1200 KING ROAD

1200 KING ROAD, BURLINGTON, ON.

ISSUED FOR OPA/ZBA

2026-02-27



AERIAL VIEW LOOKING WEST TOWARDS CENTRAL PARK

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A3.05	SITE AND BUILDING SECTIONS
A3.06	SITE AND BUILDING SECTIONS

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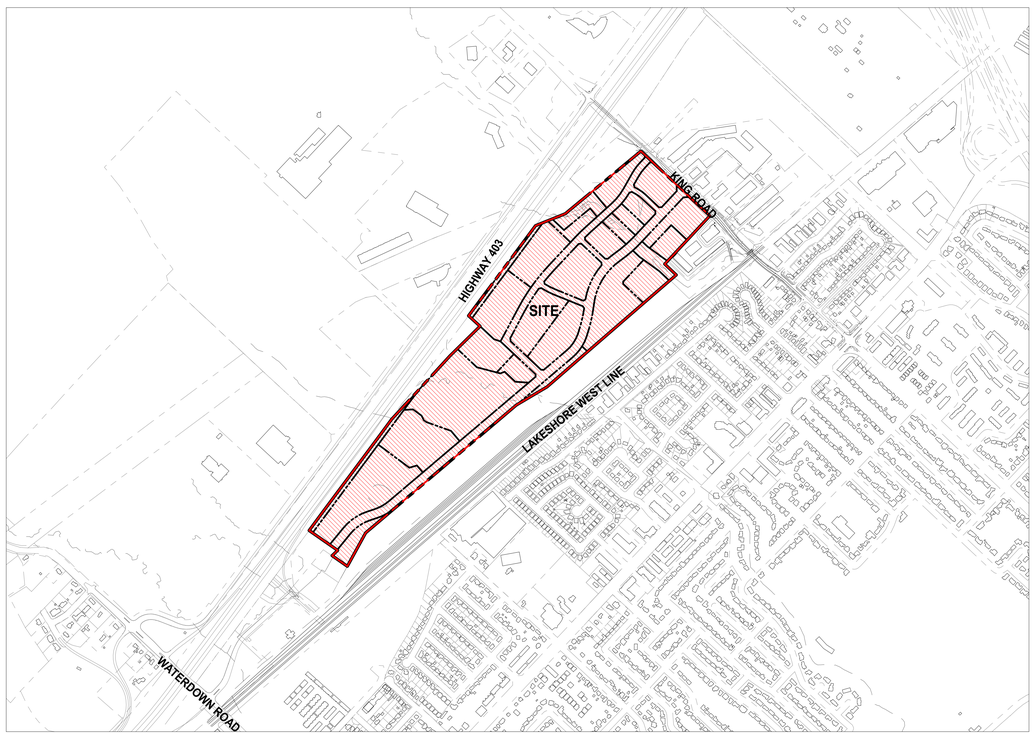
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KEY PLAN

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Revision	Date
2 ISSUED FOR OPA/ZBA	2026-02-27
1 ISSUED FOR OPA SETTLEMENT	2024-08-09

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1200 KING ROAD

1200 King Road, Burlington, ON

SHEET TITLE

COVER SHEET

DRAWN BY:	XX
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PROJECT START DATE:	02/15/24
PROJECT NO.:	23117

SHEET NUMBER

A0.00

PLOT DATE: 2026-02-27 3:44:01 PM

Site Summary	(m^2)	(sf)	(ha)	(ac)
Gross Site Area	491,018.3	5,285,277	49.10	121.33
NHS (Blocks 16,17)	101,331.8	1,090,726	10.13	25.04
Creek (Blocks 18,19,20)	18,752.3	201,848	1.88	4.63
MTO Buffer (Blocks 24,25)	12,725.4	136,975	1.27	3.14
Net Developable Area (Net Site Area)	358,208.8	3,855,728	35.82	88.52
Net Site Area (Minus Public Road)	277,987.1	2,992,229	27.80	68.69
Net Site Area (Minus Public Road, Storm Pond, Landscape Buffer)	254,711.1	2,741,688	25.47	62.94
Net Site Area (Minus Public Road, Storm Pond, Landscape Buffer,Park)	234,375.2	2,522,793	23.44	57.92

Land Area by District/Use	(m^2)	(sf)	(ha)	(ac)
Residential (Blocks 10,11,12,13,14)	85,995.5	925,648	8.60	21.25
Residential Mixed-Use (Block 9)	19,280.3	207,532	1.93	4.76
Mixed-Use Residential (Blocks 1,2,3,4)	48,367.5	520,623	4.84	11.95
Entertainment District (Block 5)	29,296.8	315,348	2.93	7.24
Campus Mixed-Use (Blocks 6,7)	14,515.8	156,247	1.45	3.59
Campus Mixed-Use (Block 8)	30,688.5	330,329	3.07	7.58
Future Development (Block 26)	6,230.7	67,066	0.62	1.54
Park (Block 15)	20,336.0	218,895	2.03	5.03
Landscape Buffer (Block 21)	4,589.6	49,402	0.46	1.13
Creek (Blocks 18,19,20)	18,752.3	201,848	1.88	4.63
Storm Pond (Blocks 22,23)	18,686.4	201,138	1.87	4.62
NHS (Blocks 16,17)	101,331.8	1,090,726	10.13	25.04
MTO Buffer (Blocks 24,25)	12,725.4	136,975	1.27	3.14
Public Roads	80,221.7	863,499	8.02	19.82

GFA Summary	(m^2)	(sf)
Residential GFA	598,360	6,440,698
Retail GFA	11,738	126,342
Institutional (Campus) GFA	26,525	285,518
Office GFA	13,120	141,223
Community GFA	13,607	146,466
Arena GFA	16,275	175,183
Hotel GFA	16,297	175,423
Total GFA	695,923	7,490,852
Above Grade Parking*	61,049	657,125

*Above Grade Parking not included in GFA

Residential Units	Count
Total Residential Units	8,823

FSI (GFA/Gross)	1.42
FSI (GFA/(Net Developable-Public Roads- Storm Pond-Entertainment District-Park-Landscape Buffer))	3.39



AERIAL PERSPECTIVE

	Height in Storeys		Building Height	Floor Area (m^2)												Unit Count
					TOTAL GCA	TOTAL GFA* (not including Above Grade Parking)	Residential GFA (90% of RES GCA)	NET Res. (90% of RES GFA)	Above Grade Parking*	Retail GFA	Institutional (Campus) GFA	Office GFA	Community GFA	Arena GFA	Hotel GFA	Total
Block 1																Block 1
Total	25		84.4m		59519.0	**52656.1**	51056.2	45950.6	0.0	1231.3	0.0	0.0	368.6	0.0	0.0	**760**
Block 2																Block 2
Total	30		99.9m		69928.3	**62489.9**	60196.1	54176.5	0.0	2293.8	0.0	0.0	0.0	0.0	0.0	**896**
Block 3																Block 3
Total	6		24.4m		11680.4	**10165.8**	7871.8	7084.6	0.0	2294.0	0.0	0.0	0.0	0.0	0.0	**117**
Block 4																Block 4
Total	38		123.9m		65932.0	**58735.3**	56085.3	50476.8	0.0	2650.0	0.0	0.0	0.0	0.0	0.0	**835**
Block 5																Block 5
Total	19		65.4m		75,329.5	**46,104.5**	0.0	0.0	28,825.0	702.7	0.0	0.0	12,829.5	16,275.0	16,297.3	0
Block 6																Block 6
Total	12		48.0m		31385.0	**30108.9**	11485.2	10336.6	0.0	385.8	18238.0	0.0	0.0	0.0	0.0	**171**
Block 7																Block 7
Total	11		41.8m		14700.0	**13719.2**	8827.6	7944.9	0.0	0.0	4891.5	0.0	0.0	0.0	0.0	**131**
Block 8																Block 8
Total	1		30.8m		5985.0	**5985.0**	0.0	0.0	0.0	2180.0	3396.0	0.0	409.0	0.0	0.0	0
Block 9																Block 9
Total	25		83.4m		78065.0	**71570.5**	58450.5	52605.5	0.0	0.0	0.0	13120.0	0.0	0.0	0.0	**870**
Block 10																Block 10
Total	4		12.5m		27360.0	**24624.0**	24624.0	22161.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	**240**
Block 11																Block 11
Total	46		146.9m		122377.0	**98174.8**	98174.8	88357.3	13293.9	0.0	0.0	0.0	0.0	0.0	0.0	**1483**
Block 12																Block 12
Total	53		168.4m		85402.0	**70827.3**	70827.3	63744.6	6705.0	0.0	0.0	0.0	0.0	0.0	0.0	**1054**
Block 13																Block 13
Total	41		131.9m		113118.0	**90803.7**	90803.7	81723.3	12225.0	0.0	0.0	0.0	0.0	0.0	0.0	**1372**
Block 14																Block 14
Total	48		152.9m		66620.0	**59958.0**	59958.0	53962.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	**893**
Grand Total					827,401.3	**695,922.9**	598,360.4	538,524.4	61,048.9	11,737.6	26,525.5	13,120.0	13,607.1	16,275.0	16,297.3	**8823**

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2 ISSUED FOR OPA/ZBA 2026-02-27
1 ISSUED FOR OPA SETTLEMENT 2024-08-09

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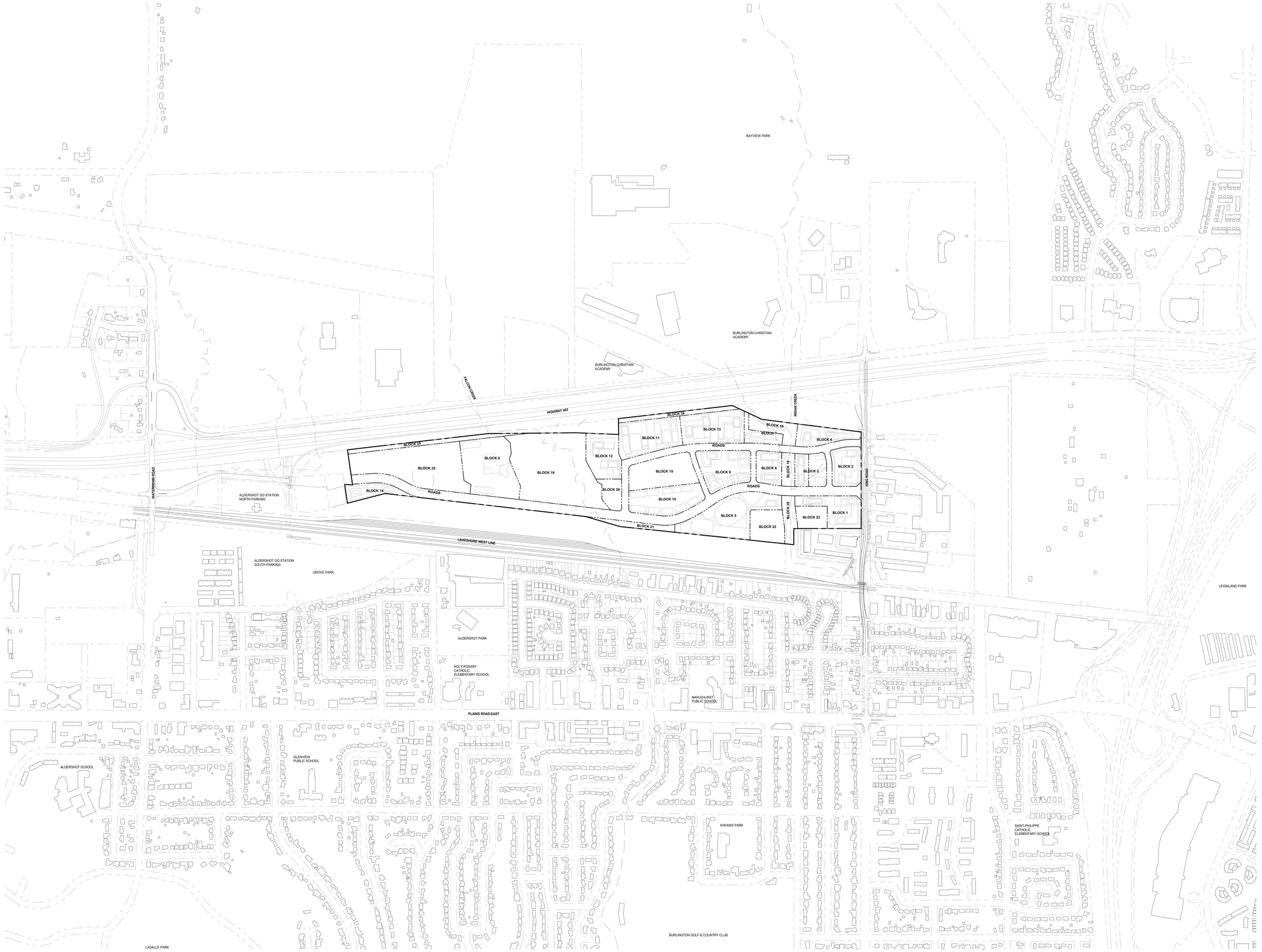
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STATISTICS

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A0.02

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1 SITE CONTEXT
A0.03 1 : 4000

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2 ISSUED FOR OPA/ZBA	2026-02-27
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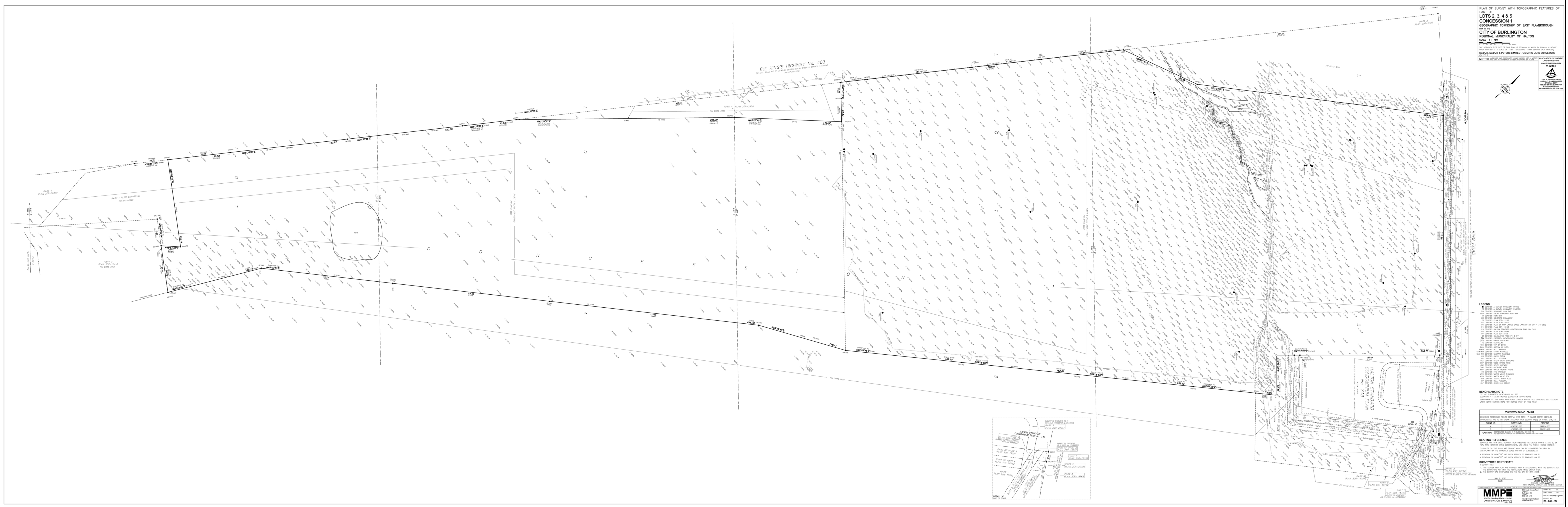
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SHEET TITLE

SITE SURVEY

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A0.04

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FUTURE MTO TRANSIT WAY
32.0 m
HIGHWAY 403

BLOCK 24
MTO
5,376 m²
0.54 hectare

371.9 m
106.4 m

BLOCK 18
OPEN SPACE
7,971 m²
0.80 hectare

BLOCK 19
OPEN SPACE
4,675 m²
0.47 hectare

324.8 m

BLOCK 25
MTO
7,350 m²
0.73 hectare

458.3 m
14.0 m
285.2 m
140.3 m
51.4 m
14.0 m

BLOCK 11
RESIDENTIAL
21,958 m²
2.20 hectare

BLOCK 13
RESIDENTIAL
20,768 m²
2.08 hectare

BLOCK 7
MIXED USE
5,763 m²
0.58 hectare

BLOCK 4
MIXED USE
10,422 m²
10.42 hectare

STREET B

23.4 m R.O.W.

BLOCK 17
NATURAL HERITAGE SYSTEM
42,175 m²
4.22 hectare

BLOCK 8
MIXED USE
30,689 m²
3.07 hectare

BLOCK 12
RESIDENTIAL
15,354 m²
1.54 hectare

BLOCK 16
NATURAL HERITAGE SYSTEM
59,157 m²
5.92 hectare

BLOCK 15
PARK
20,336 m²
2.03 hectare

BLOCK 9
RESIDENTIAL / MIXED USE
19,280 m²
1.928 hectare

17.7 m R.O.W.

STREET D

BLOCK 6
MIXED USE
8,753 m²
0.88 hectare

BLOCK 3
MIXED USE
4,753 m²
4.75 hectare

BLOCK 3
MIXED USE
6,142 m²
6.14 hectare

STREET E

BLOCK 2
MIXED USE
11,976 m²
1.20 hectare

23.4 m R.O.W.

19.5 m
30.2 m R.O.W.
29.5 m
61.5 m

BLOCK 14
RESIDENTIAL
7,975 m²
0.80 hectare

126.2 m
STREET A
654.6 m

ROADS
R.O.W.
80,222 m²
8.02 hectare

STREET B
23.4 m R.O.W.

BLOCK 26
FUTURE DEVELOPMENT
6,231 m²
0.62 hectare

BLOCK 10
RESIDENTIAL
19,941 m²
1.99 hectare

17.7 m R.O.W.
STREET C

30.2 m R.O.W.

118.1 m

BLOCK 5
MIXED USE
29,297 m²
2.930 hectare

BLOCK 22
SWMP
11,444 m²
1.14 hectare

STREET A
30.2 m R.O.W.
17.7 m R.O.W.

BLOCK 23
SWMP
7,242 m²
0.72 hectare

BLOCK 1
MIXED USE
15,074 m²
1.51 hectare

KING ROAD
313.2 m

52.4 m
218.7 m

566.0 m

BLOCK 21
LANDSCAPE BUFFER
4,590 m²
0.46 hectare

LAKESHORE WEST LINE

BLOCK 20
OPEN SPACE
6,106 m²
0.61 hectare

1 BLOCK PLAN
A0.05 1 : 2000

Revision	Date
2 ISSUED FOR OPA/ZBA	2026-02-27
1 ISSUED FOR OPA SETTLEMENT	2024-08-09

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BLOCK PLAN

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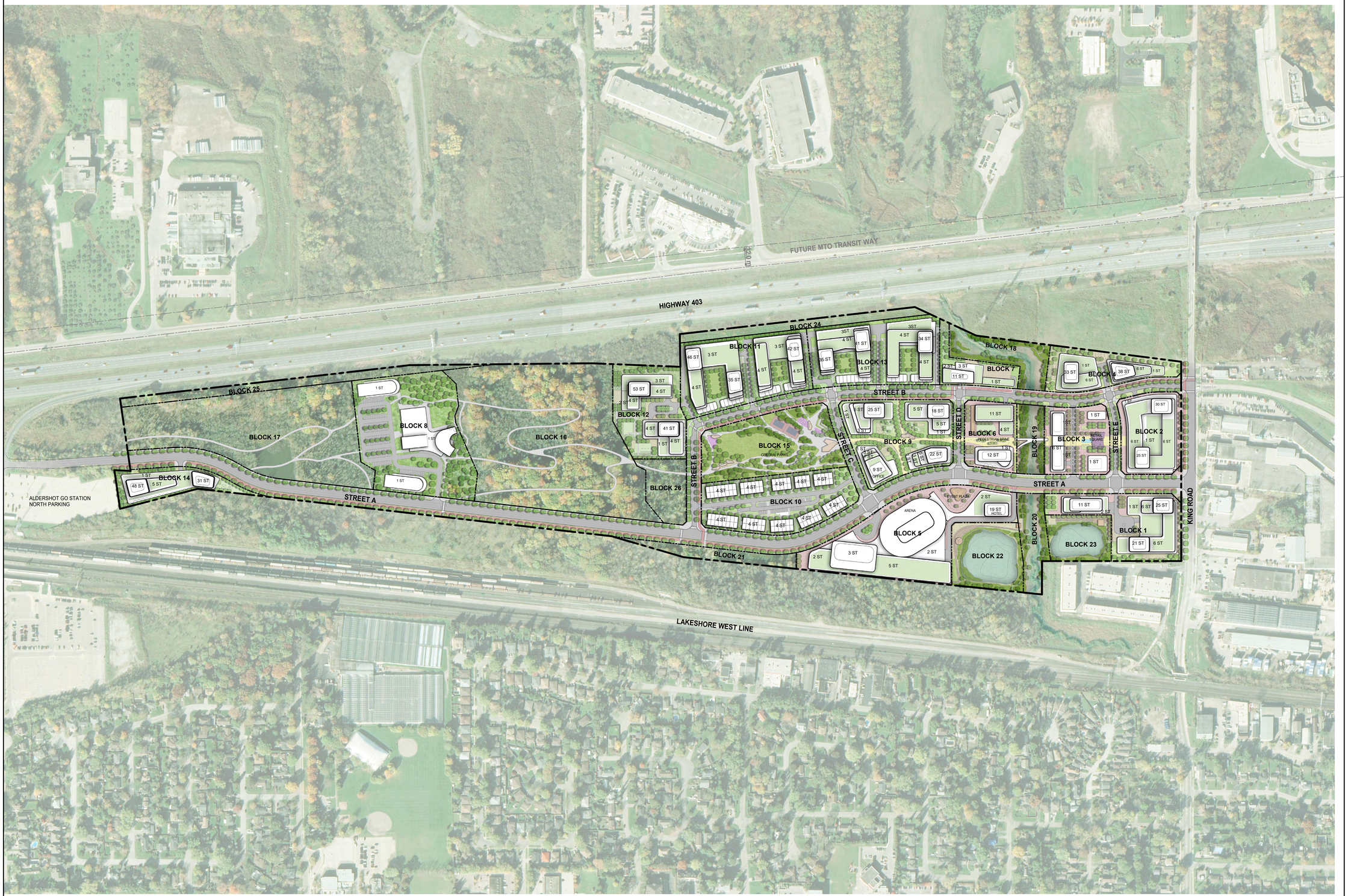
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1 / A0.06 CONCEPT MASTER PLAN
1 : 2000

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CONCEPT MASTER PLAN

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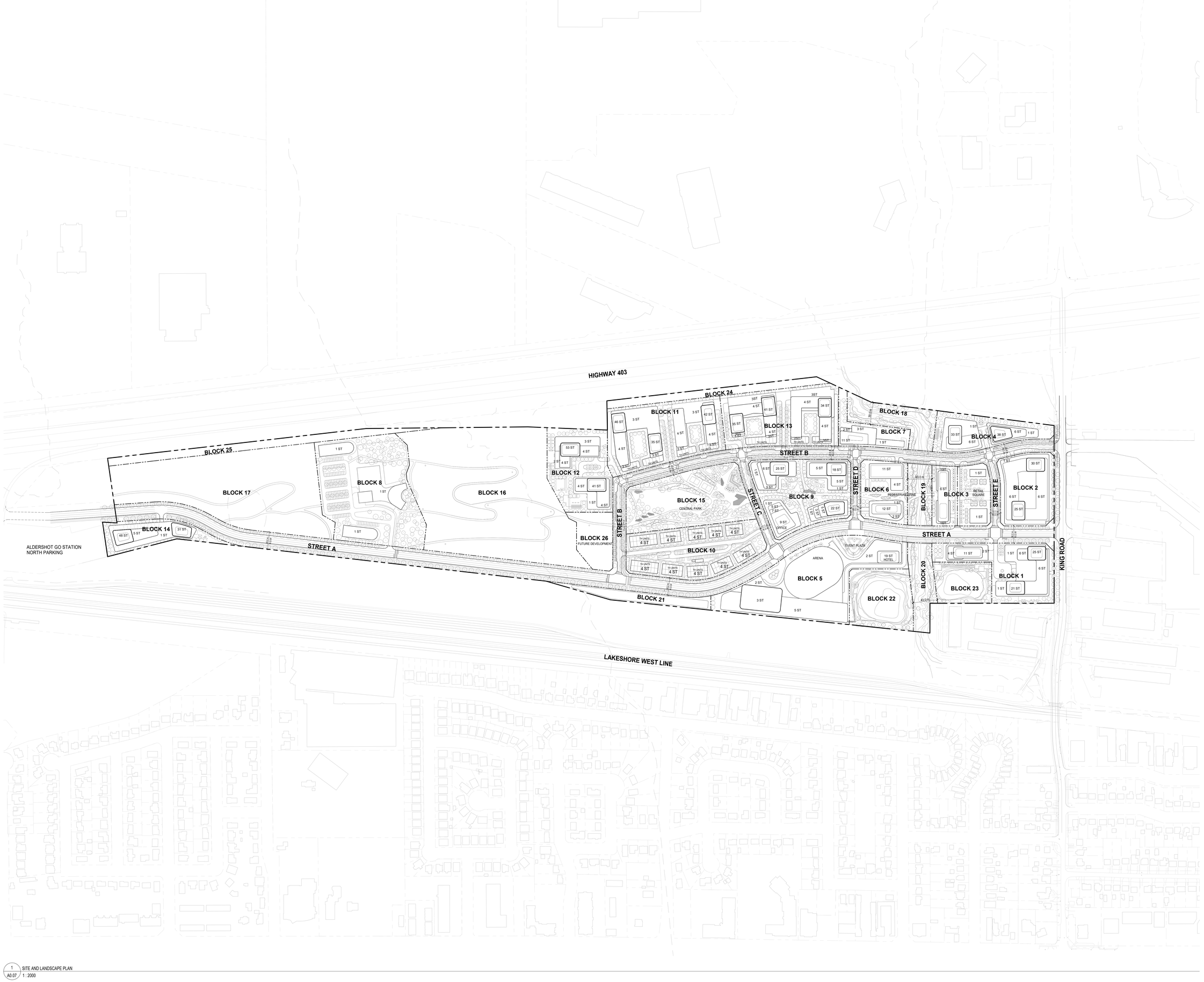
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1 SITE AND LANDSCAPE PLAN
A0.07 1 : 2000

2	ISSUED FOR OPA/ZBA	2026-02-27
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SITE AND LANDSCAPE PLAN

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1 GROUND FLOOR PLAN
A1.001 1 : 2000

2	ISSUED FOR OPA/ZBA	2026-02-27
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GROUND FLOOR PLAN

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Revision	Date

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1 / A1.40 SITE ROOF PLAN - OVERALL
1 : 2000

2	ISSUED FOR OPA/ZBA	2026-02-27
1	ISSUED FOR OPA SETTLEMENT	2024-08-09

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ROOF PLAN

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