

MontgomerySisam

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

Planning :	**Bousfields Inc.**
Traffic :	**IBI Group**
Air / Wind / Noise :	**Novus Environmental Inc.**
Geotechnical Engineer :	**Pinchin Ltd**
Environmental :	**Pinchin Ltd.**
Civil Engineering :	**Odan-Detech Group Inc.**
Landscape Architecture :	**Baker Turner Inc.**

AMICA™ Mature Lifestyles | AMICO | SPRUCE PARTNERS

AMICA NORTH SHORE
1157- 1171 NORTH SHORE BOULEVARD, BURLINGTON

ISSUED FOR REZONING
AUGUST 14th, 2019

MontgomerySisam

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

SHEET LIST	
Sheet Number	**Sheet Name**
A0.00	COVER
A0.01	GENERAL INFO
A0.10	GFA CALCULATION
A0.11	GFA CALCULATION
A0.12	GFA CALCULATION
A0.20	RENDERINGS
A1.00	SURVEY
A1.01	ROOF SITE PLAN
A2.01	FLOOR PLANS - P2, P1, LEVEL 1, MEZZANINE
A2.02	FLOOR PLANS - LEVELS 2-5
A2.03	FLOOR PLANS- LEVELS 6-9
A2.04	FLOOR PLANS - LEVELS 10-13
A2.05	FLOOR PLANS - LEVELS 14-17
A2.06	FLOOR PLAN - PENTHOUSE
A3.01	BUILDING ELEVATIONS- NORTH AND EAST
A3.02	BUILDING ELEVATION - SOUTH AND WEST
A4.01	SITE SECTIONS
A5.01	BUILDING MASSING
A6.01	SHADOW STUDY- MARCH 21, JUNE 21 AND DECEMBER 21

1 A0.01 CONTEXT PLAN

1 : 3000

Development Statistics
19.08.14

Montgomery Sisam Architects

		Statistic	Figure	Unit	Comments
Table A: DEVELOPMENT STATISTICS	(A)	Existing Site Area	12,186	sm	*3.01 Acres*
	(B)	**ROW Dedication**	**336**	sm	*.08 Acres*
	(C)	**New Site Area** *(A - B)*	**11,850**	sm	*2.93 Acres*
	(D)	**GFA**	**42,532**	sm	** See Table D*
	(E)	**FAR** *(D / C)*	**3.59**		
	(F)	**Unit Count**	**419**	Units	** See Table B*
	(G)	Resident Population	600	People	
	(H)	Staff Population	180	People	** On site at any given time*
	(I)	**Total Population on Site**	**780**	People	

		Neighbourhood	Percentage	Unit Count	Comments
Table B: UNIT NEIGHBOURHOOD BREAKDOWN	(A)	Assisted Living	*37%*	155	
	(B)	Memory Care	*13%*	55	
	(C)	Independent Living	*50%*	209	
	(D)	**Total Units**		**419**	

		Neighbourhood	Percentage	Unit Count	Comments
Table C: UNIT TYPE BREAKDOWN	(A)	Assisted Living - Studio	*80%*	124	
	(B)	Assisted Living - 1 Bed	*20%*	31	
	(C)	Memory Care - Studio	*80%*	44	
	(D)	Memory Care - 1 Bed	*20%*	11	
	(E)	Independent Living - Studio	*22%*	46	
	(F)	Independent Living - 1 Bed	*36%*	75	
	(G)	Independent Living - 1 Bed + Den	*25%*	53	
	(H)	Independent Living - 2 Bed	*17%*	35	
	(I)	**Total Units**		**419**	
	(J)	Premium Independent Living	*31%*	65	

Table D: GROSS FLOOR AREA	*REFER TO A0.12; TABLE A- ZONING GROSS FLOOR AREA (GFA)*

		Type	Percentage	Count	Comments
Table E: PARKING	(A)	Visitor & Staff Parking	*19%*	43	
		Accessible Visitor Parking		3	
	(B)	Resident Parking	*81%*	190	
		Accessible Res. Parking		8	
	(C)	**Total Parking**		**244**	

		Type	Percentage	Count	Comments
Table F: BICYCLE PARKING	(A)	Employment Long Term 2 Long Term Spaces + 1 Space/1,000 sq.m. GFA	*50%*	45	
	(B)	Employment Short Term 2 Short Term Spaces + 1 Space/1,000 sq.m. GFA	*50%*	45	
	(C)	**Total Bicycle Parking**		**90**	

2 A0.01 STATISTICS

1 : 1

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE 5398

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

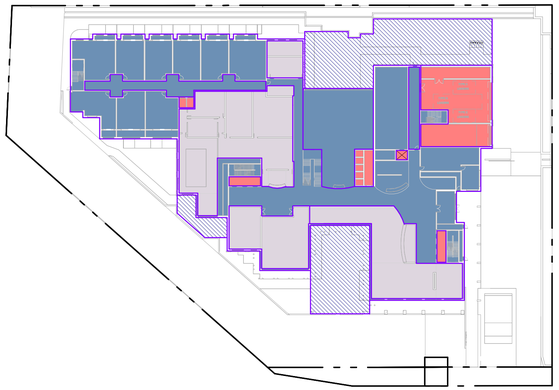
GENERAL INFO

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

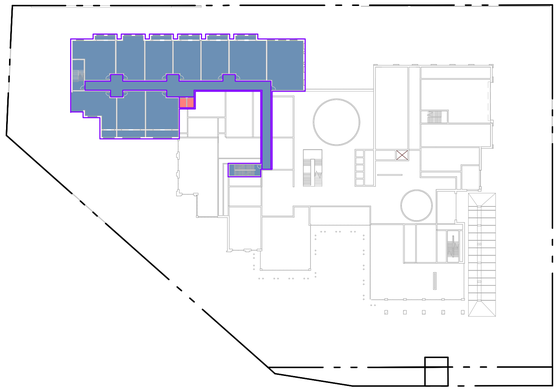
A0.01

2019-08-13 1:42:00 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykVI4QFT.rvt



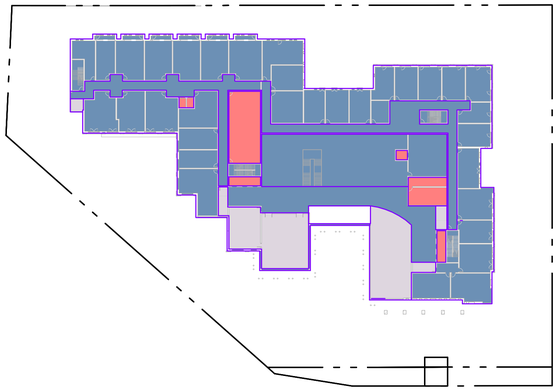
1 A0.10 LEVEL 1

1 : 750



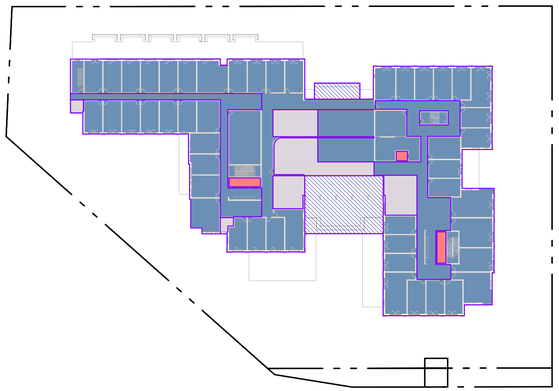
2 A0.10 MEZZANINE

1 : 750



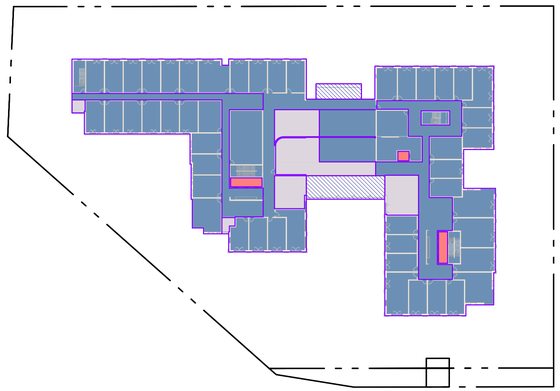
3 A0.10 LEVEL 2

1 : 750



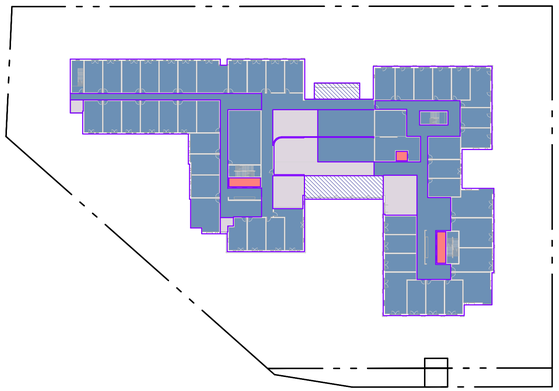
4 A0.10 LEVEL 3 - MC

1 : 750



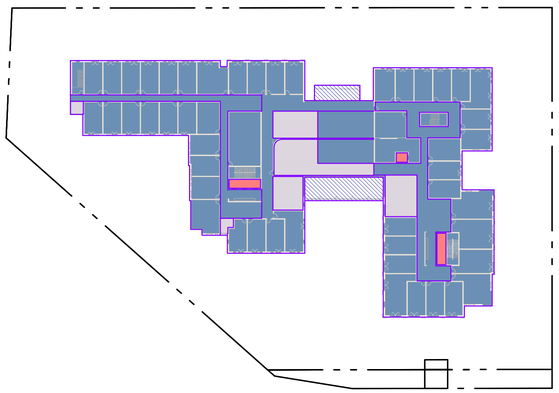
5 A0.10 LEVEL 4 - AL

1 : 750



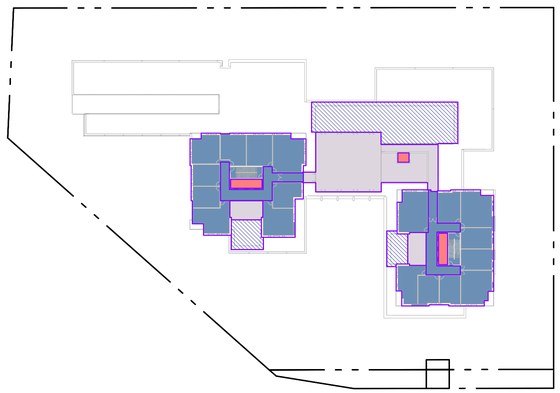
6 A0.10 LEVEL 5 - AL

1 : 750



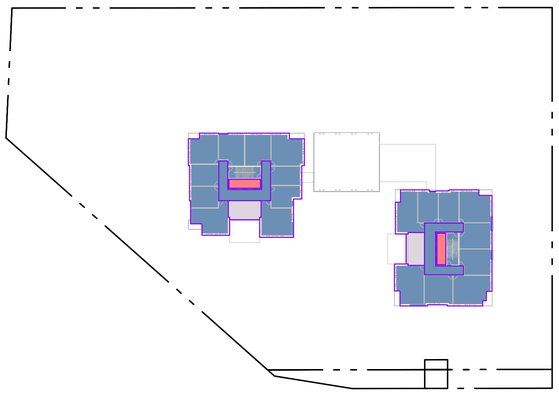
7 A0.10 LEVEL 6

1 : 750



8 A0.10 LEVEL 7

1 : 750



9 A0.10 LEVEL 8

1 : 750

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

GFA CALCULATION LEGEND

- AREA INCLUDED IN GFA
- AREA INCLUDED IN GFA - INDOOR AMENITY *
- AREA EXCLUDED FROM GFA AS PER BY-LAW 2020, PART 16-DEFINITIONS OF FLOOR AREA, GROSS **
- OUTDOOR AMENITY

* **INDOOR AMENITY**

DOES NOT INCLUDE CORRIDORS AND DINING ROOM AS PER CITY COMMENTS FROM MARCH 4TH, 2019

** **ZONING BY-LAW 2020, PART 16- DEFINITIONS**

FLOOR AREA, GROSS

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

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE 5908

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

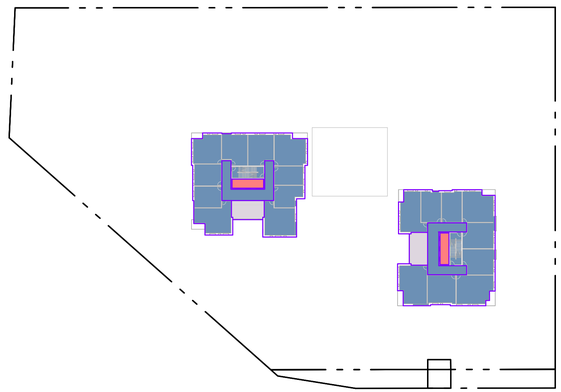
GFA CALCULATION

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

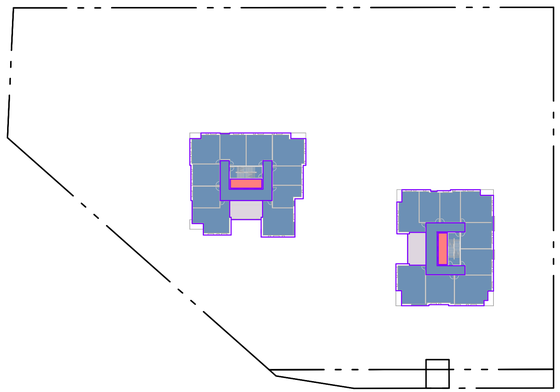
A0.10

2019-08-13 1:42:15 PM C:\Users\krawczyk\Documents\MSA_NorthShore_2019_C_krawczykW492T.rvt



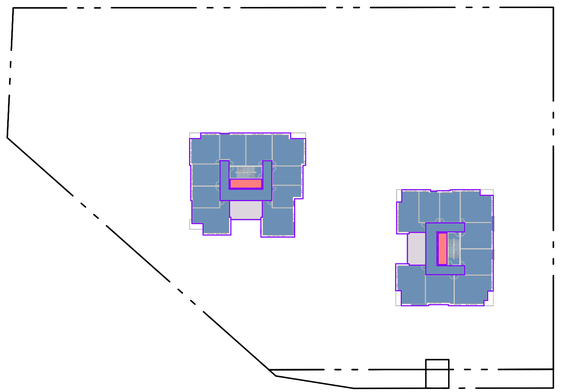
3 A0.11 LEVEL 9

1 : 750



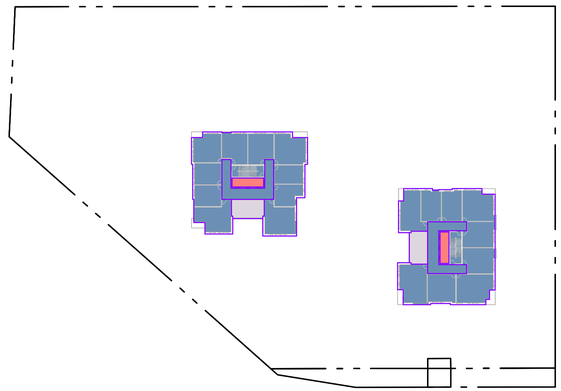
4 A0.11 LEVEL 10

1 : 750



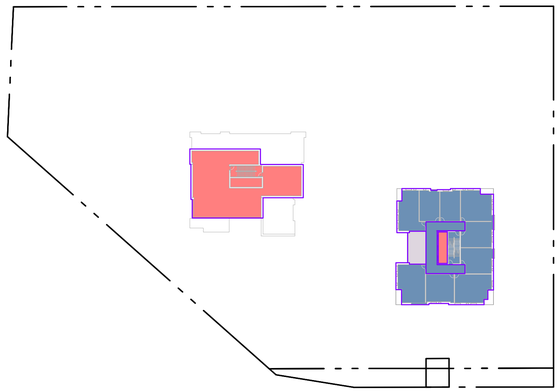
5 A0.11 LEVEL 11

1 : 750



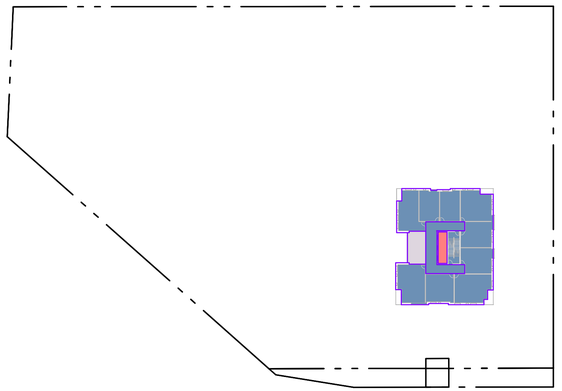
6 A0.11 LEVEL 12

1 : 750



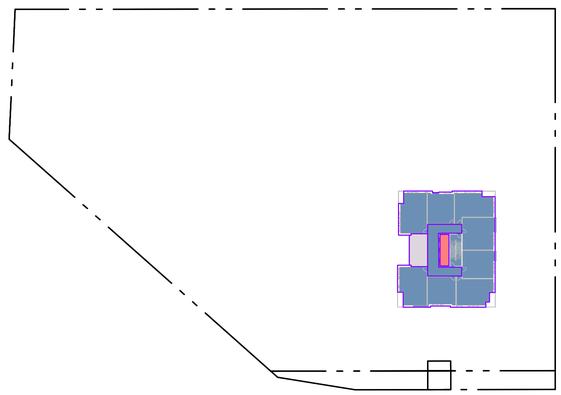
1 A0.11 LEVEL 13

1 : 750



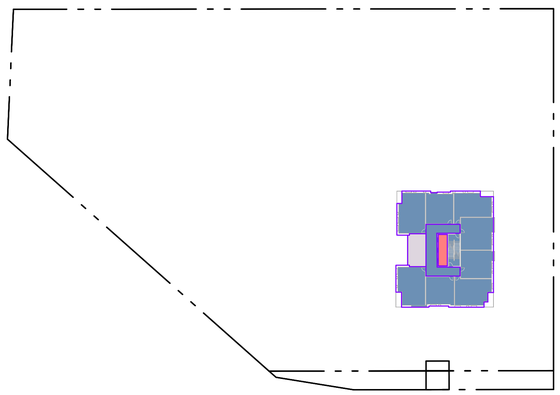
2 A0.11 LEVEL 14

1 : 750



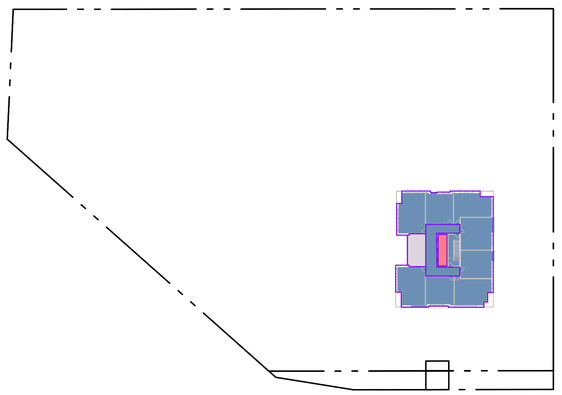
7 A0.11 LEVEL 15

1 : 750



8 A0.11 LEVEL 16

1 : 750



9 A0.11 LEVEL 17

1 : 750

2019-08-13 1:42:22 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykWH92T.rvt

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

GFA CALCULATION LEGEND

- AREA INCLUDED IN GFA
- AREA INCLUDED IN GFA - INDOOR AMENITY *
- AREA EXCLUDED FROM GFA AS PER BY-LAW 2020, PART 16-DEFINITIONS OF FLOOR AREA, GROSS **
- OUTDOOR AMENITY

* **INDOOR AMENITY**

DOES NOT INCLUDE CORRIDORS AND DINING ROOM AS PER CITY COMMENTS FROM MARCH 4TH, 2019

** **ZONING BY-LAW 2020, PART 16- DEFINITIONS**

FLOOR AREA, GROSS

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

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD ADOLEBAUM
LICENCE
5308

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

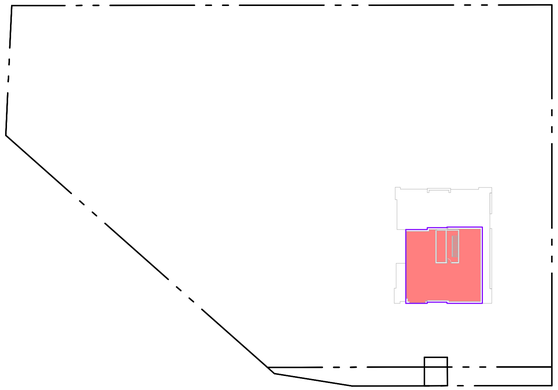
1157 - 1171 North Shore Boulevard
Burlington, ON

GFA CALCULATION

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

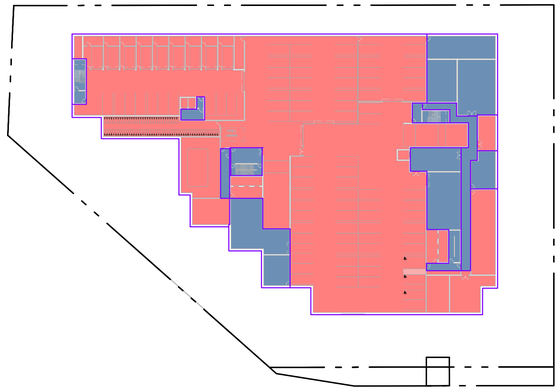
drawing number:

A0.11



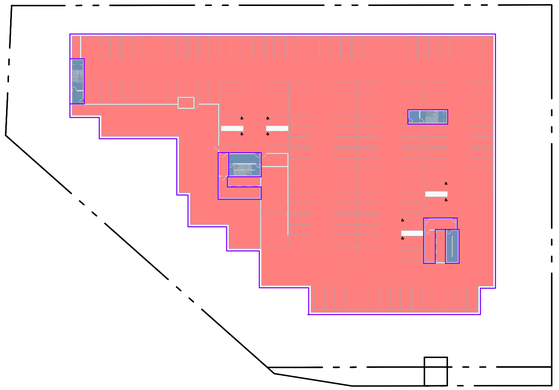
1 A0.12 MECHANICAL PENTHOUSE

1 : 750



2 A0.12 LEVEL P1

1 : 750



3 A0.12 LEVEL P2

1 : 750

TABLE A

ZONING GROSS FLOOR AREA (GFA)

Level	Area
LEVEL 17	7,855 SF
	7,855 SF
LEVEL 16	7,855 SF
	7,855 SF
LEVEL 15	7,855 SF
	7,855 SF
LEVEL 14	7,855 SF
	7,855 SF
LEVEL 13	7,855 SF
	7,855 SF
LEVEL 12	15,711 SF
	15,711 SF
LEVEL 11	15,711 SF
	15,711 SF
LEVEL 10	15,711 SF
	15,711 SF
LEVEL 9	15,711 SF
	15,711 SF
LEVEL 8	15,711 SF
	15,711 SF
LEVEL 7	20,441 SF
	20,441 SF
LEVEL 6	46,978 SF
	46,978 SF
LEVEL 5 - AL	46,995 SF
	46,995 SF
LEVEL 4 - AL	47,028 SF
	47,028 SF
LEVEL 3 - MC	47,004 SF
	47,004 SF
LEVEL 2	52,477 SF
	52,477 SF
MEZZANINE	14,437 SF
	14,437 SF
LEVEL 1	48,646 SF
	48,646 SF
LEVEL P1	14,104 SF
	14,104 SF
LEVEL P2	1,874 SF
	1,874 SF
Grand total	457,813 SF

TABLE B

INDOOR AMENITY AREA

Level	Area
LEVEL 17	457 SF
	457 SF
LEVEL 16	457 SF
	457 SF
LEVEL 15	457 SF
	457 SF
LEVEL 14	457 SF
	457 SF
LEVEL 13	457 SF
	457 SF
LEVEL 12	932 SF
	932 SF
LEVEL 11	932 SF
	932 SF
LEVEL 10	932 SF
	932 SF
LEVEL 9	932 SF
	932 SF
LEVEL 8	932 SF
	932 SF
LEVEL 7	5,664 SF
	5,664 SF
LEVEL 6	4,688 SF
	4,688 SF
LEVEL 5 - AL	4,842 SF
	4,842 SF
LEVEL 4 - AL	4,847 SF
	4,847 SF
LEVEL 3 - MC	4,792 SF
	4,792 SF
LEVEL 2	6,558 SF
	6,558 SF
LEVEL 1	16,919 SF
	16,919 SF
Grand total	55,256 SF

TABLE C

OUTDOOR AMENITY AREA

Level	Area
LEVEL 7	5,299 SF
	5,299 SF
LEVEL 6	1,938 SF
	1,938 SF
LEVEL 5 - AL	1,969 SF
	1,969 SF
LEVEL 4 - AL	1,938 SF
	1,938 SF
LEVEL 3 - MC	4,026 SF
	4,026 SF
LEVEL 1	11,929 SF
	11,929 SF
Grand total	27,098 SF

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

GFA CALCULATION LEGEND

- AREA INCLUDED IN GFA
- AREA INCLUDED IN GFA - INDOOR AMENITY *
- AREA EXCLUDED FROM GFA AS PER BY-LAW 2020, PART 16-DEFINITIONS OF FLOOR AREA, GROSS **
- OUTDOOR AMENITY

* **INDOOR AMENITY**

DOES NOT INCLUDE CORRIDORS AND DINING ROOM AS PER CITY COMMENTS FROM MARCH 4TH, 2019

** **ZONING BY-LAW 2020, PART 16- DEFINITIONS**

FLOOR AREA, GROSS

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

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD ACKLEBAUM
LICENCE
5308

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

GFA CALCULATION

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

A0.12

2019-08-13 1:42:27 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykVH492T.rvt

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam



1 A0.20 SOUTH ELEVATION

1 : 1



4 A0.20 FROM QEW

1 : 1



3 A0.20 NORTH ELEVATION

1 : 1



2 A0.20 SOUTH EAST CORNER

1 : 1

2 19.08.14 RE-ISSUED FOR REZONING MSA

date: revision: by:

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE
5398

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

RENDERINGS

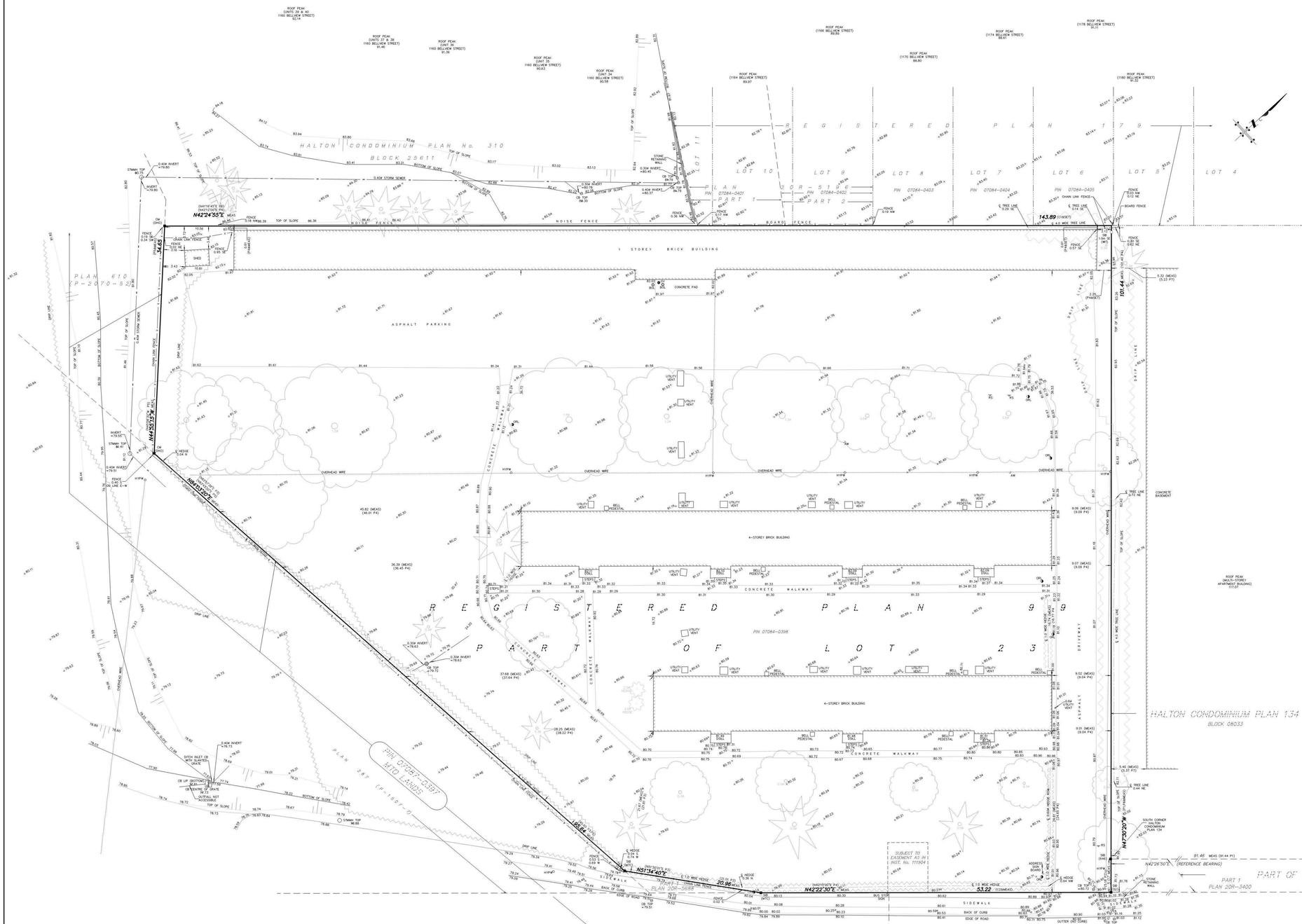
scale:	1 : 1
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

A0.20

2019-08-13 1:42:28 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykWV4QFT.rvt

PLAN BEING PART 1
MUST BE READ IN CONJUNCTION WITH SURVEY REPORT (PART 2)



SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC FEATURES

PLAN OF SURVEY

PART OF LOT 23 REGISTERED PLAN 99

BEING IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 2 4 6 8 10 20 metres

Mackay, Mackay & Peters Limited – ONTARIO LAND SURVEYORS
© 2018

KNOWN AS MUNICIPAL No. 1171 NORTH SHORE BOULEVARD EAST

REPORT SUMMARY (PART 2)

(to be read in conjunction with Part 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHTS-OF-WAY, AS AMENDED TO JULY 31, 2018

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

SUBJECT TO EASEMENT AS IN INST. No. 111904

ADDITIONAL REMARKS:

REFER TO PART 1 OF SURVEY REPORT FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES.

Note :

Mackay, Mackay & Peters Limited grants SPRUCE PARTNERS INC. ["the Client(s)"], their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in transactions involving "the Client(s)".

Benchmark Note:

CITY OF BURLINGTON BENCHMARK No. 292 ELEVATION = 83.706 METRES (COVD-1929: 1978 ADJUSTMENT)

BRASS CAP IN SIDEWALK LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH SHORE BOULEVARD AND FRANCIS ROAD. MONUMENT LOCATED 15.25 METRES SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF HOUSE NO. 1007 NORTH SHORE BOULEVARD, 6 METRES SOUTHEAST FROM THE HYDRO POLE (LIGHT POLE), FIRST POLE NORTH OF NORTH SHORE BOULEVARD ON THE EAST SIDE OF FRANCIS ROAD AND 8.2 METRES FROM THE CENTER LINE OF FRANCIS ROAD.

Legend :

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- WIT DENOTES WITNESS
- CM DENOTES CONCRETE MONUMENT
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- P1 DENOTES PLAN 20R-6415
- P2 DENOTES PLAN 20R-3400
- P3 DENOTES PLAN 20R-5688
- P4 DENOTES PLAN BY MACKAY & MACKAY, DATED DECEMBER 27, 1950
- P5 DENOTES REGISTERED PLAN 610
- P6 DENOTES HALTON CONDOMINIUM PLAN 310
- P7 DENOTES HALTON CONDOMINIUM PLAN 134
- C1 DENOTES CALCULATED FROM P4 & P5
- C2 DENOTES CALCULATED FROM P3 & P4
- ℄ DENOTES CENTRE LINE

HYPW DENOTES HYDRO POLE (WOOD)
AW DENOTES ANCHOR WIRE
RS DENOTES ROAD SIGN
ORL DENOTES ORNAMENTAL STREET LIGHT
LS DENOTES LIGHT STANDARD
STM DENOTES STORM
MH DENOTES MANHOLE
DSILL DENOTES ELEVATION AT DOOR SILL
BOL DENOTES BOLLARDS
CB DENOTES CATCH BASIN
GV DENOTES GAS VALVE
MTO DENOTES MINISTRY OF TRANSPORTATION
DENOTES DECIDUOUS TREE SCALED TO CANOPY TRUNK SIZE NOTED IN METRES
DENOTES CONIFEROUS TREE SCALED TO CANOPY TRUNK SIZE NOTED IN METRES

BUILDING TIES ARE TO FOUNDATION UNLESS OTHERWISE NOTED.

Bearing Reference :

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF PLAN 20R-6415, HAVING A BEARING OF N42°26'50"E.

Surveyor's Certificate :

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH *THE SURVEYS ACT, THE SURVEYORS ACT* AND *THE LAND TITLES ACT* AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 9th. DAY OF JULY, 2018.

JULY 31, 2018
DATE

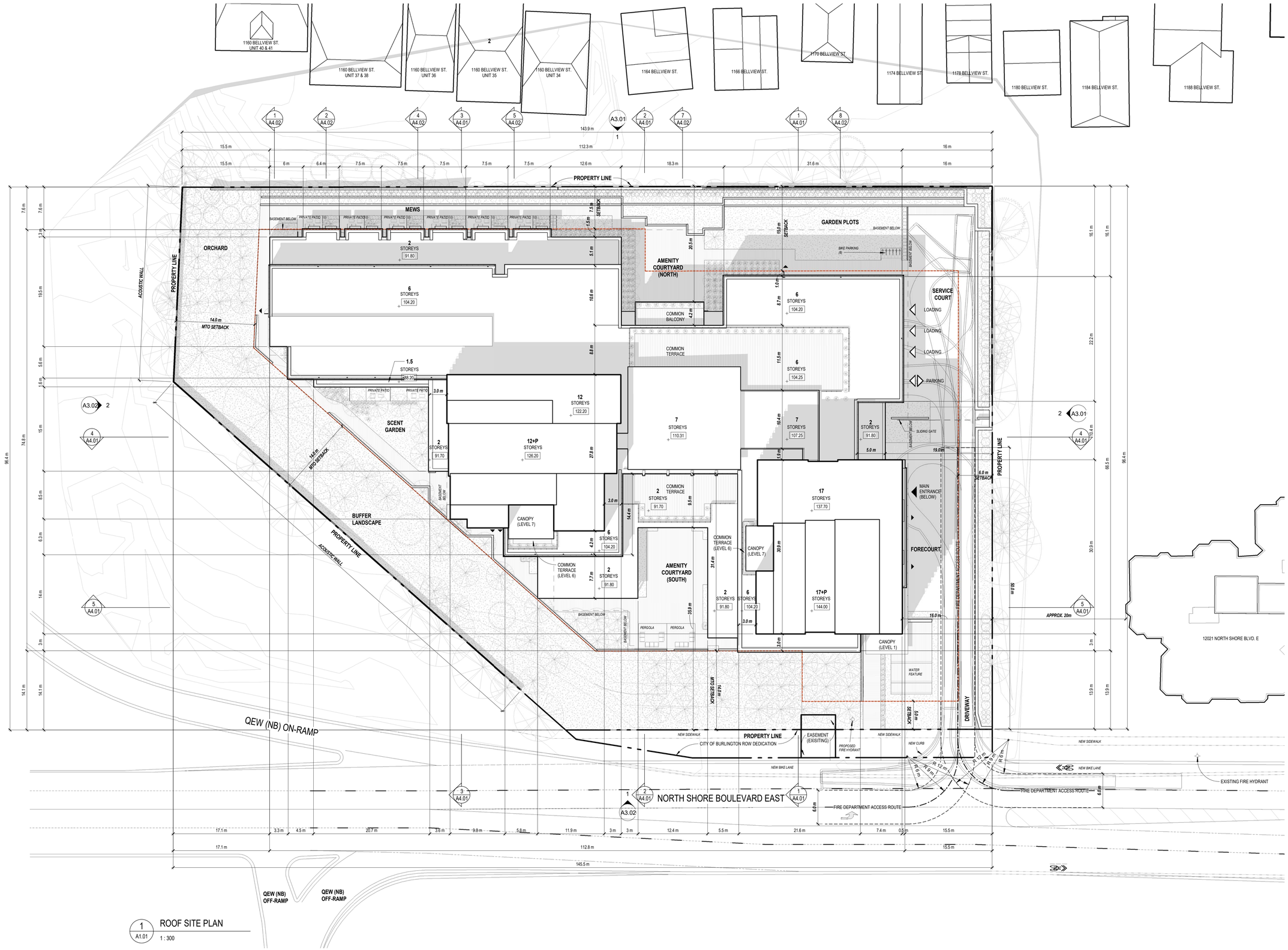
DATUM SIGNATURE
FOR MACKAY, MACKAY AND PETERS LIMITED

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2046608
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
Regulation 1026, Section 29(3)

CAD FILE: E:\2200 HALTON\REGISTERED PLANS\UPDOWN\LOT 23\18-010\18-010.DWG

MACKAY MACKAY & PETERS LIMITED
Established 1908
ONTARIO LAND SURVEYORS
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE: (905) 639-1275
FAX: (905) 333-9544
e-mail: halton@mmplimited.com
Records of Sewell & Sewell and Yates & Yates LTD.

DRAWN BY:	M.S.
PARTY CHIEF:	A.C.
CHECKED:	
PROJECT NO:	18-010



Montgomery Sisam Architects Inc.
197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

PROJECT NORTH
TRUE NORTH

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE 5398

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

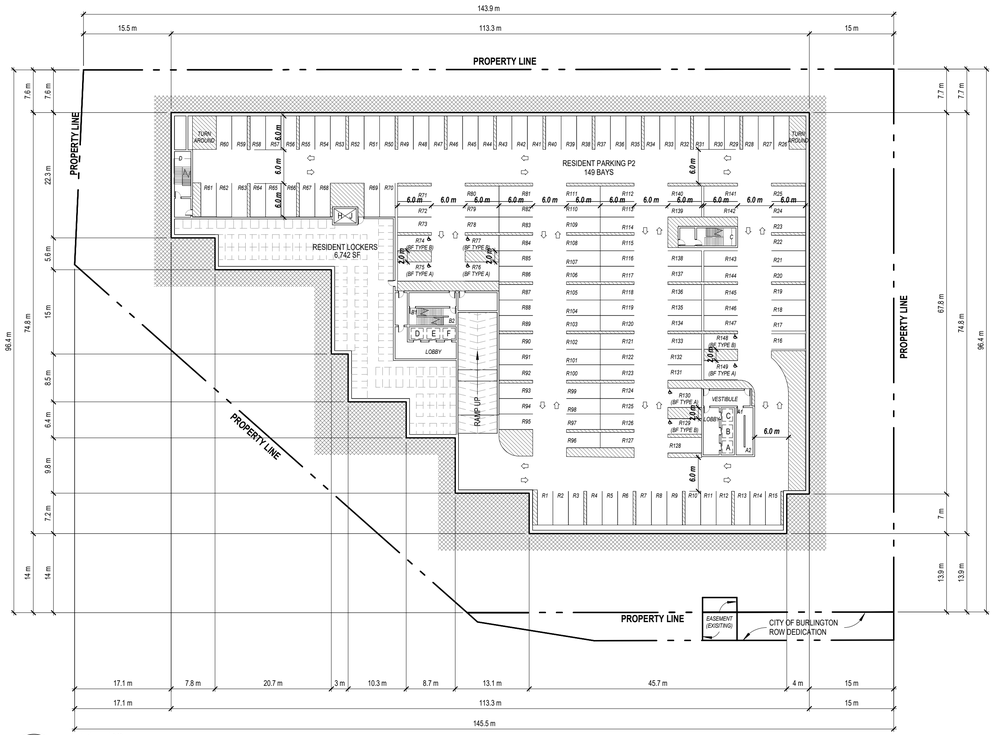
ROOF SITE PLAN

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

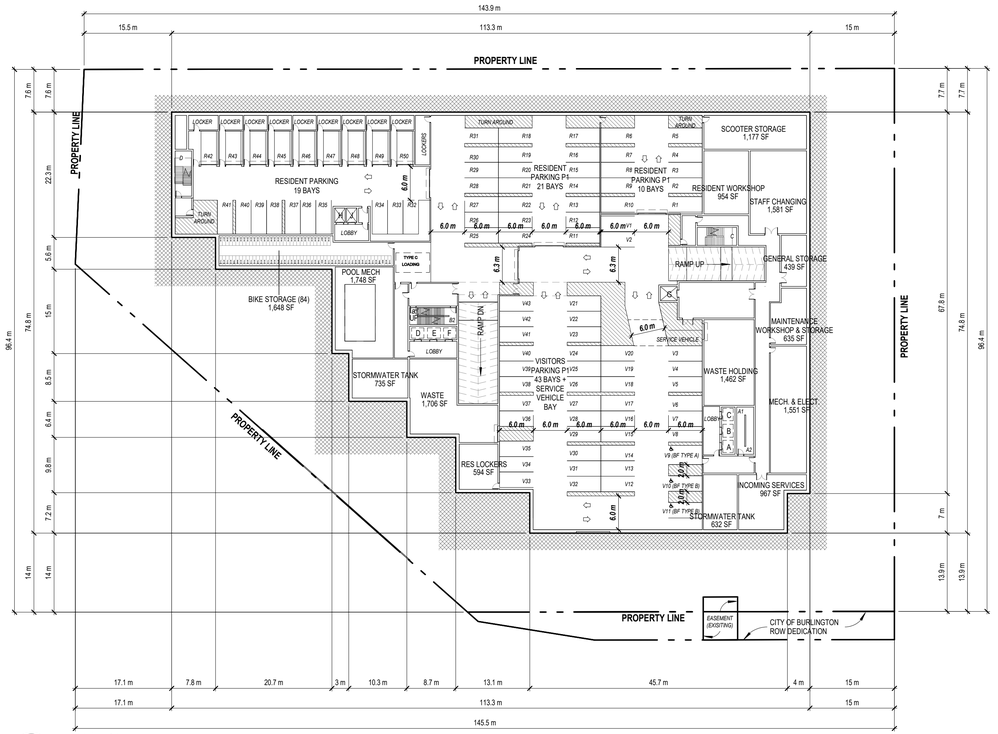
drawing number:

A1.01

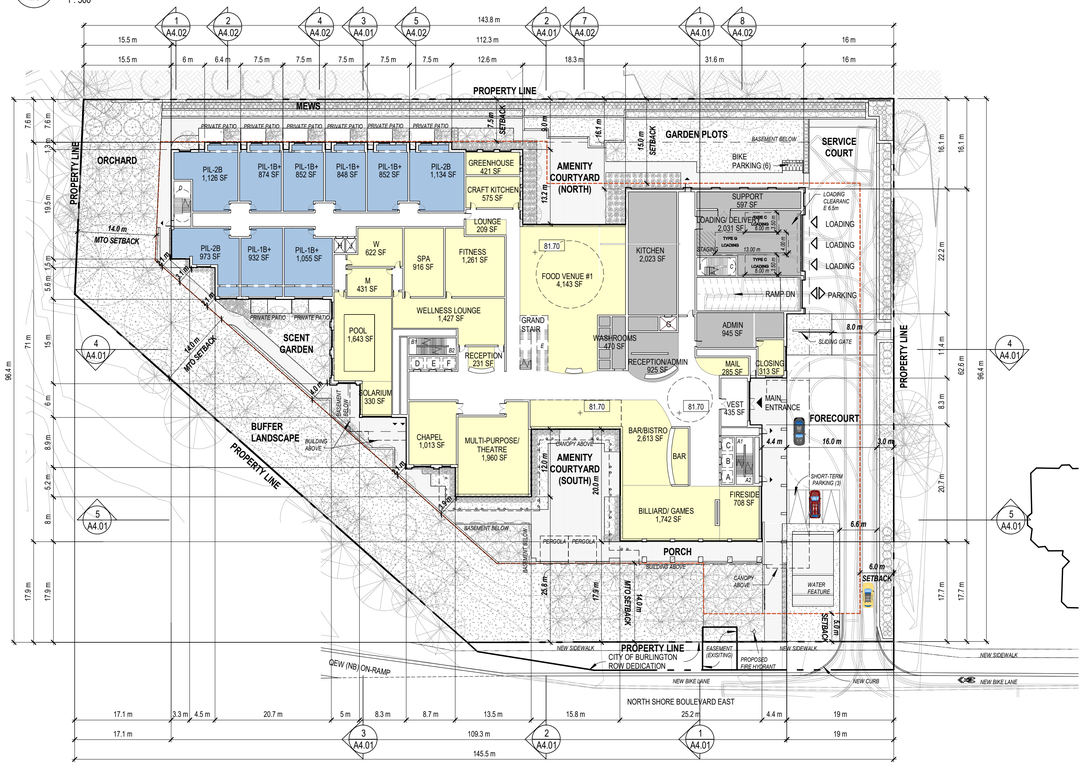
2019-08-14 2:59:59 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykVW4I2T.rvt



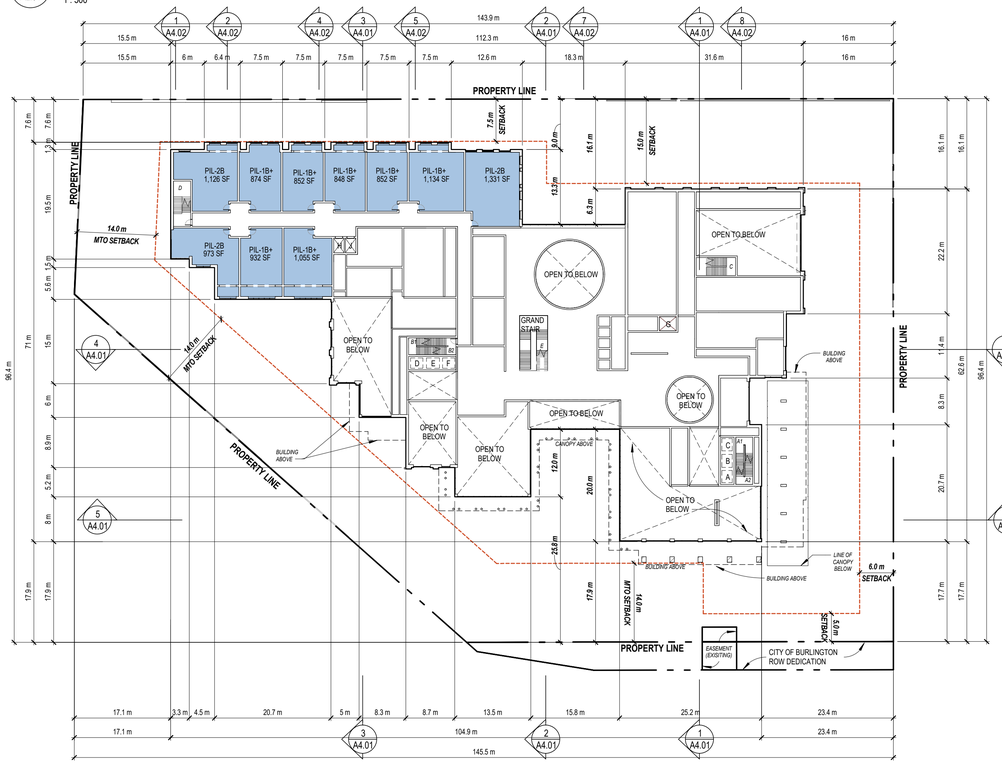
1 LEVEL P2
A2.01 1 : 500



2 LEVEL P1
A2.01 1 : 500



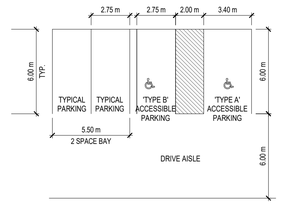
3 LEVEL 1
A2.01 1 : 500



4 MEZZANINE
A2.01 1 : 500



BICYCLE PARKING
1 : 100



PARKING
1 : 200

Montgomery Sisam Architects Inc.
197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE
5308

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

FLOOR PLANS - P2, P1, LEVEL 1, MEZZANINE

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

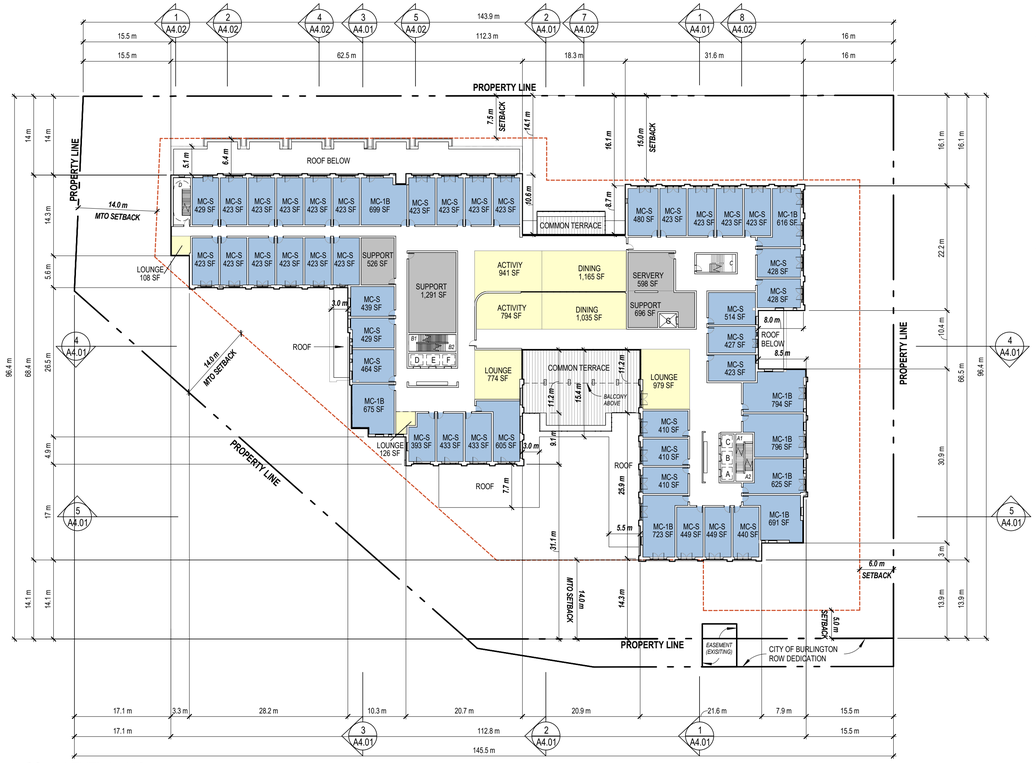
drawing number:

A2.01

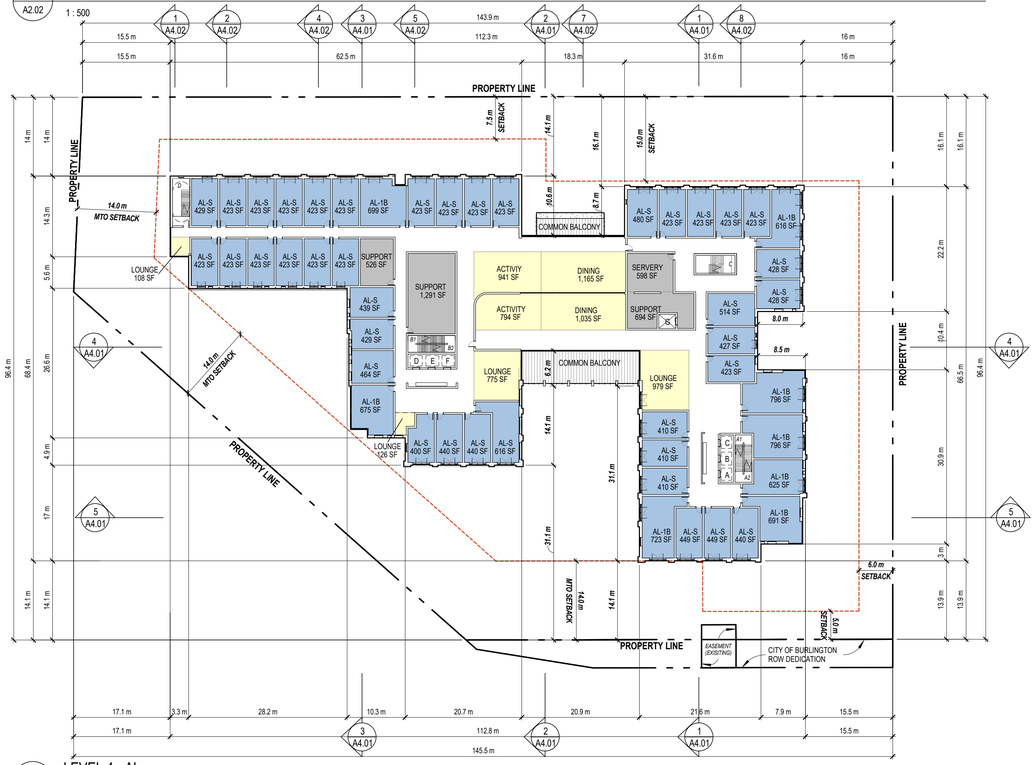
2019-08-14 3:00:39 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykW492T.rvt



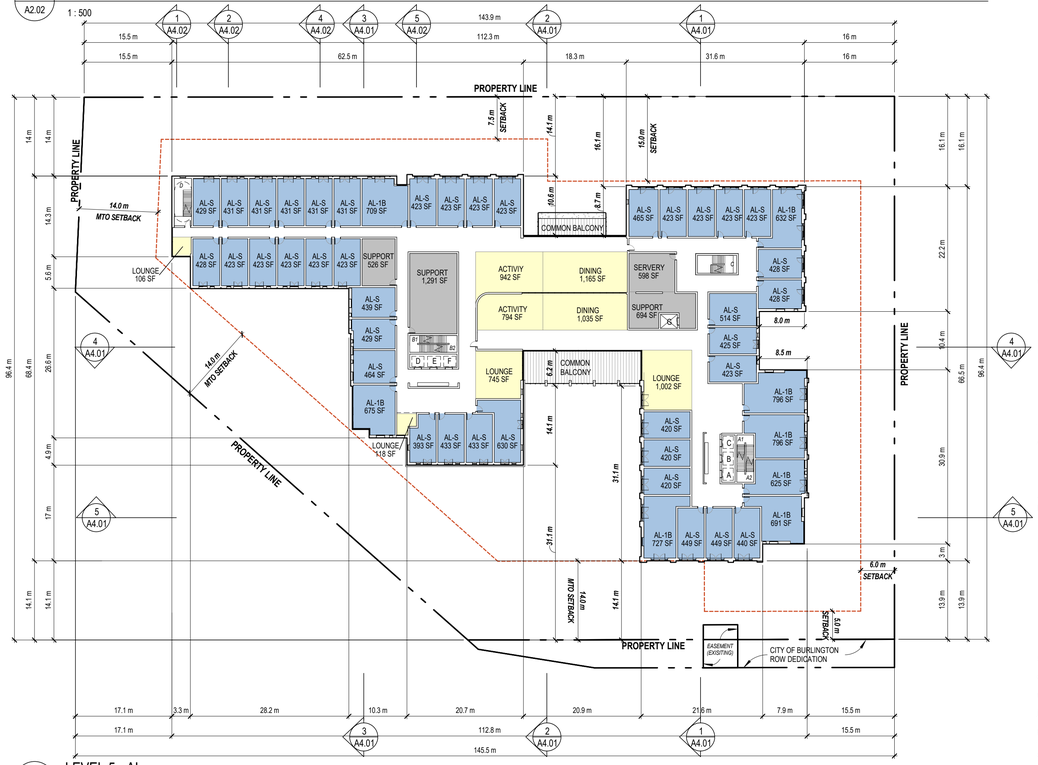
1 LEVEL 2
A2.02 1 : 500



2 LEVEL 3 - MC
A2.02 1 : 500



3 LEVEL 4 - AL
A2.02 1 : 500



4 LEVEL 5 - AL
A2.02 1 : 500

Montgomery Sisam Architects Inc.
197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

PROJECT NORTH
TRUE NORTH

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE 5308

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

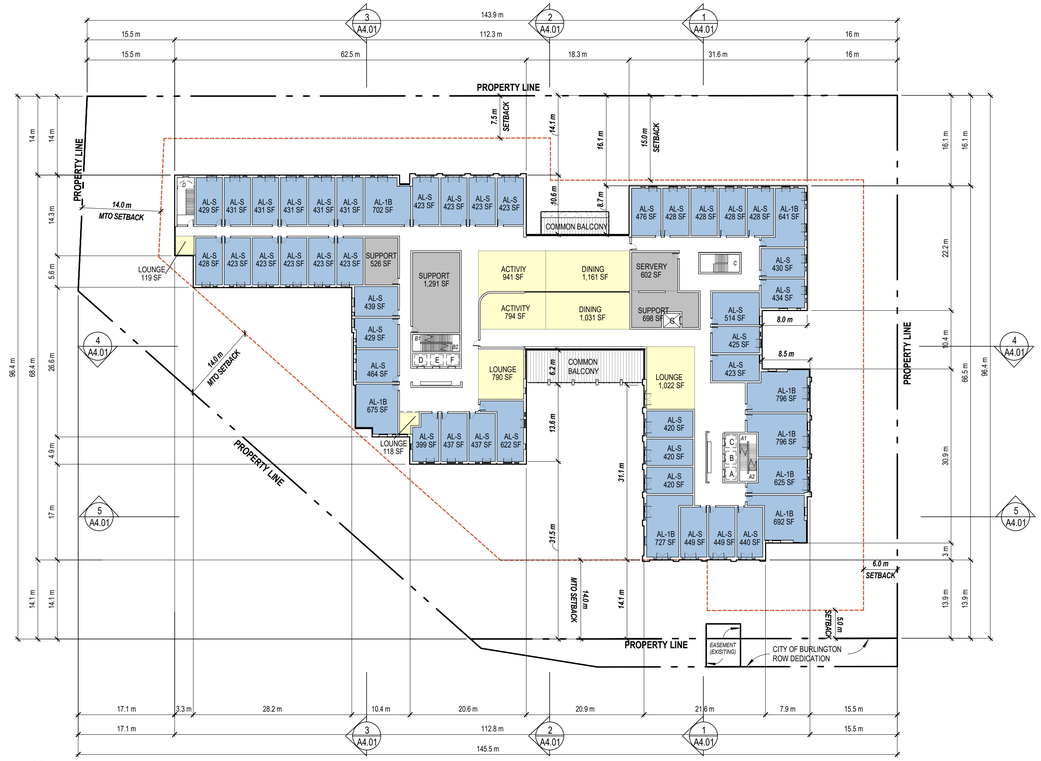
FLOOR PLANS - LEVELS 2-5

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

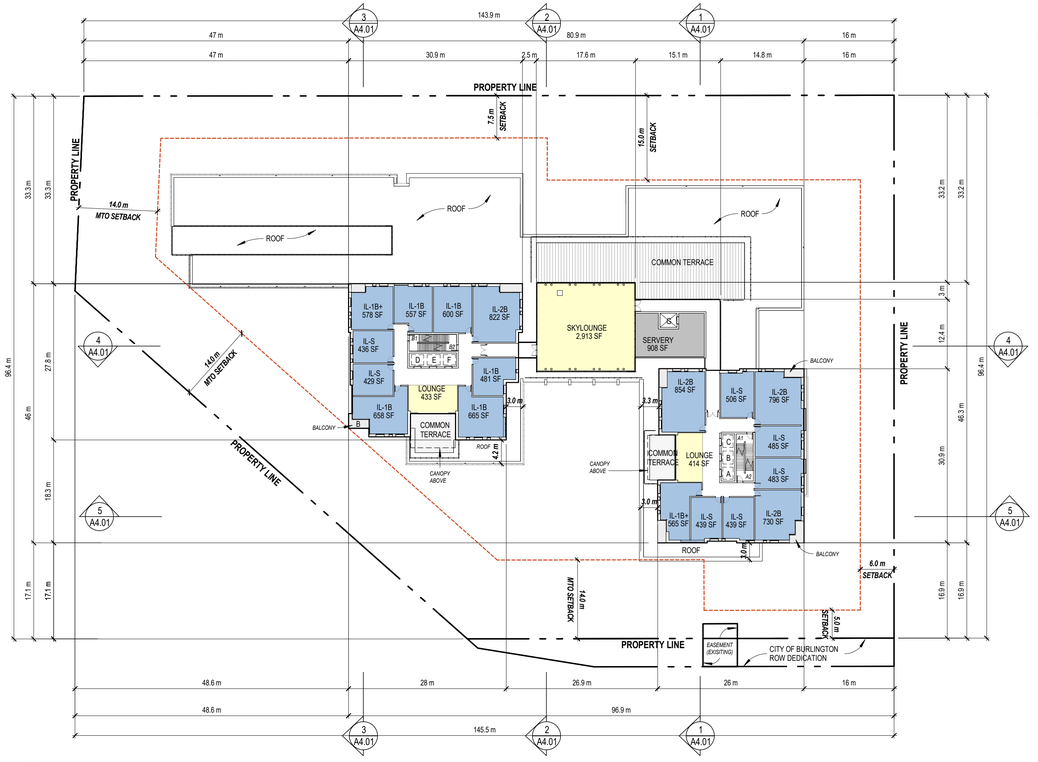
A2.02

2019-08-13 1:43:26 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykVW40QT.rvt



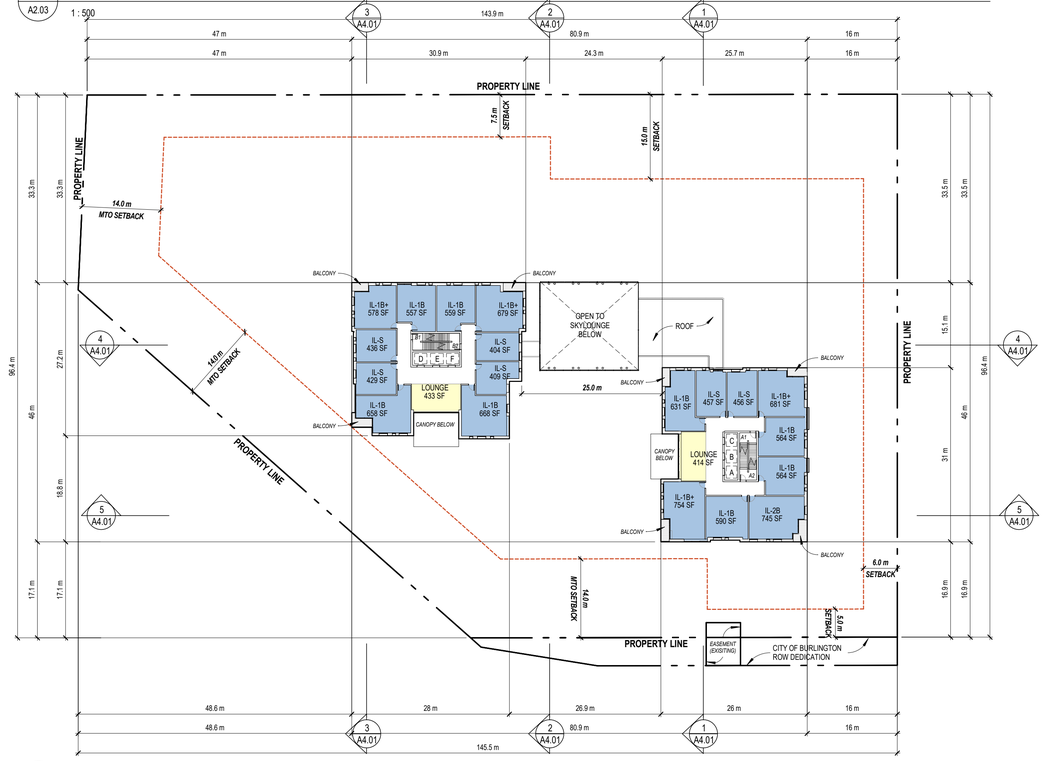
1 A2.03 LEVEL 6

1 : 500



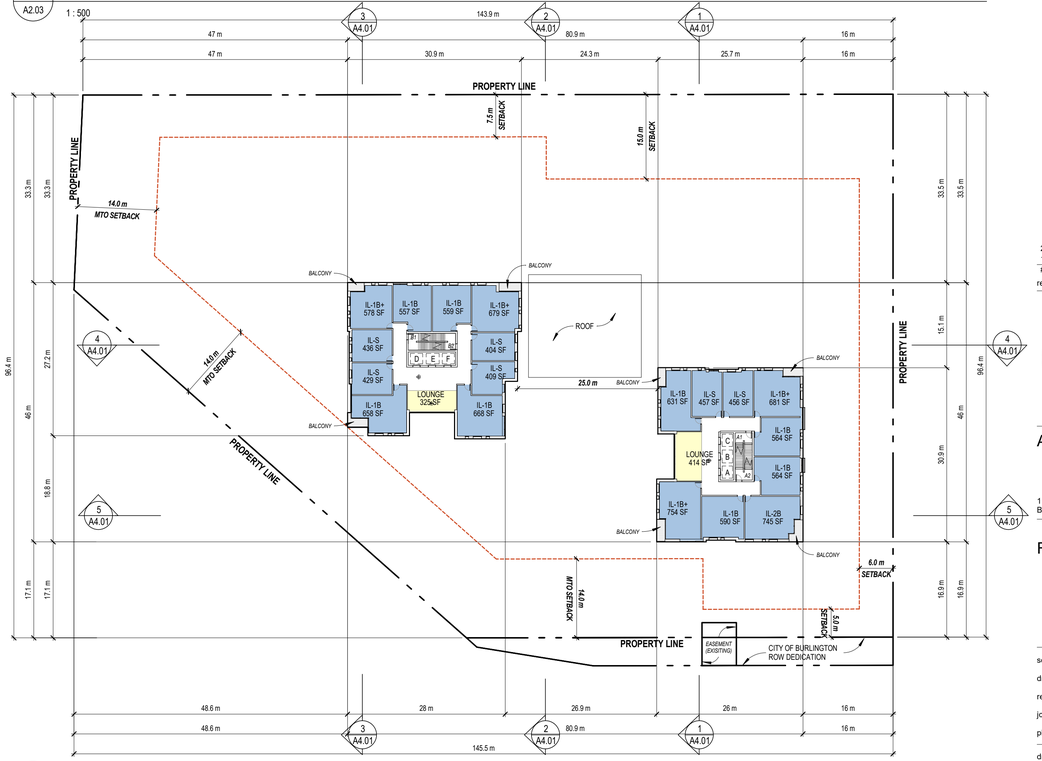
2 A2.03 LEVEL 7

1 : 500



3 A2.03 LEVEL 8

1 : 500



4 A2.03 LEVEL 9

1 : 500

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

PROJECT NORTH / TRUE NORTH

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE 5398

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

FLOOR PLANS- LEVELS 6-9

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

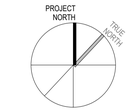
A2.03

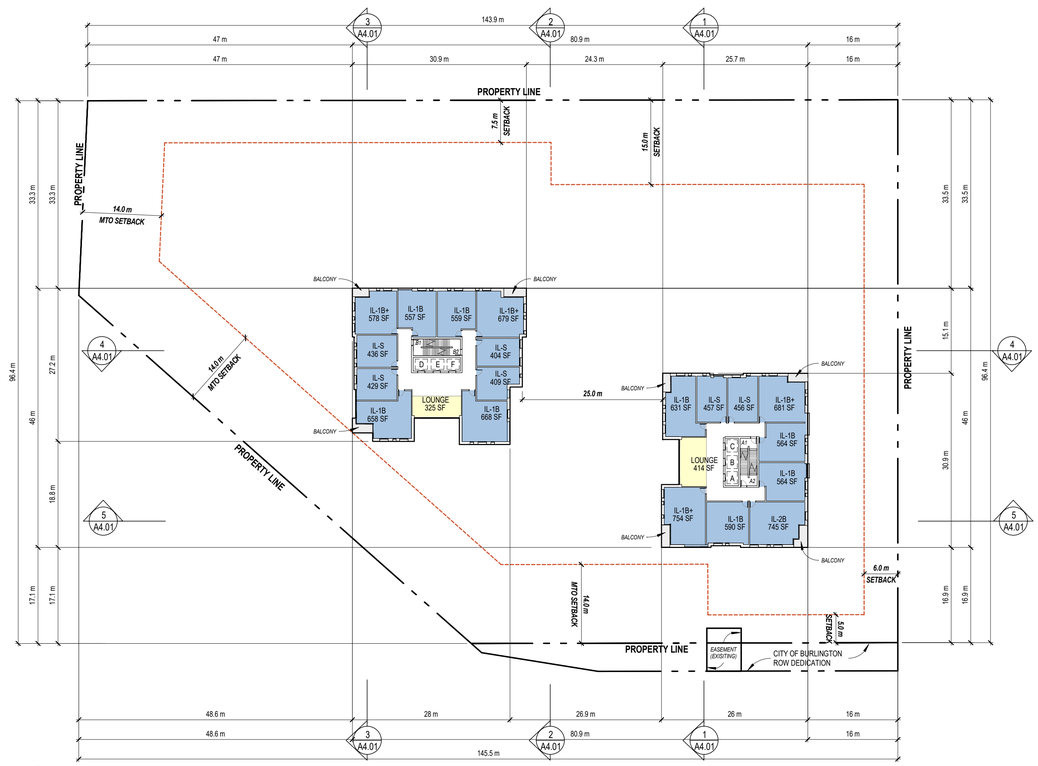
2019-08-13 1:43:37 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykWV492T.rvt

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

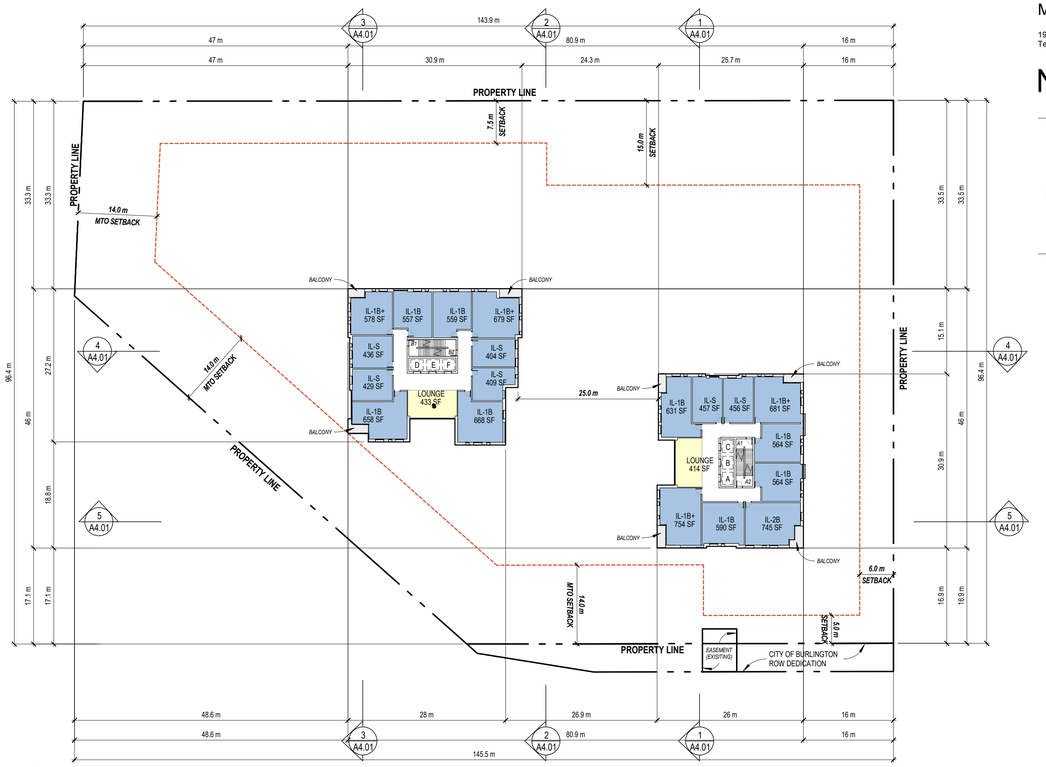
MontgomerySisam





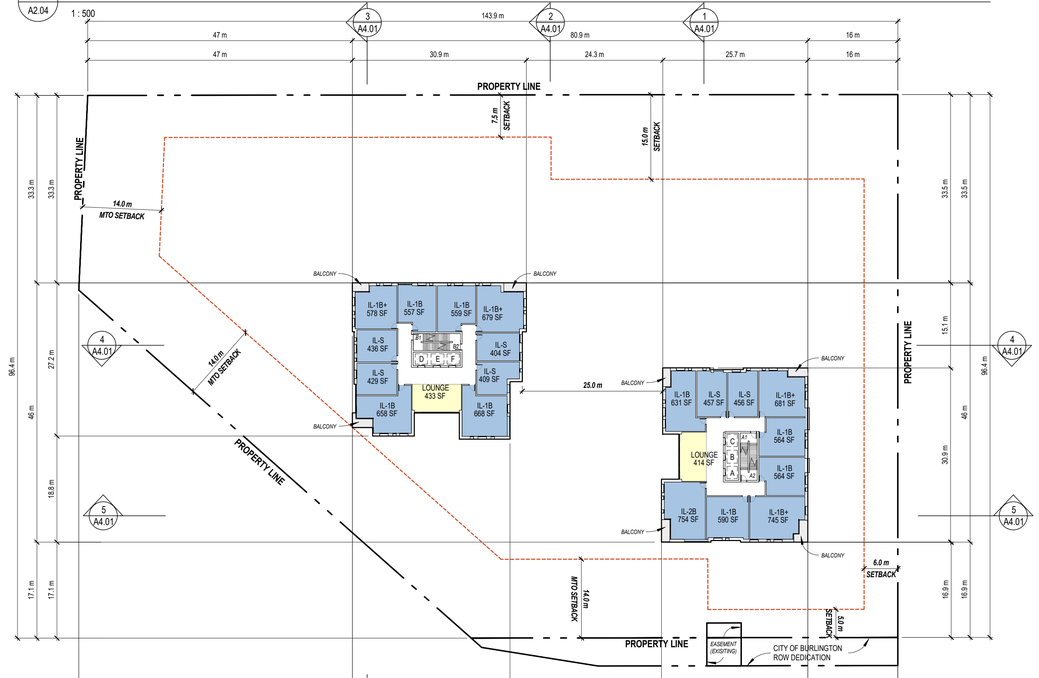
1 A2.04 LEVEL 10

1 : 500



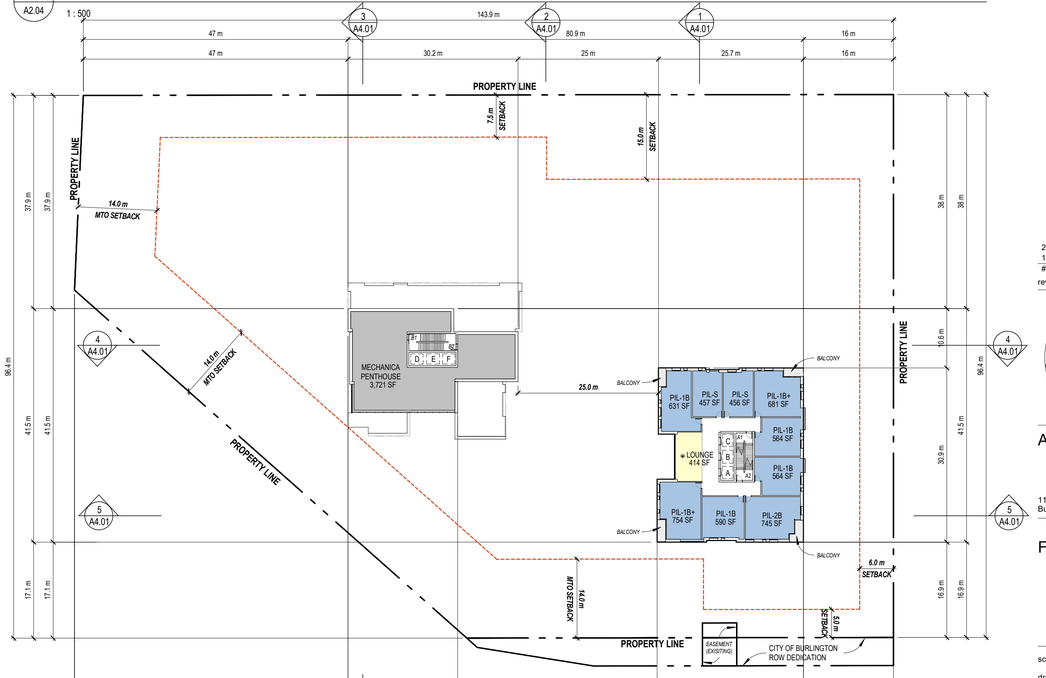
2 A2.04 LEVEL 11

1 : 500



3 A2.04 LEVEL 12

1 : 500



4 A2.04 LEVEL 13

1 : 500

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE 5398

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

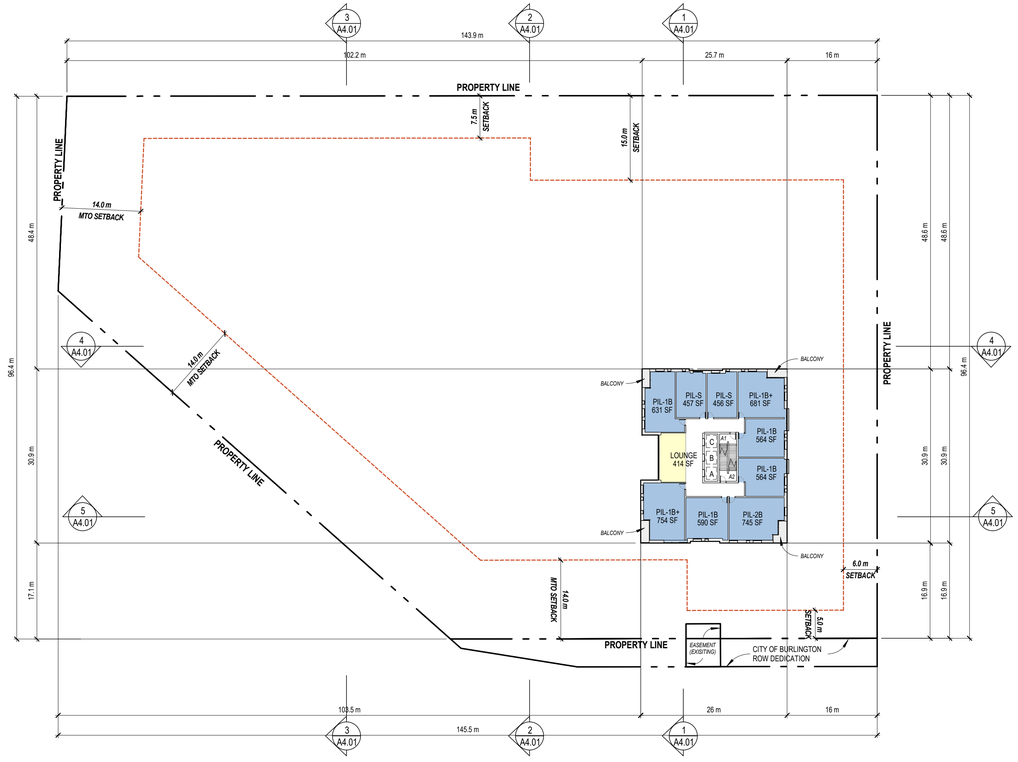
FLOOR PLANS - LEVELS 10-13

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

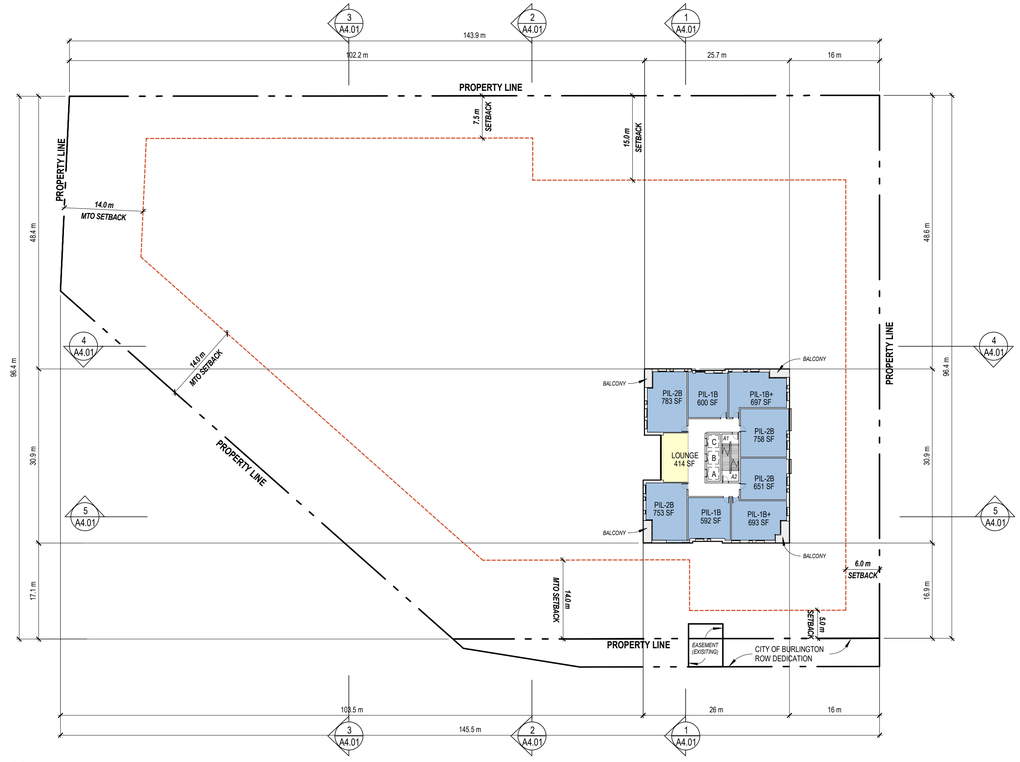
A2.04

2019-08-13 1:43:44 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykVW402T.rvt



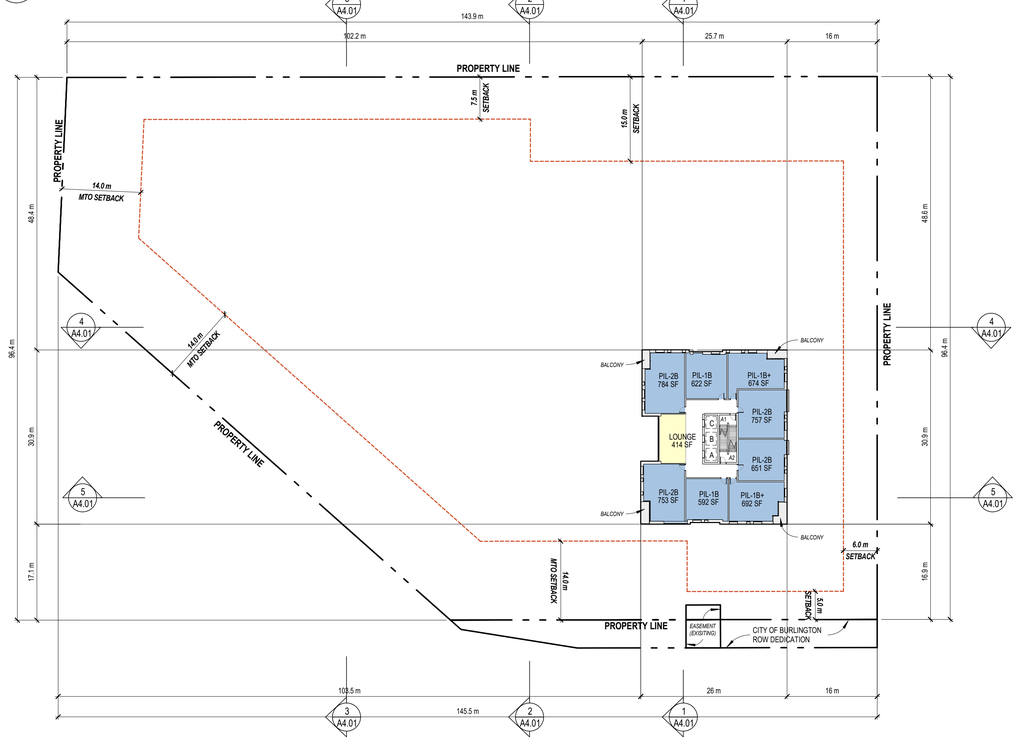
1 A2.05 LEVEL 14

1 : 500



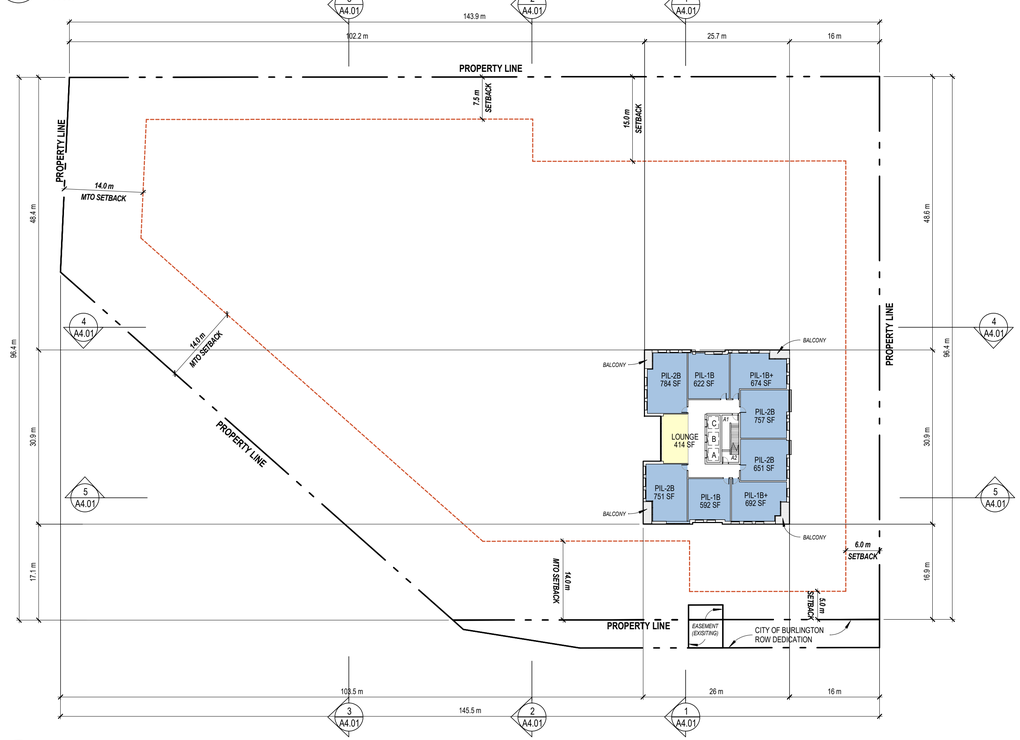
2 A2.05 LEVEL 15

1 : 500



3 A2.05 LEVEL 16

1 : 500



4 A2.05 LEVEL 17

1 : 500

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

PROJECT NORTH

TRUE NORTH

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE 5398

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

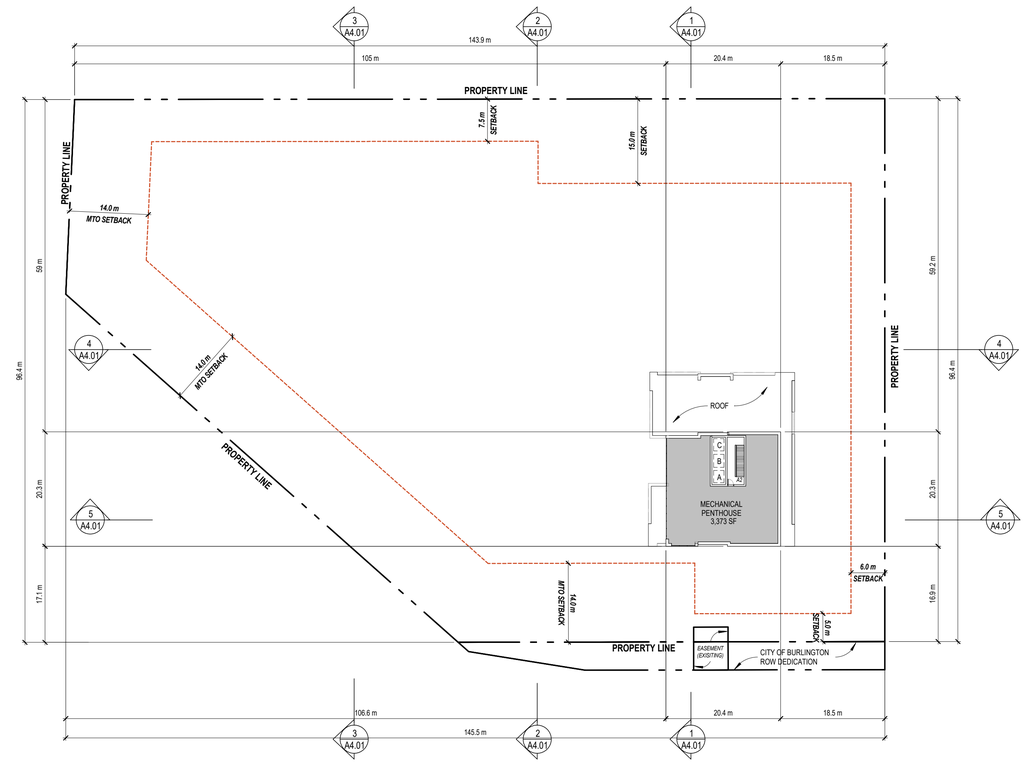
FLOOR PLANS - LEVELS 14-17

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

A2.05

2019-08-13 1:43:49 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykVW4QT.rvt



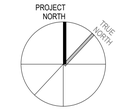
1 A2.06 MECHANICAL PENTHOUSE

1 : 500

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam



#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions



All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

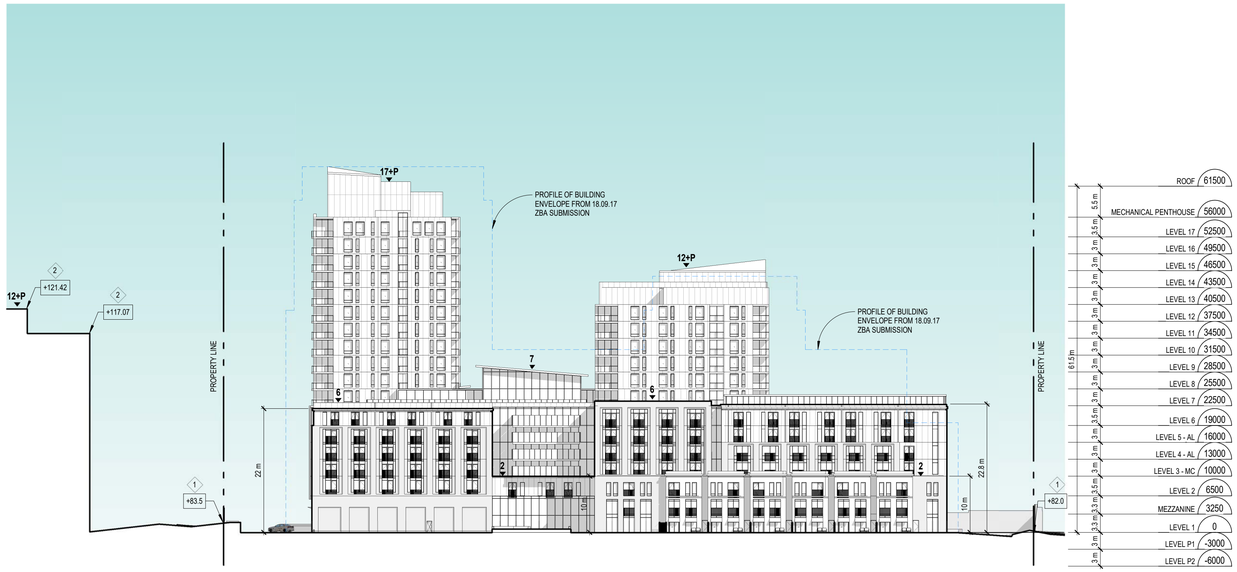
FLOOR PLAN - PENTHOUSE

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

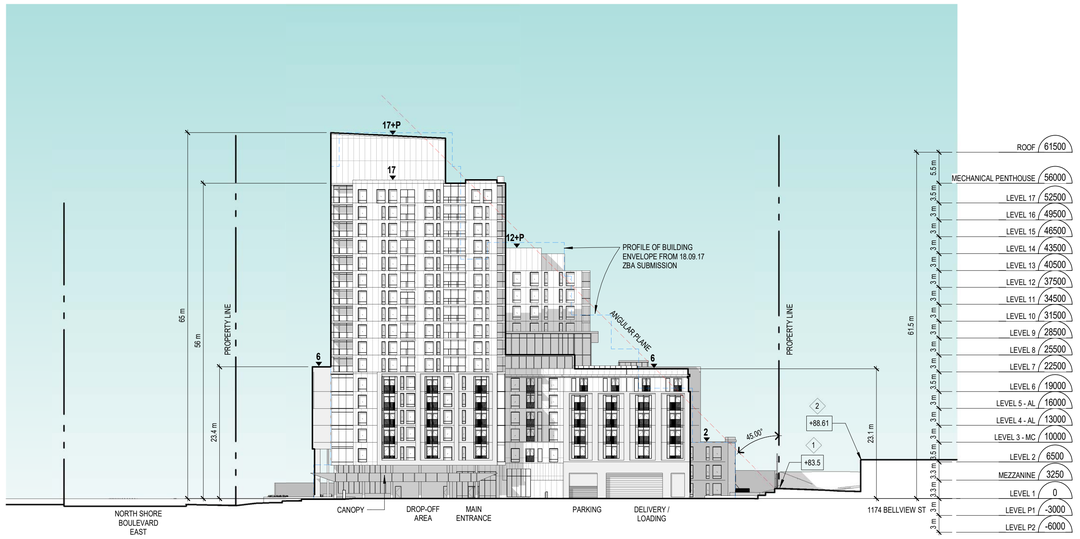
A2.06

2019-08-13 1:43:50 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykWH92T.rvt



1 / A3.01 NORTH

1 : 500



2 / A3.01 EAST

1 : 500

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

BUILDING ELEVATION KEYNOTE LEGEND

1 NEAREST GRADE

2 NEAREST ROOF PEAK

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE 5308

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

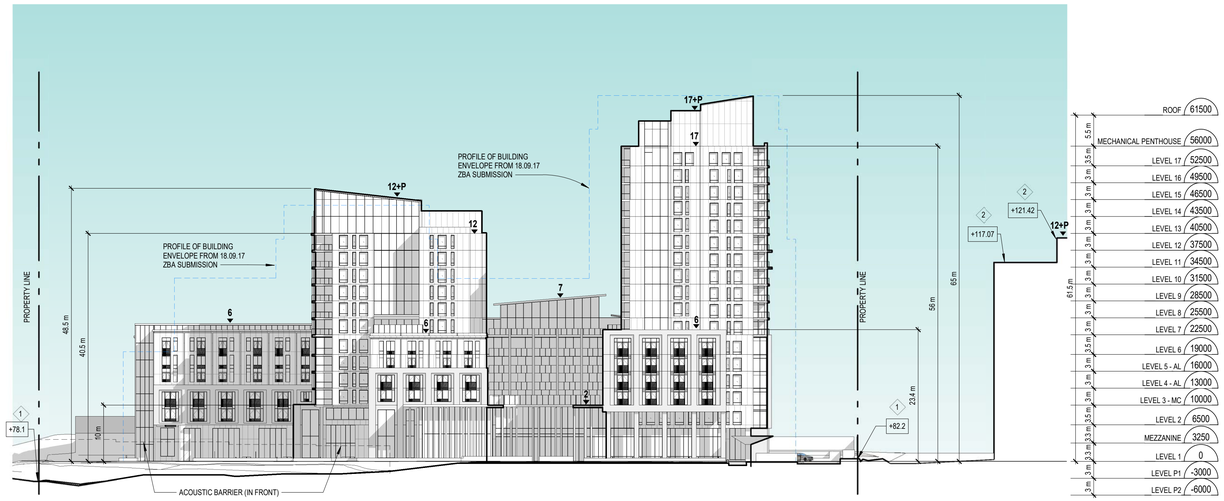
BUILDING ELEVATIONS- NORTH AND EAST

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

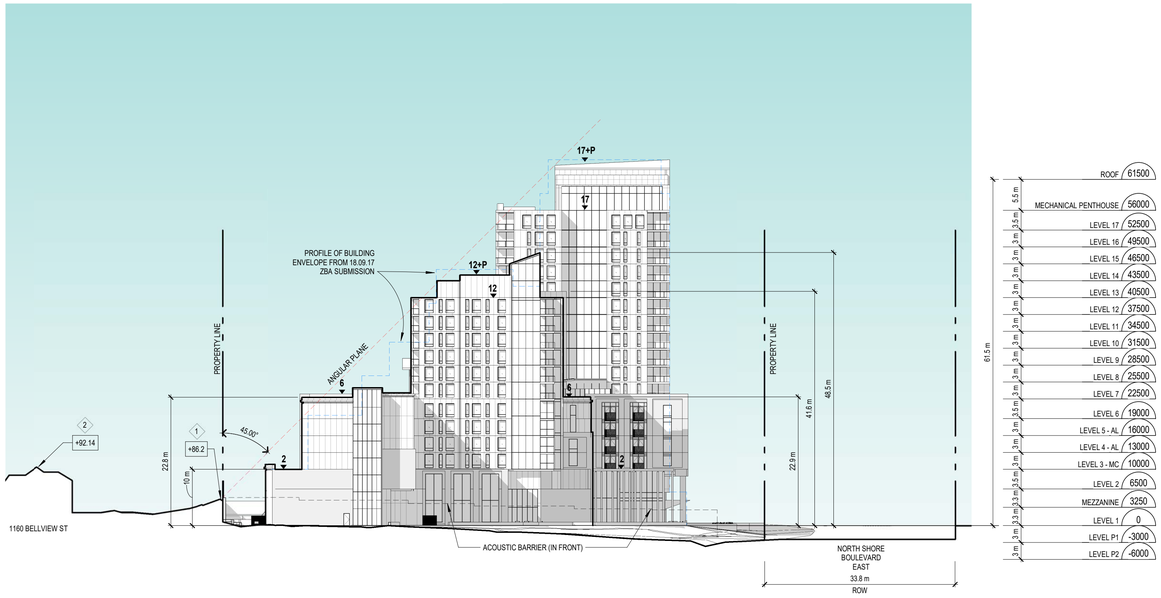
A3.01

2019-08-13 1:44:27 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykWV4QT.rvt



1 A3.02 SOUTH

1 : 500



2 A3.02 WEST

1 : 500

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

BUILDING ELEVATION KEYNOTE LEGEND

1 NEAREST GRADE

2 NEAREST ROOF PEAK

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE 5308

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

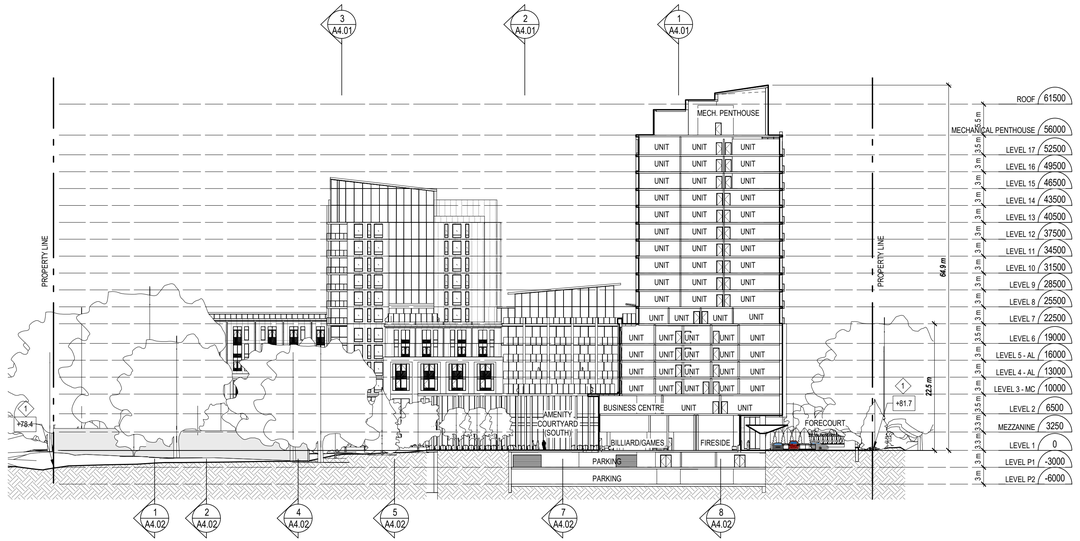
BUILDING ELEVATION - SOUTH AND WEST

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

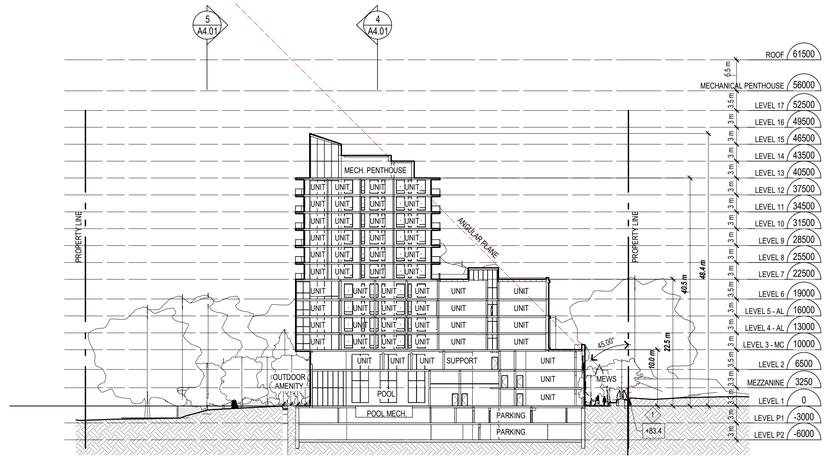
A3.02

2019-08-13 1:45:01 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykWV4GT.rvt



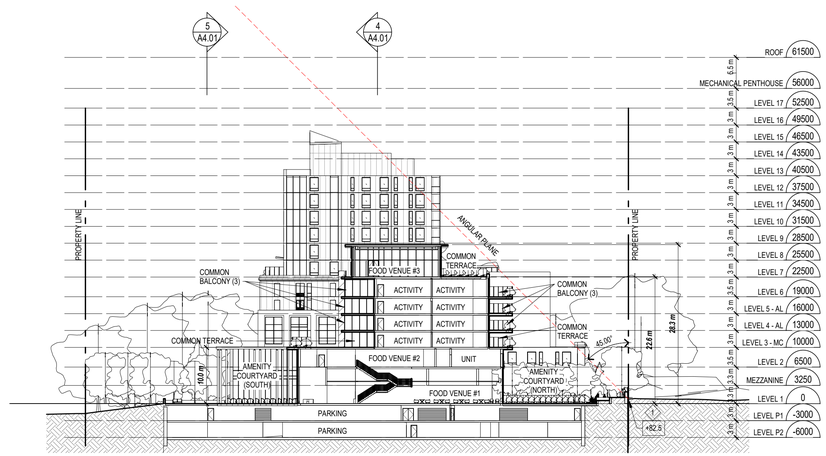
5 A4.01 SECTION EAST-WEST1

1 : 500



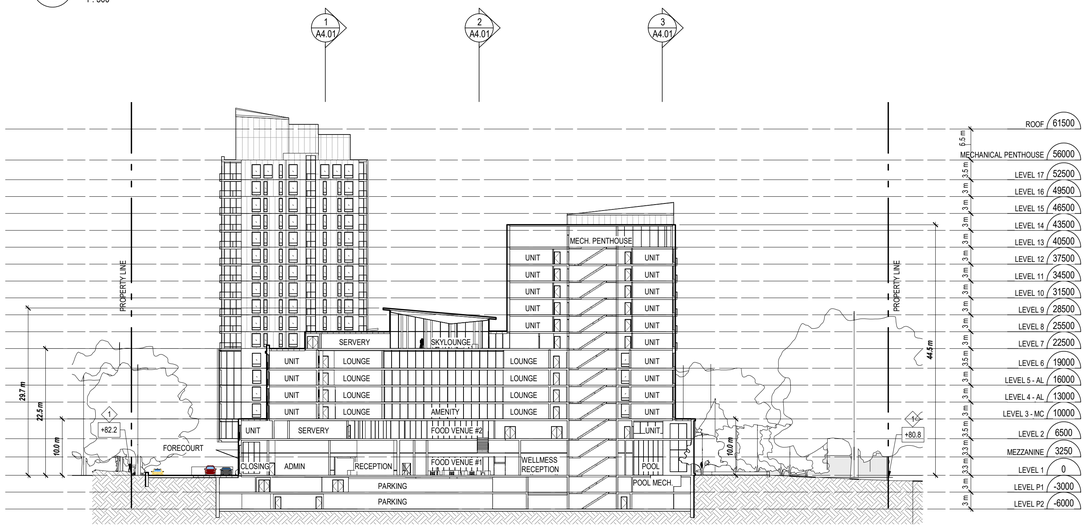
3 A4.01 SECTION SOUTH-NORTH2

1 : 500



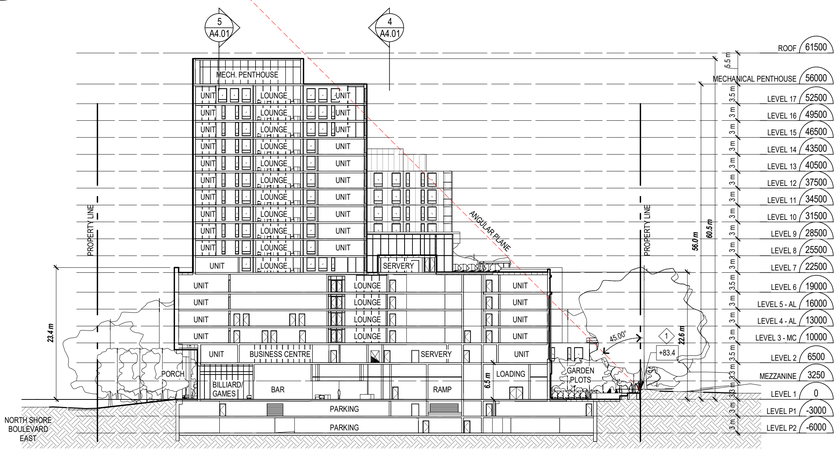
2 A4.01 SECTION SOUTH-NORTH1

1 : 500



4 A4.01 SECTION EAST-WEST

1 : 500



1 A4.01 SECTION SOUTH-NORTH

1 : 500

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

SITE SECTION KEYNOTE LEGEND

1 NEAREST GRADE

2 NEAREST ROOF PEAK

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD APPLEBAUM
LICENCE 5908

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

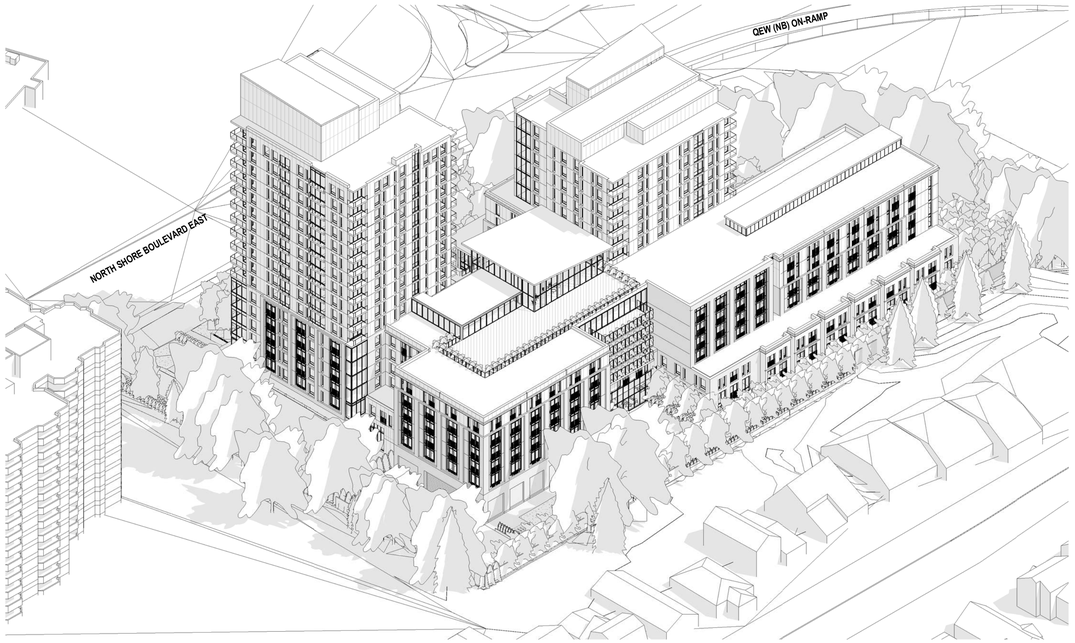
SITE SECTIONS

scale:	As indicated
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

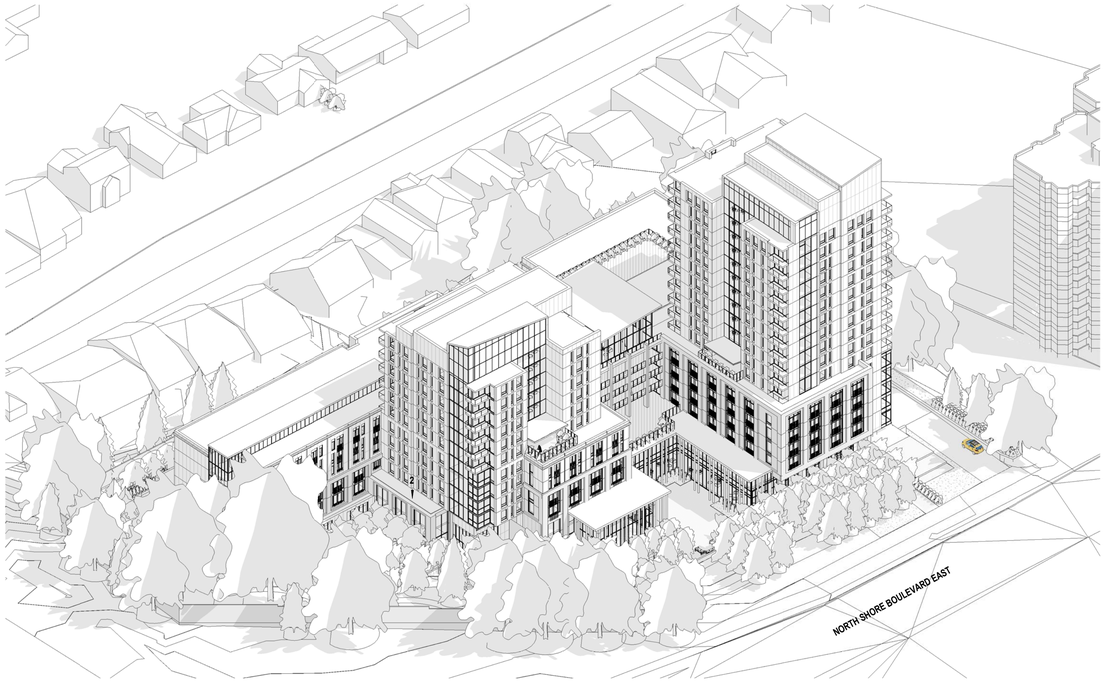
drawing number:

A4.01

2019-08-13 1:45:42 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykW492T.rvt



1 A5.01 AXONOMETRIC - NORTH EAST



2 A5.01 AXONOMETRIC - SOUTH WEST

2019-08-13 1:47:02 PM C:\Users\kkrawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykWH92T.rvt

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD ADLEBAUM
LICENCE
5008

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

BUILDING MASSING

scale:

drawn by: KK

reviewed by: KH

job number: 17099

plot date: 2019/08/14

drawing number:

A5.01

[3 of 12] [March 21, 2010 - 09:30]



[6 of 12] [March 21, 2010 - 12:30]



[9 of 12] [March 21, 2010 - 15:30]



[3 of 12] [June 21, 2010 - 09:30]



[6 of 12] [June 21, 2010 - 12:30]



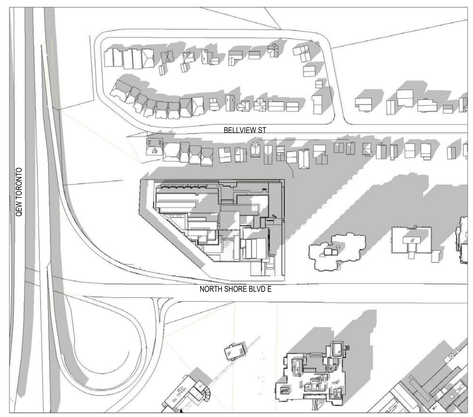
[9 of 12] [June 21, 2010 - 15:30]



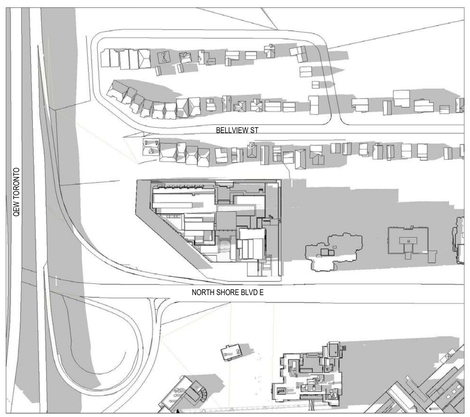
[3 of 12] [December 21, 2010 - 09:30]



[6 of 12] [December 21, 2010 - 12:30]



[9 of 12] [December 21, 2010 - 15:30]

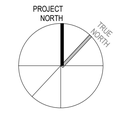


2019-08-13 1:47:03 PM C:\Users\krawczyk\Documents\MSA_NorthShore_2019_C_kkrawczykVW492T.rvt

Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam



#	date:	revision:	by:
2	19.08.14	RE-ISSUED FOR REZONING	MSA
1	18.09.17	ISSUED FOR REZONING	MSA

revisions



All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA NORTH SHORE

1157 - 1171 North Shore Boulevard
Burlington, ON

SHADOW STUDY- MARCH 21, JUNE 21 AND DECEMBER 21

scale:	1 : 1
drawn by:	KK
reviewed by:	KH
job number:	17099
plot date:	2019/08/14

drawing number:

A6.01