

1600 KERNS RETIREMENT HOME

1600 Kerns RdBurlington, ON

FIELDGATE PROPERTIES

DRAWING LIST

Sheet Number	Sheet Name	Issue#1 (Mar 30, 2021)	Issue#2 (Feb 25,2022)	Issue#3 (Add Date)	Issue#4 (Add Date)	Issue#5 (Add Date)
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20 De Boers Drive Suite 400
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Revisions:

No.:	Revision:	Date:
02	Rezoning Re-Submission	Feb 25, 2022
01	Rezoning	Mar 30, 2021
No.:	Issued For:	Date:

Drawing Title:

Cover Sheet

Client:

FIELDGATE PROPERTIES

Project:

1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

Scale:

Drawn by:

Author

Checked by:

Checker

Project No.:

19062

Date:

Feb 25,2022

Drawing No.:

dA0.00

Plot Date: 2/24/2022 3:34:54 PM File Name: C:\Revit\2019\19062_1600 Kerns_topfloor_central_Author.rvt

2021.11.05

1600 Kerns
RETIREMENT HOME DEVELOPMENT
BURLINGTON,ON

Project Statistics

February 25, 2022 — Project No. 19-062

1.0 SITE INFORMATION

1.1 Total Site Area	*sqm*	*sq.f*	acres	hectres
Gross Lot Area	**7,991.0**	**86,014**	**1.97**	**0.80**
Net Lot Area (Excluding Top of the Bank setback area)	**5,542.7**	**59,661**	**1.37**	**0.55**

2.0

2.1 Proposed Gross Building Floor Area

RESIDENTIAL

Levels	floors		sq.m.	sq.m.	sq.ft.
Level P1	1	x	1650	1650	17760
Level 1	1	x	2205	2205	23734
Levels 2	1	x	2453	2453	26404
Levels 3	1	x	2280	2280	24542
Level 4	1	x	1351	1351	14542
Proposed Residential GBFA				**9,939**	**106,982**

NON-Residential

Levels	floors		sq.m.	sq.m.	sq.ft.
Level 1	1	x	278	278	2992
Proposed NON-Residential GBFA				**278**	**2,992**
				sq.m.	sq.ft.
TOTAL GBFA				**10,217**	**5,984**

2.2 FSI

	Total Proposed GBFA(m²)		*Site Area (m²)*	*FSI*
FSI	10,217	/	5,542.7	**1.84**

2.3 Rentable Area

Levels		floors		sq.m.	sq.m.	sq.ft.
Level 1	Res. & Retail	1	x	1779	1779	19144
Levels 2		1	x	2139	2139	23029
Levels 3		1	x	1968	1968	21184
Levels 4		1	x	978	978	10523
Total Rentable Area					**6,864**	**73,880**

2.4 Efficiency (Rentable divided by GFA, including P1 GFA)

4 Storey — **67%**

3.0 Amenity GFA

3.1 Proposed Amenity GFA	sq.m.	sq.ft.
3.1.1 Indoor Amenity		
Level P1	623	6,706
Level 1	75	807
Level 4	178	1,916
Total Indoor Amenity	**876**	**9,429**
3.1.2 Outdoor Amenity		
Level P1	154	1,658
Level 1	100	1,076
Level 4	644	6,932
Total Outdoor Amenity	**898**	**9,666**

4.0 Unit Count

4.1	floors		Regular units/floor	Units W/ Internal Bedroom/ Studio	units/floor
Level 1	1	x	12	14	26
Level 2	1	x	21	18	39
Level 3	1	x	20	17	37
Level 4	1	x	11	5	16
Total Number of Units			**64**	**54**	**118**

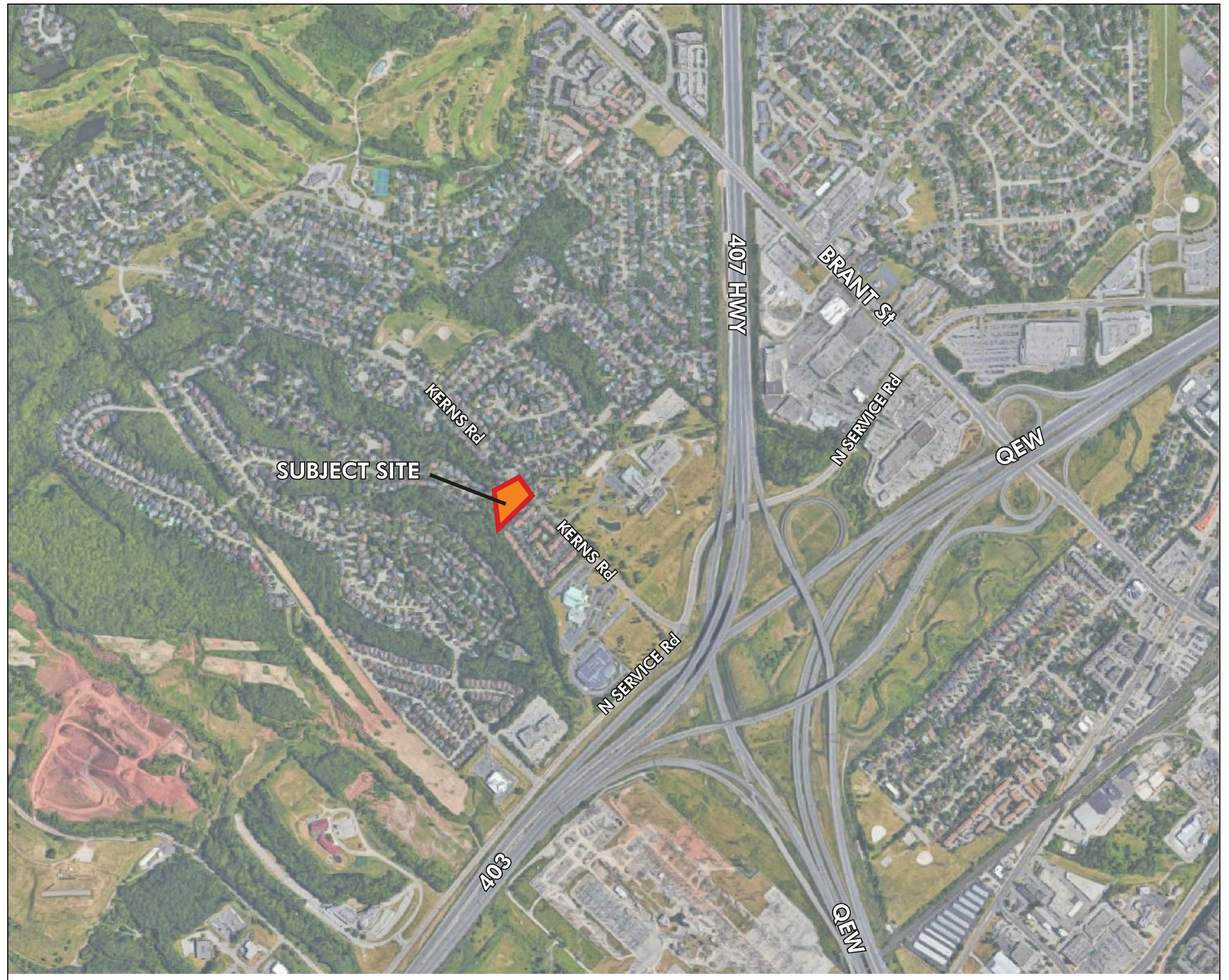
4.2 **Average Unit Size**	No. of units	Rentable (ft²)	Avg. Unit Size (ft²)
4 Storey	118	70,888	**601**

5.0 Parking

5.1 Parking Proposed - *Including Accessible Spaces*		No. of Units	
Retirement Home	0.50 /Unit	118	**59**
Commercial	4 /100m²	**278**	**11**
Total Parking Required			**70**

5.2 Parking Provided - *Including Accessible Spaces*	Res.	Comm.	
Surface	**7**	7	**14**
P1	**53**	4 (Tenants)	**57**
Total Parking Provided	**60**		**71**

Project Statistics 2 — NTS — dA1.01



Project Statistics 1 — NTS — dA1.01

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Context Plan & Project Statistics

Client:

FIELDGATE PROPERTIES

Project:

1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

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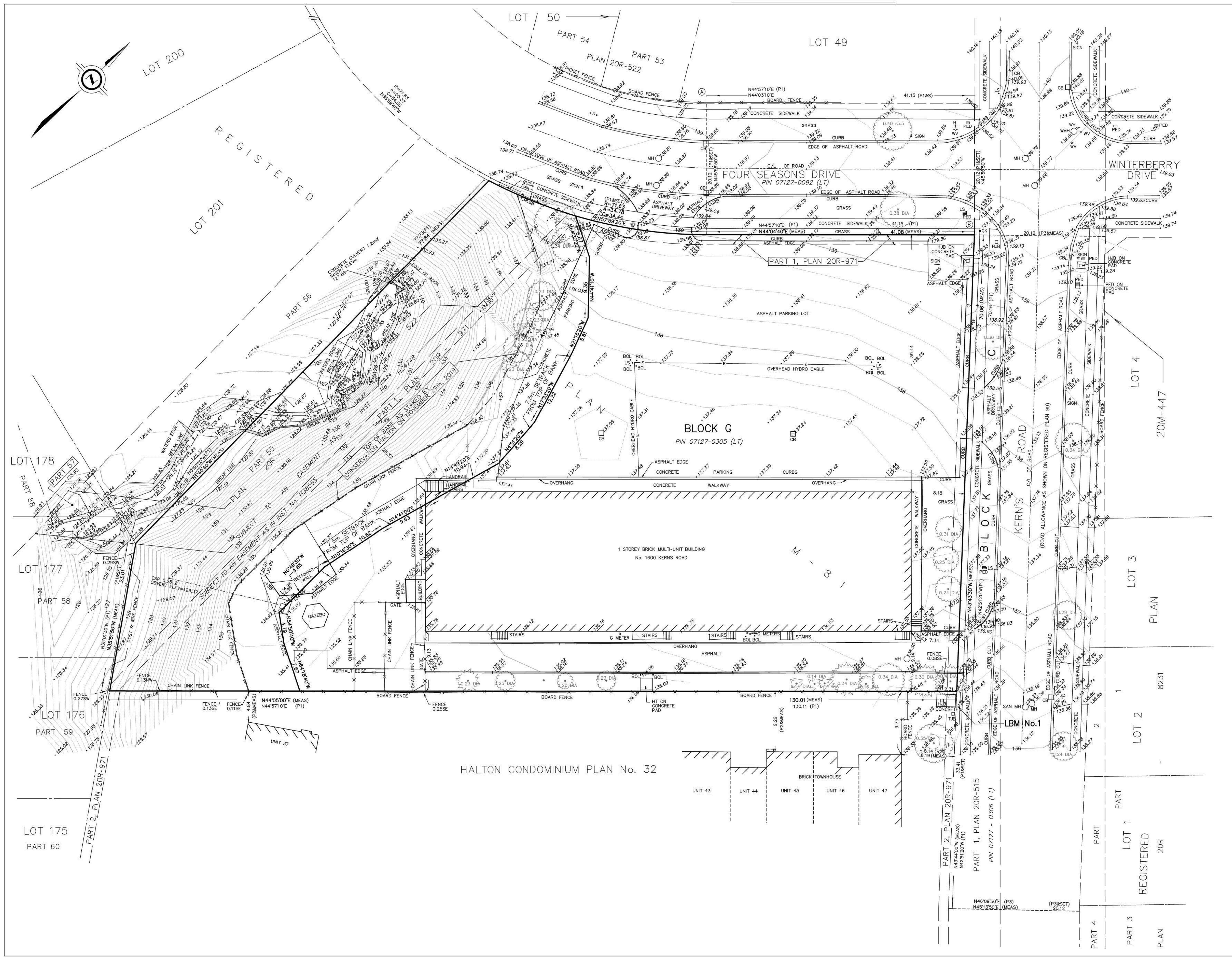
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SURVEYOR'S REAL PROPERTY REPORT
SHOWING TOPOGRAPHIC INFORMATION ON

BLOCK G
REGISTERED PLAN M-81
CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 250

5 0 5 10 15 metres

J.D. BARNES LIMITED

© COPYRIGHT

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

- DESCRIPTION

BLOCK G, REGISTERED PLAN M-81, CITY OF BURLINGTON

- ADDITIONAL REMARKS

PLAN PREPARED FOR FIELDGATE PROPERTIES

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY

SUBJECT TO AN EASEMENT AS IN INST. No. H24748 OVER PART 55 ON PLAN 20R-522.
SUBJECT TO AN EASEMENT AS IN INST. No. H38555 OVER PART 1 ON PLAN 20R-971.

- BOUNDARY FEATURES

NOTE THE LOCATION OF FENCES AS SHOWN ON THE PLAN

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM (ORP's) OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	594 128.12	4 799 342.19
ORP (B)	594 171.15	4 799 357.70
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999896.

BEARING COMPARISONS SHOWN FOR UNDERLYING PLANS, REGISTERED PLAN M-81, HALTON CONDOMINIUM PLAN No. 32 AND PLAN 20R-515 ARE WITH ASTRONOMIC BEARINGS.

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION.

LEGEND

	DENOTES BENCHMARK
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
⊠ STK	DENOTES WOOD STAKE PLANTED
P1	DENOTES REGISTERED PLAN M-81
P2	DENOTES HALTON CONDOMINIUM PLAN No. 32
P3	DENOTES PLAN 20R-515
P4	DENOTES BUILDING LOCATION SURVEY BY J. D. BARNES LIMITED, DATED JUNE 23, 1988.
P5	DENOTES BUILDING LOCATION SURVEY BY J. D. BARNES LIMITED, DATED JUNE 23, 1988.
P6	DENOTES PLAN 20R-8231
MEAS	DENOTES MEASURED
OU	DENOTES ORIGIN UNKNOWN
□ CB	DENOTES SINGLE CATCHBASIN
□ HJB	DENOTES HYDRO JUNCTION BOX
• GK	DENOTES GAS KEY
* G METER	DENOTES GAS METER
○ MH	DENOTES MANHOLE
○ SAN MH	DENOTES SANITARY MANHOLE
○ WMH	DENOTES WATER MANHOLE
• BOL	DENOTES BOLLARD
• LS	DENOTES LIGHT STANDARD
□ TJB	DENOTES TELEPHONE JUNCTION BOX
⊟ PED	DENOTES TELEPHONE PEDESTAL
H	DENOTES FIRE HYDRANT
HT	DENOTES HYDRO TRANSFORMER
WV	DENOTES WATER VALVE
—E—	DENOTES OVERHEAD HYDRO CABLE
CSP	DENOTES CORRUGATED STEEL PIPE

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM CITY OF BURLINGTON BENCHMARK No. 1081
ELEVATION = 157.586m
AND
BENCHMARK No. 1082
ELEVATION = 139.47m

LOCAL BENCHMARK No. 1

BENCHMARK No. 503 FOUND ON SOUTHEAST CORNER OF HYDRO PAD ACROSS FROM LOT 2, 20M-447.
ELEVATION = 136.52m

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS SKETCH.

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 13, 2018.

DATE

THOMAS J. SALB
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: CE	CHECKED BY:	REFERENCE NO.: 18-30-288-00-A
FILE: G:\18-30-288\02\Drawing\18-30-288-02-D.dgn		DATED: NOVEMBER 6th, 2020
		PLOTTED: 11/6/2020

Survey
NTS
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Drawing Title:

Survey

Client:

FIELDGATE PROPERTIES

Project:

1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

Scale:

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Project No.: 19062

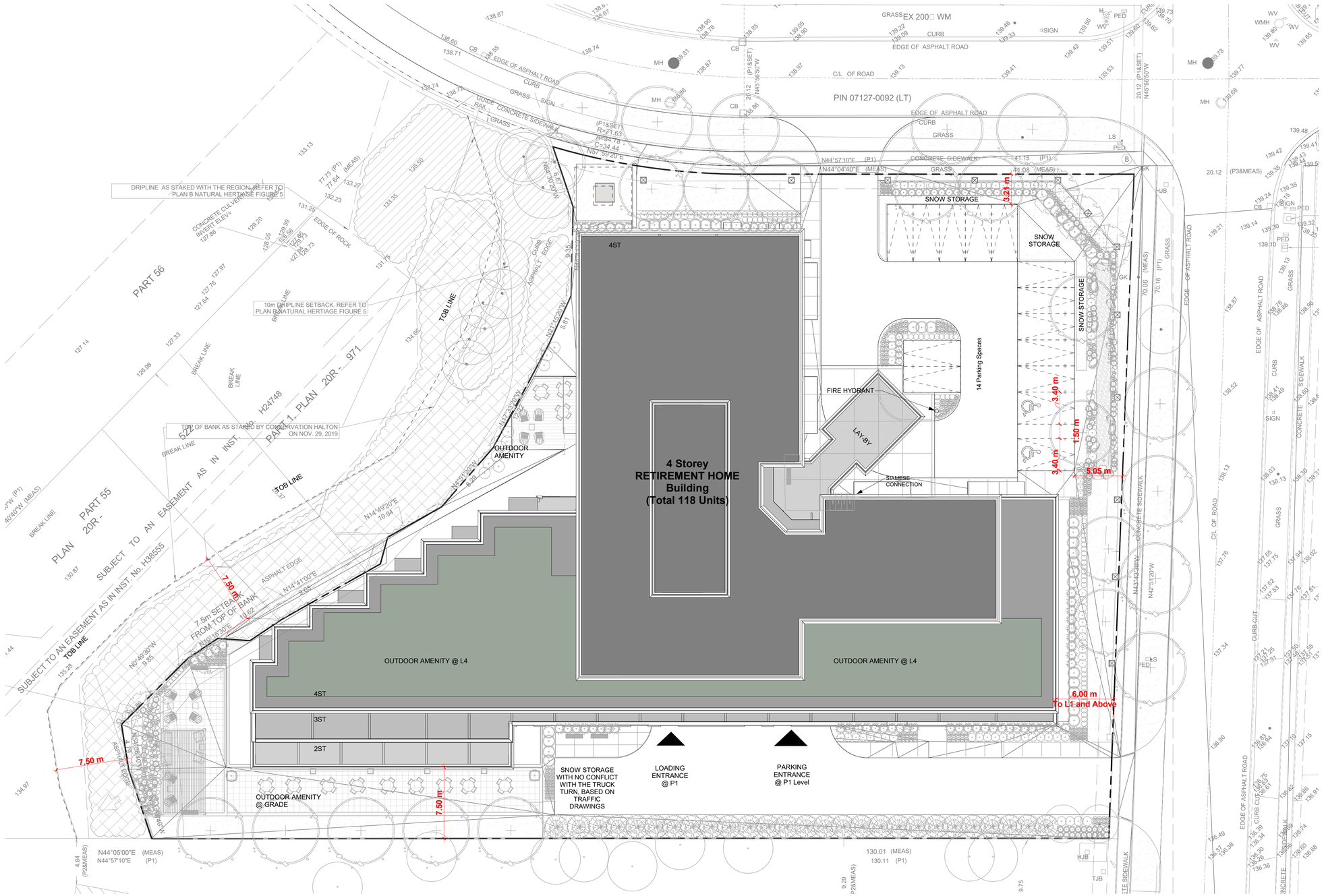
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Site Plan
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FIELDGATE PROPERTIES

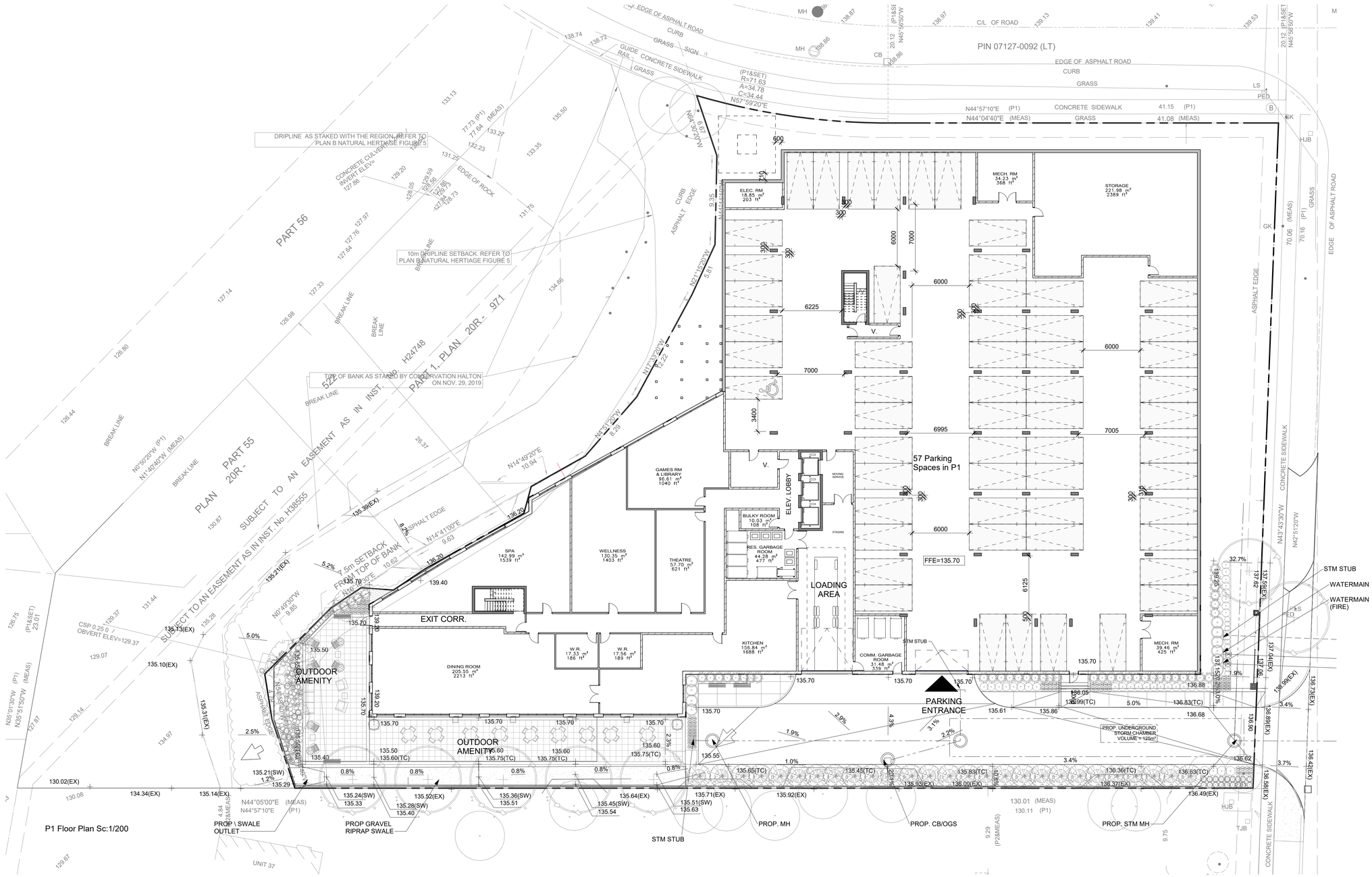
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1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

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Floor Plan Level P1

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Parking Level Floor Plans

Client:

FIELDGATE PROPERTIES

Project:

1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

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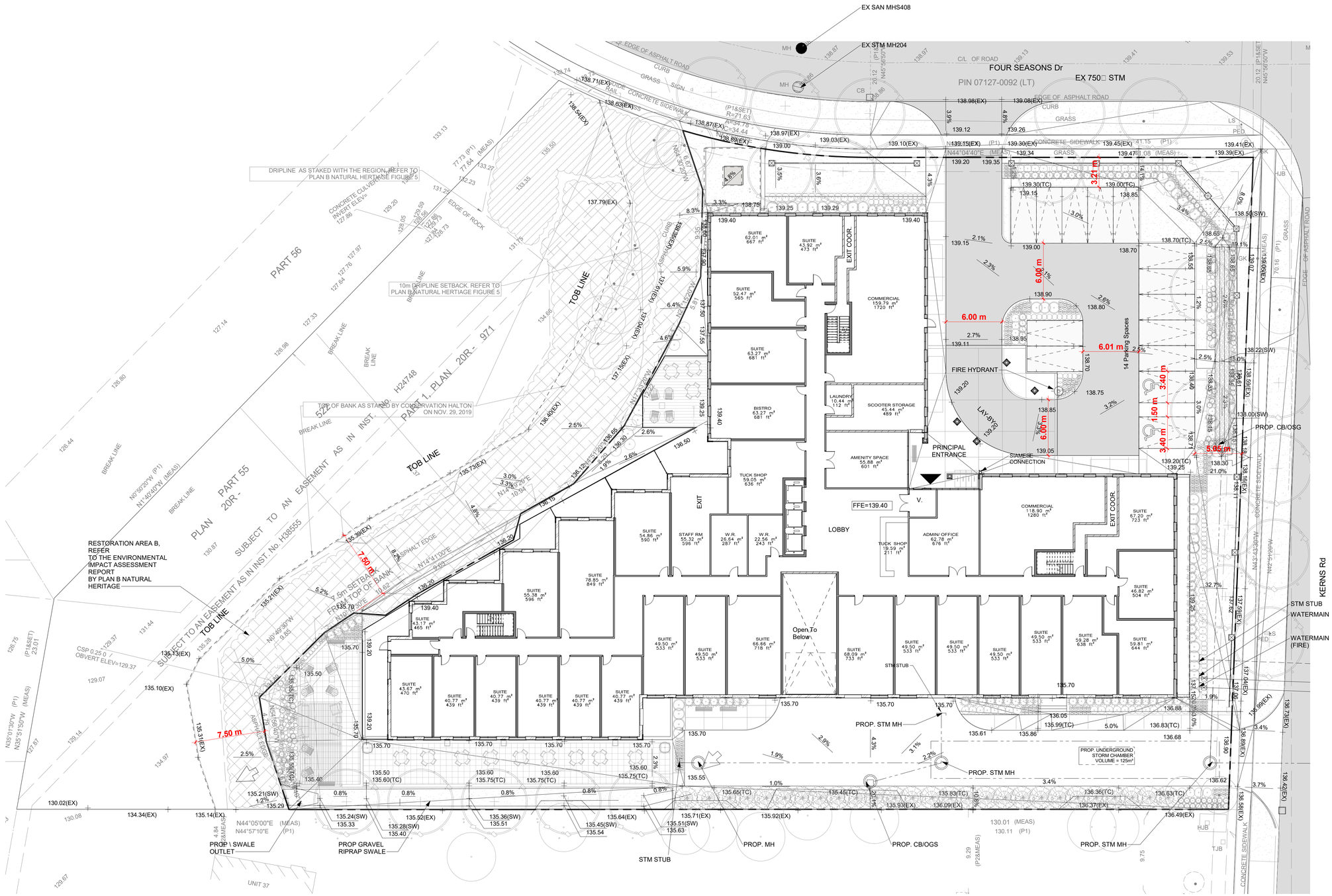
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Floor Plan Level 1

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Floor Plan Level 1

Client:

FIELDGATE PROPERTIES

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1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

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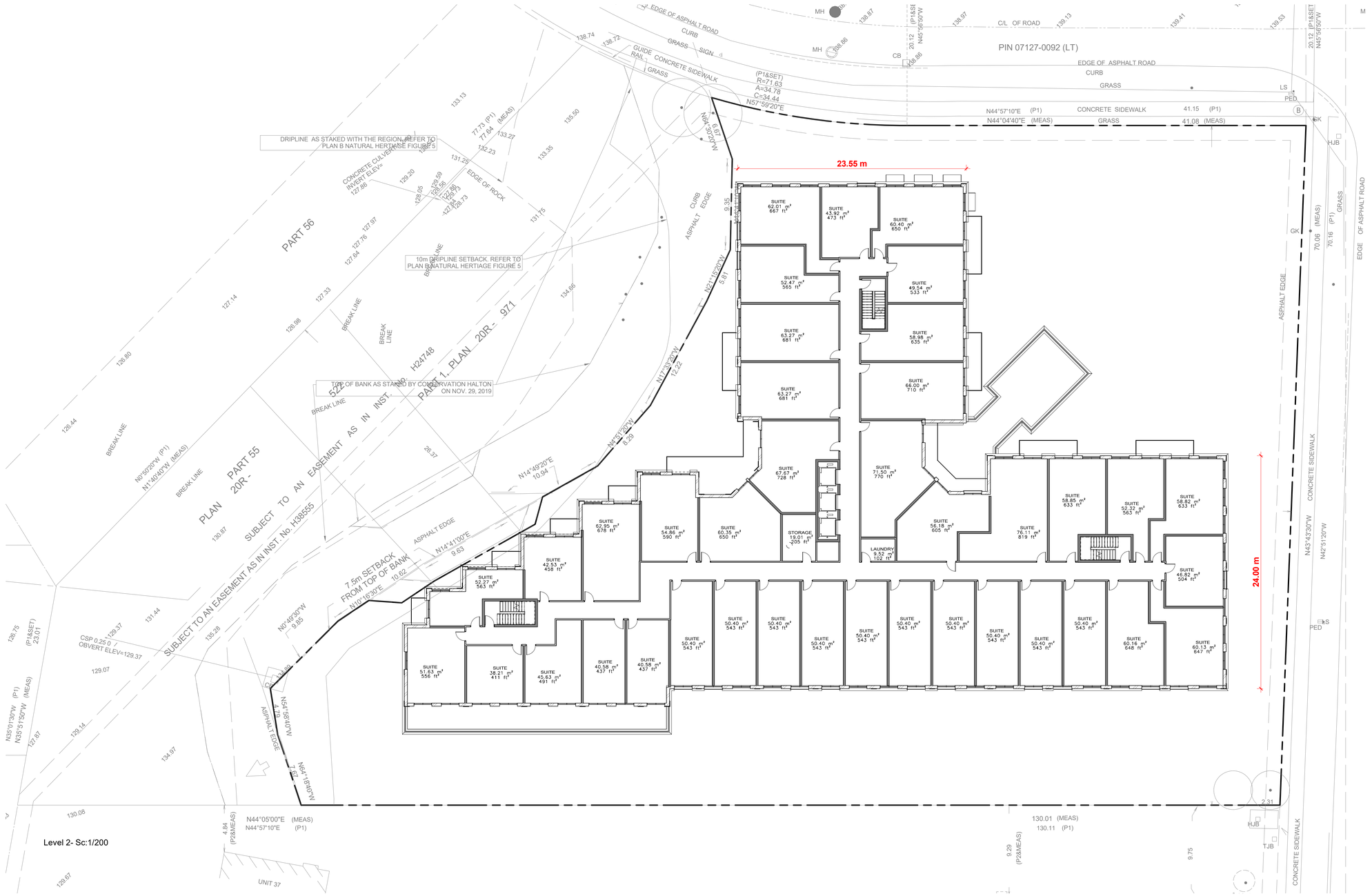
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Floor Plan Level 2 — Scale: 1 : 200 — 1 / dA2.03

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Floor Plan Level 2

Client:

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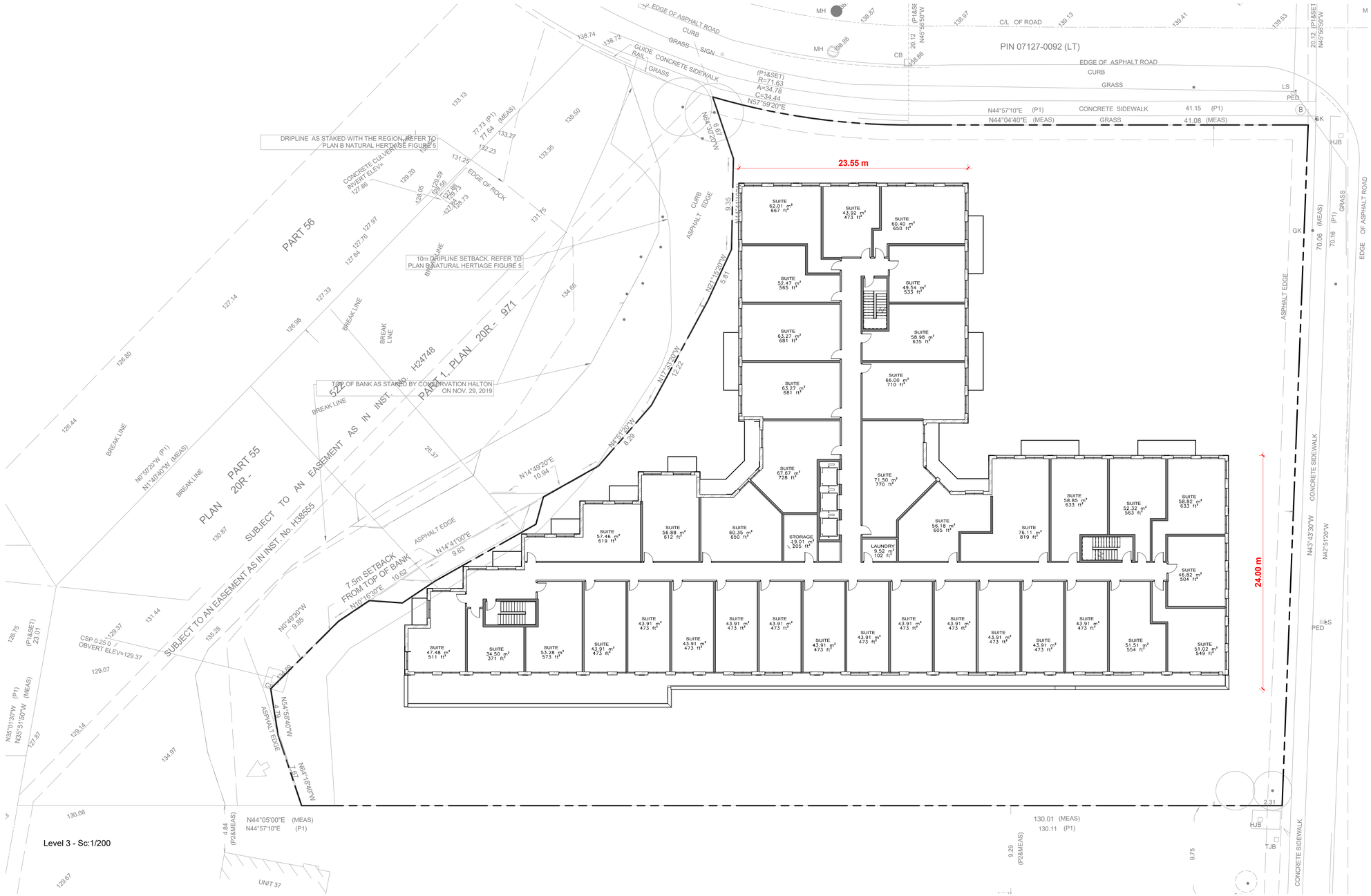
1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

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Project No.: 19062
Date: Feb 25,2022
Drawing No.: dA2.03

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Level 3 - Sc:1/200

Floor Plan Level 3 — Scale: 1 : 200 — 1 / dA2.04

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Floor Plan Level 3

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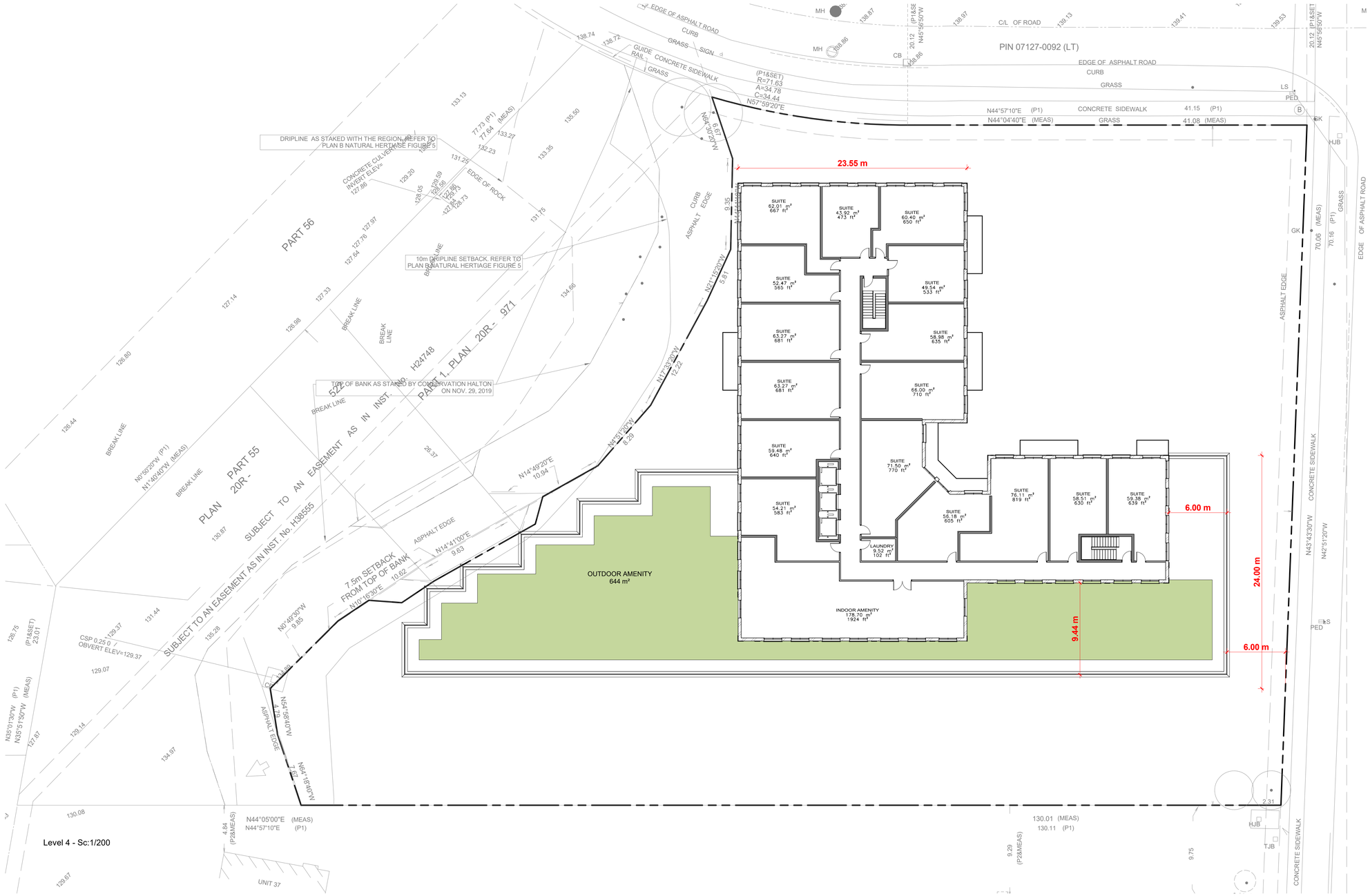
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Floor Plan Level 4
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Floor Plan Level 4

Client:

FIELDGATE PROPERTIES

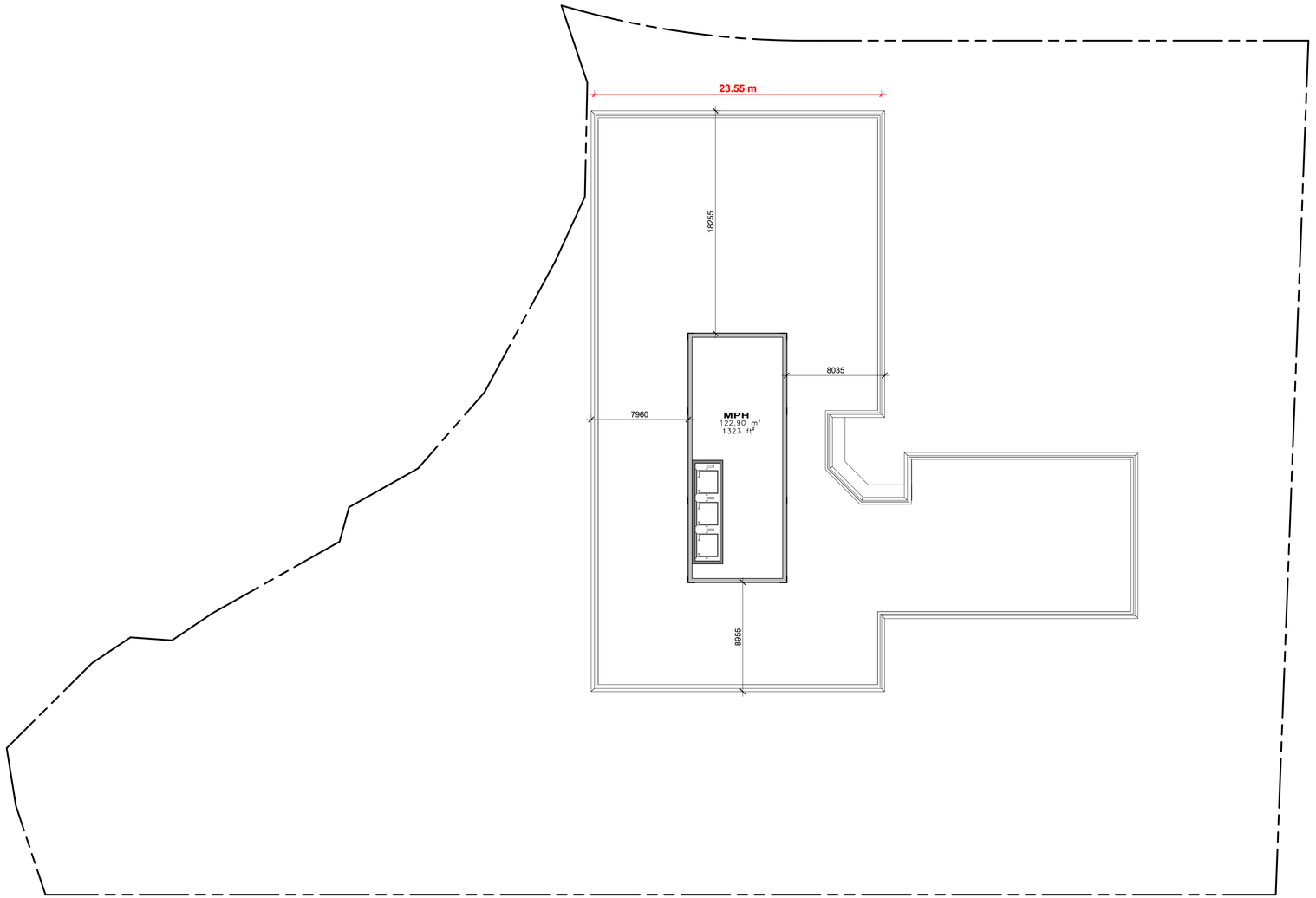
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Floor Plan Level 5

Scale: 1 : 200

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dA2.06

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20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:

No.:	Revision:	Date:
02	Rezoning Re-Submission	Feb 25, 2022
01	Rezoning	Mar 30, 2021

No.:	Issued For:	Date:

Drawing Title:

T.O. Top Residential Roof

Client:

FIELDGATE PROPERTIES

Project:

1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

Scale: 1 : 200

Drawn by: Author

Checked by: Checker

Project No.: 19062

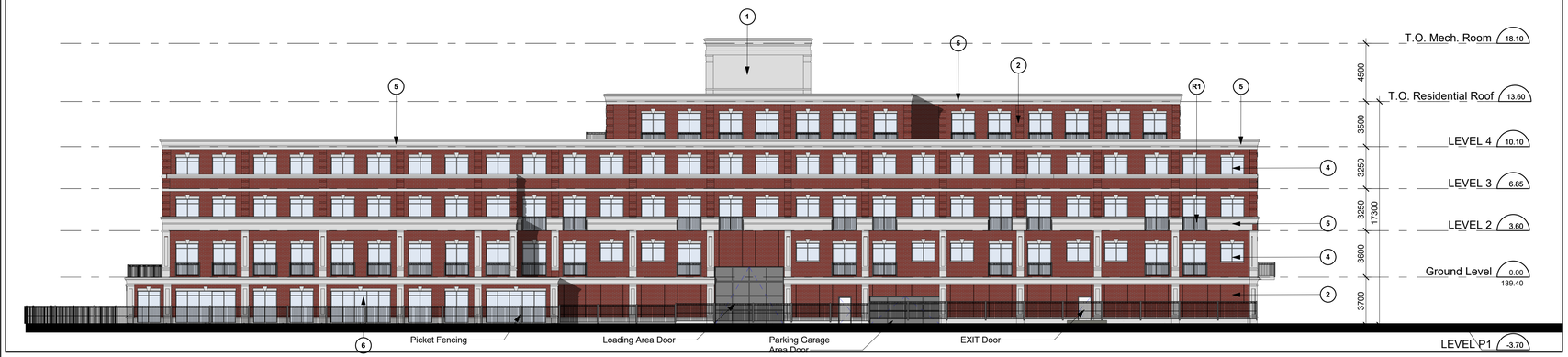
Date: Feb 25,2022

Drawing No.: dA2.06

File Name: C:\Revit\2021\Central_Detached_19062_kerns_topFloor.rvt

Plot Date: 2/24/2022 3:35:07 PM

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South Elevation 4
Scale: 1 : 200 dA4.01



North Elevation 3
Scale: 1 : 200 dA4.01



West Elevation 2
Scale: 1 : 200 dA4.01



EAST ELEVATION 1
Scale: 1 : 200 dA4.01

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1. PRECAST - WHITE/LIGHT GREY
2. BRICK - RED/ BROWN
3. STONE - LIGHT GREY
4. VINYL WINDOW
5. PARAPET/ CORNICE - WHITE CONCRETE
R1. RAILING - PICKET- DARK GREY

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Revisions:

No.:	Revision:	Date:
02	Rezoning Re-Submission	Feb 25, 2022
01	Rezoning	Mar 30, 2021
No.:	Issued For:	Date:

Drawing Title:

Elevations

Client:
FIELDGATE PROPERTIES

Project:
1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

Scale: 1 : 200
Drawn by: Author
Checked by: Checker
Project No.: 19062
Date: Feb 25,2022
Drawing No.: dA4.01

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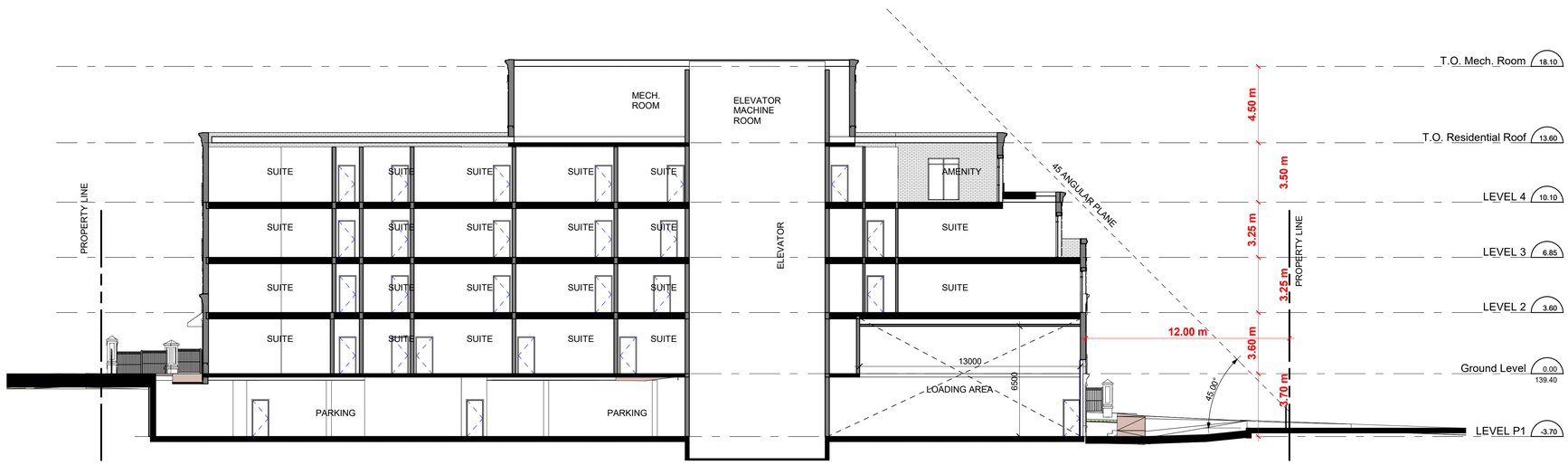
Plot Date: 2/24/2022 3:33:38 PM File Path: C:\Revit\2019\19062\Architectural\dA4.01_1600 Kerns_Elevations.rvt



Section 2

NTS

2
dA5.01



Section 4

Scale: 1 : 150

1
dA5.01

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Revisions:

No.:	Revision:	Date:
02	Rezoning Re-Submission	Feb 25, 2022
01	Rezoning	Mar 30, 2021

No.:	Issued For:	Date:

Drawing Title:

Building Sections

Client:

FIELDGATE PROPERTIES

Project:

1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

Scale: 1 : 150

Drawn by: Author

Checked by: Checker

Project No.: 19062

Date: Feb 25,2022

Drawing No.:

dA5.01

Plot Date: 2/24/2022 3:35:34 PM File Path: C:\Revit\2021\20062pdf\Model-Fieldgate - 1600 Kerns_bgr.jdoor.rvt

v.2021.1.1 (C)









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Revisions:

No.:	Revision:	Date:
02	Rezoning Re-Submission	Feb 25, 2022
01	Rezoning	Mar 30, 2021
No.:	Issued For:	Date:

Drawing Title:

Perspective Views

Client:

FIELDGATE PROPERTIES

Project:

1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

Scale:

Drawn by:
Author

Checked by:
Checker

Project No.:
19062

Date:
Feb 25,2022

Drawing No.:

dA6.01

Plot Date: 2/24/2022 3:53:33 PM File Path: C:\Users\Author\Desktop\1600 Kerns_April2022.rvt

2021.11.05



June 21 @ 09:30 — Scale: 1 : 1500 — 1 / dA7.1



June 21 @ 10:30 — Scale: 1 : 1500 — 2 / dA7.1



June 21 @ 11:30 — Scale: 1 : 1500 — 3 / dA7.1



June 21 @ 12:30 — Scale: 1 : 1500 — 4 / dA7.1



June 21 @ 13:30 — Scale: 1 : 1500 — 5 / dA7.1



June 21 @ 14:30 — Scale: 1 : 1500 — 6 / dA7.1



June 21 @ 15:30 — Scale: 1 : 1500 — 7 / dA7.1



June 21 @ 16:30 — Scale: 1 : 1500 — 8 / dA7.1



June 21 @ 17:30 — Scale: 1 : 1500 — 9 / dA7.1



June 21 @ 18:30 — Scale: 1 : 1500 — 10 / dA7.1



June 21 @ 19:30 — Scale: 1 : 1500 — 11 / dA7.1

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Revisions:

No.:	Revision:	Date:
02	Rezoning Re-Submission	Feb 25, 2022
01	Rezoning	Mar 30, 2021
No.:	Issued For:	Date:

Drawing Title:

Shadow Study - June 21st

Client:

FIELDGATE PROPERTIES

Project:

1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

Scale: 1 : 1500

N

Drawn by: Author

Checked by: Checker

Project No.: 19062

Date: Feb 25,2022

Drawing No.: dA7.1

File Path: C:\Revit\2019\2020\Shared Projects - 1600 Kerns_tgrubeor.rvt
Print Date: 2/24/2022 3:36:59 PM

v 2021.11.03



March/September 21 @ 09:30 (1 dA7.2)
Scale: 1 : 1500



March/September 21 @ 10:30 (2 dA7.2)
Scale: 1 : 1500



March/September 21 @ 11:30 (3 dA7.2)
Scale: 1 : 1500



March/September 21 @ 12:30 (4 dA7.2)
Scale: 1 : 1500



March/September 21 @ 13:30 (5 dA7.2)
Scale: 1 : 1500



March/September 21 @ 14:30 (6 dA7.2)
Scale: 1 : 1500



March/September 21 @ 15:30 (7 dA7.2)
Scale: 1 : 1500



March/September 21 @ 16:30 (8 dA7.2)
Scale: 1 : 1500



March/September 21 @ 17:30 (9 dA7.2)
Scale: 1 : 1500



March/September 21 @ 18:30 (10 dA7.2)
Scale: 1 : 1500

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Revisions:

No.:	Revision:	Date:
02	Rezoning Re-Submission	Feb 25, 2022
01	Rezoning	Mar 30, 2021

Drawing Title:

Shadow Study - March/ September 21st

Client:

FIELDGATE PROPERTIES

Project:

1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

Scale: 1 : 1500

N

Drawn by: Author

Checked by: Checker

Project No.: 19062

Date: Feb 25,2022

Drawing No.: dA7.2

Plot Date: 2/24/2022 3:53:35 PM File Path: C:\Revit\2019\19062_1600 Kerns_hpollock.rvt

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December 21 @ 09:30 (1 dA7.3)
Scale: 1 : 1500



December 21 @ 10:30 (2 dA7.3)
Scale: 1 : 1500



December 21 @ 11:30 (3 dA7.3)
Scale: 1 : 1500



December 21 @ 12:30 (4 dA7.3)
Scale: 1 : 1500



December 21 @ 13:30 (5 dA7.3)
Scale: 1 : 1500



December 21 @ 14:30 (6 dA7.3)
Scale: 1 : 1500



December 21 @ 15:30 (7 dA7.3)
Scale: 1 : 1500



December 21 @ 16:30 (8 dA7.3)
Scale: 1 : 1500



December 21 @ 17:30 (9 dA7.3)
Scale: 1 : 1500

* Sun Sets @ 4:45PM

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Revisions:

No.:	Revision:	Date:
02	Rezoning Re-Submission	Feb 25, 2022
01	Rezoning	Mar 30, 2021

Drawing Title:

Shadow Study - December 21st

Client:

FIELDGATE PROPERTIES

Project:

1600 KERNS RETIREMENT HOME

1600 KERNS ROAD, BURLINGTON, ON

Scale: 1 : 1500
Drawn by: Author
Checked by: Checker
Project No.: 19062
Date: Feb 25,2022
Drawing No.: dA7.3

N

Plot Date: 2/24/2022 3:33:07 PM
File Path: C:\Revit\360\Working\Fieldgate - 1600 Kerns_tgrjdsscrvt

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