

1085 CLEARVIEW AVENUE & 1082, 1086 AND 1090 ST. MATHEWS 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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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
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Cover Sheet

Project:

LIV COMMUNITIES

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Drawn by:

JD

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BC, DL

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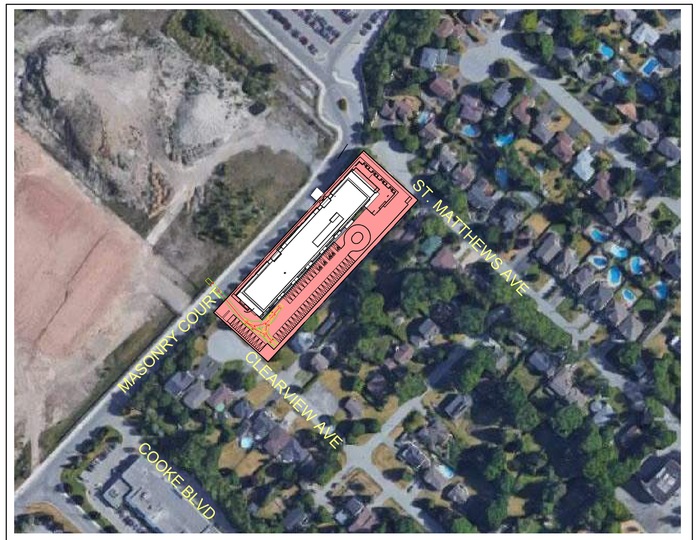
18-035

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A0.0



PROJECT STATISTICS

Masonry Court, Burlington

Residential Development - 6 Storey Scheme

Burlington,ON

April 16, 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	2,335	2,335	25,134
Level 3	1	x	2,111	2,111	22,720
Level 4	1	x	1,993	1,993	21,457
Level 5	1	x	1,815	1,815	19,540
Level 6	1	x	1,559	1,559	16,780
Total Proposed GFA *				**11,979**	**128,936**

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	2,072	2,072	22,303
Level 3	1	x	1,913	1,913	20,595
Level 4	1	x	1,808	1,808	19,465
Level 5	1	x	1,637	1,637	17,625
Level 6	1	x	1,379	1,379	14,842
Total Proposed Apartment Building Saleable				**10,003**	**107,670**

3.2 **Efficiency**

Proposed Saleable GFA	**10,003**
Proposed Total GFA	**11,979**
Efficiency	**83.51%**

4.0 Proposed Density - FSI

Total Proposed GFA / Gross Site Area (Item 2 / Item 1)	**1.91**

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 Requirec					**5,035**	**54,197**

6.2 Amenity Area Providec

	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 Providec				**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 and Visitor	1.25 car per unit (1-Bed)	162	x 1.25	203
Total Parking Required				**203**

7.2 Parking Provided

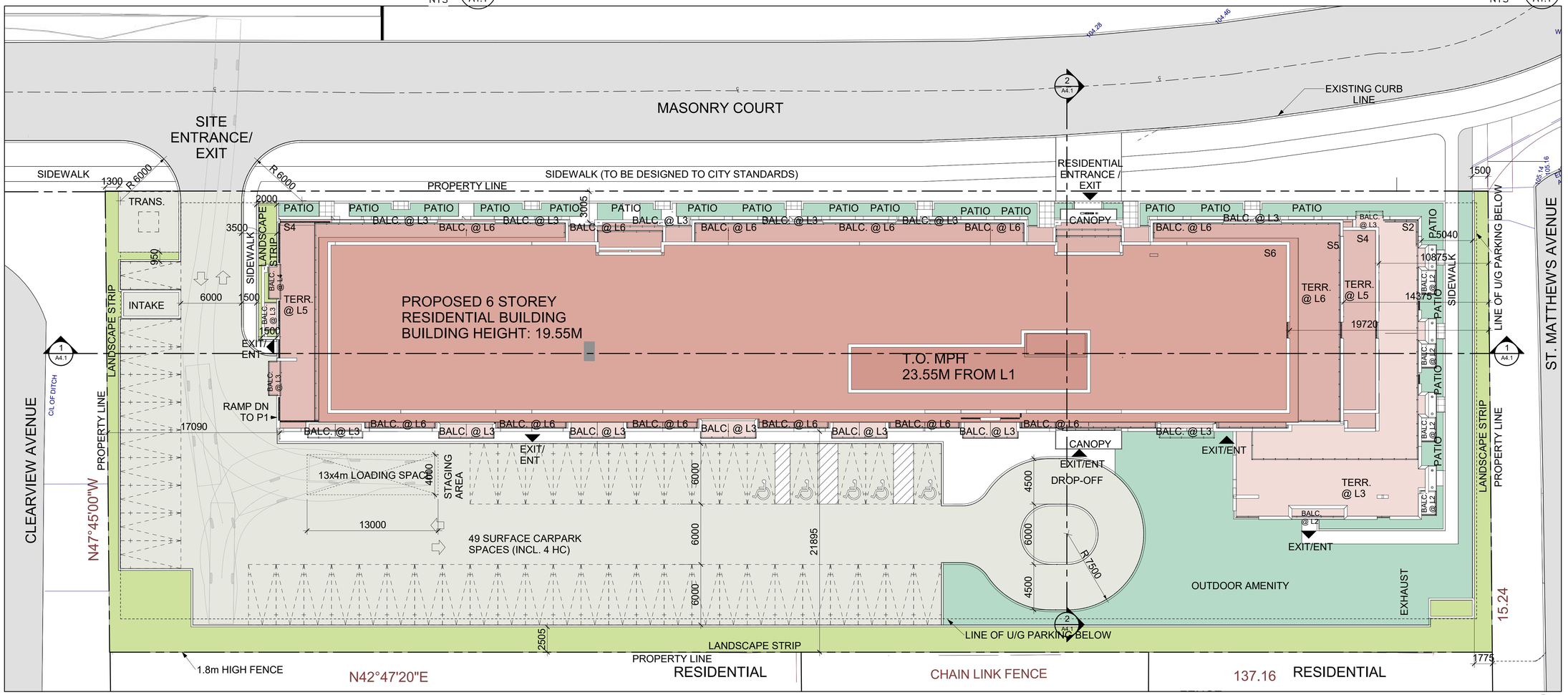
Surface Parking Provided	**50**
Underground Parking Provided	**154**
Total Parking Provided	**204**

Context Plan 3 A1.1

NTS

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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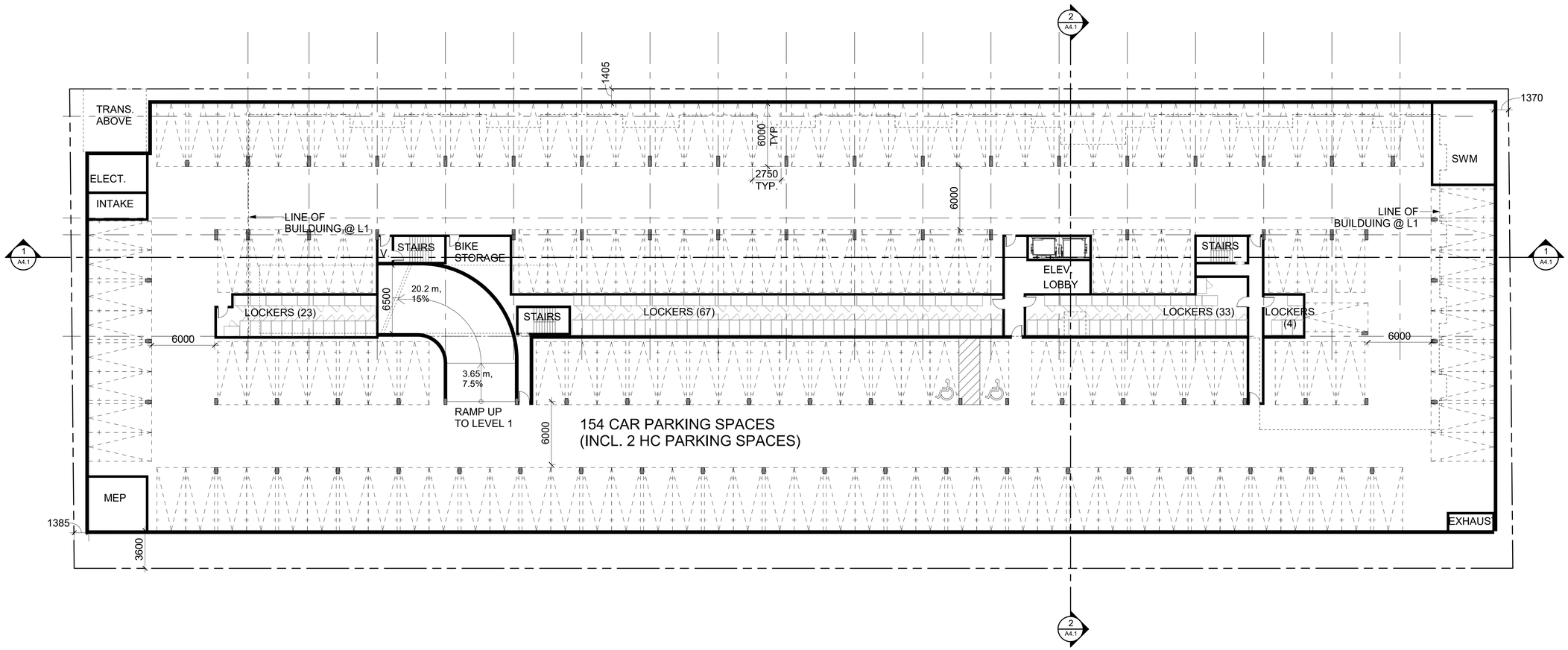
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A1.1



Floor Plan - Level P1

Scale: 1 : 200

1
A2.1

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Level P1 Floor Plan

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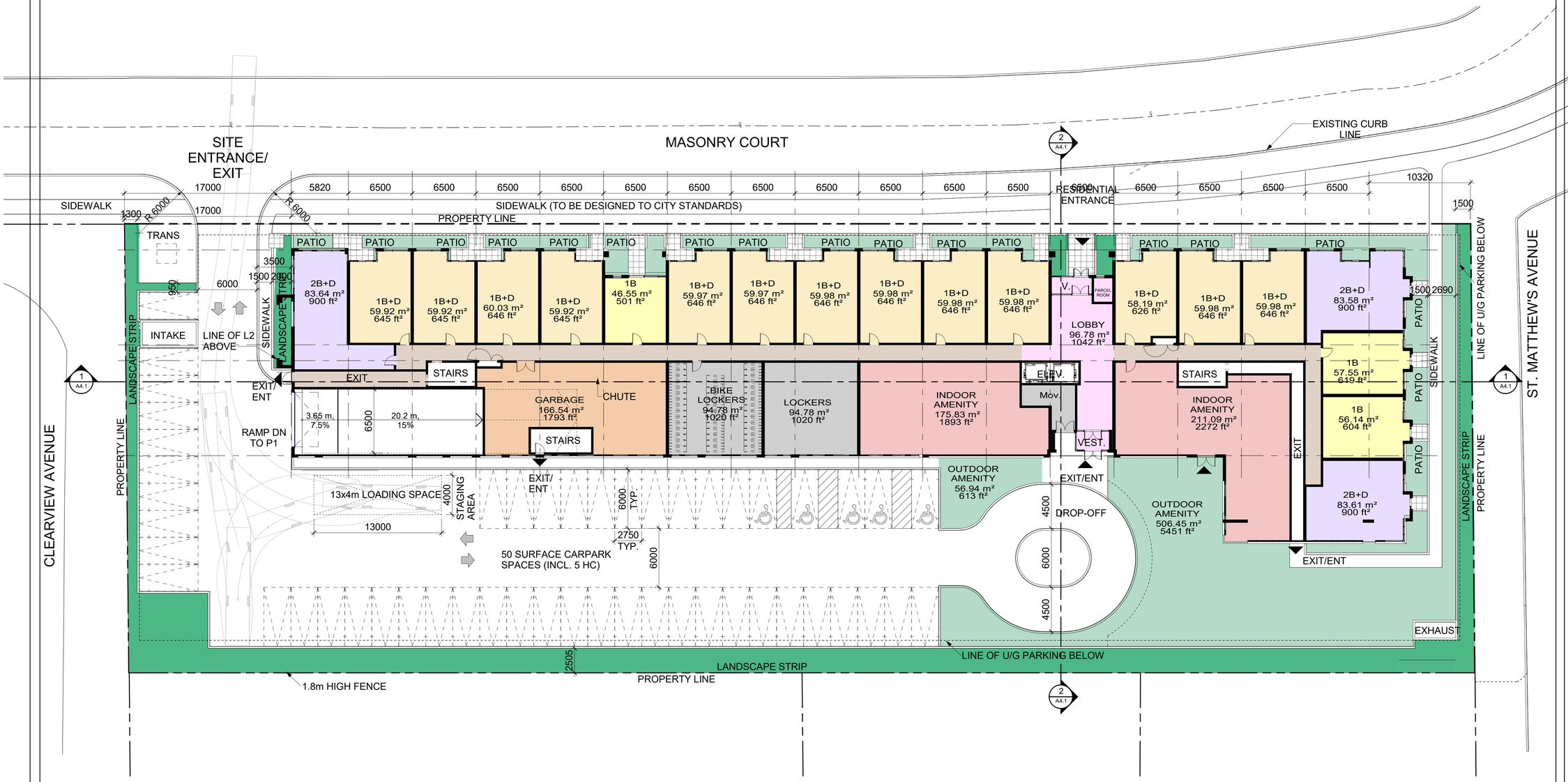
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Floor Plan - Level 1 — Scale: 1 : 200 — 1 / A2.2

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Level 1 Floor Plan

Project:

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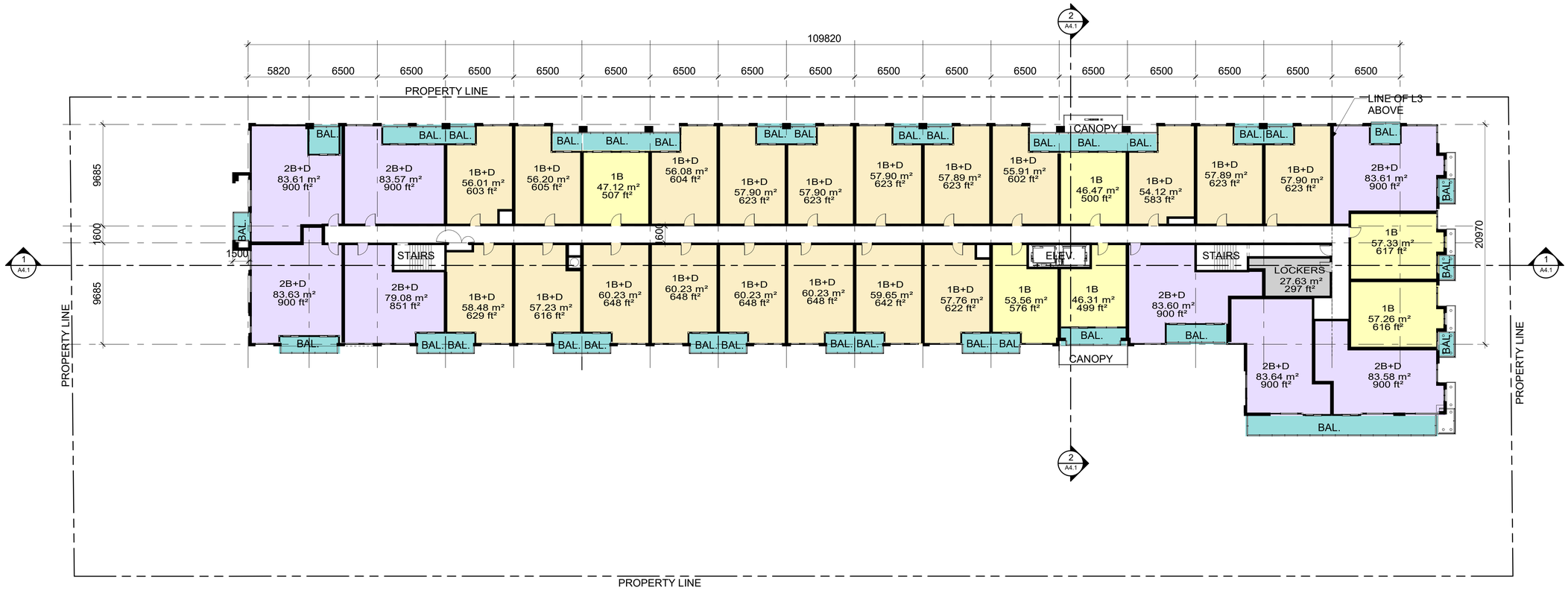
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Floor Plan - Level 2

Scale: 1 : 200

1 / A2.3

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Level 2 Floor Plan

Project:

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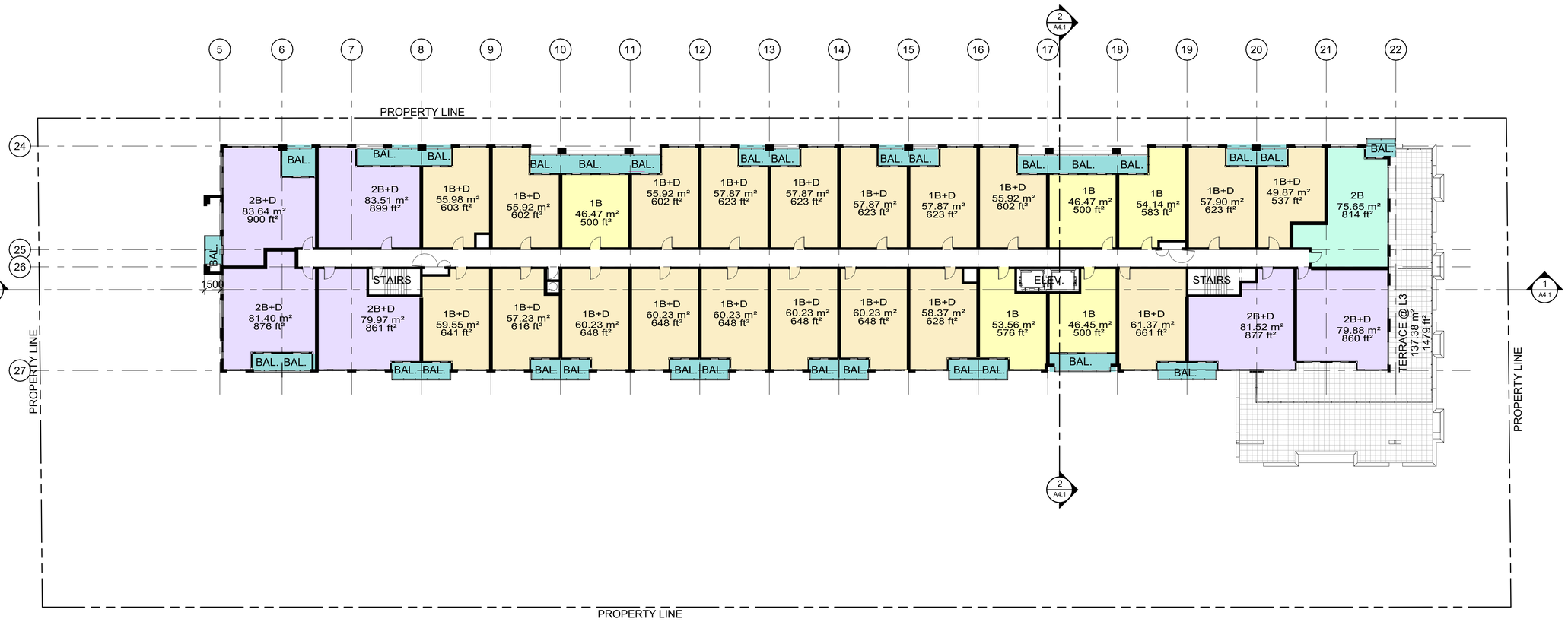
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Floor Plan Level 3 — 1 / A2.4

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Level 3 Floor Plan

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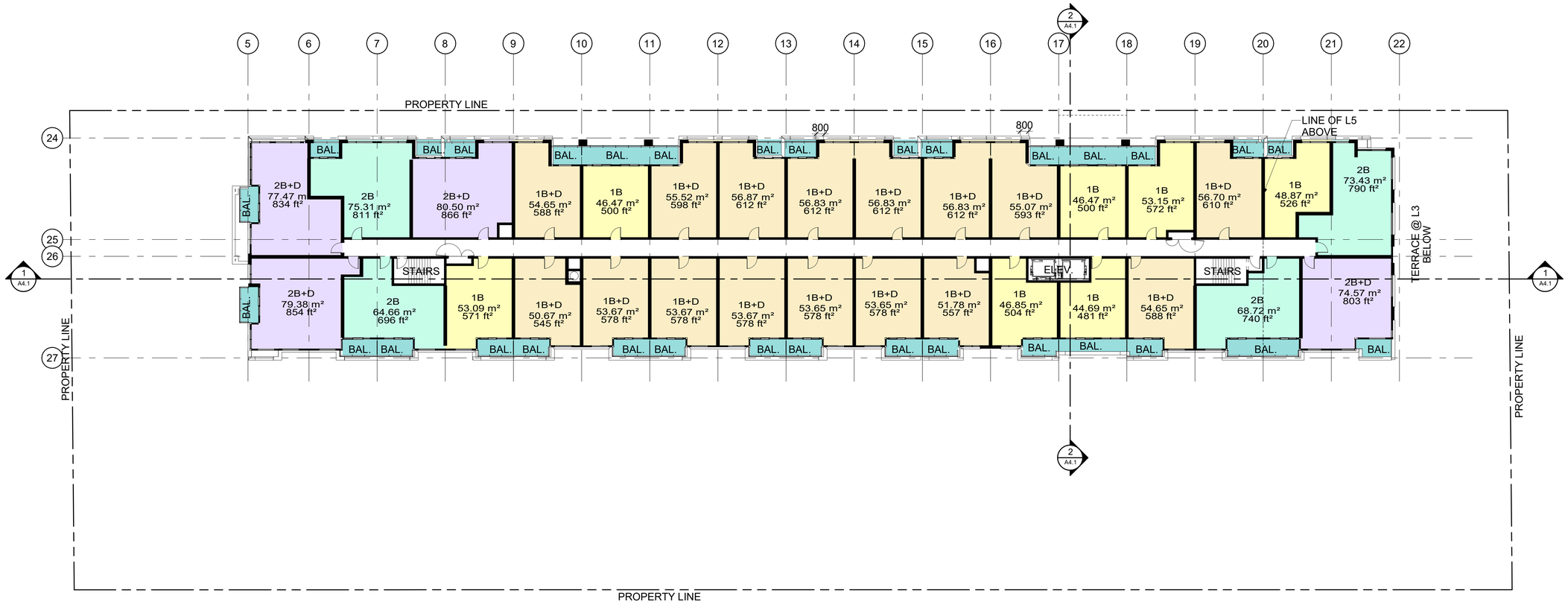
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Floor Plan Level 4 — 1 / A2.5

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Level 4 Floor Plan

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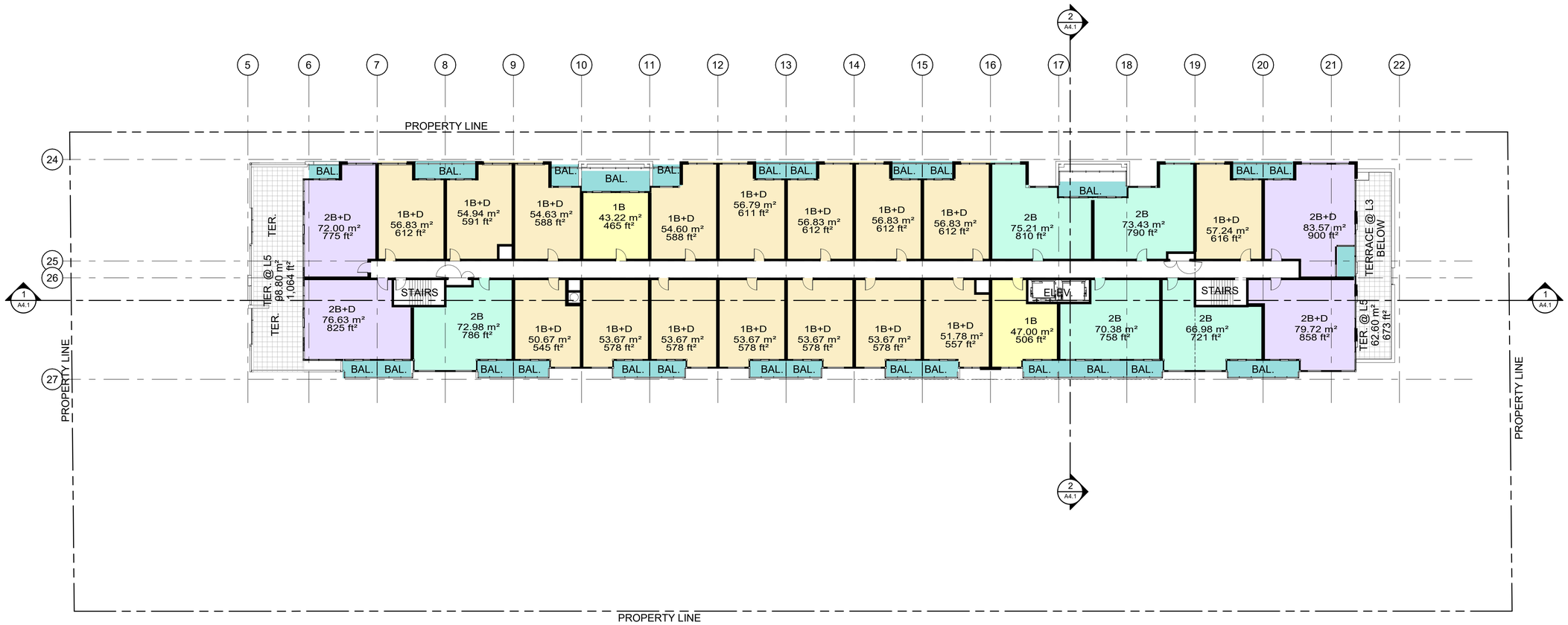
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Floor Plan Level 5

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Level 5 Floor Plan

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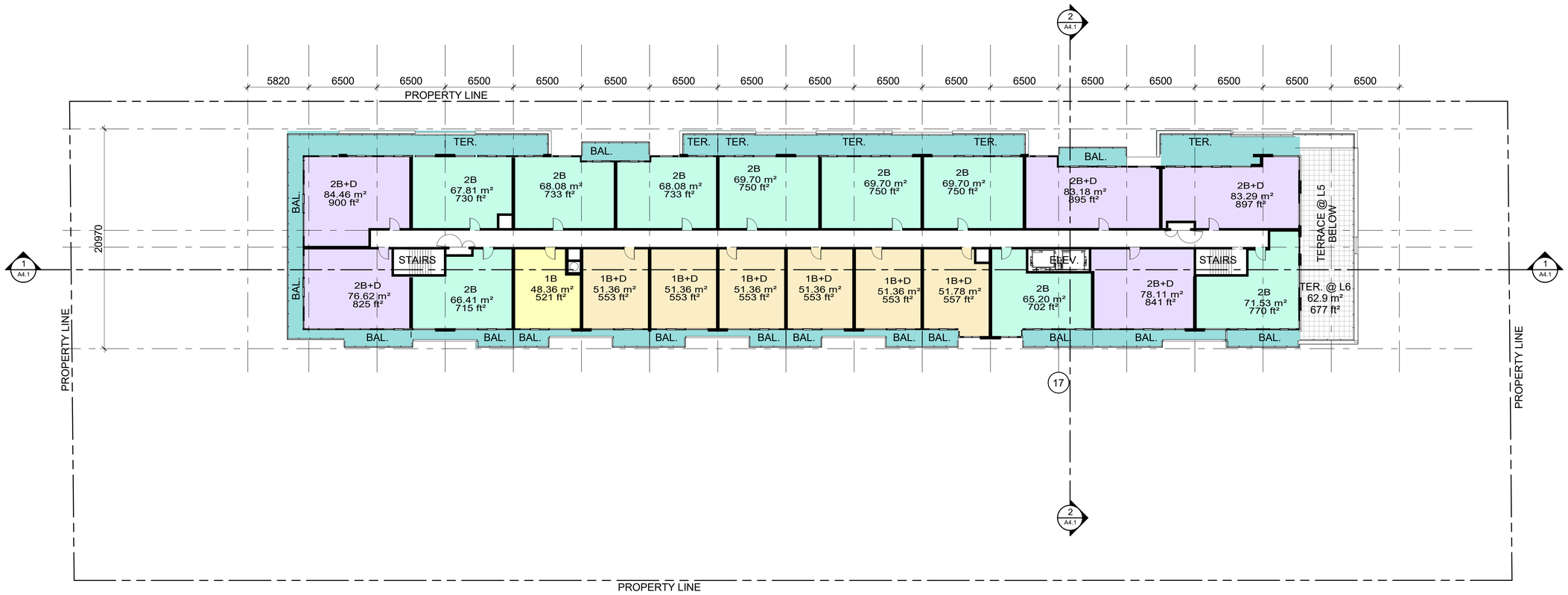
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A2.6



Floor Plan - Level 6

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A2.7

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Level 6 Floor Plan

Project:

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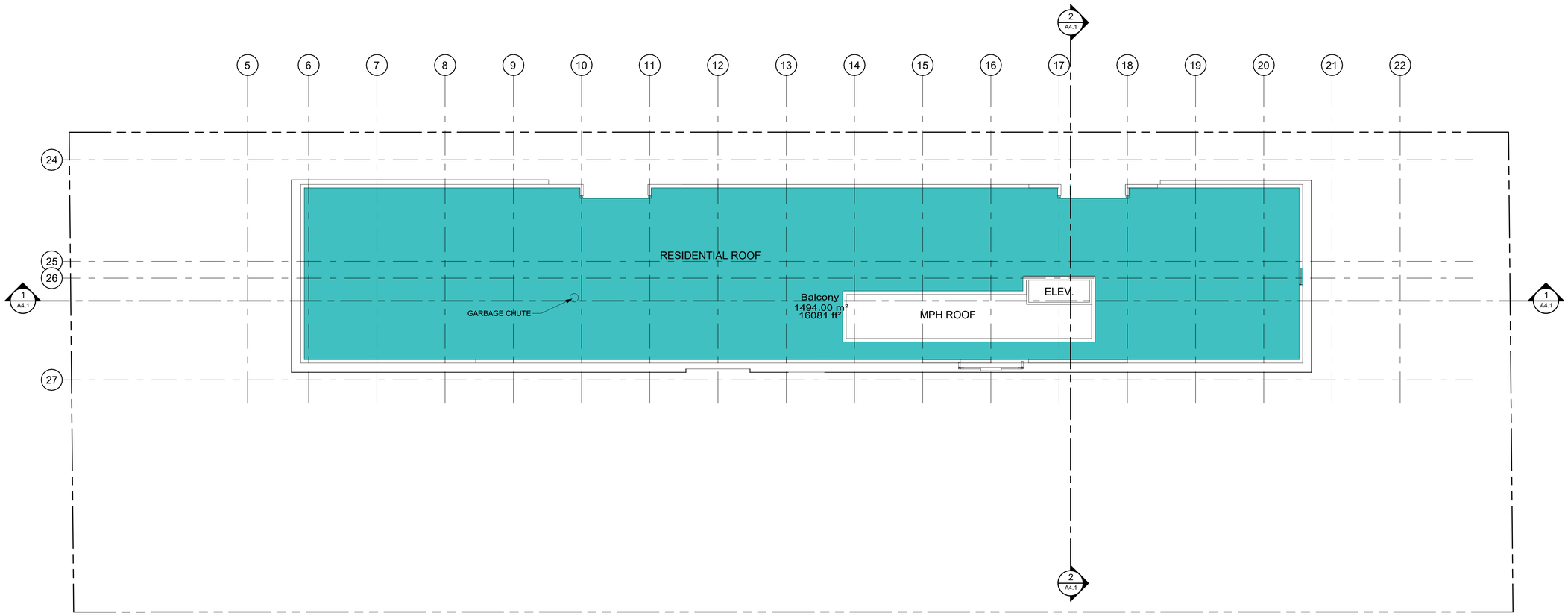
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A2.7



Roof Plan
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1
A2.8

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Roof Plan

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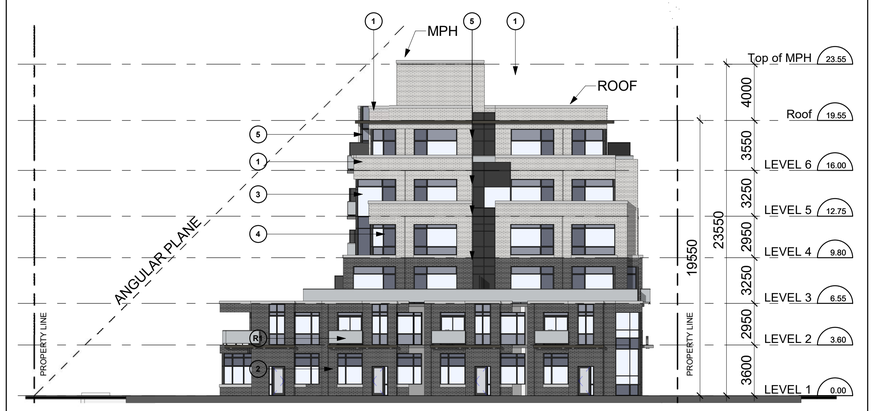
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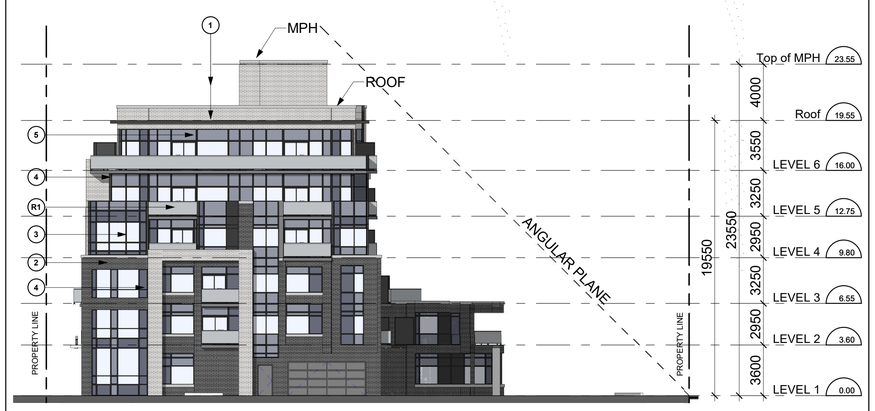
North Elevation — Scale: 1 : 200 — 5 / A3.1



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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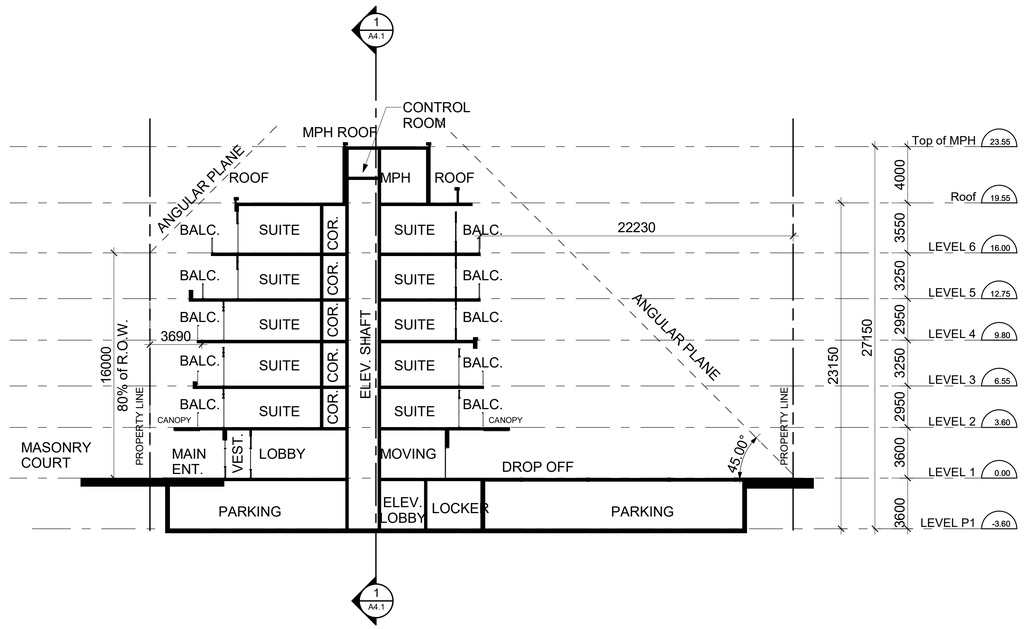
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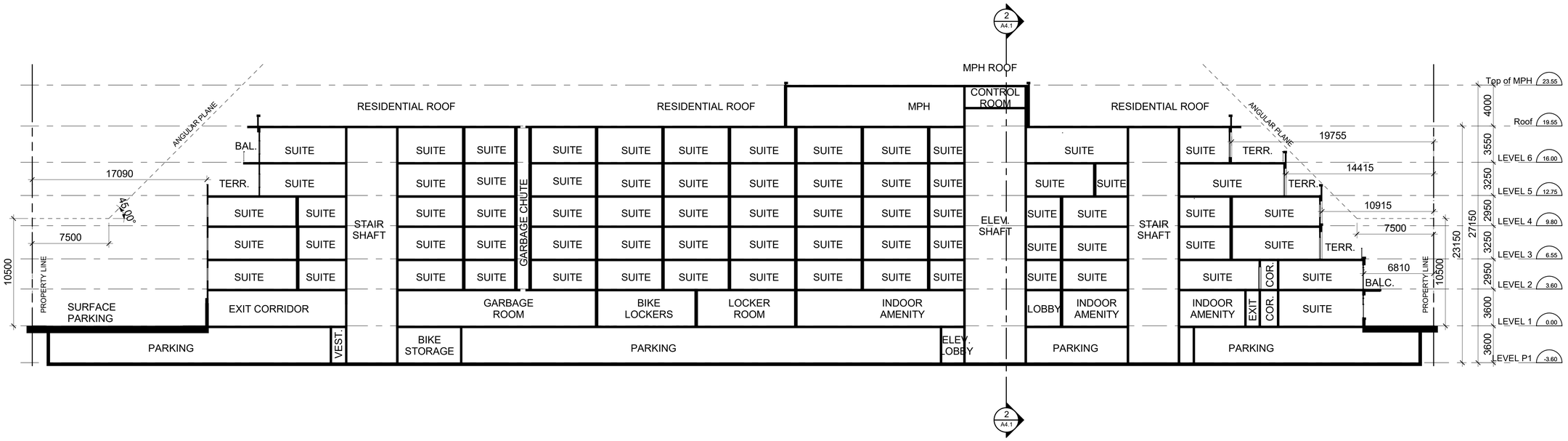
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Typical Cross Section

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

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North West Perspective View

NTS

1
A5.1

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Main Entrance View 1 A5.3
NTS



North-East Perspective View 2 A5.3
NTS



South West Perspective View 3 A5.3
NTS



West Perspective View 4 A5.3
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A5.3