

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

PROPOSED RESIDENTIAL DEVELOPMENT

RE-ZONING APPLICATION

Sheet Number	Sheet Name	Issue#1 Dec 20, 2018	Issue#2 (Add Date)	Issue#3 (Add Date)	Issue#4 (Add Date)	Issue#5 (Add Date)
12 SITE PLAN APPROVAL						
A0						
A0.0	Cover Sheet	■				
A1						
A1.1	Site Plan, Context Plan & Project Statistics	■				
A2						
A2.1	Level P1 Floor Plan	■				
A2.2	Level 1 Floor Plan	■				
A2.3	Level 2 Floor Plan	■				
A2.4	Level 3 Floor Plan	■				
A2.5	Level 4 Floor Plan	■				
A2.6	Level 5 Floor Plan	■				
A2.7	Level 6 Floor Plan	■				
A2.8	Roof Plan	■				
A3						
A3.1	Building Elevations	■				
A4						
A4.1	Typical Longitudinal & Cross Sections	■				
A5						
A5.1	Perspectives	■				
A5.2	Perspectives	■				
A5.3	Perspectives	■				
A5.4	Perspectives	■				
A6						
A6.1	Sun/Shadow Study June	■				
A6.2	Sun/Shadow Study March/September	■				
A6.3	Sun/Shadow Study December	■				

CONSULTANT TEAM

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

CLIENT:	NAME: LIV Communities ADDRESS: 1005 Skyview Drive, Suite 301, Burlington, Ontario, L7P 5B1 TEL: 289-245-1300 FAX: 289-245-1301
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PLANNER & LANDSCAPE ARCHITECT:	NAME: MHBC Planning ADDRESS: 230 - 7050 Weston Road, Woodbridge, Ontario, L4R 8G7 www.mhbcplan.com TEL: 905-761-5588
CIVIL ENGINEER:	NAME: MTE Consultants Inc. ADDRESS: 1016 Sutton Drive Burlington, Ontario, L7L 6B8 www.mte85.com TEL: 905-639-2552
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
SOIL ENGINEER:	NAME: Soil-Mat Engineering & Consultants LTD. ADDRESS: 130 Lancing Drive, Hamilton, Ontatio, L8W 3A1 TEL: 905-318-7440 FAX: 905-318-7455

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Cover Sheet

Project:

LIV COMMUNITIES

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Scale:

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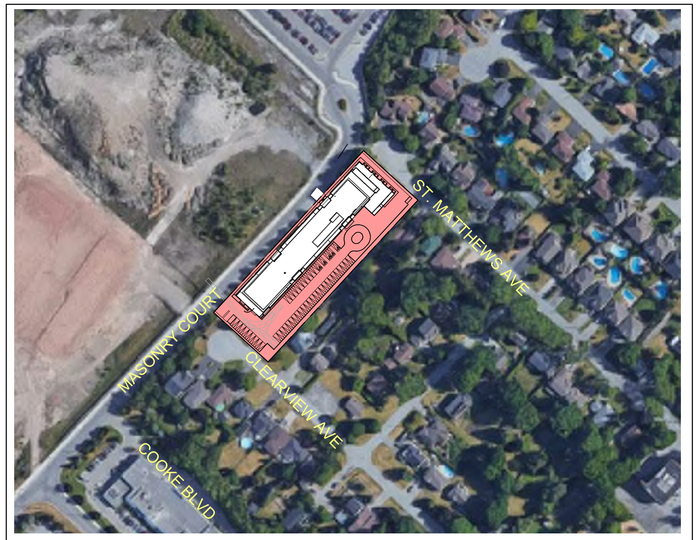
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Project No.: 18-035

Date: May 23, 2019

Drawing No.:

A0.0



Context Plan 3 A1.1
NTS

PROJECT STATISTICS
Masonry Court, Burlington
Residential Development - 6 Storey Scheme
Burlington,ON
May 23, 2019 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	2,165	2,165	23,305
Level 2	1	x	2,323	2,323	25,007
Level 3	1	x	2,100	2,100	22,604
Level 4	1	x	2,046	2,046	22,022
Level 5	1	x	1,865	1,865	20,079
Level 6	1	x	1,514	1,514	16,296
Total Proposed GFA *				**12,013**	**129,313**

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	1,193	1,193	12,840
Level 2	1	x	2,069	2,069	22,274
Level 3	1	x	1,916	1,916	20,627
Level 4	1	x	1,870	1,870	20,127
Level 5	1	x	1,693	1,693	18,226
Level 6	1	x	1,352	1,352	14,553
Total Proposed Apartment Building Saleable				**10,094**	**108,647**

3.2 **Efficiency**

Proposed Saleable GFA	**10,094**	
Proposed Total GFA	**12,013**	
Efficiency	**84.02%**	

4.0 Proposed Density - FSI

Total Proposed GFA / Gross Site Area (Item 2 / Item 1)	**1.92**

5.0 Unit Count

5.1

Apartment	floors	unit	1B	1B+D	2B	2B+D	Total
Level 1	1 x	19	3	13	0	3	19
Level 2	1 x	33	6	19	0	8	33
Level 3	1 x	31	5	19	1	6	31
Level 4	1 x	31	7	16	4	4	31
Level 5	1 x	27	2	16	5	4	27
Level 6	1 x	21	1	6	9	5	21
Total Apartment Units		**162**	**24**	**89**	**19**	**30**	**162**
			15%	**55%**	**12%**	**19%**	
			70%			**30%**	
TOTAL UNITS							**162**

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	24 x	15		360	3,875
1-Bed (> 60 sq.m.)	25 sq.m. per bedroom	89 x	25 x	1	2,225	23,950
2-Bed	25 sq.m. per bedroom	49 x	25 x	2	2,450	26,372
Total Amenity Area Required					**5,035**	**54,197**

6.2 **Amenity Area Provided**

	floors	Area - sq.m.	sq.m	sq.ft.
Level 1 (Indoor amenity)	1 x	387	387	4,164
Level 1 (Outdoor amenity)	1 x	506	506	5,451
Level 1 (Patios)	1 x	225	225	2,423
Level 2 (Balconies)	1 x	241	241	2,591
Level 3 (Balconies)	1 x	327	327	3,518
Level 4 (Balconies)	1 x	196	196	2,108
Level 5 (Balconies)	1 x	337	337	3,631
Level 6 (Balconies)	1 x	402	402	4,326
Total Amenity Area Provided			**2,621**	**28,212**

7.0 Parking

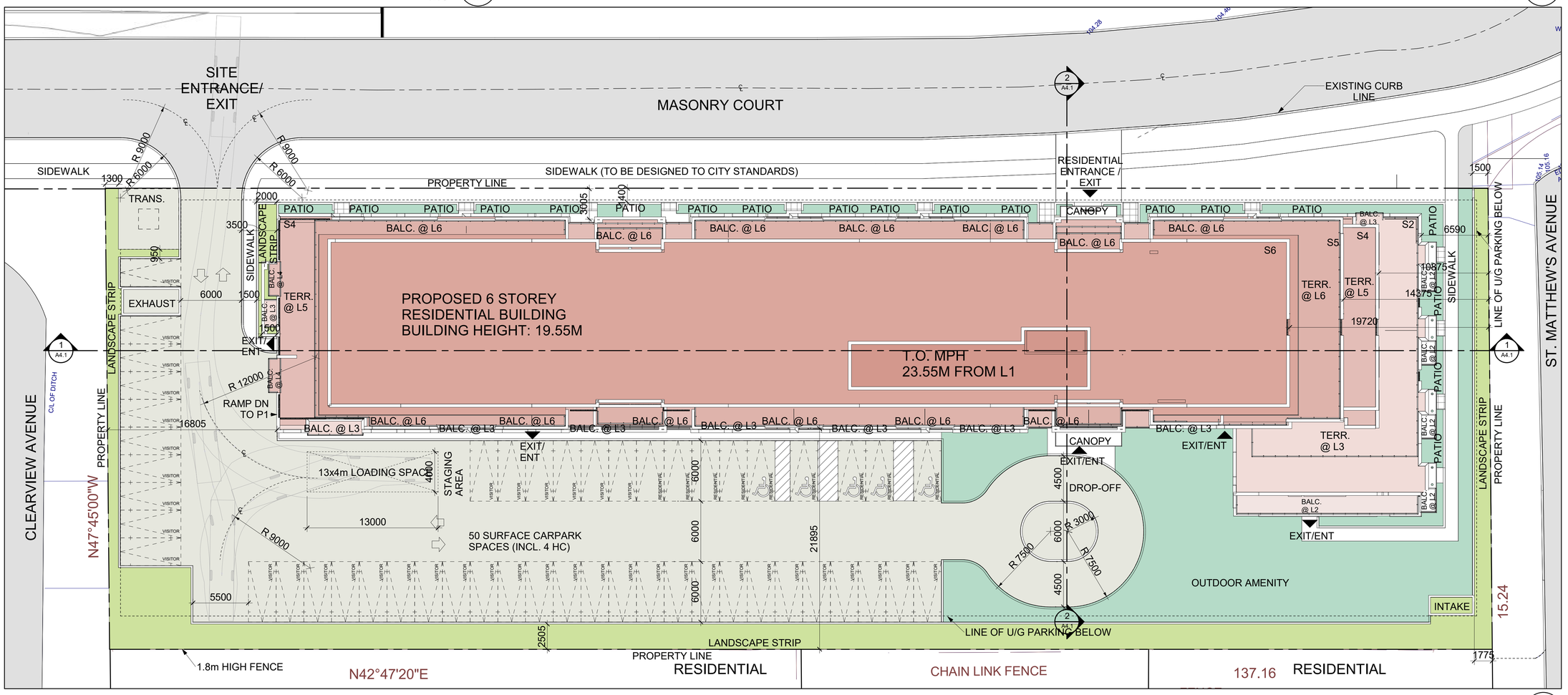
7.1 **Parking Required (Under Zoning-by-law - Apartment)**

Unit type	Requirement	No. of units		Parking Spaces
Residential	1.00 car per unit (1-Bed)	162 x	1.00	162
Visitor	0.25 car per unit (1-Bed)	162 x	0.25	41
Total Parking Required				**203**

7.2 **Parking Provided**

Surface Parking Provided	**50**
Underground Parking Provided	**154**
Total Parking Provided	**204**

Site Statistics 2 A1.1
NTS



Site Plan 1 A1.1
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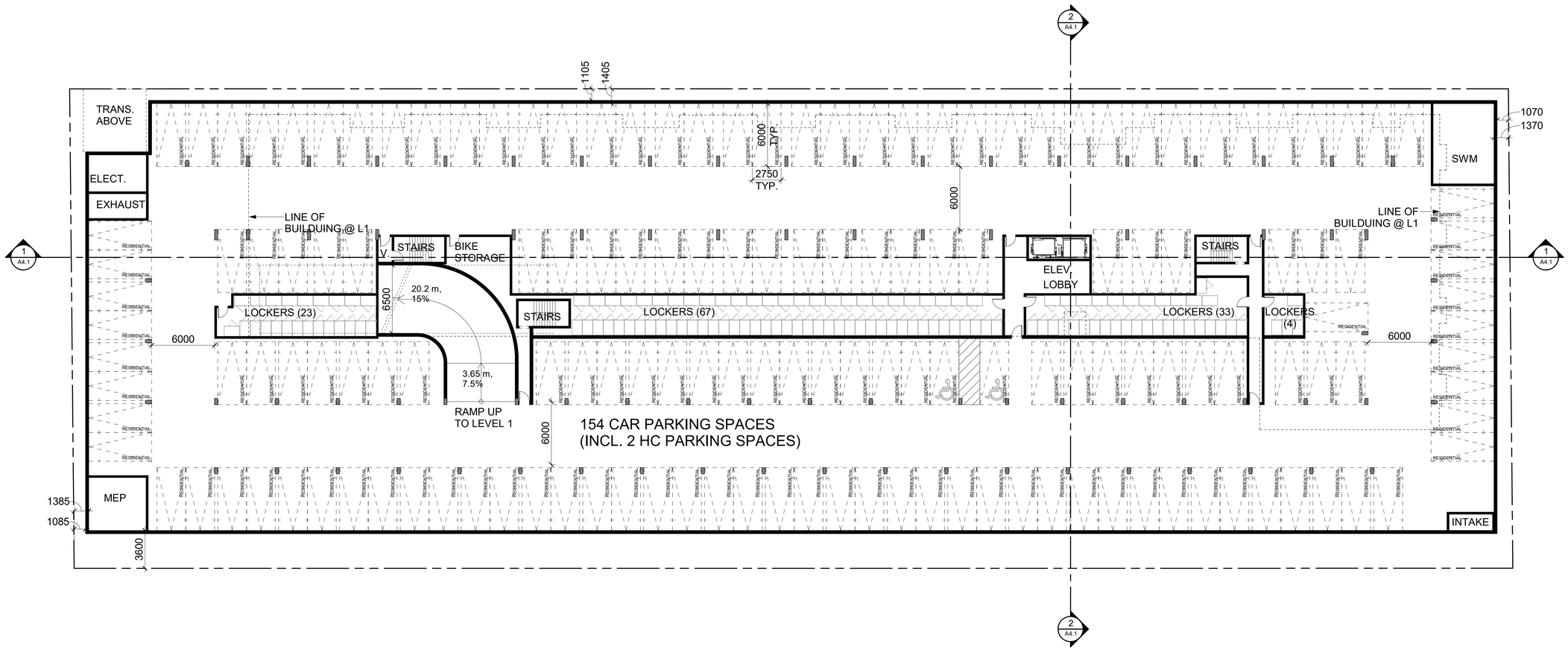
Site Plan, Context Plan & Project Statistics

Project:
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Floor Plan - Level P1

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1
A2.1

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Level P1 Floor Plan

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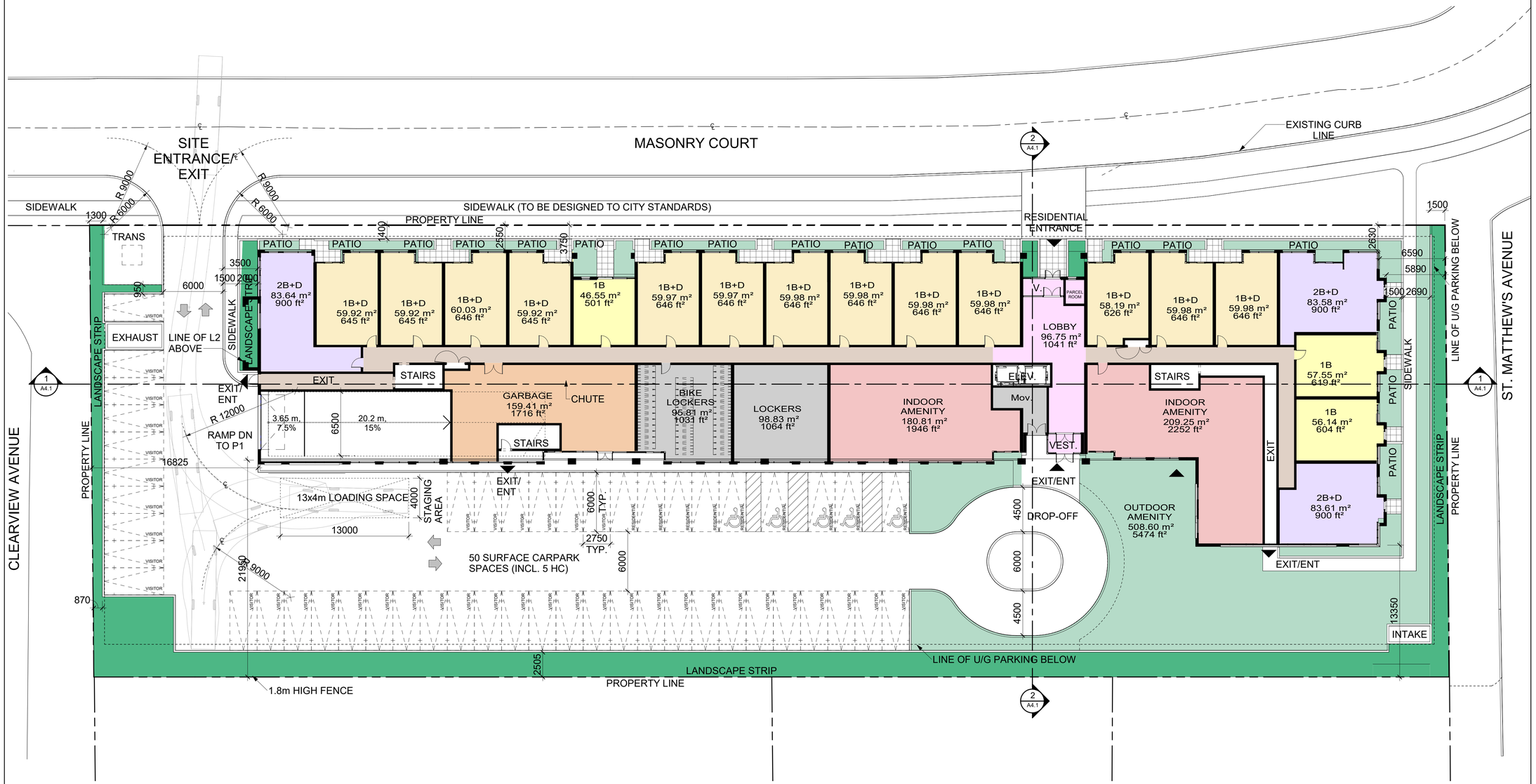
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Floor Plan - Level 1

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1 / A2.2

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Level 1 Floor Plan

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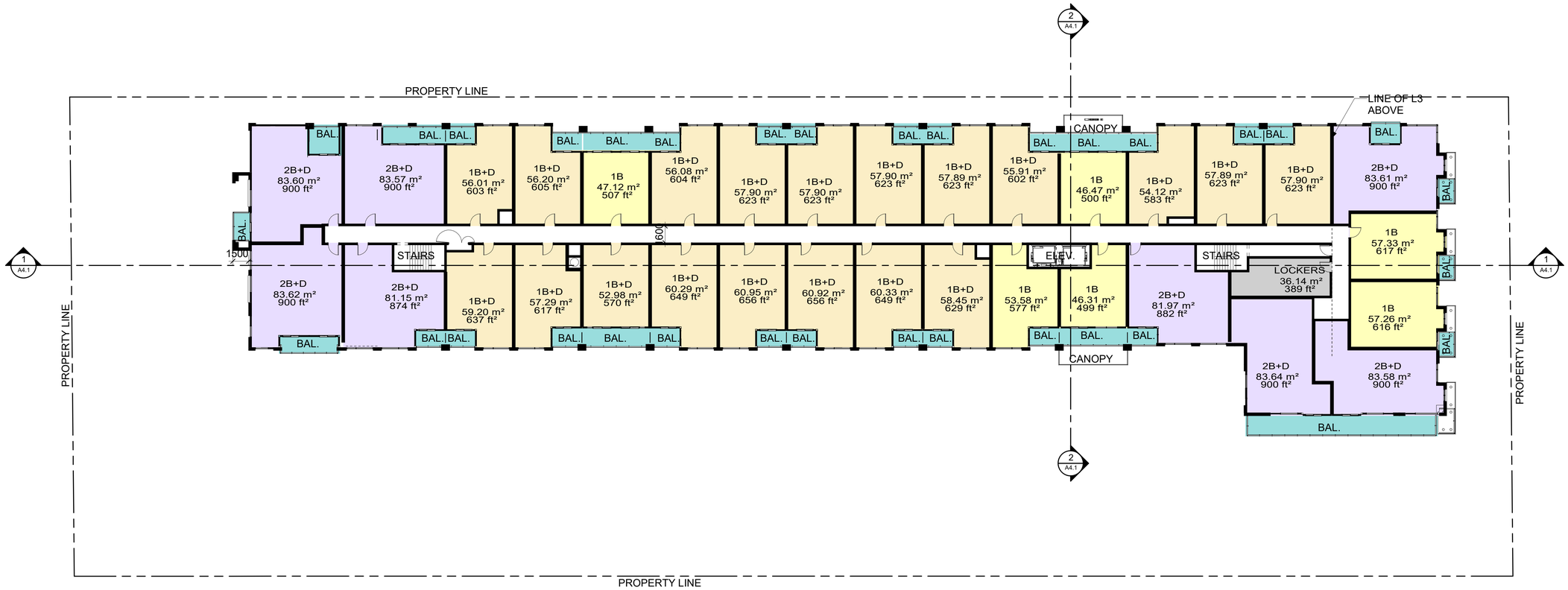
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Floor Plan - Level 2

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A2.3

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Level 2 Floor Plan

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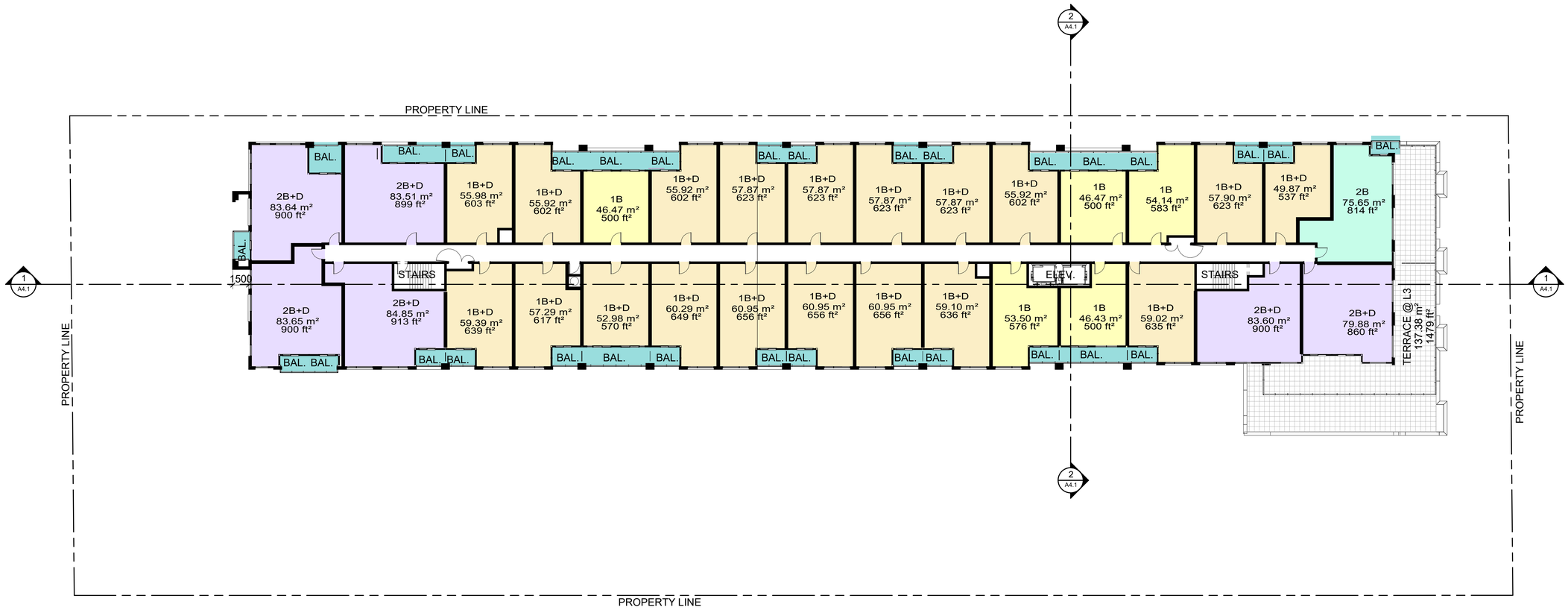
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A2.3



Floor Plan Level 3

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A2.4

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Level 3 Floor Plan

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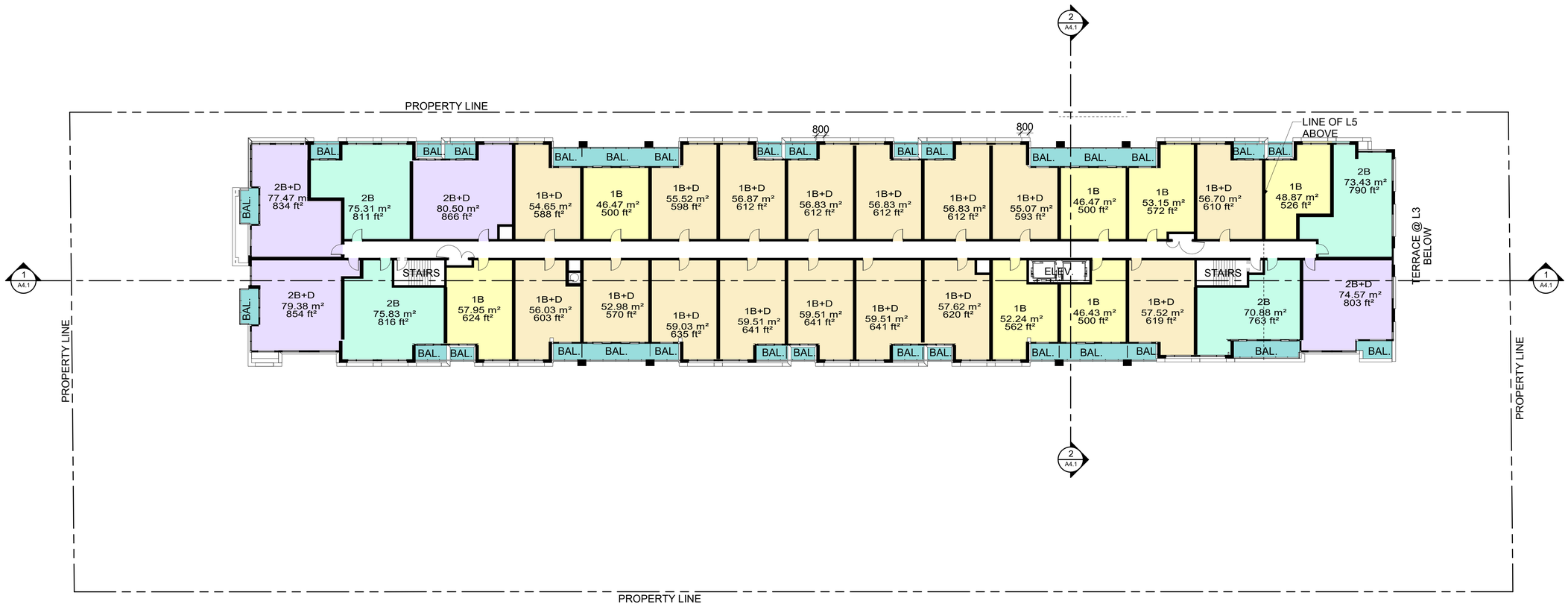
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A2.4



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 — 1 / A2.6

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Level 5 Floor Plan

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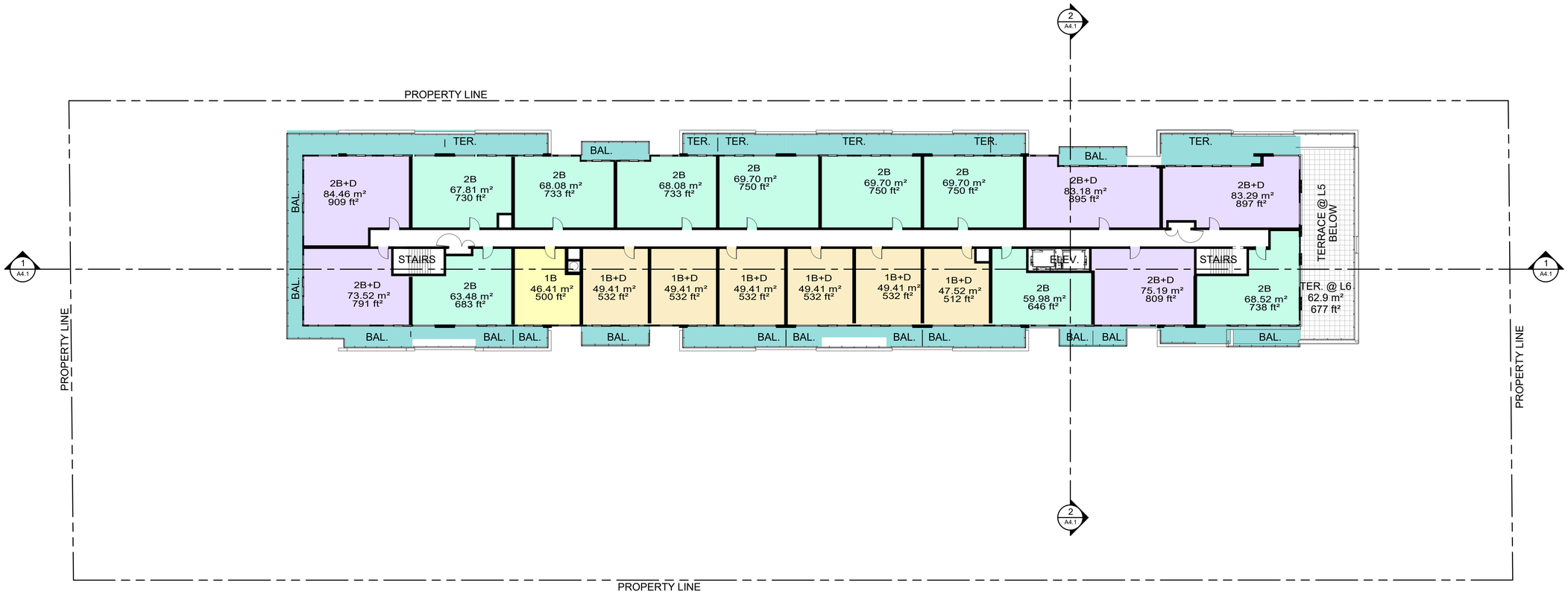
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Floor Plan - Level 6

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Level 6 Floor Plan

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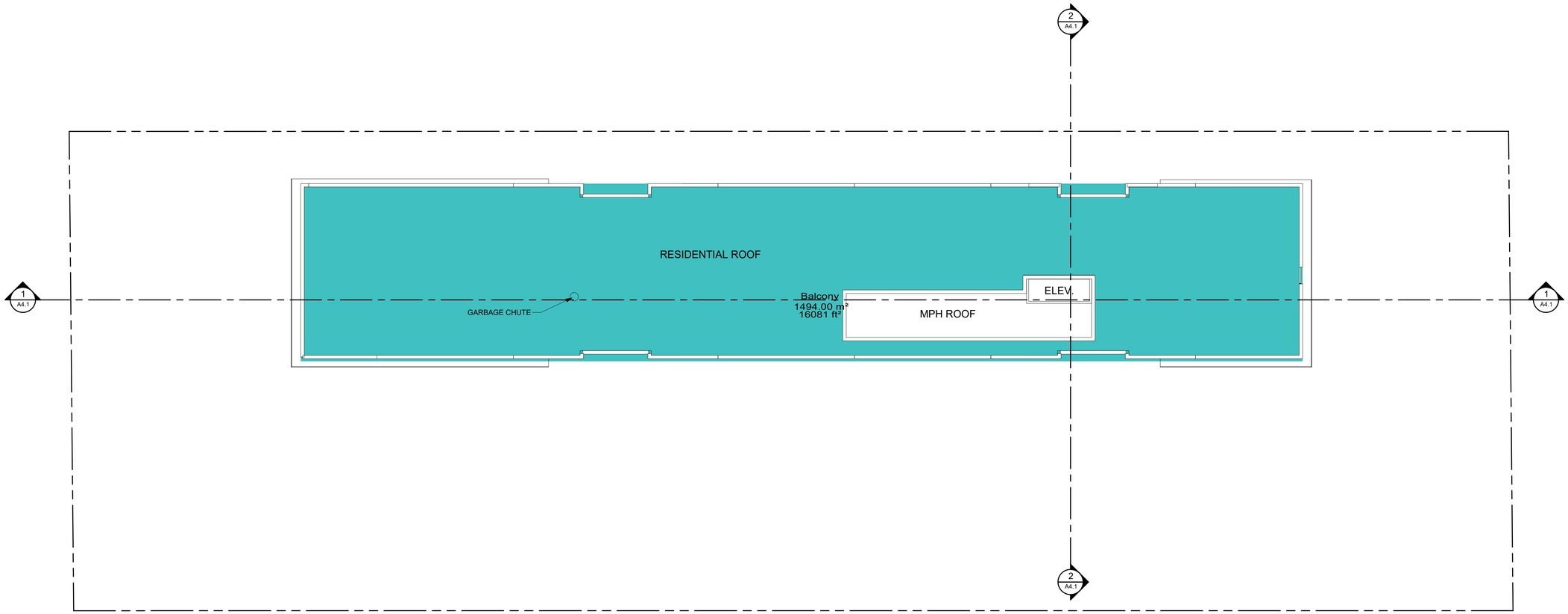
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Drawing No.: A2.7



Roof Plan 1 / A2.8
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Roof Plan

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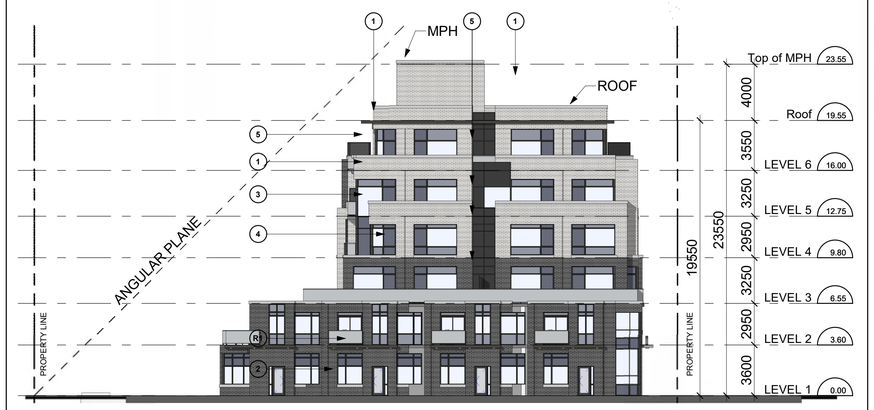
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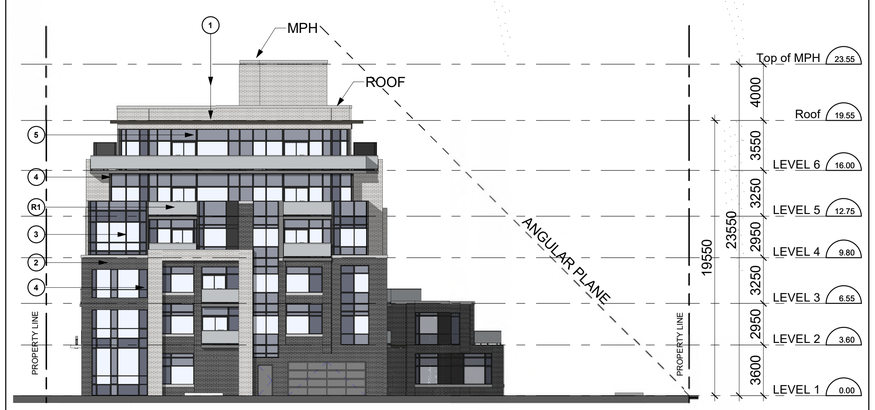
North Elevation 5
Scale: 1 : 200 A3.1



South Elevation 4
Scale: 1 : 200 A3.1



East Elevation 3
Scale: 1 : 200 A3.1



West Elevation 2
Scale: 1 : 200 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 1
NTS A3.1

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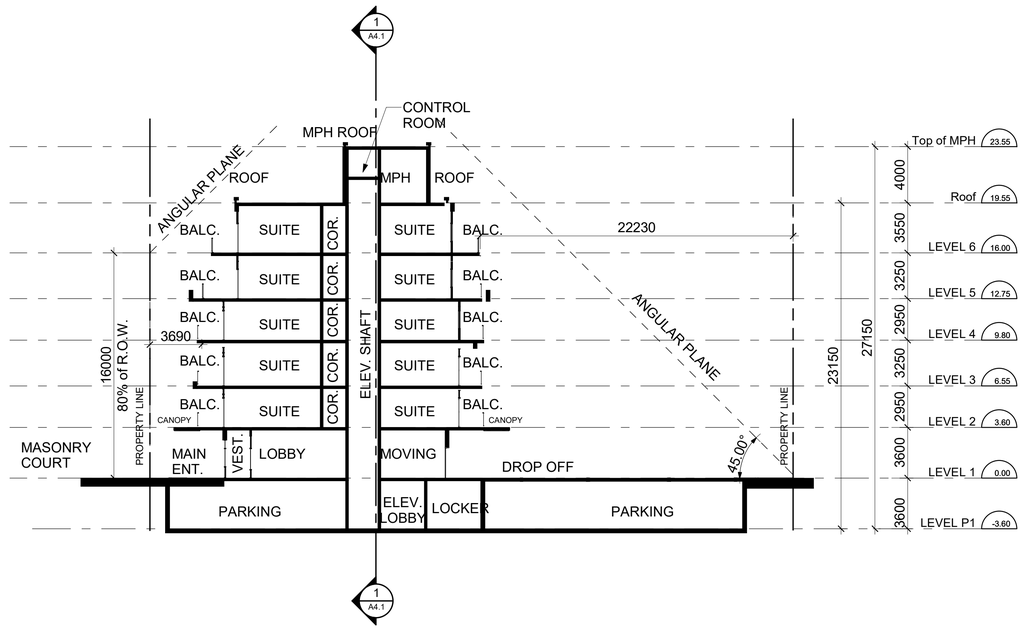
Building Elevations

Project:
LIV COMMUNITIES

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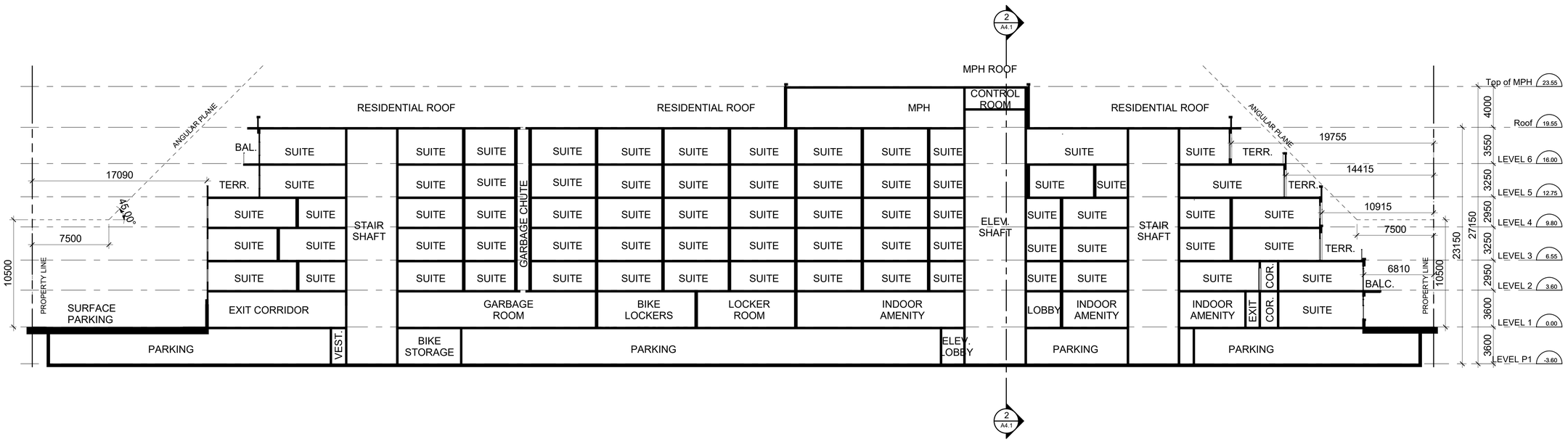
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Typical Cross Section

Scale: 1 : 200

2
A4.1



Typical Longitudinal Section

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1
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20 De Boers Dr. # 400 Toronto ON M3J 0H1

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No.:	Revision:	Date:
1	Issued For: Re-Zoning	Dec 20, 2018
No:	Issued For:	Date:

Drawing Title:

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

Date: May 23, 2019

Drawing No.: A4.1



North East Perspective View

NTS

1
A5.1

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Drawing Title:

Perspectives

Project:

LIV COMMUNITIES

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

Scale:

Drawn by:

JD

Checked by:

BC, DL

Project No.:

18-035

Date:

May 23, 2019

Drawing No.:

A5.1

Plot Date: 5/23/2019 10:43:10 AM File Path: C:\Revit\2019\18-035P10 - Model - Masonry Court - Current_tleong.rvt



South West Perspective View
NTS
1
A5.2



South Perspective View
NTS
2
A5.2

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Scale:

Drawn by:
JD

Checked by:
BC, DL

Project No.:
18-035

Date:
May 23, 2019

Drawing No.:
A5.2

Plot Date: 5/23/2019 10:43:10 AM File Path: C:\Revit\2019\18-035P10 - Model - Masonry Court - Current_tleong.rvt



Main Entrance View 1 A5.3
NTS



North-East Perspective View 2 A5.3
NTS



North West Perspective View 3 A5.3
NTS



South East Perspective View 4 A5.3
NTS

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Scale:

Drawn by: JD

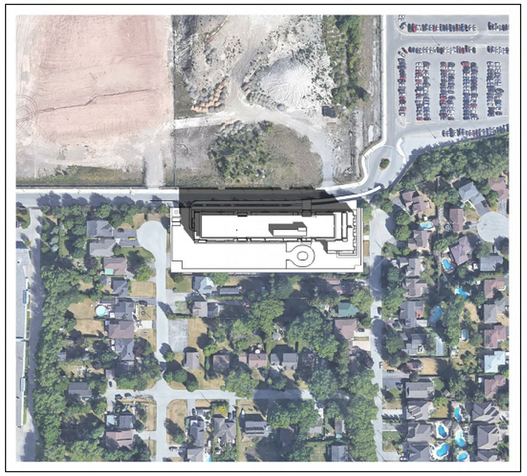
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Project No.: 18-035

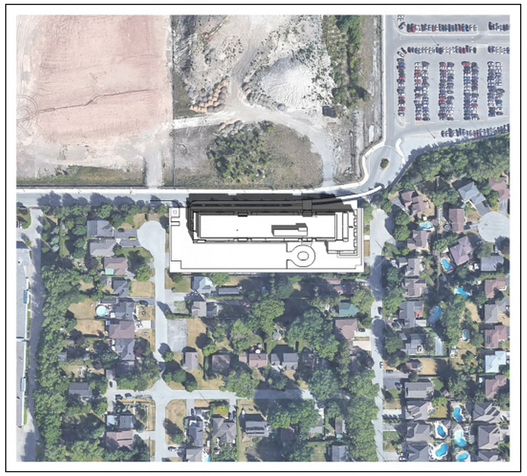
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Drawing No.:

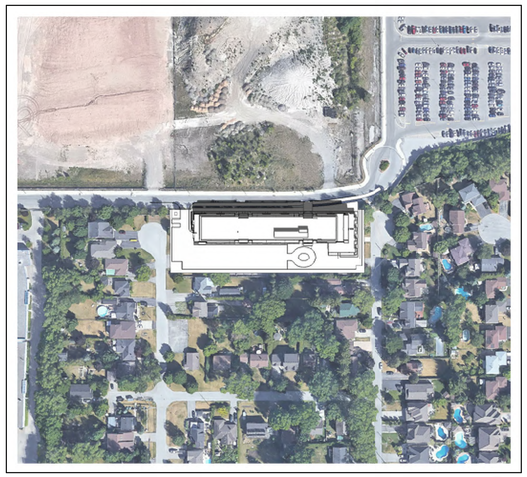
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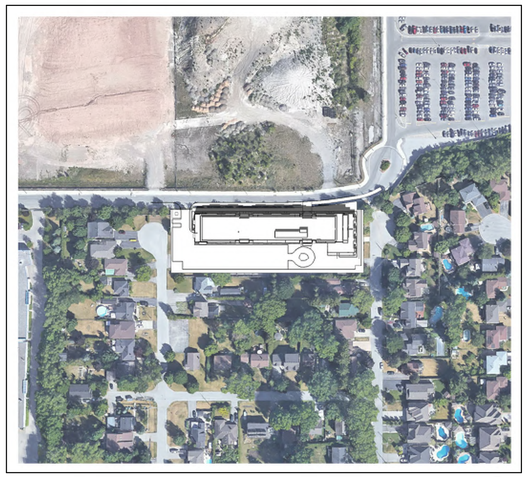
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Scale: 1 : 2000



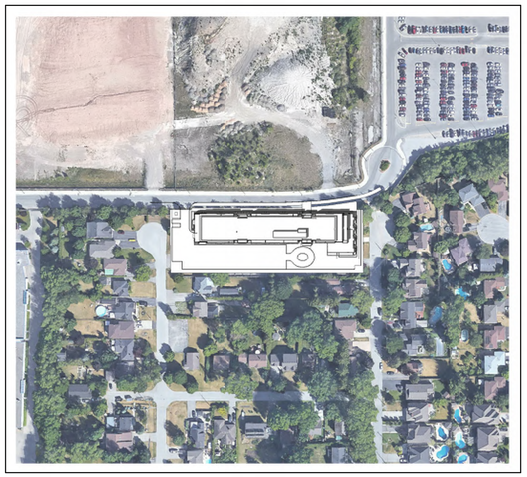
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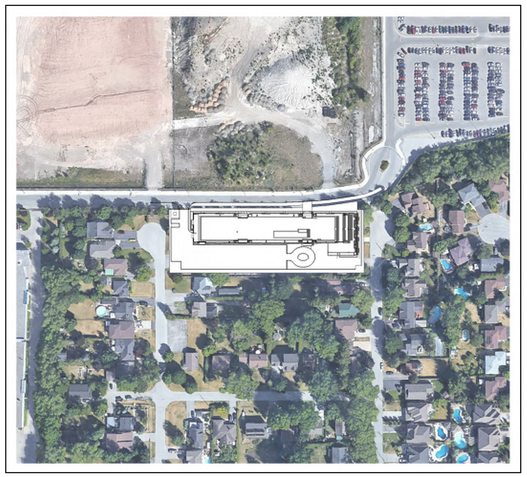
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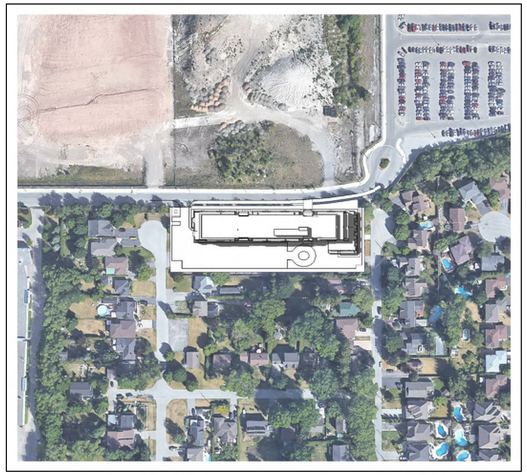
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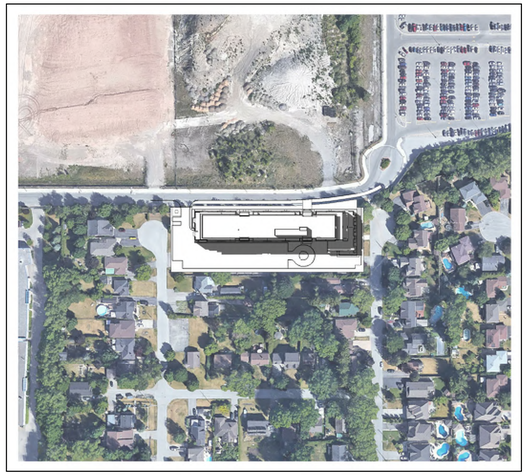
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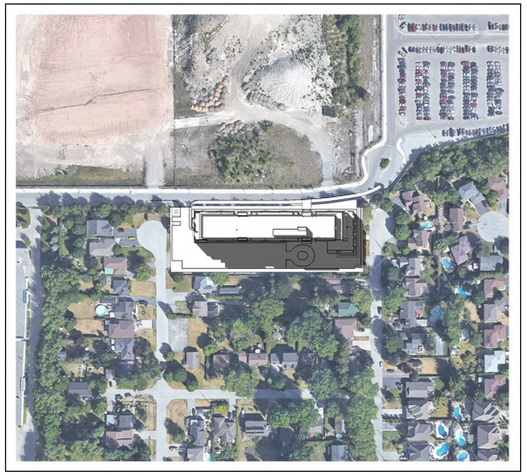
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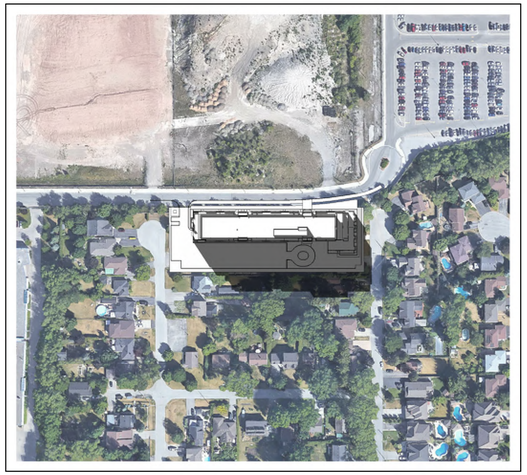
June 21 @ 15:30 (7 / A6.1)
Scale: 1 : 2000



June 21 @ 16:30 (8 / A6.1)
Scale: 1 : 2000



June 21 @ 17:30 (9 / A6.1)
Scale: 1 : 2000



June 21 @ 18:30 (10 / A6.1)
Scale: 1 : 2000

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No:	Issued For:	Date:

Drawing Title:

Sun/Shadow Study June

Project:

LIV COMMUNITIES

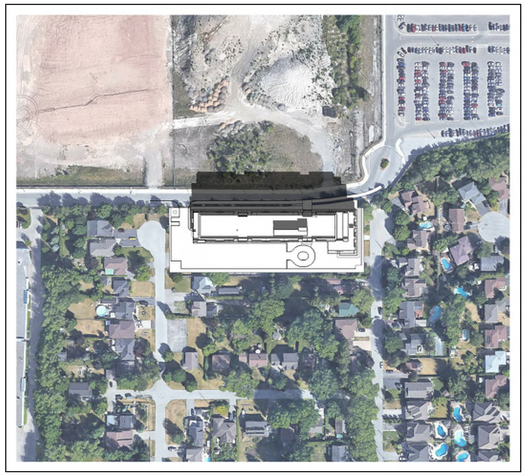
1085 Clearview Avenue & 1082, 1086 and 1090 St. Matthews Avenue, Burlington, ON

Scale: 1 : 2000
Drawn by: TL, MS
Checked by: BC, DL
Project No.: 18-035
Date: May 23, 2019
Drawing No.: A6.1

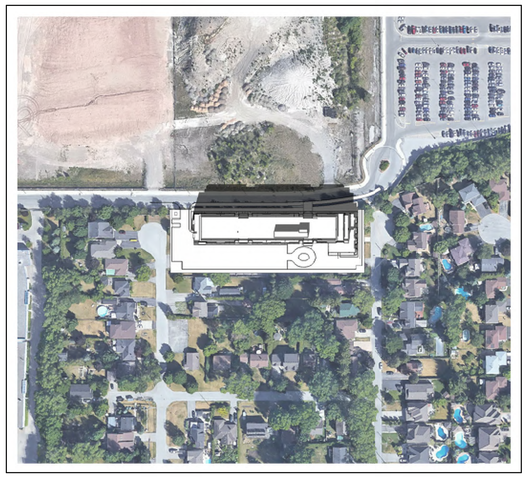
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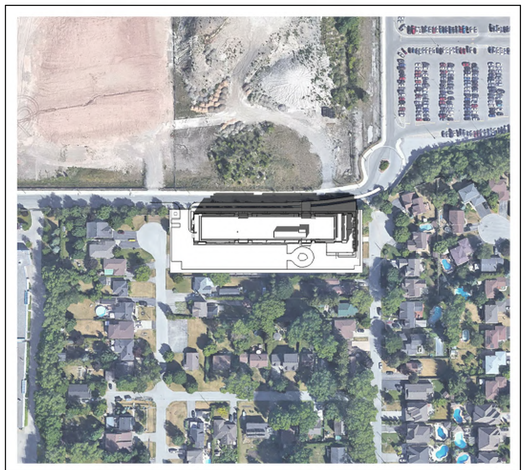
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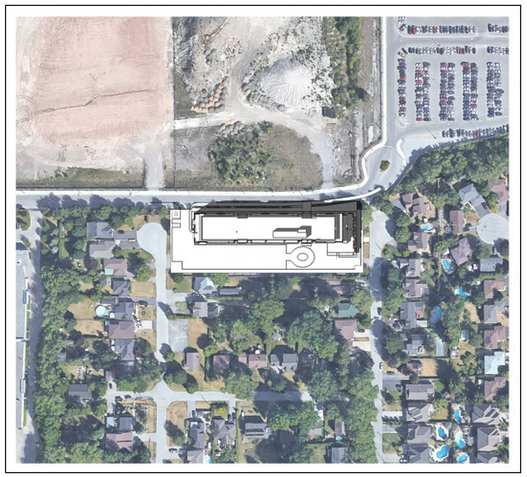
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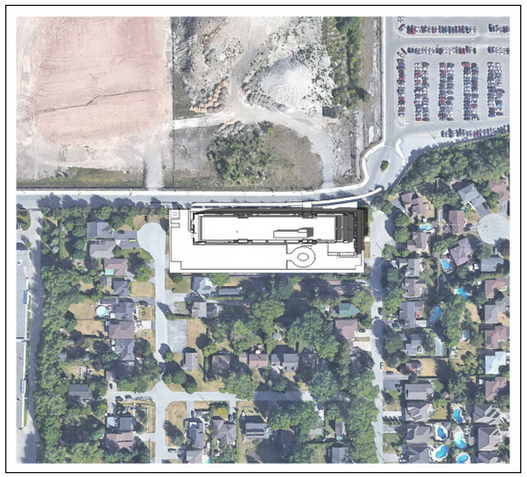
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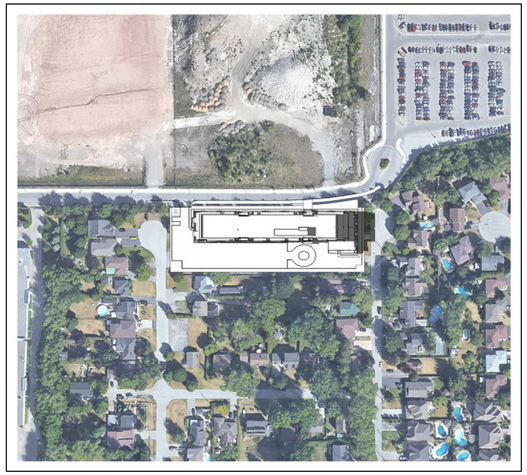
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March/September 21 @ 13:30 — 5 / A6.2
Scale: 1 : 2000



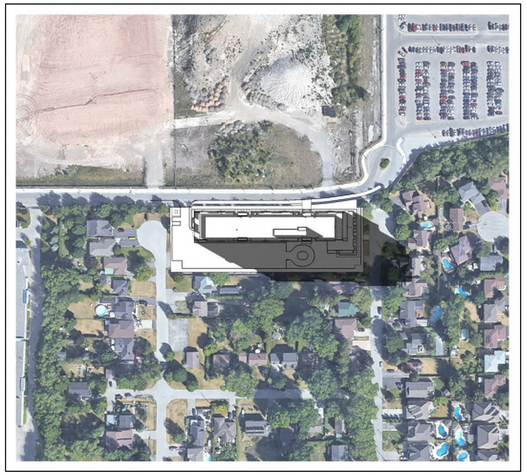
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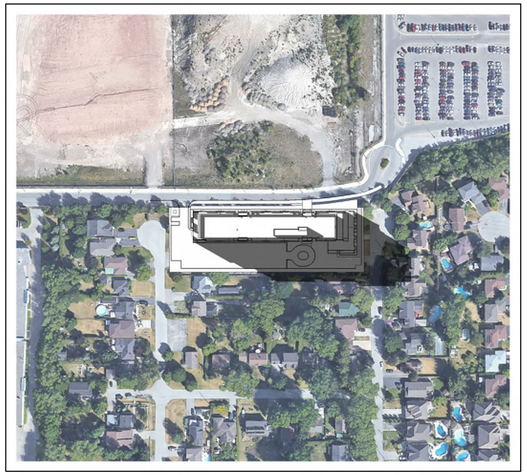
March/September 21 @ 15:30 — 7 / A6.2
Scale: 1 : 2000



March/September 21 @ 16:30 — 8 / A6.2
Scale: 1 : 2000



March/September 21 @ 17:30 — 9 / A6.2
Scale: 1 : 2000



March/September 21 @ 18:30 — 10 / A6.2
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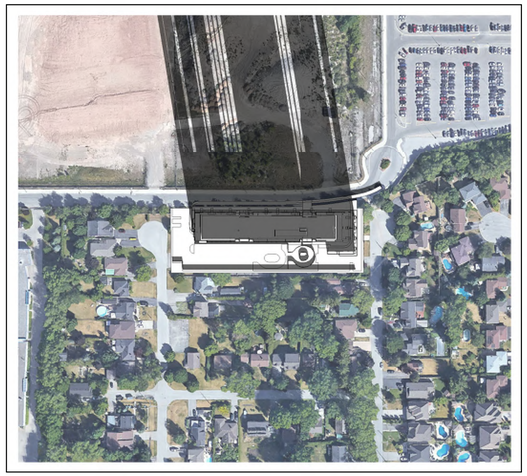
Drawing Title:

Sun/Shadow Study
March/September

Project:
LIV COMMUNITIES

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

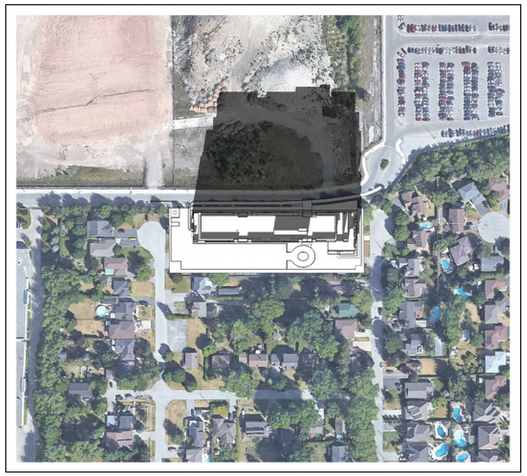
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Drawn by: TL, MS
Checked by: BC, DL
Project No.: 18-035
Date: May 23, 2019
Drawing No.: A6.2



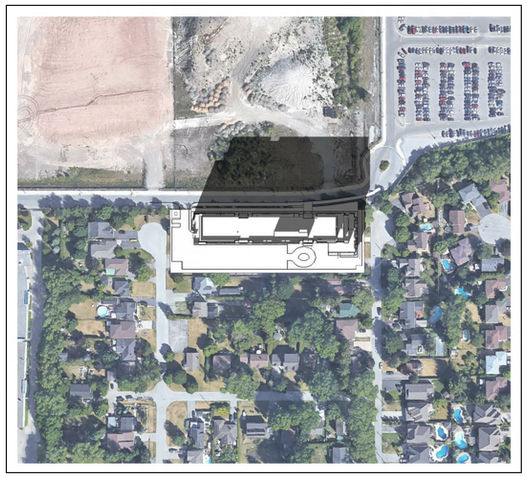
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December 21 @ 09:30 — 2 / A6.3
Scale: 1 : 2000



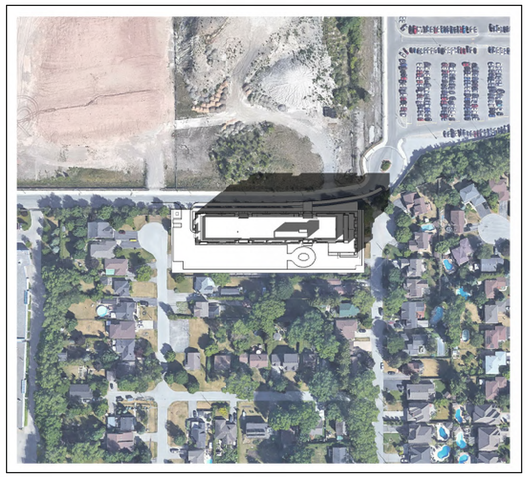
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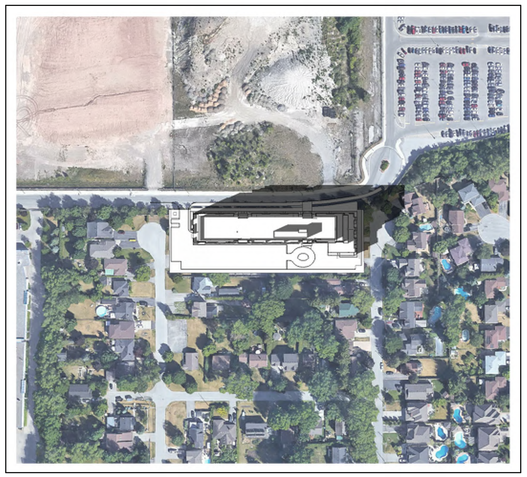
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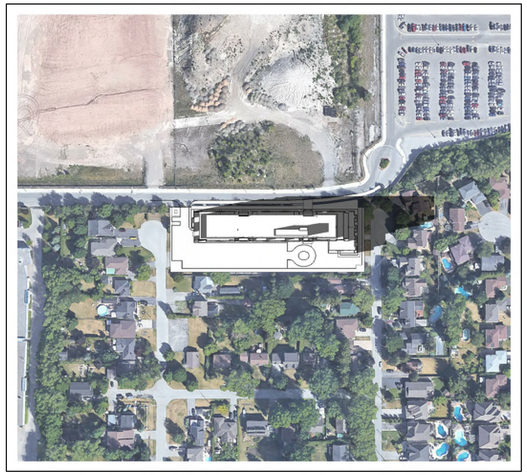
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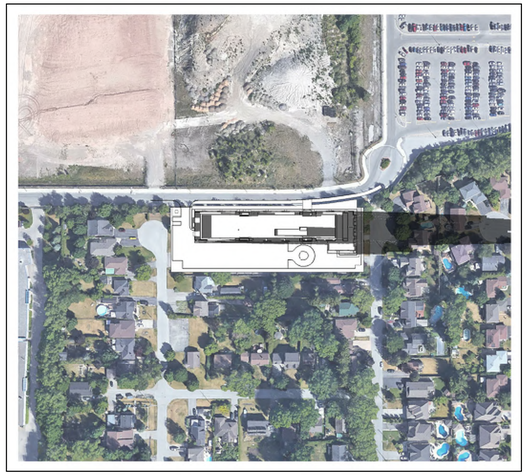
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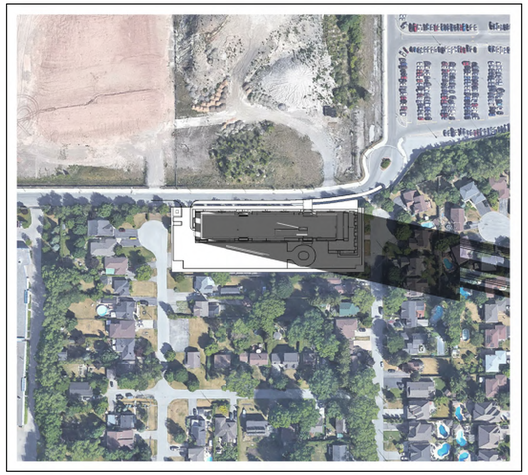
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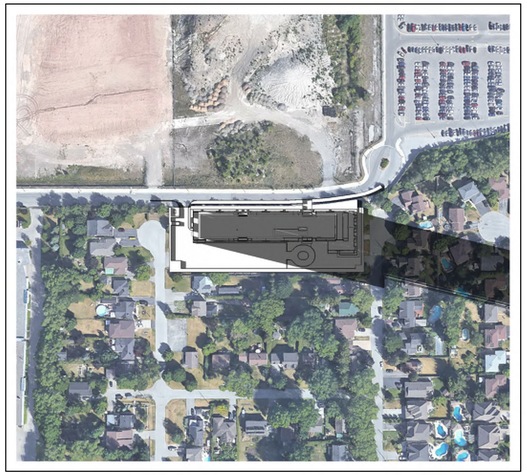
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December 21 @ 16:30 — 9 / A6.3
Scale: 1 : 2000



December 21 @ 17:30 — 10 / A6.3
Scale: 1 : 2000



December 21 @ 18:30 — 11 / A6.3
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Sun/Shadow Study December

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Project No.: 18-035
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