

EDEN TOWNHOMES

1059 EDEN CRESCENT, TSAWWASSEN, DELTA, BC

REISSUED FOR REZONING, SUBDIVISION AND
DEVELOPMENT VARIANCE APPLICATION

JANUARY 14, 2026



NOTE: The above image is an Artist's impression of the project concept. It is not intended to be referenced for construction purposes. Nothing depicted here shall be construed to represent instructions for materials, methods, or configuration of the Work. Refer to drawings and specifications.

ARCHITECTURAL

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4777 Delta Street
Delta BC V4K 1V7
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Consultants

REVISIONS

No.	Date	Notes
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DRAWING ISSUES

No.	Date	Notes
1	2025-07-03	Rezonng, Subvlsion and Development Variance Application
2	2025-11-14	Reissud for Rezonng, Subvlsion and Development Variance Application
3	2026-01-14	Reissud for Rezonng, Subvlsion and Development Variance Application

Project ID 2504 EDEN

Drawn By ND

Checked By WW

Date 2025-09-26

Plot Date 2026-01-14 9:06:18 AM



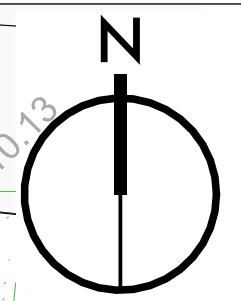
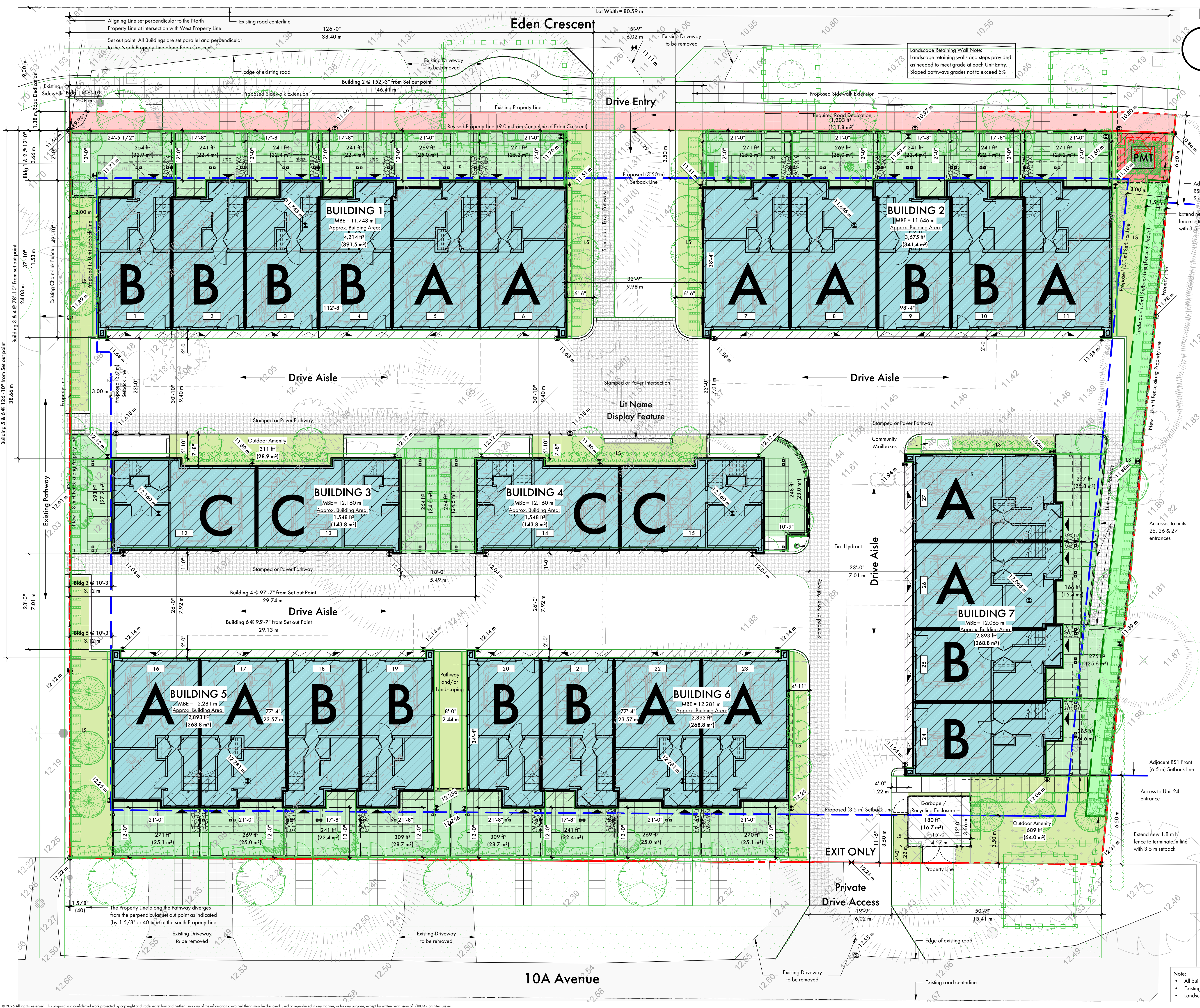
EDEN
TOWNHOMES

1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Cover Sheet

Scale 1 : 50

Sheet No. A000



Project Statistics

Legal Description:	Lots 140 to 143 (inclusive) Section 11, Township 5, New Westminster District, Plan 29209	
Municipal Addresses:	5695 & 5711 10A Avenue, 1059 & 1069 Edin Crescent, Delta, BC	
Property Owners:	Feature Projects Ltd.	
Zoning:	CD - Comprehensive Development	
Parking Statistics:	As per City of Delta Standards	
Standard Stall Size	Required & Provided: 2.75 m (9'-0") Wide x 5.5 m (18'-1") Deep	
Parking 90° Aisles Width	Required & Provided: 7.0 m (23'-0") Wide	
Driveway Access Width	Required: 6.0 m (19'-9") Wide Provided: 6.1 m (20'-0") Wide	
Parking Calculation	Townhouse Stalls Required: 1.5 Stalls per Unit 27 Units @ 1.5 Stalls per Unit = 41 Stalls 15 A & C Units @ 2 Stalls per Unit = 30 Stalls 12 B Units @ 1 Stall per Unit = 12 Stalls Total = 83 Stalls	
Visitor Stalls	Required: 0.1 Stalls per Unit 27 Units @ 0.1 Stalls per Unit = 3 Stalls Provided: None (adjacent streets provide visitor parking)	
Lot Area:	4190 m² (or 0.419 ha) - ref. Survey Drawing	
Lot Width:	80.59 m at Front Setback from North Property Line	
Avg. Lot Depth:	53.54 m Averaged by squaring off the irregular east side of the property parallel to the west side of the property.	

Building Area:		
Building 1:	391.5 m² (4,214 SF)	
Building 2:	341.4 m² (3,675 SF)	
Building 3:	143.8 m² (1,548 SF)	
Building 4:	143.8 m² (1,548 SF)	
Building 5:	268.8 m² (2,893 SF)	
Building 6:	268.8 m² (2,893 SF)	
Building 7:	268.8 m² (2,893 SF)	
Total:	1826.9 m² (19,664 SF)	

Lot Coverage: Building Area / Lot Area = 0.44 = 44%

Gross Floor Area (GFA):		
Building 1:	971.2 m² (10,453 SF)	*Excluded (Garages) 164.4 m² (1,769 SF)
Building 2:	829.3 m² (8,926 SF)	162.7 m² (1,752 SF)
Building 3:	343.6 m² (3,699 SF)	80.2 m² (863 SF)
Building 4:	343.6 m² (3,699 SF)	80.2 m² (863 SF)
Building 5:	657.5 m² (7,077 SF)	122.3 m² (1,317 SF)
Building 6:	657.5 m² (7,077 SF)	122.3 m² (1,317 SF)
Building 7:	657.5 m² (7,077 SF)	122.3 m² (1,317 SF)
Total:	4460.2 m² (48,008 SF)	854.4 m² (9,198 SF)

* Excluded area = max. 42m² for each A and C type unit and max. 21 m² for each B type unit

Floor Space Ratio (FSR): GFA / Lot Area = 1.06

Density: No. Units / Lot Area (ha) = 27 / 0.419 = 64.4 Units per Hectare

Number of Storeys (All): 3

Maximum Building Height (Roof Ridge): 11.3 m

Building Setbacks:
North Property Line: 3.5 m
East Property Line: 3.0 m
South Property Line: 3.5 m
West Property Line: 3.0 m & 2.0 m @ Building 1 ONLY

Landscape Setback: (Adjacent RS1)
Along East Property Line from North to South Building Setbacks: 1.5 m

Garbage/Recycling:
Required: 0.31 m² x 27 units + 8 m² = 16.37 m²
Provided: 16.7 m²

Outdoor Amenities:
Common:
Required: 5 m² per Unit, w/ 27 Units = 135.0 m²
Provided: 64.0 m² (conforming w/ 6 m min. dimension) + 28.9 m² (nonconforming)
Private:
Required 15.0 m² per unit
Provided 15.4 to 37.8 m² per unit (see site plan).
Each unit also has Level 2 deck area that counts towards Private Outdoor Amenity space (not shown) as follows:
'A' Units = + 5.5 m² (min.) per unit.
'B' Units = + 3.6 m² (min.) per unit.
'C' Units = + 0 m² per unit
(C' Unit Deck TBD).

Site Legend

- Proposed Elevation (or existing unchanged)
- Building Area
- Private Outdoor Amenity Area (See Landscape DWGs)
- Common Outdoor Amenity Area (See Landscape DWGs)
- Landscaping (See Landscape DWGs)
- Property Line (See Survey DWGs)
- Road Dedication Area (See Survey DWGs)
- Proposed Setback Line
- Proposed Landscape Setback Line & Area
- Unit Main Entrance
- Unit Secondary Entrance
- Unit O/H Garage Door

Note:
• All building dimensions to buildings are to face of concrete foundation wall unless noted otherwise.
• Existing Survey Drawing overlaid as halftone lines and text - Refer to Survey Drawings for additional details.
• Landscape Drawing overlaid as green lines and text - Refer to Landscape Drawings for additional details.

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FEATURE PROJECTS

No.	Date	Notes
1	2023-07-03	Reasoning, Subdivision and Development Variance Application
2	2023-11-14	Revised for Reasoning, Subdivision and Development Variance Application
3	2024-01-14	Revised for Reasoning, Subdivision and Development Variance Application

Project ID: 2504 EDEN

Drawn By: ND

Checked By: WW

Date: 2025-03-20

Plot Date: 2026-01-14 9:06:21 AM

Project 1463

REGISTERED ARCHITECT
BRITISH COLUMBIA
2026-01-14

EDEN TOWNHOMES

1059 - 1069 Edin Crescent
Tsawwassen, Delta, BC

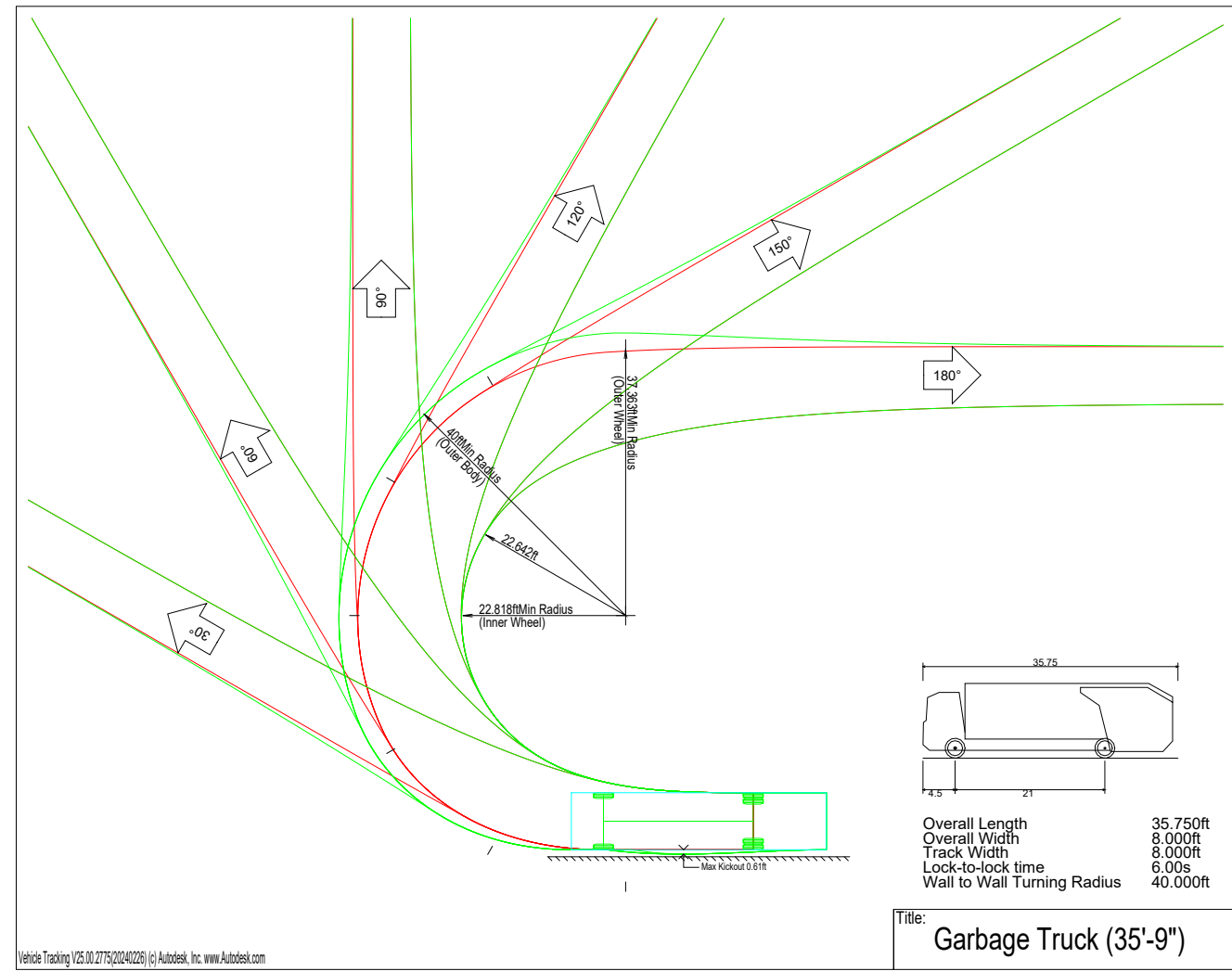
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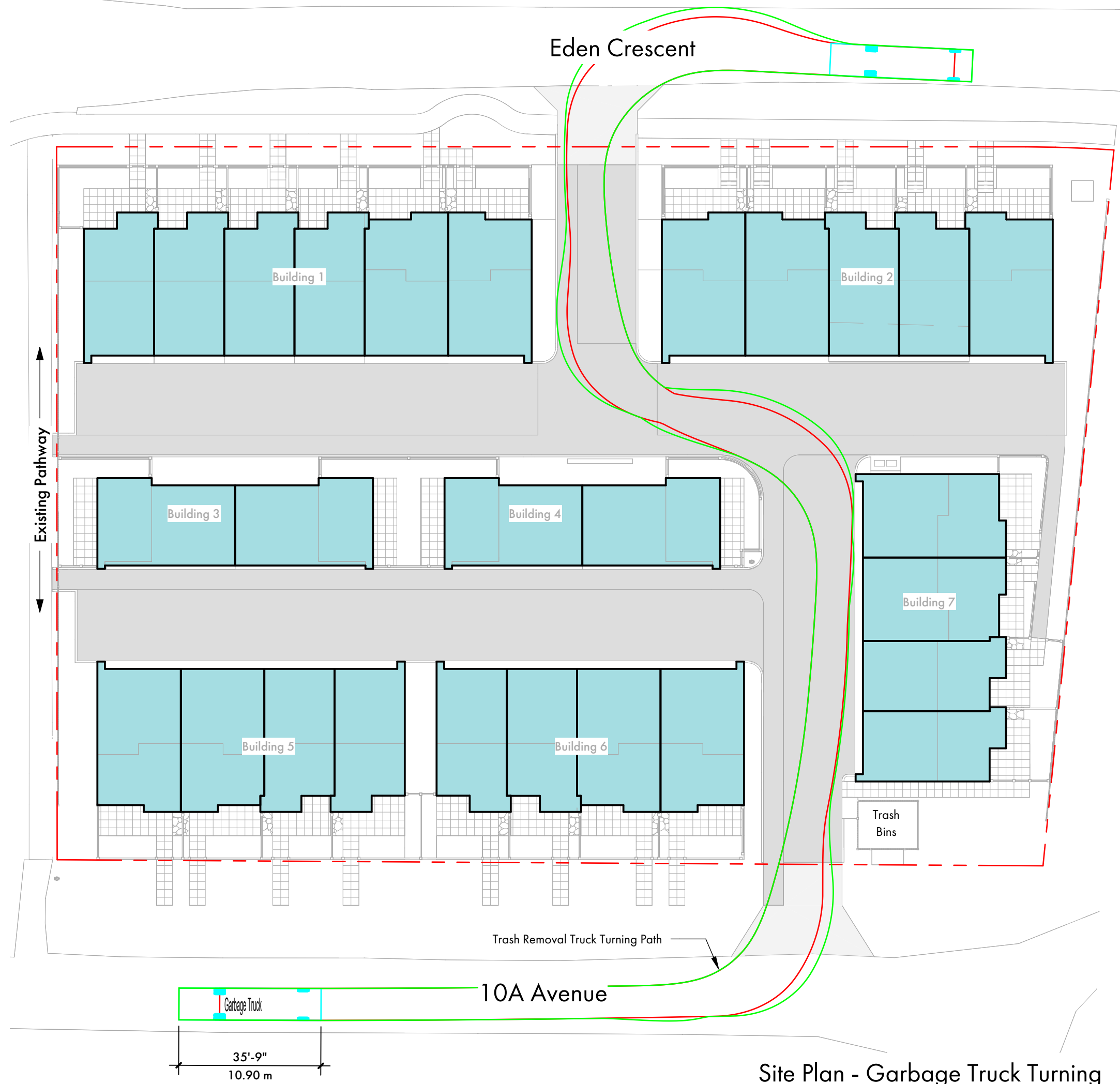
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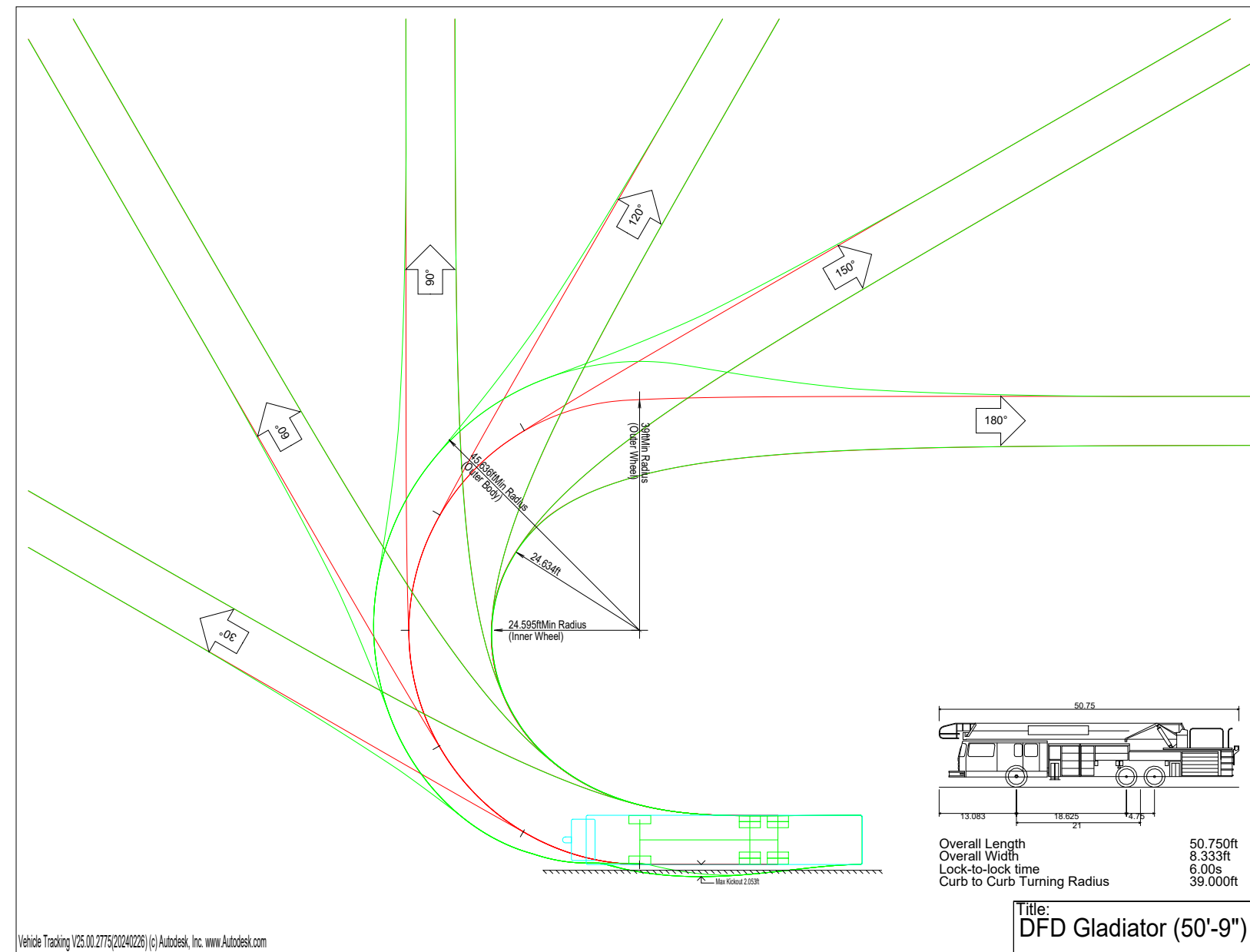
A100



Garbage Truck Template



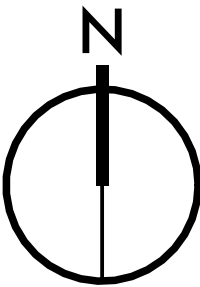
Site Plan - Garbage Truck Turning



Fire Truck Template



Site Plan - Fire Truck Turning



REVISIONS:

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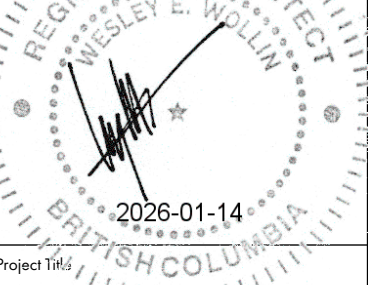
Drawn By: ND

Checked By: WW

Date: 2025-09-04

Plot Date: 2026-01-14 9:06:23 AM

Consultant's Seal



EDEN TOWNHOMES
1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Sheet Title:
Site Plans - Truck Turning

Scale:
1 : 300

Sheet No.:



1049 & 1055 Eden Cres.



105 & 1059 Eden Cres.



1059 Eden Cres.
Existing to be Demolished



1069 Eden Cres.
Existing to be Demolished



Pathway and 1100 56 St. (Royal Oaks)



1100 56 St. (Royal Oaks)



Eden Looking East



MAIN
DRIVEWAY
ENTRY

Eden Crescent Streetscape
Scale: 1 : 200



Eden Looking West



10A Looking West



GATED
DRIVEWAY
ACCESS

10A Avenue Streetscape
Scale: 1 : 200



10A Looking East (5721 10A Ave.)



1100 56 St. (Royal Oaks)



1100 56 St. (Royal Oaks) and Pathway



5695 10A Ave.
Existing to be Demolished



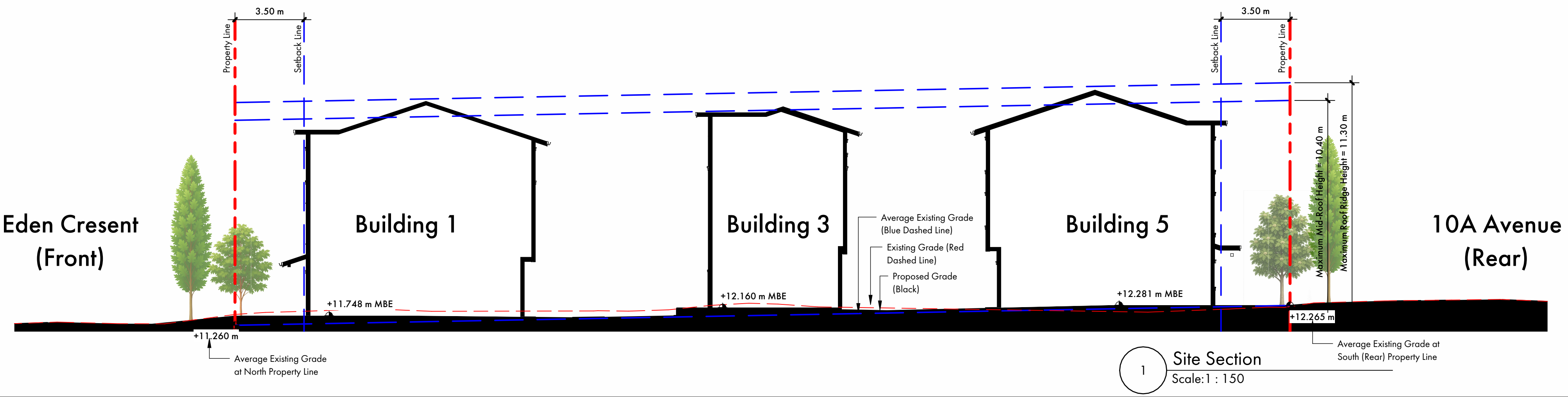
5711 10A Ave.
Existing to be Demolished



5721 10A Ave. & 1030 57 St.



1019 57 St. (Across from 5711 10A Ave.)





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Project ID: 2504 EDEN

Drawn By: ND

Checked By: WW

Date: 2025-09-04

Plot Date: 2026-01-14 9:06:36 AM



EDEN
TOWNHOMES

1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Sheet Title

Main Floor Plans

Scale: 1 : 100

Sheet No.

A201



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FEATURE PROJECTS

Consultants:

REVISIONS:

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Project ID

2504 EDEN

Drawn By

ND

Checked By

WW

Date

2025-09-05

Plot Date

2026-01-14 9:06:39 AM

Consultant's Seal

REGISTERED ARCHITECT

BRITISH COLUMBIA

2026-01-14

EDEN TOWNHOMES

1059 - 1069 Eden Crescent

Tsawwassen, Delta, BC

Sheet Title

Level 2 Floor Plans

Scale

1 : 100

Sheet No.

A202

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REVISIONS:

No. Date Notes

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Project ID: 2504 EDEN

Drawn By: ND

Checked By: WW

Date: 2025-09-05

Plot Date: 2026-01-14 9:06:41 AM

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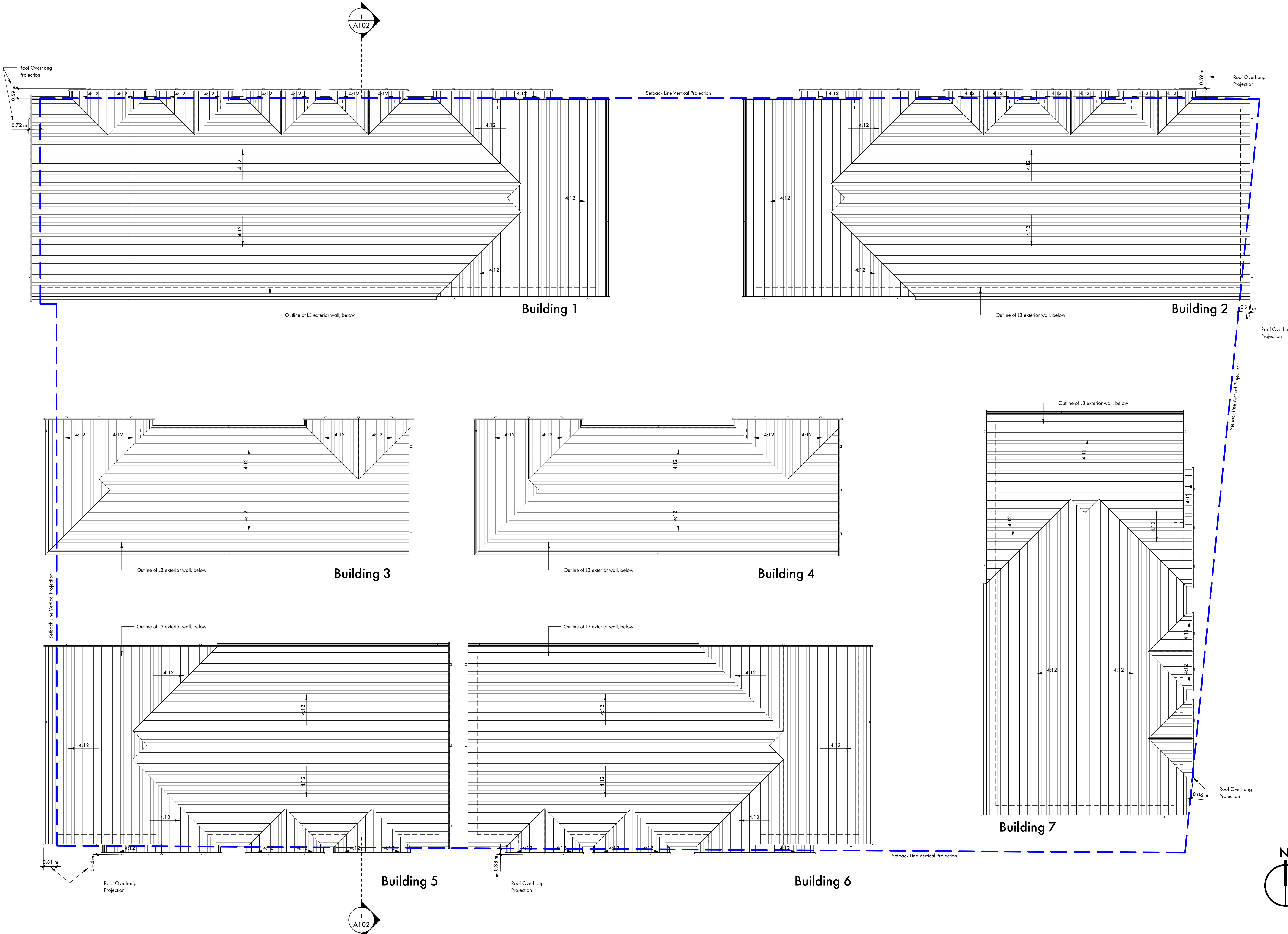
EDEN
TOWNHOMES
1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Level 3 Floor
Plans

Scale: 1 : 100

Sheet No. A203





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Project ID

2504 EDEN

Drawn By

ND

Checked By

WW

Date

2025-09-05

Plot Date

2026-01-14 9:06:43 AM

Consultant's Seal

REGISTERED ARCHITECT

BRITISH COLUMBIA

2026-01-14

EDEN TOWNHOMES

1059 - 1069 Eden Crescent

Tsawwassen, Delta, BC

Sheet Title

Roof Plans

Scale

1 : 100

Sheet No.

A204



West Elevation



South Elevation

Finish Legend

- 1 Cast-in-place Concrete - Natural Grey
- 2 Newcastle Grey Tumbled LedgeStone
- 3 Fibre Cement Shingle - DLX0999-2 "Rabbit's Ear"
- 4 Fibre Cement Smooth Horizontal Siding - DLX0999-1 "In The Cloud"
- 5 Precast Concrete LedgeStone Cap - Grey (to match LedgeStone)
- 6 Fibre Cement Trims - DLX0999-2 "Rabbit's Ear"
- 7 Fibre Cement Trims - DLX0999-1 "In The Cloud"
- 8 Roof Fascias - Grey (similar to roofing colour)

Finish Legend

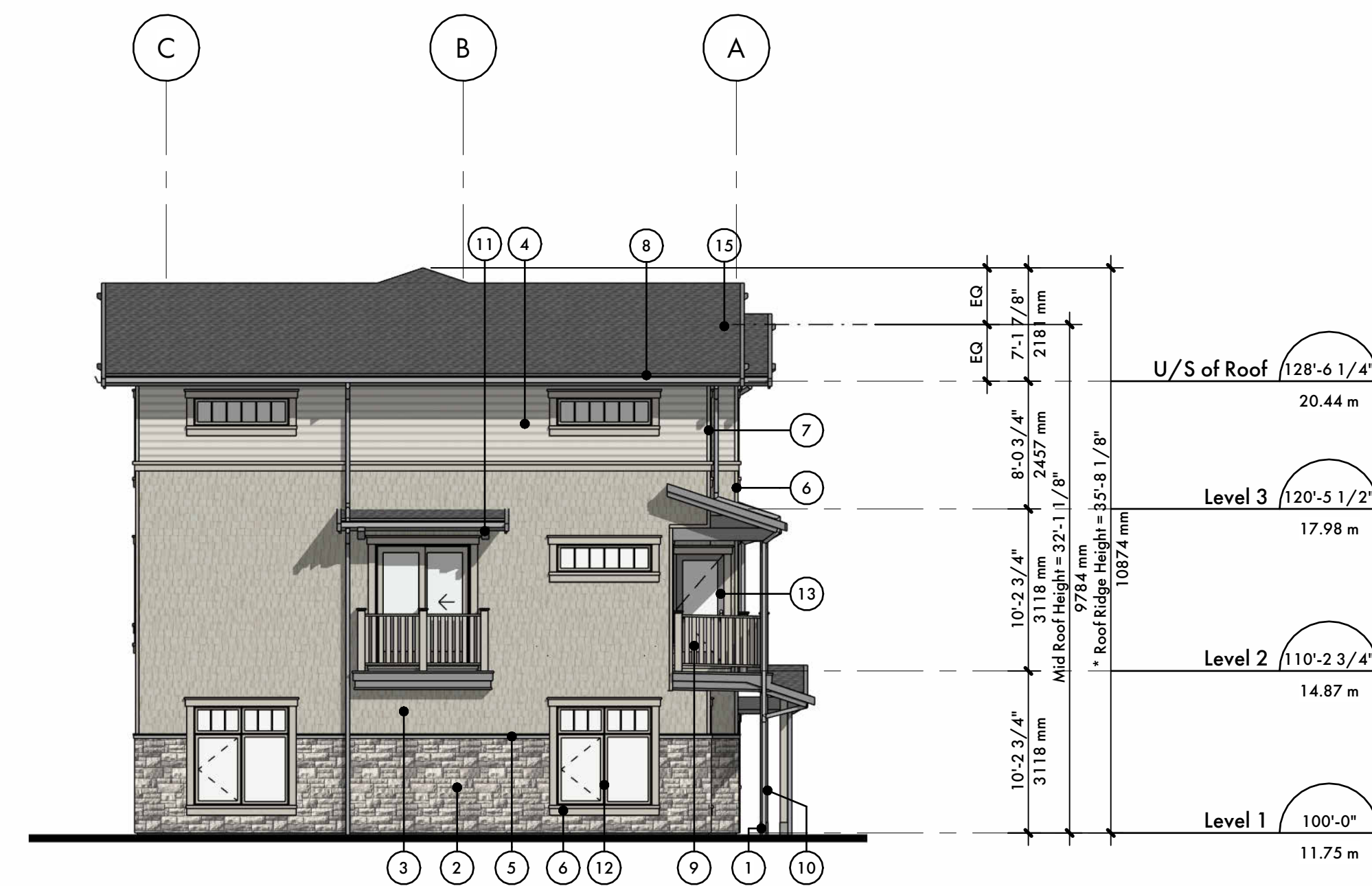
- 9 Wood Guardrails & Railings - DLX0999-2 "Rabbit's Ear"
- 10 Posts and Beams - DLX0999-2 "Rabbit's Ear"
- 11 Chamfered Roof "Beam" Trims - Grey (to match Roof Fascia)
- 12 Vinyl Windows and Doors - Vinyl colour to match DLX0999-2 "Rabbit's Ear"
- 13 Fibreglass Door & Frame - Grey (to match Roof Fascia)
- 14 Garage Door & Frame - Grey (to match Roof Fascia)
- 15 Asphalt Roofing Shingle - Grey (IKO Cambridge Dual Grey or similar)

Note:
* Refer to Site Section for Maximum Roof Ridge Height based on existing grades

Grade Level Notes:
Grades indicate top of concrete.

100.00' Indicates Datum grade in feet
+11.75 m Indicates Geodetic grade in meters

Datum grade = 100.00' at Level 1
100.00' Datum = 11.75 m Geodetic



East Elevation



North (Front) Elevation

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2	2025-11-14	Revised for Rezonig, Subdivision and Development Variance Application
3	2026-01-14	Revised for Rezonig, Subdivision and Development Variance Application

Project ID: 2504 EDEN

Drawn By: ND

Checked By: WW

Date: 2025-04-14

Plot Date: 2026-01-14 9:17:17 AM

Consultant: **REGISTERED ARCHITECT**
BRITISH COLUMBIA
2026-01-14

EDEN TOWNHOMES

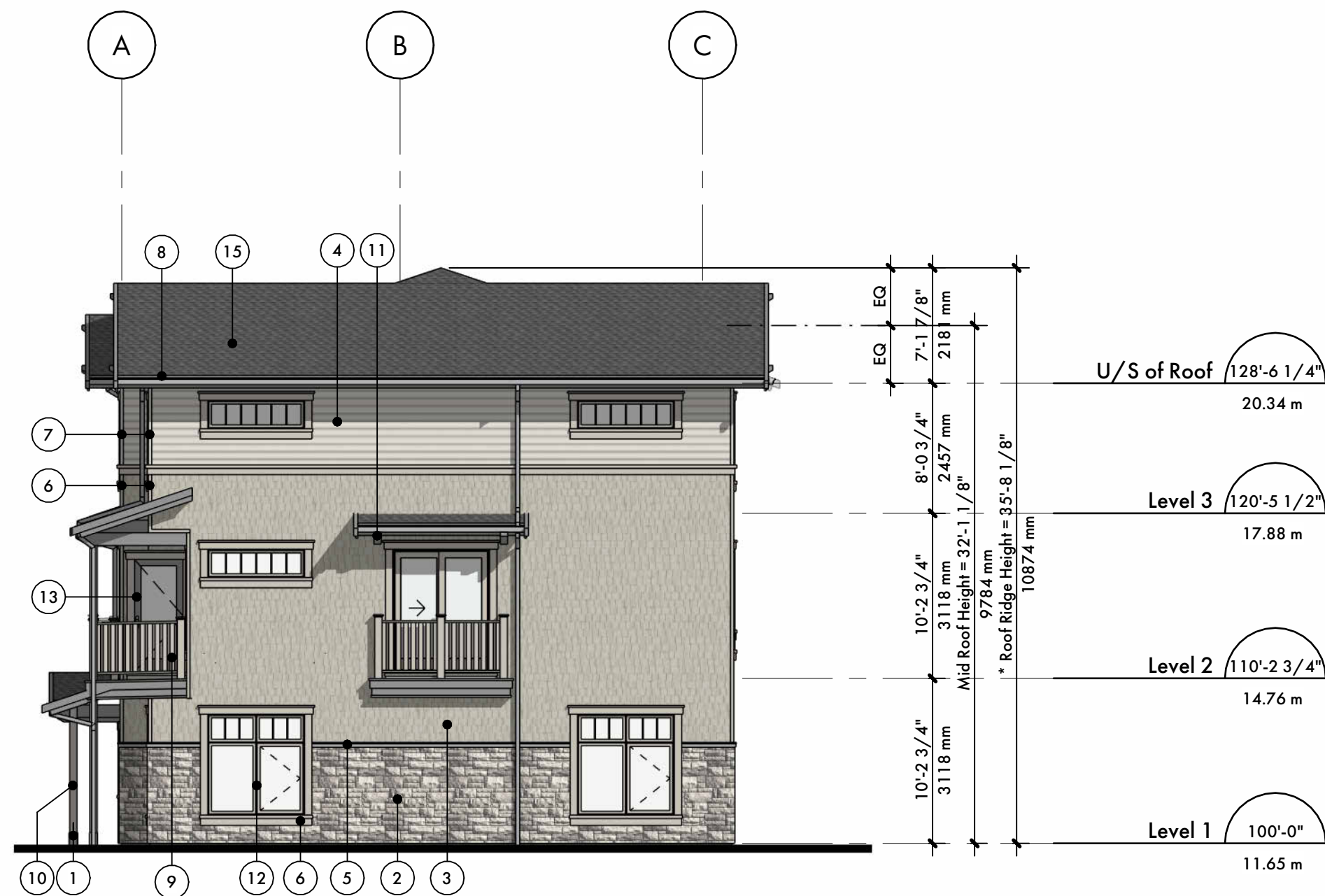
1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Sheet Title: **Building 1 Elevations**

Scale: 1 : 100

Sheet No.:

A301



West Elevation



South Elevation

Finish Legend

- 1 Cast-in-place Concrete - Natural Grey
- 2 Newcastle Grey Tumbled LedgeStone
- 3 Fibre Cement Shingle - DLX0999-2 "Rabbit's Ear"
- 4 Fibre Cement Smooth Horizontal Siding - DLX0999-1 "In The Cloud"
- 5 Precast Concrete LedgeStone Cap - Grey (to match LedgeStone)
- 6 Fibre Cement Trims - DLX0999-2 "Rabbit's Ear"
- 7 Fibre Cement Trims - DLX0999-1 "In The Cloud"
- 8 Roof Fascias - Grey (similar to roofing colour)
- 9 Wood Guardrails & Railings - DLX0999-2 "Rabbit's Ear"

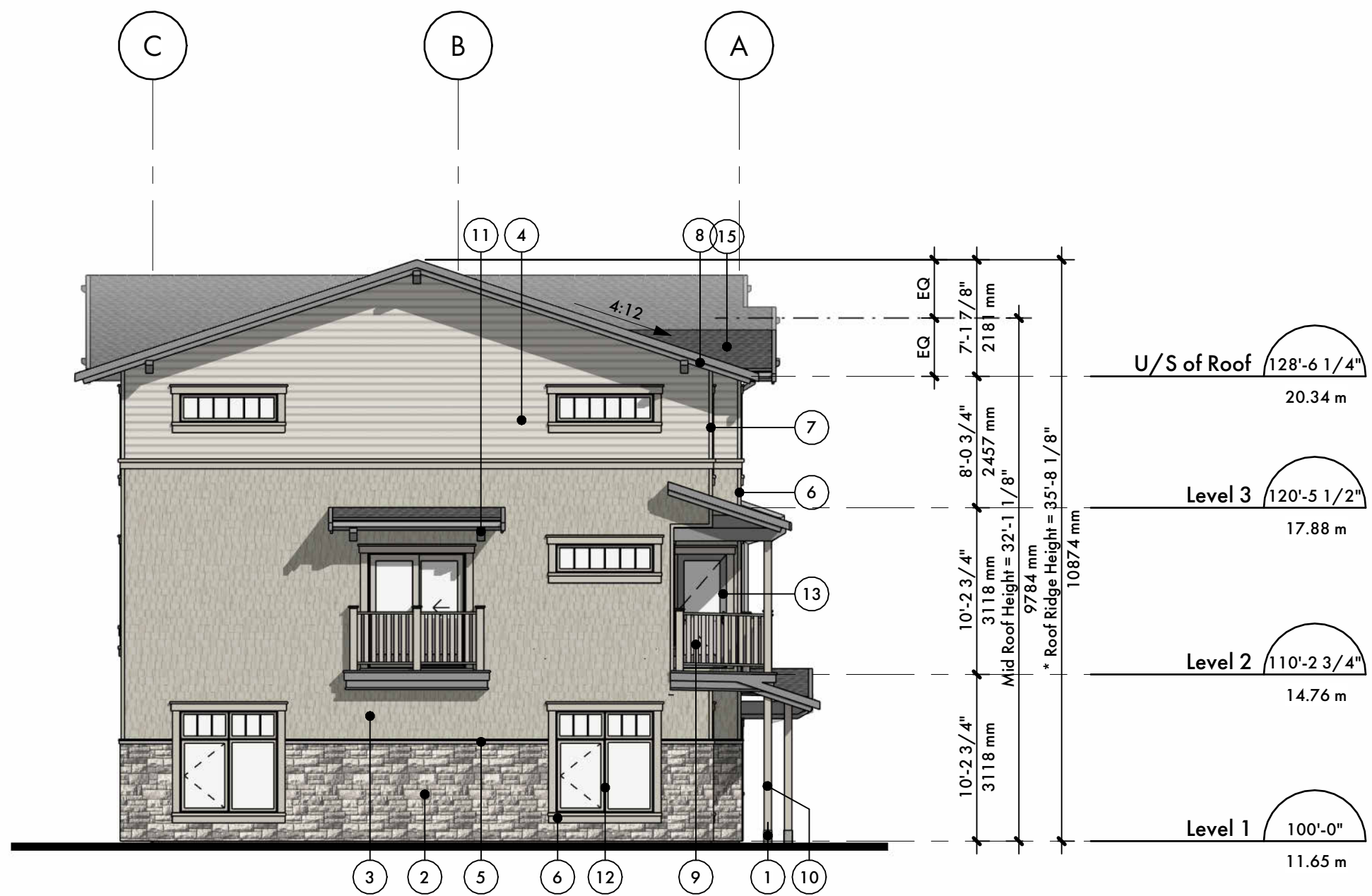
Finish Legend

- 10 Posts and Beams - DLX0999-2 "Rabbit's Ear"
- 11 Chamfered Roof "Beam" Trims - Grey (to match Roof Fascia)
- 12 Vinyl Windows and Doors - Vinyl colour to match DLX0999-2 "Rabbit's Ear"
- 13 Fibreglass Door & Frame - Grey (to match Roof Fascia)
- 14 Garage Door & Frame - Grey (to match Roof Fascia)
- 15 Asphalt Roofing Shingle - Grey (IKO Cambridge Dual Grey or similar)

Notes:
* Refer to Site Section for Maximum Roof Ridge Height based on existing grades

Grade Level Notes:
Grades indicate top of concrete.
100.00' Indicates Datum grade in feet
+11.65 m Indicates Geodetic grade in meters

Datum grade = 100.00' at Level 1
100.00' Datum = 11.65 m Geodetic



East Elevation



North (Front) Elevation

REVISIONS:

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Project ID: 2504 EDEN

Drawn By: ND

Checked By: WW

Date: 2025-09-08

Plot Date: 2026-01-14 9:27:27 AM

Consultant's Seal:



Project 1461

**EDEN
TOWNHOMES**

1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

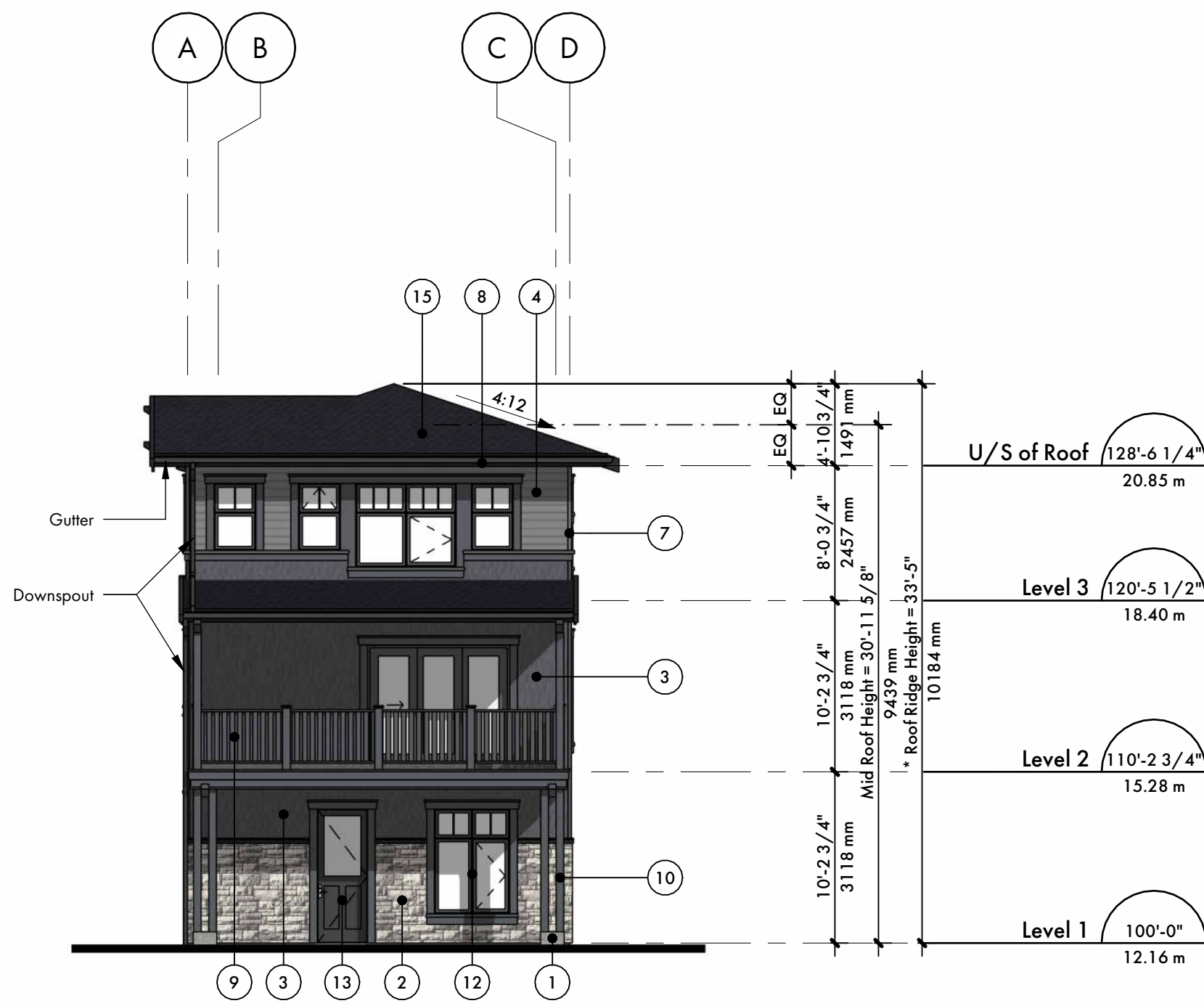
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**Building 3
Elevations**

Scale: 1 : 100

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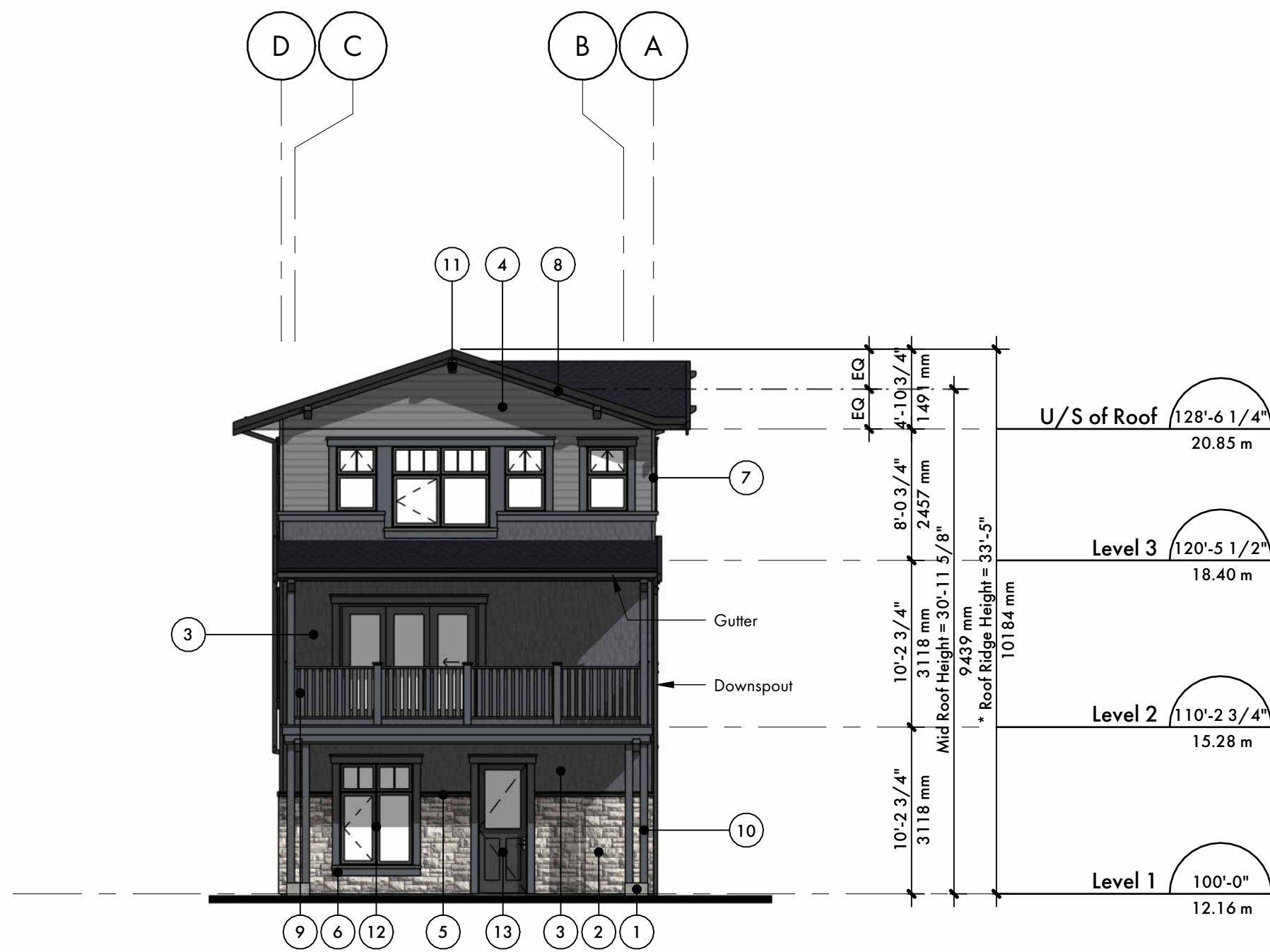
A303



West (Front) Elevation



South Elevation



East (Front) Elevation



North Elevation

Note:
* Refer to Site Section for Maximum Roof Ridge Height based on existing grades

Grade Level Notes:
Grades indicate top of concrete.
100.00' Indicates Datum grade in feet
12.16 m Indicates Geodetic grade in meters
Datum grade = 100.00' at Level 1
100.00' Datum = 12.16 m Geodetic

REVISIONS:

No. Date Notes

DRAWING ISSUES

No. Date Notes
1 2023-07-03 Rezone, Subdivision and Development Variance Application
2 2025-11-14 Rezone for Rezone, Subdivision and Development Variance Application
3 2026-01-14 Rezone for Rezone, Subdivision and Development Variance Application

Project ID 2504 EDEN

Drawn By ND

Checked By WW

Date 2025-09-08

Plot Date 2026-01-14 9:32:30 AM

Consultant's Seal: 

2026-01-14
Project 1461

EDEN
TOWNHOMES

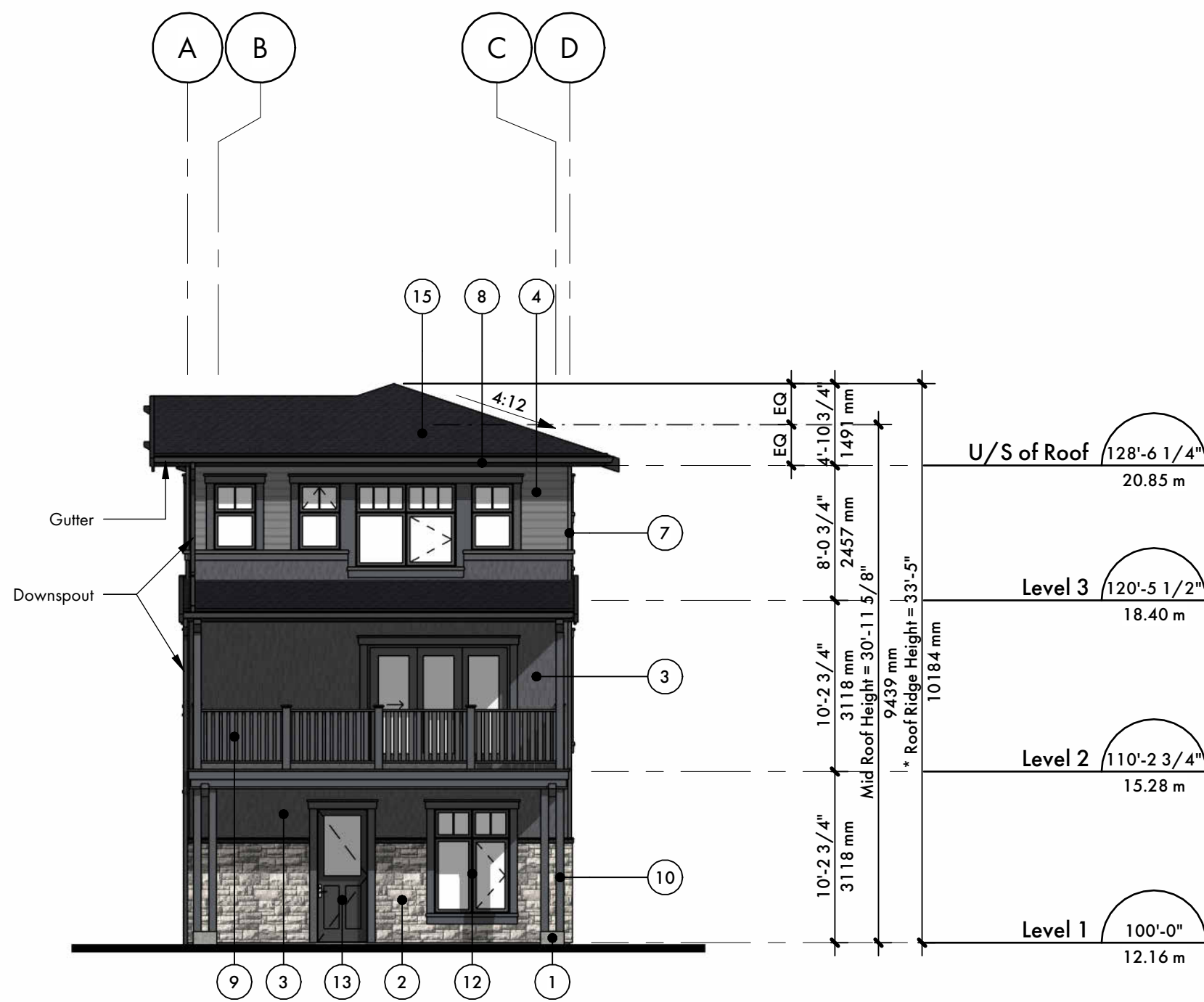
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Tsawwassen, Delta, BC

Sheet Title
Building 4
Elevations

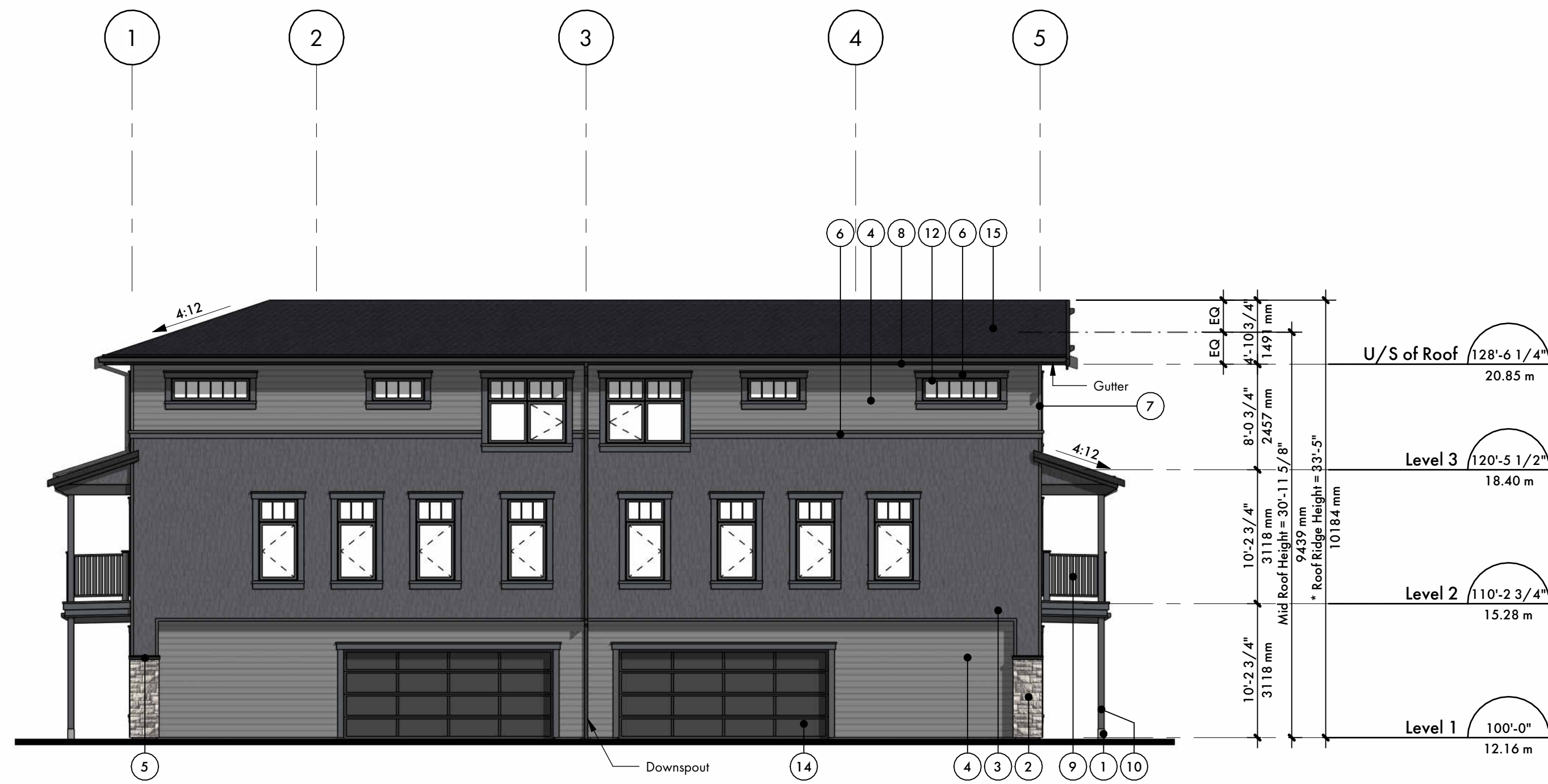
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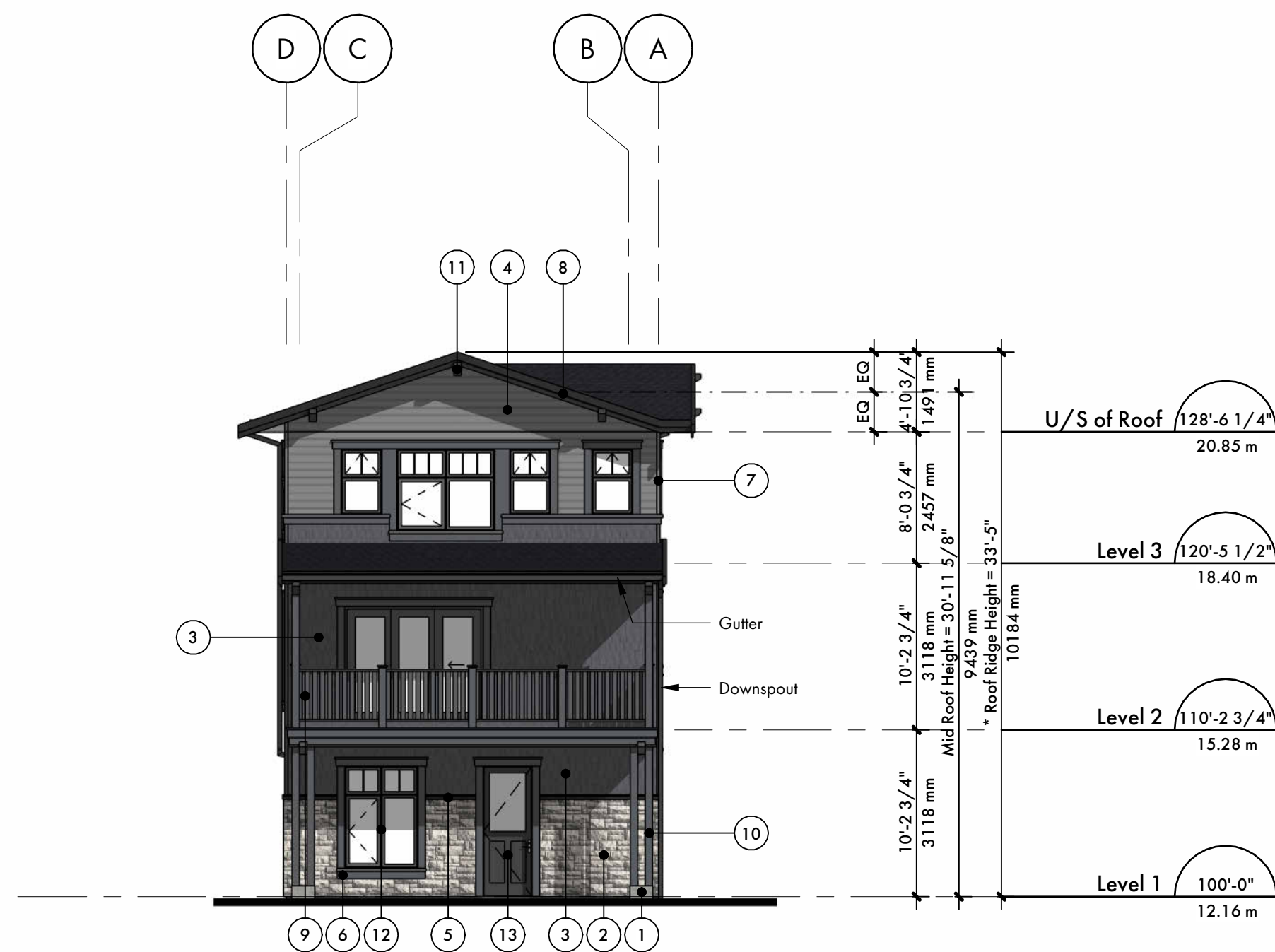
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West (Front) Elevation



South Elevation



East (Front) Elevation

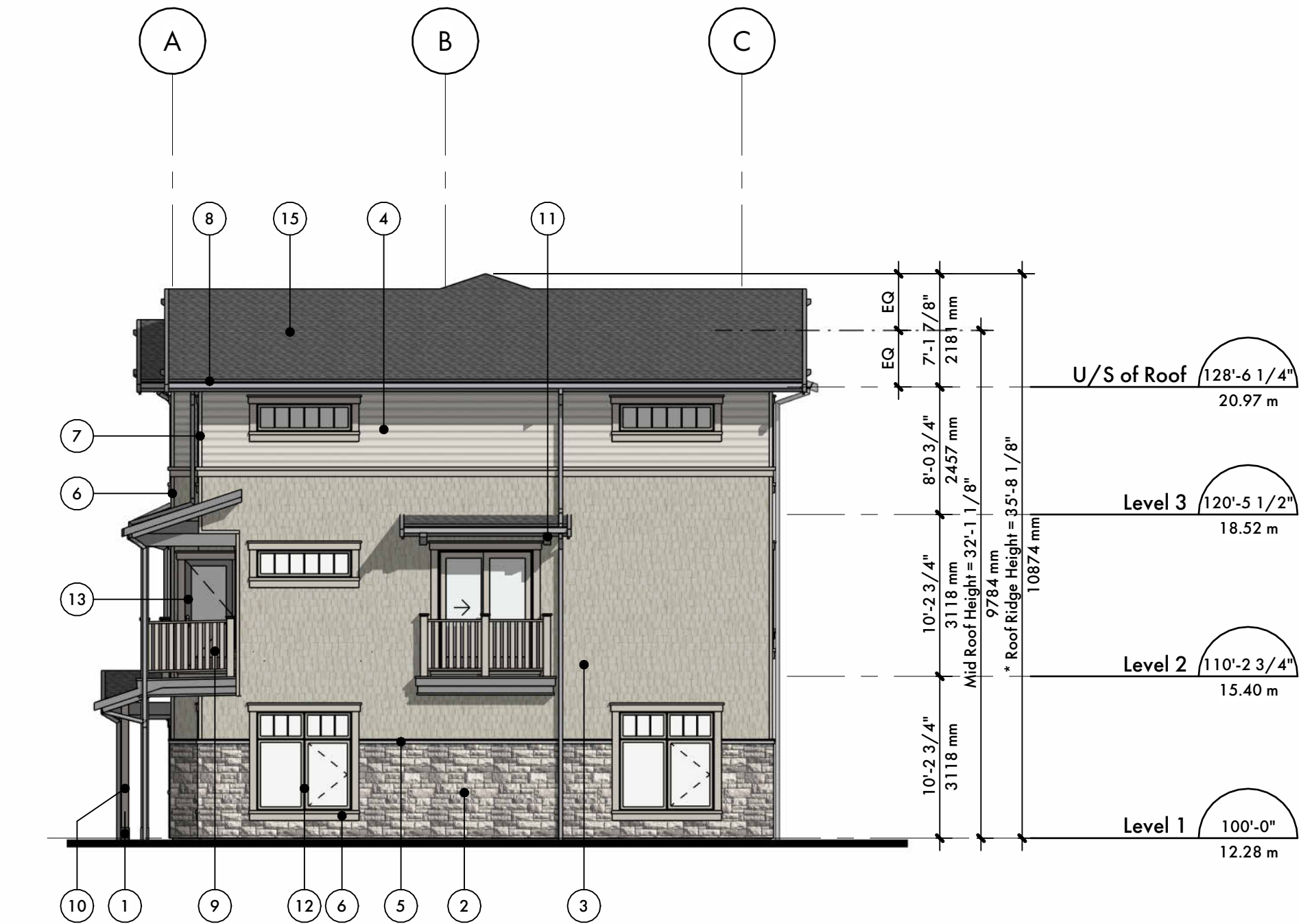


North Elevation

- 1 Cast-in-place Concrete - Natural Grey
- 2 Newcastle Grey Tumbled LedgeStone
- 3 Fibre Cement Shingle - DLX1011-6 "Glazed Granite"
- 4 Fibre Cement Smooth Horizontal Siding - DLX1001-5 "Dover Grey"
- 5 Precast Concrete LedgeStone Cap - DLX1011-7 "Onyx"
- 6 Fibre Cement Trims - DLX1011-6 "Glazed Granite"
- 7 Fibre Cement Trims - DLX1001-5 "Dover Grey"
- 8 Roof Fascias - DLX1011-7 "Onyx"
- 9 Wood Guardrails & Railings - DLX1011-6 "Glazed Granite"
- 10 Posts and Beams - DLX1011-6 "Glazed Granite"
- 11 Chamfered Roof "Beam" Trims - Black (to match Roof Fascia)
- 12 Vinyl Windows and Doors - Vinyl colour to match DLX1011-6 "Glazed Granite"
- 13 Fibreglass Door & Frame - Black (to match Roof Fascia)
- 14 Garage Door & Frame - Black (to match Roof Fascia)
- 15 Asphalt Roofing Shingle - Black (IKO Cambridge Dual Black or similar)

Note:
* Refer to Site Section for Maximum Roof Ridge Height based on existing grades

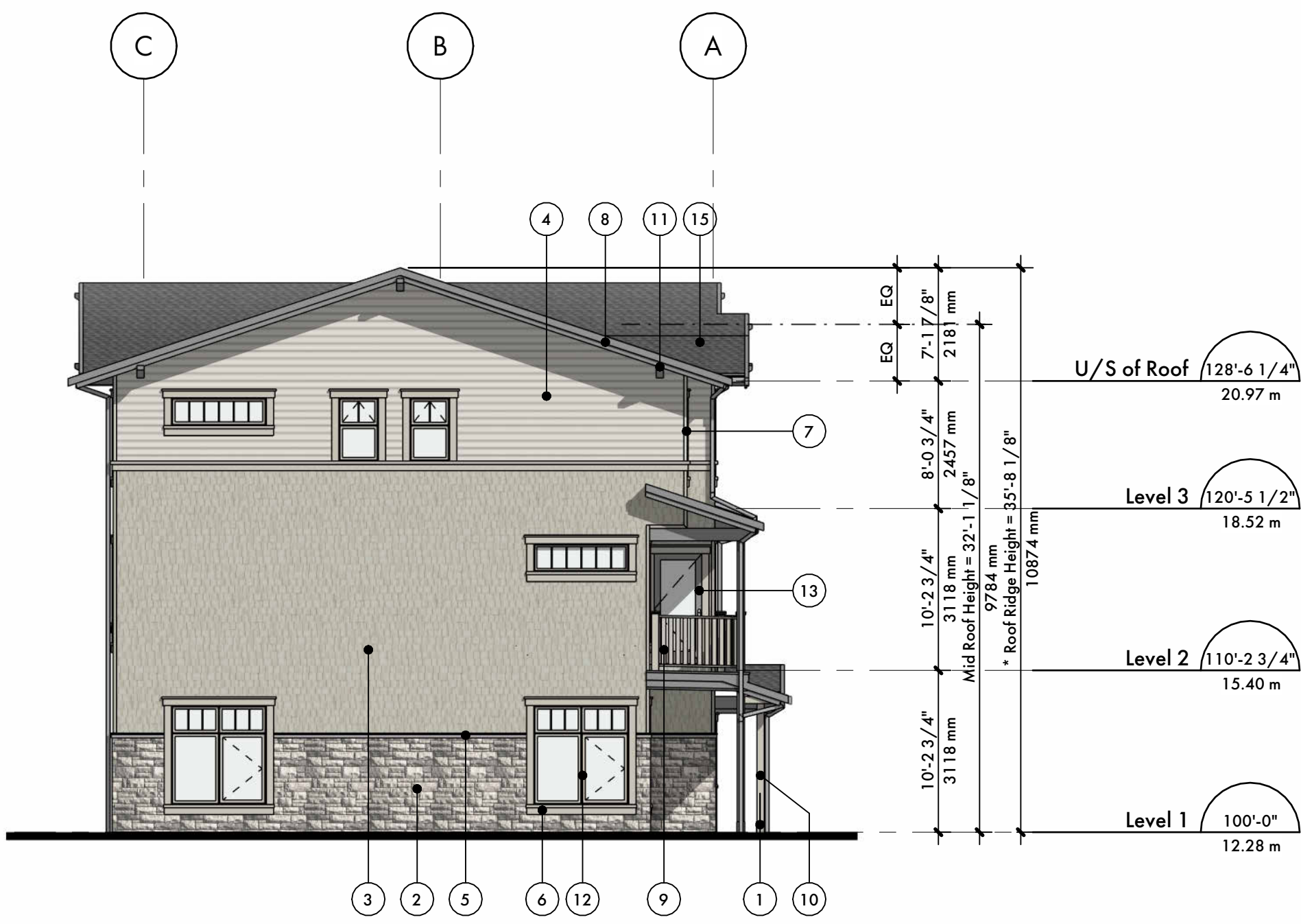
Grade Level Notes:
Grades indicate top of concrete.
100.00' Indicates Datum grade in feet
12.16 m Indicates Geodetic grade in meters
Datum grade = 100.00' at Level 1
100.00' Datum = 12.16 m Geodetic



East Elevation



North Elevation



West Elevation



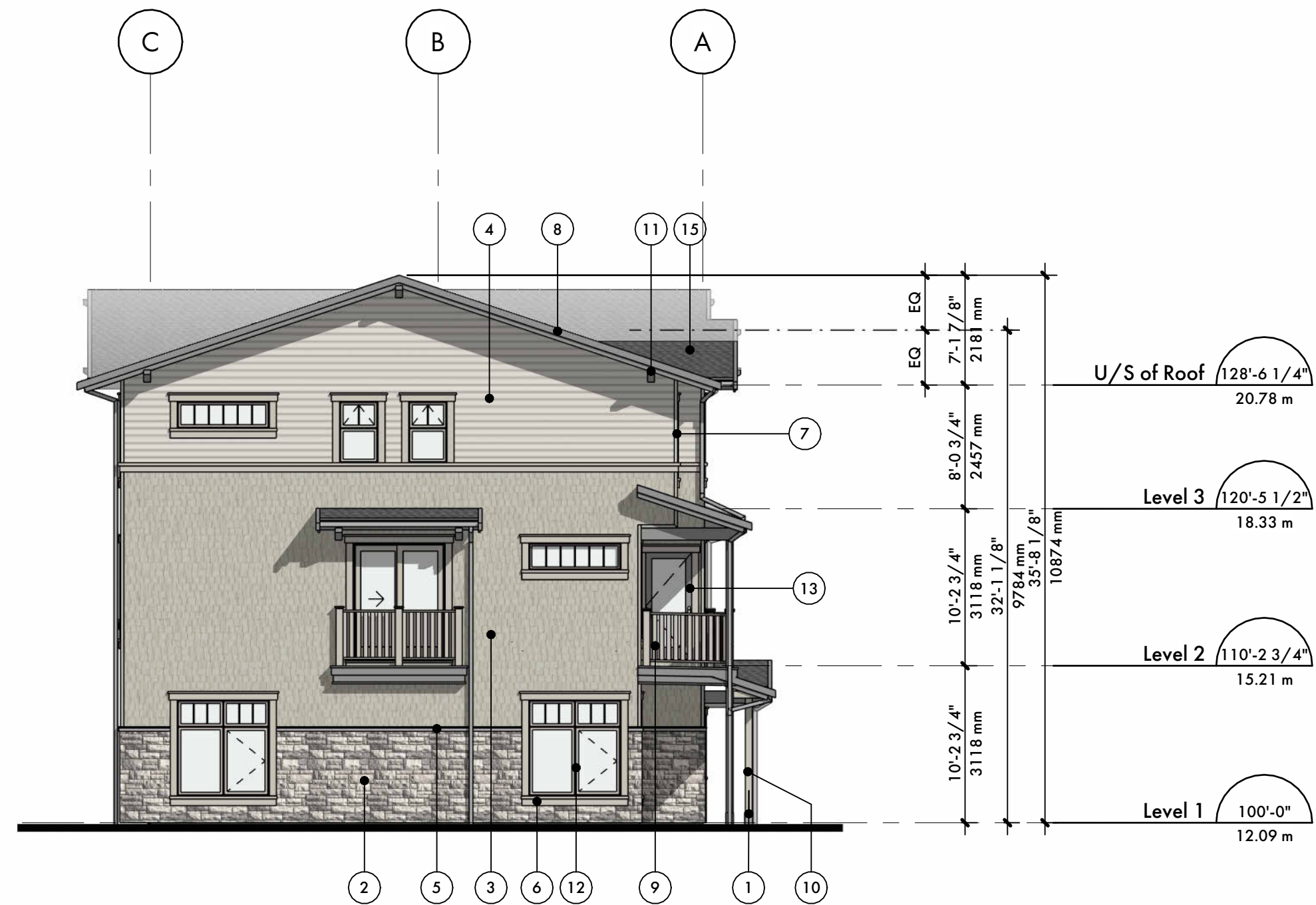
South (Front) Elevation

Finish Legend

- 1 Cast-in-place Concrete - Natural Grey
- 2 Newcastle Grey Tumbled LedgeStone
- 3 Fibre Cement Shingle - DLX0999-2 "Rabbit's Ear"
- 4 Fibre Cement Smooth Horizontal Siding - DLX0999-1 "In The Cloud"
- 5 Precast Concrete LedgeStone Cap - Grey (to match LedgeStone)
- 6 Fibre Cement Trims - DLX0999-2 "Rabbit's Ear"
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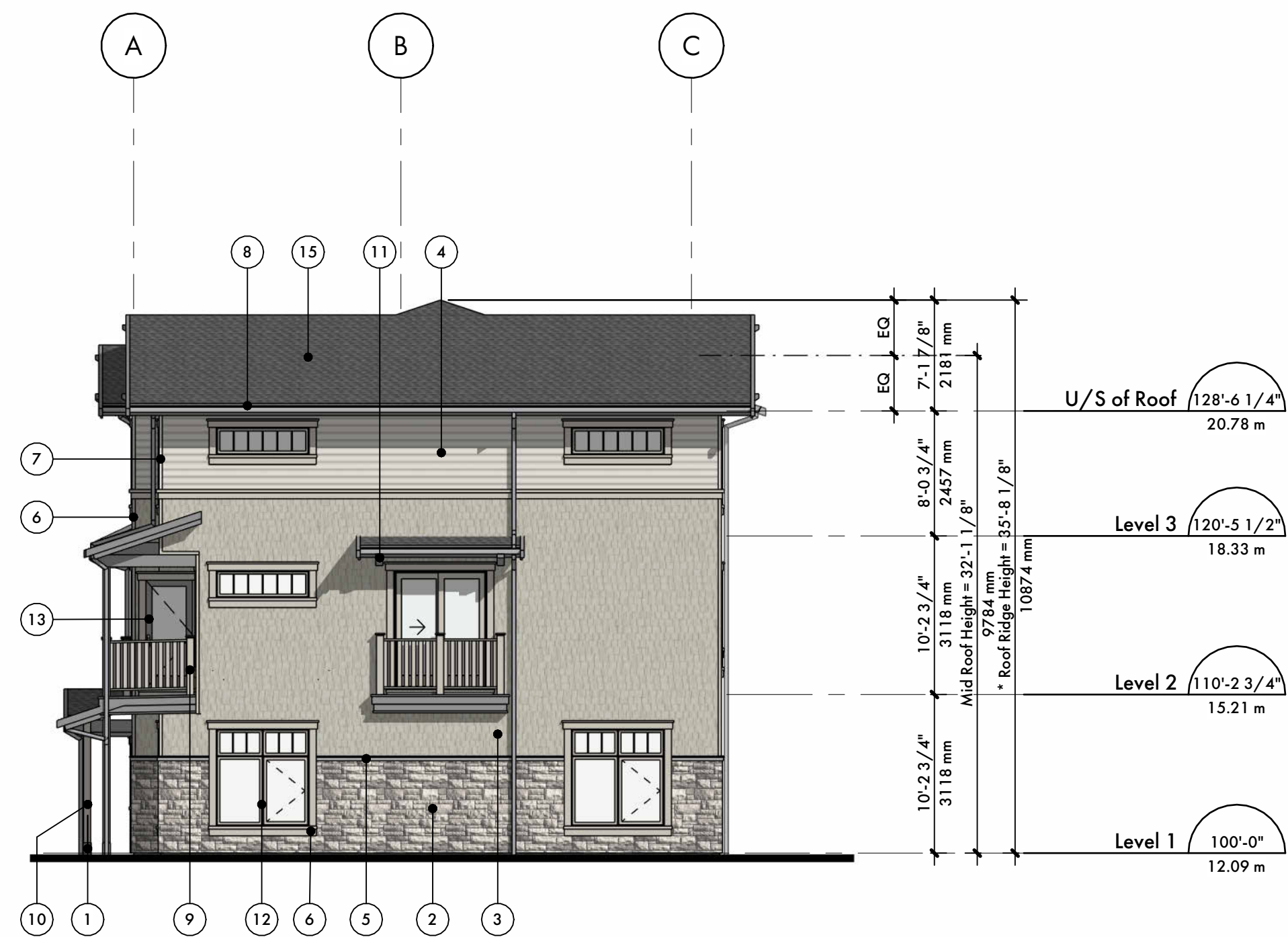
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100.00' Indicates Datum grade in feet
+12.28 m Indicates Geodetic grade in meters
Datum grade = 100.00' at Level 1
100.00' Datum = 12.28 m Geodetic



South Elevation



West Elevation



North Elevation



East (Front) Elevation

Finish Legend

- 1 Cast-in-place Concrete - Natural Grey
- 2 Newcastle Grey Tumbled LedgeStone
- 3 Fibre Cement Shingle - DLX0999-2 "Rabbit's Ear"
- 4 Fibre Cement Smooth Horizontal Siding - DLX0999-1 "In The Cloud"
- 5 Precast Concrete LedgeStone Cap - Grey (to match LedgeStone)
- 6 Fibre Cement Trims - DLX0999-2 "Rabbit's Ear"
- 7 Fibre Cement Trims - DLX0999-1 "In The Cloud"
- 8 Roof Fascias - Grey (similar to roofing colour)
- 9 Wood Guardrails & Railings - DLX0999-2 "Rabbit's Ear"
- 10 Posts and Beams - DLX0999-2 "Rabbit's Ear"
- 11 Chamfered Roof "Beam" Trims - Grey (to match Roof Fascia)
- 12 Vinyl Windows and Doors - Vinyl colour to match DLX0999-2 "Rabbit's Ear"
- 13 Fibreglass Door & Frame - Grey (to match Roof Fascia)
- 14 Garage Door & Frame - Grey (to match Roof Fascia)
- 15 Asphalt Roofing Shingle - Grey (IKO Cambridge Dual Grey or similar)

Notes:
* Refer to Site Section for Maximum Roof Ridge Height based on existing grades

Grade Level Notes:
Grades indicate top of concrete.

100.00' Indicates Datum grade in feet
+12.09 m Indicates Geodetic grade in meters

Datum grade = 100.00' at Level 1
100.00' Datum = 12.09 m Geodetic

REVISIONS

No.	Date	Notes
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