AFFORDABLE HOUSING DESIGN
Guidelines and Standards
For Apartment Buildings
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GENERAL INFORMATION

Background
The Province of Ontario introduced the Long-Term Affordable Housing Strategy (LTAHS) in 2010 which required Service Managers to develop local homelessness and housing plans by January 1, 2014. The Region of Peel’s plan sets a strategic vision and supporting actions for the next 10 years. Our plan focuses on putting people first and providing stable housing solutions to individuals and families as the first step to improve their quality of life and achieve social and economic outcomes.

Peel’s plan reinforces the importance of partnerships among non-profit, co-operative and private sectors to meet housing and support services needs in the community. The plan encourages innovation, cost savings measures and environmental sustainability.

Introduction
Building on the objectives of Peel’s Housing and Homelessness Plan (2014-2024), the Affordable Housing Design Guidelines have been created to enable the development of safe, clean and affordable rental housing. The Region of Peel is known for a unique approach to building strong communities. This is done by mixing tenancies of various income levels and through our commitment to building sustainable and environmentally friendly developments. The intent of these guidelines is to guide the owner (an entity that has title to an asset or property, and is recognized as such by law), operator, consultants and developer in the production of innovative, efficient and functional affordable housing developments.

The AHDGs have been established as minimum acceptable standards relating to materials, products, workmanship and services. Owners, operators, consultants and developers are encouraged to go beyond these requirements and recommendations in order to foster innovation, efficiency and functional affordable housing developments that are to be compatible to the surrounding neighborhood and inspire residents to be proud of the place they call home.

AHDGS Structure
The AHDGS include both requirements and recommendations to guide the housing provider, developer, consultant and builder throughout the design and construction process. The Guidelines define the nature, functions and elements that combine to form the built environment, which the Region aims to have created and maintained under affordable housing programs. Urban design and built form are of the utmost importance. These Guidelines are not intended to curtail them, but rather to promote the production of attractive, efficient and functional housing.

This document is to be read in conjunction with the most current Region of Peel Accessibility Standards for Affordable Residential Properties, the most current Crime Prevention through Environmental Design (CPTED) document, Affordable Housing Active Design Guidelines and Standards, Water Smart Peel, Storm Water Management Practices and Planning and Design Manual, all municipal, provincial and national codes, all requirements of authorities having jurisdiction (AHJ), and any other document or report referenced herein.

Note: This document is to be read in conjunction with the most current “Affordable Housing Design Guidelines and Standards” documents, “The Region of Peel Accessibility Standards for Affordable Residential Properties”, and “Crime Prevention Through Environmental Design” (CPTED) and/or any other document referenced in this document.
Guiding Principles

- Develop housing projects that are not only affordable, but provide a quality of liveable space, amenity, durable finish and ease of maintenance that meet the current and foreseeable sustainable needs of the tenant and the building operator.
- Support “Ontario Smart Growth Vision” principles through the development of compact and efficient project(s); and sustainable design philosophy with convenient access to services, such as: education, health care, shopping, public transit, recreation and active living.
- Provide safe, secure, good-quality affordable rental housing within a healthy and safe environment.
- Provide a universally accessible environment that supports tenants and visitors with disabilities.
- Complement and support the positive characteristics of the location of the new development, and incorporate current and future needs and requirements of both the residents and the community.
- Provide attractive and innovative housing that incorporates efficient space design and energy efficiency measures.
- Incorporate an appropriate mix of different types of units to be built pursuant to the current housing program in effect (consult owner for unit mix requirements).

Regulatory Requirements

All services, processes, products and workmanship as required shall conform to the current applicable standards, codes and regulations of AHJ. Consider all of the references and documents such as standards, codes, specifications, forms (e.g. contract, legal, municipal applications), manuals (including installation) and applicable instructions referred to in the documents to be the latest published and/or issued editions at the date of submission of the proposal unless otherwise stated in the document or as required by the AHJ.

The AHD Guidelines constitute minimum acceptable standard of services, materials, products and workmanship. Ensure that materials, products and workmanship meet or exceed requirements of the reference standards specified.

In the event of conflict between documents specified herein, most stringent requirements shall apply.

Where no standards are referred to, provide services, products, materials and workmanship that meet or exceed the minimum requirements of the applicable standards in North America.

For reference purposes, applicable standards shall include, but not be limited to: Canadian Standards Association (CSA), Ontario Building Code (OBC), Accessibility for Ontarians with Disabilities Act (AODA) and Natural Resources Canada (NRCan).

You will be required to present your design site plan in PowerPoint format to the Region’s Accessibility Advisory Committee (AAC) in a formal hearing. Your presentation must include plans for the following:

1. All barrier-free paths of travel inside and outside the building
2. All barrier-free parking spots
3. All accessibility features
4. Examples of each type of accessible unit and associated features
5. Summary of quantities of different accessible unit types

Use terminology consistent with the Region of Peel Universal Accessible Standards for Affordable Residential Properties.

Note: This document is to be read in conjunction with the most current: “Affordable Housing Design Guidelines and Standards” documents, “The Region of Peel Accessibility Standards for Affordable Residential Properties”, and “Crime Prevention Through Environmental Design” (CPTED) and/or any other document referenced in this document.
Pre-consultation

During schematic design, you will be required to make a presentation to the Region of Peel (Service Manager) to demonstrate compliance with these guidelines. Provide explanations for discussion and review for any non-compliant or alternate items.

1.0 Site Development – provide a site plan and high level summary.
2.0 Built Form – provide a summary table that describes proposed materials/components that will be used for the project. The summary table will have the following headings: Design Guideline reference number, item/description, comments/resolution, Peel comments.
Interior suite kitchen, Norton Lake
1.0 SITE DEVELOPMENT

The Intent of this section is to:

Guide the selection of quality sites suitable for the development of affordable housing projects that avoid accruing costs related to site imperfection(s) requiring improvements, upgrades and/or remediation efforts.

Consider building locations on the site carefully in the context of any negative impact on the site’s environmental and geographic characteristics. Select suitable building locations that minimize site disruption.

Consider the nature of adjacent lands and developments in relation to the proposed project. This requires a careful review of the buildings' fit into the proposed site while restricting the potential negative impact on the existing neighbouring properties, roadways and sidewalks, parks and open spaces and properties.

1.1 Environmental

1. The advantages of any given site will be measured and evaluated against any liability and/or cost that could accrue due to environmental contamination, both past and present.

1.2 Site Servicing

1. Provide all required supplementary equipment and services, such as gas, water and hydrometers, cable, telephone and other service appurtenances (accessories necessary for the efficient operation of the services) that are to be coordinated and integrated into the project.

2. Seek approvals from the Region of Peel for any contemplated septic system. It is the preference of the Region of Peel to have all projects on formal Municipal services.

1.3 Access and Transportation

1. Ensure that the proposed development is situated close to existing and proposed public transit routes, and if possible, pedestrian trails, bikeways and bicycle laneways.

2. Seek confirmation from the Region of Peel and the Municipal Building Department that the proposed site has adequate site access for the proposed use.

3. Design internal road network to enable vehicular traffic to enter and exit the site while travelling in a continuous forward direction to minimize vehicle turnarounds. This feature shall extend to the entry/exit points at the main roadway and also to the drop-off and parking area(s), where possible.

4. Ensure that the road network and flow of traffic shall be designed to complement the development, avoiding the glare of car headlights into the windows of ground and/or first floor units.

5. Provide a detailed traffic signage and parking demarcation plan to be approved by the owner.

1.4 Environmental Protection

1. Demonstrate an intention to minimize environmental impact with the use of products with projected high-performance standards, long life-cycles, high efficiencies; and where possible, recycle and/or salvage construction, demolition and land clearing waste.

2. Design to conserve existing natural areas by restoring any damaged areas and incorporate new areas to provide habitat and promote biodiversity.

Note: This document is to be read in conjunction with the most current: “Affordable Housing Design Guidelines and Standards” documents, “The Region of Peel Accessibility Standards for Affordable Residential Properties”, and “Crime Prevention Through Environmental Design” (CPTED) and/or any other document referenced in this document.
1.5 Built Environment

1. Design the building to take into consideration the potential negative impacts of adjacent properties including, but not limited to, overshadowing, overlooking and wind-tunnel effects. Ensure that building's height and mass is appropriate to the type and nature of adjoining development.

2. Design and orient the building to take into consideration climatic factors where there are maximum benefits to be derived from natural lighting, energy efficiency (e.g. solar heat gain) and protection from weather elements. Consider preparation for the installation of a future solar thermal system or solar photovoltaic system.

3. Design the ground floor of the building to express the individuality of the residential and commercial units, if applicable, through architectural expression and the inclusion of entrance doors, canopies and windows addressing the street. Ensure appropriate sidewalk width is provided to accommodate the anticipated pedestrian traffic flow.

4. Provide a Heritage Impact Assessment if the proposed development is adjacent to a heritage property.

5. Locate mechanical equipment, elevator or telecommunications rooms above the roof level, integrate them with the architectural treatment of roofs, and screen them from street view.

6. Integrate transformers into the site plan creating minimal impact on the project's operational and functional needs.

1.6 Exterior Space

1. Utilize the existing site’s features in creating compatible and well-defined amenity areas for adults and/or child-oriented activities. Minimize overshadowing of amenity spaces by neighbouring buildings. Create shading through natural means (e.g. deciduous tree planting).

2. Design the exterior space of the proposed project to comply with CPTED principles for crime prevention.

3. Create well-defined public places (street, garden, park, walkway, mews, square, etc.) through the massing of built-form. Avoid creating residual, unusable spaces.

4. Establish play area within walking distance from residential units (dwellings, windows) and/or communal spaces. Consider locating play areas adjacent to communal laundry room or amenity space, with good sightlines to play area.

5. Consider allocating areas such as pathways and outdoor exercise space to promote active living (Refer to 2014 Affordable Housing Active Design Guidelines). Consult with the owner on requirements for a play area, community gardens and outdoor exercise space.

1.7 Landscaping

1. Design landscaping to complement the development and amenity spaces, enhance the image of the neighbourhood and address practical considerations, such as wind protection, buffering and shade.

2. Consider planting hardy, water saving, indigenous species, especially in passive areas, to reduce the demand for irrigation and maintenance.

3. Develop a site plan that utilizes and complements existing landscaping features and topography. Maintain part of the site in its natural state where practical and appropriate.
4. Use landscaping for practical benefits and solutions, such as:
   a) A colonnade of trees for protection from sun, rain and wind.
   b) A grid of trees that will produce a “roof canopy” of foliage to create a secluded sitting area for passive recreation.
   c) A berm adjacent to an open sodded area, which will act as a separation between outdoor spaces and can also, be used for an informal sitting area.
   d) Landscape elements such as trees and shrubs to define circulation edges, which will also be a benefit for microclimatic conditions.

5. Incorporate landscaping elements to provide maximum shade for hard surface areas.

6. Design site-landscaping layout to accommodate and support all desired and required outdoor activities, such as garden plots and or outdoor exercise areas.

7. Ensure outdoor furniture design on the site is durable and unified in style (e.g. garbage receptacles, benches, etc.).

8. Consider the ease of maintenance of grounds (hard and soft surfaces) and snow removal. For areas that are to be designated for snow storage, consider snow drifting patterns, and consider the use of planting and screening to mitigate drifting.

9. Design landscape layout with sufficiently wide mowing strips between lawns, planting beds, buildings, retaining walls, planters or steps in order to avoid the need for trimming the edge of grass areas to reduce maintenance requirements.

Playground, Norton Lake
1.8 Storm Water Management

1. Provide innovative low impact design options such as detention ponds, emergency spillways and/or wetlands. Co-ordinate the design with the Region and conservation authorities.
2. Ensure that surface drainage of abutting properties will not be adversely affected by the development.
3. Limit the amount of storm water runoff by encouraging on-site infiltration and by designing swales and permeable surfaces.
4. Employ natural treatment systems to improve storm water quality before it exits the site, where possible.

1.9 Signage

1. Provide a comprehensive signage system that considers the orientation, location, direction and distance of signage based on the physical layout of the project.
2. Ensure that all exterior signage is durable, low maintenance and vandal resistant.
3. Provide project identification sign(s) at the main entrance that include the development name and address.
4. Provide internal way-finding signage in all lobby areas and at each elevator location.
5. Provide metal/cast aluminum door numbers and plates. Door numbers are to be centered within the door width at a height of 1,800 mm (70 in.) from the ground to the top of the plate using tamper-proof membrane screws. Colours to be approved by the owner.
6. Provide text and identification plates for all multi-purpose and utility rooms.

1.10 Circulation

1. Design vehicular and pedestrian entrances to evoke a sense of arrival (e.g. drop-off, canopy, change of hard surface material from concrete to interlock and/or stone).
2. Design all circulation areas with wide multi-purpose pathways for different users (e.g. children on bicycles, pedestrians and barrier-free needs).
3. Design the layout of walkways to follow natural pedestrian traffic patterns with a hard surface such as concrete, unit pavers, natural stone pavers or other suitable material, to discourage routing across lawns and play areas.
4. Consider the design of garbage and move-in/out areas to ensure ability of large trucks to manoeuvre.
2.0 BUILT FORM

The Intent of this Section is to:

Guide the design of low maintenance and durable building(s) that achieve optimal energy efficiency (limits energy use) and maintain a comfortable interior environment.

Provide a sense of security to residents and visitors while meeting quality design expectations to promote good energy conservation practices, environmental protection, universal accessibility, pedestrian movement, vehicular functionality and sustainable design considerations.

2.1 Safety and Security

1. Incorporate the principles of CPTED into the design.
2. Design exterior circulation routes in a manner that prevents the creation of areas that lead to potential confusion, entrapment, dead ends or hidden spaces.
3. Ensure all “Exit” lights are LED-type and securely mounted on walls or ceilings above exit doors.
4. Install surveillance cameras and alarm signal devices at the exterior building entrance(s) and at the front & back lobbies.
5. Provide adequate lighting at public and secluded areas.

2.2 Accessibility

1. Design all projects in accordance with the latest version of the Region’s Accessibility Standards for Affordable Residential Properties.
2. Ensure all common areas are fully barrier-free.

2.3 Structure

1. We encourage innovative designs that are durable, low maintenance, energy efficient, and affordable.

2.4 Building Envelope

1. Design building envelope to achieve low air leakage, higher thermal resistance of the exterior components, high performance glazing systems, eliminate thermal bridging and reduce summer time solar heat gain and winter heat loss.
2. Configure the building(s) or incorporate shading devices to reduce solar gain during summer and maximize winter solar gain. Also explore passive and active solar possibilities.
3. Use a wall type construction which is durable, low maintenance, and provides a proper pressure equalized rain screen through use of sufficient venting. Faced sealed joints for precast concrete panels and EIFS (exterior insulation and finish system) are not allowed, instead use 2-stage seals in joints that provide for water drainage at the source.
4. Include architectural features, such as outward projection of the roof, cornice, sills, and drip ledges, to prevent large scale wetting of the building envelope.
5. Consider exceeding OBC requirements for thermal values of exterior assemblies. Evaluate energy performance through changes in glazing ratios.
6. Prevent all thermal bridging conditions as well as align thermal mass of wall insulation with thermal breaks in door and window frames and insulate floors over all unheated spaces.
7. Ensure the air/vapor barrier retardant system within the walls is continuous, properly connected to window frames, and installed on the warm side of the wall. Ensure that the location of the air/vapour barrier is not creating a vapour trap for concealed condensation. Ensure the air/vapour barrier system is rigid and made of structural components or supported by structural components capable of withstanding wind loads and thermal expansion.

2.5 Heating, Ventilation And Air Conditioning (HVAC)

1. Design HVAC system to achieve optimal energy performance on equipment and materials selected. Utilize manufacturer’s optimization software to optimize life-cycle operating cost.

2. Select materials and equipment from a reputable manufacturer with the ability to provide competent and thorough technical services through local representatives with the ability to deliver spare parts expeditiously.

3. Provide adequate access and service space for all major mechanical equipment (such as boilers, chillers, cooling tower, air handling units and fans) and also for motorized dampers and actuators, control sensors and devices, humidifiers, coils (heating, cooling and reheating), drain pans, isolating valves, drain valves, filters, strainers and expansion joints.

4. Design HVAC systems to include steps to minimize noise and vibration where necessary. Select quiet equipment; interrupt/isolate noise and vibration transmission paths between the source and the occupied spaces, and ensure that holes between occupied spaces and equipment rooms, duct and piping shafts are sealed.

5. Ensure all equipment is properly identified and tagged. Affix nameplates to remote control equipment (e.g. starters, switches) indicating equipment function and systems served.

6. Provide rooftop curbs for mechanical and electrical equipment on the roof to allow for re-roofing in the future without disturbing the equipment.

2.6 Exhaust Fans

1. Provide direct drive exhaust fans, complete with louvers and automatic shutters. Ensure louvers are anodized or powder-coated aluminum construction and flush mounted to the outside wall.

2. Provide bathroom exhaust fans that are ceiling-mounted, energy-efficient, high-volume, quiet and connected to the light switch.

3. Provide inline blowers for extraction of dryer vents for the common laundry facility.

4. Ensure that all exhaust fans are vented outside.

2.7 Ductwork

1. Design all ductwork with straight, short runs with few turns and a maximum efficiency of airflow.

2. Use rigid ducting of at least 100 mm (4 in.) diameter for bathroom fans, for longer runs provide 150 mm (6 in.) diameter.

3. Seal all ductwork joints with aluminum duct tape to prevent air, moisture and noise leakage.

4. Ensure any duct running through unheated areas or vented outside is insulated and all joints are sealed.

2.8 Plumbing and Drainage

1. Ensure water supply is separately metered for each residential building, amenity space, parking garage and exterior use.

2. Specify water conservation devices including low flow plumbing fixtures such as shower heads and water efficient toilets, as per Water Smart Peel requirements.

3. Design domestic hot water (DHW) system with redundant heater capacity to ensure continuous supply of hot water. Provide high efficiency water heaters and insulated storage tank(s).
4. Provide packaged, dual pressure booster pumps with VSD for cold water supply in high-rise buildings.
5. Provide shut-off valves for all individual hot and cold water risers. Ensure all shut-off valves are clearly marked and easily accessible from common corridors.
6. Do not use type “M” copper for potable water piping.
7. Allow for thermal expansion of piping and equipment. Provide expansion loops or joints on all main runs and all risers. Provide a pre-manufactured expansion joint(s) for all piping when crossing building’s expansion joints. Isolate pipes to control vibrations.
8. Finish piping insulation with a protective cover, painted and labelled for identification.
9. Provide each unit with a main water shut-off valve and ensure each hot and cold-water supply fixture within the unit has an easily accessible isolation valve.
11. Provide bathtubs with integrated drain stops in all units.
12. Provide floor drains in public and barrier-free bathrooms.
13. Provide adjustable water mixing valves in laundry facilities.
14. Provide a clean-out on every third floor for accessing and cleaning drainage stacks.
15. Provide garbage chute wash down facilities with sanitizing and odour control.

2.9 Electrical
1. Ensure individual revenue-grade suite metering is provided for unit, common laundry facility, common amenity space, and exterior use.
2. Consider solar power systems for energy conservation and operation cost savings.
3. Provide a minimum 100-amp electrical breaker panel for each unit. Ensure a dedicated circuit is provided for each receptacle to avoid tripping when multiple appliances are used at the same time.
4. Ensure all electrical conduits are concealed (surface mounted conduits will not be permitted).
5. Provide rough-in for telecommunications equipment (computer, telephone, cable, etc.) and audio-visual (A/V) equipment in all common areas.
6. Provide rough-in box for fiber optic cable in each master bedroom closet (consult provider for sizes of the rough-in).
7. Ensure electrical rooms are independent from all other spaces. Locate electrical rooms in one area, adjacent to other service rooms and preferably accessible by a service corridor, and as far as possible from residential units.
8. Ensure that adequate ventilation is provided in transformer vaults and switchgear rooms to prevent overheating and equipment failure.

2.10 Lighting
1. Design lighting systems as an architectural element using coves and bulkheads for indirect lighting alone or in combination, for a warm and well-balanced lighting effect.
2. Ensure all unit entrances have overhead lighting fixtures, and all parking area(s), parking drop-offs, every location of entry to the building, ramps, stairs and walkways are well lit and lighting levels are uniform along all pedestrian routes.
3. Ensure light fixtures are vandal-resistant, of sturdy construction and low maintenance and non-institutional in appearance.
4. Limit the number of types of light fixtures to facilitate future maintenance.
5. Control light coverage through lighting accessories (baffles, cut-off luminaries, shades, low-reflective surfaces, etc.).
6. Install ENERGY STAR-qualified low power options for interior and exterior lighting fixtures, appliances and equipment. Do not use incandescent light bulbs and avoid using high-intensity wall packs.

7. Consider solar power systems for energy conservation and operating cost savings.

8. Provide motion sensors for lighting control in garbage rooms and other service rooms.

Refer to section 2.38 Underground Parking for additional lighting requirements.

2.11 Roofing

1. Design roof lines and slopes to accommodate proper drainage, reduce snow build-up and eliminate snow slides and icicle build-up that could threaten pedestrians during winter months. Install snow guards and/or heat tracing on eaves of high-sloped roofs.

2. Where suitable, consider incorporating a “green” (vegetated) roof with a durable root-resistant membrane, otherwise use ENERGY STAR-rated (highly reflective) and high emissivity-type of roofing for the roof surface.

3. Select materials used in roof assemblies for compatibility with physical and thermal behavior. Preference shall be given to the assemblies that are using materials having proven long life-cycle expectancies and low maintenance requirements.

4. Design roof to prevent snow build-up around mechanical equipment and air intakes and exhaust outlets.

Sloped roofs

1. Design sloped metal roofs as decorative building features to disguise mechanical penthouse.

2. Consider the need for water protection to the walls below.

3. Provide eave protection for six feet from the edge to reduce ice-damming effect.

4. Provide effective passive ventilation of the attics (ridge vents, roof vents) and soffits (soffit venting). Provide baffle walls at the soffits to prevent blockage by insulation.

Flat roofs

1. Design flat (low-sloped membrane) roofing system assembly capable of lasting at least 20 years.

2. Provide adequate protection to exposed roofing systems (materials and surfaces) to compensate for the following negative effects: uplift forces due to wind, floatation, etc.; differential thermal movements; roof traffic due to servicing roof-mounted equipment, access to service room(s), window washing and maintenance; and all work performed post roof installation.

3. Provide a protective railing at all maintenance walkways as per OSHA. Ensure that all service walkways are suspended on neoprene spacers and obstructions are bridged at walkway locations.

4. Install sufficient roof anchors for suspended equipment and rolling stages normally used for window cleaning operations, general cleaning, repair, painting, maintenance and inspections.
2.12 Windows

1. Recess windows into the building’s façade to create a more solid expression and to increase shadow lines for visual interest.

2. Design and proportion window openings to be relative and adequate for room’s intended use and according to building orientation to maximize natural light and minimize need for artificial lighting. The design must be bird-friendly.

3. When designing windows with mullions (horizontal and vertical dividers), consider what impact the placement of mullions will have on views to the exterior from both the sitting and standing positions. Provide restrictors to limit the opening for child safety requirements.

4. Provide thermally broken frames with a 1 1/2 inch thermal break and has provisions for internal drainage to exterior. Exterior windows shall have a minimum of double-glazed, sealed units with 6 mm (1/4 in.) thick inner and outer pane.

5. Provide sills with drips clear of wall cladding and with sill deflectors.

6. Ensure window sills/stools are constructed out of a moisture resistant material.

7. Provide proper weather seal between framing of opening and wall.

8. Energy efficiency

   • Provide windows that are tested and certified by the CSA.
   
   • Provide windows with above-average ratings for the air filtration, water penetration, strength (from wind load) and energy efficiency, as well as argon-filled, sealed units with Low-Emissivity (Low-E) glass; location of Low-E glazing to be determined where deemed beneficial.
   
   • Ensure windows meet or exceed the following CSA A440-00 2000 criteria or the most current version:
     a) Air tightness level - A3 – 1.65 (m3/h)/m
     
     b) Water tightness level – B3 – 151-200 DRWP, Pa
     
     c) Wind load resistance level – C4 – >2.0-3.0 kPa (blowout test pressure)
     
     d) Energy rating level - ER-26

2.13 Door Design

1. Ensure door widths comply with the Region's Universal Accessibility Standards for Affordable Residential Properties.

2. Provide heavy duty, commercial grade, aluminum doors for the building vestibules. Ensure that the doors are power-operated sliders with a motion detection sensor operation system and auto-lock feature.

3. Ensure that main entrance doors to units are fire rated, insulated metal doors.

4. Provide a door viewer at 1,200 mm from the floor at main entrance doors to units. Allow for a second lower viewer in modifiable and fully barrier-free units.

5. Ensure interior vestibule entrance doors have proximity scanners to trigger auto door opener.

6. Provide semi-solid core doors within the units and do not use decorative laminate finishes.

7. Provide metal/cast aluminum door numbers and plates for all unit doors.

8. Ensure no exterior emergency exit doors have any exterior hardware or glazing.

9. Include heavy-duty weather-stripping, kick plate and a metal covered doorsill on all exterior doors.

10. Ensure that all exterior exit doors open onto a concrete slab or pre-manufactured concrete paving.

11. Ensure overhead doors for the underground parking garage are insulated metal panel doors with formed steel guides, electrically operated (door opener) and weather tight.
2.14 Building Entrance

1. Create a sense of entry with distinctive project identity.
2. Provide entry vestibule with protection from weather elements by recess or a detailed and finished canopy for the front and rear building entrance.
3. Maximize use of natural daylight for direct exterior lighting where possible and locate windows in a manner that avoids creating glare.
4. Ensure that vestibule doors and components are manufactured and installed so that when in closed position, they:
   a) Control air leakage and resist wind loads
   b) Provide required thermal performance and reduce thermal conductivity
   c) Resist forced entry
   d) Provide easy and smooth operation
5. Ensure building entrances are well illuminated using energy efficient lighting and have a camera for monitoring from the television cable system within each suite, as per cable provider requirements.
6. Provide private telephone intercom system for front and rear building entrance. Rental telephone system is not acceptable.
7. Ensure entrance lobbies have decorative flooring and ceiling design pattern.
8. Provide built-in seating that is durable and vandal-resistant for the front lobby.
9. Provide a mailroom area with exterior access by Canada Post.
10. Locate manager’s office within sight of front lobby area and elevator(s).
11. Provide a glassed-in bulletin board located adjacent to Manager’s office.
12. Ensure that exterior drop-off area is entirely visible from the front lobby.

2.15 Unit entrances

1. Provide unit entry doors on both sides of the corridor.
2. Ensure suite entrances are well illuminated by incorporating overhead valence lighting or pot lighting.
3. Ensure suite entrances have a recess of 300 mm (1 ft.) deep, 2,150 mm (7 ft.) high and 1,500 mm (5 ft.) wide.

2.16 Finished Hardware

1. Provide heavy-duty hardware including door closures, handles and doorstops meeting all applicable standards.
2. Ensure all door hardware preparation is done in factory to ensure quality and uniform installation.
3. Provide a deadbolt on suite entrance doors.
4. Provide low profile thresholds throughout.
5. Provide variable-speed door closures.

2.17 Materials/Finishes

1. Provide using an extensive variety of materials in order to reduce the complexity of future maintenance. All products shall be environmentally friendly, durable, aesthetically pleasing and resilient.
2. For units, the required minimum is as follows:
   a) Painted drywall for all walls and ceilings
   b) Use of low VOC paints
   c) No carpet is allowed

3. Complete mock-up units for a standard suite and a fully barrier-free suite and allow the Region of Peel to review the quality of workmanship and finishing criteria before proceeding with the remainder of the units.

4. Ensure any exterior metal exposed directly to the elements is corrosion-resistant and protected with factory-applied finishes.

Refer to Appendix 1 Interior Finish Schedules

2.18 Acoustical

1. Design layout to minimize noise conflicts between public, service and private areas both on the interior and exterior sides.

2. Ensure sound transmission classes exceed OBC requirements
   a) Between residential units: Minimum Sound Transmission Class (STC) of 55
   b) Between residential units and other (non-residential) spaces: Minimum STC 55
   c) Between residential units and mechanical or electrical rooms, emergency generator room, elevator room and/or elevator shaft (hoist way), any service room and refuse chute, exterior wall assembly: Minimum STC 60
   d) Rating for floor assembly to be minimum Impact Insulation Class (IIC) of 50

2.19 Equipment

1. Ensure no scissor lifts are used in the building garbage rooms or loading areas.

2. Provide a garbage compactor with lockout equipment and instructions.

3. Provide a garbage bin puller as per owner requirements.

4. Locate the compactor and garbage chute to allow for convenient access on both sides of the compactor for maintenance and operations staff.

5. Provide sanitizer system with odour control for the garbage chute maintenance that is accessible and easy to operate.

2.20 Furnishings

1. This and install window coverings for public areas.

2. Consult with the owner during the design stage and provide furniture in public areas and common rooms such as sofas, tables, chairs, benches, shelving, waste receptacles, plants, bulletin boards and artwork.
2.21 Outdoor Storage
1. Provide an outdoor storage room within the building, a minimum area of 7 m² (75 sq.ft.) and with the following features:
   a) Accessed from the outside
   b) 960 mm (38 in.) single metal door with lockable hardware
   c) Minimum of one power receptacle
   d) One hose bib
   e) Appropriate drainage
   f) Appropriate ventilation and heating

2.22 Common Corridors
1. Design corridors to minimize blind spots and possible hiding places and do not design long and monotonous corridors.
2. Ensure corridor width is a minimum 1,500 mm (5 ft.).
3. Incorporate a handrail on at least one side of the corridor and provide corner guards.
4. Maximize use of natural daylight for lighting where possible.
5. Install light switches for hallways only in service rooms.
6. Provide a motion sensor on every other light fixture.
7. Lock out thermostats located in public areas by programming or installing non-tamper covers.

2.23 Stairs
1. Provide painted metal railings.
2. Ensure stairs are painted precast with non-slip finish and recessed carborundum strips.
3. Provide natural daylight where possible.
4. Paint accent walls throughout the stairwell.
5. Provide floor numbers beside or on stairwell door, on each side of the door.

2.24 Elevators
1. Provide a minimum of two elevators per building and ensure elevator equipment is non-proprietary.
2. Design elevators to meet the OBC, CAN/CSA, TSSA and Accessibility requirements and standards, and provide copies of TSSA elevating device license(s) and certificate(s).
3. Provide machine room-less type elevators for low-rise buildings (up to seven stories). Design all vertical shafts to minimize potential airflow with the rest of the building at each floor level.
4. Provide extended two-year warranty and service agreement and provide all required tools at the completion of warranty.
5. Provide well-illuminated cabs with LED light fixtures. Ensure cabs have removable decorative stainless steel ceiling panels to match cab walls and to allow for easy servicing.
6. Ensure elevator car doors, wall panels, entrance doors, handrails, base and reveal trim are Rimex or Rigid-Tex-type 304 stainless steel in 16 gauge, stainless steel finish approved by the owner.
7. Install handrails at barrier-free height inside the cab.
8. Ensure elevator cab flooring is porcelain tile with non-slip textured surface.
9. Provide all elevator cabs with convex mirrors for security. Provide moving pads/cab protection with all required hardware.

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10. Fit both sides of each interior cab with jamb-mounted direction indicator lamps.
11. Ensure elevator control buttons address a variety of functional issues such as reach, dexterity and visual impairments. Ensure service elevator has a key-operated rear-access door to the moving room. Recess elevator lobby from the corridor to allow for easy flow of traffic.
12. Ensure elevators provide audible cues, as well as adequate door closing delays.
13. Provide communication between cabs and outside of the cab on the ground floor. Equip elevators with phone line and provisions for card/proximity card reading device controls.

2.25 Elevator Lobbies

1. Recess elevator lobby from the corridor to allow for easy flow of traffic.
2. Ensure elevator lobby area has additional lighting to enhance a visual presence.
3. Ensure elevator lobby has porcelain flooring with a non-slip surface and a contrasting color from surrounding areas.
4. Provide floor indicator display and illuminated flush mounted metal button on all levels.

2.26 Moving Room

1. Locate the moving room away from the building entrance(s) if possible and in close proximity to the service elevator.
2. Ensure exterior doors are heavy-duty with heavy-duty hinges, door closers and hold-open devices or an overhead door.
3. Protect interior and exterior doorjambs with bollards.
4. Provide corner guards and wall protection throughout the route to service elevator.
5. Provide adequate heating and ventilation.
6. Provide a storage cage adjacent to the moving room with a lockable door.

2.27 Amenity Space/Multipurpose Room

1. Ensure space is to be universally accessible.
2. Consider providing a large Amenity Space with moveable partition walls.
3. Provide a storage space adjacent to or part of the room for storage and a coat closet complete with hanging rod, shelf and doors.
4. Provide air-conditioning with lockable and tamper proof controls.
5. Provide intercom with remote release of main entrance door.
6. Provide conduit, cable outlets and receptacles for floor and wall-mounted televisions as well as telephone and data cabling.
7. Equip kitchen (or kitchenette) with:
   a) A 30 in. stove
   b) A 22 cu.ft. refrigerator with bottom mount freezer
   c) A 10 in. deep double sink
   d) A 24 in. ENERGY STAR-rated, built-in dishwasher. Models to be reviewed and approved by the owner.
8. Provide a dedicated circuit for each receptacle to avoid tripping.
9. Meet all millwork specifications (refer to section 2.40.7 Millwork).
10. Supply and install furniture based on specifications provided by the owner during the design stage.

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11. Provide corner guards in all common areas to protect walls.
12. Provide roller shades on all windows.
13. Provide a unisex barrier-free washroom within the space. Include the following accessories: a feminine napkin dispenser and disposal unit, a baby change table, a recessed garbage receptacle and a paper towel dispenser. Provide an exhaust fan ducted to the outside and motion-activated high-efficiency lighting.

2.28 Bicycle Room
1. This space is to be universally accessible.
2. Provide bicycle room located on the main floor with direct access to outside (provide ramp if required). Ensure room is lockable with a time delay door closer.
3. Provide one spot for every three suites for family buildings and one spot for every five suites for seniors’ buildings.
4. Provide vertical bicycle racks in family buildings and floor-mounted bicycle racks in seniors’ buildings. Provide hardware for hanging, securing and storing bicycles.
5. Provide adequate ventilation.
6. Provide high efficiency motion-sensor controlled lighting.
7. Provide security cameras at the entrance and in the room.

2.29 Scooter Room/Area
1. This space is to be universally accessible.
2. Provide a fire rated scooter room/area in seniors’ buildings, a minimum area of 3.7 m x 6.1 m (12 ft. x 20 ft.) with the following features:
   a) Impact-resistant drywall at a minimum height of 1,500 mm (5 ft.) AFF
   b) A lockable 1,016 mm (40") fire rated door with an auto opener and time delay door closer and a side lite for security
   c) Security cameras at the entrance and in the room

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d) Adequate ventilation system

e) Battery charging station

f) Sprinkler system, fire rated walls and door

g) Energy efficient lighting controlled by a motion sensor.

2.30 Mailroom/Boxes

1. Design mailroom/boxes in accordance with Canada Post requirements

2. Design mailroom/boxes in accordance with the current Region of Peel Universal Accessibility Standards for Affordable Residential Properties.

3. Integrate mail access for residents into the main lobby area with access for mail delivery directly from the exterior.

4. Provide provision for parcel/mail pick-up. Install a mail outbox with a slot for Canada Post to collect outgoing mail where applicable.

2.31 Public Washrooms

1. Provide one unisex barrier-free washroom accessible from the main floor corridor.

2. Include the following accessories for the washroom: a feminine napkin dispenser and disposal unit, a baby change table; a recessed garbage receptacle and a paper towel dispenser. Provide exhaust fan ducted to outside and motion activated high efficiency lighting.

2.32 Common Laundry Facility

1. This space is to be universally accessible.

2. Design laundry room layout suitable for equipment in accordance with laundry concession vendor. Confirm ratio of equipment to units with the owner.

3. Consider locating at ground floor level with view to an outdoor child play area (family building) or amenity area.

4. Provide adequate connections for gas dryers installed as per authorities having jurisdiction (AHJ).

5. Ensure each dryer has a separate gas disconnect valve and is vented directly outside.

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6. Provide individual shutoff valves for individual washing machines as well as a separate cleanout drain for each washing machine with appropriate slope.
7. Provide adequate HVAC system to maintain indoor air quality and ensure safe operation of dryers.
8. Provide a phone line and a power outlet for a debit machine in laundry room.
9. Provide shades for all window(s).
10. Supply a sink with one-handle lever faucet.
11. Provide a clothing folding counter/table with dual height to accommodate accessibility requirements (refer to section 2.40.7 Millwork).
12. Provide corner guards to protect walls.
13. Provide notice/bulletin board and seating (bench/chairs) as per owner requirements.

2.33 Main Garbage/Recycling Room
1. Design garbage room in accordance with Regional Waste Management standards
2. Locate garbage room away from the building's main entrance(s), air intake ducts and ensure it is not visible from main circulation areas.
3. Provide an easy access route for the garbage trucks to pick up garbage bins.
4. Ensure garbage approach and pick-up area is level, heavy-duty concrete slab and large enough for the placement of garbage bins (containers). Provide metal bollards or concrete safety curb to prevent garbage bins from rolling away.
5. Provide a wash-down area with provision for hot and cold water, including a hose bib with a 75 feet long rubber hose and a floor drain.
6. Consider installing glycol or electric heating in the exterior garbage area concrete pad or ramp.
7. Provide exhaust fan within the room on a programmable timer.

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2.34 Garbage Chute Room
1. Locate garbage chute room(s) centrally on each floor and avoid locating garbage chute room opposite to a residential suite entrance door.
2. Design garbage chute room to be barrier-free and provide automatic door opener on all floors.
3. Provide a dual-sorter chute in each garbage room for recycling and garbage.
4. Provide exhaust fan within the room on a programmable timer.
5. Provide high efficiency lighting, activated on motion sensor.

2.35 Housekeeping Closet
1. Provide a minimum of four housekeeping closets in the building. One on the main floor, another on the top floor and other on middle floors. Ensure rooms are 2.3 to 2.8 m² (25 to 30 sq.ft.) in area.
2. Provide an eye wash station within the room.
3. Provide adequate lighting and ventilation.
4. Provide a slop sink with provision for hot and cold water, including ceramic tile dado at sink area. Provide a floor drain with appropriate slope.
5. Do not use drywall; only cement board or equivalent water resistance board material.
6. Provide shelves for storage.

2.36 Storage Room
1. Provide a 23 m² (250 sq.ft.) secure, heated and ventilated storage room located in the basement or ground floor.

2.37 Surface Parking
1. Must comply with municipal parking standards.
2. Design surface parking spaces for residents and visitors which are to be located away from children’s play area.
3. Separate resident from visitors parking. Provide barrier-free parking spaces as per AHJ.
4. Use landscaped islands to break up large parking areas for surface parking.
5. Consider snow storage and removal when designing parking area(s) and access routes; provide hard surface area(s) for snow storage based on a minimum of 5 per cent of the total parking area and in a location suitable for plough operation (pushing).
6. Illuminate all outdoor parking areas with direct illumination towards the paved areas only and not into any adjacent buildings.
7. Make provisions for pedestrian routes through parking area(s) with sightlines at intersections of walkways and vehicular traffic. Demarcate and provide appropriate lighting on pedestrian routes.
2.38 Underground Parking

1. Consider providing tenant parking underground and visitor parking above ground where possible.

2. Locate underground garage entrance/exit in close proximity to complex driveway entrance. Design parking with double-loaded aisles without tandem parking and where possible without dead ends. Provide adequate driving sightlines.

3. Ensure parking slabs have a minimum slope of two per cent for positive drainage. Ensure that shrinkage cracks are treated prior to placement of the surface protection or traffic coating system. Locate construction joints at high points in the slab to prevent standing water on the joints. Consider use of higher fly ash content for increased strength and less permeability to water.

4. Extend dry sprinkler test lines and low points down to floor level, have end caps and provide protection from vehicular impact.

5. For outdoor/exposed ramps provide a snow melting system complete with heating cables. Provide a linear drain with grill at the base of all ramps.

6. Provide adequate, energy-efficient lighting throughout the parking areas. Provide convex mirrors to aid vehicles.

7. Use colour coding and graphics to identify floors, stairwells and elevators.
2.39 Standard Unit Sizes

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Floor Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. (m²/ft²)</td>
<td>60.4/650</td>
<td>79/850</td>
<td>92.9/1000</td>
<td>111.5/1200</td>
</tr>
<tr>
<td>Min. (m²/ft²)</td>
<td>51.4/553</td>
<td>61.7/664</td>
<td>78.1/841</td>
<td>90.8/977</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unit Breakdown (minimum areas)</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance/Foyer</td>
<td>2.3/25</td>
<td>2.3/25</td>
<td>2.3/25</td>
<td>2.3/25</td>
</tr>
<tr>
<td>Living Room</td>
<td>14/151</td>
<td>14/151</td>
<td>15.3/165</td>
<td>16/165</td>
</tr>
<tr>
<td>Dining Room</td>
<td>7.4/80</td>
<td>7.4/80</td>
<td>9/97</td>
<td>11/118</td>
</tr>
<tr>
<td>Kitchen</td>
<td>7.5/81</td>
<td>8.5/92</td>
<td>11.2/121</td>
<td>11.5/124</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>11/118</td>
<td>11/118</td>
<td>11/118</td>
<td>11/118</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>N/A</td>
<td>9.3/100</td>
<td>9.3/100</td>
<td>9.3/100</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>N/A</td>
<td>N/A</td>
<td>9.3/100</td>
<td>9.3/100</td>
</tr>
<tr>
<td>Bedroom 4</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>9.3/100</td>
</tr>
<tr>
<td>Main Bathroom</td>
<td>3.7/40</td>
<td>3.7/40</td>
<td>3.7/40</td>
<td>3.7/40</td>
</tr>
<tr>
<td>Powder Room</td>
<td>N/A</td>
<td>N/A</td>
<td>1.5/16</td>
<td>1.9/20</td>
</tr>
<tr>
<td>Closets/Storage</td>
<td>5.5/56</td>
<td>5.5/56</td>
<td>5.5/56</td>
<td>5.5/56</td>
</tr>
</tbody>
</table>

2.40 Unit Requirements

1. Consult with the owner in determining the quantity and mix of standard and accessible unit types and sizes to ensure it meets the terms of reference in the RFP.
2. Avoid locating residential units next to service areas (including mechanical, electrical and laundry rooms).
3. Design all units for maximum use efficiency with well-defined areas (individual rooms) and with allowance for sufficient wheelchair turning radius in each room.
4. Design the units to provide a generous amount of exterior/natural light to make units bright and inviting.
5. Install wiring for cable and telephone lines to each unit from demarcation point. Provide all rough-ins for cable TV including outlets, cover plates, conduits and pull boxes for the living/dining room and master bedroom.
6. Consider adding storage closet of adequate size in family units.
2.40.1 Unit Foyer
1. Design foyer/entry area in each unit with allowance for sufficient wheelchair turning radius.
2. Provide a coat closet complete with doors, shelving and rod.

2.40.2 Living/Dining Area
1. Design space to accommodate the placement of various furniture types and arrangements. Ensure larger units have proportionally larger living, dining and storage areas.
2. If design combines dining room with living room, avoid overlap with circulation space.
3. Provide an exterior window in the living room; avoid direct sightlines from immediate units and adjacent buildings.

2.40.3 Bedrooms
1. Bedrooms should be a minimum 9.3m² (100 sq.ft.) with a minimum dimension of 2,700 mm (9 ft.) and include operable windows to the exterior.
2. Design room layout to accommodate bedroom furniture adequately. Make provisions for a closet with a shelf and rod. Type of closet doors to be selected by owner.
2.40.4 Kitchen

1. Design kitchen with direct access from the foyer. Provide direct natural light whenever possible.
2. Install kitchen upper cabinets to underside of bulkhead(s).
3. Meet all millwork specifications for cabinetry design (refer to Section 2.40.7 Millwork).
4. Supply a double bowl, 20 gauge stainless steel sink.
5. Supply one-handle lever faucets.
6. Provide a pantry with fixed shelving and a door that opens outward.
7. Do not locate stoves adjacent to doorways or in corners. Provide minimum 350 mm (1.2 ft.) wide counter between stove and adjacent wall or appliance.
8. Provide ENERGY STAR refrigerators as follows:
   a) 22 cu.ft. refrigerator with top-mounted freezer
   b) Barrier-free units to carry 22 cu.ft. refrigerator with bottom mounted freezer
   c) No ice makers
9. Provide 30 in. electric stoves as follows:
   a) No clock
   b) Easy clean oven
   c) Consider installing Safe-T elements for increased fire safety
   d) Barrier-free units to have a 762 mm (30 in.) wall mounted oven and a cook top stove with controls at the front
10. Provide range hood vented to the exterior.

2.40.5 Bathrooms

1. Provide all bathrooms are accessible from the hallway but avoid direct access (and view) from the main living areas.
2. Design spacious bathrooms to allow for two-person occupancy simultaneously.
3. Ensuite bathrooms are not permitted. Second bathroom in larger units should be three piece (shower, toilet and sink). The sink is to be a round basin, porcelain-enamed steel, self-rimming round countertop with built-in soap depression, concealed front overflow.
4. The main bathroom should have a wide low wall bathtub, a minimum 1,525 mm (5 ft.) long with non-slip surface and equipped with concealed drain. For barrier-free units, provide a roll-in-shower as per Region of Peel Accessibility Standards for Affordable Residential Properties.
5. Provide cement board on walls at bathtub and vanity area. Ensure that ceiling above bathtub has cement board. Use mold resistant silicone caulking throughout.
7. Ensure shower head is a low-flow, water-saving-type.
8. Provide a water efficient toilet as per Smart Water Peel requirements.
9. Provide a minimum 1219 mm (4 ft.) long vanity unit (Refer to section 2.40.7 Millwork).
10. Provide recessed or semi-recessed medicine cabinet. Mirror to be wall hung or part of medicine cabinet.
11. Ensure main bathroom in all units has backboards for future grab bar provision.
12. Provide grab bars in main bathroom of all modifiable and fully barrier-free units in family buildings and all bathrooms in senior’s buildings.
13. Each bathroom shall have an exhaust fan connected to the exterior. Ensure light switch is interconnected with the exhaust fan to prevent mold.
2.40.6 Hallways

1. Ensure minimum 1,100 mm (3.6 ft.) in width.
2. Provide direct natural light and avoid creating long hallways.
3. Provide a linen closet with shelves. Closet dimensions shall be adequate for the unit size.

2.40.7 Millwork

1. Ensure cabinet box is constructed of laminate or equivalent on a 16 mm (11/16 in.) particle board for all cabinets, except the sink and vanity cabinet floor.
2. Construct sink and vanity cabinet floor of laminate on 16 mm (11/16 in.) plywood. The three edges of the cabinet floor should be caulked with kitchen/bathroom-grade clear silicone.
3. Construct doors and drawer front with hardwood frame, with 6 mm (1/4 in.) veneer plywood panel infill.
4. Construct drawer body of a formed metal pan with wheel roller glides including a “soft close” anti-slam feature.
5. Ensure all door hinges have a 110 degree minimum opening.
6. Provide “D” shape handle for door and drawers.
7. Ensure countertops have a postformed no-drip front edge.
## APPENDIX 1

### Interior Finish Schedule for Common Areas

<table>
<thead>
<tr>
<th>Floor</th>
<th>Base</th>
<th>Wall</th>
<th>Ceiling</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Entrance Vestibule/Lobby</td>
<td>Porcelain tile non-slip finish</td>
<td>Porcelain tile</td>
<td>Drywall-painted</td>
<td>Drywall-painted</td>
</tr>
<tr>
<td>Elevator Lobbies</td>
<td>Porcelain tile non-slip finish</td>
<td>Porcelain tile</td>
<td>Porcelain tile</td>
<td>Drywall-painted with an accent colour</td>
</tr>
<tr>
<td>Public Corridors</td>
<td>Carpet tiles</td>
<td>Vinyl base</td>
<td>Drywall-painted</td>
<td>Drywall-painted or Acoustic tile</td>
</tr>
<tr>
<td>Exit Stairs</td>
<td>Concrete, epoxy painted</td>
<td>Epoxy painted base (grey to match floor)</td>
<td>Concrete, epoxy painted (off-white)</td>
<td>Concrete, epoxy painted</td>
</tr>
<tr>
<td>Management Office</td>
<td>Porcelain tile, non-slip</td>
<td>Porcelain tile to match floor</td>
<td>Drywall-painted</td>
<td>Drywall-painted</td>
</tr>
<tr>
<td>Amenity/Multi-Purpose Room</td>
<td>Commercial duty vinyl flooring</td>
<td>Vinyl to match floor colour</td>
<td>Drywall-painted</td>
<td>Drywall-painted (no texture) or Acoustic</td>
</tr>
<tr>
<td>Laundry</td>
<td>Porcelain tile, non-slip</td>
<td>Porcelain tile to match floor</td>
<td>Cement board with ceramic tile dado around washers, dryers and backsplash for sink at a height of 1,200 mm (4 ft.)</td>
<td>Drywall-painted</td>
</tr>
<tr>
<td>Mail Room</td>
<td>Porcelain tile, non-slip</td>
<td>Porcelain tile to match floor</td>
<td>Drywall-painted</td>
<td>Drywall-painted (no texture) or Acoustic tile</td>
</tr>
</tbody>
</table>

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## Interior Finishes Schedule

<table>
<thead>
<tr>
<th>Floor</th>
<th>Base</th>
<th>Wall</th>
<th>Ceiling</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moving</td>
<td>Concrete, epoxy painted</td>
<td>Epoxy coat to continue 150 mm (6 in.) up all perimeter surfaces/walls</td>
<td>Drywall-painted</td>
<td>Drywall-painted or concrete/block structure-painted</td>
</tr>
<tr>
<td>Storage Rooms</td>
<td>Concrete, epoxy painted</td>
<td>Epoxy coat to continue 150 mm (6 in.) up all perimeter surfaces/walls</td>
<td>Concrete, epoxy painted</td>
<td>Drywall-painted or concrete/block structure-painted</td>
</tr>
<tr>
<td>Bicycle Room and Scooter Room</td>
<td>Concrete, epoxy painted</td>
<td>Epoxy coat to continue 150 mm (6 in.) up all perimeter surfaces/walls</td>
<td>Concrete, epoxy painted</td>
<td>Drywall-painted or concrete/block structure-painted</td>
</tr>
<tr>
<td>Garbage Chute Room</td>
<td>Porcelain tile, non-slip</td>
<td>Ceramic tile dado a minimum of 300 mm (1 ft.) above the top of the chute door</td>
<td>Drywall-painted</td>
<td>Drywall-painted</td>
</tr>
<tr>
<td>Public Washrooms</td>
<td>Porcelain tile, non-slip</td>
<td>Porcelain tile to match floor</td>
<td>Drywall-painted and ceramic tile up to a minimum 1,200 mm (4 ft.) dado on all walls</td>
<td>Drywall-painted</td>
</tr>
<tr>
<td>Underground Parking Garage</td>
<td>Concrete with top wear surface. Spaces to be marked and numbered</td>
<td>Provide a low-odour polyurethane deck coating system for vehicular traffic, with a 3’ upturn at walls</td>
<td>Painted concrete. Columns painted, base colour coded for each level</td>
<td>Painted concrete. Provide protection and jacketing to all exposed services. Exit and lobby areas to be clearly identified/colour coded for each level. Provide a low-odour polyurethane deck coating system for vehicular traffic and upturn at walls for 3’</td>
</tr>
</tbody>
</table>

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### Interior Finishes Schedule

<table>
<thead>
<tr>
<th>Floor</th>
<th>Base</th>
<th>Wall</th>
<th>Ceiling</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garbage/Recycling Compactor</td>
<td>Concrete, epoxy painted</td>
<td>Epoxy coat to continue 150 mm (6 in.) up all perimeter surfaces. Floor and wall joint to be sealed with silicone</td>
<td>Concrete and/or block, epoxy painted</td>
<td>Exposed surfaces must be jacketed (PVC) and painted. Provide wall bumper for containers and stainless steel corner guards at 1,800 mm (6 ft.) AFF on all outside corners. Do not use drywall; only cement board or equivalent water resistance board material</td>
</tr>
<tr>
<td>Janitor’s Room</td>
<td>Porcelain tile, non-slip</td>
<td>Porcelain tile to match floor</td>
<td>Drywall-painted</td>
<td>All paint shall be washable. Do not use drywall; only cement board or equivalent water resistance board material</td>
</tr>
<tr>
<td>Service Rooms (Electrical, Mechanical, IT Closet, Transformer Vault, Emergency Generator, Workshop)</td>
<td>Concrete, epoxy painted</td>
<td>Epoxy coat to continue 150 mm (6 in.) up all perimeter surfaces</td>
<td>Concrete and/or block, epoxy painted</td>
<td>Provide structural backing for equipment</td>
</tr>
<tr>
<td>Central Alarm and Control Facilities Room (CACF)</td>
<td>Porcelain tile, non-slip</td>
<td>Porcelain tile to match floor</td>
<td>Drywall-painted</td>
<td>Provide structural backing for equipment</td>
</tr>
</tbody>
</table>

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<tr>
<td><strong>Human Services</strong></td>
</tr>
<tr>
<td>Strategic Planning, Policy and Partnerships</td>
</tr>
<tr>
<td>10 Peel Centre Drive, Suite B</td>
</tr>
<tr>
<td>Brampton, ON L6T 4B9</td>
</tr>
<tr>
<td>Tel: 905-791-7800</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Real Property Asset Management</strong></td>
</tr>
<tr>
<td>Corporate Services</td>
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