

Proposed Residential Development

BRANT + GHENT

Burlington Ontario

MOLINARO GROUP

GRAZIANI + CORAZZA ARCHITECTS

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Ed Fothergill

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Scott Llewellyn



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Project Statistics	Permitted / Required	PHASE 1	PHASE 2	PHASE 3	TOTAL	PERCENTAGE
01. Site Area(m2)		**6,704**	**6,598**	**3,833**	**17,135**	
02. G.F.A (m2)						
Residential						
Above Grade		31,183	24,173	11,061	66,417	
Below Grade						
Retail						
Above Grade		794	492	0	1286	
Total		31977	24665	11061	67,703	
03. F.S.I						
		4.8	3.7	2.9		
04. Setbacks (m) *						
Above Grade						
North		3	3	3		
East		3	11	10		
South		6	3	3		
West		11	0	0		
Below Grade						
North		0.6	0	0.6		
East		0.6	0.6	0.6		
South		0.6	0	3		
West		0.6	0	0.6		
05. Unit Count **						
1 Bedroom		275	194	41	510	58%
2 Bedroom		129	103	71	303	34%
3 Bedroom		21	31	16	68	8%
Total		**425**	**328**	**128**	**881**	**100%**
06. Barrier Free Unit Count **						
1 Bedroom		15%	15%	15%		
2 Bedroom		15%	15%	15%		
3 Bedroom		15%	15%	15%		
Total						
Total Barrier Free units included in Total unit count above						
07. Parking						
Residential	(1 0/UNIT)	425	328	179	932	
Visitor/Retail	(0.25/UNIT)	91	49	0	140	
Total	1.25/UNIT	**516**	**377**	**179**	**1072**	
08. Bike Parking						
Residential		TBA	TBA	TBA		
Visitor		TBA	TBA	TBA		
Total						
09. Lockers						
		TBA	TBA	TBA		
10. Building Height						
		14-25 STY	25 STY	8 STY		
11.Amenity Space(m2)						
Indoor		1470	876	1153	3499	
Outdoor		2460	1570	1209	5239	
Terraces/Balconies		5725	4766	1951	12442	
Total	20m2/ unit	**9655**	**7212**	**4313**	**21180**	24%
Pops		473	1870	90	2433	

* Setbacks to main building face
** Final unit count may vary depending on market demand.

LIST OF DRAWINGS

A 000 Cover Page
A 100 Site Plan
A 201 Underground Plan
A 202 Underground Plan
A 203 Underground Plan
A 301 Ground Floor Plan
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A 303 3rd Floor Plan
A 304 4th Floor Plan
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A 306 6th Floor Plan
A 307 7th Floor Plan
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A 309 11th Floor Plan
A 310 12th Floor Plan
A 311 13th-14th Floor Plans
A 312 15th-25th Floor Plans
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A 402 Exterior Elevations
A 403 Exterior Elevations
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A 407 Exterior Elevations
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A 409 Exterior Elevations
A 410 Exterior Elevations
A 411 Exterior Elevations
A 412 Exterior Elevations
A 413 Exterior Elevations
A 414 Exterior Elevations
A 501 Building Section
A 502 Building Section

SURVEY INFORMATION

PLAN OF SURVEY OF
PART OF LOT 68,REGISTERED PLAN 99
PART OF BLOCK 'D', PLAN M-59
PART OF LOT 1, REGISTERED PLAN 125
PART OF LOT 2, REGISTERED PLAN 125
IN THE CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

A.T. McLaren LIMITED
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO
L8N 2B9
telephone (905) 527-8559

GENERAL NOTES

1. For landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings and approved grading plan.
3. All perimeter existing information indicated taken from survey.
4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended)
5. All driveway with access onto City owned roadway conform to City of Burlington standards.

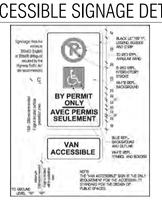
NOTES

1.Fire access route to existing buildings will be maintained during construction.
2.Accessibility for all pathway to Go Station, Wal-Mart during construction will be maintained.
3.The fire access route will be designed to support a load of not less than 11,363 kg per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.
4.Fire Department access route will be constructed of hard surface material such as asphalt, concrete or lockstone.

KEY PLAN



VAN ACCESSIBLE SIGNAGE DETAIL



GFA definition

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, stairwys
-Elevators and associated equipment
Washrooms
-Foyers, lobbies, but not waiting areas/rooms

issued for revisions

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GROVETREE

Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

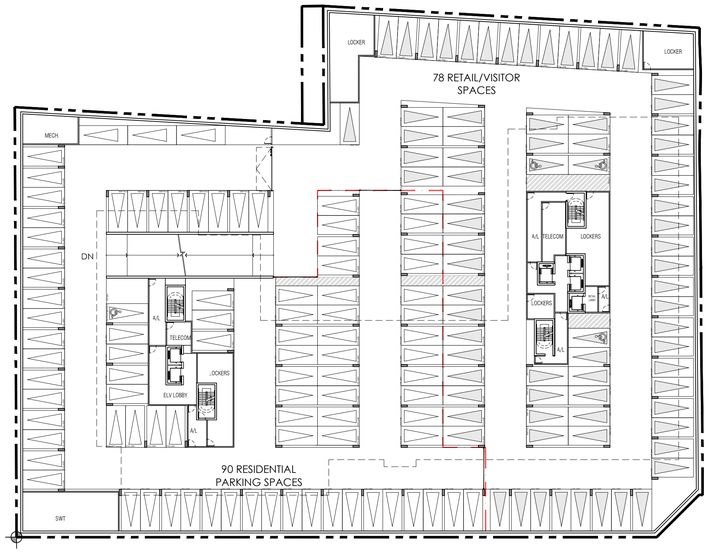
Burlinton Ontario

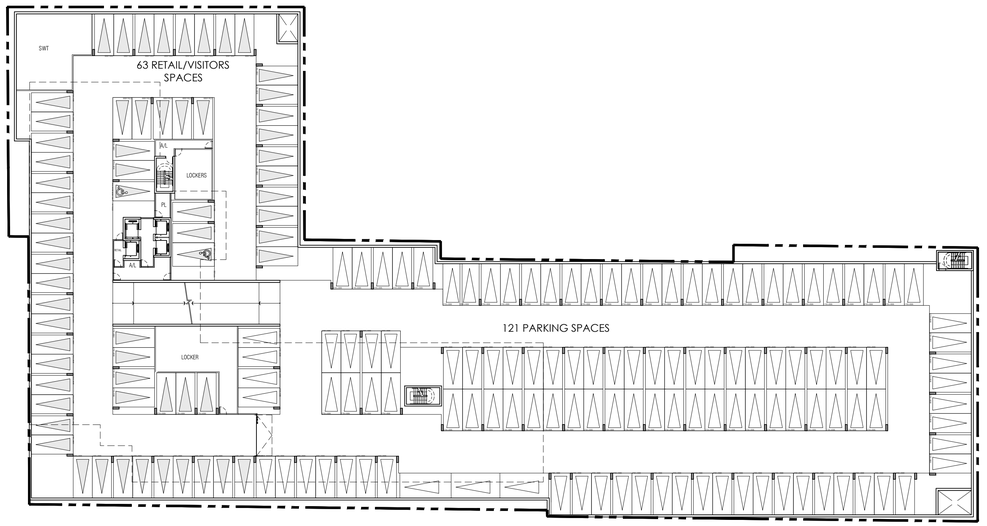
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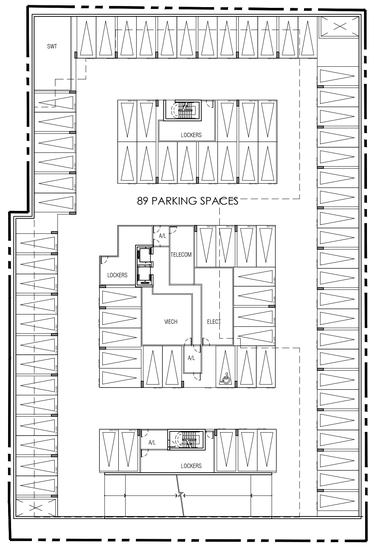
SITE PLAN

1:400 A101

TITLEBLOCK SIZE: 610 x 900







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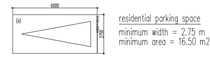
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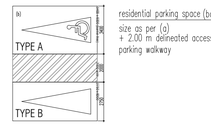
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PARKING LEGEND



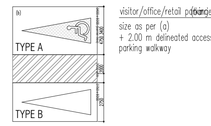
residential parking space
minimum width = 2.75 m
minimum area = 16.50 m2



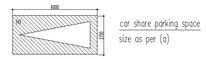
residential parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible
parking walkway



visitor/office/retail parking space
size as per (a)



visitor/office/retail parking space
size as per (a)
+ 2.00 m delineated accessible
parking walkway



car share parking space
size as per (a)

** designated parking spaces on plans to be provided for low emitting and fuel efficient vehicles

issued for revisions

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

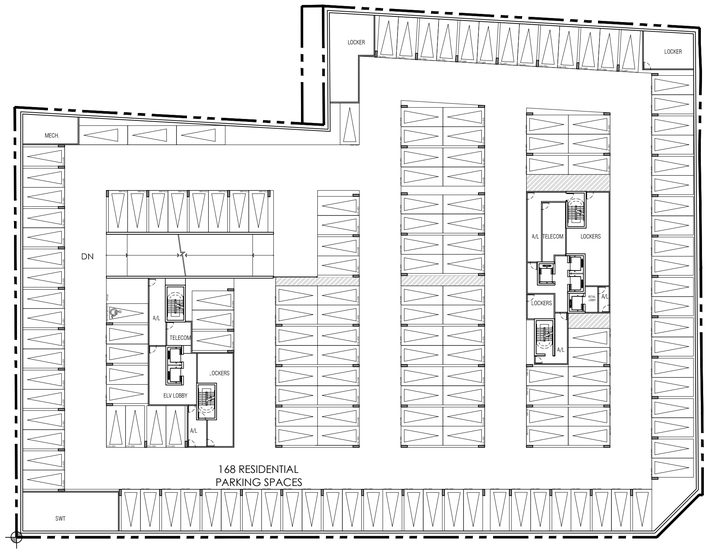
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Assistant Designer:	S. Salari/R. Alani
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Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

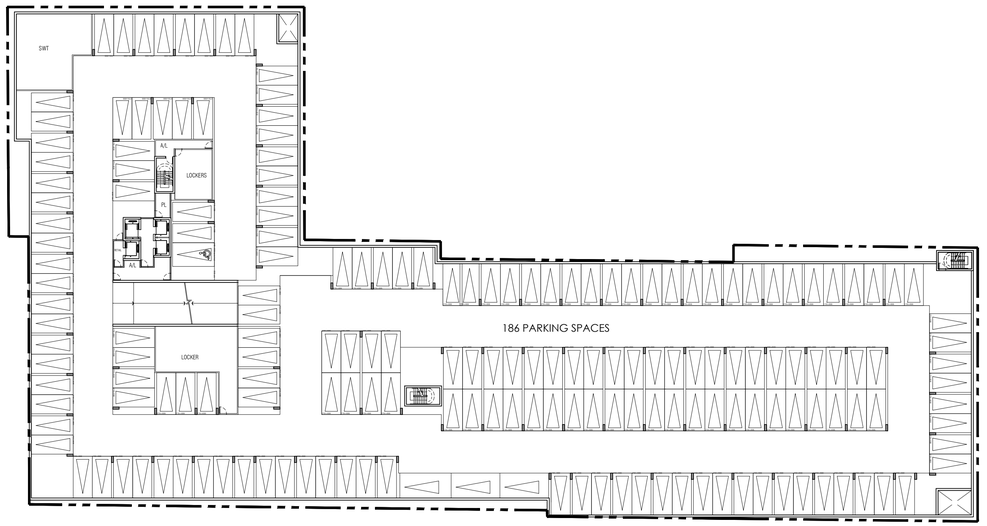
P1 LEVEL

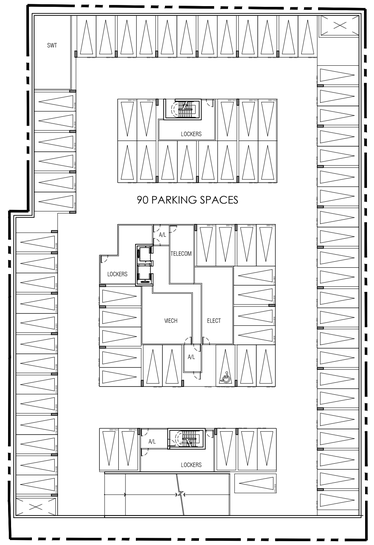
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A201

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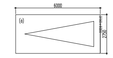
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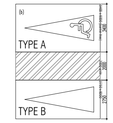
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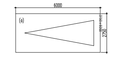
PARKING LEGEND



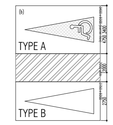
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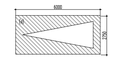
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Residential Developement

BRANT+GHENT

PHASE 1,2 AND 3

Burlinton Ontario

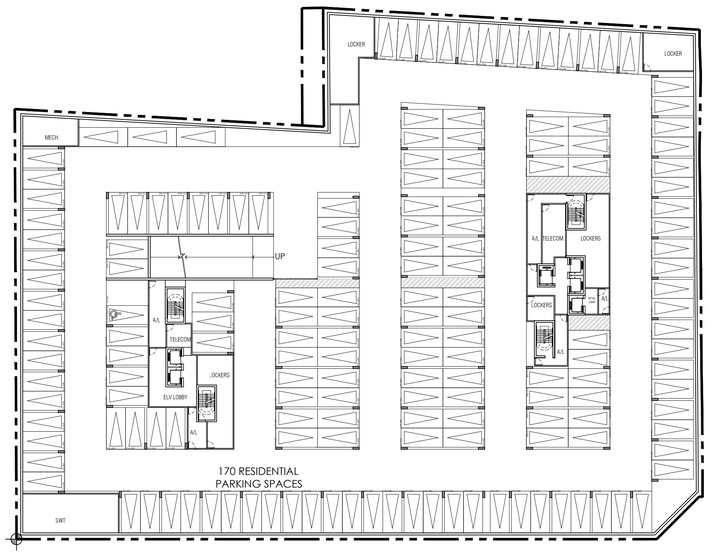
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P2 LEVEL

1:400

A202

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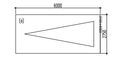
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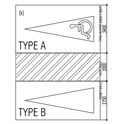
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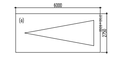
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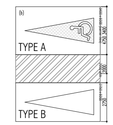
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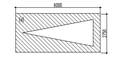
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P3 LEVEL

1:400

A203

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PROSPECT ST.

PARCEL A

10 RETAIL/ VISITORS SPACES

DRIVEWAY

LANDSCAPE COURTYARD

ROLLED CURB

DROP-OFF

RETAIL TOTAL 434M2

RETAIL 248M2

RETAIL 169M2

RETAIL 145M2

RETAIL 218M2

RETAIL TOTAL 360M2

RETAIL LOBBY

LANDSCAPE BUFFER

VIS BIKE

O/H DOOR

O/H DOOR U/G

SERVICE

EXIT

M/H

STAGING AREA

BW

GARBAGE

MAIL

C.A.C.F

VEST

LOBBY

CONC.

PARCEL

WR

PROPERTY MANAGEMENT

AMENITY 620M2

POPS 169 M2

POPS 304 M2

CENTRE LINE OF PAVEMENT

15000

BRANT STREET

VIS. BIKES

SERVICE - 17115

O/H DOOR

RAMP

ROLLED CURB

RETAIL TOTAL 244M2

RETAIL 113M2

GARBAGE

BW 10M2

M/H

LOBBY

RETAIL LOBBY

CONC.

RETAIL TOTAL 248M2

RETAIL 122M2

MAIL

PROPERTY MANAGEMENT

AMENITY 245M2

AMENITY 121M2

PET WASH

C.A.C.F

VEST

TERRACE

1B + D 670 FT2

1B + D 650 FT2

1B + D 600 FT2

15.31 m2
164.77 ft2

property line

PARCEL B

DRIVEWAY

GARAGE

POPS 1780M2

7 RETAIL/VISITORS SPACES

POPS 86M2

10000

GHENT AVE.

CENTRE LINE OF PAVEMENT

POPS 90M2

1B 540 FT2

2B 780 FT2

3B + D 1130 FT2

1B 580 FT2

2B + D 815 FT2

PARCEL STORAGE

LOBBY

AMENITY 954 m2

GARBAGE ROOM

STAGING

SERVICE

RAMP TO UNDERGROUND

road widening

PARCEL C

3100

GROVETREE LN

"BURLINGTON PLACE PLAZA"

2 STOREY BUILDING No. 760

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

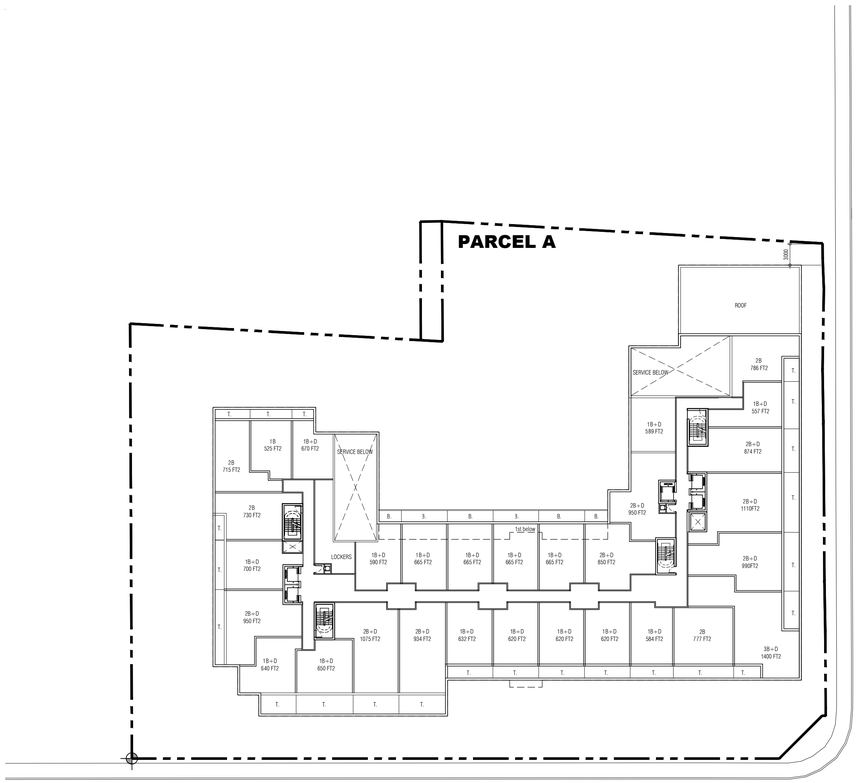
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

GROUND LEVEL

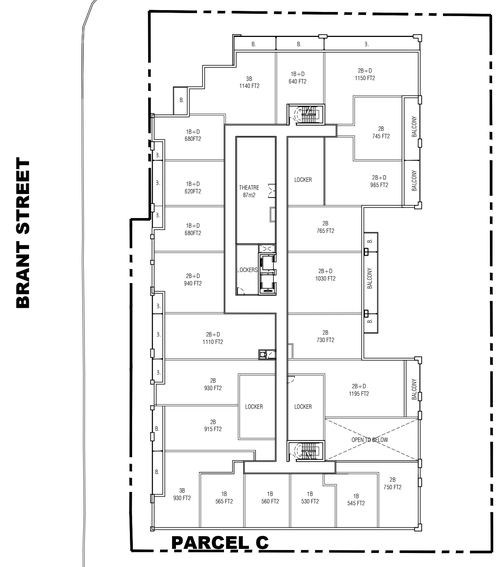
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A301

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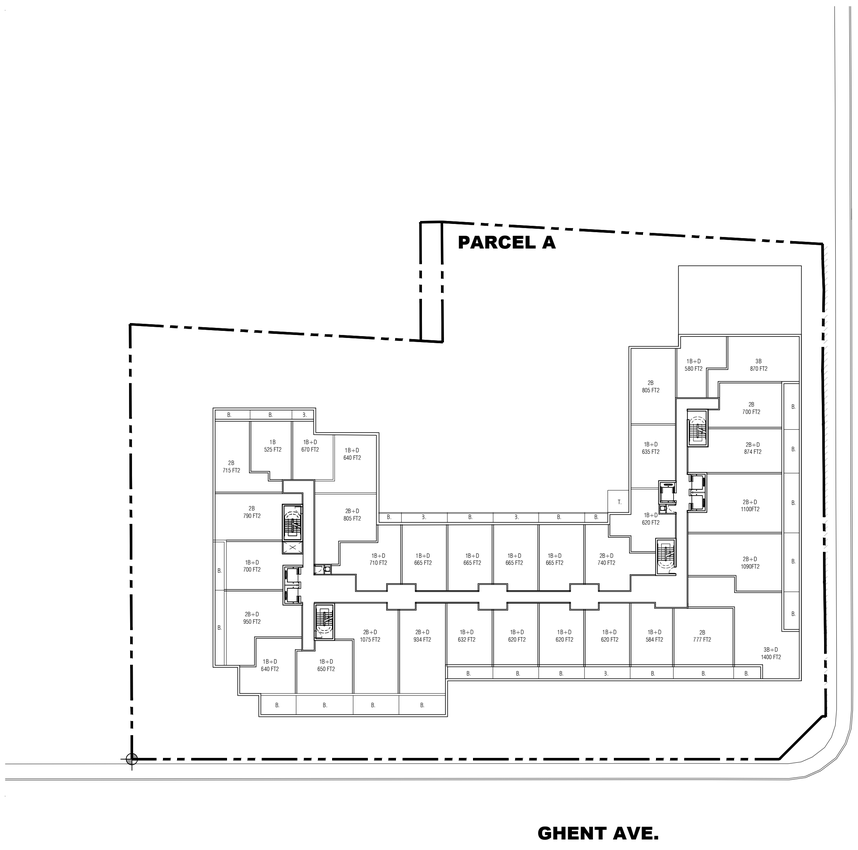
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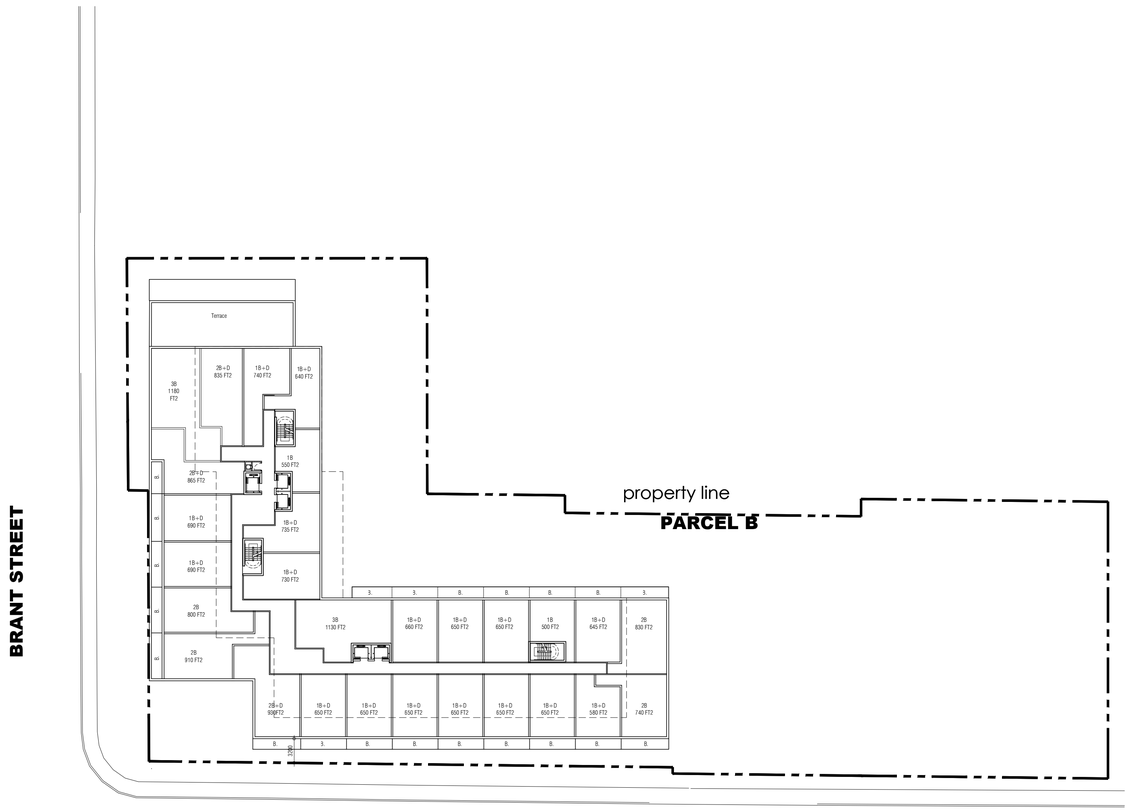
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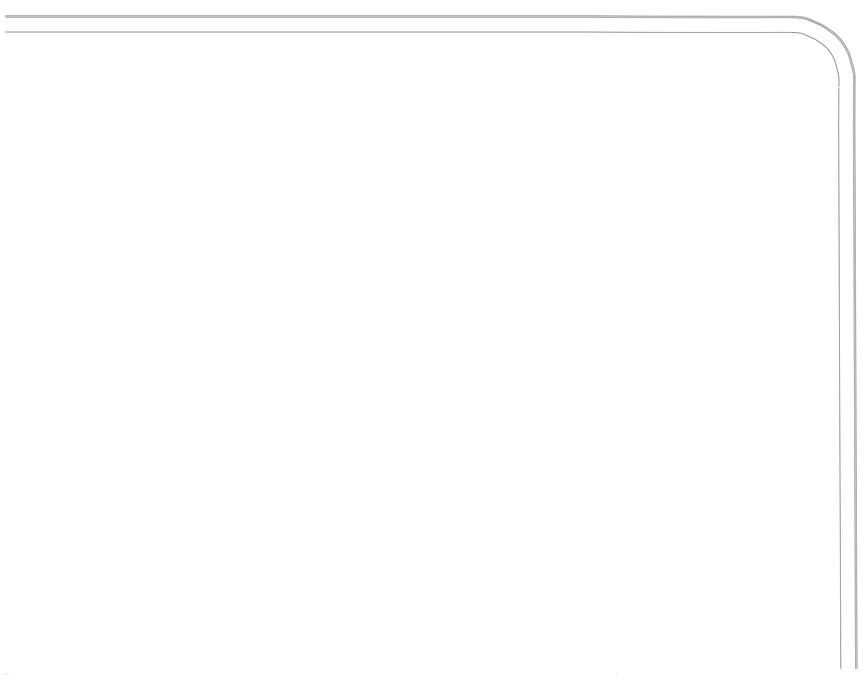
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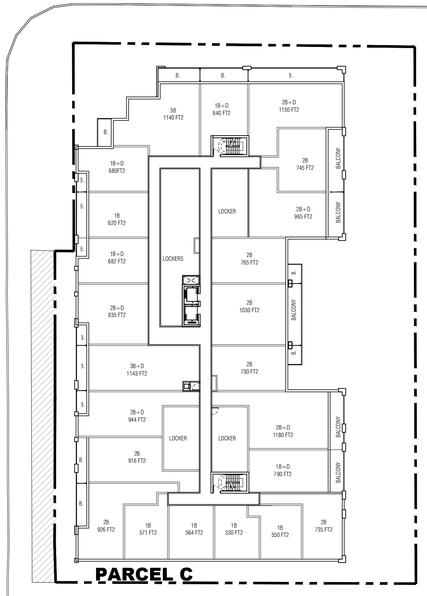
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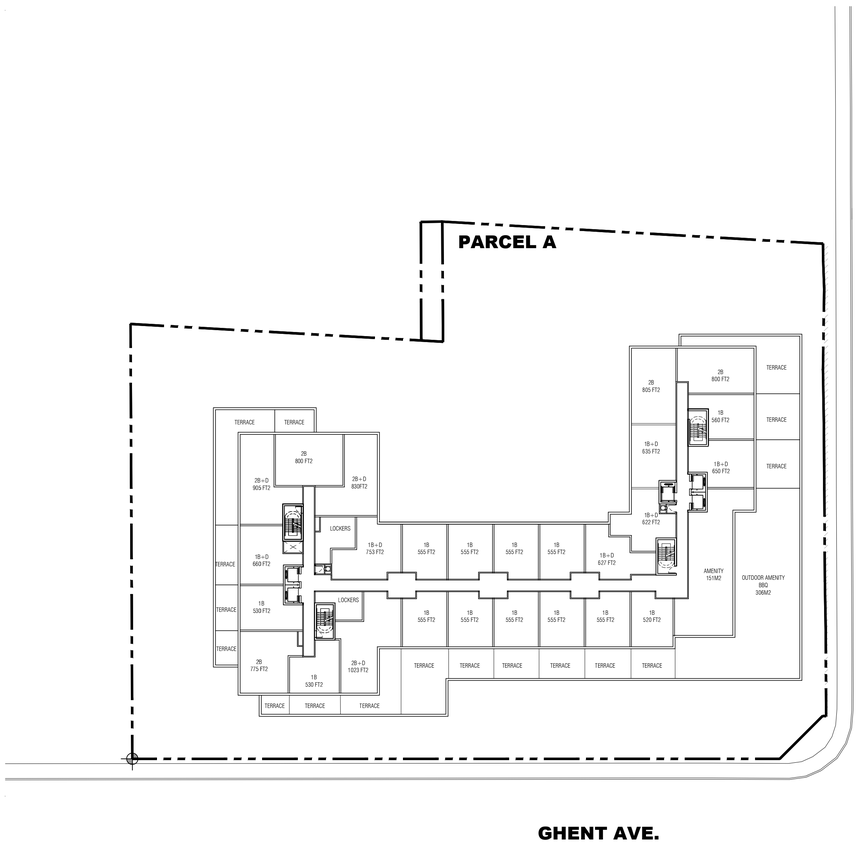
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3RD FLOOR

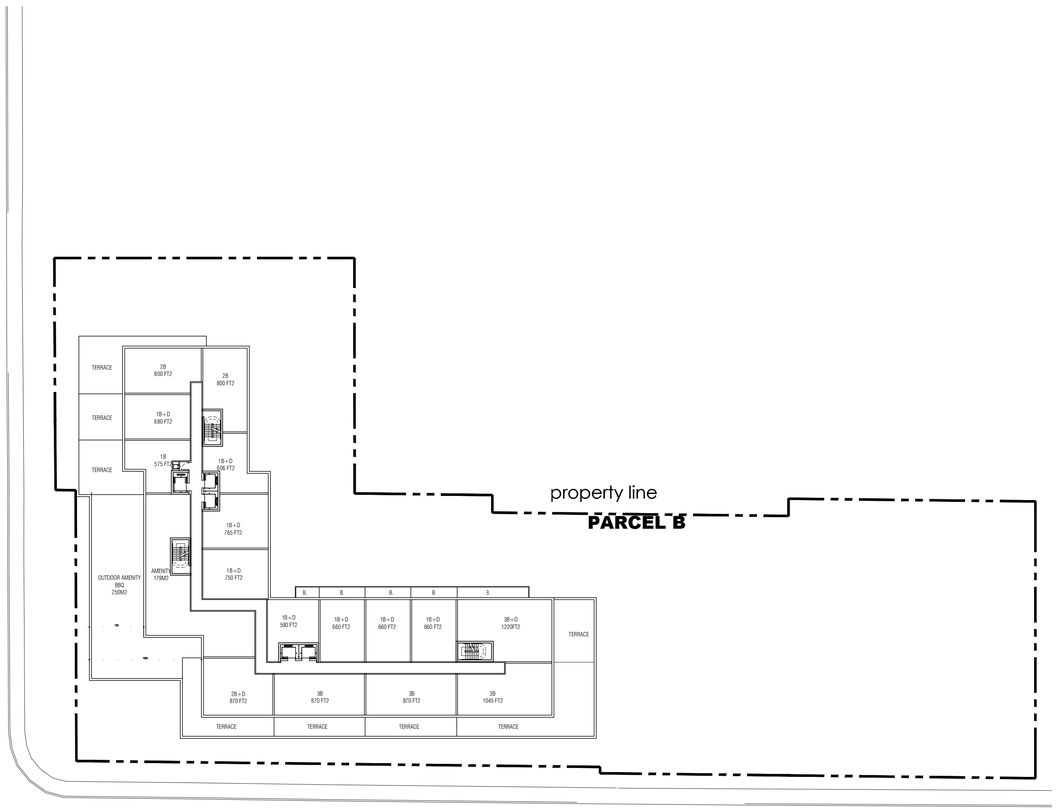
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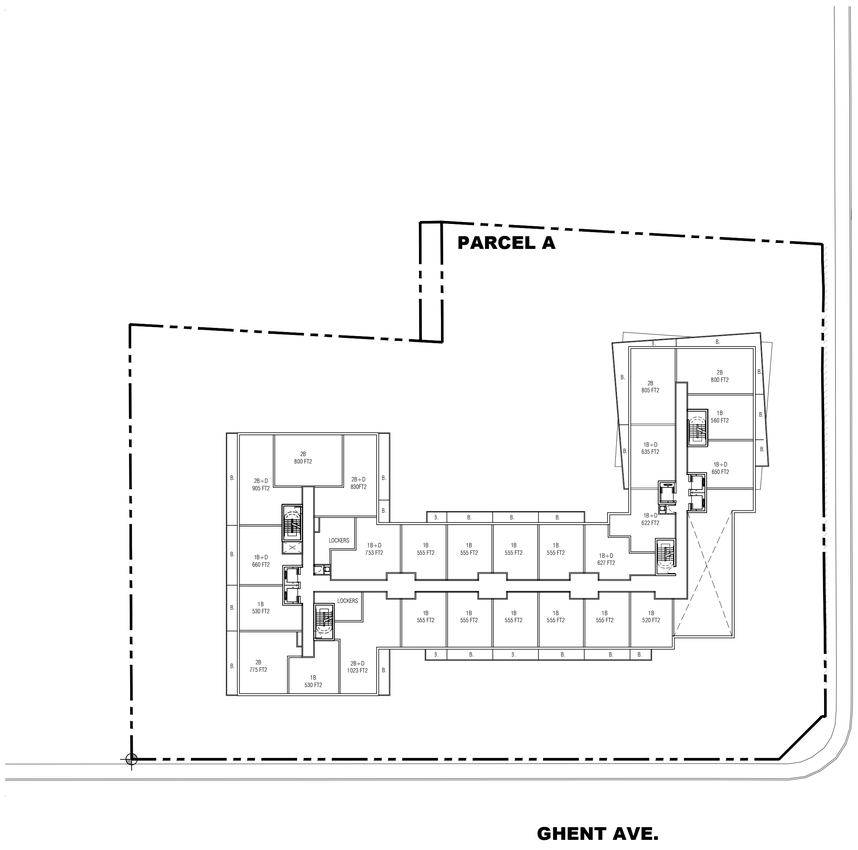
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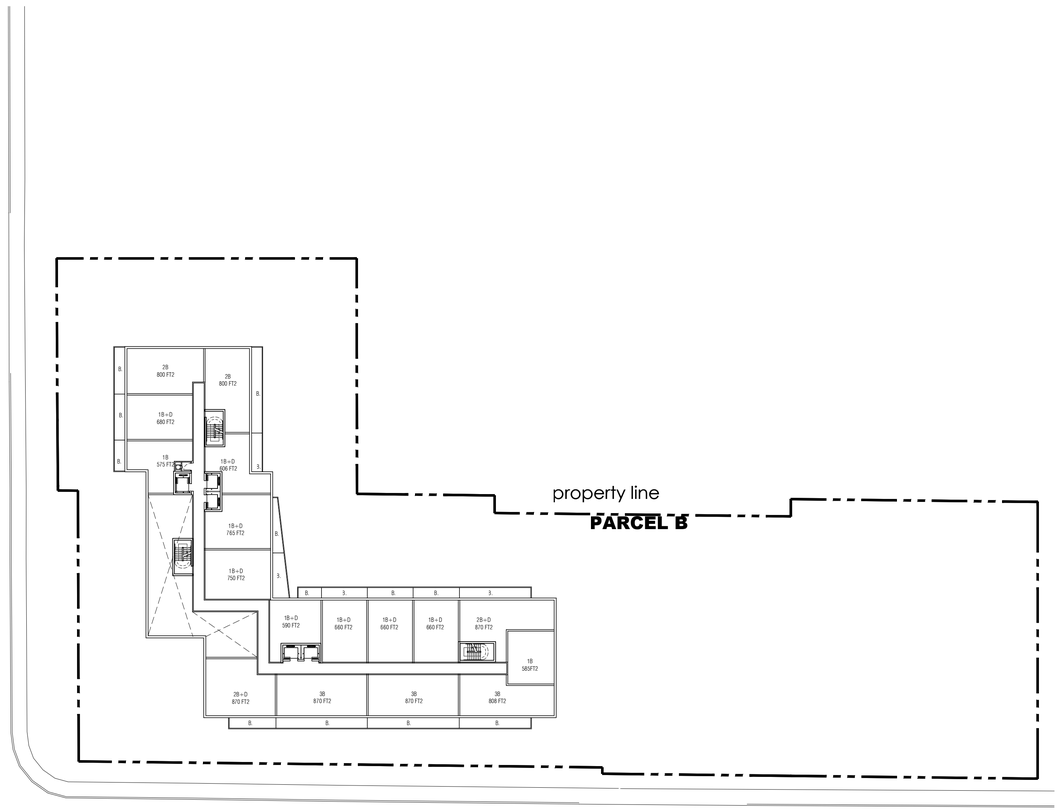
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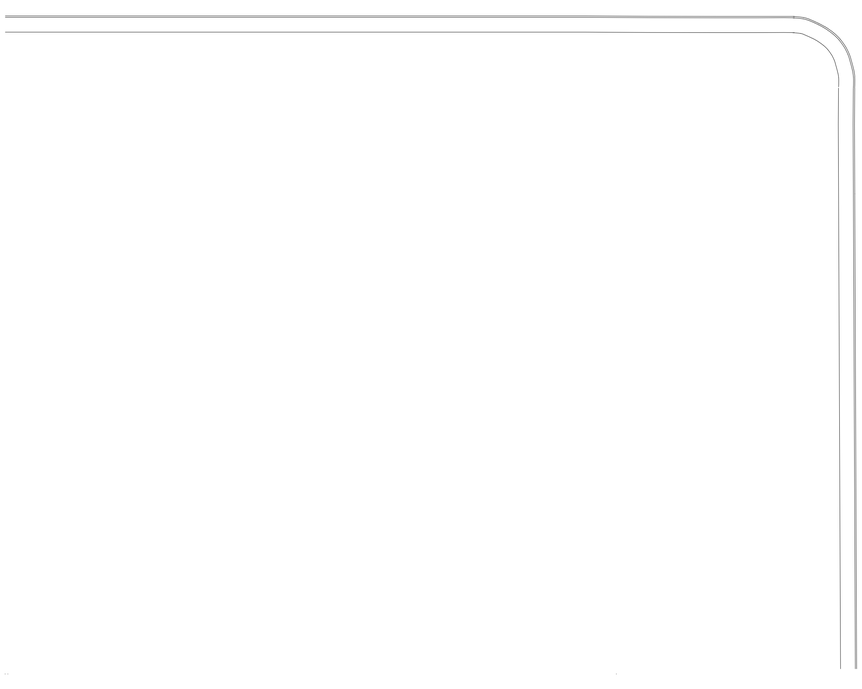
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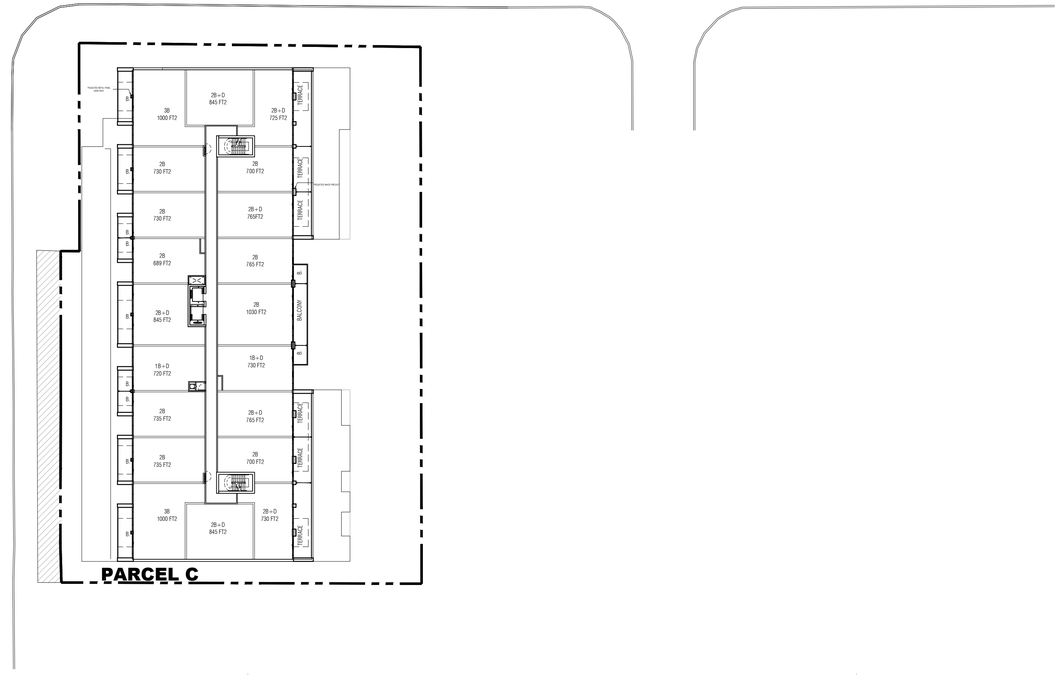


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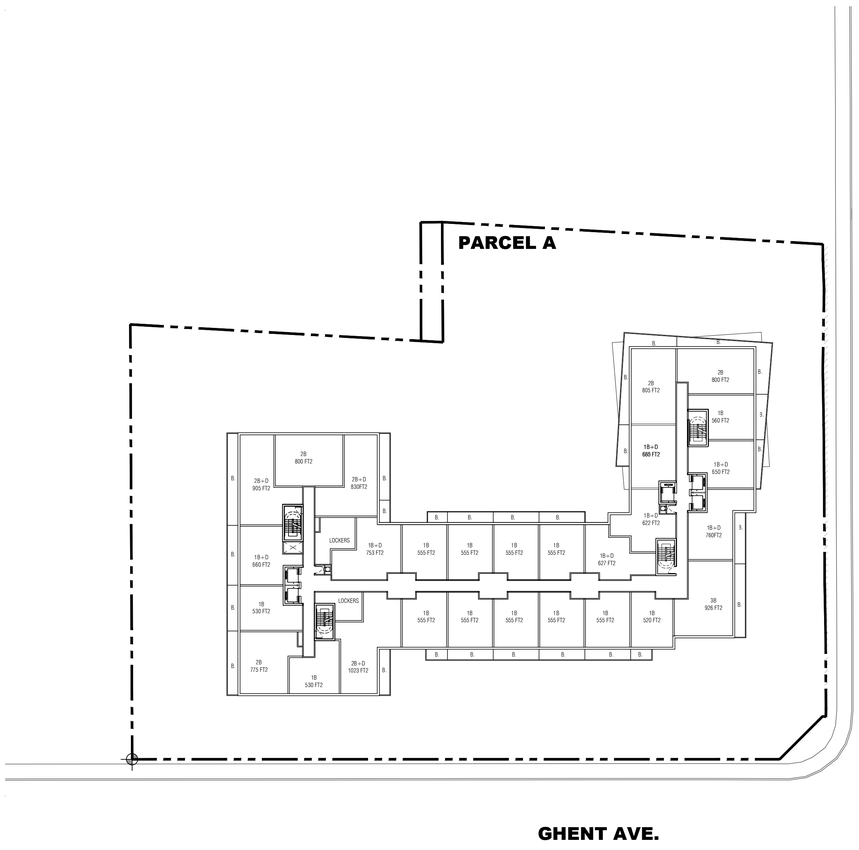
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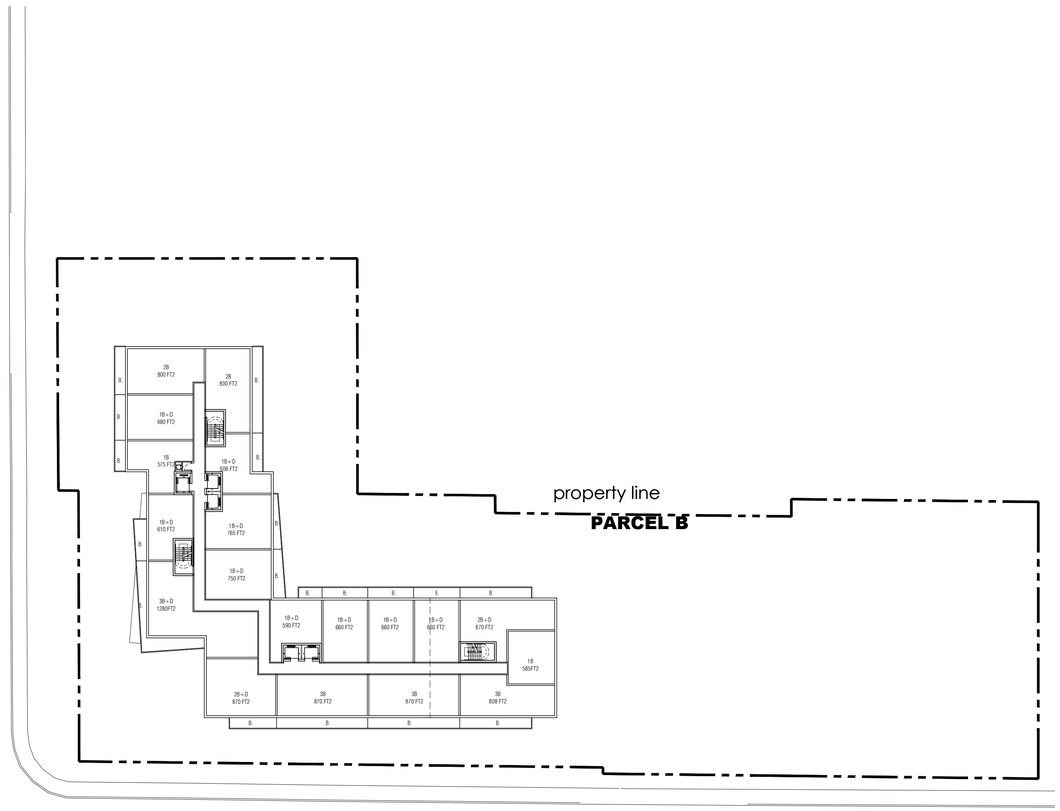
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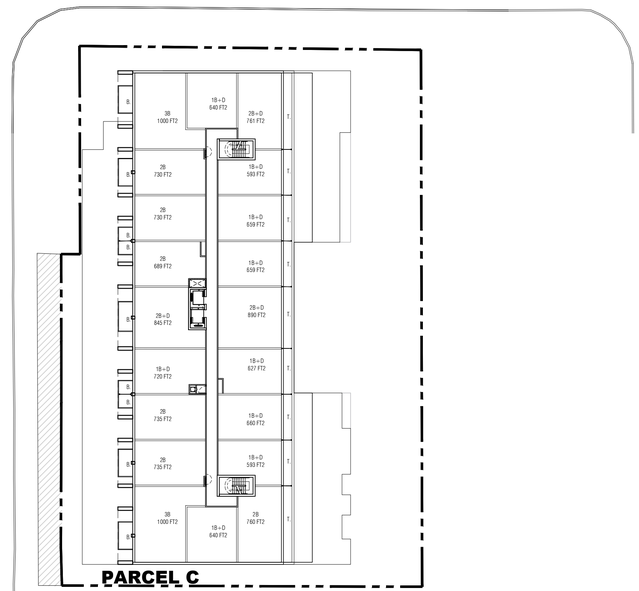
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Burlinton Ontario

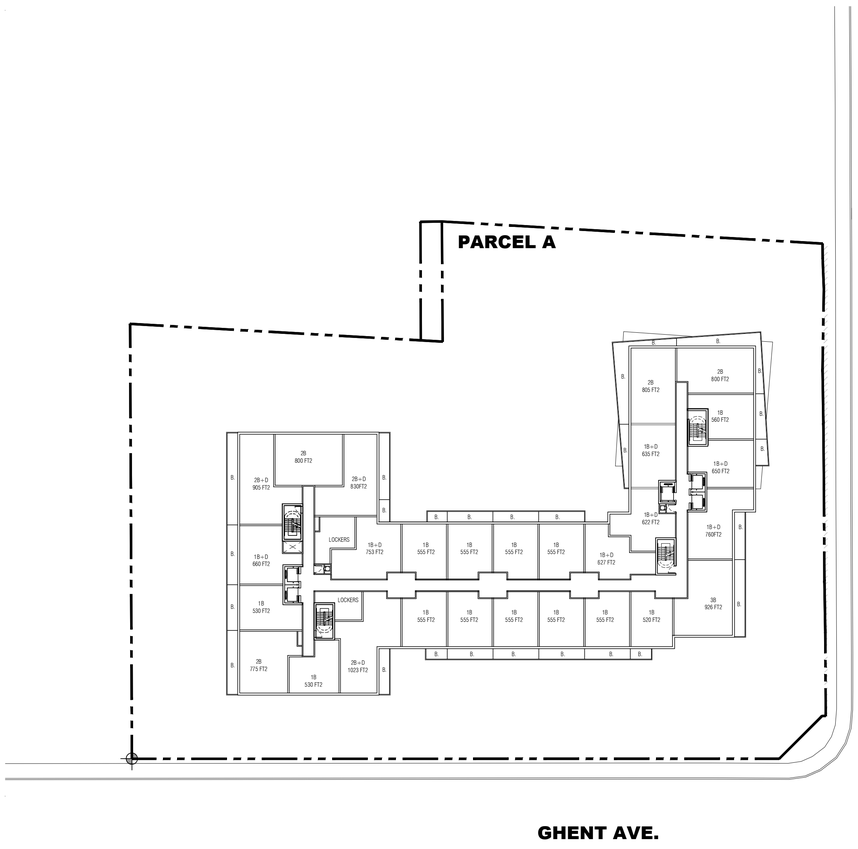
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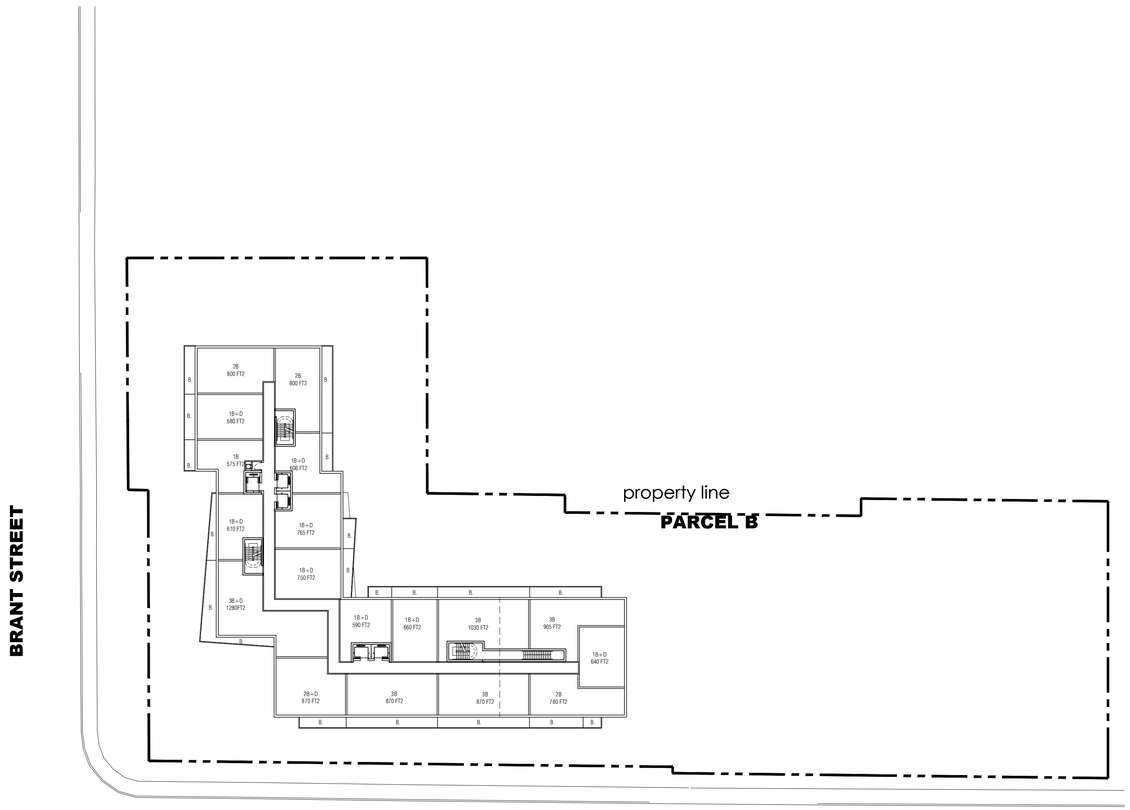
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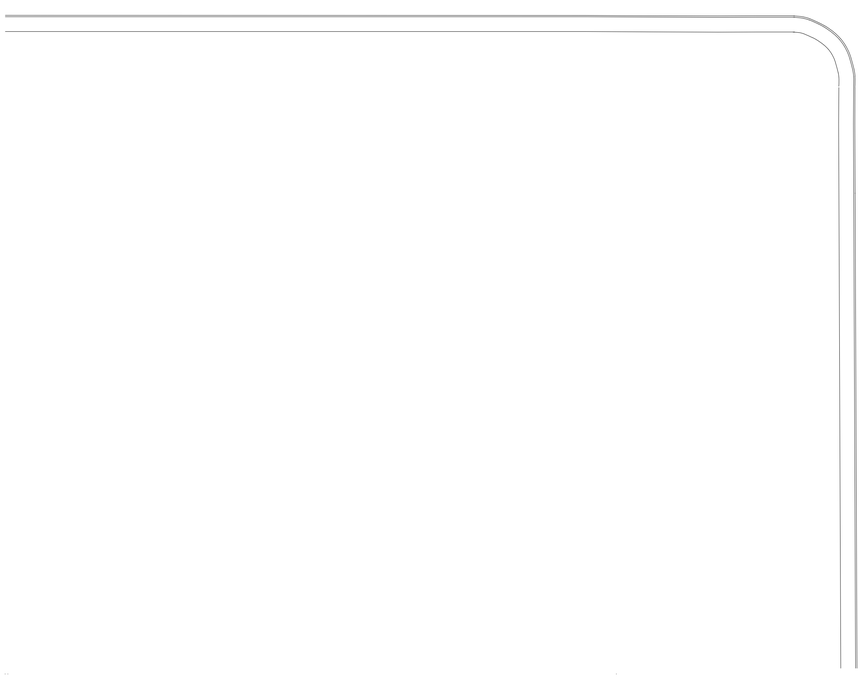
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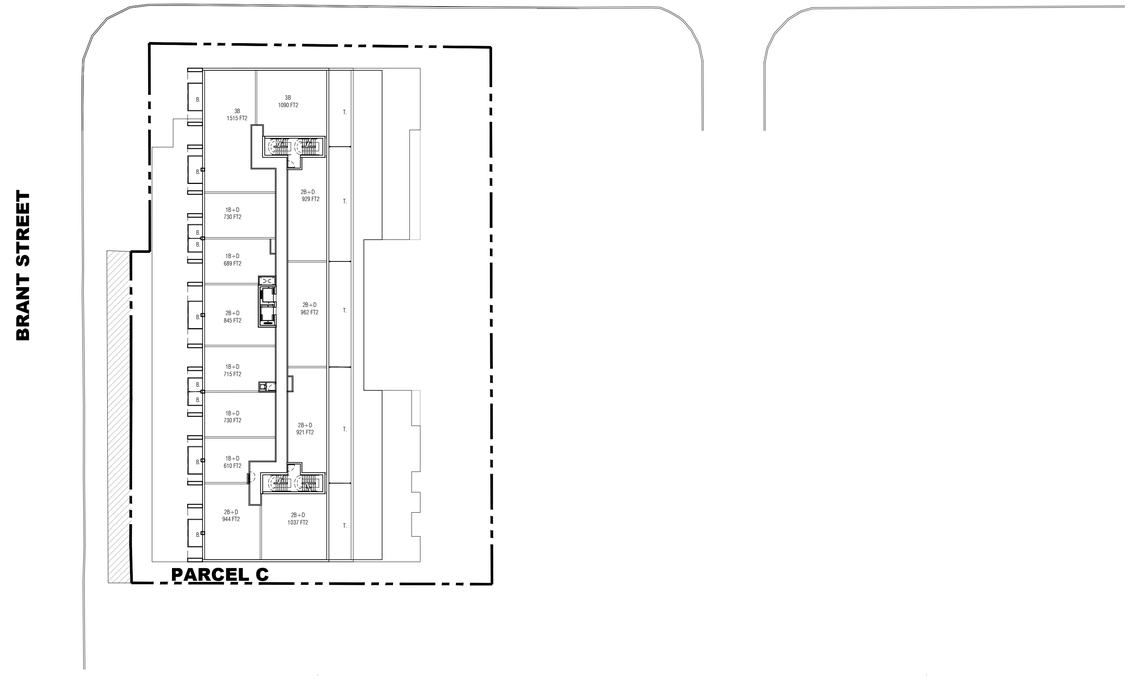
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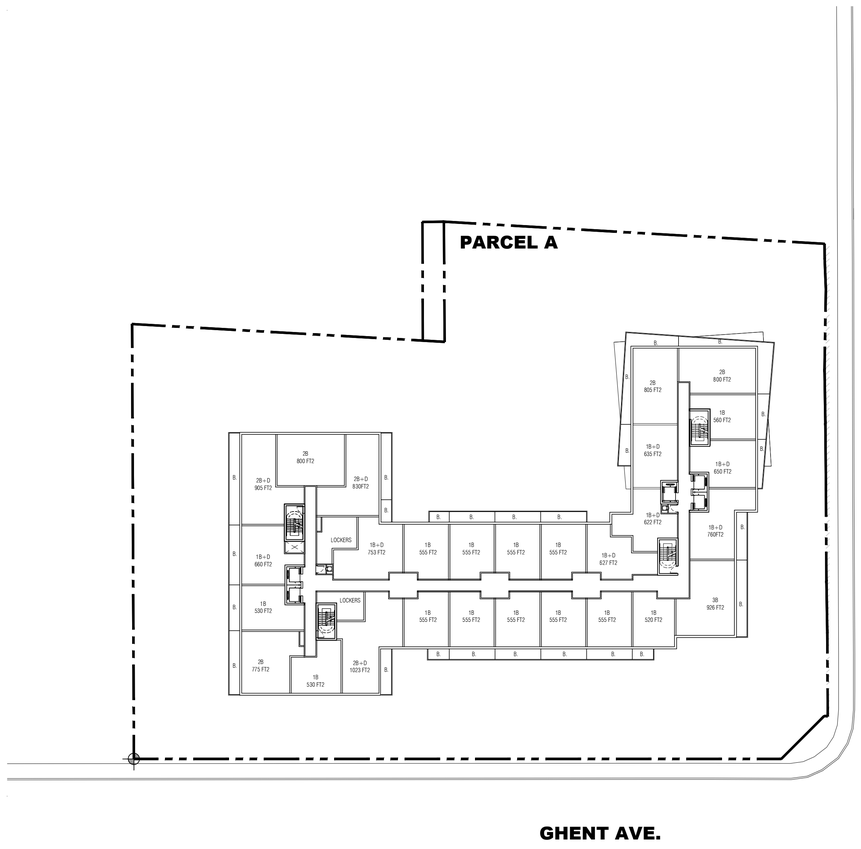
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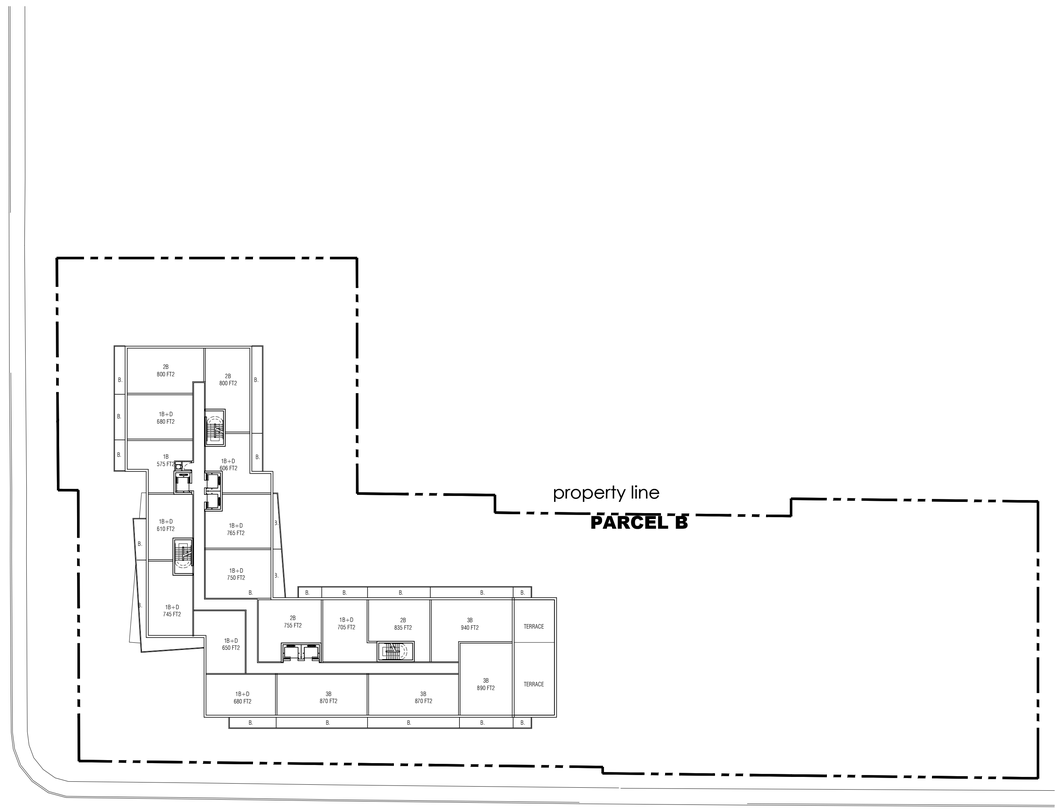
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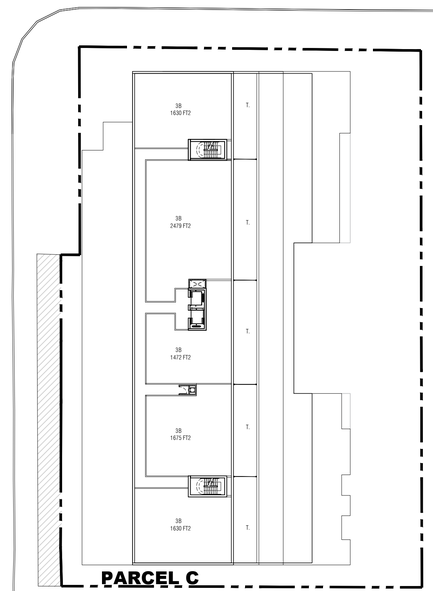
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BRANT STREET

GHENT AVE.

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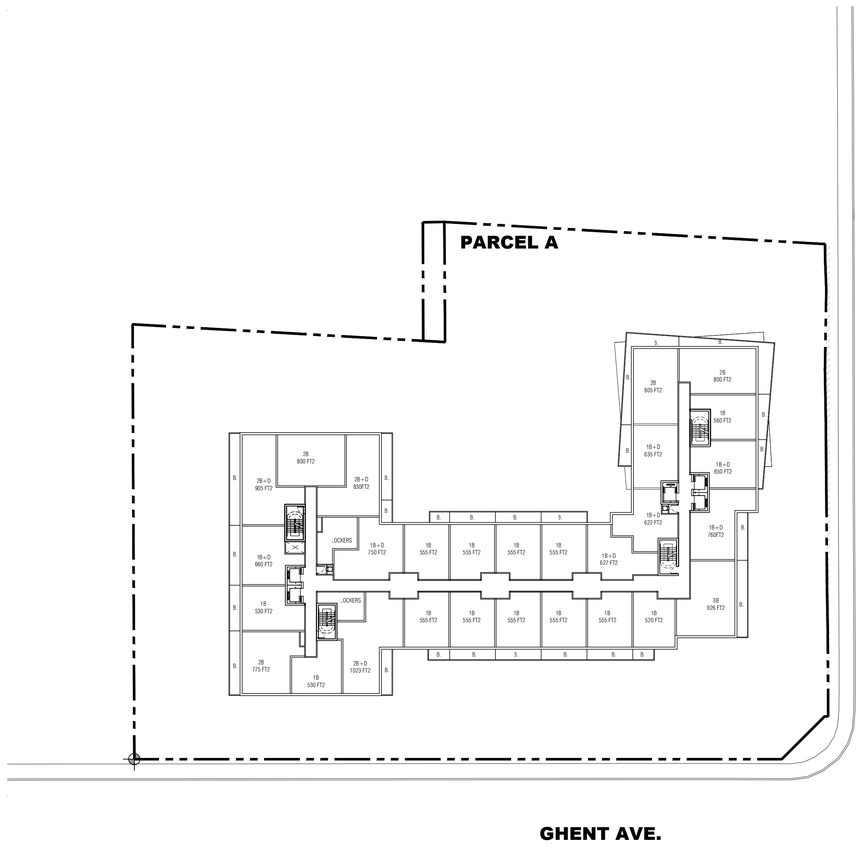
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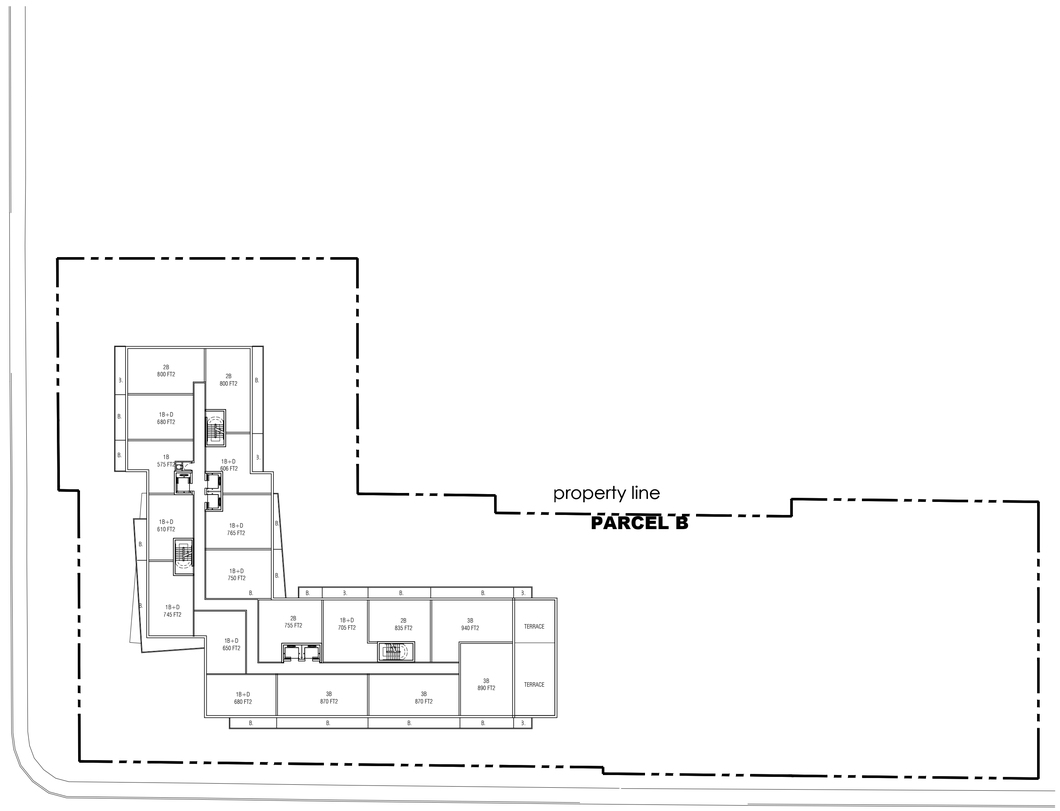
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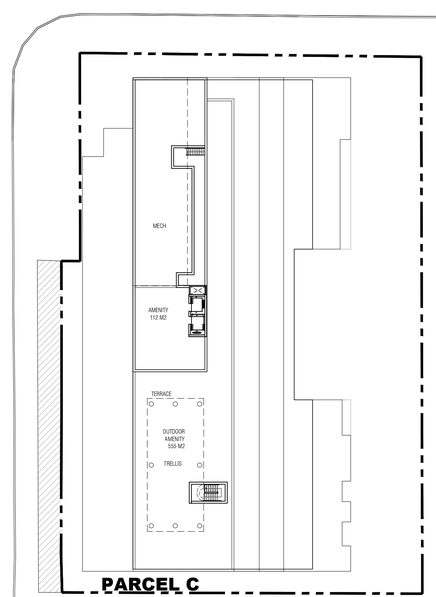
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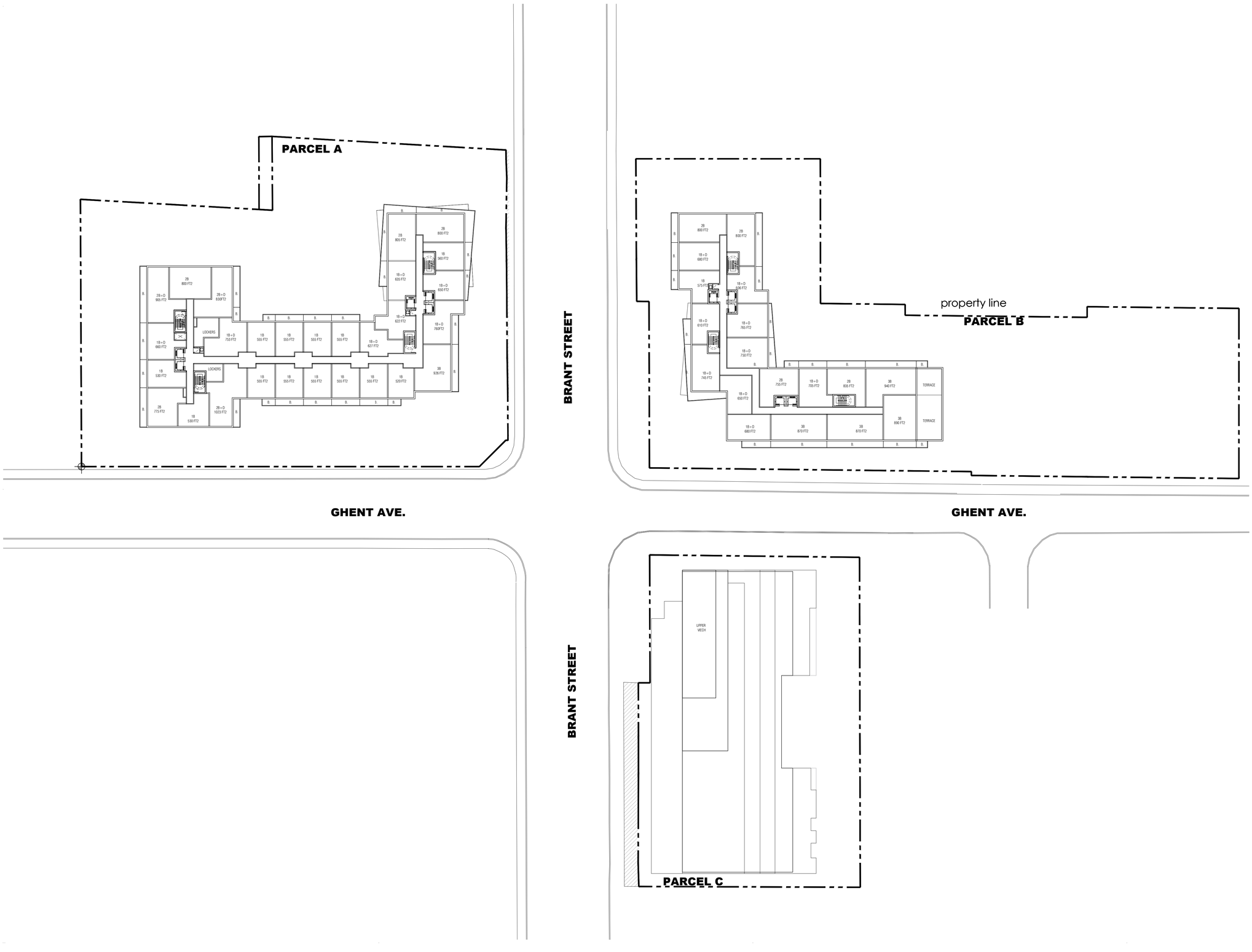
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9TH FLOOR

1:400

A309

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

BRANT+GHENT

PHASE 1,2 AND 3

Burlinton Ontario

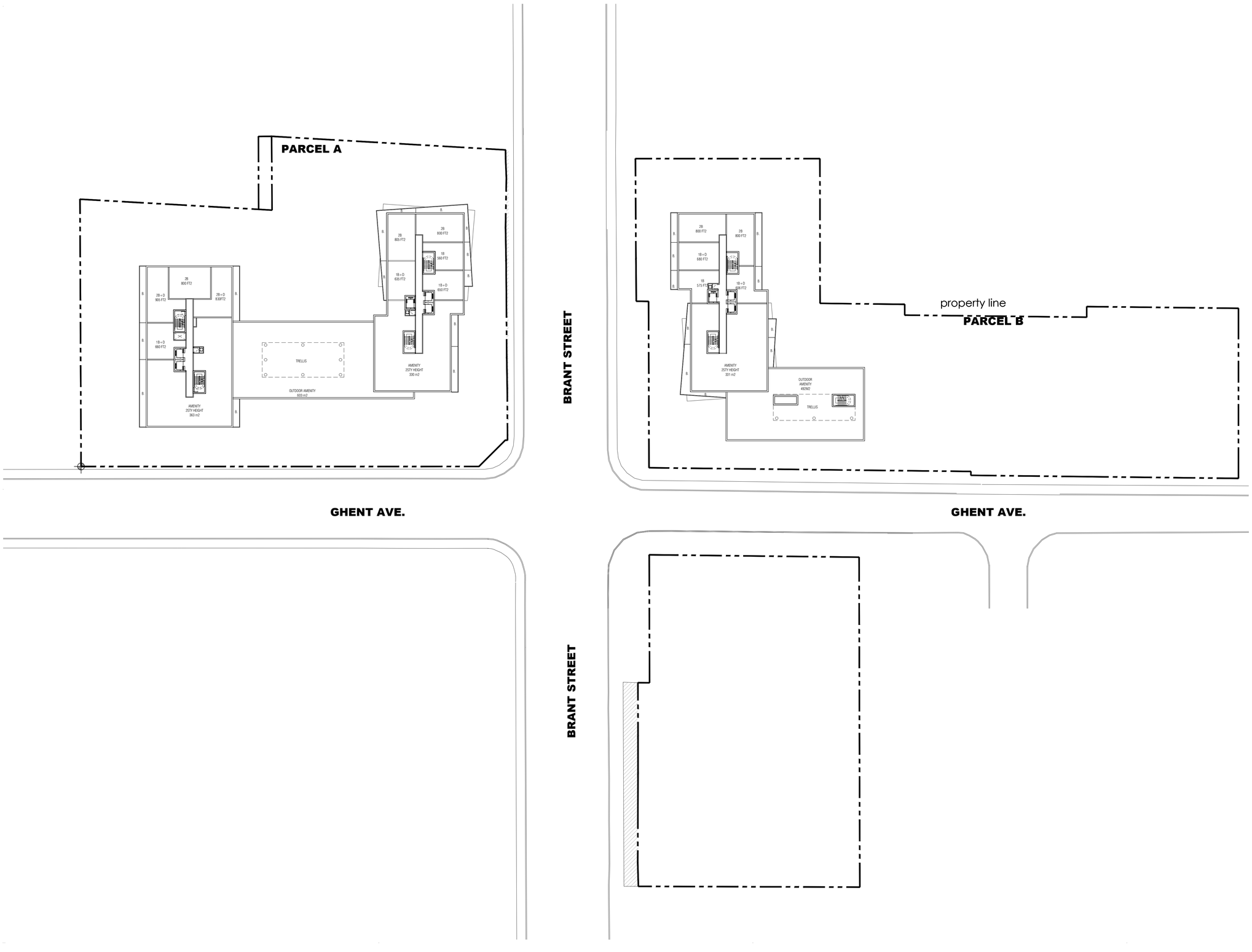
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

10TH FLOOR

1:400

A310

TITLEBLOCK SIZE: 610 x 900



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PHASE 1,2 AND 3

Burlinton Ontario

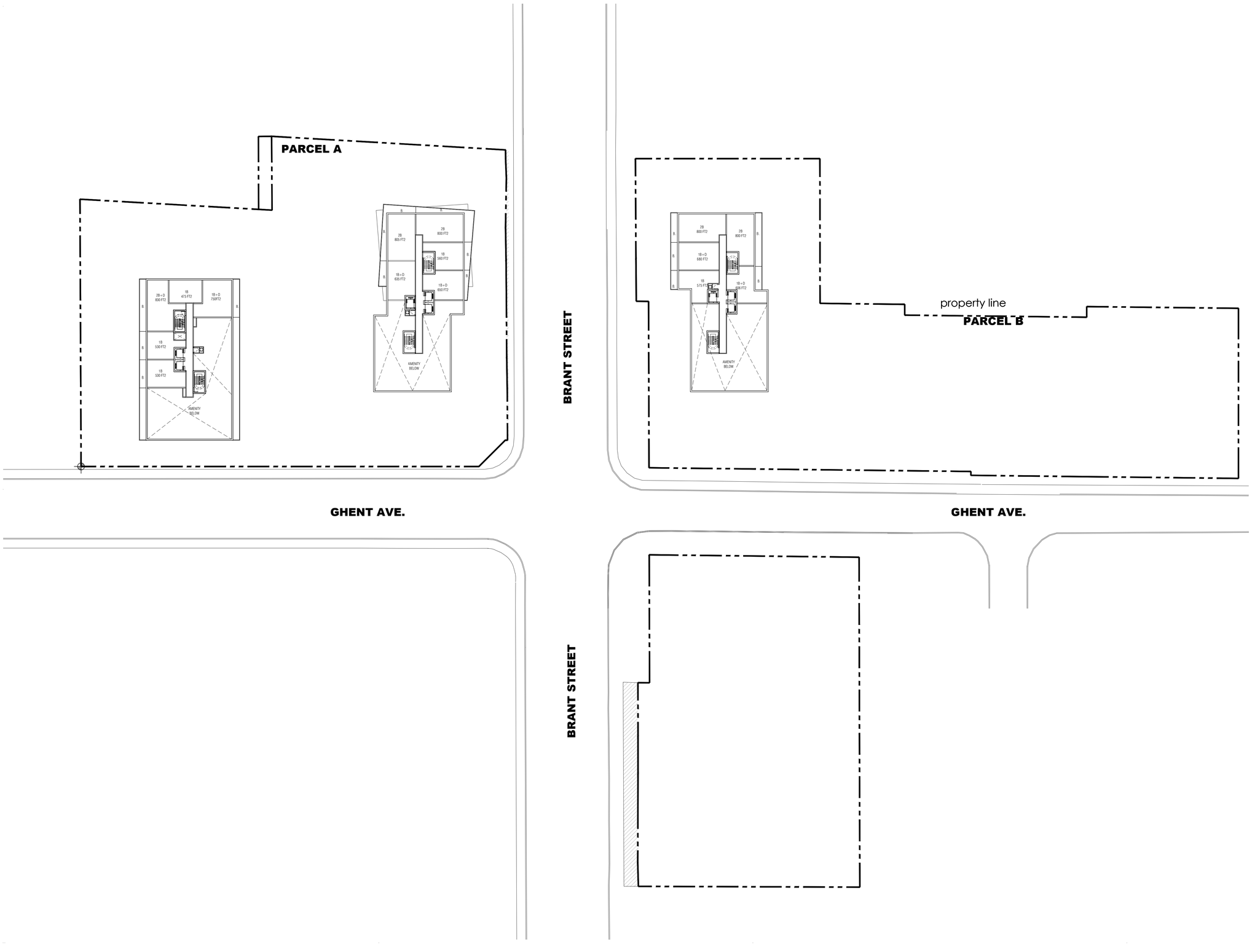
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11TH FLOOR

1:400

A311

TITLEBLOCK SIZE: 610 x 900



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PHASE 1,2 AND 3

Burlinton Ontario

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Plot Date:	May. 14, 2021
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12TH FLOOR

1:400

A312

TITLEBLOCK SIZE: 610 x 900

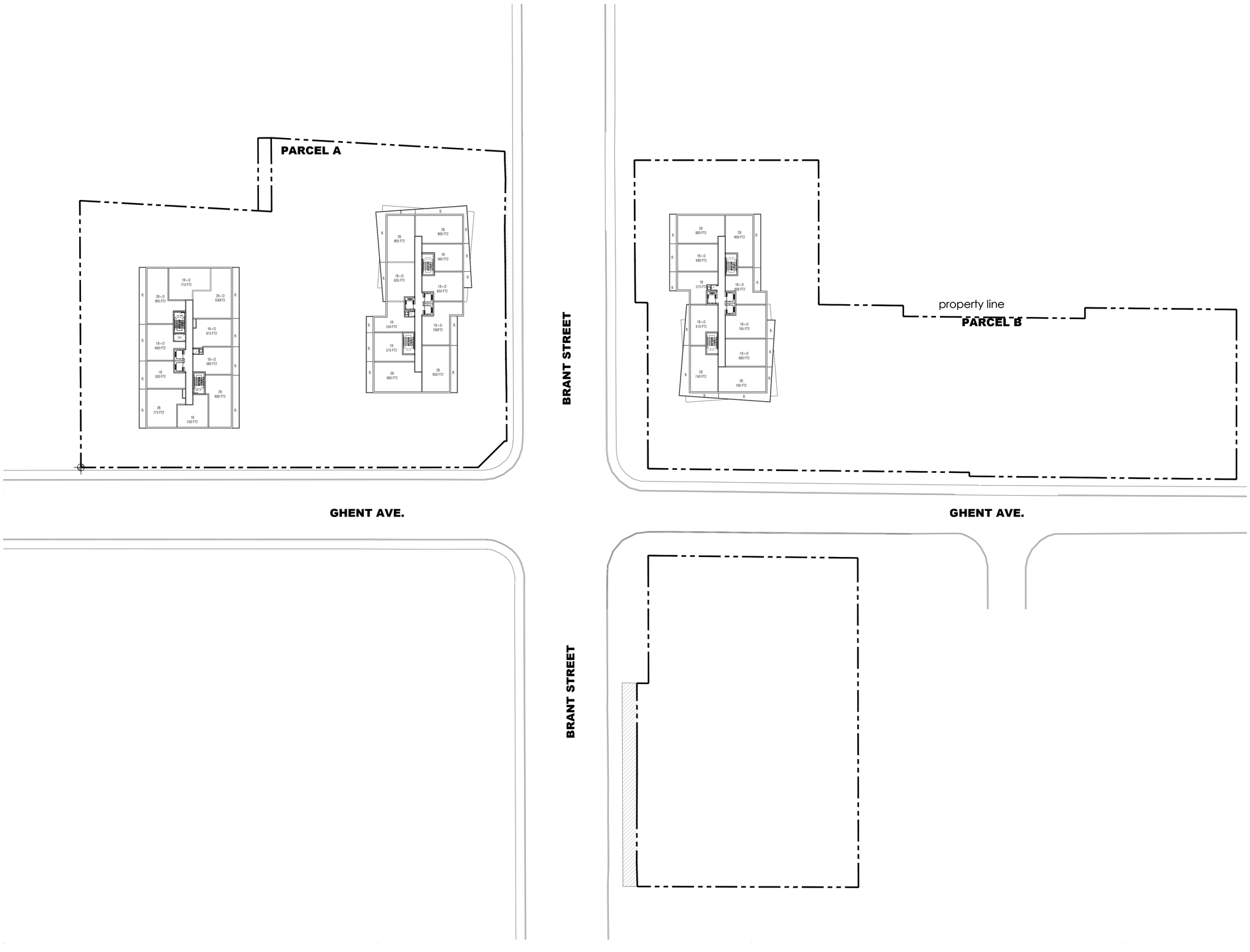
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Residential Developement

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PHASE 1,2 AND 3

Burlinton Ontario

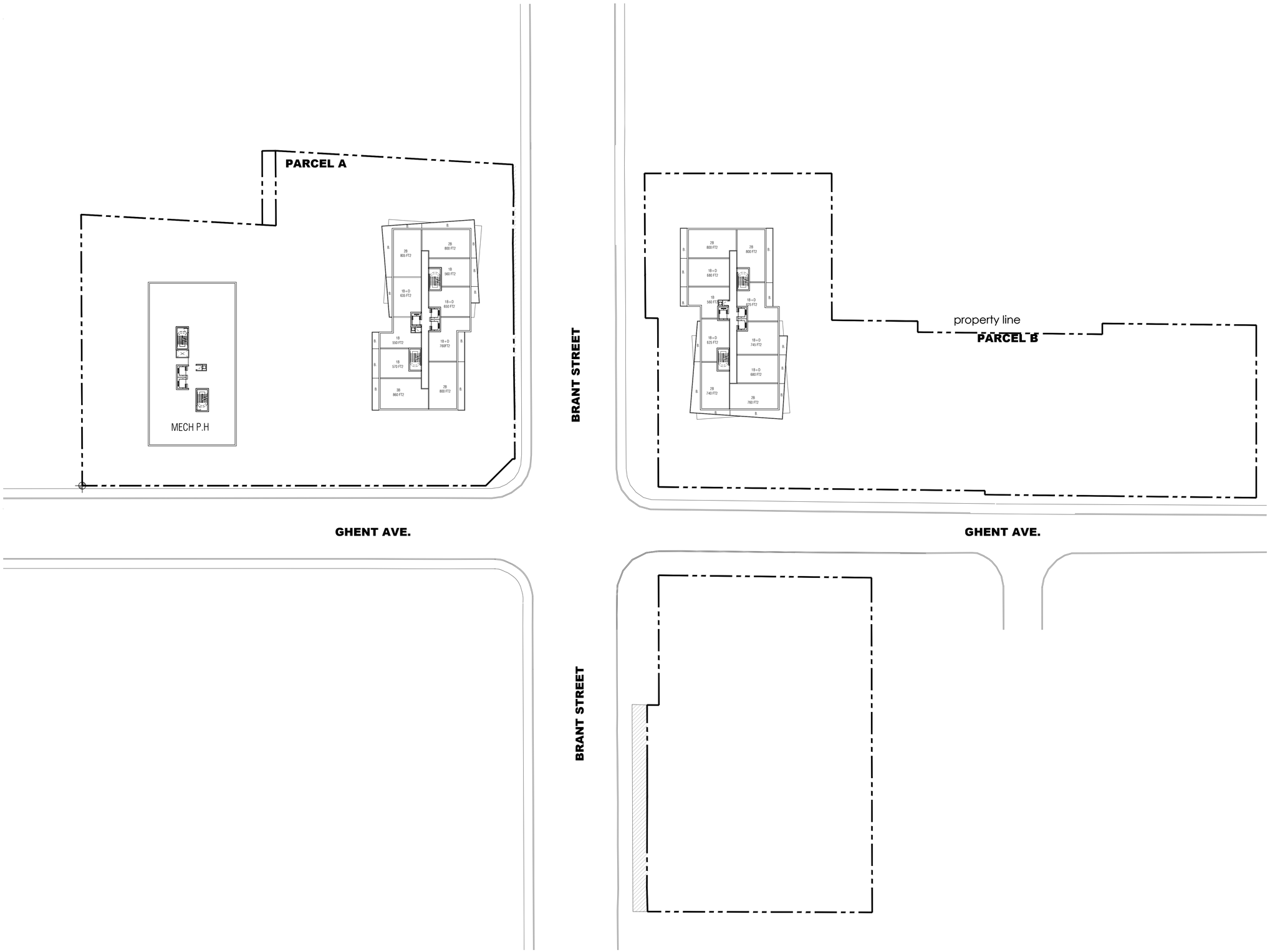
Project Architect:	B. Graziani
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Drawn By:	S. Salari/R. Alani
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13TH-14TH FLOOR

1:400

A313

TITLEBLOCK SIZE: 610 x 900



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PHASE 1,2 AND 3

Burlinton Ontario

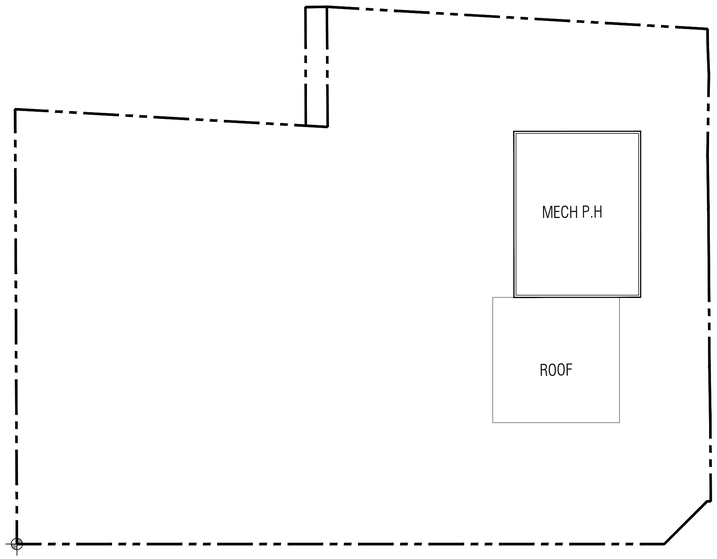
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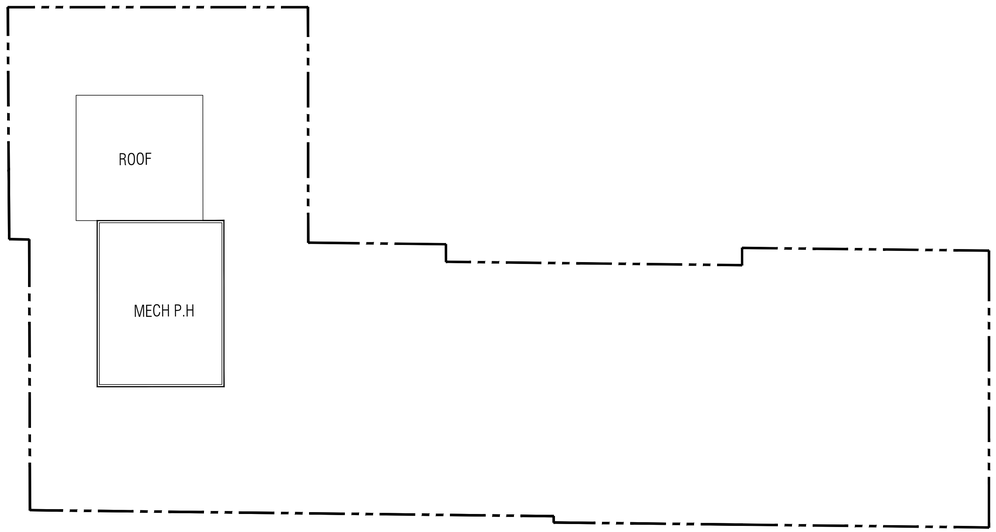
15TH-25TH FLOOR

1:400

A314

TITLEBLOCK SIZE: 610 x 900





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PHASE 1,2 AND 3

Burlinton Ontario

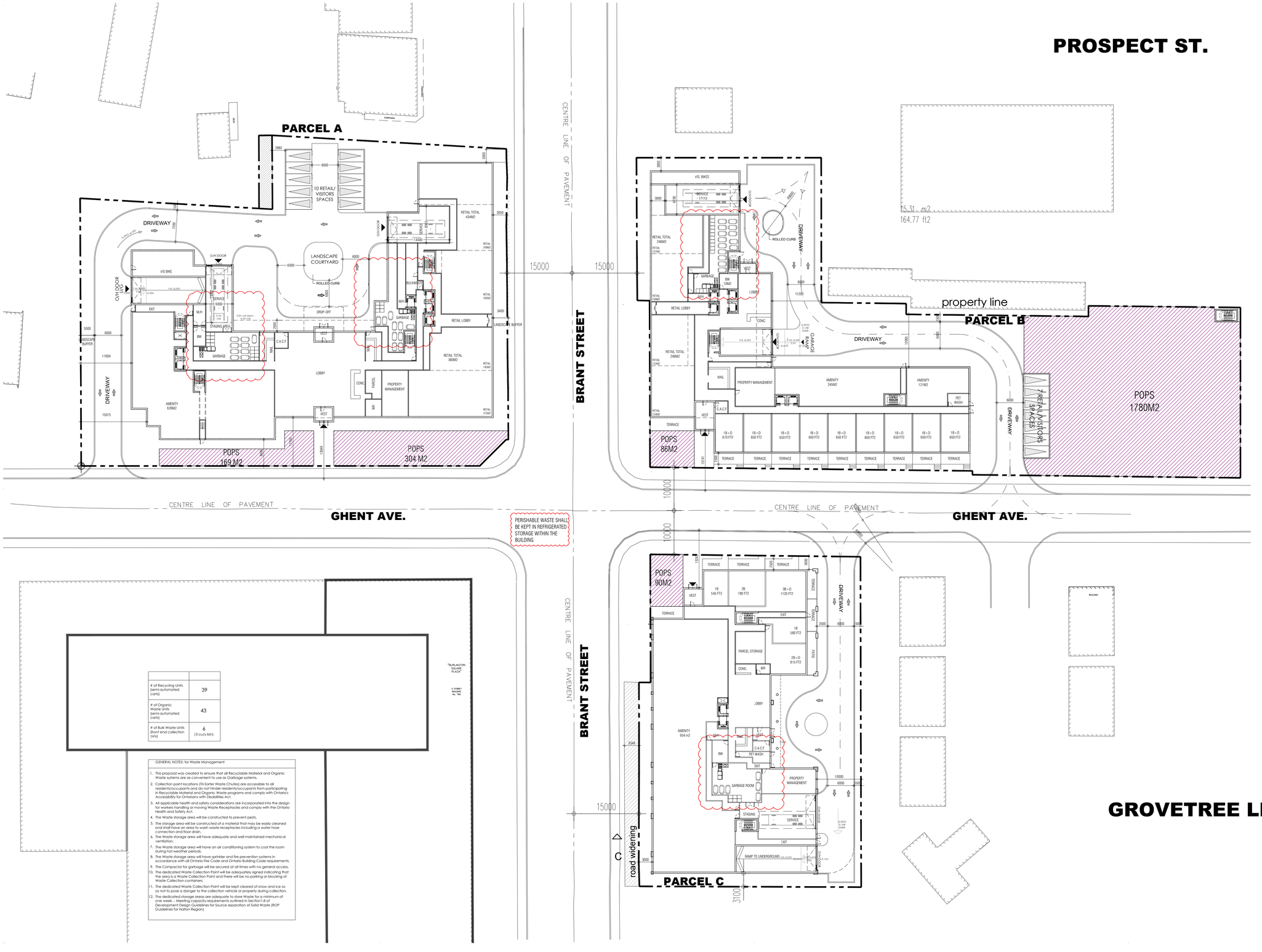
Project Architect:	B. Graziani
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MECH FLOOR

1:400

A315

TITLEBLOCK SIZE: 610 x 900



# of Recycling Units (semi-automated carts)	39
# of Organic Waste Units (semi-automated carts)	43
# of Bulk Waste Units (front end collection bins)	6 (3 cu/y bin)

GENERAL NOTES: for Waste Management

1. This proposal was created to ensure that all Recyclable Material and Organic Waste systems are as convenient to use as Garbage systems.
2. Collection point locations (Tri-Sorter Waste Chutes) are accessible to all residents/occupants and do not hinder residents/occupants from participating in Recyclable Material and Organic Waste programs and comply with Ontario's Accessibility for Ontarians with Disabilities Act.
3. All applicable health and safety considerations are incorporated into the design for workers handling or moving Waste Receptacles and comply with the Ontario Health and Safety Act.
4. The Waste storage area will be constructed to prevent pests.
5. The storage area will be constructed of a material that may be easily cleaned and shall have an area to wash waste receptacles including a water hose connection and floor drain.
6. The Waste storage area will have adequate and well maintained mechanical ventilation.
7. The Waste storage area will have an air conditioning system to cool the room during hot weather periods.
8. The Waste storage area will have sprinkler and fire prevention systems in accordance with all Ontario Fire Code and Ontario Building Code requirements.
9. The Compactor for garbage will be secured at all times with no general access.
10. The dedicated Waste Collection Point will be adequately signed indicating that the area is a Waste Collection Point and there will be no parking or blocking of Waste Collection containers.
11. The dedicated Waste Collection Point will be kept cleared of snow and ice so as not to pose a danger to the collection vehicle or property during collection.
12. The dedicated storage areas are adequate to store Waste for a minimum of one week. - Meeting capacity requirements outlined in Section I.8 of Development Design Guidelines for Source separation of Solid Waste (ROP Guidelines for Halton Region)

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PHASE 1,2 AND 3

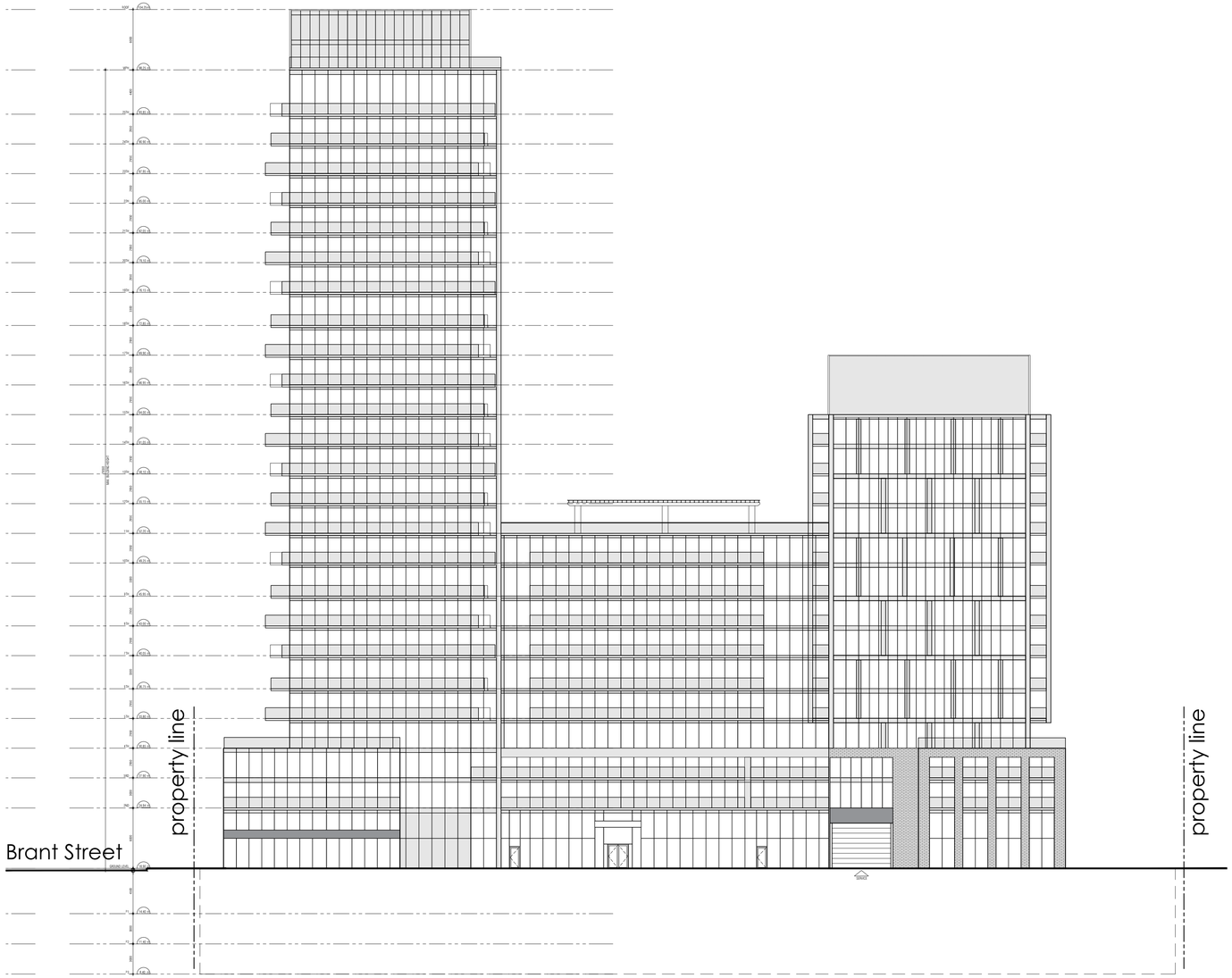
Burlinton Ontario

Project Architect:	B. Graziani
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WASTE MANAGEMENT PLAN

1:400 A316

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PHASE 1- LOT "A"

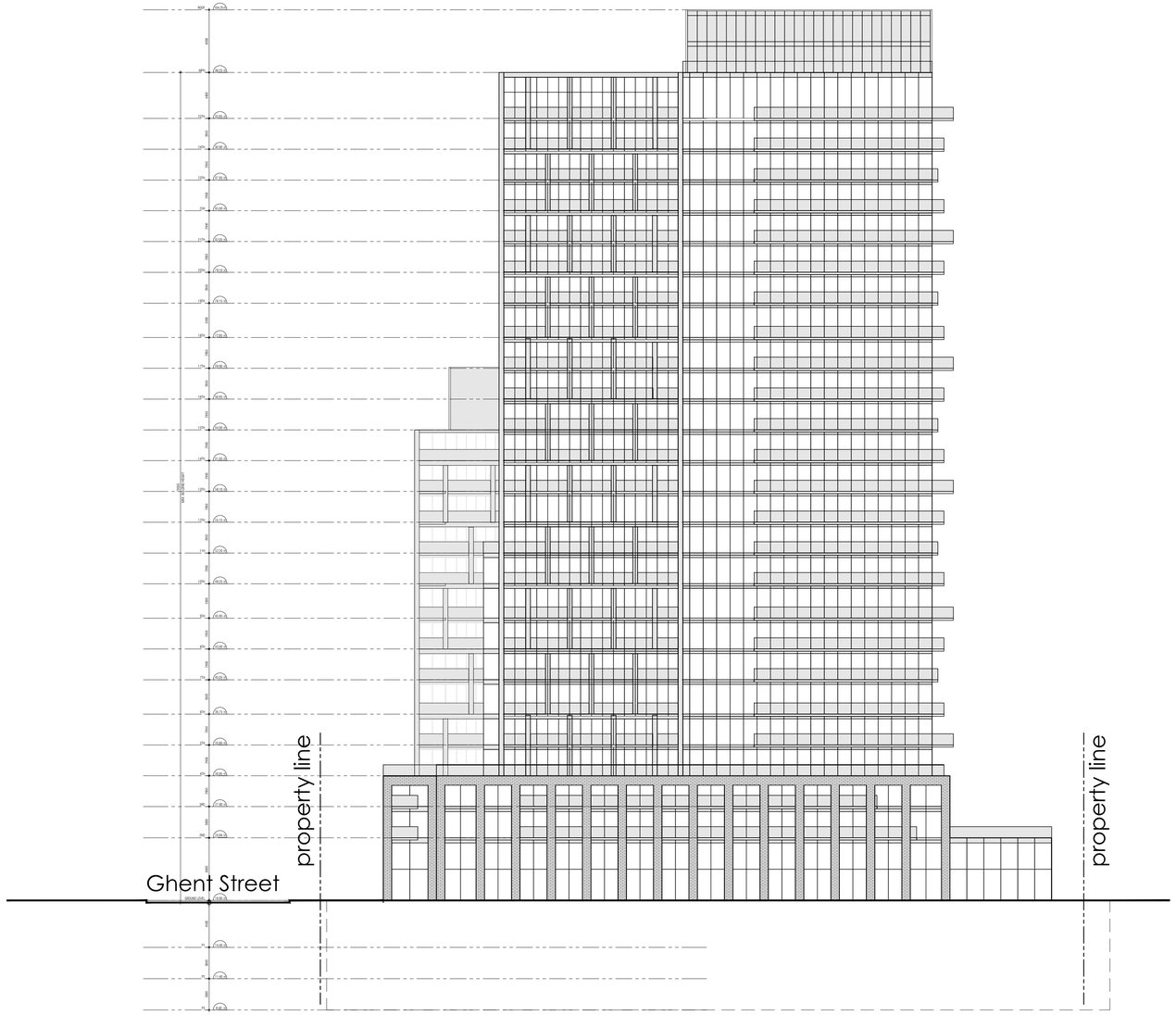
Burlinton Ontario

Project Architect:	B. Graziani
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NORTH ELEVATION

1:250 A401

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Residential Developement

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PHASE 1- LOT "A"

Burlinton Ontario

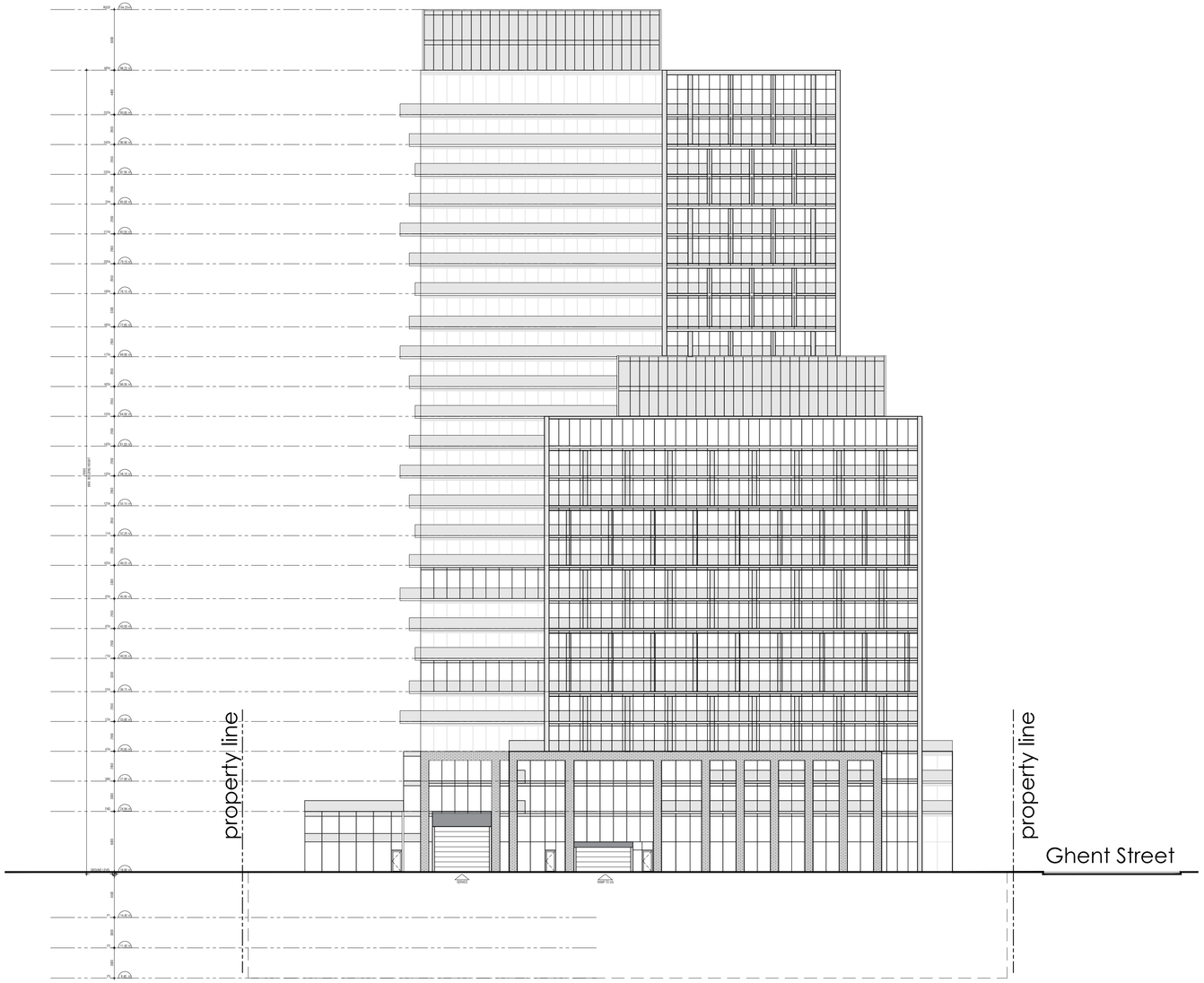
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EAST ELEVATION

1:250

A402

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PHASE 1- LOT "A"

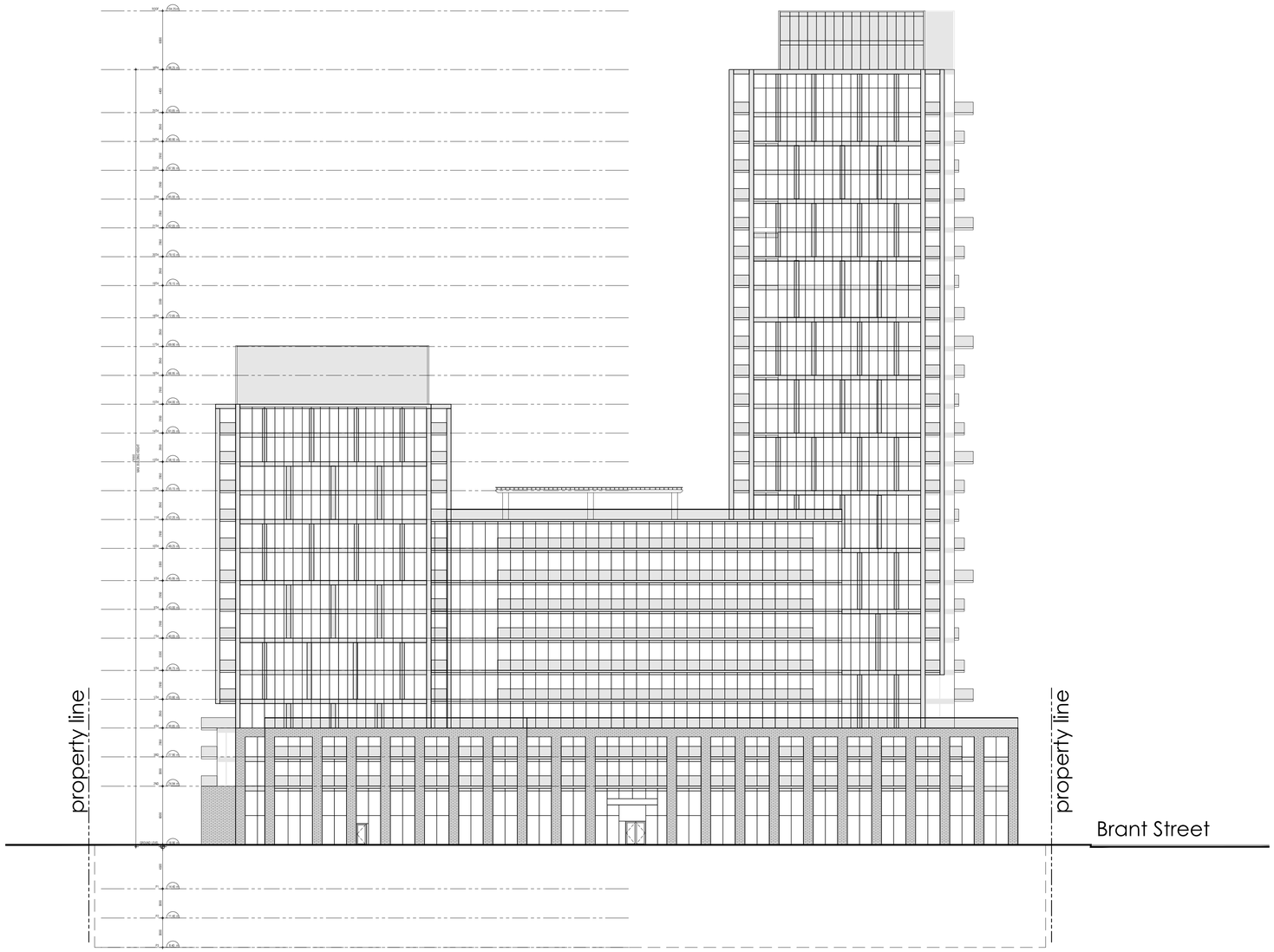
Burlinton Ontario

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WEST ELEVATION

1:250 A403

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

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PHASE 1- LOT "A"

Burlinton Ontario

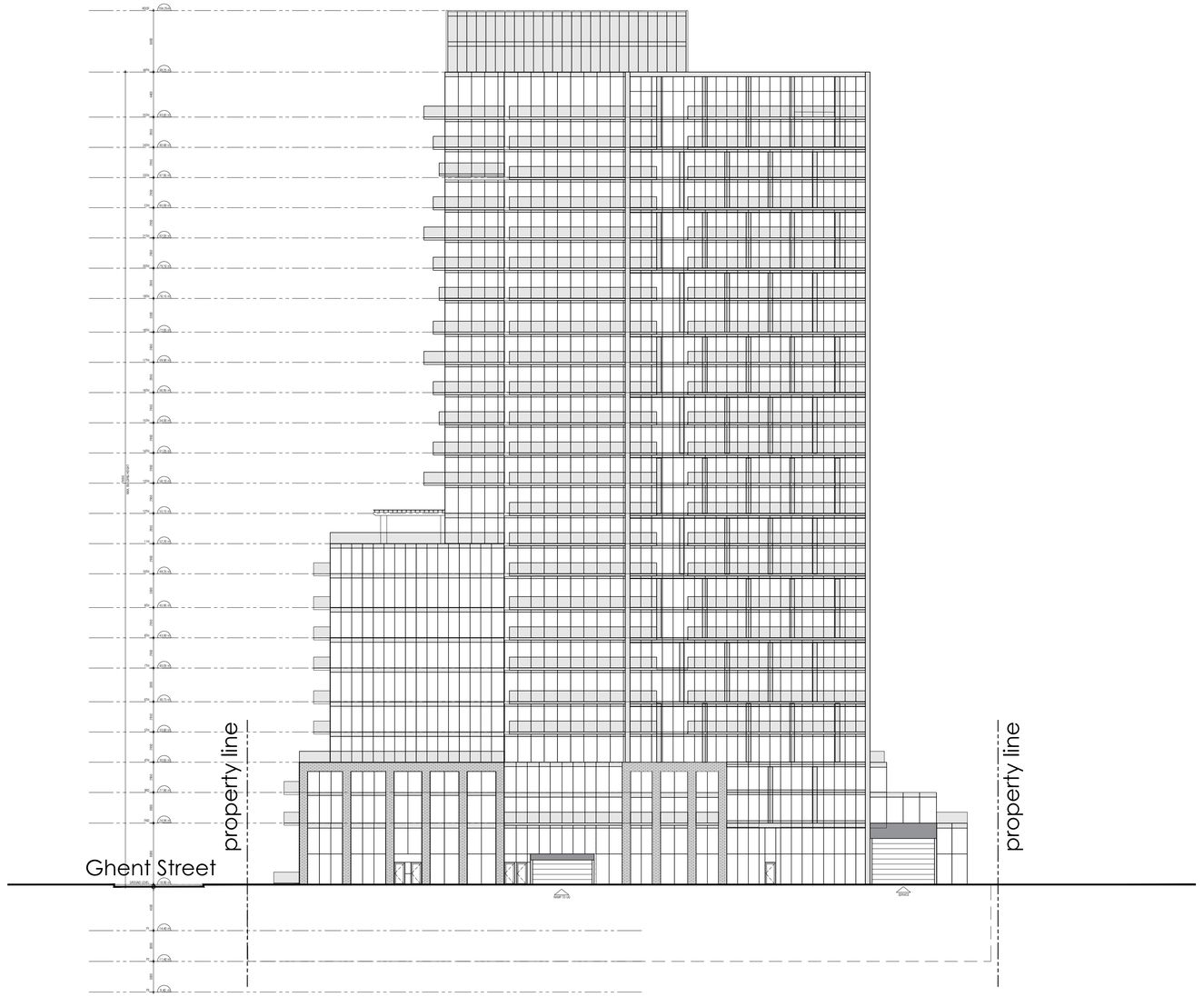
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SOUTH ELEVATION

1:250

A404

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Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

Residential Developement

BRANT+GHENT
PHASE 2- LOT "B"

Burlinton Ontario

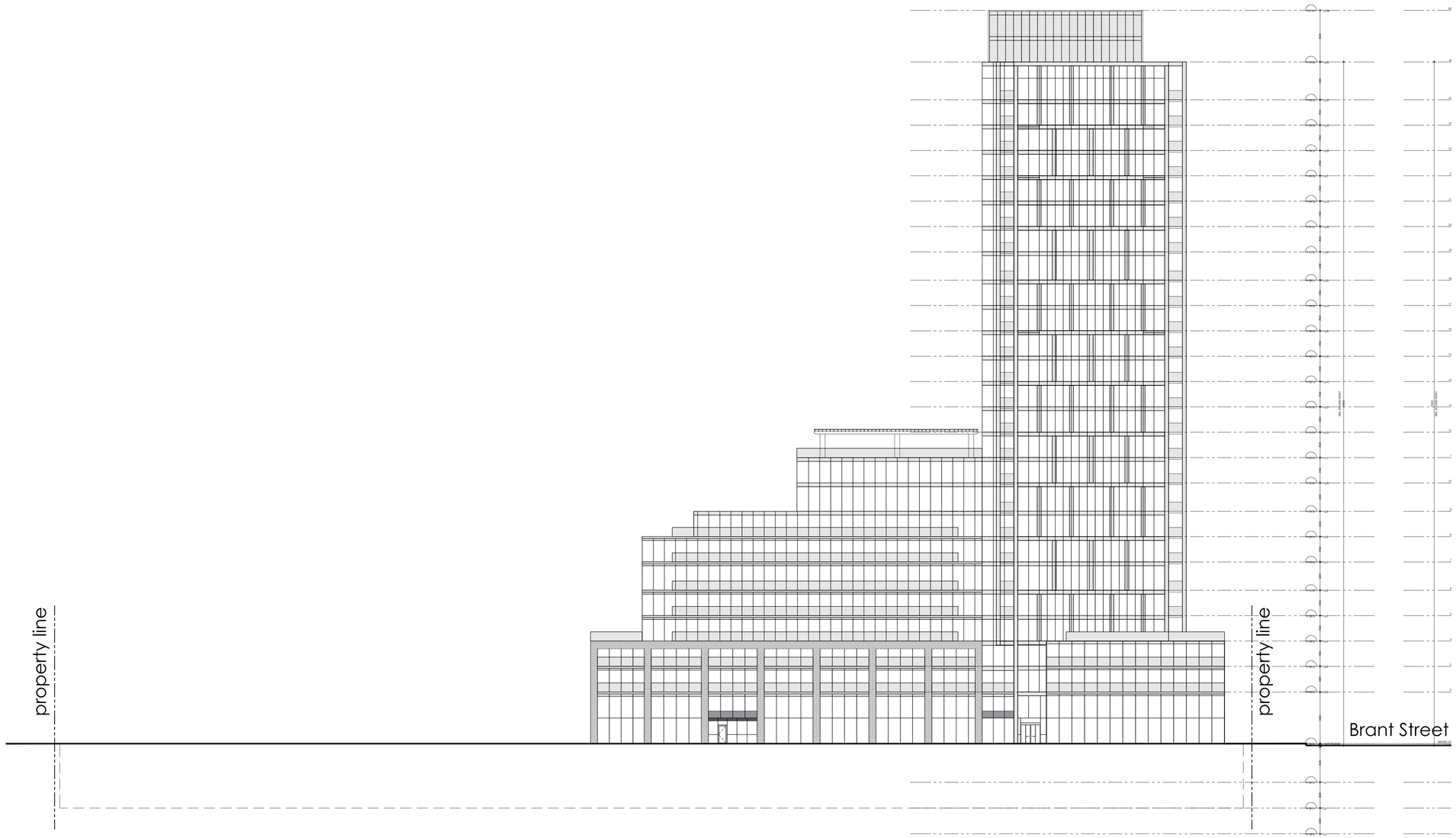
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

EAST ELEVATION

1:250

A405

TITLEBLOCK SIZE: 610 x 900



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PHASE 2- LOT "B"

Burlinton Ontario

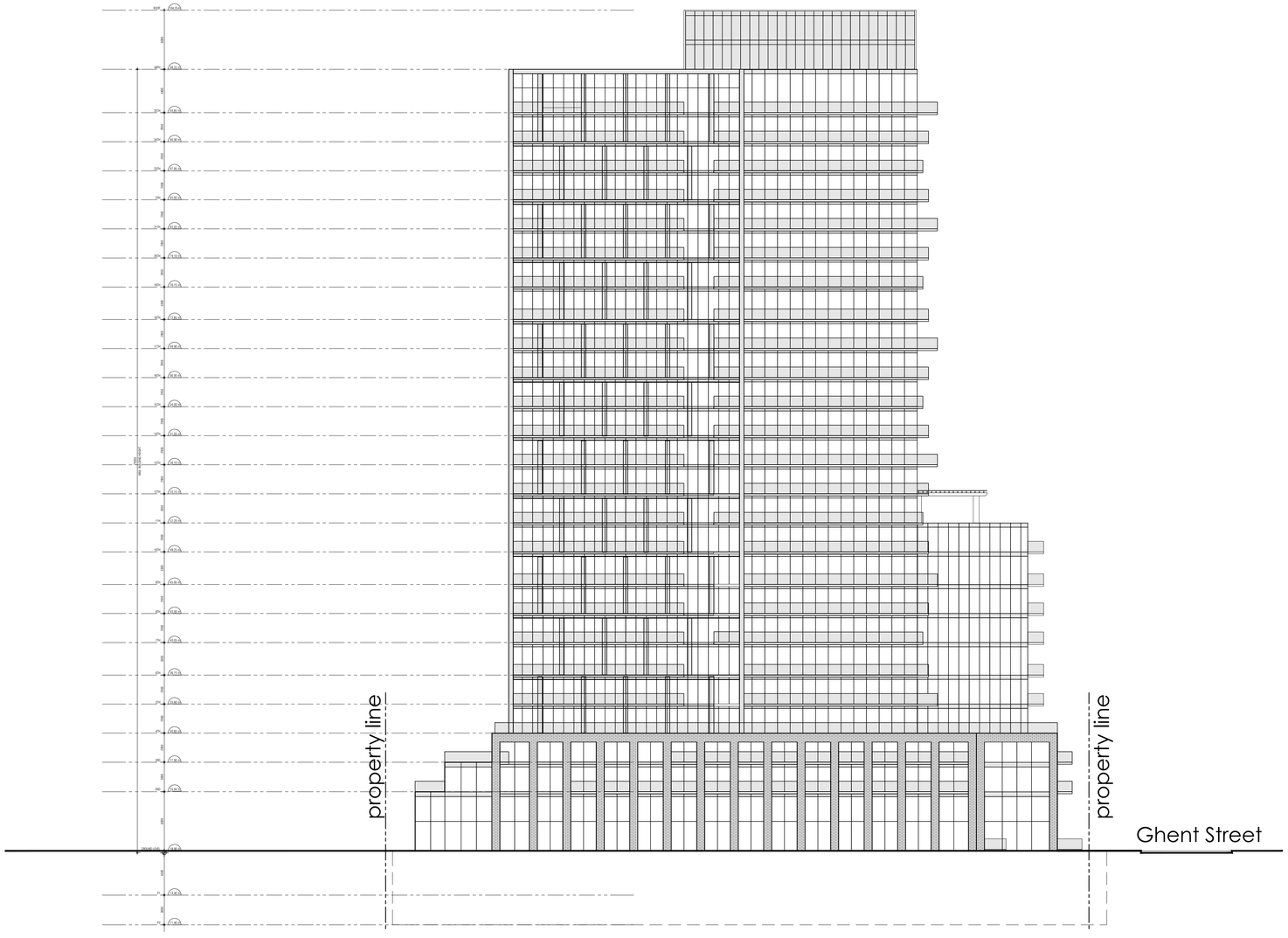
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

NORTH ELEVATION

1:250

A406

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

BRANT+GHENT

PHASE 2- LOT "B"

Burlinton Ontario

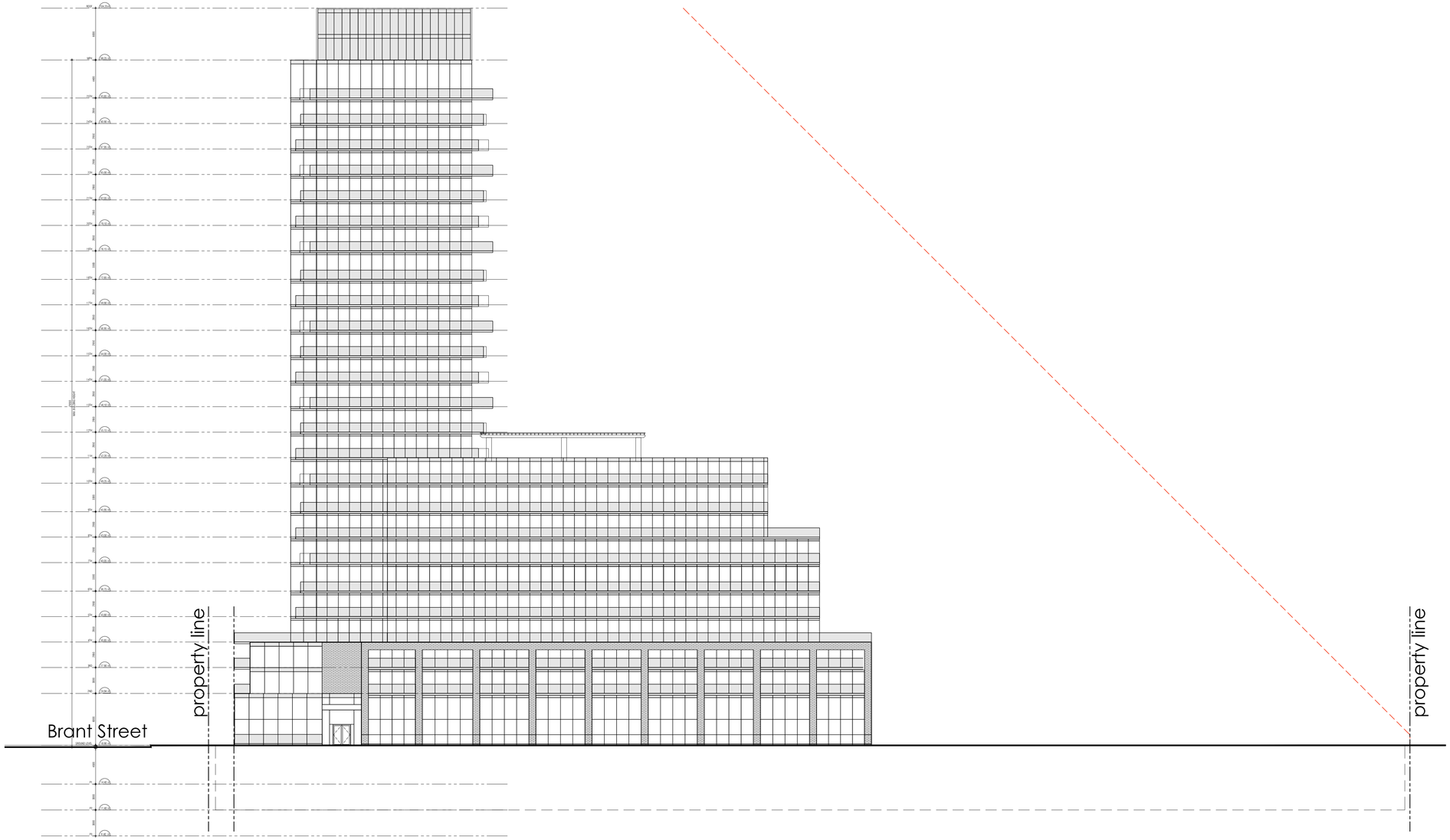
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

WEST ELEVATION

1:250

A407

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

BRANT+GHENT

PHASE 2- LOT "B"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

SOUTH ELEVATION

1:250

A408

TITLEBLOCK SIZE: 610 x 900

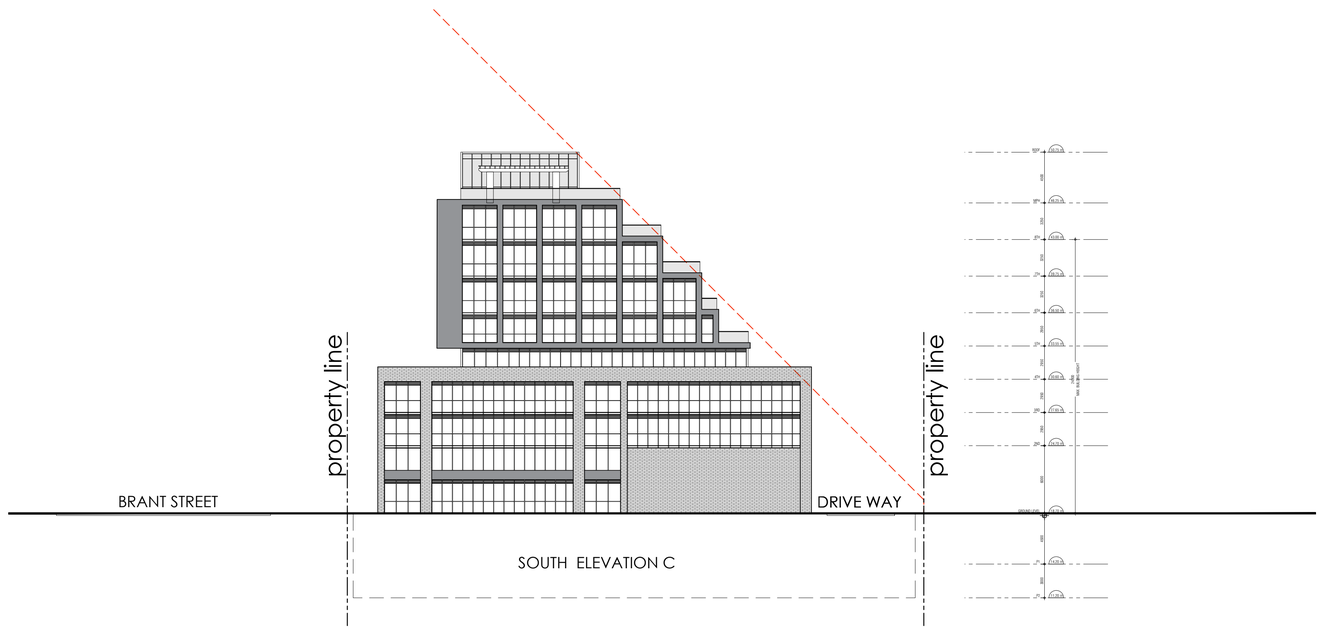
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SOUTH ELEVATION C

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Residential Developement

BRANT+GHENT

PHASE 3- LOT "C"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

SOUTH ELEVATION

1:250

A409

TITLEBLOCK SIZE: 610 x 900

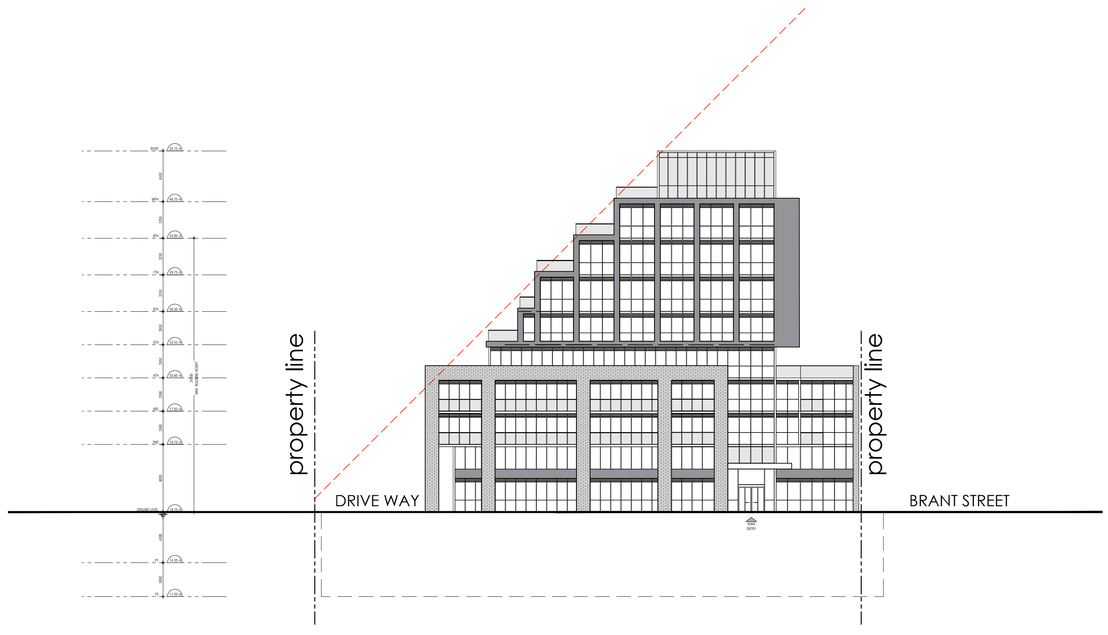
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Residential Developement

BRANT+GHENT

PHASE 3- LOT "C"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

NORTH ELEVATIION

1:250

A410

TITLEBLOCK SIZE: 610 x 900

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PHASE 3- LOT "C"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

EAST ELEVATION

1:250

A411

TITLEBLOCK SIZE: 610 x 900

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PHASE 3- LOT "C"

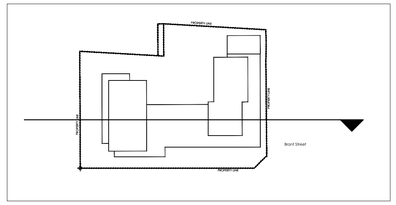
Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

WEST ELEVATION

1:250 A412

TITLEBLOCK SIZE: 610 x 900



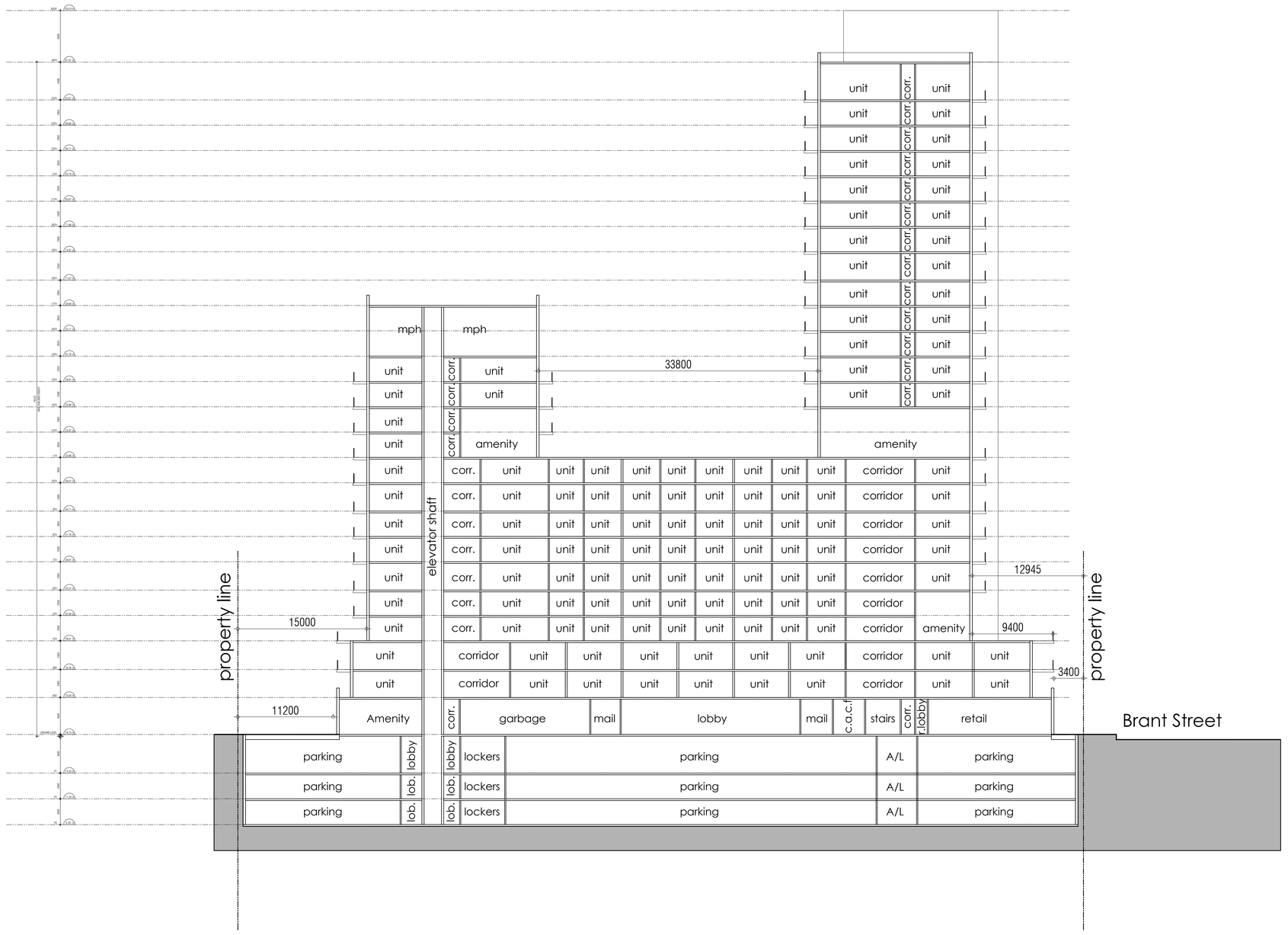
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Residential Developement

BRANT+GHENT
PHASE 1- LOT "A"

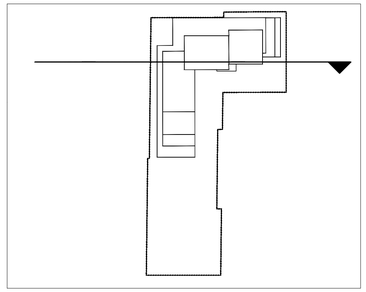
Burlinton Ontario

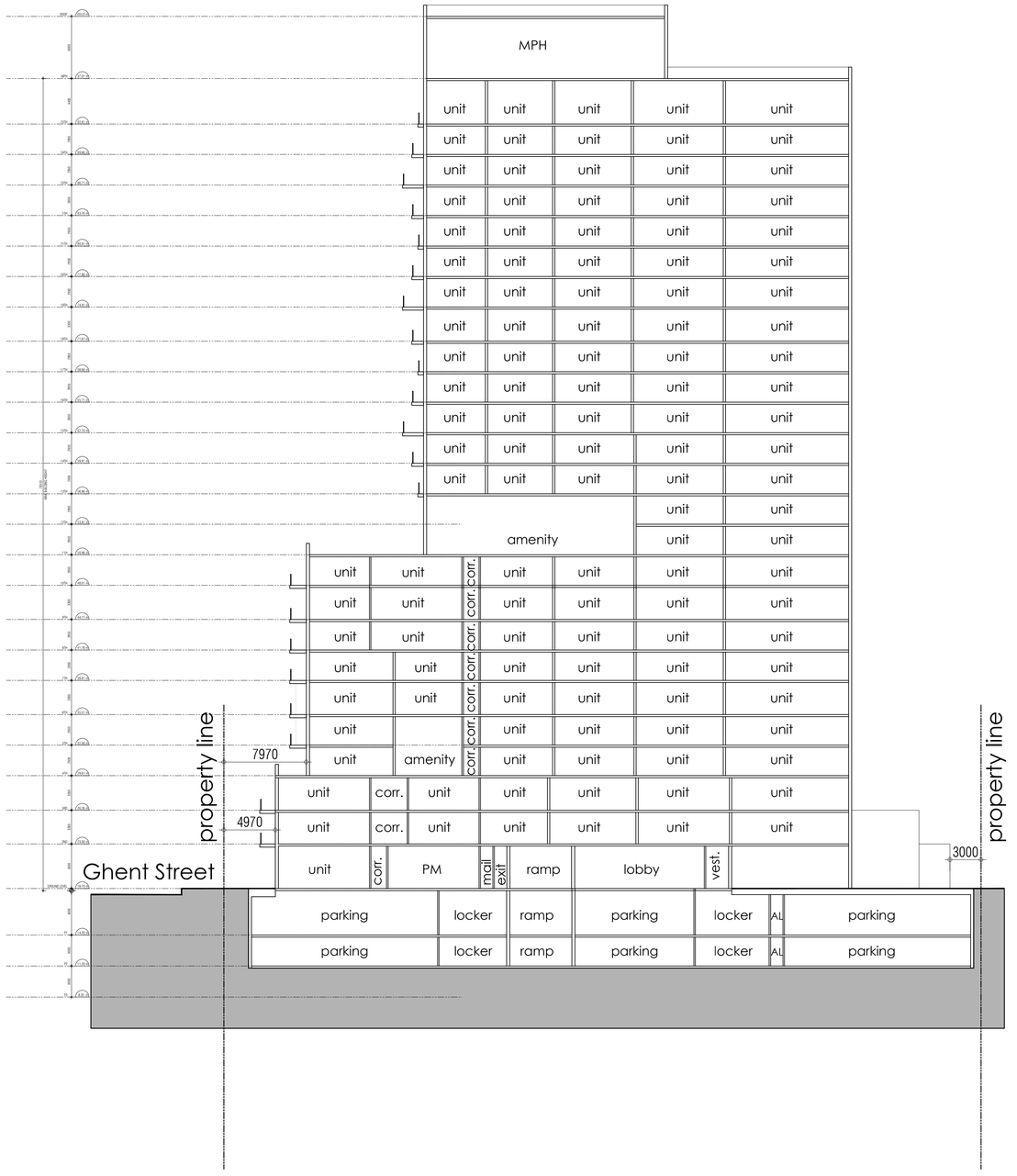
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

SECTION

1:250 A501

TITLEBLOCK SIZE: 610 x 900





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Phone: 905.795.2601 Fax:905.795.2844 www.gc-architects.com

Residential Developement

BRANT+GHENT
PHASE 2- LOT "B"

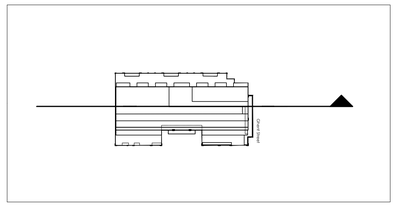
Burlinton Ontario

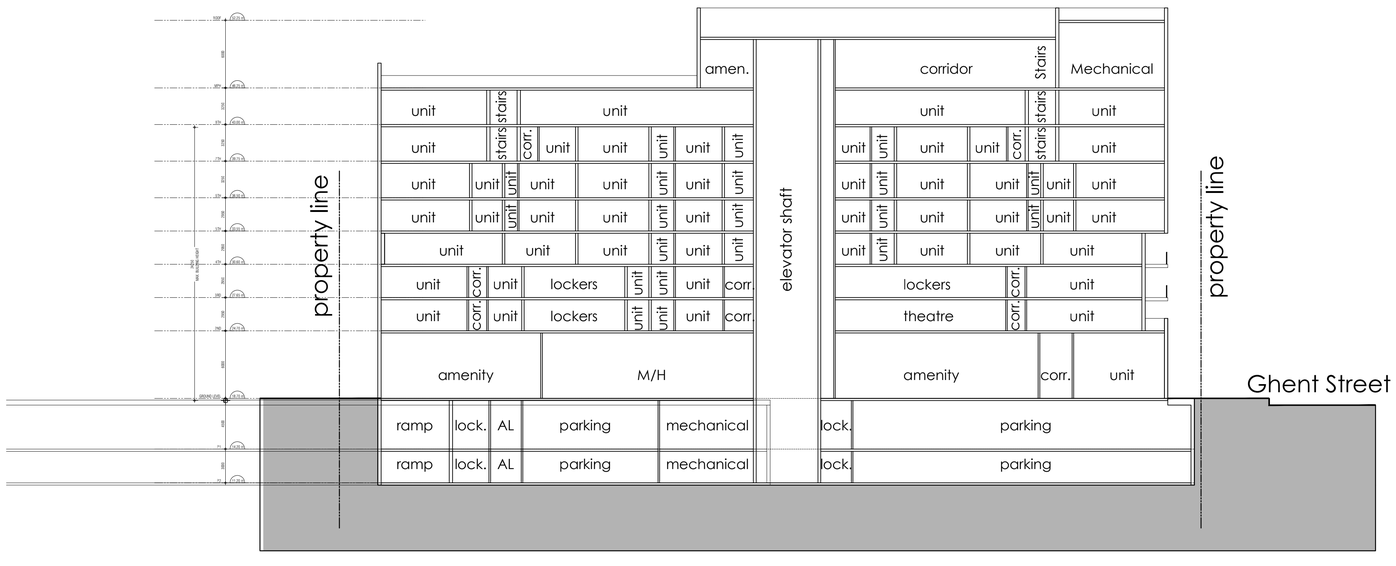
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

SECTION

1:250 A502

TITLEBLOCK SIZE: 610 x 900





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Residential Developement

BRANT+GHENT

PHASE 3- LOT "C"

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 14, 2021
Job #	1398.16

SECTION

1:250

A503

TITLEBLOCK SIZE: 610 x 900