THE RESIDENCES ON CUMBERLAND

CUMBERLAND AVE & NEW STREET, BURLINGTON, ONTARIO

APPLICANT

TRADITIONS SENIORS HOUSING LTD.

505-223 ST CLAIR AVENUE WEST
TORONTO ON M4V 0A4

ARCHITECT

MCKNIGHT CHARRON ARCHITECTS LTD.

48 ALLIANCE BOULEVARD
UNIT 110,
BARRIE, ONTARIO, L4M 5K3

TELEPHONE: (705) 722-6739

PLANNING

WESTON CONSULTING

268 BERKELEY ST,
TORONTO, ONTARIO, M5A 2X5

TELEPHONE: (905) 640 9917

LANDSCAPE

SEFERIAN DESIGN GROUP

761 BRANT STREET, SUITE 202
BURLINGTON, ONTARIO, L7R 2H4

TELEPHONE: (905) 634 3110

RENDERINGS

AVS RENDERINGS

COSTA MESA,
CALIFORNIA USA

TELEPHONE:(949) 478-0034

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date
A0.0	COVER PAGE	11/28/23
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ISSUED 09/11/23 FOR OPA/ZBA APPLICATION

ALL DRAWINGS, SPECIFICATIONS, AND ADDENDA FOR ALL DISCIPLINES TO BE READ AS A COMPLETE PACKAGE

1	ISSUED FOR OPA/ZBA	SEP 11, 2023

ISSUES/REVISIONS

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T 705 722 6739
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DRAWING TITLE:
COVER PAGE

PROJECT NAME:
THE RESIDENCES ON CUMBERLAND
454-462 Cumberland Avenue & 3255 New Street, 3259 and 3265 New Street, Burlington

Traditions Seniors Housing Ltd.

DATE:	Nov 29, 2023	PROJECT #	SHEET #
DRAWN BY:	Author	23-0118	A0.0
SCALE:			



1 A1.0 OVERALL - SITE PLAN W/ GROUND FLOOR

1 : 200



KEY PLAN

1 : 2

GROSS FLOOR AREA	
Level	Area
GROUND FLOOR	1238 m²
2ND FLOOR	1333 m²
3RD FLOOR	1332 m²
4TH FLOOR	1328 m²
5TH FLOOR	1328 m²
6TH FLOOR	1328 m²
7TH FLOOR	798 m²
	8685 m²

SITE AREA	
Name	Area
BUILDING AREA	1337 m²
IMPERVIOUS SURFACE	844 m²
LANDSCAPED AREA	1407 m²
	3589 m²

SUITE SCHEDULE			
Name	Area	TOTAL	
GROUND FLOOR			
EFFICIENCY UNIT			
1 BEDROOM	42 m² ... 52 m²	5	
1 BEDROOM JR	40 m²	1	
STUDIO	34 m² ... 35 m²	3	
STANDARD UNIT			
2 BEDROOM	55 m² ... 74 m²	2	
		11	
2ND FLOOR			
EFFICIENCY UNIT			
1 BEDROOM	42 m² ... 52 m²	4	
STUDIO	33 m² ... 37 m²	14	
STANDARD UNIT			
2 BEDROOM	61 m² ... 76 m²	3	
		21	
3RD TO 6TH FLOOR			
EFFICIENCY UNIT			
1 BEDROOM	42 m² ... 52 m²	4	PER FLOOR
STUDIO	34 m² ... 36 m²	12	PER FLOOR
STANDARD UNIT			
2 BEDROOM	61 m² ... 74 m²	3	PER FLOOR
		76	
7TH FLOOR			
EFFICIENCY UNIT			
1 BEDROOM	37 m² ... 50 m²	3	
STUDIO	28 m² ... 35 m²	10	
STANDARD UNIT			
2 BEDROOM	57 m² ... 68 m²	3	
		16	
		TOTAL 124 UNITS	

SITE PLAN AND BUILDING STATISTICS - CURRENT ZONING H-RM2 - REZONING RH1

SITE STATISTICS	REQUIRED	PROPOSED
LOT AREA (MIN.)	0.2 HA	0.358 HA
LOT WIDTH (MIN.)	30 M	56.2 M
FRONT YARD	7.5 M	7.5 M
SIDE YARD	4.5 M	13 M
STREET SIDE YARD	RM2 - 6.0 M RH1 - 7.5M	6 M
REAR YARD	9 M	9 M
BUILDING HEIGHT	RM2 - 4 STOREYS RH1 - 6 STOREYS	7 STOREYS
AMENITY AREA FOR RETIREMENT HOME	25 M² PER 2 BED 15M² PER STUDIO & 1 BED (25*20)+ (15*104) = 2060M²	2060 M²
MINIMUM LANDSACPED AREA BUFFER	4.5M	4.5M

SITE STATISTICS	REQUIRED	PROPOSED
TOTAL DWELLING UNITS (DU)	N/A	124 UNITS
FLOOR AREA RATIO	1.25:1	2.45:1

PARKING STATS	REQUIRED	PROPOSED
TOTAL PARKING STALLS	0.85 PER UNIT + 1 PER 50 UNITS FOR MAINTENANCE = 108	0.35 PER UNIT =44
BF PARKING STALLS	5-50 SPACES = 1 DESIGNATED PARKING	1 TYPE A 1 TYPE B
BIKE PARKING	N/A	16 BIKE PARKING (8 HORIZONTAL STACKED)

6	REVISED	NOV 27, 2023
5	ISSUED FOR OPA/ZBA	SEP 11, 2023
4	REVISED FROM BUD PANEL	AUG 17, 2023
3	BUD PANEL & COMMUNITY MEETING	MAY 9, 2023
2	Revision	APR 13, 2023
1	OPA/ZBA PRE-APPLICATION SUBMISSION	JAN 31, 2023

ISSUES/REVISIONS

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DRAWING TITLE:
SITE W/ GROUND FLOOR

PROJECT NAME:
THE RESIDENCES ON CUMBERLAND
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Traditions Seniors Housing Ltd.

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SCALE:	As indicated		

Parking Schedule	
PARKING	Count
U/G PARKING LVL	
6000 X 2750	42
ACCESSIBLE PARKING	1
ACCESSIBLE PARKING	1
Grand total: 44	



1 / A1.1 OVERALL - P1 PARKING LVL

1 : 150

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DRAWING TITLE:

U/G PARKING - BLP

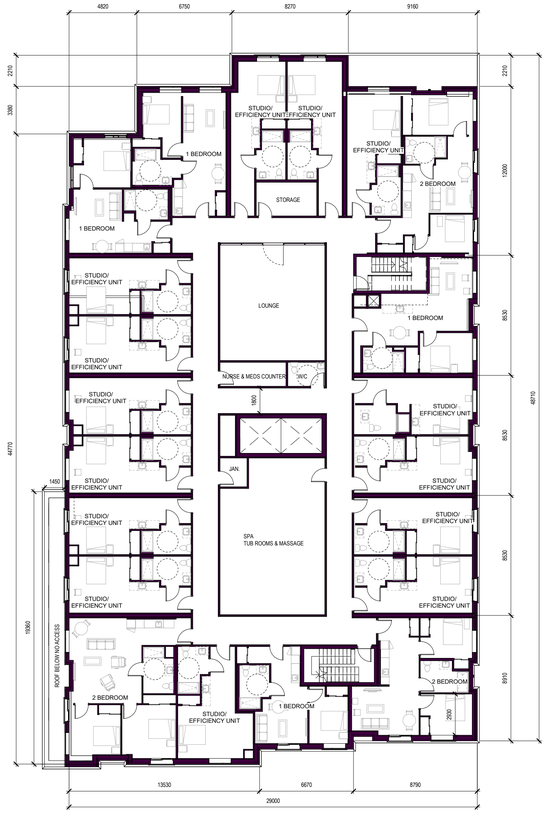
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DRAWN BY:	MW	23-0118	A1.1
SCALE:	1 : 150		



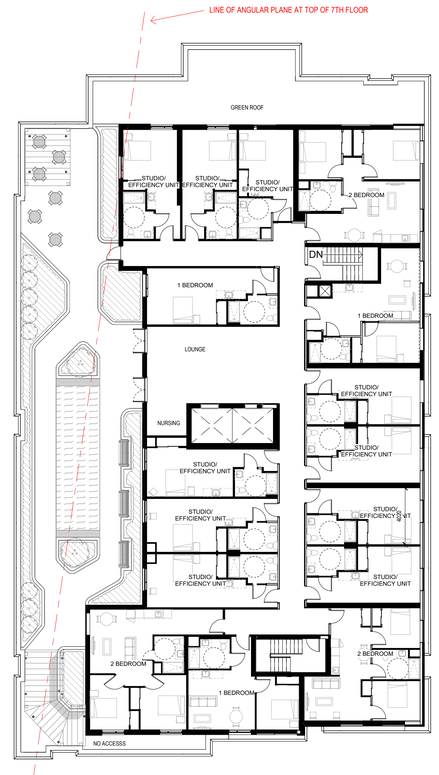
1 A1.2 OVERALL - 2ND FLOOR

1 : 200



3 A1.2 OVERALL - TYP. FLOOR (3RD-6TH)

1 : 200



2 A1.2 OVERALL - 7TH FLOOR

1 : 200

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DRAWING TITLE:

2ND FLOOR TO 7TH FLOOR-BLP

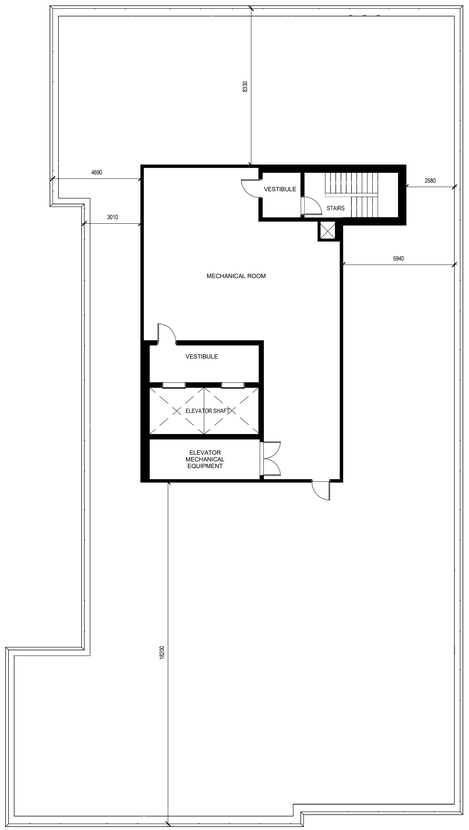
ME:

THE RESIDENCES ON CUMBERLAND

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DATE:	Nov 29, 2023	PROJECT #	SHEET #
DRAWN BY:	MW	23-0118	A1.2
SCALE:	1 : 200		



1
A1.2.2

T/O ROOF & MPH

1 : 150

ISSUES/REVISIONS

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DRAWING TITLE:

ROOF PLAN

PROJECT NAME:

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DATE:	Nov 29, 2023	PROJECT #	SHEET #
DRAWN BY:	Author	23-0118	A1.2.2
SCALE:	1 : 150		



1 A1.3 EAST - CUMBERLAND AVE

1 : 150



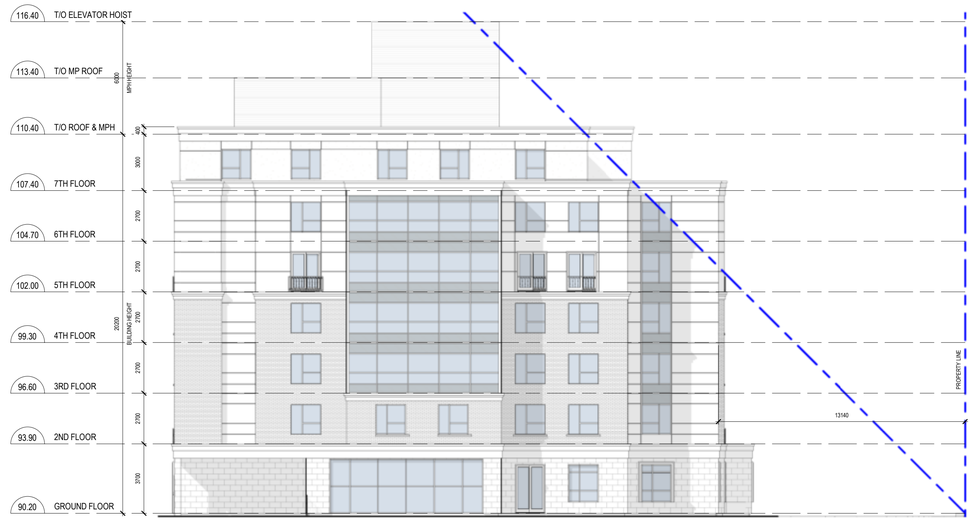
4 A1.3 SOUTH - NEW ST.

1 : 150



3 A1.3 WEST

1 : 150



2 A1.3 NORTH

1 : 150

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ELEVATIONS

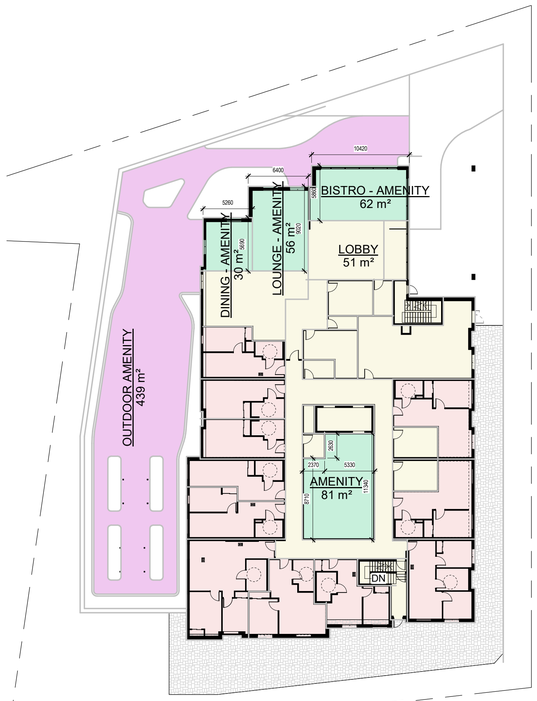
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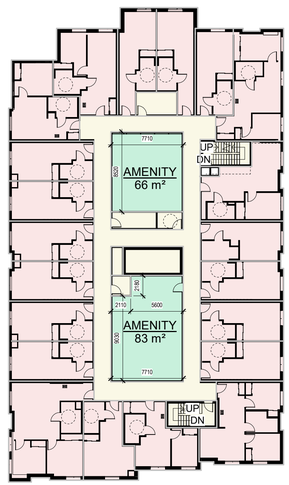
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DRAWN BY:	MW	23-0118	A1.3
SCALE:	1 : 150		



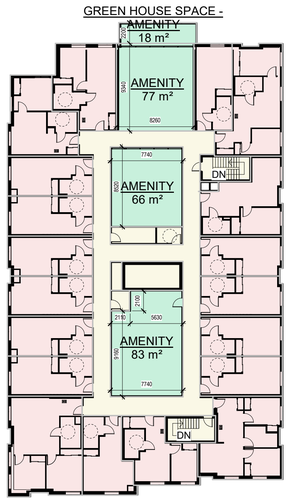
1 A2.0 GROUND FLOOR

1 : 300



2 A2.0 2ND FLOOR

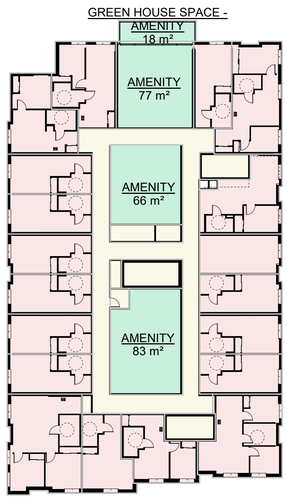
1 : 300



3 A2.0 3RD- 4TH FLOOR

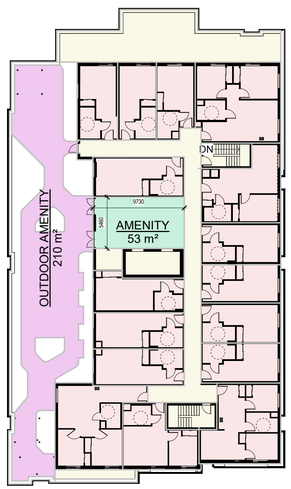
1 : 300

AMENITY AREAS	
Name	Area
GROUND FLOOR	
AMENITY	81 m²
BISTRO - AMENITY	62 m²
DINING - AMENITY	30 m²
LOUNGE - AMENITY	56 m²
OUTDOOR AMENITY	439 m²
GROUND FLOOR: 5	667 m²
2ND FLOOR	
AMENITY	66 m²
AMENITY	83 m²
2ND FLOOR: 2	149 m²
3RD FLOOR	
AMENITY	66 m²
AMENITY	77 m²
AMENITY	83 m²
GREEN HOUSE SPACE - AMENITY	18 m²
3RD FLOOR: 4	245 m²
4TH FLOOR	
AMENITY	66 m²
AMENITY	77 m²
AMENITY	83 m²
GREEN HOUSE SPACE - AMENITY	18 m²
4TH FLOOR: 4	245 m²
5TH FLOOR	
AMENITY	66 m²
AMENITY	77 m²
AMENITY	83 m²
GREEN HOUSE SPACE - AMENITY	18 m²
5TH FLOOR: 4	245 m²
6TH FLOOR	
AMENITY	66 m²
AMENITY	77 m²
AMENITY	83 m²
GREEN HOUSE SPACE - AMENITY	18 m²
6TH FLOOR: 4	245 m²
7TH FLOOR	
AMENITY	53 m²
OUTDOOR AMENITY	210 m²
7TH FLOOR: 2	263 m²
Grand total: 25	2057 m²



4 A2.0 5TH - 6TH FLOOR

1 : 300



5 A2.0 7TH FLOOR

1 : 300

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AREA PLANS

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