

37-UNIT RENTAL DEVELOPMENT

CIVIC ADDRESS: 405 8th AVE, BURNS LAKE, BC

SCHEMATIC DESIGN



ARCHITECTURAL

TENGRİ ARCHITECTURE LTD
101-1449 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
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A0.00D COVER PAGE
A1.02D EXISTING SURVEY
A2.01D SITE PLAN
A3.01D FLOOR PLANS
A3.02D ROOF PLAN
A4.00D MATERIALS
A4.01D BUILDING ELEVATIONS
A4.02D BUILDING ELEVATIONS
A9.01D RENDERINGS
A9.02D RENDERINGS

CLIENT

LAKE DISTRICT SENIOR CITIZENS HOUSING
ASSOCIATION
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DESIGN-BUILDER

IDL PROJECTS INC
1088 GREAT STREET
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e: ccocker@idlprojects.com t: (250) 649-0561

DEVELOPMENT CONSULTANT

TERRA HOUSING CONSULTANTS LTD
2750 RUPERT STREET
VANCOUVER, BC V5M 3T7
e: lydia@terrahousing.ca t: (604) 416-0940



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Lakes District
SENIOR CITIZENS HOUSING
Association



2	2025-10-01	ISSUED FOR ZONE AMENDMENT
1	2025-07-29	ISSUED FOR SCHEMATIC DESIGN

NO.	DATE	BY	DESCRIPTION
			REVISIONS + ISSUE



PROJECT

LDSCHA MULTI-FAMILY

405 8th Avenue Burns Lake, BC

SHEET TITLE

COVER PAGE

A0.00D

DESIGNED: Designer DRAWN: Author
SCALE: FILE: TA25-25

Autodesk Docs://LDSCHA/LDSCHA -
CL.OUD.rvt

PROJECT DESCRIPTION

ADDRESS: 405 8th Avenue Burns Lake, BC, CANADA
LEGAL ADDRESS: Lot 1, District Lot 5347, Range 5, Coast District, Plan 9791
GRADES: EXISTING: SLOPPED PROPOSED: SLOPPED
NUMBER OF BUILDINGS: 1 BUILDING

ZONING ANALYSIS

EXISTING: R6 - Residential High-Density Zone	PROPOSED: NO CHANGE
--	-------------------------------

FUTURE LAND USE	N	
TRANSIT SUPPORTED CORRIDOR	N	
ADJACENT LAND USES:	ZONE	USE
NORTH	R1	RESIDENTIAL LOW DENSITY
SOUTH	R1	RESIDENTIAL LOW DENSITY
EAST	R1	RESIDENTIAL LOW DENSITY
WEST	R1	RESIDENTIAL LOW DENSITY

R6 ZONING REQUIREMENTS

	REQUIRED:	PROPOSED:
DENSITY: UNITS PER HECTARE	60	73
MINIMUM SIZE OF UNITS: 1 BED 2 BED	61 M2 72 M2	55.7 M2 70.3 M2
SITE COVERAGE: ALL BUILDINGS ALL BUILDINGS, DRIVEWAYS, PARKING AREA	40% 60%	20.4% 57.3 %
BUILDING HEIGHT (m): PRINCIPAL BUILDING ACCESSORY BUILDINGS	14.0m 5.0 m	10.46 m (35'-8") 3 STOREYS 3.8 m
SETBACKS FOR PRINCIPAL BUILDING(m): FRONT (SOUTH, 8 TH AVE) SIDE A (EAST) SIDE B (WEST) BACK (NORTH, 9 TH AVE)	7.5m 7.5m 7.5m 7.5m	7.6m 14.6m 33.6m 7.9m
REAR SETBACK TO ACCESSORY BUILDINGS	1.5 M	1.5 M
AMENITY SPACE (m²): COMMON & PRIVATE AREAS 12.0m² / 1 BEDROOM 18.0m² / 2+ BEDROOM TOTAL:	300.0 m² 216.0 m² 516.0 m²	INDOOR + OUTDOOR 2200 m2

PARKING REQUIREMENTS

	REQUIRED:	PROPOSED:
PARKING STALLS: 1.25 PER 1 BR 1.5 PER 2+ BR VISITOR 1 PER 7 DWELLING UNITS	5	5
REGULAR	--	31
ACCESSIBLE	N/R	6
TOTAL	--	37
MIN. STALL DIMENSIONS	3m x 6m	3m x 6m
DRIVE AISLE (WIDTH)	7.0m	8.4m
LOADING	N/R	N/A

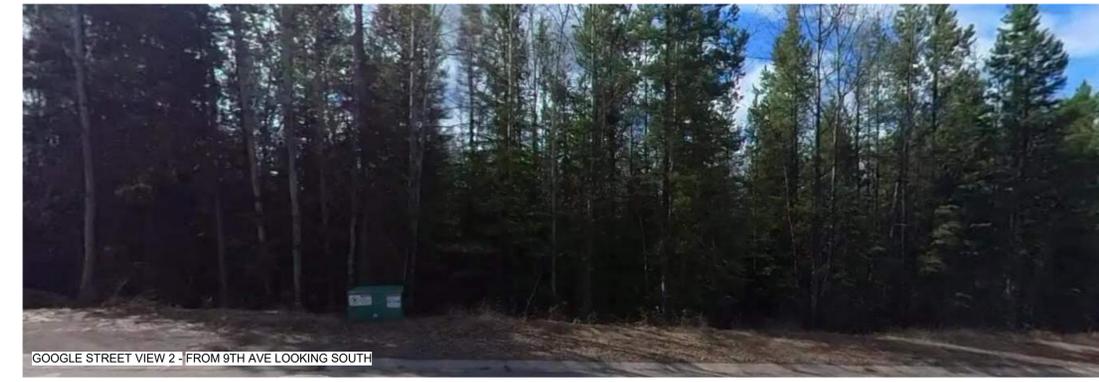
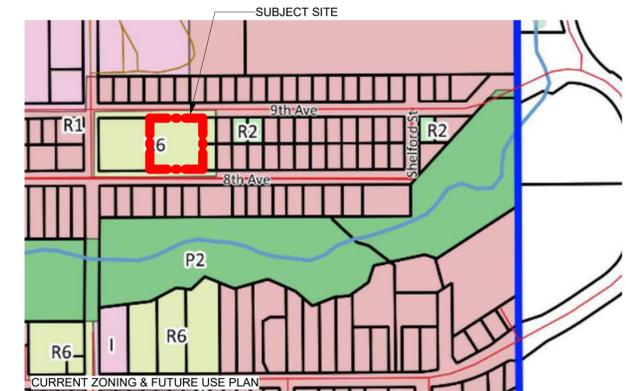
GENERAL DEVELOPMENT REQUIREMENTS

N/A

SITE TOTAL AREA				
Comments	Area Acres	Area Ha	Area M2	Area SF
SITE	1.24 acres	0.5 hectare	5017.3 m²	54006 SF

GROSS BUILDABLE AREA		
Name	Area SF	Area m2
LEVEL 1 GROSS AREA	11065 SF	1027.9 m²
LEVEL 2 GROSS AREA	11065 SF	1027.9 m²
LEVEL 3 GROSS AREA	11065 SF	1027.9 m²
	33194 SF	3083.8 m²

UNIT TYPES AND COUNT			
Name	Count	Total Area	
1BR	20	599.18 SF	601.38 SF
1BR ACC	5	601.38 SF	611.42 SF
2BR	11	754.9 SF	804.6 SF
2BR ACC	1	986.75 SF	
Grand total:	37		



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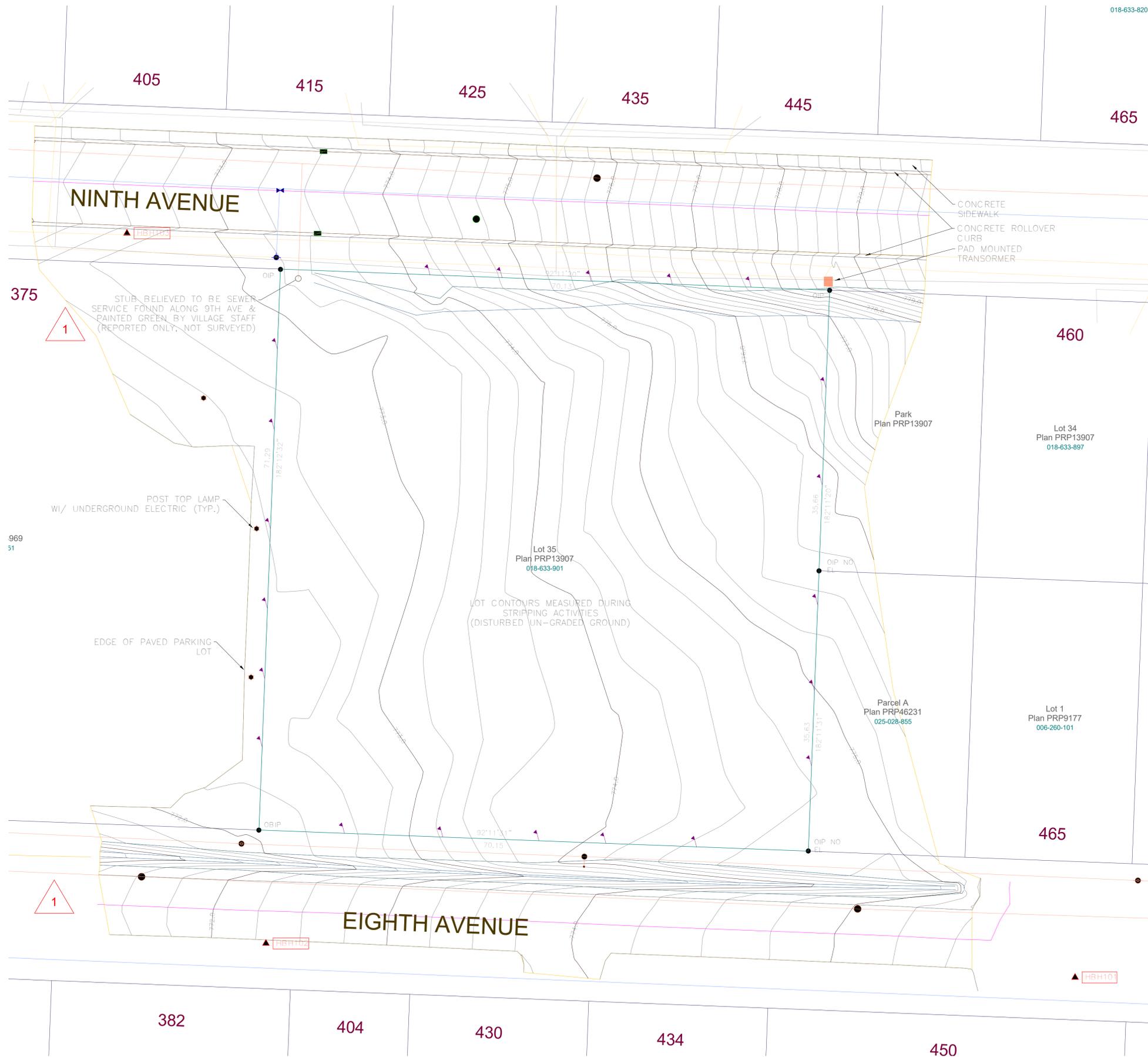
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			REVISIONS + ISSUE



PROJECT
LDSCHA MULTI-FAMILY
405 8th Avenue Burns Lake, BC
SHEET TITLE
ZONING & BYLAW
A1.01D

DESIGNED: Designer DRAWN: Author
SCALE: 1 : 10 FILE: TA25-25
Autodesk Docs://LDSCHA/LDSCHA - CL.OUD.rvt

TENGRI ARCHITECTURE DESIGN | DEVELOPMENT CONSULTING



018-633-820



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PROJECT
LDSCHA MULTI-FAMILY
 405 8th Avenue Burns Lake, BC
 SHEET TITLE
 EXISTING SURVEY
A1.02D

1 CODE SITE PLAN
 1 : 250

DESIGNED: Designer DRAWN: Author
 SCALE: 1 : 250 FILE: TA25-25
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1 SITE PLAN
1:200



○ SITE CONTEXT
1" = 40'-0"



Lakes District
SENIOR CITIZENS HOUSING
Association



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SEAL



PROJECT

LDSCHA MULTI-FAMILY

405 8th Avenue Burns Lake, BC

SHEET TITLE

SITE PLAN

A2.01D

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1 LEVEL 1
1/8" = 1'-0"



2 LEVELS 2-3
1/8" = 1'-0"

TENGRİ ARCHITECTURE DESIGN | DEVELOPMENT CONSULTING

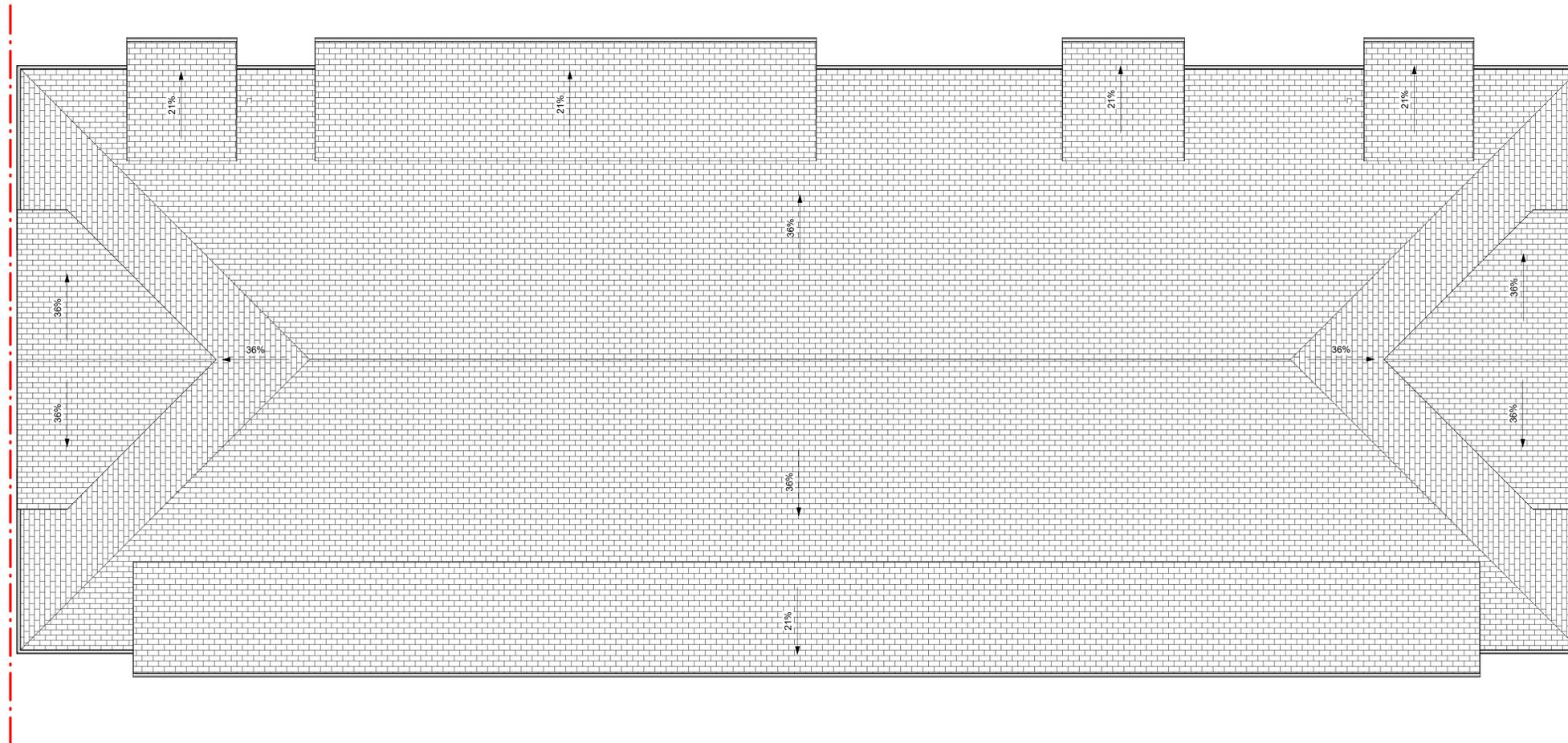
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PROJECT
LDSCHA MULTI-FAMILY
405 8th Avenue Burns Lake, BC
SHEET TITLE
FLOOR PLANS
A3.01D

DESIGNED: Designer DRAWN: Author
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2 ROOF PLAN
1/8" = 1'-0"



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LDSCHA MULTI-FAMILY

405 8th Avenue Burns Lake, BC

SHEET TITLE

ROOF PLAN

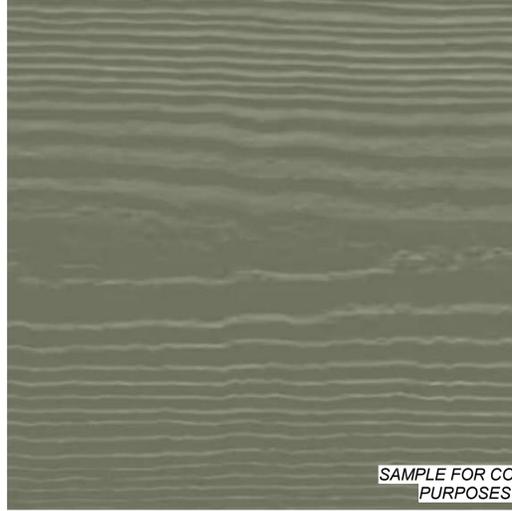
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TENGRİ ARCHITECTURE DESIGN | DEVELOPMENT CONSULTING

MANUFACTURER: JAMES HARDIE
 PRODUCT: CEMENTITIOUS LAP SIDING
 COLOUR & CODE: COLOUR - SAGE
 I.D NUMBER: TBD



SAMPLE FOR COLOUR
 PURPOSES ONLY

MANUFACTURER: JAMES HARDIE
 PRODUCT: CEMENTITIOUS PANEL
 COLOUR & CODE: TURKISH COFFEE
 I.D NUMBER: TBD



SAMPLE FOR COLOUR
 PURPOSES ONLY

MANUFACTURER: JAMES HARDIE
 PRODUCT: CEMENTITIOUS PANEL
 COLOUR & CODE: KHAKI
 I.D NUMBER: TBD



SAMPLE FOR COLOUR
 PURPOSES ONLY

MANUFACTURER: JAMES HARDIE
 PRODUCT: CEMENTITIOUS PANEL
 COLOUR & CODE: BLUE-GREY
 I.D NUMBER: TBD



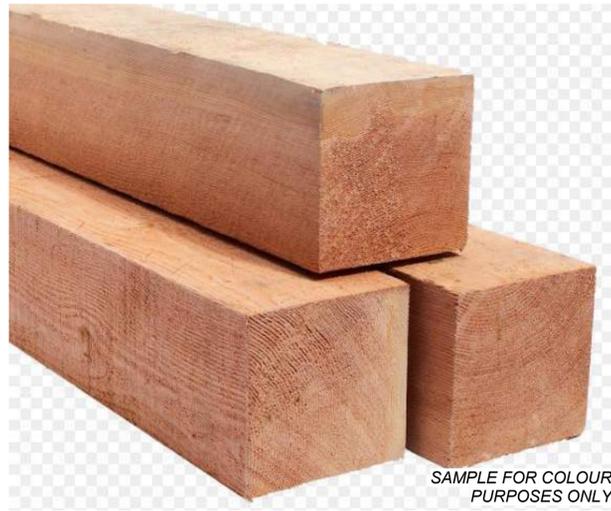
SAMPLE FOR COLOUR
 PURPOSES ONLY

MANUFACTURER: JAMES HARDIE
 PRODUCT: CEMENTITIOUS PANEL
 COLOUR & CODE: WOOD GRAIN
 I.D NUMBER: TBD



SAMPLE FOR COLOUR
 PURPOSES ONLY

MANUFACTURER: TBD
 PRODUCT: TBD
 COLOUR & CODE: TBD
 I.D NUMBER: TBD



SAMPLE FOR COLOUR
 PURPOSES ONLY

MANUFACTURER:
 PRODUCT: ASPHALT SHINGLE ROOF
 COLOUR & CODE: DARK GRAY
 I.D NUMBER: TBD



SAMPLE FOR COLOUR
 PURPOSES ONLY

MANUFACTURER: TBD
 PRODUCT: ON-GRADE MECHANICAL ENCLOSURE
 COLOUR & CODE: DARK GRAY
 I.D NUMBER: TBD



SAMPLE FOR COLOUR
 PURPOSES ONLY

MANUFACTURER: TBD
 PRODUCT: CONCRETE PAVING
 COLOUR & CODE: LIGHT GRAY
 I.D NUMBER: TBD

MANUFACTURER: TBD
 PRODUCT: TBD
 COLOUR & CODE: TBD
 I.D NUMBER: TBD



SAMPLE FOR COLOUR
 PURPOSES ONLY

MANUFACTURER: TBD
 PRODUCT: TBD
 COLOUR & CODE: GRAY
 I.D NUMBER: TBD



SAMPLE FOR COLOUR
 PURPOSES ONLY

MANUFACTURER: TBD
 PRODUCT: TBD
 COLOUR & CODE: BLACK
 I.D NUMBER: TBD



SAMPLE FOR COLOUR
 PURPOSES ONLY

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SEAL



PROJECT

LDSCHA MULTI-FAMILY

405 8th Avenue Burns Lake, BC

SHEET TITLE

MATERIALS

A4.00D

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Lakes District
SENIOR CITIZENS HOUSING
Association



1 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

1. CEMENTITIOUS LAP SIDING, COLOUR - SAGE
2. CEMENTITIOUS PANEL, COLOR - TURKISH COFFEE
3. CEMENTITIOUS PANEL, COLOR - KHAKI
4. CEMENTITIOUS PANEL, HARDIE-SHAKE, COLOR - BLUE-GREY
5. CEMENTITIOUS PANEL, COLOR - WOOD GRAIN
6. ROUGH-SAWN TIMBER
7. VINYL WINDOWS
8. STOREFRONT
9. ALUMINUM PICKET RAILING
10. ASPHALT SHINGLE ROOF
11. INDIGENOUS ART (PLACEHOLDER)
12. ON-GRADE MECHANICAL ENCLOSURE



2 EAST ELEVATION
1/8" = 1'-0"

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PROJECT

LDSCHA MULTI-FAMILY

405 8th Avenue Burns Lake, BC

SHEET TITLE

BUILDING ELEVATIONS

A4.01D

DESIGNED: Designer DRAWN: Author

SCALE: As indicated FILE: TA25-25

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1 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

1. CEMENTITIOUS LAP SIDING, COLOUR - SAGE
2. CEMENTITIOUS PANEL, COLOR - TURKISH COFFEE
3. CEMENTITIOUS PANEL, COLOR - KHAKI
4. CEMENTITIOUS PANEL, HARDIE-SHAKE, COLOR - BLUE-GREY
5. CEMENTITIOUS PANEL, COLOR - WOOD GRAIN
6. ROUGH-SAWN TIMBER
7. VINYL WINDOWS
8. STOREFRONT
9. ALUMINUM PICKET RAILING
10. ASPHALT SHINGLE ROOF
11. INDIGENOUS ART (PLACEHOLDER)
12. ON-GRADE MECHANICAL ENCLOSURE



2 WEST ELEVATION
1/8" = 1'-0"

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405 8th Avenue Burns Lake, BC

SHEET TITLE

BUILDING ELEVATIONS

A4.02D

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TENGRİ ARCHITECTURE DESIGN | DEVELOPMENT CONSULTING



VIEW OF MAIN ELEVATION & ENTRANCE FROM 8TH AVE

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY



BIRD-EYE VIEW OF MAIN ELEVATION AND SITE ENTRANCE FROM 8TH AVE

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY



BIRD-EYE VIEW OF MAIN ELEVATION AND SECONDARY ENTRANCE FROM 8TH AVE

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY



BIRD-EYE VIEW OF PARKING LOT AND SECONDARY ENTRANCE FROM 8TH AVE.

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY

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SHEET TITLE

RENDERINGS

A9.01D

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RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

BIRD-EYE VIEW OF PARKING LOT FROM 9TH AVE



RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

BIRD-EYE VIEW OF DRIVE-THROUGH FROM 9TH AVE



RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

VIEW OF THE MAIN ENTRANCE FROM 8TH AVE



RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

VIEW OF MAIN ENTRANCE & SMOKING / GARBAGE AREA FROM 8TH AVE

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