SITE STATISTICS

PROJECT DATA

APPLICABLE BY LAW	CITY OF BURLINGTON
PROJECT DESCRIPTION	MIX USE HOTEL AND RESIDENTIAL TOWER
MUNICIPAL ADDRESS	2076 OLD LAKESHORE ROAD
ZONING INFORMATION	DL-C, SUBJECT TO PART 1 SECTION 2.30 AND DL-A ZONE REGULATIONS, SITE ABUTTING PC
MAJOR OCCUPANCY	PRINCIPAL USAGE: RESIDENTIAL
AVERAGE GRADE	82.30 ABOVE SEA LEVEL

SITE DATA

	REQUIRED	PROVIDED
6.4.1 LOT AREA		Total Lot = 2185.9 m² After Land Dedicaton = 1,443.3 m²
6.4.1 FRONT YARD	1m FRONT YARD SETBACK	2m FRONT YARD SETBACK, 92 m²
6.4.1 SIDE YARD	NONE REQUIRED	5.5m TOWER SEPARATION DISTANCE ON THE WEST SIDE OF THE BUILDING 4.45m TOWER SIDE YARD SETBACK ON THE EAST SIDE OF THE BUILDING
6.4.2 - YARD ABUTTING A STREET	FOR BUILDINGS CONTAINING GREATER THAN 4 FLOORS, FLOORS 1 TO 2 MUST BE A MINIMUM OF 4.5m EACH	GROUND - 5.7 m LEVEL 2 - 3.5m
6.4.2 - MAXIMUM BUILDING HEIGHT	10 STOREYS AND 31.5M	79.4 m, 22 STOREYS + MECH
6.4.6 - LANDSCAPE AREA AND BUFFER	3m ABUTTING A PC ZONE	~36m OF MIXED LANDSCAPE AND PARK LAND DEDICATION TO CITY OF BURLINGTON. AREA DETERMINED BY ENGINEERED DEVELOPMENT SETBACK
PARK LAND DEDICATION		MODIFICATION OF SHORELINE PROTECTION TO ALLOW FOR EXTENSION OF WATERFRONT TRAIL AND PART OF LAND DEDICAITON TO CITY
TOWER SEPARATION	25m MIN. TOWER SEPARATION (WEST OF BUILDING)	26.9m TOWER SEPARATION (WEST OF BUILDING)
BUILDING SETBACK FROM PROPERTY LINE	NONE REQUIRED	- 3m SETBACK ON TOWER (STOREYS 4-22) - 5.5m TOWER SEPARATION DISTANCE (STOREYS 4-22) - ENGINEERED DEVELOPMENT SETBACK
PROPERTY EASEMENTS	NONE RECORDED ON THE PROPERTY	-

BUILDING DATA

	REQUIRED	PROVIDED
LOT COVERAGE (%)	NONE REQUIRED	36% (WITHOUT PARKLAND DEDICATION) , 54.8% (WITH PARKLAND DEDICATION)
BUILDING AREA (m²), (ft²)	NONE REQUIRED	792 m², 8,524 ft²
6.4.2 - MAXIMUM BUILDING HEIGHT (m)	31.5m	79.4 m
6.4.2 - NUMBER OF STOREYS	10 STOREYS	23 STOREYS
6.4.5. - BUILT FORM	1ST FLOOR STREET FACING ELEVATION SHALL HAVE MINIMUM 50% GLAZING	60%
AMENITY (m²), (ft²)	20m² PER RESIDENTIAL UNIT 20m² x 50 UNITS = 1,000m², 10,764ft²	INTERIOR HOTEL AMENITIES: 805 m² 8,665 ft² INTERIOR RESIDENTIAL AMENITIES: 0 0 INTERIOR SHARED AMENITIES: 666m² 7,169 ft² OUTDOOR HOTEL AMENITIES: 214 m² 2,303 ft² OUTDOOR RESIDENTIAL AMENITIES: 488 m² 5,252 ft² OUTDOOR SHARED AMENITIES: 500 m² 5,381 ft² TOTAL AMENITY AREA: 1,654 m² 17,804 ft² TOTAL AMENITY AREA PER UNIT (50 UNITS): 33.08 m² 356 ft²
PROPOSED DENSITY - FLOOR AREA RATIO	4.5:1 MAXIMUM	11.79

BICYCLE PARKING DATA

	REQUIRED	PROVIDED
RESIDENTIAL LONG TERM	0.5 SPACES PER RESIDENTIAL UNIT 0.5 x 50 UNITS = 25 SPACES MIN.	16 DOUBLE STACKED **32 SPACES TOTAL**
RESIDENTIAL SHORT TERM	0.05 SPACES PER RESIDENTIAL UNIT 0.05 x 50 UNITS = 3 SPACES MIN.	3 SPACES
HOTEL	NONE REQUIRED	0

VEHICLE PARKING DATA

	REQUIRED	PROVIDED
TOTAL PARKING OF P1	1.25 SPACES PER APARTMENT DWELLING UNIT 1.25 SPACES X 50 APARTMENT DWELLING UNITS = 63 SPACES	12 DOUBLE STACKED 2 REGULAR SPACES = 26 TOTAL
TOTAL PARKING OF P2		18 SPACES
TOTAL PARKING OF P3		19 SPACES
TOTAL PARKING OF P4		19 SPACES
6.6.2 - VISITORS PARKING	0.25 SPACES PER UNIT, DEDICATED TO VISITORS 0.25 SPACES X 50 APARTMENT DWELLING UNITS = 13 SPACES	6 SPACES
6.4.7 - ON GRADE TYPICAL PARKING	TEMPORARY PARKING FOR DROP OFF OR DELIVERY EXPECTED, LONG TERM NOT PERMITTED IN A FRONT YARD	31m VEHICULAR LAY-BY AREA
OVERALL TOTAL PARKING	-	**RATE PROVIDED FOR RESIDENTS = 0.94 = 47 SPACES** **RATE PROVIDED FOR VISITORS/HOTEL = 0.64 = 35 SPACES** **TOTAL = 82 SPACES** **ACCESSIBLE PARKING TBD**

***NOTE PARKING IS TO BE HANDLED BY ON SITE VALET SERVICE**

SOLID WASTE MANAGEMENT DATA

AS PER HALTON REGION DEVELOPER DESIGN GUIDELINES

	GHD RECOMMENDATIONS	PROVIDED
1.8.1.1 - GARBAGE WASTE - ALL UNITS	1 SEMI AUTOMATED 3 CUBIC YARD BIN MINIMUM (RESIDENTIAL) 2 SEMI AUTOMATED 4 CUBIC YARD BINS MINIMUM (COMMERCIAL/HOTEL)	1 SEMI AUTOMATED 3 CUBIC YARD BIN + 2 SEMI AUTOMATED 4 CUBIC YARD BINS MINIMUM
1.8.1.2 - RECYCLING WASTE - ALL UNITS	7 95-GALLON CART MINIMUM (RESIDENTIAL) 2 4 CUBIC YARD BINS MINIMUM (COMMERCIAL/HOTEL)	7 95-GALLON CART MINIMUM (RESIDENTIAL) + 2 4 CUBIC YARD BINS MINIMUM (COMMERCIAL/HOTEL)
1.8.1.3 - ORGANIC WASTE - ALL UNITS	2 95-GALLON CART MINIMUM (RESIDENTIAL)	2 95-GALLON CART MINIMUM (RESIDENTIAL)
1.9.2.4 - BULK STORAGE	10 (m²) MINIMUM	10 (m²)
2.3 - LOADING	7.5m CLEARANCE HEIGHT X 6m WIDE X 18m LONG FITTING FOR TYPE 1, 2 AND 3 SERVICE TRUCKS	5.4m CLEARANCE HEIGHT X 6m WIDE X 18m LONG FITTING FOR TYPE 1, 2 AND 3 SERVICE TRUCKS
2.3.1.8 - STAGING / COLLECTION POINT	MUST BE LEVELED, MUST SUPPORT MIN. 35 TONES	-

***NOTE PRIVATE WASTE COLLECTION IS ARRANGED FOR COMMERCIAL AND POTENTIALLY RESIDENTIAL WASTE**
***ALL THE COMMERCIAL AND RESIDENTIAL WASTE CONTAINERS WILL BE LABELED AS SUCH**

BUILDING DATA

LEVEL	GROSS CONSTRUCTION FLOOR AREA (BALCONIES INCLUDED) (m²)	(ft²)	GROSS BUILDING FLOOR AREA (BALCONIES NOT INCLUDED) (m²)	(ft²)	GROSS FLOOR AREA (m²)	(ft²)	FLOOR AREA RATIO	AMENITIES (INTERIOR) (m²)	(ft²)	AMENITIES (EXTERIOR) (m²)	(ft²)	GROSS RENTABLE AREA (BALCONIES NOT INCLUDED) (m²)	(ft²)	HEIGHT m	ft
P4	934	10,053	517	5,565	340	3,660								3	10
P3	934	10,053	517	5,565	340	3,660								3	10
P2	934	10,053	517	5,565	340	3,660								3	10
P1	934	10,053	580	6,243	336	3,617								4.5	14'9"
GROUND FLOOR	792	8,525	792	8,525	625	6,727		26	280	500	5,382			5.7	
MEZZANINE LEVEL	189	2,034	189	2,034	55	592								2.7 (INCLUDED IN GROUND FLOOR HEIGHT)	9' 10" (INCLUDED IN GROUND FLOOR HEIGHT)
2	891	9,591	891	9,591	741	7,976		603	6,491	38	405			3.5	11' 6"
3	928	9,989	928	9,989	823	8,859		666	7,169					3.5	11' 6"
4	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
5	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
6	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
7	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
8	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
9	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
10	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
11	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
12	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
13	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
14	650	6,997	635	6,835	544	5,856						478	5,145	3	9' 10"
Designated Area for Hotel (Level 4-14)	**8,041**	**86,553**	**7,876**	**84,776**	**6,725**	**72,387**		**629**	**6,770**	**214**	**2,303**	**5,258**	**56,597**		
15	650	6,997	592	6,372	519	5,586						446	4,801	3	9' 10"
16	650	6,997	592	6,372	519	5,586						446	4,801	3	9' 10"
17	650	6,997	592	6,372	519	5,586						446	4,801	3	9' 10"
18	650	6,997	592	6,372	519	5,586						446	4,801	3	9' 10"
19	650	6,997	592	6,372	519	5,586						446	4,801	3	9' 10"
20	650	6,997	592	6,372	519	5,586						446	4,801	3	9' 10"
21	650	6,997	592	6,372	519	5,586						446	4,801	3	9' 10"
22	650	6,997	601	6,469	528	5,683						455	4,898	4.5	14'9"
23	359	3,864	359	3,864	169	1,819						137	1,475	8.2	29'8"
Designated Area for Residential (Level 15-23)	**5,559**	**59,837**	**5,104**	**54,939**	**4,330**	**46,608**		**0**	**0**	**488**	**5253**	**3,714**	**38,502**		
Shared Areas (All Levels)								**666**	**7,169**	**500**	**5,382**				
TOTAL AREAS	**19,245**	**207,151**	**17,020**	**183,202**	**13,914**	**149,769**	**6.37**	**1,295**	**13,939**	**1,202**	**12,936**	**7,428**	**191,673**	**79.4**	**260'6"**

***NOTE GROSS CONTRUCTION FLOOR AREA: THE TOTAL AREA OF THE FLOOR MEASURED TO THE OUTSIDE WALLS INCLUDING BALCONIES.**

***NOTE GROSS BUILDING FLOOR AREA : THE TOTAL AREA OF THE FLOOR MEASURED TO THE OUTSIDE WALLS, INCLUDING A BASEMENT OR CELLAR BUT EXCLUDING AREAS USED FOR PARKING OF MOTOR VEHICLES OR AREAS ABOVE AN ATRIUM.**

***NOTE GROSS FLOOR AREA: THE SUM OF THE AREAS OF EACH FLOOR OF A BUILDING..THIS COUNT SHALL NOT INCLUDE ELEMENTS STATED BY CITY OF BURLINGTON IN PART 16-DEFINITONS (PAGE 12).**

***NOTE FLOOR AREA RATIO: THE MATHEMATICAL RELATIONSHIP BETWEEN BUILDING FLOOR AREA AND LOT AREA.**

SITE AREA CALCULATIONS	TOTAL AREA
TOTAL BUILDING GBFA	17,020 m²
LOT AREA (EXISTING PROPERTY LINE)	2,186 m²
WATERFRONT TRAIL – PC ZONE	742.7 m²
LOT AREA (DL-A ZONE)	1,443.3 m²
FLOOR AREA RATIO (FAR) IN DL-A ZONE	11.79

GLAZED OPENINGS CALCULATIONS	TOTALS
OLD LAKESHORE ROAD ELEVATION NET AREA	237.39 m²
OLD LAKESHORE ROAD ELEVATION GLAZED AREA	142.69 m²
PERCENTAGE OF GLAZED OPENINGS	60.1 %

NORTH ELEVATION - STREET FRONT GLAZING DIAGRAM

1 : 300



RESIDENTIAL UNIT MIX

LEVEL	1 BD	1BD+D	2BD	3BD	PENTHOUSE	TOTAL
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	3	1	1	1		
16	3	1	1	1		
17	3	1	1	1		
18	3	1	1	1		
19	3	1	1	1		
20	3	1	1	1		
21	3	1	1	1		
22	3		2	1		
23			2			
TOTAL PER TYPE	**24**	**7**	**11**	**8**	**0**	**50**
AVERAGE AREA (m²)	53	61	105	124	397	
AVERAGE AREA (ft²)	570	657	1,132	1,339	4,273	
PROPORTION (%)	**48**	**14.00**	**22.00**	**16.00**	**0.00**	100
TOWER FLOOR PLATE AREA (INCLUDING BALCONIES)					**650 m², 7,005 ft²**	

HOTEL UNIT MIX

	METRO	ACCESSIBLE METRO	STANDARD KING	ACCESSIBLE KING	ACCESSIBLE DOUBLE DOUBLE	STANDARD DOUBLE DOUBLE	TOTAL
	5	1	1	2	1	4	
	5	1	1	2	1	4	
	5	1	1	2	1	4	
	5	1	1	2	1	4	
	5	1	1	2	1	4	
	5	1	1	2	1	4	
	5	1	1	2	1	4	
	5	1	1	2	1	4	
	5	1	1	2	1	4	
	5	1	1	2	1	4	
	5	1	1	2	1	4	
TOTAL PER TYPE	**55**	**11**	**11**	**22**	**11**	**44**	**154**
AVERAGE AREA (m²)	27	30	33.0	43	57	35	
AVERAGE AREA (ft²)	291	323	355	463	614	377	
PROPORTON (%)	**35.71**	**7.14**	**7.14**	**14.29**	**7.14**	**28.57**	100
TOWER FLOOR PLATE AREA						**650 m², 7,005 ft²**	

PROJECT
2076 OLD LAKESHORE ROAD

LOCATION
BURLINGTON, ON

PROJET No.
13159

[redacted]

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NEUF
ARCHITECTEIS

PROJECT NORTH TRUE NORTH

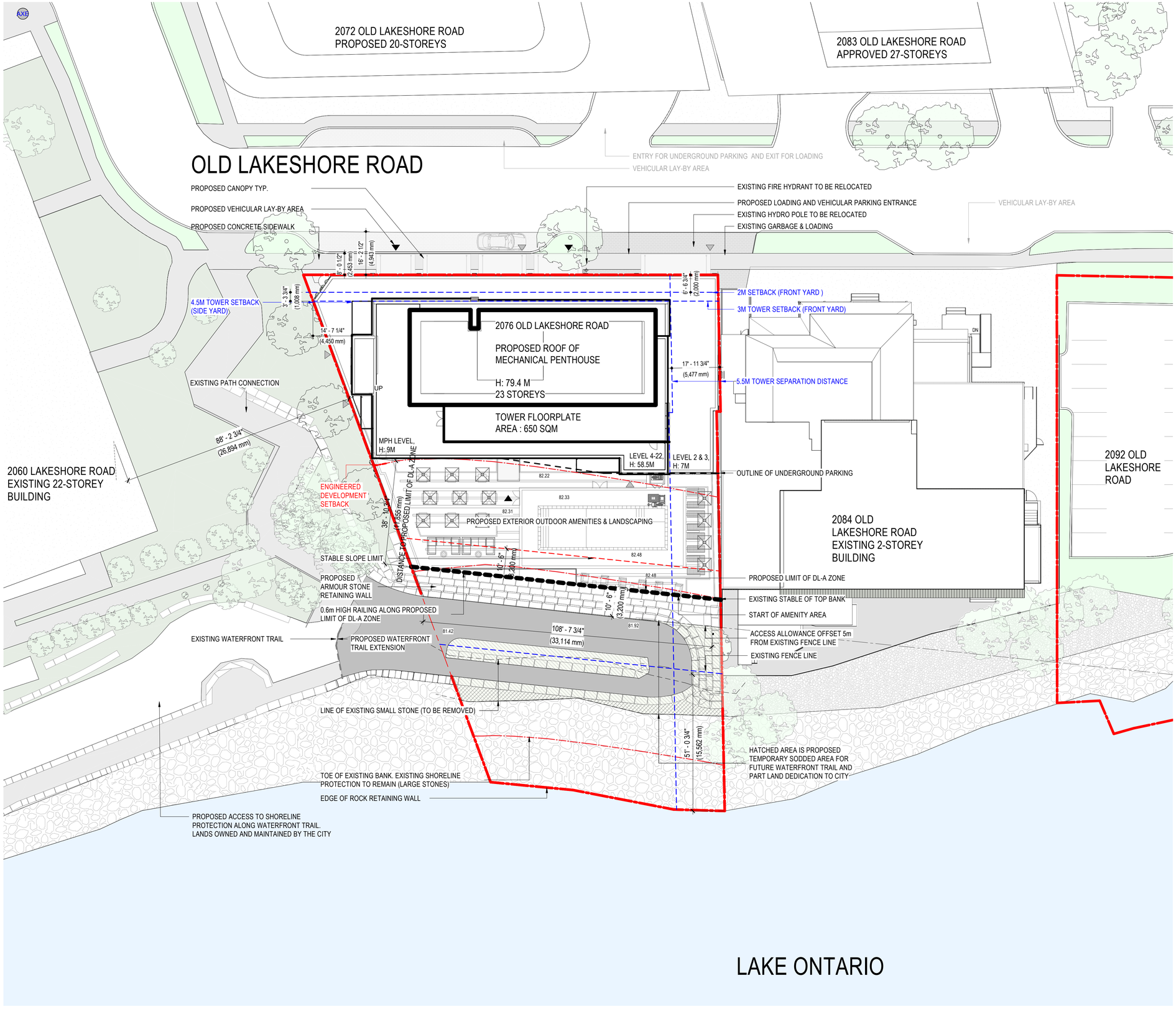
CLIENT
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NO	REVISION	DATE (dd-mm-yyyy)
1	ISSUED FOR PRELIMINARY DESIGN	07 SEPT 2023
2	ISSUED FOR SITE DESIGN UPDATES	11 APR 2025
3	ISSUED FOR BUD APPLICATION	20 JUNE 2025
4	ISSUED FOR OPA-ZBA APPLICATION	29 AUG 2025
5	ISSUED FOR OPA-ZBA APPLICATION	16 DEC 2025

DRAWN BY: BB / GG
CHECKED BY: LK / KN
DATE (dd.mm.yy): 16/12/2025
SCALE: As indicated
FORMAT: 24" x 36" (Full-scale) 11" x 17" (Half-scale)

DRAWING TITLE
PROJECT STATISTICS

Revision: 5
Drawing Number: A003



PROJECT

2076 OLD LAKESHORE ROAD

LOCATION
BURLINGTON, ON

PROJET No.
13159

[redacted]

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SCALE
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FORMAT
24" x 36" (1:200)
11" x 17" (1:400)

DRAWING TITLE
SITE PLAN

Revision
5

Drawing Number
A100