

PROPOSED 6 STOREY RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario
MILLCROFT - AREA E

ZONING BY-LAW AMENDMENT APPLICATION

DRAWING LIST

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CONSULTANT TEAM

18143 - 2851 Highway 7, Vaughan, ON

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MECHANICAL ENGINEER:	NAME: ADDRESS: TEL: FAX: http:
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Consultant List — 1 — dA0.0
NTS

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

Revisions:

No.:	Revision:	Date:
2	ZBA Submission #2	Jan. 14, 2022
1	ZBA Submission #1	Nov. 16, 2020
No.:	Issued For:	Date:

Drawing Title:
Title Page

Client:
MILLCROFT - AREA E

Project:
PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: 1 : 1
Drawn by: Author
Checked by: Checker
Project No.: 19-111
Date: 14/01/22

Drawing No.: dA0.0

2020.02.26

4274 Dundas Street, Burlington, Ontario
Burlington, Ontario

Project Statistics
January 7, 2022 — Project No. 19-111

1.0 Site Area

	Hectare	acres	sq.m.	sq.ft.
Site Area	0.63	1.55	6,271.85	67,510
Road Widening	0.03	0.08	331.77	3,571
Total Site Area		**1.63**	**6,603.62**	**71,081**

2.0 GFA

(excludes storage, parking, stairwell, elevator, trash chute, trash room, storage for mechanical / electrical equipments & amenity areas)

2.1 **Proposed GFA**

	floors	sq.m.	sq.m.	sq.ft.
Level 1	1 x	1,064.00	1,064.00	11,453
Level 2	1 x	1,642.92	1,642.92	17,684
Level 3	1 x	1,642.92	1,642.92	17,684
Level 4	1 x	1,806.86	1,806.86	19,449
Level 5	1 x	1,807.59	1,807.59	19,457
Level 6	1 x	1,527.84	1,527.84	16,446
Total GFA			**9,492.13**	**102,173**

Below Grade Parking - Not Included In Proposed GFA

	floors	sq.m.	sq.m.	sq.ft.
Level P1 *(Parking Area)*	1 x	5,303.71	5,303.71	57,089
Total Parking GFA			**5,303.71**	**57,089**

3.0 FSI

Total GFA	÷	Site Area		FSI
9,492.13 sq.m.		6,271.85 sq.m.	*Excludes Road Widening*	**1.51**

4.0 Unit Count

Proposed Units in Proposed Building
*(*15% of suites to be fully accessible)*

4.1

Floor Levels	floors	1BR	1BR+D	2BR	2BR+D	3 BR	Units
Level 1	1 x	0	1	3	4	2	10
Level 2	1 x	3	15	1	1	3	23
Level 3	1 x	3	15	1	1	3	23
Level 4	1 x	3	15	3	4	1	26
Level 5	1 x	3	15	3	4	1	26
Level 6	1 x	14	2	1	5	0	22
Total Units		26	63	12	19	10	**130**
		20%	*48%*	*9%*	*15%*	*8%*	*100%*

5.0 Amenity Area

5.1

Proposed Amenity	sq.m.		Total Units	sq.m.	sq.f.
	25	per Unit	130	3,250	34,983
Total Proposed Amenity				**3,250**	**34,983**

5.2 **Indoor Amenity Provided**

	sq.m.	sq.m.	sq.ft.
Level 1 - Lobby / Lounge	98.65	98.65	1,062
Level 1 - Amenity Room	254.96	254.96	2,744
Total Indoor Amenity Provided		**353.61**	**3,806**

5.3 **Outdoor Amenity Provided**

	sq.m.	sq.m.	sq.ft.
Level 1 - Outdoor Amenity (Soft Landscape Areas)	1,354.83	1,354.83	14,583
Level 1 - Outdoor Amenity (Hard Landscape Areas)	683.32	683.32	7,355
Level 1 - Outdoor Amenity (Drainage Easement Area)	483.75	483.75	5,207
Level 1 - Unit Patios	131.61	131.61	1,417
Level 2 - Unit Balconies	117.38	117.38	1,263
Level 3 - Unit Balconies	117.38	117.38	1,263
Level 4 - Unit Balconies	148.02	148.02	1,593
Level 5 - Unit Balconies	139.57	139.57	1,502
Level 6 - Unit Terraces	283.75	283.75	3,054
Level 6 - Amenity Terrace	117.13	117.13	1,261
Total Outdoor Amenity Provided		**3,576.74**	**38,498**

5.4 **Total Amenity Provided**

	sq.m.	sq.ft.
Total Amenity Provided	**3,930.35**	**42,306**

6.0 Vehicular Parking

6.1 **Proposed Parking Spaces**

	ratio	units	Parking Spaces
1 Bedroom and 1 Bedroom+Den	1.00	x 89	89
2 Bedroom and 2 Bedroom+Den	1.25	x 31	39
3 Bedroom	1.50	x 10	15
Service Parking	1 per 75units	x 130	2
Visitor Parking	0.25	x 130	33
Total Proposed Parking Spaces			**177**

6.3 **Net Parking Spaces Provided**

	Residential	Visitor	R-Access	V-Access	Service	Parking Spaces
Surface Parking	0	31	0	2	1	34
Level P1	136	0	7	0	1	144
Total Net Parking Spaces	**136**	**31**	**7**	**2**	**2**	**178**

7.0 Bicycle Parking

7.1 **Bicycle Parking Provided**

	spaces	Parking Spaces
Short-Term (Surface)	18	18
Long-Term (GL)	38	38
Long-Term (P1)	17	17
Total Bicycle Parking Provided		**73**

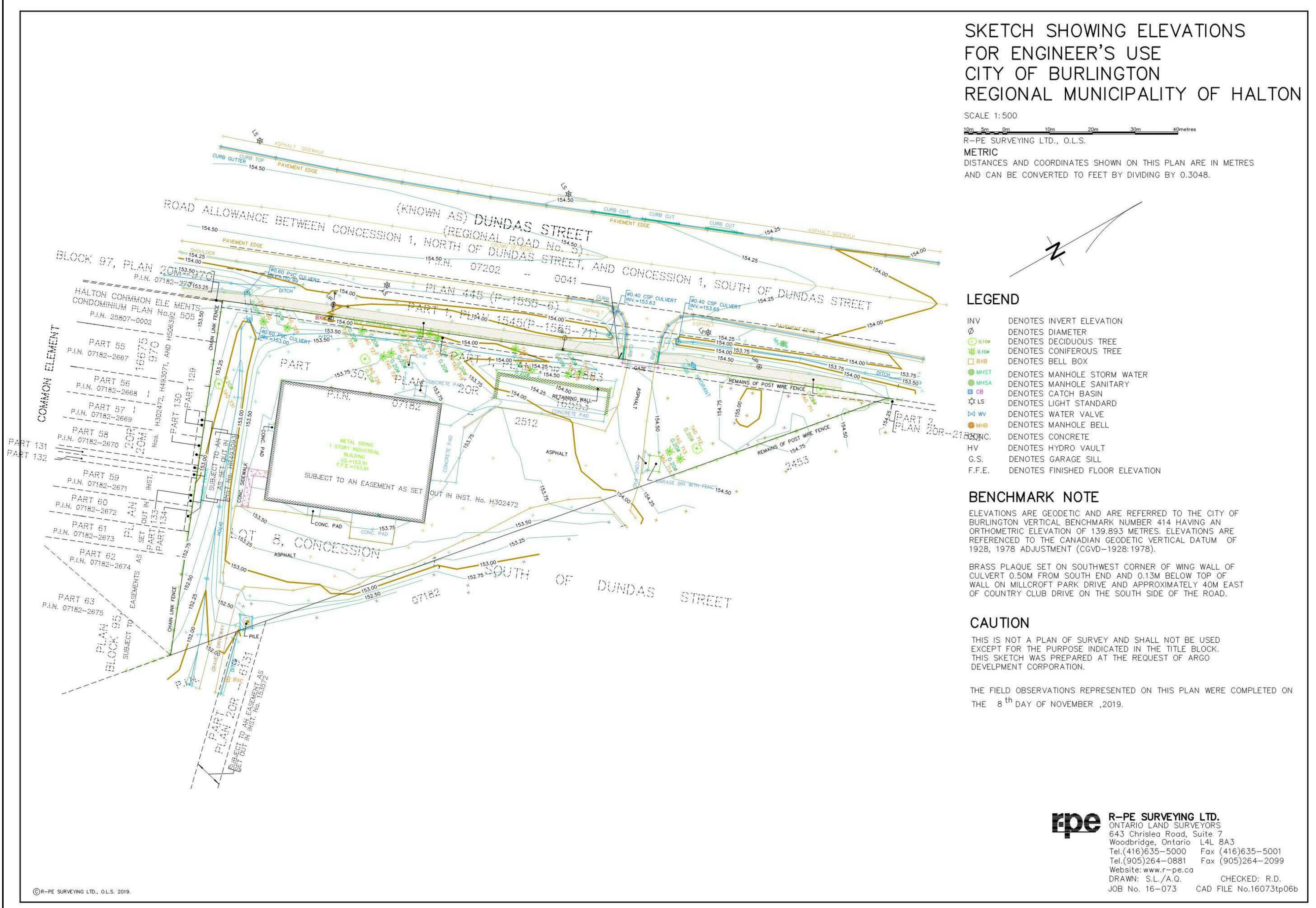
8.0 Proposed Lot Coverage

	sq.m.	sq.ft.	%
Building Coverage	**1,959.38**	**21,091**	**31%**
Landscape Coverage	**2,653.51**	**28,562**	**42%**
Softscape	*1,838.58*	*19,790*	
Hardscape	*814.93*	*8,772*	
Paving Coverage	**1,658.96**	**17,857**	**26%**
Site Area	**6,271.85**	67,510	**100%**

Project Statistics 4 dA1.1 NTS



Context Plan 3 dA1.1 NTS



Topographic Survey 2 dA1.1 NTS

OBC – Matrix – ZONING BY LAW AMENDMENT

KIRKOR ARCHITECTS AND PLANNERS

Name of Project: Residential Development – Building with U/G parking
Location: 4274 Dundas Street – Burlington, Ontario

Seal must be signed to be valid

	The Ontario Building Code 2012 Containing the Building Code Act and O. Reg 332/12 in effect Jan 1, 2014 Data Matrix Part 3		OBC Reference: References are to Division B unless noted [A] for Division A or [C] for Division C.	
1	Project Description: ☒ New ☐ Addition ☐ Change of Use ☐ Alteration	☐ Part 11 — 11.1 to 11.4	☒ Part 3 — 1.1.2. [A]	☐ Part 9 — 1.1.2. [A] & 9.10.1.3.
2	Major Occupancy(s) Group C - Major residential; Group F3 - Parking Garage & Loading Area		3.1.2.1.(1)	9.10.2.
3	Building Area (m²) Existing New 1,720 Total 1,720		1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area (m²) Existing New 9,835 Total 9,835		1.4.1.2. [A]	1.4.1.2. [A]
5	Number of Storeys Above grade : 6 storeys Below grade : 1		1.4.1.2. [A]&3.2.1.1.	1.4.1.2[A] & 9.10.4
6	Number of Streets/Fire Fighter Access : -: 1 street		3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification Group C Major Res. , Group F (Div 3 low hazard, Div.2 medium hazard)		3.2.2.20.-.83	9.10.2.
8	Sprinkler System Proposed: Sprinkler — ☒ Building classification ☐ Selected compartments ☐ Selected floor areas (underground parking garage only) ☐ Basement ☐ In lieu of roof rating ☐ Not required		3.2.2.20.-.83; 3.2.1.5.; 3.2.2.17.	9.10.8.
9	Standpipe required ☒ Yes ☐ No		3.2.9.	N/A
10	Fire Alarm required ☒ Yes ☐ No		3.2.4.	9.10.18.
11	Water Service/Supply is Adequate ☒ Yes ☐ No		3.2.5.7.	N/A
12	High Building ☒ Yes ☐ No		3.2.6.	N/A
13	Construction Restrictions ☐ Combustible permitted ☒ Non-combustible required ☐ Both; Actual Construction ☐ Combustible ☒ Non-combustible ☐ Both		3.2.2.20.-.83	9.10.6.
14	Mezzanine(s) Area m² : n/a		3.2.1.1.(3)-(8)	9.10.4.1.
15	Occupant load based on ☐ m²/person ☒ design of building; Basement: Occupancy ___ Load ___ persons; 1st Floor Occupancy ___ Load ___ persons; 2nd Floor Occupancy ___ Load ___ persons; 3rd Floor Occupancy ___ Load ___ persons; 4th Floor Occupancy ___ Load ___ persons; 5th Floor Occupancy ___ Load ___ persons; 6th Floor Occupancy ___ Load ___ persons; 7th Floor Occupancy ___ Load ___ persons; 8th Floor Occupancy ___ Load ___ persons; Mph/Roof Occupancy ___ Load ___ persons; (Additional floor areas to be inserted)		3.1.17.	9.9.1.3.
16	Barrier-free Design ☒ Yes ☐ No (Explain)		3.8.	9.5.2.
17	Hazardous Substances ☐ Yes ☒ No		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)

OBC Classification 1 dA1.1 NTS

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2	ZBA Submission #2	Jan. 14, 2022
1	ZBA Submission #1	Nov. 16, 2020

Drawing Title:
Project Statistics, Context Plan & Topographic Survey

Client:
MILLCROFT - AREA E

Project:
PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: 1 : 30
Drawn by: Author
Checked by: Checker
Project No.: 19-111
Date: 14/01/22
Drawing No.: **dA1.1**

Plot Date: 2022-01-14 10:19:41 AM File Path: C:\Revit\2019\19-111P10_Model_Argo_H_Goncalves.rvt

v.2020.02.26

GENERAL INFORMATION:

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-FOR CIVIL AND SITE SERVICING INFORMATION, PLEASE REFER TO URBANTECH CONSULTING

-FOR LANDSCAPE INFORMATION, PLEASE REFER TO NAK DESIGN

-FOR TRAFFIC AND TRUCK TURNING INFORMATION, PLEASE REFER TO CROZIER CONSULTING ENGINEERS

-SNOW WILL BE REMOVED FROM SITE

LOT INFORMATION:

LOT INFORMATION

FFE:

FFE AT GROUND FLOOR = 155.10

General Notes

NTS

4 dA1.2

- O — OCCUPANT PARKING SPACE
- AO - A — ACCESSIBLE OCCUPANT SPACE TYPE A
- AO - B — ACCESSIBLE OCCUPANT SPACE TYPE B
- SV — SERVICE VEHICLE SPACE
- V — VISITOR PARKING SPACE
- AV - A — ACCESSIBLE VISITOR SPACE TYPE A
- AV - B — ACCESSIBLE VISITOR SPACE TYPE B

1200 — VERTICAL BIKE SPACE

1800 — HORIZONTAL STACKED BIKE SPACE

6000 × 2750 — PARKING SPACE

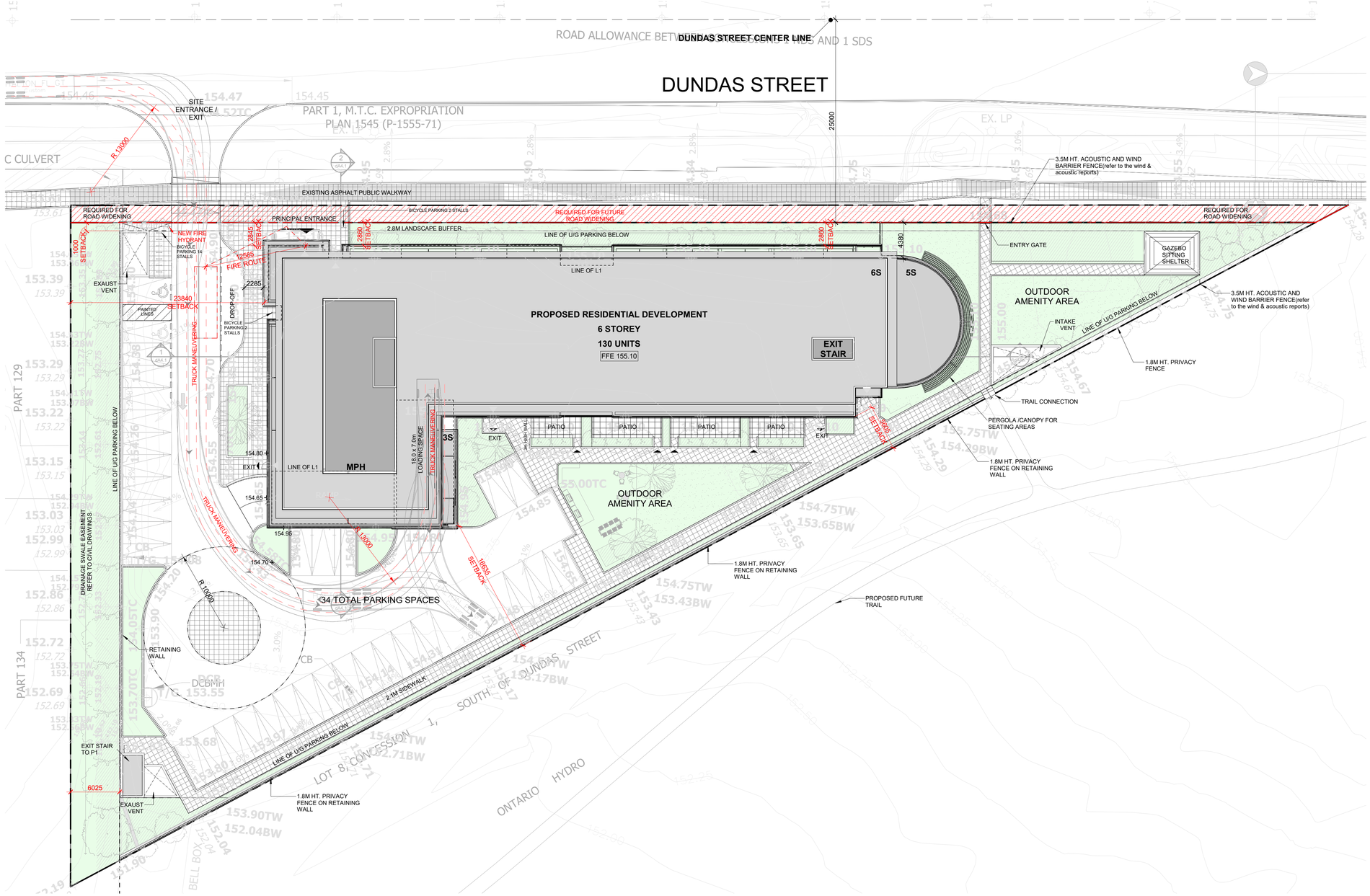
6000 × (3400 / 2.0M AISLE MIN. / 2750) — ACCESSIBLE PARKING SPACE A / ACCESSIBLE PARKING SPACE B

NOTE: 6M TYPICAL DRIVEWAY WIDTH IS MAINTAINED THROUGHOUT THE DEVELOPMENT

Typical Parking Space Legend

NTS

3 dA1.2



Site Plan

1 : 250

1 dA1.2

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Revisions:

No.:	Revision:	Date:
2	ZBA Submission #2	Jan. 14, 2022
1	ZBA Submission #1	Nov. 16, 2020

No.:	Issued For:	Date:

Drawing Title:

Site Plan

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: As indicated

Drawn by: Author

Checked by: Checker

Project No.: 19-111

Date: 14/01/22

Drawing No.: dA1.2

Plot Date: 2022-01-14 09:16:45 AM File Path: C:\Revit\2019\19-111\Plot_Mode_Arch_1_Concurrent.rvt

20200109.rvt

O OCCUPANT PARKING SPACE

AO - A ACCESSIBLE OCCUPANT SPACE TYPE A

AO - B ACCESSIBLE OCCUPANT SPACE TYPE B

SV SERVICE VEHICLE SPACE

V VISITOR PARKING SPACE

AV - A ACCESSIBLE VISITOR SPACE TYPE A

AV - B ACCESSIBLE VISITOR SPACE TYPE B

1200 / 600 VERTICAL BIKE SPACE

1800 / 600 HORIZONTAL STACKED BIKE SPACE

6000 / 2750 PARKING SPACE

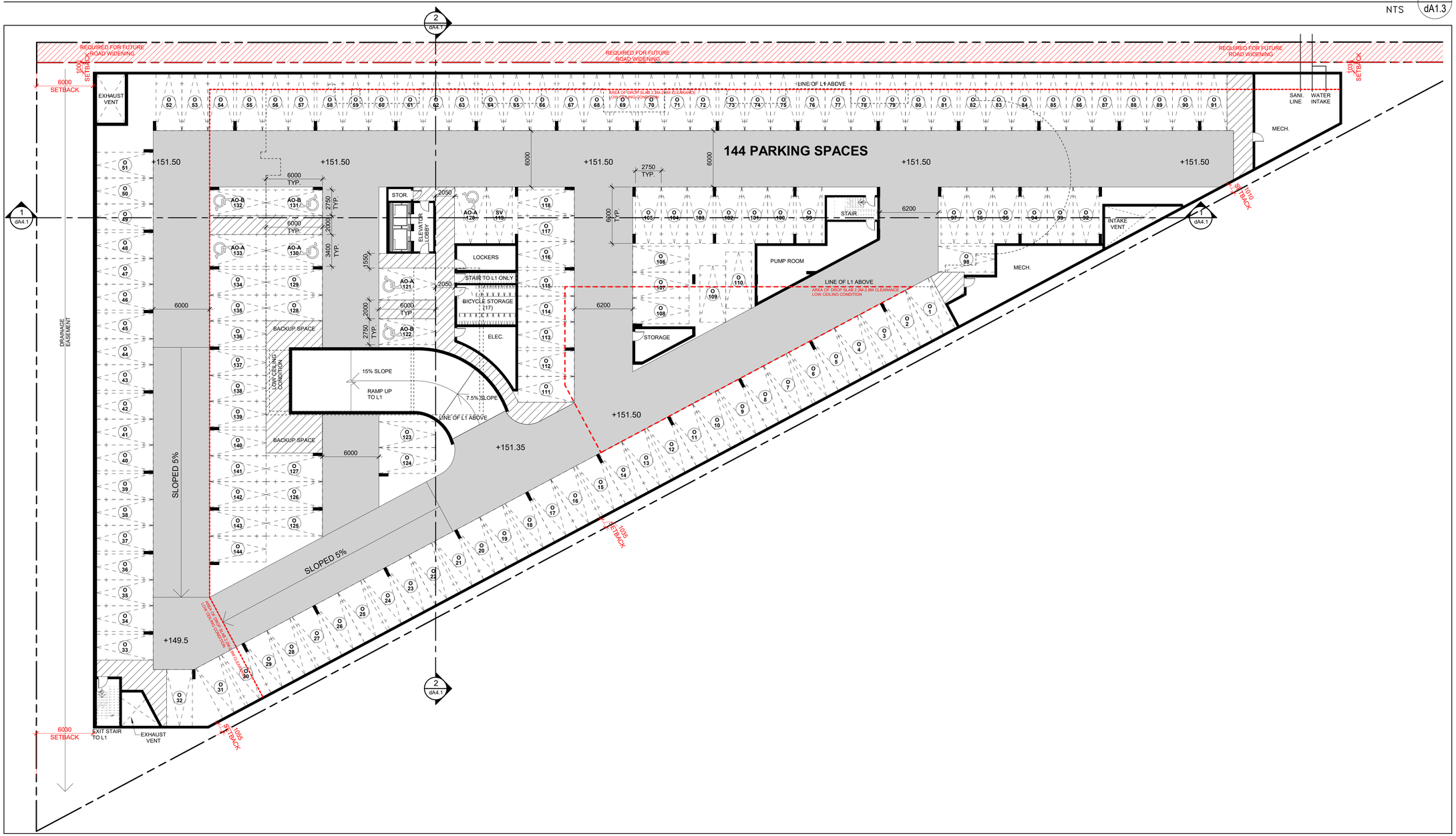
6000 / 3400 / 2.0M AISLE MIN. / 2750 ACCESSIBLE PARKING SPACE A / ACCESSIBLE PARKING SPACE B

NOTE: 6M TYPICAL DRIVEWAY WIDTH IS MAINTAINED THROUGHOUT THE DEVELOPMENT

Typical Parking Space Legend

NTS

2 / dA1.3



U/G Parking Level - P1

1 : 200

1 / dA1.3

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Drawing Title:

Underground Parking Plan

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: As indicated

Drawn by: Author

Checked by: Checker

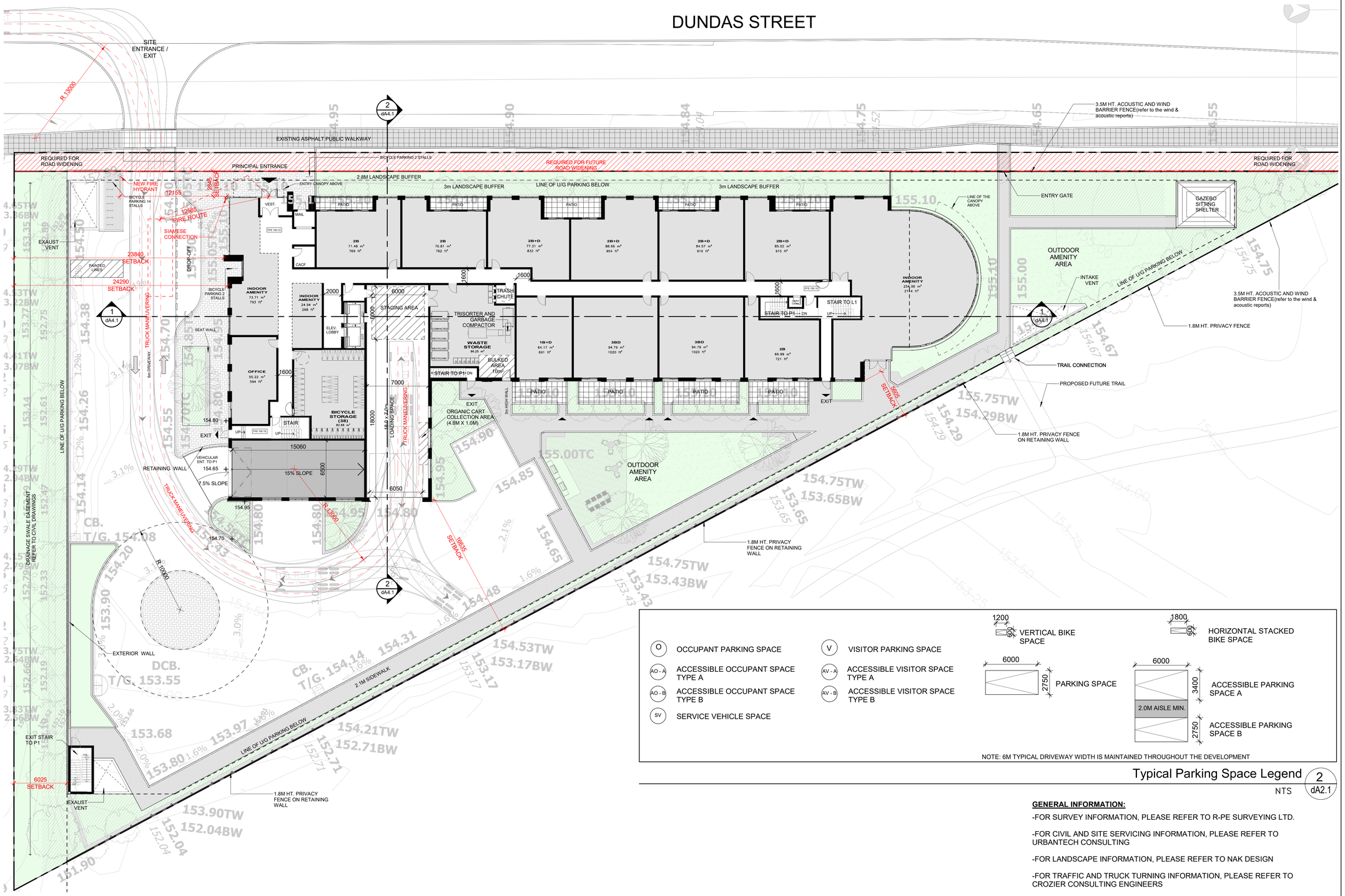
Project No.: 19-111

Date: 14/01/22

Drawing No.:

dA1.3

Plot Date: 2022-01-14 10:13:48 AM File Path: C:\Revit\2019\19-111\01_Revit_Arch_1_Documents.rvt



O	OCCUPANT PARKING SPACE	V	VISITOR PARKING SPACE
AO - A	ACCESSIBLE OCCUPANT SPACE TYPE A	AV - A	ACCESSIBLE VISITOR SPACE TYPE A
AO - B	ACCESSIBLE OCCUPANT SPACE TYPE B	AV - B	ACCESSIBLE VISITOR SPACE TYPE B
SV	SERVICE VEHICLE SPACE		

1200 / 600 VERTICAL BIKE SPACE

1800 / 600 HORIZONTAL STACKED BIKE SPACE

6000 / 2750 PARKING SPACE

6000 / 3400 / 2.0M AISLE MIN. / 2750 ACCESSIBLE PARKING SPACE A / ACCESSIBLE PARKING SPACE B

NOTE: 6M TYPICAL DRIVEWAY WIDTH IS MAINTAINED THROUGHOUT THE DEVELOPMENT

Typical Parking Space Legend

NTS

2 dA2.1

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-SNOW WILL BE REMOVED FROM SITE

Ground Floor Plan

1 : 200

1 dA2.1

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Ground Floor Plan

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: As indicated

Drawn by: Author

Checked by: Checker

Project No.: 19-111

Date: 14/01/22

Drawing No.: dA2.1

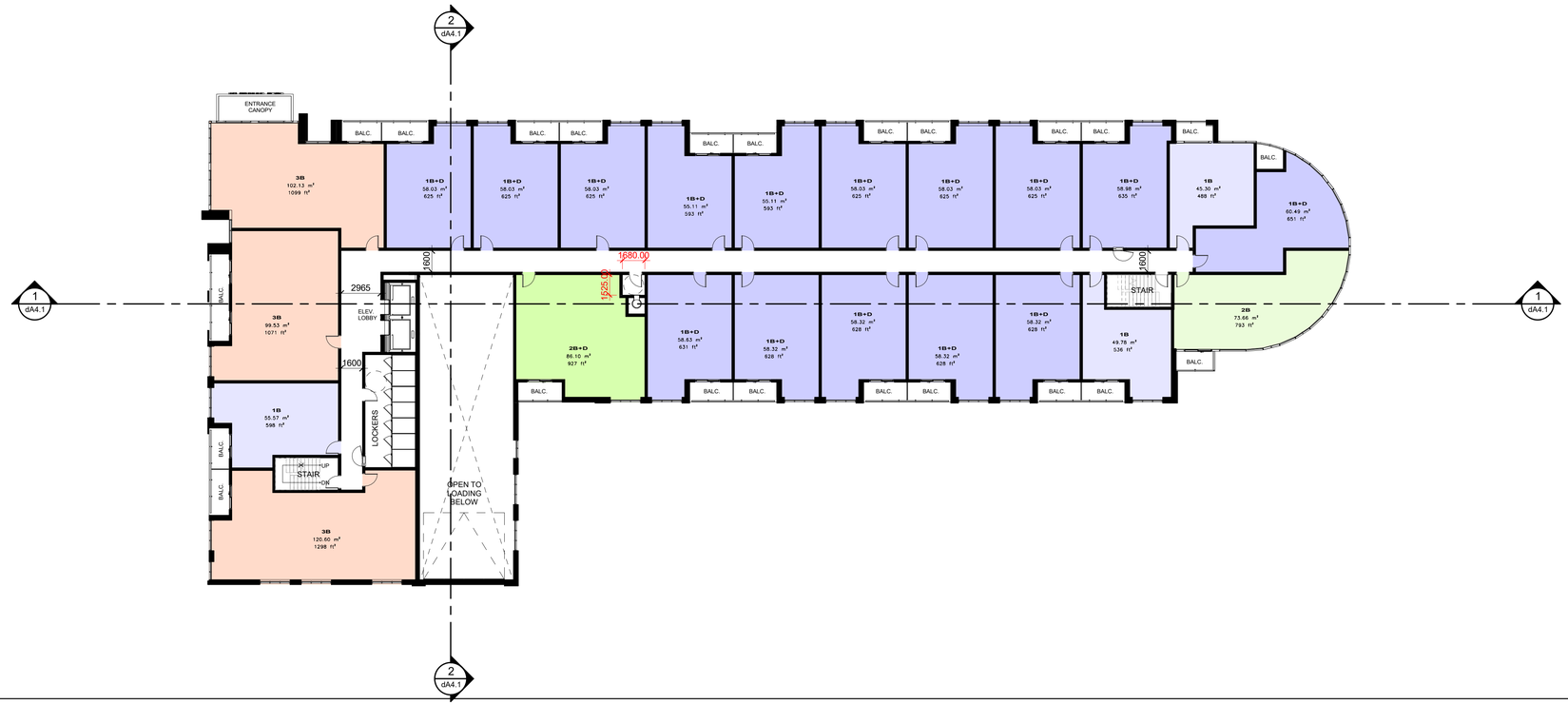
File Path: C:\Revit\2019\Central\19111Millcroft_Area_E_Documents.rvt
Print Date: 2022-01-14 10:18:50 AM
2020.02.26



Level 4 Floor Plan

1 : 200

2
dA2.2



Level 2 and Level 3 Floor Plan

1 : 200

1
dA2.2

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Level 2 to 3 and Level 4 Floor Plan

Client:

MILLCROFT - AREA E

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PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: 1 : 200

Drawn by: Author

Checked by: Checker

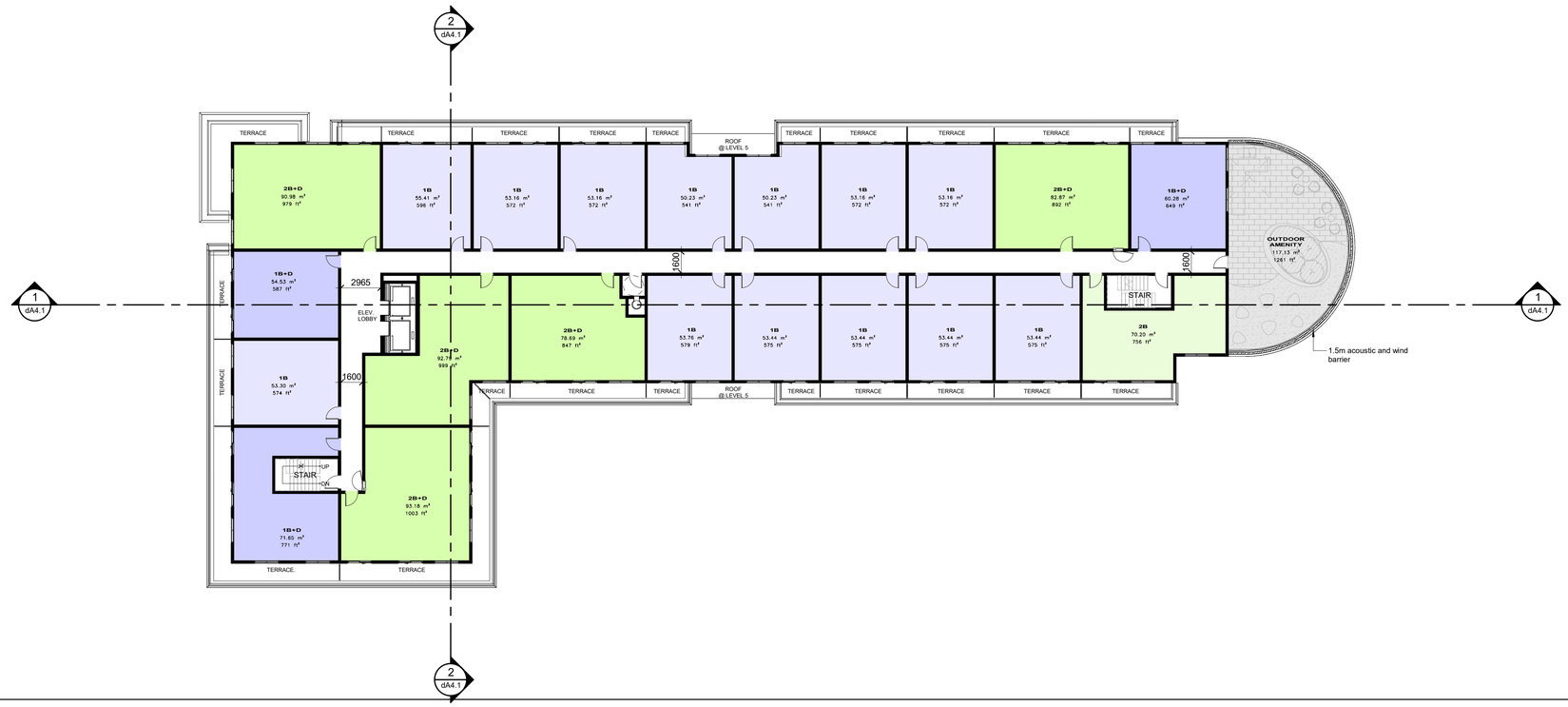
Project No.: 19-111

Date: 14/01/22

Drawing No.: dA2.2

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2020.09.26



Level 6 Floor Plan 1 dA2.3

1 : 200



Level 5 Floor Plan 2 dA2.3

1 : 200

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

Revisions:

No.:	Revision:	Date:
2	ZBA Submission #2	Jan. 14, 2022
1	ZBA Submission #1	Nov. 16, 2020

Drawing Title:

Level 5 and Level 6 Floor Plan

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: 1 : 200

Drawn by: Author

Checked by: Checker

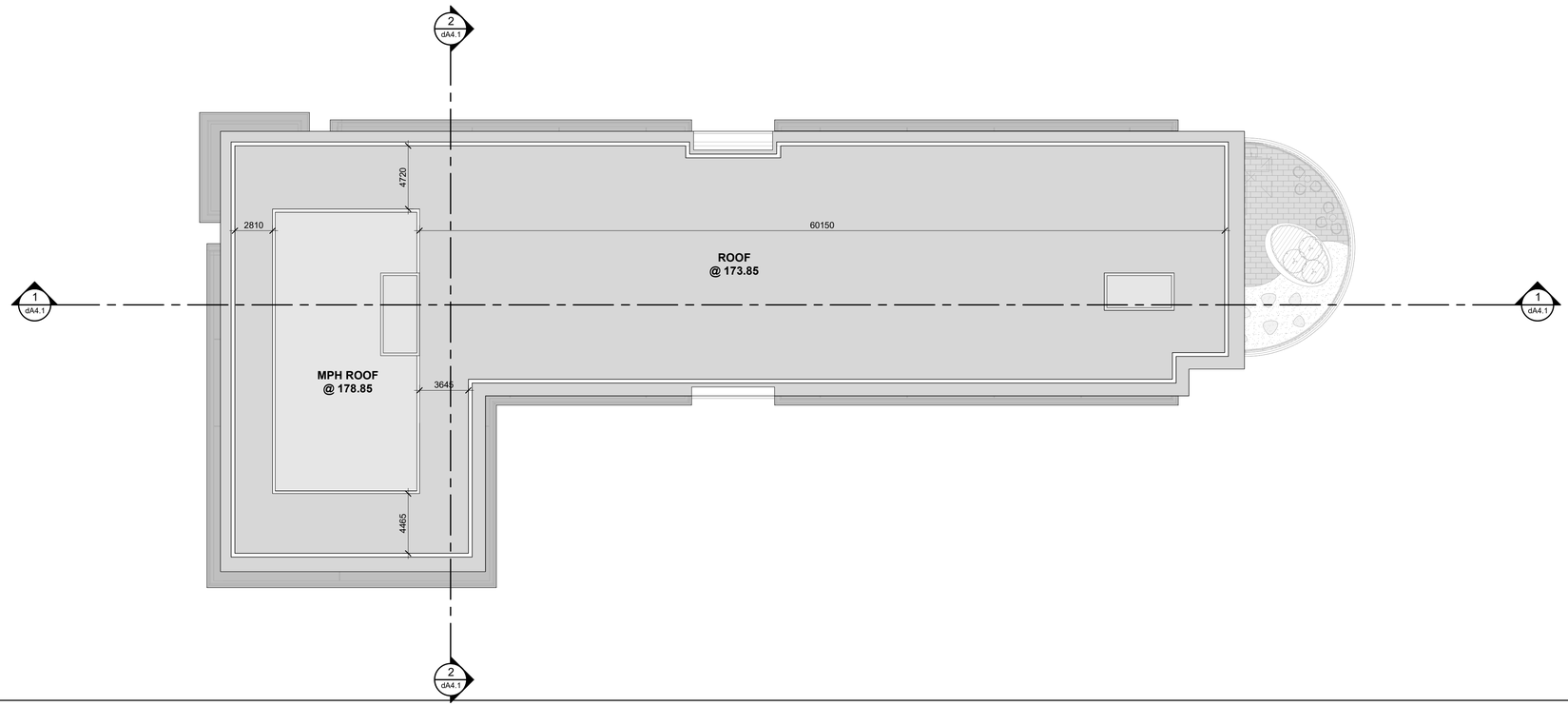
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Date: 14/01/22

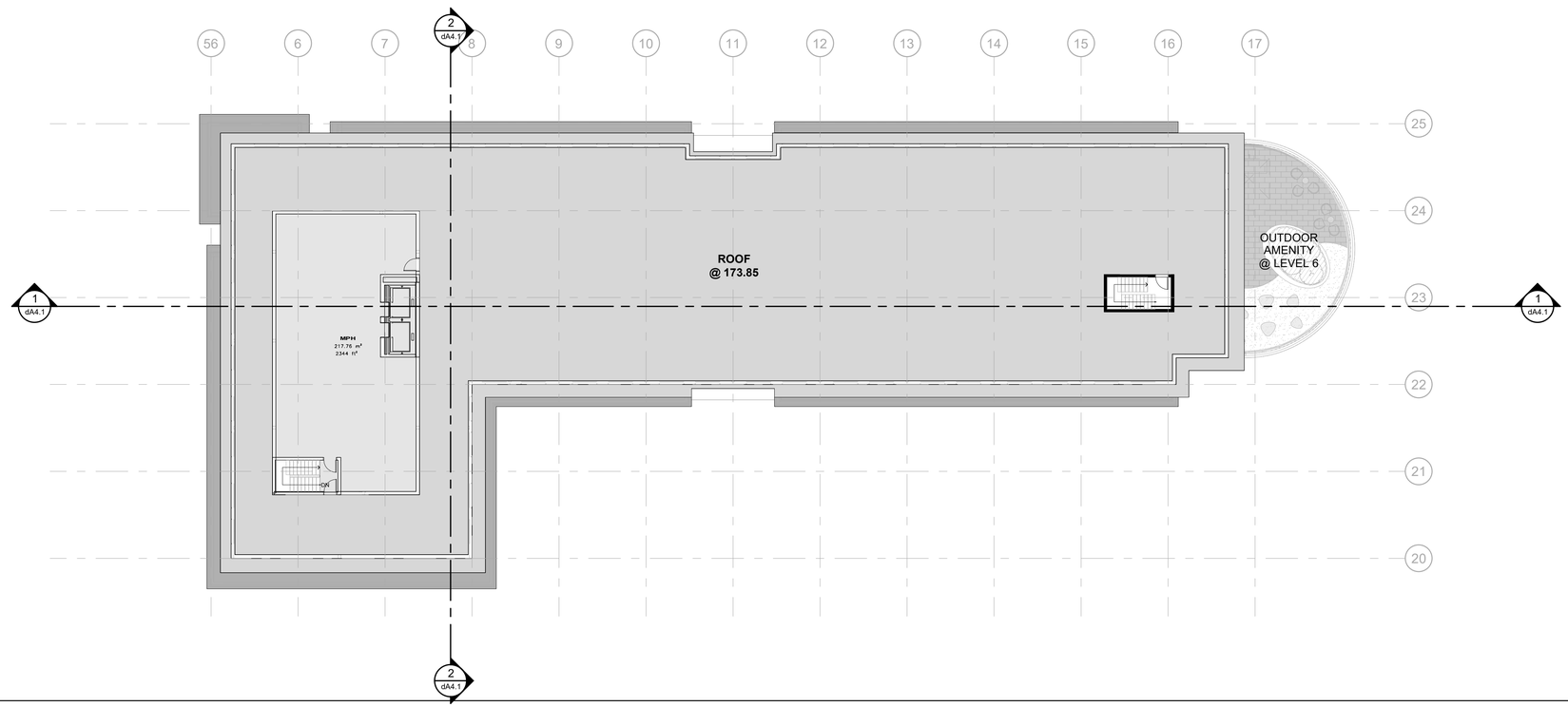
Drawing No.: dA2.3

2020.02.26

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Roof Plan
1 : 200
2
dA2.4



MPH
1 : 200
1
dA2.4

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Revisions:

No.:	Revision:	Date:
2	ZBA Submission #2	Jan. 14, 2022
1	ZBA Submission #1	Nov. 16, 2020

Drawing Title:

MPH and Roof Plan

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: 1 : 200

Drawn by: Author

Checked by: Checker

Project No.: 19-111

Date: 14/01/22

Drawing No.: dA2.4

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File Path: C:\Revit\2019\19-111R19_Mode_Arch_1_donotremove.rvt
Print Date: 2022-01-14 09:19:39 AM

2020.09.26

LEGEND

G1 ALUMINUM FRAME WITH VISION PANEL

G2 ALUMINUM FRAME WITH SPANDREL PANEL- DARK GRAY

E1 CONCRETE SLAB COATING - SNOW WHITE

P1 METAL PANEL - DARK GRAY

M1 PRECAST CONCRETE CLADDING - OFF-WHITE SMOOTH FINISH

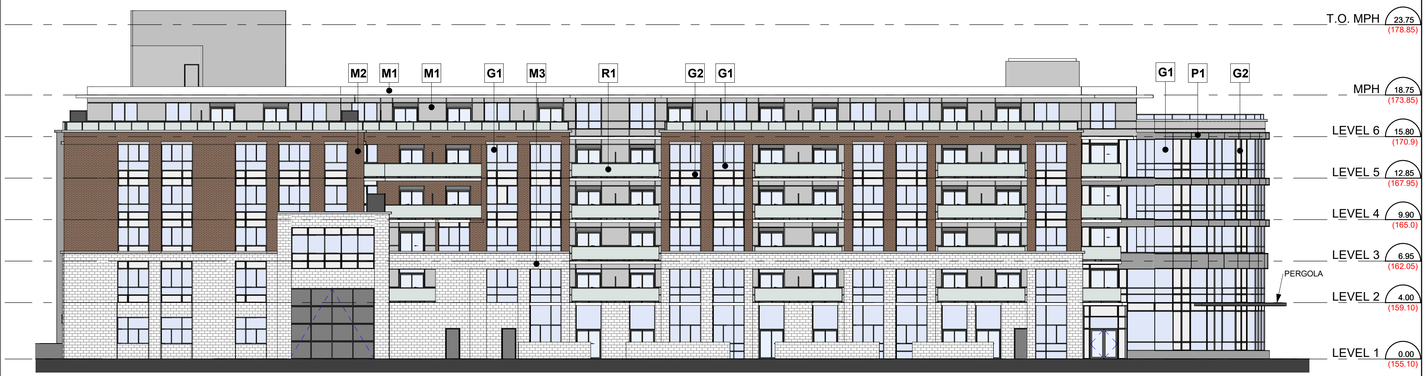
M2 PRECAST CONCRETE PANELS FORMED WITH TEXTURED COLORED BRICK FINISH TO THE FACE OF THE PANEL

M3 PRECAST CONCRETE PANELS FORMED WITH TEXTURED STONE FINISH TO THE FACE OF THE PANEL

R1 VISION GLASS HANDRAIL

Material Legend 5 dA3.1

NTS



East Elevation 4 dA3.1

1 : 200



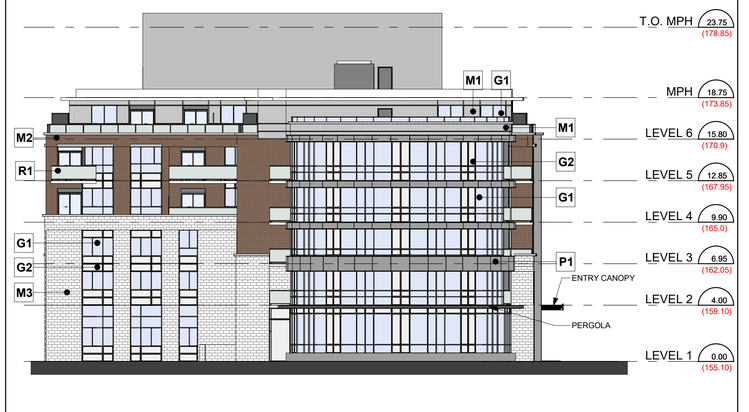
South Elevation 3 dA3.1

1 : 200



West Elevation 2 dA3.1

1 : 200



North Elevation 1 dA3.1

1 : 200

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No.:	Revision:	Date:
2	ZBA Submission #2	Jan. 14, 2022
1	ZBA Submission #1	Nov. 16, 2020
No.:	Issued For:	Date:

Drawing Title:

Exterior Elevations

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: As indicated

Drawn by: Author

Checked by: Checker

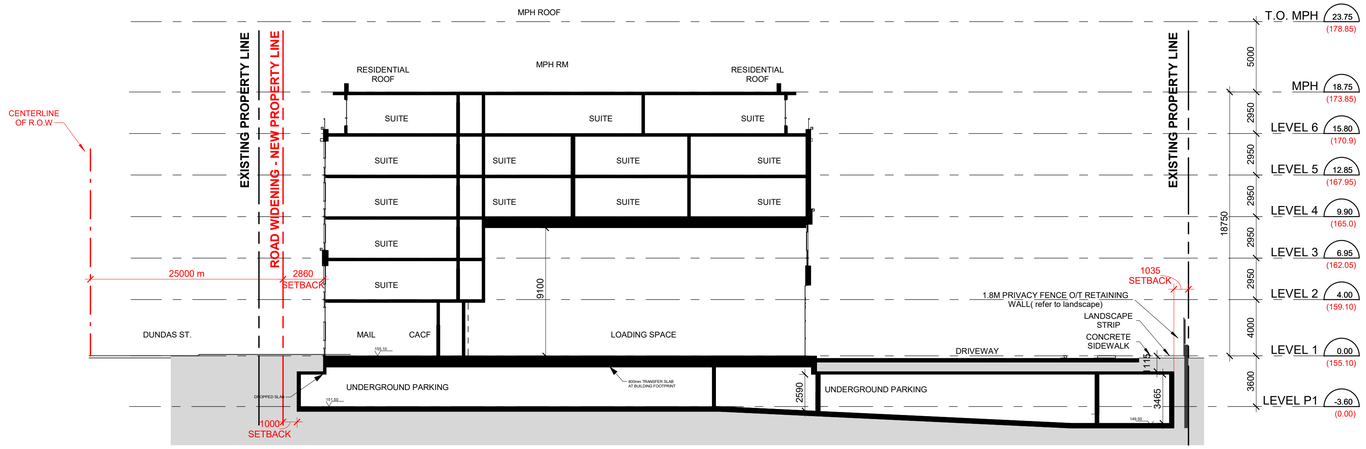
Project No.: 19-111

Date: 14/01/22

Drawing No.: dA3.1

2020.09.24

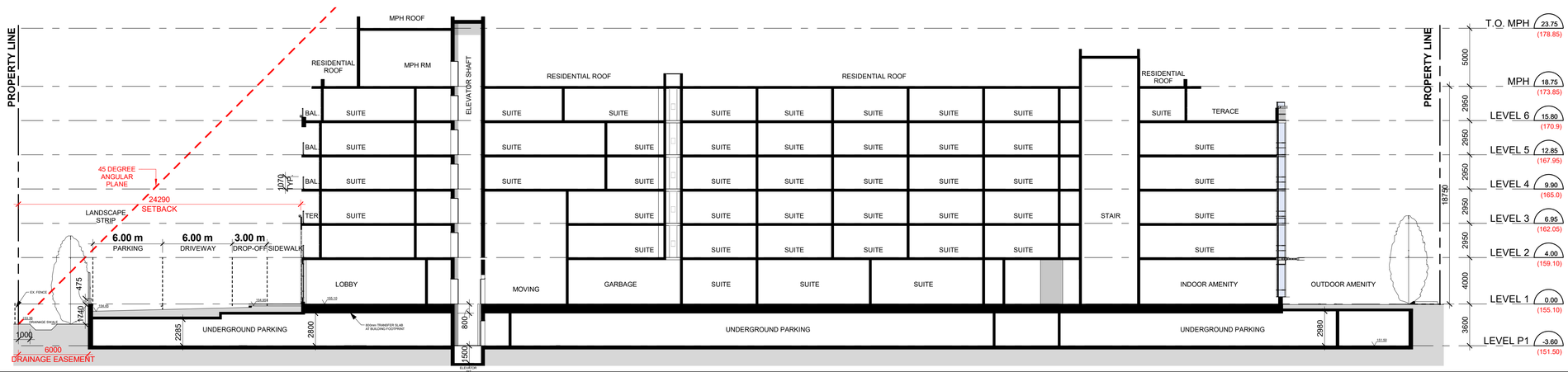
C:\Users\Author\Desktop\19-111_Millcroft_Area E_Central_detached_AW_Author.rvt



North-South Building Cross Section

1 : 200

2
dA4.1



East-West Building Longitudinal Section

1 : 200

1
dA4.1

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No.:	Revision:	Date:
2	ZBA Submission #2	Jan. 14, 2022
1	ZBA Submission #1	Nov. 16, 2020
No.:	Issued For:	Date:

Drawing Title:

Building Sections

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: 1 : 200

Drawn by: Author

Checked by: Checker

Project No.: 19-111

Date: 14/01/22

Drawing No.: dA4.1

Plot Date: 2022-01-14 10:30:12 AM File Path: C:\Revit\2019\19-111\19-111_Mode...Arya_1_concurrent.rvt

2020.09.26



Northeast Perspective 4 dA5.1
NTS



Northwest Perspective 3 dA5.1
NTS



Southeast Perspective 2 dA5.1
NTS



Southwest Perspective 1 dA5.1
NTS

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Revisions:

No.:	Revision:	Date:
2	ZBA Submission #2	Jan. 14, 2022
1	ZBA Submission #1	Nov. 16, 2020
No.:	Issued For:	Date:

Drawing Title:

Perspective Views

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale:

Drawn by: Author

Checked by: Checker

Project No.: 19-111

Date: 14/01/22

Drawing No.: dA5.1

Plot Date: 2022-01-14 10:30:14 AM File Path: C:\Revit\2019\19-111\01_Models_Arch_19-111_Concept.rvt