



KINVILLAGE SENIORS
AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS

RENDERING

2404

SCALE:
AUG 28, 2025

REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

A0.0

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



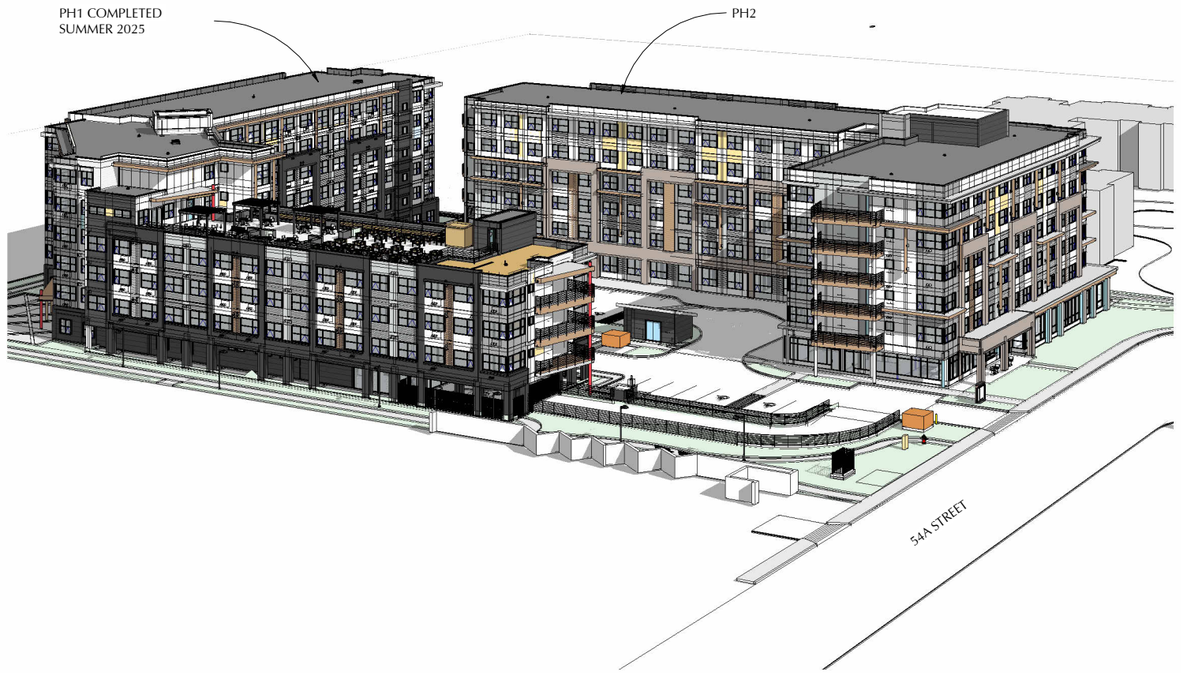
3 A0.1 PHS2 NORTHWEST
SCALE:



2 A0.1 PHS 2 SOUTHWEST
SCALE:



4 A0.1 PH2 SOUTHEAST
SCALE:



1 A0.1 PH1 + PH2
SCALE:

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS

PH2 VIEWS

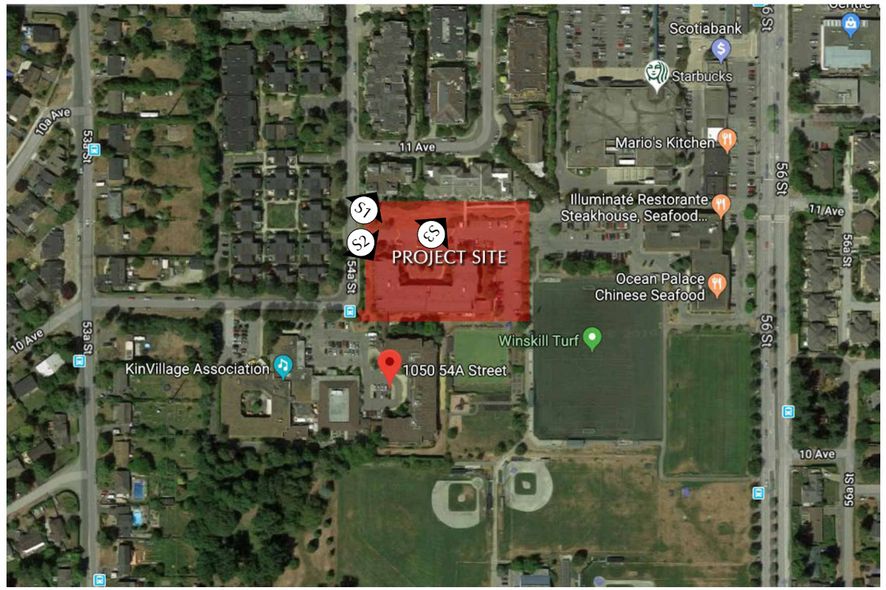
2404

SCALE: AUG 28, 2025

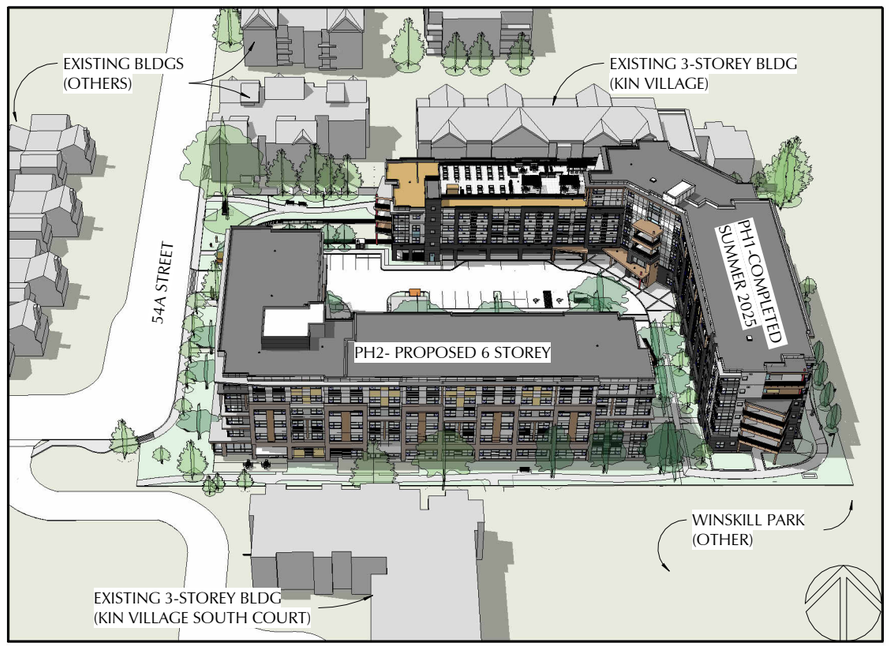
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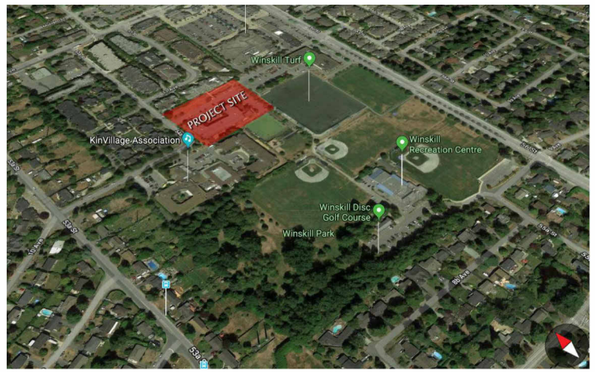
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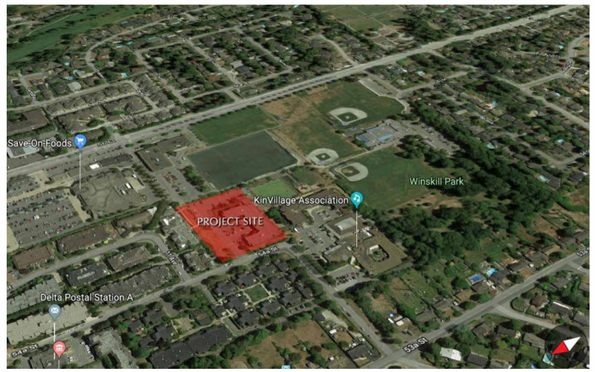
AERIAL PLAN



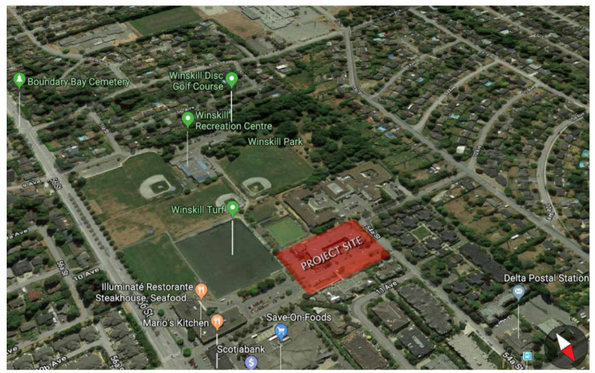
1 A0.2 CONTEXT PLAN PH1 + PH2
SCALE:



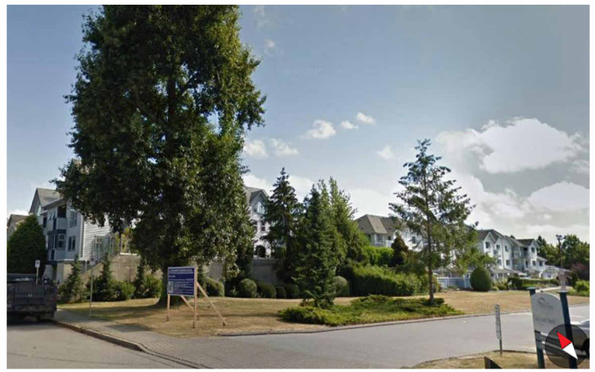
A1. SOUTH-WEST AERIAL VIEW



A2. NORTH-WEST AERIAL VIEW



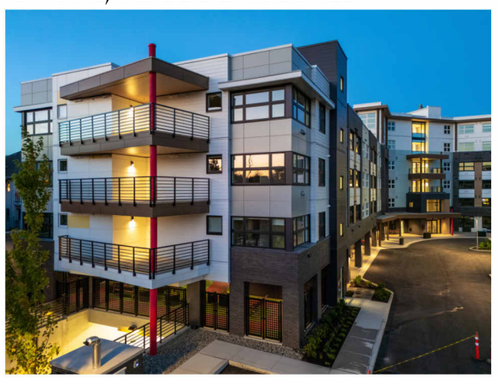
A3. NORTH-EAST AERIAL VIEW



S1. RESIDENTIAL BLDG TO NORTH (OTHERS)



S2. EXISTING RESIDENTIAL RENTAL BLDG ON SITE, TO BE DEMOLISHED



S3. KV PH 1: 4/6 STOREY 152 UNIT SENIORS AFFORDABLE RENTAL, COMPLETED SUMMER 2025

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

CONTEXT PLAN / PHOTOS

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SCALE:
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A0.2

SYNOPSIS

ZONING:
EXISTING: CD
PROPOSED: CD

LEGAL ADDRESS:
LOT 2 SECTION 10 TOWNSHIP 15 NWD PLAN EPP48416

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	1 038.56 M²
CONCRETE PATIO	33.63 M²
WALKWAY	650.04 M²
BUILDING	1 846.63 M²
PMT PAD/VENTS/ REFUSE	51.19 M²
TOTAL	3 620.05 M² (75.39%)

PERMEABLE AREA:
PROPOSED

DRAINAGE GRAVEL	127.65 M²
PERMEABLE PAVERS	125.79 M²
LANDSCAPED AREA	935.25 M² (10 067 F²)
TOTAL	1 188.69 M² (24.75%)

PROPOSED SETBACKS

NORTH	PL TO BLDG = 4.5M (PL TO DECK =1.8M)
EAST	PL TO BLDG = 6.0M (PL TO DECK = 4.4M
SOUTH	PL TO BLDG = 6.5M (PL TO COLUMN = 3.0M)
WEST - LEVEL 1	PL TO BLDG = 4.0M (PL TO COLUMN = 3.0M)
WEST - LEVEL 2-6	PL TO BLDG = 5.6M (PL TO PILASTER = 5.2M)

GROSS FLOOR AREA
(TO EXTERIOR FACE OF SHEATHING PER COD BYLAW)

LEVEL 1	1 824.73 M²	(19 641.22 F²)	(*INCL COMMUNITY CENTRE @ 767.45 M²)
LEVEL 2	1 750.59 M²	(18 843.20 F²)	
LEVEL 3	1 750.59 M²	(18 843.20 F²)	
LEVEL 4	1 750.59 M²	(18 843.20 F²)	
LEVEL 5	1 750.59 M²	(18 843.20 F²)	
LEVEL 6	1 750.59 M²	(18 843.20 F²)	
TOTAL	10 577.68 M²	(113,857.22 F²)	

U/G PARKADE 3,709.44 M² (39,928.03 F²)

PHASE 2 FSR
2.20 (NEW BLDG/NET SITE AREA)
(10 577.68 / 4 801.54)

DENSITY UPA
54.23 (143 UNITS/NET SITE AREA)

PHASE 2 BUILDING EFFICIENCY:
(PER BC HOUSING): 79.6 % (*EXCL COMMUNITY CENTRE @ 767.45M²)

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:		PHASE 2:	
RESIDENTS	76 (22 SM; 4 ACC; 2 VAN ACCESS) (74 U/G; 2 SURFACE)	RESIDENTS	72 (10 SM STALLS; 4 ACC; 2 VAN ACCESS) (70 U/G; 2 SURFACE)
VISITOR	15 (8 SM STALLS; 1 VAN ACCESS) (10 U/G; 5 SURFACE)	VISITOR	18 (1 ACC) (18 U/G)
SMALL STALLS	(30)	SMALL STALLS	(10)
ACC	(4)	ACC	(5)
VAN ACCESS	(3)	VAN ACCESS	(2)
		COMM. CENTRE	23 (1 SM STALL; 1 VAN ACCESS)
TOTAL PH 1:	93 STALLS	TOTAL PH 2:	113 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%; 1 ACC + 1 VAN ACC / 6.7%)
ADD'L VISITORS:		= 3
COMM.CENTRE:	1 STALL PER 36.5 SM	= 23 (1 SM STALLS / 8.7%; 1 VAN ACCESS / 4.4%)
GROSS:		204
SMALL STALLS:		40 (19.6%)
ACC:		9
VAN ACC:		6

LOADING PROVIDED

PHASE 1:	PHASE 2:
1 AT GRADE (DOUBLES AS HANDYDART STALL)	1 AT GRADE (DOUBLES AS HANDYDART STALL)

BICYCLE PARKING PROVIDED

PHASE 1:	PHASE 2:
30 STALLS (20% OF UNIT COUNT)	23 STALLS (16% OF UNIT COUNT)

SCOOTER PARKING PROVIDED

PHASE 1:	PHASE 2:
23 STALLS (15% OF UNIT COUNT)	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 & BCH DG+C STANDARDS
12 ACCESSIBLE UNITS (AC) PER BCBC 2024 & BCH DG+C STANDARDS)

INDOOR AMENITY PROVIDED

LEVEL 1	135.83 M²	(1 462.08 F²)
LEVEL 2	14.75 M²	(158.81 F²)
LEVEL 3	14.75 M²	(158.81 F²)
LEVEL 4	14.75 M²	(158.81 F²)
LEVEL 5	14.75 M²	(158.81 F²)
LEVEL 6	14.75 M²	(158.81 F²)
TOTAL:	209.60 M²	(2 256.13 F²)

OUTDOOR AMENITY PROVIDED

LEVEL 1	60.39 M²	(650 F²)
LEVEL 2	41.43 M²	(446 F²)
LEVEL 3	41.43 M²	(446 F²)
LEVEL 4	41.43 M²	(446 F²)
LEVEL 5	41.43 M²	(446 F²)
LEVEL 6	41.43 M²	(446 F²)
TOTAL:	267.54 M²	(2 880 F²)

COMM.CENTRE 66.24 M² (713 F²) (*NOT INCL. IN OUTDOOR AMENITY CALC.)

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SYNOPSIS

2404

REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE: 1/4" = 1'-0"
AUG 28, 2025

A0.3

PHASE 2 EFFICIENCY:

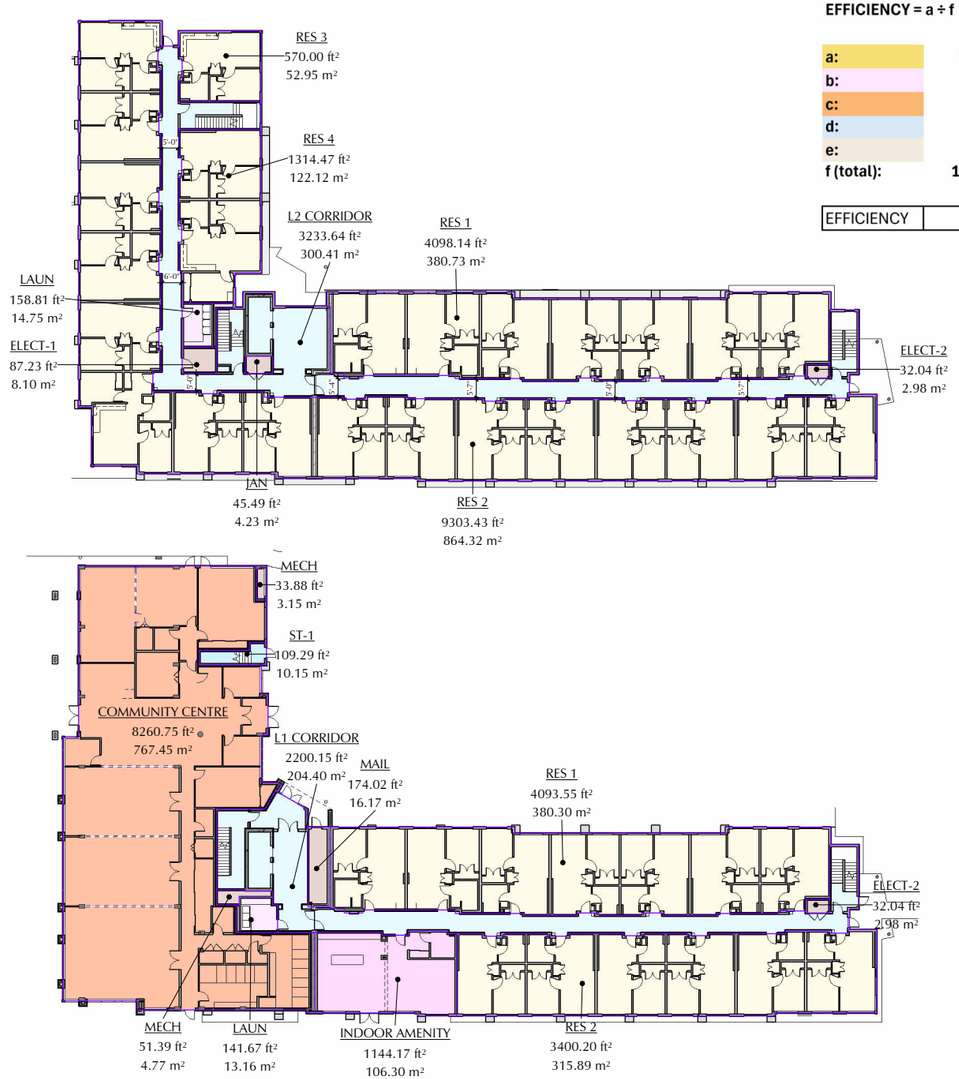
	I BED ADAPT	1BED ACCESS	2BED ADAPT	UNITS	GROSS FL PLATE sq.ft	GROSS FL PLATE m2	RESIDENTIAL AREA (a) sq.ft	RESIDENTIAL AREA (a) m2	COMM CENTRE (a) sq.ft	COMM CENTRE (a) m2	INDOOR AMENITY (b) sq.ft	INDOOR AMENITY (b) m2	OUTDOOR AMEN. sq.ft	OUTDOOR AMEN. m2	CIRCULATION (d) sq.ft	CIRCULATION (d) m2	SERVICE RMS (e) sq.ft	SERVICE RMS (e) m2
LEVEL 6	22	2	2	26	18,843.20	1,750.59	15,287.30	1,420.24			158.81	14.75	446	41.43	3,233.64	300.41	164.76	15.31
LEVEL 5	22	2	2	26	18,843.20	1,750.59	15,287.30	1,420.24			158.81	14.75	446	41.43	3,233.64	300.41	164.76	15.31
LEVEL 4	22	2	2	26	18,843.20	1,750.59	15,287.30	1,420.24			158.81	14.75	446	41.43	3,233.64	300.41	164.76	15.31
LEVEL 3	22	2	2	26	18,843.20	1,750.59	15,287.30	1,420.24			158.81	14.75	446	41.43	3,233.64	300.41	164.76	15.31
LEVEL 2	22	2	2	26	18,843.20	1,750.59	15,287.30	1,420.24			158.81	14.75	446	41.43	3,233.64	300.41	164.76	15.31
LEVEL 1	11	2	0	13	19,641.22	1,824.73	7,493.75	696.19	8,260.75	767.45	1,285.84	119.46	650	60.39	2,309.44	214.55	257.45	23.92
TOTAL	**121**	**12**	**10**	**143**	**113,857.22**	**10,577.68**	**83,930.25**	**7,797.37**	**8,260.75**	**767.45**	**2,079.89**	**193.23**	**2880**	**267.56**	**18,477.64**	**1,716.63**	**1,081.25**	**100.45**
	84.6%	8.4%	7.0%	100.0%														
U/G PARKING					**39,928.03**	**3,709.43**												

1500 MAX PERMIT. INCL LAUN.

EFFICIENCY = a ÷ f (a+b+c+d+e)

a:	92,191.00
b:	2,079.89
c:	**0.00**
d:	18,477.64
e:	1,081.25
f (total):	**113,829.78**

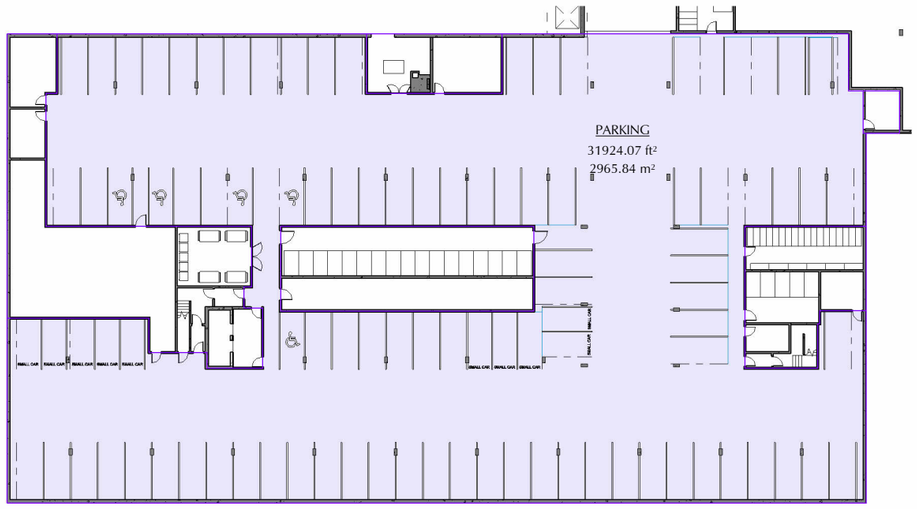
EFFICIENCY	**81.0%**



3 A0.4 U/G PARKING L1
SCALE: 1 : 275

2 A0.4 PH2 LEVEL 2 - AREAS
SCALE: 1 : 275

1 A0.4 PH2 LEVEL 1 - AREAS
SCALE: 1 : 275



U/G PARKADE:	39,928.03 F²
PARKING AREA:	31,924.84 F²
PERCENTAGE OF AREA FOR PARKING:	80.00%

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS

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SCALE: As indicated
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A0.4

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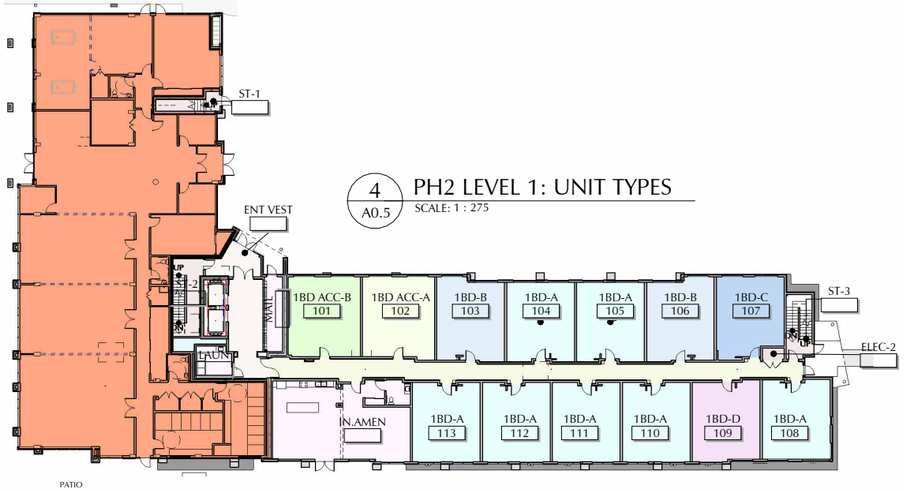


3 A0.5

PH2 LEVEL 2-6: UNIT TYPES

SCALE: 1 : 275

AREA SCHEDULE -RESIDENTIAL LEVEL2 PH2		
Name	Area	Area m
1BD ACC-A	617 ft²	57.34 m²
1BD ACC-B	630 ft²	58.56 m²
1BD-A	565 ft²	52.48 m²
1BD-A	565 ft²	52.46 m²
1BD-A	564 ft²	52.41 m²
1BD-A	564 ft²	52.41 m²
1BD-A	565 ft²	52.46 m²
1BD-A	565 ft²	52.46 m²
1BD-A	568 ft²	52.75 m²
1BD-A	565 ft²	52.46 m²
1BD-A	565 ft²	52.46 m²
1BD-A	565 ft²	52.46 m²
1BD-A	565 ft²	52.46 m²
1BD-A	565 ft²	52.46 m²
1BD-A	564 ft²	52.44 m²
1BD-B	582 ft²	54.03 m²
1BD-C	558 ft²	51.83 m²
1BD-D	582 ft²	54.03 m²
1BD-D	567 ft²	52.64 m²
1BD-D	567 ft²	52.67 m²
1BD-E	575 ft²	53.43 m²
1BD-F	574 ft²	53.35 m²
1BD-G	571 ft²	53.08 m²
1BD-G	570 ft²	52.95 m²
2BD-A	792 ft²	73.60 m²
2BD-B	750 ft²	69.68 m²
LEVEL 2: 26	15278 ft²	



4 A0.5

PH2 LEVEL 1: UNIT TYPES

SCALE: 1 : 275

AREA SCHEDULE -RESIDENTIAL LEVEL 1 PH2		
Name	Area	Area m
1BD ACC-A	617 ft²	57.33 m²
1BD ACC-B	626 ft²	58.16 m²
1BD-A	565 ft²	52.46 m²
1BD-A	565 ft²	52.46 m²
1BD-A	564 ft²	52.41 m²
1BD-A	564 ft²	52.41 m²
1BD-A	565 ft²	52.46 m²
1BD-A	565 ft²	52.46 m²
1BD-A	576 ft²	53.51 m²
1BD-B	582 ft²	54.03 m²
1BD-B	582 ft²	54.03 m²
1BD-C	558 ft²	51.83 m²
1BD-D	567 ft²	52.64 m²
LEVEL 1: 13	7494 ft²	

UNIT TYPES	
Name	Count
1BD ACC-A	6
1BD ACC-B	6
1BD-A	72
1BD-B	12
1BD-C	6
1BD-D	11
1BD-E	5
1BD-F	5
1BD-G	10
2BD-A	5
2BD-B	5
Grand total: 143	

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS

BUILDING INFO

2404

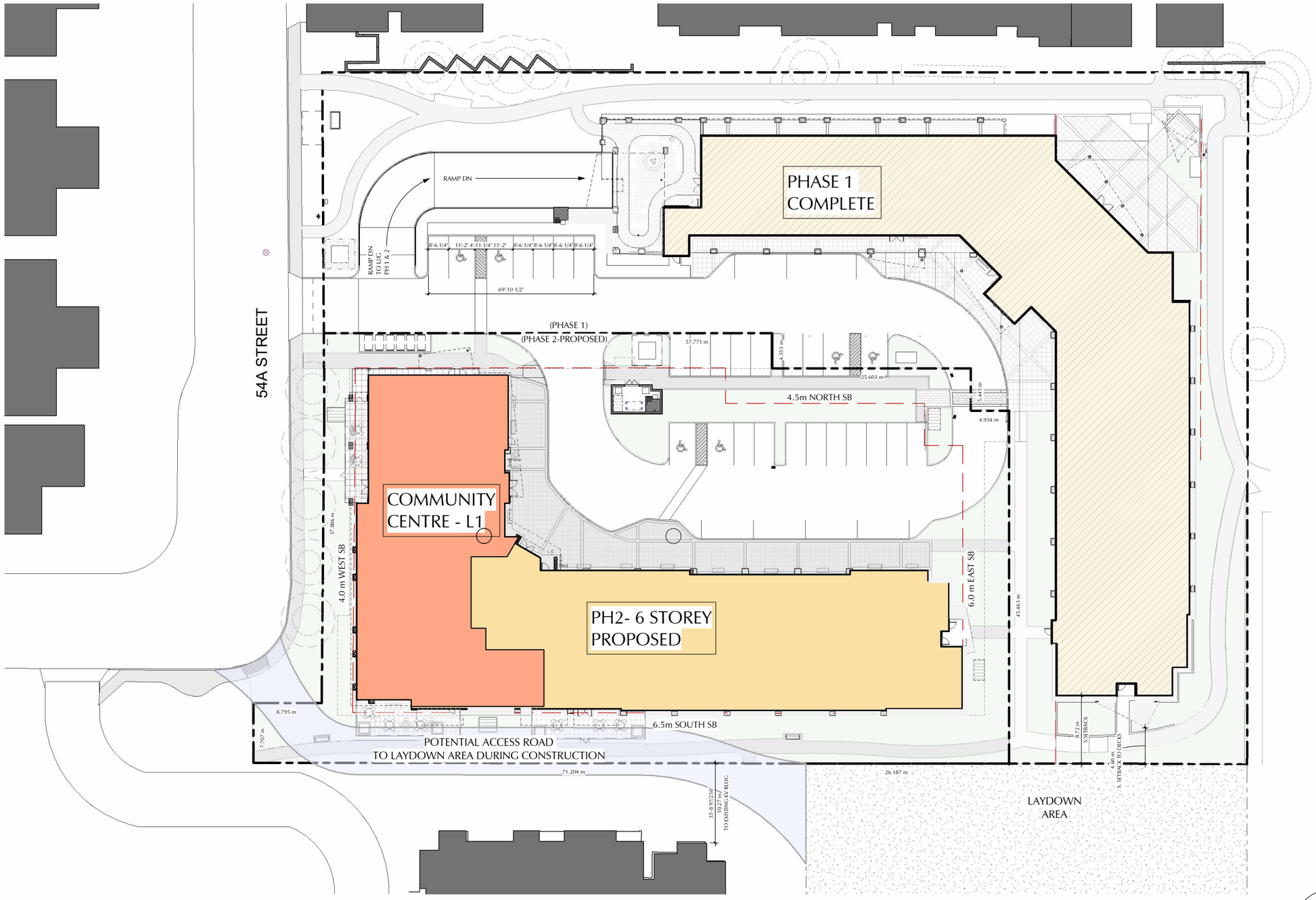
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A0.5



KINVILLAGE SENIORS AFFORD.RENTAL- PH2

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Development For VANMAR CONSTRUCTORS

PH2 SITE PLAN

2404

SCALE: 1 : 250

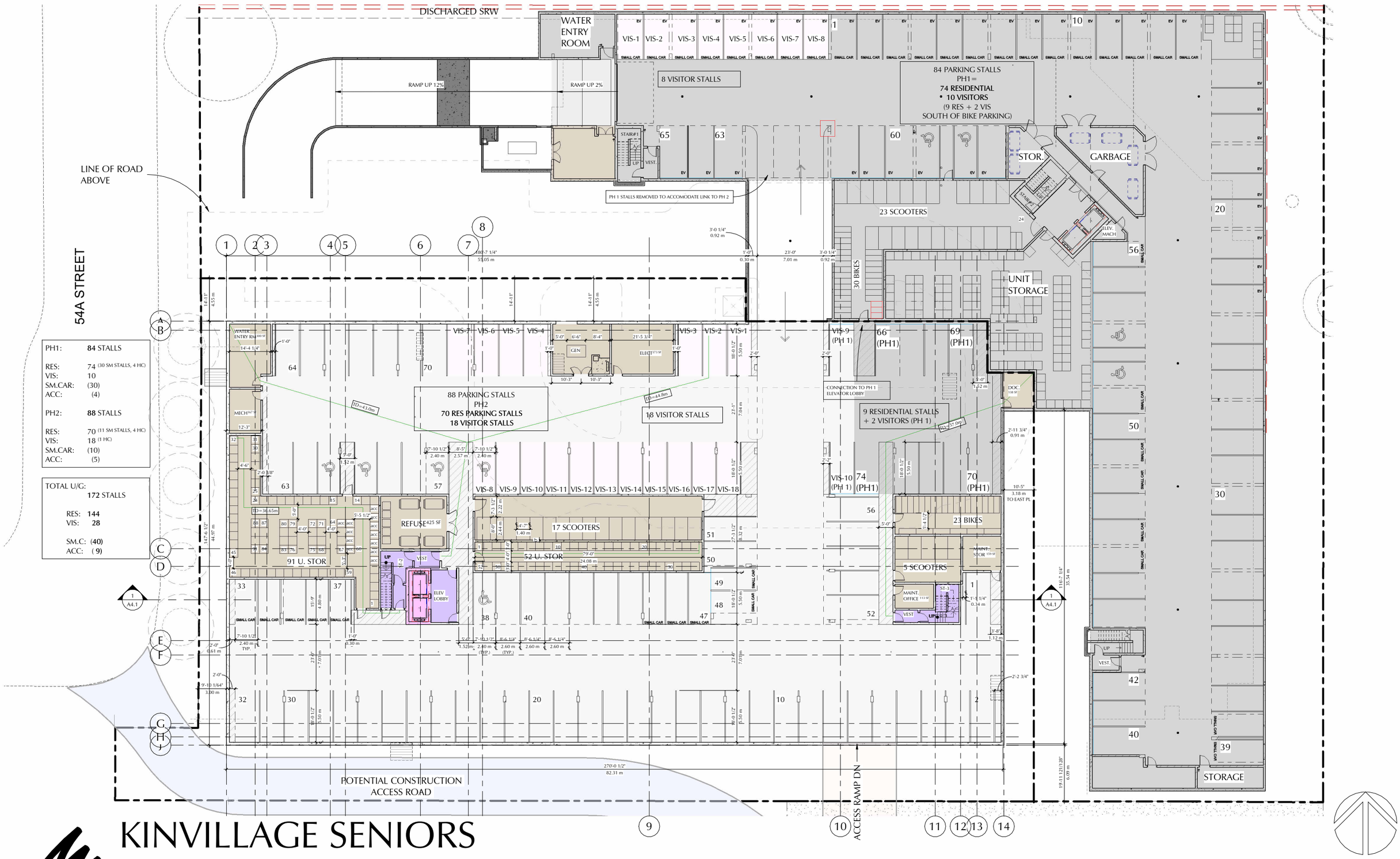
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A1.1

SCALE 1: 250 (2 0 2 4 6 8 10 m)

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KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

PHASE 2 PKG PLAN

Development For VANMAR CONSTRUCTORS

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SCALE: 1 : 175

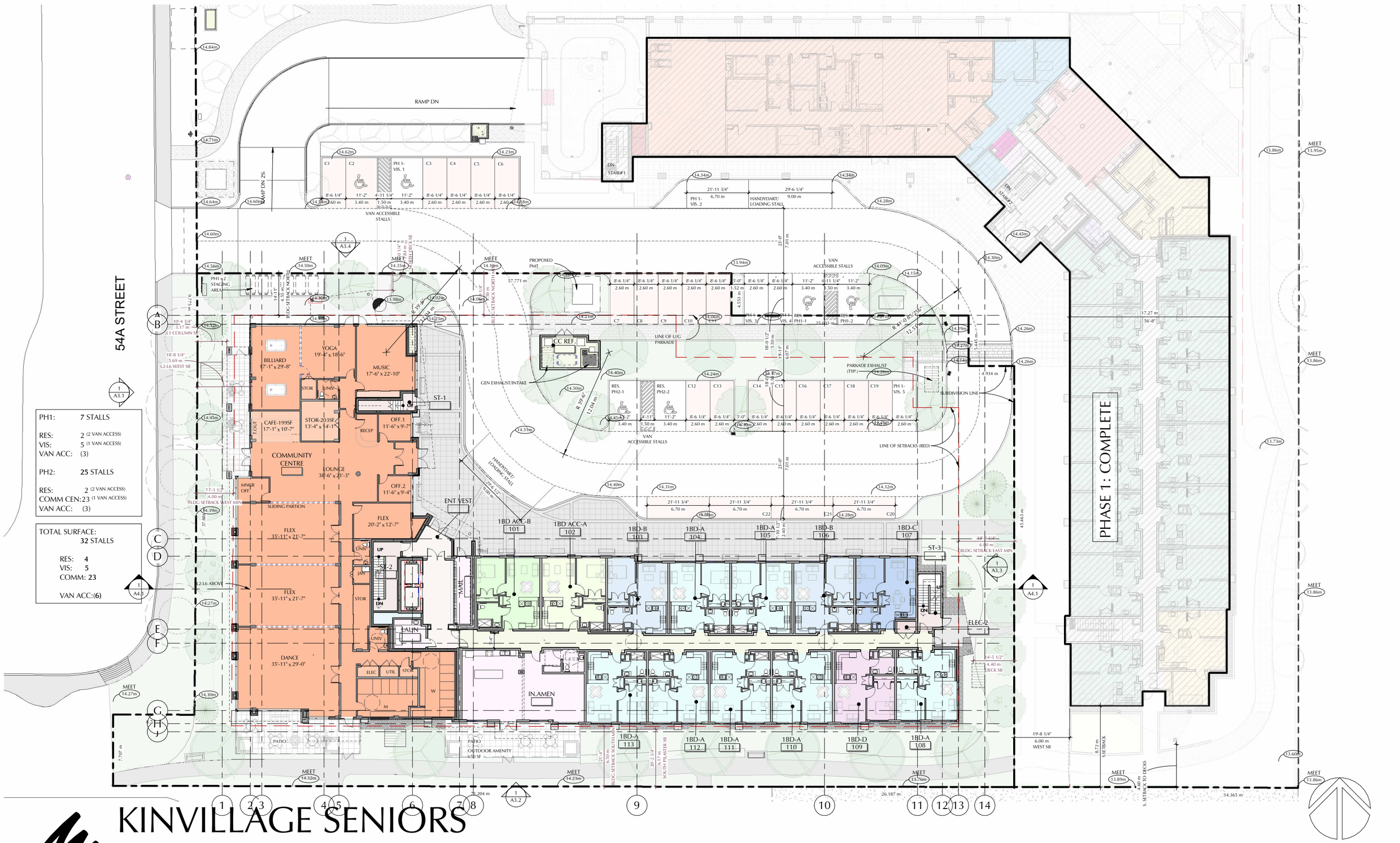
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SCALE 1: 225

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PH1:	7 STALLS	
RES:	2	(2 VAN ACCESS)
VIS:	5	(1 VAN ACCESS)
VAN ACC:	(3)	
PH2:	25 STALLS	
RES:	2	(2 VAN ACCESS)
COMM CEN:	23	(1 VAN ACCESS)
VAN ACC:	(3)	

TOTAL SURFACE:	32 STALLS
RES:	4
VIS:	5
COMM:	23
VAN ACC:	(6)

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC PHASE 2 LEVEL 1 FLOOR PLAN

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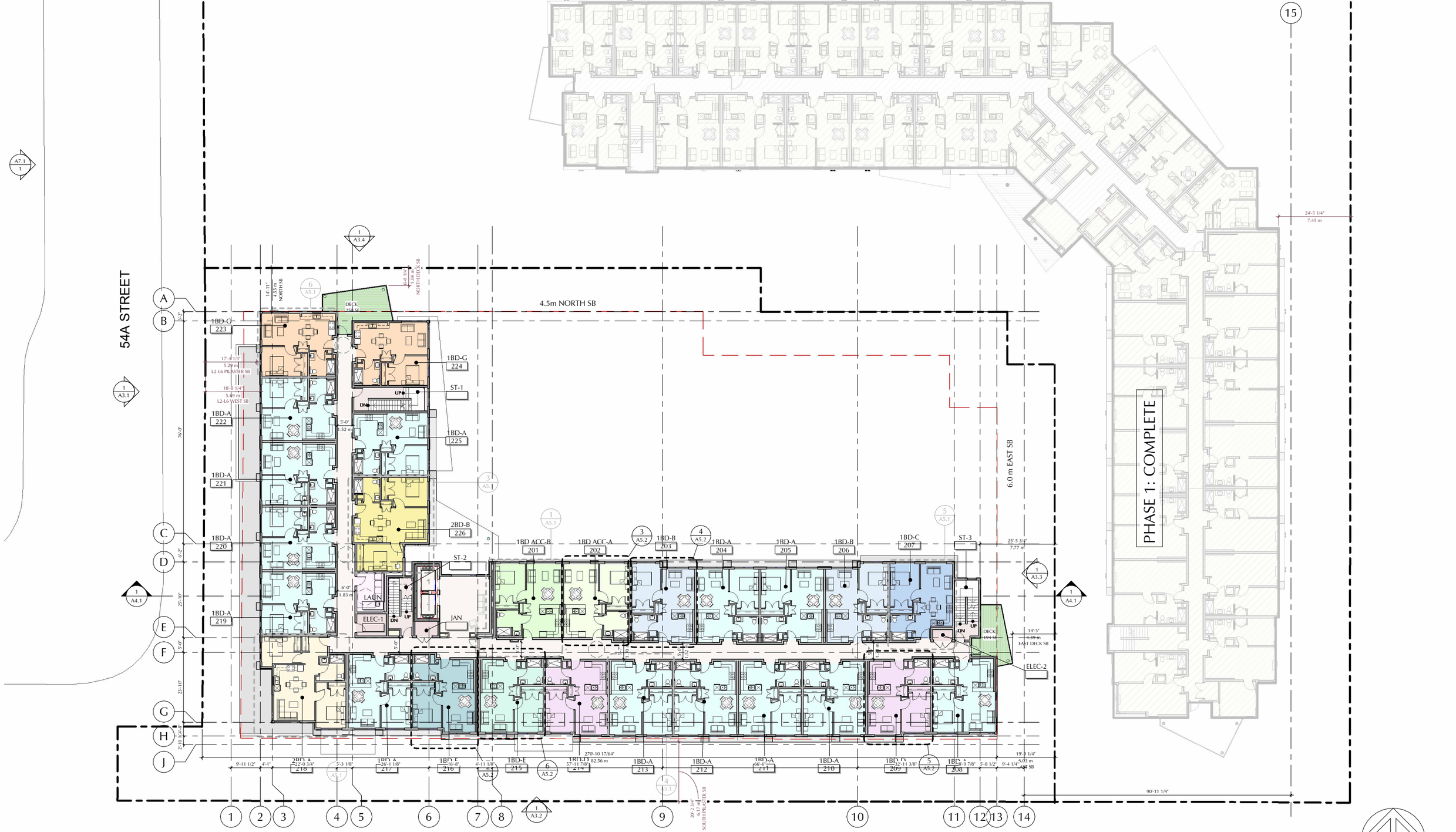
SCALE: 1 : 175

AUG 28, 2025

A2.2

SCALE 1: 225

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KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

PHASE 2 L2-5 FLOOR PLAN

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SCALE: 1 : 175

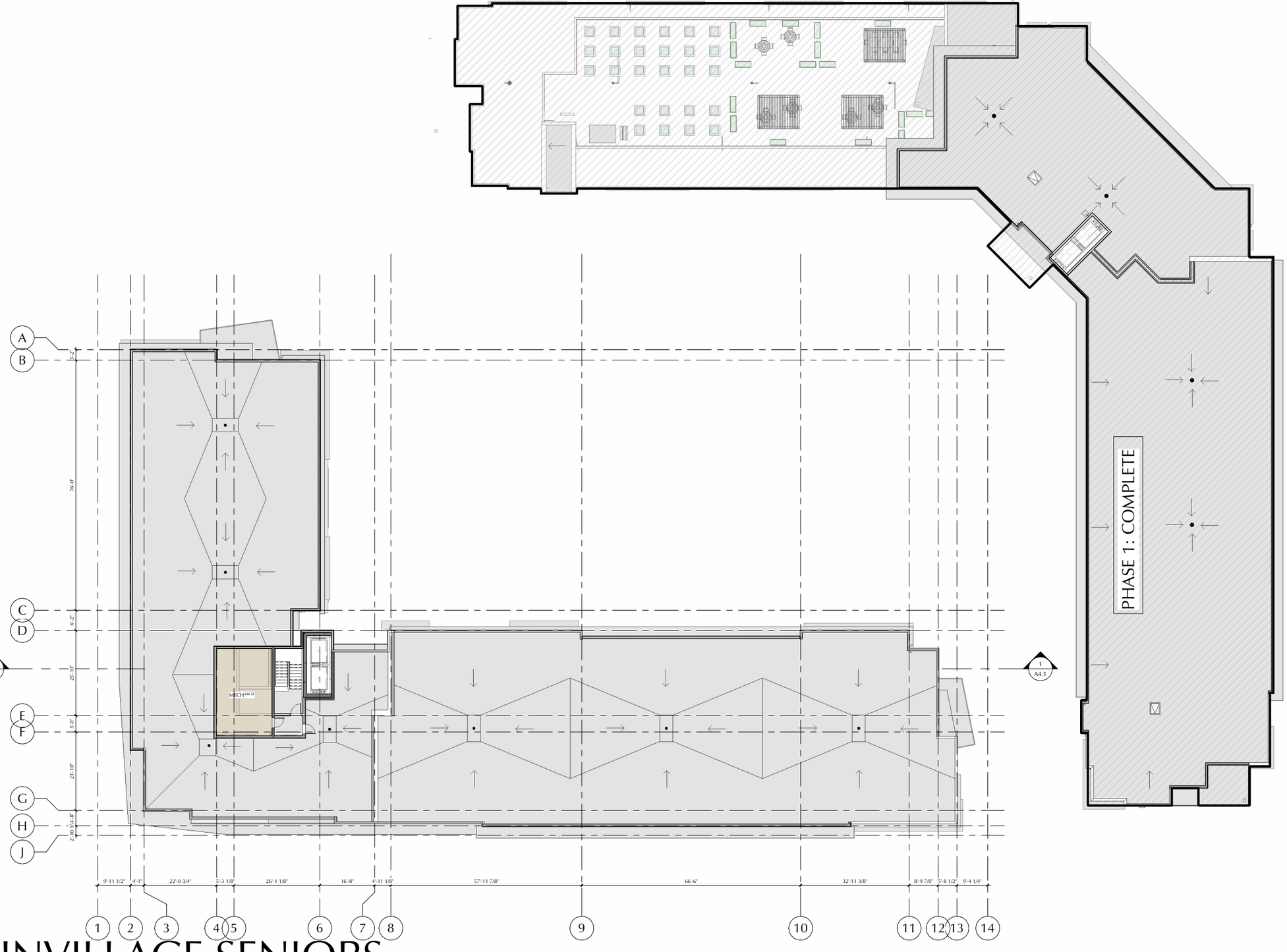
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A2.3

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KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

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ROOF PLAN

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SCALE: 1 : 175

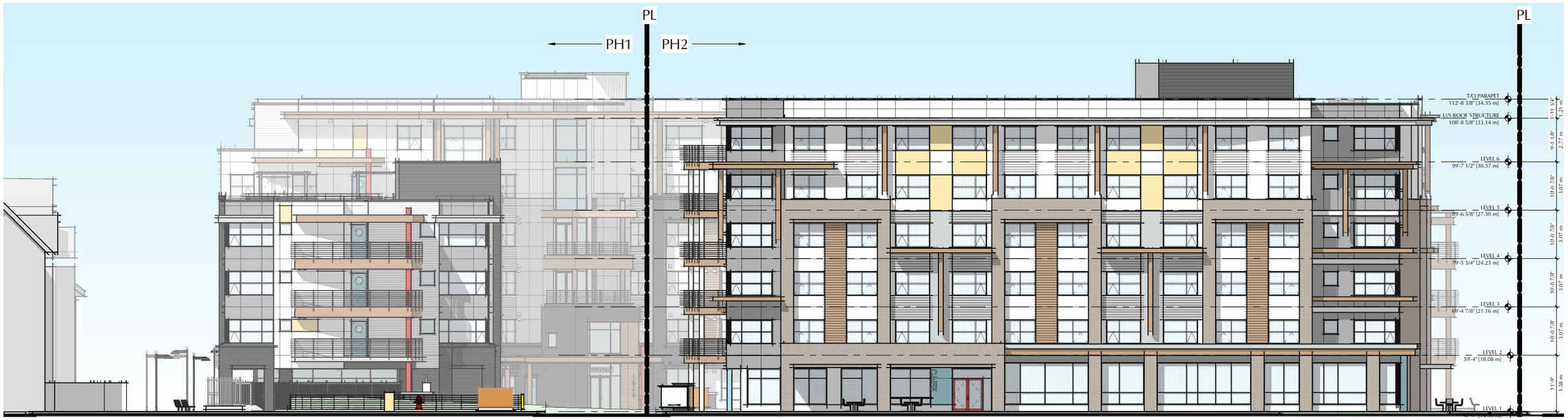
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A2.8

SCALE 1:200

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1 / A3.1 PH2 WEST
SCALE: 1 : 125

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS

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

ELEVATION

2404

REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE: 1 : 125
AUG 28, 2025

A3.1

1.3 0 1.3 2.5 3.8 5 6.3 m
SCALE 1: 125



1 / A3.2 PH2 SOUTH
SCALE: 1 : 125

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS

ELEVATION

2404

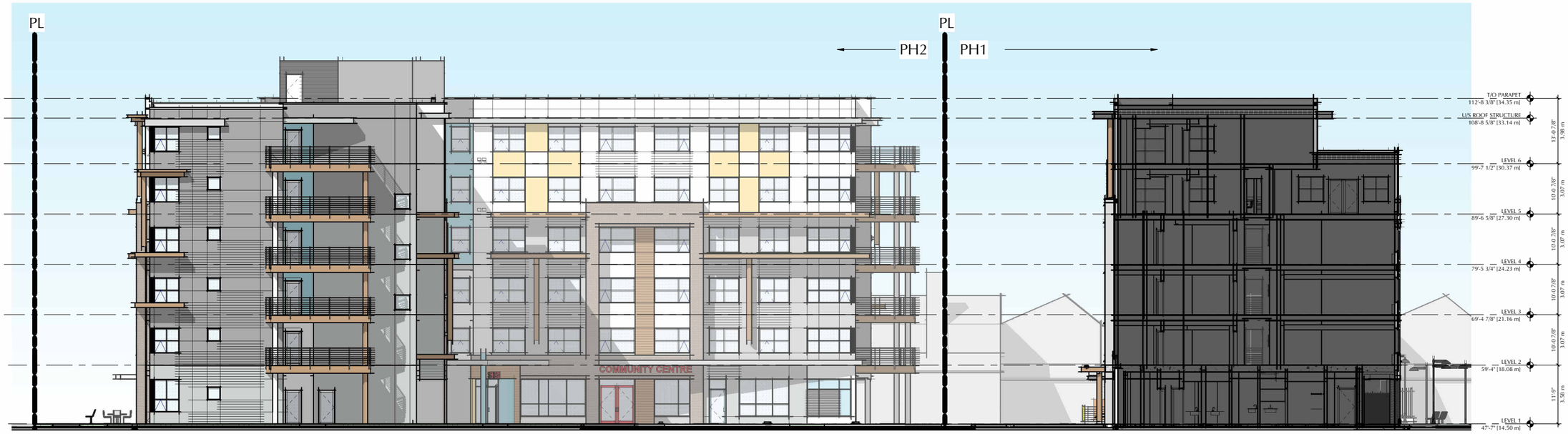
REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE: 1 : 125
AUG 28, 2025

A3.2

1.3 0 1.3 2.5 3.8 5 6.3 m
SCALE 1: 125

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1 / A3.3 PH2 EAST
SCALE: 1 : 125

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

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ELEVATION

2404

REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE: 1 : 125
AUG 28, 2025

A3.3

1.3 0 1.3 2.5 3.8 5 6.3
SCALE 1: 125 m



1 / A3.4 PH2 NORTH
SCALE: 1 : 125

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

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ELEVATION

2404

REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE: 1 : 125
AUG 28, 2025

A3.4

1.3 0 1.3 2.5 3.8 5 6.3 m
SCALE 1: 125





E1 **MATERIAL:** CEMENTITIOUS LAP SIDING (7" EXPOSURE)
COLOUR: COLOUR PLUS LIGHT MIST

E2 **MATERIAL:** CEMENTITIOUS CLADDING PANEL C/W TRIMS & FASTENERS;
COLOUR: COLOUR PLUS LIGHT MIST

E2b **MATERIAL:** ADJACENT GRAY FLASHINGS
COLOUR: CASCADIA METALS WHITE-WHITE

E3 **MATERIAL:** AL-13 PANELS
COLOUR: CLOUDY SKY

E4 **MATERIAL:** CEMENTITIOUS LAP SIDING (7" EXPOSURE)
COLOUR: COLOUR PLUS ARCTIC WHITE

E5 **MATERIAL:** CEMENTITIOUS CLADDING PANEL C/W TRIMS & FASTENERS
COLOUR: COLOUR PLUS ARCTIC WHITE

E5b **MATERIAL:** ADJACENT WHITE FLASHINGS
COLOUR: CASCADIA METALS POLAR WHITE

E6 **MATERIAL:** BRICK SOLDIER COURSE
COLOUR: MUTUAL MATERIALS REDONDO GRAY

E7 **MATERIAL:** BRICK
COLOUR: MUTUAL MATERIALS REDONDO GRAY RUNNING BOND

E7a **MATERIAL:** MORTAR
COLOUR: TBD

E7b **MATERIAL:** BRICK FLASHINGS
COLOUR: CASCADIA METALS CHARCOAL

E8 **MATERIAL:** HARDIE 'ARTISAN' SIDING SHIPLAP PROFILE, MITRED CORNERS
COLOUR: BENJAMIN MOORE 2118-20 TOUCAN BLACK

E9 **MATERIAL:** CEMENTITIOUS LAP SIDING
COLOUR: WOODTONE RUSTIC SERIES SANDCASTLE

E10 **MATERIAL:** CEMENTITIOUS VENTED SOFFITS
COLOUR: WOODTONE RUSTIC SERIES SANDCASTLE

E11 **MATERIAL:** WOOD COLUMNS
COLOUR: SANSIN NATURALS ENVIROSTAIN SDF CAPPUCCINO 1168

E12 **MATERIAL:** CEMENTITIOUS CLADDING PANEL C/W TRIMS & FASTENERS
COLOUR: BENJAMIN MOORE 2019-50 LEMON DROPS

E13 **MATERIAL:** CEMENTITIOUS CLADDING PANEL C/W TRIMS & FASTENERS
COLOUR: BENJAMIN MOORE 2055-60 SERENITY

E14 **MATERIAL:** EXIT DOORS
COLOUR: BENJAMIN MOORE 2055-60 SERENITY

E15 **MATERIAL:** PAINTED WOOD COLUMN
COLOUR: BENJAMIN MOORE 2055-60 SERENITY

E16 **MATERIAL:** METAL RAILING WITH GLASS BACKING
COLOUR: RAILING: BLACK
GLAZING: CLEAR

E17 **MATERIAL:** DOUBLE GLAZING
COLOUR: FRAME: BLACK VINYL (BRICK/SIDING)
FRAME: WHITE VINYL (WALL PANELS)
GLAZING: CLEAR

E18 **MATERIAL:** SPANDREL PANEL
COLOUR: BENJAMIN MOORE 2055-60 SERENITY

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS

COLOUR BOARD

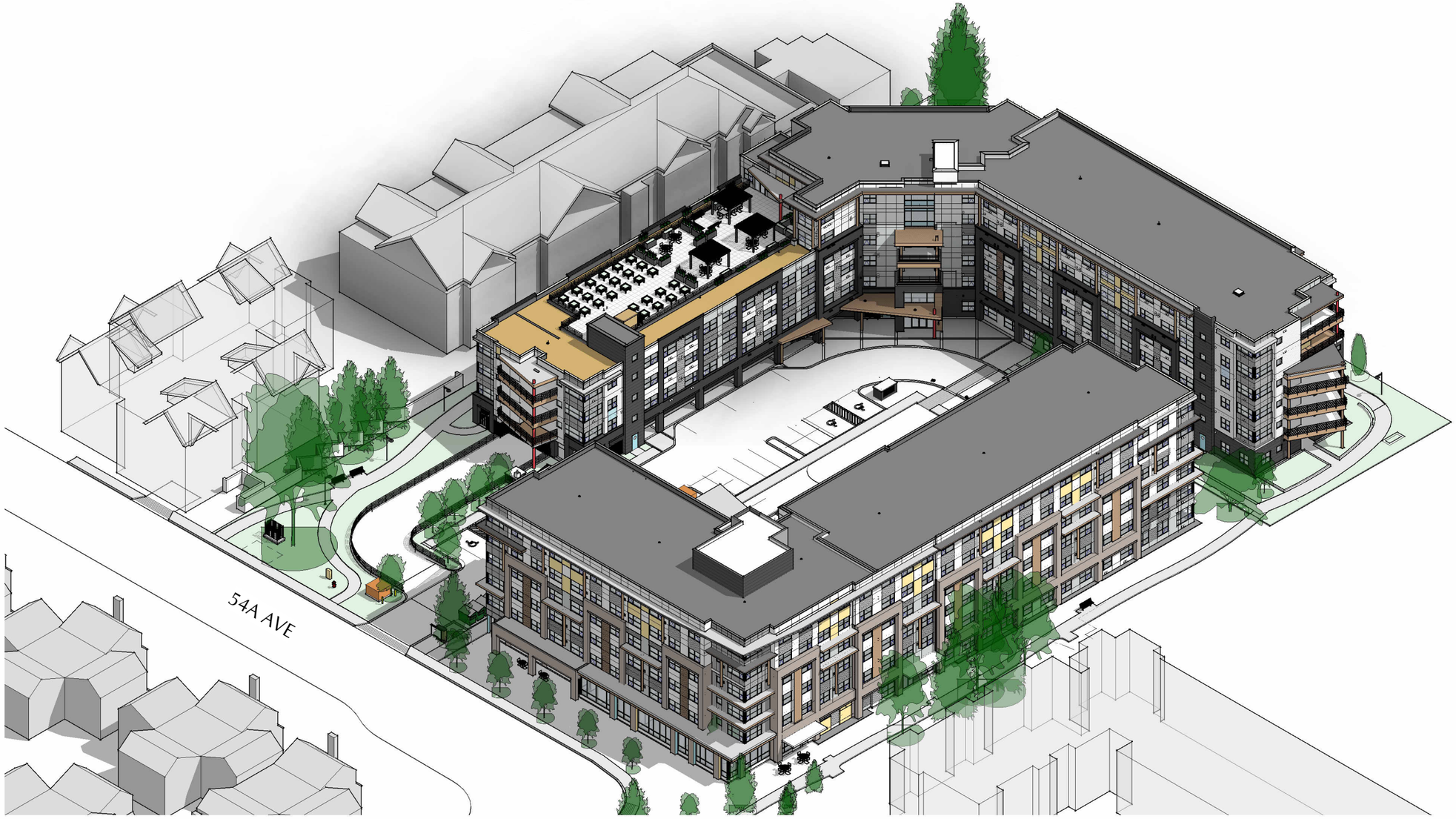
REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

2404

SCALE: As indicated
AUG 28, 2025

A3.5

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1 A3.12 BIRDSEYE VIEW FROM SOUTH WEST
SCALE:

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1050 54A STREET, DELTA BC

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BIRDS EYE VIEW

2404

REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE:
AUG 28, 2025

A3.12

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1 A3.13 BIRDSEYE VIEW FROM NORTH EAST
SCALE:

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

BIRDS EYE VIEW 2

REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

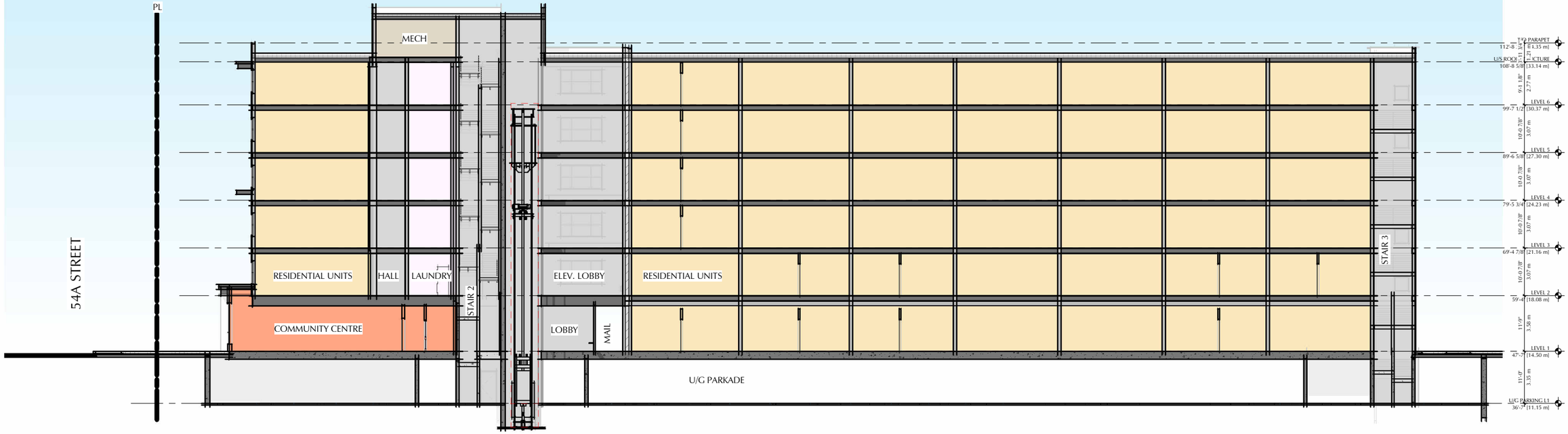
A3.13

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2404

SCALE:
AUG 28, 2025



1 / A4.1 SECTION 1
SCALE: 1 : 125

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

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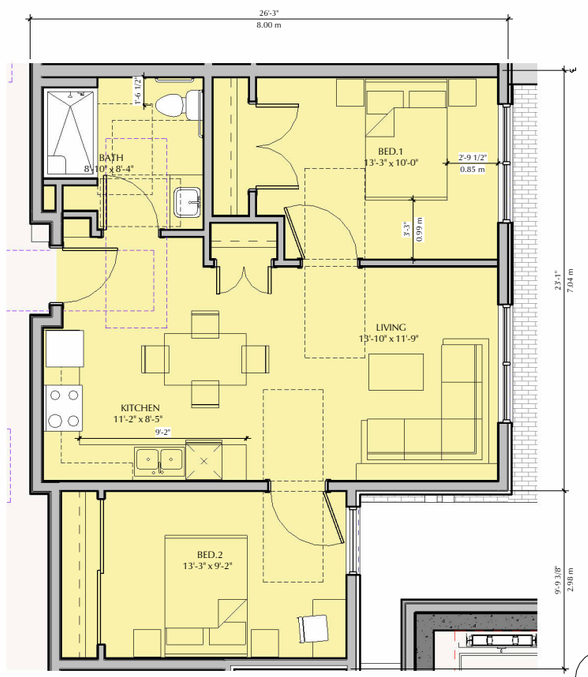
SECTION 2404

REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

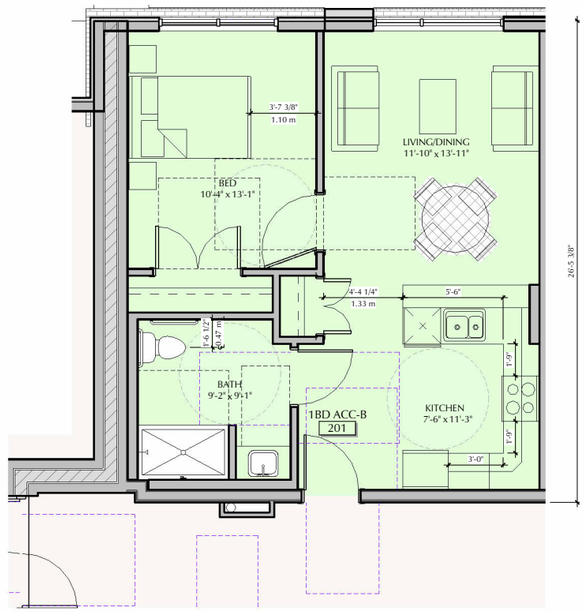
SCALE: 1 : 125
AUG 28, 2025

A4.1

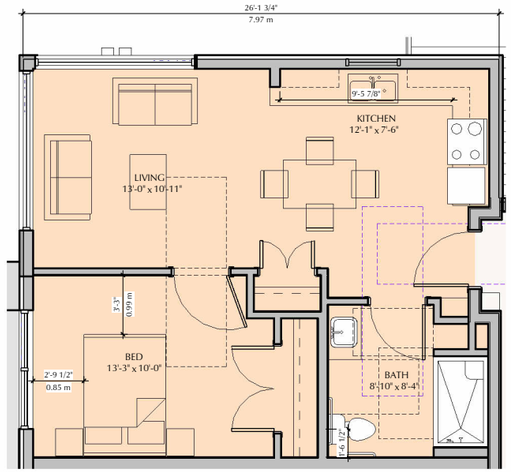
SCALE 1: 200



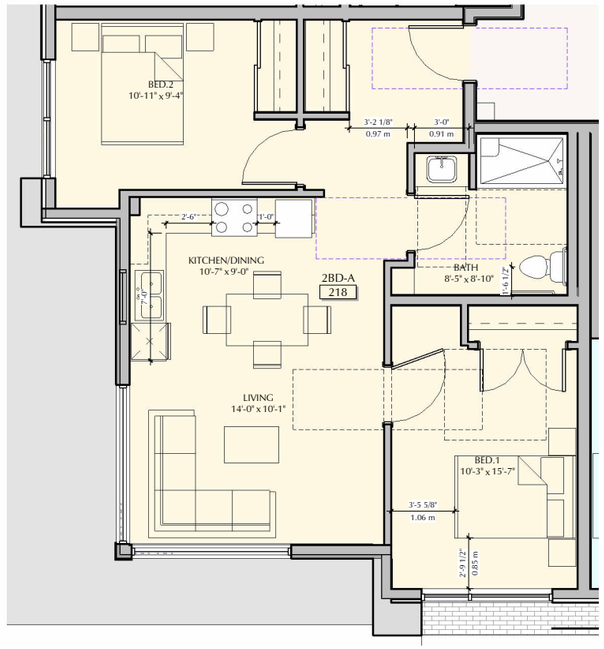
3 A5.1 2 BD-A, ADAPT. 750sqft
SCALE: 1/4" = 1'-0"



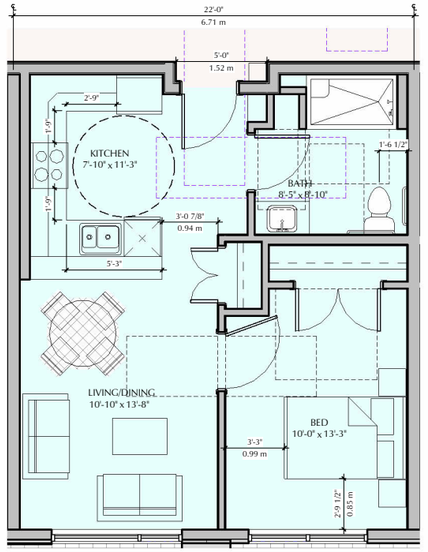
1 A5.1 1 BD ACCESSIBLE-B 632sqft
SCALE: 1/4" = 1'-0"



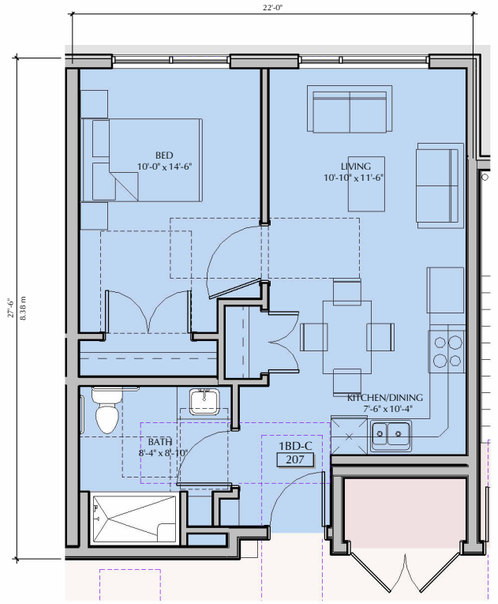
6 A5.1 1 BD-G. ADAPT. 571sqft
SCALE: 1/4" = 1'-0"



2 A5.1 2 BD-2, ADAPT. 792sqft
SCALE: 1/4" = 1'-0"



4 A5.1 1 BD-A, ADAPTABLE, TYP. 565sqft
SCALE: 1/4" = 1'-0"



5 A5.1 1 BD-C, ADAPT. 558sqft
SCALE: 1/4" = 1'-0"

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS

PRELIM UNIT PLANS

2404

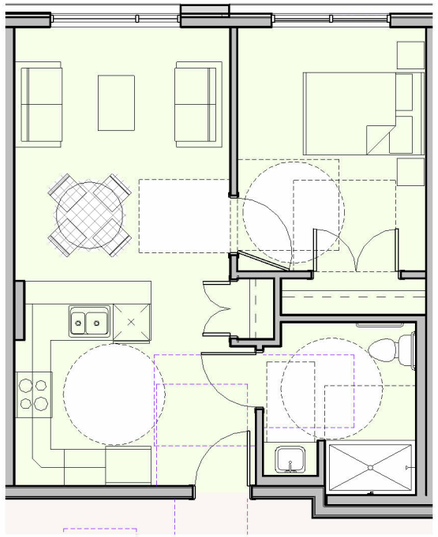
REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE: 1/4" = 1'-0"
AUG 28, 2025

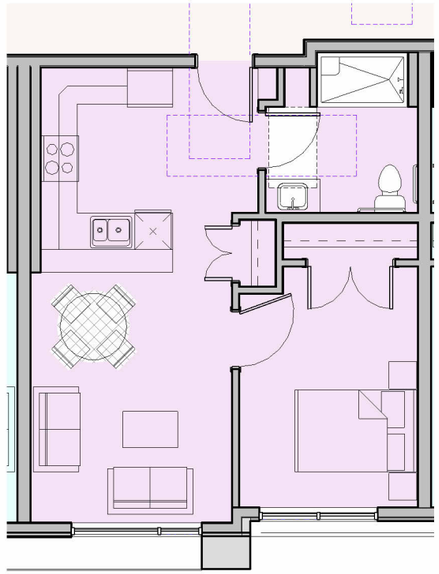
A5.1

SCALE 1: 200

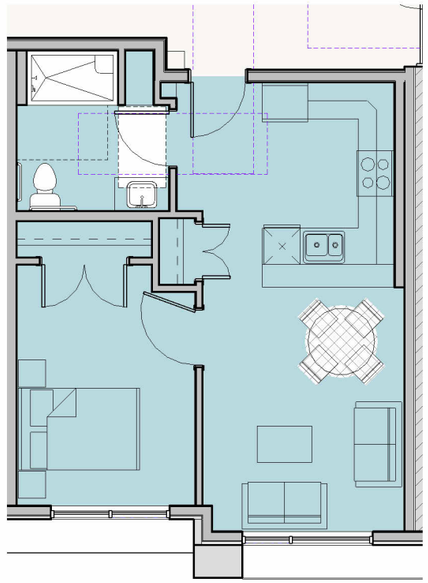
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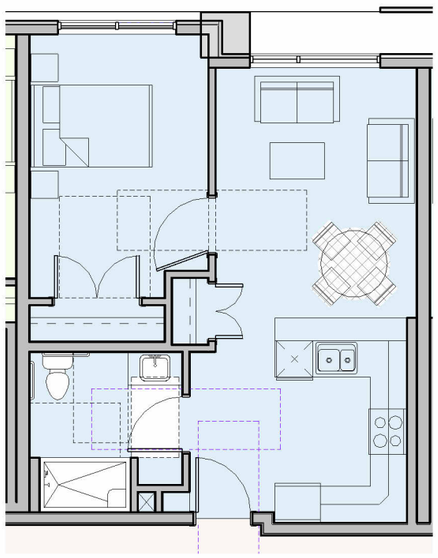
3 A5.2 1 BD ACCESSIBLE-A
SCALE: 1/4" = 1'-0"



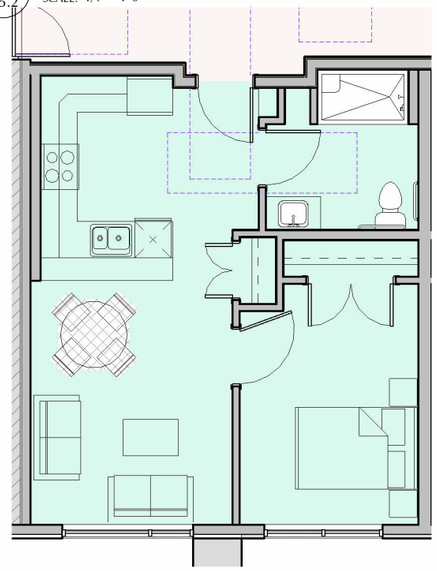
5 A5.2 1 BD-D, ADAPTABLE
SCALE: 1/4" = 1'-0"



2 A5.2 1 BD-F, ADAPTABLE
SCALE: 1/4" = 1'-0"



4 A5.2 1 BD-B, ADAPTABLE
SCALE: 1/4" = 1'-0"



6 A5.2 1 BD-E, ADAPTABLE
SCALE: 1/4" = 1'-0"

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

PRELIM UNIT PLANS

Development For VANMAR CONSTRUCTORS

2404

REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE: 1/4" = 1'-0"
AUG 28, 2025

A5.2

SCALE 1: 200

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STREETSCAPE VIEW 1 (WEST ELEVATION)



STREETSCAPE VIEW 2 (NORTH ELEVATION)

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

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STREETSCAPE

2404

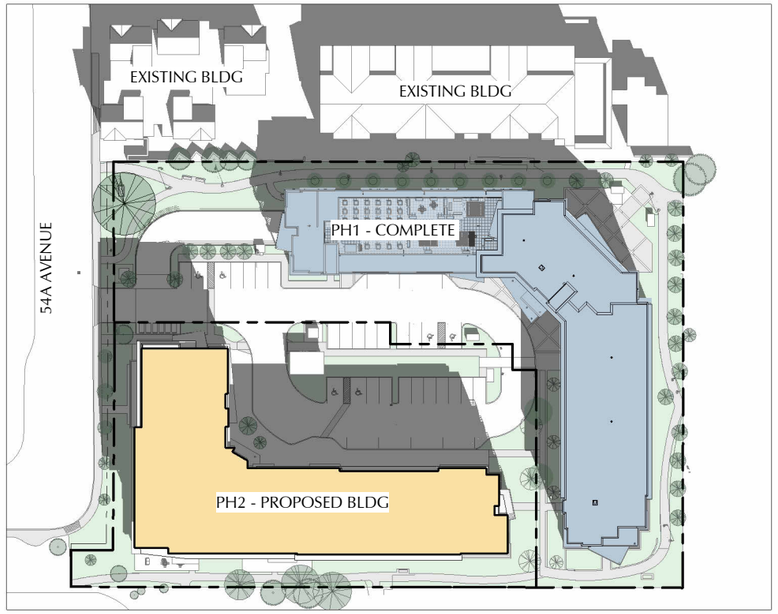
REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE: 3/64" = 1'-0"
AUG 28, 2025

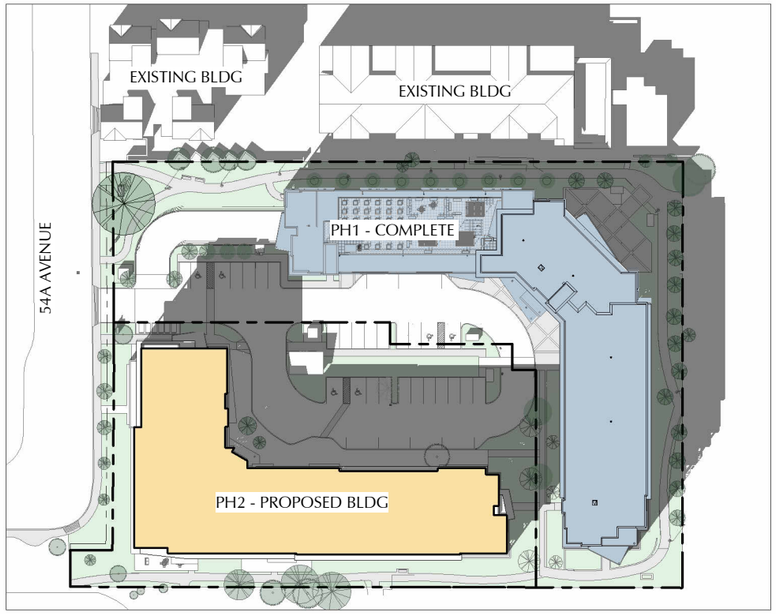
A7.1



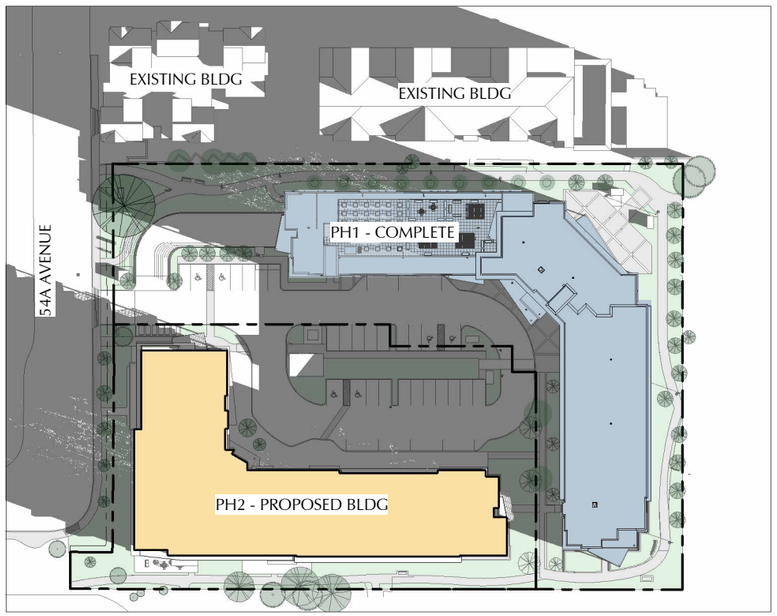
1 A7.2 SHADOW - FALL EQUINOX - 9AM
SCALE: 1" = 50'-0"



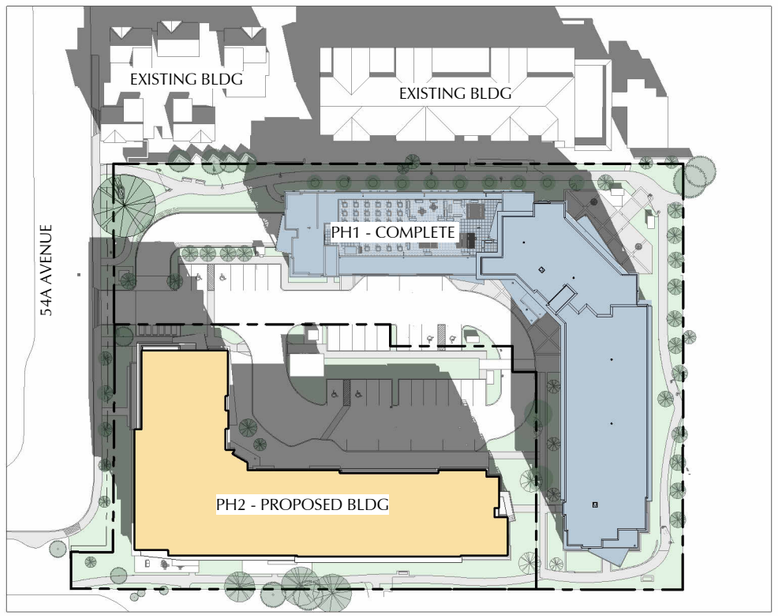
2 A7.2 SHADOW - FALL EQUINOX - 12PM
SCALE: 1" = 50'-0"



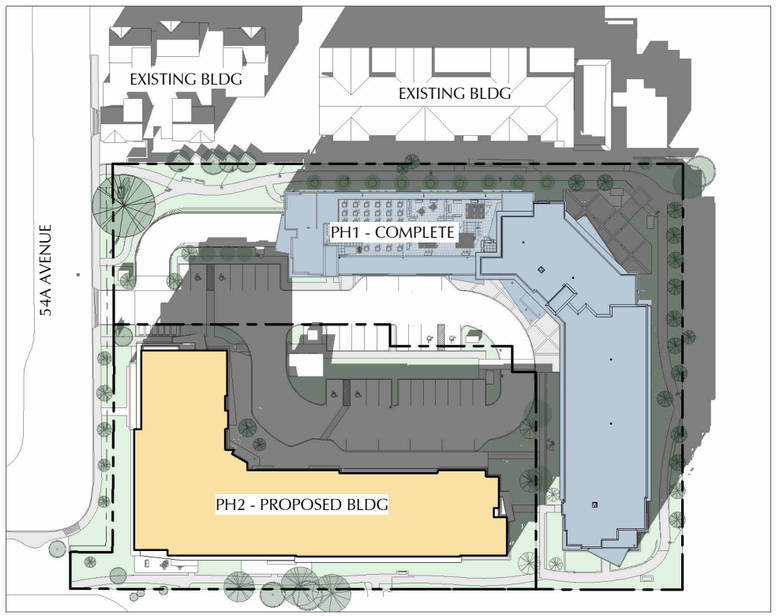
3 A7.2 SHADOW - FALL EQUINOX - 3PM
SCALE: 1" = 50'-0"



4 A7.2 SHADOW - SPRING EQUINOX - 9AM
SCALE: 1" = 50'-0"



5 A7.2 SHADOW - SPRING EQUINOX - 12PM
SCALE: 1" = 50'-0"



6 A7.2 SHADOW - SPRING EQUINOX - 3PM
SCALE: 1" = 50'-0"

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

SHADOW STUDY

REV	DATE	DESCRIPTION	BY
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

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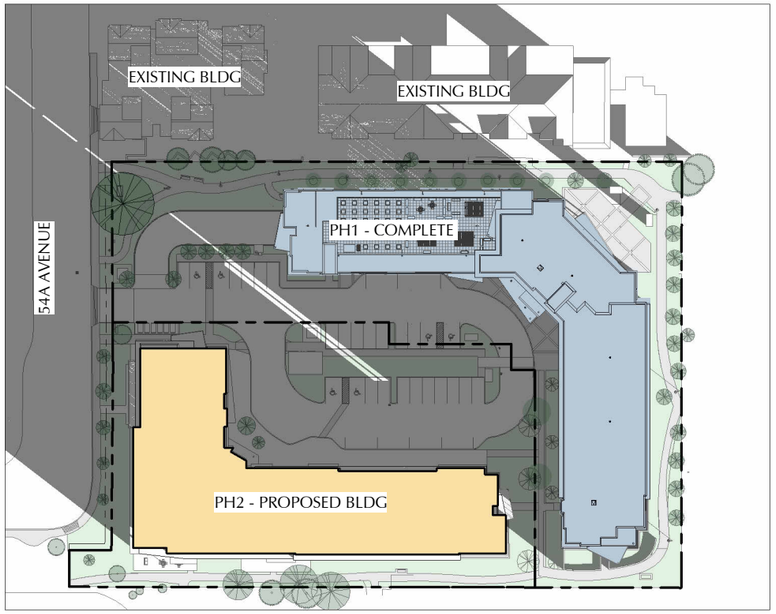
Development For VANMAR CONSTRUCTORS

2404

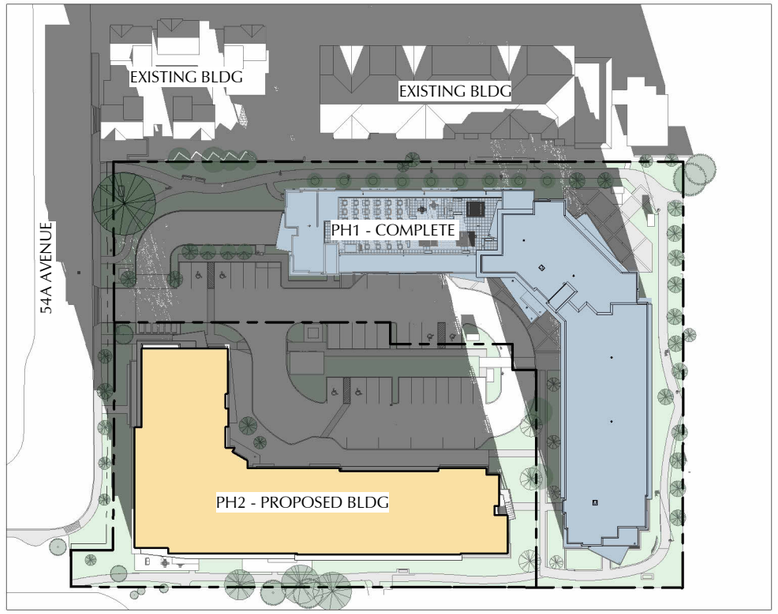
SCALE: 1" = 50'-0"
AUG 28, 2025

A7.2

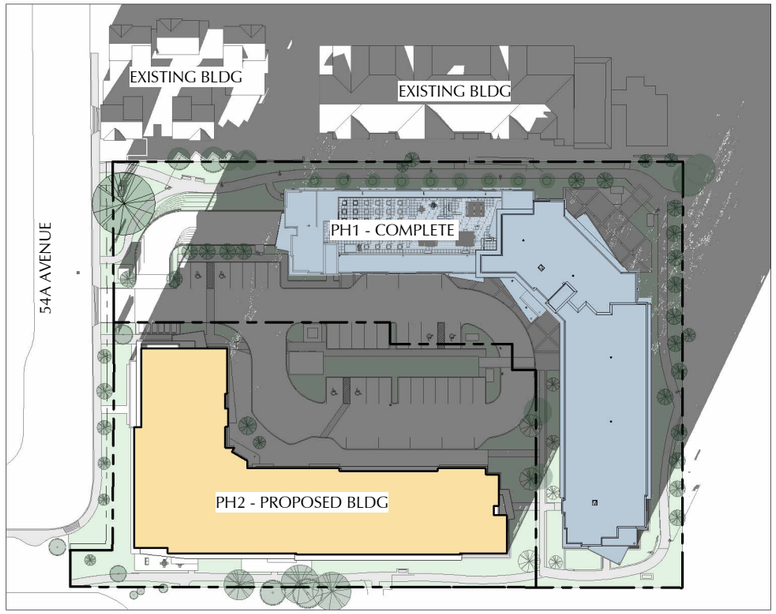
SCALE 1:200



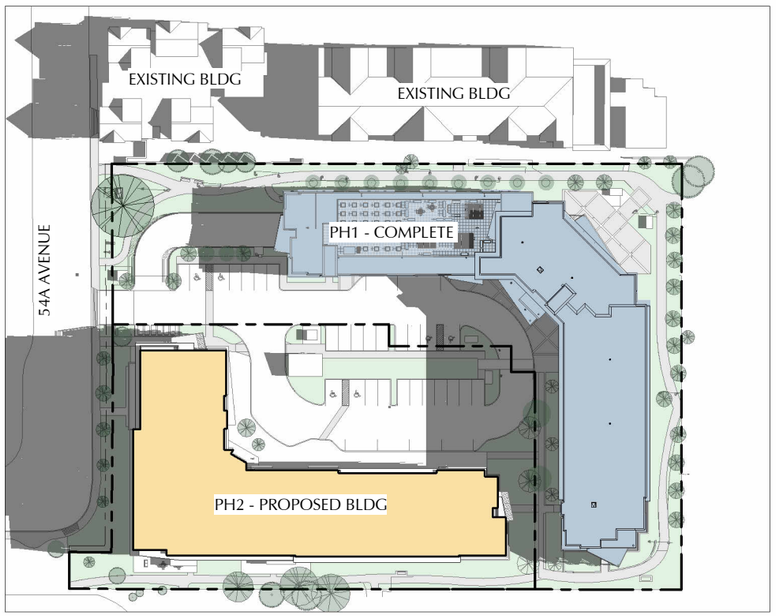
1 A7.3 SHADOW - WINTER SOLSTICE - 9AM
SCALE: 1" = 50'-0"



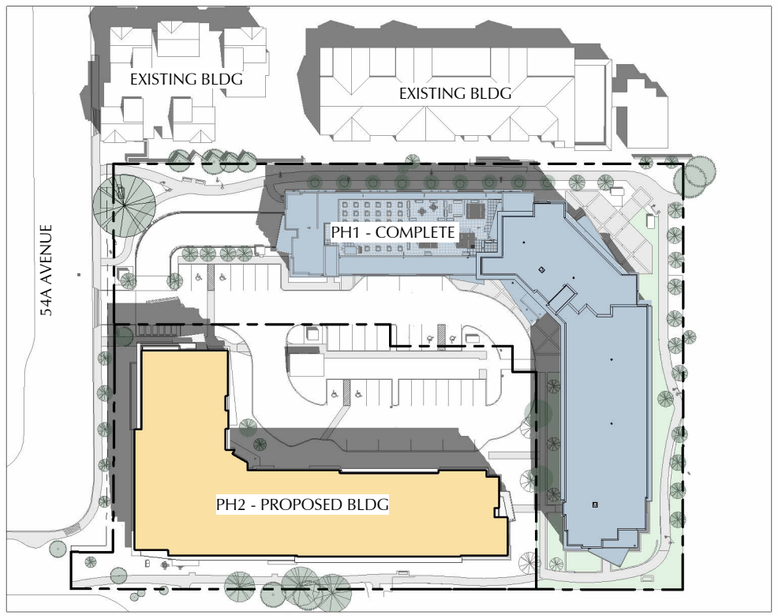
2 A7.3 SHADOW - WINTER SOLSTICE - 12PM
SCALE: 1" = 50'-0"



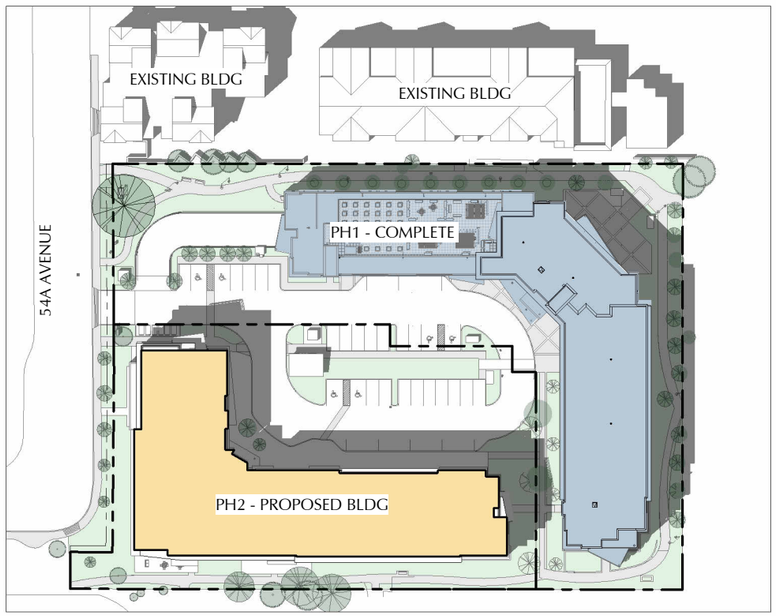
3 A7.3 SHADOW - WINTER SOLSTICE - 3PM
SCALE: 1" = 50'-0"



4 A7.3 SHADOW - SUMMER SOLSTICE - 9AM
SCALE: 1" = 50'-0"



5 A7.3 SHADOW - SUMMER SOLSTICE - 12PM
SCALE: 1" = 50'-0"



6 A7.3 SHADOW - SUMMER SOLSTICE - 3PM
SCALE: 1" = 50'-0"

KINVILLAGE SENIORS AFFORD.RENTAL- PH2

1050 54A STREET, DELTA BC

Development For VANMAR CONSTRUCTORS

SHADOW STUDY

2404

REV	DATE	DESCRIPTION	BY
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SCALE: 1" = 50'-0"
AUG 28, 2025

A7.3

SCALE 1:200 (2 0 2 4 6 8 10 m)

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