

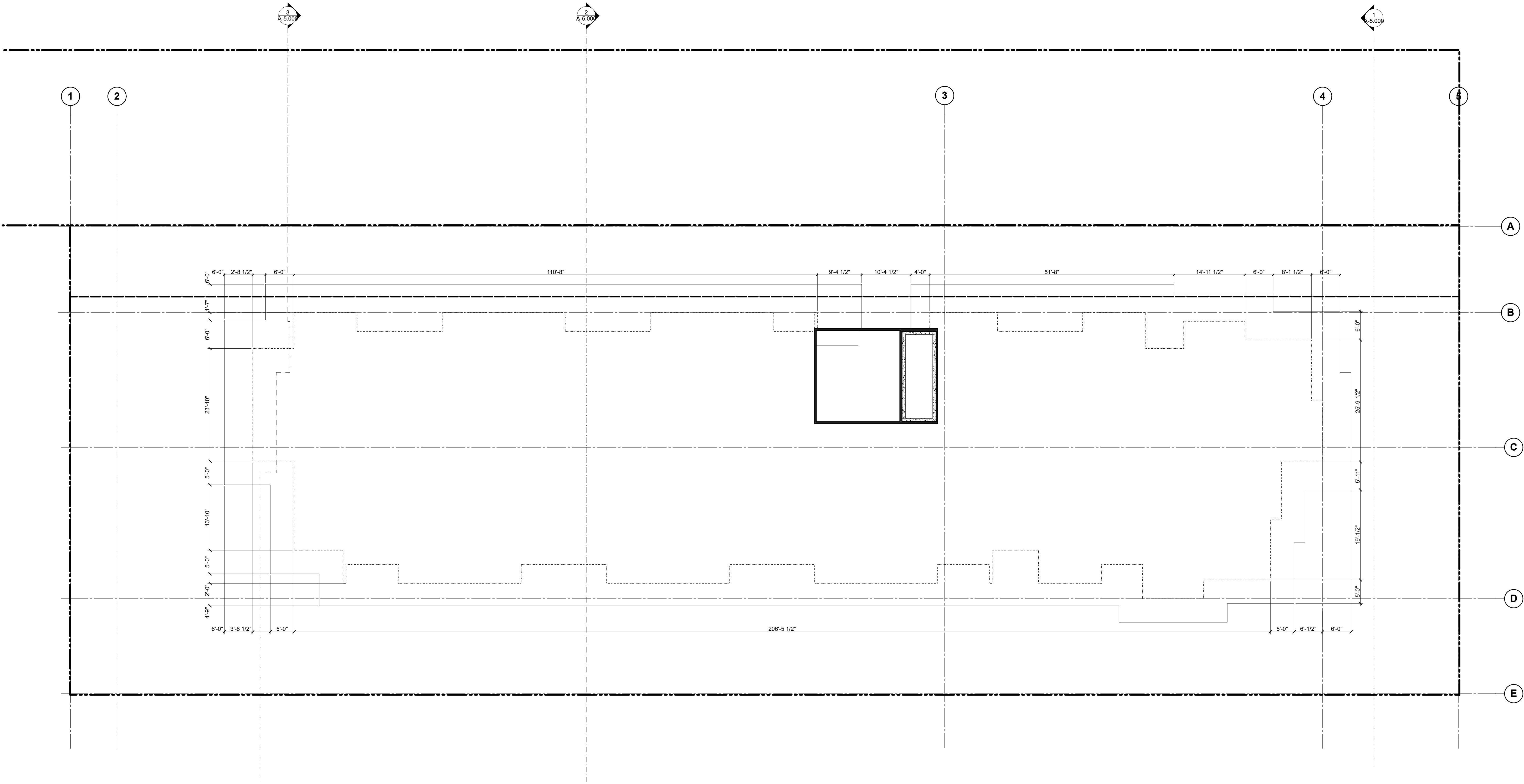
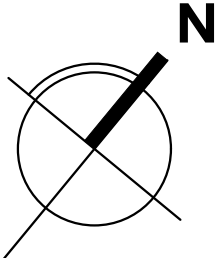


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[ARCHITECT SEAL]



LEDINGHAM McALLISTER

Building BC since 1905

RESIDENTIAL DEVELOPMENT

SOUTHGATE - LOT G6
BURNABY, BC

ROOF PLAN

19481 [PROJECT]

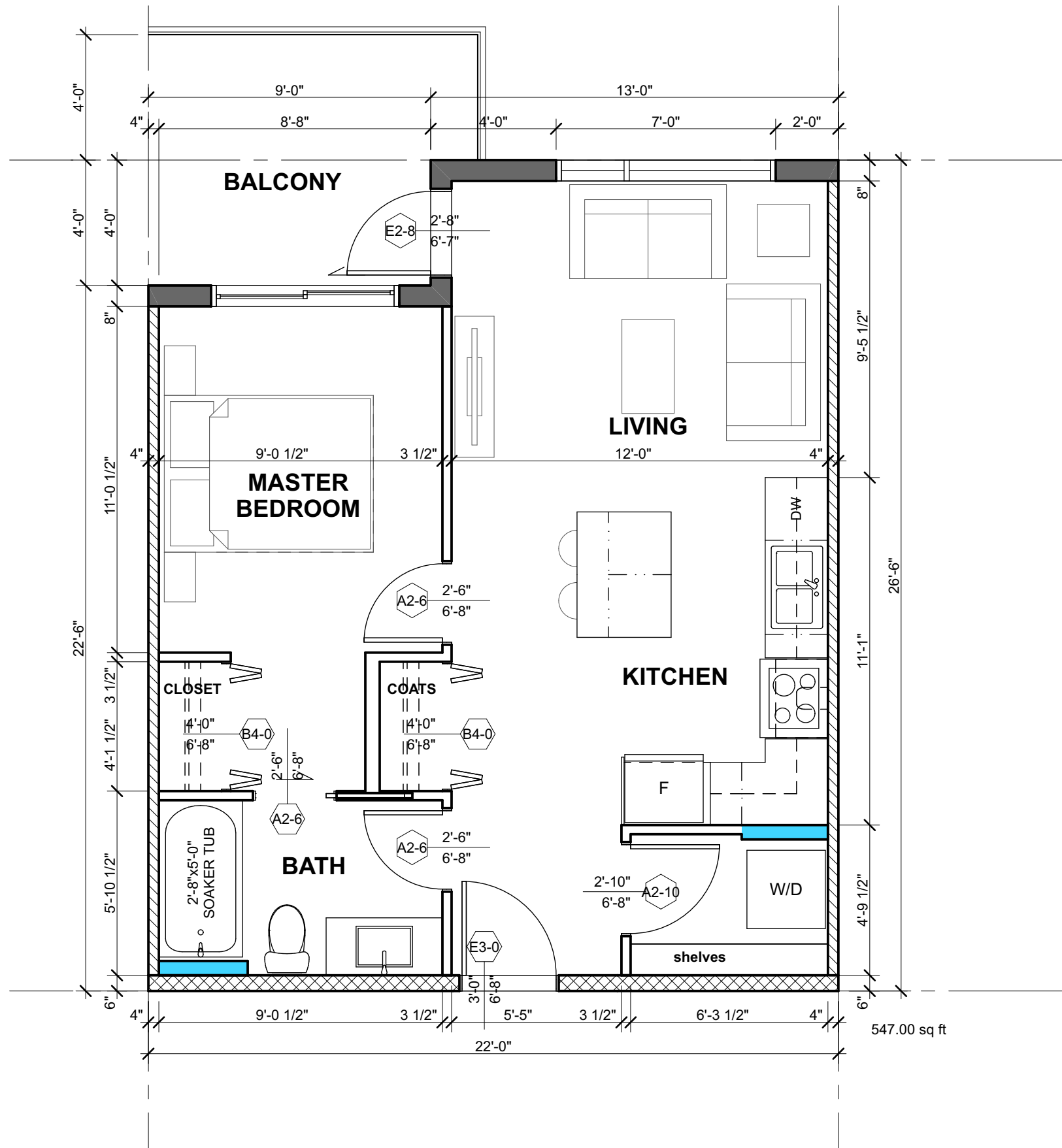
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JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

[DRAWING]

A-2.700



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RESIDENTIAL DEVELOPMENT
SOUTHGATE - LOT G6
BURNABY, BC

[TITLE]

UNIT B1

19481 [PROJECT]

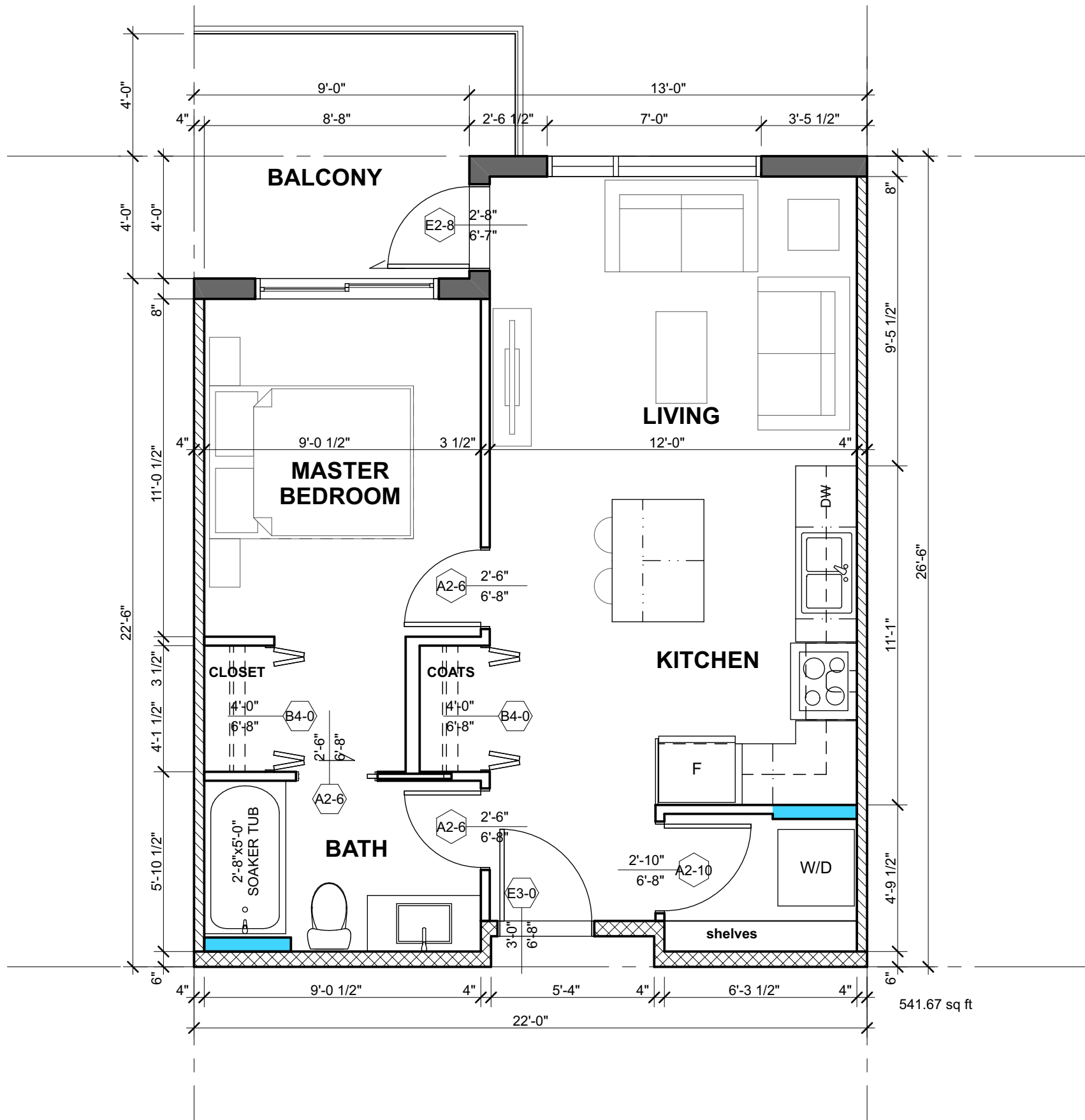
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JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

[DRAWING]

A-7.020



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RESIDENTIAL DEVELOPMENT
SOUTHGATE - LOT G6
BURNABY, BC

[TITLE]

UNIT B2

19481 [PROJECT]

1/4" = 1'-0" [SCALE]

JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

[DRAWING]

A-7.021



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RESIDENTIAL DEVELOPMENT
SOUTHGATE - LOT G6
BURNABY, BC

[TITLE]

UNIT C

19481 [PROJECT]

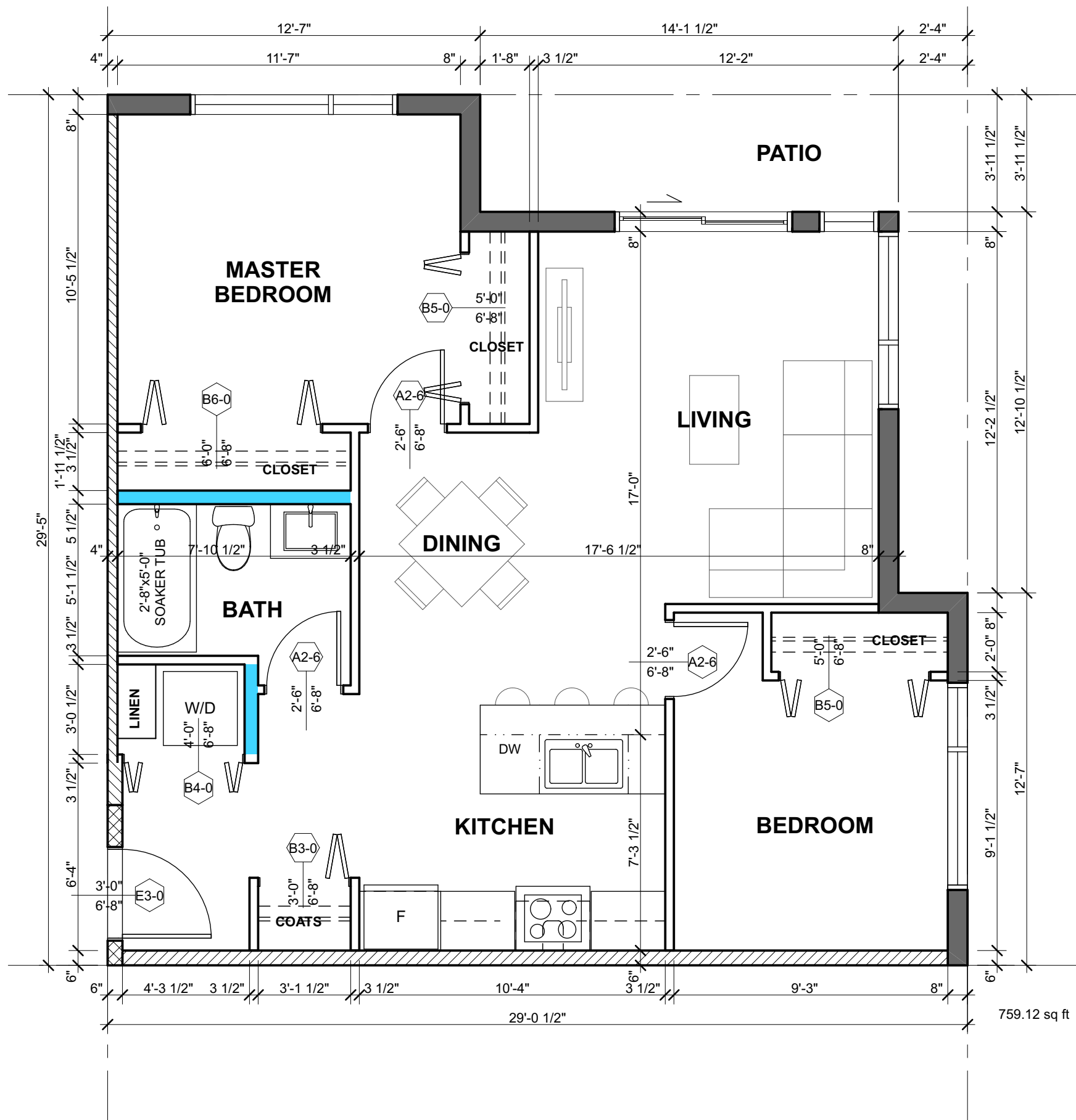
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JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

[DRAWING]

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RESIDENTIAL DEVELOPMENT
SOUTHGATE - LOT G6
BURNABY, BC

[TITLE]

UNIT D

19481 [PROJECT]

1/4" = 1'-0" [SCALE]

JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

[DRAWING]

A-7.040



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RESIDENTIAL DEVELOPMENT
SOUTHGATE - LOT G6
BURNABY, BC

[TITLE]

UNIT B2

19481 [PROJECT]

1/4" = 1'-0" [SCALE]

JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

[DRAWING]

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Building BC since 1905

RESIDENTIAL DEVELOPMENT
SOUTHGATE - LOT G6
BURNABY, BC

[TITLE]

UNIT B2

19481 [PROJECT]

1/4" = 1'-0" [SCALE]

JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

[DRAWING]

A-7.021

UNIT D

19481 [PROJECT]

1/4" = 1'-0" [SCALE]

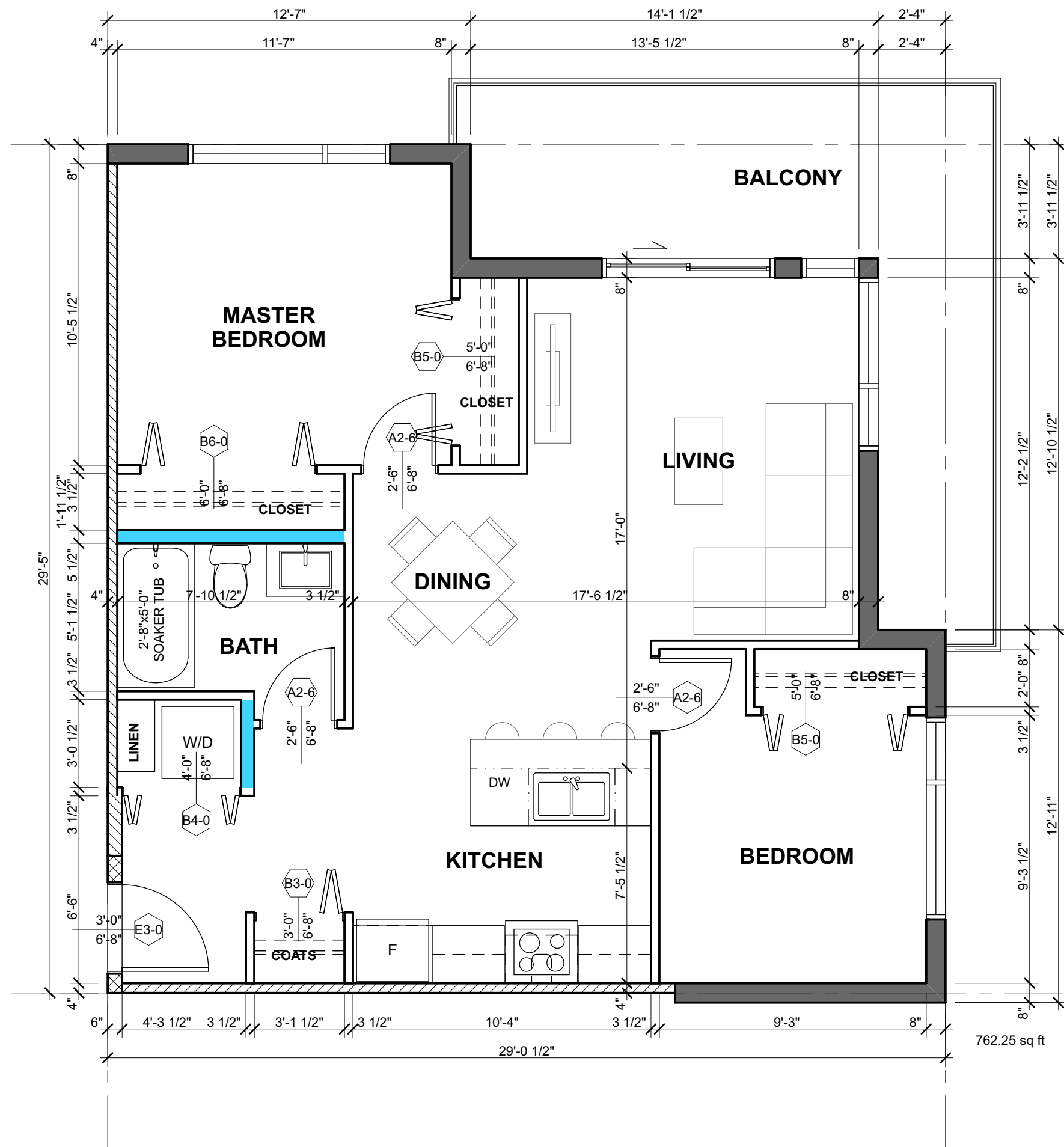
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A-7.040

A-3.000



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RESIDENTIAL DEVELOPMENT
SOUTHGATE - LOT G6
BURNABY, BC

_____ [TITLE]

UNIT E

19481 [PROJECT]

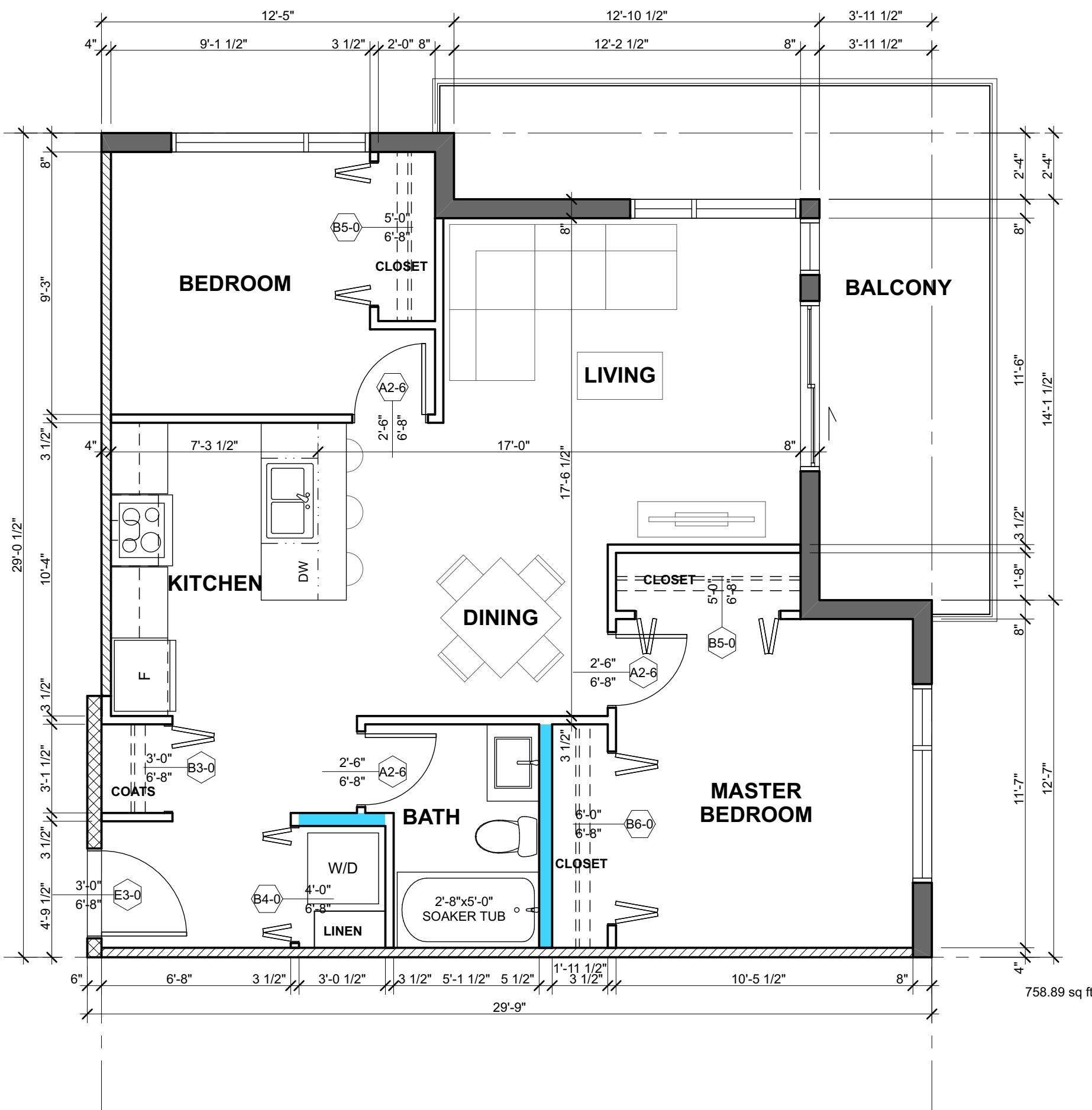
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JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

_____ [DRAWING]

A-7.050



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RESIDENTIAL DEVELOPMENT
SOUTHGATE - LOT G6
BURNABY, BC

_____ [TITLE]

UNIT F

19481 [PROJECT]

1/4" = 1'-0" [SCALE]

JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

_____ [DRAWING]

A-7.060



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RESIDENTIAL DEVELOPMENT
SOUTHGATE - LOT G6
BURNABY, BC

_____ [TITLE]

UNIT F

19481 [PROJECT]

1/4" = 1'-0" [SCALE]

JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

_____ [DRAWING]

A-7.060

_____ [ARCHITECT SEAL]



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RESIDENTIAL DEVELOPMENT
SOUTHGATE - LOT G6
BURNABY, BC

_____ [TITLE]

UNIT F

19481 [PROJECT]

1/4" = 1'-0" [SCALE]

JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

_____ [DRAWING]

UNIT PLANS

19481 [PROJECT]

1' = 1'-0" [SCALE]

JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

_____ [DRAWING]

A-3.001



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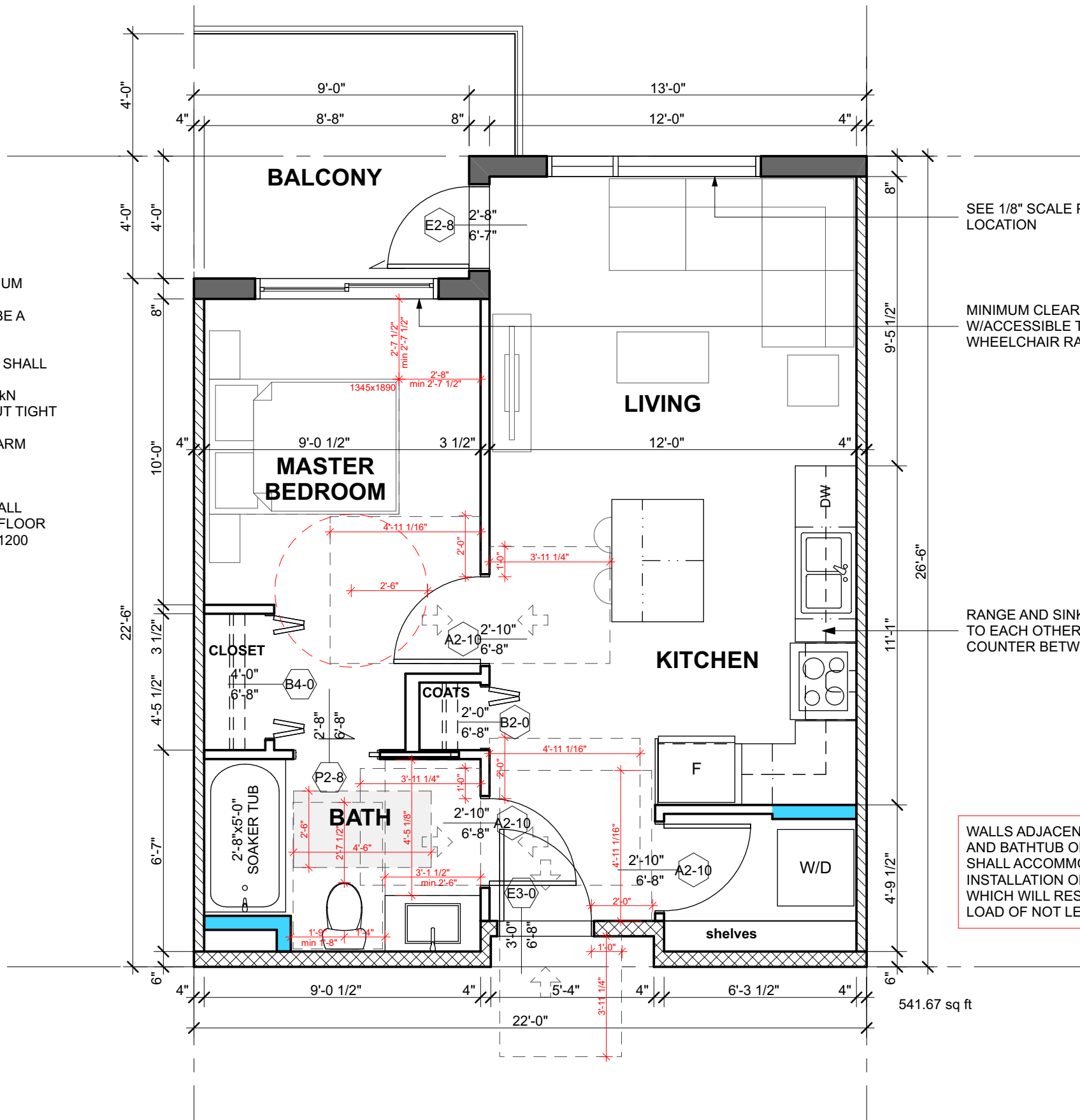
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NOTES:

- ALL DOORWAYS WITHIN UNIT SHALL HAVE A CLEAR MINIMUM OPENING WIDTH OF NOT LESS THAN 800mm
- INTERNAL UNIT CORRIDORS AND PASSAGEWAYS SHALL BE A MINIMUM OF 850mm IN WIDTH

- WALLS ADJACENT TO THE TOILET, BATHTUB OR SHOWER SHALL ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS WHICH WILL RESIST VERTICAL LOAD NOT LESS THAN 1.3 kN
- FAUCETS SHALL BE DESIGNED TO BE OPERABLE WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
- WIRING FOR VISUAL ALARM SHALL BE TIED INTO FIRE ALARM SYSTEM FOR FUTURE INSTALLATION OF SUCH ALARM IN LIVING ROOM AND BEDROOMS

- ELECTRICAL, TELEPHONE CABLE AND DATA OUTLETS SHALL BE LOCATED BETWEEN 455 mm and 1200 mm ABOVE THE FLOOR
- SWITCHES AND CONTROLS SHALL BE LOCATED 900 AND 1200 ABOVE THE FLOOR AND OPERABLE WITH A CLOSED FIST



A-7.010



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NOTES:

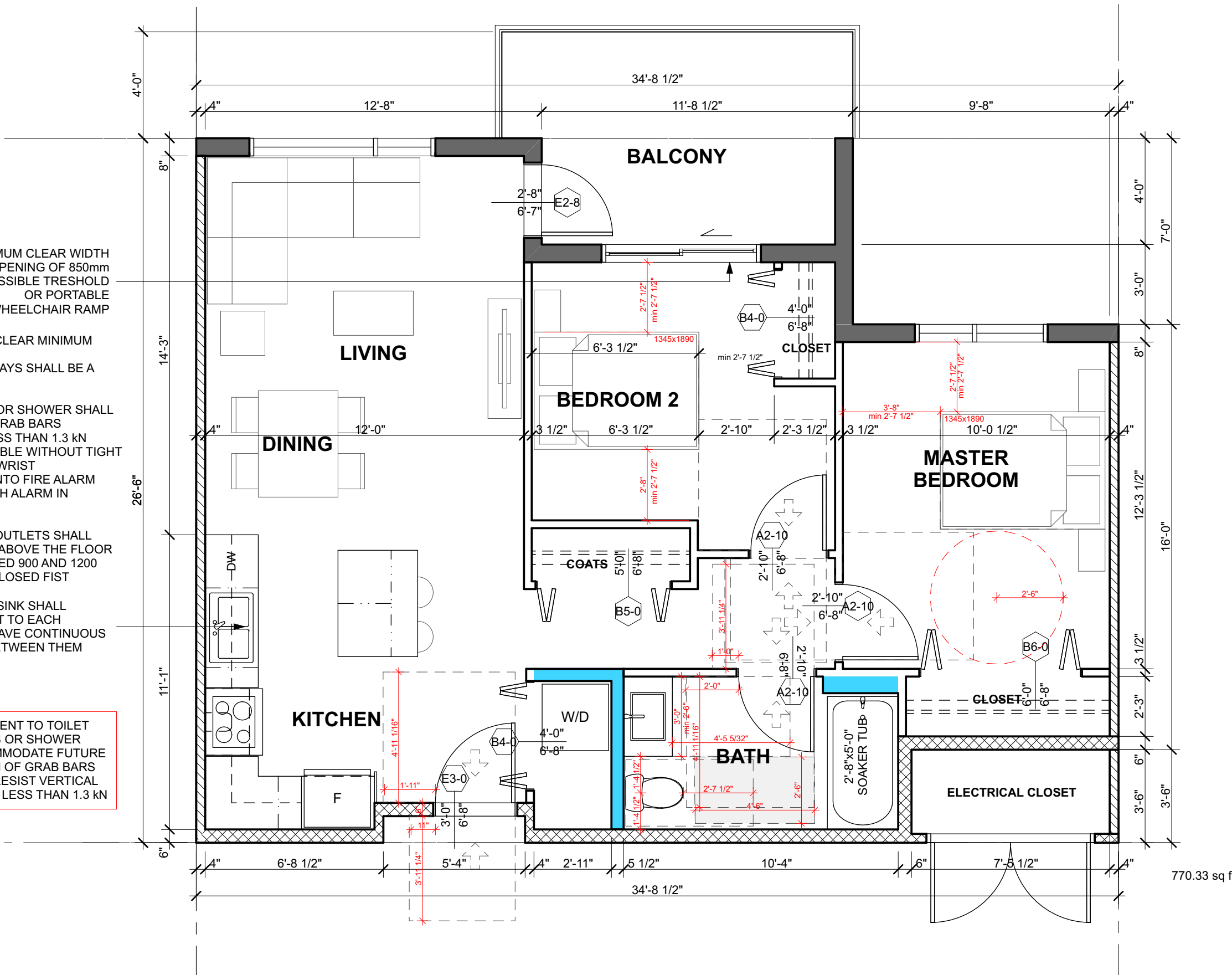
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- INTERNAL UNIT CORRIDORS AND PASSAGEWAYS SHALL BE A MINIMUM OF 850mm IN WIDTH

- WALLS ADJACENT TO THE TOILET, BATHTUB OR SHOWER SHALL ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS WHICH WILL RESIST VERTICAL LOAD NOT LESS THAN 1.3 kN
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- WIRING FOR VISUAL ALARM SHALL BE TIED INTO FIRE ALARM SYSTEM FOR FUTURE INSTALLATION OF SUCH ALARM IN LIVING ROOM AND BEDROOMS

- ELECTRICAL, TELEPHONE CABLE AND DATA OUTLETS SHALL BE LOCATED BETWEEN 455 mm and 1200 mm ABOVE THE FLOOR
- SWITCHES AND CONTROLS SHALL BE LOCATED 900 AND 1200 ABOVE THE FLOOR AND OPERABLE WITH A CLOSED FIST

- RANGE AND SINK SHALL BE ADJACENT TO EACH OTHER OR HAVE CONTINUOUS COUNTER BETWEEN THEM

- WALLS ADJACENT TO TOILET AND BATHTUB OR SHOWER SHALL ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS WHICH WILL RESIST VERTICAL LOAD OF NOT LESS THAN 1.3 kN



A-7.070



LEDINGHAM McALLISTER
Building BC since 1905

[PROJECT]

RESIDENTIAL DEVELOPMENT

SOUTHGATE - LOT G6
BURNABY, BC

[TITLE]

UNIT PLANS ADAPTABLE

19481 [PROJECT]

1' = 1'-0" [SCALE]

JULY 26, 2019 [DATE]

2 - REZONING [ISSUE]

[DRAWING]

A-3.002



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ADAPTABLE DWELLING UNIT DESIGN GUIDELINES FOR MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS

(updated 2019 March 26)

Burnaby's *Adaptable Housing Policy* requires that a minimum of 20% of all single-level units in new multi-family and residential mixed-use developments, in which dwelling units are primarily accessed via a common corridor, be adaptable. The intent of the policy is to promote housing choice and flexibility such that people are able to meet their accessibility needs and age-in-place with minimal or no additional renovation costs in the future.

The construction requirements for adaptable dwelling units are specified in Subsection 3.8.5, Division B, of the BC Building Code. In addition to those requirements, the Planning Department, as part of the CD Comprehensive Development District rezoning process, reviews the design and configuration of adaptable dwelling units for:

- the provision of adequate circulation and maneuvering space for wheelchairs or other mobility devices within the building / adaptable dwelling unit;
- the efficiency of the adaptable dwelling unit's layout and configuration; and,
- the installation of equipment, controls, switches, outlets, and handles within the adaptable dwelling unit for ease, or reach and use.

Well-designed adaptable dwelling units meet basic accessibility such that people can comfortably move and operate within their own home.

The following *Adaptable Unit Design Guidelines* have been prepared to support developers and architects to meet the criteria used by the Planning Department to assess the design and configuration of adaptable dwelling units in each project. Architectural plans should clearly illustrate or note the accessible/adaptable features in each of the adaptable unit-types provided in the proposed CD development. *Attached* as a reference are illustrations of the accessible/adaptable features sought in adaptable dwelling units

DEVELOPMENT STATISTICS

The Burnaby Adaptable Housing policy requires that a minimum of 20% of all single-level units in new multi-family and residential mixed-use developments be adaptable. While no specific percentages are prescribed, the development should provide a balanced mix of adaptable dwelling units across the unit types within the development.

95 Total number of dwelling units x 20% = 19 Total number of adaptable units required, which are distributed across the following unit types:

D. KITCHEN

The following guidelines provide an efficient kitchen layout with basic clearance and maneuvering space for a wheelchair or other mobility device. Equipment, controls, switches, and outlets within the kitchen are to be within easy reach and use.

ADAPTABLE FEATURE	PROVIDED
A kitchen shall be designed such that the range and sink are adjacent to each other or can have a continuous counter between them.	YES
Controls and switches including electrical, telephone, cable and data outlets shall be located between 455 mm and 1200 mm above the floor.	YES

E. BATHROOM(S)/POWDER ROOM(S)

The following guidelines provide basic clearance and maneuvering space for a wheelchair or other mobility device to access all bathroom(s) and/or powder room(s) within an adaptable dwelling unit. Construction requirements to reinforce bathroom walls such that they are able to accommodate the future installation of grab bars are a cost-savings to residents seeking to renovate the bathroom(s) to meet their mobility needs.

ADAPTABLE FEATURE	PROVIDED
A clear dimension of 800 mm from the front edge of the toilet to the facing wall, or edge of the tub if applicable, shall be provided.	YES
A minimum dimension of 510 mm shall be provided from the front face of the bathtub/shower to the centre line of the toilet.	YES
A minimum of one bathroom shall be designed with a clear floor area in front of the sink not less than 760 mm wide by 1350 mm deep, centred on the toilet.	YES
Walls adjacent to the toilet, bathtub or shower shall accommodate the future installation of grab bars.	YES
Faucets shall be designed to be operable without tight grasping, pinching or twisting of the wrist.	YES
A clear floor space, exclusive of door swing, not less than 760 mm wide by 1350 mm deep connecting to the route through the doorway.	YES
Controls and switches including electrical, telephone, cable and data outlets shall be located between 455 mm and 1200 mm above the floor.	YES

Studio units	14 One-Bedroom units
One-Bedroom + den units	10 Two-Bedroom units
Two-Bedroom + den units	Three-Bedroom units or more
Total 24 Units Provided	

FLOOR AREA EXEMPTION

One Bedroom Units

14 Adaptable dwelling units x 1.86 m² of gross floor area = 26.04 m² excluded from the calculation of gross floor area.

Two or more Bedroom Units

10 Adaptable dwelling units x 1.86 m² of gross floor area + 0.93 m² for every bedroom in excess of the first adaptable bedroom = 27.90 m²

A. BUILDING ENTRY AND CIRCULATION

The following guidelines allow for visitability to a residential development.

ADAPTABLE FEATURE	PROVIDED
An accessible path of travel shall be provided: <ul style="list-style-type: none">from the street, surface, passenger-loading zones and/or underground parking area to at least one main entrance;from the main entrance to each adaptable unit;from the main entrance to the elevator; and,from the main entrance to all common facilities or amenities (i.e. lounge, party room, pool/sauna, fitness room, guest suite).	YES
Elevator entrances shall provide a clear area of not less than 1,500 mm x 1,500 mm on a floor where adaptable units or common facilities or amenities are located.	YES
Corridors and passage ways providing access to adaptable dwelling unit entrances and common facilities or amenities shall be not less than 1,220 mm in width.	YES
Door handles shall not require tight grasping or twisting of the wrist.	YES

F. LIVING ROOMS AND BEDROOM(S)

The following guidelines provide basic clearance and maneuvering space for a wheelchair or other mobility device to access all living rooms and bedrooms within an adaptable dwelling unit. Areas identified on the architectural plans as living rooms and bedrooms should be illustrated with furniture to scale with the size and dimensions of the room. Living room furniture includes one loveseat (two people), one side table and one entertainment console (where a wall-mounted television is not possible). Bedroom furniture includes one bed, one night stand and closet. Notwithstanding the above, it is acknowledged that residents have the ability to select furnishing and its placement to suit their accessibility needs.

ADAPTABLE FEATURE	PROVIDED
A minimum of one bedroom shall be designed to meet the following criteria: <ul style="list-style-type: none">accommodate a double bed (1345 mm x 1890 mm);provide a clear turning radius of 1500 mm on one edge of the bed; and,provide a clear open travel path of not less than 800 mm on the remaining sides of the bed (excluding the head).	YES
Where more than one bedroom is provided, each additional bedroom shall be designed to meet the following minimum criteria: <ul style="list-style-type: none">accommodate a double bed; and,provide a minimum clear open travel path of not less than 800 mm on the remaining sides of the bed (excluding the head).	YES
Controls and switches, including electrical, telephone, cable and data outlets shall be located between 455 mm and 1200 mm above the floor.	YES
Wiring for a visual alarm shall be tied into the fire alarm system for future installation of such alarm in the living room and bedroom(s).	YES

G. BALCONY

The following guidelines provide access to the balcony.

ADAPTABLE FEATURE	PROVIDED
A minimum clear width opening of 850 mm shall be provided to the balcony.	YES
The threshold shall be designed and constructed in a manner that is accessible, while maintaining the integrity of the building envelope. Alternatively, the accessibility of the balcony can be addressed with the provision of a portable wheelchair ramp.	YES

B. UNIT ENTRY

The following guidelines provide basic clearance for a wheelchair or other mobility device to enter and exit an adaptable dwelling unit.

ADAPTABLE FEATURE	PROVIDED
Unit suite entry shall have a minimum clear opening of not less than 850 mm.	YES
Door swing clearance shall be provided as follows: <ul style="list-style-type: none">When the door swings out (away from the unit entry area), a minimum clearance of 1220 mm will be provided in the common corridor to accommodate the door swing movement. A 300 mm clear space beside the latching jamb of the door will also be provided.When the door swings in (towards the unit entranceway), a minimum clearance of 1500 mm will be provided in the entranceway to accommodate the door swing movement. A 600 mm clear space beside the latching jamb of the door will also be provided.	YES
Door handles shall not require tight grasping or twisting of the wrist.	YES

C. INTERNAL DOORWAYS AND CORRIDORS (WITHIN ADAPTABLE UNIT)

The following guidelines provide basic clearance and maneuvering space for a wheelchair or other mobility device to access common living areas and rooms of an adaptable dwelling unit.

ADAPTABLE FEATURE	PROVIDED
All doorways providing access to all living areas within the unit shall have a clear minimum opening width of not less than 810 mm.	YES
Door swing clearance shall be provided as follows: <ul style="list-style-type: none">When the door swings out, a minimum clearance of 1220 mm will be provided in the corridor to accommodate the door swing movement. A 300 mm clear space beside the latching jamb of the door will also be provided.When the door swings in, a minimum clearance of 1500 mm will be provided in the entranceway to accommodate the door swing movement. A 600 mm clear space beside the latching jamb of the door will also be provided.	YES
Internal unit corridors and passageways shall be a minimum of 850 mm in width.	YES
Door handles shall not require tight grasping or twisting of the wrist.	YES

H. PARKING

The following guidelines relate to the provision of accessible parking stalls.

ADAPTABLE FEATURE	PROVIDED
Parking stalls shall be 2.6 m in width, with a 1.2 m access aisle for entering and leaving the vehicle	YES
Parking stalls shall be located as close as possible to an accessible main entry (surface) or elevator (underground)	YES
One (1) accessible parking stall shall be provided for every two (2) adaptable units.	6 accessible parking stalls 6 van accessible parking stalls (1 visitor van accessible parking stall)

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[ARCHITECT SEAL]



RESIDENTIAL DEVELOPMENT

SOUTHGATE - LOT G6
BURNABY, BC

ADAPTABLE UNITS STATISTICS

19481	[PROJECT]
1' = 1'-0"	[SCALE]
JULY 26, 2019	[DATE]
2 - REZONING	[ISSUE]
	[DRAWING]

A-3.003



BUILDING ELEVATION – 13th AVENUE VIEW



BUILDING ELEVATION – COURTYARD VIEW



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[CLIENT]

LEDINGHAM McALLISTER
Building BC since 1905
[PROJECT]

**RESIDENTIAL
DEVELOPMENT**
SOUTHGATE - LOT G6
BURNABY, BC

[TITLE]

**ELEVATIONS
VIEWS**

[PROJECT]
19481
[SCALE]
1' = 1'-0"
[DATE]
JULY 26, 2019
[ISSUE]
2 - REZONING
[DRAWING]

A-4.001