

1085 CLEARVIEW AVENUE & 1082, 1086 AND 1090 ST. MATTHEWS AVENUE, BURLINGTON, ONTARIO

PROPOSED RESIDENTIAL DEVELOPMENT

RE-ZONING APPLICATION

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CONSULTANT TEAM

18-035 - 1085 CLEARVIEW AVENUE & 1082, 1086 AND 1090 ST. MATTHEWS AVENUE

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ACOUSTIC ENGINEER:	NAME: Novus Environmental Inc. ADDRESS: 150 Research Lane, Suite 105 Guelph, ON N1G 4T2 TEL: 226-706-8080 www.novusenv.com
TRAFFIC ENGINEER:	NAME: Paradigm Traffic Solutions LTD. ADDRESS: 5A-150 Pinebrush Road, Cambridge, Ontario, N1R 8J8 TEL: 905-381-2229 FAX: 1-855-764-9684
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Drawing Title:

Cover Sheet

Project:

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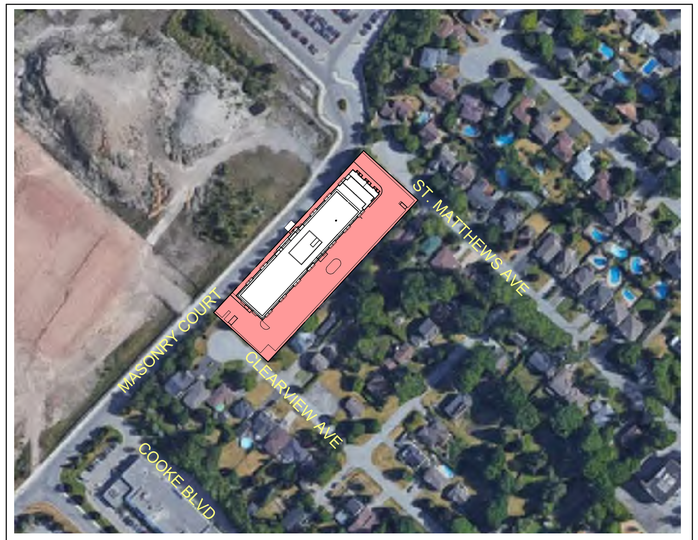
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A0.0



PROJECT STATISTICS

Masonry Court, Burlington

Residential Development - 6 Storey Scheme

Burlington,ON

December 7, 2018 — Project No. 18-035

1.0 SITE AREA

Site	hectare	acres	sq.m.	sq.ft.
Site Area (to be verified)	0.627	1.549	6,268.03	67,469

2.0 Proposed GFA

2.1

Apartments - GFA	floors		sq.m.	sq.m.	sq.ft.
Level 1	1	x	2,205	2,205	23,733
Level 2	1	x	2,286	2,286	24,607
Level 3	1	x	2,194	2,194	23,617
Level 4	1	x	2,014	2,014	21,680
Level 5	1	x	1,886	1,886	20,305
Level 6	1	x	1,663	1,663	17,902
Total Proposed GFA *				12,249	131,844

Note: * including all residential areas above grade including amenity and garbage room. Excludes mechanical areas, sotrage areas and all underground areas

3.0 Proposed Saleable - Apartment Building

3.1

Apartment Building	floors		sq.m.	sq.m.	sq.ft.
Level 1	1	x	1,153	1,153	12,409
Level 2	1	x	2,083	2,083	22,424
Level 3	1	x	2,001	2,001	21,537
Level 4	1	x	1,829	1,829	19,685
Level 5	1	x	1,721	1,721	18,528
Level 6	1	x	1,503	1,503	16,177
Total Proposed Apartment Building Saleable				10,290	110,760

3.2 **Efficiency**

Proposed Saleable GFA	10,290	
Proposed Total GFA	12,249	
Efficiency	84.01%	

4.0 Proposed Density - FSI

Total Proposed GFA / Gross Site Area (Item 2 / Item 1)	1.95

5.0 Unit Count

5.1

Apartment	floors		unit	1B	1B+D	2B	2B+D	Total
Level 1	1	x	17	1	13	0	3	17
Level 2	1	x	32	4	24	0	4	32
Level 3	1	x	31	3	24	0	4	31
Level 4	1	x	29	6	14	5	4	29
Level 5	1	x	27	6	13	3	5	27
Level 6	1	x	24	9	7	3	5	24
Total Apartment Units			160	29	95	11	25	160
				18%	59%	7%	16%	
				78%			23%	
TOTAL UNITS								160

6.0 Amenity

Note: may include open spaces, patios, balconies, communal play areas, lounges, sundecks and roofdecks.

6.1 **Amenity Area Required (Under Zoning-by-law - RH5]**

Unit type	Requirement	No. of units		No. of BR	sq. m.	sq. ft.
1-Bed (< 60 sq.m.)	15 sq.m. per unit	29	x 15		435	4,682
1-Bed (> 60 sq.m.)	25 sq.m. per bedroom	95	x 25 x	1	2,375	25,564
2-Bed	25 sq.m. per bedroom	36	x 25 x	2	1,800	19,375
Total Amenity Area Required					**4,610**	**49,621**

6.2 **Amenity Area Provided**

	floors		Area - sq.m.	sq.m.	sq.ft.
Level 1 (Indoor amenity)	1	x	313	313	3,368
Level 1 (Outdoor amenity)	1	x	572	572	6,162
Level 1 (Patios)	1	x	365	365	3,926
Level 2 (Balconies)	1	x	169	169	1,821
Level 3 (Balconies)	1	x	254	254	2,734
Level 4 (Balconies)	1	x	190	190	2,049
Level 5 (Balconies)	1	x	311	311	3,349
Level 6 (Balconies)	1	x	377	377	4,060
Total Amenity Area Provided				**2,552**	**27,469**

7.0 Parking

7.1 **Parking Required (Under Zoning-by-law - Apartment]**

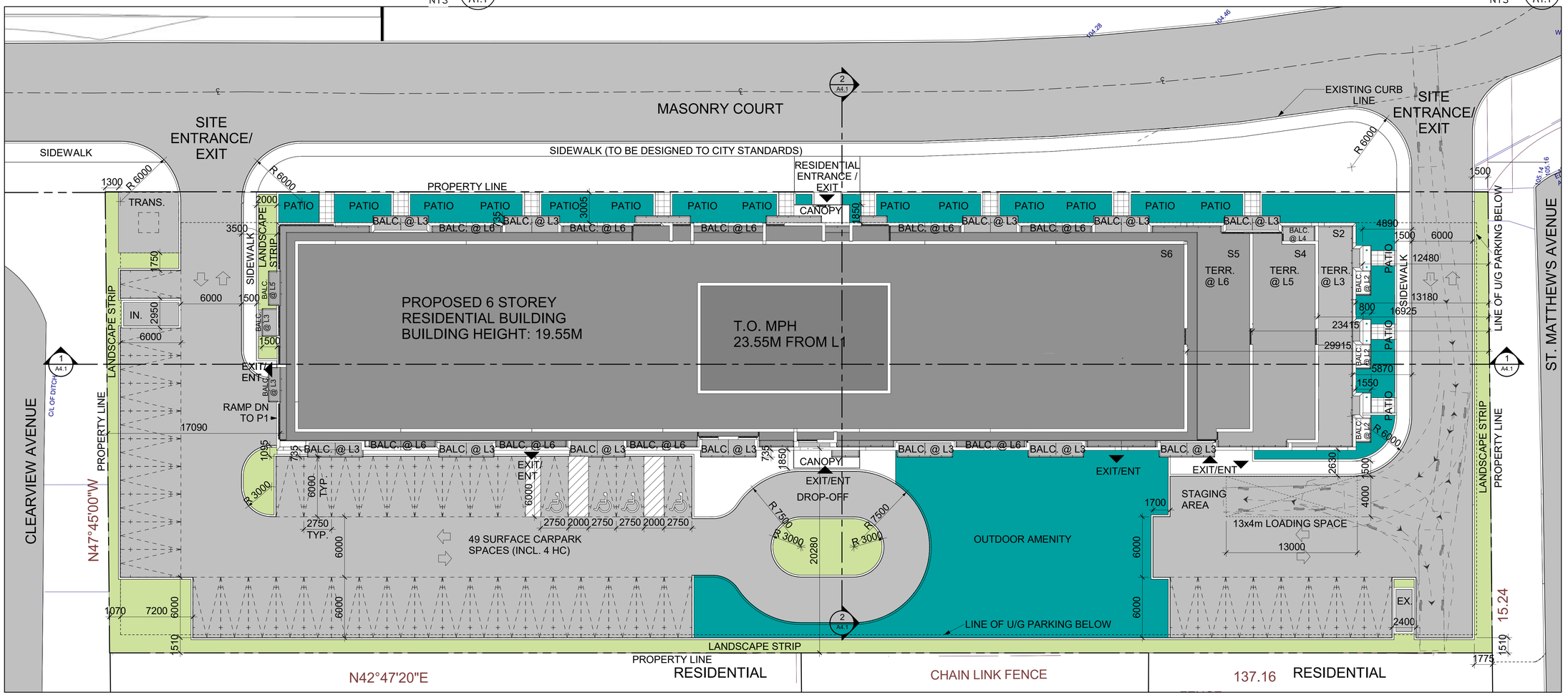
Unit type	Requirement	No. of units		Parking Spaces
Residential and Visitor	1.25 car per unit (1-Bed)	160	x 1.25	200
Total Parking Required				**200**

7.2 **Parking Provided**

Surface Parking Provided	49
Underground Parking Provided	154
Total Parking Provided	203

Context Plan 3 / A1.1 — NTS

Site Statistics 2 / A1.1 — NTS



Site Plan 1 / A1.1 — Scale: 1 : 200

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Site Plan, Context Plan & Project Statistics

Project:

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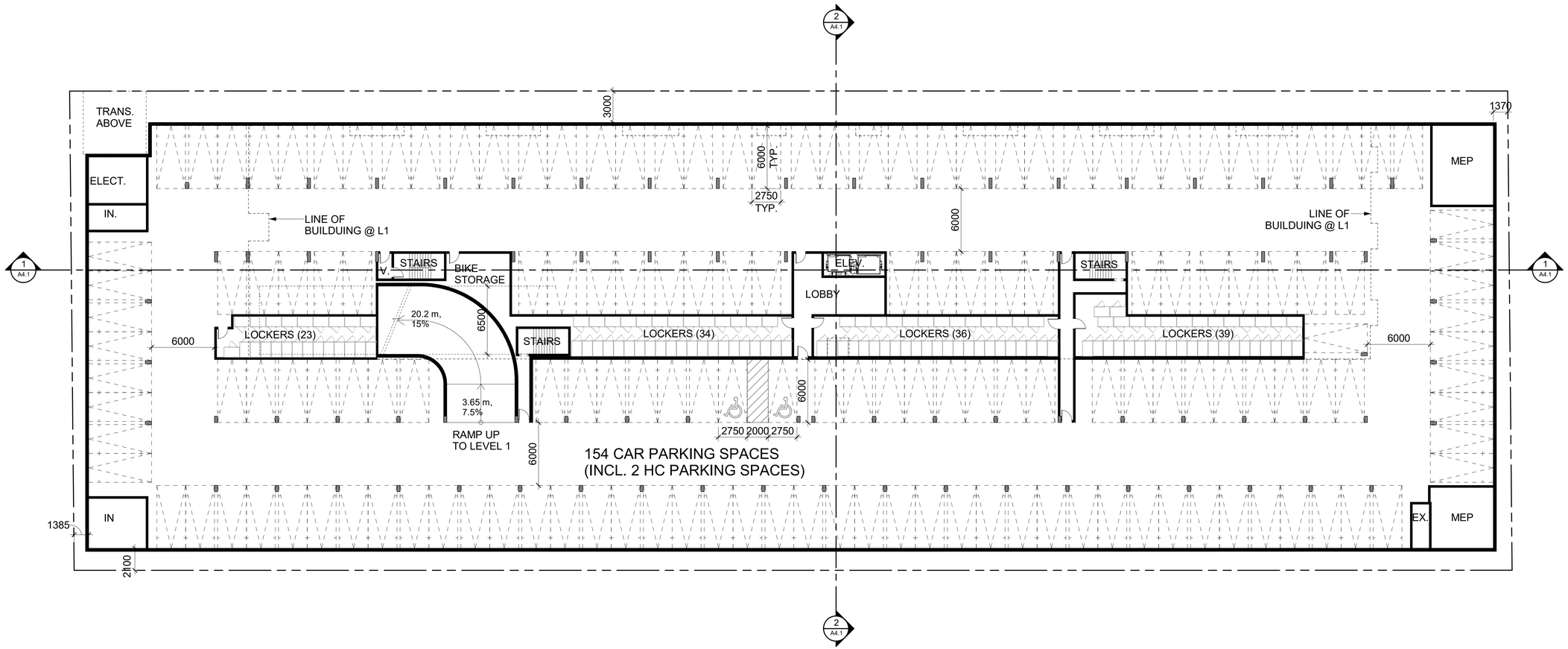
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Floor Plan - Level P1 (1 / A2.1)
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Level P1 Floor Plan

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Floor Plan - Level 1 (1 A2.2)

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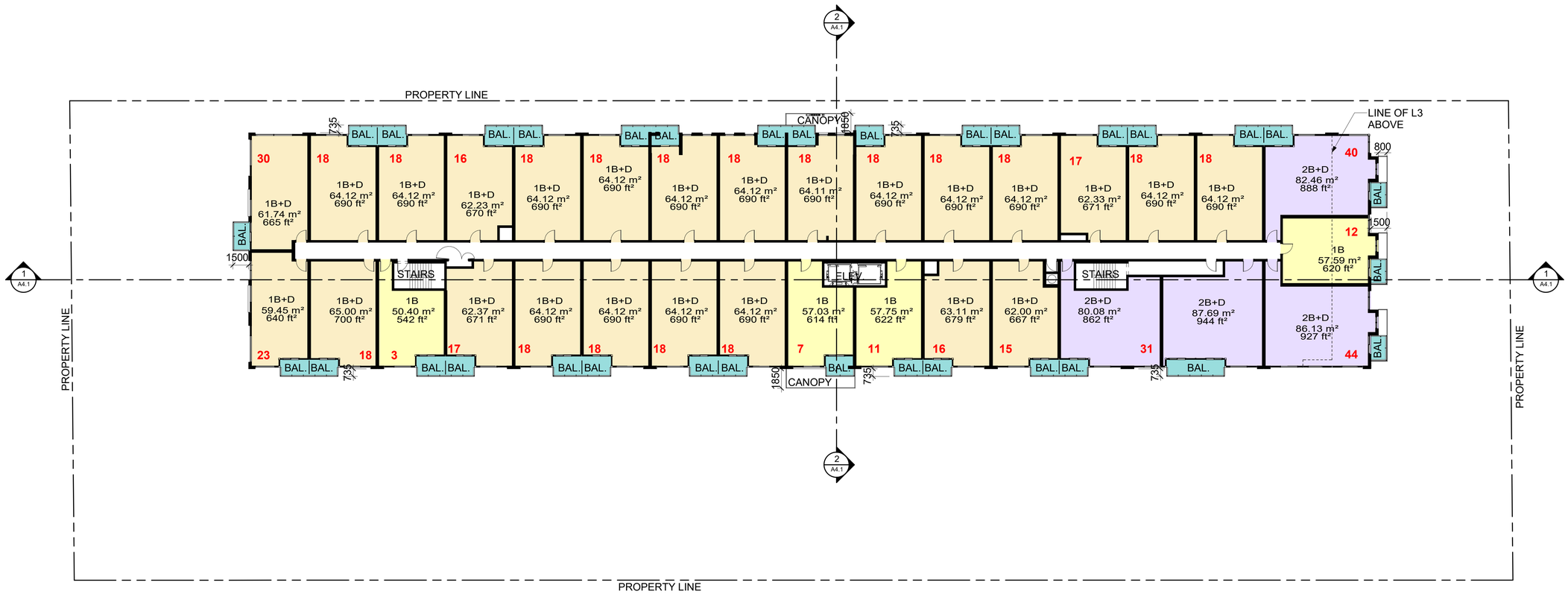
Level 1 Floor Plan

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Floor Plan - Level 2

Scale: 1 : 200

1 / A2.3

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Level 2 Floor Plan

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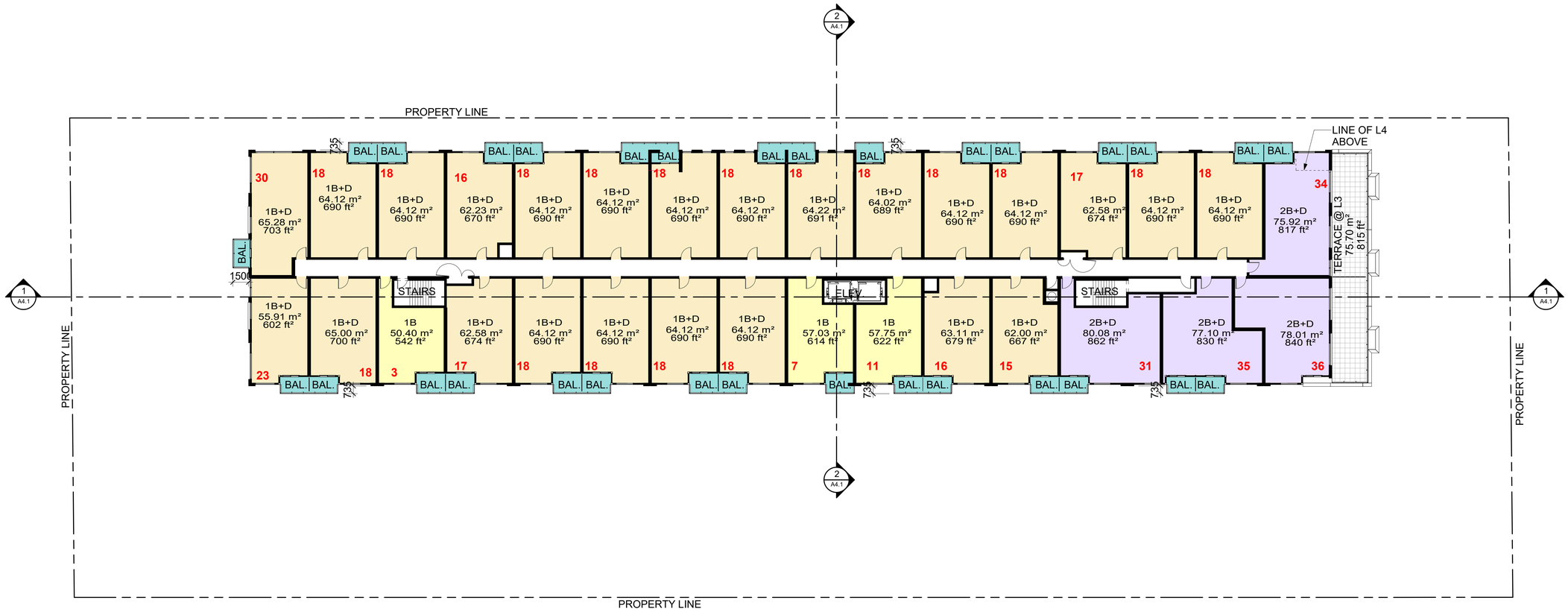
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Floor Plan Level 3

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1 / A2.4

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Level 3 Floor Plan

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Floor Plan Level 4

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1 A2.5

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Level 4 Floor Plan

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Floor Plan Level 5

Scale: 1 : 200

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Level 5 Floor Plan

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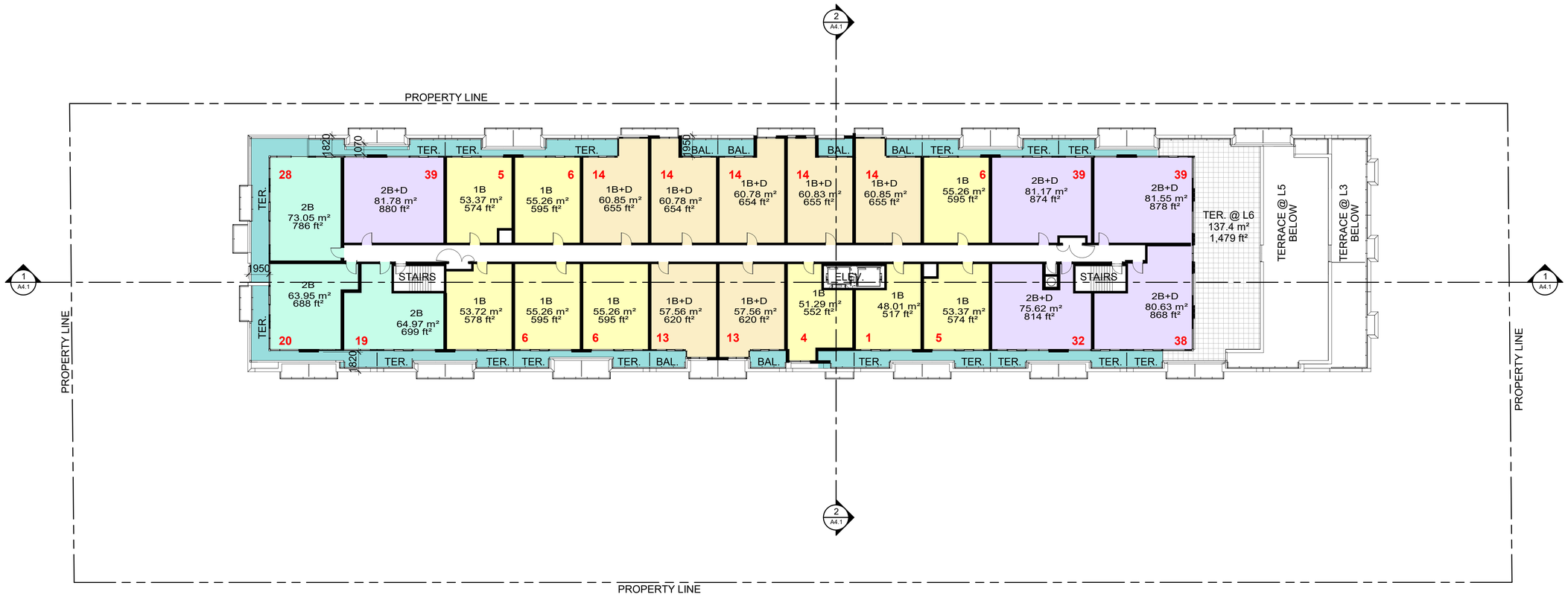
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Floor Plan - Level 6

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Level 6 Floor Plan

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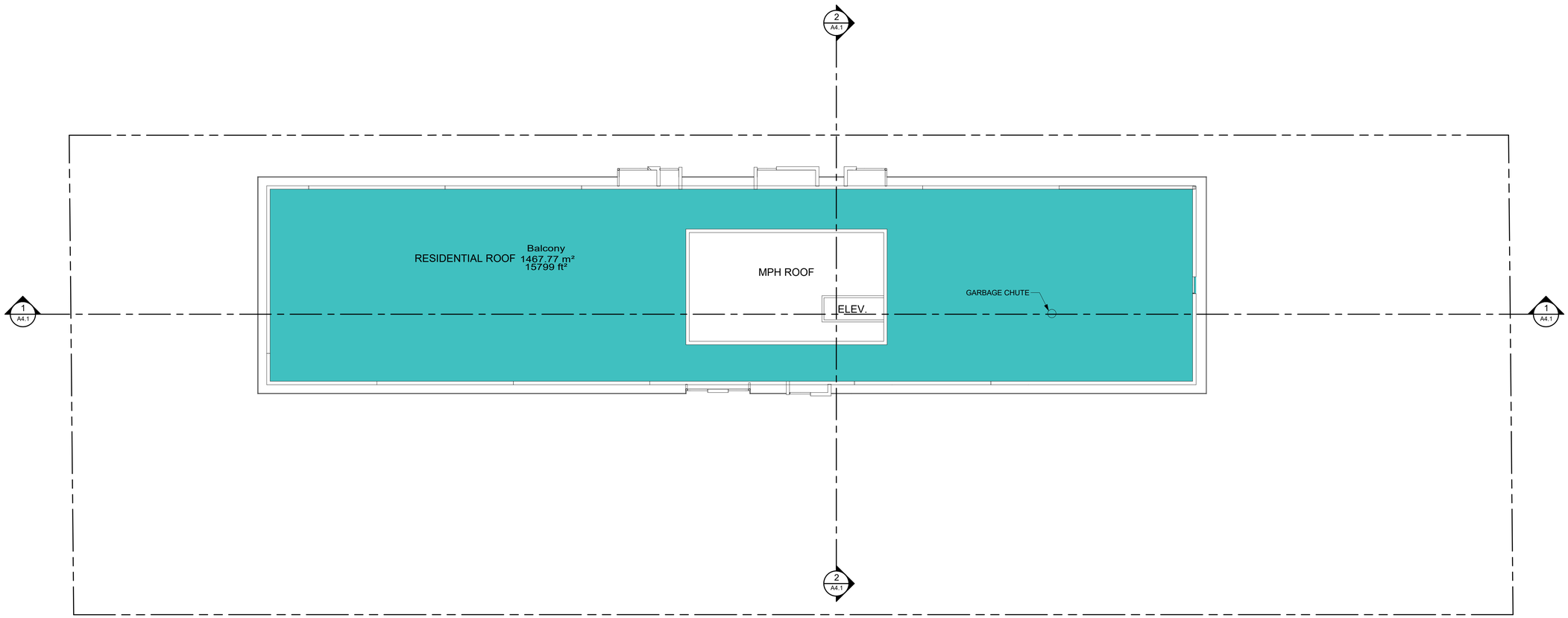
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Roof Plan 1 / A2.8
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Roof Plan

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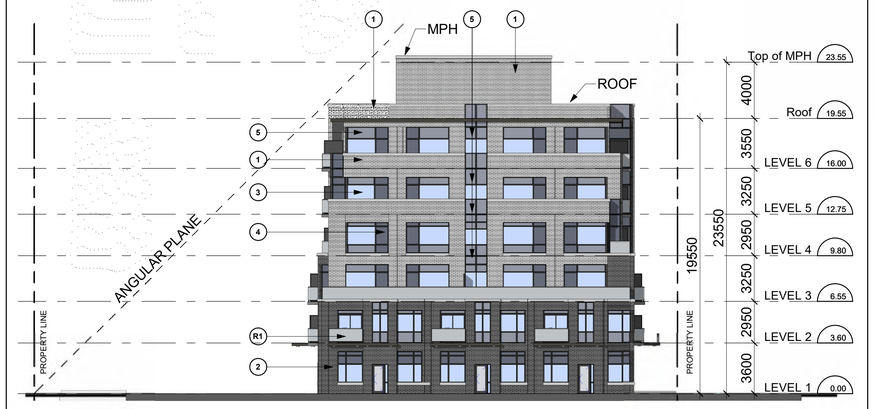
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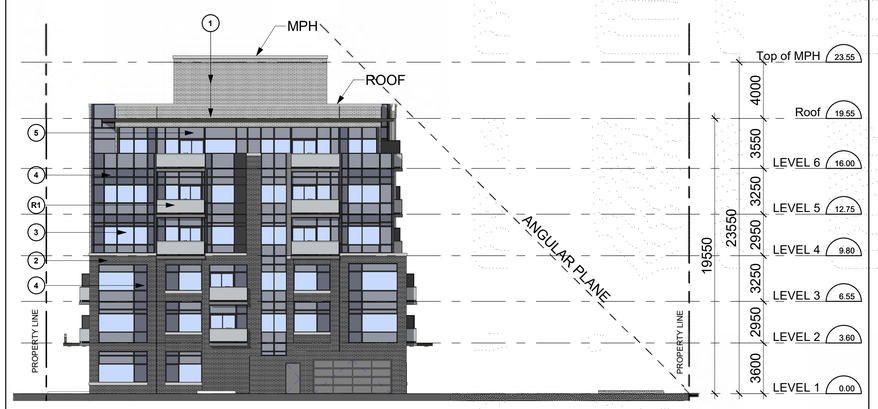
North Elevation — Scale: 1 : 200 — 5 / A3.1



South Elevation — Scale: 1 : 200 — 4 / A3.1



East Elevation — Scale: 1 : 200 — 3 / A3.1



West Elevation — Scale: 1 : 200 — 2 / A3.1

EXTERIOR FINISH LEGEND

18-035 - 1085 CLEARVIEW AVENUE & 1082, 1086 AND 1090 ST. MATTHEWS AVENUE

1. **LIGHT GREY BRICK**
2. **DARK GREY BRICK**
3. **VISION GLASS**
4. **DARK GREY SPANDREL**
5. **LIGHT GREY SPANDREL**
6. **DARK GREY-BLACK METAL PANEL**

R1. **CLEAR GLASS RAILING**

EXTERIOR FINISH LEGEND — NTS — 1 / A3.1

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Building Elevations

Project:

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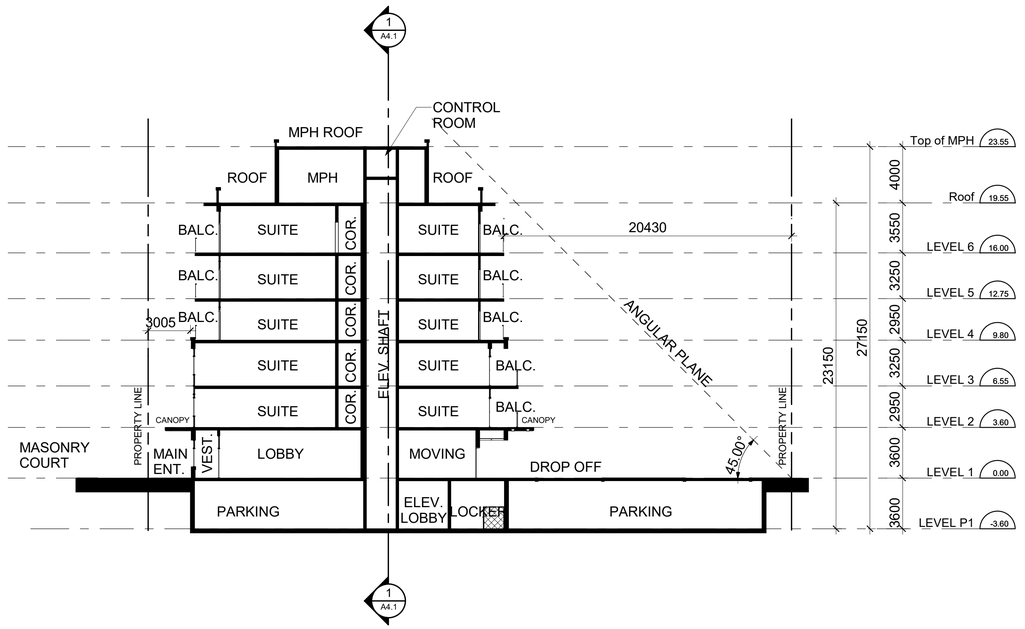
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Drawing No.: A3.1

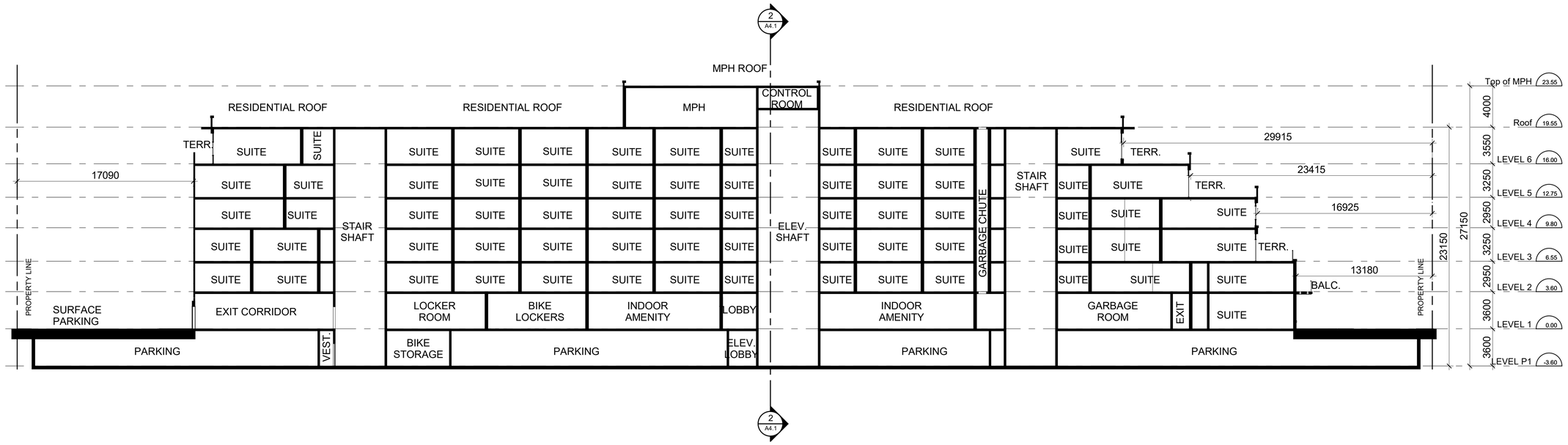
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Typical Cross Section

Scale: 1 : 200

2
A4.1



Typical Longitudinal Section

Scale: 1 : 200

1
A4.1

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Typical Longitudinal & Cross Sections

Project:

LIV COMMUNITIES

1085 Clearview Avenue & 1082, 1086 and 1090 St. Matthews Avenue, Burlington, ON

Scale: 1 : 200

Drawn by: TL, JD

Checked by: BC, DL

Project No.: 18-035

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South East Perspective View

NTS

1
A5.1

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Perspectives

Project:

LIV COMMUNITIES

1085 Clearview Avenue & 1082, 1086 and 1090 St. Matthews Avenue, Burlington, ON

Scale:

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Project No.:
18-035

Date:
Dec 20, 2018

Drawing No.:

A5.1

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North West Perspective View

NTS

1
A5.2



East Perspective View

NTS

2
A5.2

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Perspectives

Project:

LIV COMMUNITIES

1085 Clearview Avenue & 1082, 1086 and 1090 St. Matthews Avenue, Burlington, ON

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A5.2

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Main Entrance View 1 A5.3
NTS



North-East Perspective View 2 A5.3
NTS



South Perspective View 3 A5.3
NTS



West Perspective View 4 A5.3
NTS

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A5.3

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Aerial View 2 — 4 / A5.4
NTS



Aerial View 1 — 3 / A5.4
NTS



Street View From Masonry Court — 2 / A5.4
NTS



Street View From St. Matthews — 1 / A5.4
NTS

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Project:

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A5.4

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