

Jubilee Multi-Generational Housing Society

# Amended Development Plan

## Cascade Gardens Seniors Community

3460 Kalyk Ave.  
Burnaby, BC  
V5G 3B2



DRAWING LIST

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2024-08-06

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Jubilee Multi-Generational  
Housing Society

3460 KALYK AVE. BURNABY, BC V5G 3B2

| ISSUES |                          |            |
|--------|--------------------------|------------|
| No.    | DESCRIPTION              | DATE       |
| 1      | Issued for 3rd Reading   | 2023-08-31 |
| 2      | Amended Development Plan | 2024-07-11 |

Amended Development Plan  
Cascade Gardens Seniors Community  
3460 Kalyk Ave.  
Burnaby, BC  
V5G 3B2

REZ. No: 20-26

July 31<sup>st</sup>, 2024

PRIME CONSULTANT



1285 West Pender Street,  
Vancouver, BC V6E 4B1, Canada  
tel 604 683 8797  
www.arcadis.com

|                       |            |
|-----------------------|------------|
| PROJECT NO:<br>121191 |            |
| SHEET NUMBER<br>A000  | ISSUE<br>2 |

AMENDED DEVELOPMENT PLAN

A. Project Description:

Cascade Gardens Seniors Community building will contain two wings, Supportive Housing Category B in east wing and Residential Care in west wing. In addition, P1 and P2 Levels will include multiple occupancies such as Day Care, Medical Clinic, Pharmacy, Hair Salon, supporting facilities and amenity space for the building. Parking will also be provided on P1 and P2 Levels. The building will be constructed of noncombustible construction and sprinklered throughout.

**B. Civic Address(es) and Alias:** 3460 Kalyk Avenue, Burnaby, BC  
**Legal Address(es):** Lot 123, District Lot 68 Group 1, New Westminster District Plan 44159

**C. Zoning**  
**From:** P5 - Community Institutional District  
**To:** CD - Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District, C1 Neighbourhood Commercial District, and Broadview Community Plan as guidelines)

**Adjacent:** West side (The Ismail Centre) - CD  
East side (HSBC) - CD  
South side (Residential) - R5  
North side (Carlton Gardens Care Centre) - CD

**D. Vehicular Access From:** Reconfigured lane (from Kalyk Avenue) on south side.

| E. Site Area                               | Total (m2): |
|--------------------------------------------|-------------|
| Gross Site Area:                           | 6,483.00    |
| Lane/Road Closure Area: (39.8m2 + 96.1m2)  | 135.90      |
| Site Area for Calculation of Density:      | 6,618.90    |
| Dedication Area: (3.1m2 + 167.7m2 + 4.5m2) | (175.30)    |
| Net Site Area:                             | 6,443.60    |
| Minimum Lot Area:                          | -           |
| Subdivided Lot Area:                       | -           |

| F. Floor Area Ratio (FAR) | By Use: | FAR       | Permitted m2 | sq.ft. | Proposed m2 | sq.ft.     |
|---------------------------|---------|-----------|--------------|--------|-------------|------------|
| Residential RM3r:         | 1.10    | 7,280.79  | 78,370.42    | 1.10   | 7,280.68    | 78,369.20  |
| Institutional P5:         | 0.80    | 5,295.12  | 56,996.67    | 0.80   | 5,293.59    | 56,980.20  |
| Commercial C1:            | 0.13    | 828.00    | 8,912.59     | 0.13   | 828.00      | 8,912.59   |
| Total FAR:                | 2.03    | 13,403.91 | 144,279.69   | 2.02   | 13,402.27   | 144,261.99 |

| G. Site Coverage Calculations | m2       | sq.ft.    | Site Coverage % | Max. Perm. Lot Coverage % |
|-------------------------------|----------|-----------|-----------------|---------------------------|
| Total Lot Area                | 6,618.90 | 71,245.84 |                 |                           |
| Residential RM3r Foot Print   | 1,516.92 | 16,328.13 | 22.92%          | N/A                       |
| Institutional P5 Foot Print   | 1,696.47 | 18,260.80 | 25.63%          | 40%                       |
| Total Site Coverage           | 3,213.39 | 34,588.93 | 48.55%          |                           |

| H. Site Elevations | Natural Grade |               | Finished Grade |               |
|--------------------|---------------|---------------|----------------|---------------|
|                    | Metric (m)    | Imperial (ft) | Metric (m)     | Imperial (ft) |
| Point 1 (NE)       | 43.300        | 142           | 43.300         | 142           |
| Point 2 (NW)       | 49.145        | 161           | 49.145         | 161           |
| Point 3 (SE)       | 48.080        | 158           | 48.900         | 160           |
| Point 4 (SW)       | 53.733        | 176           | 53.733         | 176           |

| I. Site Dimensions (Proposed) | Width                              |               | Depth                                                               |               |
|-------------------------------|------------------------------------|---------------|---------------------------------------------------------------------|---------------|
|                               | Metric (m)                         | Imperial (ft) | Metric (m)                                                          | Imperial (ft) |
| Gross                         | Distance along north property line |               | Average of east and west property lines length [(100.631+95.583)/2] |               |
|                               | 65.415                             | 215           | 98.107                                                              | 322           |

| J. Building Height                                                     | Level(s) | Height of Floor(s) |               | Number of Floor(s) |
|------------------------------------------------------------------------|----------|--------------------|---------------|--------------------|
|                                                                        |          | Metric (m)         | Imperial (ft) |                    |
| Level P2                                                               |          | 3.70               | 12.1          | x 1                |
| Level P1                                                               |          | 3.50               | 11.5          | x 1                |
| Level 1                                                                |          | 3.50               | 11.5          | x 1                |
| Level 2 - Level 4                                                      |          | 3.25               | 10.7          | x 3                |
| Roof                                                                   |          | 3.53               | 11.6          | x 1                |
| Overall Height From Finished Grade (from P2 Level) to the Top of Roof: |          |                    |               |                    |
| Proposed                                                               |          | 23.98              | 78.7          | 7                  |
| Number of Floors on each side of the building:                         |          |                    |               |                    |
| NE wing                                                                |          |                    | 6 storeys     |                    |
| NW wing                                                                |          |                    | 5 storeys     |                    |
| SE wing                                                                |          |                    | 4 storeys     |                    |
| SW wing                                                                |          |                    | 3 storeys     |                    |

| K. Building Setbacks | Property Line | Required   |               | Proposed   |               |
|----------------------|---------------|------------|---------------|------------|---------------|
|                      |               | Metric (m) | Imperial (ft) | Metric (m) | Imperial (ft) |
| North                |               | 6.00       | 19.7          | 6.00       | 19.7          |
| South                |               | 5.00       | 16.4          | 5.00       | 16.4          |
| East                 |               | 3.50       | 11.5          | 3.50       | 11.5          |
| West                 |               | 4.57       | 15.0          | 4.81       | 15.8          |

| K1 Existing Building Statistics.   | Existing building area by use | Area m2 | Area sq.ft. |
|------------------------------------|-------------------------------|---------|-------------|
| By Use:                            |                               |         |             |
| Supportive Housing RM3r:           | 48 units                      | 2,486   | 26,757      |
| Institutional Residential Care P5: |                               | 3,220   | 34,661      |
| Total Existing Building            |                               | 5,706   | 61,418      |

Reserve for City of Burnaby Stamps & Comments

Note: Please show all metric calculations in meters to the second decimal

L. Gross Floor Area & Proposed/Permitted FAR/GFA Exemptions

| Gross Floor Area & Proposed FAR/GFA Exemptions              |                                    |                                   |                                           |                               |          |          |              |                 |                                      |
|-------------------------------------------------------------|------------------------------------|-----------------------------------|-------------------------------------------|-------------------------------|----------|----------|--------------|-----------------|--------------------------------------|
| Level(s)                                                    | Total GFA w/o Ad. Unit Credit (m2) | UG GFA for Parking & Srv.Rms (m2) | Total GFA Excl. UG Parking & Srv.Rms (m2) | Floor Area by Zone & Use (m2) |          |          |              | Exclusions      | PROPOSED FAR Area (RM3r+P5 +C1) (m2) |
|                                                             |                                    |                                   |                                           | RM3r-SH Category B            | P5       | C1       | Amenity Area | M&E Shaft+Lndry |                                      |
| P2                                                          | 3,400.81                           | 2,584.06                          | 816.75                                    | 180.89                        | -        | 635.86   | -            | -               | 816.75                               |
| P1                                                          | 3,607.53                           | 1,376.93                          | 2,230.60                                  | 986.63                        | 721.48   | 192.14   | 316.87       | 13.48           | 1,900.25                             |
| L1                                                          | 3,213.39                           | -                                 | 3,213.39                                  | 1,502.23                      | 1,256.54 | -        | 423.42       | 31.20           | 2,758.72                             |
| L2                                                          | 3,198.20                           | -                                 | 3,198.20                                  | 1,479.63                      | 1,258.01 | -        | 422.48       | 38.08           | 2,737.64                             |
| L3                                                          | 3,192.96                           | -                                 | 3,192.96                                  | 1,479.61                      | 1,252.79 | -        | 422.48       | 38.08           | 2,732.40                             |
| L4                                                          | 2,615.78                           | -                                 | 2,615.78                                  | 1,493.61                      | 804.77   | -        | 283.15       | 34.25           | 2,298.38                             |
| Roof                                                        | 138.81                             | -                                 | 138.81                                    | -                             | -        | -        | -            | 138.81          | -                                    |
| Amenity                                                     | -                                  | -                                 | 158.08                                    | -                             | -        | -        | -            | -               | 158.08                               |
| Total                                                       | 19,367.48                          | 3,960.99                          | 15,406.49                                 | 7,280.68                      | 5,293.59 | 828.00   | 1,868.40     | 293.90          | 13,402.27                            |
| Permitted FAR/GFA Exemptions                                |                                    |                                   |                                           |                               |          |          |              |                 |                                      |
| Permitted FAR for Each Use                                  |                                    |                                   | 1.10                                      | 0.80                          | 0.13     | 13.6%    |              |                 | 2.03                                 |
| Land Area for Density Calculation - m2                      |                                    | 6,618.90                          | 7,280.79                                  | 5,293.12                      | 828.00   | 1,710.32 | 293.90       |                 | 13,403.91                            |
| Floor Area Under/(Over)                                     |                                    |                                   | 0.11                                      | 1.53                          |          | (158.08) |              |                 | 1.64                                 |
| Note: 13.6% Amenity Area Permitted on RM3r and P5 GFA only. |                                    |                                   |                                           |                               |          |          |              |                 |                                      |

M. Adaptable Unit Count - Supportive Housing Cat. B (RM3r)

| Type                                    | Studio (m2) | 1 Bedroom Junior (m2) | 1 Bedroom (m2) | 2 Bedroom (m2) | Total |
|-----------------------------------------|-------------|-----------------------|----------------|----------------|-------|
| Minimum Size                            | 33          | 41.00                 | 46.00          | 65.00          |       |
| Proposed Size                           | 33.08-34.23 | 42.02-45.03           | 46.04-53.33    | 68.58-68.75    |       |
| Total                                   | 25          | 11                    | 60             | 4              | 100   |
| Proposed Distribution                   | 25%         | 11%                   | 60%            | 4%             | 100%  |
| Maximum Permitted                       | 25%         | 25%                   | No Limit       | No Limit       |       |
| 20 Units to be at 20% below CMHC Market |             |                       |                |                | 20    |
| Median Rent                             | 13          | 6                     | 1              | -              |       |
| Supportive Housing Units Category B     | 12          | 5                     | 59             | 4              | 80    |

Note: 145 Residential Care beds are proposed in Zone P5.

N. Vehicle Parking - Proposed (Required) - Combined, All ratios per City of Burnaby Parking By-Law

| Use                                       | Bed/Unit/ Area | Staff | Small Car | H/C      |          | Car Wash | Car Share | Total   |
|-------------------------------------------|----------------|-------|-----------|----------|----------|----------|-----------|---------|
|                                           |                |       |           | 2/3 Car  | 1/3 Van  |          |           |         |
| Req./Perm. (100 units at 1 per 2.5 units) |                |       |           |          |          | 1/100    | 1/100     |         |
| SH-Cat.B                                  | 40 (40)        | 0 (0) |           | 2 (2)    | 2 (2)    | 1 (1)*   | 0 (0)     | (40.00) |
| Req./Perm. (145 beds at 1 per 5 beds)     |                |       |           | combined | combined |          |           |         |
| Institutional (28 staff at 1 per 4 staff) | 29 (29)        | 7 (7) |           |          |          |          |           | (36.00) |
| Req./Perm. 828 m2 at 1 per 46 m2)         |                |       |           |          |          |          |           |         |
| Pharmacy/Med.Clinic/Day Care              | 18 (18)        | 0 (0) |           | 1 (1)    | 0 (0)    |          |           | (18.00) |
| Req./Perm.                                |                |       |           |          |          |          |           |         |
| Total                                     | 87 (87)        | 7 (7) | 35% (35%) | 3 (3)    | 2 (2)    | 1 (1)    | 0 (0)     | 94 (94) |

Note: \* As per planner's advice, car wash stall is excluded from calculations. There is one Handy Dart stall and one Pick-Up/Drop-Off stall at grade.

SH-Cat.B: By-Law 800.4 (5.2): 1 for each 2.5 living units.

P5: By-law 800.4 (7): 1 for each 2 staff doctors, plus 1 for each 4 employees, plus 1 for each 5 beds. Project will not include staff doctors.

C1 Zone: By-law 800.4 (5.1) for Daycare, 800.4 (17) for Medical Clinic, 800.4 (20) for Pharmacy: 1 for each 46 m2 of gross floor area.

O. Screening & Landscaping

|                  | Required |          | Proposed  |              | Remarks                                   |
|------------------|----------|----------|-----------|--------------|-------------------------------------------|
|                  | Metric   | Imperial | Metric    | Imperial     |                                           |
| Landscaping      | -        | -        | 765.40 m2 | 8239 sq.ft.  | Soft material/planting.                   |
| Screening        | -        | -        | 71.80 m2  | 773 sq.ft.   | Part of landscaping, hedge type           |
| Open Space       | -        | -        | 650.90 m2 | 700 sq.ft.   | In addition to landscaping, hard surfaced |
| Garden Plots     | -        | -        | 0 m2      | 0 sq.ft.     | Garden plots (urban agriculture)          |
| Active Play Area | -        | -        | 117.10 m2 | 1,907 sq.ft. | Active play area                          |
| Active lawn Area | -        | -        | 0 m2      | 0 sq.ft.     | Active lawn                               |

P. Green Building & Principle Building Technology

|                        | Required | Proposed                 | Remarks                                                                                                                                                              |
|------------------------|----------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BCBC Step:             | 1        | 1                        |                                                                                                                                                                      |
| Primary Energy Source: | -        | Electricity, Natural gas | Not aware of any COB by-law "requirements" for primary energy sources.                                                                                               |
| District Energy Ready: | -        | N                        | Not aware of any COB by-law "requirements" for a district energy connection, or space for a DES room. If there was a DES, the hydronic system proposed could tie in. |
| Geoechange Ready:      | -        | N                        | Not aware of any COB by-law "requirements" for a geothermal field. If there was a field, the hydronic system proposed could tie in.                                  |
| Timber                 | -        | N                        | Not aware of any COB by-law "requirements".                                                                                                                          |
| Mass Timber            | -        | N                        | Not aware of any COB by-law "requirements".                                                                                                                          |
| Steel                  | -        | Y                        | For Canopies, Trellis, Gazebos etc. Not aware of any COB by-law "requirements".                                                                                      |
| Concrete               | -        | Y                        | For building structure. Not aware of any COB by-law "requirements".                                                                                                  |
| Other Material         | -        | Y                        | For Canopies, Trellis, Gazebos etc. Not aware of any COB by-law "requirements".                                                                                      |

Q. Scooter Parking

| Use                                                                                                                              | Proposed Requirement             | Units     | Scooter Spaces Prov. (Req.) |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------|-----------------------------|
| Residential (SH-Cat.B):                                                                                                          | 1 scooter space for each 4 units | 100 units | 25 (25)                     |
| SH-Cat.B: By-Law 800.4 (5.2): 1 electrically serviced motorized scooter storage space shall be provided for each 4 living units. |                                  |           |                             |

R. Bicycle Parking

| Use                                          | Building Classification       | Min. Required Bicycle Spaces                                  |                                  | Units or GFA m2       | Prov. (Req.) Bicycle Spaces | Bike Wash | Bike Share |
|----------------------------------------------|-------------------------------|---------------------------------------------------------------|----------------------------------|-----------------------|-----------------------------|-----------|------------|
|                                              |                               | Class A (long-term)                                           | Class B (short-term)             |                       | Class A                     | Class B   |            |
| Residential (SH-Cat.B):                      | 2.1.3 Seniors Housing         | 1 per 4 units + 1 per 20 empl.                                | 1 per 5 units                    | 100 units/0 employees | (25)                        | (20)      | -          |
| Institutional (P5):                          | 2.3.1 Hospital or similar     | 1 per 20 employees                                            | 1 per 10 beds                    | 28 employees/145 beds | (2)                         | (15)      | -          |
| Commercial (Pharmacy/ Med.Clinic/ Day Care): | 2.2.1 Retail and Service Uses | 1 per each 500 m2 of gross floor area                         | 1 per 500 m2 of gross floor area | 828 m2                | (2)                         | (2)       | -          |
| Total Racks (No Lockers Provided)            |                               |                                                               |                                  |                       |                             |           |            |
| Other Bicycle                                |                               |                                                               |                                  |                       | 42 (29)                     | 38 (37)   | 1 (1)      |
| Shower Stalls                                |                               | 2 gender neutral washroom/shower provided (2 stalls required) |                                  |                       |                             |           |            |
| Clothes Lockers                              |                               | 10 half lockers provided (6 required)                         |                                  |                       |                             |           |            |
| Repair m2                                    |                               | 2.16 m2, 1 station provided (1 station required)              |                                  |                       |                             |           |            |

S. Loading

| Use                                  | Bays Required | Bays Proposed | Remarks                                                      |
|--------------------------------------|---------------|---------------|--------------------------------------------------------------|
| Residential/Institutional/Commercial | 2             | 2             | 1 truck loading on P1, 1 H/D loading on L1, 1 Uber/Cab on L1 |

T. Solid Waste and Recycling

| Use                                          | Requirement             | Units                           | GFA    | Storage Required (m2)   | Storage Proposed |
|----------------------------------------------|-------------------------|---------------------------------|--------|-------------------------|------------------|
| Residential (SH-Cat.B):                      | Housing units x 0.44 m2 | 100 units                       |        | 44.00                   |                  |
| Institutional (P5):                          | Housing units x 0.44 m2 | 145 beds                        |        | 63.80                   |                  |
| Commercial (Pharmacy/ Med.Clinic/ Day Care): | 0.018m2 per m2 of GFA   |                                 | 828 m2 | 14.90                   |                  |
| Total:                                       |                         |                                 |        | 122.70                  | 124.83           |
| Bulk Item Storage                            |                         |                                 |        |                         |                  |
| Use                                          | Requirement             | Units                           | GFA    | Storage Required (m2)   | Storage Proposed |
| Residential (SH-Cat.B):                      | Housing units x 0.22 m2 | 100 units                       |        | 22.00                   | 30.54            |
| Garbage & Recycling Staging/Pickup Area      |                         |                                 |        |                         |                  |
| Requirement                                  |                         | Staging/Pickup Required (m2)    |        | Staging/Pickup Proposed |                  |
| 45% of Storage Space Allocation              |                         | 45% x 122.7 m2 Storage Required |        | 55.22                   |                  |
|                                              |                         |                                 |        | 55.40                   |                  |

Q. Declaration:

I attest that the outlined statistics represent as accurate a presentation as possible at this time, of the subject proposal. The subject statistics will be rechecked and reaffirmed as accurate prior to the final adoption of the requisite rezoning bylaw and release of the Preliminary Plan Approval.  
I confirm that all parking area dimensions are in accordance with the Zoning Bylaw requirements.

Dated:

Signed:

Architect

Angela Wong  
Director Finance  
Jubilee Multi Generational Housing Society

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Jubilee Multi-Generational  
Housing Society

3460 KALYK AVE. BURNABY, BC V5G 3B2

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| ISSUES | No. | DESCRIPTION                              | DATE       |
|--------|-----|------------------------------------------|------------|
|        | 1   | Preliminary Review Set - City of Burnaby | 2020-12-13 |
|        | 2   | Rezoning Application - Rev. 1            | 2021-11-29 |
|        | 3   | Rezoning Application - Rev. 2            | 2022-04-21 |
|        | 4   | Rezoning Application - Rev. 3            | 2022-05-31 |
|        | 5   | Rezoning Application - Rev. 4            | 2022-07-04 |
|        | 6   | Issued for 3rd Reading                   | 2023-08-31 |
|        | 7   | Amended Development Plan                 | 2024-07-11 |

CONSULTANTS

SEAL



2024-08-06

PRIME CONSULTANT



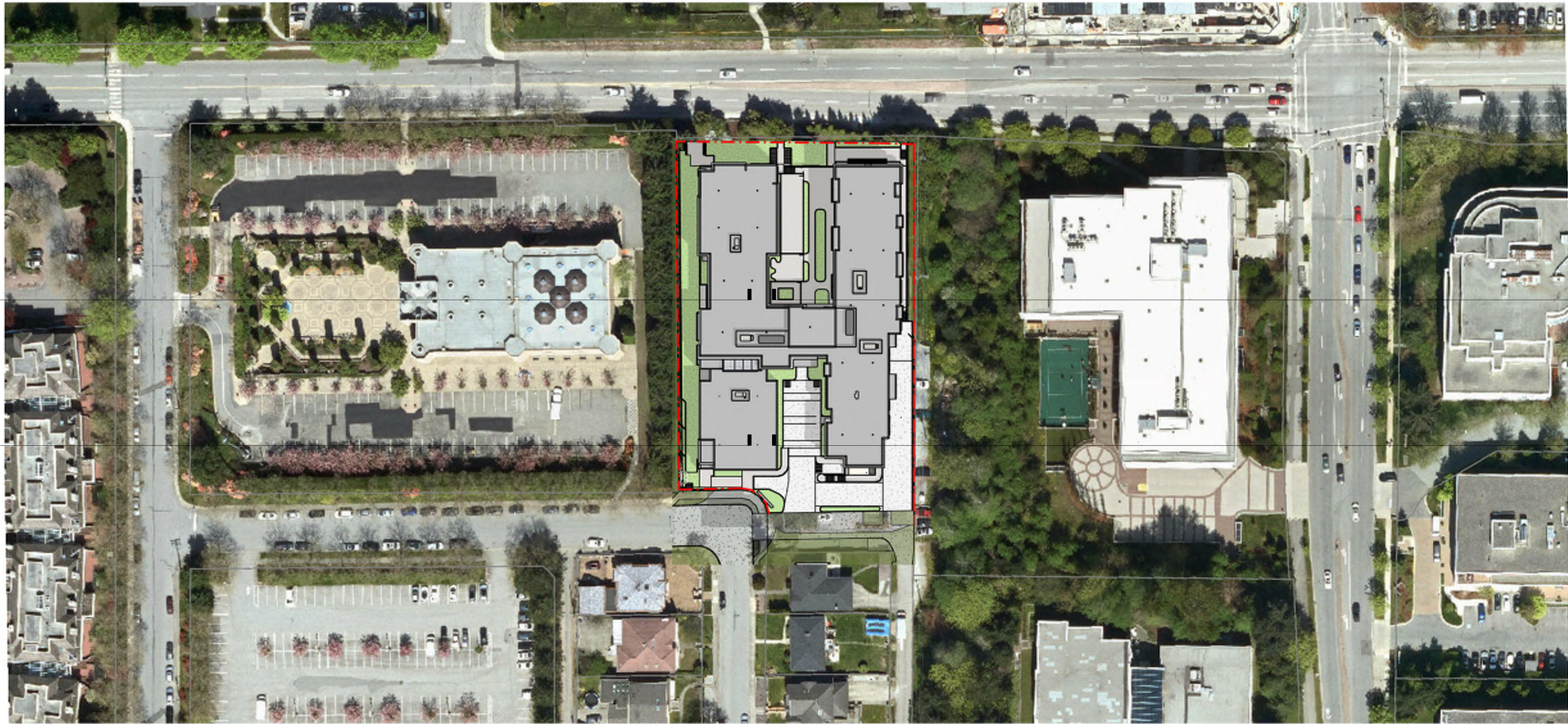
1285 West Pender Street - Suite 100  
Vancouver BC V6E 4B1 Canada  
tel 604 683 6767  
www.arcadis.com

PROJECT  
Amended Development Plan  
Cascade Gardens Seniors  
Community  
3460 Kalyk Ave.  
Burnaby, BC  
V5G 3B2

PROJECT NO:  
121191  
DRAWN BY:  
MG  
PROJECT MGR:  
BA  
CHECKED BY:  
BA  
APPROVED BY:  
TG

SHEET TITLE  
STATISTICS

SHEET NUMBER  
A002  
ISSUE  
7

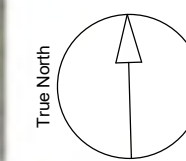


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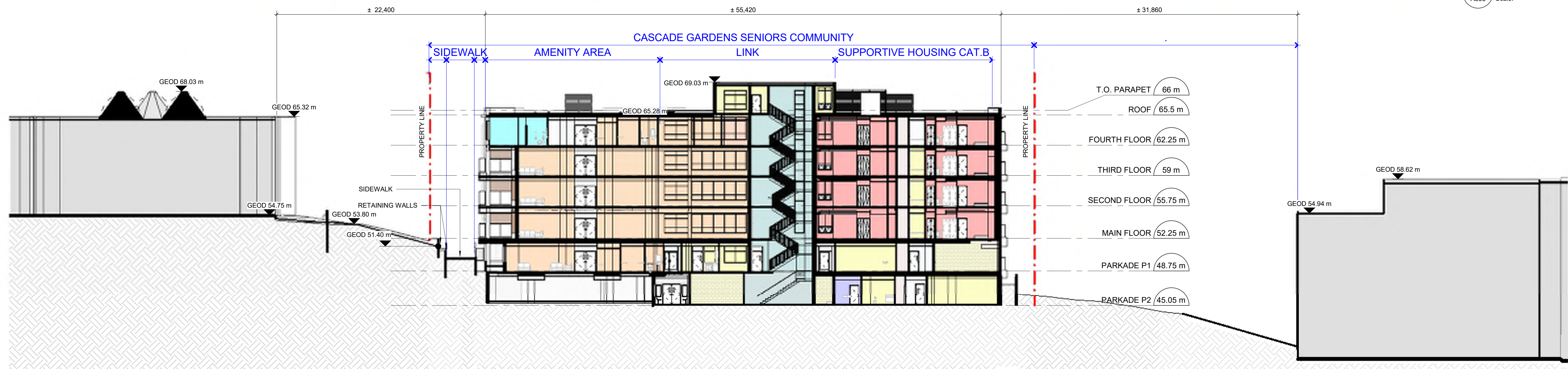
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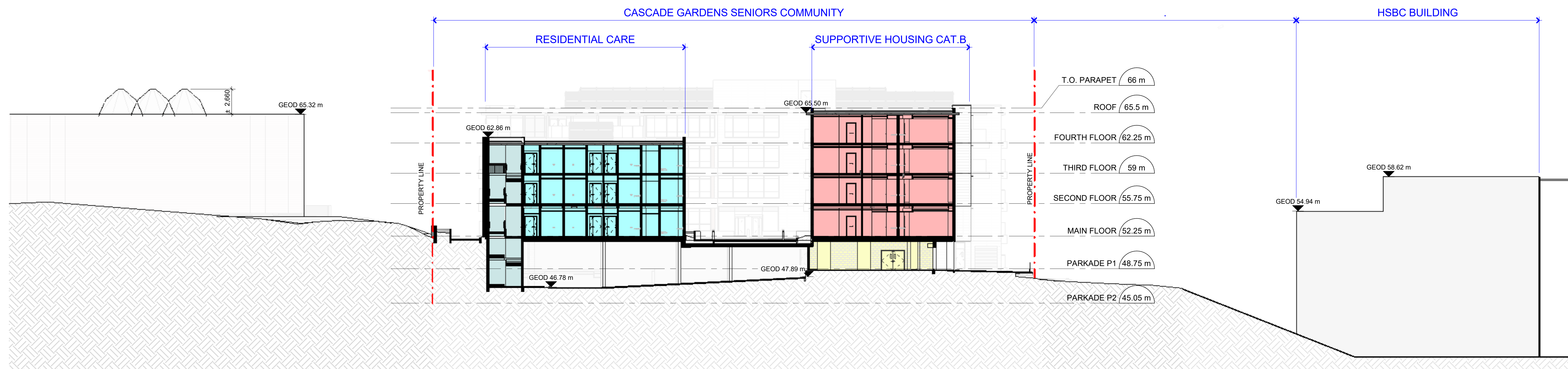
3  
A003



1  
A003  
CONTEXT PLAN  
Scale:



2  
A003  
SITE SECTION 1  
Scale: 1 : 200



3  
A003  
SITE SECTION 2  
Scale: 1 : 200

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Housing Society

3460 KALYK AVE. BURNABY, BC V5G 3B2

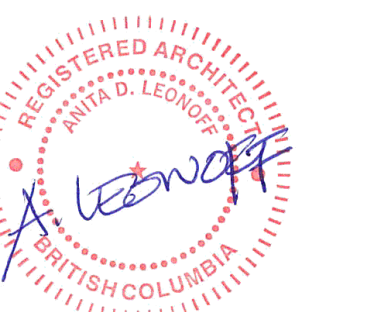
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| 3      | Rezoning Application - Rev. 2            | 2022-04-21 |
| 4      | Rezoning Application - Rev. 3            | 2022-05-31 |
| 5      | Rezoning Application - Rev. 4            | 2022-07-04 |
| 6      | Issued for 3rd Reading                   | 2023-08-31 |

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2024-08-06

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1285 West Pender Street - Suite 100  
Vancouver BC V6E 4B1 Canada  
tel 604 683 9727  
www.arcadis.com

PROJECT  
Amended Development Plan  
Cascade Gardens Seniors  
Community  
3460 Kalyk Ave.  
Burnaby, BC  
V5G 3B2

PROJECT NO:  
121191  
DRAWN BY:  
MG  
PROJECT MGR:  
BA  
CHECKED BY:  
BA  
APPROVED BY:  
TG

SHEET TITLE  
CONTEXT PLAN & SITE  
SECTIONS

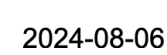
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ISSUE  
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**A004**

ISSUE  
6