



MontgomerySisam

Montgomery Sisam Architects Inc.
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 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.

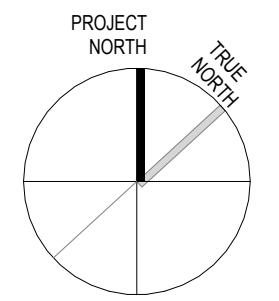
Amica North Shore

1157 - 1171 North Shore Boulevard
 Burlington, ON, L7S 1C3

Issued for Zoning By-Law Amendment
 & Official Plan Amendment

September 17, 2018





DRAWING LIST	
Sheet Number	Sheet Name
0 ZPA - GENERAL INFORMATION	
A0.01 GENERAL INFORMATION AND CONTEXT PLAN	
1 ZPA - CONTEXT	
A1.00	(SURVEY By Other)
A1.01	SITE PLAN
2 ZPA - FLOOR PLANS	
A2.01	FLOOR PLAN - LEVEL P1 TO P2, LEVELS 1-2
A2.02	FLOOR PLAN - LEVEL 3-6
A2.03	FLOOR PLAN - LEVEL 7-10
A2.04	FLOOR PLAN 11-14
A2.05	FLOOR PLAN 15 - PENTHOUSE
3 ZPA BUILDING ELEVATIONS	
A4.01	BUILDING ELEVATIONS
4 ZPA - BUILDING SECTIONS	
A5.01	BUILDING SECTIONS
A5.02	BUILDING SECTIONS
5 ZPA - BUILDING MASSING	
A7.01	BUILDING MASSING
A7.02	SHADOW IMPACT STUDY



Development Statistics

18.09.17

Montgomery Sisam Architects

	Statistic	Figure	Unit	Comments
Table A: DEVELOPMENT STATISTICS	(A) Existing Site Area	53,775	sm	3.01 Acres
	(B) ROW Dedication	335	sm	.08 Acres
	(C) New Site Area (A - B)	11,850	sm	2.93 Acres
	(D) GFA	41,925	sm	* See Table E
	(E) FAR (D / C)	3.54		
	(F) Unit Count	475	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	20%	95	
	(B) Memory Care	15%	71	
	(C) Independent Living	65%	309	
	(D) Total Units		475	

	Neighbourhood	Percentage	Unit Count	Comments
Table C: UNIT TYPE BREAKDOWN	(A) Assisted Living - Studio	20%	19	
	(B) Assisted Living - 1 Bed	80%	76	
	(C) Memory Care - Studio	15%	10	
	(D) Memory Care - Companion	85%	61	
	(E) Independent Living - Studio	20%	62	
	(F) Independent Living - 1 Bed	45%	139	
	(G) Independent Living - 1 Bed + Den	20%	62	
	(H) Independent Living - 2 Bed	15%	46	
	(I) Total Units		475	

	Level	Area (sm)	Area (sf)	Comments
Table D: GROSS FLOOR AREA	Penthouse	640	6,889	* Excluded from GFA Calculation
	17	805	8,665	
	16	805	8,665	
	15	805	8,665	
	14	805	8,665	
	13	805	8,665	
	12	1,000	10,764	
	11	1,800	19,375	
	10	1,800	19,375	
	9	2,500	26,910	
	8	2,500	26,910	
	7	3,000	32,292	
	6	3,000	32,292	
	5	4,000	43,056	
	4	4,000	43,056	
	3	4,000	43,056	
	2	5,000	53,820	
1	5,300	57,049		
P1	6,300	67,813	* Excluded from GFA Calculation	
P2	6,300	67,813	* Excluded from GFA Calculation	
Total GFA		41,925	451,277	

	Type	Percentage	Count	Comments
Table E: PARKING	(A) Visitor & Staff Parking	66%	145	
	(B) Resident Parking	34%	75	
	(C) Accessible Parking			* 13 stalls will be provided.
	(D) Total Parking		220	

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Amica North Shore
 1157-1171 North Shore Boulevard
 Burlington, ON L7S 1C3

GENERAL INFORMATION AND
CONTEXT PLAN

scale: As indicated
 drawn by: NA
 reviewed by: KH
 job number: 17099
 plot date: 2018-09-17
 drawing number:

A0.01

REPORT SUMMARY (PART 2) (to be read in conjunction with Part 1)
LAND SURVEYOR'S OFFICE: 1171 NORTH SHORE BOULEVARD EAST, SUITE 100, BURLINGTON, ONTARIO L7R 3G5
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
SUBJECT TO EASEMENT AS IN REG. NO. 119004

ADDITIONAL REMARKS:
THIS IS PART 1 OF SURVEY REPORT FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES.

Note:
Mackay, Mackay & Peters Limited grants SPECIAL PERMISSION to the "Client(s)", their solicitor and other interested parties permission to use "Original Copies" of the Surveyor's Real Property Report in proceedings involving the "Client(s)".

METRIC DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND
SHALL BE CONVERTED TO FEET BY DIVIDING BY 0.3048

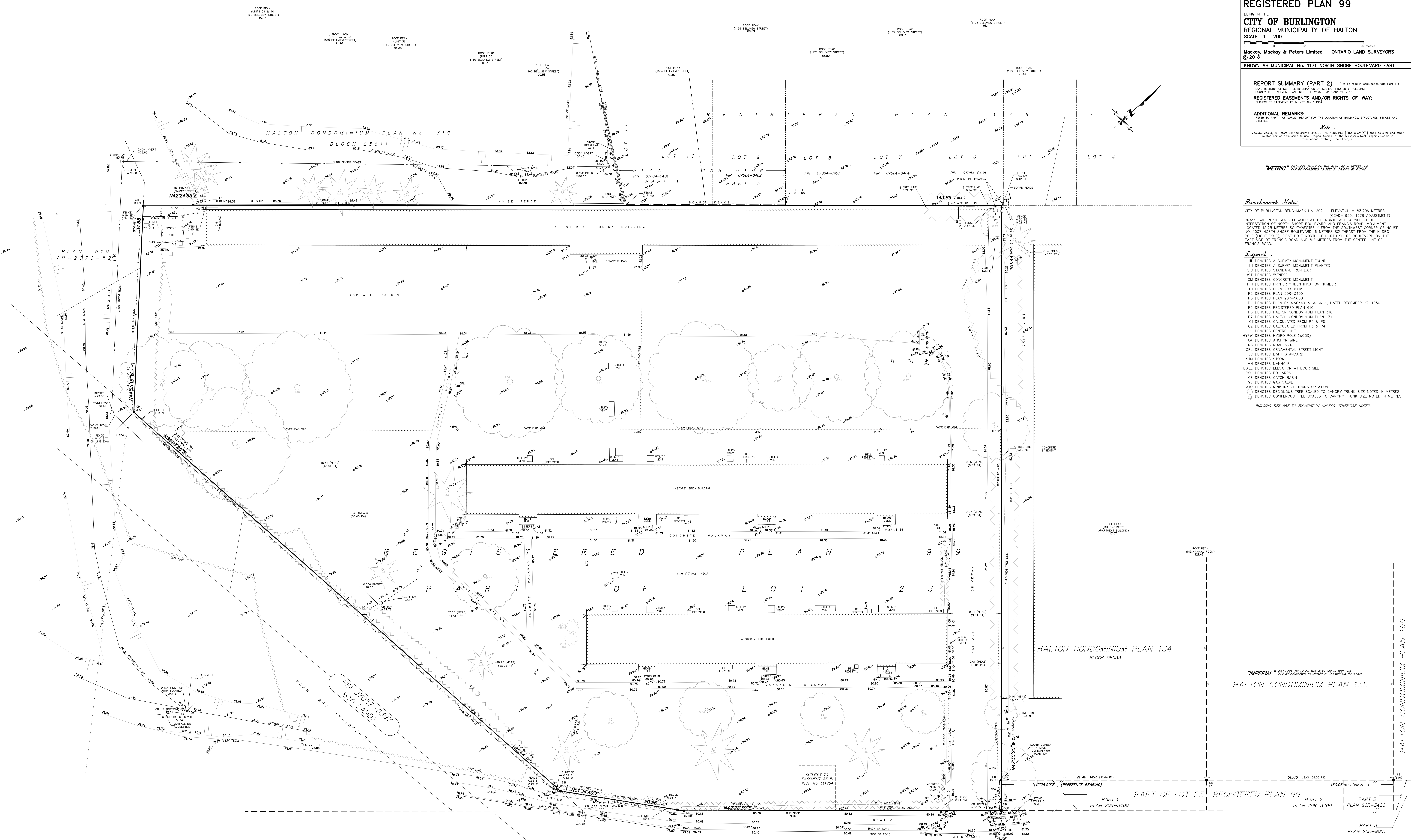
Benchmark Note:

CITY OF BURLINGTON BENCHMARK No. 292 ELEVATION = 83.706 METRES (CGD-1929 1979 ADJUSTMENT)
BRASS CAP IN SIDEWALK LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH SHORE BOULEVARD AND FRANKS ROAD. MONUMENT LOCATED 13.25 METRES SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF HOUSE NO. 1507 NORTH SHORE BOULEVARD, 8 METRES SOUTHWEST FROM THE HYDRO POLE (LIGHT POLE), FIRST POLE NORTH OF NORTH SHORE BOULEVARD ON THE EAST SIDE OF FRANKS ROAD AND 8.2 METRES FROM THE CENTER LINE OF FRANKS ROAD.

Legend:

- DENOTES A SURVEY MONUMENT FOUND
 - DENOTES A SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BARR
 - WT DENOTES WITNESS
 - CM DENOTES CONCRETE MONUMENT
 - PN 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 810
 - P6 DENOTES HALTON CONDOMINIUM PLAN 310
 - P7 DENOTES HALTON CONDOMINIUM PLAN 134
 - CL DENOTES CALCULATED FROM P4 & P5
 - C2 DENOTES CALCULATED FROM P3 & P4
 - CL DENOTES CENTRE LINE
 - HW 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
 - BSL DENOTES ELEVATION AT DOOR SILL
 - BOL DENOTES BOLLARDS
 - CB DENOTES CATCH BASIN
 - GV DENOTES GAS VALVE
 - MTO DENOTES MINISTRY OF TRANSPORTATION
 - DENOTES OCCASIONAL TREE SCALED TO CANOPY TRUNK SIZE NOTED IN METRES
 - DENOTES CONIFEROUS TREE SCALED TO CANOPY TRUNK SIZE NOTED IN METRES
- BUILDING FEES ARE TO FOUNDATION UNLESS OTHERWISE NOTED.

IMPERIAL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND
SHALL BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048



Bearing Reference:
BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF PLAN 20R-6415, HAVING A BEARING OF N42°28'50\"

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 09th DAY OF JULY, 2018.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBSCRIBED FROM 2046608
DATE: JULY 2, 2018
FOR MACKAY, MACKAY & PETERS LIMITED

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
MACKAY, MACKAY & PETERS LIMITED
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7R 3G5
PHONE: (905) 639-1375
FAX: (905) 633-0644
www.mackaymckay.com
Records of Sewell & Sewell and Yates & Yates LTD.
18-010

1160 BELLVIEW ST.
UNIT 40 & 41

1160 BELLVIEW ST.
UNIT 37 & 38

1160 BELLVIEW ST.
UNIT 36

1160 BELLVIEW ST.
UNIT 35

1160 BELLVIEW ST.
UNIT 34

1164 BELLVIEW ST.

1166 BELLVIEW ST.

1170 BELLVIEW ST.

1174 BELLVIEW ST.

1178 BELLVIEW ST.

1180 BELLVIEW ST.

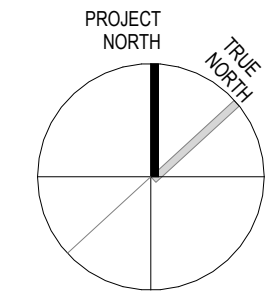
1184 BELLVIEW ST.

1188 BELLVIEW ST.

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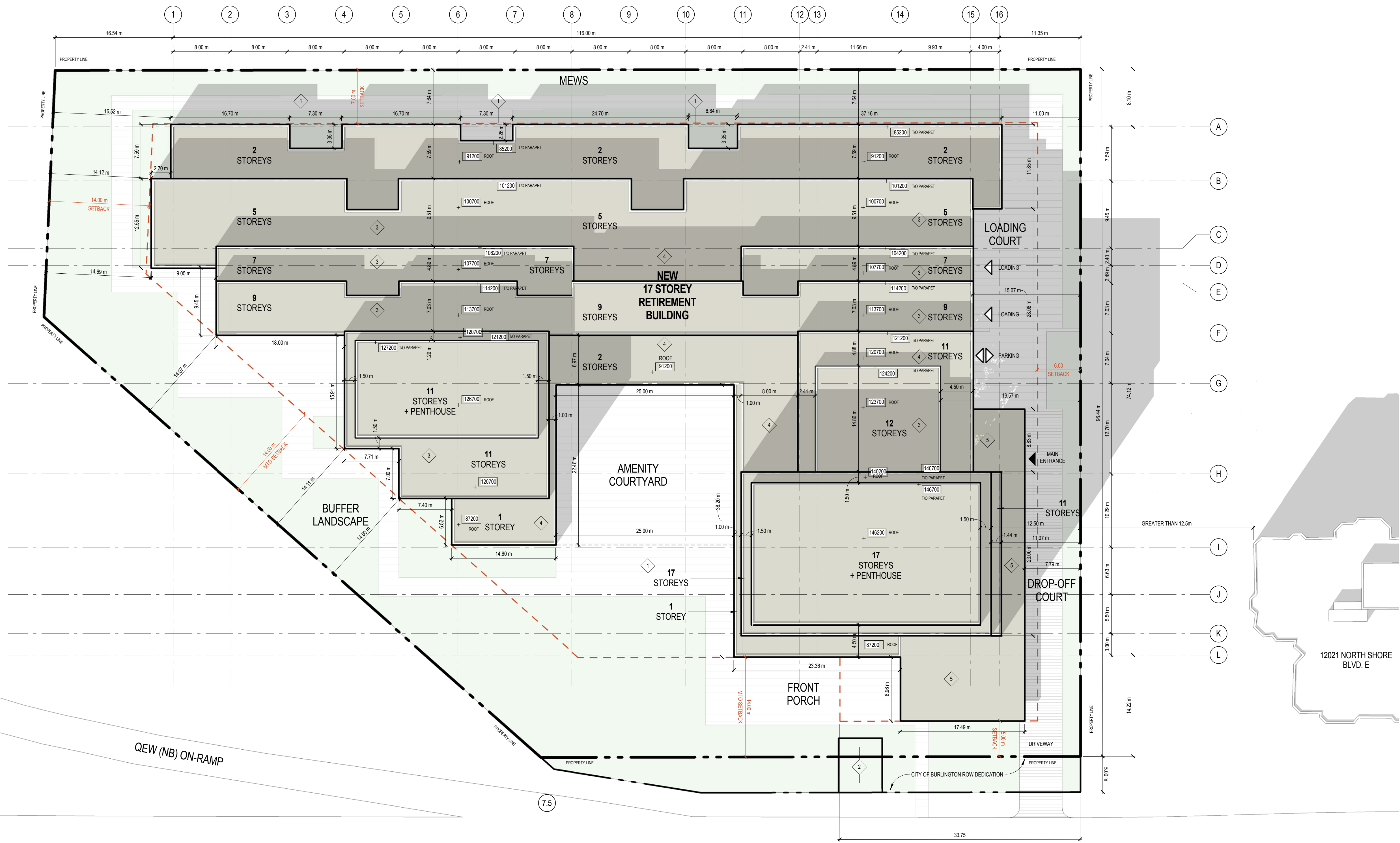
197 Spadina Avenue, Toronto, Ontario M5T 2C8
Tel 416.364.8079 Fax 416.364.7723

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SITE PLAN KEYNOTES

- 1 LINE OF BUILDING BELOW
- 2 EASEMENT (EXISTING)
- 3 PRIVATE TERRACE
- 4 COMMON TERRACE
- 5 CANOPY AT LEVEL 2



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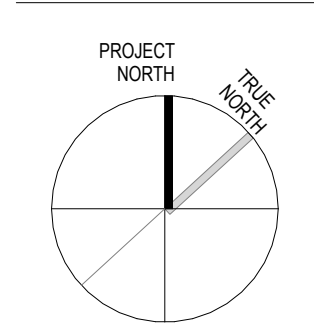
Amica North Shore
 1157-1171 North Shore Boulevard
 Burlington, ON L7S 1C3

SITE PLAN

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 reviewed by: KH
 job number: 17099
 plot date: 2018-09-17
 drawing number:

A1.01

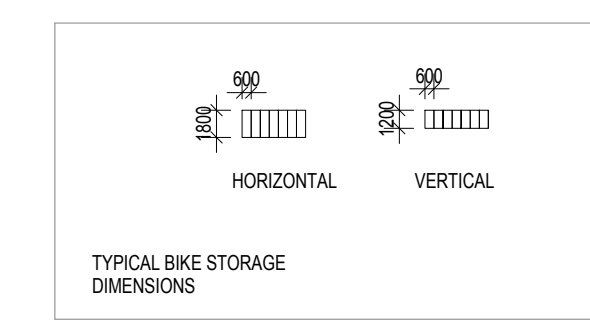
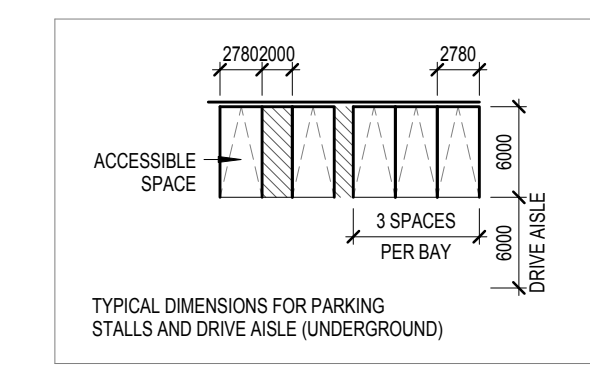
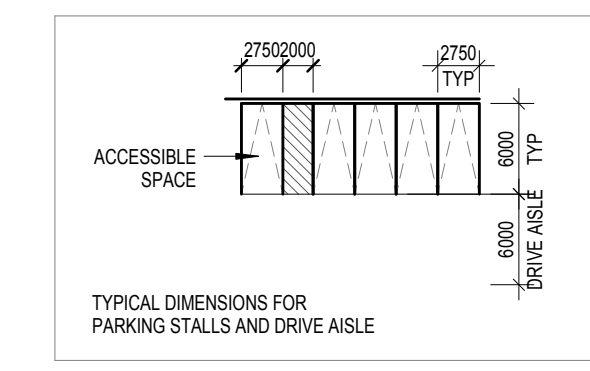
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FLOOR PLAN KEYNOTES:

- 1 CANOPY ABOVE
- 2 CANOPY BELOW
- 3 LINE OF BUILDING ABOVE
- 4 LINE OF BUILDING BELOW
- 5 OPEN TO BELOW
- 6 PRIVATE TERRACE
- 7 COMMON TERRACE
- 8 EASEMENT (EXISTING)

TYPICAL PARKING & BICYCLE LAYOUT



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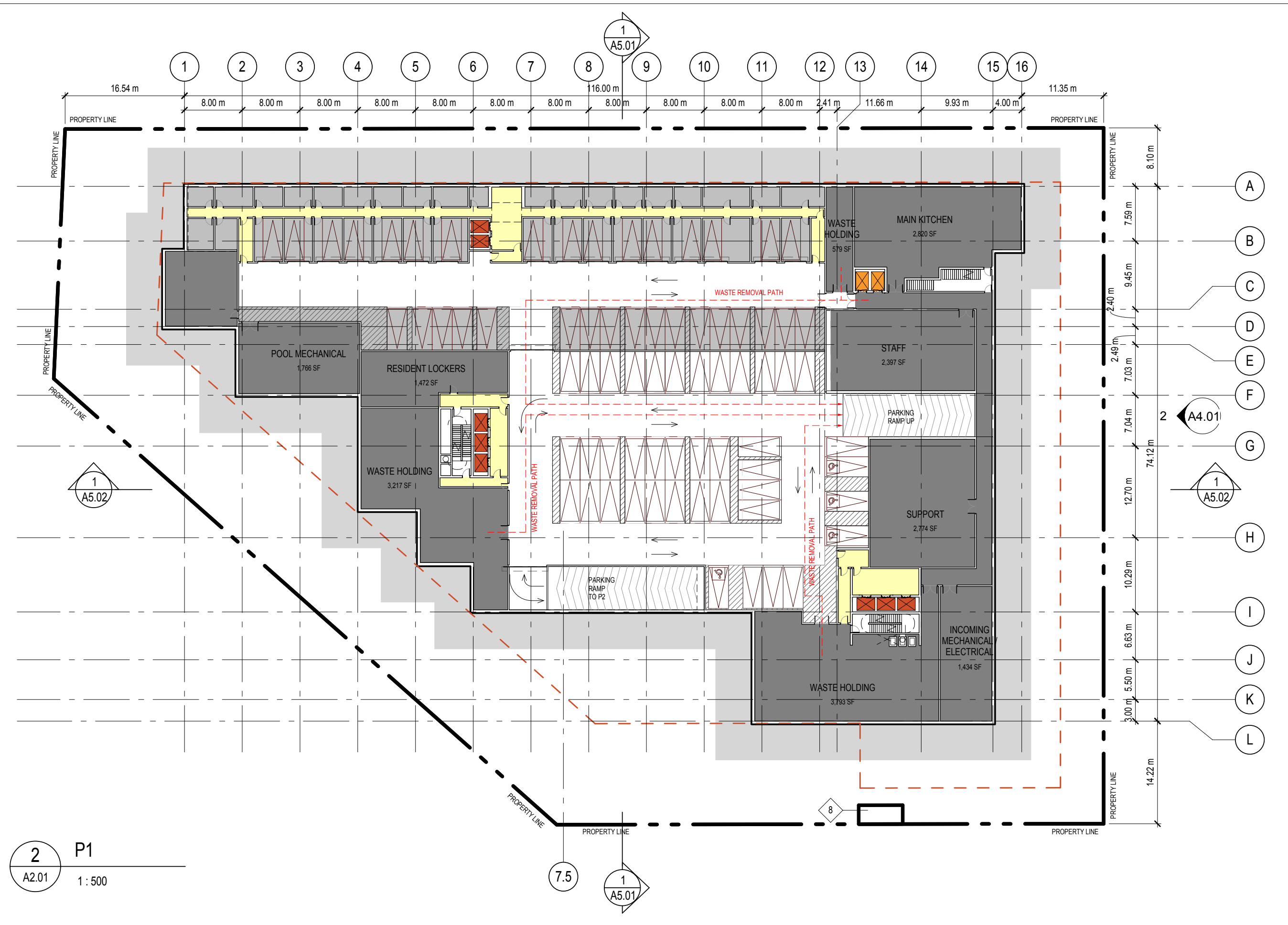
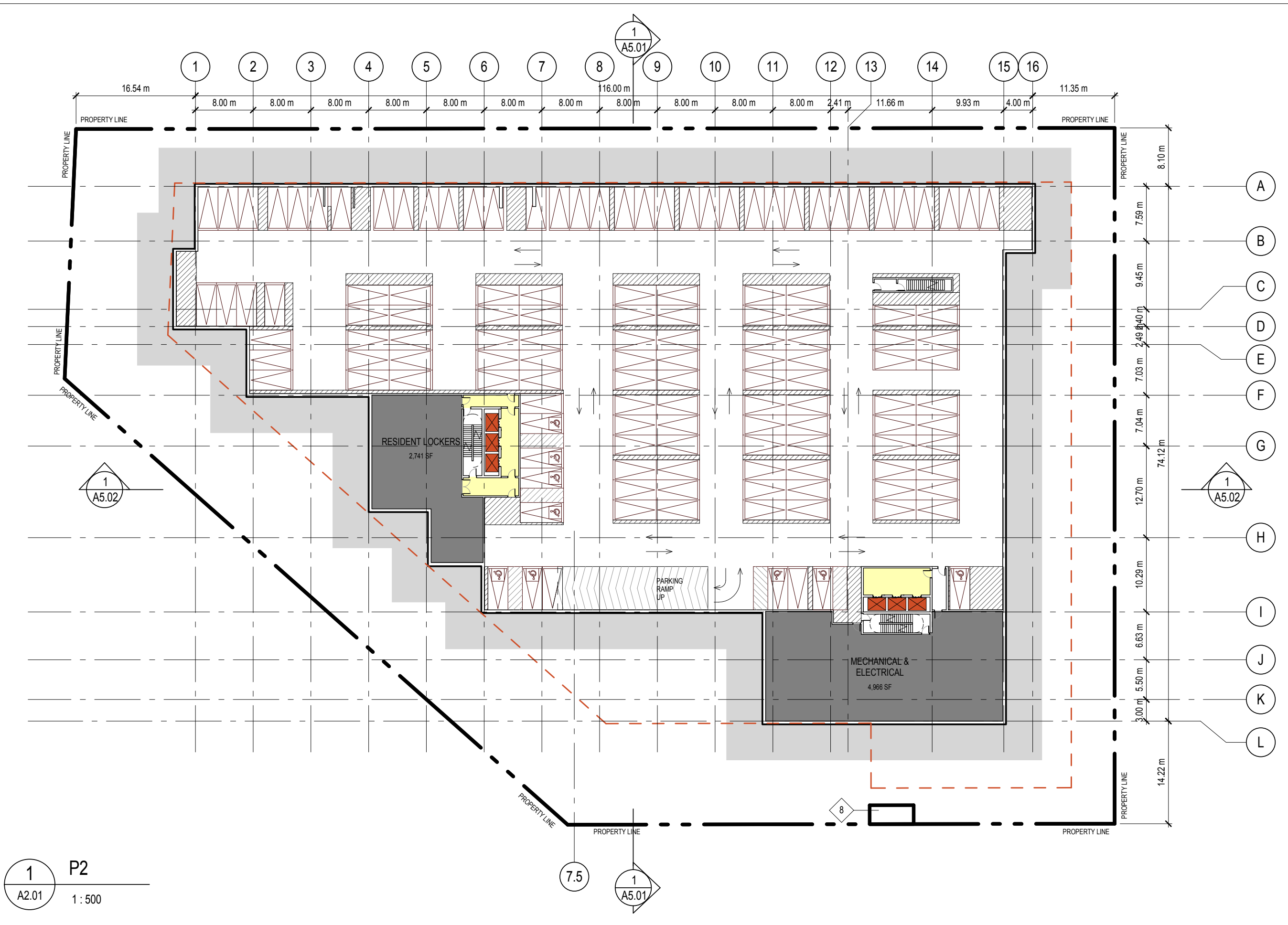
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FLOOR PLAN - LEVEL P1 TO P2, LEVELS 1-2

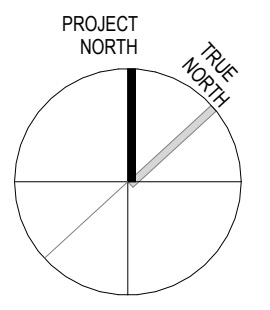
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drawing number:

A2.01



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FLOOR PLAN KEYNOTES:

- 1 CANOPY ABOVE
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- 3 LINE OF BUILDING ABOVE
- 4 LINE OF BUILDING BELOW
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- 7 COMMON TERRACE
- 8 EASEMENT (EXISTING)



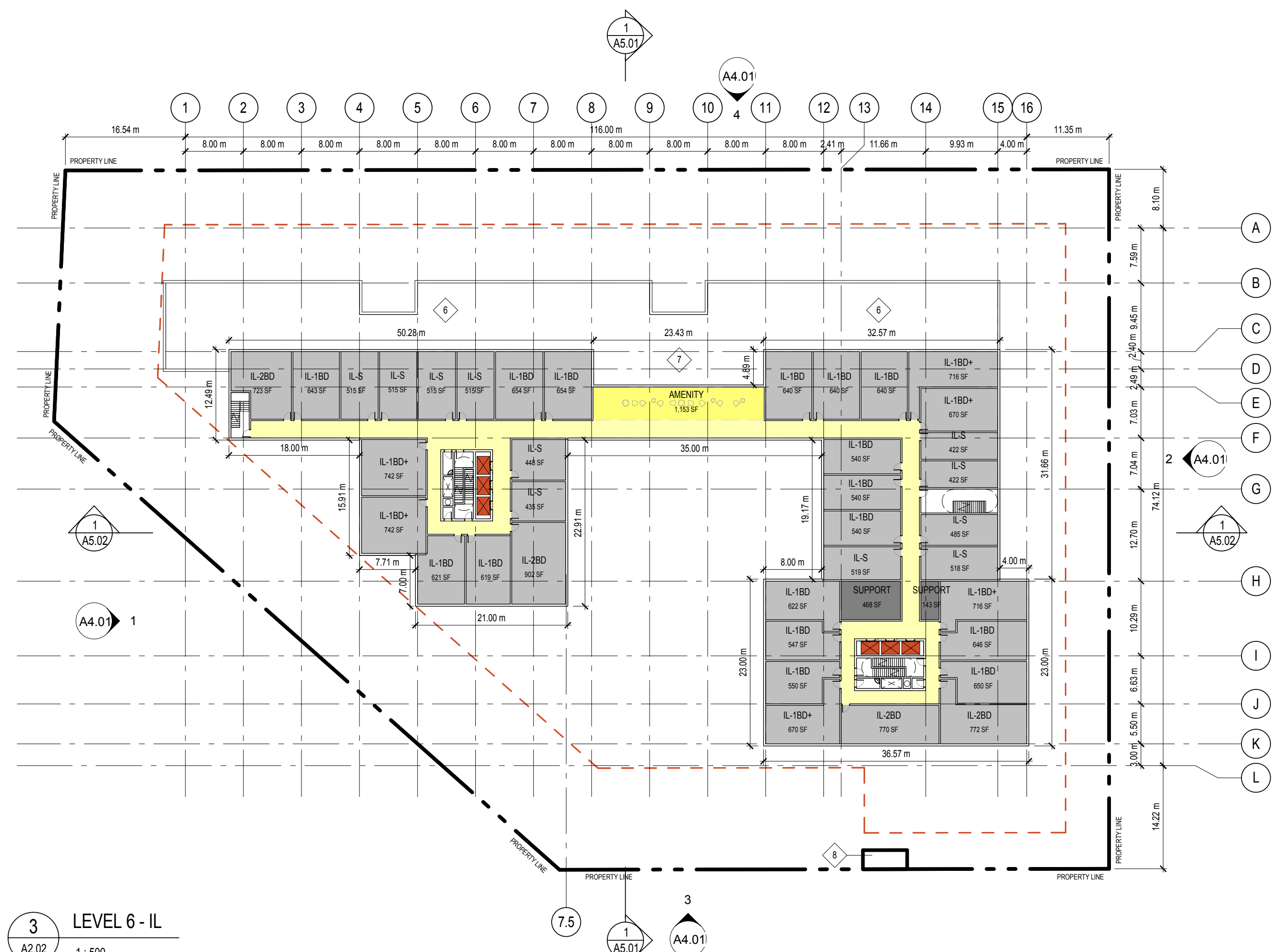
4 LEVEL 3 - MC
A2.02 1:500



1 LEVEL 4 - AL
A2.02 1:500



2 LEVEL 5 - AL
A2.02 1:500



3 LEVEL 6 - IL
A2.02 1:500

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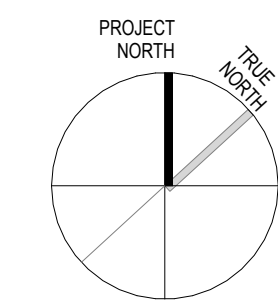
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FLOOR PLAN - LEVEL 3-6

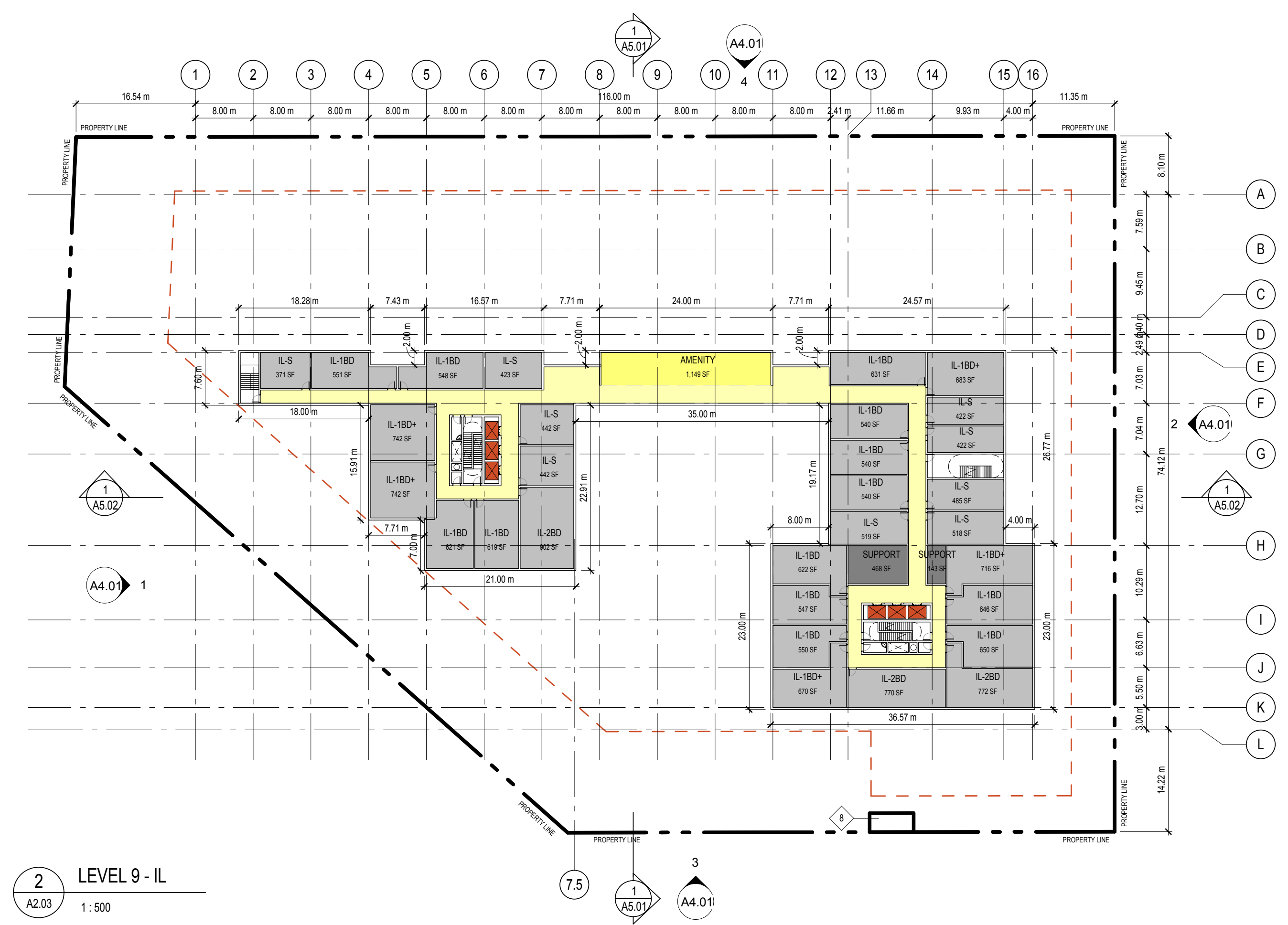
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FLOOR PLAN KEYNOTES:

- 1 CANOPY ABOVE
- 2 CANOPY BELOW
- 3 LINE OF BUILDING ABOVE
- 4 LINE OF BUILDING BELOW
- 5 OPEN TO BELOW
- 6 PRIVATE TERRACE
- 7 COMMON TERRACE
- 8 EASEMENT (EXISTING)



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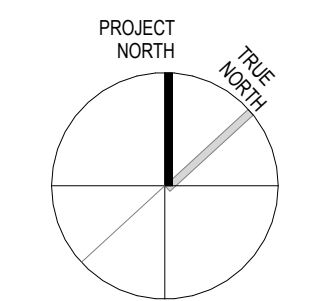
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FLOOR PLAN - LEVEL 7-10

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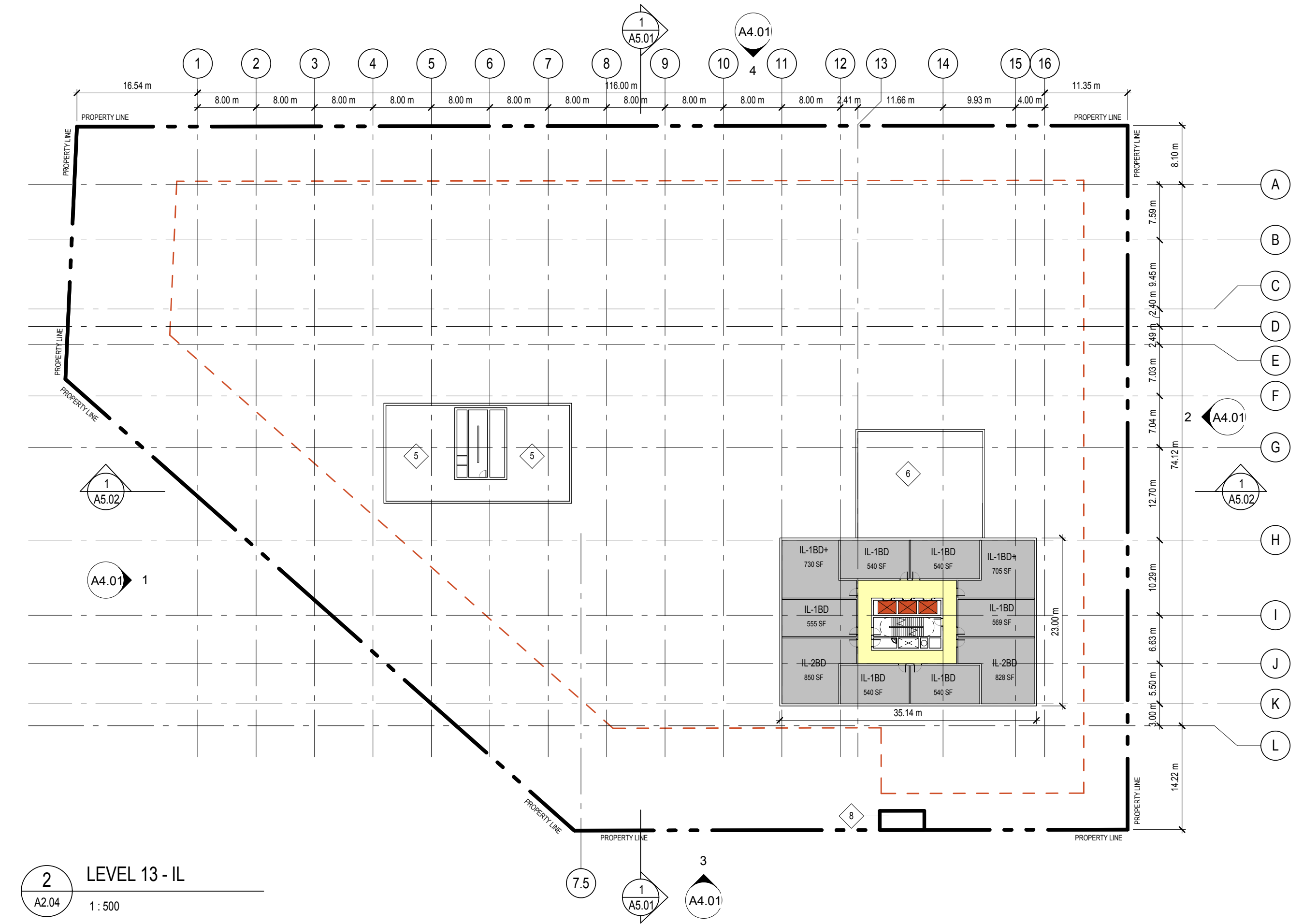
drawing number:

A2.03



FLOOR PLAN KEYNOTES:

- 1 CANOPY ABOVE
- 2 CANOPY BELOW
- 3 LINE OF BUILDING ABOVE
- 4 LINE OF BUILDING BELOW
- 5 OPEN TO BELOW
- 6 PRIVATE TERRACE
- 7 COMMON TERRACE
- 8 EASEMENT (EXISTING)



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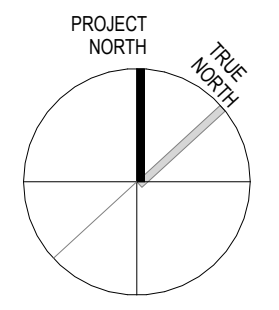
Amica North Shore
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 Burlington, ON L7S 1C3

FLOOR PLAN 11-14

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 reviewed by: KH
 job number: 17099
 plot date: 2018-09-17

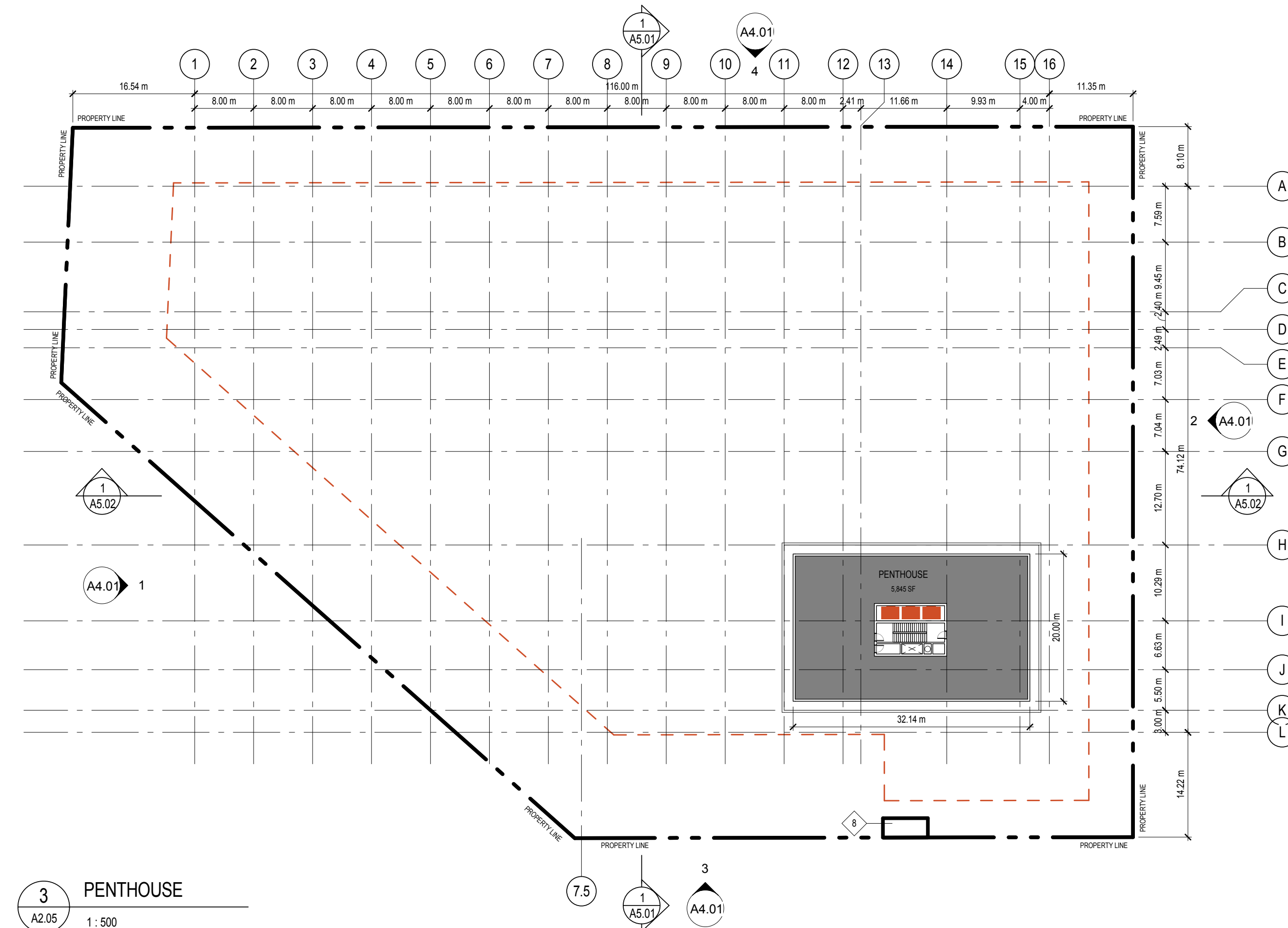
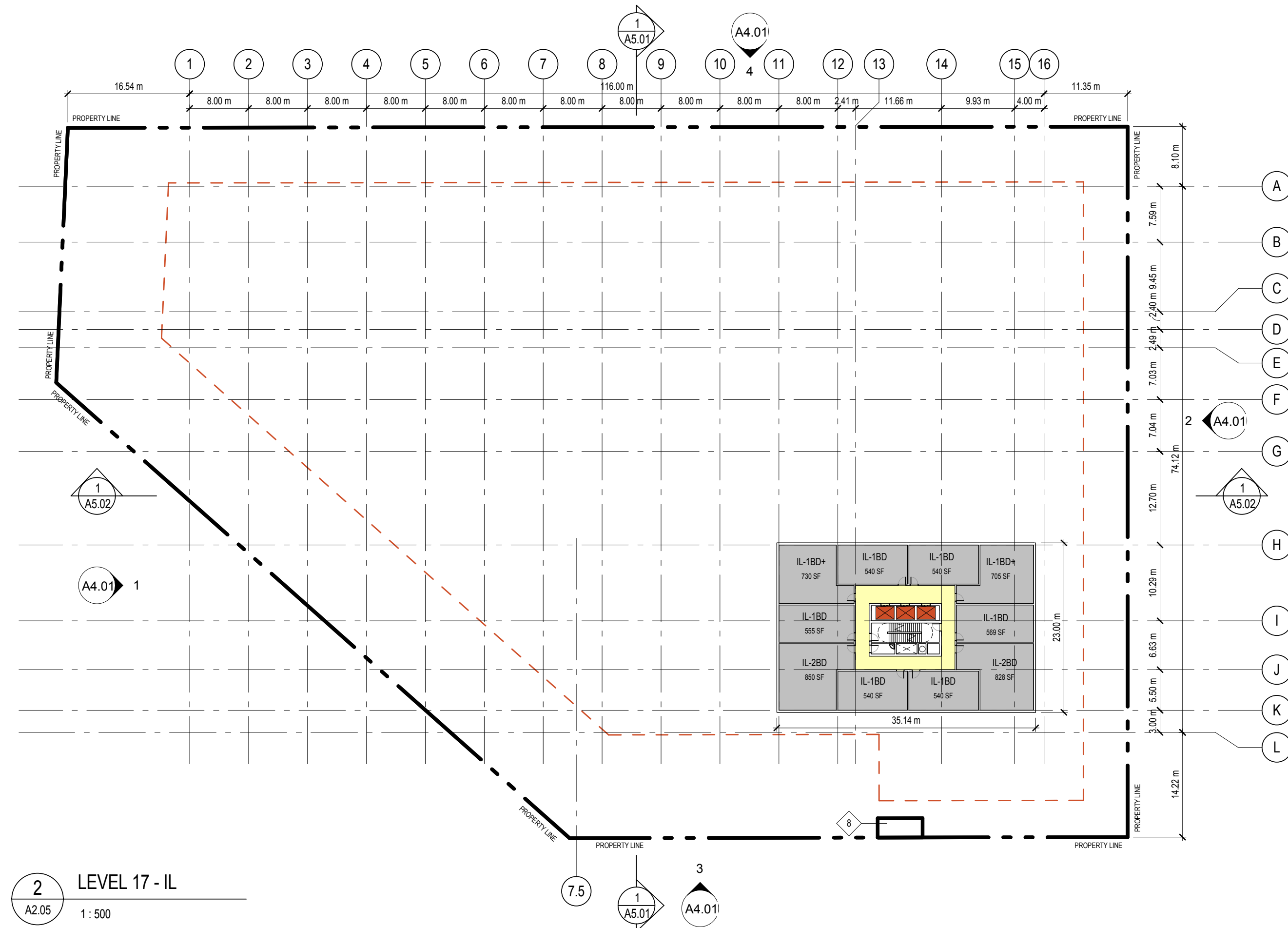
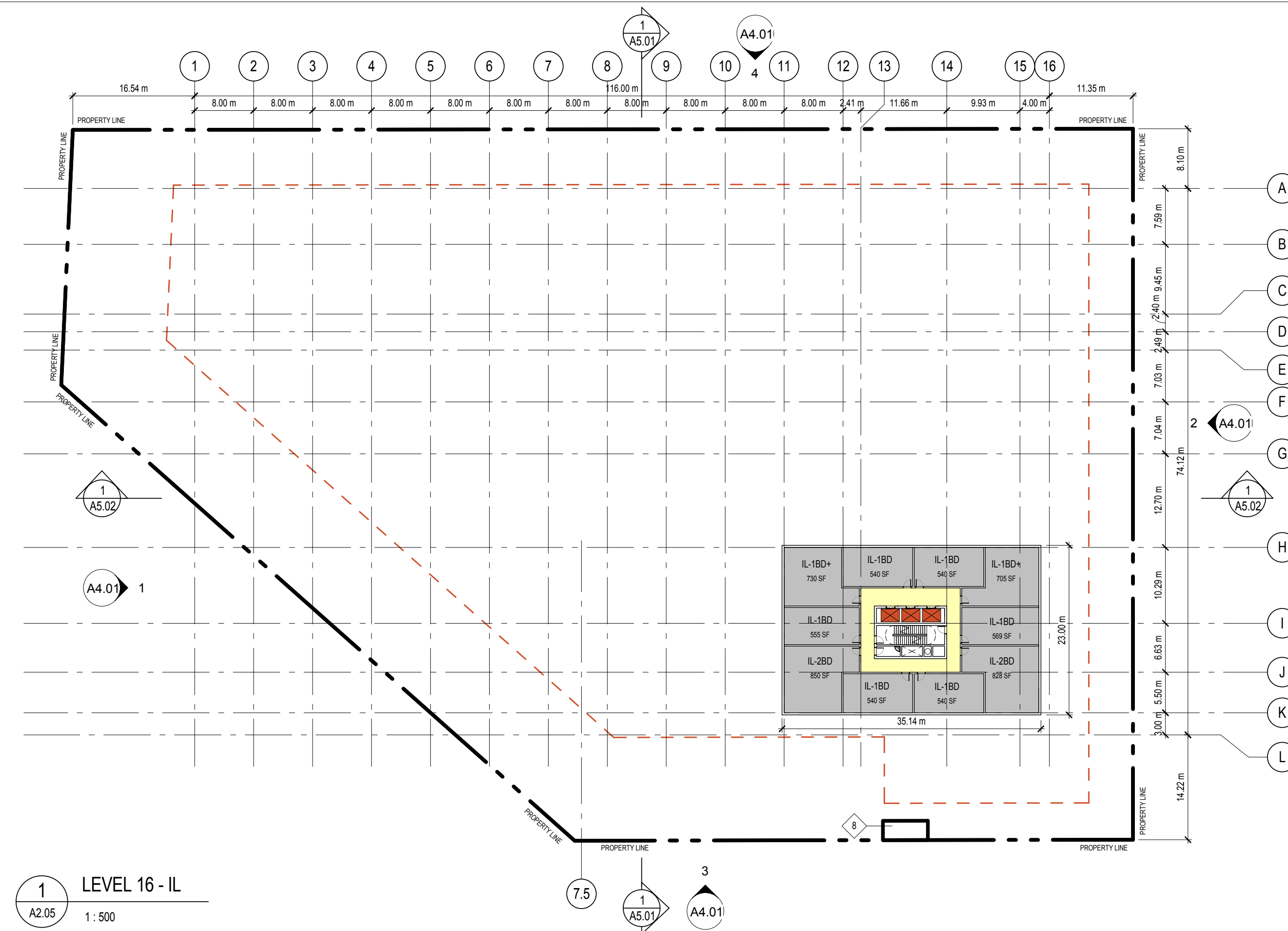
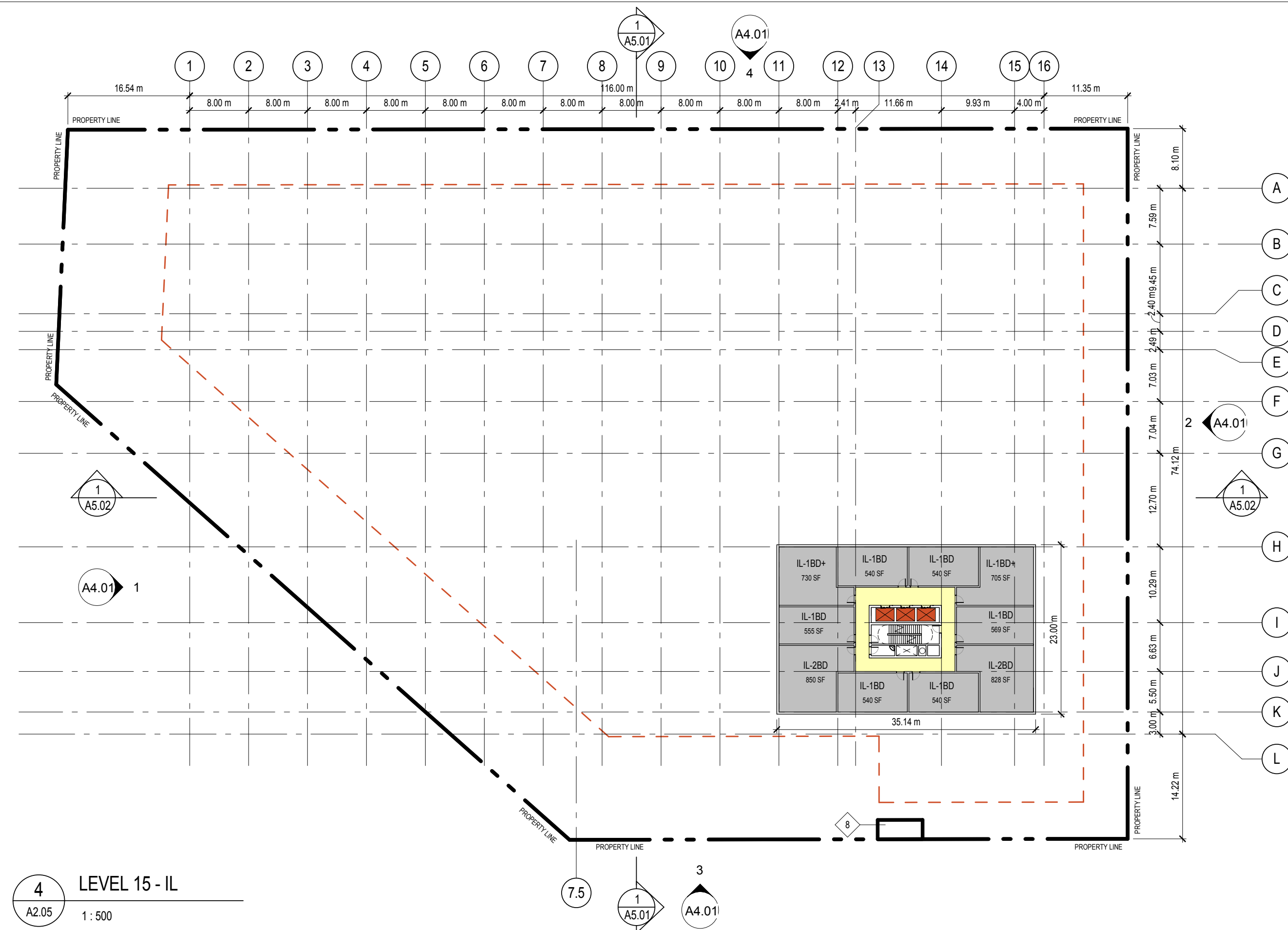
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A2.04



FLOOR PLAN KEYNOTES:

- 1 CANOPY ABOVE
- 2 CANOPY BELOW
- 3 LINE OF BUILDING ABOVE
- 4 LINE OF BUILDING BELOW
- 5 OPEN TO BELOW
- 6 PRIVATE TERRACE
- 7 COMMON TERRACE
- 8 EASEMENT (EXISTING)



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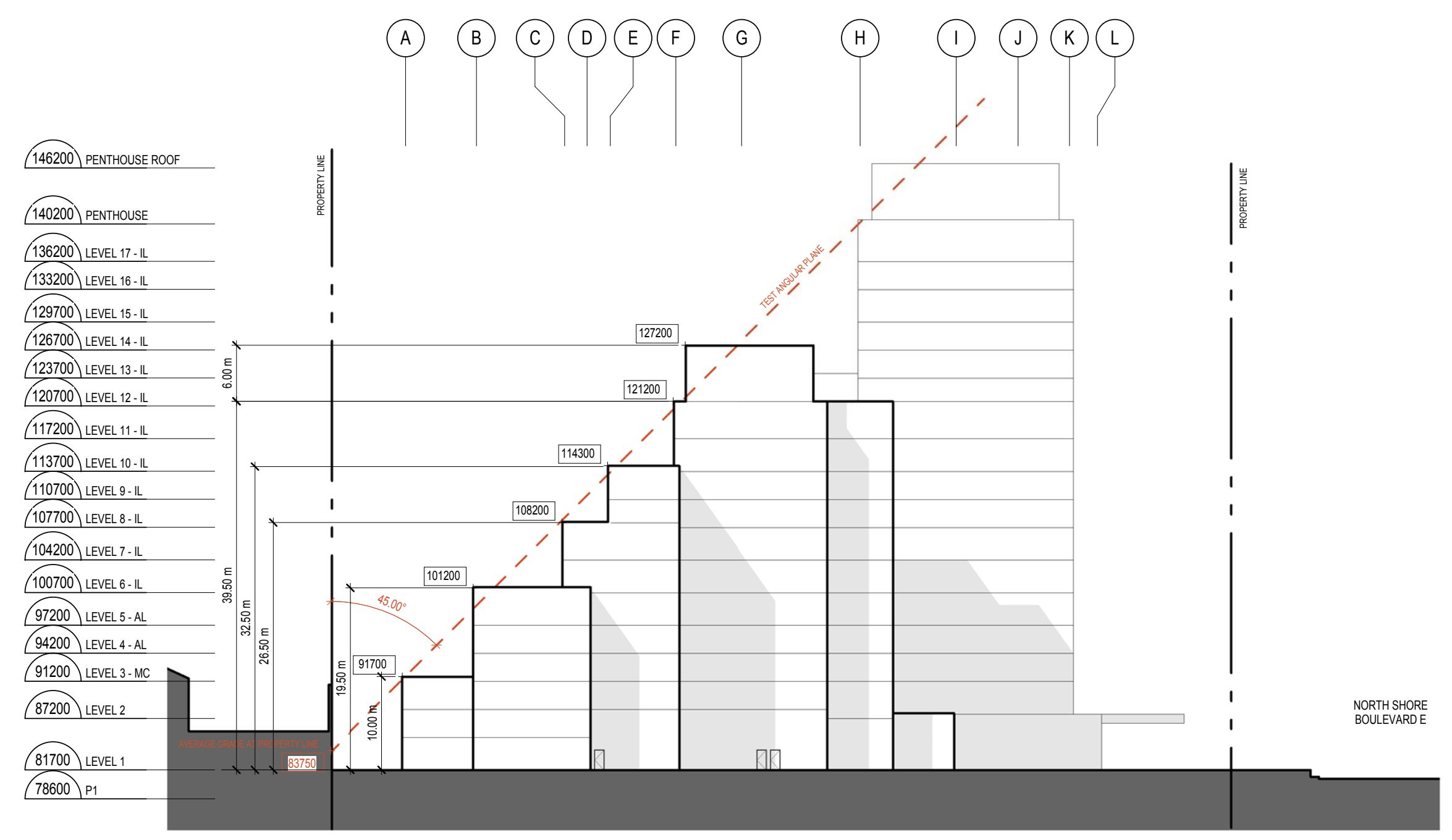
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FLOOR PLAN 15 - PENTHOUSE

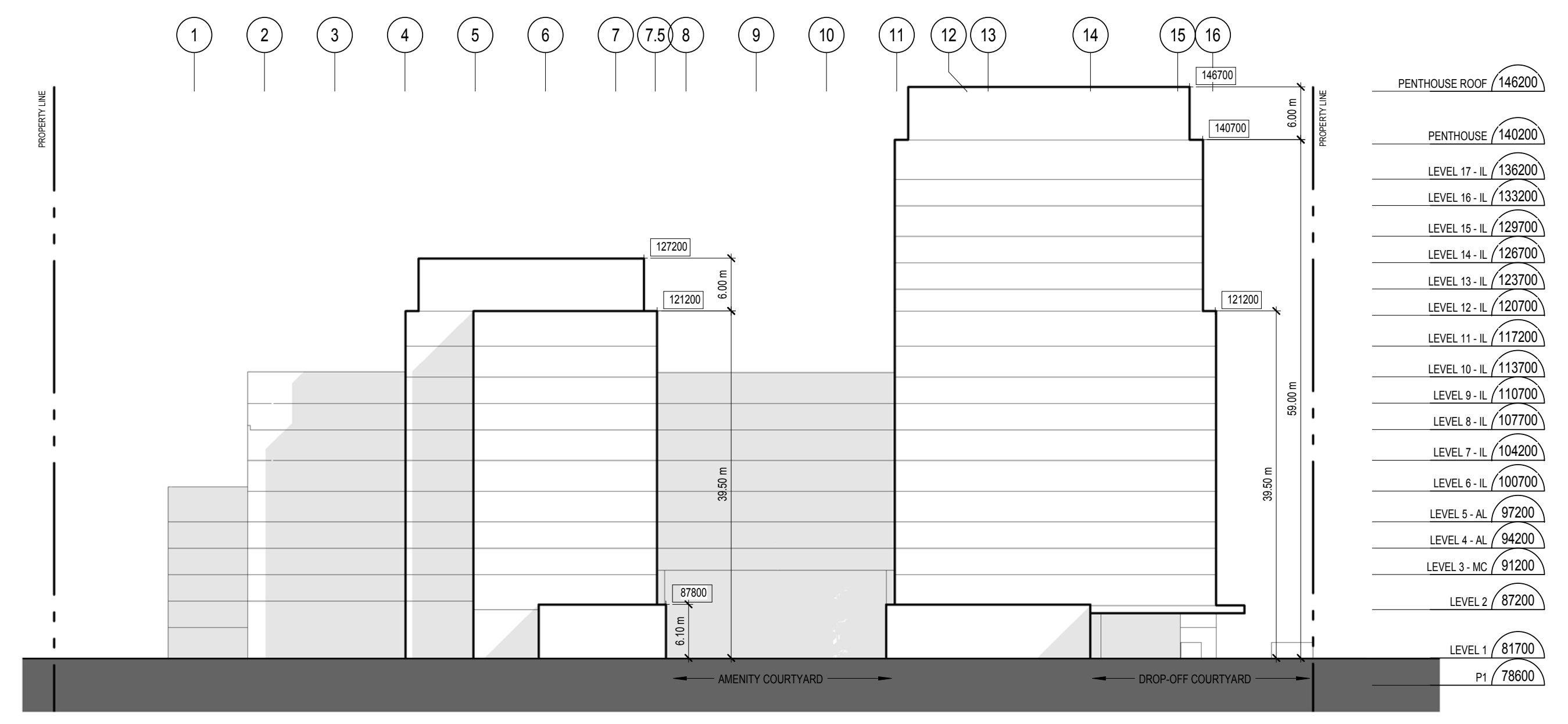
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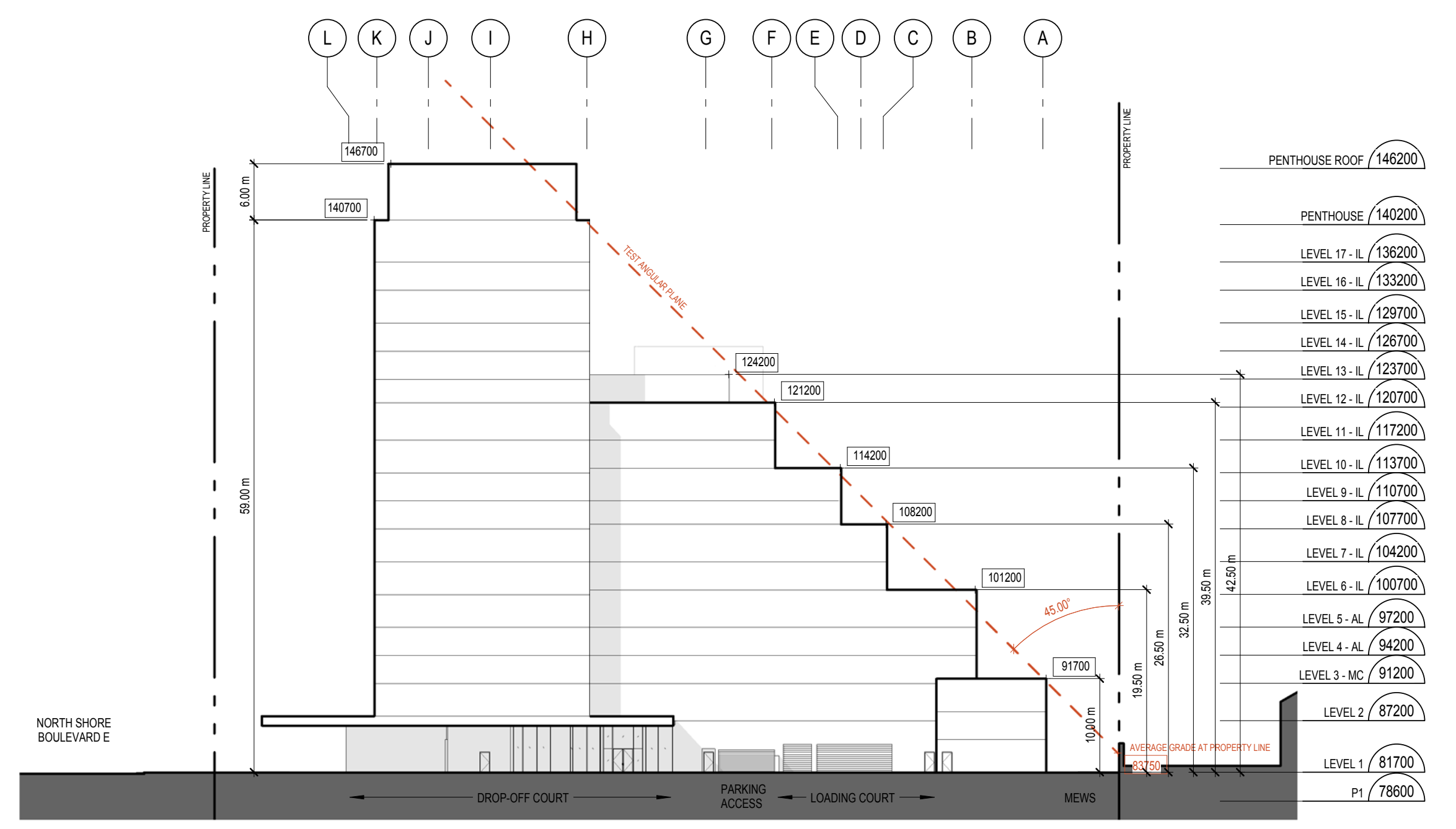
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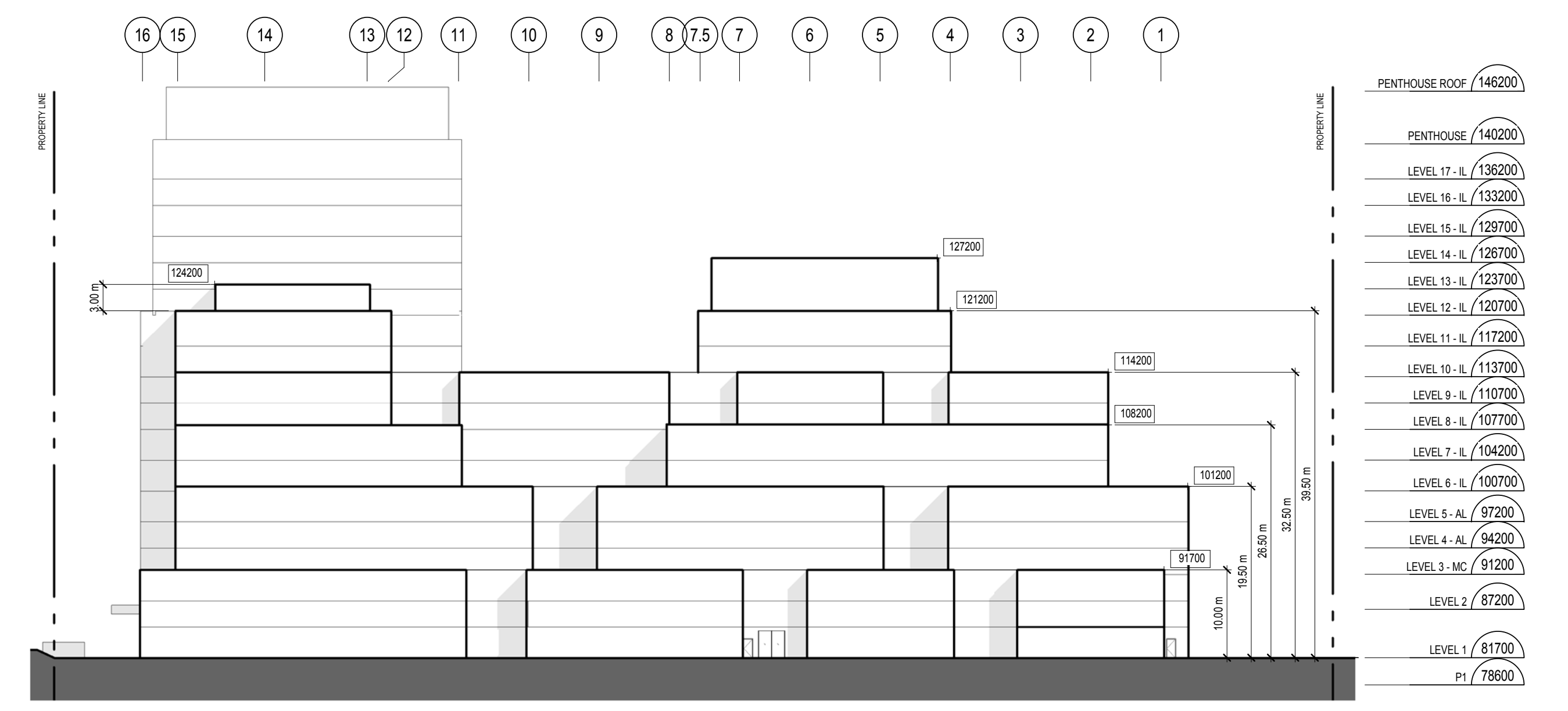
1 WEST BUILDING ELEVATION
 A4.01 1:500



3 SOUTH BUILDING ELEVATION
 A4.01 1:500



2 EAST BUILDING ELEVATION
 A4.01 1:500



4 NORTH BUILDING ELEVATION
 A4.01 1:500

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 revisions

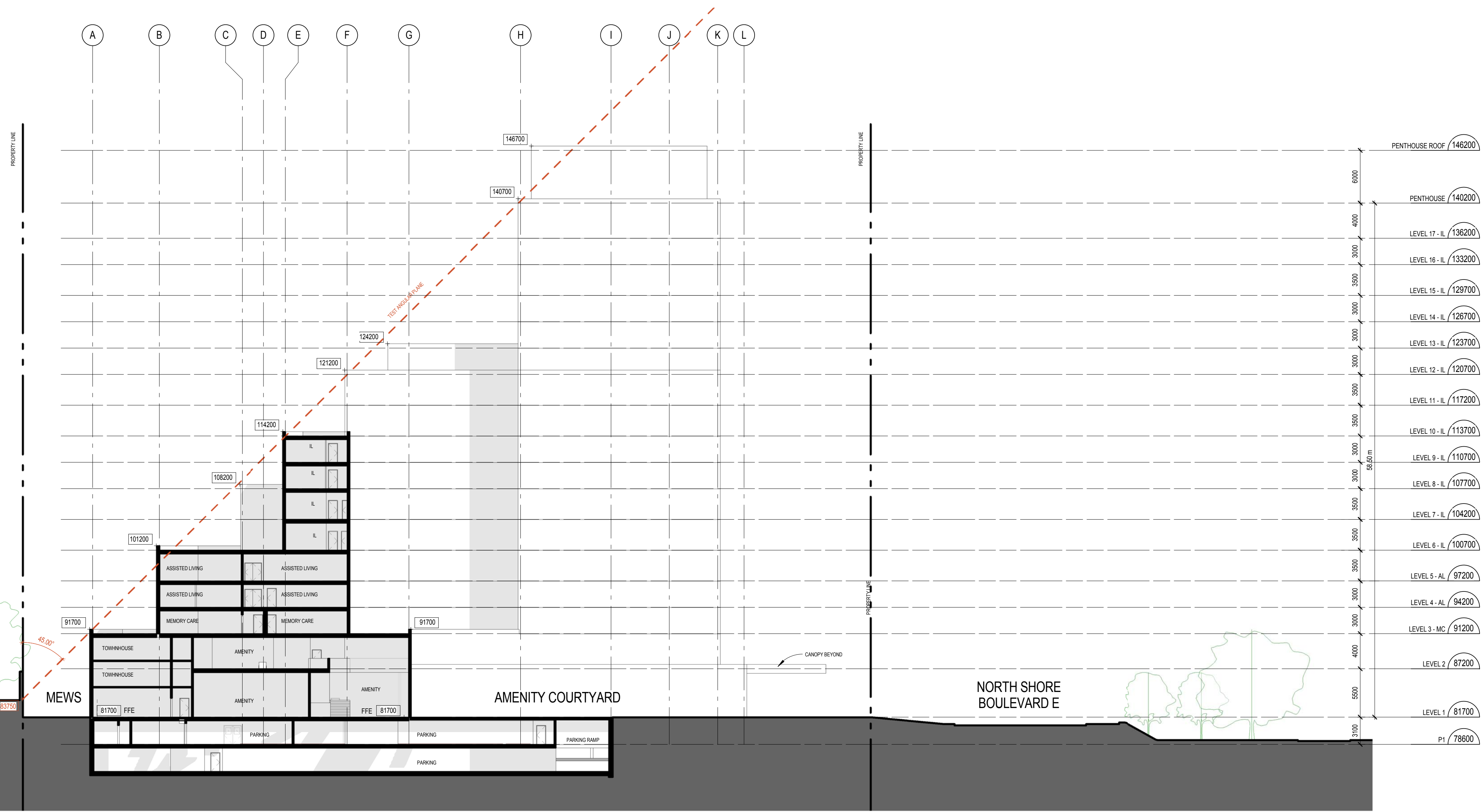
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BUILDING ELEVATIONS

scale: 1:500
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A4.01



#	date:	revision:	MSA by:
1	18.09.17	Issued for ZBA / CPA	MSA

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BUILDING SECTIONS

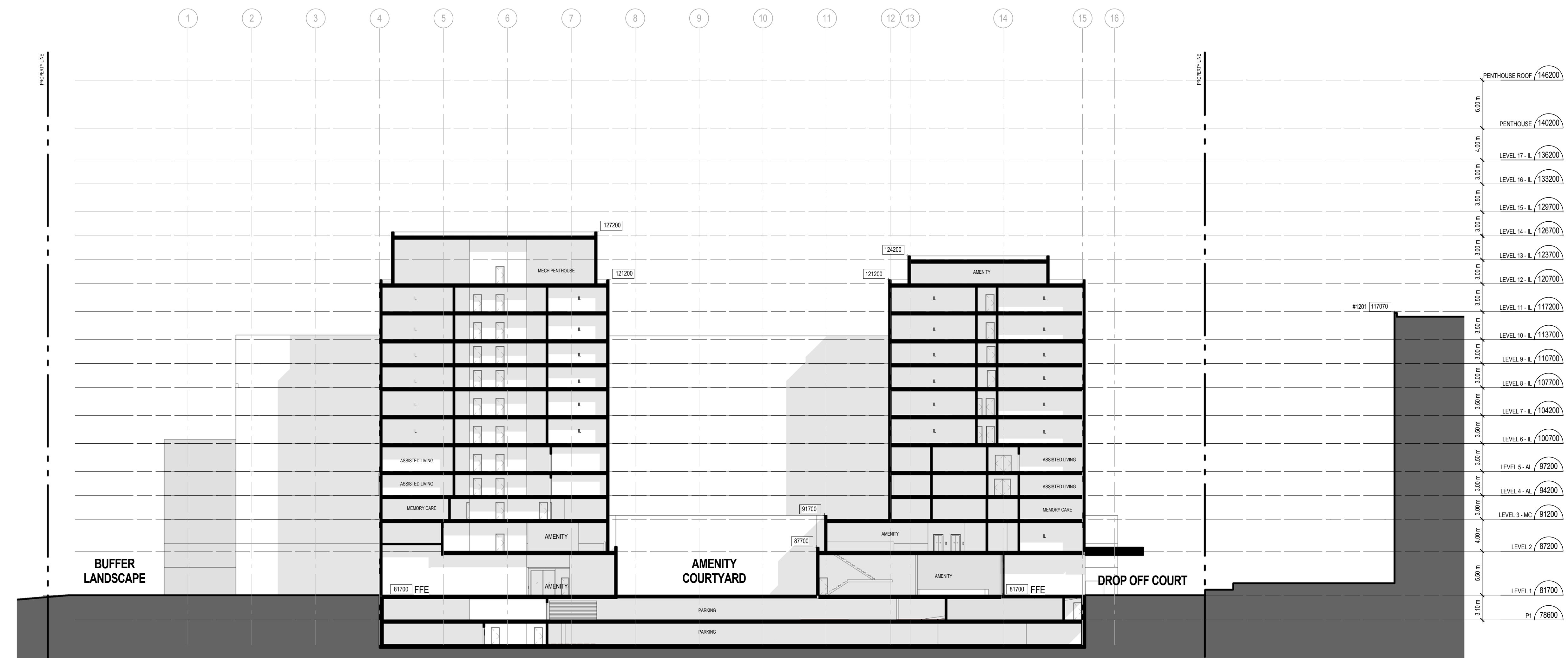
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drawing number:

A5.01

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1 BUILDING SECTION - NORTH / SOUTH 1
 A5.01 1:300



#	date:	revision:	by:

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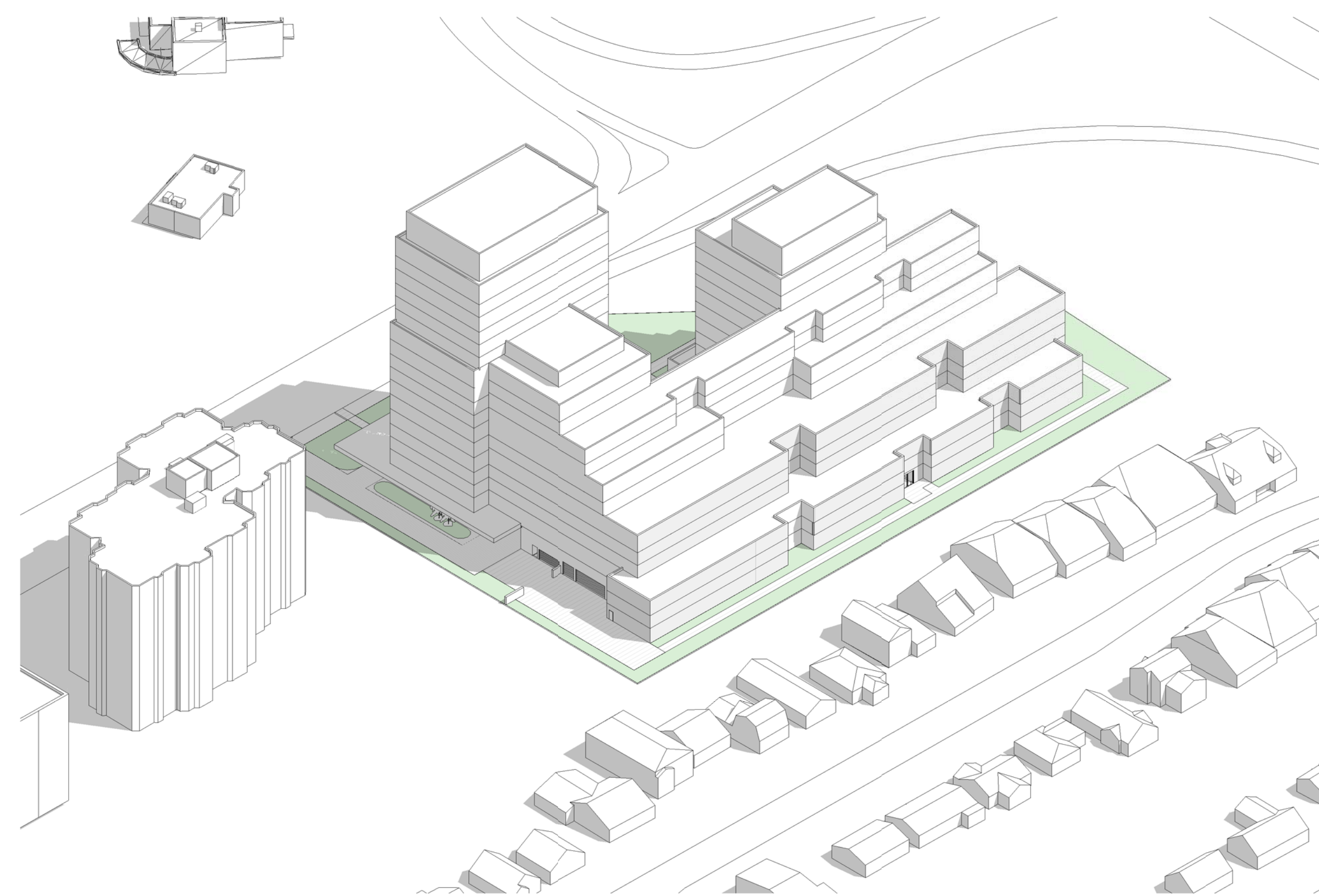
BUILDING SECTIONS

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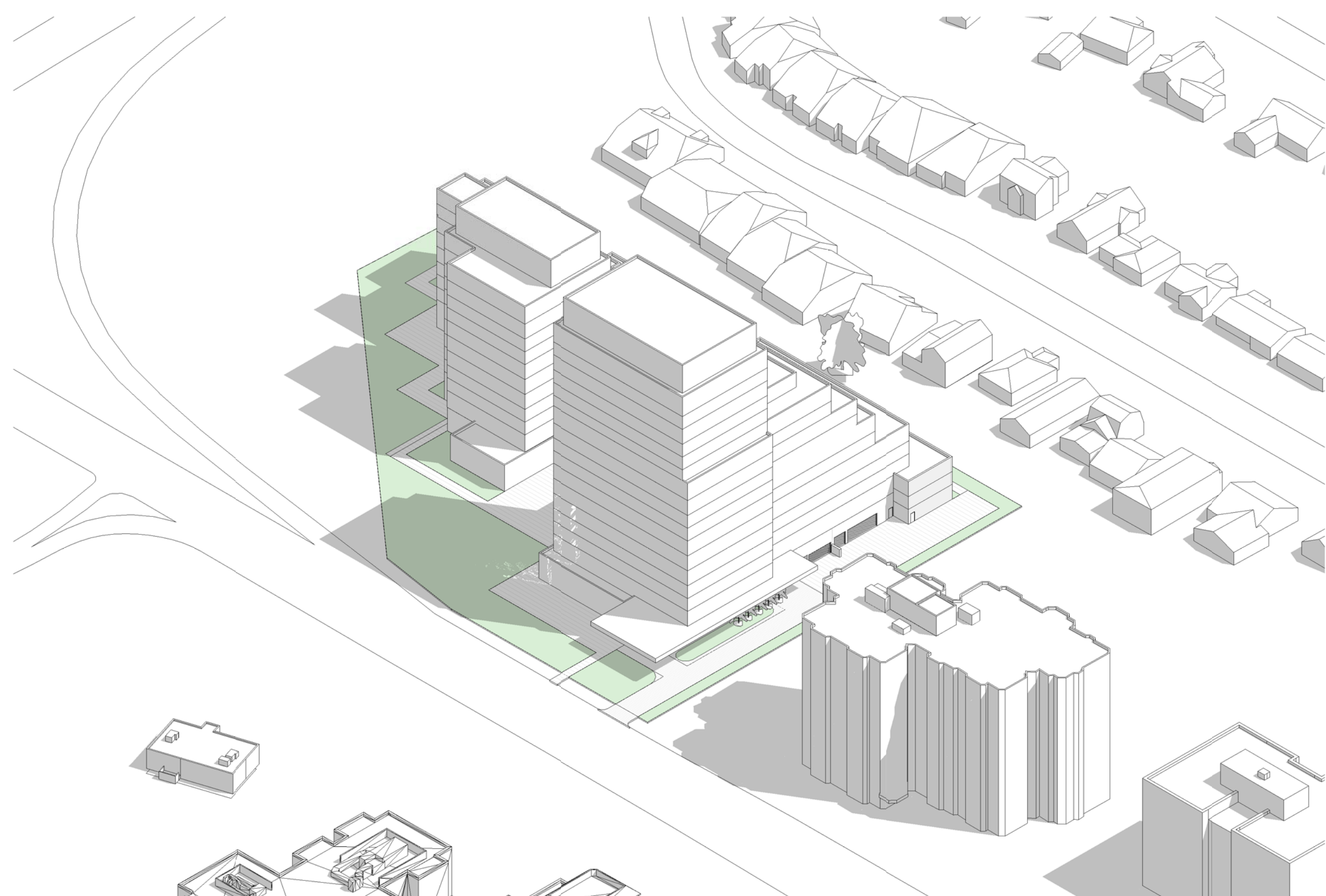
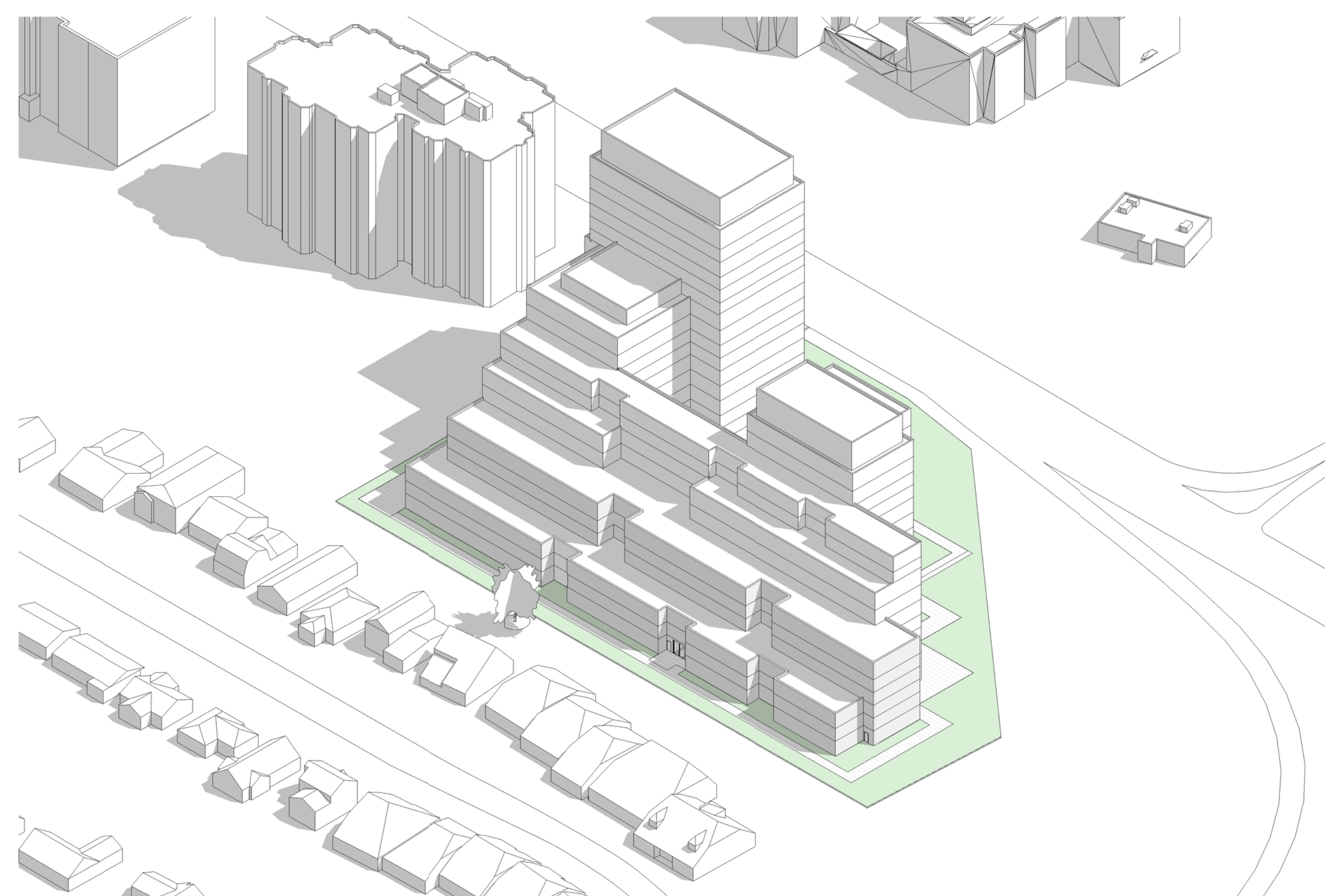
A5.02

1 BUILDING SECTION - EAST/WEST
 A5.02 1:300



1 MASSING VIEW FROM SOUTH-WEST
 A7.01

2 MASSING VIEW FROM NORTH-EAST
 A7.01



3 MASSING VIEW FROM NORTH-WEST
 A7.01

4 MASSING VIEW FROM SOUTH-EAST
 A7.01

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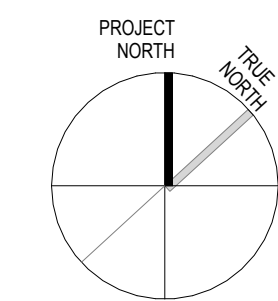
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BUILDING MASSING

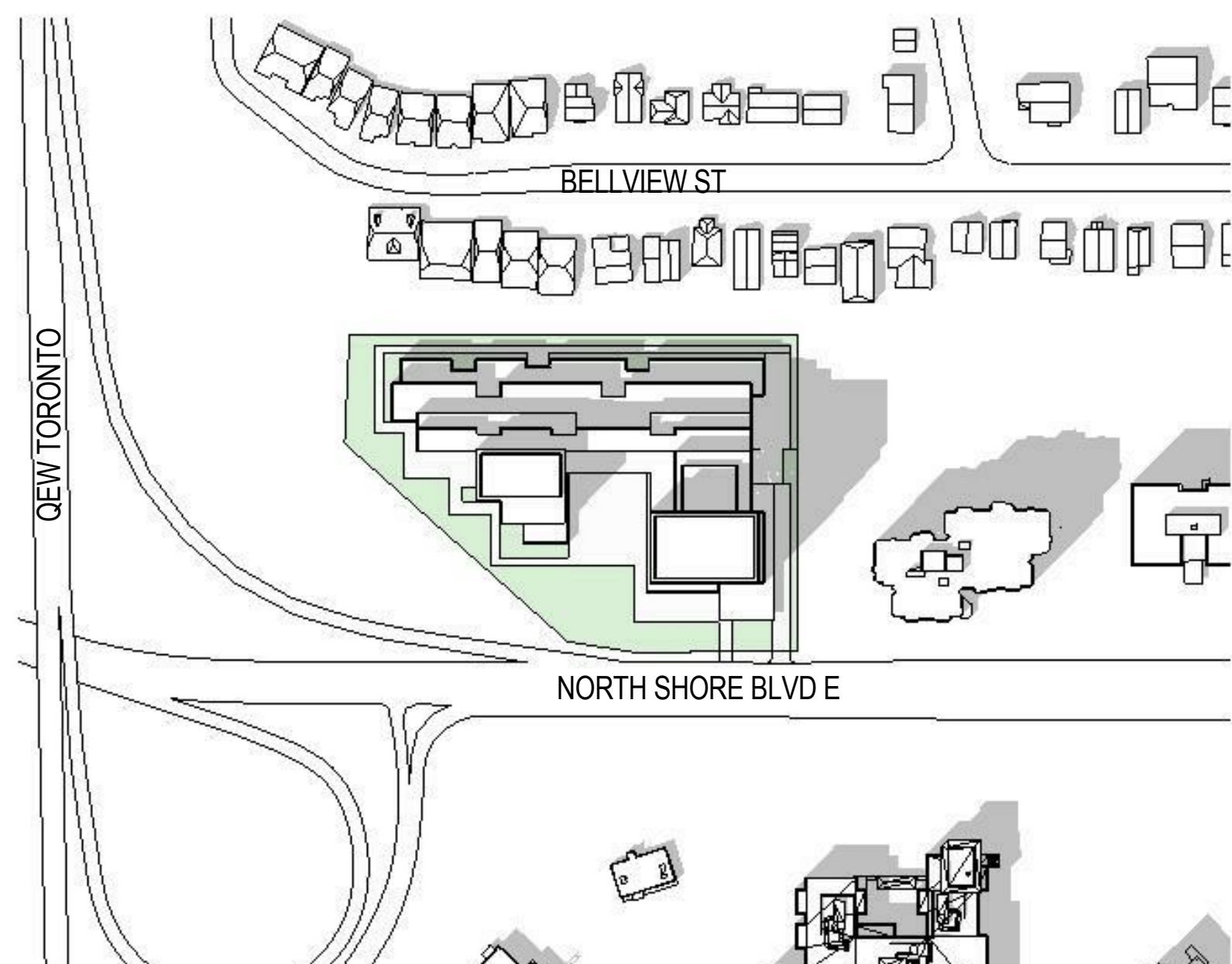
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 plot date: 2018-09-17

drawing number:

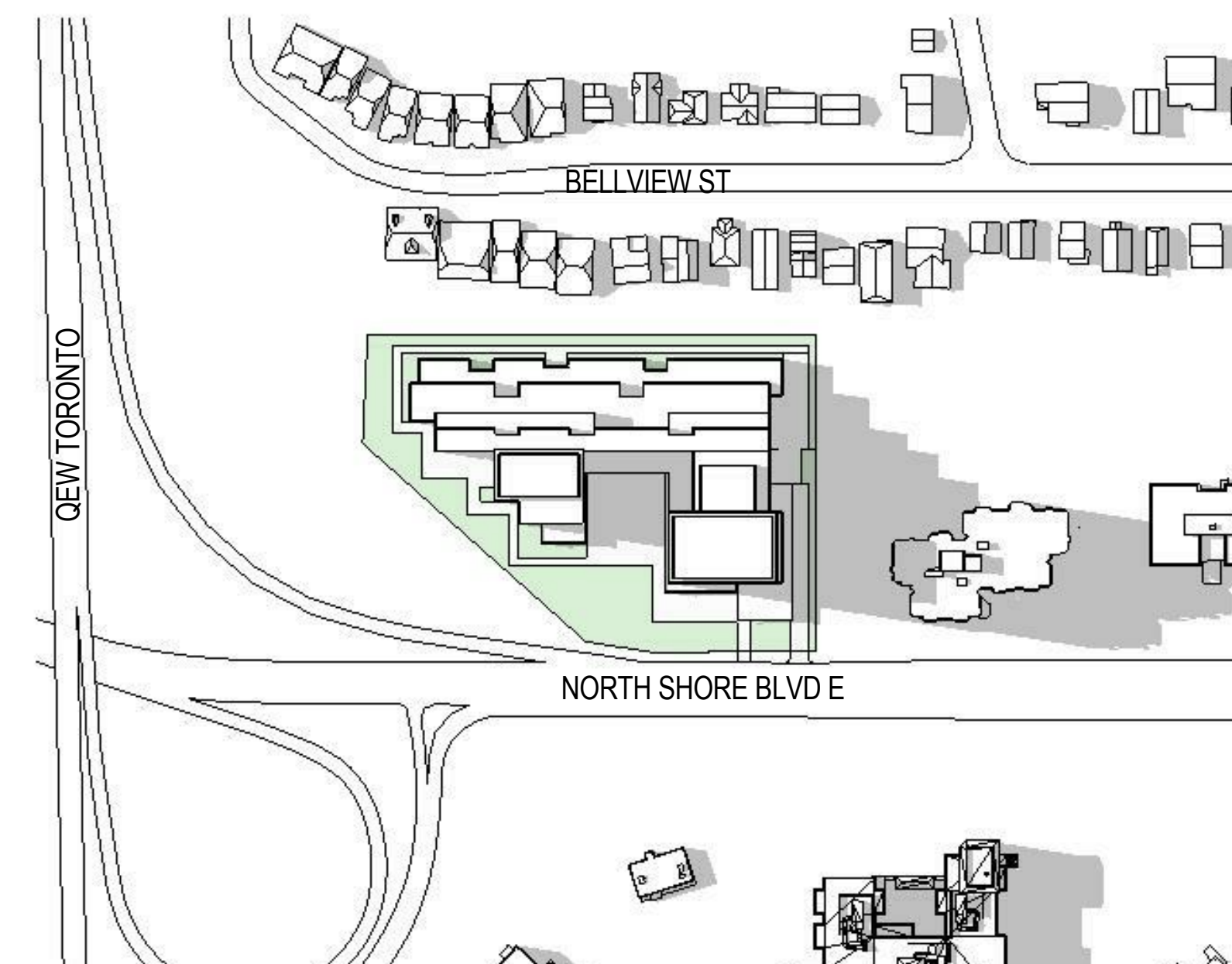
A7.01



MARCH 21 @ 9:30 AM



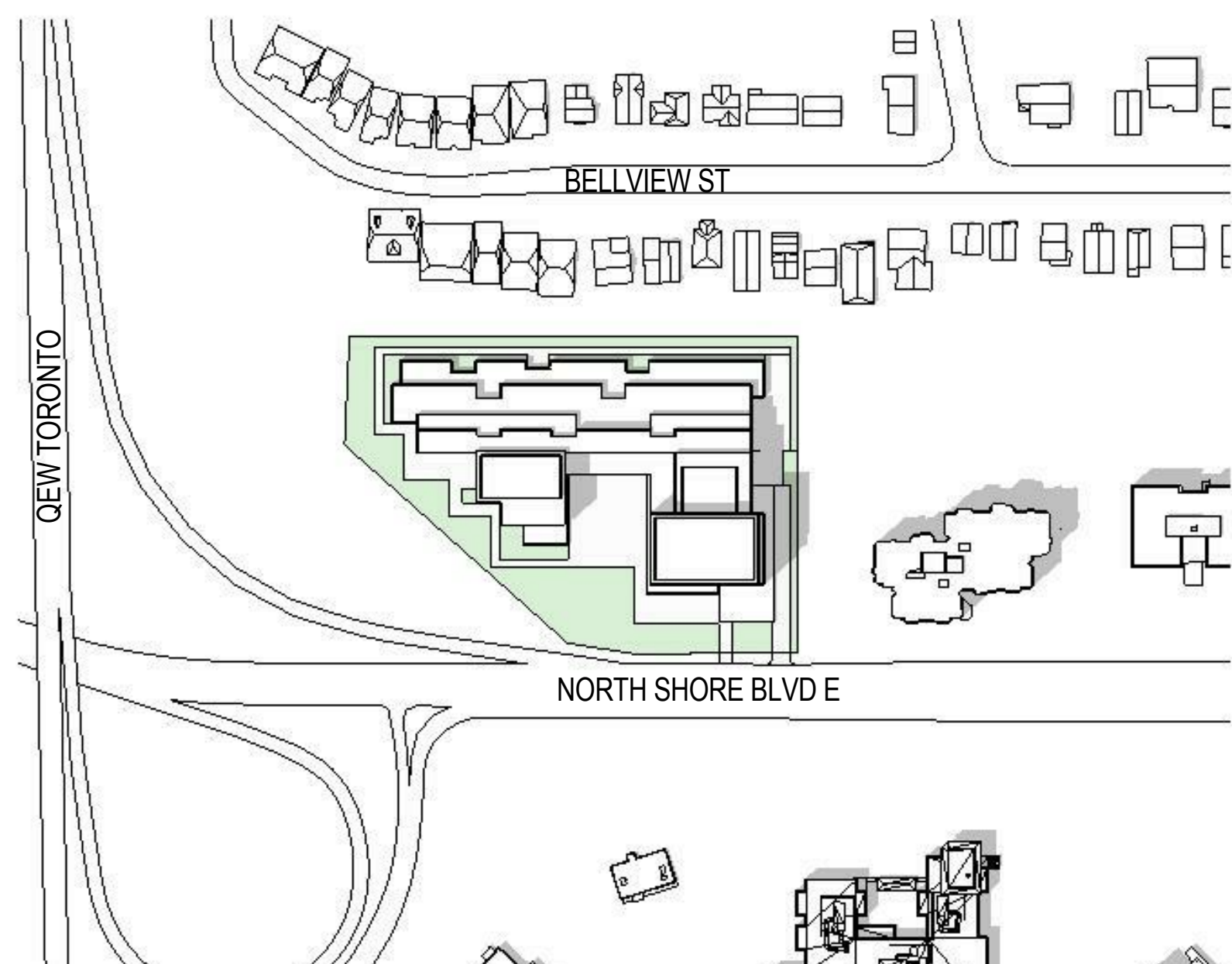
MARCH 21 @ 12:30 PM



MARCH 21 @ 3:30 PM



JUNE 21 @ 9:30 AM



JUNE 21 @ 12:30 PM



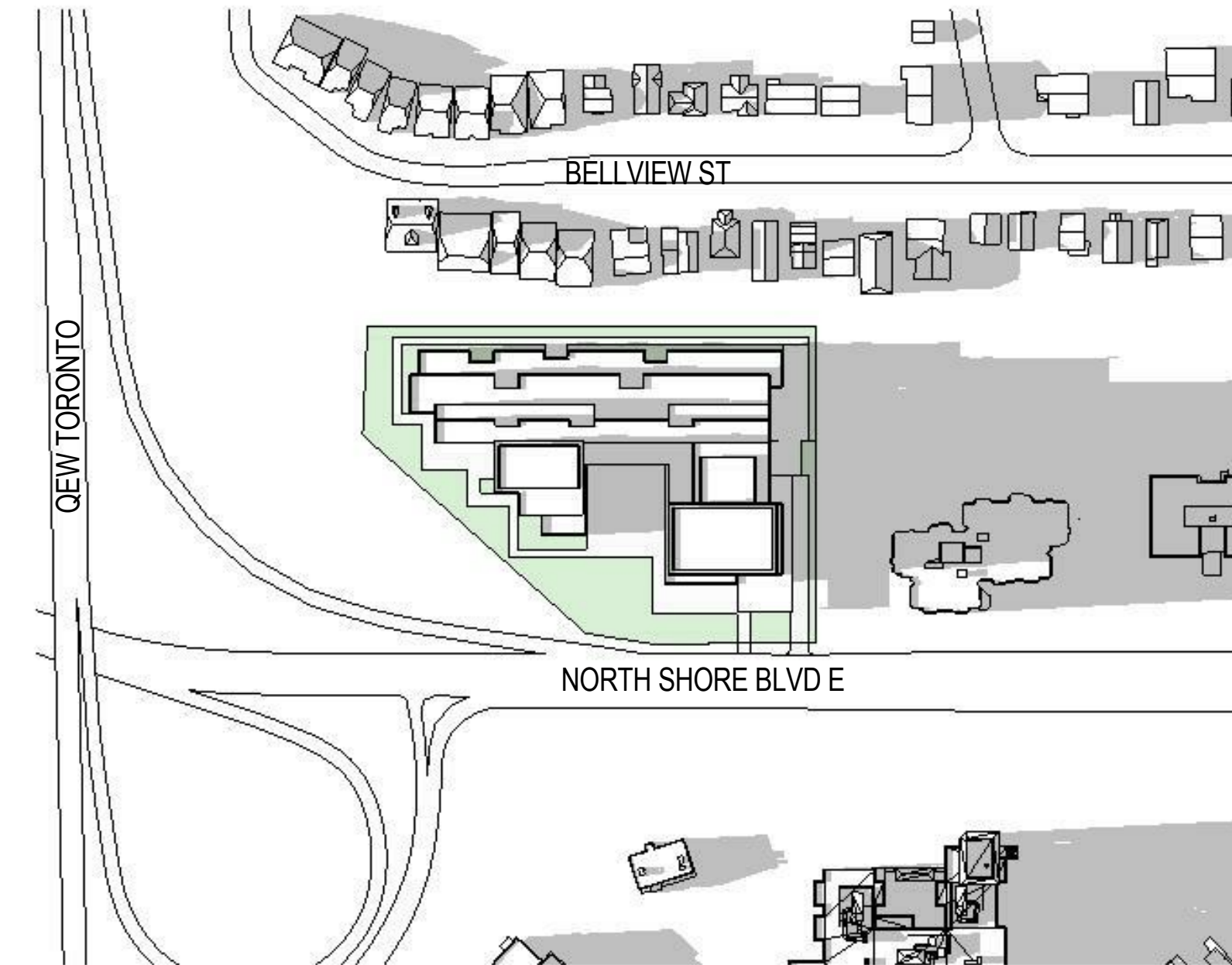
JUNE 21 @ 3:30 PM



DECEMBER 21 @ 9:30 PM



DECEMBER 21 @ 12:30 PM



DECEMBER 21 @ 3:30 PM

1	18.09.17	Issued for ZBA / OPA	MSA
#	date:	revision:	by:
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 L7S 1C3

SHADOW IMPACT STUDY

scale:	1 : 1
drawn by:	NA
reviewed by:	KH
job number:	17099
plot date:	2018-09-17
drawing number:	

A7.02