2083 Old Lakeshore Road

Proposed Mixed-use Development



DRAWING LIST

Sheet Number	Sheet Name	ZBA Application - Dec. 20, 2024
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dA1.2	Context Plan (Proposed Future Development)	■
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dA6.1	Perspectives	■
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2		

TOTAL NUMBER OF SHEETS: 19

DEVELOPER

The Rosseau Group
3190 Harvester Road Suite 201A,
Burlington, ON L7N 3T1
T: (289) 337-6638

ARCHITECT

KIRKOR ARCHITECTS & PLANNERS
20 De Boers Dr. ,Suite 400
Toronto, ON M3J 0H1
T: 416-665 6060

PLANNING CONSULTANT

BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
T: (416) 947-9744

CIVIL ENGINEER

Lithos Group Inc.
150 Bermondsey Rd, Unit #200
North York ON M4A 1Y1
T: (416) 750-7769

LANDSCAPE ARCHITECT

MSLA
170 The Donway West, Suite 206
North York, ON M3C 2G3
T: 416.492.9966

WIND CONSULTANT

RWDI
600 Southgate Drive, Guelph,
ON N1G 4P6
T: (519) 823-1311

TRAFFIC CONSULTANT

Paradigm
22 King Street South, Suite 300
Waterloo, ON N2J 1N8
T: (905) 381-2229 ext. 302

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KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

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1	ZBA Application	Dec. 20, 2024

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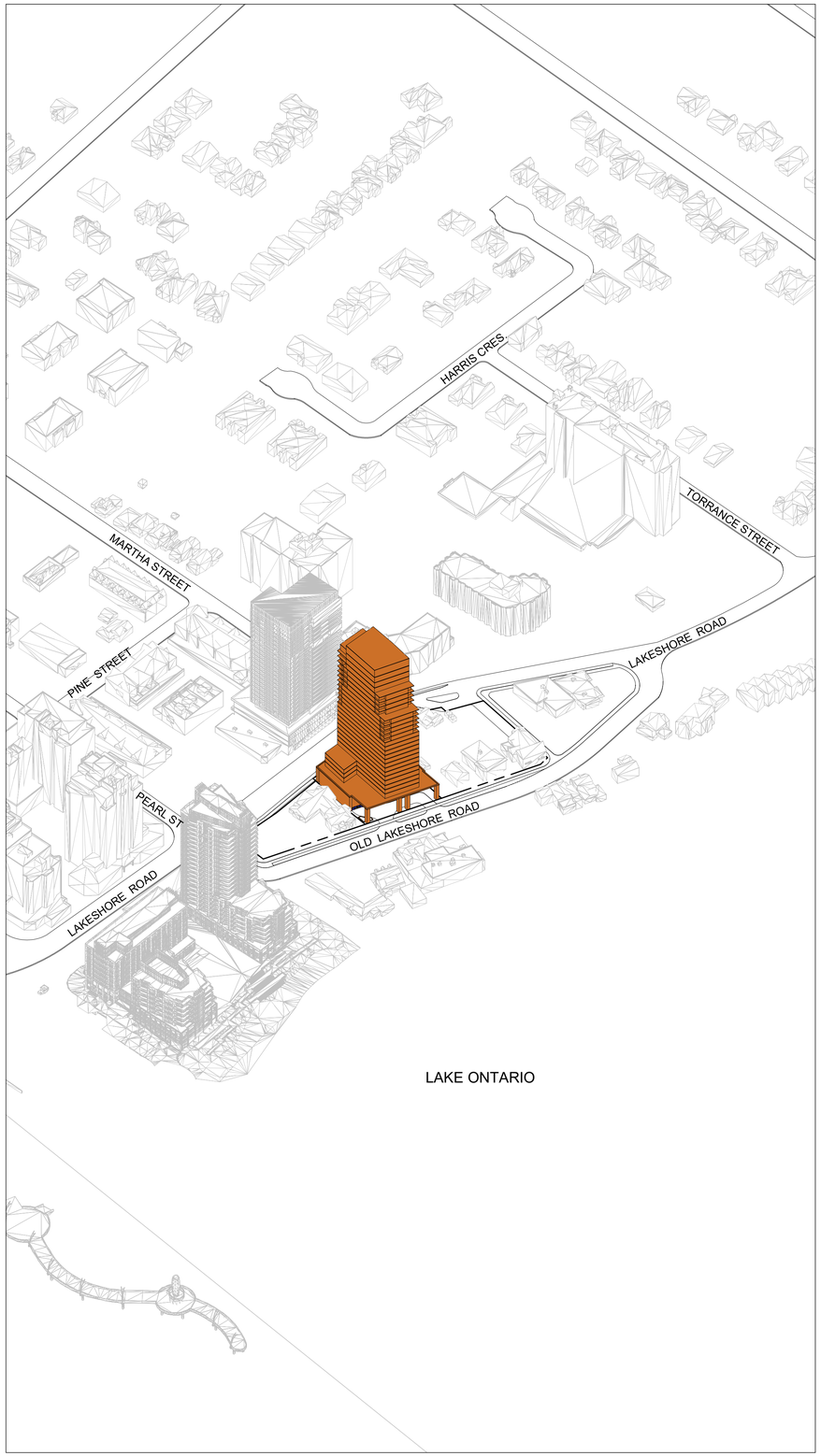
2083 Old Lakeshore Road, Burlington
Proposed Mixed-use Development

Drawing Title:
Cover Sheet

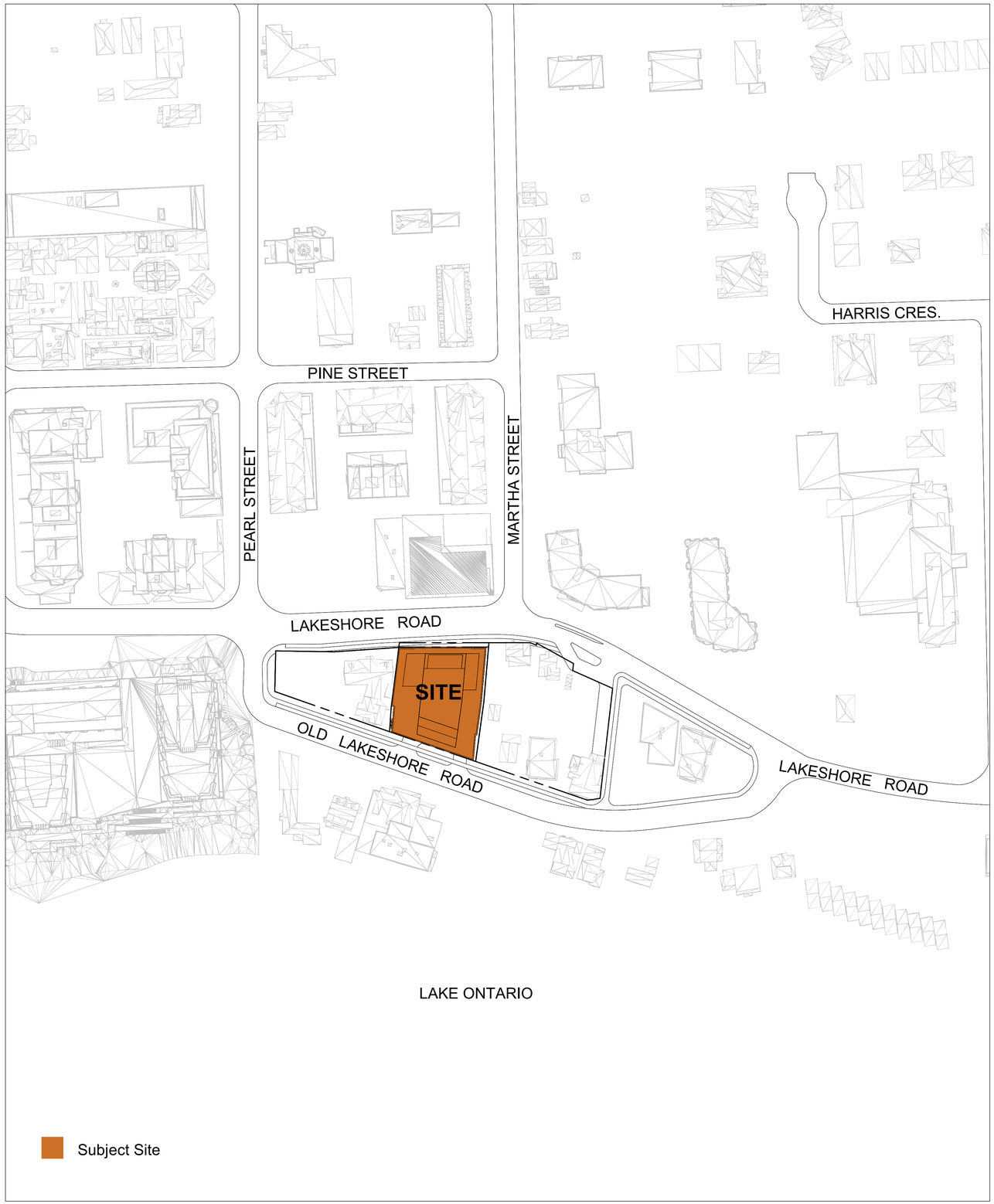
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1 | 3D Context Plan (Existing)
Scale:



2 | Context Plan (Existing)
Scale: 1 : 1000

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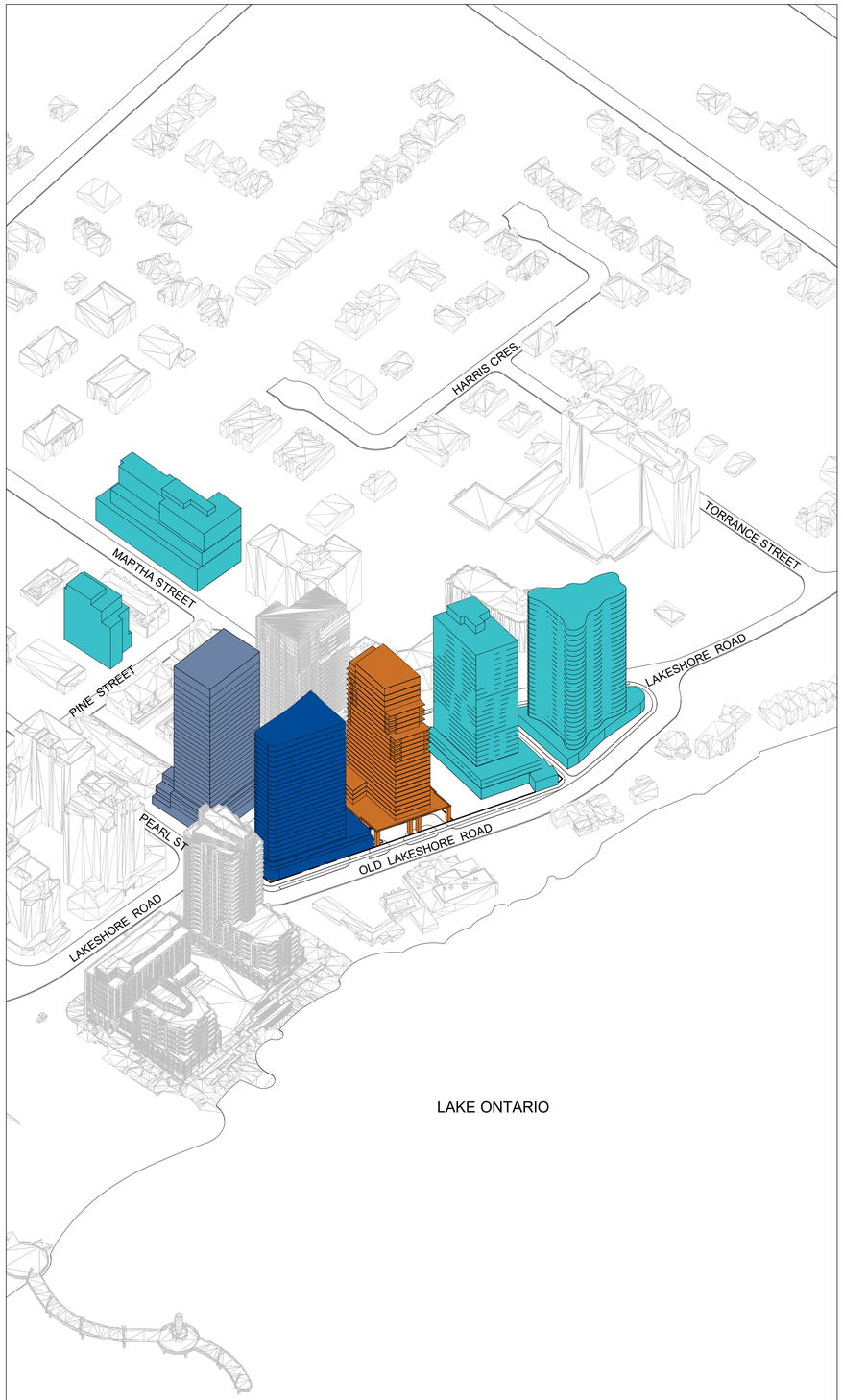
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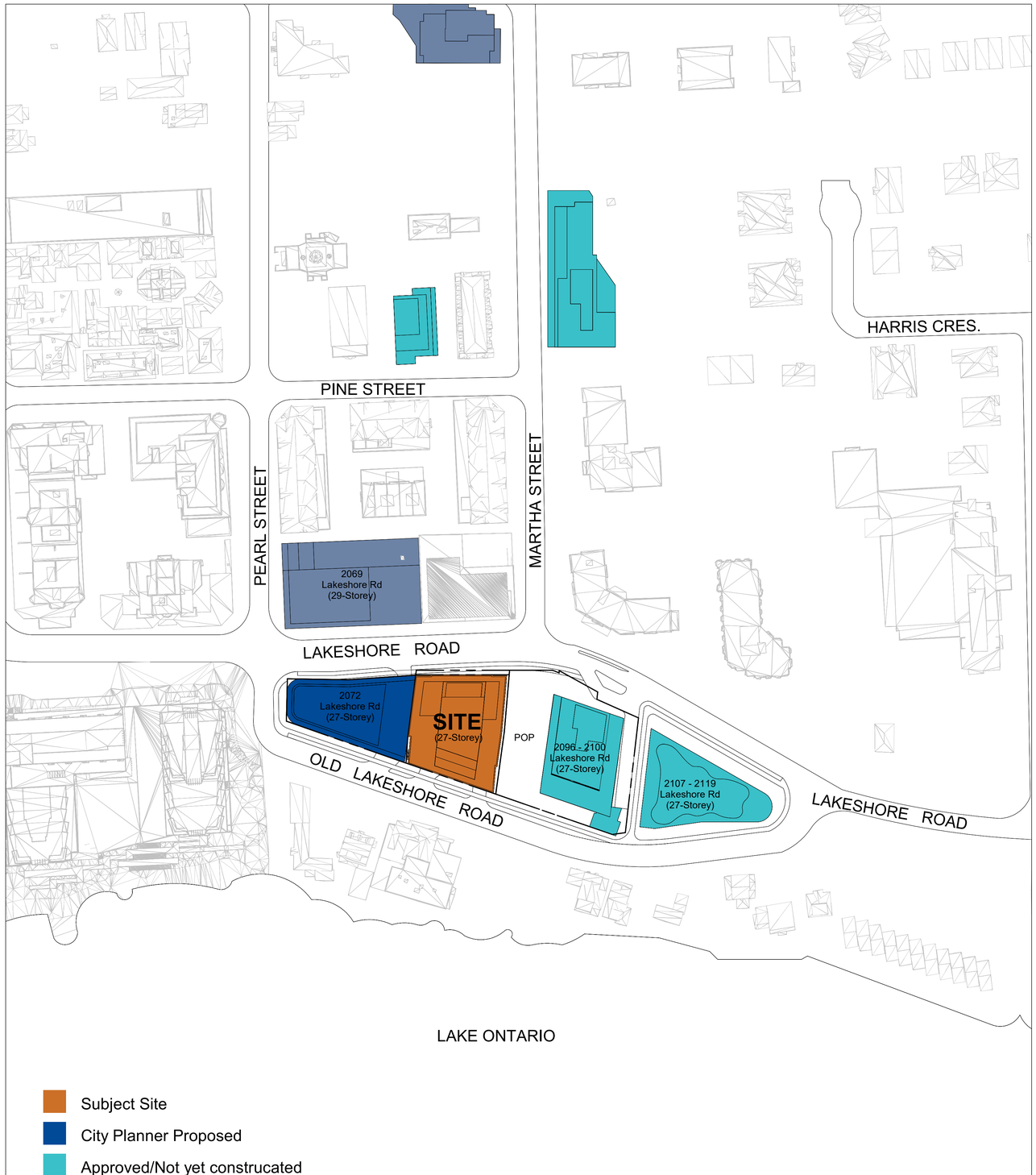
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1 | 3D Context Plan (Proposed Future Development)
Scale:



2 | Context Plan (Proposed Future Development)
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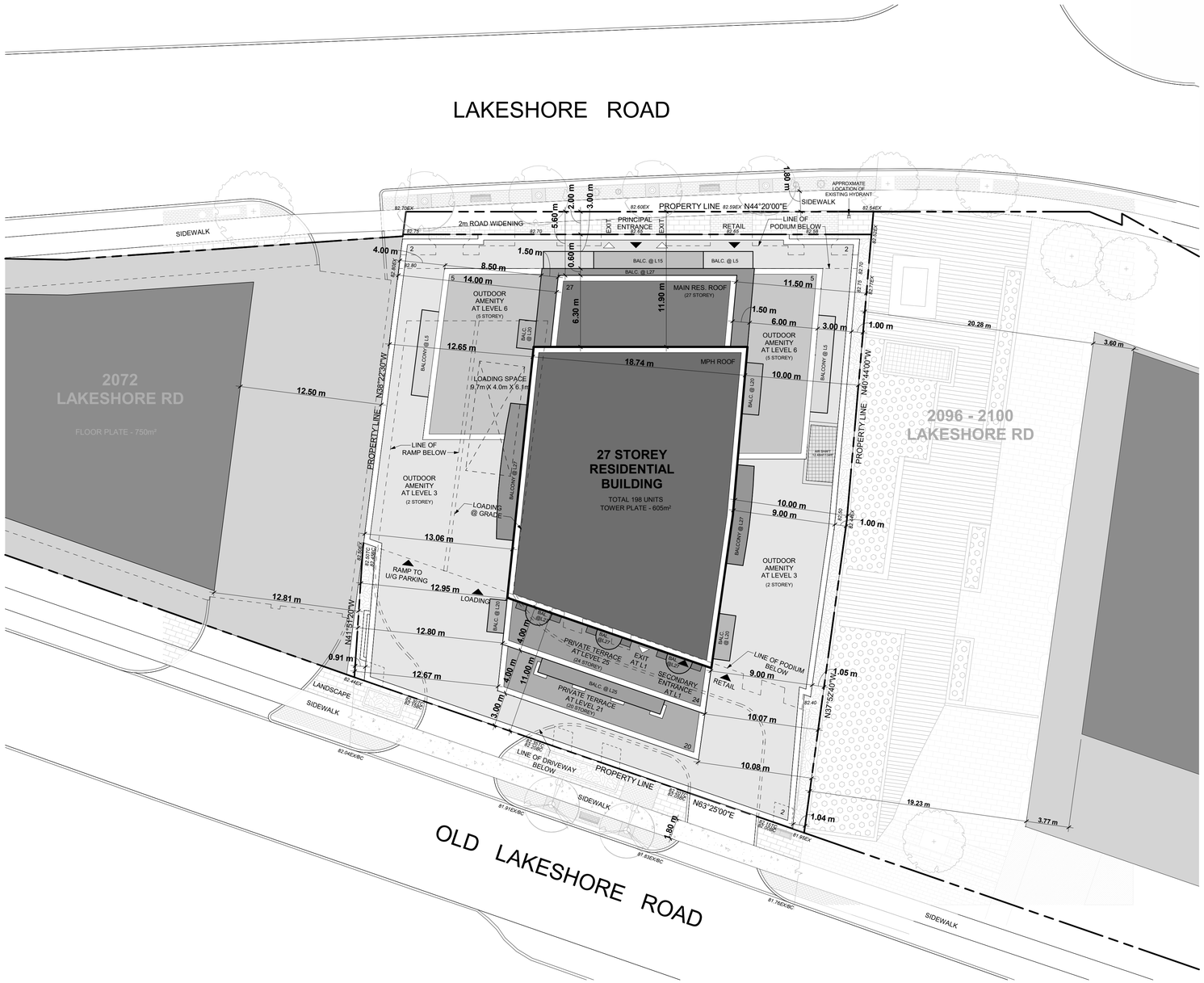
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Proposed Residential Development

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Context Plan (Proposed Future Development)

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1 | Site Plan
Scale: 1 : 200

2083 OLD LAKESHORE ROAD
Burlington, Ontario
Proposed Residential Development

Project Statistics
December 11, 2024 — Project No. 22-047-07

1.0 Site Area

Site Area	hectares	acres	sq.m.	sq.ft.
Total Site Area	0.1984	0.4937	1,984.02	21,403

2.0 Proposed Residential Gross Building Floor Area

Gross Building Floor Area — The total area of the floor measured to the outside of all outside walls, including a basement or cellar but excluding areas used for parking of motor vehicles or areas above an atrium.

2.1 Proposed Residential Gross Building Floor Area - 27 Storey Condominium

			floors	sq.m.	sq.m	sq.ft
Levels	P5	to P4	2	x 185.89	371.78	4,217
Levels	P3	to P2	2	x 133.97	261.94	2,818
Levels	P1		1	x 185.72	185.72	1,999
Levels	1		1	x 649.63	649.63	6,147
Levels	2		1	x 1,133.64	1,133.64	12,202
Levels	3		1	x 956.80	956.80	10,043
Levels	4	to 5	2	x 756.30	1,512.60	16,282
Levels	6		1	x 756.30	756.30	8,141
Levels	7	to 15	9	x 736.30	6,626.76	73,287
Levels	16	to 20	5	x 735.63	3,678.15	39,600
Levels	21	to 23	3	x 654.12	1,962.36	21,123
Levels	24		1	x 644.71	644.71	6,940
Levels	25		1	x 578.14	578.14	6,223
Levels	26	to 27	2	x 576.43	1,152.86	12,406
Total Residential Gross Building Floor Area					**21,367.53**	**229,999**

2.2 Proposed Retail Gross Building Floor Area

	sq.m.	sq.ft
Level 1	418.27	4,502

2.3 Total Gross Building Floor Area

	sq.m	sq.ft
Total Residential Gross Building Floor Area	21,367.53	229,999
Proposed Retail Gross Building Floor Area	418.27	4,502
Total Gross Building Floor Area	**21,785.80**	**234,500**

3.0 Proposed Density - FAR

Floor Area Ratio — The mathematical relationship between building floor area and lot area, determined by dividing the gross building floor area of all buildings on a lot by the net area of that lot.

FAR	Total GBFA	Total Site Area	FAR
	21,785.80	= 1,984.02 sq.m.	**10.93**

4.0 Unit Count

Floor Levels	1 Bedroom	1 Bedroom+Den	2 Bedroom	Large 2 Bedroom	Total Units per floor	no. floors	Total Units
Level 4 - 5	0	1	1	0	2	2	4
Level 6	0	0	1	2	3	1	3
Level 7-15	2	2	3	2	9	9	81
Level 16-20	2	2	3	2	9	5	45
Level 21-23	2	2	2	2	8	3	24
Level 24	0	0	1	4	5	1	5
Level 25	0	0	1	4	5	1	5
Level 26-27	0	0	1	4	5	2	10
Total Units	40	36	80	80			**196**
Percentage (%)	20.41%	18.37%	30.61%	30.61%			100.00%

5.0 Vehicular Parking

5.1 Parking Ratio Proposed

	Ratio
Residential - Owners	1.00 /unit
Residential - Visitors	0.07 /unit

5.2 Parking Required

	Units	Ratio	Parking Spaces
Residential - Owners	196	1.00 /unit	196
Residential - Visitors	196	0.07 /unit	14
Total Parking Required			**210**

5.3 Parking Provided

	Owners	Visitors	(Accessible)	Parking Spaces
Level P5	43	0	1	43
Level P4	43	0	1	43
Level P3	43	0	1	43
Level P2	43	0	1	43
Level P1	24	14	2	38
Total Parking Provided	**196**	**14**	**6**	**210**

6.0 Bicycle Parking

6.1 Bicycle Parking Ratio Required*

	Ratio
Retail - Short-Term:	2 spaces + 1 spaces / 1000 m² GFA
Residential - Short-Term:	0.05 /unit
Residential - Long-Term:	0.50 /unit

** As per Burlington Comprehensive Parking Standards Review (July 2017)*

6.2 Bicycle Parking Required

	sq.m	Units	Ratio	Parking Spaces
Retail - Short-Term:	418.27	-	2 spaces + 1 spaces / 1000 m² GFA	2
Residential - Short-Term:		196	0.05 /unit	10
Residential - Long-Term:		199	0.50 /unit	98
Total Bicycle Parking Required				**110**

6.3 Bicycle Parking Provided

	Long-Term	Short-Term	Parking Spaces
Level P5	50	0	50
Level P3	50	0	50
At Grade	0	12	12
Total Bicycle Parking Provided	**100**	**12**	**112**

7.0 Amenity Space

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 rooftops(s), but shall not include the area occupied at grade by the buildings, service areas, parking, and driveways.

7.1 Zoning Regulations - Indoor & Outdoor Amenity Space

	Zoning Regulations
Minimum Amenity Area	For apartment dwelling units and retirement homes: 20m² per unit

7.2 Amenity Space Required

Minimum Amenity Area per dwelling unit	Units	Ratio	sq.m	sq.ft
	196	20m²	3,920.00	42,196

7.3 Amenity Space Provided

	floors	Indoor Amenity	Outdoor Amenity	Private Terraces	Balcony(s)	sq.m	sq.ft
Levels 1	1 x	0.00	0.00	0.00	0.00	0.00	0
Levels 2	1 x	0.00	0.00	0.00	0.00	0.00	0
Levels 3	1 x	894.56	748.08	0.00	0.00	1,643.73	17,687
Levels 4 to 5	2 x	0.00	0.00	0.00	91.00	182.00	1,958
Levels 6	1 x	341.51	202.73	0.00	38.22	583.46	6,280
Levels 7 to 15	9 x	0.00	0.00	0.00	68.41	624.69	6,724
Levels 16	1 x	0.00	0.00	13.07	62.32	75.39	811
Levels 17 to 20	4 x	0.00	0.00	0.00	75.39	301.55	3,246
Levels 21	1 x	0.00	0.00	66.00	75.39	141.39	1,522
Levels 22 to 23	2 x	0.00	0.00	0.00	70.96	151.92	1,635
Levels 24	1 x	0.00	0.00	0.00	65.36	85.36	919
Levels 25	1 x	0.00	0.00	70.63	78.31	161.94	1,035
Levels 26 to 27	2 x	0.00	0.00	0.00	72.51	145.02	1,561
Total Amenity Space Provided		**1,236.06**	**951.31**	**179.69**	**695.54**	**4,099.63**	**43,324**

2 | Project Statistics
NTS

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KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

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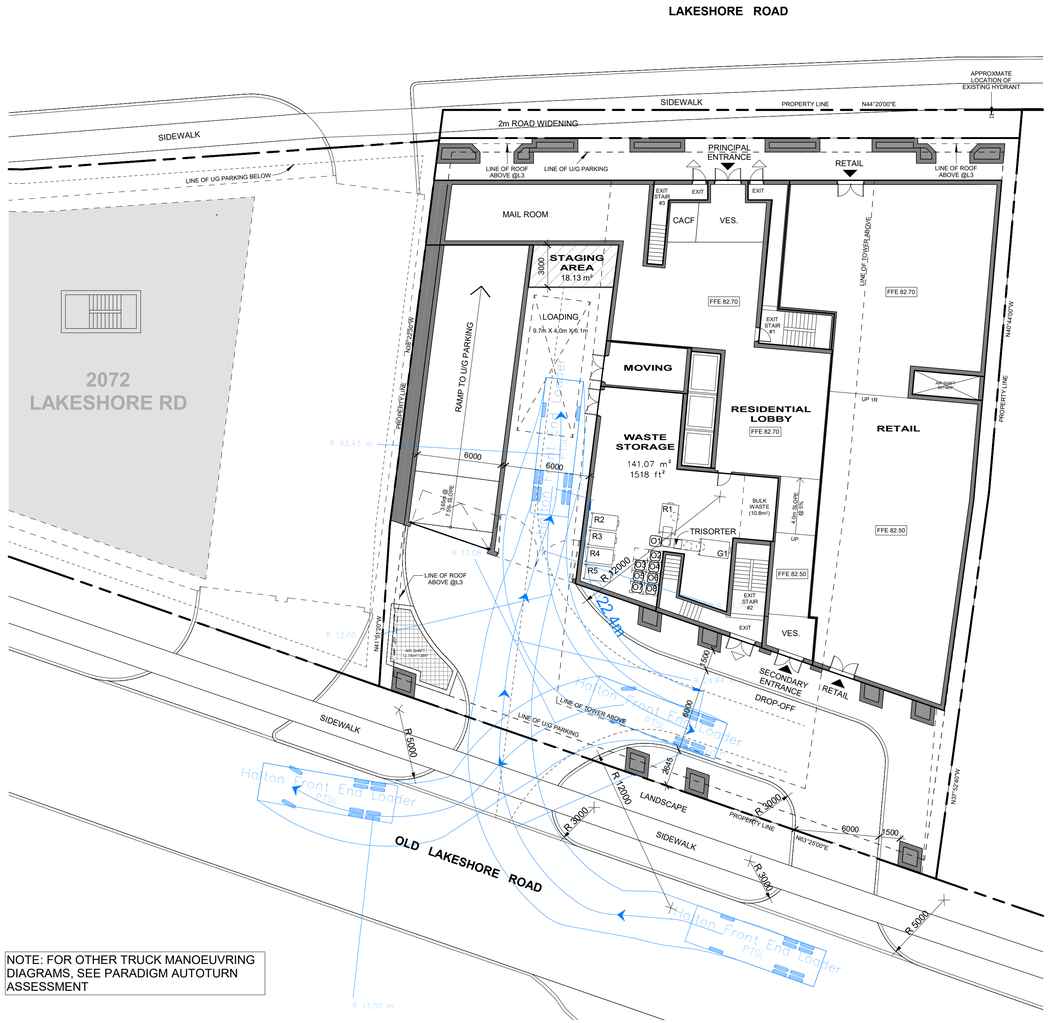
Client:
THE ROSSEAU GROUP

2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
Site Plan & Project Statistics

Scale: 1 : 200
Drawn by: SY
Checked by: DS
Project No.: 22-047
Date: Dec. 20 2024
Drawing No.:
dA1.3

Plot Date: 12/23/2024 10:46:37 AM File Path: C:\Revit\2023\22047#_2083 Old Lakeshore_R23_sysvaMEP.rvt



1 | Halton Front End Garbage Truck Manoeuvring Plan

Scale: 1 : 200

SOLID WASTE MANAGEMENT REQUIRED

(As per development design guidelines for source separation of solid waste, regional official plan guidelines for the Halton Region)

Garbage Waste Requirements:
• For 81 - 200 units
• Total number of units: 196
Garbage Yard Required:
• 3yd. (compacted)
• 3 cubic yard bins required: 1
3 Cubic Yard Bin Size:
• Width: 2.03m
• Height: 1.22m
• Depth: 1.12m

BULK STORAGE REQUIREMENTS:

A clear and accessible area of 10 square meters within the building that can be used for the storage of larger items such as bulk waste.

RECYCLING REQUIREMENTS:

One semi-automated cart for every 7 residential units shall be provided.
• Total number of units: 196
• 196/7=28
• 28 carts @ 360L per cart = 10080L
3-Cubic Yard Bin Required: 5
• 3 cubic yard bin size:
• Width: 2.03m
• Height: 1.22m
• Depth: 1.12m

Note: Height and depth are subject to change depending on the manufacturer.

ORGANIC WASTE REQUIREMENTS:

One semi-automated cart for every 25 residential units shall be provided.
• Total number of units: 196
• 196/25=7.84(8 carts)
• Semi-automated carts required: 8
Semi-Automated Cart Space Allotment:
• Width: 0.80m
• Depth: 1.0m

TOTAL REQUIREMENTS:
• Bulk Storage Space Required: 10 sq. m.
• 3 Cubic Yard Bins (Garbage & Recycle) Required: 6
• Semi-Automated Carts Required: 8

SOLID WASTE MANAGEMENT PROVIDED

Waste Storage Room Area Provided:
• 141.07 sqm
Bulk Storage Provided:
• 10.0 sqm
Bins Provided:
3 Cubic Yard Bins Provided: 6
• Distribution: 1 Garbage, 5 Recycling
Semi-Automated Carts Provided:
• 8
Staging Area Provided:
• 18 sqm (195 sq ft)

2 | Waste Management Calculations & Notes

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MULTI-RESIDENTIAL APARTMENT BUILDINGS SOLID WASTE MANAGEMENT NOTES

1. The waste storage area must have a mechanism to cool the room during periods of hot weather to suppress odours.
2. The waste storage area shall have a sprinkler and fire prevention system in accordance with all Ontario fire code and Ontario building code requirements.
3. The compactor must be secured at all times with no general access.
4. A minimum of 18 meters shall be provided for the collection point.
5. The collection point must be level (the 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).
6. The waste collection truck drivers are not required to exit the collection vehicle for front end bin collection. The collection point must allow for the jockeying of front end bins.
7. Internal waste storage areas must be at ground level with direct access to the waste collection point through double doors which are a minimum of 2 meters in width, to allow for movement of waste receptacles.
8. Private Waste Collection Services are proposed to be provided

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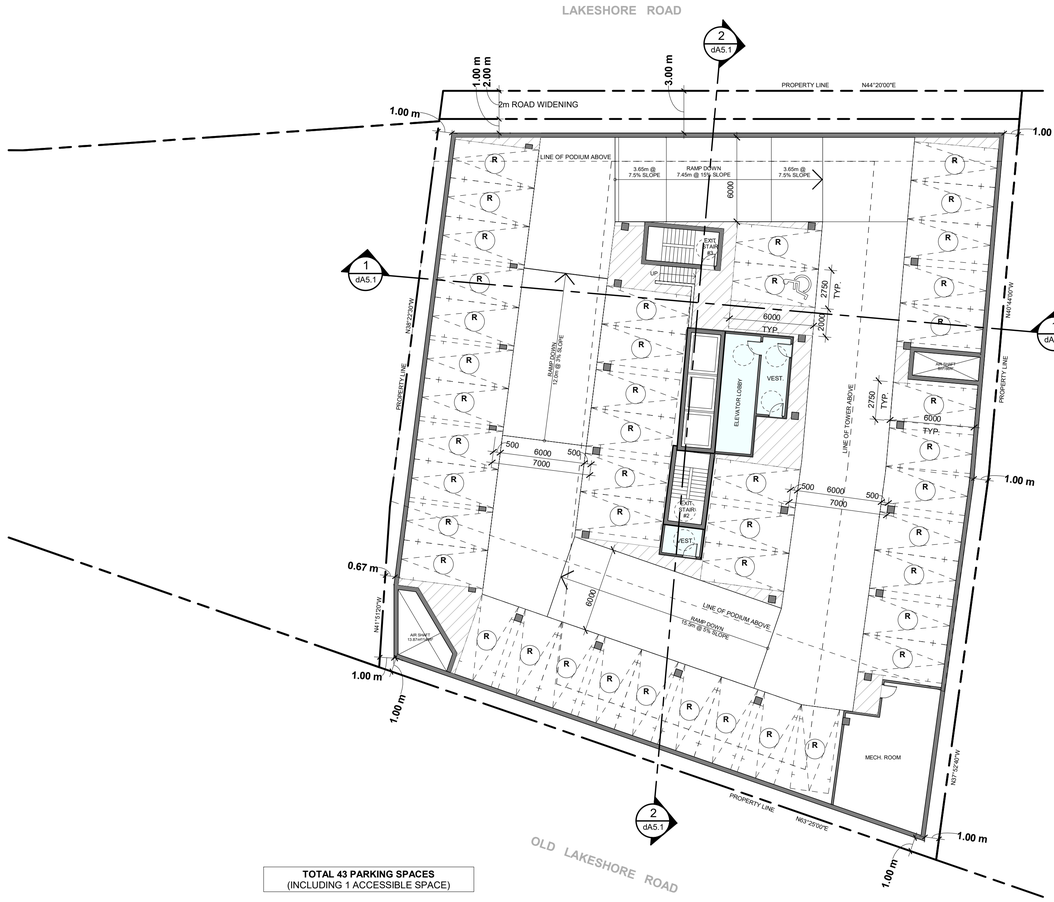
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Drawing Title:
Waste Management Plan

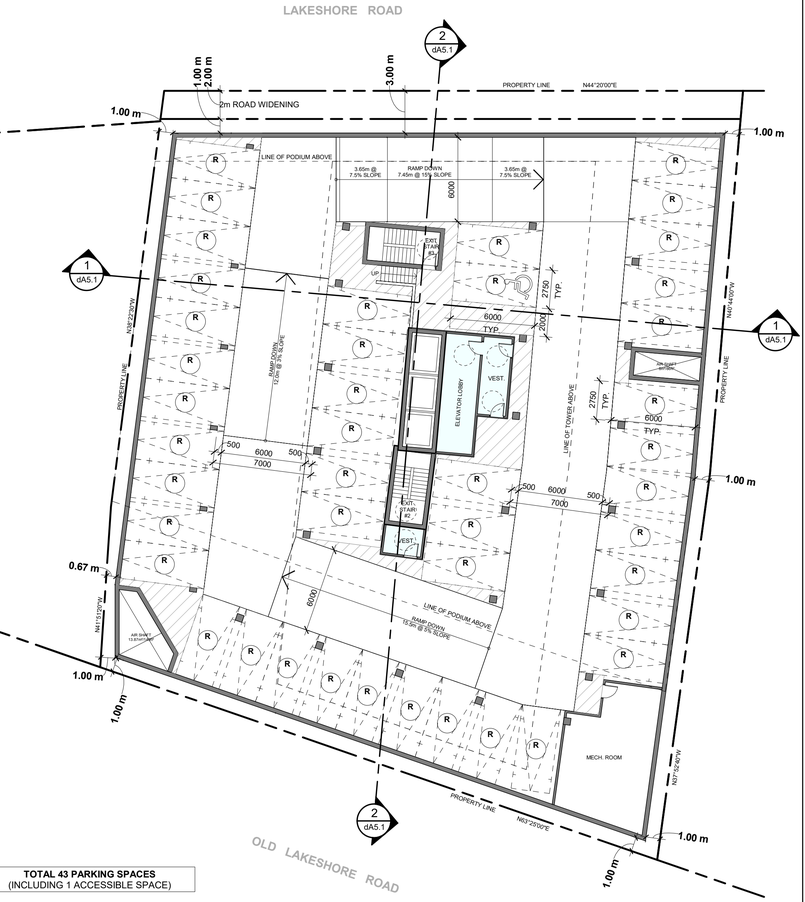
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Drawing No.: **dA1.4**

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TOTAL 43 PARKING SPACES
(INCLUDING 1 ACCESSIBLE SPACE)

1 | Floor Plan - Level P5
Scale: 1 : 200

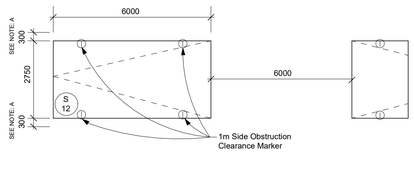


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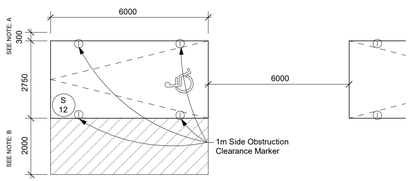
2 | Floor Plan - Level P4
Scale: 1 : 200

TYPICAL PARKING SPACE:

Drive Aisle @ 6m MIN.



Accessible Parking Space



NOTES:
A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
B. PROVIDE A 2000mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.

3 | Vehicle and Bicycle Parking Space Legend and Notes
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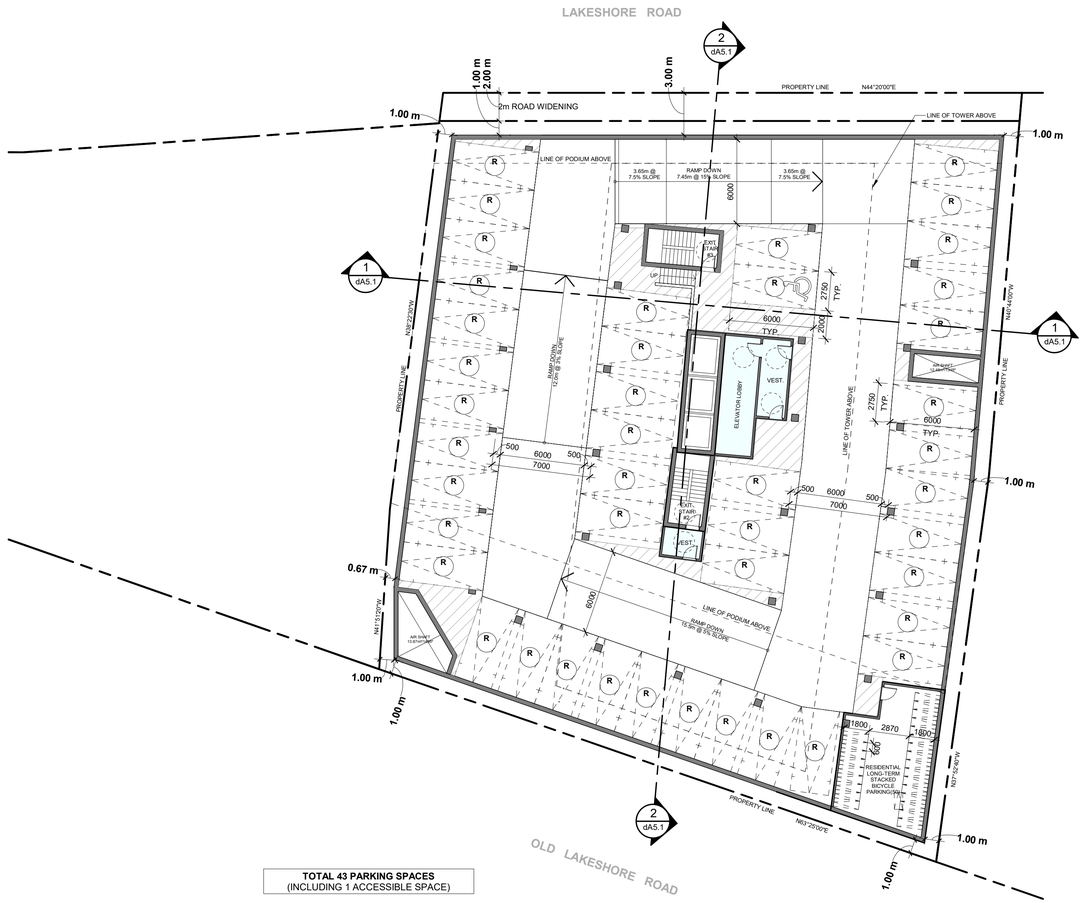
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Drawing Title:
P5 to P4 Floor Plans

Scale: 1 : 200
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Date: Dec. 20 2024
Drawing No.: **dA2.1**

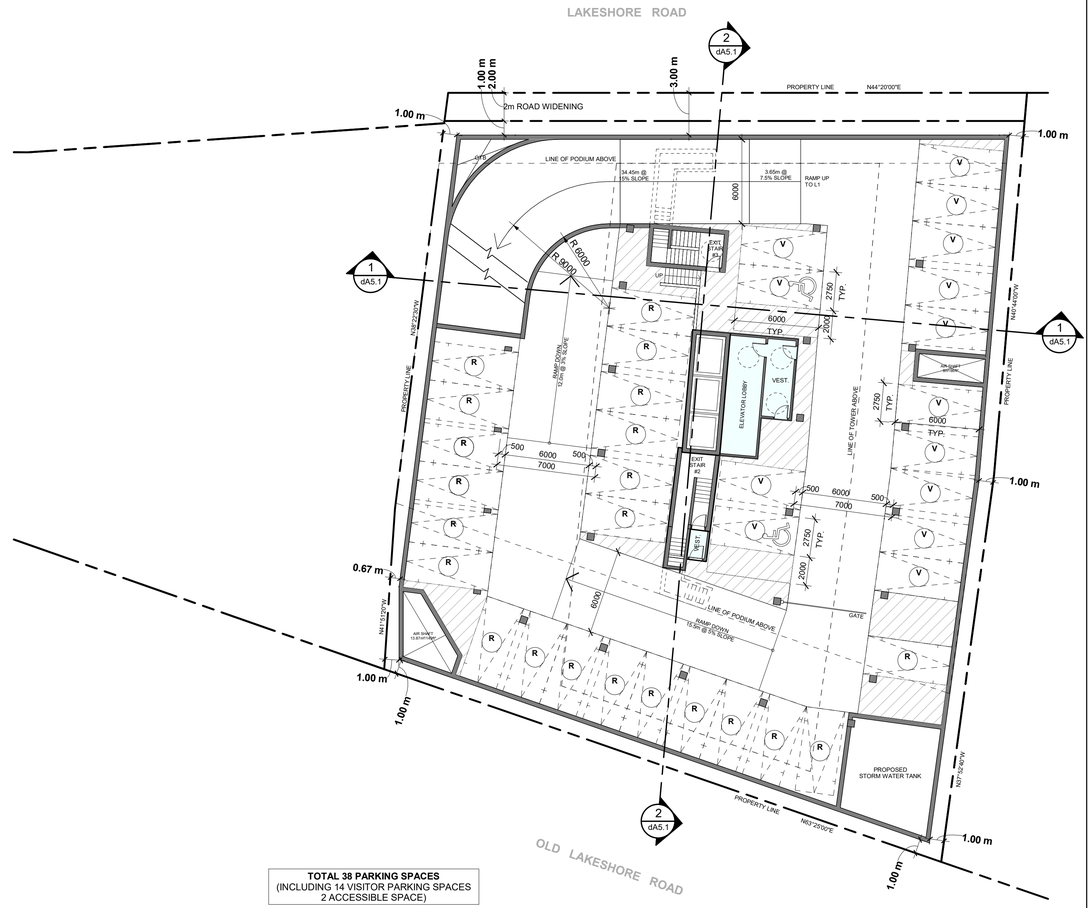
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TOTAL 43 PARKING SPACES
(INCLUDING 1 ACCESSIBLE SPACE)

1 | Floor Plan - Level P3-P2

Scale: 1 : 200

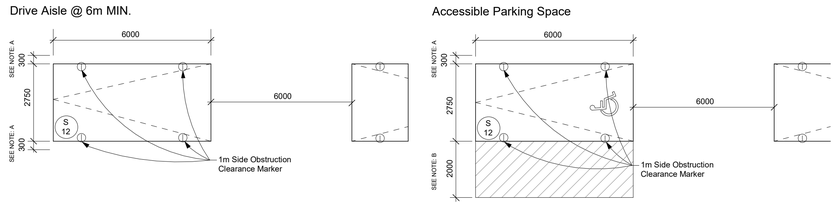


TOTAL 38 PARKING SPACES
(INCLUDING 14 VISITOR PARKING SPACES
2 ACCESSIBLE SPACE)

2 | Floor Plan - Level P1

Scale: 1 : 200

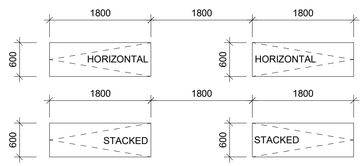
TYPICAL PARKING SPACE:



NOTES:
A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
B. PROVIDE A 2000mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.

TYPICAL BICYCLE PARKING SPACE:

Walkway:	1800mm Min.
Horizontal Parking Space:	1800mm (L) x 600mm (W)
Stacked Parking Space:	1800mm (L) x 600mm (W)



3 | Vehicle and Bicycle Parking Space Legend and Notes

NTS

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20 De Boers Drive Suite 400
Toronto ON M3J 0H1

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No.:	Revision:	Date:
1	ZBA Application	Dec. 20, 2024

No.:	Issued For:	Date:

Client:
THE ROSSEAU GROUP

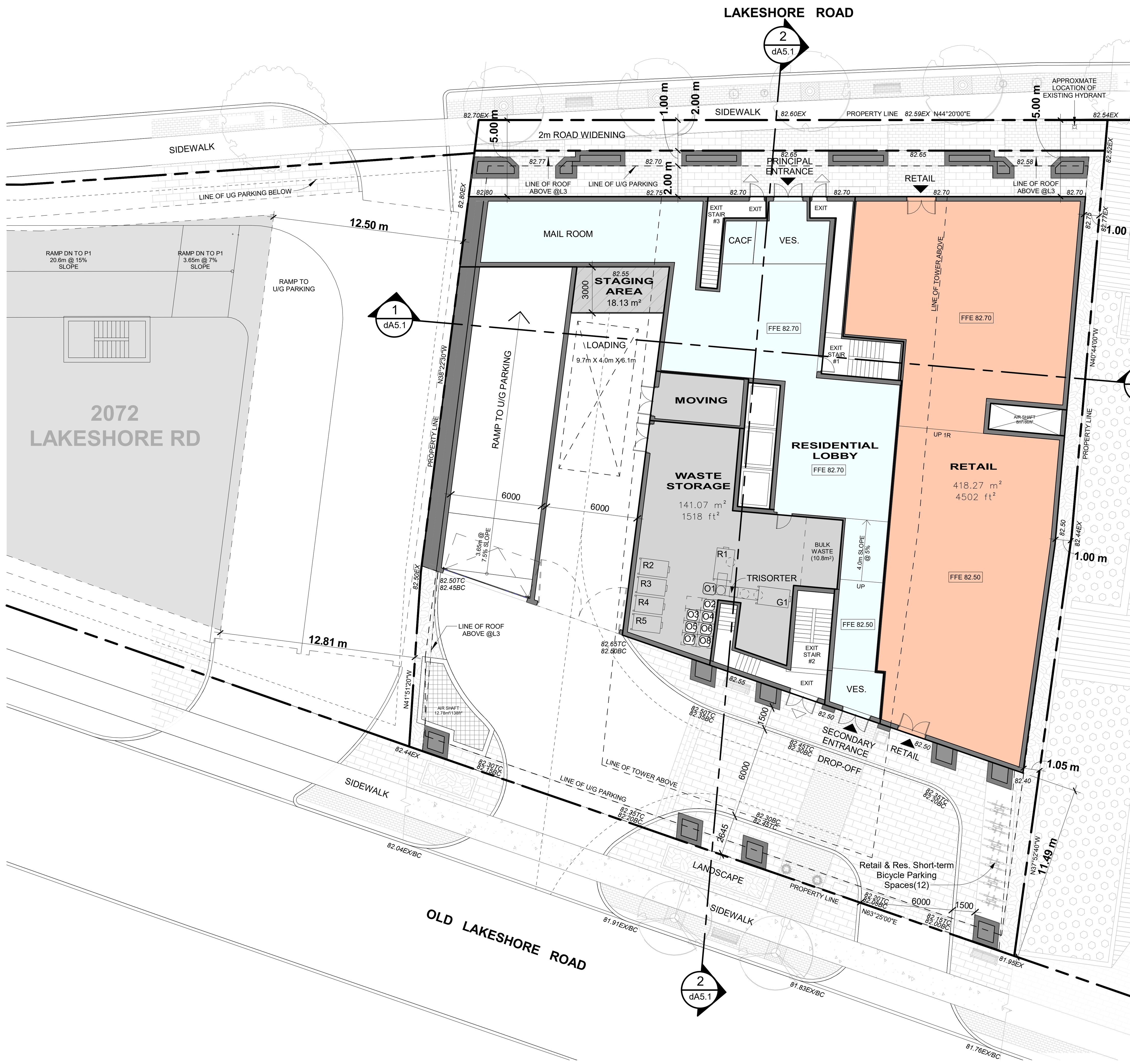
2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
P3 to P1 Floor Plans

Scale: 1 : 200
Drawn by: SY
Checked by: DS
Project No.: 22-047
Date: Dec. 20 2024
Drawing No.: **dA2.2**

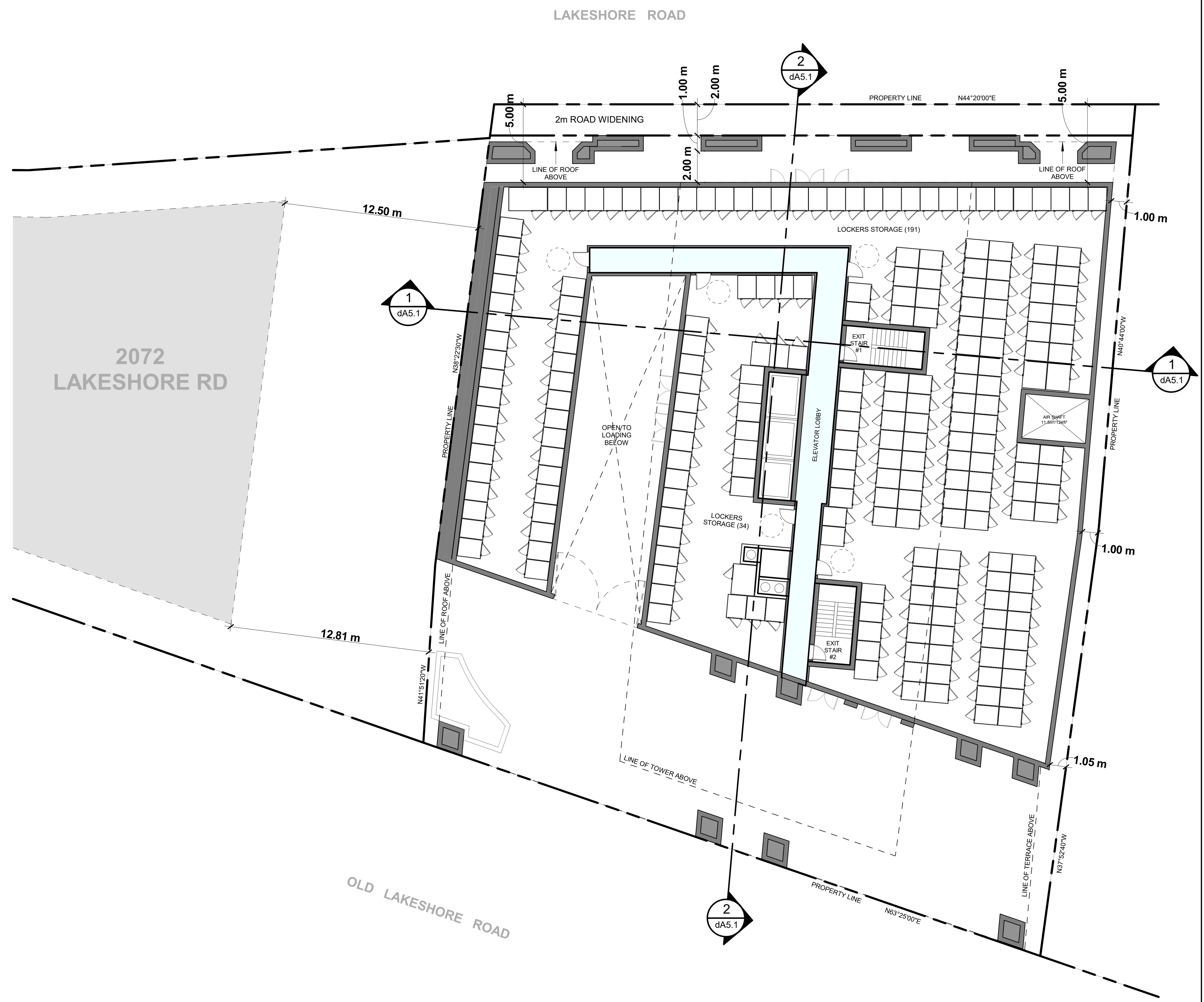
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Authorities Having Jurisdiction



1 Floor Plan Level 1

Scale: 1 : 200

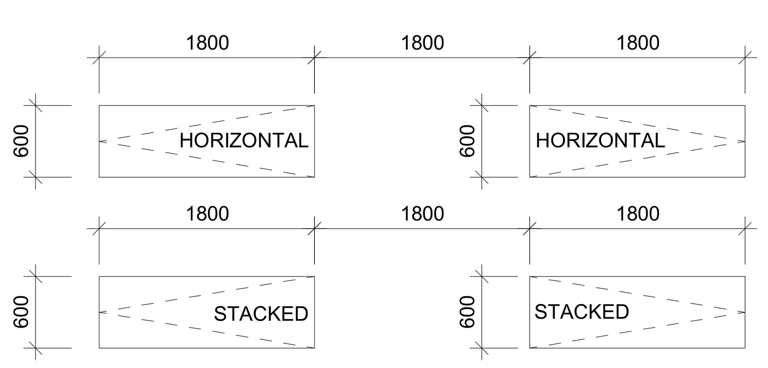


2 Floor Plan Level 2

Scale: 1 : 200

TYPICAL BICYCLE PARKING SPACE:

Walkway:	1800mm Min.
Horizontal Parking Space:	1800mm (L) x 600mm (W)
Stacked Parking Space:	1800mm (L) x 600mm (W)



3 Vehicle and Bicycle Parking Space Legend and Notes

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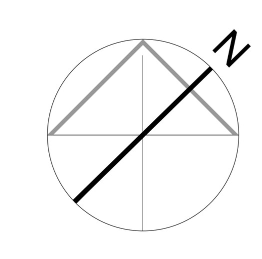
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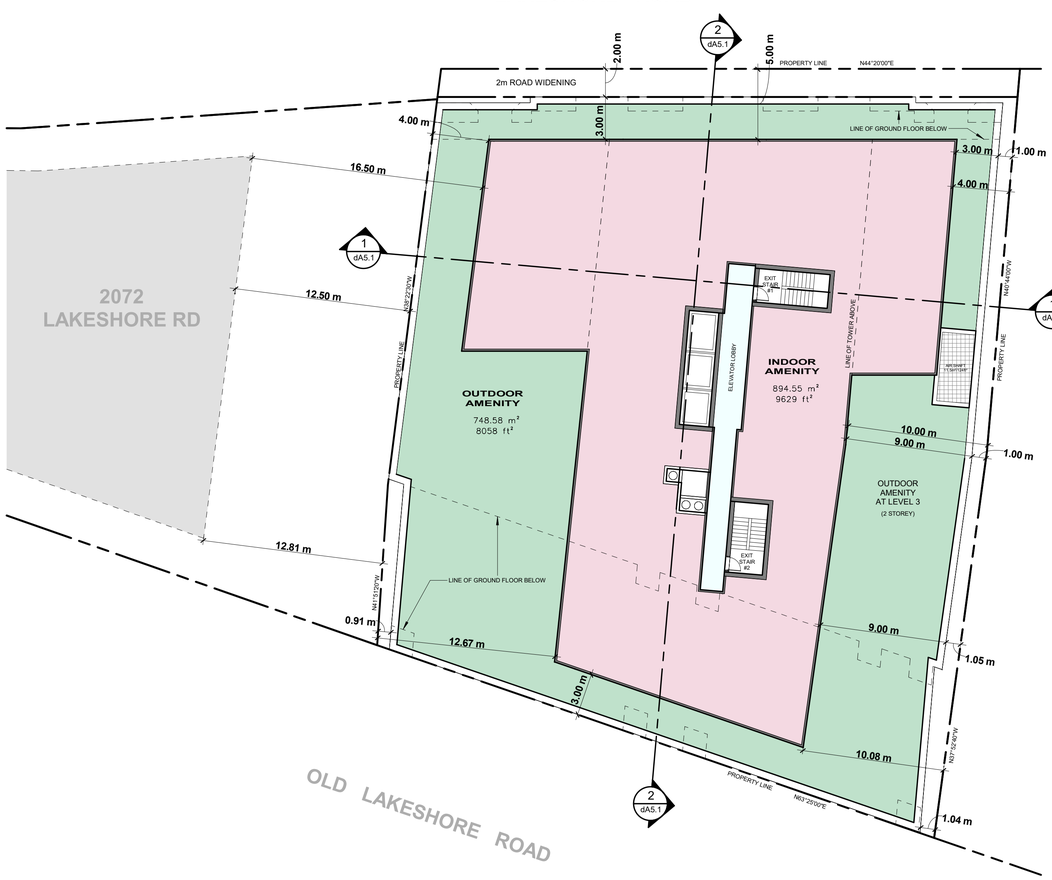
2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
Level 1 to 2 Floor Plans



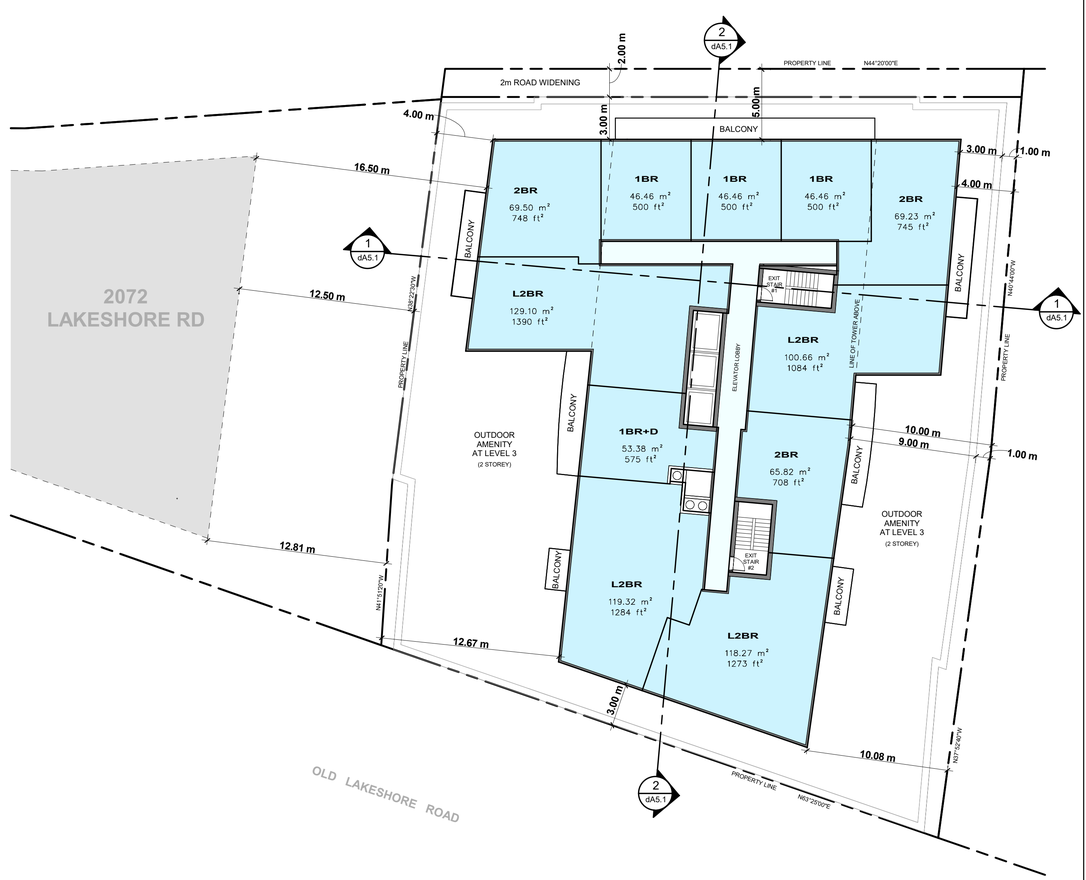
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Checked by: DS
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Date: Dec. 20 2024
Drawing No.:
dA2.3

Plot Date: 12/23/2024 9:55:57 AM File Path: C:\Revit\2023\22047P11_2083 Old Lakeshore_RVT2023_syuanAWS7Q.rvt



1 | Floor Plan Level 3

Scale: 1 : 200



2 | Floor Plan Level 4-5

Scale: 1 : 200

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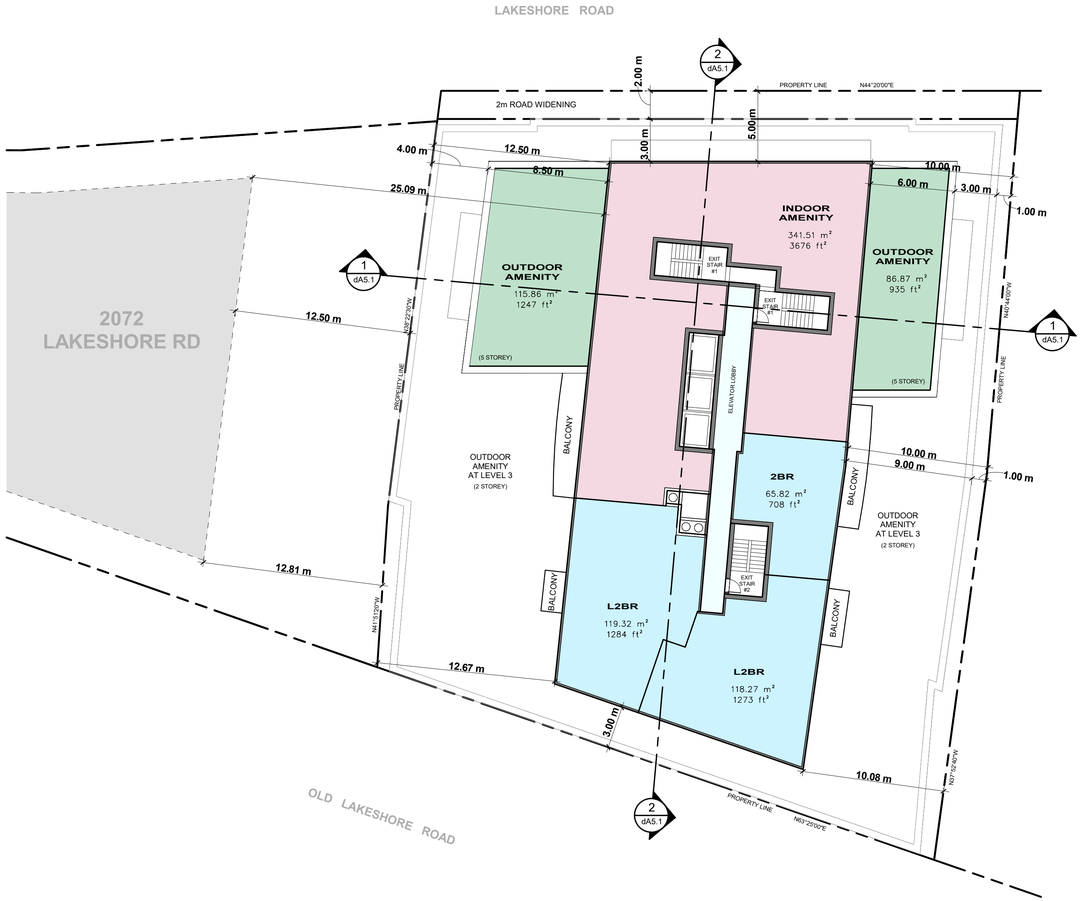
Client:
THE ROSSEAU GROUP

2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
Level 3 to 5 Floor Plans

Scale: 1 : 200
Drawn by: SY
Checked by: DS
Project No.: 22-047
Date: Dec. 20 2024
Drawing No.: **dA2.4**

Plot Date: 12/23/2024 9:55:56 AM File Path: C:\Revit\2023\22047P1_2083 Old Lakeshore_R23_central_DS.rvt



1 | Floor Plan Level 6

Scale: 1 : 200



2 | Floor Plan Level 7-15

Scale: 1 : 200

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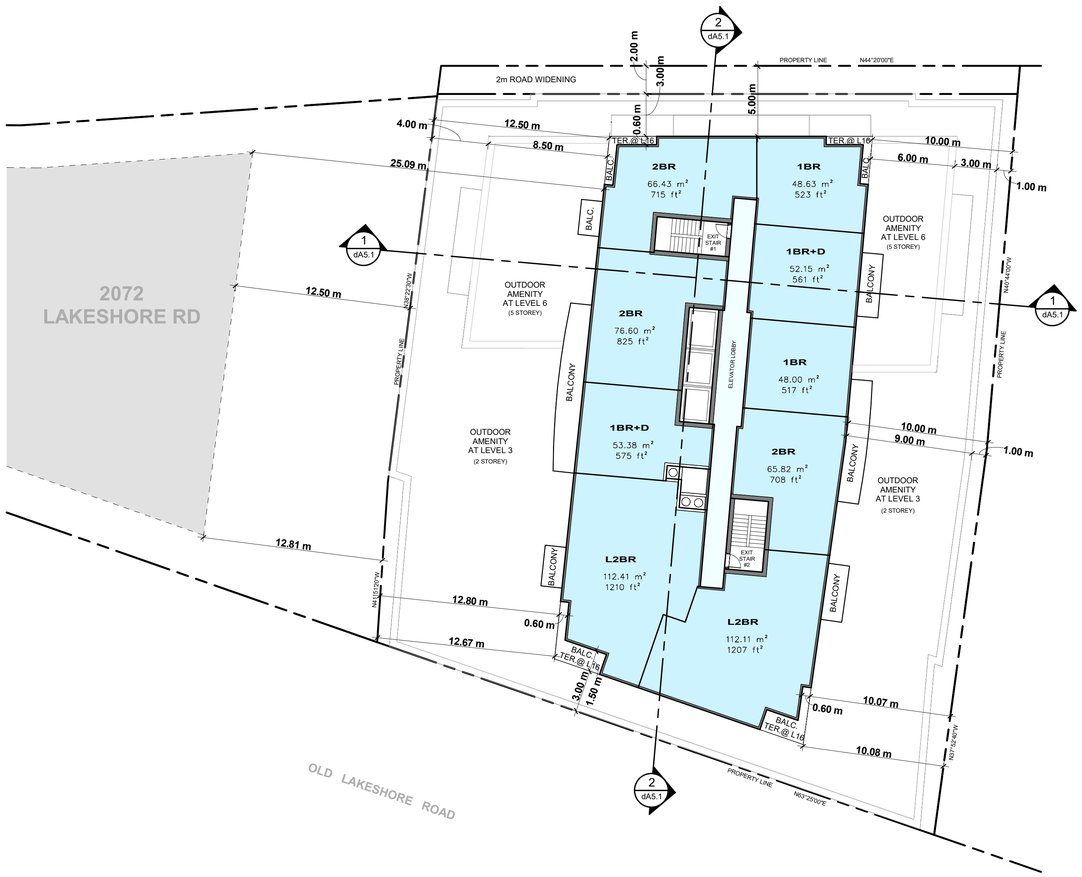
2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
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Scale: 1 : 200
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Project No.: 22-047
Date: Dec. 20 2024
Drawing No.:

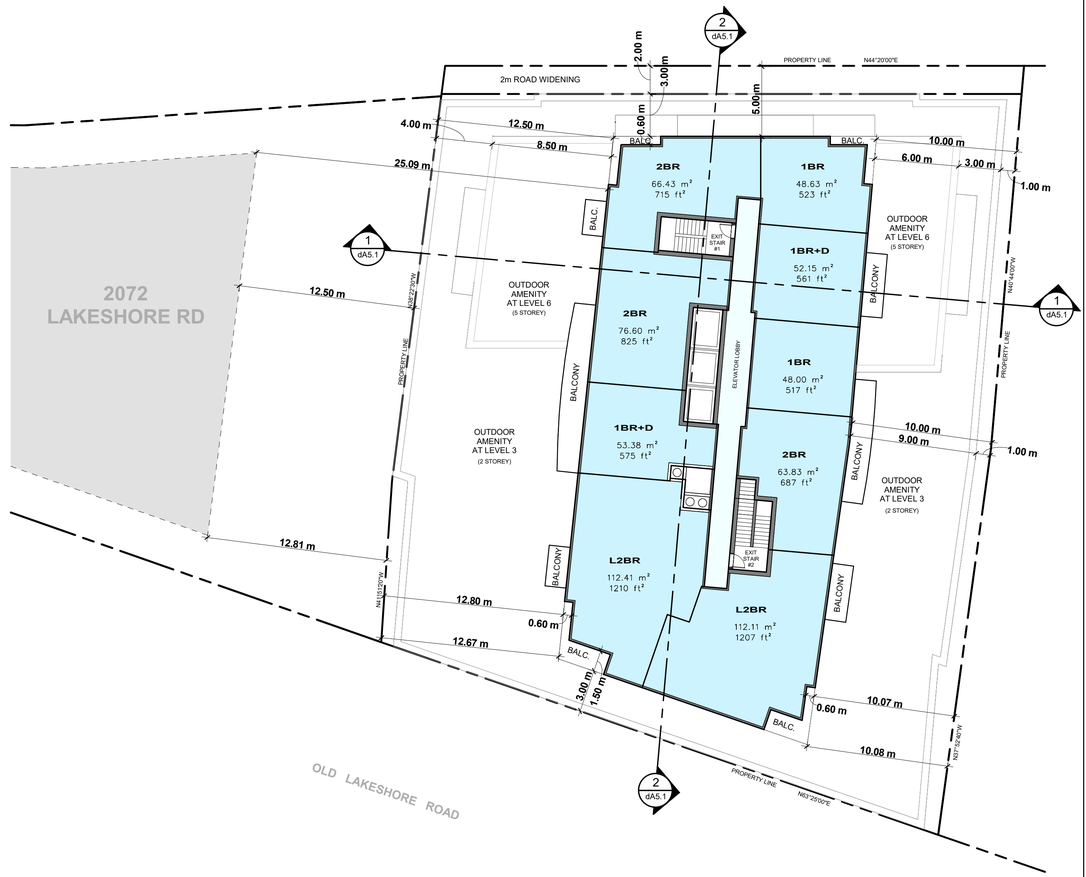
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1 | 11 Floor Plan - Level 16-19

Scale: 1 : 200



2 | 11 Floor Plan - Level 20

Scale: 1 : 200

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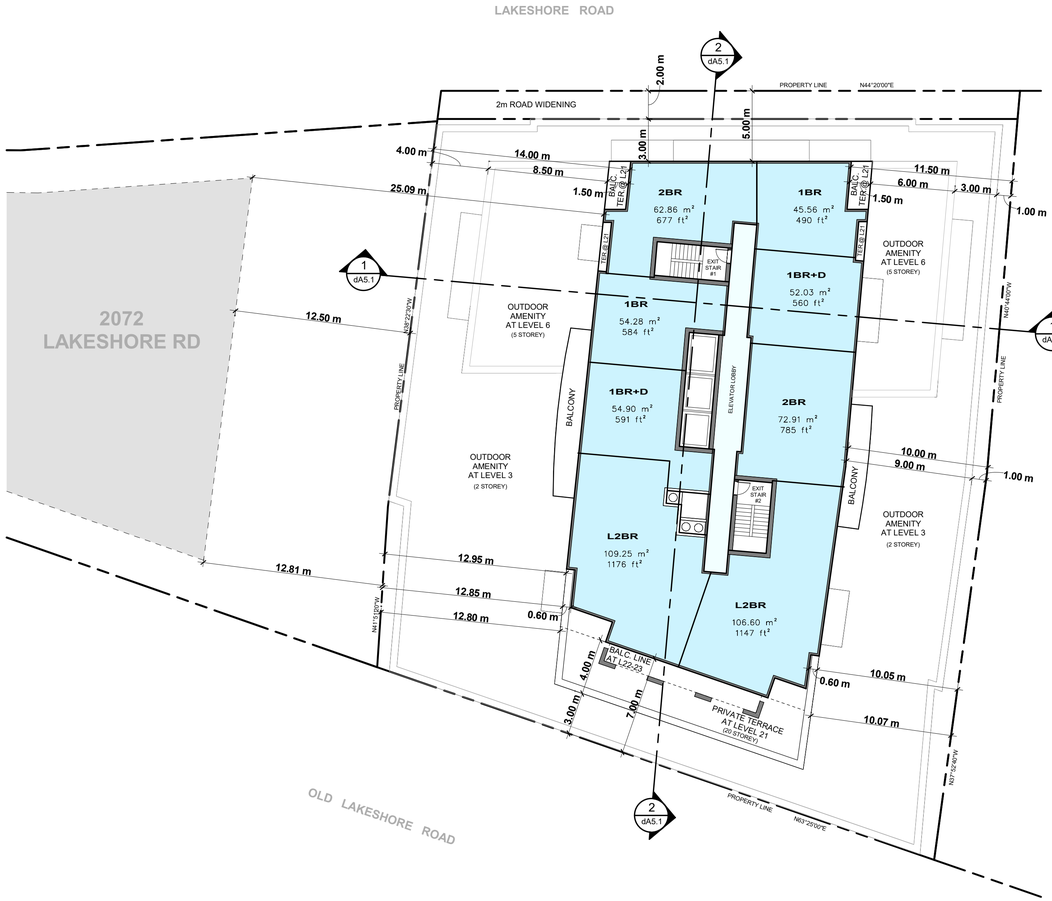
2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
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Checked by: DS
Project No.: 22-047
Date: Dec. 20 2024
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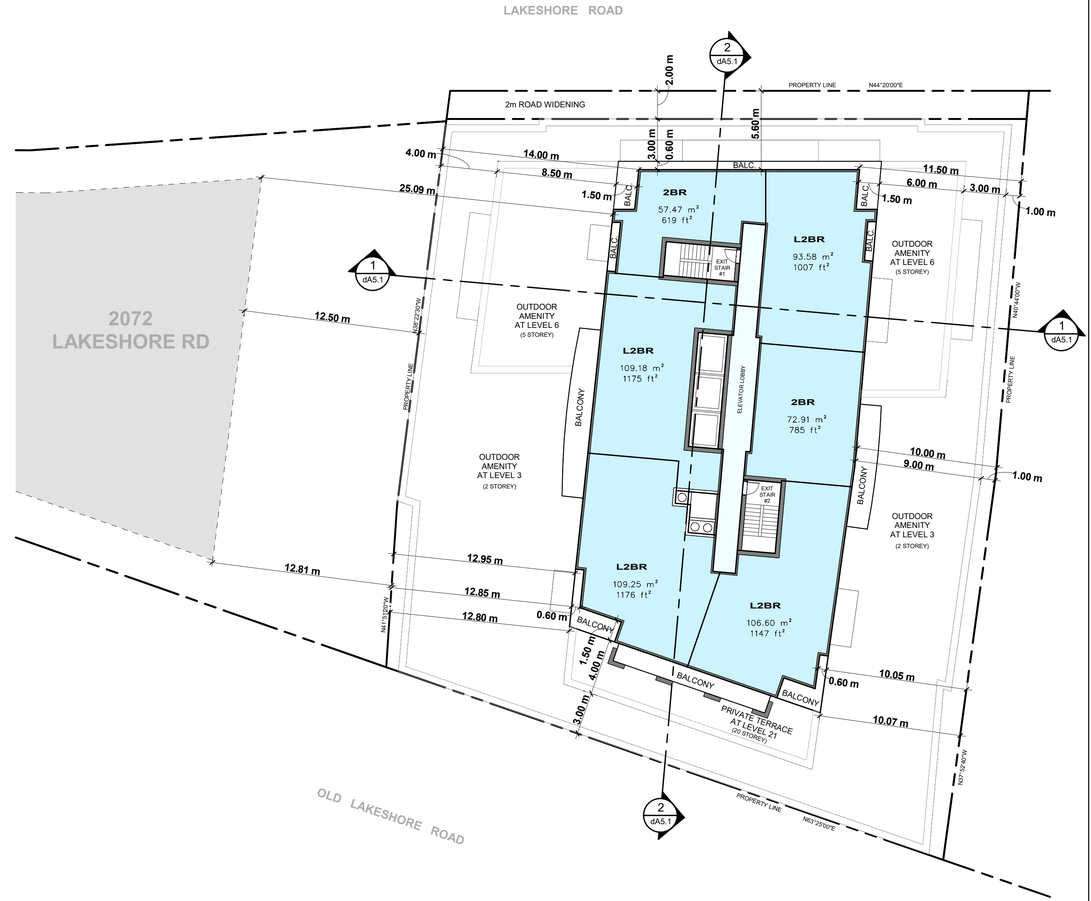
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1 | Floor Plan Level 21-23

Scale: 1 : 200



2 | Floor Plan Level 24

Scale: 1 : 200

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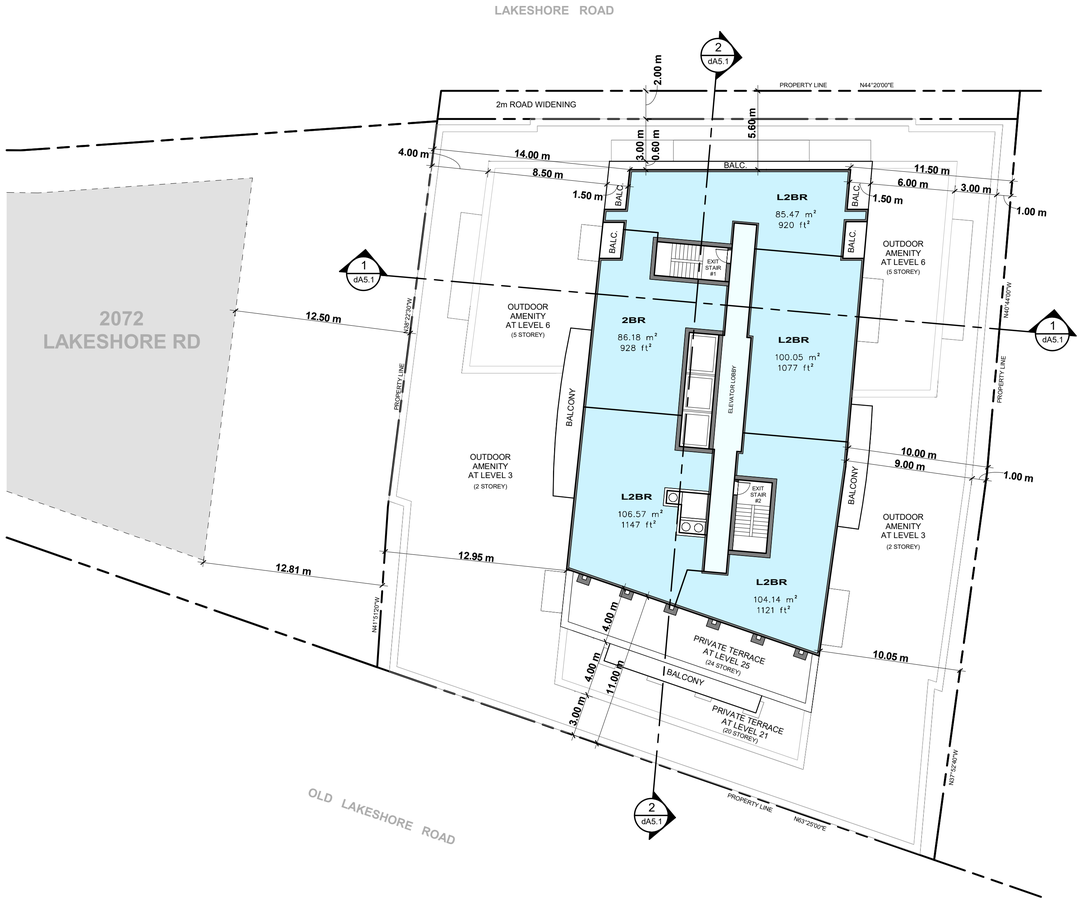
Client:
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2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
Level 21 to 24 Floor Plans

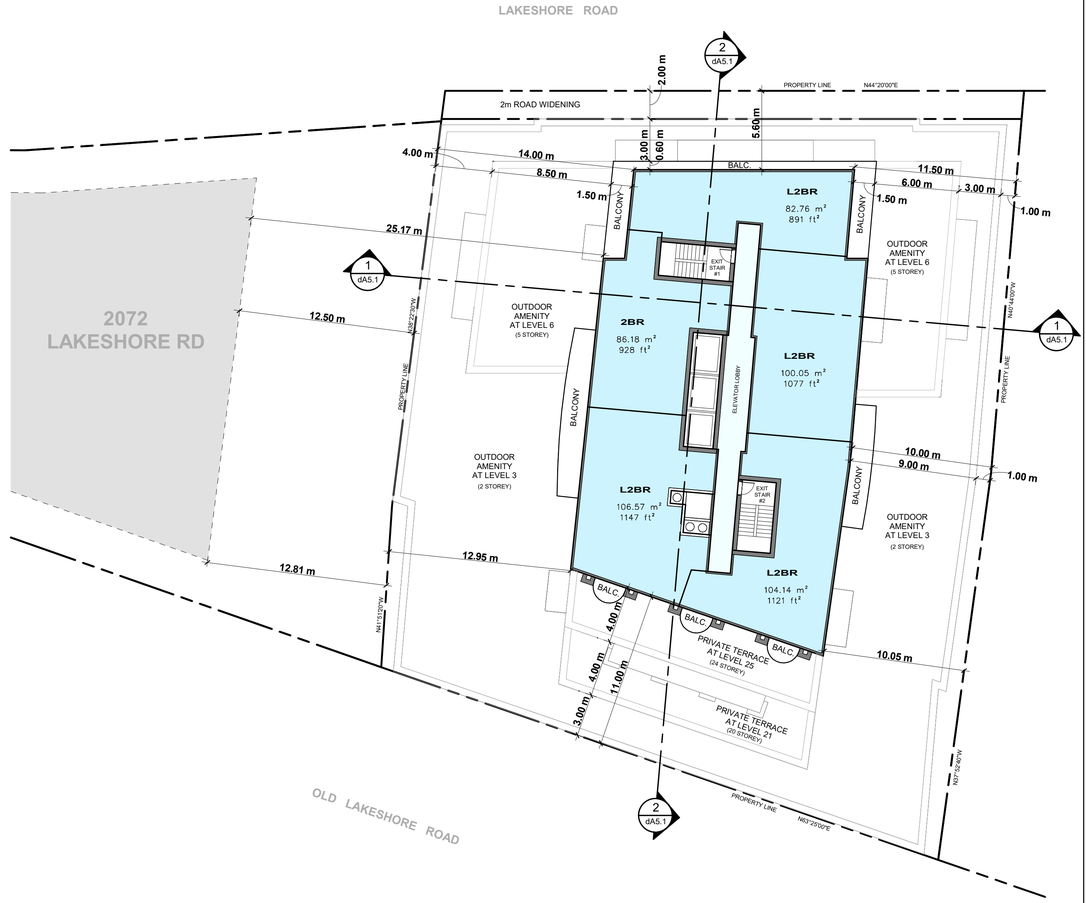
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1 | Floor Plan Level 25

Scale: 1 : 200



2 | Floor Plan Level 26-27

Scale: 1 : 200

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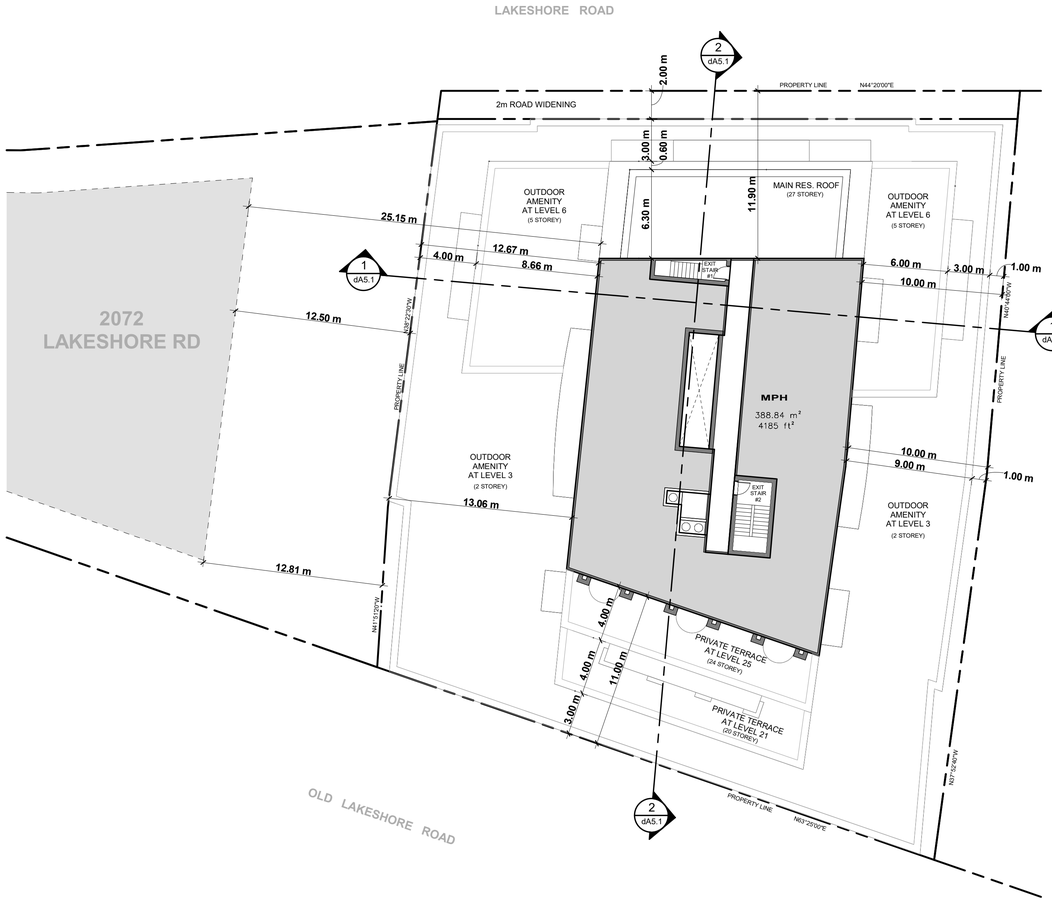
Client:
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2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
Level 25 to 27 Floor Plans

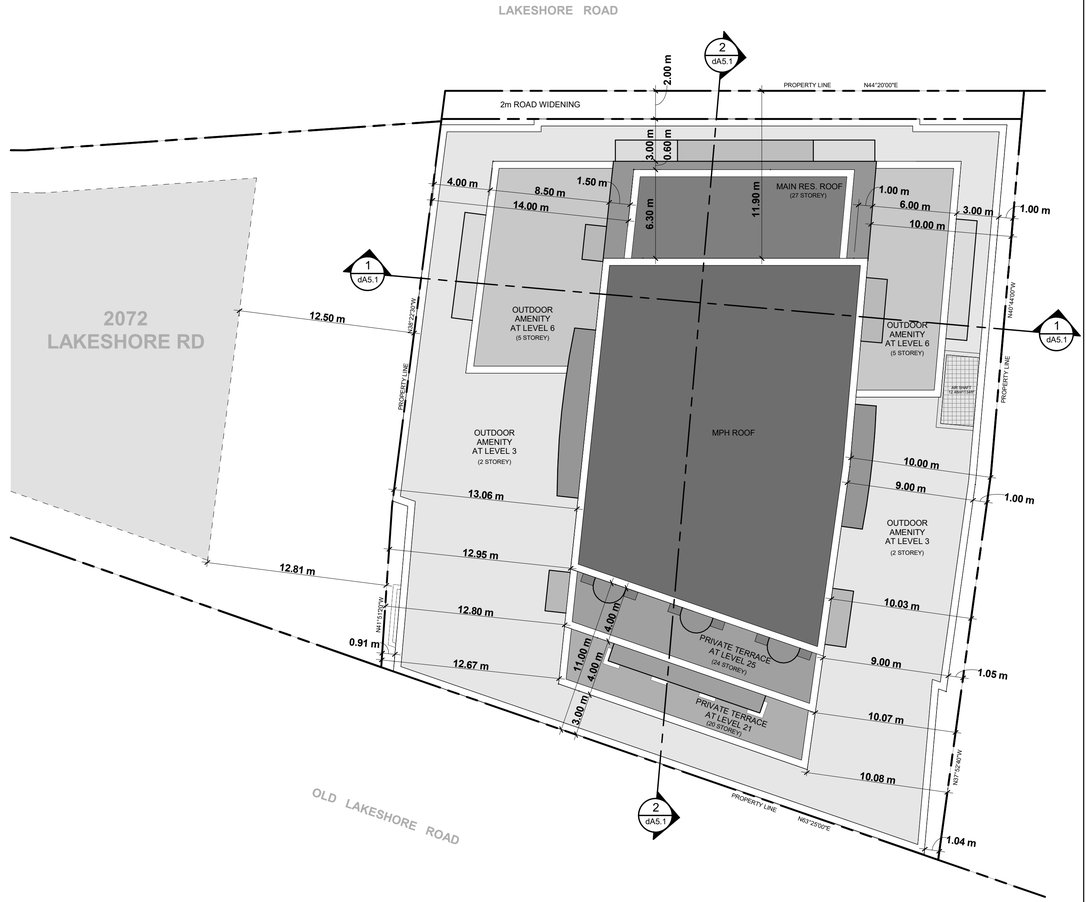
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Date: Dec. 20 2024
Drawing No.: **dA2.8**

Plot Date: 12/23/2024 9:36:04 AM File: K:\Work\2022\22047\P1_2083 Old Lakeshore_R21023_Apps\AR\Dwl



1 | Floor Plan Level MPH

Scale: 1 : 200



2 | Roof Plan

Scale: 1 : 200

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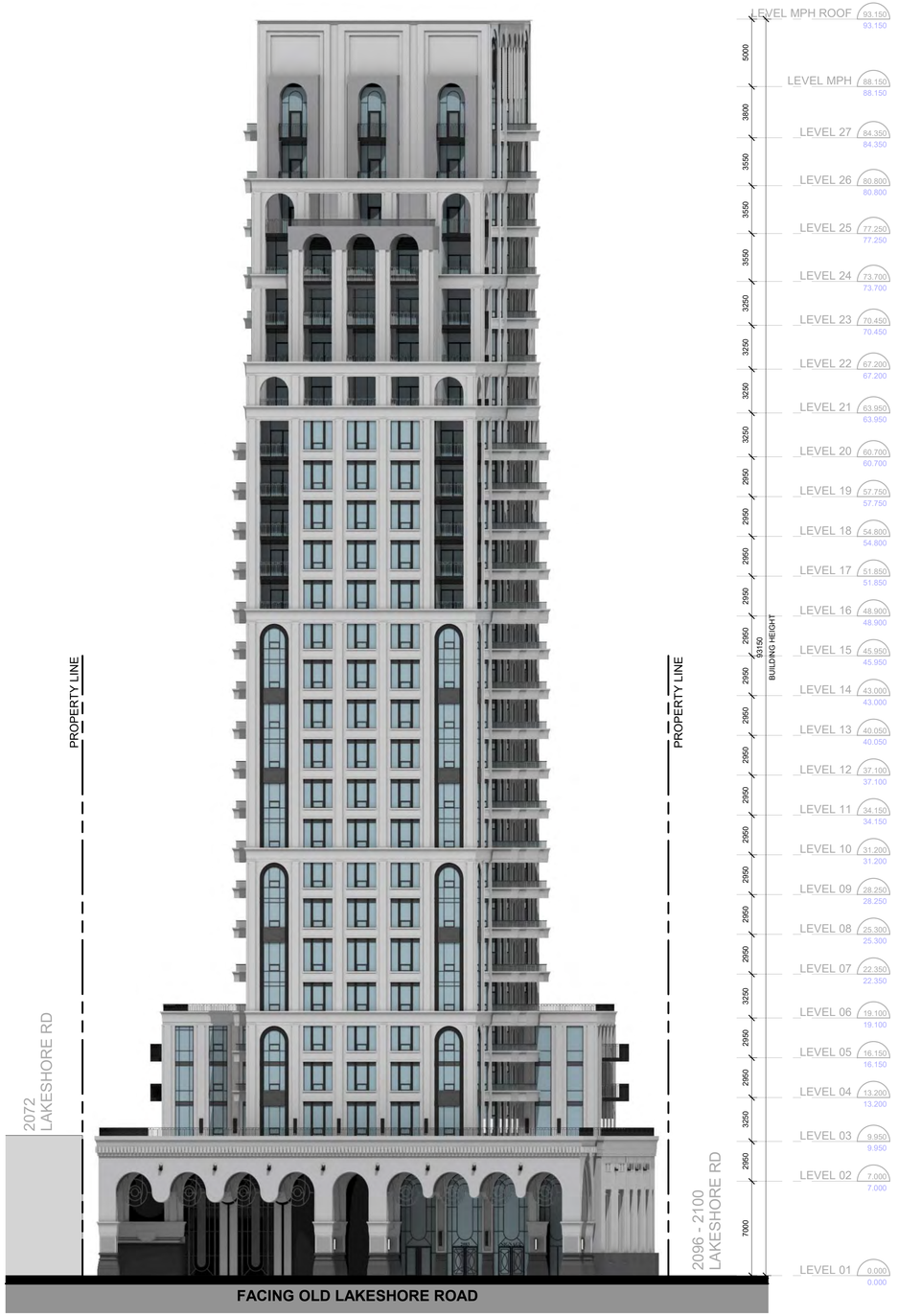
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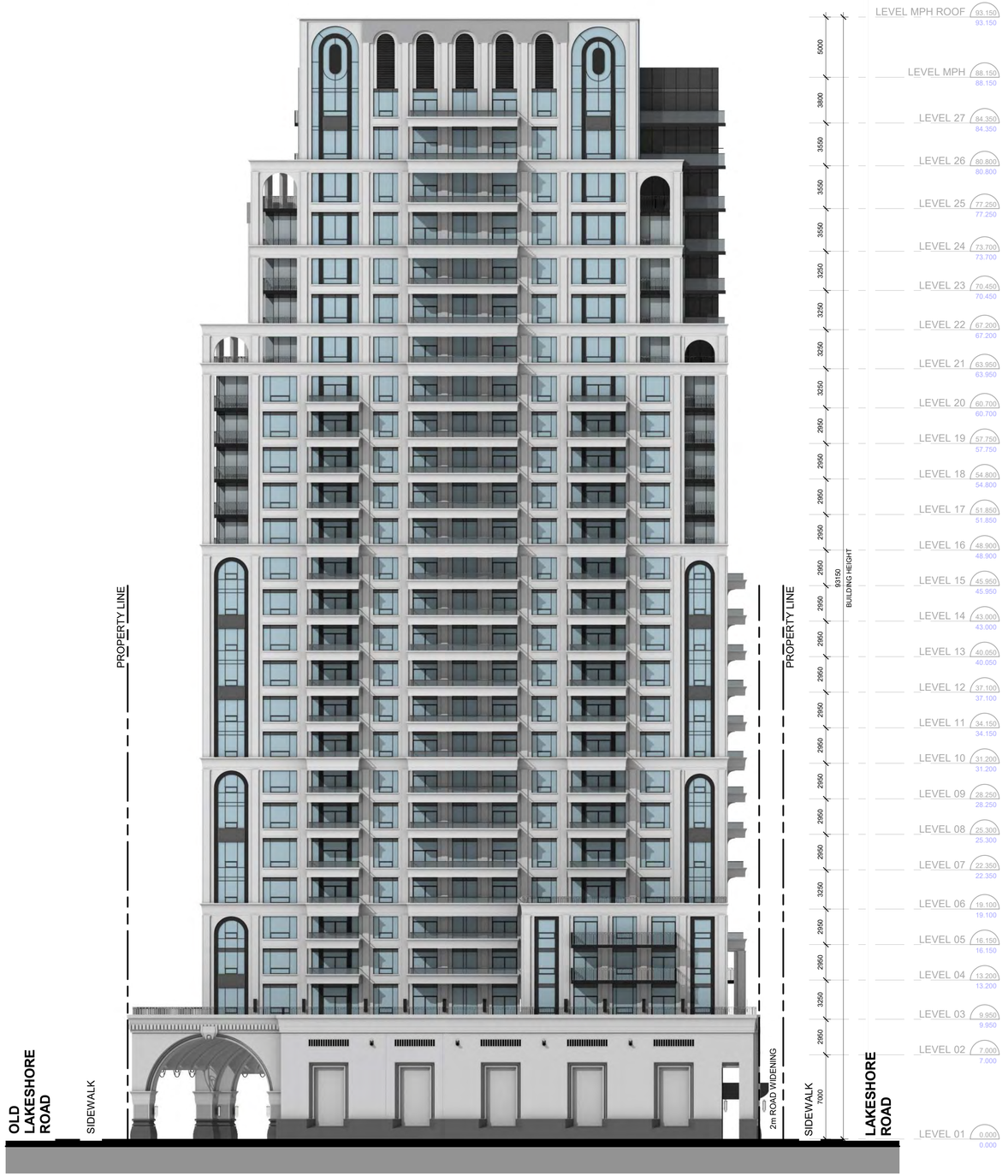
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Date: Dec. 20 2024
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Plot Date: 12/23/2024 8:56:05 AM File Path: C:\Revit\2023-2024\P01_2083 Old Lakeshore_R23\2023_revitMEP24.rvt



1 | South Elevation
Scale: 1 : 200



2 | East Elevation
Scale: 1 : 200

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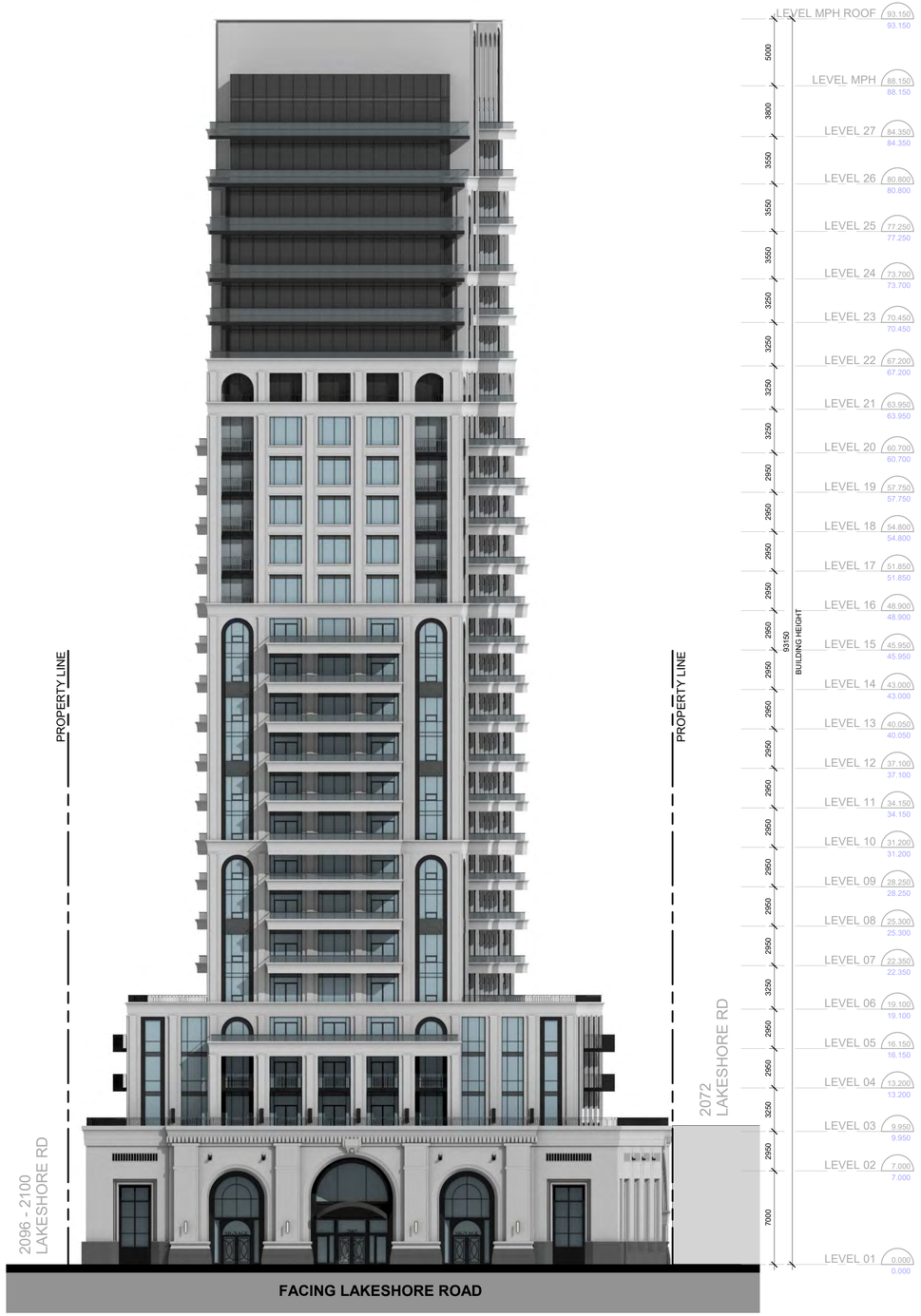
2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
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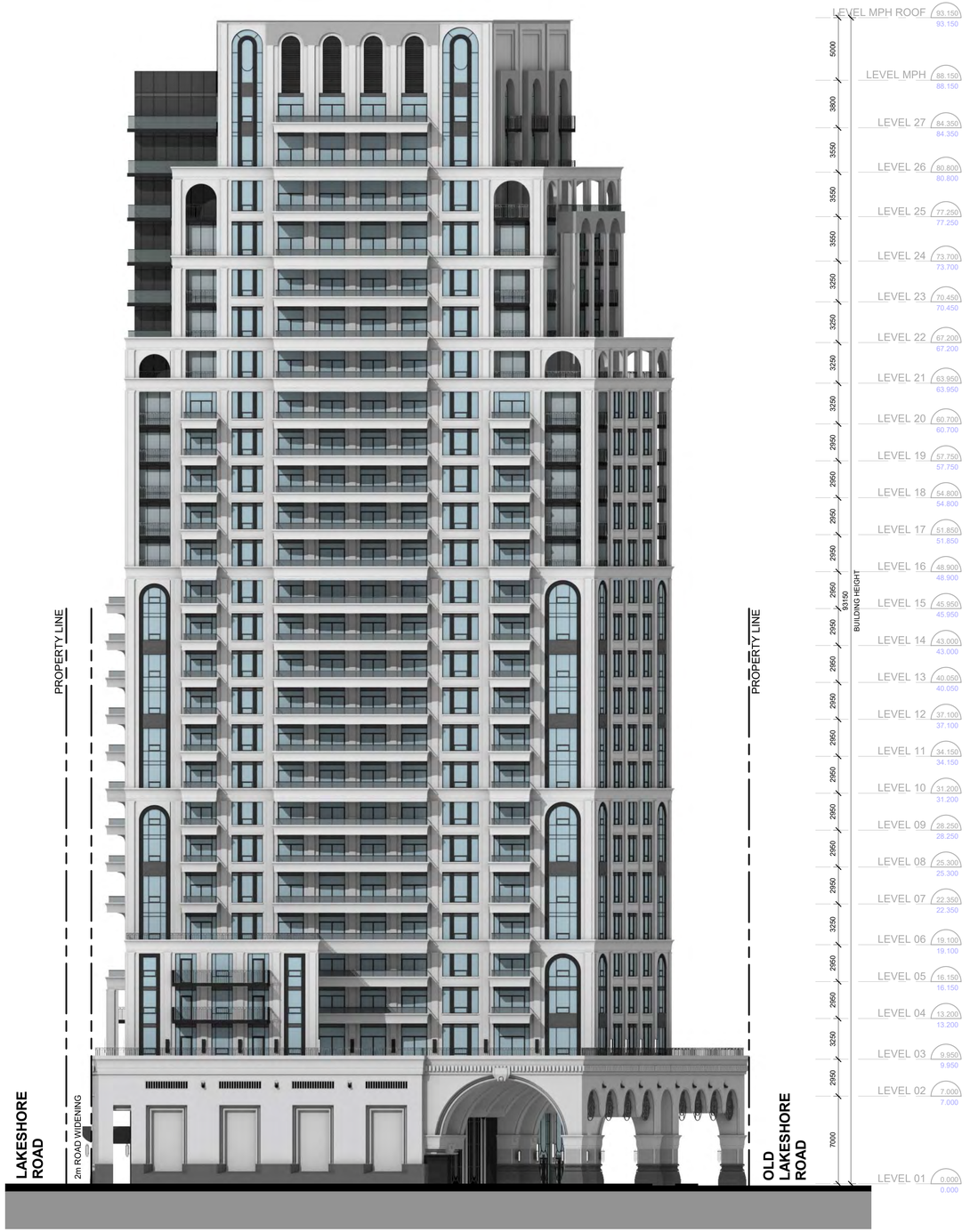
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dA4.1

Plot Date: 12/23/2024 9:36:06 AM File Path: C:\Revit\2023\22047\Local_2083 Old Lakeshore_R23_SY.rvt



1 | North Elevation
Scale: 1 : 200



2 | West Elevation
Scale: 1 : 200

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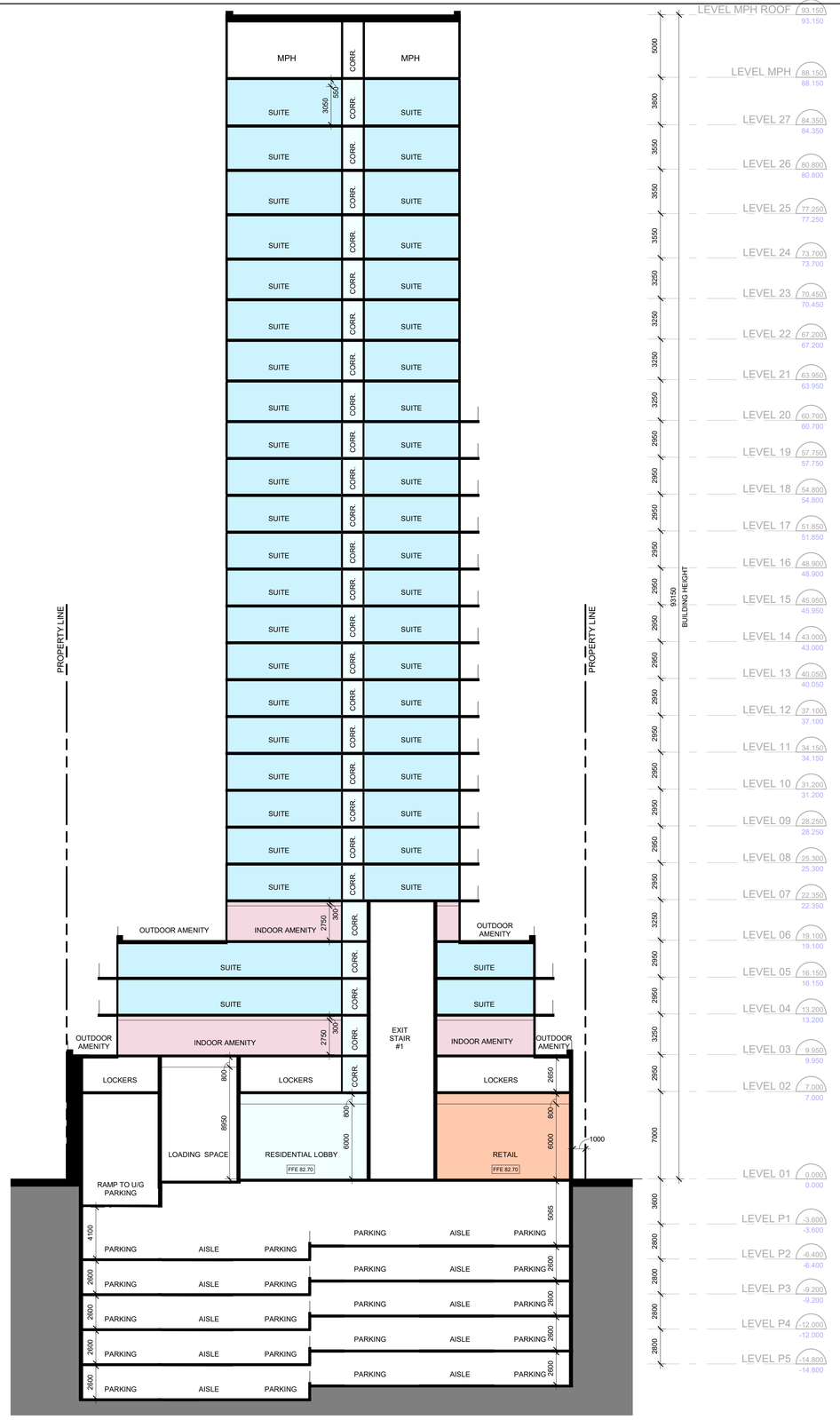
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Drawing Title:
Elevation North & West

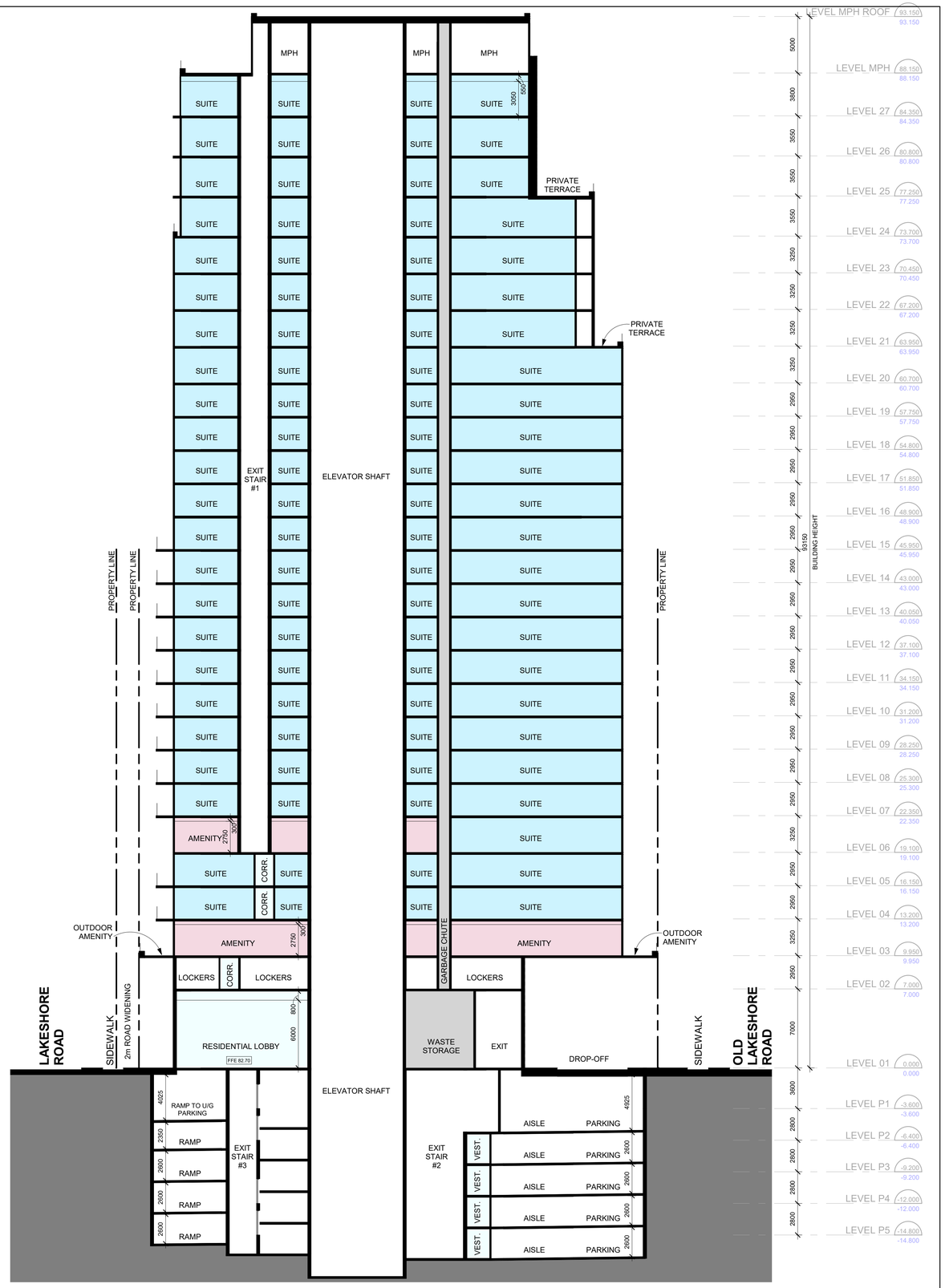
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Plot Date: 12/23/2024 8:56:07 AM File Path: C:\Revit\2023\22047P1_2083 Old Lakeshore_R23D23_central_ac570.rvt



1 | East/West Building Section

Scale: 1 : 200



2 | North/South Building Section

Scale: 1 : 200

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KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
1	ZBA Application	Dec. 20, 2024
No.:	Issued For:	Date:

Client:
THE ROSSEAU GROUP

2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
Sections

Scale: 1 : 200
Drawn by: SY
Checked by: DS
Project No.: 22-047
Date: Dec. 20 2024
Drawing No.:
dA5.1

Plot Date: 12/23/2024 9:36:09 AM File Path: C:\Revit\2083-22047R21_2083 Old Lakeshore_R21Q3S3_yaseK@2n.rvt



1 | View from North
NTS



2 | View from North
NTS



3 | View from South West
NTS



4 | View from South West
NTS

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CLIFFORD KORMAN
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Client:
THE ROSSEAU GROUP

2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
Perspectives

Scale:

Drawn by:
AC, SY
Checked by:
DS
Project No.:
22-047
Date:
Dec. 20 2024
Drawing No.:
dA6.1

Plot Date: 12/23/2024 9:56:09 AM File Path: C:\Revit\2023\22047\R23_2083 Old Lakeshore_Burlington_central_SY.rvt



1 | View from West
NTS



2 | View from South West
NTS



3 | View from East
NTS



4 | View of Driveway
NTS

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KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

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Client:
THE ROSSEAU GROUP

2083 Old Lakeshore Road, Burlington
Proposed Residential Development

Drawing Title:
Perspectives

Scale:

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AC, SY
Checked by:
DS
Project No.:
22-047
Date:
Dec. 20 2024
Drawing No.:
dA6.2

Print Date: 12/23/2024 9:56:09 AM File Path: C:\Revit\2023\22047\11_2083 Old Lakeshore_Rvt\22047_2083 Old Lakeshore_Rvt_Central_AC.rvt