

THE PARK | MIXED-USE RESIDENTIAL - COMMERCIAL



NORTH EAST VIEW

EARLY COMMUNITY FEEDBACK

The early community engagement process for the mixed-use building at 12 Avenue and 53A Street involved several steps to solicit public feedback. This included placing ads in the Delta Optimist newspaper, posting on the Tsawwassen Loop Facebook group, and creating a dedicated feedback website. These efforts aimed to inform the community about the project and gather their input. The website, active from November 2nd to 23rd ,2023, featured project details and a feedback form.

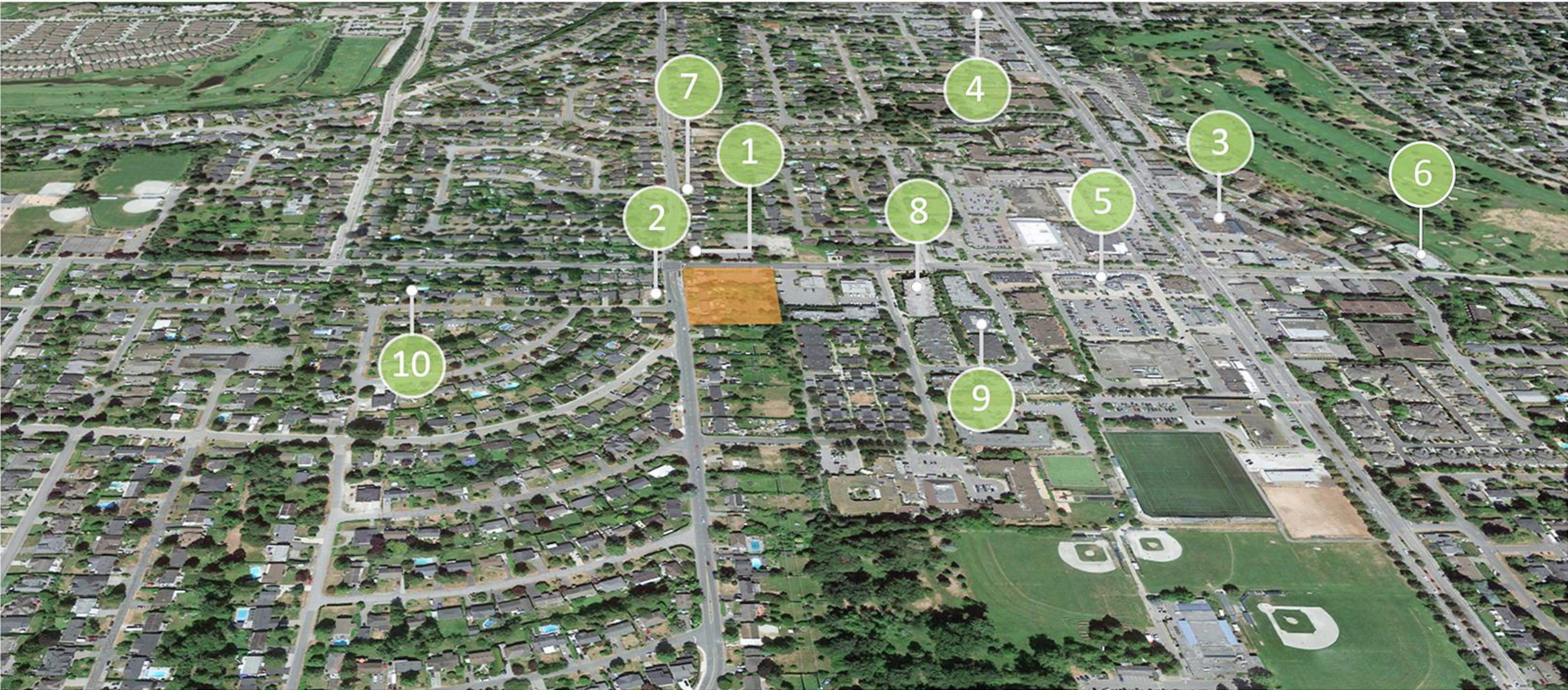
Most feedback (84 %) was supportive, either fully or with suggested revisions. Specifically, 70 % supported the project as proposed, 14 % with some revisions, 9 % were unsure, and 7 % opposed. Social media engagement was positive, with many "likes" and comments, and direct email feedback also reflected majority support from the community.

In response to the community feedback, several updates were made to the project proposal. These included the addition of a safe drop-off zone for residents and visitors, replacing a large pond with a more interactive rain garden feature for children's play, incorporating natural playground elements, enhancing wheelchair accessibility throughout the green space, and adding pedestrian pathways to connect with a future multi-use path along with adding a community garden area. The feedback highlighted strong support for the project's design, housing options, public green space, and mixed-use features, along with some suggestions and concerns about traffic and parking.



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CHARACTER STUDY



1



2



3



4



5



6



7



8



9



10



A



D



B



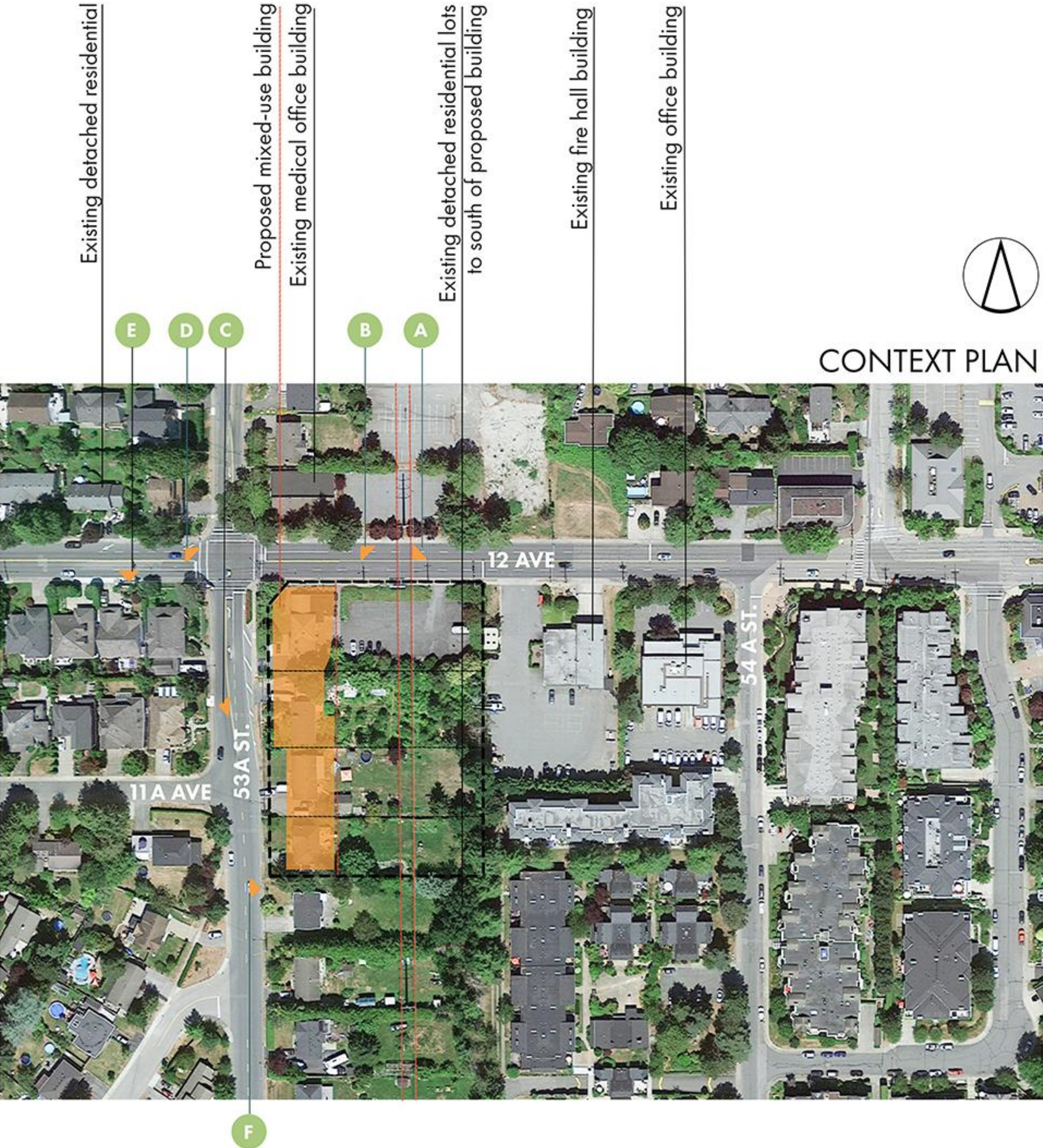
E



C

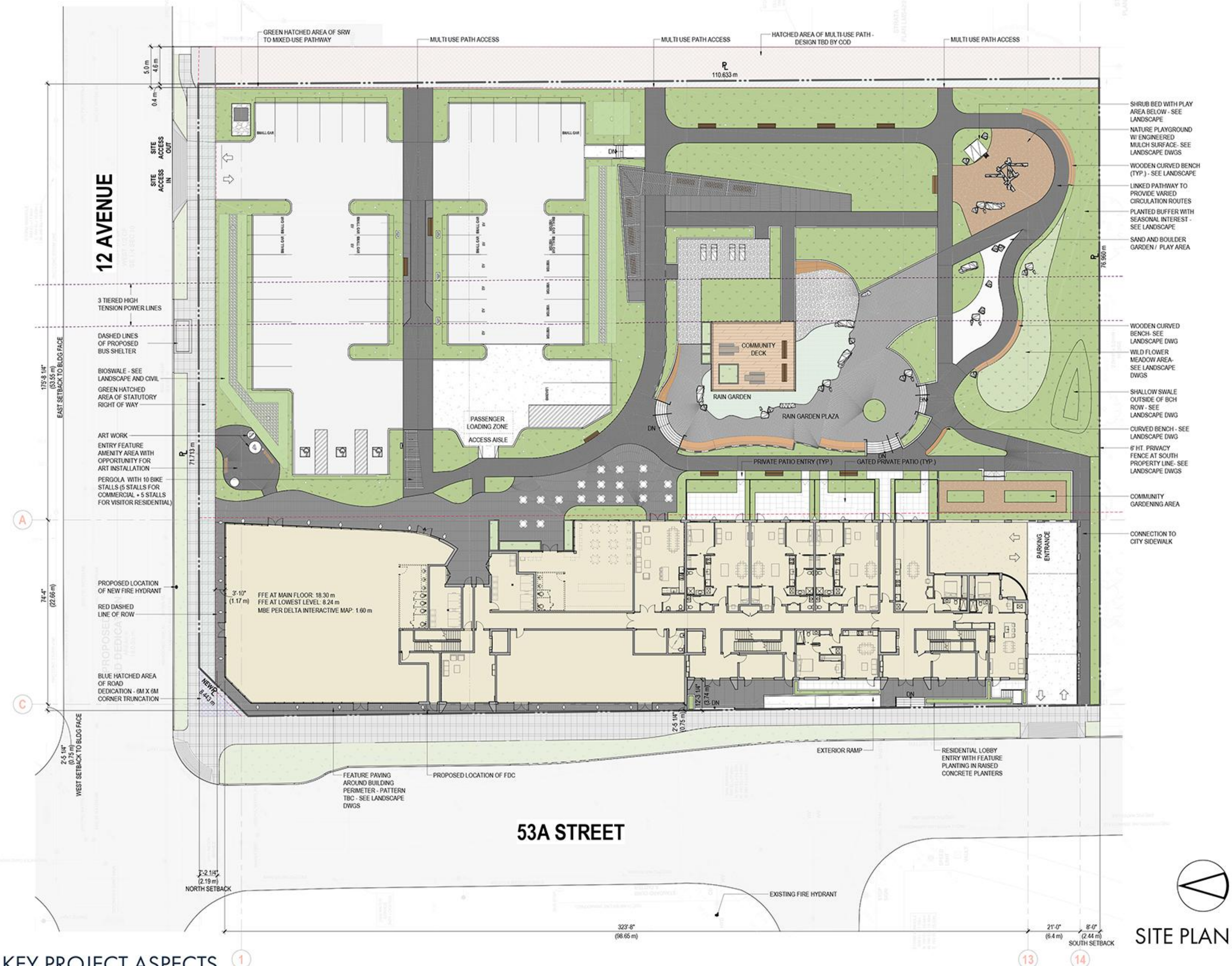


F



CONTEXT PLAN

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KEY PROJECT ASPECTS

- Use:** commercial - residential
- Area:** 10,633 m² (previously : 6,467 m²) of residential floor area at-grade and above and 926 m² (previously : 823 m²) of commercial floor area at-grade
- Height:** 6 storeys and max. building height of 20.9 m (previously : 17.3 m) + 3 levels of underground parking
- Parking Spaces:** 156 (previously : 143) vehicle parking spaces, including 107 (previously : 103) residential spaces, 42 (previously : 40) commercial spaces and 7 residential visitor spaces (shared with the 42 commercial spaces)
- Residential Units:** 67 (previously : 65) residential units with a mix of 1,2,3 and 4 bedroom units
- Outdoor Amenity Area:** 2,899 m² (previously : 2,828 m²) of private and common outdoor amenity area
- Access:** Vehicular access to the underground parking from 53A Street and to the at-grade parking from 12 Ave. Pedestrian access is proposed from 12 Ave. and 53A Street.



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WEST VIEW

NORTH STREETSCAPE + ELEVATION



WEST STREETSCAPE + ELEVATION



NORTH WEST VIEW



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GENERAL CRITERIA

TEST TIME AND DATE:

Equinox: September 21st, 9am - 5pm
March 21st, 9am - 5pm
Solstice: December 21st, 9am - 3pm
June 21st, 9am - 3pm

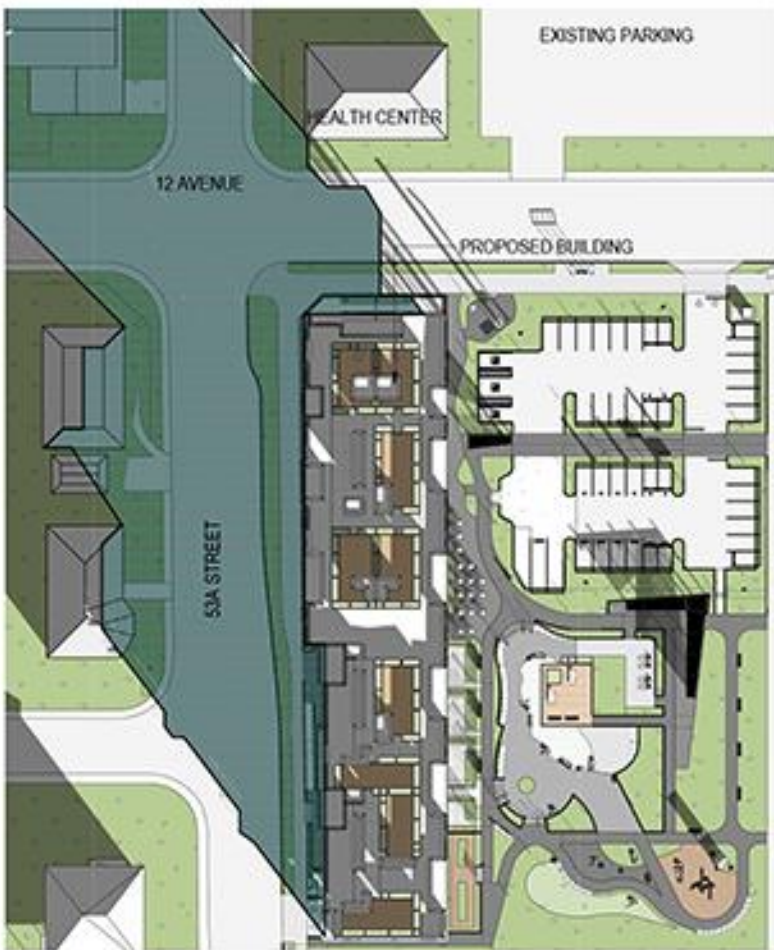
Two hours increment (or more if the shadowing in a specific time hasn't produced an increment relevant for this study)

Detailed Shadow Studies have been prepared in order to understand the shadow impact on adjacent properties throughout the year.

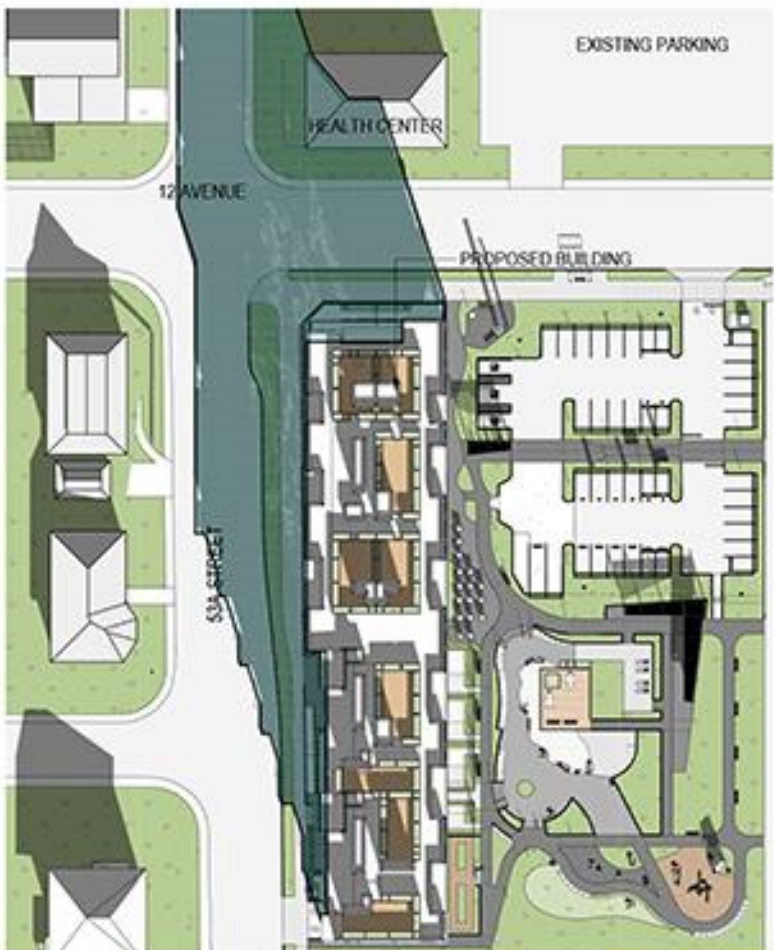
The proposed building is mainly surrounded by single detached dwellings, therefore particular attention was placed on minimizing shadowing on private outdoor amenity spaces.

The range of times for the studies have been chosen based on two factors:

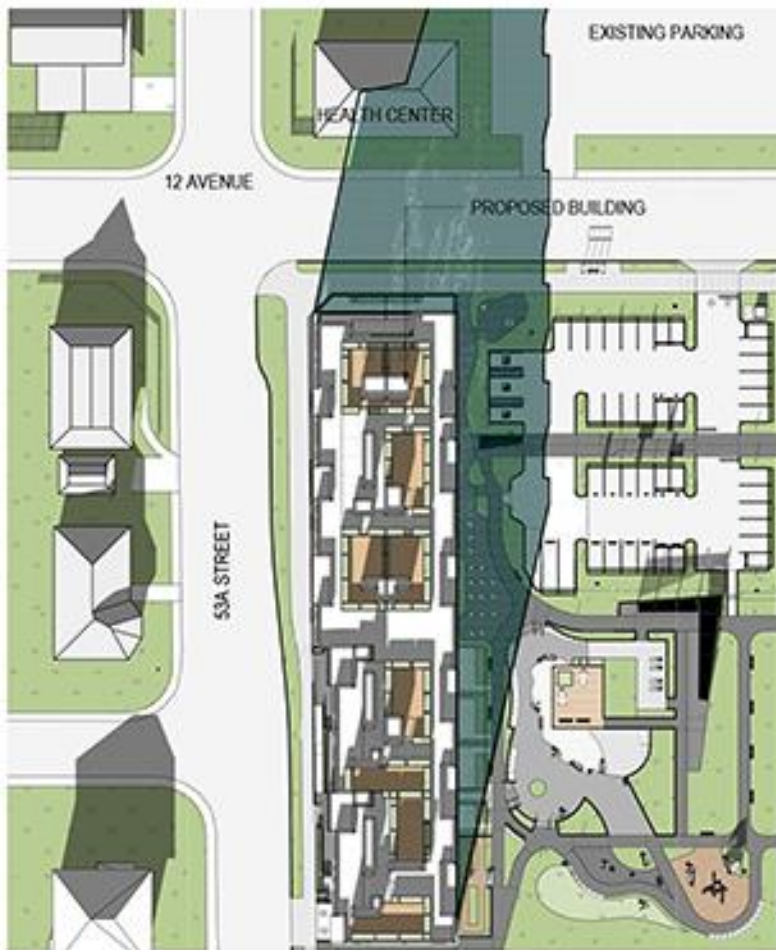
- usability of private outdoor amenities
- sun rise | sun set pertaining to the considered dates



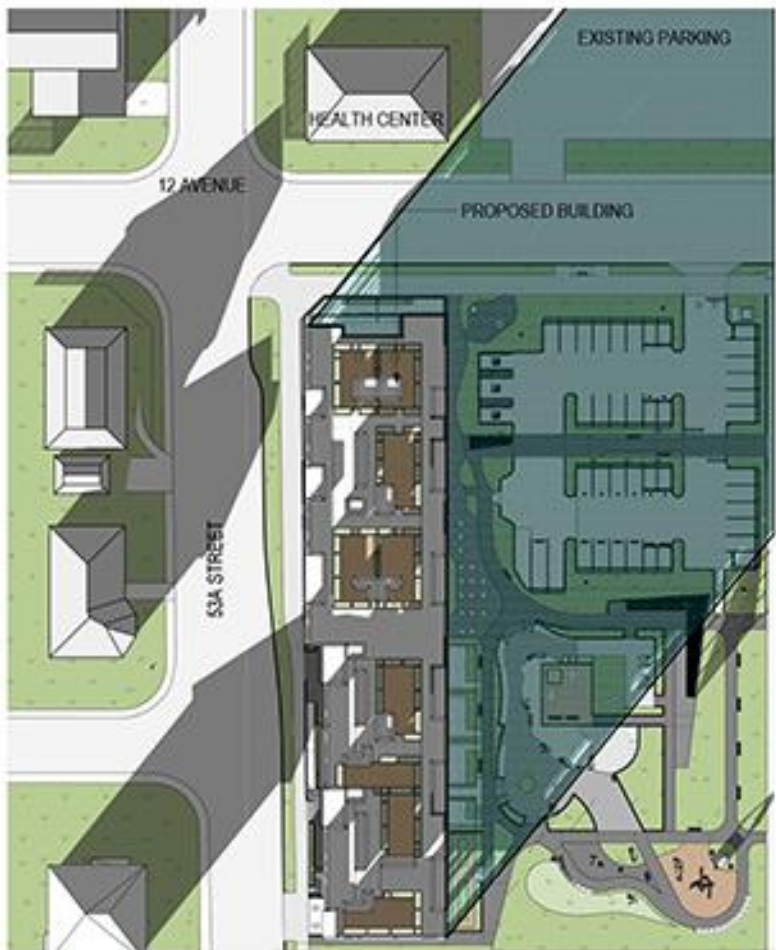
DECEMBER 21st - 9 AM



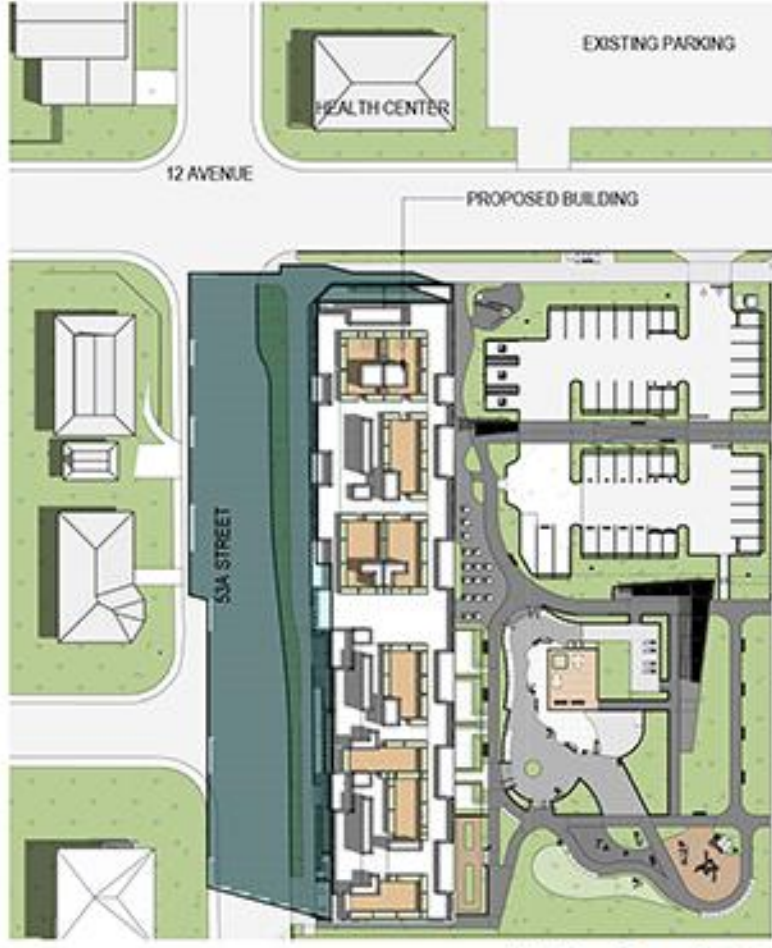
DECEMBER 21st - 11 AM



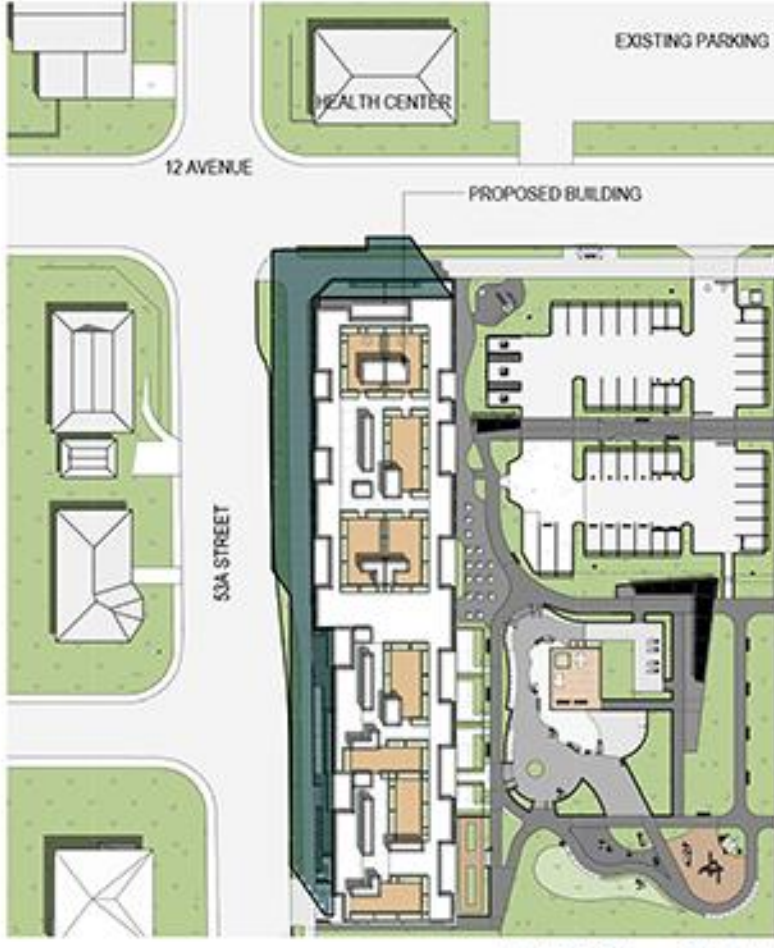
DECEMBER 21st - 1 PM



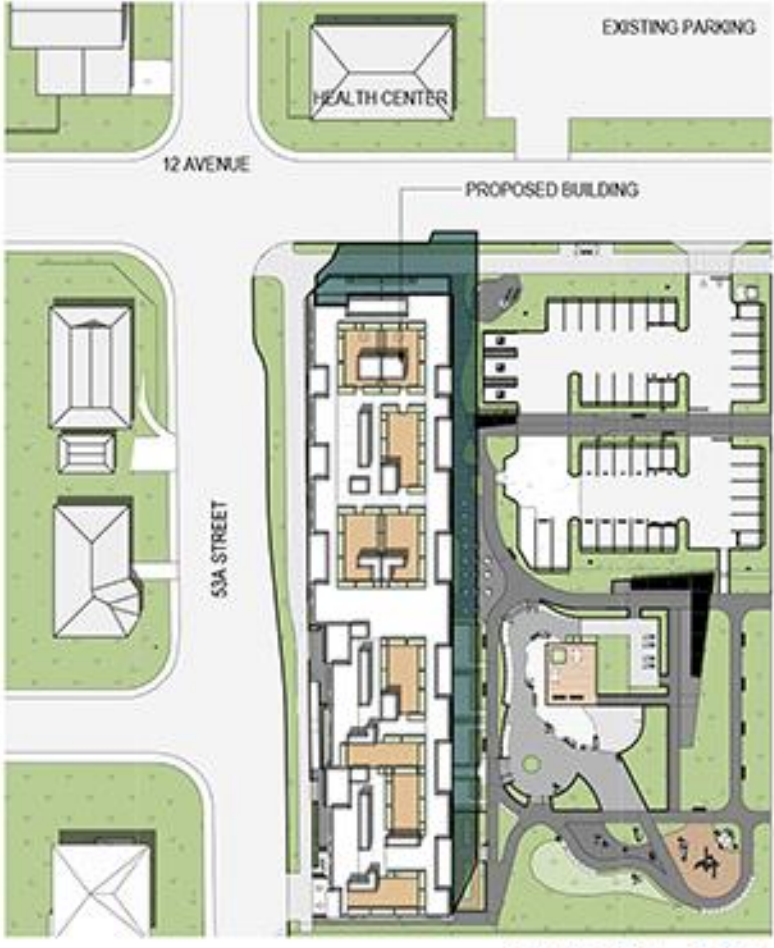
DECEMBER 21st - 3 PM



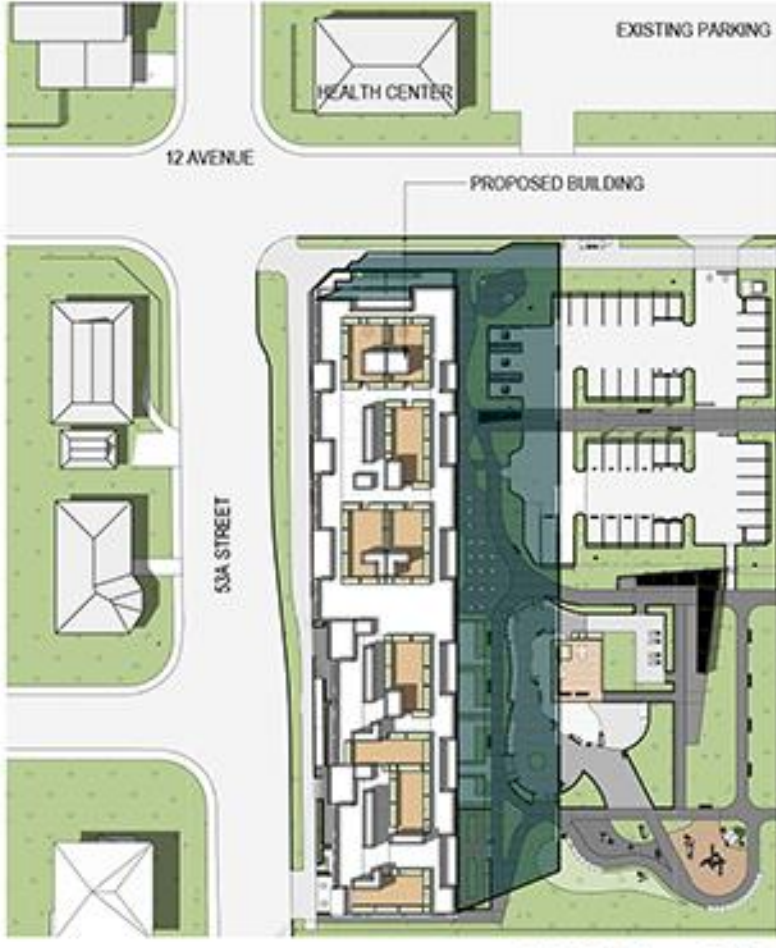
JUNE 21st - 9 AM



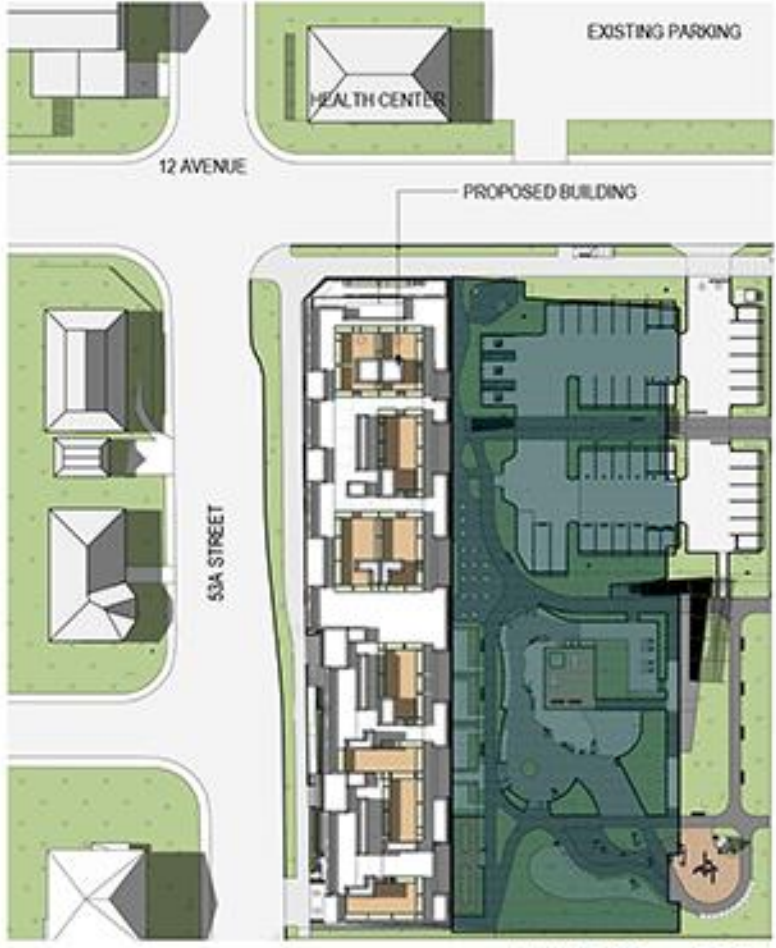
JUNE 21st - 11 AM



JUNE 21st - 1 PM



JUNE 21st - 3 PM



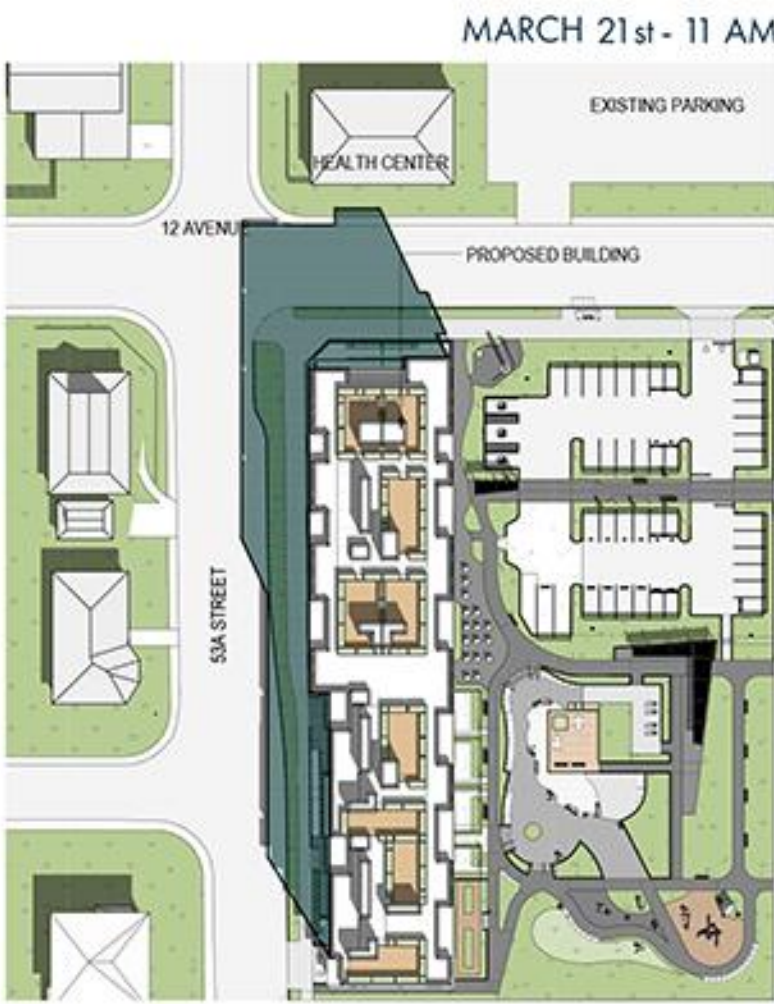
JUNE 21st - 5 PM



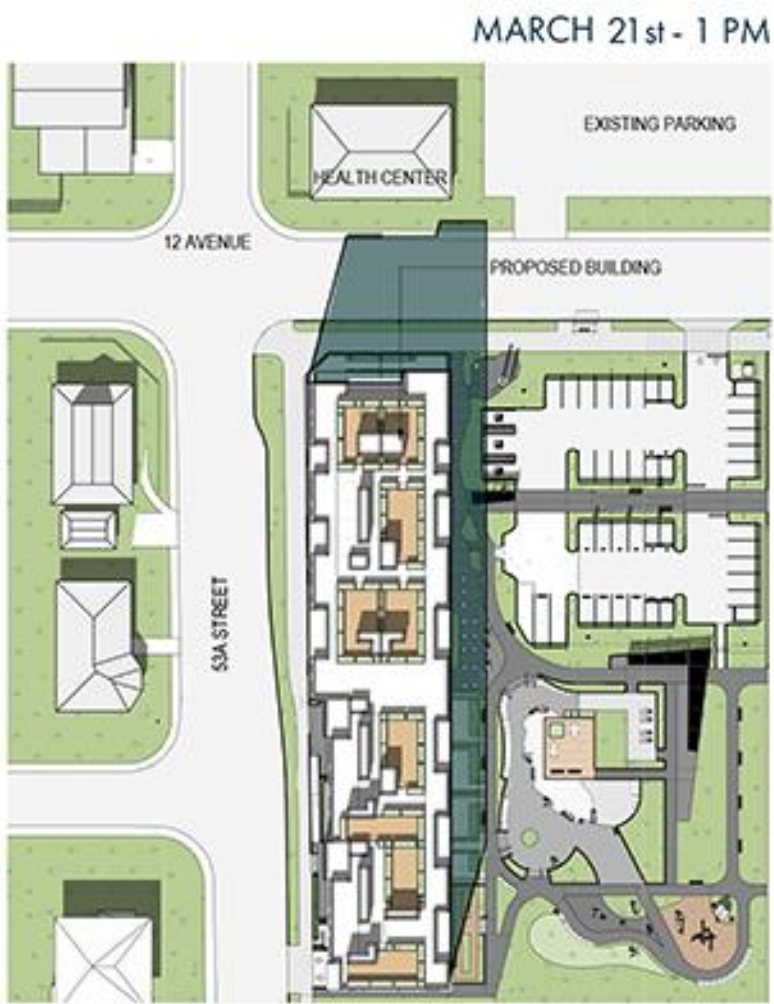
The shadow study conducted during the winter solstice (December 21st) has an illustrative purpose only. The Shadow produced by the proposed building during this time of the year, can be disregarded, due not only to the low usability of outdoor amenities in adjacent properties, but also to the fact that the weather at this time of the year is mostly cloudy | rainy.



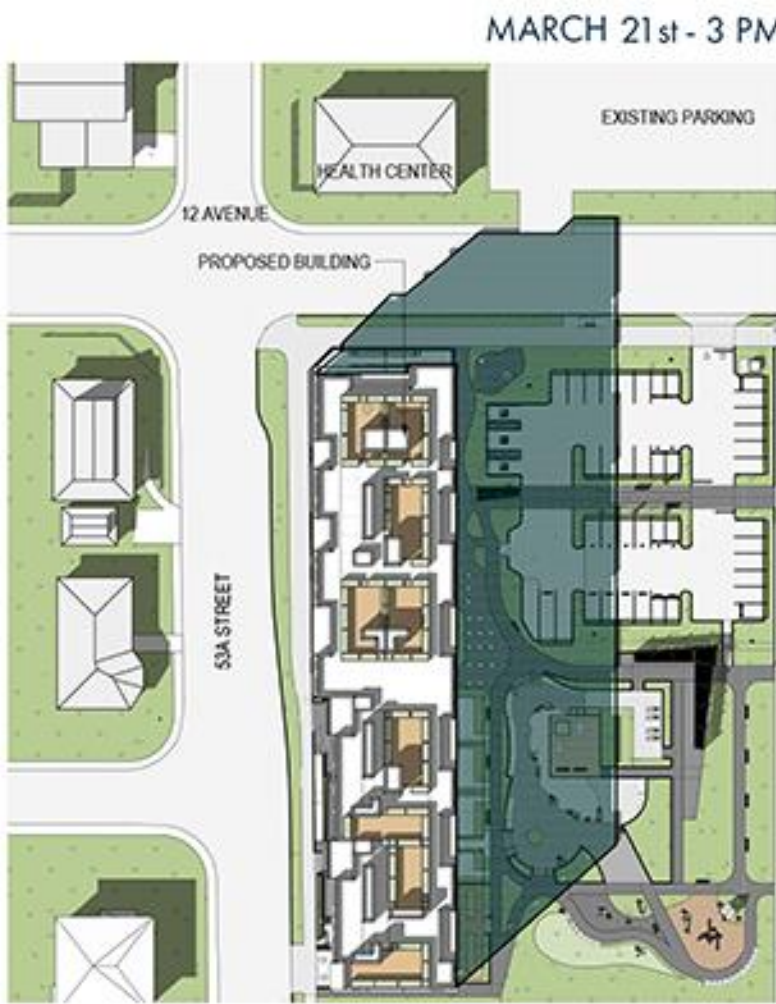
MARCH 21st - 9 AM



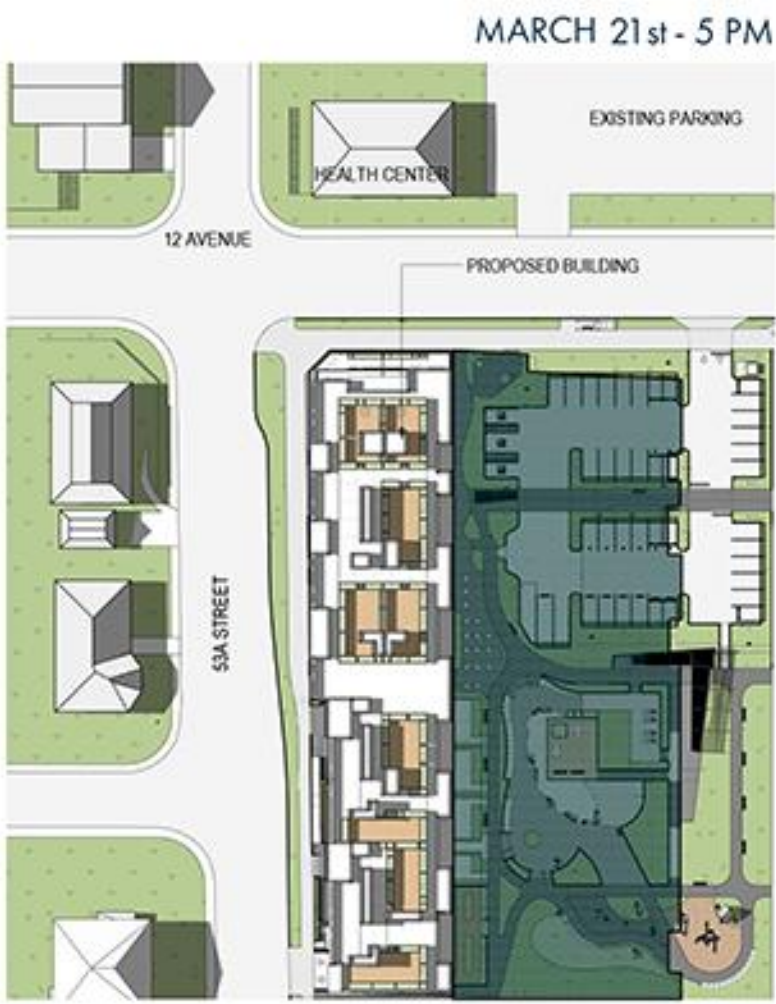
MARCH 21st - 11 AM



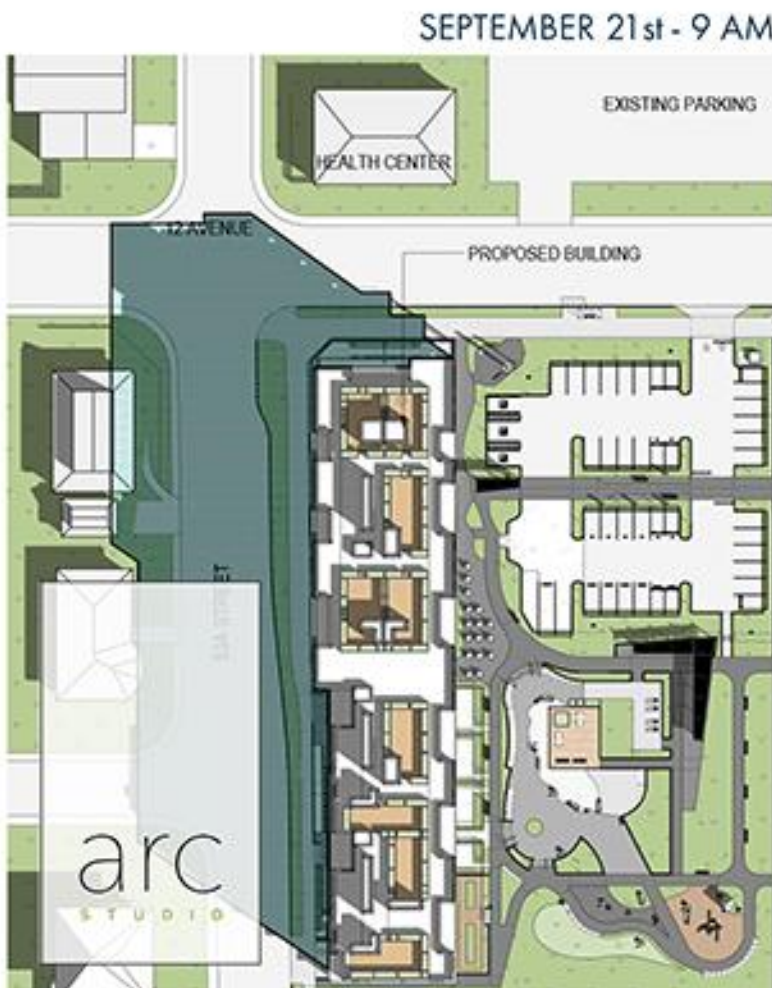
MARCH 21st - 1 PM



MARCH 21st - 3 PM



MARCH 21st - 5 PM



SEPTEMBER 21st - 9 AM



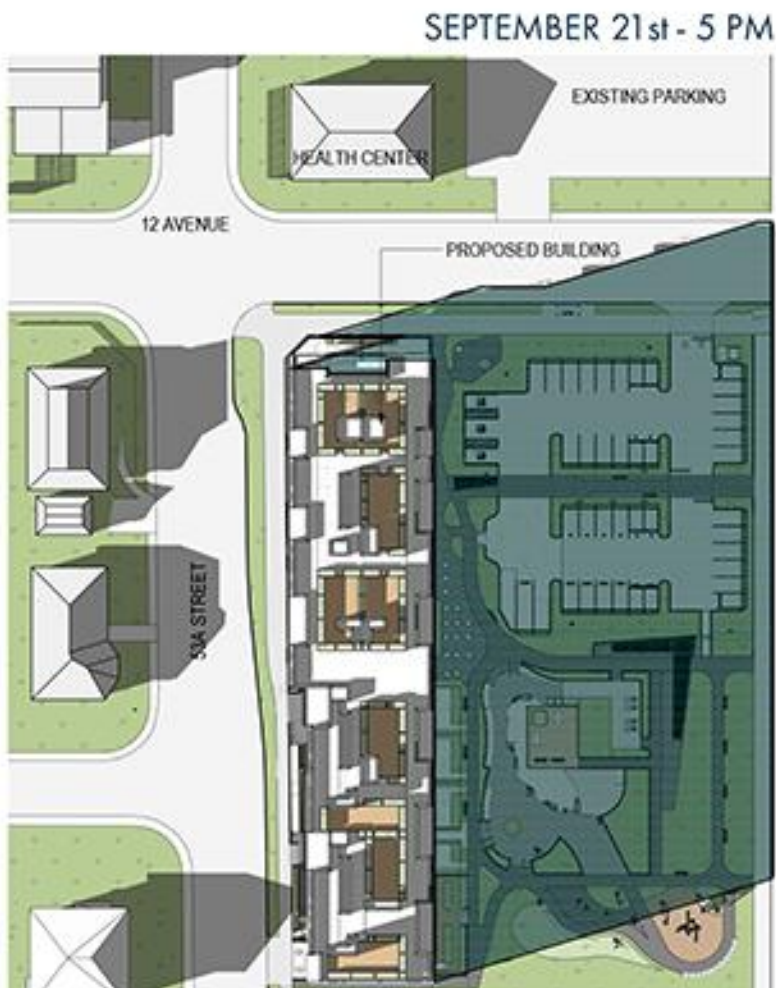
SEPTEMBER 21st - 11 AM



SEPTEMBER 21st - 1 PM

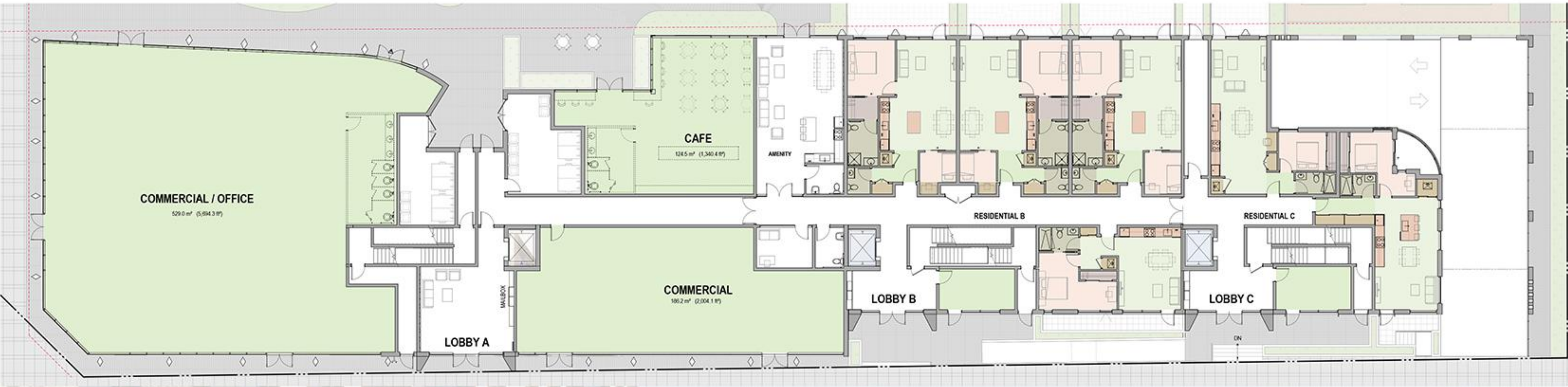


SEPTEMBER 21st - 3 PM

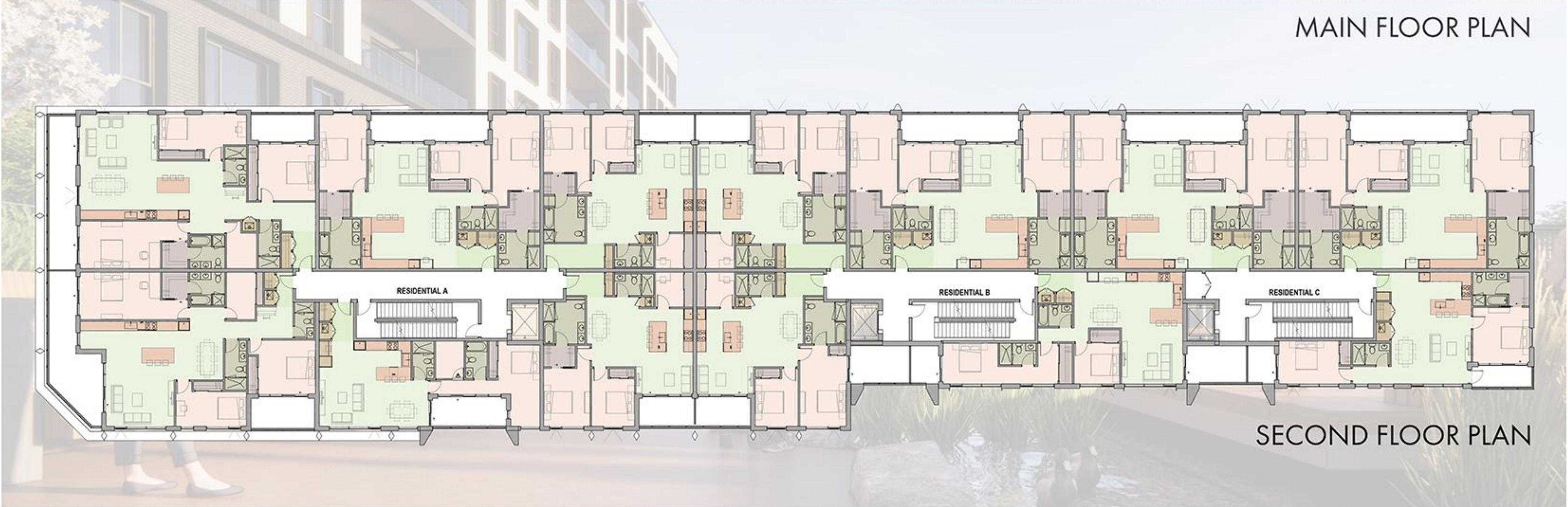


SEPTEMBER 21st - 5 PM

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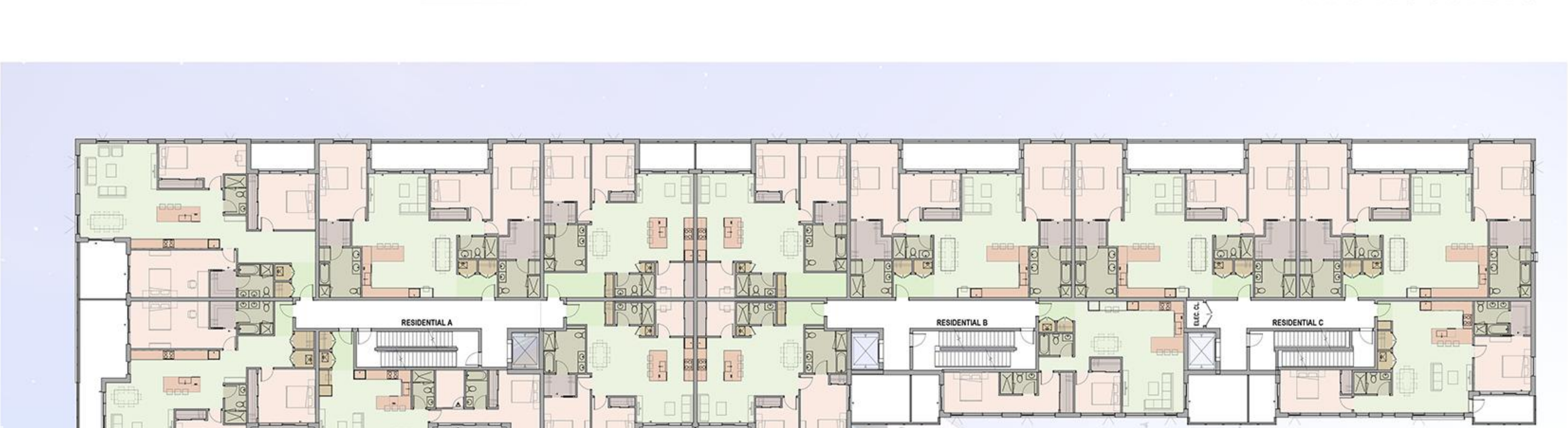
MAIN FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH | FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

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WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

EAST VIEW



This architectural section drawing illustrates a multi-story building with three parking levels (PARKING LEVEL 1, 2, and 3) and various unit types. The building is divided into three main sections by two vertical structural elements. The left section contains units labeled UNIT 400 through UNIT 104, including an OFFICE/REX and LOBBY C. The middle section features ADAPTABLE units (ADAPTABLE UNIT 500 through 207) and a STACKS OFFICE. The right section includes units labeled UNIT 401 through UNIT 202, along with COMMERCIAL units. The drawing shows the internal structure, including stairs, elevators, and parking spaces, with a color-coded system for unit types (green for adaptable, pink for commercial, and yellow for office/lobbies).

An architectural rendering of a modern, multi-story residential building. The building features a dark brick facade on the ground floor and upper levels with white-framed windows and balconies. A ground-floor cafe with large glass windows and a dark awning is visible. The outdoor seating area is furnished with tables and chairs, and is landscaped with trees, shrubs, and a paved walkway. Several people are shown walking and sitting, adding a sense of life and activity to the scene.

VIEW FROM 12 AVE.- NORTH EAST



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COLOUR PALETTE

BROWN	WHITE	DARK GRAY	MEDIUM GRAY	LIGHT GRAY
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MATERIAL LEGEND

- B1 BRICK - DARK GRAY
- C1 CONCRETE - LIGHT GRAY
- G1 DOUBLE SEALED CLEAR GLAZING
- G2 GUARDRAIL GLAZING
- W1 EQUITONE FIBER CEMENT OR APPROVED ALTERNATE
- W2 LONGBOARD OR APPROVED ALTERNATE
- M1 MAC METAL ROOF | SIDING - COLOUR: CHARCOAL GRAY
- M2 STEEL | ALUMINUM PROFILE - COLOUR: DARK GRAY
- P1 PREFINISHED METAL FLASHING - COLOUR: CASCADIA CHARCOAL
- R1 RAILING - STAINLESS STEEL



W1



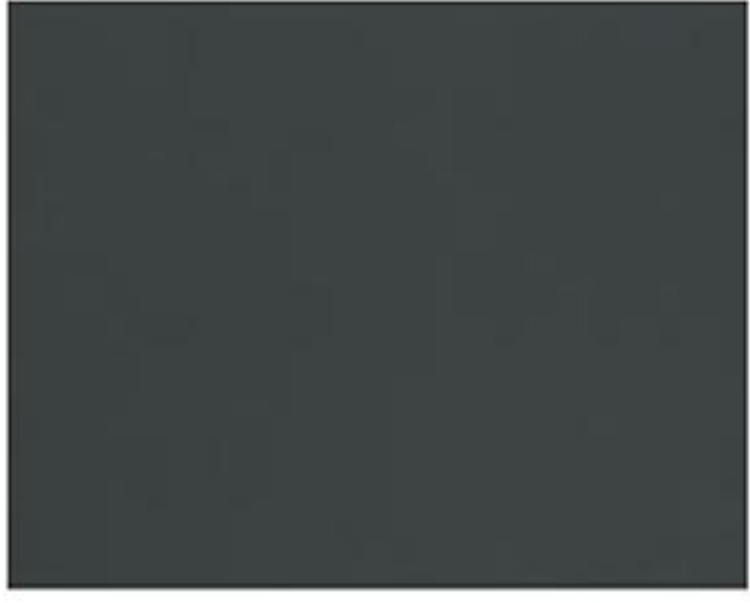
M1



G1



W2



M2



B1

W1

G2

P1

W2

M1

B1

C1

M2

G1

R1

G1

