



City of Delta
COUNCIL REPORT
Regular Meeting

To:	Council	File No.:	LU009955
From:	Development Department	Bylaw No.	8574
Meeting Date:	June 15, 2026	Application Date:	November 26, 2025

Rezoning, Development Variance Permit and Development Permit for a Mixed-Use Rental Apartment Building at 1505 56 Street

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATIONS:**

- A. THAT first, second, and third readings be given to "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8574, 2026.
- B. THAT the application for Development Variance Permit LU009955 be received.
- C. THAT the owner satisfy the following requirements as a condition of final consideration, adoption and issuance:
 1. Provide final design and landscape plans to the satisfaction of the General Manager, Development;
 2. Enter into Section 219 covenants and provide associated securities for building design, landscaping, prohibition of rooftop telecommunications equipment, no subdivision or strata subdivision, and development servicing;
 3. Provide statutory rights-of-way for a water meter chamber and future road widening and public access on 56 Street; and
 4. Provide a 1.0 m wide road dedication along the 56 Street frontage.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8574 (Attachment A), a development variance permit and development permit to allow the development of a six-storey mixed-use rental apartment building at 1505 56 Street. A location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

The subject property is located in the community of Tsawwassen. The 1,534 m² (16,512 ft²) lot contains a single-storey commercial building which would be demolished. The site is surrounded by apartment buildings to the south, west and east, and by low-rise commercial buildings to the north. The site is well served by public transit on 56 Street and is located close to the South Delta Recreation Centre, the public library, adjacent commercial businesses and Tsawwassen Town Centre on 12 Avenue.

Council Policy:

The OCP designation for this site is Neighbourhood Centres and Corridors (NC), which is intended for multi-unit residential and mixed-uses up to six storeys in neighbourhood centres and along major corridors. The proposed development is consistent with the NC designation.

The current zoning of the site is Core Commercial Zone (C1). The C1 Zone is intended for a wide range of commercial and service uses in addition to limited residential uses serving a larger community. Properties in the general vicinity of the site are zoned C1, Apartment Residential 20 Zone (RA20), Apartment Residential 112 Zone (RA112) and Comprehensive Development Zones No. 19, 371 and 144 (CDZ19, CD371 and CD144).

The subject property is located in the Entrance to Tsawwassen (SD1B) Development Permit Area which establishes guidelines relating to form and character of commercial and multiple-family residential development and the protection of development from hazardous conditions.

▪ DISCUSSION:**Proposal:**

The subject application includes a request for a zoning bylaw amendment, development variance permit and development permit which would enable the development of a six-storey mixed-use rental apartment building. The proposal includes four commercial retail units on the ground floor, 45 rental apartment units, indoor and outdoor amenity areas and two levels of underground parking accessed from 55B Street. A project data table is provided in Attachment C.

Community Consultation:

The public was notified of the proposed development through mailed notices, public signage, newspaper advertisements, social media, and the Let's Talk Delta website. A Public Information Meeting was held on April 9, 2026. Public comments indicated that rental housing is needed in Tsawwassen and this location was appropriate for this proposal. Some comments were also received regarding parking and building design. The full consultation summary is provided in Attachment D.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8574, as the bylaw is consistent with the Official Community Plan. Notice of the application has been provided in accordance with Section 467 of the *Local Government Act*. Any correspondence received in response to the notice will be provided to Council in the agenda package and presented alongside this report.

Rezoning:

The owner wishes to rezone the subject property from Core Commercial (C1), to Mixed Use Apartment 6 Rental (MU6R), to permit a six-storey building with a floor space ratio of 2.5. The proposal includes four commercial retail units on the ground floor, and 45 rental apartment units (25 one-bedroom and 20 two-bedroom units), 198 m² (2,131 ft²) of common outdoor amenity space and 75 m² (807 ft²) of common indoor amenity area. A site plan is provided in Attachment E.

The proposal includes 35 residential parking spaces, 14 commercial spaces, and one loading space, all accessed from 55B Street. The proposal would meet the Zoning Bylaw requirements for commercial and residential parking and loading spaces, bicycle

parking, accessible spaces and electric vehicle charging infrastructure. Variances for lot area, side setbacks, parkade ramp slope and common outdoor amenity space are discussed below.

This would be the first property zoned MU6R since the zone was created in 2025 as part of Delta's Housing Accelerator Fund action plan.

Development Variance Permit:

The owner is requesting a development variance permit to vary the following bylaws:

1. "Delta Zoning Bylaw No. 7600, 2017":

- a) Section 6.2.5, by allowing stairs, ramps and retaining walls to project 2.4 m (8 ft) into the 19.5 m (64 ft) Special Setback from Street Centrelines. The stairs and ramps provide a transition from the podium onto the 56 Street sidewalk, and the projections do not impact the sidewalk or proposed street trees.
- b) Section 7.7.3(a), by decreasing the minimum required Common Outdoor Amenity Space from 270 m² (2,906 ft²) to 198 m² (2,131 ft²), equivalent to reducing the requirement from 6 m² (65 ft²) per dwelling unit to 4.4 m² (47 ft²) per dwelling unit. The request is reasonable given the potential for outdoor café seating on the ground floor podium, the high-quality design of the residents' rooftop amenity area and the oversized indoor common amenity area.
- c) Section 8.5.9(a), by allowing a parking structure access ramp with a maximum grade of 5% for the first 4.5 m (15 ft) from the street frontage lot line, instead of a maximum grade of 2% for the first 6 m (20 ft). The owner's transportation consultant determined the increased ramp slope would not result in any negative impacts to traffic safety or sightlines. It was noted that Delta's ramp requirements are more conservative than others in the region, and that the proposal would meet the requirements of other local municipalities. This request has also been granted by Council for other six-storey residential projects including LU009687, Brixton Apartments on 84 Avenue.
- d) Section 15.41.5, by decreasing the minimum required interior side setbacks from 1 m (3 ft) on the ground level and 5 m (16 ft) at upper levels, to 0 m for both the north and south sides. The proposed building would directly abut the building immediately south of the subject property at 5599 14B Avenue, which was developed in 2011 with 0 m interior setbacks in anticipation of this future development pattern along 56 Street. A new image is proposed for the exposed north wall (see north elevation in Attachment F).
- e) Section 15.41.7, by decreasing the minimum required lot area from 2,000 m² (21,528 ft²) to 1,498 m² (16,124 ft²) to enable this proposal on the existing lot, without requiring lot consolidation with adjacent parcels. The double fronting lot configuration ensures that expectations for site access and parking are still met, despite the reduced lot size.

2. "Delta Development and Subdivision Standards Bylaw No. 8288, 2024":

- a) Drawing L2.22 (Local Road Standard) of Schedule C, which would require a 5 m (16 ft) dedication to achieve a 20 m (66 ft) wide road on 55B Street. The owner is requesting that Council accept the current 9.3 m (31 ft) road width to remain in alignment with the properties to the south and to allow 55B Street to continue to

function as a rear lane servicing the properties fronting 56 Street. The variance request is limited to 55B Street, and all requirements for road dedication and upgrades would be provided on 56 Street.

Development Permit:

The proposed six-storey building is a contemporary design with commercial ground floor podium and residential units above. By aligning the development with the neighbouring south building, the massing establishes a cohesive urban frontage along 56 Street. The inclusion of street-fronting commercial uses allows the current commercial character to be retained, also establishing a precedent for future mixed-use developments along this corridor. Architectural elevations and renderings are provided in Attachment F.

The proposal would further enhance the pedestrian experience on 56 Street by providing the opportunity for cafe seating on the podium, new tiered landscaping from the building down to the street, new wider sidewalks, boulevard planting, street trees and street lighting. Relocating all access, parking, and deliveries to the rear of the property would further enhance the pedestrian realm by removing vehicles and driveway crossings from the streetscape.

Approval of the development permit for this application is delegated to the General Manager, Development, and the owner would be required to enter into a Section 219 covenant to address building design and landscaping requirements. Staff will continue to work with the applicant on minor refinements to the architectural and landscaping plans before the covenant is finalized.

Tree Retention, Removal, Replacement and Landscaping:

There are no trees on the subject property, and four trees on adjacent properties, all of which are proposed to be retained. Tree planting and landscaping along the front and rear of the site would enhance the existing streetscapes. Three new street trees would be provided on 56 Street.

The rooftop amenity area would include programmed areas for outdoor cooking and dining, and clusters of seating areas. A copy of the landscape plan is provided in Attachment G. The owner would be required to provide a landscaping security deposit and enter into a landscaping and tree planting covenant.

Traffic Impacts:

The owner has submitted a Traffic Impact Assessment prepared by Bunt and Associates Ltd. to evaluate the anticipated traffic volumes generated by the proposed development and other recently approved and proposed developments in the area. It is available on the Let's Talk Delta website (<https://letstalk.delta.ca/lu009955>).

The study indicated that the proposed development is expected to generate 94 vehicle trips in the AM peak hour and 60 vehicle trips in the PM peak hour. Typically, peak hour trip generation of 100 vehicle trips or fewer is not expected to have a material impact on the adjacent street network, therefore the proposed development is not anticipated to result in any operational issues or road network upgrades.

Implications:

Financial Implications – The proposed development would increase the tax base in Delta. The Parks, Recreation and Culture Amenity Contribution Policy does not apply to purpose-built rental apartment projects.

Interdepartmental Implications – The owner would be required to comply with the regulations as set out in the “Delta Development and Subdivision Standards Bylaw No. 8288, 2024” and enter into a Development Agreement, provide both road dedication and a statutory right-of-way for future road widening and public access on 56 Street and a statutory right-of-way for a water meter chamber. Undergrounding of overhead utilities is required on the development frontage (i.e. 55B Street). The proposed variance for the road dedication on 55B Street is acceptable to the Engineering Department. Subject to Council’s consideration of this development proposal and approval of the road dedication variance on 55B Street, the General Manager of Engineering would also accept the variance for a modified pavement width on 55B Street from 9.0 m to 6.0 m and accept the driveway access and perpendicular parking configuration from 55B Street.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the 45 net new units would contribute towards achieving the required 3,607 units, including much needed market rental units. Occupancy must be achieved prior to September 30, 2028 in order to be counted towards the Housing Target Order.

The Delta School Board estimates that the enrollment yield from the proposed development is estimated to be within the operating capacity of nearby schools.

▪ **CONCLUSION:**

The owner has applied to rezone the subject site from Core Commercial (C1), to Mixed Use Apartment 6 Rental (MU6R) to permit a six-storey market rental apartment building. It is recommended that Bylaw No. 8574 be given first, second and third readings and that Development Variance Permit LU009955 be received.



Anne Berry, RPP, MCIP
General Manager, Development

Department submission prepared by: Janet Zazubek, Planner
JZ/ja

This report has been prepared in consultation with the following listed department.

Concurring Department		
Department	Name	Signature
Engineering	Steven Lan	SL

▪ **ATTACHMENTS:**

- A. Bylaw No. 8574
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Public Consultation Summary
- E. Site Plan
- F. Elevations and Renderings
- G. Landscape Plan

CITY OF DELTA

BYLAW NO. 8574

A Bylaw to amend “Delta Zoning Bylaw No. 7600, 2017”

As required by the *Local Government Act*, the Council of the City of Delta posted and published notice of its intention to consider first, second and third readings of the Bylaw.

The Council of the City of Delta in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “**Delta Zoning Bylaw No. 7600, 2017 Amendment (LU009955) Bylaw No. 8574, 2026**”.
2. The Zoning Maps in Section 22.1 of “Delta Zoning Bylaw No. 7600, 2017”, as amended, are hereby further amended to reflect the following rezoning:

Civic: 1505 56 Street

PID: 001-549-162

Legal: Lot 2 Except Part Highway Statutory Right of Way Plan 46370, Block 11, Section 10 Township 5 New Westminster District Plan 16219

Being the “Subject Property” as shown in Schedule “A” attached to and forming part of this Bylaw.

From: Core Commercial Zone (C1)

To: Mixed Use Apartment 6 Rental Zone (MU6R)

READ A FIRST time the

day of

, 2026.

READ A SECOND time the

day of

, 2026.

READ A THIRD time the

day of

, 2026.

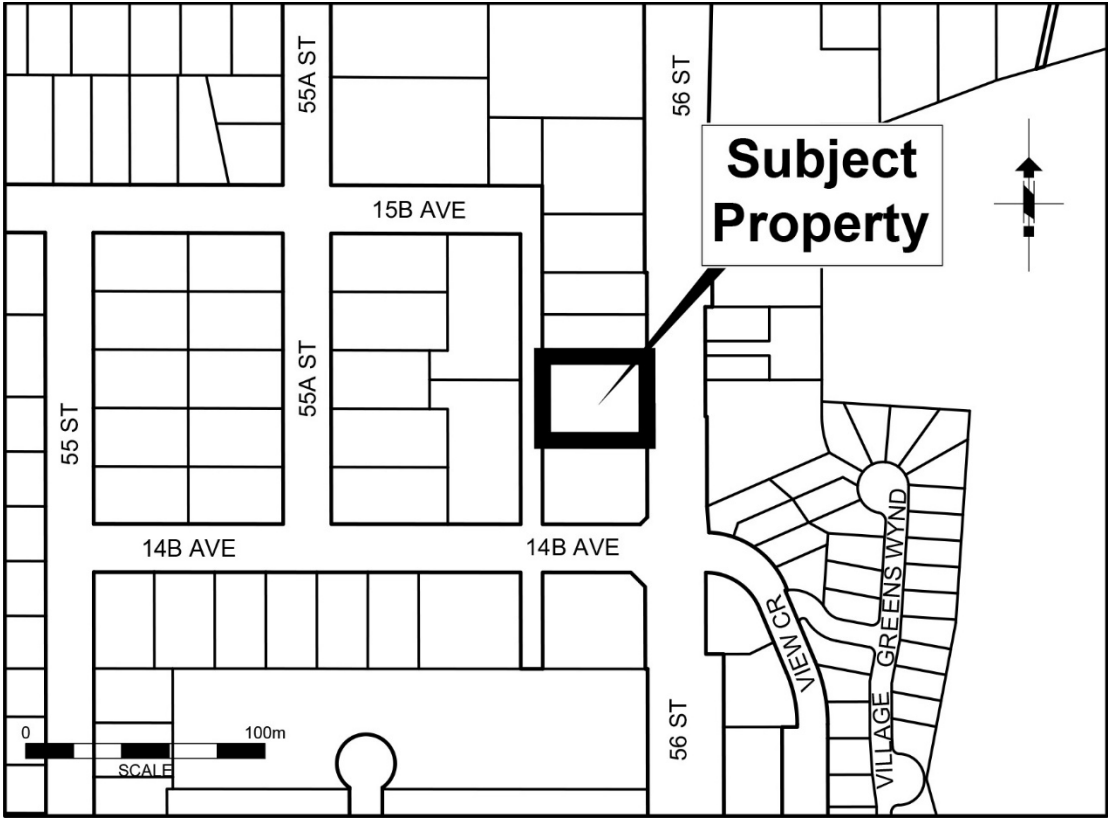
FINALLY CONSIDERED AND ADOPTED the

day of

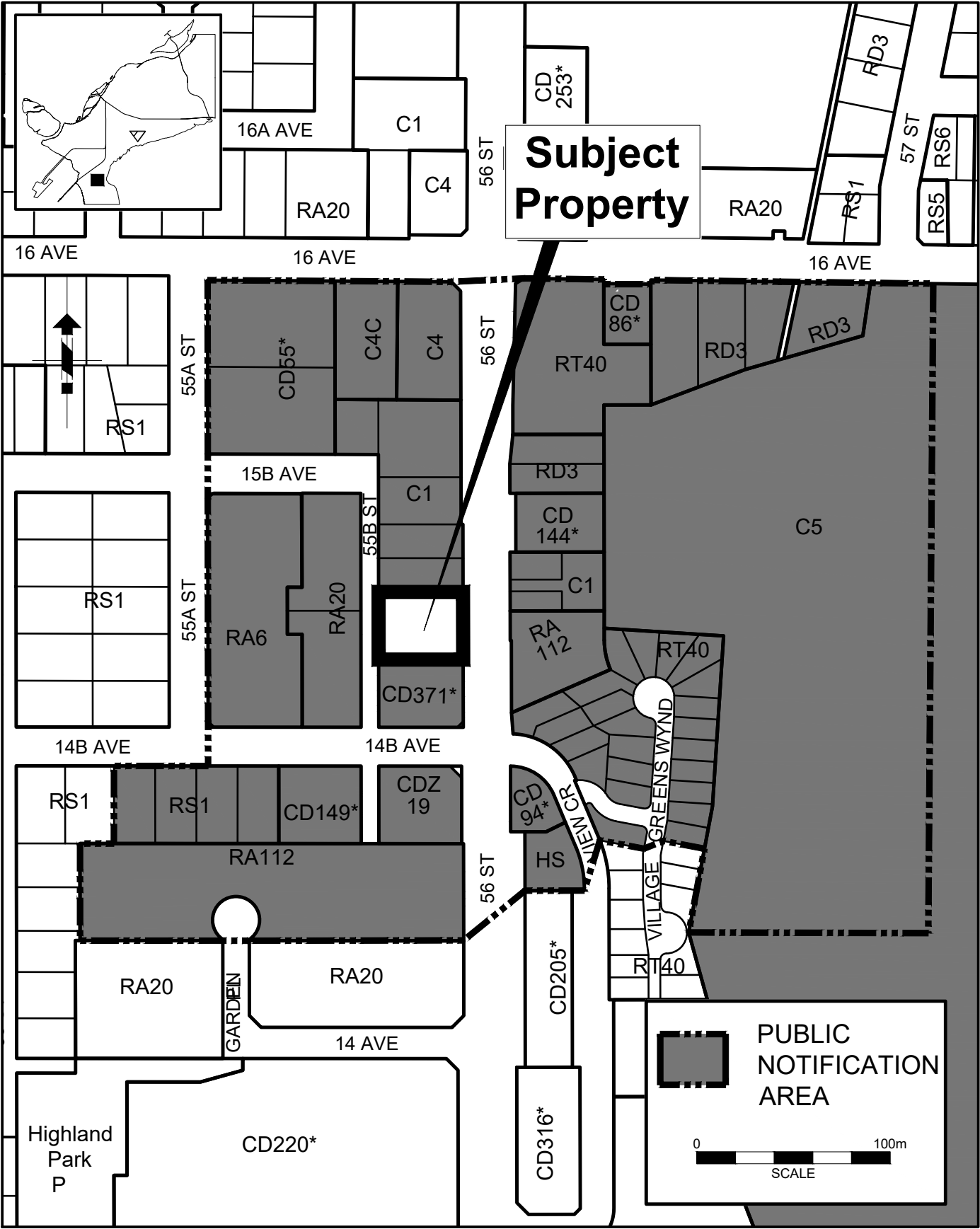
, 2026.

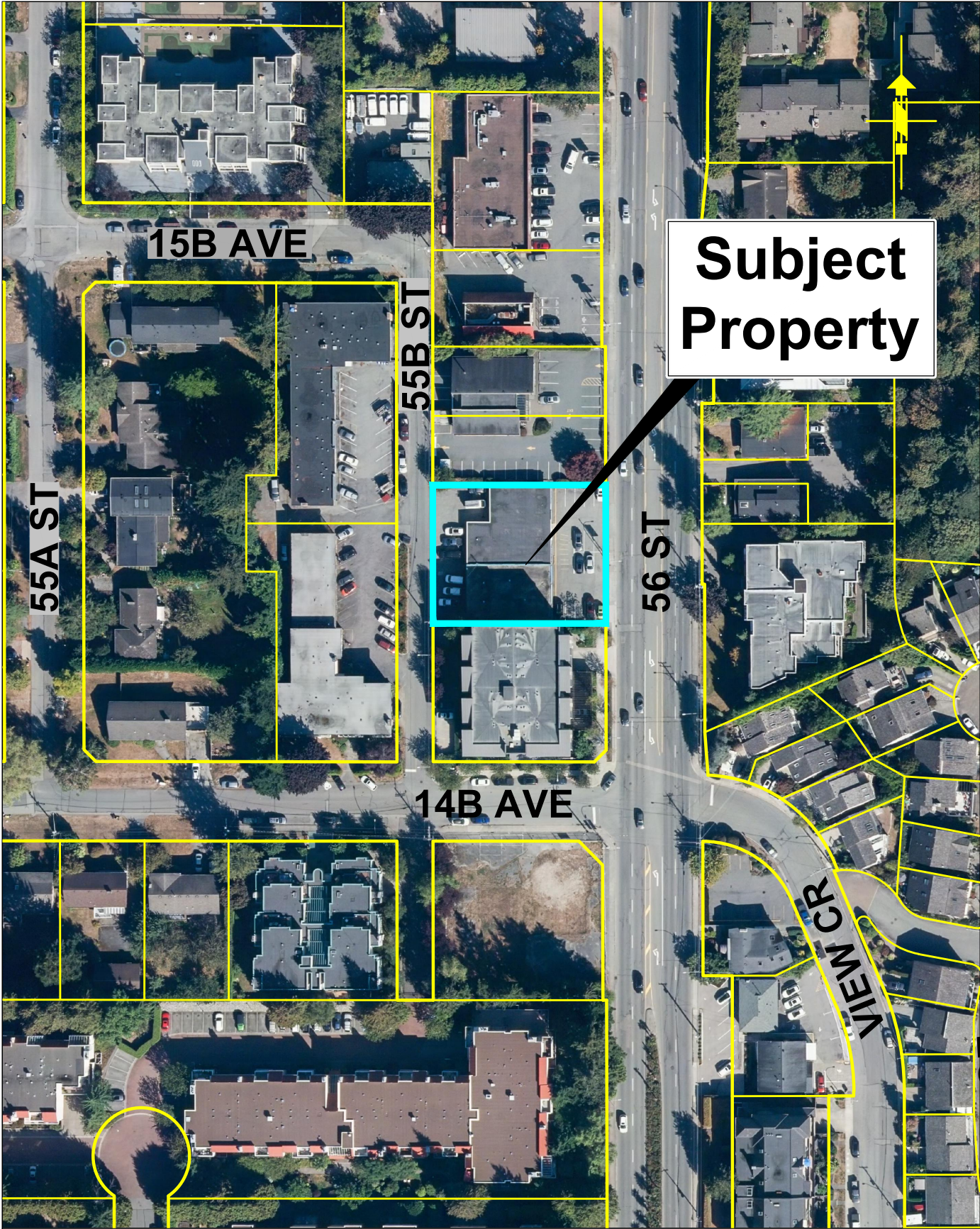
George V. Harvie
Mayor

Hanieh Berg
Corporate Officer



This is Schedule “A” to
“Delta Zoning Bylaw No. 7600, 2017 Amendment (LU009955) Bylaw No. 8574, 2026”





Project Data for 1505 56 Street (LU009955)

Owner	Malcolm Centre Holdings Inc.	
Applicant	BURO47 Architecture Inc.	
Application Date	November 26, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Neighbourhood Centres & Corridors (NC)	No change
Development Permit Area	Entrance to Tsawwassen (SD1B)	Entrance to Tsawwassen (SD1B)
Zoning	Core Commercial Zone (C1)	Comprehensive Development Zone 69 (CDZ69)
No. of Lots	1	No change
Lot Area	1,534 m ² (16,512 ft ²)	1,498.9 m ² (16,134 ft ²)* Road dedication: 35.1 m ² (378 ft ²) *variance required
Lot Width	35.1 m (115 ft)	No change
Average Lot Depth	43.7 m (143 ft)	42.7 m (140 ft)* *following road dedication
Total number of dwelling units	None	45 Units
Total commercial floor space	455 m ² (4,898 ft ²)	675 m ² (7,265 ft ²)
	Permitted under C1 Zone	Permitted under MU6R Zone
Maximum Density	No maximum FSR	No maximum FSR
Maximum No. of Storeys	No maximum	6
Maximum Building Height:	11 m (36 ft)	24 m (79 ft)
Maximum Lot Coverage	No maximum	No maximum
Special Setback to Centreline of 56 Street	19.5 m (64 ft)	No change
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
Common Amenity Space: Indoor: Outdoor:	50 m ² (538 ft ²) 270 m ² (2,906 ft ²)	75 m ² (807 ft ²) 198 m ² (2,131 ft ²)* *variance required
Off-street Parking: Commercial Residential Visitors Loading	11 spaces 34 spaces Not required 1 space	14 spaces 35 spaces Not required 1 space

Variances	Required	Proposed
Zoning Bylaw: Section 6.2.5 Special Setbacks from Street Centrelines Section 7.7.3(a) Common Outdoor Amenity Space Section 8.5.9(a) Entrance Ramp Grade Section 15.41.5 Setbacks, Interior side Section 15.41.7 Minimum lot size	19.5 m (64 ft) Projections not permitted 270 m² (2,906 ft²) Maximum grade of 2% for the first 6 m (20 ft) from the street frontage lot line. 1 m (3 ft) for ground level 5 m (16 ft) for all other storeys 2,000 m² (21,528 ft²)	19.5 m (64 ft), with stairs, ramps and retaining walls projecting by 2.4 m (8 ft) 198 m² (2,131 ft²) Maximum grade of 5% for the first 4.5 m (15 ft) from the street frontage lot line. 0 m 1,498 m² (16,134 ft²)
Development & Subdivision Standards Bylaw: Drawing L2.22	5 m (16 ft) dedication to achieve a 20 m (66 ft) wide road on 55B Street	Accept current 9.3 m (31 ft) wide local road on 55B Street
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 4</u> 0 on-site and 4 off-site trees <u>Trees to be Removed: 0</u> <u>Trees to be Retained: 4</u> 4 off-site trees	<u>Replacement:</u> None required	<u>Replacement:</u> 5 trees to be planted <u>Retention Security:</u> \$10,000 for 4 trees <u>Landscape Security:</u> To be determined by an estimate accepted by the General Manager, Development.

Proposed Rezoning and Development Permit Application at 1505 56 Street

Delta

Consultation Process

The consultation process for this application was endorsed by Council at the January 19, 2026, Regular Council Meeting. All components of the Council-endorsed consultation process have been completed

Public Engagement Summary

Two public notice signs were installed on 55B and 56 Streets on March 17, 2026. The Let's Talk Delta website, "Malcom Centre Mixed-Use Building on 56 Street" was published on March 18, 2026. A public notification letter about the development application and public information meeting was sent to neighboring residents on March 20, 2026.

The Public Information Meeting (PIM) was held on April 9, 2026, at the South Delta Secondary School. Prior to the PIM, advertisements were published in the Delta Optimist on April 2 and April 9, 2026, to advise the public about the PIM and Let's Talk Delta website (<https://letstalk.delta.ca/lu009955>) for the development application. In addition, staff also published posts across Facebook, and Instagram on March 25, 2026.

The following provides a summary of the engagement during that period:

- 10 people attended the PIM
- 4 people filled out comment sheets in person
- 512 total website visits
- 17 people completed the online survey

Consultation Summary

In reviewing the correspondence from the public, three common themes were identified and are summarized below. While a majority of respondents expressed support for the proposed development.

1. **Good location for density**

The predominant comment was that rental housing is needed in Tsawwassen and this location was appropriate for this proposal.

2. **Insufficient parking**

Concerns regarding the proposed parking spaces at less than 1 per unit, as well as the lack of visitors parking spaces. Several people suggested increased street parking on 56 Street could be provided. Staff note that the proposal meets or exceeds all zoning bylaw requirements for rental residential and commercial parking and loading spaces. Visitor parking is not required for rental buildings; however, the 13 commercial spaces may be used as visitor parking after business hours.

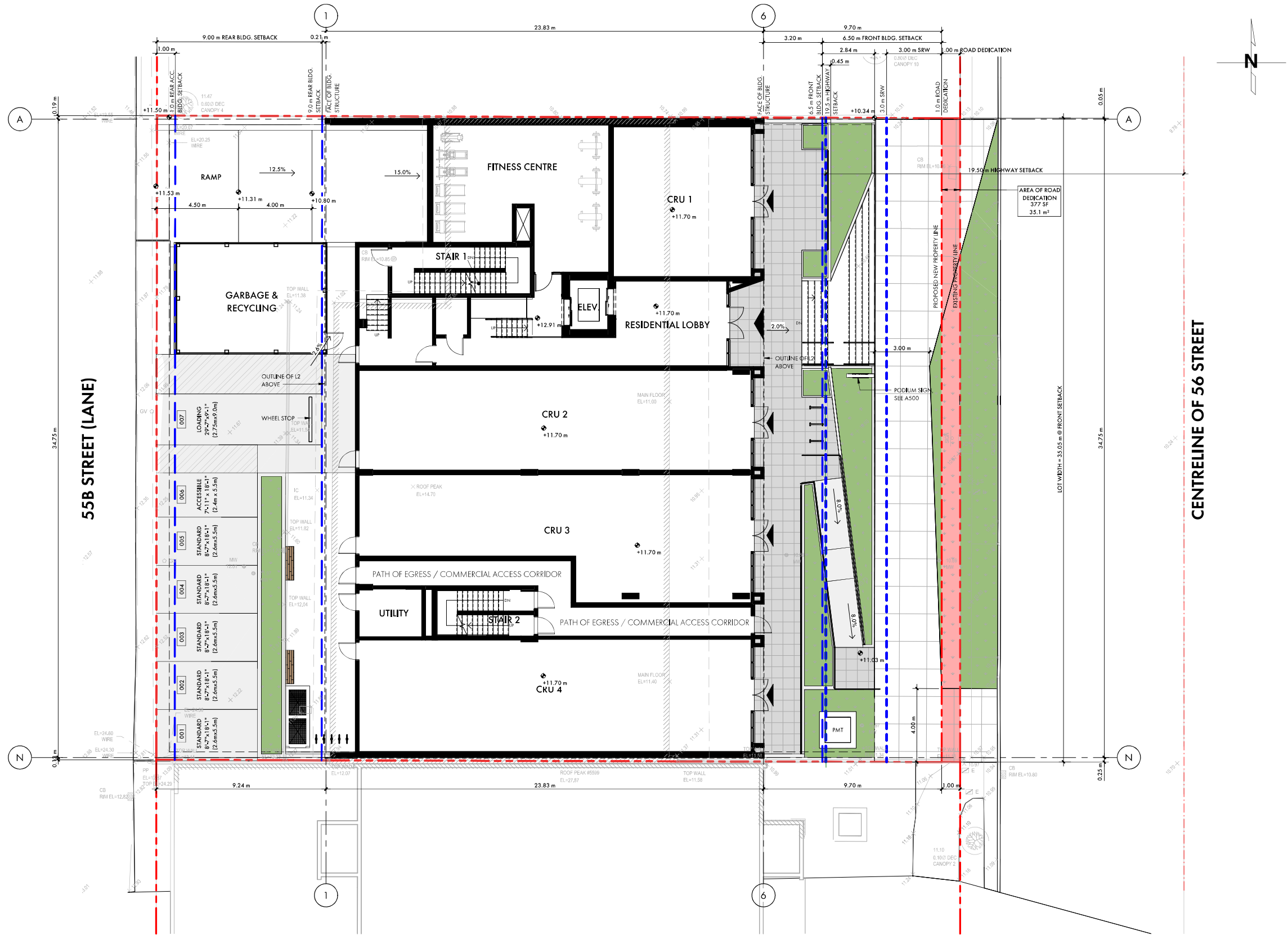
3. **Height, massing and design**

Neighbouring residents noted that the current design was different than existing buildings

Consolidation Summary
Proposed Rezoning and Development Permit Application at 1505 56 Street

Delta

and out of character for the neighbourhood. Several people noted that the building appears cold and imposing and did not reflect the beach character of Tsawwassen. Some people noted that while the proposal is very different from the current strip mall, the proposed building is considered an improvement for the area.



NOTE:
• SURVEY SHOWN AS HALFTONE BACKGROUND.
• REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND OUTDOOR AMENITY SPECIFICATIONS.

SITE PLAN

BÜRO47
architecture inc

4777 Delta Street
Delta BC V4K 1V7
1 604 943 1213
www.BURO47.com



Comments

REVISIONS

No. Date Notes

DRAWING ISSUES

No.	Date	Notes
1	2025-11-07	REQUIRED FOR DEVELOPMENT PERMIT
2	2026-01-26	REQUIRED FOR DEVELOPMENT PERMIT
3	2026-03-09	REQUIRED FOR DEVELOPMENT PERMIT
4	2026-05-07	REQUIRED FOR DEVELOPMENT PERMIT

Project ID: 2408 MALC

Drawn By: AD / ND

Checked By: WW

Date: 2026-01-26

Plot Date: 2026-05-07 5:01:58 PM

Comments



Project Title:

MALCOLM CENTRE
1505 56 Street Delta, BC

Sheet Title:

SITE PLAN

Scale:

1 : 100

Sheet No.:

A100



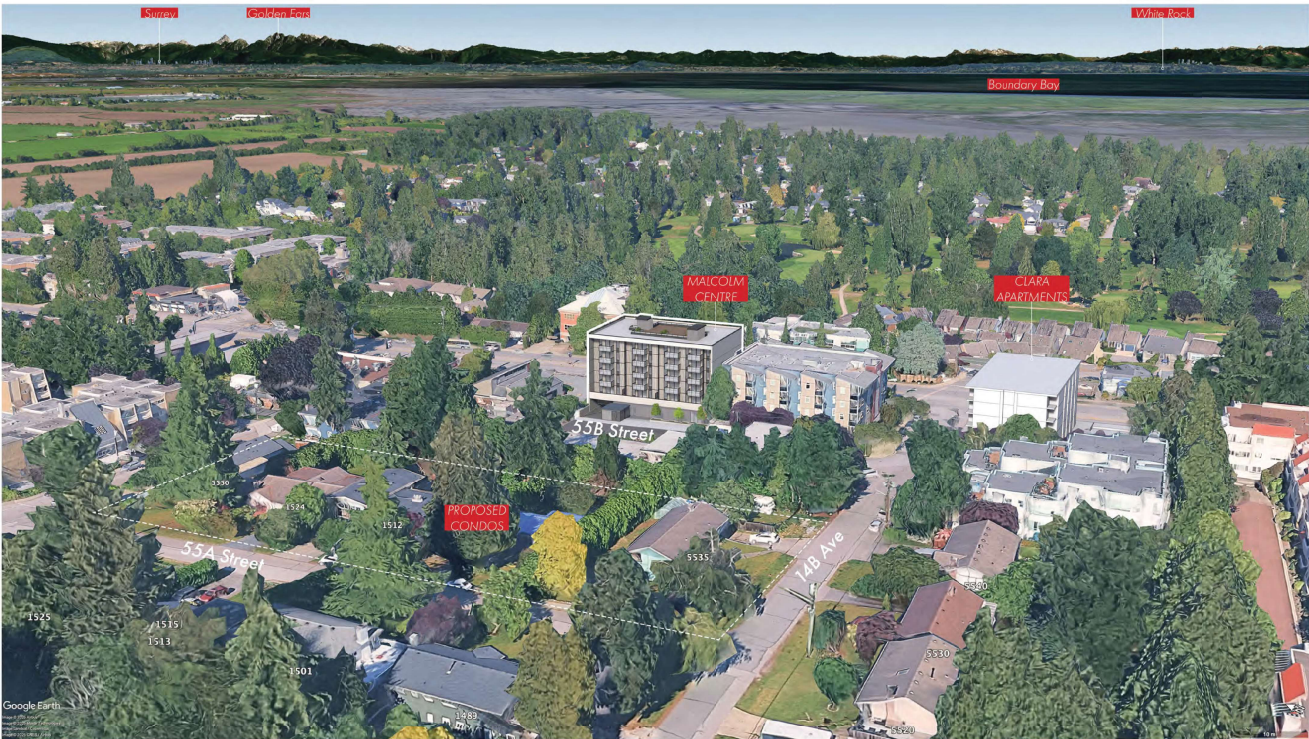
AERIAL VIEW, LOOKING OVER 56 ST TOWARDS SOUTHWEST



EAST PERSPECTIVE FROM 56 STREET



WEST PERSPECTIVE FROM 55B STREET



AERIAL VIEW, LOOKING OVER 55A ST AND 14B AVE TOWARDS NORTHEAST

SITE PERSPECTIVES

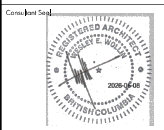
BÜRO47
architecture inc
4777 Delta Street
Delta BC V4K 1V7
1 604 943 1213
www.BURO47.com

Client	VALUE PROPERTY GROUP
Consultants	

REVISES	No.	Date	Notes

DRAWING ISSUES	No.	Date	Notes
	1	2025-11-07	ISSUED FOR DEVELOPMENT PERMIT
	2	2026-01-26	REVISED FOR DEVELOPMENT PERMIT
	3	2026-03-09	REVISED FOR DEVELOPMENT PERMIT
	4	2026-05-07	REVISED FOR DEVELOPMENT PERMIT

Project ID	2408 MALC
Drawn By	AD
Checked By	VW/TV
Date	2026-01-26
Plot Date	2026-05-07 5:01:53 PM



Project Title	MALCOLM CENTRE 1505 56 Street Delta, BC
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Sheet Title	SITE PERSPECTIVES
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Scale	
Sheet No.	A003



DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L-0.00	COVER SHEET	NTS
L-1.01	LANDSCAPE PLAN - G/F	1:100
L-1.02	PLANTING PLAN - G/F	1:100
L-1.03	LANDSCAPE PLAN - R/F	1:100
L-1.04	PLANTING PLAN - 2/F	1:100
L-1.05	SOIL VOLUME DIAGRAM	1:100
L-2.01	SECTIONS	1:50
L-3.01	DETAILS	1:10
L-3.02	DETAILS	1:10

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
- All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
- Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
- All trees to be staked in accordance with CNLA Standards.
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.

OFF-SITE PLANTING NOTES

- Street tree final spacing and quantity to the approval of CoD Engineering.
- Street tree final species to the approval of CoD.
- Approved root barrier to be installed per CoD standard.
- Call Park Board for inspection after tree planting.

ADDITIONAL NOTES

- All sidewalks between curb and property line are to be reconstructed fully at the applicant's expense.
- This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/ or your Engineering Building Site Inspector for details.
- Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade.

IRRIGATION NOTES

- All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IIABC Standards.
- Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
- Irrigation system is a design-build. Landscape contractor to provide irrigation design layout for review by Landscape Consultant for approval.
- No visible irrigation lines will be accepted.
- All irrigation boxes to be equipped with quick couplers.
- Irrigation controller to be located in mechanical room.

LEGEND

01	CIP CONCRETE
02	FEATURE PAVER
03	HYDRAPRESSED SLAB
04	GRAVEL FOR ROOF
05	POUR IN PLACE RUBBER SAFETY SURFACE
	ASPHALT REFER TO CIVIL
	SHRUB PLANTING
	HEDGES
	GREEN ROOF

DRAWING KEY

— — — — —	PROPERTY LINE
— — — — —	SETBACK
- - - - -	GUARDRAIL
- - - - -	HANDRAIL
▲	PEDESTRIAN ENTRANCE
▲	VEHICULAR ENTRANCE

LIGHTING LEGEND

SL	STEP LIGHT
BL	DOWN LIGHT
CL	CATENARY LIGHT

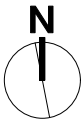
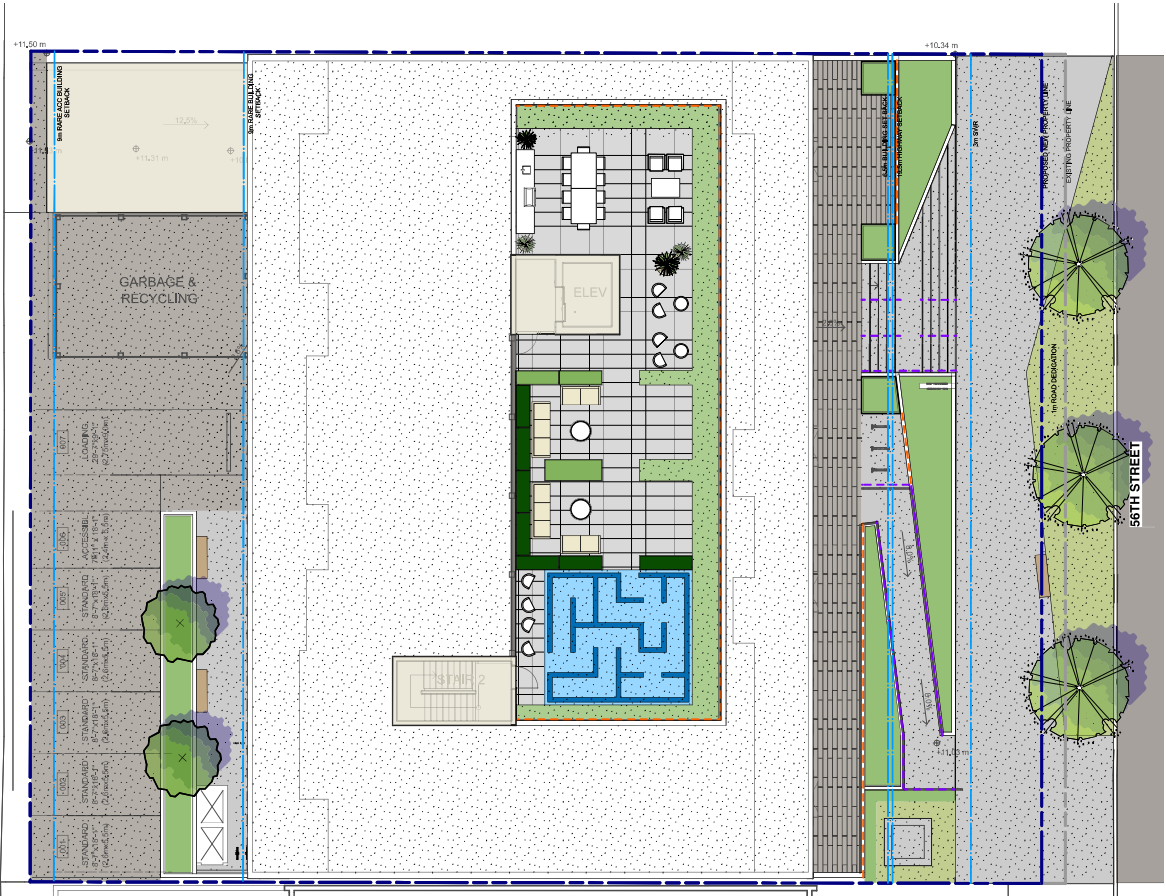
LEGEND

+	STUB OUT/ POINT OF CONNECTION
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PLANT LIST -ON SITE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	2	Cornus x "Starlight"	starlight dogwood	6cm caliper, B&B,
	3	Fagus sylvatica 'Dawycck's Gold'	Dawycck's Gold Beech	6 cm cal., B&B

SHRUBS,GROUNDCOVERS, GRASSES, FERNS & VINES	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
Au	493	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#2 pot / 24" O.C.
Ag	145	Azalea 'Gumpo White'	Gumpo White Azalea	#1 pot / 18" O.C.
Ah	17	Azalea 'Hino-Crimson'	Hino-Crimson Azalea	#2 pot / 24" O.C.
Es	24	Erica carnea	Spring Heath	#1 pot / 18" O.C.
Ew	3	Erica carnea 'Springwood White'	Springwood White Heather	#1 pot / 16" O.C.
Hb	9	Hydrangea macrophylla 'Blushing Bride'	Endless Summer® Blushing Bride Hydr	#3 Pot / 36" O.C.
Lg	32	Lavandula x intermedia 'Grosso'	Fat Bud French Lavender	#2 pot / 24" O.C.
P	90	Pachysandra terminlis	Japanese spurge	#3 pot,12" o.c.
Rhk	12	Rhododendron 'Ken Janeck'	Pink Rhododendron	#2 pot
Sp	14	Salix purpure 'nana'	dwarf Arctic willow	#2 pot, 30" o.c.
Sg	25	Senecio greyi	Daisy bush	#2 pot/ 30" O.C.
T	36	Taxus x media 'Hillii'	Hillii's Yew	4' ht B&B



2	2026-05-08	Issued for R2/DP
1	2025-11-05	Issued for R2/DP

rev:	date:	item:	by:
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Revisions:

Stamp:



DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 • 1637 West 5th Avenue Vancouver B.C., V6J 1N5
P 604.684.4611 | F 604.684.0577 | www.dkllbc.ca

Client:



Project:

MALCOLM CENTRE

1505 56TH STREET, DELTA,
BC

Drawn by: KY

Checked by: SV

Date: 5 NOV 2025

Scale: NTS

Drawing Title:

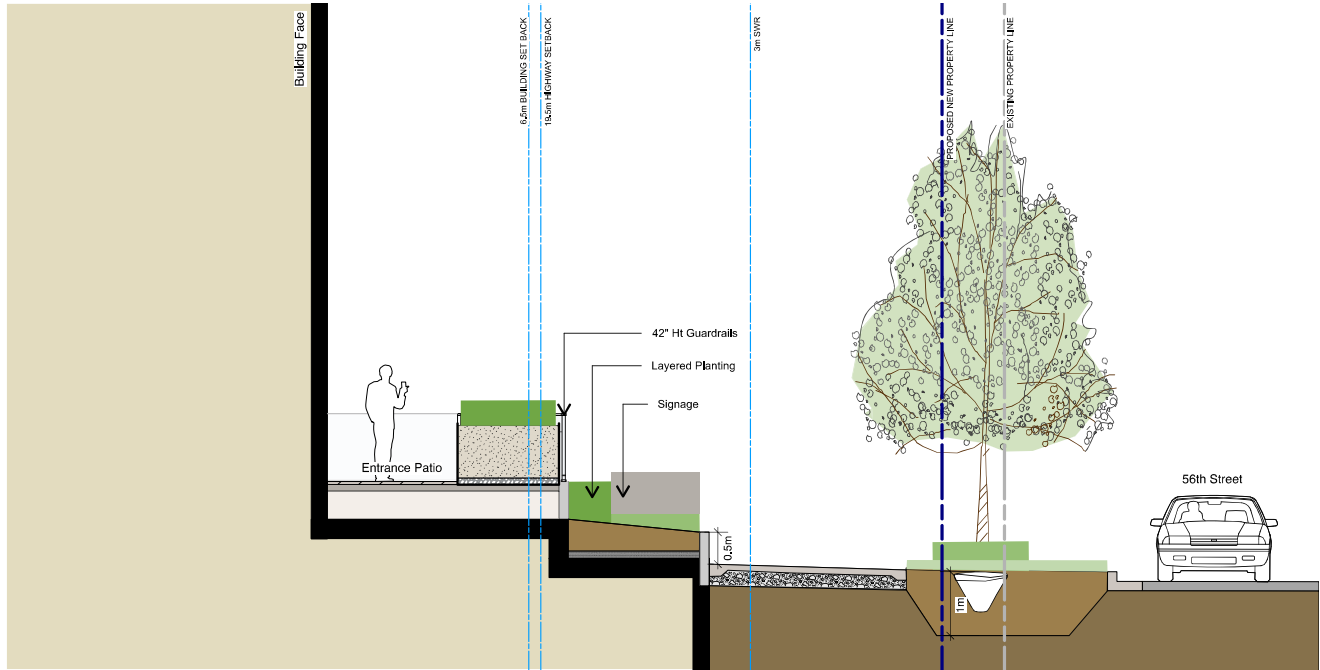
COVER SHEET

Project No.:

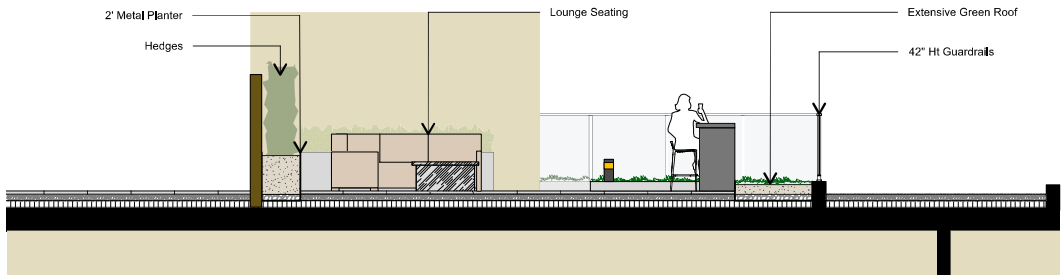
24064

Sheet No.:

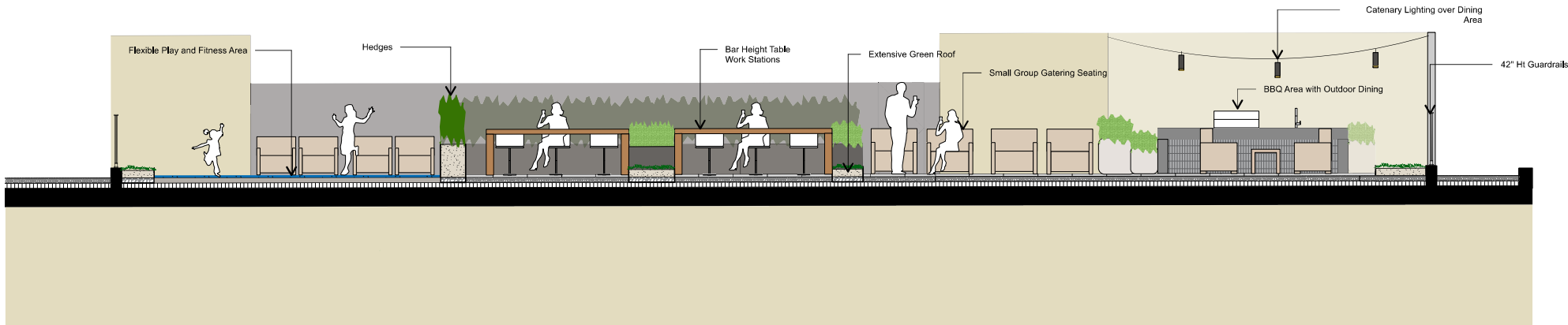
L-0.00



1
L-2.01
SECTION ALONG MAIN ENTRANCE AND 56TH STREET
Scale = 1:50



2
L-2.01
ROOF SECTION- WEST AND EAST
Scale = 1:50



3
L-2.01
ROOF SECTION- NORTH AND SOUTH
Scale = 1:50

2	2026-05-08	Issued for RZ/DP
1	2025-11-05	Issued for RZ/DP

no.:	date:	item:	by:
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Revisions:

Stamp:

dk
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SECTIONS

Project No.:

24064

Sheet No.:

L-2.01