEL 7	2,591 m²
LEVEL 8	2,480 m²
LEVEL 9	2,356 m²
LEVEL 10	2,195 m²
LEVEL 11	2,071 m²
T/O ROOF DECK	812 m²
	30,340 m²

SELLABLE MIX

FUNCTION	Area	Count
RETAIL	1592 m²	8
TOWNHOUSE	1534 m²	24
UNITS	18497 m²	293
	21623 m²	325

SELLABLE VS NON-SELLABLE

Name	Area	Area (SF)	%
SELLABLE			
1BD	4,917 m²	52927 ft²	16%
1BD + DEN	3,200 m²	34447 ft²	10%
2 STOREY APARTMENT	1,534 m²	16508 ft²	5%
2BD	5,780 m²	62215 ft²	18%
2BD +DEN	2,877 m²	30968 ft²	9%
BACH	390 m²	4193 ft²	1%
BACH WITH SLIDERS	1,387 m²	14932 ft²	4%
BALCONY	3,262 m²	35110 ft²	10%
RETAIL-1	981 m²	10563 ft²	3%
RETAIL-2	257 m²	2770 ft²	1%
RETAIL-3	178 m²	1914 ft²	1%
RETAIL-4	176 m²	1892 ft²	1%
SELLABLE: 633	24,939 m²	268439 ft²	80%
NON SELLABLE			
CACF	8 m²	90 ft²	0%
CHUTE	44 m²	476 ft²	0%
CORR.	2,112 m²	22733 ft²	7%
ELEV	494 m²	5320 ft²	2%
FITNESS	88 m²	950 ft²	0%
GAMING	55 m²	589 ft²	0%
GARBAGE	189 m²	2039 ft²	1%
KITCHEN	45 m²	487 ft²	0%
LIVING	127 m²	1363 ft²	0%
LOBBY	306 m²	3295 ft²	1%
MAIL	26 m²	283 ft²	0%
MECH/ ELEC	226 m²	2432 ft²	1%
MECHANICAL PENTHOUSE	91 m²	981 ft²	0%
OFFICE	24 m²	261 ft²	0%
OUTDOOR AMENITY	942 m²	10138 ft²	3%
PARCEL ROOM	16 m²	168 ft²	0%
PRIVATE TERRACE	433 m²	4660 ft²	1%
SOCIAL SEATING	69 m²	741 ft²	0%
STAIRS	874 m²	9410 ft²	3%
STORAGE	13 m²	142 ft²	0%
UNIV. WASHROOM	24 m²	261 ft²	0%
VEST.	33 m²	355 ft²	0%
WASHROOM	15 m²	162 ft²	0%
YOGA	88 m²	944 ft²	0%
NON SELLABLE: 160	6,343 m²	68278 ft²	20%
	31,282 m²	336717 ft²	100%

Chamberlain
Architects
Constructors
Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2022-06-30
2	CLIENT REVIEW	2022-07-11
3	CLIENT REVIEW	2022-10-14
4	CLIENT REVIEW	2022-11-01
5	CLIENT REVIEW	2022-11-11
6	SITE PLAN APPLICATION	2023-01-13

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SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
JONATHAN MCGINN
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2508
2023-01-13

BRANT CONDOS

688 Brant St
Burlington, ON
L7R 2H5

SHEET NAME

PROJECT STATS

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CMC/JM
SCALE	
PROJECT NO.	122023
DRAWING	A.002

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1 A.003 UNDERGROUND PARKING PLAN- P1
1 : 150

UNDERGROUND PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
UNDERGROUND PARKING- P1		
TYPICAL	6.0m X 2.75m	133
TANDEM	6.0m X 2.75m	9
ACCESSIBLE	6.0m X 3.9m	5
		147
UNDERGROUND PARKING- P2		
TYPICAL	6.0m X 2.75m	139
TANDEM	6.0m X 2.75m	9
ACCESSIBLE	6.0m X 3.9m	5
		153
UNDERGROUND PARKING- P3		
TYPICAL	6.0m X 2.75m	139
TANDEM	6.0m X 2.75m	9
ACCESSIBLE	6.0m X 3.9m	5
		153
		453

Chamberlain Architects Constructors Managers

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Burlington, Ontario. L7M 0W9
CANADA

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2022-11-01
2	CLIENT REVIEW	2022-11-11
3	SITE PLAN APPLICATION	2023-01-13

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SHEET NAME

UNDERGROUND PARKING GARAGE - P1

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CMC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.003

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2023-01-12 4:59:52 PM

UNDERGROUND PARKING SCHEDULE		
TYPE	DESCRIPTION	COUNT
UNDERGROUND PARKING- P1		
TYPICAL	6.0m X 2.75m	133
TANDEM	6.0m X 2.75m	9
ACCESSIBLE	6.0m X 3.9m	5
		147
UNDERGROUND PARKING- P2		
TYPICAL	6.0m X 2.75m	139
TANDEM	6.0m X 2.75m	9
ACCESSIBLE	6.0m X 3.9m	5
		153
UNDERGROUND PARKING- P3		
TYPICAL	6.0m X 2.75m	139
TANDEM	6.0m X 2.75m	9
ACCESSIBLE	6.0m X 3.9m	5
		153
		453

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3	SITE PLAN APPLICATION	2023-01-13

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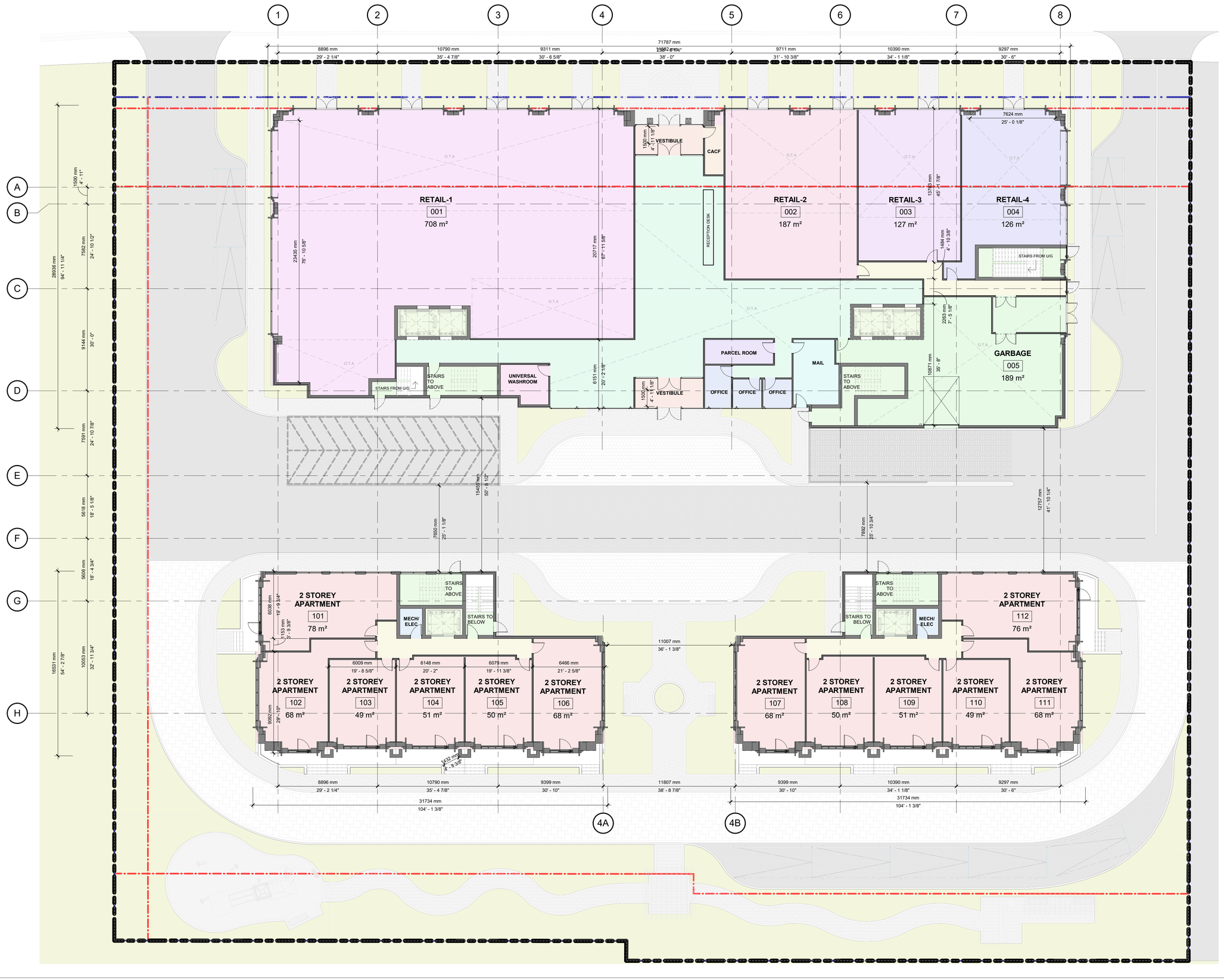
SHEET NAME

UNDERGROUND PARKING GARAGE- P2-P3

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CMC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.004

1 A.004 UNDERGROUND PARKING PLAN - P2-P3
1 : 150

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1 A.100 LEVEL 1
1 : 150

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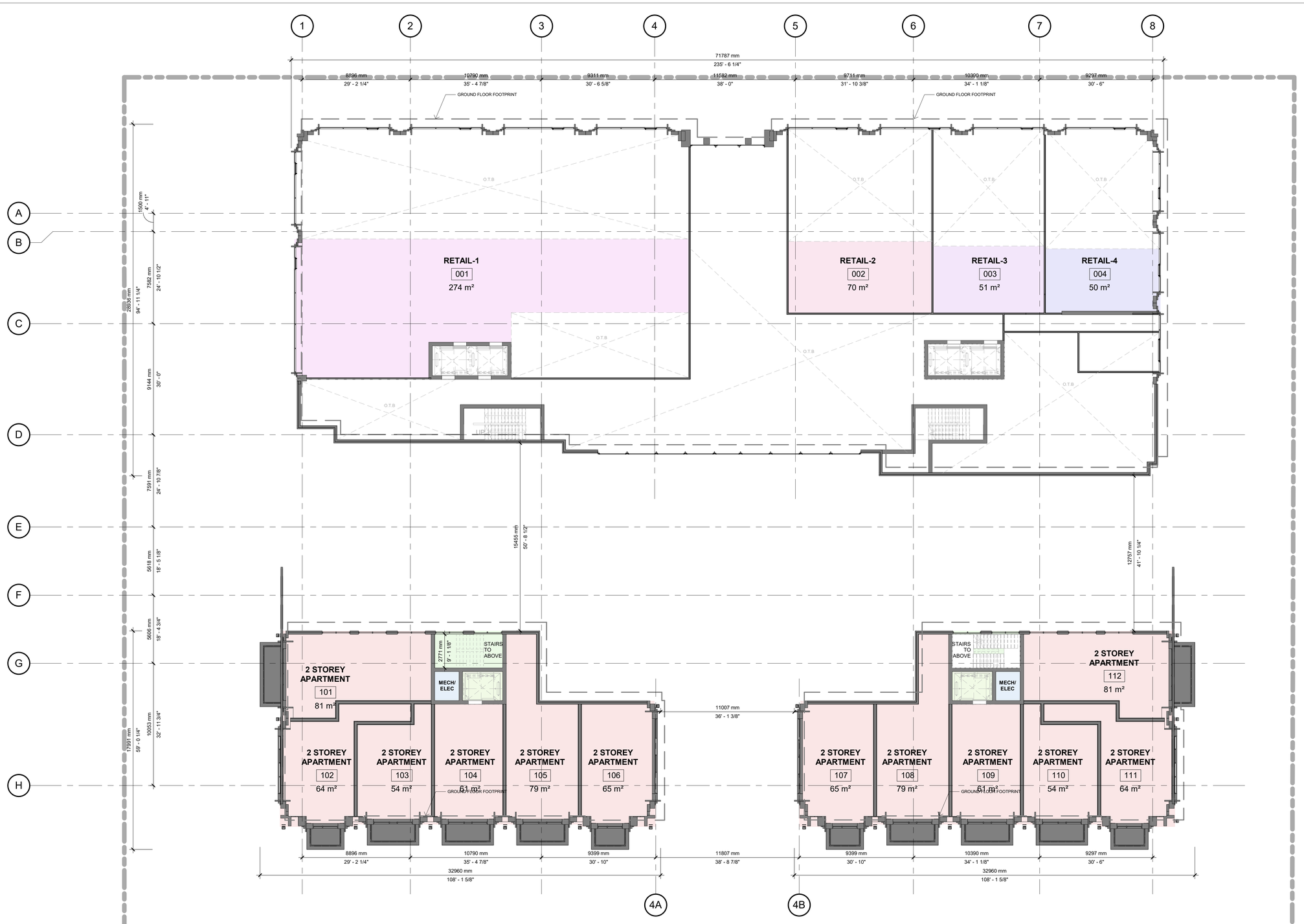
688 Brant Street, Burlington, ON
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SHEET NAME

GROUND FLOOR PLAN

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.100

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1 A.101 T/O SECOND FLOOR - MEZZANINE AND APARTMENTS
1 : 150

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	SITE PLAN APPROVAL	2023-01-13

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SHEET NAME

APARTMENT SECOND FLOOR PLAN AND MEZZANINE

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.101

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1 / A.102 LEVEL 2
1 : 150

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SHEET NAME

SECOND FLOOR PLAN

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.102

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1 A.103 LEVEL 3-5
1 : 150

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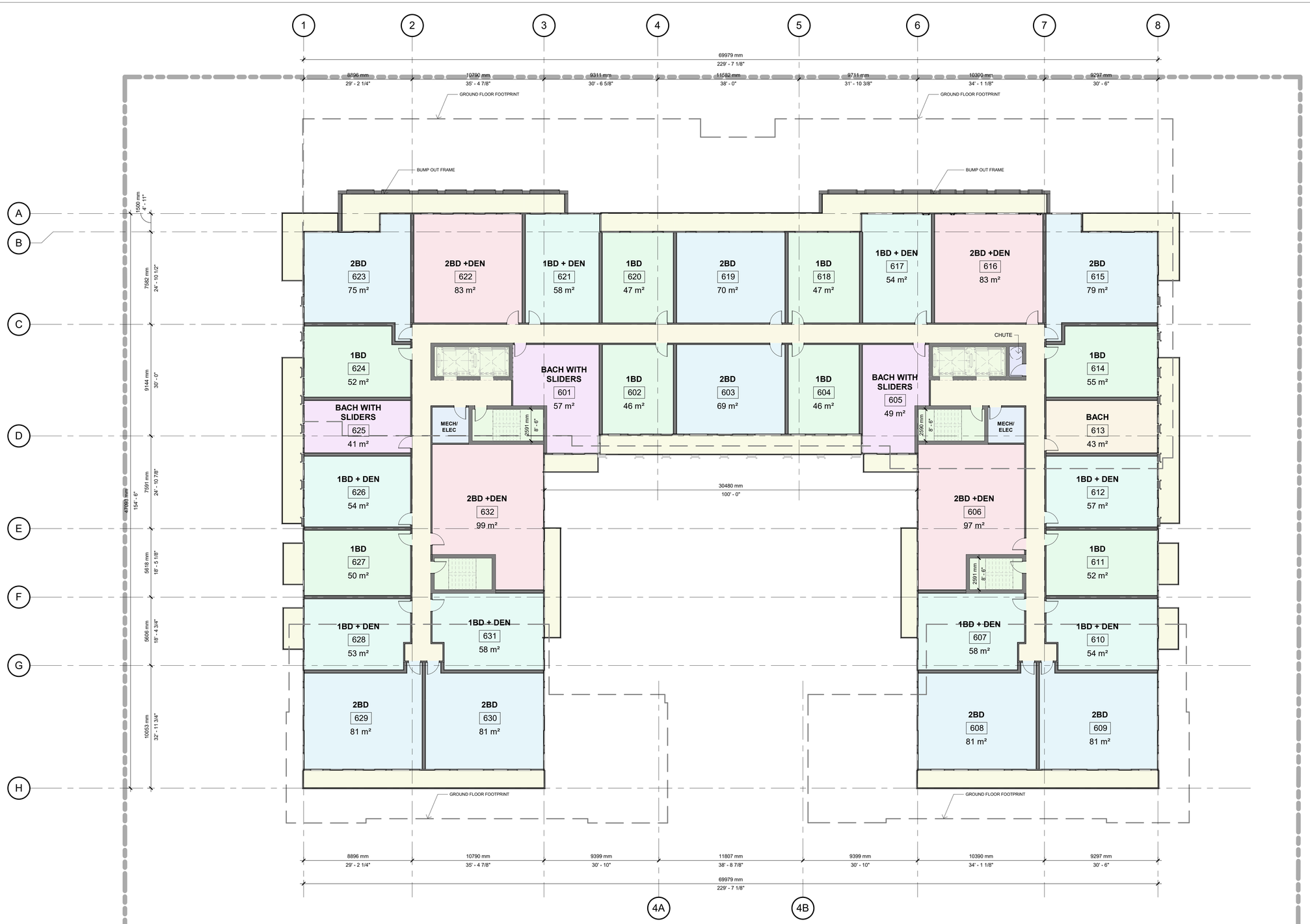
688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

THIRD - FIFTH FLOOR PLAN

START DATE	MARCH 2022
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CHECKED BY	CC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.103

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1 A.104 LEVEL 6
1 : 150

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	SITE PLAN APPROVAL	2023-01-13

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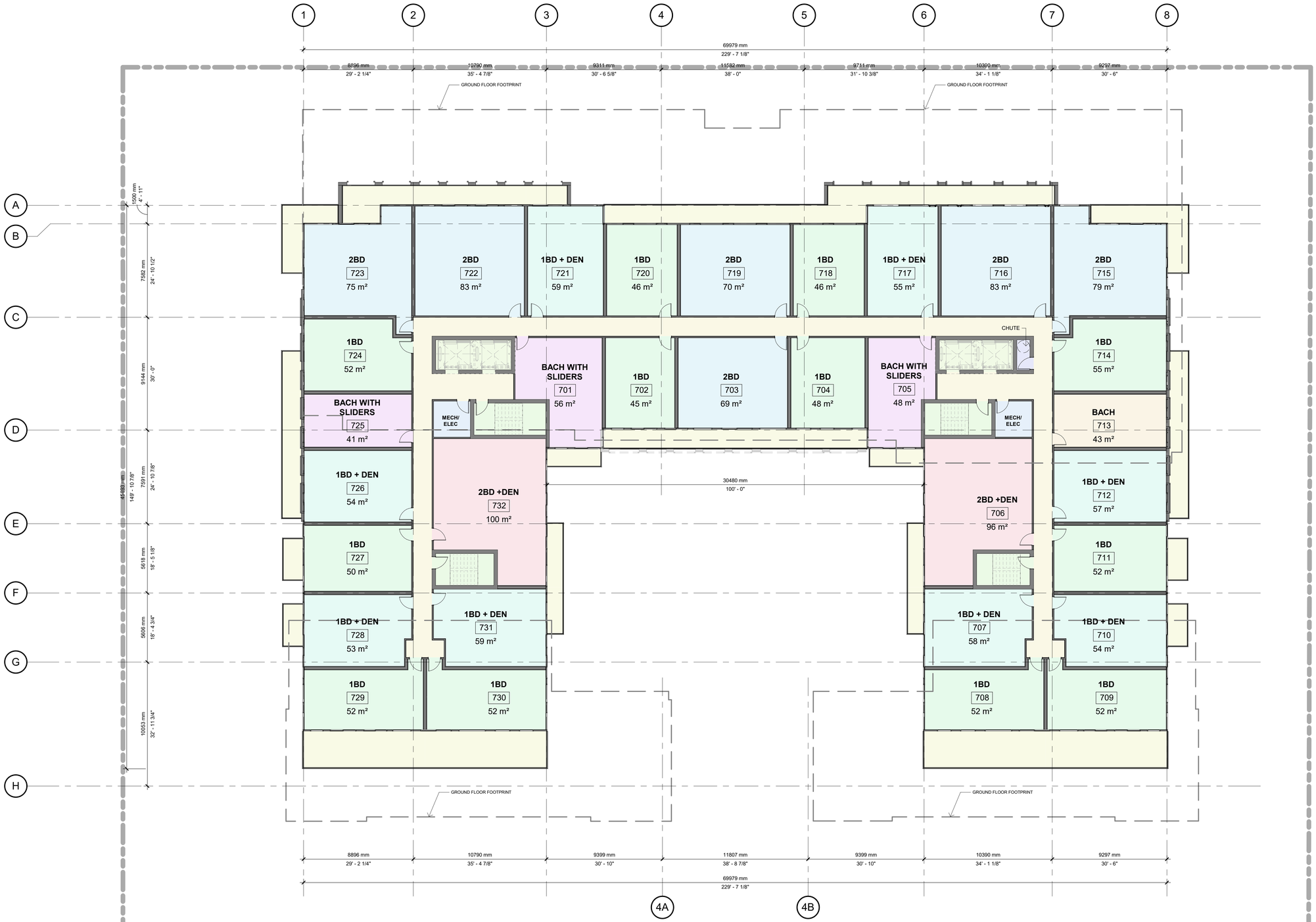
688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

SIXTH FLOOR PLAN

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.104

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1 / A.105 LEVEL 7
1 : 150

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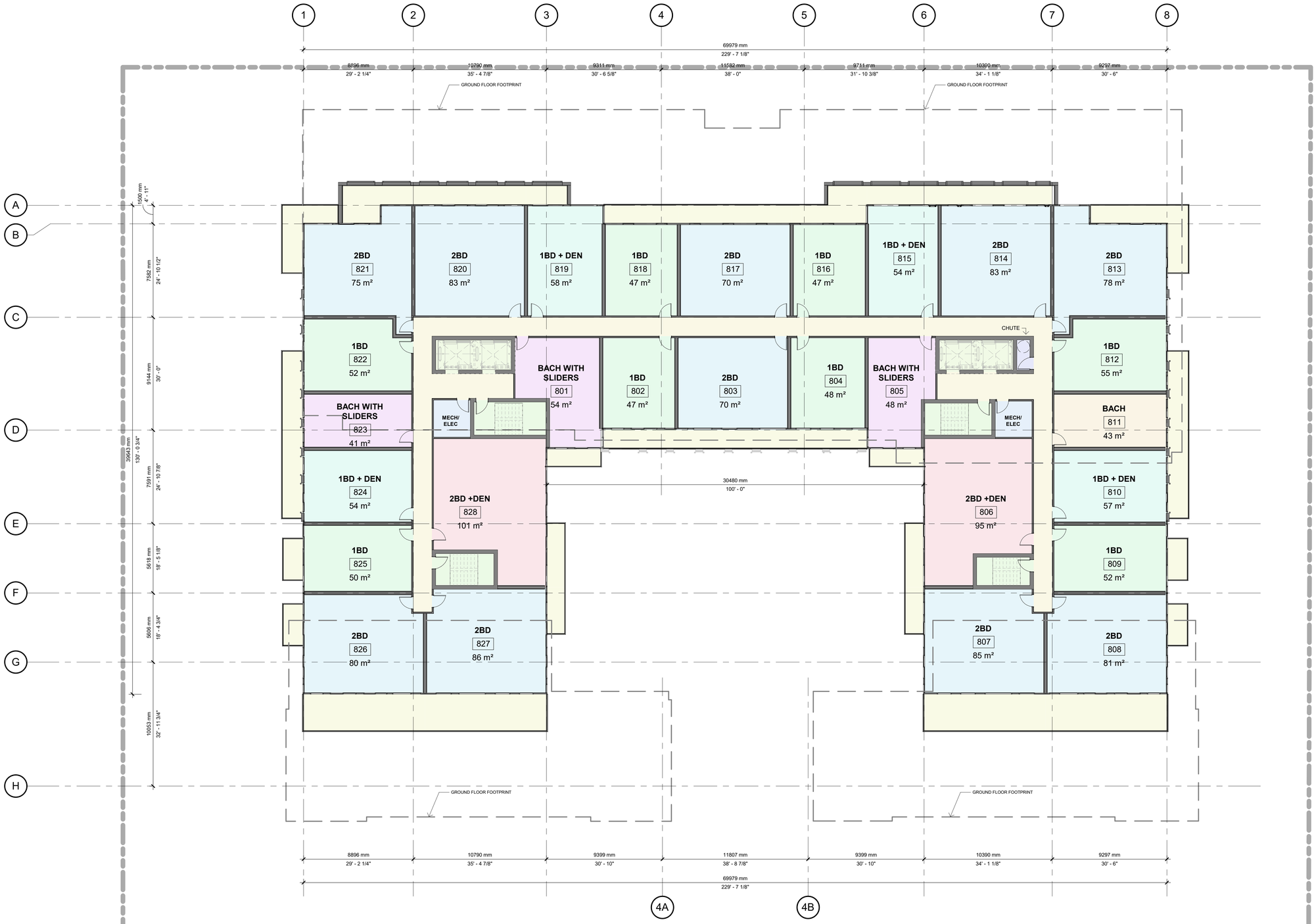
688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

SEVENTH FLOOR PLAN

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.105

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1 / A.106 LEVEL 8
1 : 150

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SHEET NAME

EIGHTH FLOOR PLAN

START DATE	MARCH 2022
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CHECKED BY	CC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.106

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1 A.107 LEVEL 9
1 : 150

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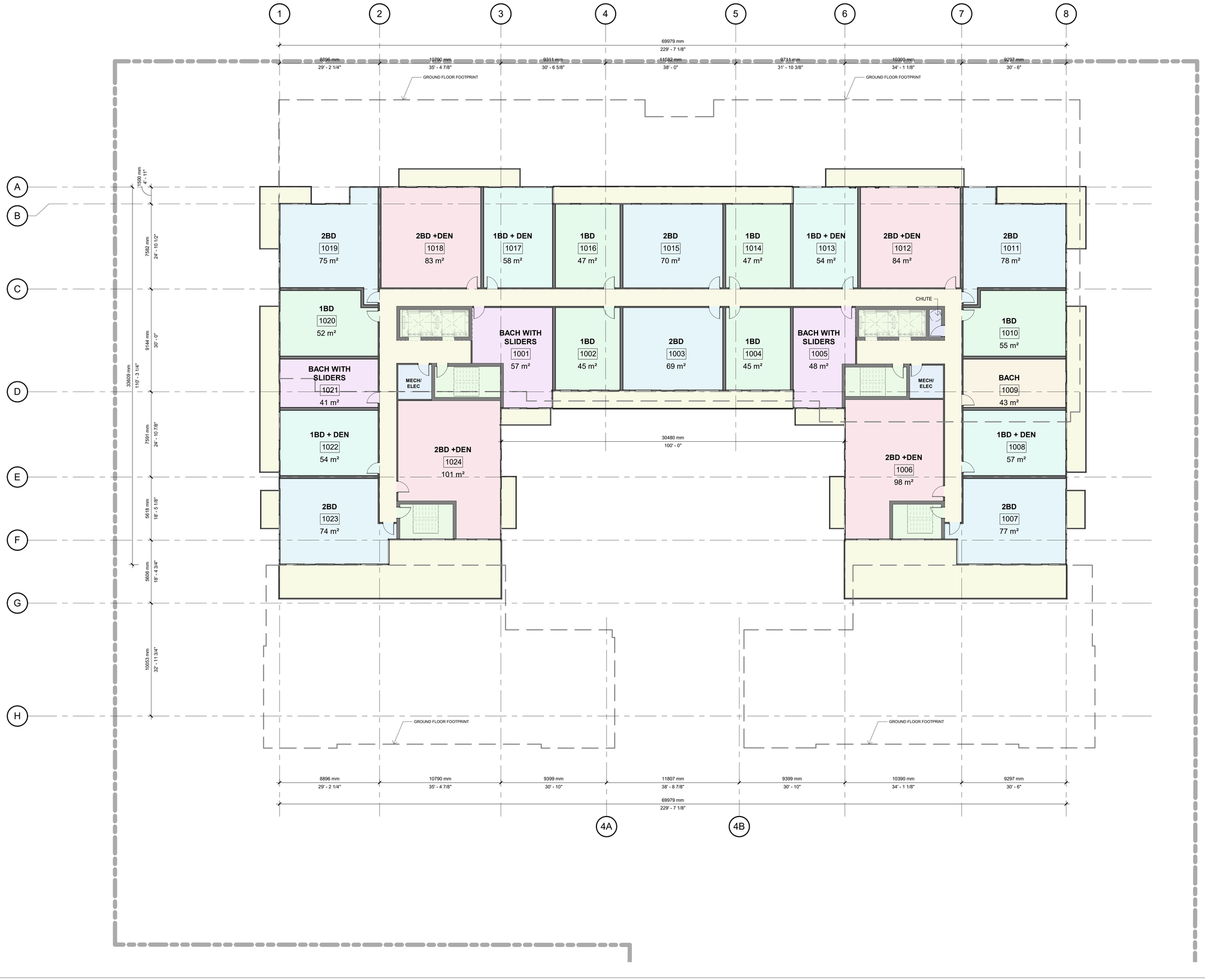
688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

NINTH FLOOR PLAN

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.107

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1 A.108 LEVEL 10
1 : 150

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	SITE PLAN APPROVAL	2023-01-13

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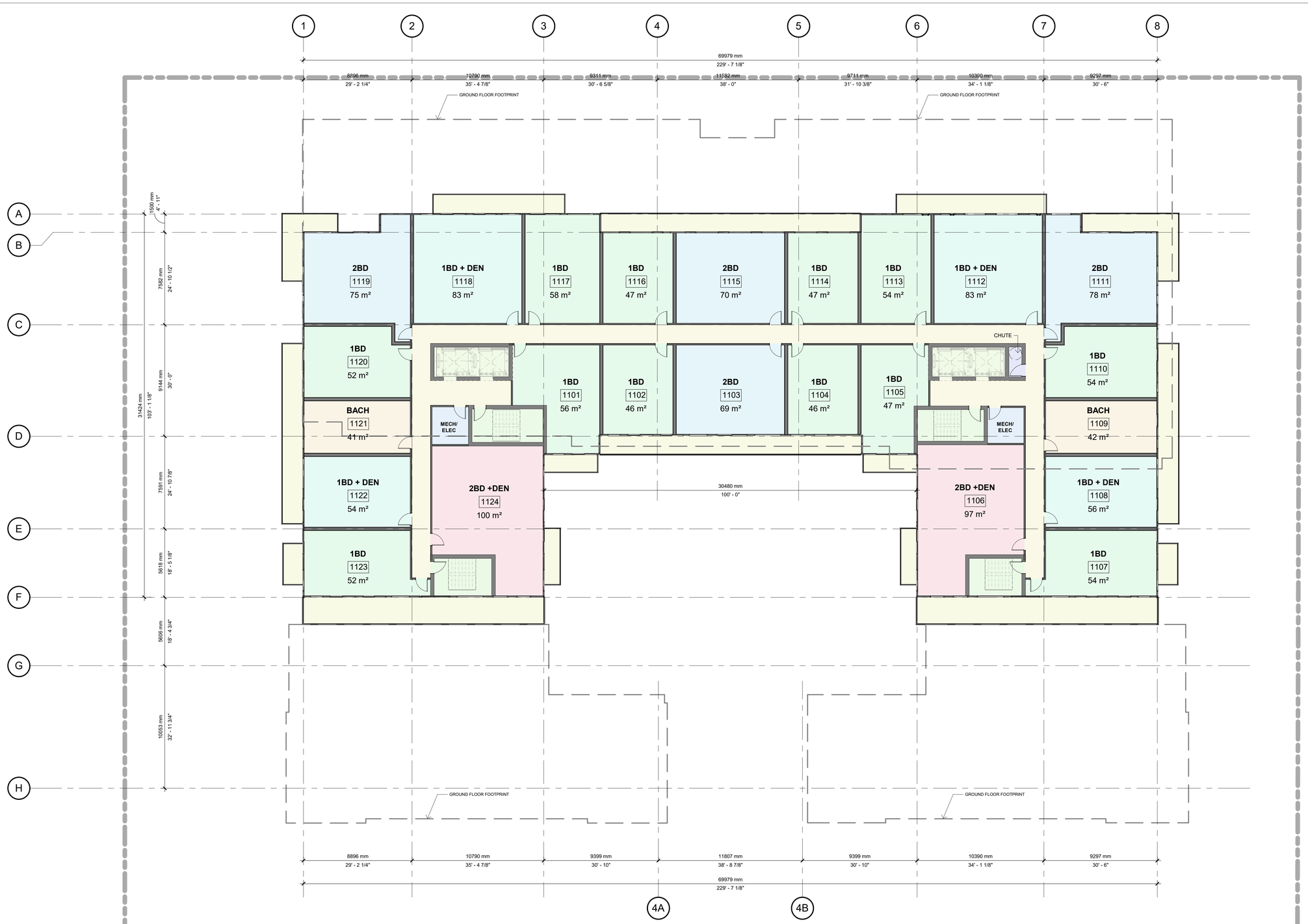
688 Brant Street, Burlington, ON
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SHEET NAME

TENTH FLOOR PLAN

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.108

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1 LEVEL 11
A.109 1 : 150

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	SITE PLAN APPROVAL	2023-01-13

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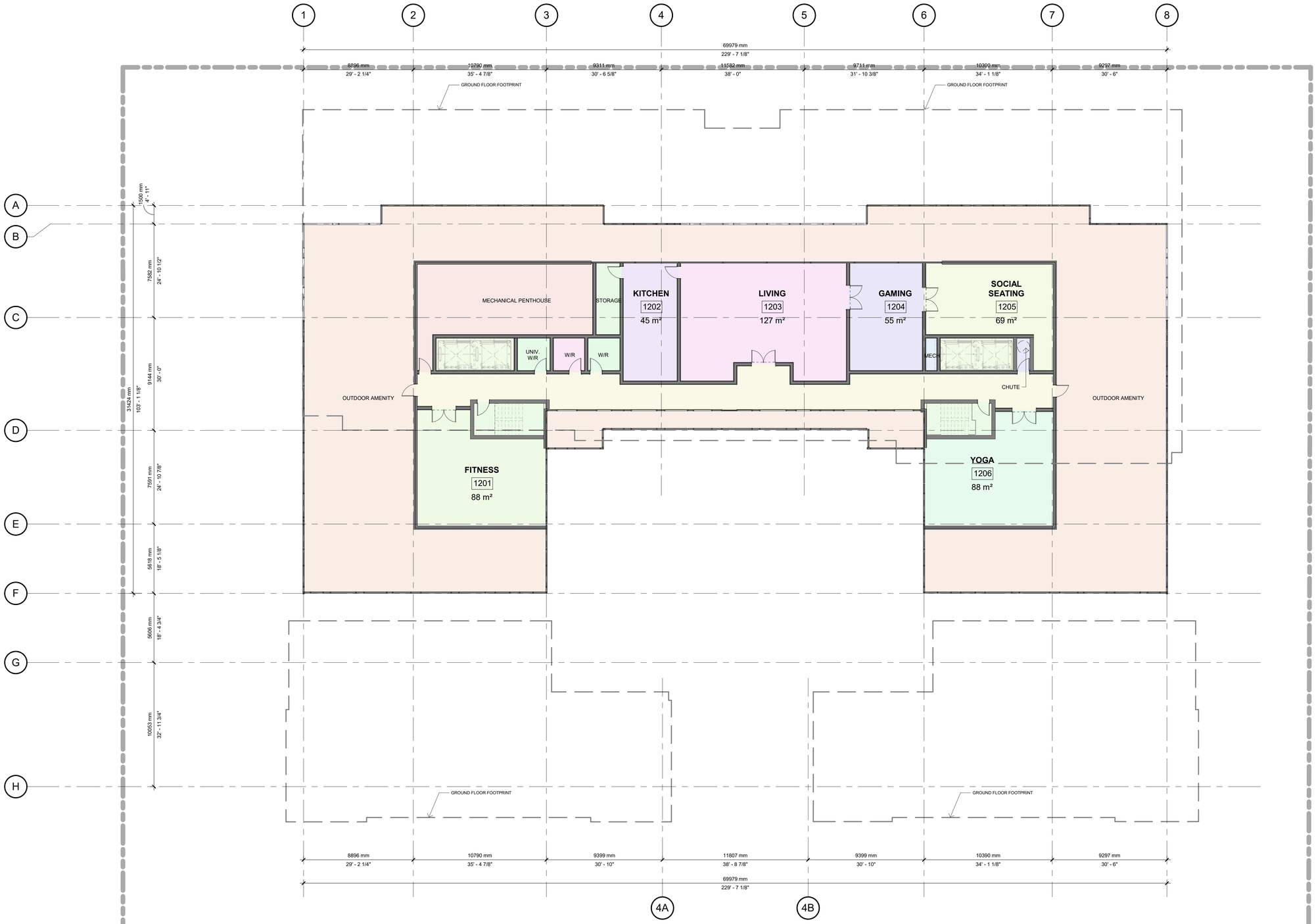
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SHEET NAME

ELEVENTH FLOOR PLAN

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PROJECT NO.	122023
DRAWING	A.109

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1 A.110 T/O ROOF DECK
1 : 150

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	SITE PLAN APPROVAL	2023-01-13

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LICENCE
2208
2023-01-13

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TRUE NORTH

BRANT CONDOS

688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

ROOF PLAN

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.110

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2023-01-13 8:40:33 AM

MATERIAL FINISH LEGEND

1. GLASS
2. SPANDREL
3. EIFS Prefabricated Panels (Charcoal Black)
4. EIFS Prefabricated Panels (Block Finish)
5. EIFS Prefabricated Panels (Brick Finish)
6. EIFS Prefabricated Panels (Brick Soilder Course)
7. EIFS Prefabricated Panels (Color 1)



1 / A.111 NORTH ELEVATION
1 : 150

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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	SITE PLAN APPROVAL	2023-01-13

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688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

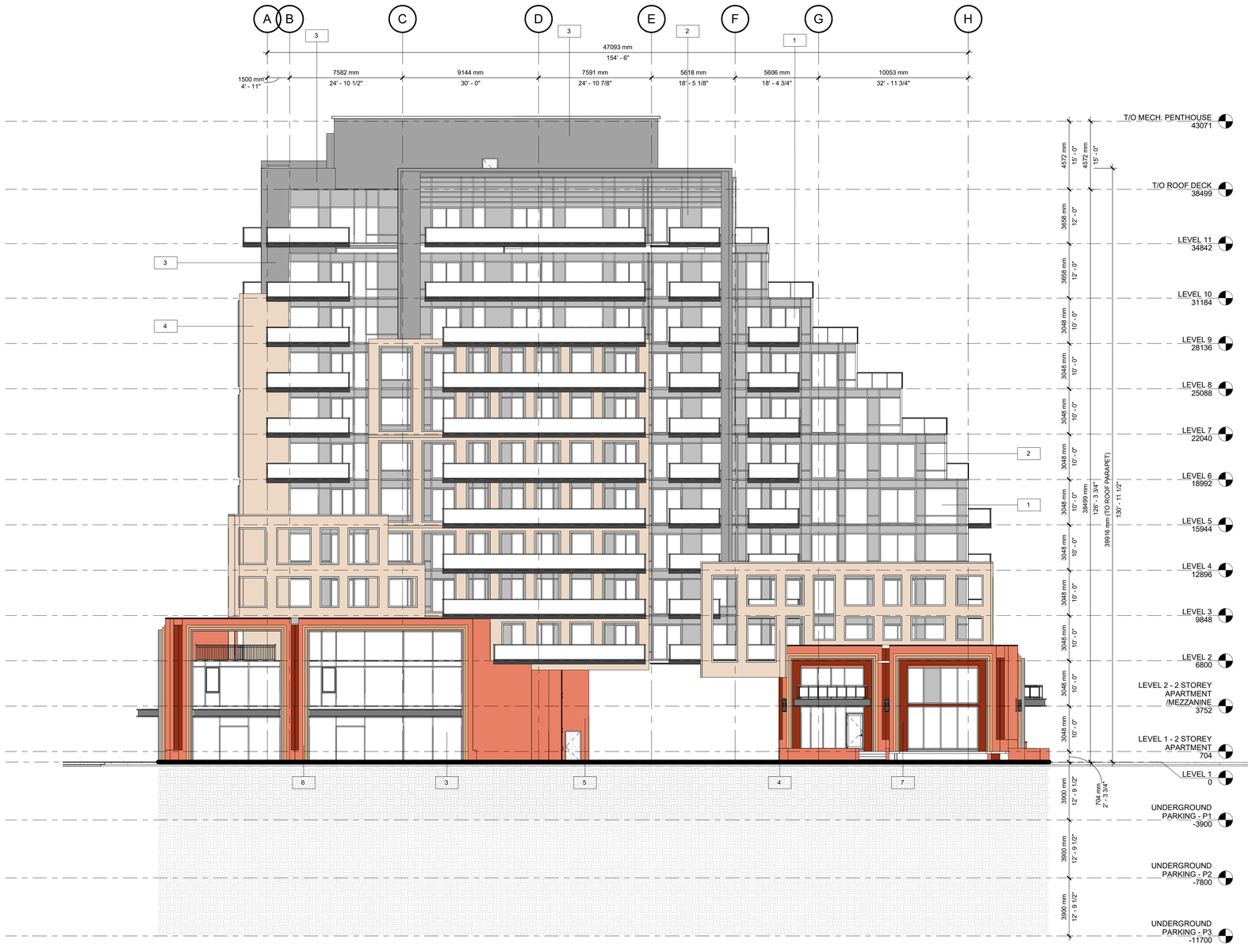
NORTH ELEVATION

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	As indicated
PROJECT NO.	122023
DRAWING	A.111

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2023-02-03 9:24:36 AM

MATERIAL FINISH LEGEND

1. GLASS
2. SPANDREL
3. EIFS Prefabricated Panels (Charcoal Black)
4. EIFS Prefabricated Panels (Block Finish)
5. EIFS Prefabricated Panels (Brick Finish)
6. EIFS Prefabricated Panels (Brick Soilder Course)
7. EIFS Prefabricated Panels (Color 1)



1 A.112 WEST ELEVATION
1 : 150

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	SITE PLAN APPROVAL	2023-01-13

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688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

WEST ELEVATION

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	As indicated
PROJECT NO.	122023
DRAWING	A.112

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MATERIAL FINISH LEGEND

1. GLASS
2. SPANDREL
3. EIFS Prefabricated Panels (Charcoal Black)
4. EIFS Prefabricated Panels (Block Finish)
5. EIFS Prefabricated Panels (Brick Finish)
6. EIFS Prefabricated Panels (Brick Soilder Course)
7. EIFS Prefabricated Panels (Color 1)



1 / A.113 SOUTH ELEVATION
1 : 150

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	SITE PLAN APPROVAL	2023-01-13

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688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

SOUTH ELEVATION

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	As indicated
PROJECT NO.	122023
DRAWING	A.113

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1 A.114 EAST ELEVATION
1 : 150

MATERIAL FINISH LEGEND

1. GLASS
2. SPANDREL
3. EIFS Prefabricated Panels (Charcoal Black)
4. EIFS Prefabricated Panels (Block Finish)
5. EIFS Prefabricated Panels (Brick Finish)
6. EIFS Prefabricated Panels (Brick Soilder Course)
7. EIFS Prefabricated Panels (Color 1)

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Phone: 905.631.7777

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	SITE PLAN APPROVAL	2023-01-13

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688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

EAST ELEVATION

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	As indicated
PROJECT NO.	122023
DRAWING	A.114

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2 A.115 WEST EXTERIOR ELEVATION
1 : 150



1 A.115 EAST EXTERIOR ELEVATION
1 : 150

MATERIAL FINISH LEGEND

1. GLASS
2. SPANDREL
3. EIFS Prefabricated Panels (Charcoal Black)
4. EIFS Prefabricated Panels (Block Finish)
5. EIFS Prefabricated Panels (Brick Finish)
6. EIFS Prefabricated Panels (Brick Soilder Course)
7. EIFS Prefabricated Panels (Color 1)

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NO.	ISSUED	DATE
	SITE PLAN APPROVAL	2023-01-13

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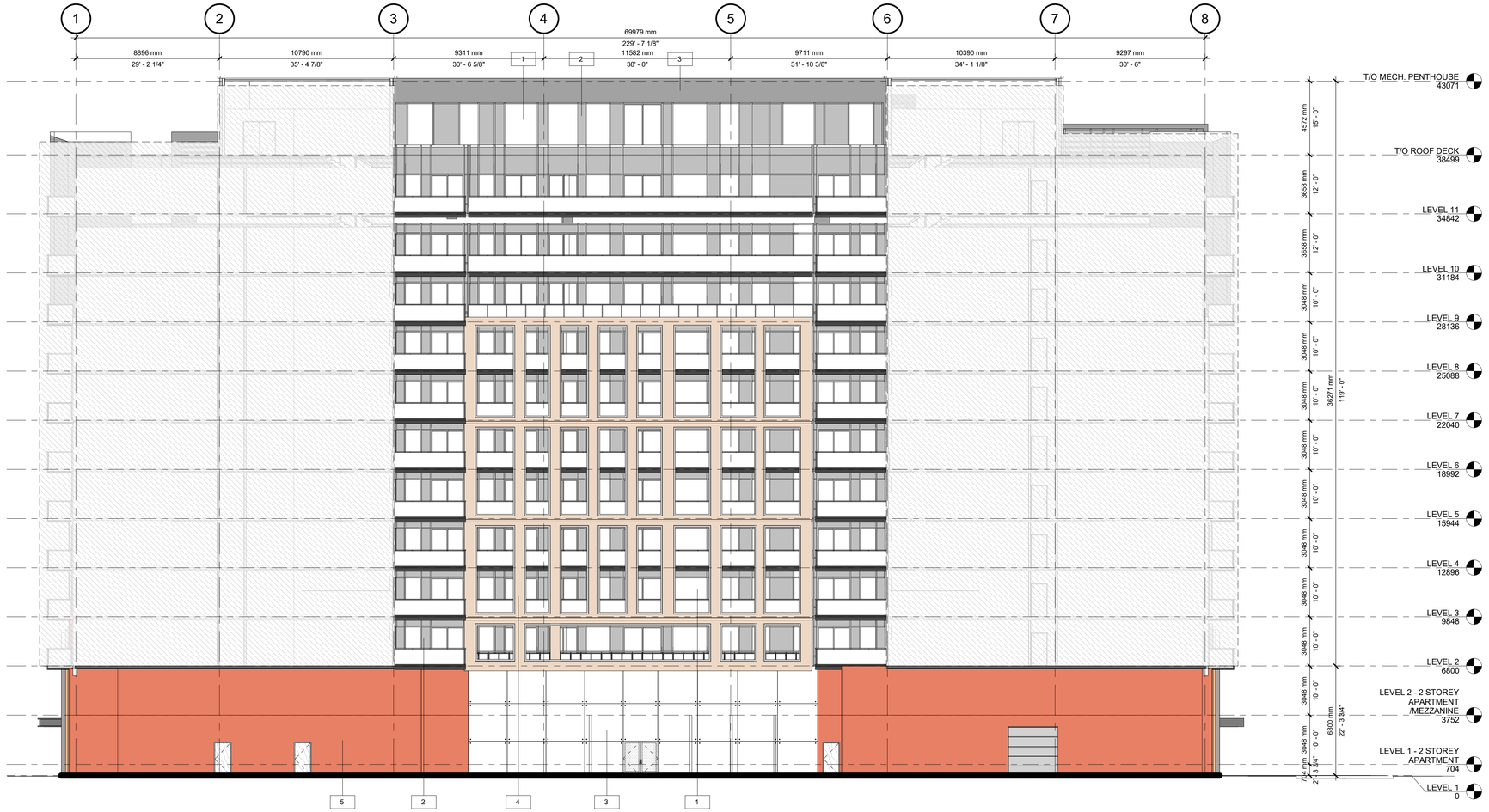
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L7R 2H5

SHEET NAME

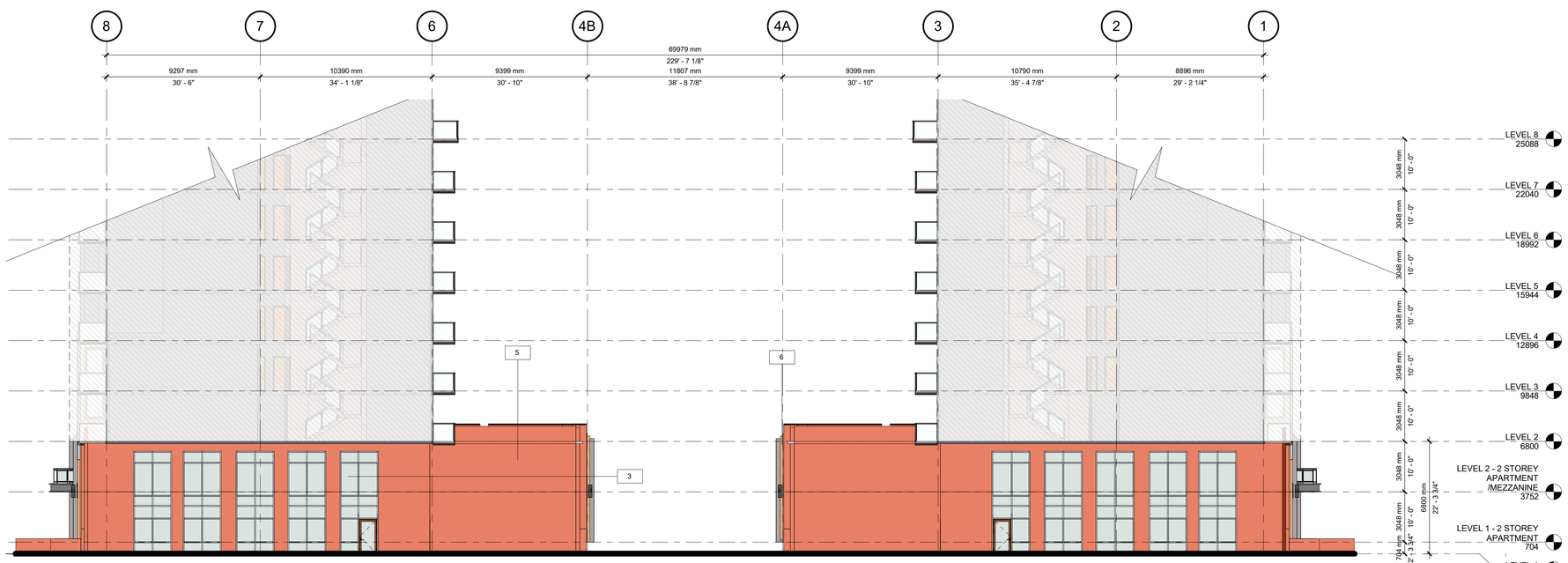
EXTERIOR ELEVATIONS II

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	As indicated
PROJECT NO.	122023
DRAWING	A.115

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2023-02-03 9:24:42 AM



2 A.116 SOUTH EXTERIOR ELEVATION
1 : 150



1 A.116 NORTH EXTERIOR ELEVATION
1 : 150

MATERIAL FINISH LEGEND

1. GLASS
2. SPANDREL
3. EIFS Prefabricated Panels (Charcoal Black)
4. EIFS Prefabricated Panels (Block Finish)
5. EIFS Prefabricated Panels (Brick Finish)
6. EIFS Prefabricated Panels (Brick Soilder Course)
7. EIFS Prefabricated Panels (Color 1)

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Burlington, Ontario. L7M 0W9
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	SITE PLAN APPROVAL	2023-01-13

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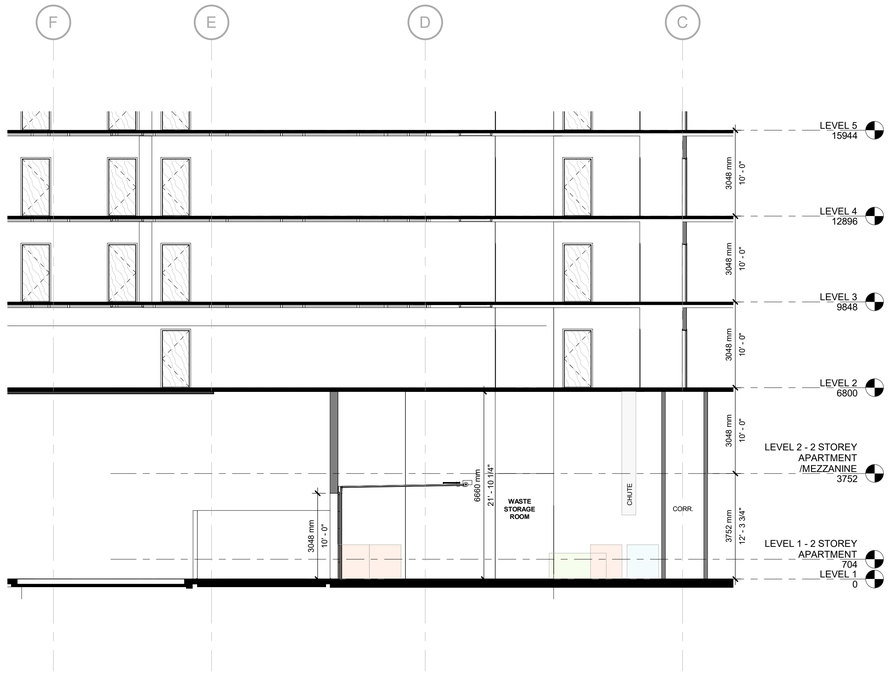
688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

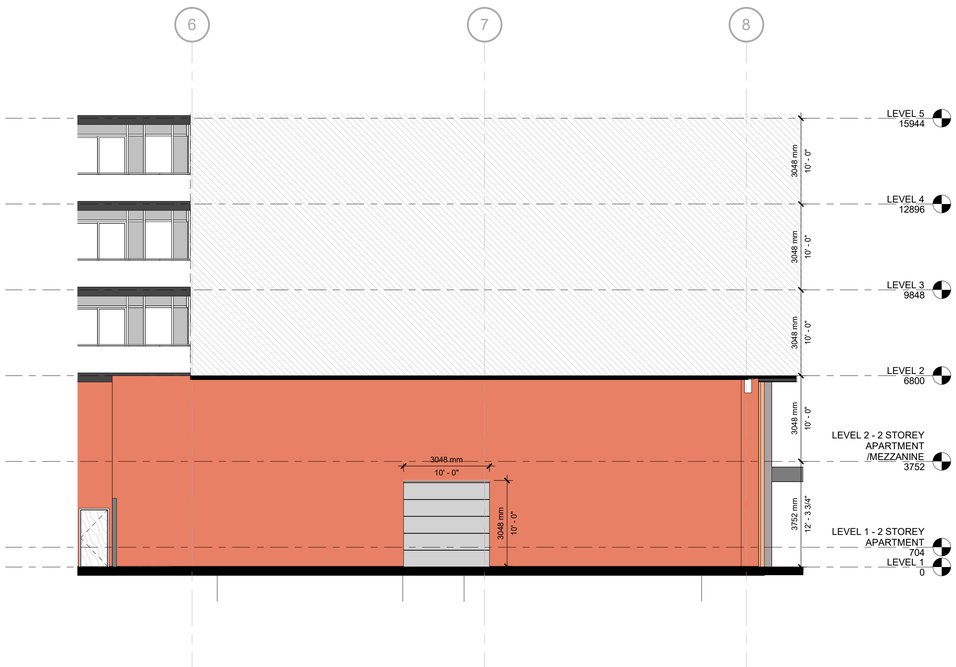
EXTERIOR ELEVATIONS I

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	As indicated
PROJECT NO.	122023
DRAWING	A.116

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2023-02-03 9:24:44 AM



3 A.300 Section 2
1 : 100



2 A.300 Section 3
1 : 100



1 A.300 GROUND FLOOR PLAN - GARBAGE ROOM
1 : 100

3 GARBAGE BINS - G
2.03M (W) X 1.22M (H) X 1.12M (D)
(3 CUBIC YARD/BIN)

5 RECYCLING BINS - R
2.03M (W) X 1.22M (H) X 1.12M (D)
(3 CUBIC YARD/BIN)

2 ORGANIC WASTE CARTS - O
2.03M (W) X 0.92M (H) X 1.02M (D)
(2 CUBIC YARD/BIN)

Chamberlain Architects Constructors Managers

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4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
	SITE PLAN APPROVAL	2023-01-13

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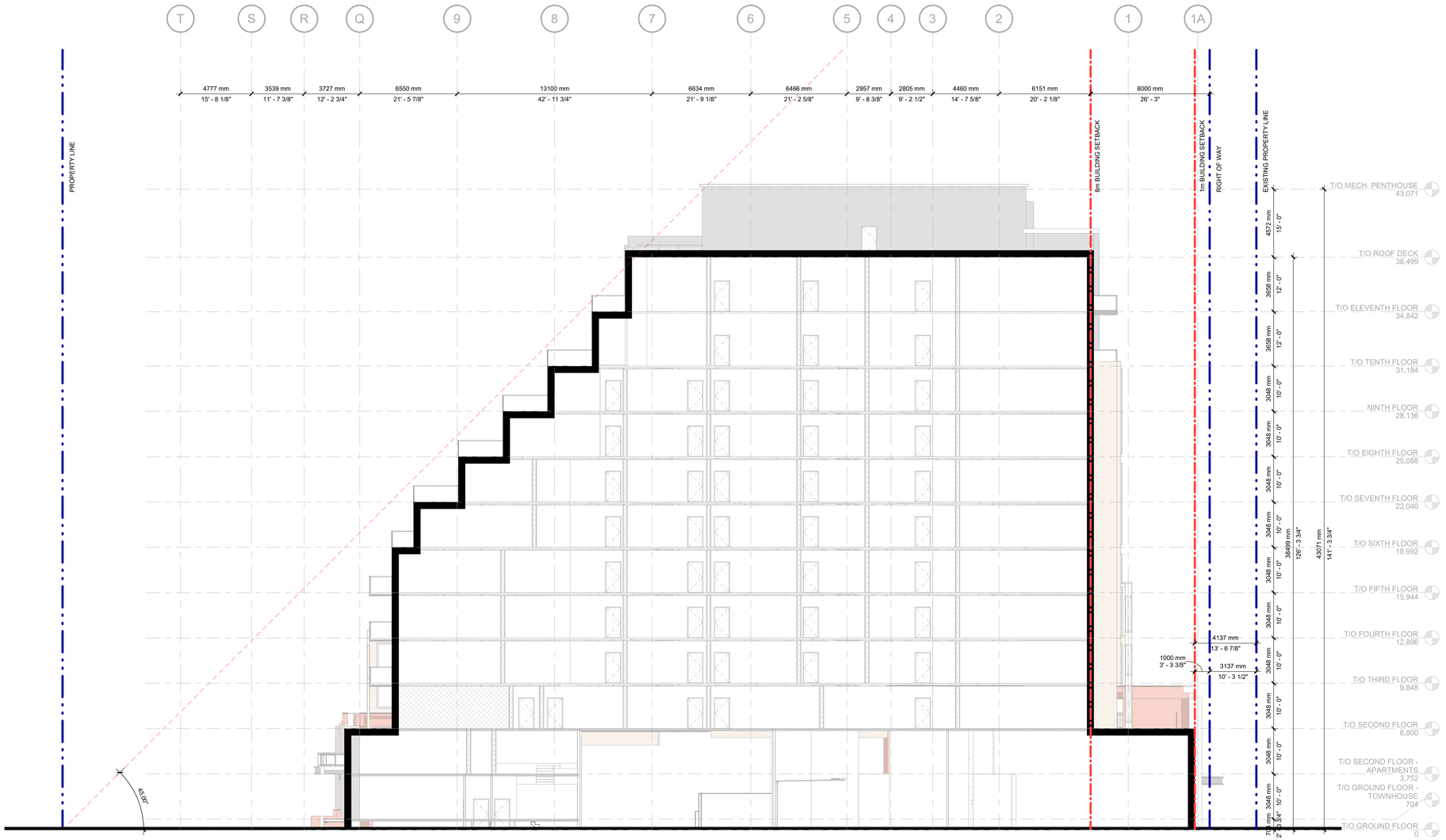
688 Brant Street, Burlington, ON
L7R 2H5

SHEET NAME

WASTE MANAGEMENT PLAN

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CC/JM
SCALE	1 : 100
PROJECT NO.	122023
DRAWING	A.300

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1 A.117 ANGULAR PLANE
1 : 150

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CANADA

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2022-06-30
2	CLIENT REVIEW	2022-07-11
3	CLIENT REVIEW	2022-10-14
4	CLIENT REVIEW	2022-11-11
5	SITE PLAN APPLICATION	2023-01-13

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BRANT CONDOS

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Burlington, ON
L7R 2H5

SHEET NAME

ANGULAR PLANE

START DATE	MARCH 2022
DRAWN BY	HK/MMW
CHECKED BY	CMC/JM
SCALE	1 : 150
PROJECT NO.	122023
DRAWING	A.117

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SHADOW STUDY - MARCH 21 - 0900 HRS.
1 : 1250



SHADOW STUDY - MARCH 21 - 1000 HRS.
1 : 1250



SHADOW STUDY - MARCH 21 - 1100 HRS.
1 : 1250



SHADOW STUDY - MARCH 21 - 1200 HRS.
1 : 1250

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NO.	ISSUED	DATE
1	CITY SUBMISSION	2022-08-18
2	SITE PLAN APPLICATION	2023-01-13

EXISTING SHADOWS
NEW SHADOWS ON ROOF
NEW SHADOWS ON GROUND

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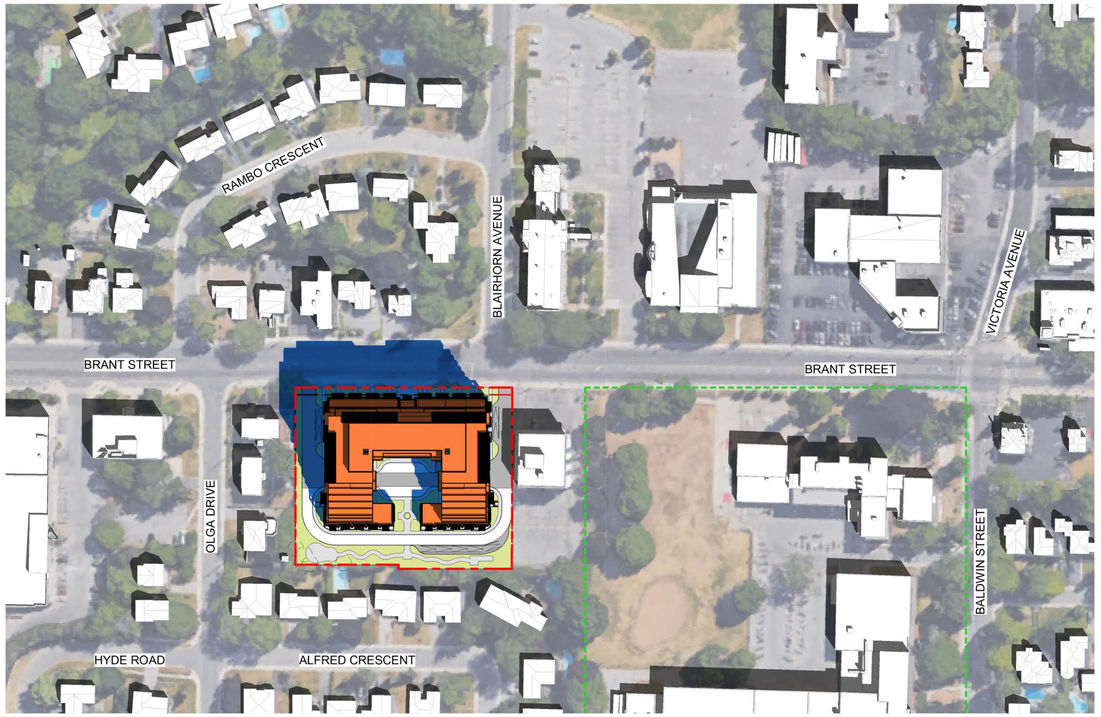
688 BRANT STREET,
BURLINGTON, ON

SHEET NAME

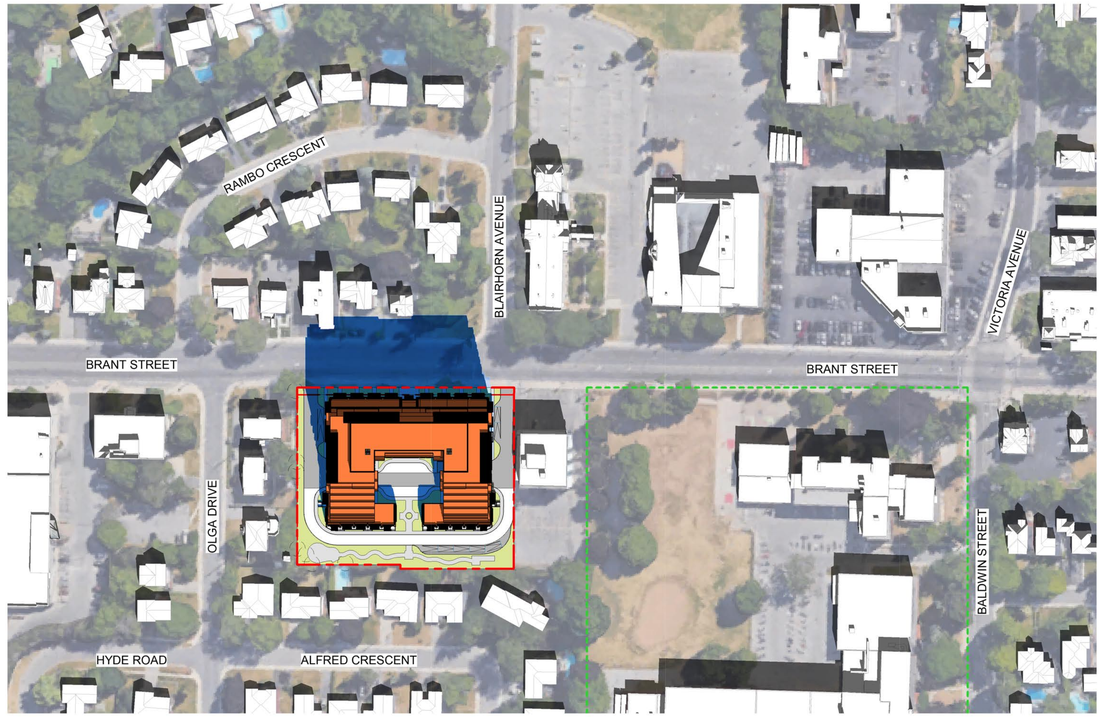
SHADOW STUDY MARCH 21

START DATE	MARCH 2022
DRAWN BY	MMW
CHECKED BY	CC
SCALE	1 : 1250
PROJECT NO.	122023
DRAWING	A.200

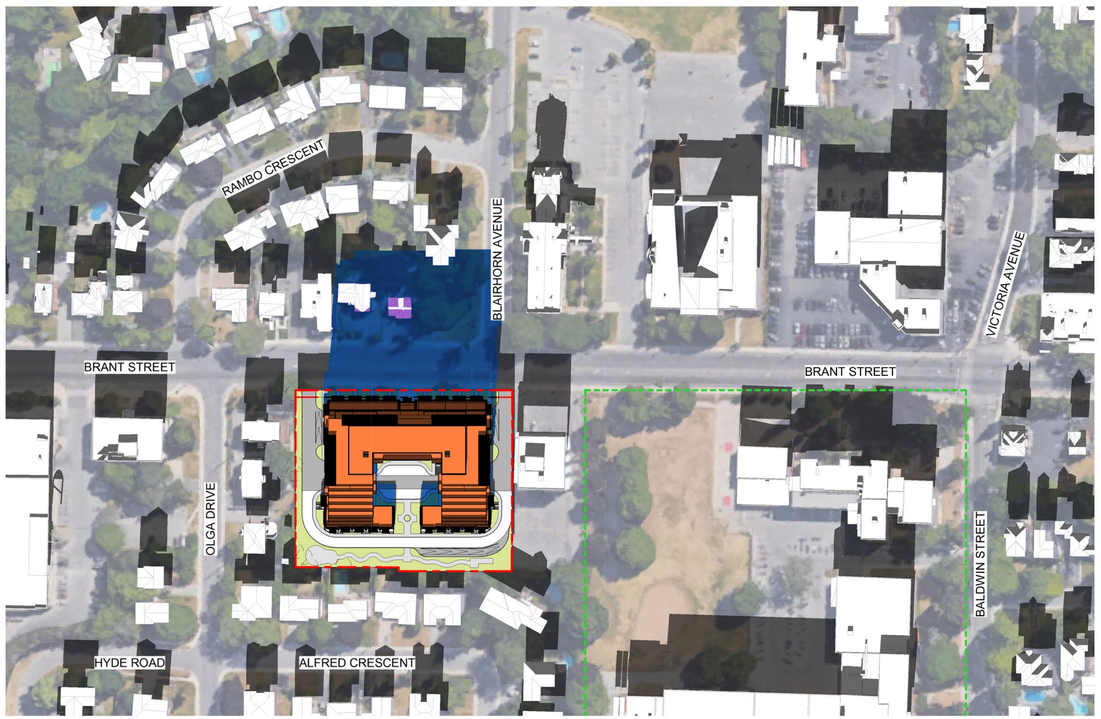
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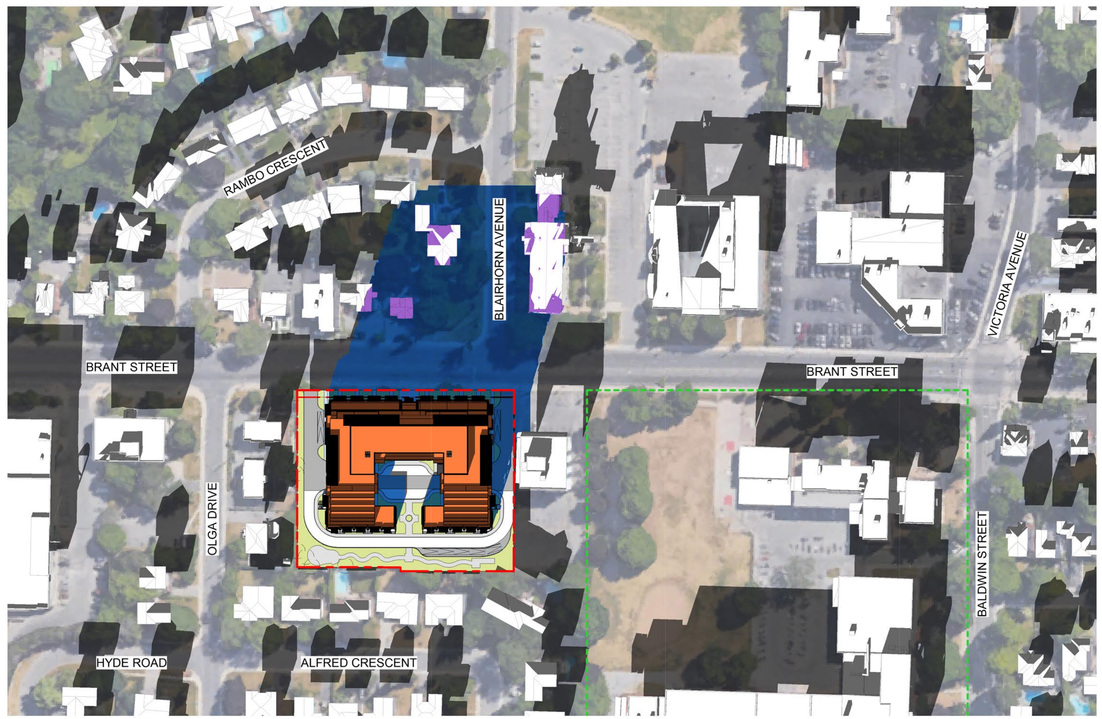
SHADOW STUDY - MARCH 21 - 1300 HRS.
1 : 1250



SHADOW STUDY - MARCH 21 - 1400 HRS.
1 : 1250



SHADOW STUDY - MARCH 21 - 1500 HRS.
1 : 1250



SHADOW STUDY - MARCH 21 - 1600 HRS.
1 : 1250

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NO.	ISSUED	DATE
1	CITY SUBMISSION	2022-08-18
2	SITE PLAN APPLICATION	2023-01-13

EXISTING SHADOWS
NEW SHADOWS ON ROOF
NEW SHADOWS ON GROUND

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BURLINGTON, ON

SHEET NAME

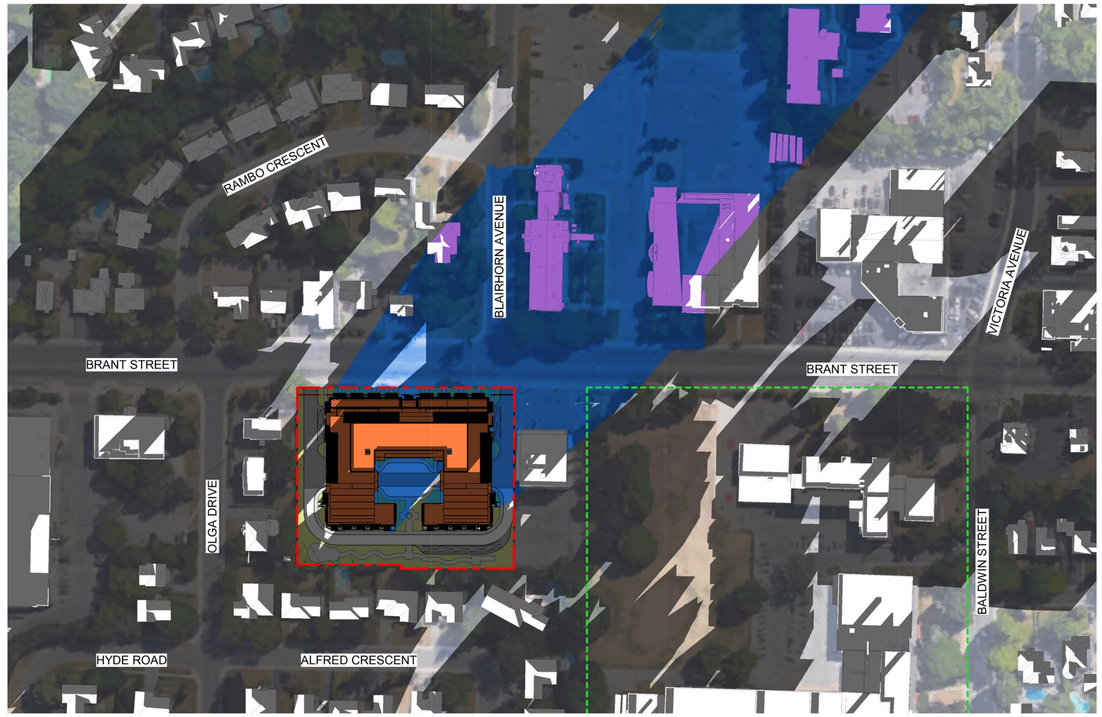
SHADOW STUDY MARCH 21

START DATE	MARCH 2022
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1250
PROJECT NO.	122023
DRAWING	A.201

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SHADOW STUDY - MARCH 21 - 1700 HRS.
1 : 1250



SHADOW STUDY - MARCH 21 - 1800 HRS.
1 : 1250



SHADOW STUDY - JUNE 21 - 0800 HRS.
1 : 1250



SHADOW STUDY - JUNE 21 - 0900 HRS.
1 : 1250

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CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
1	CITY SUBMISSION	2022-08-18
2	SITE PLAN APPLICATION	2023-01-13

EXISTING SHADOWS
NEW SHADOWS ON ROOF
NEW SHADOWS ON GROUND

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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JONATHAN MCGINN
LICENCE
2808
122023 2023/01/13

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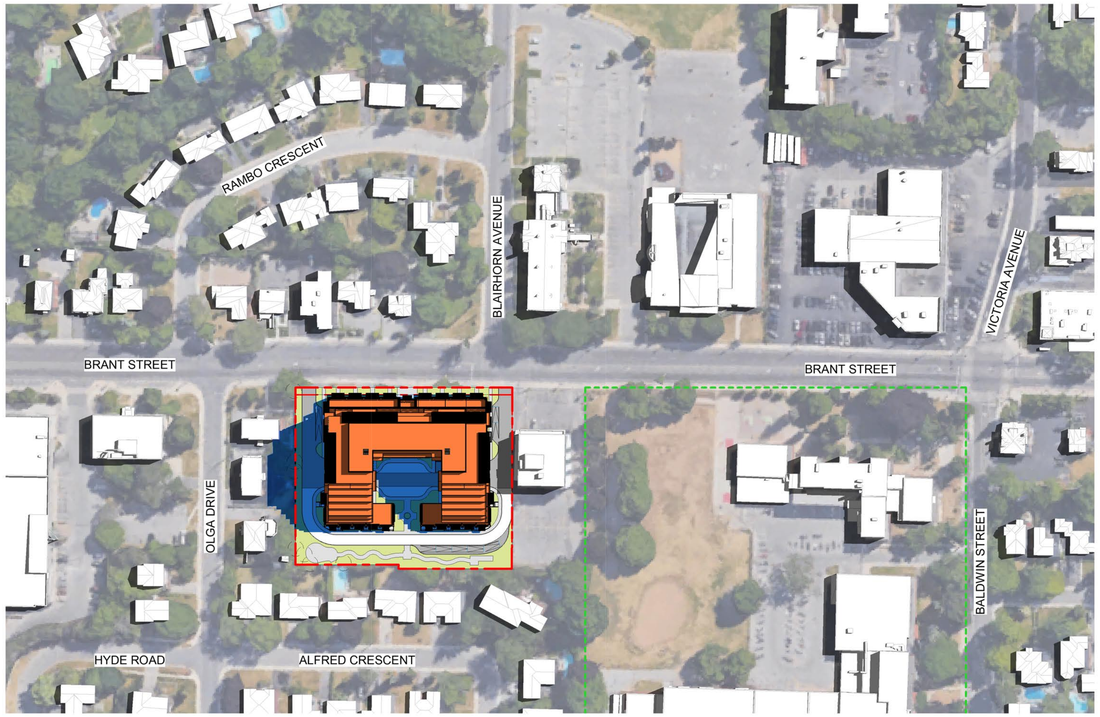
688 BRANT STREET,
BURLINGTON, ON

SHEET NAME

SHADOW STUDY MARCH 21 & JUNE 21

START DATE	MARCH 2022
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1250
PROJECT NO.	122023
DRAWING	A.202

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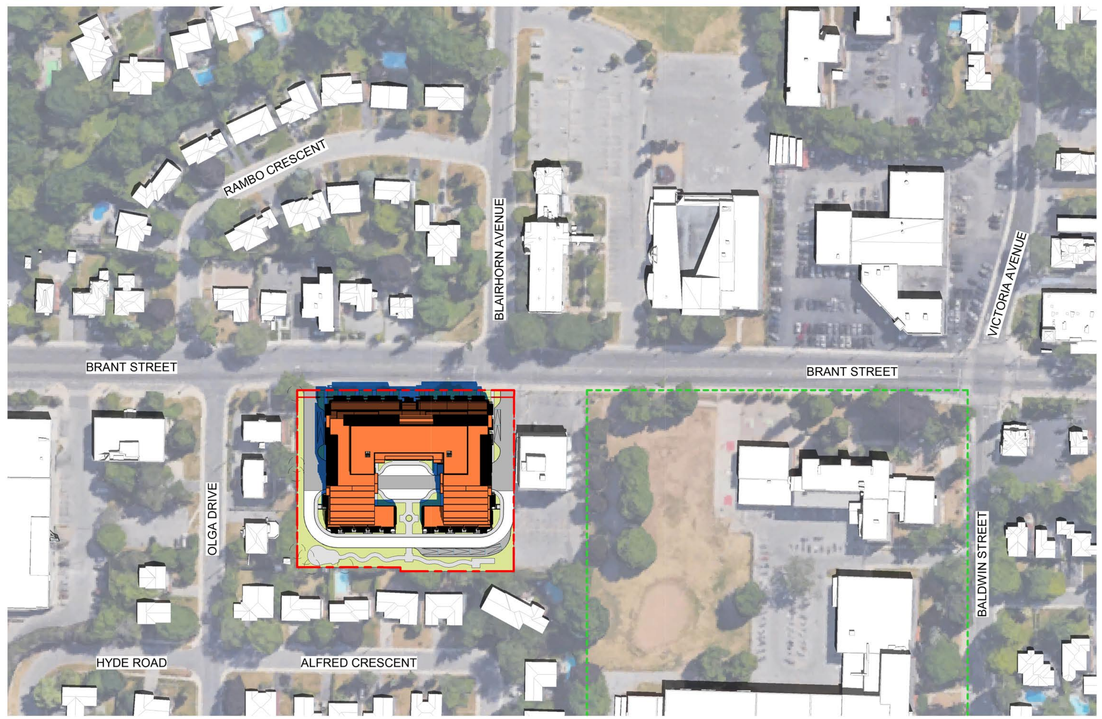
SHADOW STUDY - JUNE 21 - 1000 HRS.
1 : 1250



SHADOW STUDY - JUNE 21 - 1100 HRS.
1 : 1250



SHADOW STUDY - JUNE 21 - 1200 HRS.
1 : 1250



SHADOW STUDY - JUNE 21 - 1300 HRS.
1 : 1250

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NO.	ISSUED	DATE
1	CITY SUBMISSION	2022-08-18
2	SITE PLAN APPLICATION	2023-01-13

EXISTING SHADOWS
NEW SHADOWS ON ROOF
NEW SHADOWS ON GROUND

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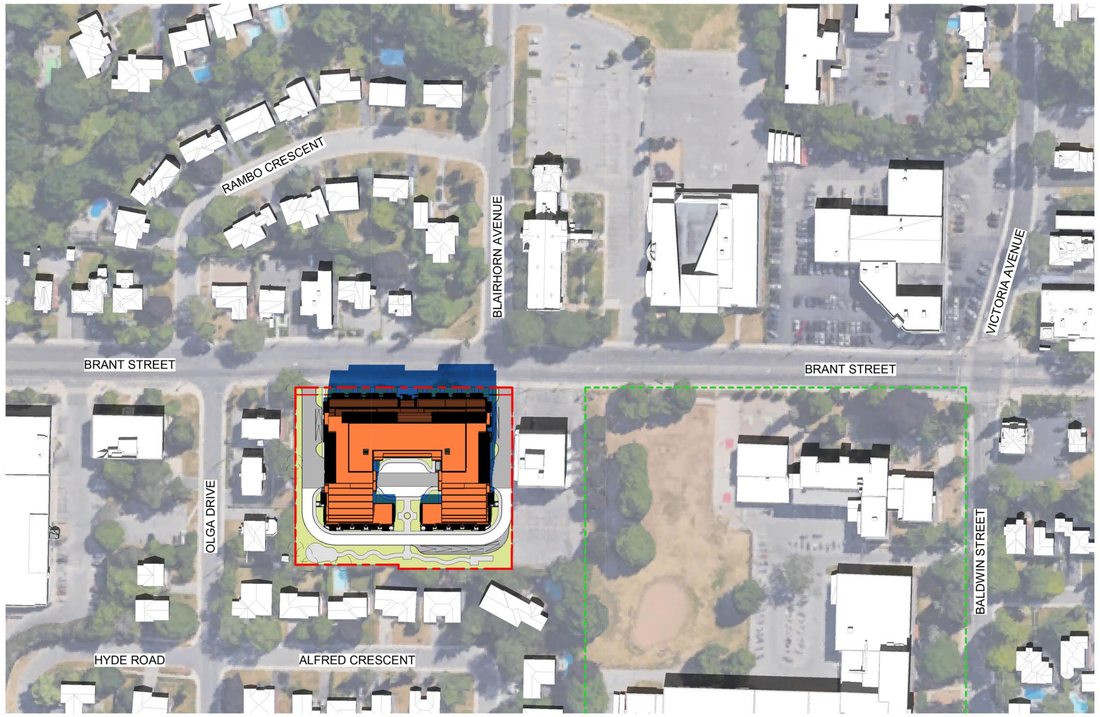
688 BRANT STREET,
BURLINGTON, ON

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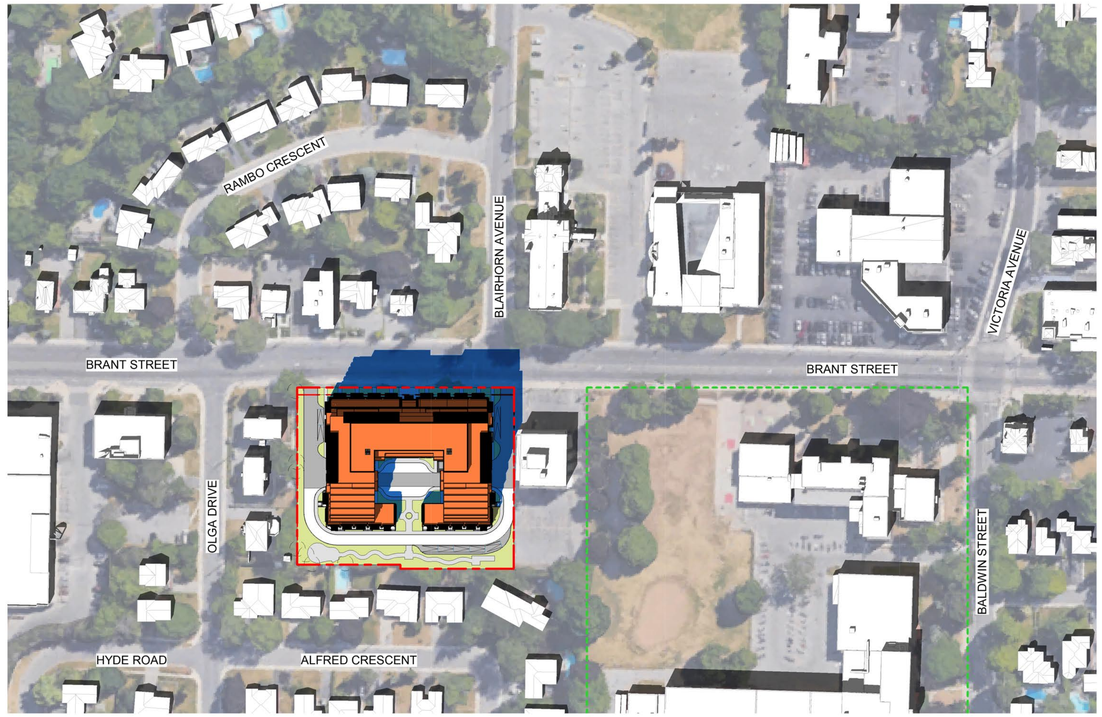
SHADOW STUDY JUNE 21

START DATE	MARCH 2022
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1250
PROJECT NO.	122023
DRAWING	A.203

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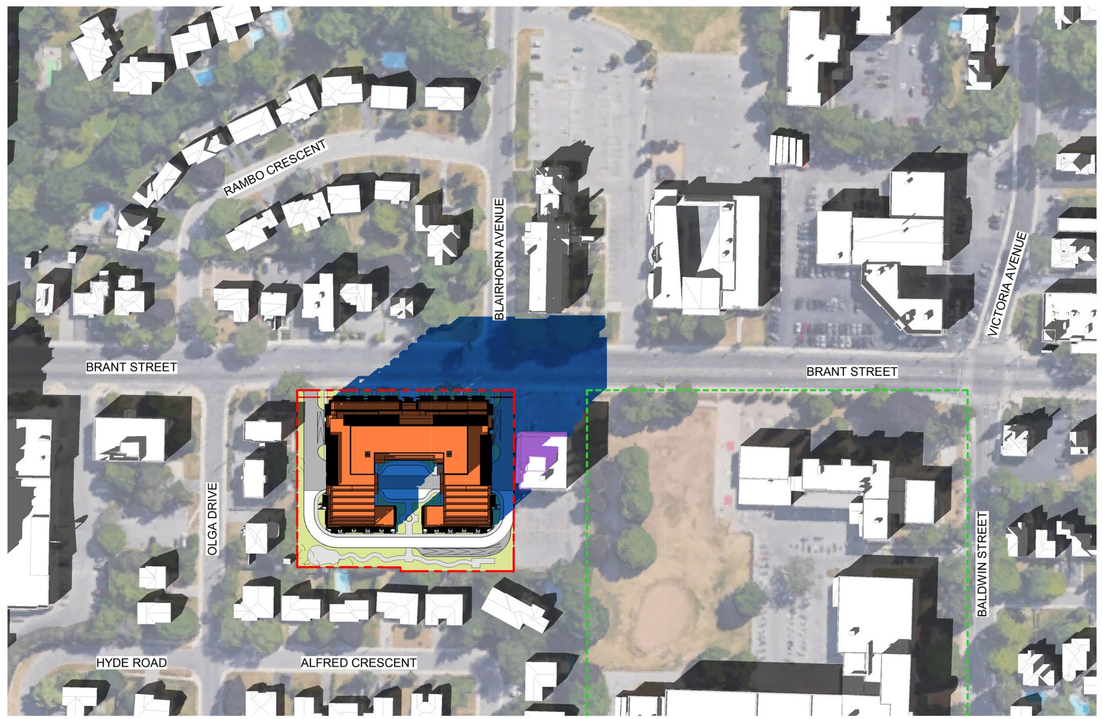
SHADOW STUDY - JUNE 21 - 1400 HRS.
1 : 1250



SHADOW STUDY - JUNE 21 - 1500 HRS.
1 : 1250



SHADOW STUDY - JUNE 21 - 1600 HRS.
1 : 1250



SHADOW STUDY - JUNE 21 - 1700 HRS.
1 : 1250

EXISTING SHADOWS
NEW SHADOWS ON ROOF
NEW SHADOWS ON GROUND

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SHEET NAME

SHADOW STUDY JUNE 21

START DATE	MARCH 2022
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1250
PROJECT NO.	122023
DRAWING	A.204

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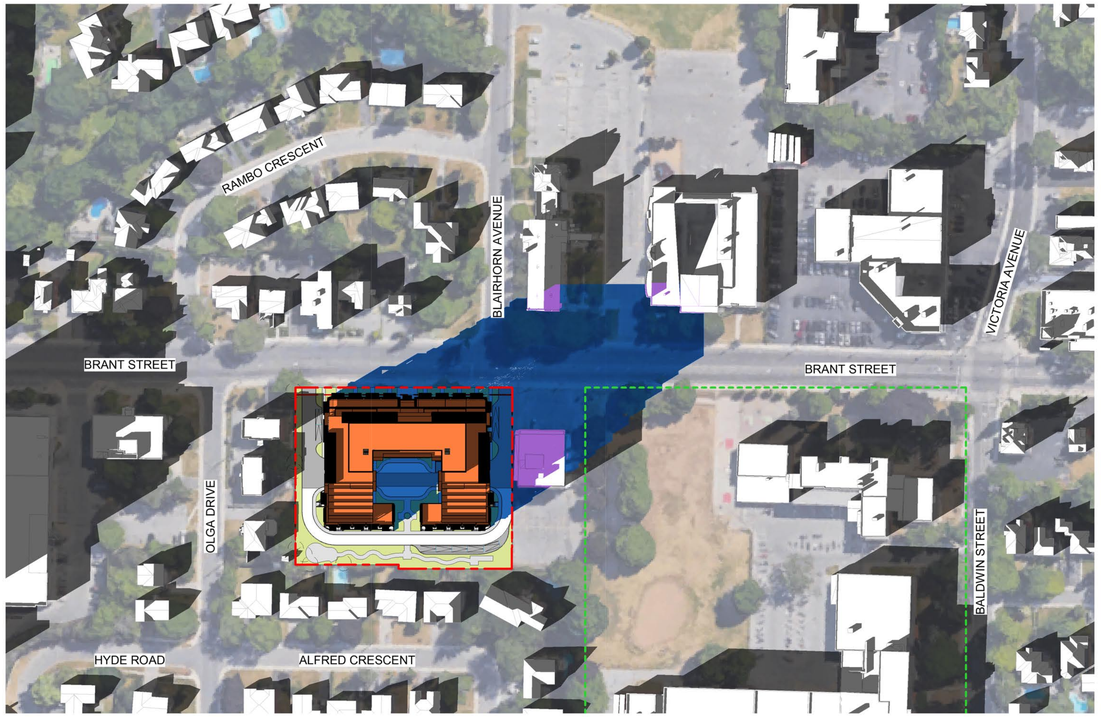
4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

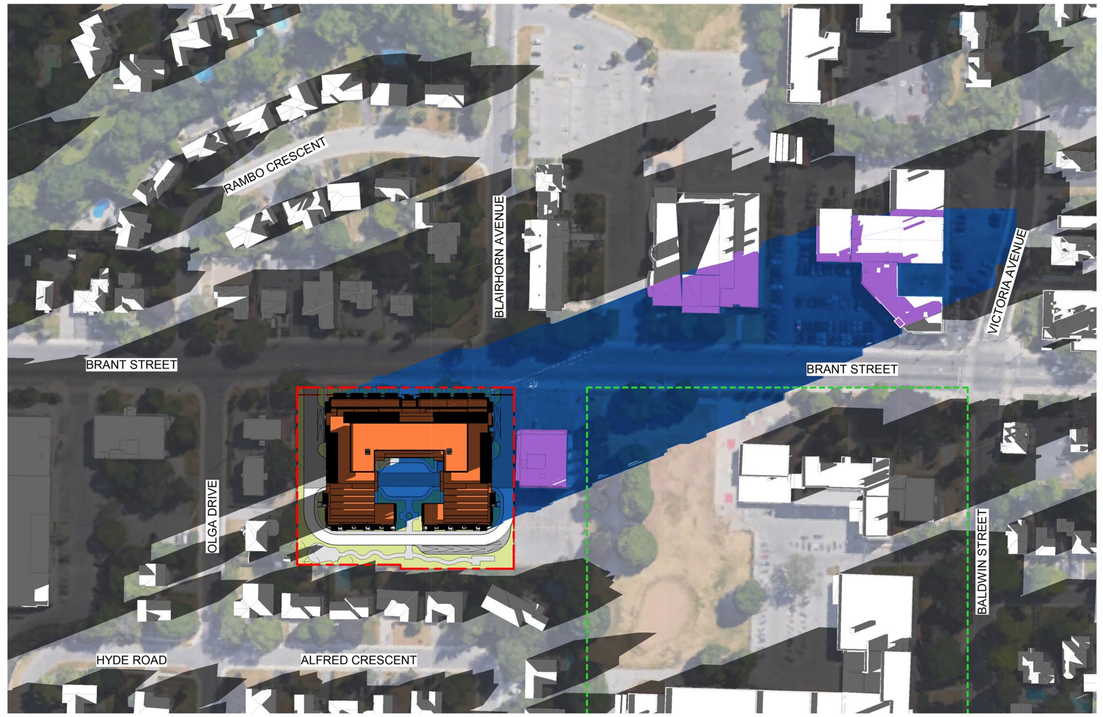
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NO.	ISSUED	DATE
1	CITY SUBMISSION	2022-08-18
2	SITE PLAN APPLICATION	2023-01-13

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SHADOW STUDY - JUNE 21 - 1800 HRS.
1 : 1250



SHADOW STUDY - JUNE 21 - 1900 HRS.
1 : 1250



SHADOW STUDY - SEPTEMBER 21 - 0900 HRS.
1 : 1250



SHADOW STUDY - SEPTEMBER 21 - 1000 HRS.
1 : 1250

EXISTING SHADOWS
NEW SHADOWS ON ROOF
NEW SHADOWS ON GROUND

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BURLINGTON, ON

SHEET NAME

SHADOW STUDY JUNE 21 & SEPTEMBER 21

START DATE	MARCH 2022
DRAWN BY	Author
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SCALE	1 : 1250
PROJECT NO.	122023
DRAWING	A.205

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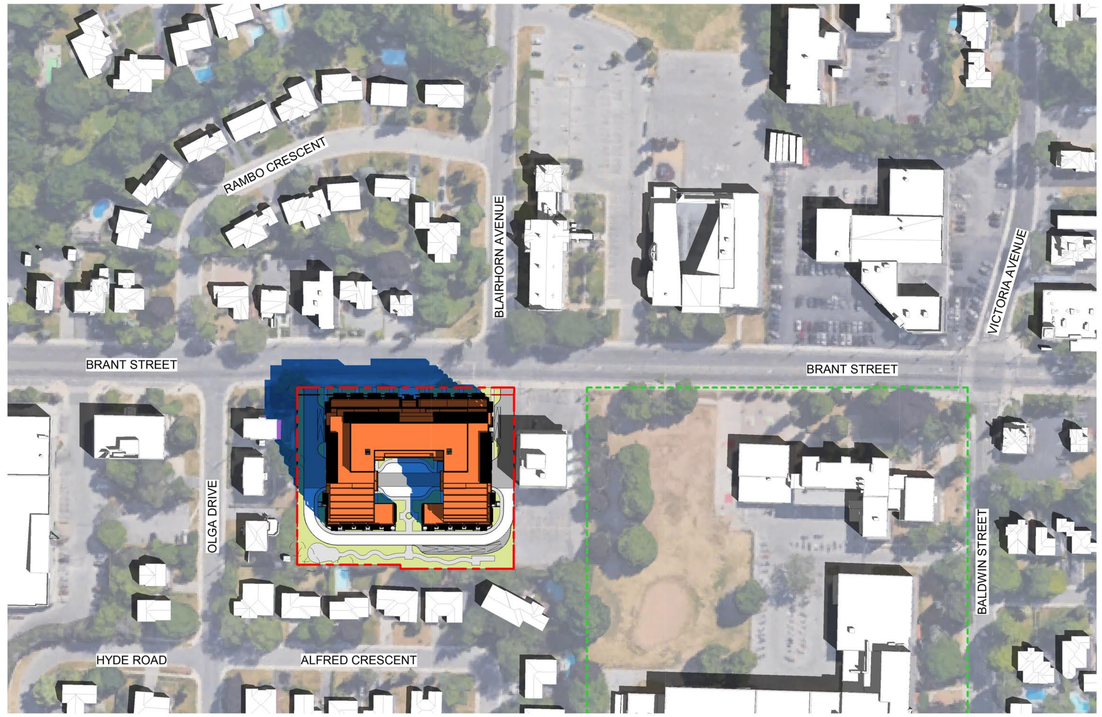
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NO.	ISSUED	DATE
1	CITY SUBMISSION	2022-08-18
2	SITE PLAN APPLICATION	2023-01-13

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SHADOW STUDY - SEPTEMBER 21 - 1100 HRS.
1 : 1250



SHADOW STUDY - SEPTEMBER 21 - 1200 HRS.
1 : 1250



SHADOW STUDY - SEPTEMBER 21 - 1300 HRS.
1 : 1250



SHADOW STUDY - SEPTEMBER 21 - 1400 HRS.
1 : 1250

EXISTING SHADOWS
NEW SHADOWS ON ROOF
NEW SHADOWS ON GROUND

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SHEET NAME

SHADOW STUDY SEPTEMBER 21

START DATE	MARCH 2022
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1250
PROJECT NO.	122023
DRAWING	A.206

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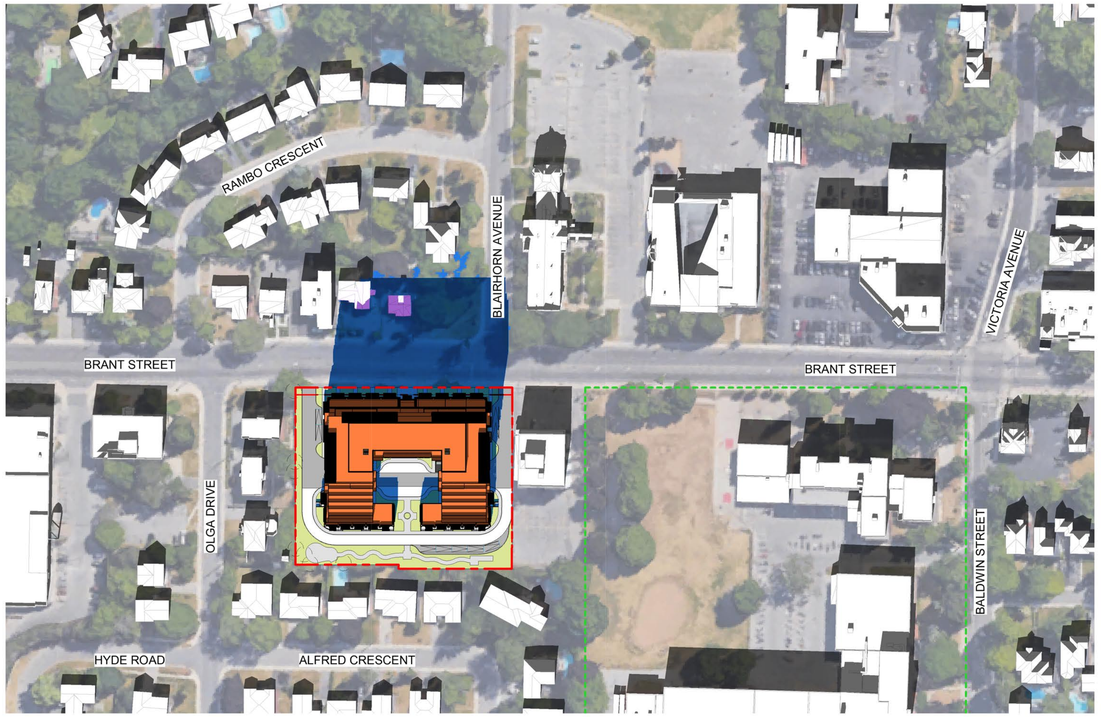
4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

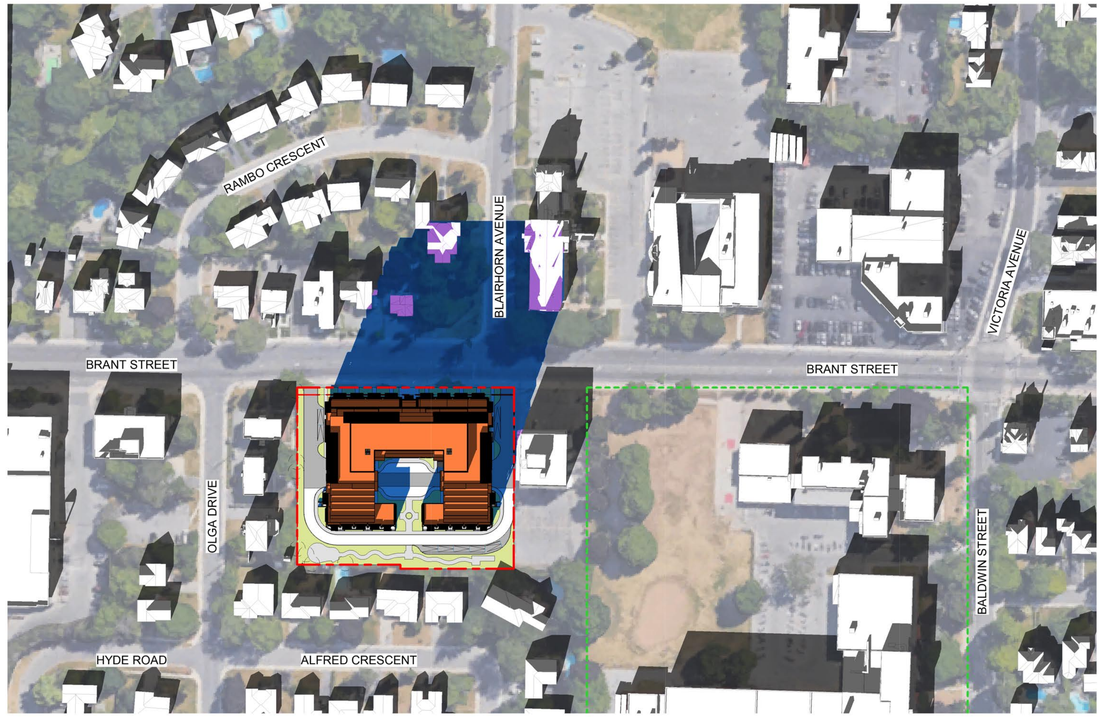
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NO.	ISSUED	DATE
1	CITY SUBMISSION	2022-08-18
2	SITE PLAN APPLICATION	2023-01-13

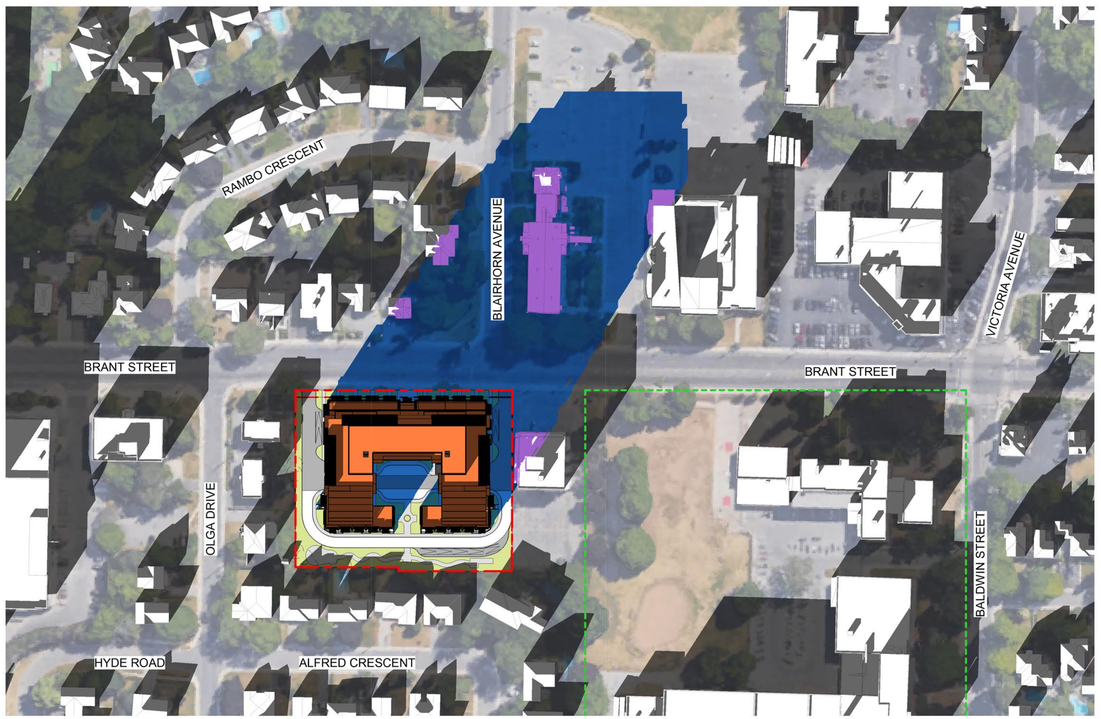
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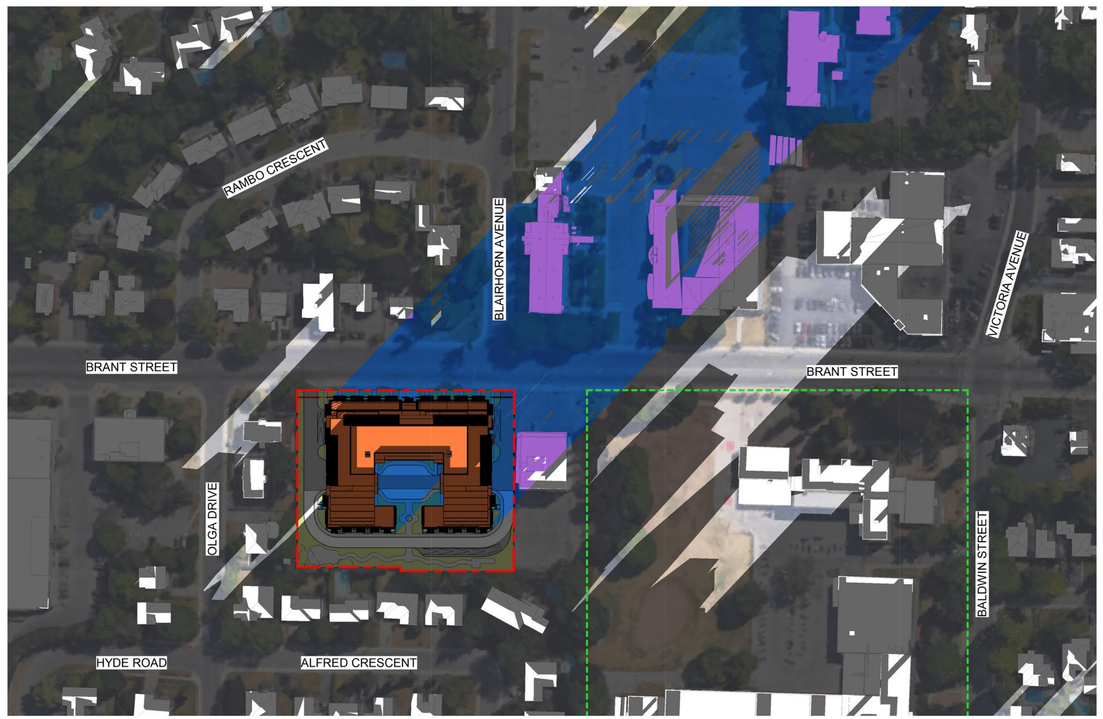
SHADOW STUDY - SEPTEMBER 21 - 1500 HRS.
1 : 1250



SHADOW STUDY - SEPTEMBER 21 - 1600 HRS.
1 : 1250



SHADOW STUDY - SEPTEMBER 21 - 1700 HRS.
1 : 1250



SHADOW STUDY - SEPTEMBER 21 - 1800 HRS.
1 : 1250

EXISTING SHADOWS
NEW SHADOWS ON ROOF
NEW SHADOWS ON GROUND

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2023-01-13

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688 BRANT STREET,
BURLINGTON, ON

SHEET NAME

SHADOW STUDY SEPTEMBER 21

START DATE	MARCH 2022
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1250
PROJECT NO.	122023
DRAWING	A.207

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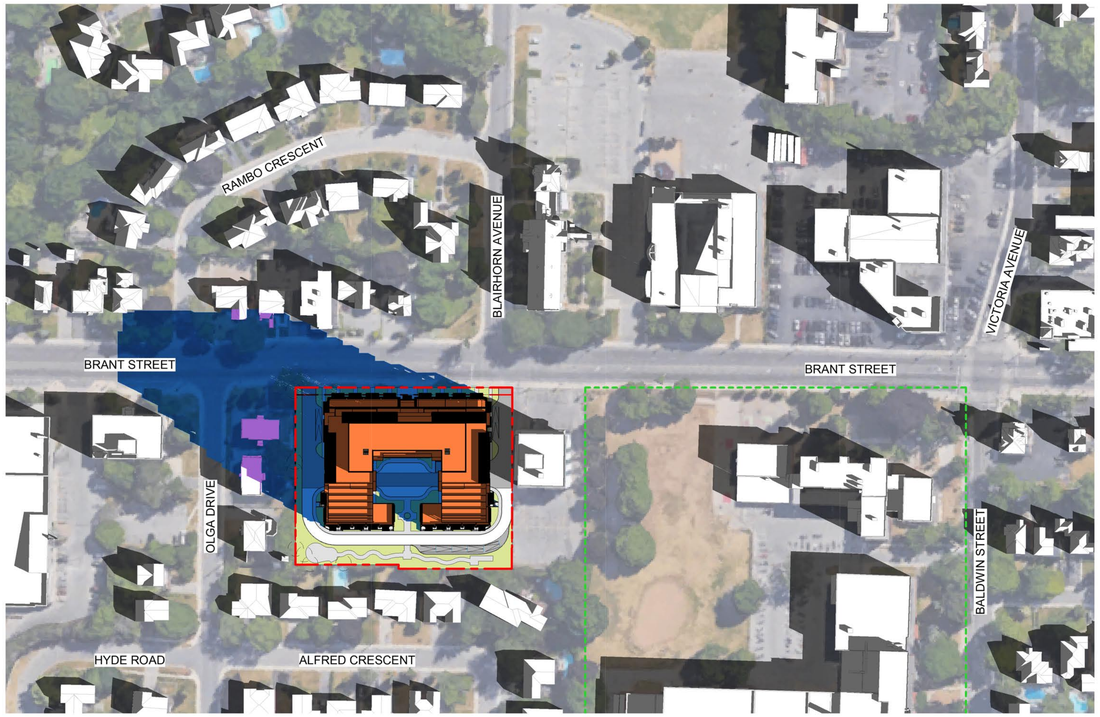
4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

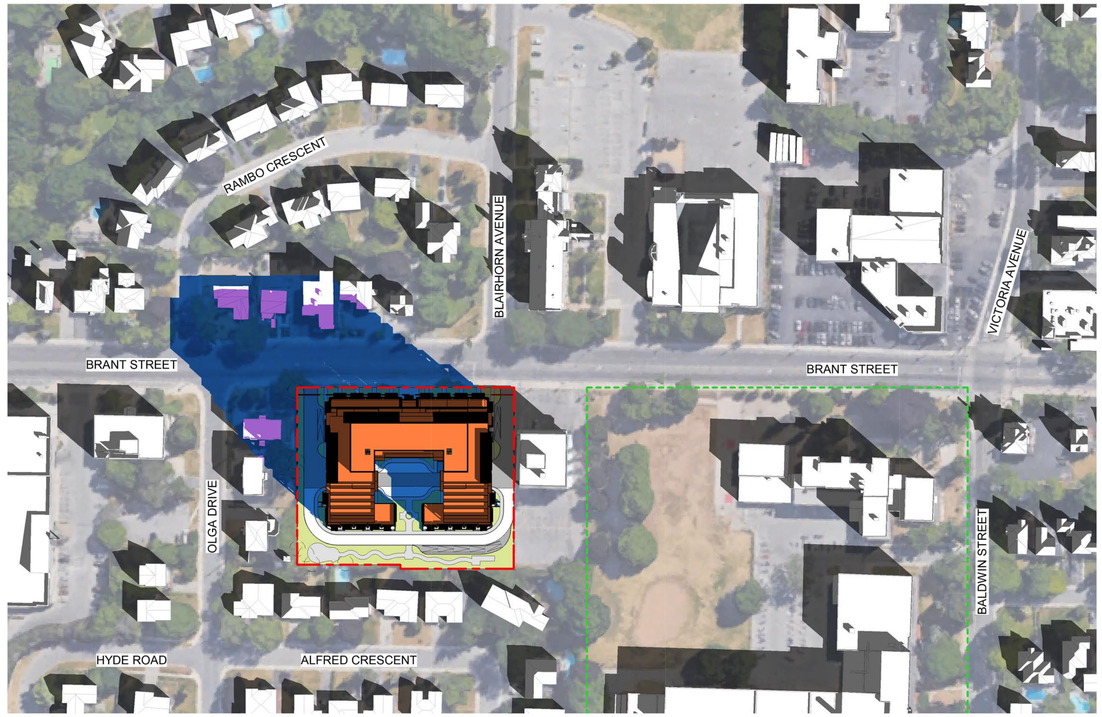
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NO.	ISSUED	DATE
1	CITY SUBMISSION	2022-08-18
2	SITE PLAN APPLICATION	2023-01-13

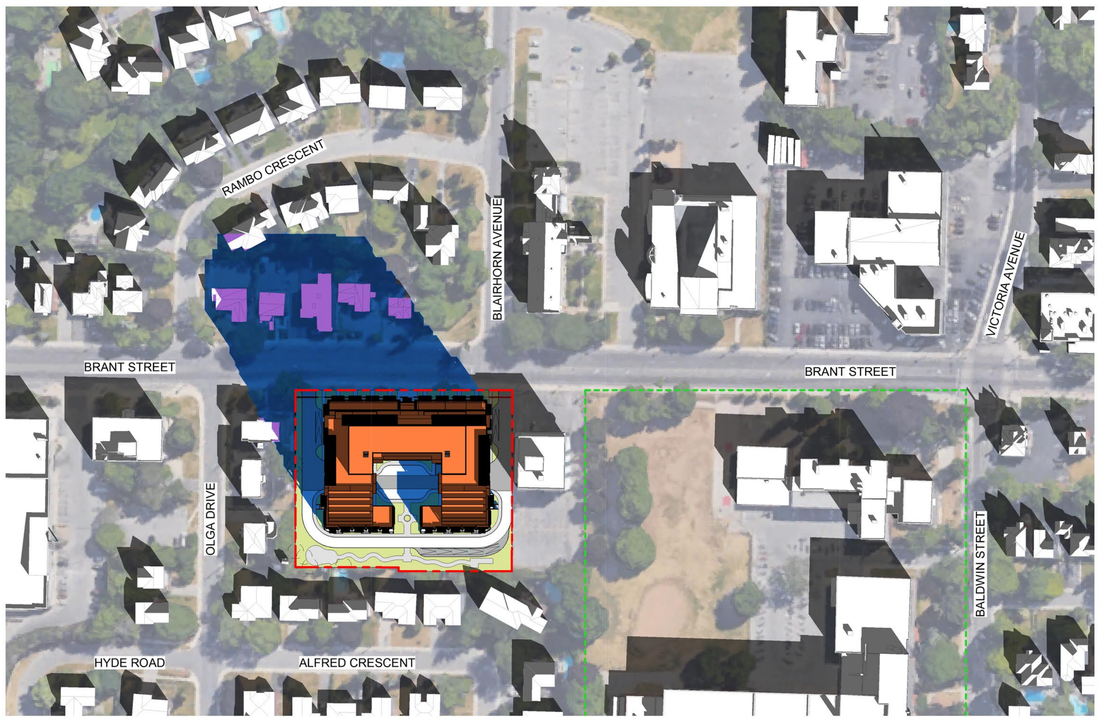
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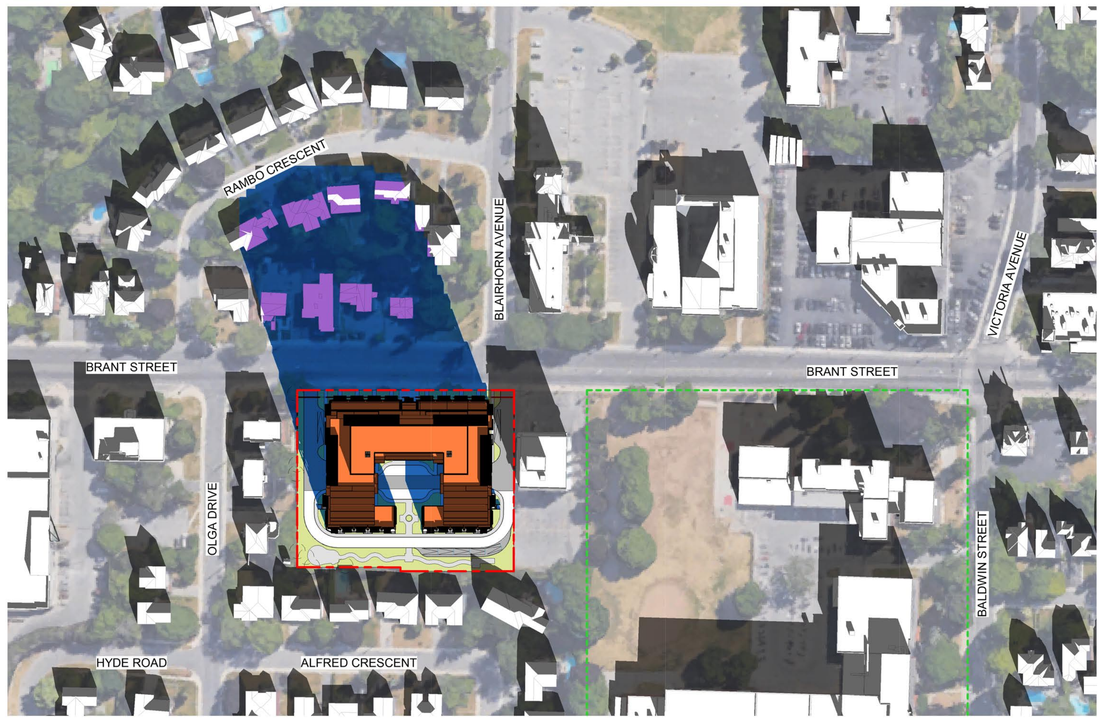
SHADOW STUDY - DECEMBER 21 - 1100 HRS.
1 : 1250



SHADOW STUDY - DECEMBER 21 - 1200 HRS.
1 : 1250



SHADOW STUDY - DECEMBER 21 - 1300 HRS.
1 : 1250



SHADOW STUDY - DECEMBER 21 - 1400 HRS.
1 : 1250

EXISTING SHADOWS
NEW SHADOWS ON ROOF
NEW SHADOWS ON GROUND

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BURLINGTON, ON

SHEET NAME

SHADOW STUDY DECEMBER 21

START DATE	MARCH 2022
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1250
PROJECT NO.	122023
DRAWING	A.208

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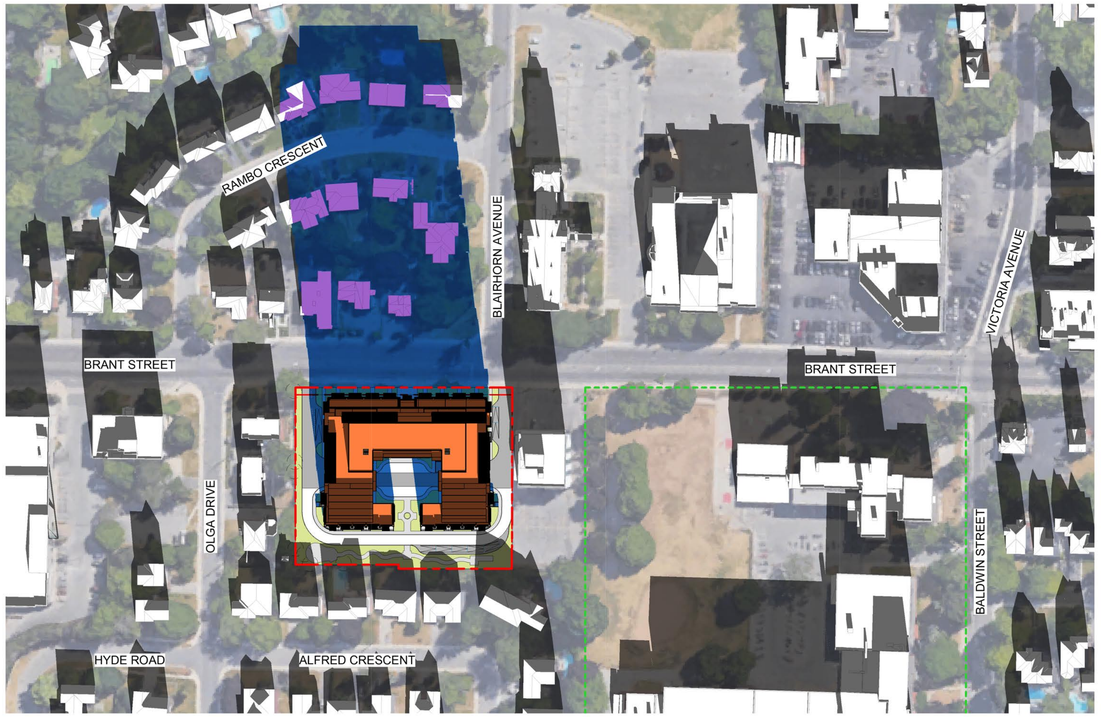
4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	CITY SUBMISSION	2022-08-18
2	SITE PLAN APPLICATION	2023-01-13

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SHADOW STUDY - DECEMBER 21 - 1500 HRS.
1 : 1250

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NO.	ISSUED	DATE
1	CITY SUBMISSION	2022-08-18
2	SITE PLAN APPLICATION	2023-01-13

EXISTING SHADOWS
NEW SHADOWS ON ROOF
NEW SHADOWS ON GROUND

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BURLINGTON, ON

SHEET NAME

SHADOW STUDY DECEMBER 21

START DATE	MARCH 2022
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1250
PROJECT NO.	122023
DRAWING	A.209

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