

PROPOSED MIXED USED DEVELOPMENT

2072 Lakeshore Rd

Trinity Point

BURLINGTON ON

GRAZIANI + CORAZZA ARCHITECTS INC.

8400 JANE STREET, BUILDING D - SUITE 300 CONCORD, ON L4K 4L8
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PLANNER
BOUSFIELD INC.
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Toronto, ON
M5E 1M2
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STRUCTURAL ENGINEER
JABLONSKY, AST AND PARTNERS
3 Concord Gate, 4TH Floor,
Toronto, ON
M3C 3N7
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LANDSCAPE ARCHITECT
FERRIS + ASSOCIATES INC.
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Toronto, ON
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SERVICING ENGINEER
S.LLEWELLYN & ASSOCIATES LIMITED
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Wing, Burlington, ON
L7N3H8
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SURVEY
KRCMAR SURVEYORS LTD.
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Thornhill, ON
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GEOTECHNICAL ENGINEER
GROUNDED ENGINEERING INC.
1 Banigan Drive,
Toronto, ON
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T. 647.264.7936
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MECHANICAL ENGINEER
KYCO ENGINEERING LIMITED.
Unit 101, 30 Centurian Drive,
Markham, ON
L3R 8B8
T. 416.949.4223
F.

TRANSPORTATION
LEA CONSULTING LTD.
625 Cochrane Drive, 5TH Floor,
Markham, ON
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T. 905.470.0015
F.

ACOUSTICAL ENGINEER
VALCOUSTICS.
30 Wertheim Court, Unit 25,
Richmond Hill, ON
L4B 1B9
T. 905.764.5223
F.

PROJECT STATISTICS		Dec.19.2024	
		Proposed	
01. Site Area			
Proposed Site Area		1,533 m2	0.15 ha
		16,504 ft2	0.38 ac
02. Gross Floor Area (G.F.A.)			
Underground			
P1		0 m2	0 ft2
P2 - P3		0 m2	0 ft2
P4 - P6		0 m2	0 ft2
P7		0 m2	0 ft2
Subtotal		0 m2	0 ft2
Residential			
Ground		186 m2	2,007 ft2
2nd		0 m2	0 ft2
3rd - 20th		11,856 m2	127,615 ft2
Mech. Penthouse		0 m2	0 ft2
Subtotal		12,042 m2	129,622 ft2
Retail			
Ground		428 m2	4,612 ft2
2nd		153 m2	1,650 ft2
Subtotal		582 m2	6,262 ft2
Total		12,624 m2	135,884 ft2
03. Gross Building Floor Area (G.B.F.A.)			
Undeground			
P1		483 m2	5,195 ft2
P2-P3		741 m2	7,972 ft2
P4-P6		1,123 m2	12,085 ft2
P7		364 m2	3,922 ft2
Subtotal		2,710 m2	29,174 ft2
Residential			
Ground		473 m2	5,093 ft2
2nd		86 m2	925 ft2
3rd		742 m2	7,985 ft2
4th - 20th		12,611 m2	135,747 m2
Mech. Penthouse		0 m2	0 ft2
Subtotal		13,912 m2	149,750 ft2
Retail			
Ground		428 m2	4,612 ft2
2nd		153 m2	1,650 ft2
Subtotal		582 m2	6,262 ft2
Total		17,204 m2	185,185 ft2
04. Floor Area Ratio (F.A.R)	G.B.F.A./Site Area Part 6 - 4.3		
Residential	maximum 4.5	11.2	
Total		11.2	
05. Setbacks (m)	Part 6 - Diagram 6A		
North (Lakeshore Rd.)	minimum 2 m below 2 Storey maximum 3 m below 2 Storey minimum 4 m above 2 Storey	2.2 m setback to podium 3.1 m setback to tower face	
East	minimum 0 m	0.0 m setback to podium 12.5 m setback to tower face	
South (Old Lakeshore Rd.)	minimum 1.0 m below 2 Storey maximum 2.0m below 2 Storey minimum 3.0 m above 2 Storey	2.2 m setback to podium 3.1 m setback to tower face	
West (Pearl St.)	minimum 0 m below 2 Storey maximum 1 m below 2 Storey minimum 2 m above 2 Storey	2.2 m setback to podium 3.1 m setback to tower face	
06. Building Height	Part 6 - 4.2		
	10 storey 31.5 m	20 storey 71.4 m (64.60 m + 6.8 m mech.) (from *fixed grade 82.90 to top of parapet)	
07. Unit Count			
2nd		0	
3rd		4	
4th - 11th		80	
12th - 20th		81	
Total		165	
08. Unit Breakdown			
Studio		0	
1 Bedroom		44	
1 Bedroom + den		34	
2 Bedroom		17	
2 Bedroom + den		26	
3 Bedroom		44	
Total		165	
09. Parking	Part 6 - 4.7 (a)		
Residential	1.25 Spaces/Unit = 165 x 1.25 = 206	P1 = 16	
		P2 - P6 = 120	
		P7 = 26	
Total	206	162	
10. Amenity Space (m2)	Part 6 - 4.11		
Indoor	20 m2/Unit = 3300	377	
Outdoor Amenity		418	
Outdoor Amenity (Private balcony)		3,112	
Total		3,907	
*The fixed grade is 82.90 per our interpretation of the zoning bylaw definition of fixed grade in Part 16 definitions.			

GENERAL NOTES

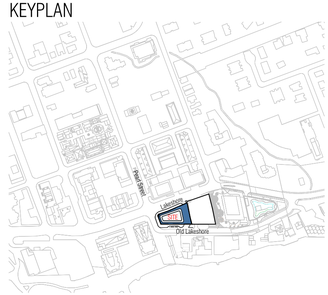
1. This drawing is to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
2. All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.
3. For Landscaping, refer to landscape drawings.
4. For proposed grading, refer to grading drawings.
5. All perimeter existing information indicated taken from survey.
6. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
7. The fixed grade is 82.90 per our interpretation of the zoning bylaw definition of fixed grade in Part 16 definitions.

SURVEY INFORMATION

PLAN OF SURVEY AND TOPOGRAPHY OF
PART OF LOT 6, CONCESSION 3 AND
(GEOGRAPHIC TOWNSHIP OF KING, COUNTY OF YORK)
PART OF LOT 1, REGISTERED PLAN 337
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK

R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
(416)635-5000

KEYPLAN



SCALE 1:5000

SHEET LIST

A.101	STATISTICS AND GENERAL NOTES	N.T.S.
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Issuances

01. DEC.19.2024 ISSUED FOR ZBA SUBMISSION E.C

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Issued for revisions

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PROPOSED MIXED USE DEVELOPMENT

2072 LAKESHORE RD

BURLINGTON — TRINITY POINT — ONTARIO

Project Architect :	E.CORAZZA
Assistant Designer :	L.WONG
Drawn By :	S.SAMAREH/O.HADI/W.CHIU
Checked By :	D.BIASE
Plot Date :	Dec 19, 2024
Job #	2069.22

STATISTICS

1 : 5000

A.101



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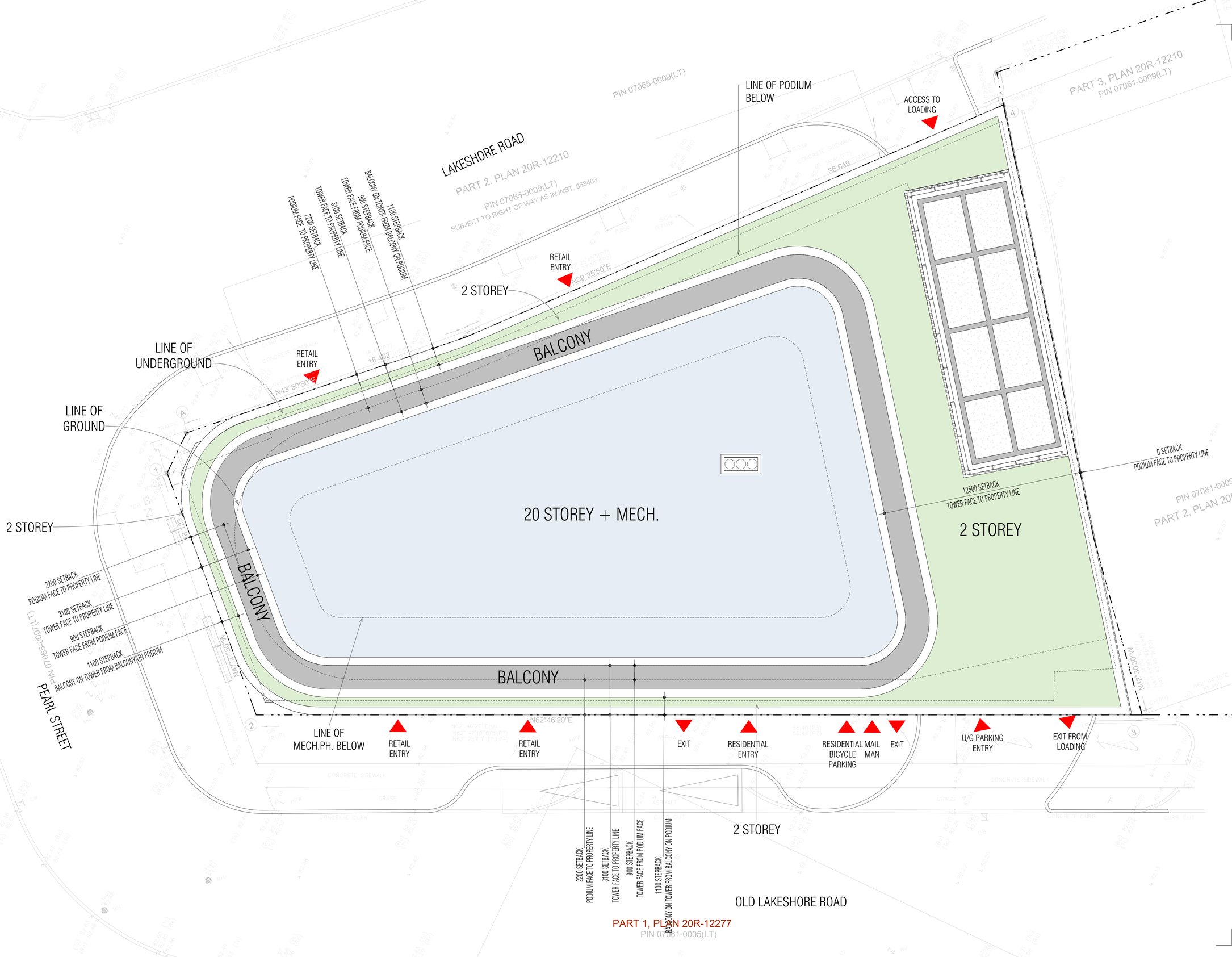
BURLINGTON — TRINITY POINT — ONTARIO

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Assistant Designer :	L.WONG
Drawn By :	S.SAMAREH/O.HADI/W.CHIU
Checked By :	D.BIASE
Plot Date :	Dec 19, 2024
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CONTEXT PLAN

1 : 1000

A.102



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2072 LAKESHORE RD

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Checked By :	D.BIASE
Plot Date :	Dec 19, 2024
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SITE PLAN

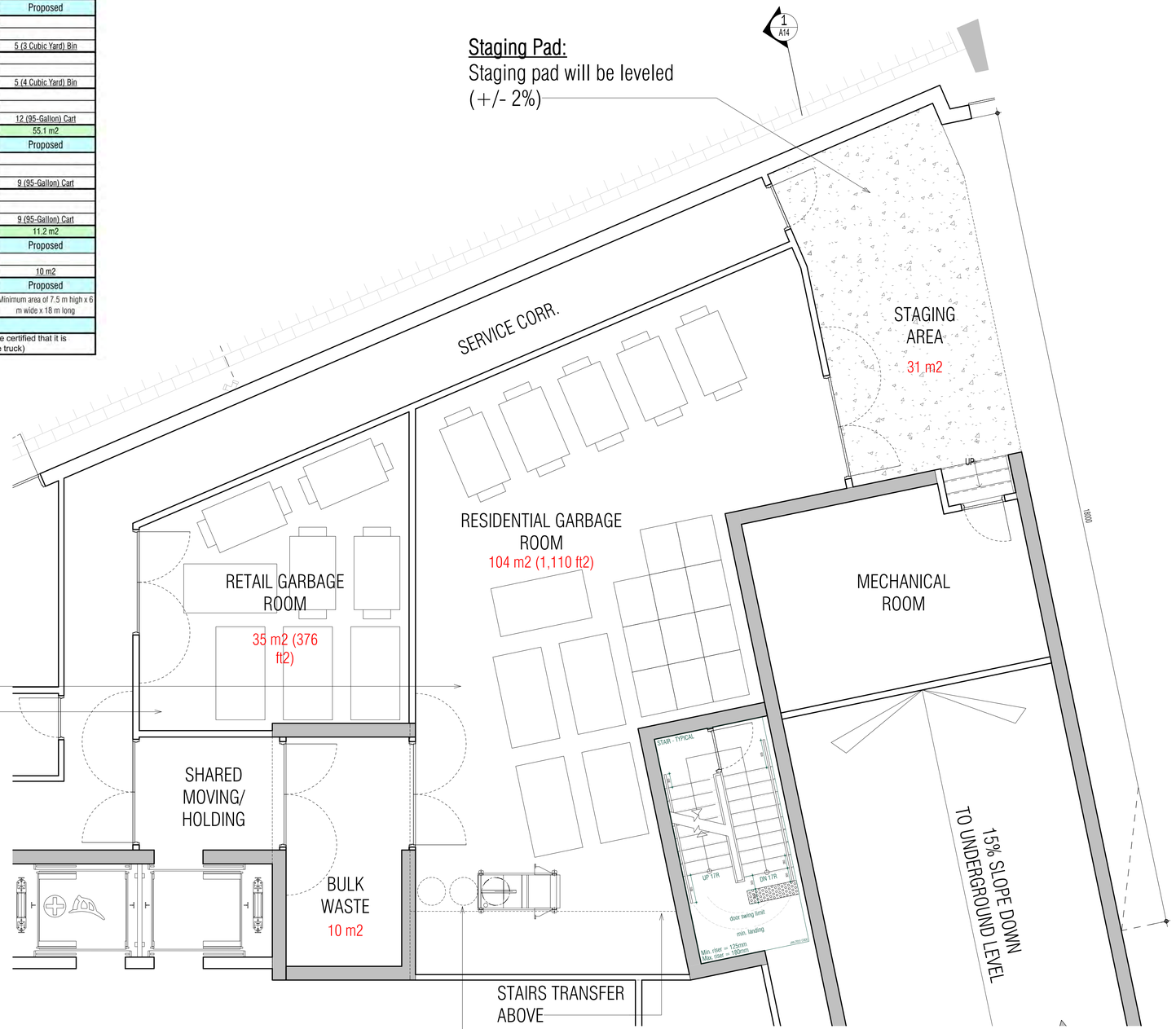
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A.103

SOLID WASTE MANAGEMENT		Aug.26.2024
As per Development Design Guidelines		Proposed
GARBAGE WASTE - RESIDENTIAL		
	REQUIRED	
	5 (3 Cubic Yard) Bin	5 (3 Cubic Yard) Bin
RECYCLING - RESIDENTIAL		
	REQUIRED	
	5 (4 Cubic Yard) Bin	5 (4 Cubic Yard) Bin
ORGANIC WASTE- RESIDENTIAL		
	REQUIRED	
	12 (95-Gallon) Cart	12 (95-Gallon) Cart
Total Bin/Cart Footprint Area		55.1 m2
As per Development Design Guidelines		Proposed
GARBAGE WASTE - RETAIL		
	REQUIRED	
	9 (95-Gallon) Cart	9 (95-Gallon) Cart
RECYCLING - RETAIL		
	REQUIRED	
	9 (95-Gallon) Cart	9 (95-Gallon) Cart
Total Cart Footprint Area		11.2 m2
BULK STORAGE		Proposed
	REQUIRED	
	10 m2	10 m2
LOADING SPACE		Proposed
	REQUIRED	Minimum area of 7.5 m high x 6 m wide x 18 m long
	Minimum area of 7.5 m high x 6 m wide x 18 m long	
NOTES		
The collection point must be level (change of grade must not be more than +/- 2%) and if applicable, must be certified that it is designed and constructed to support a minimum of 35 tonnes (the weight of a fully loaded waste truck)		

Residential Garbage Room
5 Garbage (compacted) bin
(3 cubic yard/bin)
5 Recycling bin
(4 cubic yard/bin)
11 Organics bin
(95 - gallon/cart)

Retail Garbage Room
4 Garbage (compacted) bin
(95-gallon cart)
4 Recycling bin
(95-gallon cart)



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PROPOSED MIXED USE DEVELOPMENT

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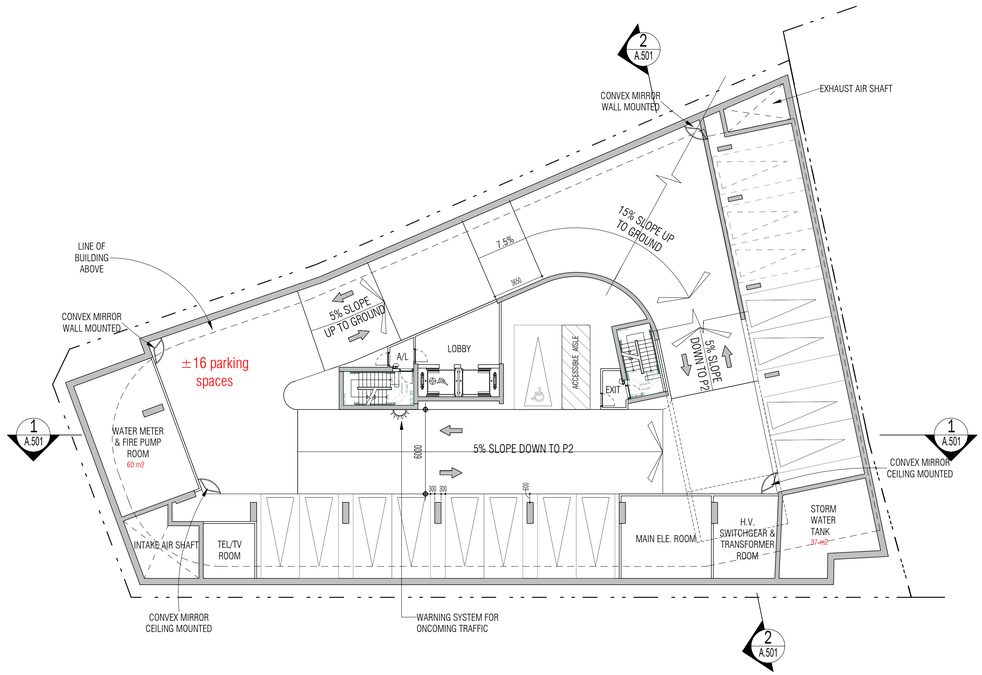
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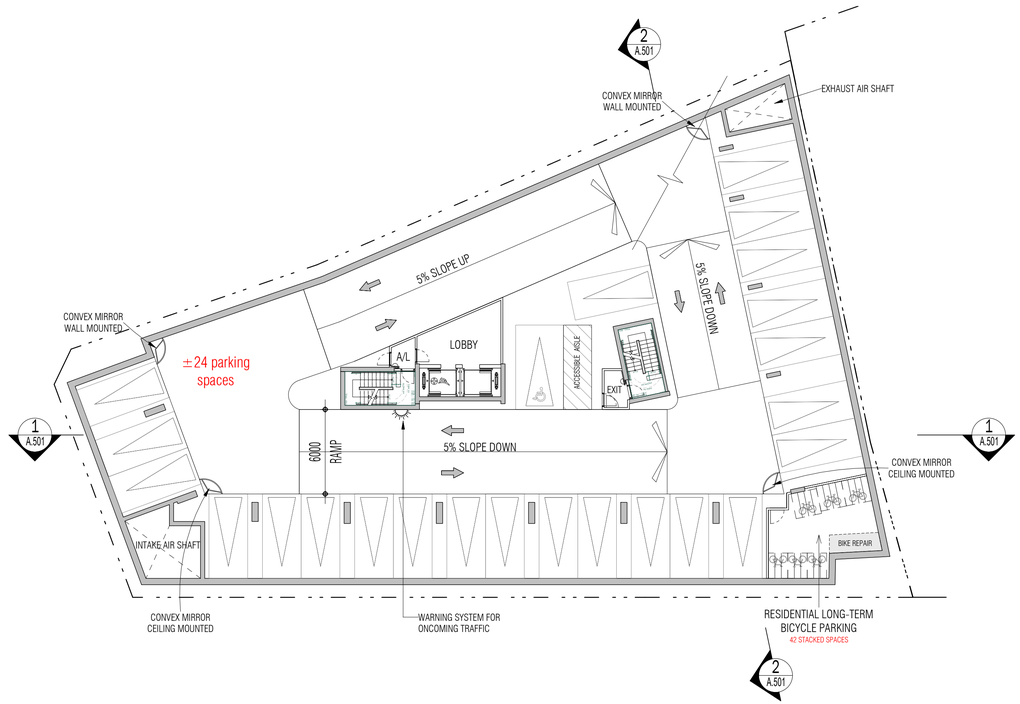
WASTE MANAGEMENT PLAN

1 : 50

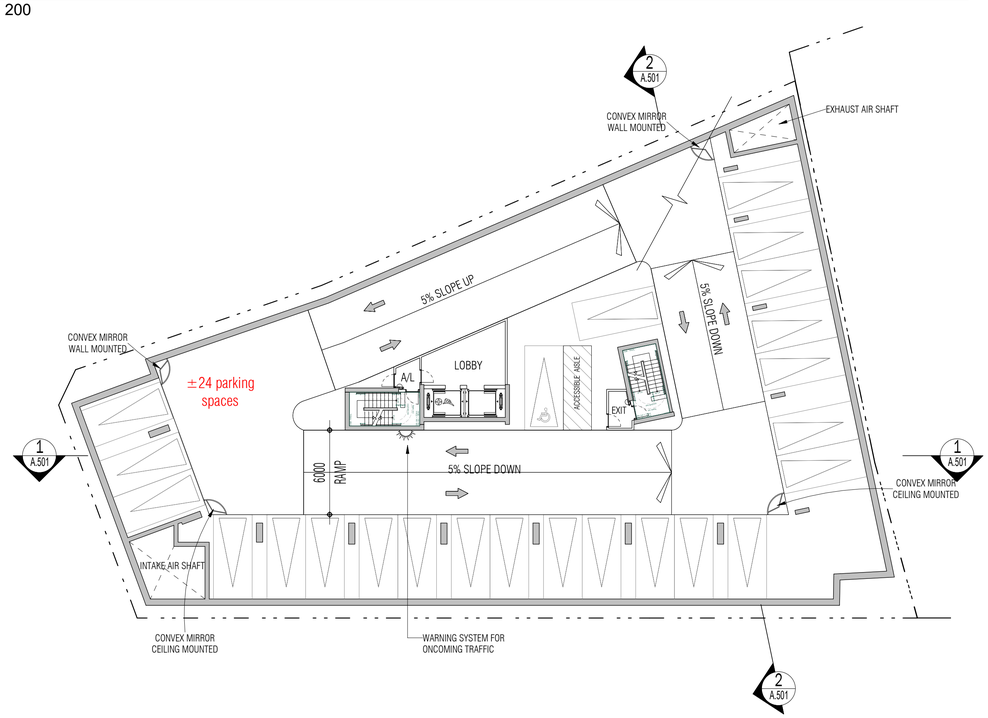
A.104



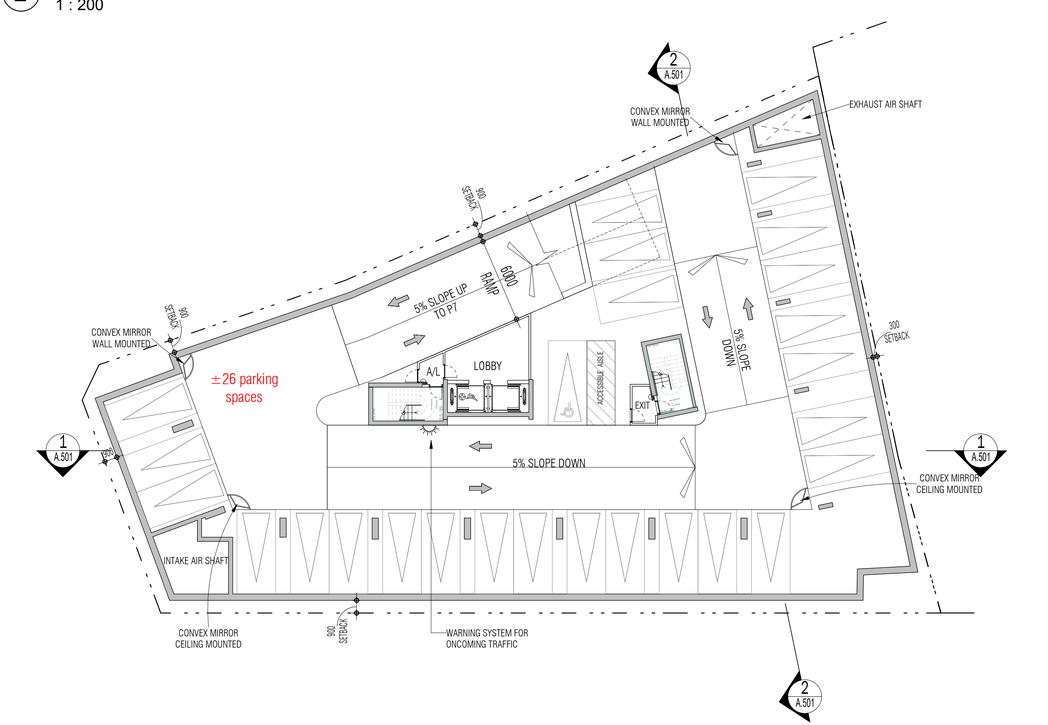
1 P1
1 : 200



2 P2 - P3
1 : 200



4 P4 - P6
1 : 200



3 P7
1 : 200

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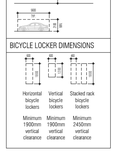
Issuances

01.	DEC.19.2024	ISSUED FOR ZBA SUBMISSION	E.C

PARKING LEGEND



BICYCLE LOCKER DIMENSIONS



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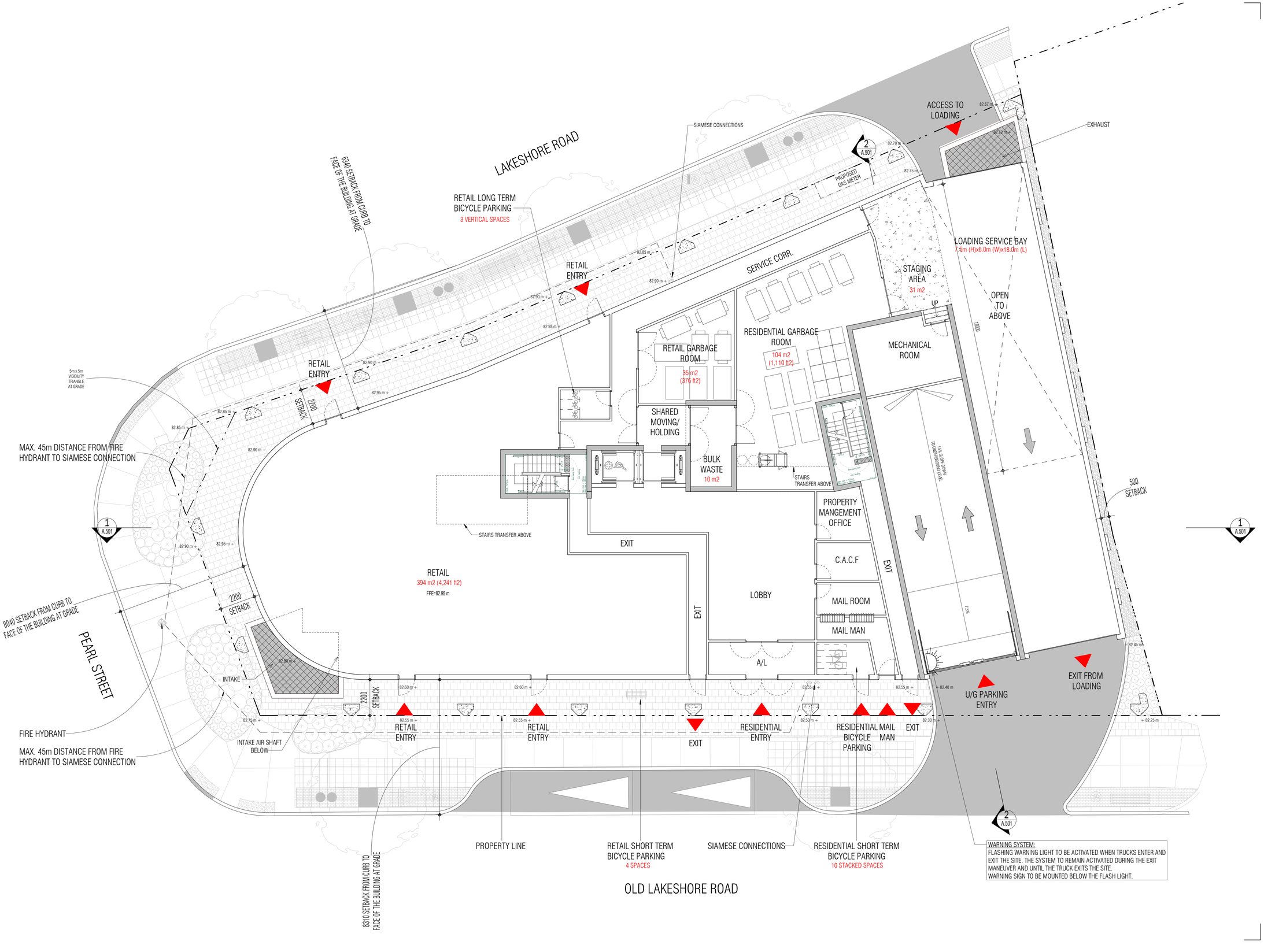
Project Architect :	E.CORAZZA
Assistant Designer :	L.WONG
Drawn By :	S.SAMAREH/O.HADI/W.CHIU
Checked By :	D.BIASE
Plot Date :	Dec 19, 2024
Job #	2069.22

UNDERGROUND PLANS

N

As indicated

A.201



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Issuances

01. DEC.19.2024 ISSUED FOR ZBA SUBMISSION E.C

No.	Date	Description	Issued by

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GRAZIANI + CORAZZA ARCHITECTS

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
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8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO L4K 4L8
PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

2072 LAKESHORE RD

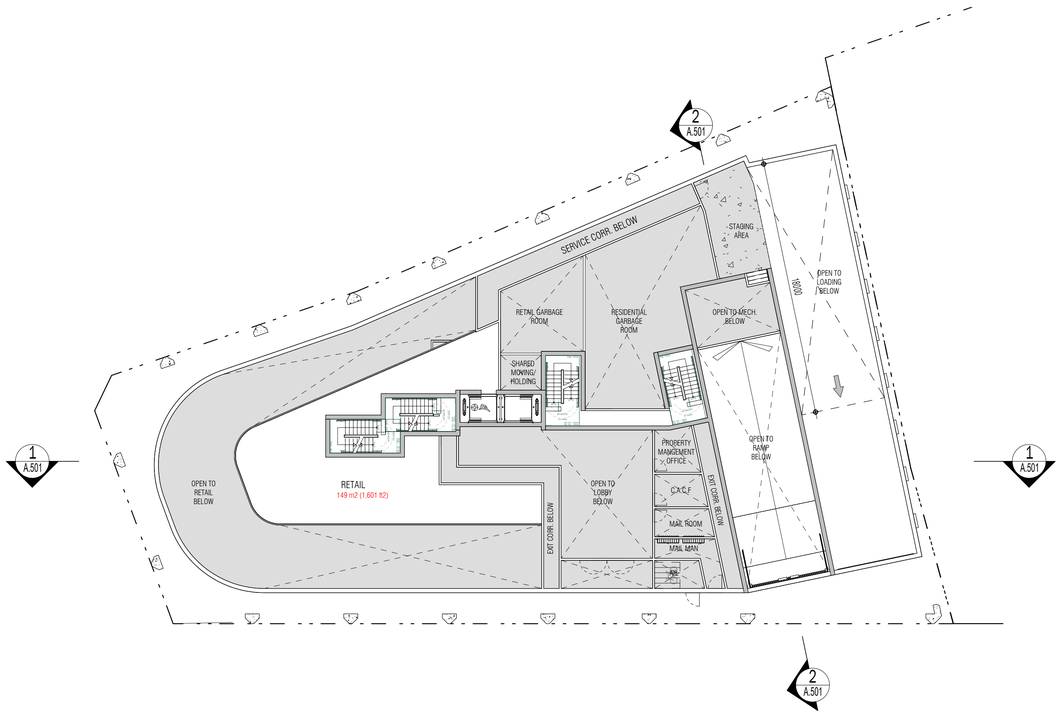
BURLINGTON TRINITY POINT ONTARIO

Project Architect :	E.CORAZZA
Assistant Designer :	L.WONG
Drawn By :	S.SAMAREH/O.HADI/W.CHIU
Checked By :	D.BIASE
Plot Date :	Dec 19, 2024
Job #	2069.22

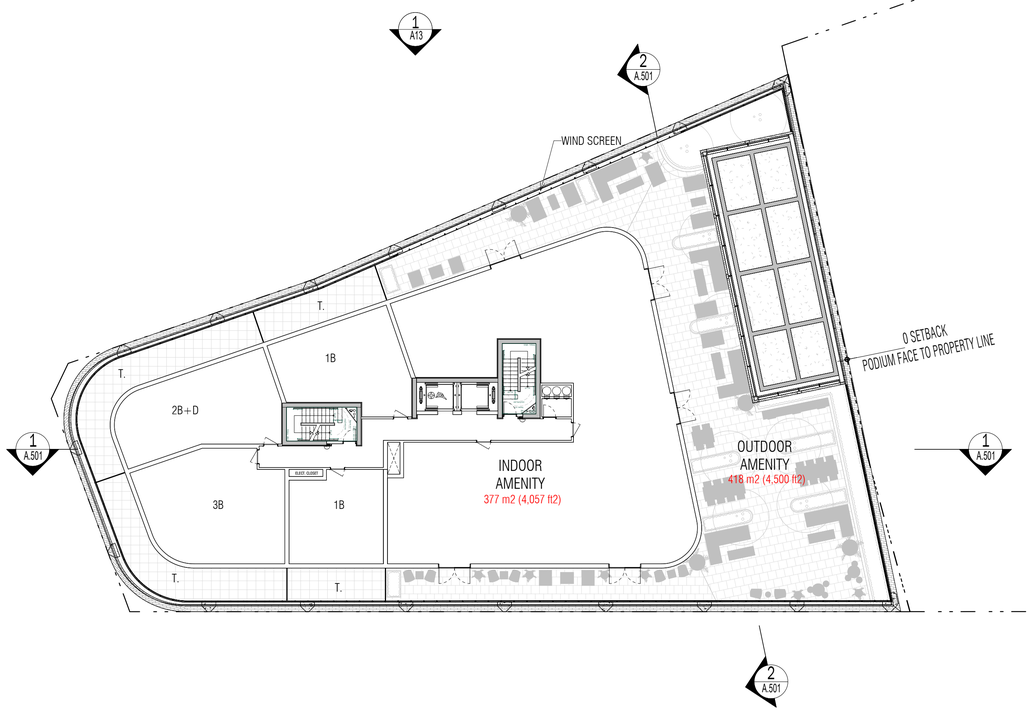
GROUND (1ST) FLOOR

1 : 100

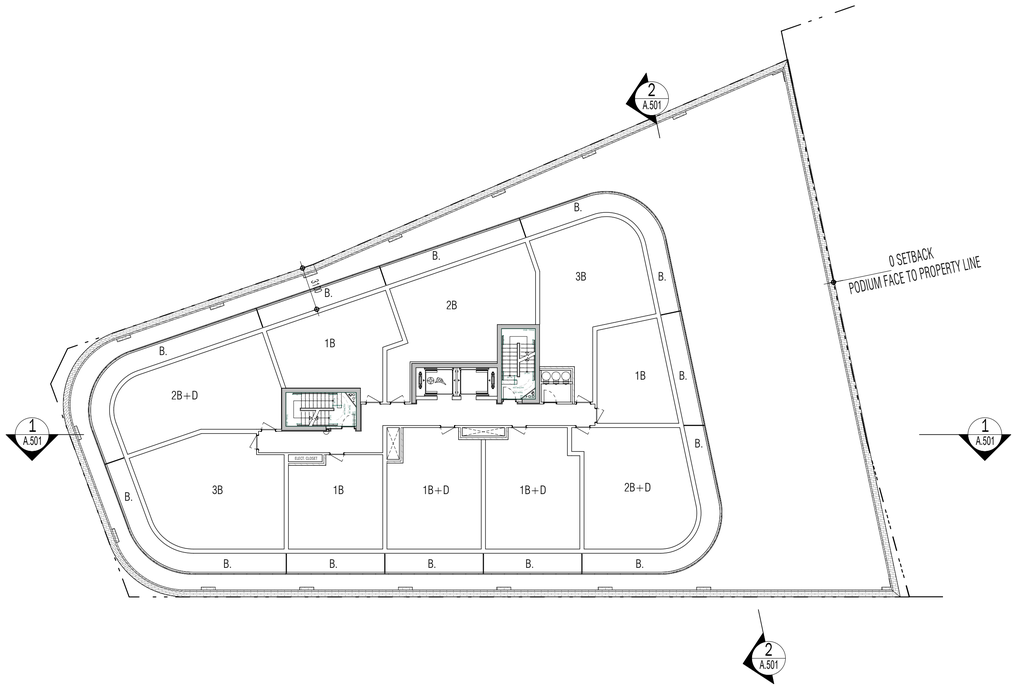
A.301



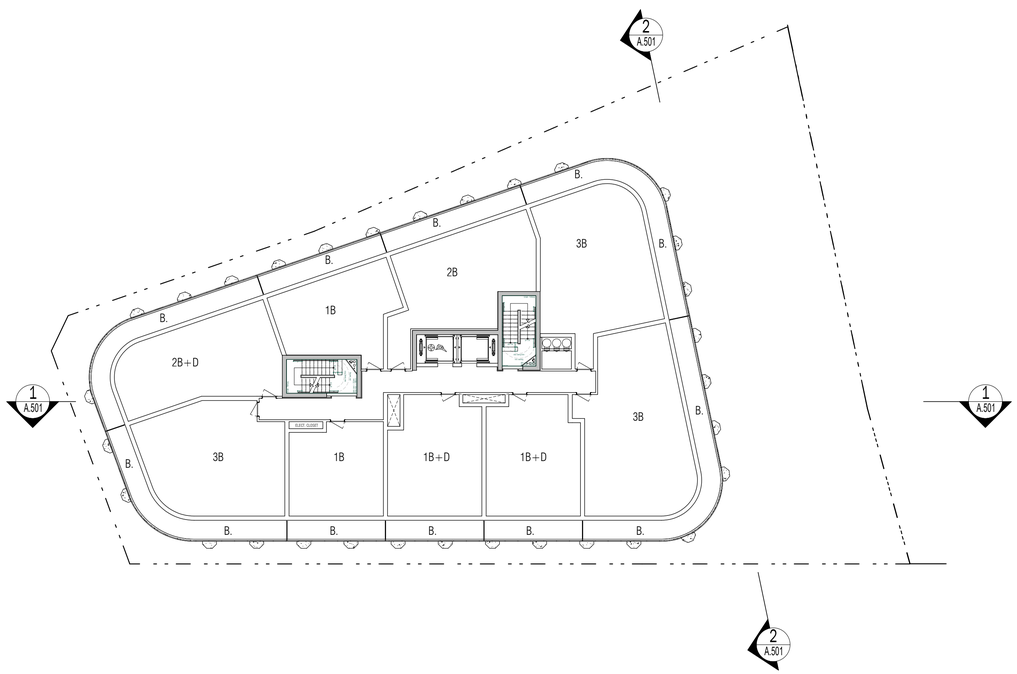
3 LV. 2
1 : 200



1 LV. 3
1 : 200



2 LV. 4 - LV.11
1 : 200



4 LV. 12 - LV. 20
1 : 200

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PROPOSED MIXED USE DEVELOPMENT

2072 LAKESHORE RD

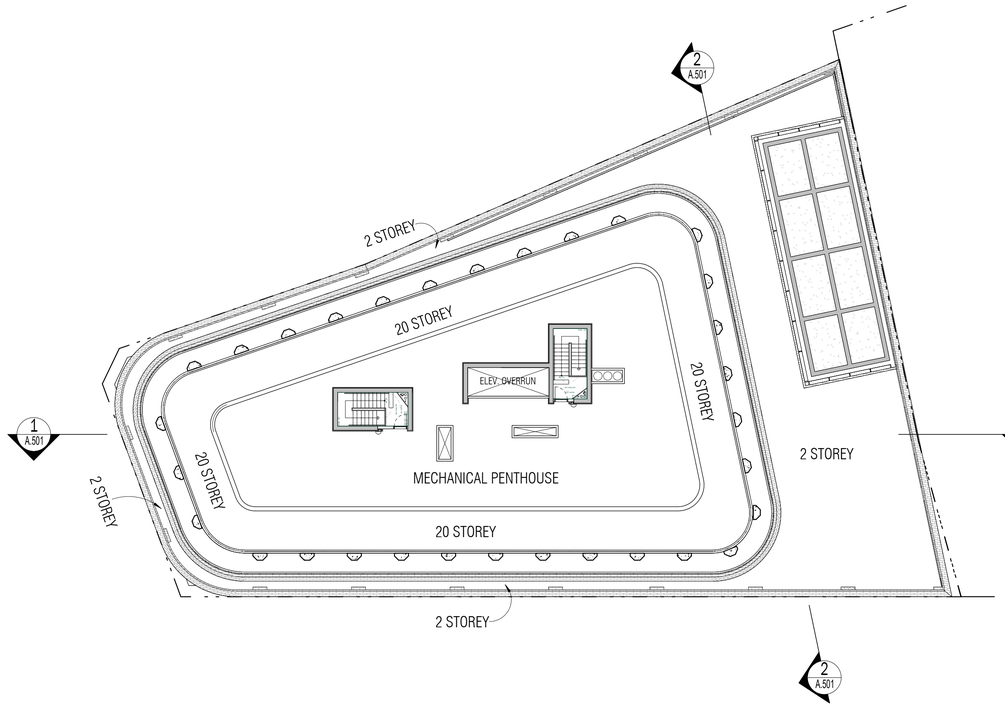
BURLINGTON — TRINITY POINT — ONTARIO

Project Architect :	E.CORAZZA
Assistant Designer :	L.WONG
Drawn By :	S.SAMAREH/O.HADI/W.CHIU
Checked By :	D.BIASE
Plot Date :	Dec 19, 2024
Job #	2069.22

2ND - 20TH FLOOR PLANS

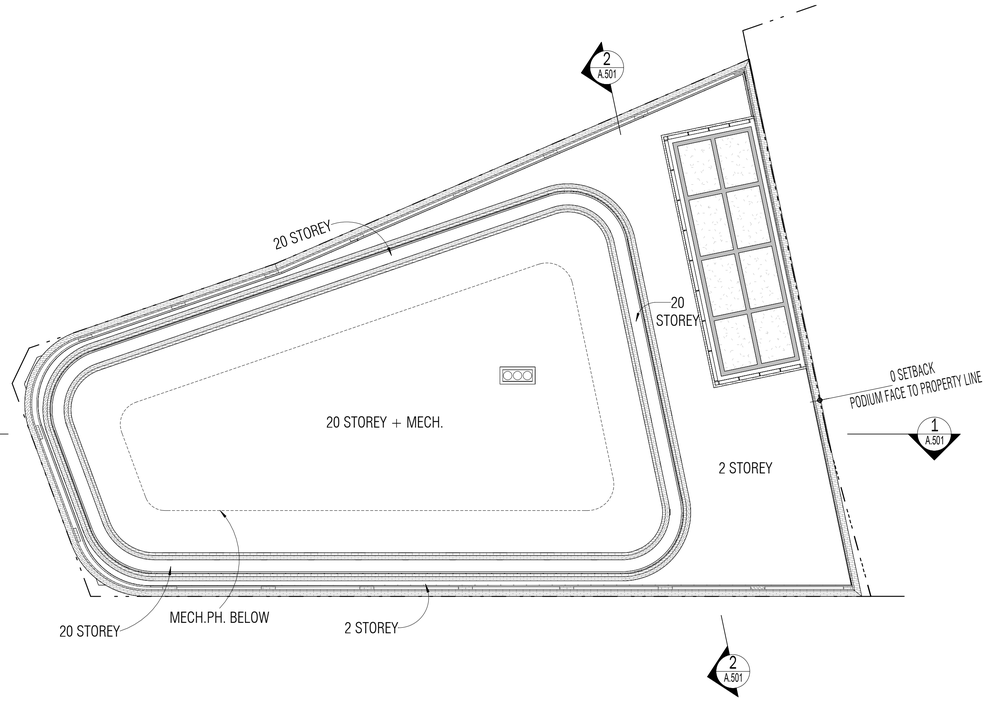
1 : 200

A.302



2 MECH.PH. FLOOR PLAN

1 : 200



3 ROOF PLAN

1 : 200

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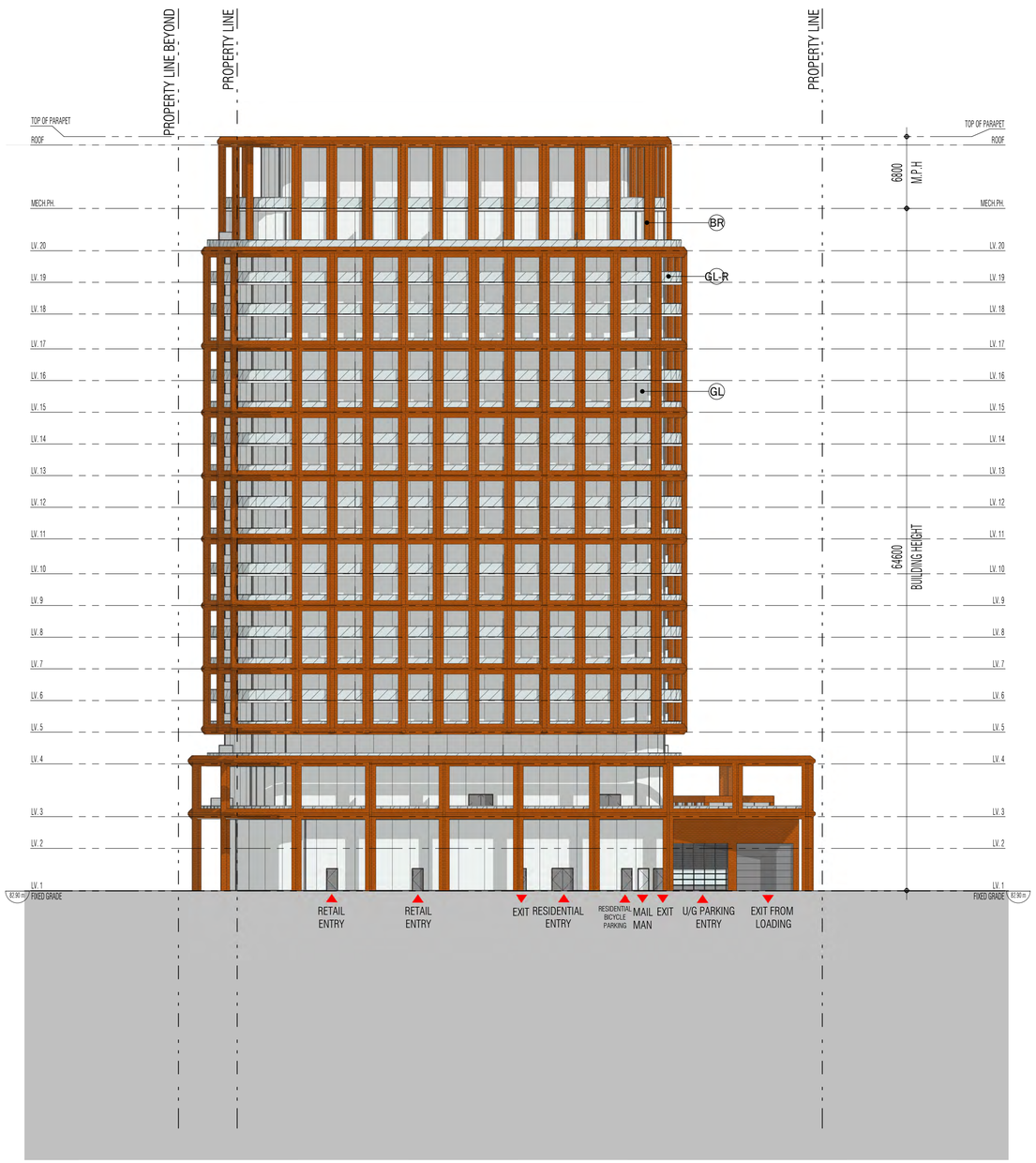
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Plot Date :	Dec 19, 2024
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MECH. PH. FLOOR - ROOF PLANS

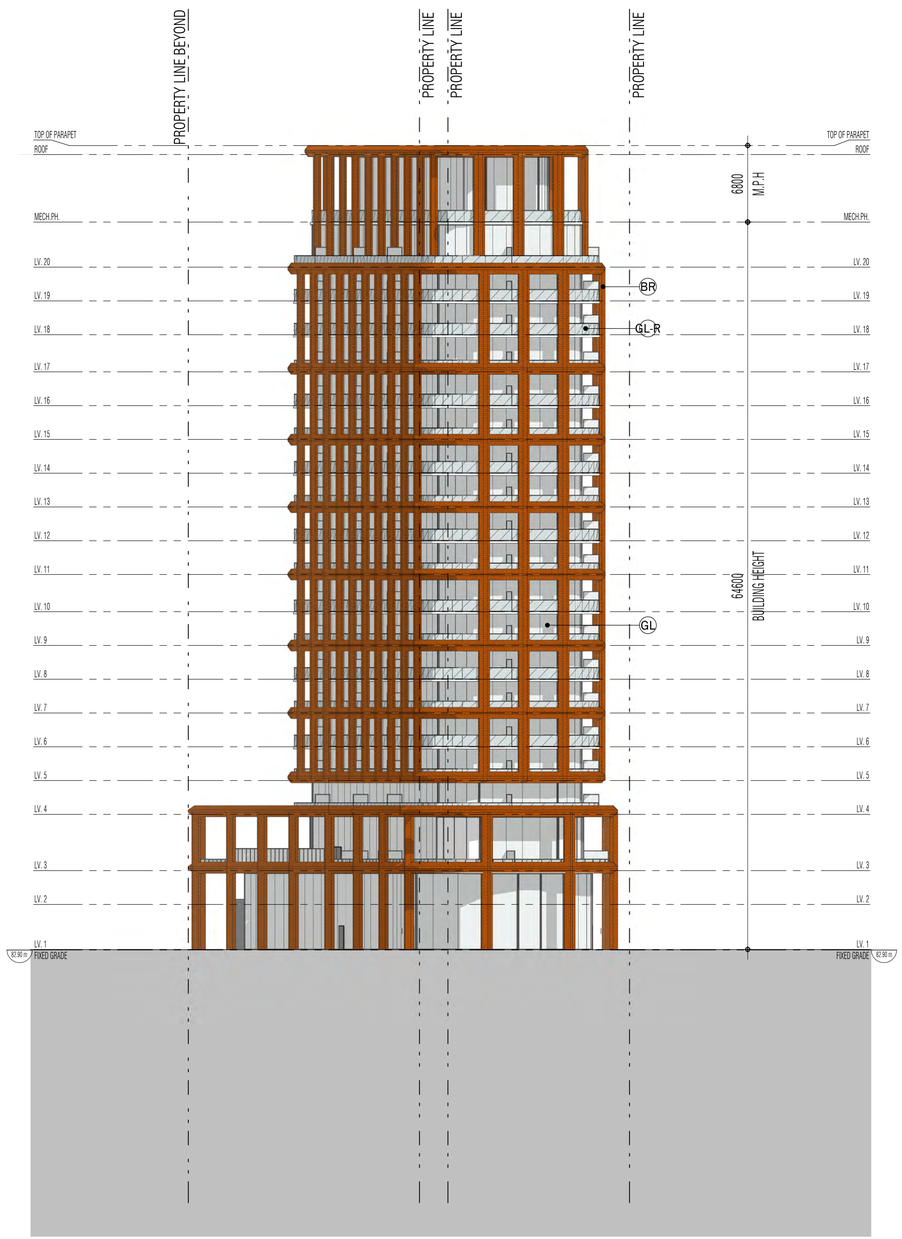
1 : 200

A.303



1 SOUTH ELEVATION

1 : 250



2 WEST ELEVATION

1 : 250

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Issuances

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MATERIALS LEGEND

GL	VISION GLAZING	GLASS: CLEAR
GL-R	GLASS RAILING	GLASS: CLEAR
PC-D	PRECAST PANEL (DARK)	DARK GREY
BR	BRICK	

No.	Date	Description	Issued by

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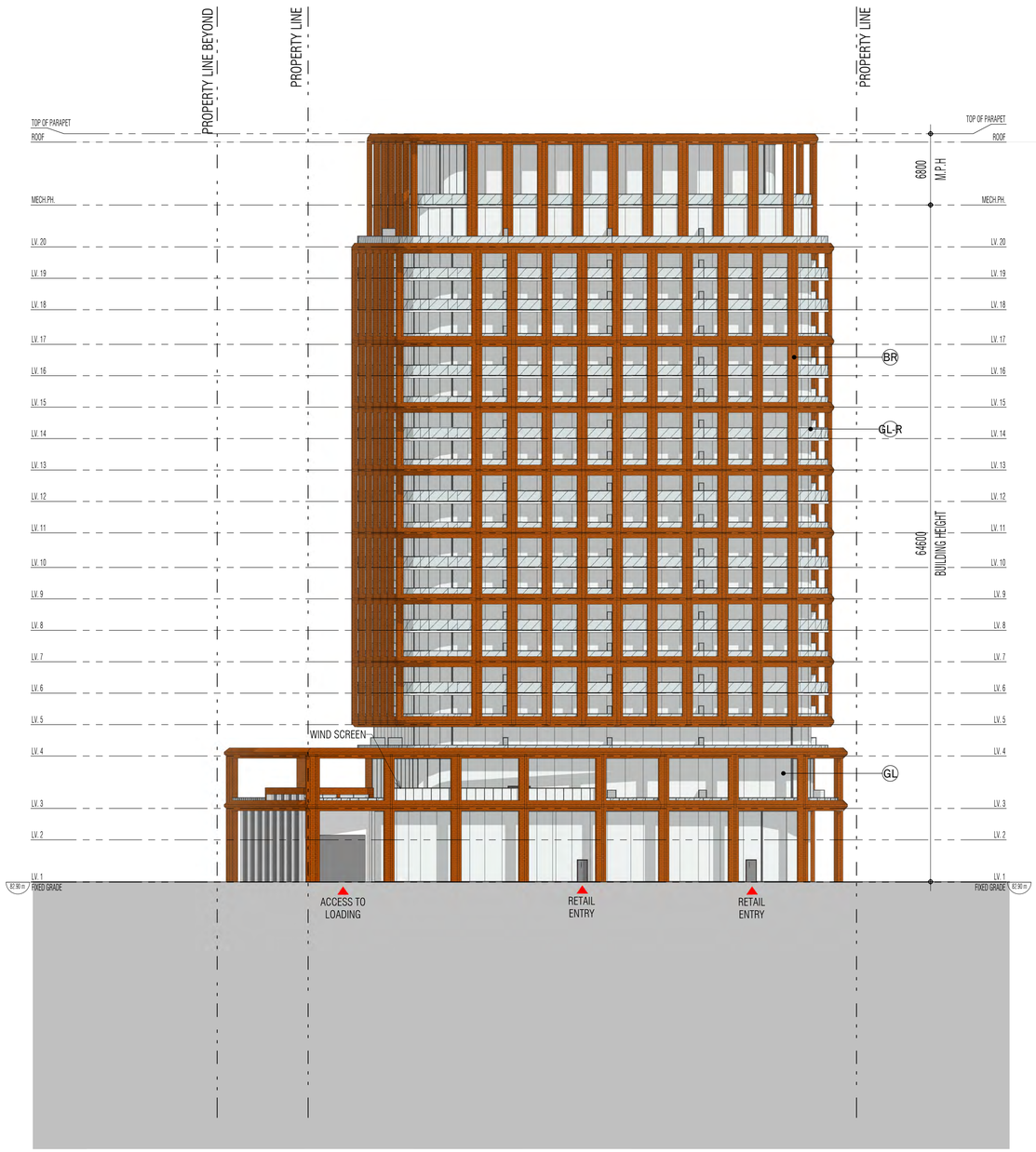
2072 LAKESHORE RD

BURLINGTON TRINITY POINT ONTARIO

Project Architect :	E.CORAZZA
Assistant Designer :	L.WONG
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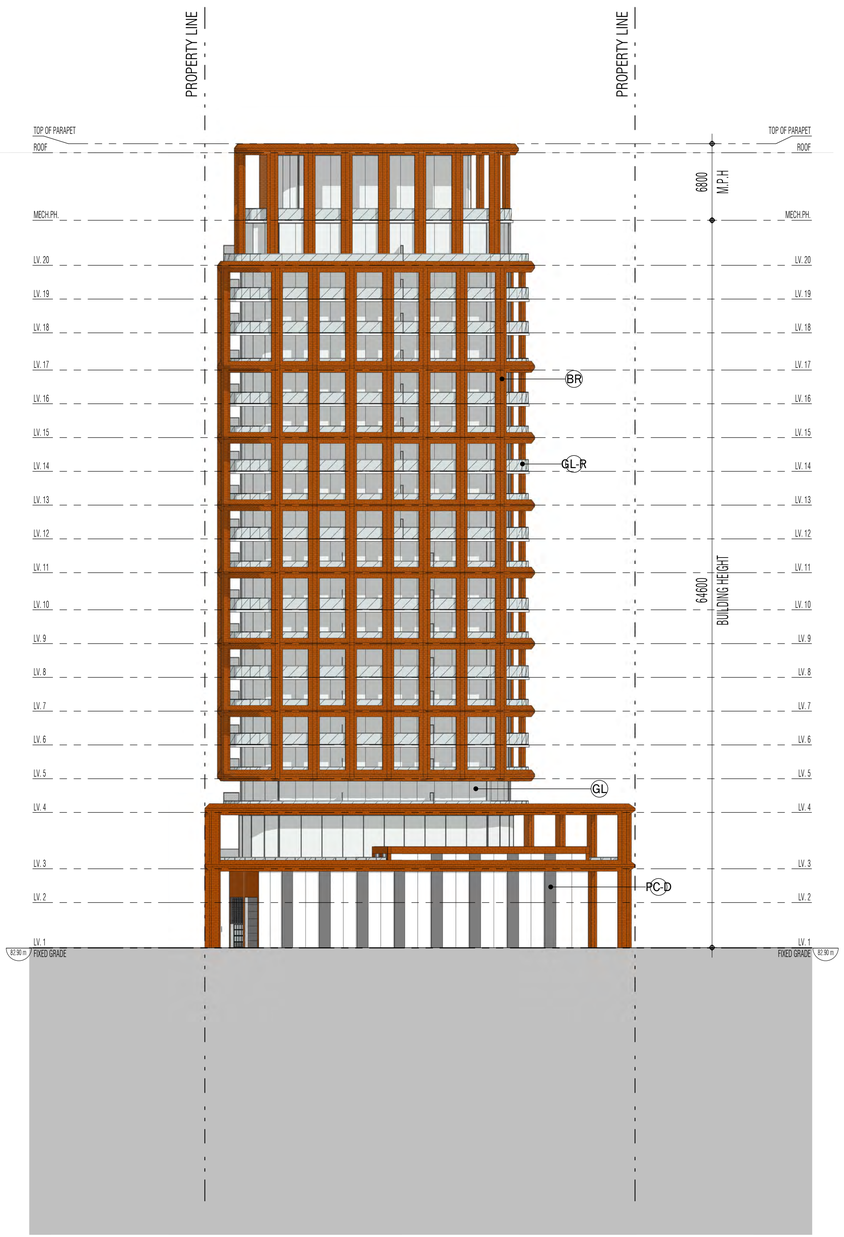
SOUTH & WEST ELEVATIONS

As indicated A.401



1 NORTH ELEVATION

1 : 250



2 EAST ELEVATION

1 : 250

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Issuances

01.	DEC.19.2024	ISSUED FOR ZBA SUBMISSION E.C

MATERIALS LEGEND

GL	VISION GLAZING	GLASS: CLEAR
GL-R	GLASS RAILING	GLASS: CLEAR
PC-D	PRECAST PANEL (DARK)	DARK GREY
BR	BRICK	

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ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE 4702

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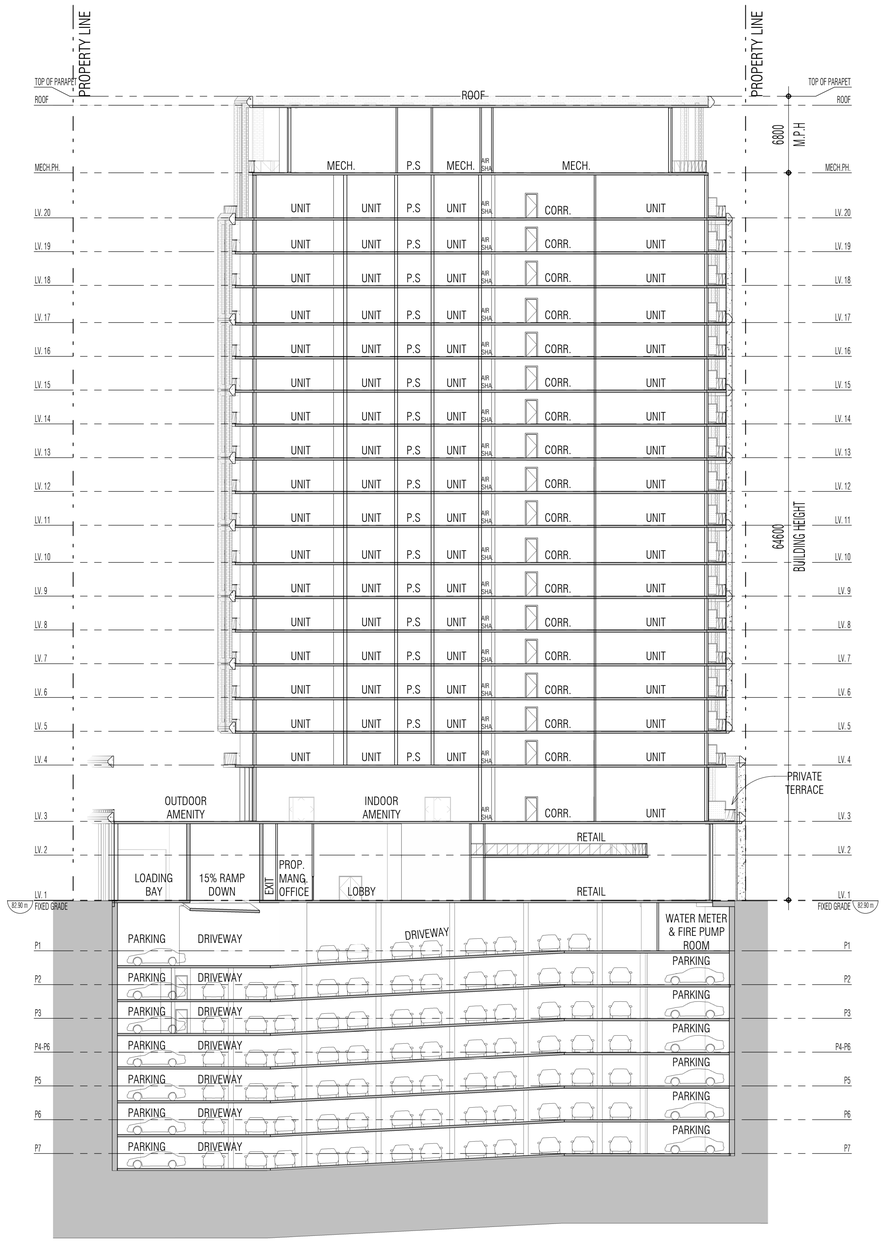
2072 LAKESHORE RD

BURLINGTON — TRINITY POINT — ONTARIO

Project Architect :	E.CORAZZA
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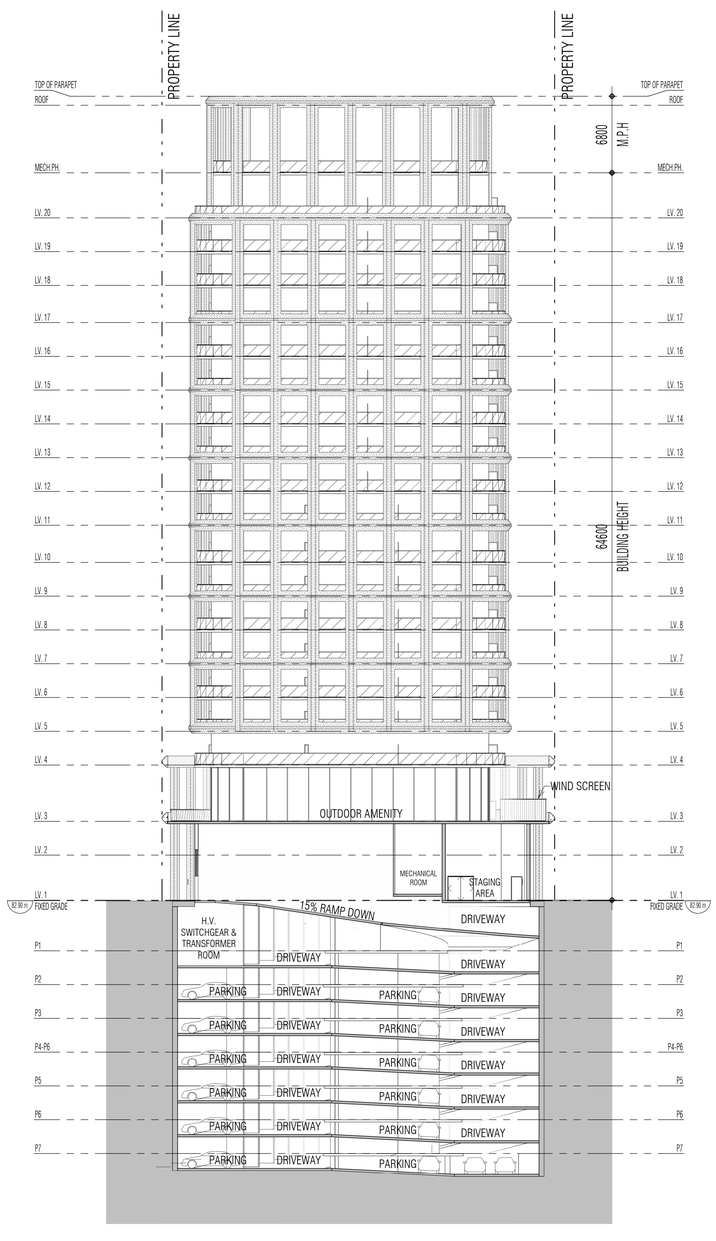
NORTH & EAST ELEVATIONS

As indicated A.402



1 E-W SECTION

1 : 250



2 N-S SECTION

1 : 250

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PROPOSED MIXED USE DEVELOPMENT

2072 LAKESHORE RD

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Drawn By :	S.SAMAREH/O.HADI/W.CHIU
Checked By :	D.BIASE
Plot Date :	Dec 19, 2024
Job #	2069.22

BUILDING SECTIONS

1 : 250

A.501