



DEVELOPMENT PERMIT APPLICATION



APARTMENT DEVELOPMENT
11810, 18, 20, 24, 28, 38-90th AVE
DELTA, BC

PMA
ParaMorph
Architecture Inc

DRAWING LIST

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LOCATION



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2025-06-10	DP Application
2025-05-28	Preliminary Application

Date	Description
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Issues / Revisions



Project Title
APARTMENT
DEVELOPMENT

Project Address
11810, 18, 20, 24, 28, 38-60th AVE
DELTA,
BRITISH COLUMBIA

Drawn By LM	Date 2025-06-10
Checked By PV	Project ID DE09_2502

Sheet Title
LOCATION MAP
& TEAM

Scale

Sheet No.

A-0.2

PROJECT TEAM

ARCHITECT	- PARAMORPH ARCHITECTURE INC. 308 - 9639 137A Street Surrey, BC V3T 0M1 (604) 608-0161 info@paramorph.com
CIVIL	- CENTRAS ENGINEERING LTD. #306-2630 CROYDON DRIVE Surrey, BC V3S 6T3 PH: 604-283-2240 info@centras.ca
LANDSCAPE	- PMG LANDSCAPE ARCHITECTS Suite C100 - 4185 Still Creek Drive Burnaby, BC, V5C 6G9 (604)294-0011 Email: office@pmglandscape.com

SURVEYOR	- SOUTH FRASER LAND SURVEYING 202 - 19292 60th AVENUE SURREY, B.C. V3S 3M2 604-699-1886 info@southfrasersurvey.ca
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ARBORIST	- KLIMO & ASSOCIATES UNIT 112 4300 N FRASER WAY BURNABY BC, V5J5J6 604-358-5562 klimofrancis@gmail.com
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Program Summary

LOT INFO	ADDRESS11810,18,20,24,28,38- 90 AVENUE, DELTA			
	LEGAL DESCRIPTIONLT 550 SEC 36 TWP 4 NWD PL 54633			
	SITE AREA	'Sqft	(Sqm)	(Acre)
	GROSS AREA	70,687	6,567	1.62
	ROAD DEDICATION	0	0	0.00
	NET AREA (AFTER DEDICATION)	70,687	6,567	1.62
	LOT-1	35,503	3,298	0.82
	LOT-2	35,184	3,269	0.81

ZONING	LOT-1	
	ZONING	CURRENTPROPOSED
		RS1,RD3,CD414RA6
	FAR	PERMITTEDPROPOSED
	FAR BASED ON LOT-1 AREA	3.00
	TOTAL FLOOR AREA(Sqft)	108,051
	SETBACKS	PERMITTEDPROPOSED
	NORTH(ALONG 90 AVENUE)	4.50m
	SOUTH(ALONG NEIGHBOURING LOT)	5.00m
	EAST(ALONG LOT-2)	0m
	WEST(ALONG NEIGHBOURING LOT)	5.00m
	BUILDING HEIGHT	PERMITTEDPROPOSED
	BUILDING-1	6 STOREY
	TOTAL ADAPTABLE UNITS	29(21% OF TOTAL UNITS)
	TOTAL UNITS	141

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (ON LOT-1 AREA)				REMARKS	
	PROPOSED	18717	1,739	52.72%		
	FAR CALCULATION (ON LOT-1 AREA)					UNIT COUNT
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL 'Sqft	RESIDENTIAL CIRCULATION (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	14,283	2,761	1,517	18,561	77%
	SECOND FLOOR LVL	16,546	1,868	0	18,415	90%
	THIRD FLOOR LVL	16,546	1,868	0	18,415	90%
	FOURTH FLOOR LVL	16,546	1,868	0	18,415	90%
	FIFTH FLOOR LVL	16,546	1,868	0	18,415	90%
	SIXTH FLOOR LVL	16,546	1,868	0	18,415	90%
	ROOF LVL (FOR OUTDOOR AMENITY)	0	609	0	609	0%
	TOTAL BUILDABLE AREA				111,243	
	TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOORAMENITY, 2sqm OF EACH ADAPTABLE UNIT AS/BYLAW 5.2.17.4, ELEVATOR SHAFT)				108,051	

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
		NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED
	RESIDENTIAL	141	1.0/UNIT	141	152
	VISITOR'S	141	0.1/UNIT	14	14
	TOTAL			155	166
	SMALL CAR		50% OF REQUIRED PARKING	77.5	8
AMENITY CALCULATIONS	BICYCLE PARKING(RESIDENTIAL)	141	1 / Unit + 5 Visitor	146	129

AMENITY CALCULATIONS	AMENITIES		
	INDOOR AMENITY	Sq.m.	Sq.ft.
	REQUIRED	141	1,517
	PROPOSED(@MAIN LEVEL)	141	1,517
	OUTDOOR AMENITY	Sq.m.	Sq.ft.
	REQUIRED	846	9,103
	PROPOSED (@MAIN LEVEL & ROOF LVL)	846	9,103

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Issues / Revisions

Seal

Project Title
APARTMENT DEVELOPMENT

Project Address
11810,18,20,24,28,38-90th AVE
DELTA,
BRITISH COLUMBIA

Drawn By LM	Date 2025-06-10
Checked By PV	Project ID DE04_2502

Sheet Title
PROGRAM SUMMARY
[LOT-1]

Scale

Sheet No.

A-0.3.1

Program Summary

LOT INFO	ADDRESS		11810,18,20,24,28,38- 90 AVENUE, DELTA			
	LEGAL DESCRIPTION		LT 550 SEC 36 TWP 4 NWD PL 54633			
	SITE AREA		(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA		70,687	6,567	1.62	0.66
	ROAD DEDICATION		0	0	0.00	0.00
	NET AREA (AFTER DEDICATION)		70,687	6,567	1.62	0.66
	LOT-1		35,503	3,298	0.82	0.33
	LOT-2		35,184	3,269	0.81	0.33

ZONING	LOT-2		
	ZONING	CURRENT	PROPOSED
	RS1,RD3,CD414		RA6
	FAR	PERMITTED	PROPOSED
	FAR BASED ON LOT-2 AREA		2.85
	TOTAL FLOOR AREA(Sqft)		100,375
	SETBACKS	PERMITTED	PROPOSED
	NORTH(ALONG 90 AVENUE)		4.50m
ZONING	SOUTH(A.LONG NEIGHBOURING LOT)		5.00m
	EAST(ALONG NEIGHBOURING LOT)		7.50m
	WEST(ALONG LOT-1)		0m
	BUILDING HEIGHT	PERMITTED	PROPOSED
	BUILDING-2		6 STOREY
	TOTAL ADAPTABLE UNITS		28(21% OF TOTAL UNITS)
	TOTAL UNITS		129

SITE COVERAGE (ON LOT-2 AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED	17415	1,618	49.50%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION (ON LOT-2 AREA)						UNIT COUNT				
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY	STUDIO	1BR	1 BR+DEN (JR 2BR)	2B3, 2BR+DEN	TOTAL UNIT
	MAIN FLOOR LVL	13,100	2,668	1,517	17,285	76%	1	3	8	7	19
	SECOND FLOOR LVL	15,331	1,779	0	17,110	90%	0	3	12	7	22
	THIRD FLOOR LVL	15,331	1,779	0	17,110	90%	0	3	12	7	22
	FOURTH FLOOR LVL	15,331	1,779	0	17,110	90%	0	3	12	7	22
	FIFTH FLOOR LVL	15,331	1,779	0	17,110	90%	0	3	12	7	22
	SIXTH FLOOR LVL	15,331	1,779	0	17,110	90%	0	3	12	7	22
	ROOF LVL (FOR OUTDOOR AMENITY)	0	708	0	708	0%					
	TOTAL BUILDABLE AREA				103,545		1	18	68	42	129
TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOOR AMENITY, 2sqm OF EACH ADAPTABLE UNIT AS/BYLAWS 6.2.17.4, ELEVATOR SHAFT)				100,375		0.78%	13.95%	52.71%	32.56%	100.00%	

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
		NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED
	RESIDENTIAL	129	1.0/UNIT	129	151
	VISITOR'S	129	0.1/UNIT	13	13
	TOTAL			142	164
	SMALL CAR		50% OF REQUIRED PARKING	71	8
	BICYCLE PARKING(RESIDENTIAL)	129	1 / Unit + 5 Visitor	134	160

AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	129	1,388	1 Sq.m./UNIT
	PROPOSED(@MAIN LEVEL)	141	1,513	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	774	8,328	6 Sq.m./UNIT
	PROPOSED (@MAIN LEVEL & ROOF LVL)	774	8,328	



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2025-06-10	DP Application
2025-03-28	Preliminary Application
Date	Description

Issues / Revisions



Project Title

APARTMENT DEVELOPMENT

Project Address

11810,18,20,24,28,38-90th AVE
DELTA,
BRITISH COLUMBIA

Drawn By LM	Date 2025-06-10
Checked By RM	Project ID DE06_2502

Sheet Title

PROGRAM SUMMARY
[LOT-2]

Scale

Sheet No.

A-0.3.2

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BRITISH COLUMBIA

Drawn By	Date
LM	2025-06-10

Checked By	Project ID
PM	DE04_2502

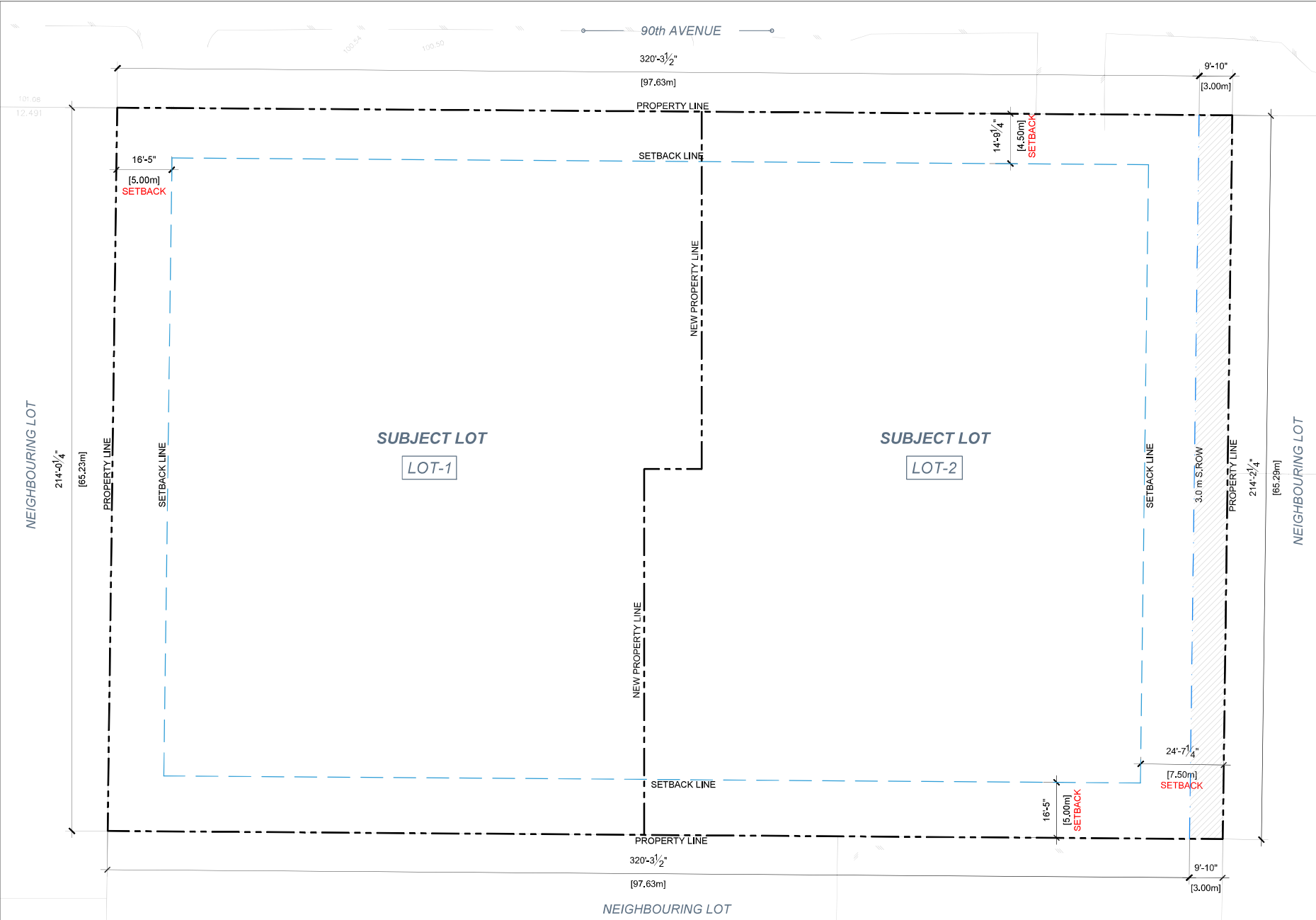
Sheet Title

BASE PLAN

Scale

Sheet No.

A-0.4



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Project Address
**11810, 18, 20, 24, 28, 38-60th AVE
DELTA,
BRITISH COLUMBIA**

Drawn By
LM

Checked By
RV

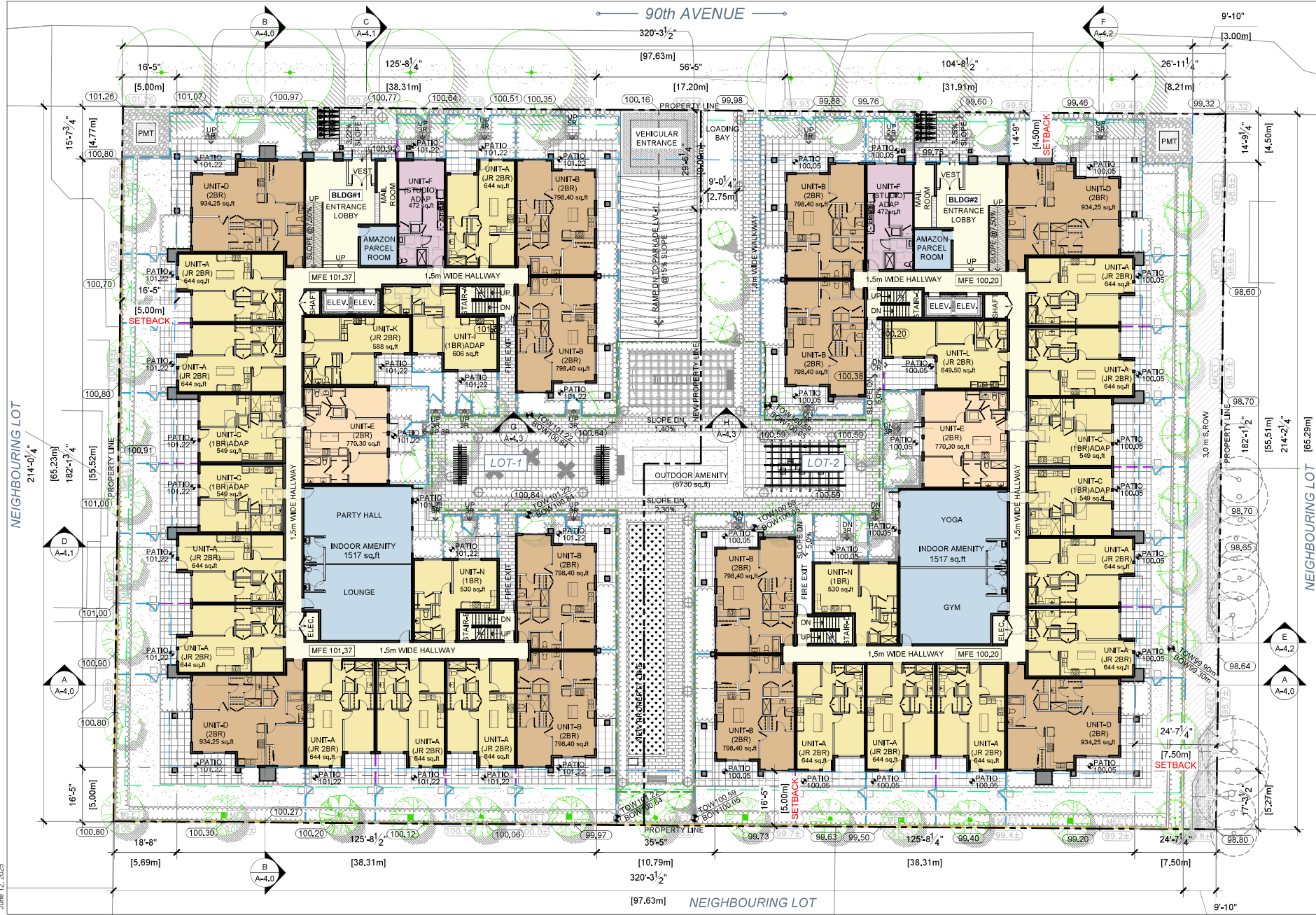
Date
2025-06-10

Project ID
DE09_2602

Sheet Title
SITE PLAN

Scale

Sheet No.
A-1.0



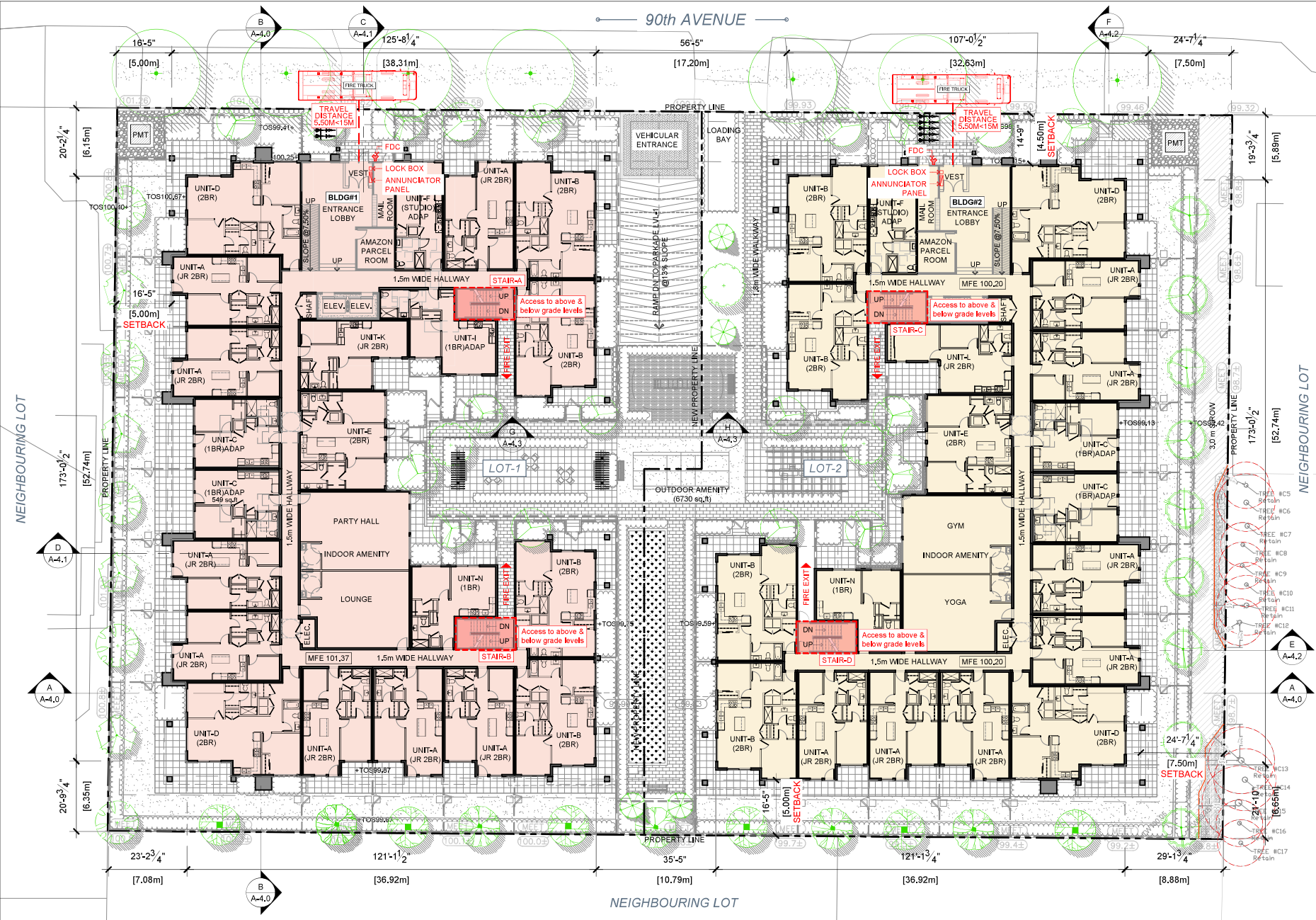
NEIGHBOURING LOT
214'-0 1/4"
[65.23m]

NEIGHBOURING LOT
[65.29m]

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Drawn By	Date
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RV	DE98_2602
Sheet Title	
FIRE ACCESS PLAN	
Scale	
Sheet No.	
A-1.1	



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PROVIDED PARKING STALLS

	LOT-1	LOT-2
LVL-1	77	77
LVL-2	89	87
TOTAL	166	164

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Project Title
APARTMENT DEVELOPMENT

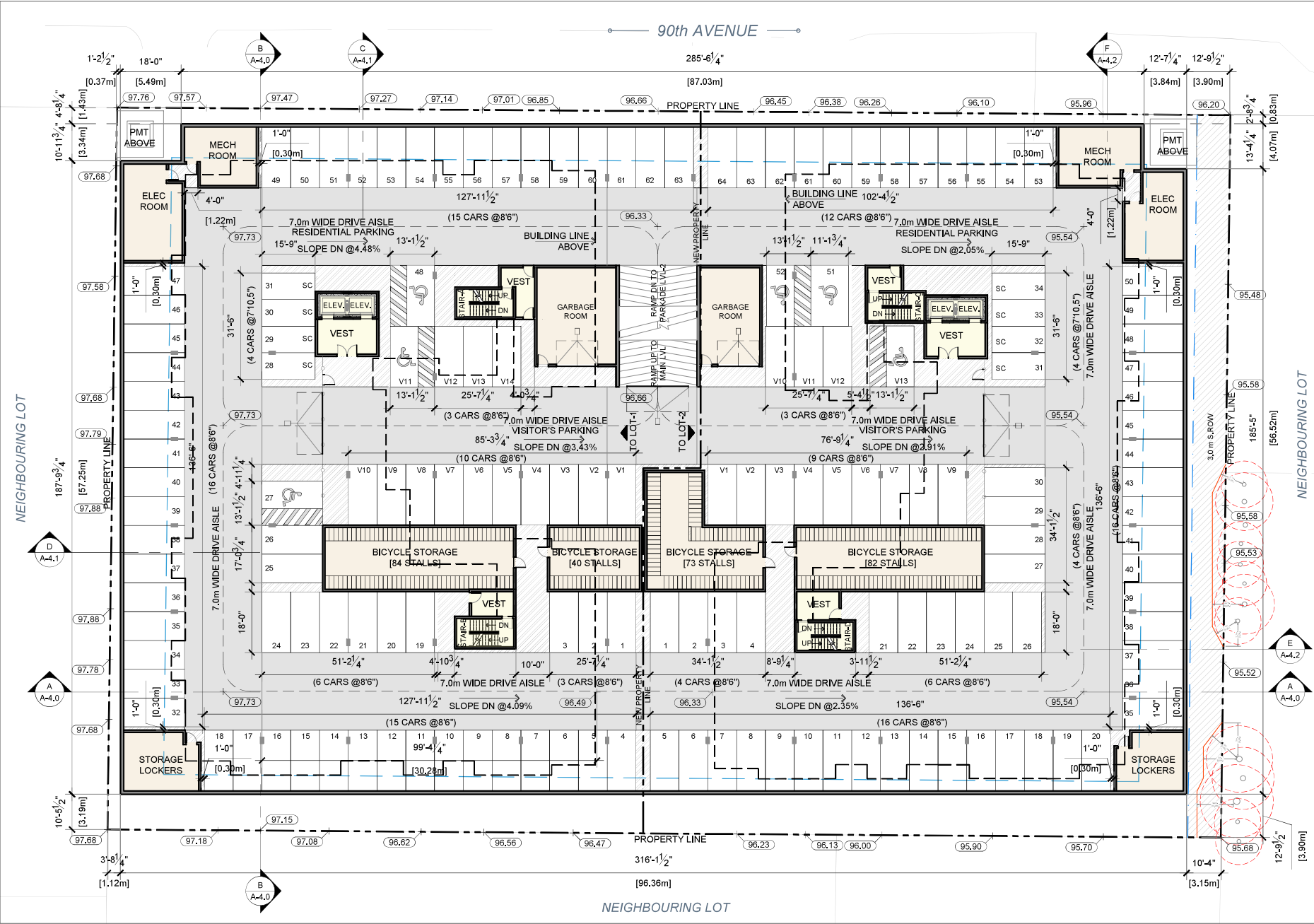
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Drawn By
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Date
2025-06-10
Project ID
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Sheet Title
PARKADE LVL-1 FLOOR PLAN

Scale
Sheet No.

A-2.0



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PROVIDED PARKING STALLS

	LOT-1	LOT-2
LVL-1	77	77
LVL-2	89	87
TOTAL	166	164

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Issues / Revisions



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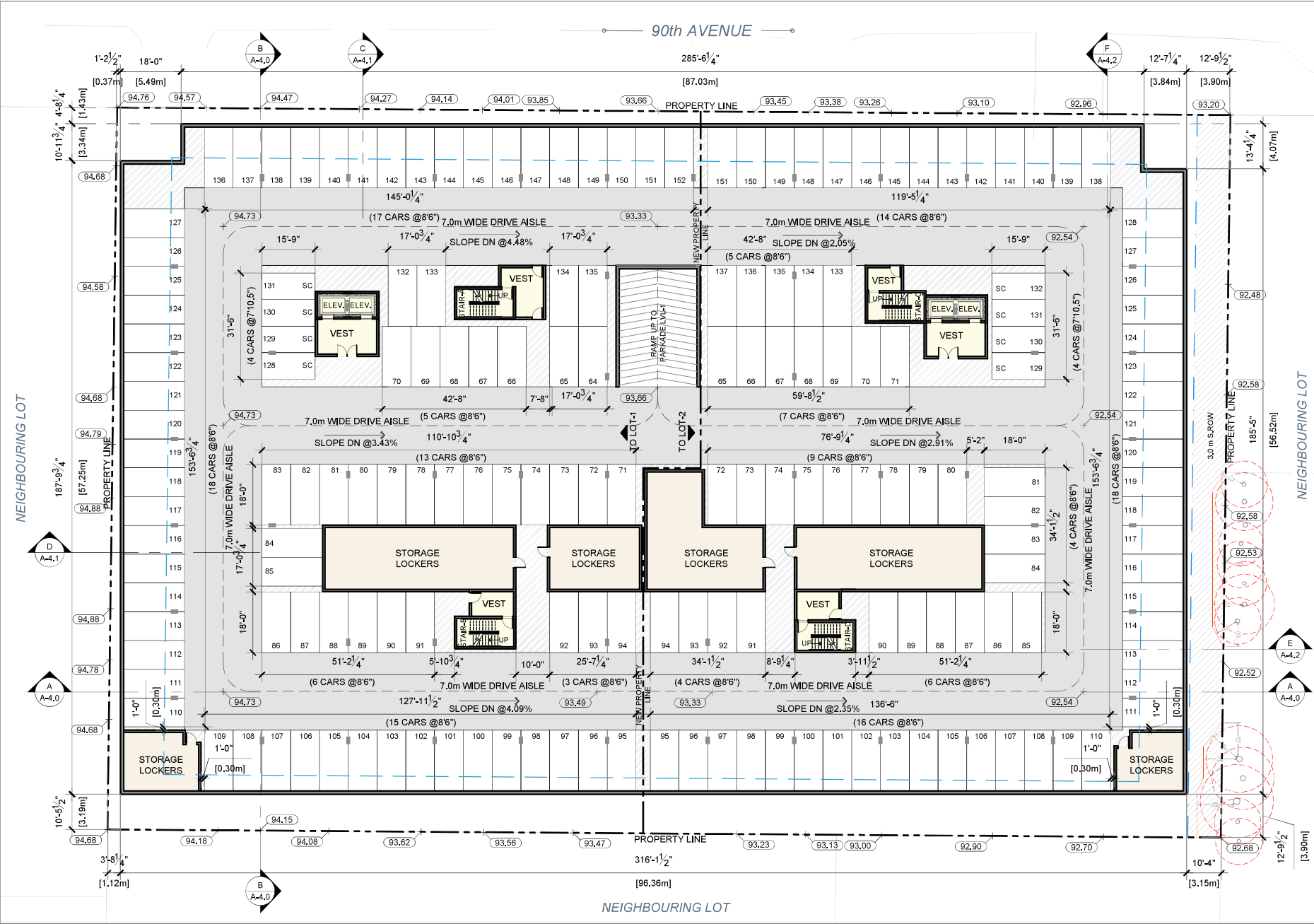
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Sheet Title

PARKADE LVL-2 FLOOR PLAN

Scale
Sheet No.

A-2.1



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Sheet Title

SECOND FLOOR PLAN

Scale

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A-2.2



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Sheet Title

THIRD FLOOR PLAN

Scale

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A-2.3



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Sheet Title

FOURTH FLOOR PLAN

Scale

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A-2.4



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DE09_2602

Sheet Title

FIFTH FLOOR PLAN

Scale

Sheet No.

A-2.5



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Project ID: DE09_2602

Sheet Title

SIXTH FLOOR PLAN

Scale

Sheet No.

A-2.6



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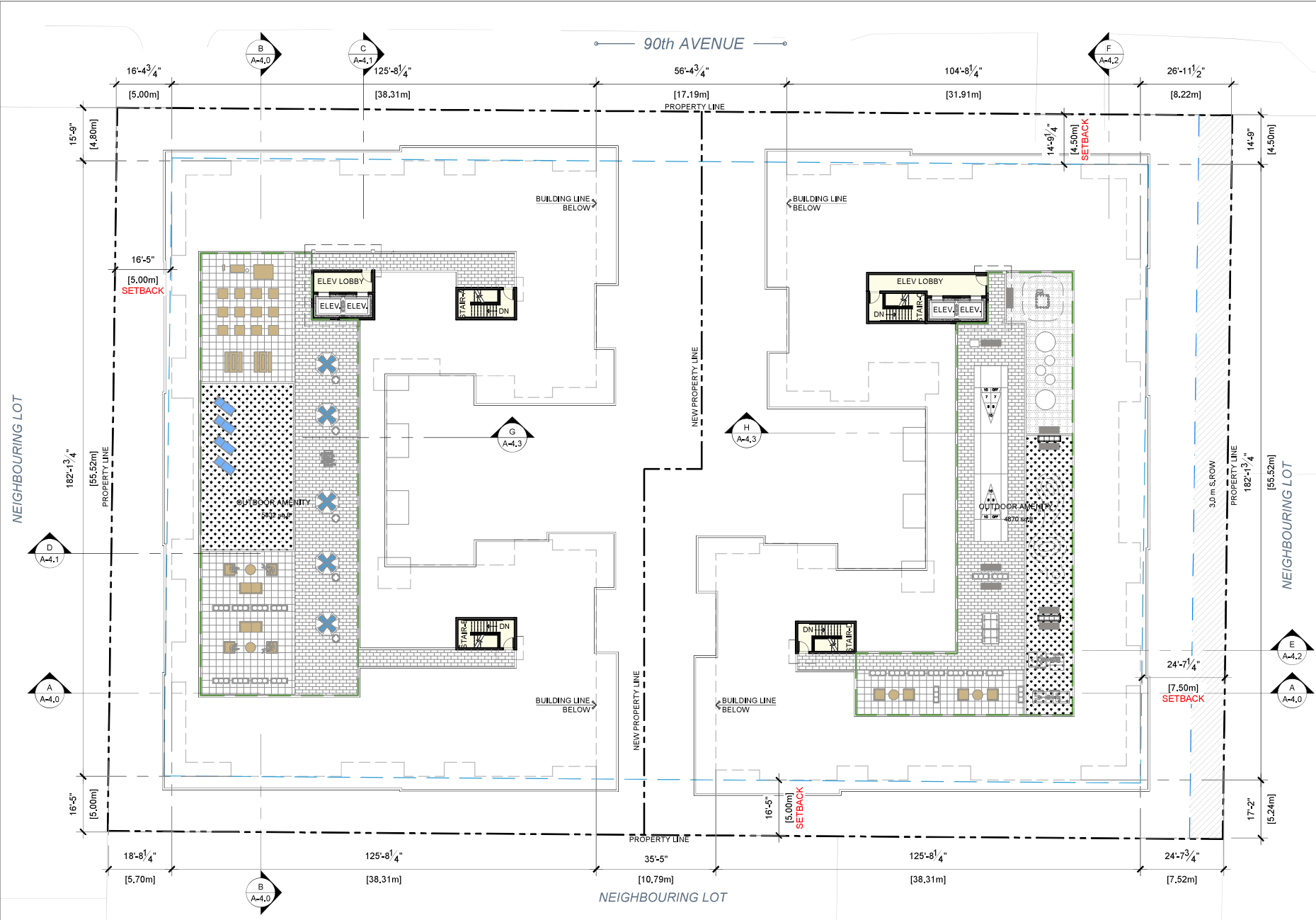
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ROOF PLAN

Scale

Sheet No.

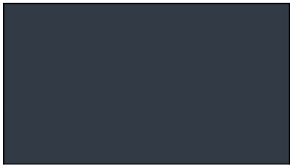
A-2.7





PROPOSED BUILDING-2

PROPOSED BUILDING-1



1. Hardie Panel with matching reveals
Color to Match: Benjamin Moore Polo blue (2062-10)



2. Hardie Panel with matching reveals
Color to Match: Arctic white



3. James Hardie Exterior Lap Siding
Color to Match: Night Gray



4. Standing Seam metal cladding
Color to Match: Unicote Dusty coal



5. Metal & glass storefront awning
Color to Match: Black Ink 2127-20



6. Hardie Panel with matching reveals
Color to Match: Benjamin Moore Night Gray



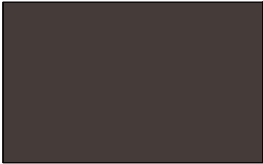
7. Hardie Panel with matching reveals
Color to Match: Benjamin Moore Black (2132-10)



8. Metal Railing: Benjamin Moore
Color to Match: Black Ink 2127-20
Glass: Clear



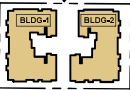
9. Hardie Panel with matching reveals
Color to Match: Benjamin Moore Gray Slate



10. Hardie Panel with matching reveals
Color to Match: Benjamin Moore Black Bean Soup (2130-10)

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Sheet Title

ELEVATION
MATERIALS

Scale

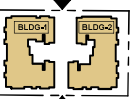
NTS

Sheet No.

A-3.0

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Sheet Title
ELEVATIONS

Scale
1/24"=1'-0"

Sheet No.

A-3.1