

ZONING:
EXISTING: CD
PROPOSED: CD

LEGAL ADDRESS:
LOT 2, TOWNSHIP 5, NWD, PLAN EPP113092

CIVIC ADDRESS:
1050 54A AVE, DELTA BC

SITE AREA:
GROSS SITE AREA: 10 795.50 M² (116 201.79 F²)
DEDICATION 122.40 M² (1 317.50 F²)
NET SITE AREA: 10 673.10 M² (114 884.29 F²)

SITE AREA AFTER SUBDIVISION:
PHASE 1: 5 871.56 M² (63 200.90 F²)
PHASE 2: 4 801.54 M² (51 683.39 F²)

PHASE 2: SITE COVERAGE
IMPERMEABLE AREA:
PROPOSED
DRIVEWAY/PARKING 1 024.81 M²
CONCRETE PATIO 45.24 M²
WALKWAY 458.38 M²
BUILDING 1 870.88 M²
PMT PAD/VENTS/
REFUSE/CONC.PLANTER 62.52 M²
TOTAL 3,461.83 M² (72.10%)

PERMEABLE AREA:
PROPOSED
DRAINAGE GRAVEL 81.10 M²
PERMEABLE PAVERS/
INCL. WALKWAYS. 325.35 M²
LANDSCAPED AREA 934.98 M² (10,064 F²)
TOTAL 1,341.43 M² (27.94%)

PHASE 2 BUILDING SITE COVERAGE: 44.9% [INCL. DECKS+CANOPIES(2158.23÷4801.54)]

PROPOSED SETBACKS
NORTH PL TO BLDG = 4.5M (PL TO DECK =1.6M)
EAST PL TO BLDG = 6.0M (PL TO DECK = 4.2M)
SOUTH PL TO BLDG = 6.5M (PL TO PROJECTION = 4.8M)
WEST - LEVEL 1 PL TO BLDG = 4.0M (PL TO COVERED WALKWAY = 3.0M)
WEST - LEVEL 2-L6 PL TO BLDG = 5.6M (PL TO PROJECTION^{ROOF}= 4.6M)

GROSS FLOOR AREA
(TO EXTERIOR FACE OF SHEATHING PER COD BYLAW)
LEVEL 1 1 830.18 M² (19 699.90 F²) (*INCL COMMUNITY CENTRE @ 786.21 M²)
LEVEL 2 1 746.58 M² (18 800.00 F²)
LEVEL 3 1 746.58 M² (18 800.00 F²)
LEVEL 4 1 746.58 M² (18 800.00 F²)
LEVEL 5 1 746.58 M² (18 800.00 F²)
LEVEL 6 1 746.58 M² (18 800.00 F²)
TOTAL 10 563.06 M² (113 699.90 F²)

U/G PARKADE 3,708.97 M² (39,922.98 F²)

KINVILLAGE SENIORS
AFFORD.RENTAL- PH2

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

PHASE 2 FSR
2.20 (NEW BLDG/NET SITE AREA)
(10 563.06 / 4 801.54)

DENSITY
143 UNITS MAX

PHASE 2 BUILDING EFFICIENCY:
(PER BC HOUSING): 80.8 % (*EXCL COMMUNITY CENTRE @ 786.21 M²)

PHASE 2 BUILDING HEIGHT
21M (68FT) - 6 STOREY ABOVE GRADE; 1 STOREY U/G PARKADE

PHASE 2 NUMBER OF UNITS: 143

PARKING STALLS PROVIDED

PHASE 1:

RESIDENTS 76 (22 SM; 4 ACC; 2 VAN ACCESS)
(74 U/G; 2 SURFACE)
VISITOR 15 (8 SM STALLS; 1 VAN ACCESS)
(10 U/G; 5 SURFACE)
SMALL STALLS (30)
ACC (4)
VAN ACCESS (3)

TOTAL PH 1: 93 STALLS

COMBINED PHASE 1+2 PARKING

RESIDENTS: 0.5x295 UNITS (PH1 152 UNITS) = **148** (32 SM STALLS / 21.6%; 8 ACC + 4 VAN ACC / 8.1%)
VISITORS: 0.1x295 UNITS (PH1 152 UNITS) = **30** (8 SM STALLS / 26.7%; 2 VAN ACC / 6.7%)
ADD'L VISITORS: = **3**
COMM.CENTRE: 3 STALL PER 100 SM = **24** (1 VAN ACCESS / 4.2%)

GROSS: 205
SMALL STALLS: 40 (20%)
ACC: 8
VAN ACC: 7

LOADING PROVIDED

PHASE 1:

1 AT GRADE (DOUBLES AS HANDYDART STALL)

BICYCLE PARKING PROVIDED

PHASE 1:

30 STALLS (20% OF UNIT COUNT)

SCOOTER PARKING PROVIDED

PHASE 1:

23 STALLS (15% OF UNIT COUNT)

PHASE 2:

RESIDENTS 72 (10 SM STALLS; 4 ACC; 2 VAN ACCESS)
(70 U/G; 2 SURFACE)
VISITOR 18 (1 VAN ACC)
(18 U/G)
SMALL STALLS (10)
ACC (5)
VAN ACCESS (3)

COMM. CENTRE 24 (1 VAN ACCESS)

TOTAL PH 2: 114 STALLS

PHASE 2:

1 AT GRADE (DOUBLES AS HANDYDART STALL)

PHASE 2:

23 STALLS (16% OF UNIT COUNT)

PHASE 2:

23 STALLS (16% OF UNIT COUNT)

UNIT COUNT

	1BED-AD	1BED-AC	2BED-AD	TOTAL
LEVEL 1	11	2	0	13
LEVEL 2	22	2	2	26
LEVEL 3	22	2	2	26
LEVEL 4	22	2	2	26
LEVEL 5	22	2	2	26
LEVEL 6	22	2	2	26
TOTAL	121(84.6%)	12 (8.4%)	10 (7.0%)	143

(131 ADAPTABLE UNITS (AD) PER BCBC 2024
12 ACCESSIBLE UNITS (AC) PER BCBC 2024

INDOOR/OUTDOOR AMENITY: SEE SHEET A0.4

REV	DATE	DESCRIPTION	BY
	MAY 14, 2026	RE-ISSUED FOR REZONING/DP	
	MAY 11, 2026	RE-ISSUED FOR REZONING/DP	
	APR 23, 2026	RE-ISSUED FOR REZONING/DP	
	MAR 11, 2026	RE-ISSUED FOR REZONING/DP	
	NOV. 3, 2025	CLARIFICATIONS FOR CITY	EK
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE: 1/4" = 1'-0"
MAR 11, 2026

SYNOPSIS
2404

1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS



A0.3

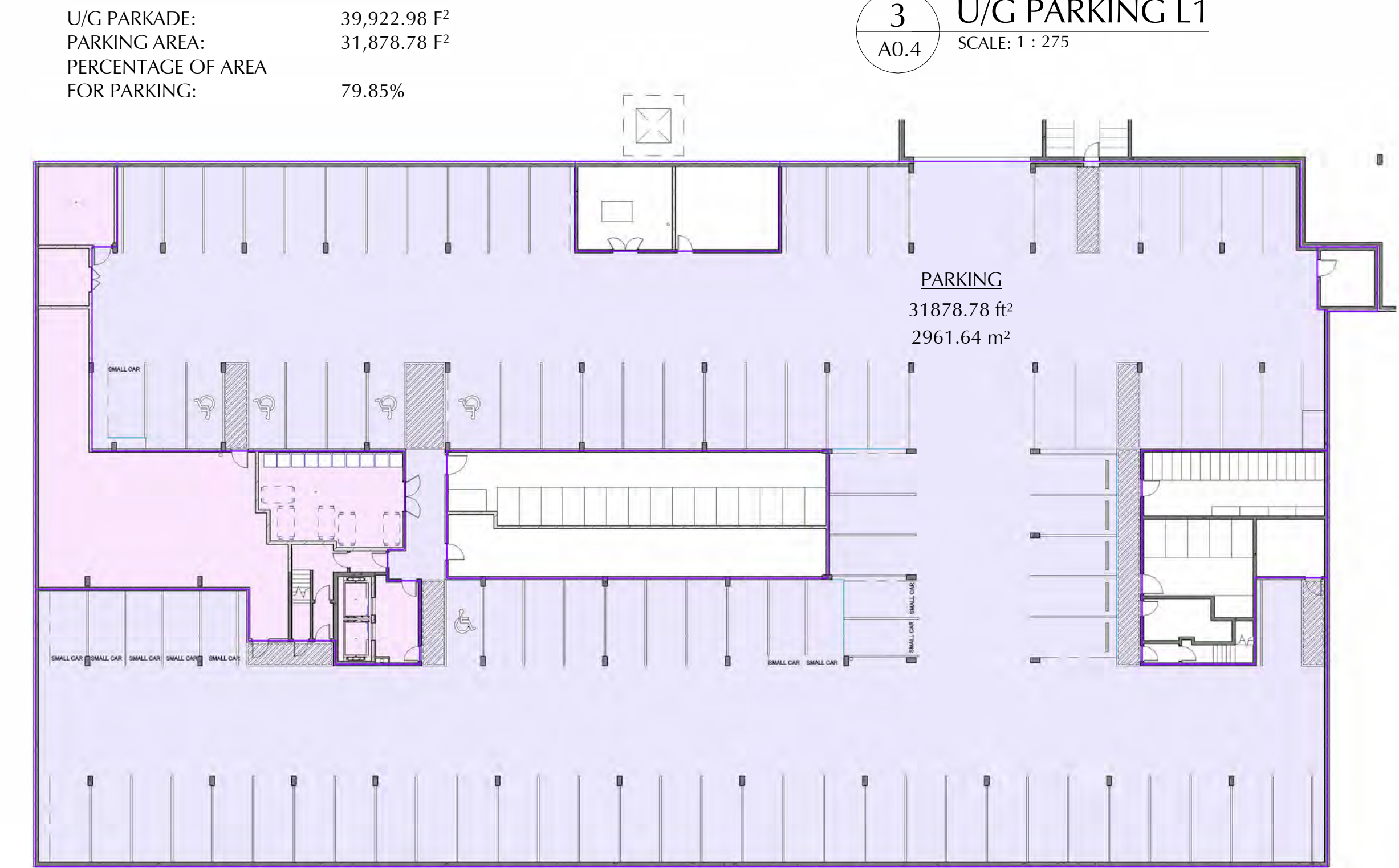
PHASE 2 EFFICIENCY:

					sq.ft		m2	sq.ft		m2	sq.ft		m2	sq.ft		m2	sq.ft		m2	sq.ft		m2	sq.ft		m2	sq.ft		m2
	1 BED ADAPT	1 BED ACCESS	2 BED ADAPT	UNITS	GROSS FL PLATE			RESIDENTIAL AREA (a)			COMM CENTRE (a)			INDOOR AMENITY (b)			OUTDOOR AMEN.			CIRCULATION (d)			SERVICE RMS (e)			1500 MAX PERMIT. INCL LAUN.		
LEVEL 6	22	2	2	26	18,800.00	1,746.58		15,193.67	1,411.54					160.25	14.89		443	41.20		3,262.82	303.13		178.12	16.55				
LEVEL 5	22	2	2	26	18,800.00	1,746.58		15,193.67	1,411.54					160.25	14.89		443	41.20		3,262.82	303.13		178.12	16.55				
LEVEL 4	22	2	2	26	18,800.00	1,746.58		15,193.67	1,411.54					160.25	14.89		443	41.20		3,262.82	303.13		178.12	16.55				
LEVEL 3	22	2	2	26	18,800.00	1,746.58		15,193.67	1,411.54					160.25	14.89		443	41.20		3,262.82	303.13		178.12	16.55				
LEVEL 2	22	2	2	26	18,800.00	1,746.58		15,193.67	1,411.54					160.25	14.89		443	41.20		3,262.82	303.13		178.12	16.55				
LEVEL 1	11	2	0	13	19,699.90	1,830.18		7,448.98	692.03		8,462.66	786.21		1,292.36	120.06		9566	888.74		2,289.51	212.70		206.05	19.14				
TOTAL	121	12	10	143	113,699.90	10,563.06		83,417.33	7,749.72		8,462.66	786.21		2,093.61	194.50		11784	1094.73		18,603.61	1,728.33		1,096.65	101.88				
	84.6%	8.4%	7.0%	100.0%																								
U/G PARKING					39,922.98	3,708.96																						



2 PH2 LEVEL 2 - AREAS
SCALE: 1 : 275

1 PH2 LEVEL 1 - AREAS
SCALE: 1 : 275



KINVILLAGE SENIORS
AFFORD.RENTAL- PH2

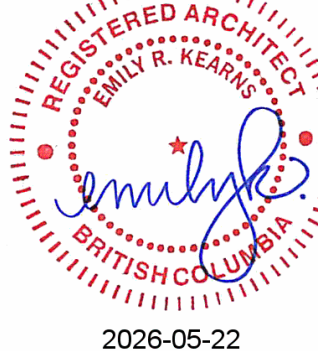
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1050 54A STREET, DELTA BC
Development For VANMAR CONSTRUCTORS

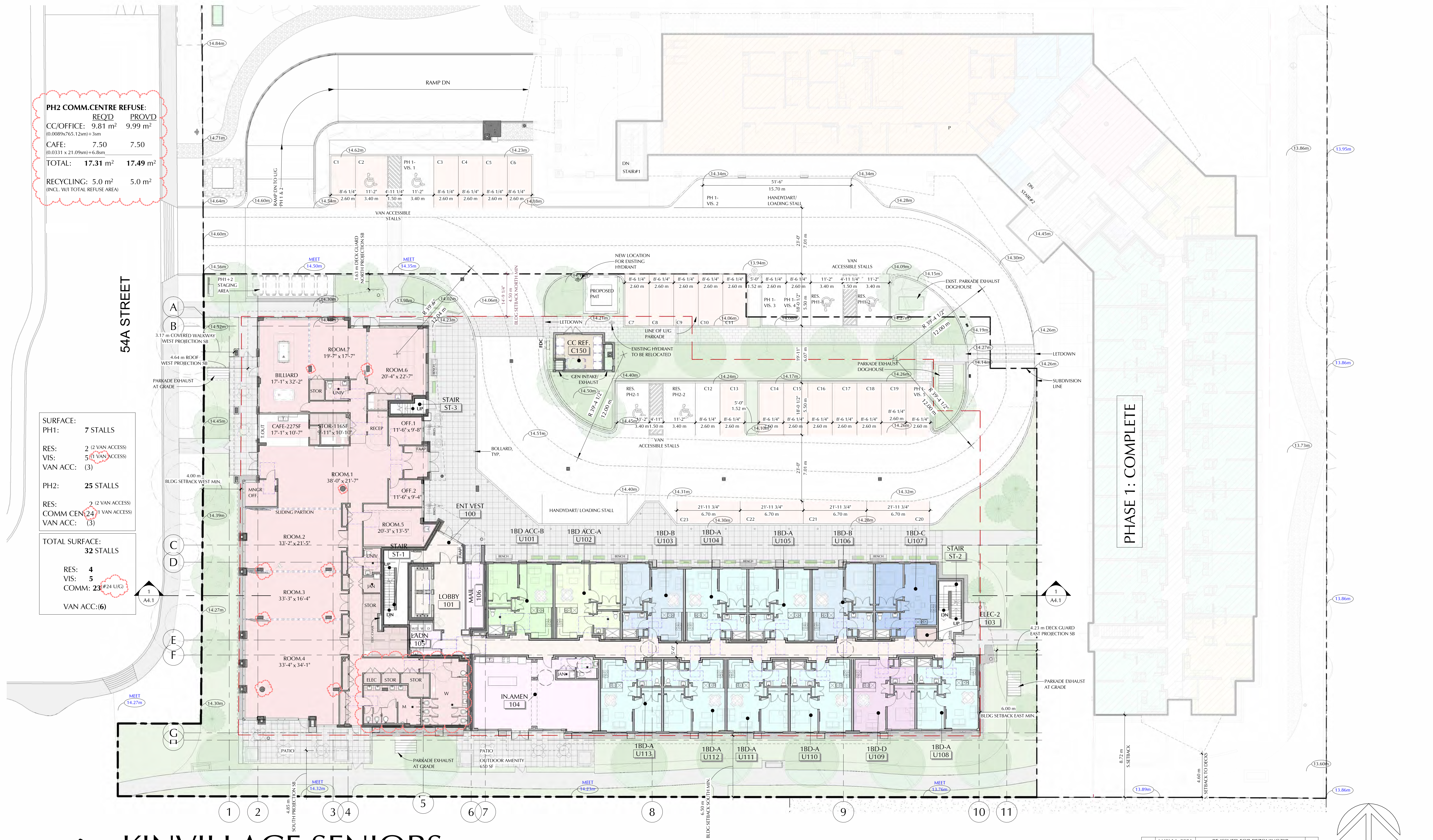
SYNOPSIS
2404

MAY 14, 2026	RE-ISSUED FOR REZONING/DP		
MAY 11, 2026	RE-ISSUED FOR REZONING/DP		
APR.13, 2026	RE-ISSUED FOR REZONING/DP		
MAR. 11, 2026	RE-ISSUED FOR REZONING/DP		
NOV. 3, 2025	CLARIFICATIONS FOR CITY	EK	
AUG. 28, 2025	ISSUED FOR REZONING/DP	SL	
REV	DATE	DESCRIPTION	BY

SCALE: As indicated
MAR 11, 2026



A0.4



PH2 COMM.CENTRE REFUSE:	
REQ'D	PROV'D
CC/OFFICE: 9.81 m ² (0.0089x765.12m)+38m	9.99 m ²
CAFE: 7.50 (0.0331 x 21.09m)+6.8m	7.50
TOTAL: 17.31 m ²	17.49 m ²

RECYCLING: 5.0 m ² (INCL. W/ TOTAL REFUSE AREA)	5.0 m ²
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SURFACE:	
PH1:	7 STALLS
RES:	2 (2 VAN ACCESS)
VIS:	5 (1 VAN ACCESS)
VAN ACC:	(3)
PH2:	
RES:	25 STALLS
RES:	2 (2 VAN ACCESS)
COMM CEN:	24 (1 VAN ACCESS)
VAN ACC:	(3)
TOTAL SURFACE:	
	32 STALLS
RES:	4
VIS:	5
COMM:	23 #24 U/G
VAN ACC:	(6)

PHASE 1: COMPLETE



KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

PH2 LEVEL 1 FLOOR PLAN

Development For VANMAR CONSTRUCTORS

2404

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MAY 14, 2026	RE-ISSUED FOR REZONING/DP	
MAY 11, 2026	RE-ISSUED FOR REZONING/DP	
APR. 23, 2026	RE-ISSUED FOR REZONING/DP	
APR. 13, 2026	RE-ISSUED FOR REZONING/DP	
APR. 09, 2026	REV. ROOM LABELS ON COMM.C.	
MAR. 11, 2026	RE-ISSUED FOR REZONING/DP	
NOV. 3, 2025	CLARIFICATIONS FOR CITY	EK
AUG. 28, 2025	ISSUED FOR REZONING/DP	SL
REV	DATE	DESCRIPTION

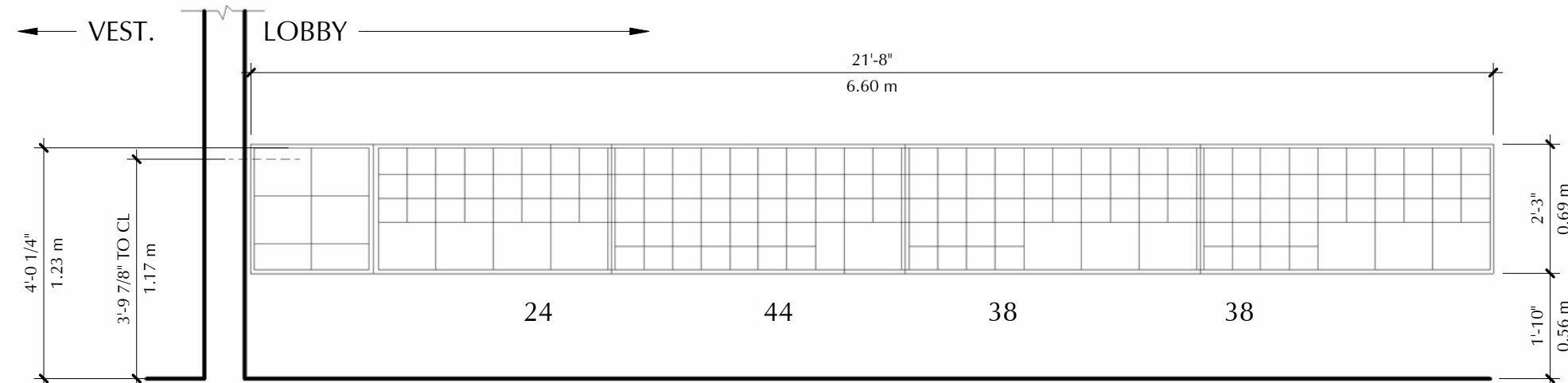
SCALE: 1 : 175
MAR 11, 2026



A2.2

0 1.8 3.5 5.3 7 8.8
SCALE 1:175
m

2026-05-22



2 PH2 MAIL - 144 BOXES W/ 18 PARCELS
A5.0 SCALE: 3/8" = 1'-0"

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

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1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS

ENLARGED - COMMUNITY CENTRE PLAN

2404

SCALE: As indicated
MAR 11, 2026

MAY 14, 2026	RE-ISSUED FOR REZONING/DP	
MAY 11, 2026	RE-ISSUED FOR REZONING/DP	
APR 13, 2026	RE-ISSUED FOR REZONING/DP	
APR 09, 2026	REV. ROOM LABELS ON COMM.C.	
MAR 11, 2026	RE-ISSUED FOR REZONING/DP	
REV	DATE	DESCRIPTION
		BY



A5.0

