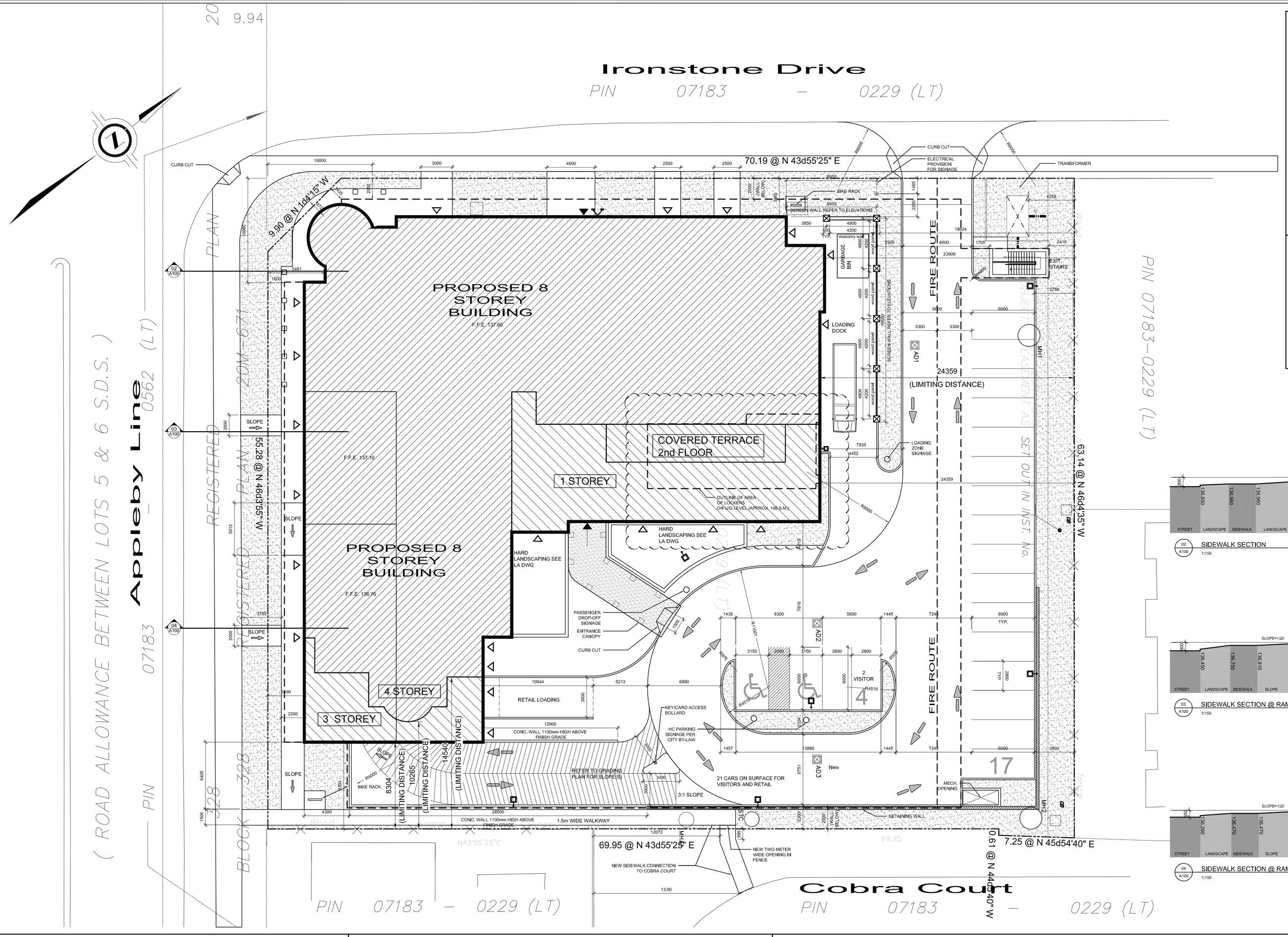
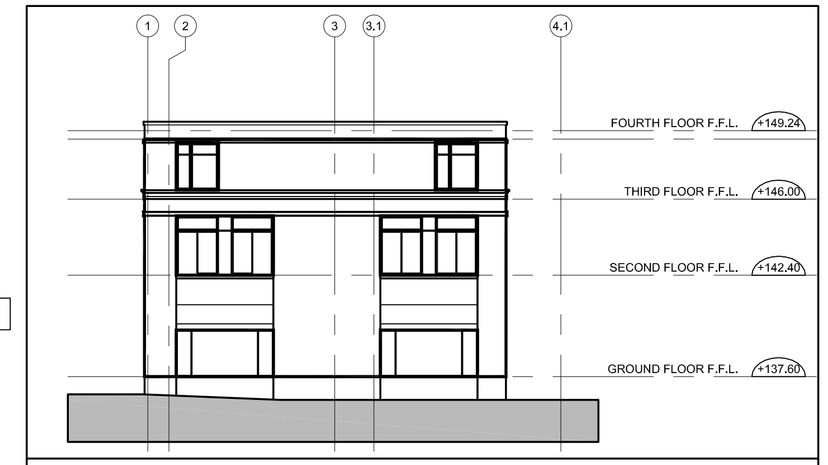




SPATIAL SEPARATION CALCULATION

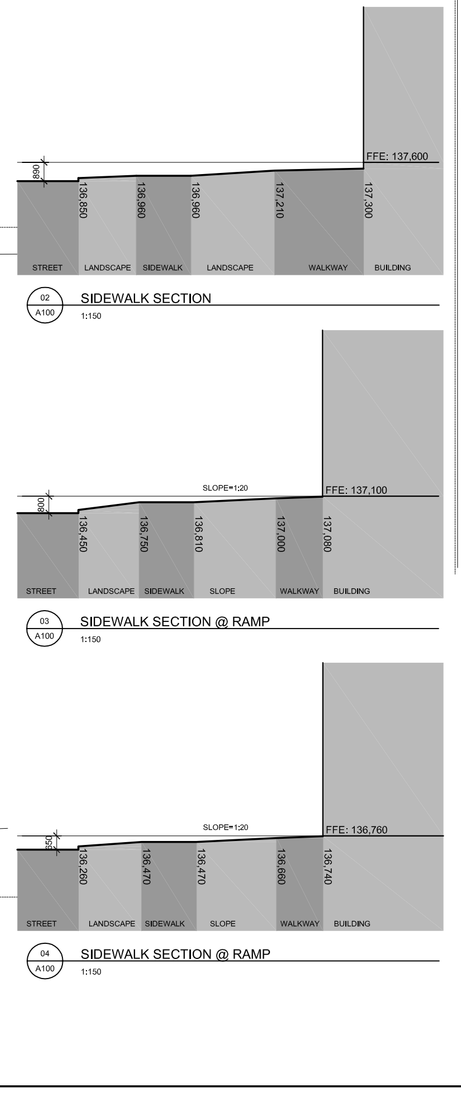
O.B.C REFERENCE: 3.2.3. DIV B, TABLE 3.2.3.1.C.

REQUIRED:

LIMITING DISTANCE:	8.0m
MAXIMUM AREA OF EXPOSED BUILDING FACE:	150m² OR MORE
AREA OF UNPROTECTED OPENINGS:	82%

PROVIDED:

LIMITING DISTANCE:	8.304m
EXPOSING BUILDING FACE AREA:	192.38m²
UNPROTECTED OPENINGS:	55.09m²
PERCENTAGE OF OPENINGS TO BUILDING FACE:	28.6%



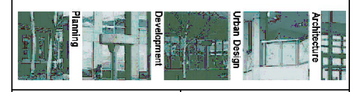
02 A100 SIDEWALK SECTION 1:150

03 A100 SIDEWALK SECTION @ RAMP 1:150

04 A100 SIDEWALK SECTION @ RAMP 1:150

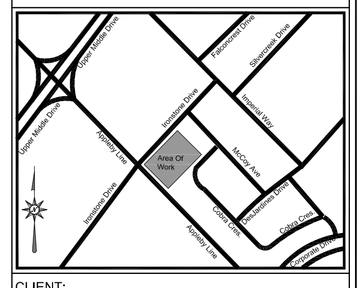
MSAi

MICHAEL SPAZIANI ARCHITECT INC
5 Hekena Street N, Suite 100
Port Credit, Mississauga ON L5G 3B2
t 905 891 0691 f 905 891 0514



NO:	REVISIONS:	DATE:

NOTE: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The contractor is to verify all dimensions and conditions on the project and to report any discrepancies to the Architect prior to commencing work. These drawings are not to be used for construction purposes unless indicated as "issued for construction".



CLIENT:

WILLIAMSBURG SENIORS HOUSING HOLDINGS INC.

291 DELAWARE AVENUE
BURLINGTON, ONTARIO

PROJECT:

WILLIAMSBURG SENIORS RESIDENCE

SHEET TITLE:

SITE PLAN

REVISION DATE: FEBRUARY 21, 2014

SCALE:	DATE:
1 : 200	Feb 21,2014
DRAWN BY: M.S. , M.S.A.I	SHEET NO: A100
CHECKED BY: M.S.A.I	
FILE NO:	

ZONING REGULATIONS

1. Permitted Uses:

Retirement Home
Ground Floor Retail and Service Commercial

2. Regulations:

	Permitted/RequiredProvided	
Maximum residential density	255 units per hectare	255units per hectare
Maximum FAR	2.5:1	2.49:1
Required Parking	90 Spaces	90 Spaces
Minimum enclosed parking	68 Spaces	69 Spaces
Minimum retail and service commercial floor space on ground floor	577sm	612.71 sm
Building setback from the hypotenuse of a daylight triangle	0m	0.36m
Daylight triangle dimensions	7m x 7m	7m x 7m
Underground parkind structure setbacks:		
Minimum - abutting Appleby Line	1.5m	3.49m
Minimum - abutting Ironstone Drive	2.0m	2.88m
Minimum - within 10m of the intersection of Appleby Line & Ironstone Drive	1.6m	1.7m
Minimum - abutting the hypotenuse of a daylight triangle	0m	0.36m
Minimum - abutting the southerly lot line	2.0m	9.08m

DRAWING LEGEND

TRANSFORMER AND BURIED ELECTRICAL CABLE	DIRECTION OF VEHICULAR TRAFFIC
PRINCIPLE ENTRANCE / EXIT	DENOTES SIAMESE CONNECTION
CONVENIENCE DOORS	

SITE STATISTICS

APPLICANT:
Michael Spaziani Architect Inc,
6 Hekena Street N, Suite 100
TEL. 905 891 0691 FAX: 905 891 0514

OWNER
Rokhman Seniors Development Corporation
22 St. Clair Ave, E., Suite 1200, Toronto, Ontario, M4T 2S3
Tel: (416) 928 6488 Fax: (416) 961 6378

SITE PLAN APPLICATION NUMBER: _____

EXISTING ZONING:	UC5-270
MUNICIPAL ADDRESS:	1693 Appleby Line
LEGAL DESCRIPTION:	Part of lot 5, Concession 2, S.D.S. City of Burlington, Region of Halton
PROPOSED USED:	Retirement building with some retail at grade level
SITE AREA:	.48 HA (4788.23 sm)

TOTAL PARKING REQUIRED:	90 SPACES (68 @ 2.75x6.0m, 2 @ 4.6x 6.0m) with a minimum of 68 spaces to be enclosed
PARKING PROVIDED:	TOTAL SURFACE PARKING = 21 19 SPACES (@ 2.80m x 6.0m) + 2 HC SPACES (7.5m x 6.0m)
	TOTAL UNDERGROUND PARKING = 69 68 SPACES (@ 2.80m x 6.0m) + 1 HC SPACES (4.20m x 6.0m)
	TOTAL SPACES PROVIDED: 90
HANDICAPPED PARKING REQUIRED:	1 SPACE
HANDICAPPED PARKING PROVIDED:	3 SPACES 1 SPACE AT 4.2m x 6.0m (PER BURLINGTON'S STANDARD) 2 SPACES AT 2.75m x 6.0m WITH A SHARED 2.0 MEDIAN
Frontage at 9.1m back:	62.28 m (204.33 ft)

	AREA	PERCENTAGE
SITE AREA	4788.23sm,	
O.B.C. BUILDING AREA (footprint):	1622.35 sm	38 %
PAVED AREA:	1389 sm,	28 %
LANDSCAPED AREA:	1551.4 sm,	32.4%
Loading Spaces: General loading =	49.1 sm	1 %
Retail loading =	31.5 sm	0.6 %

DECLARATION:
I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF BURLINGTON UNDER FILE NUMBER (SP)

_____
ARCHITECT'S SIGNATURE

MICHAEL SPAZIANI ARCHITECT INC.

STANDARD MUNICIPAL NOTES

THE CITY OF BURLINGTON REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF BURLINGTON

ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES

DRIVEWAYS ON THE MUNICIPAL RIGHT OF WAY SHALL BE PAVED BY THE APPLICANT

ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED AND COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS

ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.

FIRE ROUTES SHALL BE DESIGNATED AS PER BYLAW 10364-01 AS AMENDED PRIOR TO OCCUPANCY OF BUILDING ALL FIRE ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIALS SUCH AS ASPHALT, CONCRETE, OR LOCKSTONE AND DESIGNED TO SUPPORT A LOAD NOT LESS THAN 11,363 KG PER AXLE AND HAVE A CHANGE OF GRADIENT OF NOT MORE THAN 1 IN 12.5 (8%) OVER A MINIMUM DISTANCE OF 15M

GRADES WILL BE MET WITHIN A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE

PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF FIGURE 1 TO SCHEDULE OF BY-LAW 134-83

BUILDING STATISTICS

ASSISTED LIVING SUITE MIX

* S = STUDIO, 1 = 1 BEDROOM

UNIT TYPE	SUITE NUMBER	FLOOR	AREA SQM	AREA SQF	# BEDROOMS* S	# BEDROOMS* 1	% OF ASS'T MIX	TOTAL
A1	308	3rd	37.1	400	1		5%	1
A2	320		36.4	392	1		5%	1
A3	315,325		36.5	393	2		9%	2
A4	306, 312, 316, 321, 324		38	409	5		23%	5
A5	304,310,311,313,317,322,323,327		37.6	407	8		36%	8
A5-B	303		38.2	411	1		5%	1
A6	308		39.4	424	1		5%	1
A7	MODEL SUITE		40.2	433	1			1
A8	329		42.6	459	1		5%	1
A9	307		46.4	499		1	5%	1
A10	306		69.3	746		1	5%	1
TOTAL					21	2	100%	23

GFA: Useable heated space	
Basement	462.42 sm
"Ground Floor:	1,822.35 sm
Second Floor:	1,488.85 sm
Third Floor:	1,415.01 sm
Fourth Floor:	1,415.45 sm
Fifth Floor:	1,386.64 sm
Sixth Floor:	1,386.64 sm
Seventh Floor:	1,386.64 sm
Eighth Floor;	1,381.69 sm
TOTAL:	12,145.69 sm
*Ground Floor:	*1209.639 sm (RES.) 612.71 sm (RETAIL)*

	Permitted	Proposed
Max GFA	11,968.00 sm	12,145.69 sm
Max FAR	2.5 : 1	2.536 : 1

FLOOR	INDOOR AMENITY AREA SQUARE METERS
Ground	304.4
2nd	451.1
3rd	131.7
4th	28.9
8th	0.0
TOTAL :	916,1 s.m.

INDEPENDENT LIVING SUITE MIX

* 1 = 1 BEDROOM, 1+ = 1 BEDROOM + DEN, 2 = 2 BEDROOM, 2+ = 2 BEDROOM + DEN

UNIT TYPE	SUITE NUMBER	FLOOR	AREA SQM	AREA SQF	# BEDROOMS* 1	1+	2	2+	% OF INDEPENDENT MIX	TOTAL
U1	206	2	45.6	491	1				1%	1
U2	424, 503,623,723	4,5,6,7	49.2	537	4				4%	4
U3	411,418,510,517,610,617, 710,717	4,5,6,7	55.2	594	8				8%	8
U4	414,513,613,713	4,5,6,7	55.8	600	4				4%	4
U5	406,409,412,415,419,507,509 511,514 515,607,609,611,614 615,707,709,711,714,715	4,5,6,7	56.6	609	20				21%	20
U6	407,506,606,706	4,5,6,7	58.0	624	4				4%	4
U7-A										
U7-B	203,204,208,209,210	2	60.1	647		5			5%	5
U7-D	213	2	60.6	652		1			1%	1
U7-E	212	2	58.7	632		1			1%	1
U7-H	404,405,426,504,524,525,604, 624,625,704,724,725	4,5,6,7	60.1	647		12			13%	12
U8	207	2	62.3	671		1			1%	1
U9	422,521,621,721	4,5,6,7	58.5	630		4			4%	4
U10	413,512,612,712	4,5,6,7	64	904			4		4%	4
U11-A	205	2	82.7	890			1		1%	1
U11	406,505,605,705	4,5,6,7	82.4	887			4		4%	4
U12	415,516,616,716	4,5,6,7	87.6	943			4		4%	4
U13	403,503,603,703	4,5,6,7	90	969			4		4%	4

UNIT TYPE	SUITE NUMBER	FLOOR	AREA SQM	AREA SQF	# BEDROOMS* 1	1+	2	2+	% OF INDEPENDENT MIX	TOTAL
U8-1	810	8	137.1	1281				1	1%	1
U8-2	809	8	83.3	896			1		1%	1
U8-3	807	8	86	926			1		1%	1
U8-4	806	8	116.1	1251			1		1%	1
U8-5	805	8	82.4	887			1		1%	1
U8-6	819	8	60.1	647		1			1%	1
U8-7	803	8	97.1	1045			1		1%	1
U8-8	818	8	99.7	955			1		1%	1
U8-9	816	8	81.9	881		1			1%	1
U8-10	814	8	87.8	943			1		1%	1
U8-11	813	8	86.3	929			1		1%	1
U8-12	811	8	82.9	893			1		1%	1
TOTAL					41	27	25	1	100%	94

	Assisted Living units	Independent Living units	Total
Total	23	94	117