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PDR RESPONSE
ISSUE DATE: APRIL 08, 2025

PROJECT No. 230084

SHEET LIST

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arc STUDIO

COVER

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

230084 A-DP 0.0

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 5360 12 AVENUE + 1170 53A STREET + 1156 53A STREET +1146 53A STREET, DELTA, B.C.

LEGAL ADDRESS: PARCEL 1 (REF PLAN 16602), AND LOT 23 + LOT 24 + LOT 32, SECTION 10 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 20641

BUILDING USE: MIXED-USE (RESIDENTIAL + COMMERCIAL)

BUILDING AREA*: 2,317.18 m² 24,941.9 ft²

* NOTE: BUILDING AREA INCLUDES PROJECTIONS FOR FLOORS ABOVE

ZONING BAYLAW ANALYSIS (CITY OF DELTA)

1. ZONING:
CURRENT: CD 286 + RS1
PROPOSED: COMPREHENSIVE DEVELOPMENT ZONE NO.52 (CDZ 52)
REZONING FROM CD 286 & RS1 TO CDZ 52
OCP DESIGNATION: NEIGHBOURHOOD CENTERS AND CORRIDORS

2. SITE AREA:

PROPERTY-NEW	8,538.39 m²	0.85 hectare	91,906.43 ft²	2.11 acres	
PROPERTY-PRIOR TO ROAD DEDICATION	8,566.34 m²	0.86 hectare	92,099.64 ft²	2.11 acres	

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS

SITE AREA		PROP. SITE	BUILDING AREA		MAXIMUM SITE COVERAGE		
SQ M	SQ FT	COVERAGE	SQ M	SQ FT	%	SQ M	SQ FT
8,538.39	91,906.5	27.14%	2,317.18	24,941.9	N/A		

GROSS FLOOR AREA CALCULATIONS

LEVEL	FLOOR AREA	
	SQ M	SQ FT
-		
MAIN FLOOR	1,793.48	19,304.8
SECOND FLOOR	1,977.99	21,290.9
THIRD FLOOR	2,019.65	21,739.3
FOURTH FLOOR	1,984.91	21,365.4
FIFTH FLOOR	1,971.47	21,220.7
SIXTH FLOOR	1,971.58	21,221.9
	11,719.07	126,143.0

GROSS FLOOR AREA CALCULATIONS

LEVEL	FLOOR AREA	
	SQ M	SQ FT
DEDUCTIONS		
PARKADE LEVEL 2	2,411.50	25,957.1
PARKADE LEVEL 1	2,411.79	25,960.3
MAIN FLOOR	159.80	1,720.1
SECOND FLOOR	20.93	225.3
THIRD FLOOR	20.93	225.3
FOURTH FLOOR	20.93	225.3
FIFTH FLOOR	20.90	225.0
SIXTH FLOOR	20.84	224.3
	5,087.62	54,762.7

NOTES: DENS ARE CONSIDERED BEDROOMS, BALCONIES AND DECKS ARE EXCLUDED FROM GROSS AREA.
DEDUCTIONS PER 6.2.17 (iii) & (iv): PARKING, LOADING AND ACCESS SPACE, ELEVATOR SHAFTS, INDOOR AMENITY, SERVICE, STORAGE, GARBAGE ROOM
NO. OF ADAPTABLE 1 BEDROOM UNITS x 2 m².
NO OF ADAPTABLE MULTI-BEDROOM UNITS x 3 m² = 35 x 3 =105 m²
EFFECTIVE GROSS FLOOR AREA FOR FSR CALCULATION: 11,719 - 105 = **11,614**

4. F.S.R:
FSR: 11,614 / 8,538.39 = 1.36

5. BUILDING HEIGHT:
MAXIMUM HEIGHT: N/A
PROPOSED HEIGHT: 6 STOREYS : 20.85 m (68'-5") TO TOP OF MAIN ROOF
23.50 m (77'-2") TO TOP OF STAIR ROOF

6.2.14: MAX. HEIGHT CONSIDERED TO TOP OF FLAT ROOF; NO PART OF A BUILDING SHALL BE HIGHER THAN OR EXTEND OUTSIDE THE VERTICAL BUILDING ENVELOPE EXCEPT ELEVATOR PENTHOUSE, MECH. EQUIPMENT AND SCREENING, STAIRWELLS, ETC.

6. REQUIRED SETBACKS:

	REQUIRED	PROVIDED	
FRONT LOT LINE* (NORTH):	N/A	2.2 m (7'-2") ,	3.1 m (10'-3 1/2") TO BLDG FACE @ MAIN FLOOR
WEST SIDE LOT LINE:	N/A	0.0 m (0") ,	0.8 m (2'-5 1/2") TO BLDG FACE @ MAIN FLOOR
REAR LOT LINE (SOUTH):	N/A	1.9 m (6'-3")	
EAST SIDE LOT LINE :	N/A	53.9 m (176'-10")	
NORTH-WEST CORNER TRUNCATION:	N/A	0.3 m (1'-1 1/2")	

* FOR A CORNER LOT, THE LOT LINE WITH THE SHORTEST DIMENSION ABUTTING A STREET SHALL BE THE FRONT LOT LINE.

7. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH PART 7, DELTA ZONING BYLAW.

7.3.3*: IN STRATA HOUSE OR APARTMENT RESIDENTIAL ZONE WHICH ABUTS A SINGLE DETACHED OR DUPLEX RESIDENTIAL ZONE , THE FOLLOWING SHALL BE PROVIDED ALONG ANY COMMON LOT LINE TO THE REAR OF THE FRONT SETBACK AREA:
1) A SOLID FENCE, 1.8 M IN HEIGHT, AND
2) A LANDSCAPE STRIP, AT LEAST 1.5 M IN WIDTH

7.5.1: IN A RESIDENTIAL ZONE OTHER THAN RD2 ZONE:
1) A FENCE WITH A MAX. HEIGHT OF 1.2 M SHALL BE LOCATED ANYWHERE ON A LOT,
2) AN ARBOR WITH A MAX. HEIGHT OF 2.4 M MAY BE LOCATED ANYWHERE ON A LOT,
3) A BARBED WIRE FENCE IS NOT PERMITTED ON ANY RESIDENTIAL LOT.

7.7.1 + 7.7.3: COMMON INDOOR AND OUTDOOR AMENITY SPACE FOR RESIDENTIAL USE:
1) FOR EACH APARTMENT BUILDING COMPLEX OF 40 DWELLING UNITS OR MORE, AT A MIN. RATE OF 1 M² PER DWELLING UNIT OR 50 M², WHICHEVER IS GREATER.
2) FOR APARTMENTS BUILDINGS, A MIN. OF 6 M² OF COMMON OUTDOOR AMENITY SPACE PER DWELLING UNIT SHALL BE PROVIDED. COMMON OUTDOOR AMENITY SPACE SHALL:
a) BE AVAILABLE TO ALL RESIDENTS
b) HAVE NO DIMENSION LESS THAN 6 M AND NO SLOPE GREATER THAN 5%, AND
c) ACCOMMODATE PEDESTRIAN AMENITIES, COMMUNITY GARDENS OR RECREATIONAL SPACE FOR LEISURE ACTIVITIES NORMALLY CARRIED OUT OUTDOORS AND LANDSCAPING

*TYP. NUMBER INDICATES DELTA ZONING BYLAW SECTIONS.

8. VEHICLE PARKING AND LOADING:
REFER TO LOCAL ZONING REQUIREMENTS (PART 8) FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.
8.1.5) UNDERGROUND PARKING FACILITIES MAYBE LOCATED ANYWHERE ON A LOT, PROVIDED THAT NO PART OF ANY UNDERGROUND PARKING STRUCTURE SHALL BE SITUATED ABOVE FINISHED GRADE IN ANY MINIMUM SETBACK AREA FOR A PRINCIPAL STRUCTURE.
8.4.1) FOR THE CALCULATION OF REQ'D NUMBER OF PARKING SPACES:
1) WHERE GROSS LEASABLE FLOOR AREA IS USED AS A UNIT OF MEASUREMENT, IT SHALL INCLUDE THE FLOOR AREA OF ACCESSORY BUILDINGS AND BASEMENTS, EXCEPT WHERE THEY ARE USED FOR PARKING OR MECHANICAL ROOMS.
2) WHERE THE NUMBER OF BEDROOMS IN A DWELLING UNIT IS USED AS A UNIT OF MEASUREMENT, A DEN SHALL BE CONSIDERED A BEDROOM
REQ'D PARKING SPACES (APARTMENT):
1) 1.3 SPACES PER STUDIO OR 1 BEDROOM DWELLING UNIT
2) 1.5 SPACES PER DWELLING UNIT WITH 2 OR MORE BEDROOMS
3) 0.1 SPACE PER DWELLING UNIT (VISITOR PARKING)

REQUIRED LOADING SPACES (9.2 + 9.3):
RESIDENTIAL:
1 SPACE PER BUILDING WITH MORE THAN 80 DWELLING UNITS
REQ'D LOADING SPACE = 0

COMMERCIAL:
1 SPACE PER OH LOADING DOOR, OR 1 SPACE PER BUILDING
REQ'D LOADING SPACE = 1
PROVIDED LOADING SPACE = 2

LOADING DIMENSIONS:
LOADING SPACE DIMENSIONS: 2.8 m (9'-0 1/2") W 9.0 m (29'-6 1/2") L 4.5 m (14'-9") H

LOADING SPACES SHALL NOT BE LOCATED IN REQ'D MIN. FRONT OR SIDE SETBACK AREA.
LOADING AREAS SHALL BE PROVIDED WITH ADEQUATE CURBS, BOLLARDS.
LOADING SPACES SHALL BE IDENTIFIED BY USING SIGNS OR PAINT MARKING ON THE PAVEMENT.

VEHICLE PARKING REQUIREMENT CALCULATIONS

PARKING CLASSIFICATION	LOCAL BYLAW REQUIREMENTS				CALCULATION PER NO. OF UNITS				CALCULATION FOR COMMERCIAL		SPACES REQUIRED	VISITOR SPACES REQUIRED
	BY-LAW DEFINITION USED	CALCULATION METHOD	GROSS AREA SQ M	GROSS AREA SQ FT	NO. OF STUDIO + 1 BR	STUDIO + 1 BR FACTOR	NO. OF MULTI-BR UNITS	MULTI-BR FACTOR	SPACES	AREA (SM)		
COMMERCIAL												
MAIN FLOOR												
COMMERCIAL	COMMERCIAL	AREA	205.36 m²	2,210.5 ft²	0		0		1.5	100.00 m²	3.1	0
COMMERCIAL	COMMERCIAL - CAFE	AREA	151.09 m²	1,626.3 ft²	0		0		5	100.00 m²	7.6	0
COMMERCIAL	COMMERCIAL -OFFICE	AREA	415.47 m²	4,472.1 ft²	0		0		2	100.00 m²	8.3	0
			771.92 m²	8,308.9 ft²	0		0				18.9	0
RESIDENTIAL												
MAIN FLOOR												
RESIDENTIAL	APARTMENT	BR NO	644.80 m²	6,940.5 ft²	3	1	5	1	0	0.00 m²	8.0	0.8
SECOND FLOOR												
RESIDENTIAL	APARTMENT	BR NO	1,779.32 m²	19,152.4 ft²	0	1	13	1	0	0.00 m²	13.0	1.3
THIRD FLOOR												
RESIDENTIAL	APARTMENT	BR NO	1,820.37 m²	19,594.3 ft²	1	1	12	1	0	0.00 m²	13.0	1.3
FOURTH FLOOR												
RESIDENTIAL	APARTMENT	BR NO	1,785.63 m²	19,220.4 ft²	0	1	13	1	0	0.00 m²	13.0	1.3
FIFTH FLOOR												
RESIDENTIAL	APARTMENT	BR NO	1,774.96 m²	19,105.5 ft²	0	1	11	1	0	0.00 m²	11.0	1.1
SIXTH FLOOR												
RESIDENTIAL	APARTMENT	BR NO	1,775.51 m²	19,111.5 ft²	0	1	9	1	0	0.00 m²	9.0	0.9
			9,580.59 m²	103,124.6 ft²	4		63				67.0	6.7

VEHICLE PARKING PROVIDED.

PARKING TYPE	No. of SPACES	MARK
COMMERCIAL		
ACCESSIBLE PARKING	3	COMM
SMALL CAR	10	COMM
SMALL CAR - EV	2	COMM
STANDARD PARKING	15	COMM
STANDARD PARKING - EV	5	COMM
	35	

VEHICLE PARKING PROVIDED.

PARKING TYPE	No. of SPACES	MARK
RESIDENTIAL		
ACCESSIBLE PARKING - EV	7	RESI
SMALL CAR - EV	18	RESI
STANDARD PARKING - EV	48	RESI
	73	
RESIDENTIAL - VISITOR		
SMALL CAR	2	VISITOR
STANDARD PARKING	3	VISITOR
STANDARD PARKING - EV	2	VISITOR
	7	

M'CYCLE PARKING PROVIDED

PARKING TYPE	No. of SPACES	MARK
M'CYCLE PARKING	8	RESI
	8	

PARKING CALCULATIONS SUMMARY

- ► **TOTAL REQ'D PARKING (COMMERCIAL) = 19**
  TOTAL PROVIDED = 35
- ► **TOTAL REQ'D PARKING (RESIDENTIAL) = 67**
  PROVIDED CAR PARKING (RESI) = 73
- ► **TOTAL REQ'D RESI VISITOR PARKING = 7**
  TOTAL PROVIDED = 7 ON SITE

TOTAL NUMBER OF PROVIDED PARKINGS = 115

NOTE: EACH MOTORCYCLE / SCOOTER PARKING SPACE SHALL BE COUNTED AS 1/2 OF A REQ'D PARKING SPACE
NOTE: ANY FRACTION LESS THAN ONE-HALF SHALL BE DISREGARDED, AND ANY FRACTION OF ONE-HALF OR GREATER SHALL BE CONSIDERED EQUIVALENT TO 1.

STALL DIMENSIONS:

STANDARD STALL DIMENSIONS:	2.6 m (8'-6 1/2") W	5.5 m (18'-0 1/2")L	2.2 m (7'-2 1/2") H
SMALL CAR STALL DIMENSIONS:	2.4 m (7'-10 1/2")W	4.8 m (15'-9") L	2.2 m (7'-2 1/2") H
ACCESSIBLE STALL DIMENSIONS:	2.4 m (7'-10 1/2")W	5.5 m (18'-0 1/2") L	1.2 m (3'-11") SHARED AISLE W/ DIAGONAL MARK
ACCESSIBLE VAN STALL DIMENSIONS:	3.4 m (11'-2") W	5.5 m (18'-0 1/2") L	1.5 m (4'-11") SHARED AISLE W/ DIAGONAL MARK
DRIVE AISLE WIDTH:	7.0 m (22'-11 1/2")	at 90° (TWO WAY)	
DRIVEWAY ACCESS:	6.0 m (19'-8")	(TWO WAY)- 2 DRIVEWAYS	
DRIVEWAY ACCESS:	4.0 m (13'-1 1/2")	WHERE INTERSECTS WITH A STREET OR LANE. (8.5.1 (b))	

NOTE: STANDARD PARKING: WHERE A SIDE OF A PARKING ABUTS A WALL, COLUMN, TREE, FENCE OR OTHER OBSTRUCTION OR PART THEREOF THAT IS MORE THAN 1.2m FROM EITHER END OF THE PARKING SPACE AND EXTENDS IN EXCESS OF 0.3M IN VERTICAL HEIGHT ABOVE THE LEVEL OF PARKING SPACE, THE MIN. WIDTH OF SUCH PARKING SPACE SHALL BE 2.9 m.

NOTE: SMALL PARKING: WHERE A SIDE OF A PARKING ABUTS A WALL, COLUMN, TREE, FENCE OR OTHER OBSTRUCTION OR PART THEREOF THAT IS MORE THAN 1.2m FROM EITHER END OF THE PARKING SPACE AND EXTENDS IN EXCESS OF 0.3M IN VERTICAL HEIGHT ABOVE THE LEVEL OF PARKING SPACE, THE MIN. WIDTH OF SUCH PARKING SPACE SHALL BE 2.7 m.

NOTE: UP TO 0.75m OF THE LENGTH OF A PARKING MAY HANG OVER LANDSCAPED AREA OR WALKWAY PROVIDED THAT A WHEEL STOP OR CURB IS PROVIDED.

MAX. ALLOWED SMALL PARKING:
MAX. %50 OF TOTAL REQ'D PARKING SPACES INCLUDING A MAX. OF 50% OF VISITOR PARKING SPACES
MAX. ALLOWED SMALL PARKING (RESIDENTIAL) : 0.50 X 67 = 34
MAX. ALLOWED SMALL PARKING (COMMERCIAL) : 0.50 X 19 = 10
SMALL CAR PARKING SPACES SHALL BE MARKED "SMALL CAR" BY USING SIGNS OR PAINT MARKINGS ON THE PAVEMENT

REQUIRED ACCESSIBLE STALLS:
A MIN. OF 1 ACCESSIBLE PARKING PER UNIT SHALL BE PROVIDED, FOR 10% OF DWELLING UNITS,
ACCESSIBLE PARKING SPACES BE IDENTIFIED BY USING SIGNS OR PAINT MARKINGS ON THE PAVEMENT
A MINIMUM OF 20% OF ALL SINGLE-STOREY UNITS IN AN APARTMENT BUILDING OR MIXED USE RESIDENTIAL BUILDING SHALL CONSTRUCTED AS ADAPTABLE DWELLING UNITS. 67 X 0.2 = 13 (MIN. REQUIRED ADAPTABLE UNITS)

MIN. REQUIRED ACCESSIBLE PARKING (RESIDENTIAL): 67 X 0.1 = 7
MIN. REQUIRED ACCESSIBLE PARKING (COMMERCIAL): 2

50% OF ACCESSIBLE PARKING SHALL BE VAN ACCESSIBLE STALL
TOTAL REQ'D VAN ACCESSIBLE PARKING (RESIDENTIAL): 4
TOTAL REQ'D VAN ACCESSIBLE PARKING (COMMERCIAL): 1

REQUIRED EV CHARGING STALLS - RESIDENTIAL (8.5.12*):
FOR AN APARTMENT BUILDING, 100% OF RESIDENTIAL PARKING SPACES SHALL BE PROVIDED WITH AN ELECTRIC VEHICLE CHARGER OR A DEDICATED ENERGIZED ELECTRIC VEHICLE OUTLET. ALL 73 PROVIDED PARKING STALLS SHOULD BE EQUIPPED WITH AN ENERGIZED ELECTRICAL OUTLET.

REQUIRED EV CHARGING STALLS - COMMERCIAL (8.5.13*):
20% OF THE CONSTRUCTED PARKING 0.2 X 35 = 7
WITH A DEDICATED ENERGIZED VEHICLE OUTLET OR ELECTRIC VEHICLE CHARGING UNIT

VISITOR PARKING SPACES (8.5.8):
1) VISITOR PARKING SPACES SHALL BE PROVIDED NOT MORE THAN 100 M FROM THE FRONT DOOR
2) VISITOR PARKING AREAS SHALL BE VISIBLE UPON ENTRY TO THE LOT.

PARKING STRUCTURE (8.5.9):
1) ENTRANCE RAMP : MAX. SLOPE OF 2% FOR THE FIRST 6.0 M FROM THE STREET FRONTAGE LOT LINE
2) MAX. SLOPE OF 15% FOR THE INTERNAL RAMP AREA
3) PARKING SPACE AREAS SHALL HAVE MAX. SLOPE OF 8%

9. INDOOR AMENITY SPACE:
PER ZONING BYLAW-7.7.1. FOR EACH APARTMENT BUILDING COMPLEX OF 40 DWELLING UNITS OR MORE, AT A MINIMUM RATE OF 1 M² PER DWELLING UNIT OR 50 M², WHICHEVER IS GREATER.

REQUIRED COMMON INDOOR AMENITY SPACE= 1 m² x 67 = 67 m²

9. ADAPTABLE DWELLING UNIT:
A MINIMUM OF 20% OF ALL SINGLE-STOREY UNITS IN AN APARTMENT BUILDING OR MIXED USE RESIDENTIAL BUILDING SHALL BE CONSTRUCTED AS ADAPTABLE DWELLING UNITS.

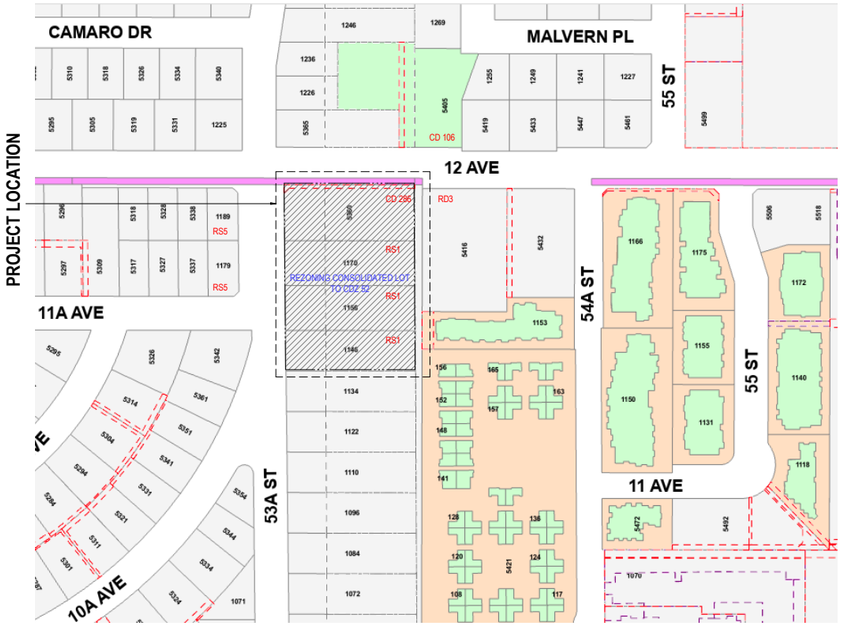
MIN. REQUIRED ADAPTABLE UNITS 67 X 0.20 = 13

PROVIDED ADAPTABLE UNITS 35 = 52%

UNIT TYPES COUNTS & AREAS

TYPE OF UNITS	FLOOR AREA SQ M	FLOOR AREA SQ FT
ADAPT		
ADAPT.1	616.59	6,636.9
ADAPT.2	2,958.93	31,849.7
ADAPT.3	2,029.54	21,845.7
	5,605.05	60,332.3
PENT		
PENT.1	383.23	4,125.1
PENT.2	263.64	2,837.8
PENT.3	548.01	5,898.7
PENT.4	687.39	7,399.0
PENT.5	611.58	6,583.0
PENT.6	262.28	2,823.1
	2,756.13	29,666.7
RESI UNIT		
TYPE 1	74.27	799.4
TYPE 2	97.22	1,046.4
TYPE 3	92.06	990.9
TYPE 4	458.32	4,933.4
TYPE 5	546.03	5,877.4
TYPE 6	522.35	5,622.6
TYPE 7	439.81	4,734.1
TYPE 7A	432.06	4,650.6
TYPE 8	383.55	4,128.5
TYPE 8A	388.16	4,178.1
	3,433.83	36,961.5
TOTAL	11,795.01	126,960.5

NOTE: THE AREA OF SIMILAR UNIT TYPES AND THEIR BALCONIES ARE INCLUDED IN THE ABOVE SCHEDULE



UNIT TYPES

LEVEL	COUNT	FLOOR AREA SQ M	FLOOR AREA SQ FT
RESIDENTIAL UNIT			
MAIN FLOOR	3	216.82	2,333.8
SECOND FLOOR	5	672.26	7,236.2
THIRD FLOOR	5	695.72	7,488.6
FOURTH FLOOR	5	660.94	7,114.4
FIFTH FLOOR	5	660.88	7,113.6
	23	2,906.62	31,286.6
ADAPTABLE RESIDENTIAL			
MAIN FLOOR	5	427.98	4,606.7
SECOND FLOOR	8	1,107.05	11,916.2
THIRD FLOOR	8	1,124.65	12,105.6
FOURTH FLOOR	8	1,124.69	12,106.0
FIFTH FLOOR	6	1,114.08	11,991.9
	35	4,898.45	52,726.5
PENTHOUSE UNIT			
SIXTH FLOOR	9	1,775.51	19,111.5
	9	1,775.51	19,111.5
UNIT ROOFTOP PATIO			
u/s ROOF DECK	9	721.58	7,767.0
	9	721.58	7,767.0
UNIT BALCONY			
SECOND FLOOR	18	229.86	2,474.2
THIRD FLOOR	18	267.33	2,877.5
FOURTH FLOOR	18	242.63	2,611.7
FIFTH FLOOR	16	258.65	2,784.1
SIXTH FLOOR	18	259.04	2,788.3
	88	1,257.52	13,535.8
TOTAL	164	11,559.68	124,427.4

UNITS OUTDOOR SPACE

NAME	FLOOR AREA FROM (SM)	TO (SM)	FROM (SQ FT)	TO (SQ FT)
UNIT BALCONY	5.16	37.37	55.5	402.2
UNIT DECK	9.56	39.17	102.9	421.6
UNIT ROOFTOP PATIO	64.51	96.52	694.4	1038.9

NUMBER OF BEDROOMS IN UNITS

BEDROOM NUMBERS	DEN	COUNT	FLOOR AREA FROM (SM)	TO (SM)	FROM (SQ FT)	TO (SQ FT)
1	Yes	9	82.92 m²	102.33 m²	892.5 ft²	1101.4 ft²
1	No	3	62.57 m²	82.50 m²	673.5 ft²	888.0 ft²
2	Yes	4	113.30 m²	116.27 m²	1,219.5 ft²	1251.6 ft²
2	No	16	110.16 m²	118.41 m²	1,185.7 ft²	1274.6 ft²
3	Yes	5	169.19 m²	256.06 m²	1,821.2 ft²	2756.2 ft²
3	No	26	153.52 m²	211.28 m²	1,652.5 ft²	2274.2 ft²
4	Yes	4	223.13 m²	224.54 m²	2,401.8 ft²	2417.0 ft²
TOTAL		67				

BICYCLE PARKING (8.6.1*) :

OCCUPANCY #1:
BICYCLE PARKING REQUIRED: APARTMENT
1 SPACE PER DWELLING UNIT FOR RESIDENTS,
PLUS 5 SPACES PER APARTMENT BLDG. FOR VISITOR
TOTAL REQUIRED BICYCLE PARKING = 67
TOTAL REQUIRED VISITOR BICYCLE PARKING = 5

OCCUPANCY #2:
BICYCLE PARKING REQUIRED: OTHER PUBLIC USES
5 SPACES PER PUBLIC ENTRANCE TO A PRINCIPAL BLDG.
TOTAL REQUIRED BICYCLE PARKING = 5

BICYCLE PARKING PROVIDED

CLASS	BICYCLES
COMMERCIAL	
CLASS 2 SITE BICYCLE RACK	6
	6
RESIDENTIAL	
CLASS 1 BICYCLE RACKS	64
CLASS 2 SITE BICYCLE RACK	14
	78
RESIDENTIAL - VISITOR	
CLASS 2 SITE BICYCLE RACK	6
	6
TOTAL	90

BICYCLE SPACE :

BICYCLE SPACES SHALL BE LOCATED (8.6.1*):
1) CLOSE TO MAIN ENTRANCE OF THE BUILDING
2) CLOSE TO ELEVATORS OR PARKING ENTRY IF LOCATED WITHIN PARKING STRUCTURE.

HORIZONTAL: 0.6 m (1'-11 1/2") W 1.8 m (5'-11") L
VERTICAL: 0.6 m (1'-11 1/2") W 1.0 m (3'-3 1/2") L

*TYP. NUMBER INDICATES DELTA ZONING BYLAW SECTIONS.

WASTE MANAGEMENT

FOR AN APARTMENT BUILDING WITH MORE THAN 20 DWELLING UNITS, THE MINIMUM SIZE OF THE COMBINED GARBAGE STORAGE SPACE AND RECYCLING STORAGE DETERMINE BY THE FOLLOWING FORMULA (6.2.20.b.i.2) :

(0.31 M² X NUMBER OF DWELLING UNITS) + 8 M
TOTAL REQUIRED WASTE AREA (RESIDENTIAL) = 28.77 M²
TOTAL PROVIDED WASTE AREA = 36.65 M²

0.0089 X GROSS LEASABLE FLOOR AREA (M2) + 3.3 M
THE MINIMUM SIZE OF THE COMBINED GARBAGE STORAGE SPACE AND RECYCLING = 14 M²
TOTAL PROVIDED WASTE AREA (COMMERCIAL) = 32.95 M²

GENERAL NOTES + PROJECT DATA

arc STUDIO

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

230084 **A-DP 0.1**



NORTH EAST VIEW



SOUTH WEST VIEW



NORTH WEST VIEW



WEST VIEW

arc STUDIO

PERSPECTIVES

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2023.12.22	ISSUED FOR REZONING

230084 A-DP 0.2



RAIN GARDEN PLAZA, VIEW FACING NORTH



PLAZA, VIEW FACING SOUTH



SIDEWALK VIEW - 12 AVE +53A ST INTERSECTION



SIDEWALK VIEW - 53A ST.

arc STUDIO

PERSPECTIVES

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT
CRAIG MITCHELL
BRITISH COLUMBIA
2025-04-08

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2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

230084 A-DP 0.3



COMMUNITY DECK, VIEW FACING NORTH



SOUTH EAST VIEW



WEST VIEW - BUILDING C

PERSPECTIVES

arc STUDIO

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT
CRAIG MITCHELL
BRITISH COLUMBIA
2025-04-08

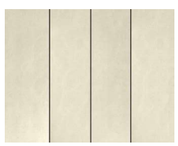
2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

230084 A-DP 0.4





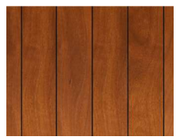
MATERIAL LEGEND	
B1	BRICK - DARK GRAY- IXL PRODUCTS- INTERSTATE OBSIDIAN
G1	DOUBLE SEALED CLEAR GLAZING
W1	EQUITONE FIBER CEMENT - TECTIVA (TE 00) OR APPROVED ALTERNATE
W2	LONGBOARD - DARK CHERRY- OR APPROVED ALTERNATE
M1	MAC METAL ROOF / SIDING - MS3 OR NORWOOD MINI + NORWOOD - TITANIUM BLACK
M2	STEEL PROFILE FOR WINDOWS / DOORS - COLOR DARK GARY
P1	PREFINISHED METAL FLASHING - COLOR CASCADIA CHARCOAL
R1	RAILING, STAINLESS STEEL


W1


M1


P1


B1


W2


M2


G1



arc STUDIO

DIGITAL MATERIAL BOARD

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT
CRAIG MITCHELL
BRITISH COLUMBIA
2025-04-08

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2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

230084 A-DP 0.5

GENERAL CRITERIA

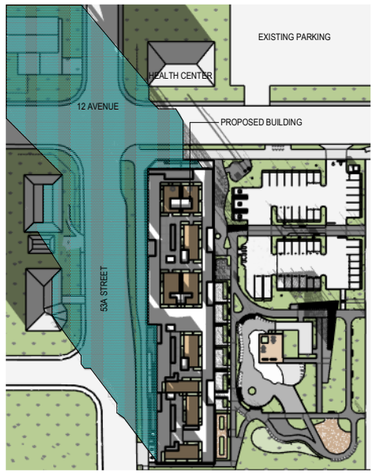
TEST TIME AND DATE:
EQUINOX: SEPTEMBER 21ST, 9AM - 5PM
MARCH 21ST, 9AM - 5PM
SOLSTICE: DECEMBER 21ST, 9AM - 3PM
JUNE 21ST, 9AM - 5PM

TWO HOURS INCREMENT (OR MORE IF THE SHADOWING IN A SPECIFIC TIME HASN'T PRODUCED AN INCREMENT RELEVANT FOR THIS STUDY)

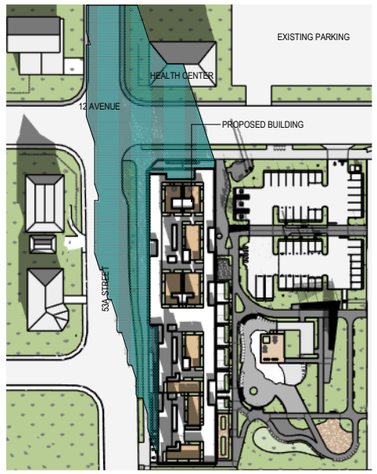
DETAILED SHADOW STUDIES HAVE BEEN PREPARED IN ORDER TO UNDERSTAND THE SHADOW IMPACT ON ADJACENT PROPERTIES THROUGHOUT THE YEAR.

THE PROPOSED BUILDING IS MAINLY SURROUNDED BY SINGLE DETACHED DWELLINGS, THEREFORE PARTICULAR ATTENTION WAS PLACED ON MINIMIZING SHADOWING ON PRIVATE OUTDOOR AMENITY SPACES.

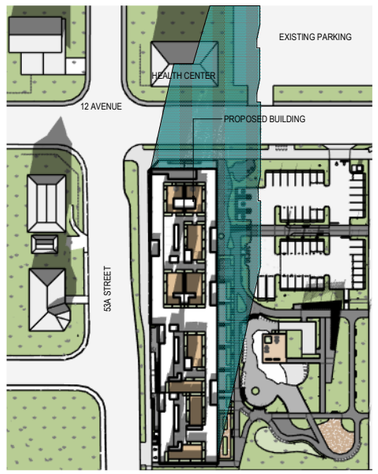
THE RANGE OF TIMES FOR THE STUDIES HAVE BEEN CHOSEN BASED ON TWO FACTORS:
- USABILITY OF PRIVATE OUTDOOR AMENITIES
- SUN RISE/SUN SET PERTAINING TO THE CONSIDERED DATES



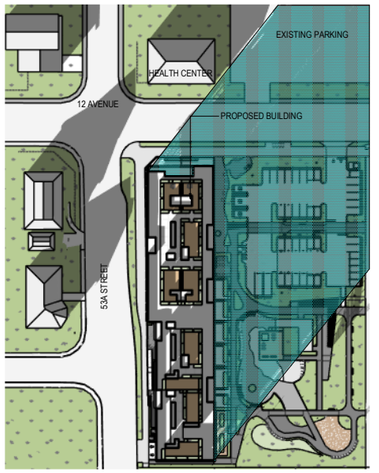
1. SHADOW STUDY DECEMBER 21st - 9AM
N.T.S



2. SHADOW STUDY DECEMBER 21st - 11AM
N.T.S

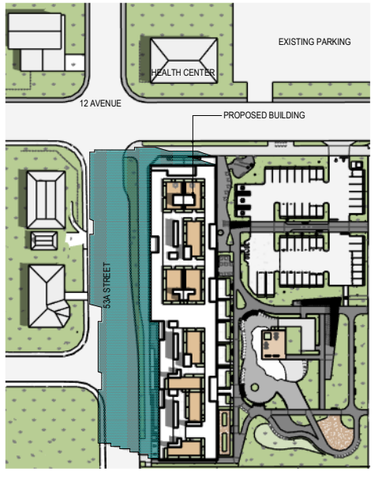


3. SHADOW STUDY DECEMBER 21st - 1PM
N.T.S

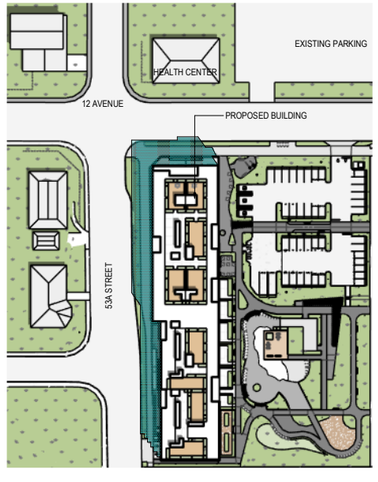


4. SHADOW STUDY DECEMBER 21st - 3PM
N.T.S

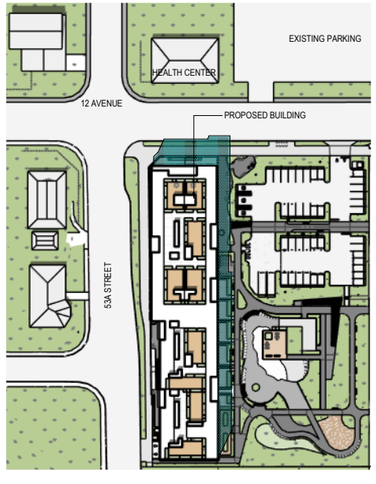
THE SHADOW STUDY CONDUCTED DURING THE WINTER SOLSTICE (DECEMBER 21st) HAS AN ILLUSTRATIVE PURPOSE ONLY. THE SHADOW PRODUCED BY THE PROPOSED BUILDING DURING THIS TIME OF THE YEAR, CAN BE DISREGARDED, DUE NOT ONLY TO THE LOW USABILITY OF OUTDOOR AMENITIES IN ADJACENT PROPERTIES, BUT ALSO TO THE FACT THAT THE WEATHER AT THIS TIME OF THE YEAR IS MOSTLY CLOUDY / RAINY.



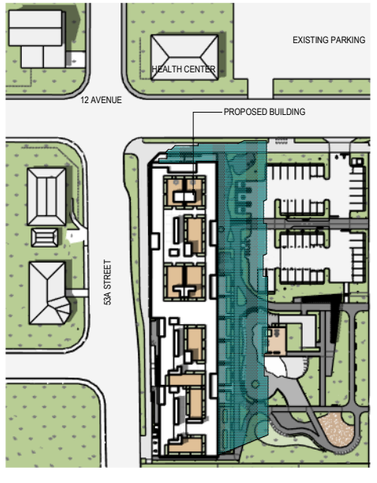
5. SHADOW STUDY JUNE 21st - 9AM
N.T.S



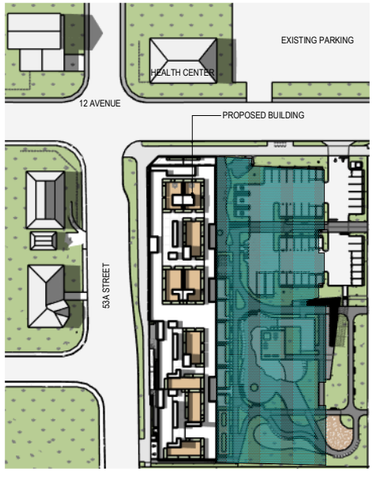
6. SHADOW STUDY JUNE 21st - 11AM
N.T.S



7. SHADOW STUDY JUNE 21st - 1PM
N.T.S



8. SHADOW STUDY JUNE 21st - 3PM
N.T.S



9. SHADOW STUDY JUNE 21st - 5PM
N.T.S

SHADOW STUDY LEGEND

SHADOW CREATED BY THE PROPOSED BUILDING

EXISTING BUILDINGS SHADOW

arc STUDIO

SHADOW STUDY, DEC. + JUN.

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

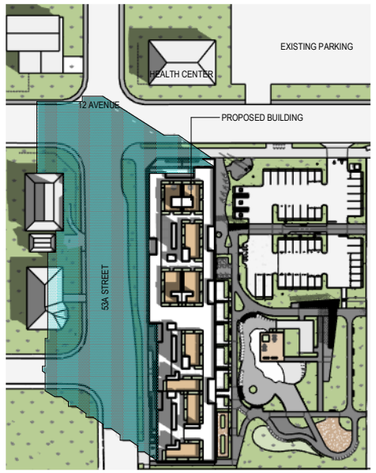
REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR REPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

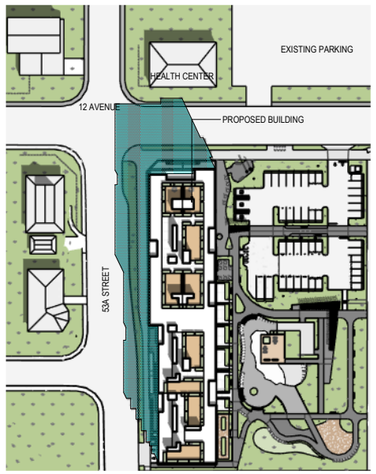
PROJECT NORTH
TRUE NORTH

230084

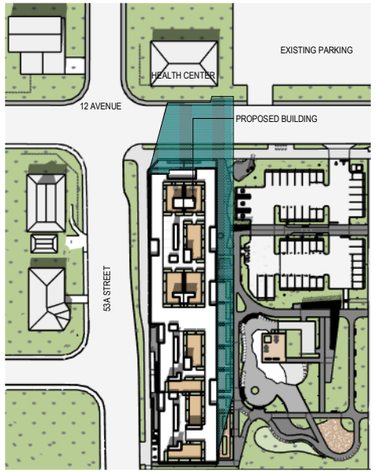
A-DP 0.6



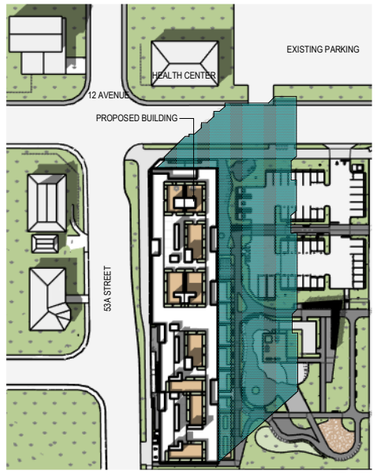
1. **SHADOW STUDY MARCH 21st - 9AM**
N.T.S



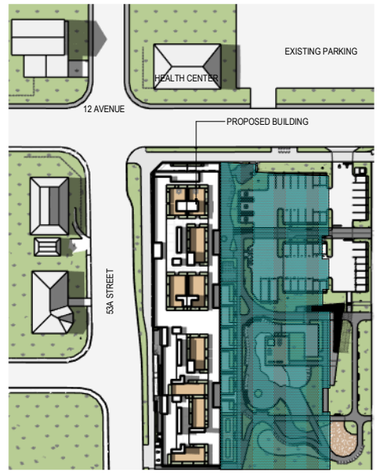
2. **SHADOW STUDY MARCH 21st - 11AM**
N.T.S



3. **SHADOW STUDY MARCH 21st - 1PM**
N.T.S

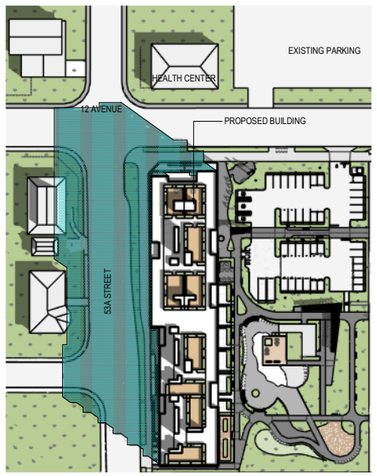


4. **SHADOW STUDY MARCH 21st - 3PM**
N.T.S

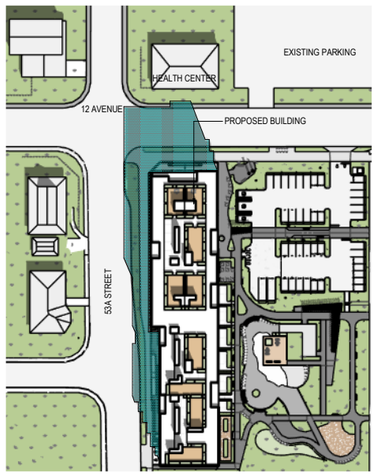


5. **SHADOW STUDY MARCH 21st - 5PM**
N.T.S

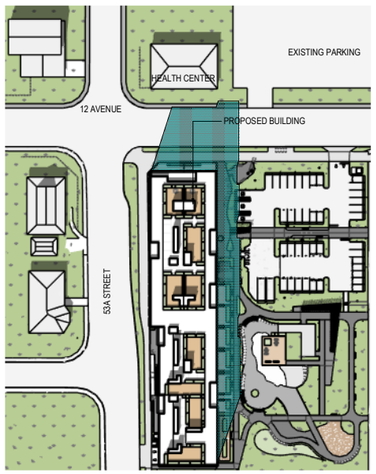
THE SHADOW STUDY CONDUCTED DURING THE WINTER SOLSTICE (DECEMBER 21st) HAS AN ILLUSTRATIVE PURPOSE ONLY. THE SHADOW PRODUCED BY THE PROPOSED BUILDING DURING THIS TIME OF THE YEAR, CAN BE DISREGARDED, DUE NOT ONLY TO THE LOW USABILITY OF OUTDOOR AMENITIES IN ADJACENT PROPERTIES, BUT ALSO TO THE FACT THAT THE WEATHER AT THIS TIME OF THE YEAR IS MOSTLY CLOUDY / RAINY.



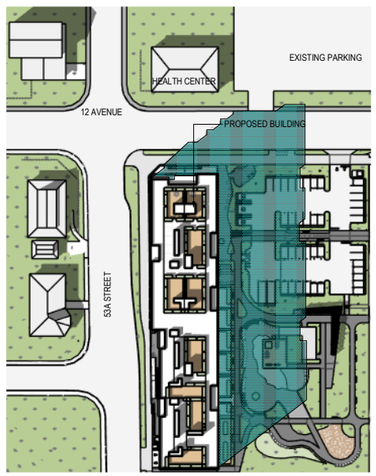
6. **SHADOW STUDY SEPTEMBER 21st - 9AM**
N.T.S



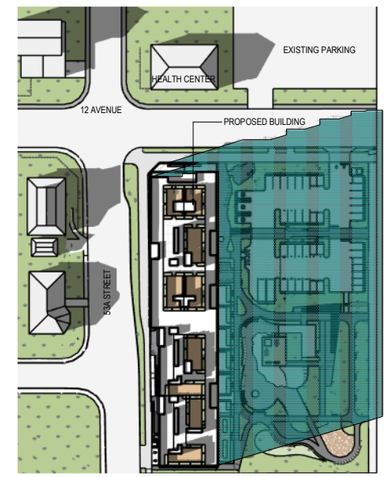
7. **SHADOW STUDY SEPTEMBER 21st - 11AM**
N.T.S



8. **SHADOW STUDY SEPTEMBER 21st - 1PM**
N.T.S



9. **SHADOW STUDY SEPTEMBER 21st - 3PM**
N.T.S



10. **SHADOW STUDY SEPTEMBER 21st - 5PM**
N.T.S

SHADOW STUDY LEGEND

SHADOW CREATED BY THE PROPOSED BUILDING

EXISTING BUILDINGS SHADOW

arc STUDIO

SHADOW STUDY, MAR. + SEP.

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

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PROJECT NORTH
TRUE NORTH

230084

A-DP 0.7



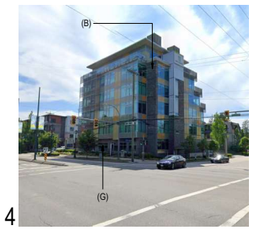


RECURRING SIMILAR ELEMENTS IN THE SURROUNDINGS OF THE PROPOSED BUILDING	
W1	EQUITONE FIBER CEMENT - TECTIVA (TE 00) OR APPROVED ALTERNATE
W2	LONGBOARD - DARK CHERRY- OR APPROVED ALTERNATE
P1	PREFINISHED METAL FLASING - COLOR CASCADIA CHARCOAL
M1	MAC METAL ROOF / SIDING - TITANIUM BLACK
M2	ALUMINUM | STEEL PROFILE - COLOR DARK GARY
B1	BRICK - DARK GRAY- IXL PRODUCTS- INTERSTATE OBSIDIAN
G1	DOUBLE SEALED CLEAR GLAZING
R1	RAILING, STAINLESS STEEL























arc STUDIO

CHARACTER STUDY

THE PARK
MIXED USE RESIDENTIAL

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DELTA, B.C.

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2025-04-08

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PROJECT NORTH
TRUE NORTH

230084 A-DP 0.8

DESIGN CHOICES BASED ON RECURRING ELEMENTS OF THE SURROUNDINGS

RECURRING ELEMENTS IN THE SURROUNDINGS OF THE PROPOSED BUILDING	
W1	EQUITONE FIBER CEMENT - TECTIVA (TE 00) OR APPROVED ALTERNATE
W2	LONGBOARD - DARK CHERRY- OR APPROVED ALTERNATE
P1	PREFINISHED METAL FLASING - COLOR CASCADIA CHARCOAL
M1	MAC METAL ROOF / SIDING - TITANIUM BLACK
M2	STEEL PROFILE FOR WINDOWS / DOORS - COLOR DARK GARY
B1	BRICK - DARK GRAY- IXL PRODUCTS- INTERSTATE OBSIDIAN
G1	DOUBLE SEALED CLEAR GLAZING
R1	RAILING, STAINLESS STEEL



NORTH EAST VIEW



WEST VIEW

AMENITY AREAS AND COMMERCIAL UNITS ACCESSIBLE FROM THE GRADE LEVEL TO MAKE THE SIDEWALK VIBRANT AND ANIMATIVE, AND TO CREATE PEDESTRIAN FRIENDLY ENVIRONMENT TRANSITIONING FROM THE MAIN STREET CHARACTER TO RESIDENTIAL CHARACTER.

OTHER DESIGN FEATURES



WEST VIEW

CHARACTER STUDY

arc STUDIO

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

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2025-04-08

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2023.12.22	ISSUED FOR REZONING

230084 **A-DP 0.9**



1 | CONTEXT PLAN
SCALE: 1" = 60'-0"



1

EXISTING BUILDING @ 5360 12 AVE - PROPOSED SITE



2

FIRE DEPARTMENT BUILDING @ 12 AVE



3



4



5



6



7



8



9



10

CONTEXT PLAN + CONTEXT PHOTOS

arc STUDIO

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
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PROJECT NORTH
TRUE NORTH

230084 A-DP 0.10



WEST STREESCAPE ELEVATION
SCALE: N.T.S ALONG 53A ST.



NORTH STREESCAPE ELEVATION
SCALE: N.T.S ALONG 12 AVE.

arc STUDIO

STREETSCAPE ELEVATIONS

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

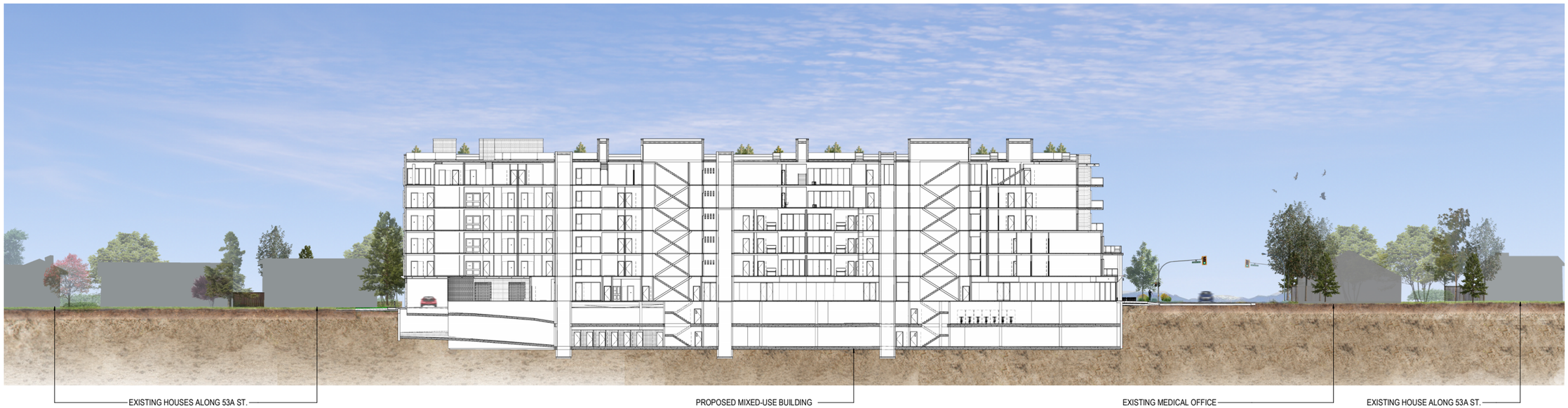
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2023.12.22	ISSUED FOR REZONING

230084 **A-DP 0.11**



SITE SECTION A + NEIGHBOR LOTS
SCALE: N.T.S



SITE SECTION B + NEIGHBOR LOTS
SCALE: N.T.S

arc STUDIO

SITE SECTIONS

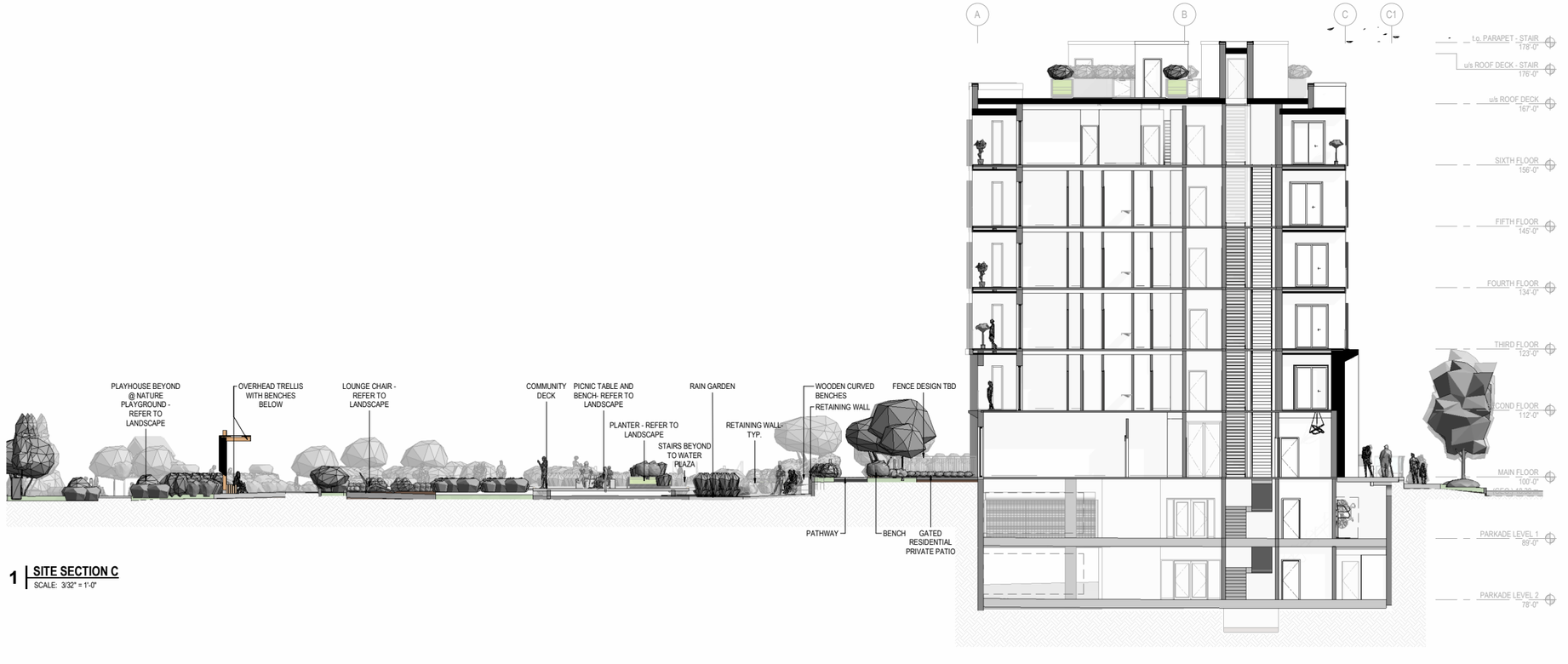
THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

230084 **A-DP 0.12**



1 | SITE SECTION C
SCALE: 3/32" = 1'-0"



2 | SITE SECTION D
SCALE: 3/32" = 1'-0"

SITE SECTIONS

arc STUDIO

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MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT
DEANE MITCHELL
BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT

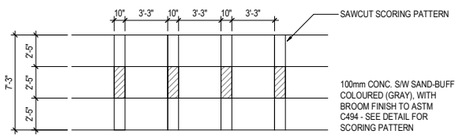
230084 **A-DP 0.13**



SITE PLAN



2 | CONTEXT PLAN
SCALE: 1" = 100'-0"



3 | CONCRETE SCORING PATTERN DETAIL @ BOULEVARD
SCALE: 3/16" = 1'-0"

SITE LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- LANDSCAPE AREA
- CONCRETE PAD / PATH
- OFF SITE SIDEWALK - PER CITY OF DELTA
- ASPHALT PAVING
- PERMEABLE ASPHALT PAVING - REFER TO CIVIL
- ON-SITE PEDESTRIAN WALKWAY - REFER TO LANDSCAPE
- LANDSCAPE GRAVEL- REFER TO LANDSCAPE
- PLANTING / BARKMULCH AREA - REFER TO LANDSCAPE
- PMT c/w BOLLARDS - REFER TO ELECTRICAL
- NEW PROPERTY LINE
- PROPERTY LINE PRIOR TO ROAD DEDICATIONCON + LOTS CONSOLIDATION
- EASEMENT/RIGHT OF WAY (R.O.W.)
- BUILDING SETBACK
- CHAINLINK / MESH FENCE
- CONCRETE SOUND BARRIER
- OMEGA FENCE
- RETAINING WALL REFER TO CIVIL AND STRUCTURAL
- CATCH BASIN AND LAWN DRAIN REFER TO CIVIL AND MECHANICAL
- TRENCH DRAIN REFER TO CIVIL AND MECHANICAL
- TRAVEL DIRECTION ARROWS
- BUILDING FACADE LIGHTS REFER TO ELECTRICAL
- POST-MOUNTED LIGHTS REFER TO ELECTRICAL
- SITE FURNITURE REFER TO LANDSCAPING
- PROPOSED FIRE HYDRANT - REFER TO CIVIL
- NO PARKING / LOADING ZONE

1 | SITE PLAN
SCALE: 1" = 20'-0"

arc STUDIO

THE PARK

MIXED USE RESIDENTIAL

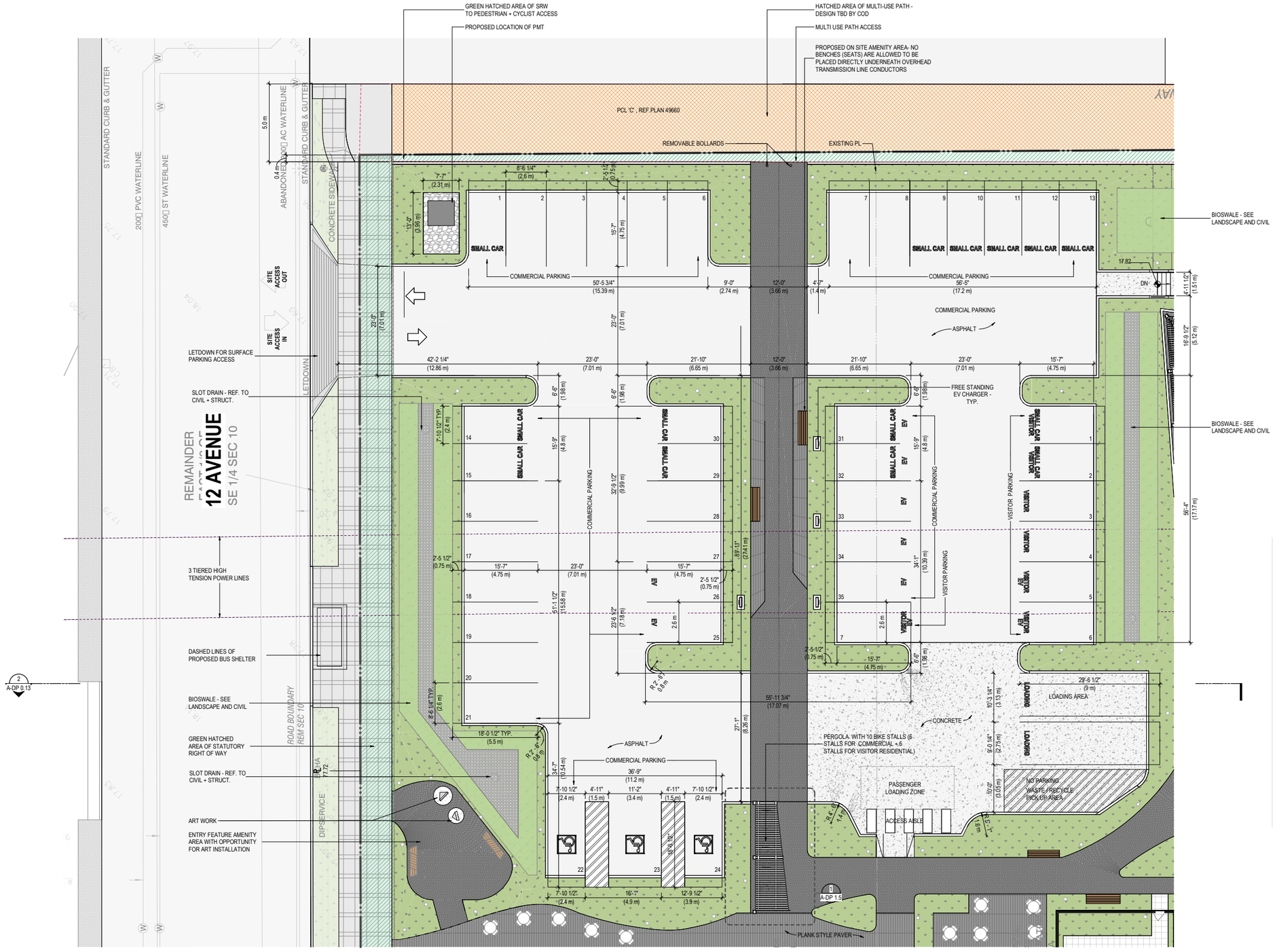
5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

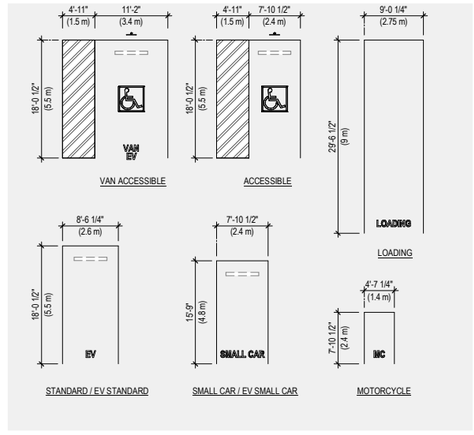
REGISTERED ARCHITECT — CRAIG MITCHELL — BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

PROJECT NORTH | TRUE NORTH

230084 **A-DP 1.0**





2 | TYPICAL PARKING STALL DIMENSIONS
SCALE: 3/32" = 1'-0"

1 | SITE PLAN -ENLARGED AT GRADE PARKING
SCALE: 1" = 10'-0"

ENLARGED AT GRADE PARKING

arc STUDIO

THE PARK
MIXED USE RESIDENTIAL

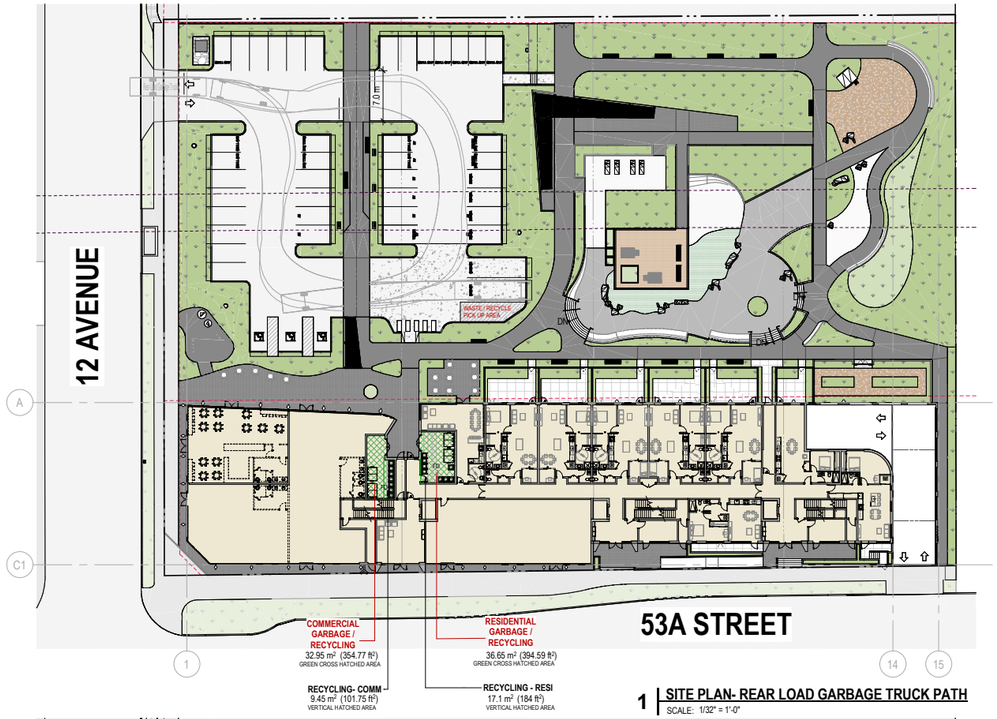
5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

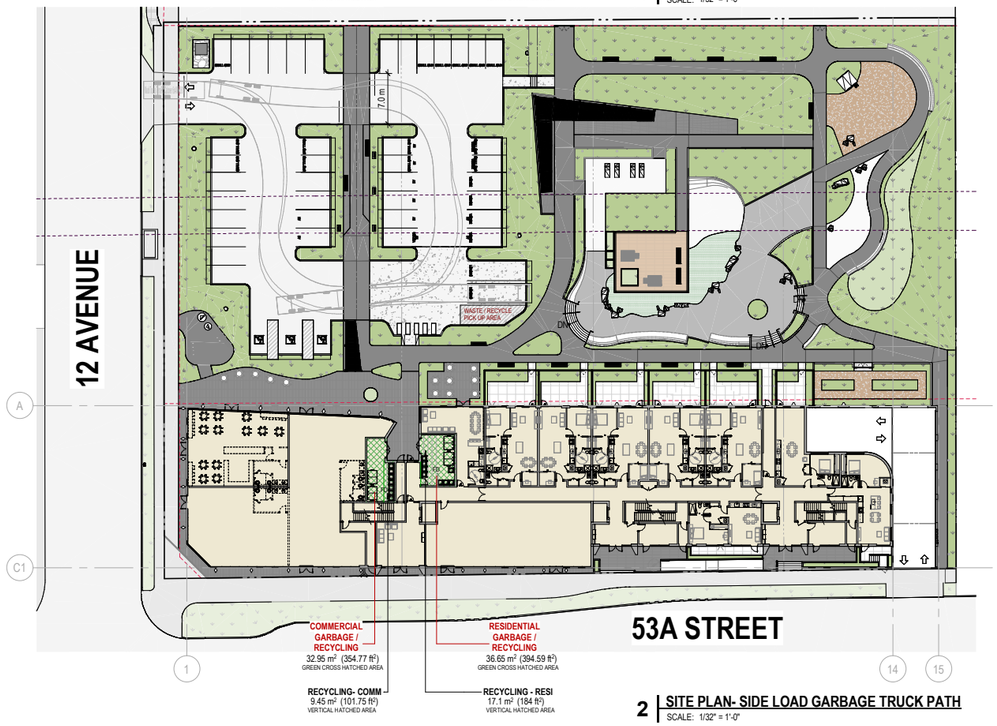
2025.03.14 PDR RESPONSE

PROJECT NORTH | TRUE NORTH

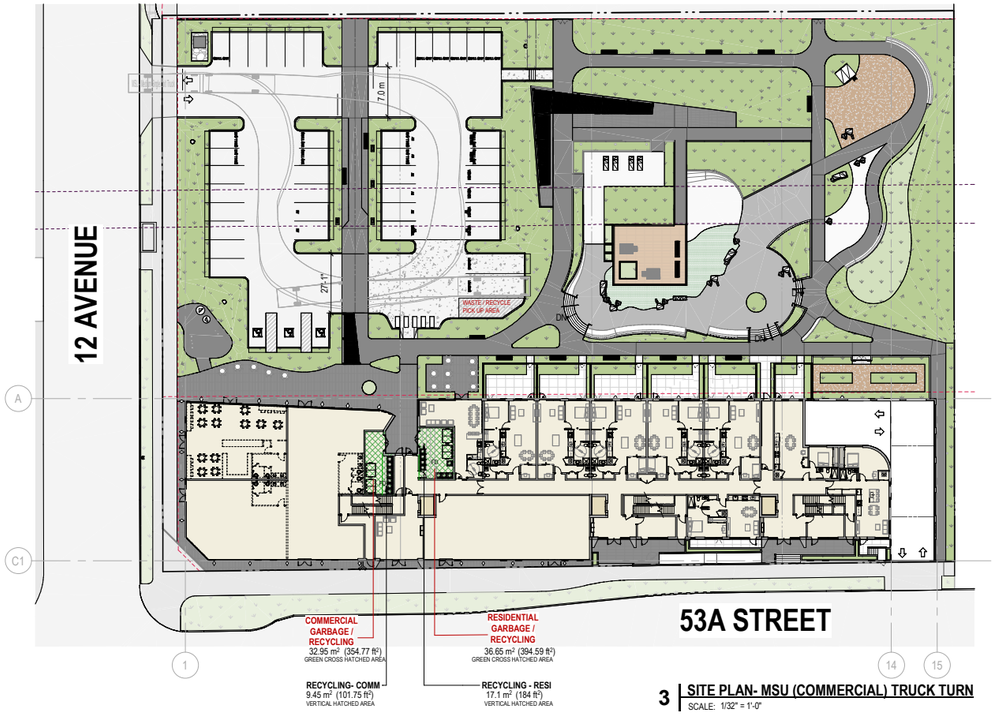
230084 A-DP 1.1



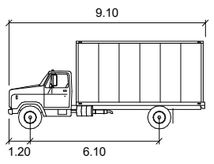
1 | SITE PLAN- REAR LOAD GARBAGE TRUCK PATH
SCALE: 1/32" = 1'-0"



2 | SITE PLAN- SIDE LOAD GARBAGE TRUCK PATH
SCALE: 1/32" = 1'-0"



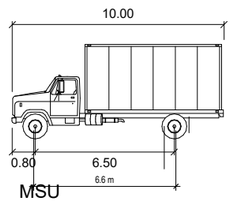
3 | SITE PLAN- MSU (COMMERCIAL) TRUCK TURN
SCALE: 1/32" = 1'-0"



SU9

	meters
Width	: 2.60
Track	: 2.60
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

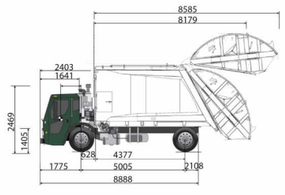
4 | SU9 TRUCK PROFILE
SCALE: 3/32" = 1'-0"



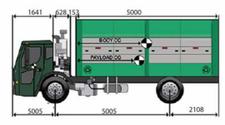
MSU

	meters
Width	: 2.60
Track	: 2.60
Lock to Lock Time	: 6.0
Steering Angle	: 40.2

5 | MSU TRUCK PROFILE
SCALE: 3/32" = 1'-0"



6 | REAR LOAD GARBAGE TRUCK- 32 CU YD
SCALE: 3/32" = 1'-0"



7 | SIDE LOAD GARBAGE TRUCK
SCALE: 3/32" = 1'-0"

REQUIREMENTS

FOR AN APARTMENT BUILDING WITH MORE THAN 20 DWELLING UNITS, THE MINIMUM SIZE OF THE COMBINED GARBAGE STORAGE SPACE AND RECYCLING STORAGE DETERMINE BY THE FOLLOWING FORMULA (6.2.20.b.i.2) :

RESIDENTIAL

REQUIRED MIN. COMBINED GARBAGE + RECYCLING STORAGE SPACE :

(0.31 M² X NUMBER OF DWELLING UNITS) + 8 M = (0.31 X 67) + 8 = 28.77 M²

TOTAL REQUIRED GARBAGE + RECYCLING AREA = 28.77 M²

TOTAL PROVIDED GARBAGE + RECYCLING AREA = 36.65 M²

MIN. SIZE OF RECYCLING AREA = (0.16 M² X NUMBER OF DWELLING UNITS) + 5 M = (0.16 X 67) + 5 = 15.72 M²

COMMERCIAL

REQUIRED MIN. GARBAGE + RECYCLING STORAGE SPACE :

0.0089 X GROSS LEASABLE FLOOR AREA (M2) + 3.3 M = (0.0089 X 789.2) + 3.3 = 10.32 M²

THE MINIMUM SIZE OF THE COMBINED GARBAGE STORAGE SPACE + RECYCLING (RESTAURANT OR SIMILAR USE)= 14.00 M²

TOTAL REQUIRED GARBAGE + RECYCLING STORAGE SPACE = 14.00 M²

TOTAL PROVIDED GARBAGE + RECYCLING STORAGE SPACE = 32.95 M²

MIN. SIZE OF RECYCLING AREA (RESTAURANT OR SIMILAR USE)= 9.00 M²

ABBREVIATION LEGEND

TAG	DESCRIPTION
FD	FLOOR DRAIN
HB	HOSE BIB

WASTE COLLECTION TRUCK / TRUCK TURN PLAN

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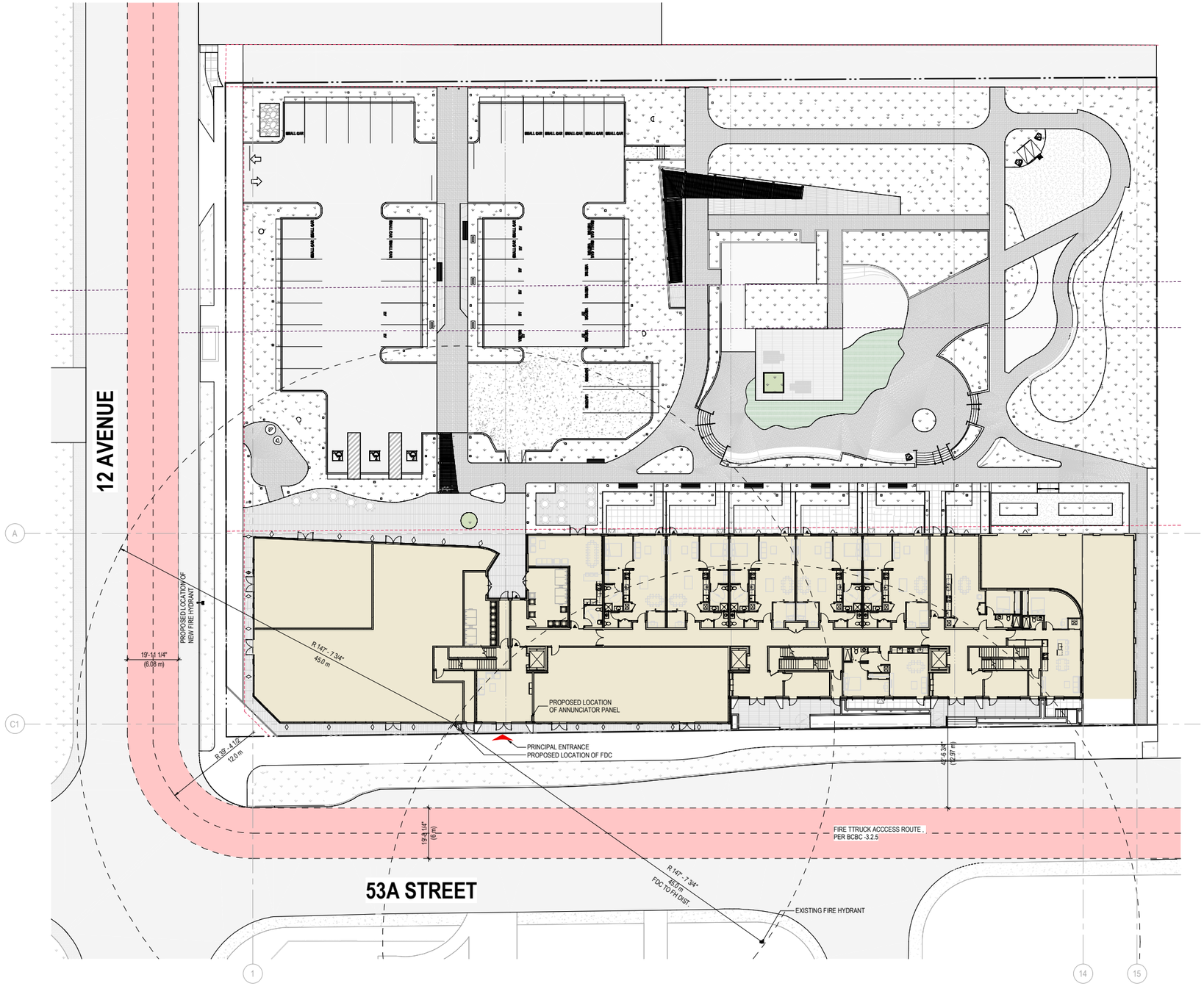
5360 12 AVE + 1170, 1156 AND 1146 53A ST.
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2023.12.22	ISSUED FOR REZONING

PROJECT NORTH
TRUE NORTH

230084 A-DP 1.3



1 FIRE DEPARTMENT ACCESS PLAN
SCALE: 1" = 20'-0"

arc STUDIO

FIRE DEPARTMENT ACCESS PLAN

THE PARK
MIXED USE RESIDENTIAL

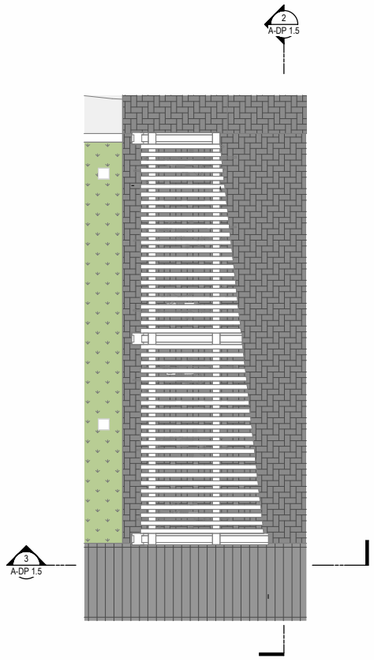
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DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

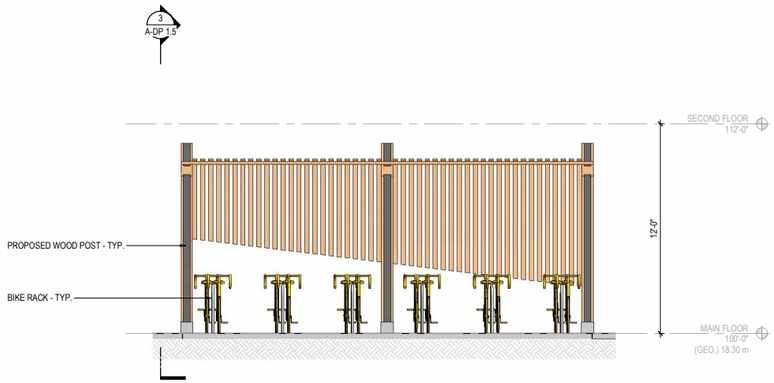
2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

PROJECT NORTH
TRUE NORTH

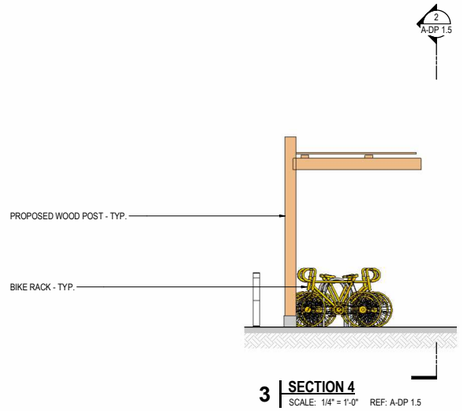
230084 A-DP 1.4



1 | SITE PLAN - BIKE SHELTER
SCALE: 1/4" = 1'-0" REF: A-DP 1.0



2 | SECTION 3
SCALE: 1/4" = 1'-0" REF: A-DP 1.5



3 | SECTION 4
SCALE: 1/4" = 1'-0" REF: A-DP 1.5



BIKE SHELTER VIEW

BIKE SHELTER PLAN + SECTIONS

arc STUDIO

THE PARK
MIXED USE RESIDENTIAL

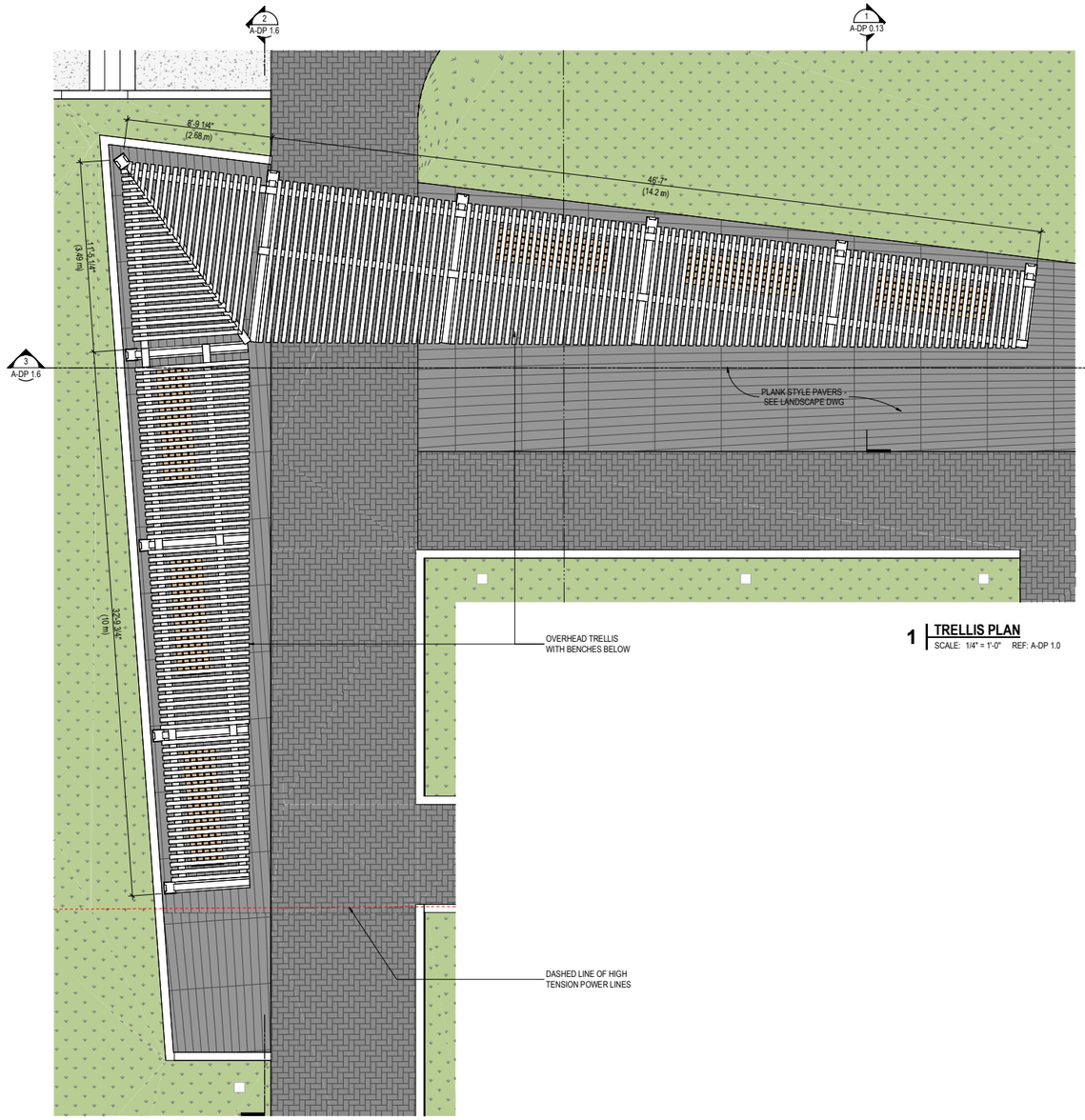
5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT
CRAIG MITCHELL
BRITISH COLUMBIA
2025-04-08

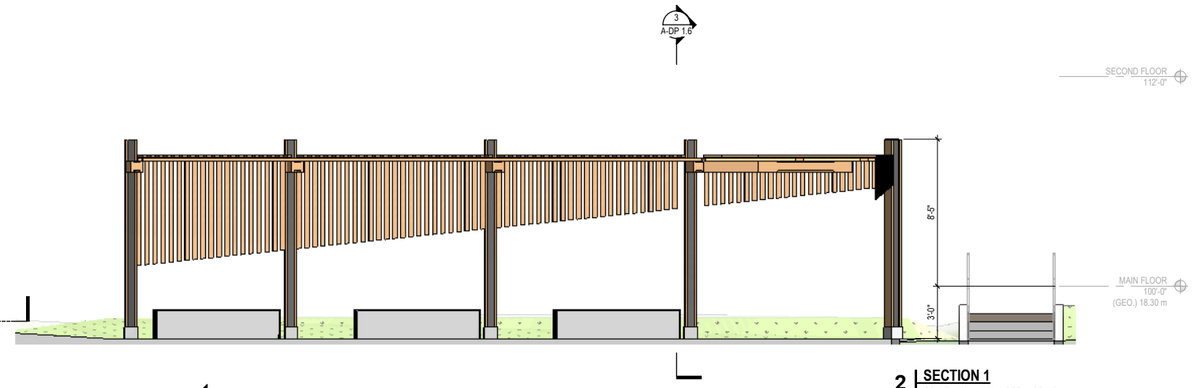
2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT

PROJECT NORTH
TRUE NORTH

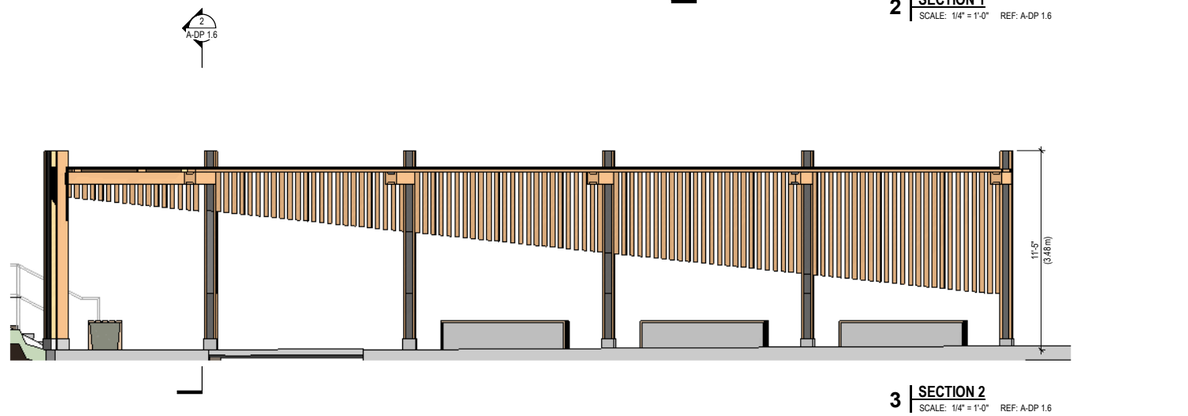
230084 A-DP 1.5



1 | TRELLIS PLAN
SCALE: 1/4" = 1'-0" REF: A-DP 1.0



2 | SECTION 1
SCALE: 1/4" = 1'-0" REF: A-DP 1.6



3 | SECTION 2
SCALE: 1/4" = 1'-0" REF: A-DP 1.6



TRELLIS VIEW

TRELLIS PLAN + SECTIONS

arc STUDIO

THE PARK
MIXED USE RESIDENTIAL

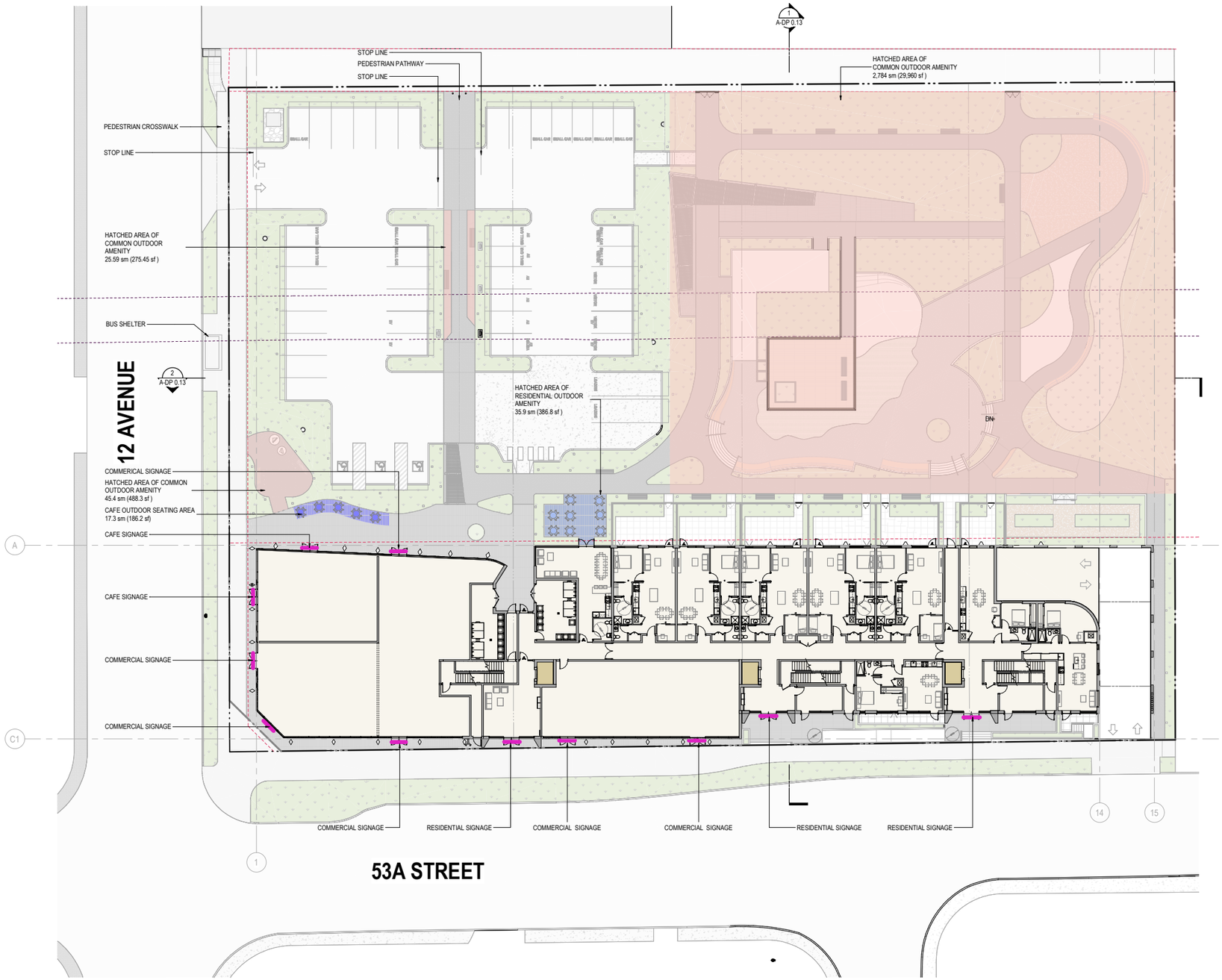
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REGISTERED ARCHITECT
CRAIG MITCHELL
BRITISH COLUMBIA
2025-04-08

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PROJECT NORTH
TRUE NORTH

230084 **A-DP 1.6**



1 | SITE PLAN - SIGN PLAN + AMENITY AREAS
SCALE: 1" = 20'-0"

SIGNAGE PLAN + AMENITY AREAS

arc STUDIO

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT
CRAIG MITCHELL
BRITISH COLUMBIA
2025-04-08

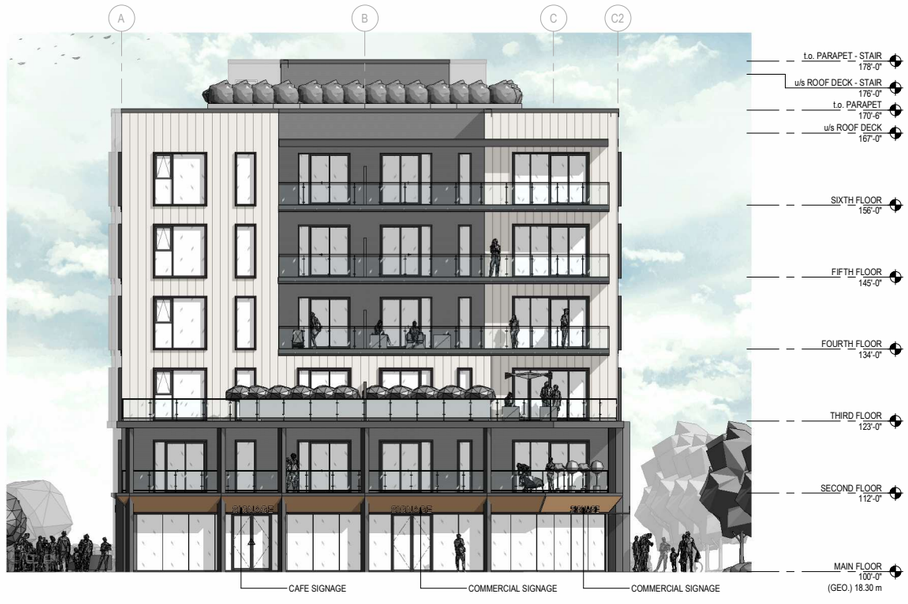
2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT

PROJECT NORTH
TRUE NORTH

230084 A-DP 1.7



1 | WEST ELEVATION-SIGNAGE
SCALE: 3/32" = 1'-0"



3 | NORTH ELEVATION- SIGNAGE
SCALE: 3/32" = 1'-0"



2 | EAST ELEVATION-SIGNAGE
SCALE: 3/32" = 1'-0"

arc STUDIO

EXTERIOR SIGNAGE

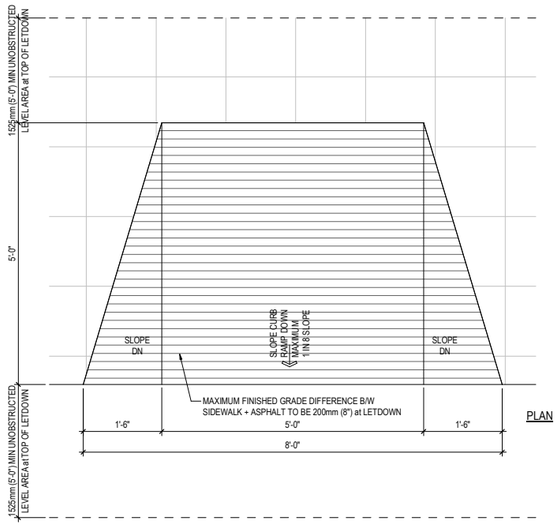
THE PARK
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DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

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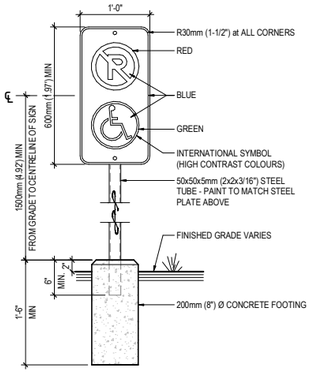
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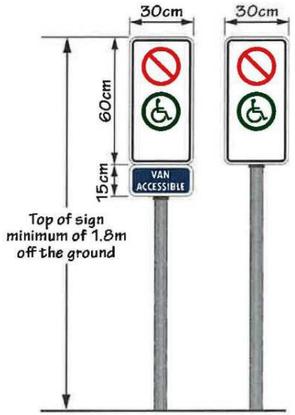
1 | ACCESSIBLE LETDOWN / CURB / RAMP
SCALE: 3/4" = 1'-0"

NOTE:

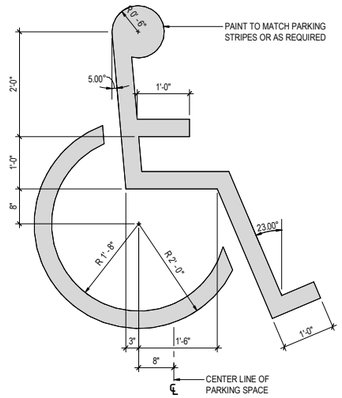
1. SIGN SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 150mm (6") FROM THE FRONT OF EACH PARKING SPACE w/ A MINIMUM 915mm (3'-0") CLEAR.
3. MOUNT SIGN ON COLUMN OR WALL AT SIM. CONDITION
4. WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS, PROVIDE PRE-CAST BUMPERS



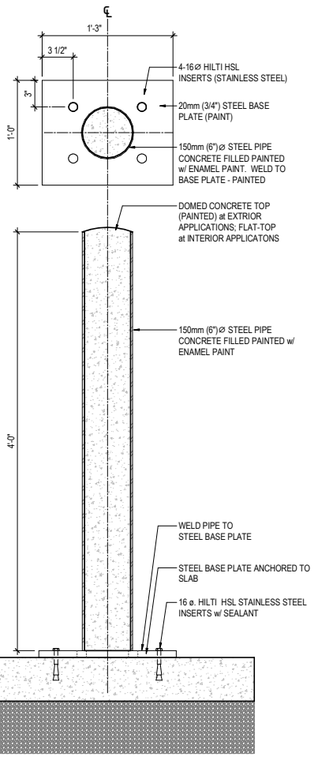
2 | ACCESSIBLE POST MOUNTED SIGN
SCALE: 1" = 1'-0"



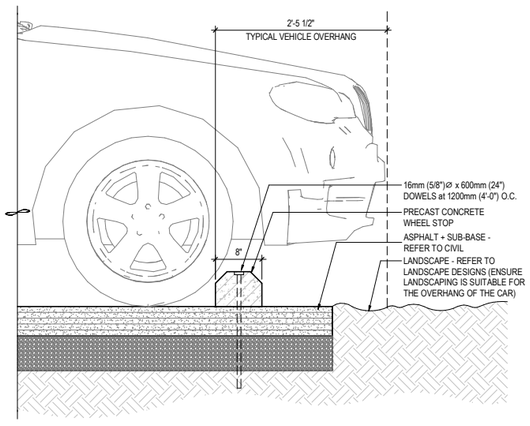
ACCESSIBLE PARKING SIGN REFERENCE: DELTA ZONING BYLAW NO. 8455,2024



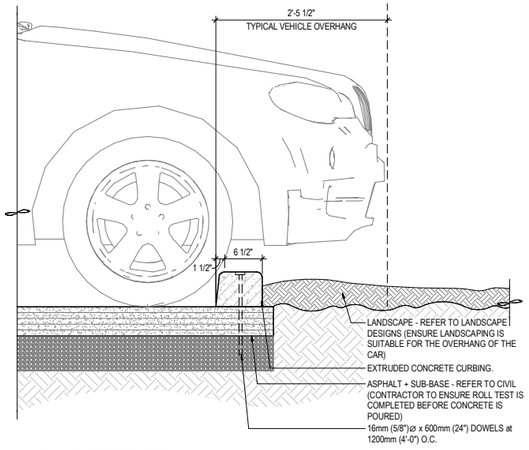
3 | ACCESSIBLE PAINTED SYMBOL
SCALE: 3/4" = 1'-0"



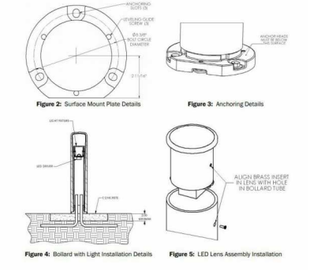
8 | SURFACE-MOUNTED METAL BOLLARD
SCALE: 1 1/2" = 1'-0"



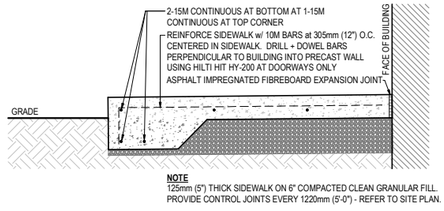
4 | CONCRETE WHEEL STOP
SCALE: 1" = 1'-0"



5 | CONCRETE CURB
SCALE: 1" = 1'-0"

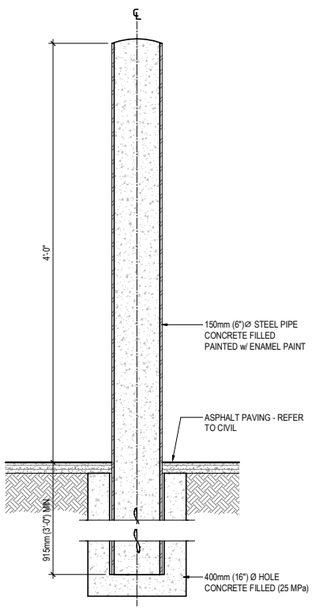


9 | LIGHTED BOLLARD
SCALE: 12" = 1'-0"



NOTE
125mm (5") THICK SIDEWALK ON 6" COMPACTED CLEAN GRANULAR FILL. PROVIDE CONTROL JOINTS EVERY 1220mm (5'-0") - REFER TO SITE PLAN.

6 | SIDEWALK
SCALE: 1" = 1'-0"



7 | IN-GROUND METAL BOLLARD
SCALE: 1 1/2" = 1'-0"

SITE DETAILS

arc STUDIO

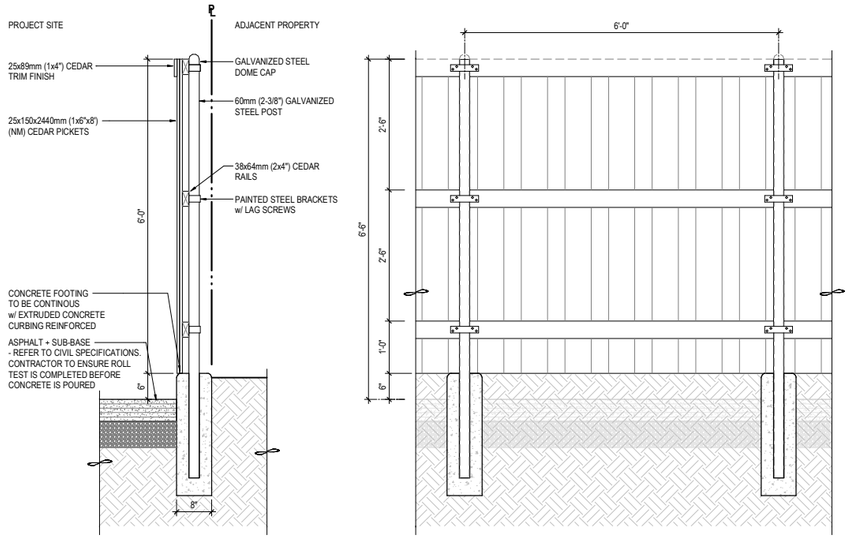
THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

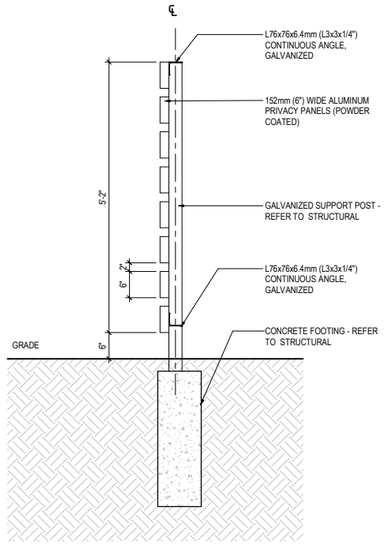
REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE

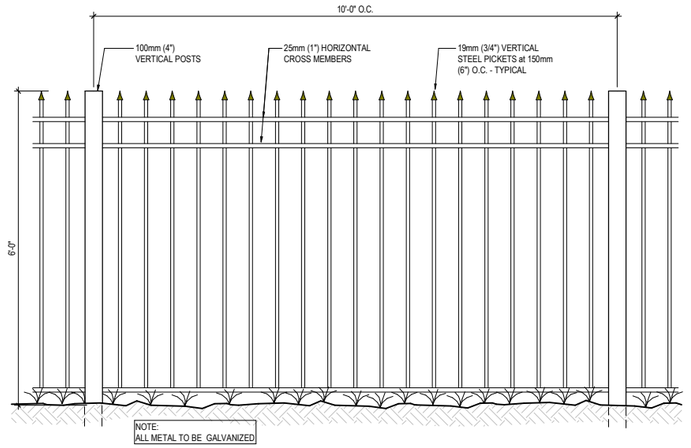
230084 A-DP 1.9



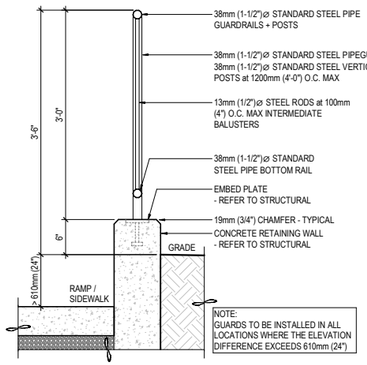
1 | **WOOD FENCE**
SCALE: 3/4" = 1'-0"



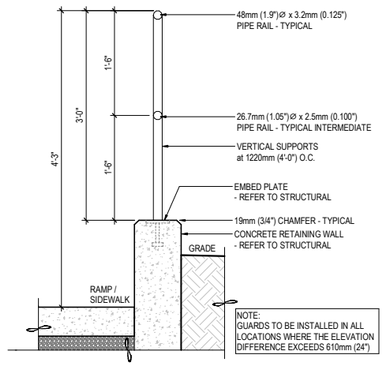
2 | **SITE SCREENING SECTION**
SCALE: 3/4" = 1'-0"



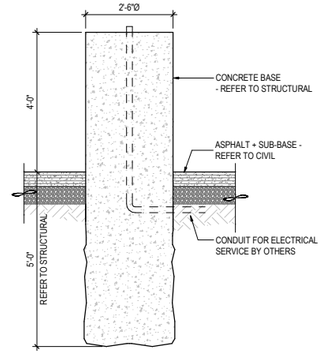
3 | **PICKET FENCE**
SCALE: 3/4" = 1'-0"



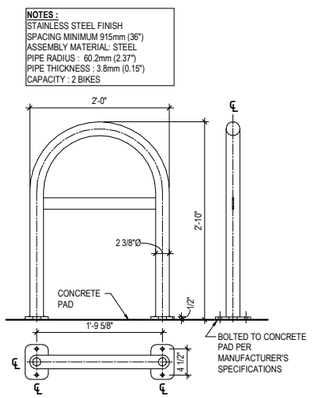
4 | **RETAINING WALL GUARDRAIL**
SCALE: 1" = 1'-0"



5 | **RETAINING WALL GUARDRAIL**
SCALE: 1" = 1'-0"



6 | **CONCRETE LIGHT POLE BASE**
SCALE: 1/2" = 1'-0"



7 | **INVERTED 'U' BIKE RACK**
SCALE: 1" = 1'-0"

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SITE DETAILS

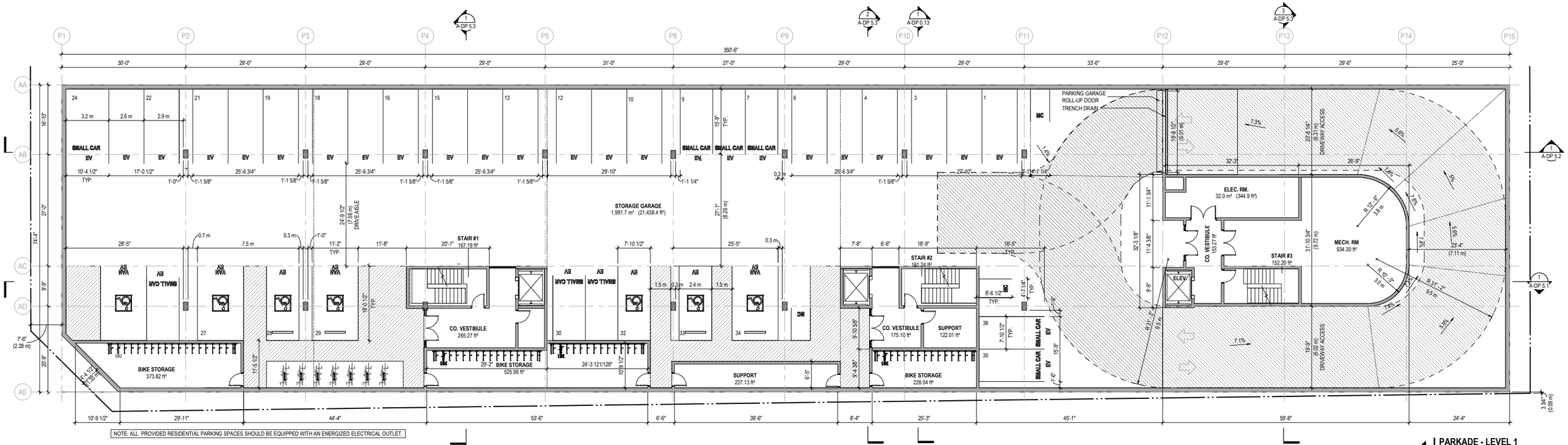
THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

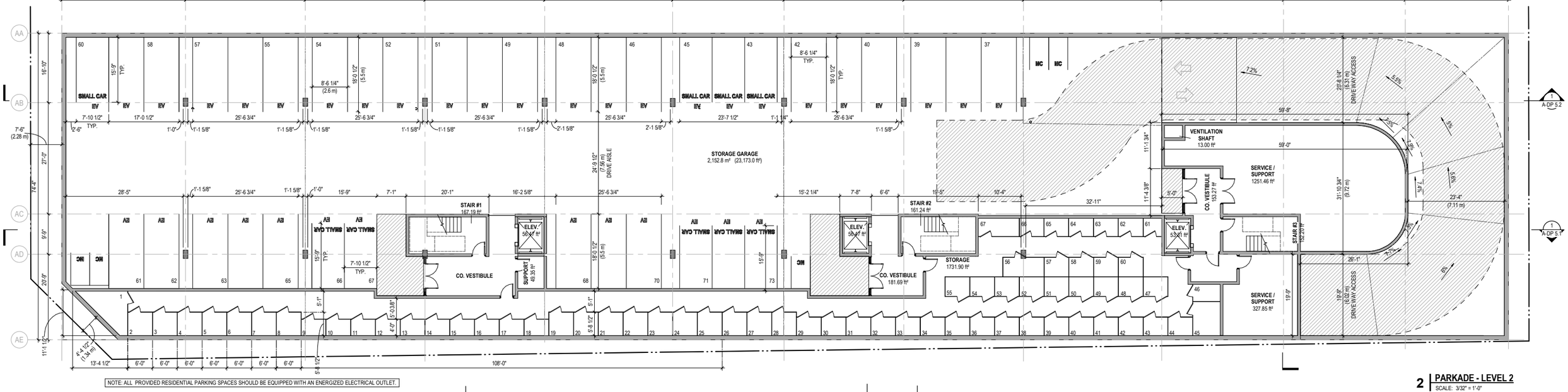
REGISTERED ARCHITECT
CHENG MITCHELL
BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE

230084 **A-DP 1.10**



1 | PARKADE - LEVEL 1
SCALE: 3/32" = 1'-0"



2 | PARKADE - LEVEL 2
SCALE: 3/32" = 1'-0"

PARKADE LVL 1 + LVL 2 PLANS

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THE PARK

MIXED USE RESIDENTIAL

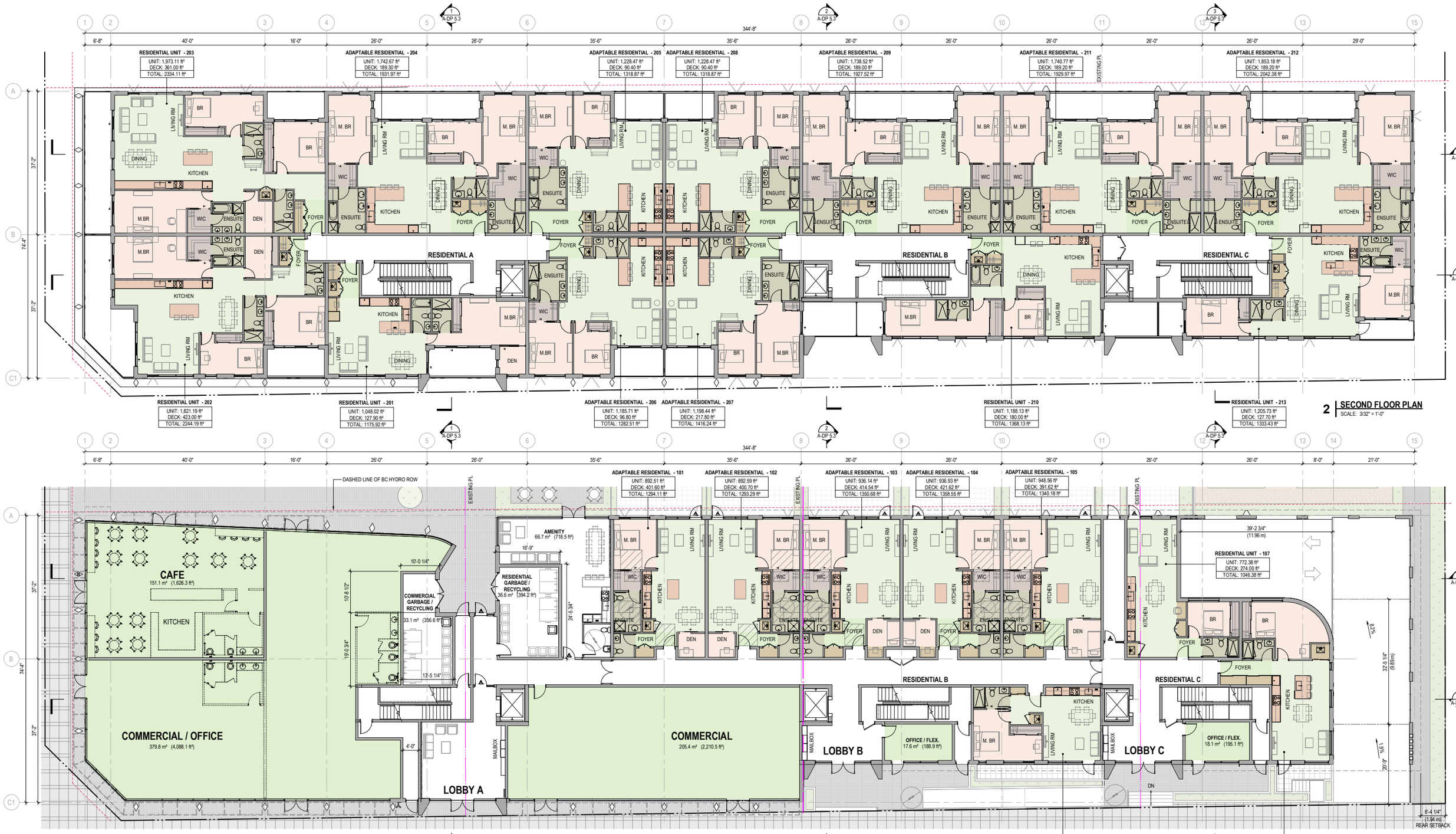
5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

PROJECT NORTH | TRUE NORTH

230084 A-DP 2.0



2 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

1 MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"

MAIN + SECOND FLOOR PLANS

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THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
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REGISTERED ARCHITECT — CRAIG MITCHELL — BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

PROJECT NORTH — TRUE NORTH

230084 A-DP 2.1



2 FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

1 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

THIRD + FOURTH FLOOR PLANS

arc STUDIO

THE PARK
MIXED USE RESIDENTIAL

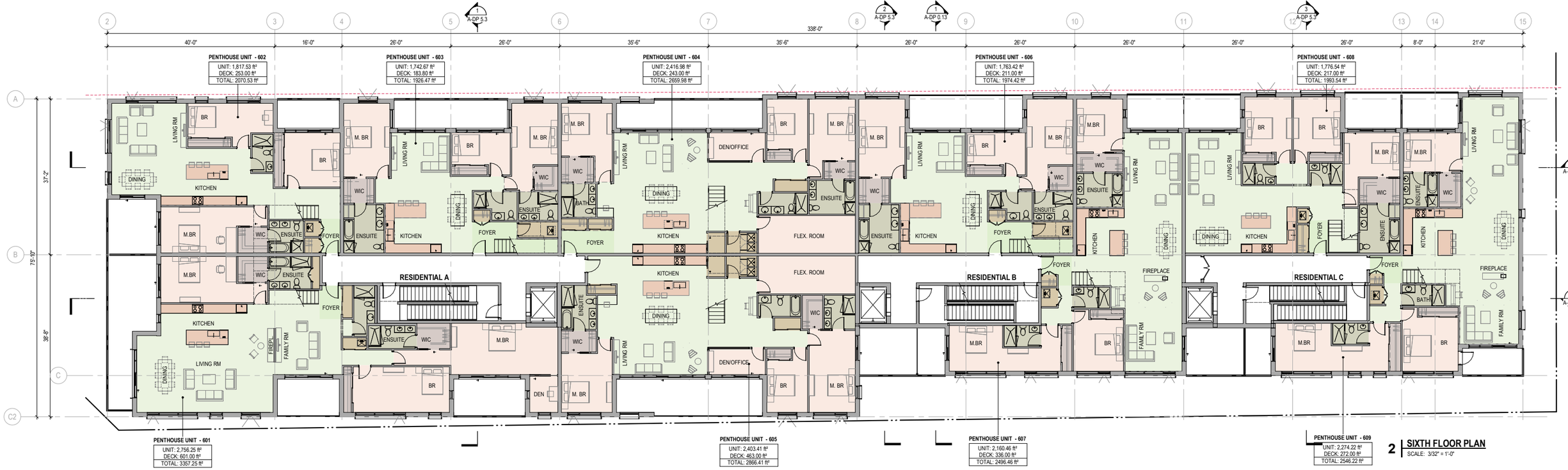
5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

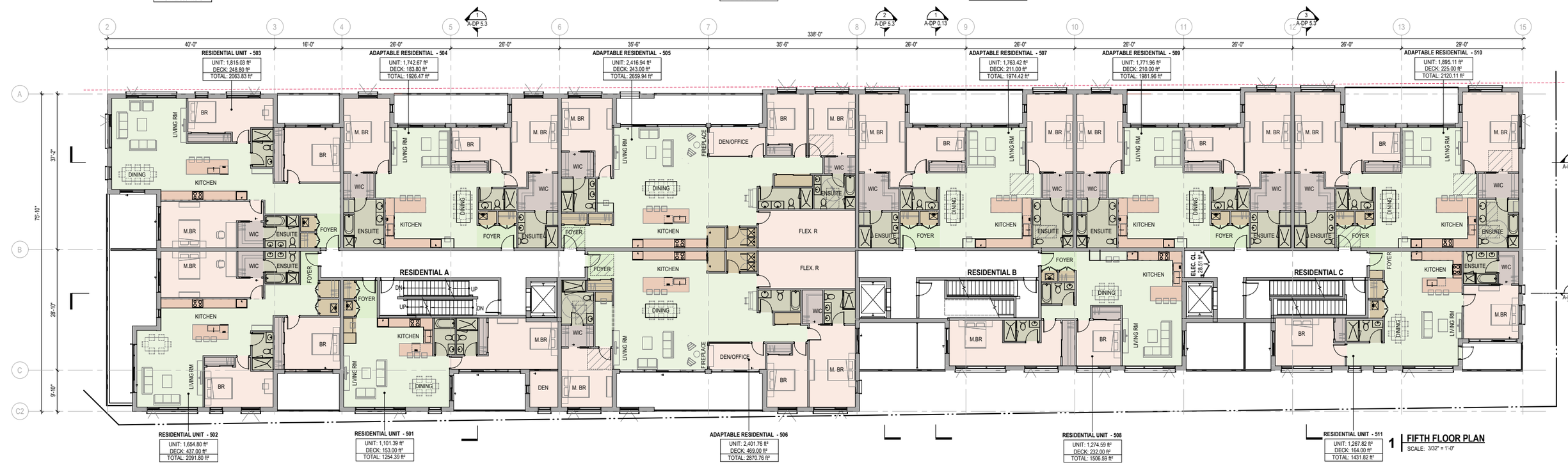
2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

PROJECT NORTH
TRUE NORTH

230084 A-DP 2.2



2 SIXTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



1 FIFTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

FIFTH + SIXTH FLOOR PLANS

arc STUDIO

THE PARK
MIXED USE RESIDENTIAL

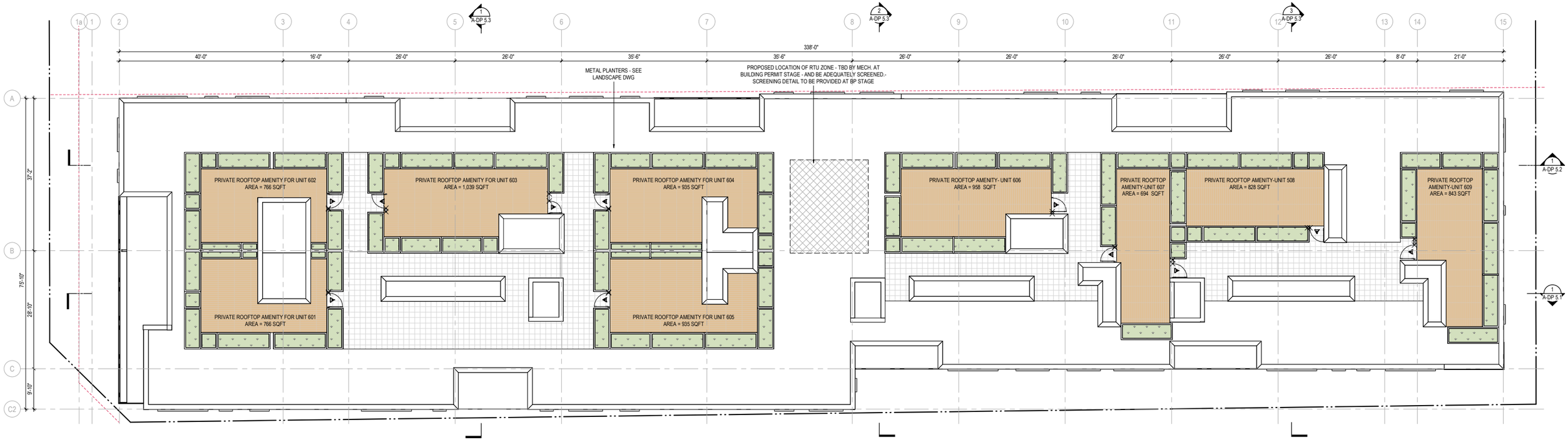
5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

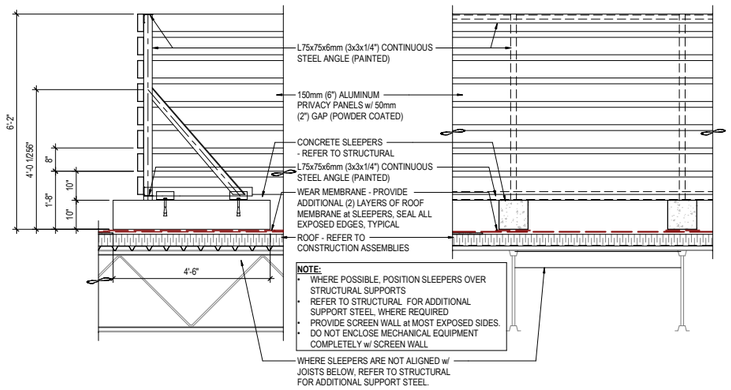
2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

PROJECT NORTH
TRUE NORTH

230084 A-DP 2.3



1 | ROOF PLAN
SCALE: 3/32" = 1'-0"



2 | ROOFTOP EQUIPMENT SCREEN WALL
SCALE: 1/2" = 1'-0"

arc STUDIO

ROOF PLAN

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

PROJECT NORTH
TRUE NORTH

230084 **A-DP 2.4**



1 | NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND	
TYPE	DESCRIPTION
B1	BRICK- INTERSTATE OBSIDIAN -IXL PRODUCTS- COLOR DARK GRAY
C1	CAST-IN-PLACE CONCRETE: - REFER TO STRUCTURAL GROUND TO SMOOTH FINISH
G1	DUAL-PANE, LOW-E GLAZING PANEL
G2	GUARDRAIL GLAZING
M1	MAC METAL ROOF/ SIDING :MS3 - TITANIUM BLACK
M2	STEEL/ AL PROFILE- COLOR DARK GRAY
M3	PREFINISHED SHEET METAL CLADDING - COLOR CASCADIA CHARCOAL
M4	CURTAINWALL MULLION: PRE-FINISHED ALUMINUM
P1	PREFINISHED METAL FLASHING - COLOR CASCADIA CHARCOAL
W1	EQUITONE FIBER CEMENT- TECTIVA OR APPROVED ALTERNATE
W2	LONGBOARD -DARK CHERRY- OR APPROVED ALTERNATE

PROJECT COLOURS

W1 EQUITONE FIBER CEMENT OR APPROVED ALTERNATE

W2 LONGBOARD OR APPROVED ALTERNATE

B1 BRICK - DARK GREY

P1- M1- M2- M3 CHARCOAL GREY

C1 CONCRETE- GREY GROUND TO SMOOTH FINISH



2 | WEST ELEVATION
SCALE: 3/32" = 1'-0"

arc STUDIO

BUILDING ELEVATIONS

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CHENG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

230084 **A-DP 4.1**



1 | SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND	
TYPE	DESCRIPTION
B1	BRICK- INTERSTATE OBSIDIAN -IXL PRODUCTS- COLOR DARK GRAY
C1	CAST-IN-PLACE CONCRETE: - REFER TO STRUCTURAL GROUND TO SMOOTH FINISH
G1	DUAL-PANE, LOW-E GLAZING PANEL
G2	GUARDRAIL GLAZING
M1	MAC METAL ROOF/ SIDING :MS3 - TITANIUM BLACK
M2	STEEL/ AL PROFILE- COLOR DARK GRAY
M3	PREFINISHED SHEET METAL CLADDING - COLOR CASCADIA CHARCOAL
M4	CURTAINWALL MULLION: PRE-FINISHED ALUMINUM
P1	PREFINISHED METAL FLASHING - COLOR CASCADIA CHARCOAL
W1	EQUITONE FIBER CEMENT- TECTIVA OR APPROVED ALTERNATE
W2	LONGBOARD -DARK CHERRY- OR APPROVED ALTERNATE

PROJECT COLOURS

W1 EQUITONE FIBER CEMENT OR APPROVED ALTERNATE

W2 LONGBOARD OR APPROVED ALTERNATE

B1 BRICK - DARK GREY

P1- M1- M2- M3 CHARCOAL GREY

C1 CONCRETE- GREY GROUND TO SMOOTH FINISH



2 | EAST ELEVATION
SCALE: 3/32" = 1'-0"

arc STUDIO

BUILDING ELEVATIONS

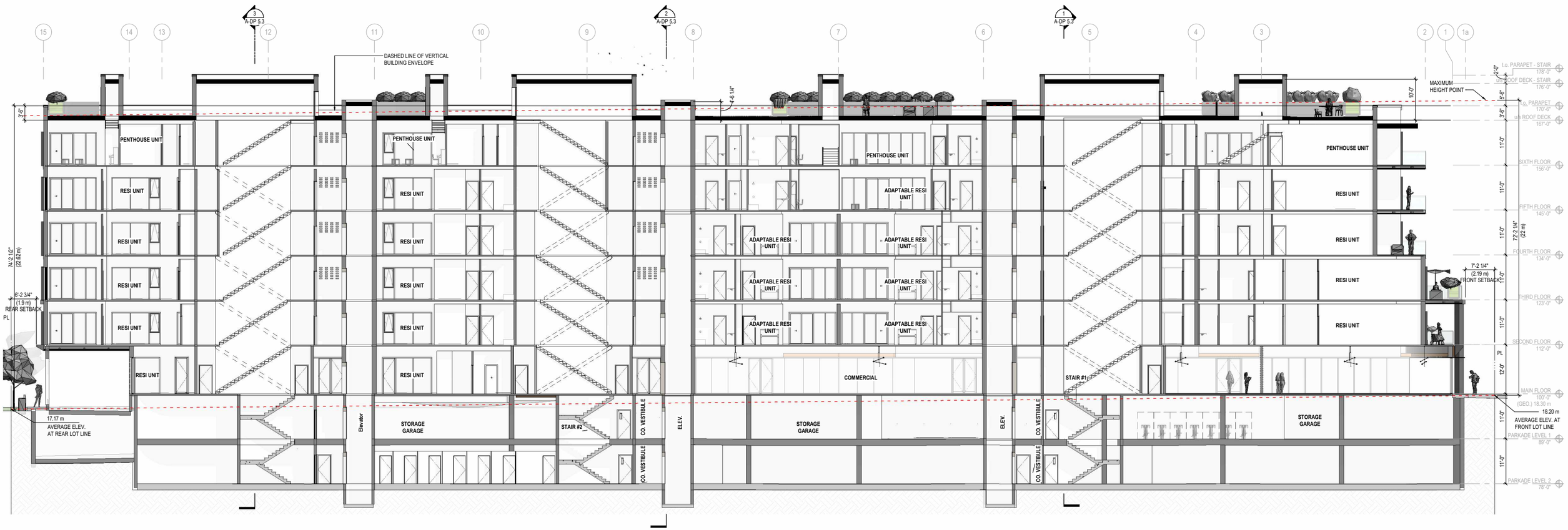
THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

230084 **A-DP 4.2**



1 | SECTION A
SCALE: 3/32" = 1'-0"

arc STUDIO

BUILDING SECTIONS

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT

230084 A-DP 5.1



1 | SECTION B
SCALE: 3/32" = 1'-0"

arc STUDIO

BUILDING SECTIONS

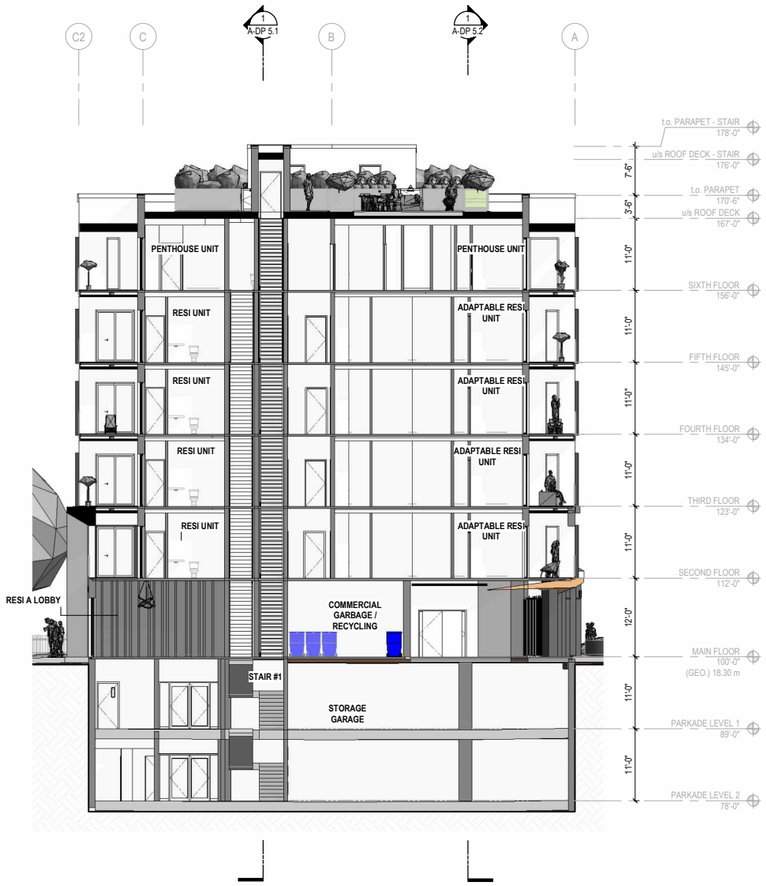
THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

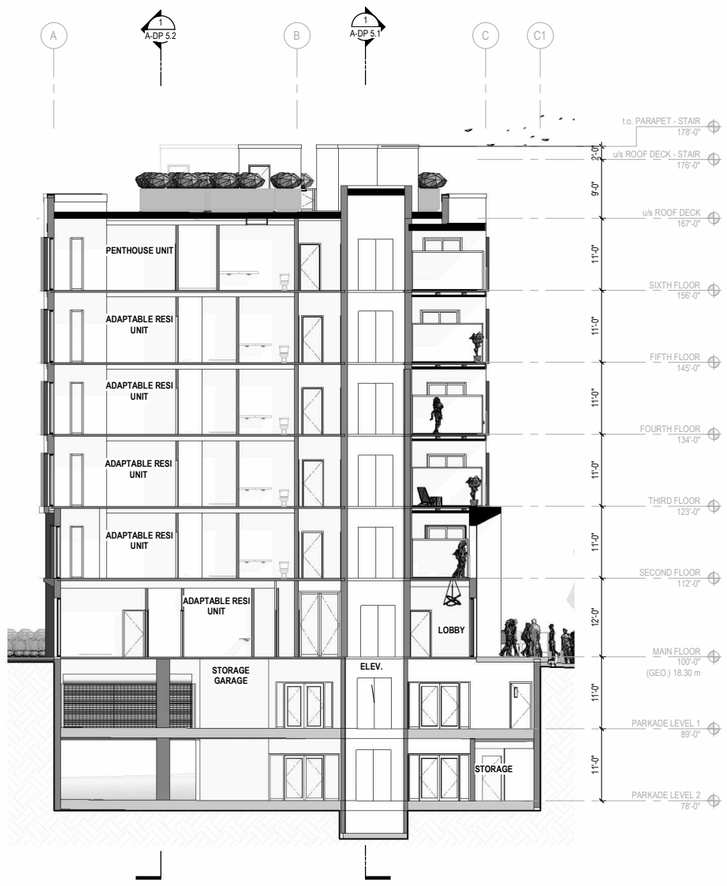
REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE

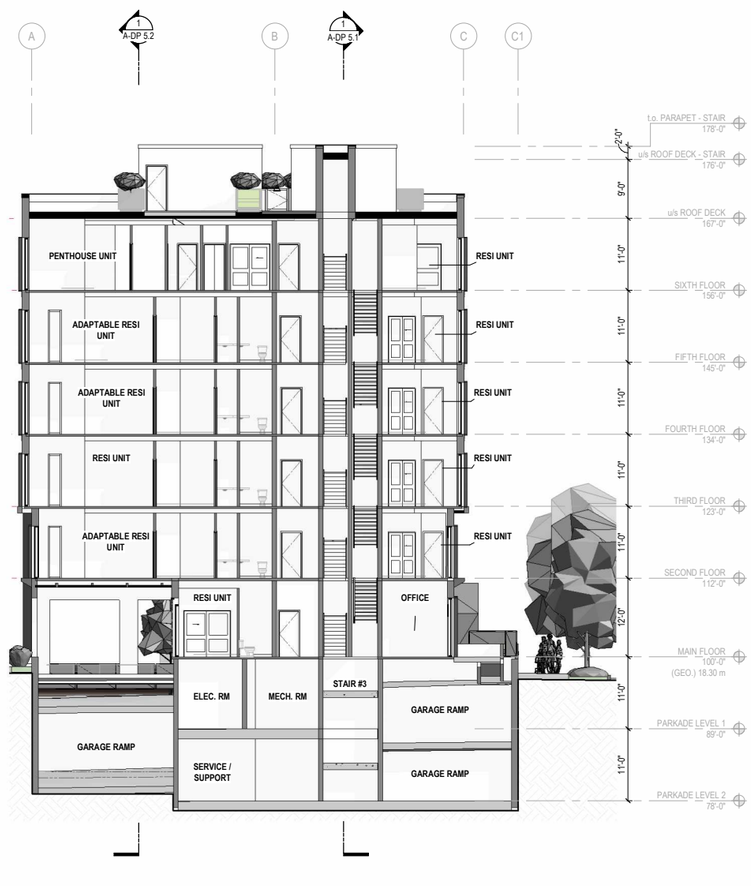
230084 A-DP 5.2



1 | SECTION C
SCALE: 3/32" = 1'-0"



2 | SECTION D
SCALE: 3/32" = 1'-0"



3 | SECTION E
SCALE: 3/32" = 1'-0"

arc STUDIO

BUILDING SECTIONS

THE PARK
MIXED USE RESIDENTIAL

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

REGISTERED ARCHITECT CRAIG MITCHELL BRITISH COLUMBIA
2025-04-08

2025.03.14	PDR RESPONSE
2024.10.10	PDR RESPONSE

230084 A-DP 5.3