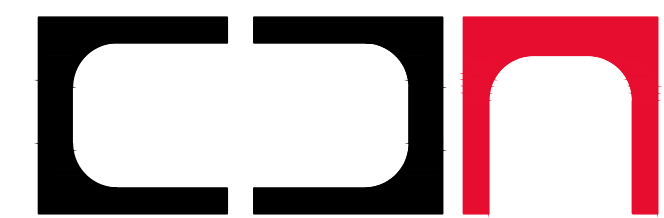


EXTERIOR LIGHTING FEATURES

PROPOSED RESIDENTIAL DEVELOPMENT
5311 & 5333 GORING STREET
BURNABY, B.C.

REZONING REFERENCE #19-67



CHRIS DIKEAKOS ARCHITECTS INC.

T 604 291 2660 212-3989 HENNING DR INFO@DIKEAKOS.COM
F 604 291 2667 BURNABY BC V5C 6N5 WWW.DIKEAKOS.COM

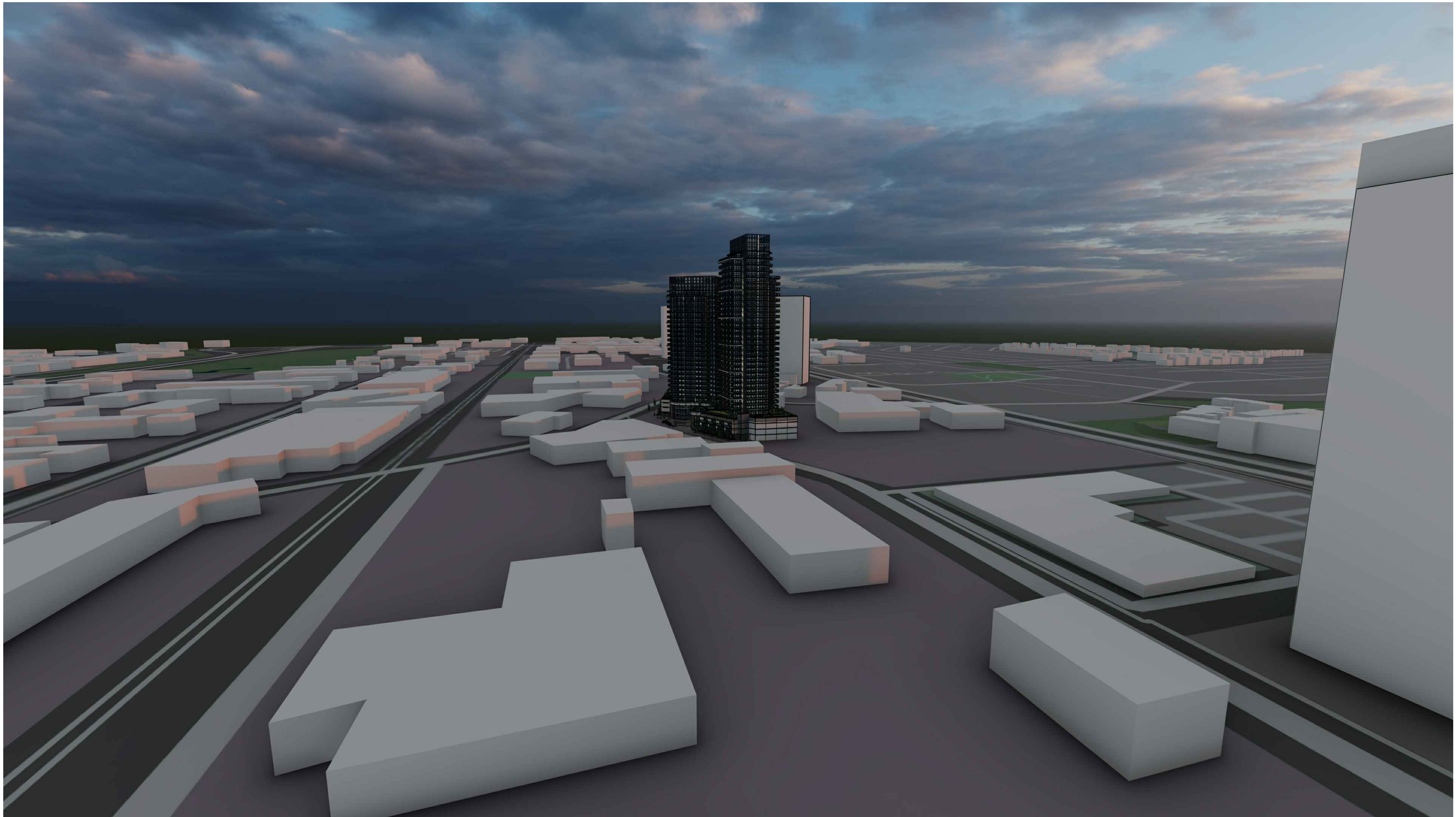


RE-ISSUED FOR REZONING
JUNE 11, 2020

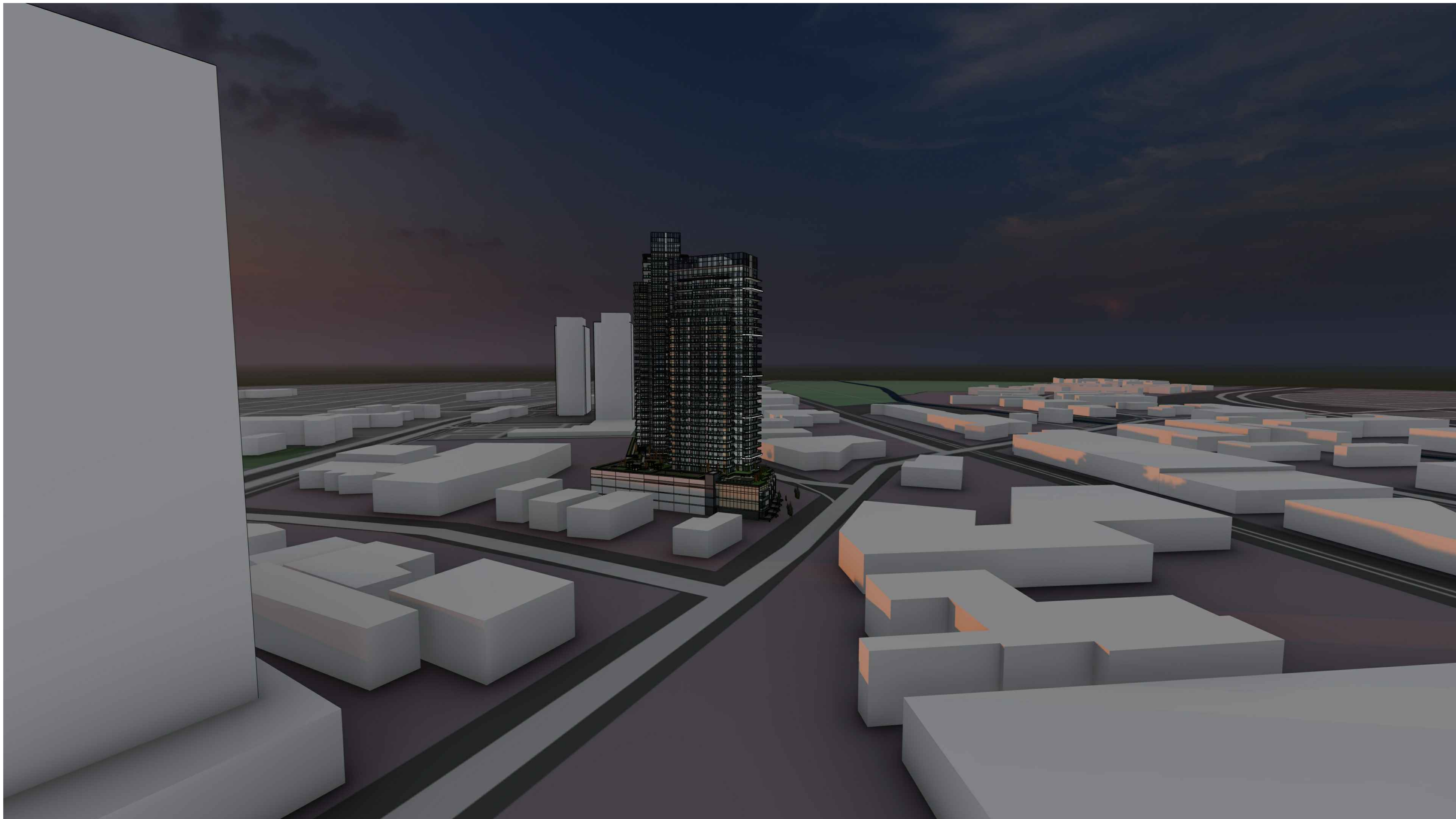














EXTERIOR LIGHTING CONCEPT RATIONALE

The project features two towers and a shared podium level. The proposed exterior lighting concept consists of thin horizontal LED strip lights spaced every six floors and will be programmed to illuminate from dusk until 11 pm. The strata for the development will have full control of the duration, timing and intensity of feature lighting.

The intent of the lighting feature is to activate the building at night to create a landmark building within the Burnaby skyline. Samples of successful projects using similar lighting concepts can be viewed in downtown Vancouver at the Arc, One Pacific tower as well as the Triomphe tower in Burnaby.

In order to mitigate the impact of light entering the suite, the LED strips will be recessed within a pre-finished metal fascia every six floors apart. The proposed lighting design reduces some light spillover to the adjacent environment. Also to minimize the impact on neighboring buildings, the feature lighting has been strategically designed mostly along the South elevation and turning slightly on the East and West elevations.

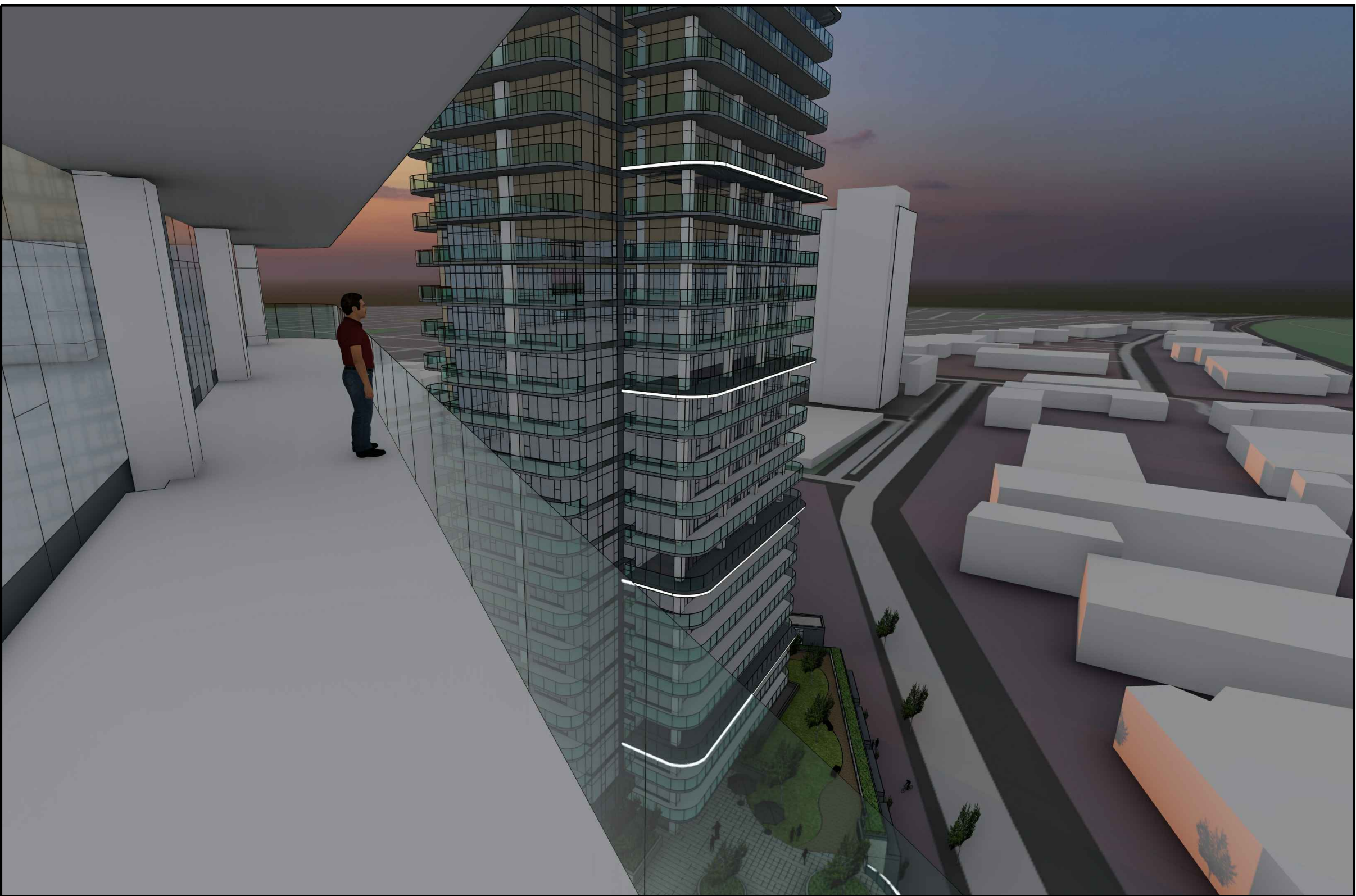
The feature lighting has no impact on the Tower 1 residence and minimal impact on the Tower 2 residence as seen in the reference images.

Millennium Group agreed to provide a 219 covenant to the City and allow the city to request that the lights be turned off, should bird fatalities become an issue.

Several other lighting strategies proposed based upon research on the topic of lighting associated with avian impacts which include:

- Limit the duration of artificial light at night during peak migration periods between April 1 – May 31 and August 1 - October 31, to avoid attracting or disorienting migratory birds;
- Consider non-static/constant lighting in favor of variable or flashing lighting. This is an effective mitigation option for reducing the attractiveness of birds to tall anthropogenic towers.
- Limit or reduce any decorative or non-essential lighting whenever possible from dawn to dusk during key migration periods such as April 1 – May 31 and August 1 - October 31;

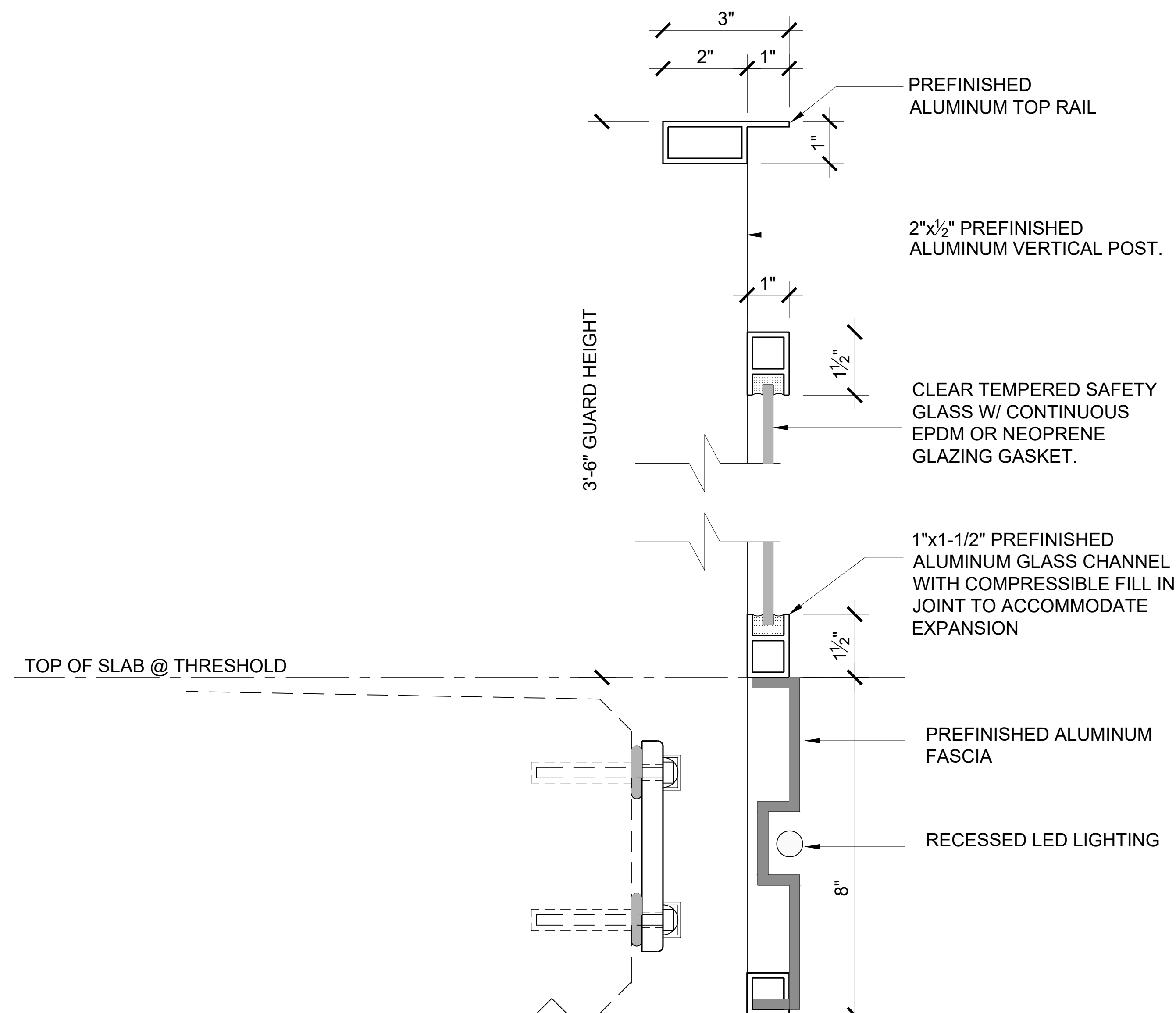
Please refer to CSR Environmental report for more information.



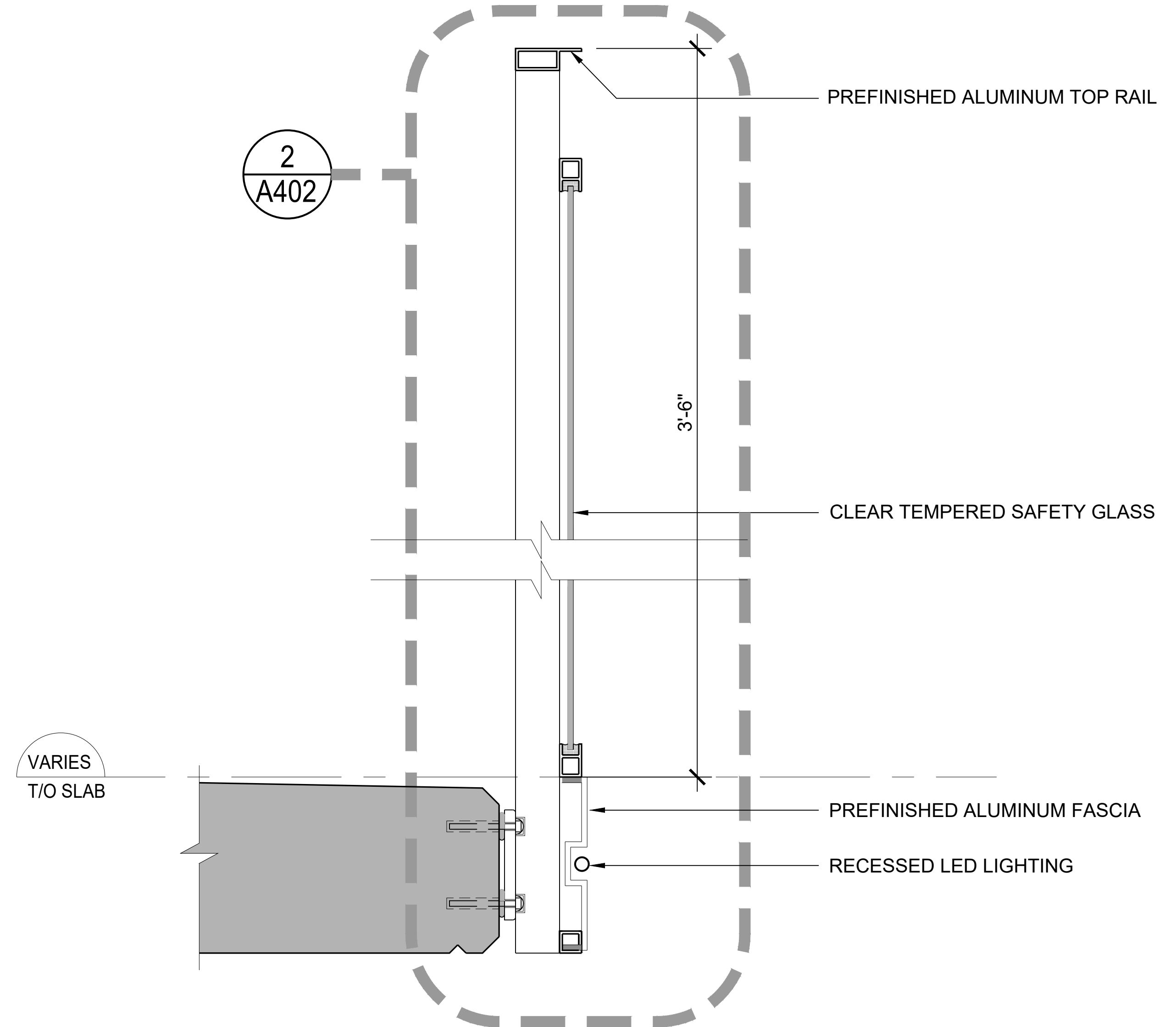
Balcony View from Tower 2



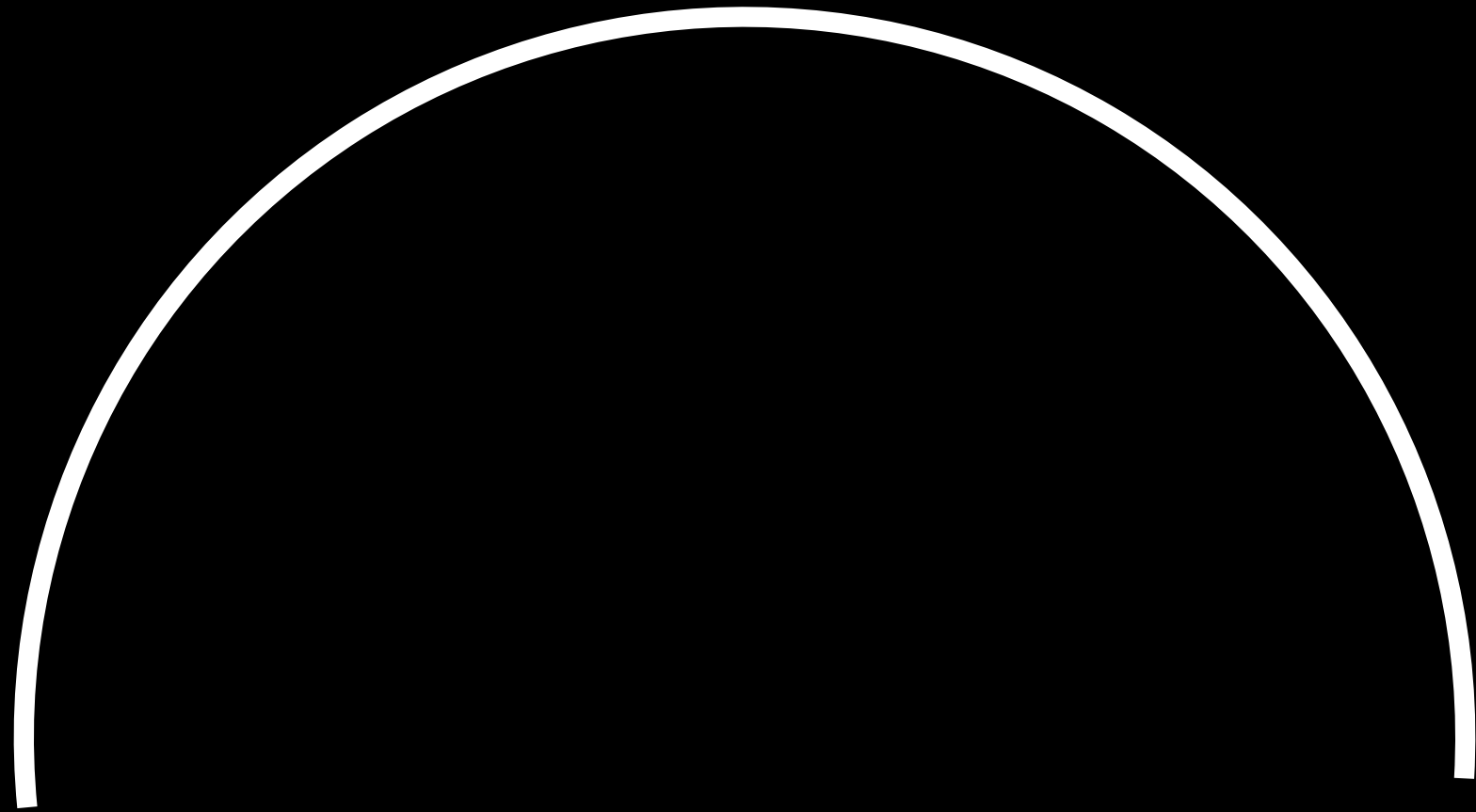
Balcony View from Tower 1

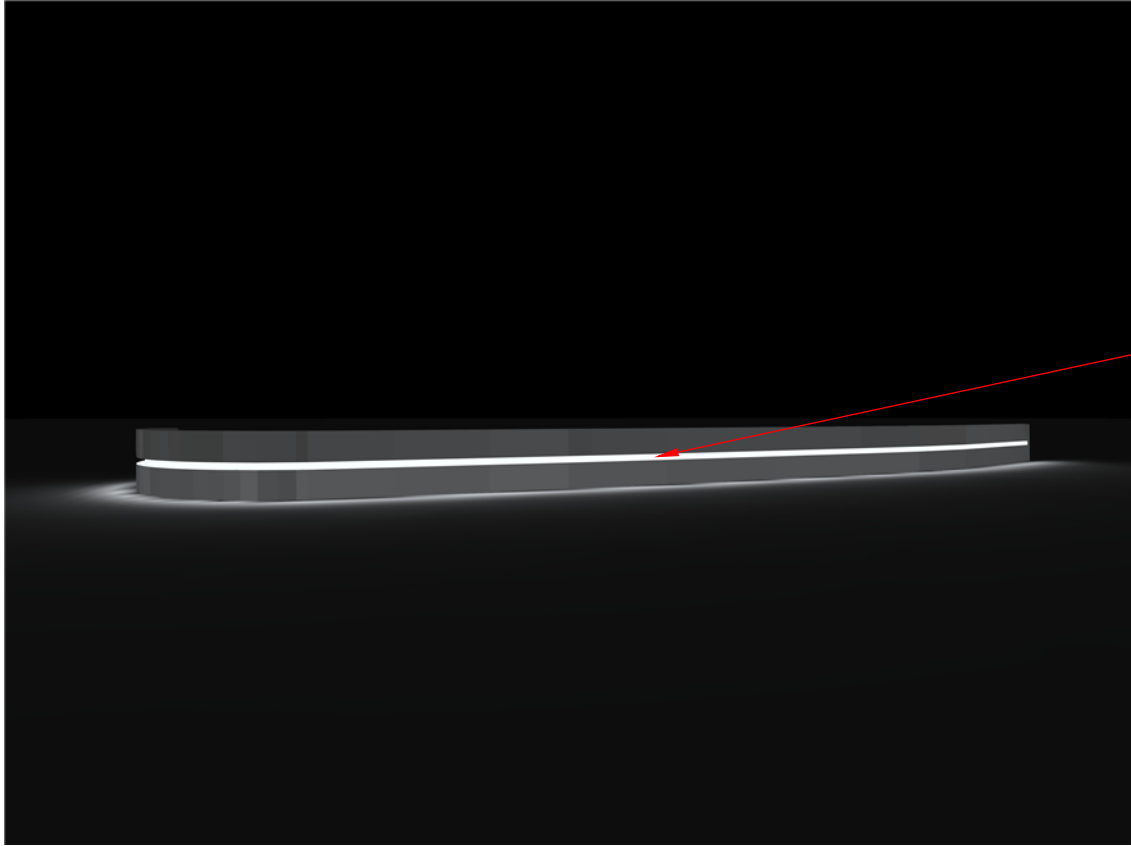
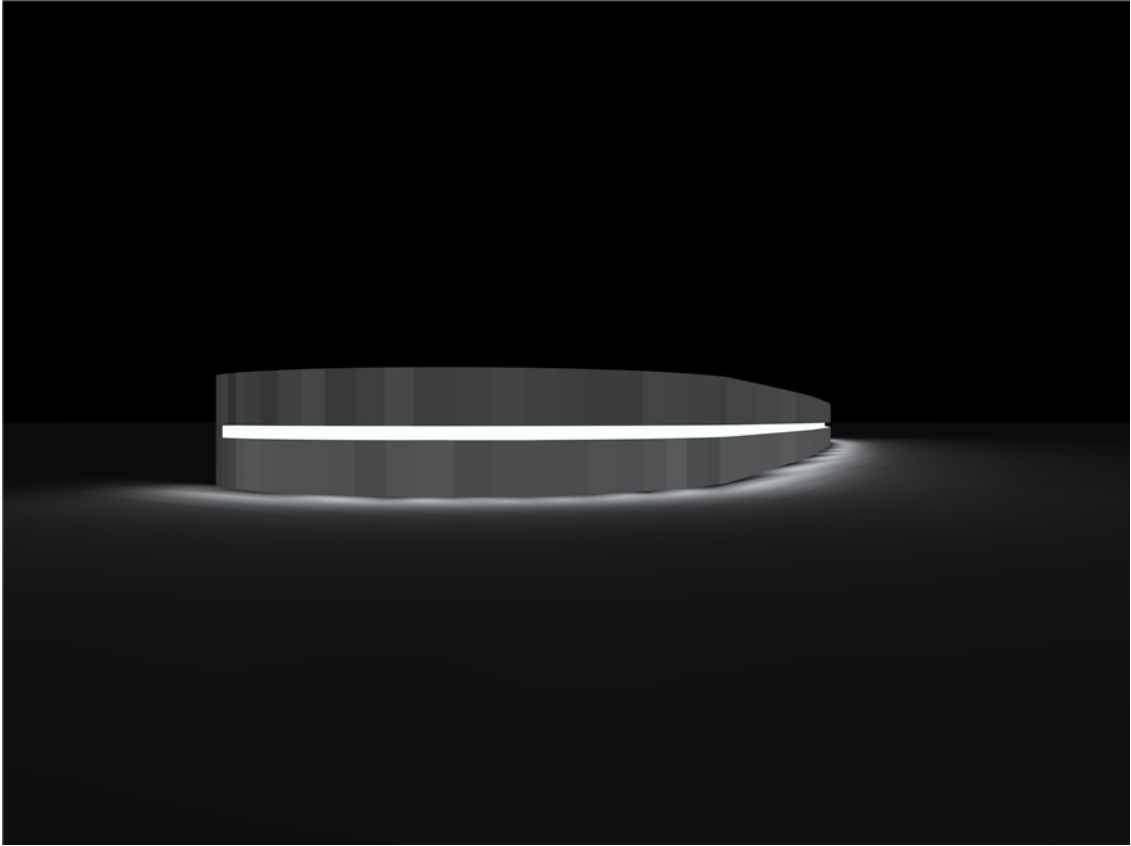


2
- RECESSED LED LIGHTING DETAIL

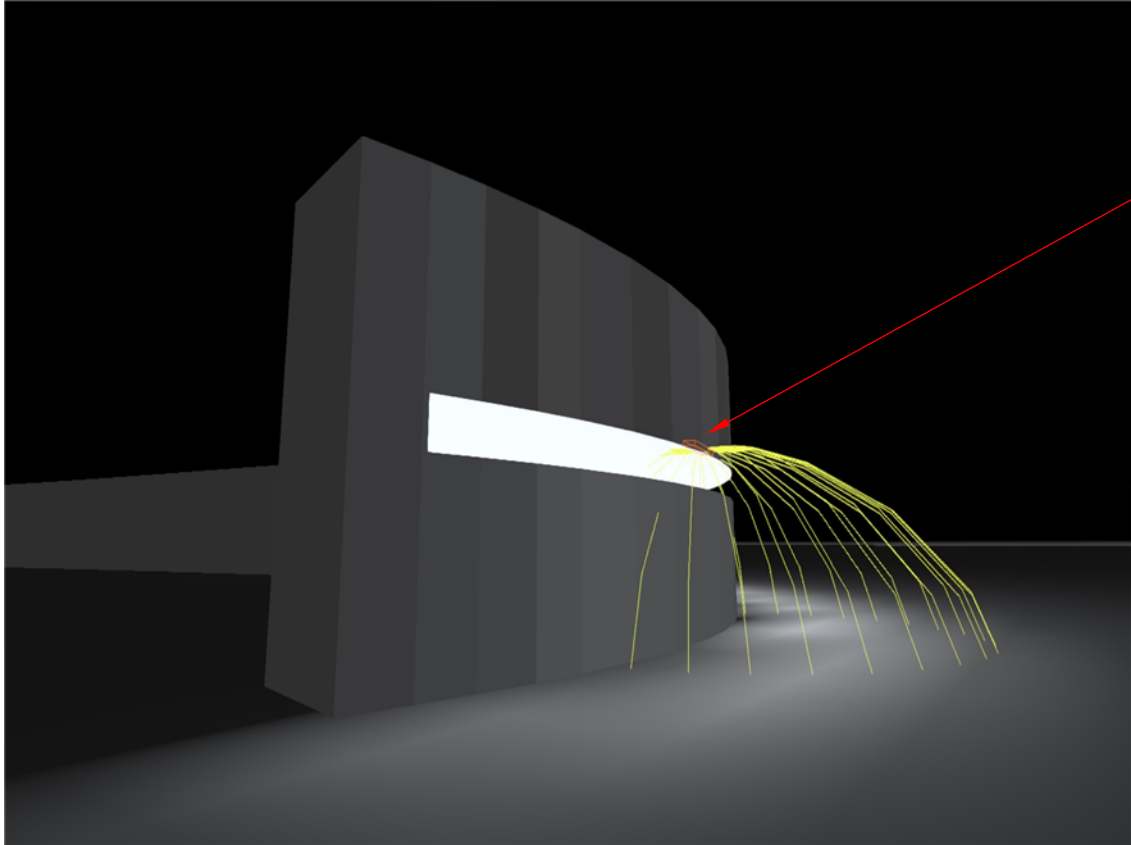
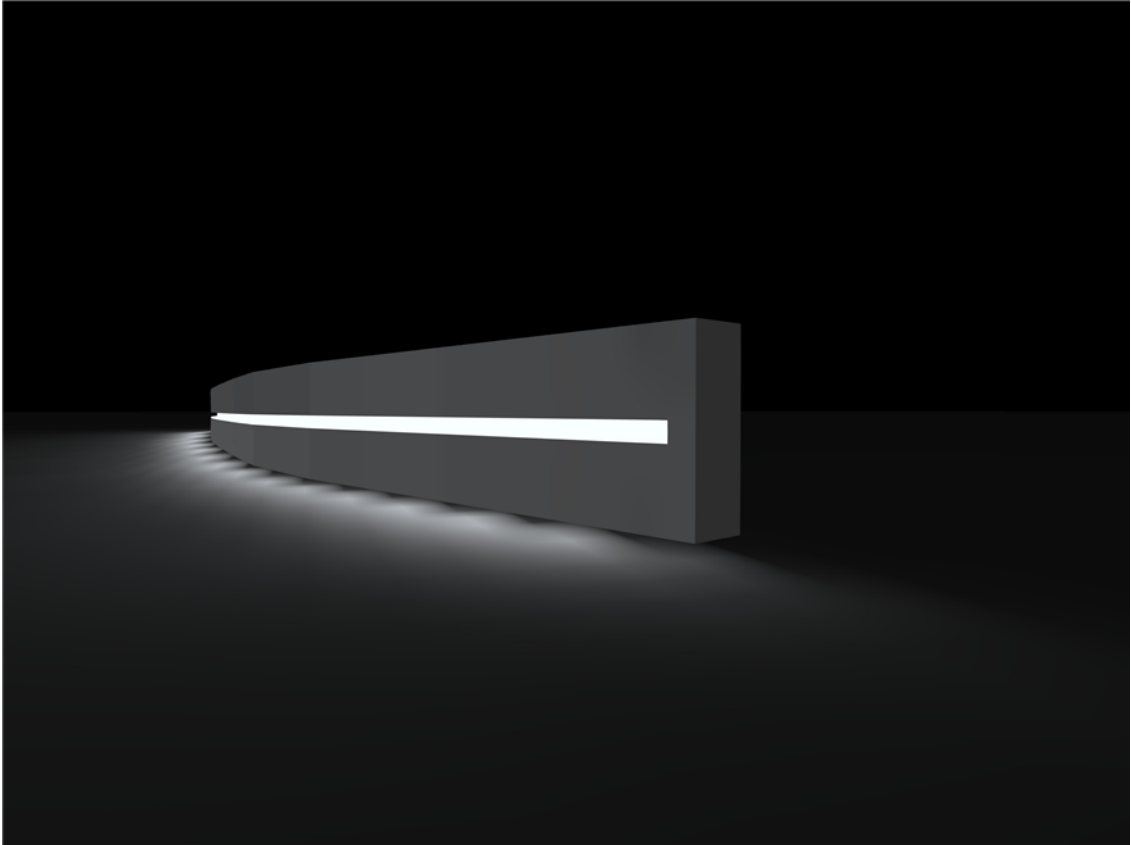


1
- BALCONY GUARD SIDE MOUNTED

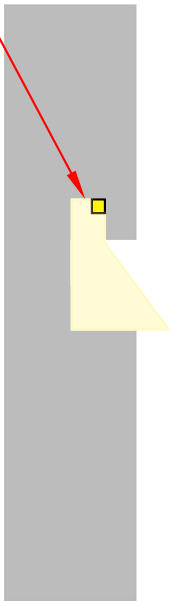




CAN BE TERMINATED FOR
SIGNAGE AND CONTINUED

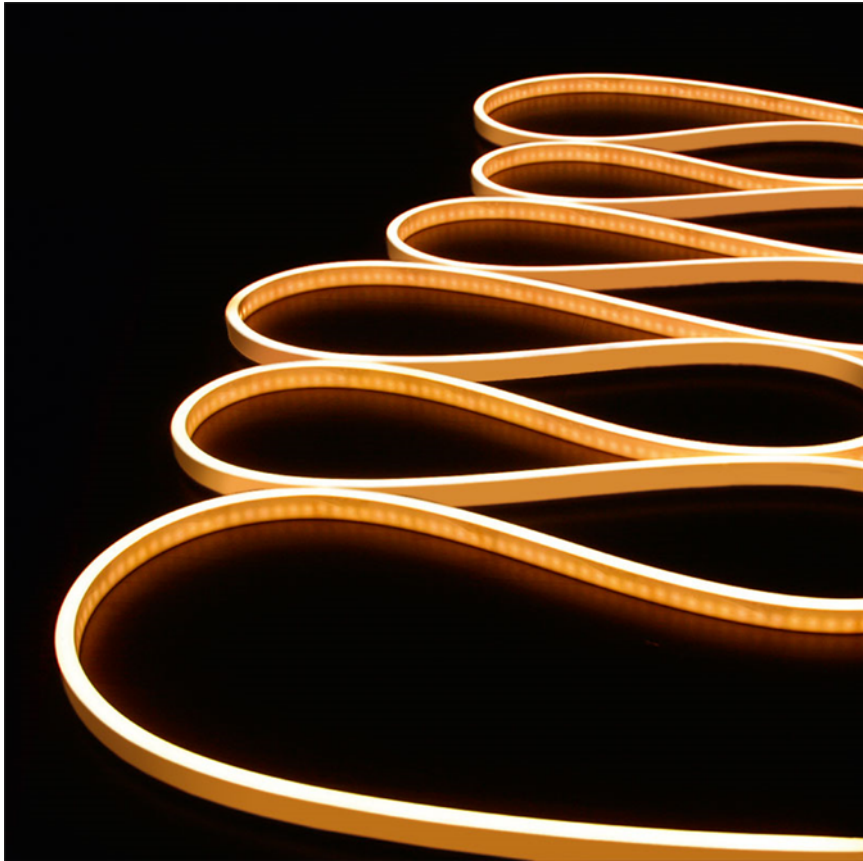


RECESSED FLEXIBLE LED IN WALL CAVITY
FOLLOWING ENTIRE WALL CONTOUR



MILLENNIUM GORING DEVELOPMENT





PRODUCT
FLEXIBILITY



IDEAL
APPLICATION

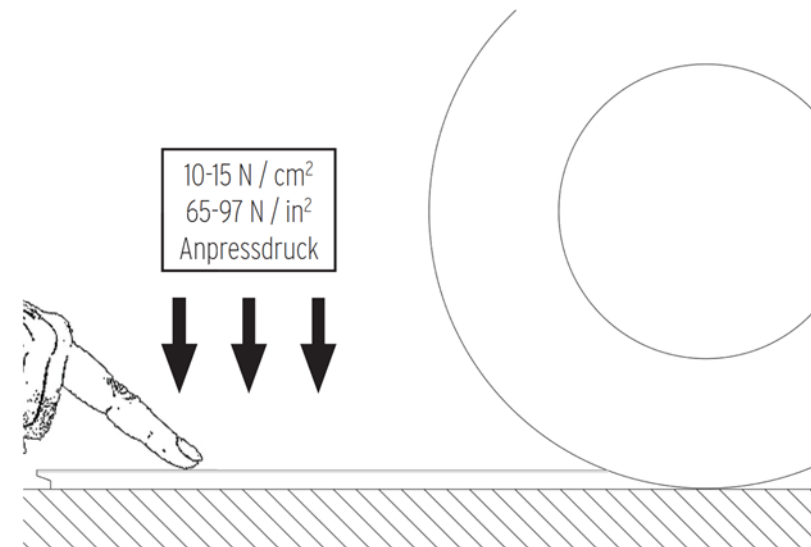
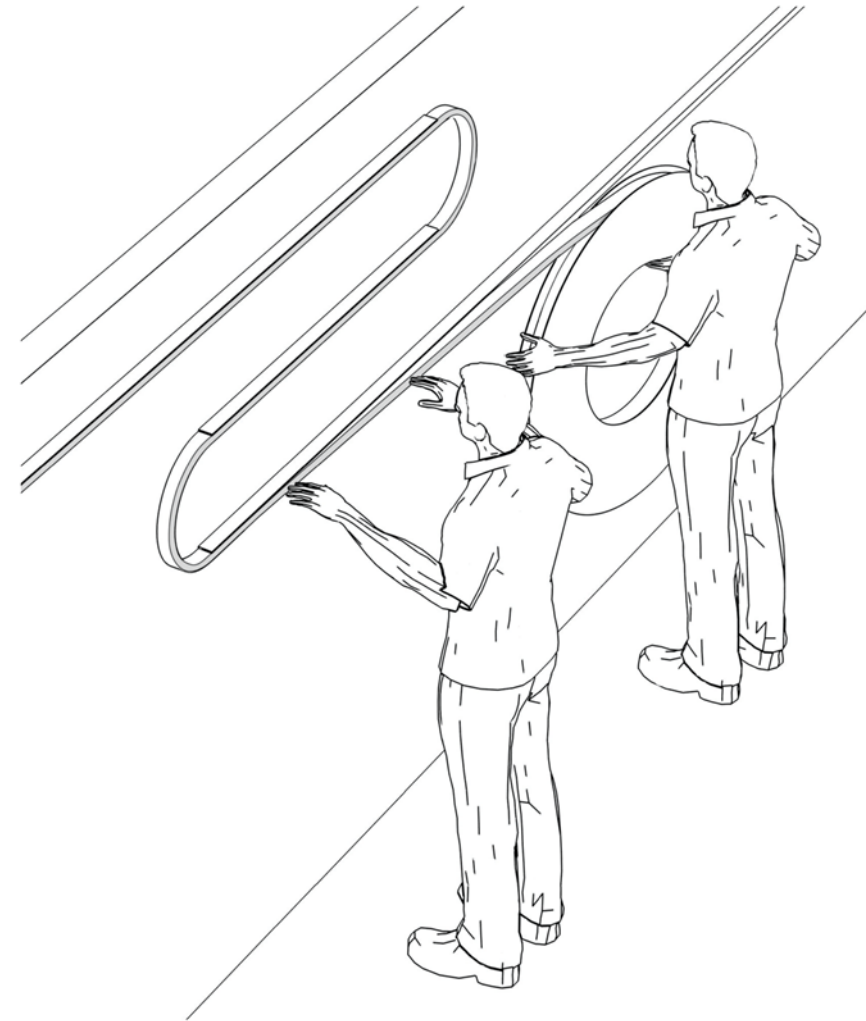
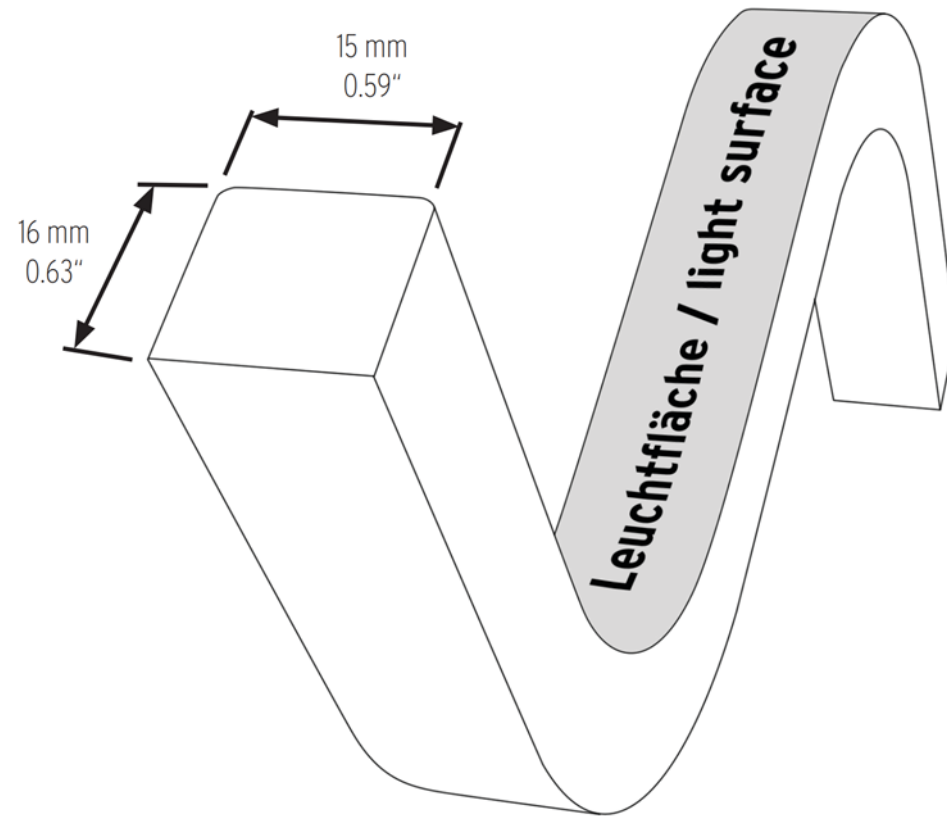


INSTALLATION
DETAIL

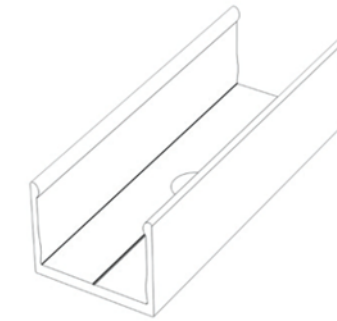
MILLENNIUM GORING DEVELOPMENT



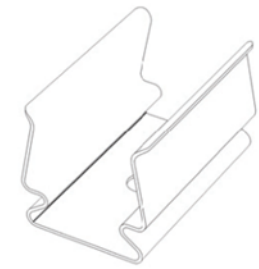
Top View (TV)



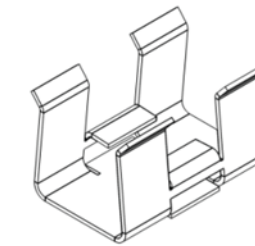
Top View



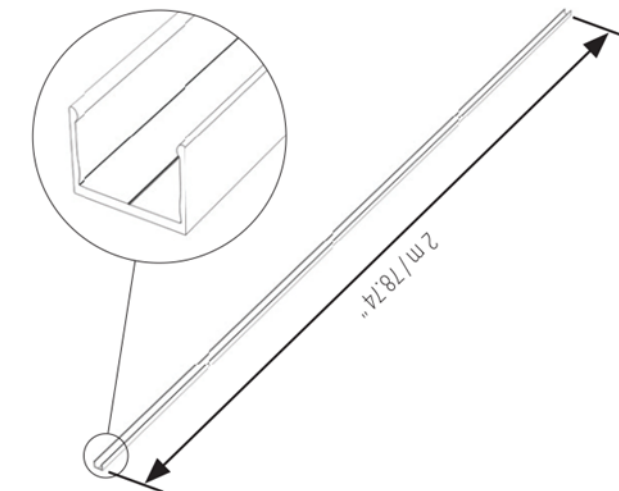
Clip 50 mm



Clip 30 mm (301)



Clip 30 mm (316L)



Montage Profil 2 m
Profile mounting 2m (78.74")