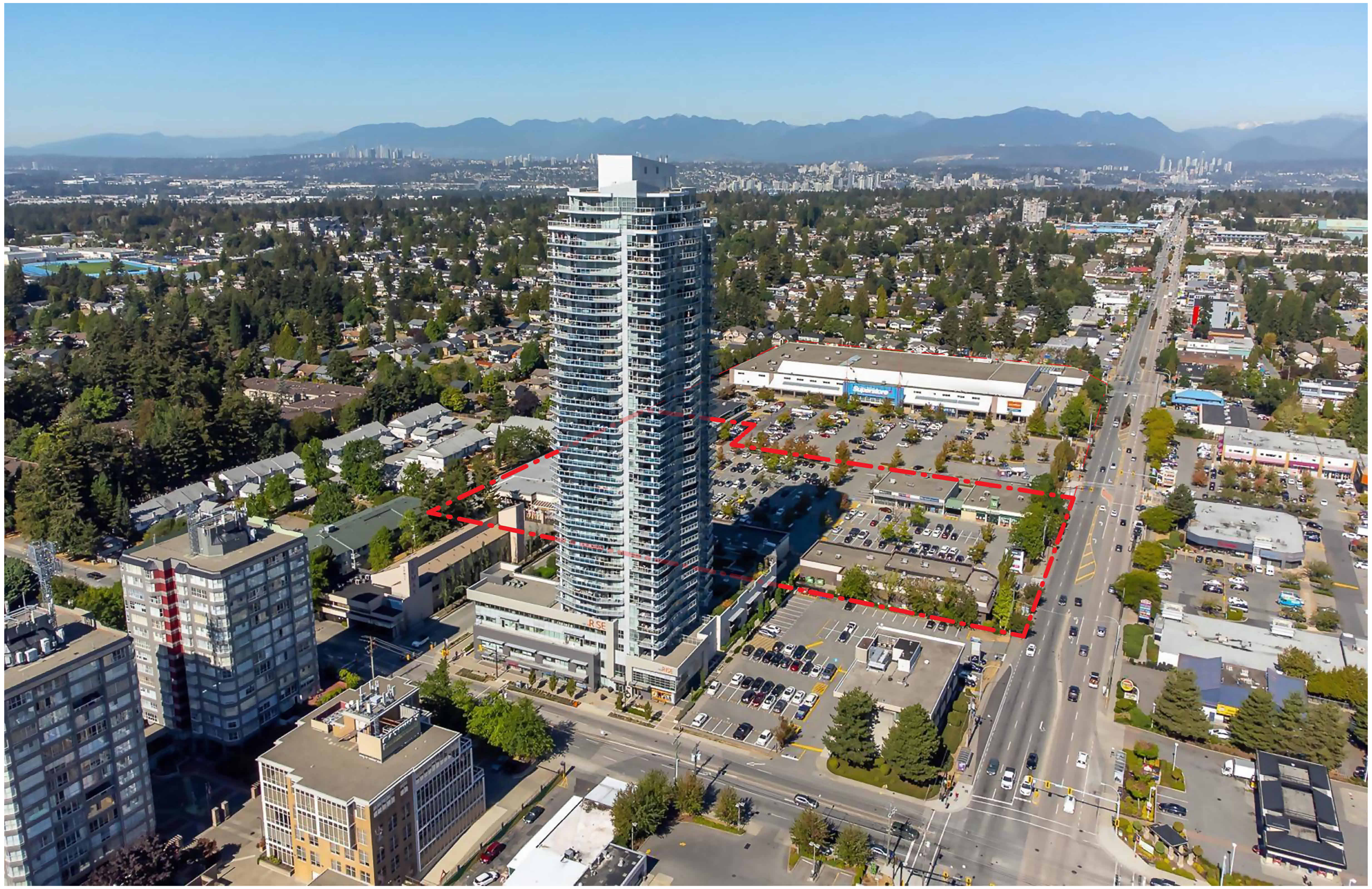

CONTACT LIST

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CIVIL	**R.F. Binnie & Associates Ltd.** 314 9440 202 Street Langley, BC V1M 4A6 TEL:+1 604 574 3336 ext 6623 CONTACT: David Marchand, P.Eng. EMAIL: DMarchand@binnie.com

DRAWING LIST

No.	Sheet Name
Building Permit	
A0.00	COVER PAGE
A0.02	PROJECT DATA
A0.03	PROJECT DATA - UNIT MIX
A0.03.01	PROJECT DATA - FSR
A0.04	OCP PLAN
A0.05	CONCEPT DIAGRAMS
A0.12	CONTEXT PLAN_EXISTING / PROPOSED
A0.13	CONTEXT PLAN
A0.14	SITE PLAN
A0.15	SITE PHOTOS
A0.16	SETBACK DIAGRAM
A0.16.01	SITE STREETSCAPE ELEVATION_EXISTING
A0.16.02	SITE STREETSCAPE ELEVATION_PROPOSED
A0.21	SHADOW STUDY
A0.22	SHADOW STUDY
A0.23	COMPREHENSIVE SIGN PLAN
A0.50	RENDERING - AERIAL
A0.51	RENDERING - AERIAL
A0.52	RENDERING - AERIAL
A0.53	RENDERING - STREET LEVEL
A0.54	RENDERING - STREET LEVEL
A0.55	RENDERING - STREET LEVEL
A0.56	RENDERING - STREET LEVEL
A0.57	RENDERING - STREET LEVEL
A0.58	RENDERING - STREET LEVEL
A0.59	RENDERING - STREET LEVEL
A0.60	RENDERING - STREET LEVEL
A0.61	RENDERING - STREET LEVEL
A0.62	RENDERING - AMENITY
A0.63	RENDERING - AMENITY
A1.01	OVERALL LEVEL P4 PLAN
A1.02	OVERALL LEVEL P3 PLAN
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A1.16	OVERALL LEVEL 12-26 PLAN
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A1.23	OVERALL MECHANICAL LEVEL PLAN
A1.24	ROOF PLAN
A2.00	OVERALL SOUTH ELEVATION
A2.01	OVERALL NORTH ELEVATION
A2.02	OVERALL WEST ELEVATION
A2.03	OVERALL EAST ELEVATION
A2.04	INTERIOR SOUTH ELEVATION
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A3.00	BUILDING SECTION A
A3.01	BUILDING SECTION B
A3.02	BUILDING SECTION C
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A3.04	BUILDING SECTION E
A3.05	BUILDING ENVELOPE DIAGRAMS
A4.01	UNIT PLANS
A4.02	ENLARGED PLANS - TOWER NORTH (L12-L26)
A4.03	ENLARGED PLANS - TOWER SOUTH (L12-L26)
A4.04	ENLARGED PLANS - TOWER NORTH (L1)
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A5.01	OVERALL LEVEL P1 PLAN _ PHASE 1
A5.02	OVERALL LEVEL P1 PLAN _ PHASE 2A
A5.03	OVERALL LEVEL P1 PLAN _ PHASE 2B
A5.04	OVERALL LEVEL P1 PLAN _ PHASE 3

CLIENT

A.L. Sott (Delta Shoppers) Inc.

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Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

NO.	DATE	DESCRIPTION
3	2023-09-15	City Priority Comments#2
2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

REVISIONS

NO.	DATE	DESCRIPTION

CONSULTANTS

LANDSCAPE

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Vancouver, BC V6J 1N5

CIVIL

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REGISTERED ARCHITECT
JOHN GWYN VOSE
BRITISH COLUMBIA
2023-09-15

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PRIME CONSULTANT

ARCADIS

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Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

8037 to 8087 120 Street
Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE

COVER PAGE

SHEET NUMBER	ISSUE
A0.00	3

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8037-8087 120 Street, Delta, BC
Value Industries Ltd.
Arcadis Architects - Summary of Areas
2023-09-13

Site/Allowable/Provided Area:

Site Area:	23,856.89	m2
	256,793.18	sf
	5.90	acres

			FSR
Allowable Area:	1,027,173	sf	4.00
			(gross area w/ reductions)

	Provided Area:	Area (SF)	Area (m²)
Residential		880,990	81,846.71
	Childcare Indoor (GLFA)	3,418	317.54
	Retail (GLFA)	70,637	6,562.39
	Office (GLFA)	113,554	10,549.51
	Common (Non-Exclud.)	19,785	1,838.09
	Proposed Area:	1,088,383	101,114.23

Floor Area Exclusions:	Area (SF)	Area (m²)	
Adap. Exclusion	4,432	411.77	
Parking & Loading Area	10,384	964.70	
Elevator Shaft	19,619	1822.66	
Indoor Amenity Space	18,288	1,699.01	
Mechanical / Electrical Rooms	7,605	706.53	
Garbage Storage Space	3,860	358.61	
Bicycle Storage	1,473	136.85	
Childcare Indoor (GLFA)	3,418	317.54	FSR
Total Non-FSR Area:	64,646.91	6,417.67	3.97
			(gross area w/ reductions)

Required Parking (OVERALL):	Office (/100m²)	Retail (/100m²)	Residential (per unit)	Childcare	Total Stalls Required
Parking Ratio	3.0	4.0	(per bedroom)	(per bylaw)	-
No Shared Parking	317	263	1,269	10	1,859
w/ 20% TDM Reduction	254	211	1,016	8	1,489

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Required
Acces. Stalls (Inc. in Total Stalls)	92	12	104

Proposed Parking(OVERALL):	Office (/100m²)	Retail (per Covenant /1,000 sf)	Residential (per unit)	Childcare	Total Stalls Proposed
Proposed Stalls	255	294	1,008	8	1,565
Δ = Proposed - Required	1	83	-8	0	76

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Proposed
Acces. Stalls (Inc. in Total Stalls)	93	20	113
Δ = Proposed - Required	1	8	9

PHASE 1 (TOWER SOUTH)

	Type	# of units	Bylaw Parking Rate	Min. Required Stalls
Condo	Studio+1BR	39	1	51
	Studio+1BR-AD	3	1.3	4
	2BR + ABOVE	219	1.5	329
	2BR+ABOVE-AD	62	1.5	93
	Visitor	323	0.1	32
	Total	**323**		**509**
	GLFA (m2)		**Bylaw Parking Rate (/100m²)**	**Min. Required Stalls**
Retail	2,743.05		4.0	110
	GLFA (m2)		**Bylaw Parking Rate (varies)**	**Min. Required Stalls**
Childcare	172.34		-	5

Required Parking:	Office (/100m²)	Retail (/100m²)	Residential (per unit)	Childcare	Total Stalls Required
Parking Ratio	3.0	4.0	(per bedroom)	(per bylaw)	-
No Shared Parking	0	110	509	5	624
w/ 20% TDM Reduction	0	88	408	4	500

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Required
Acces. Stalls (Inc. in Total Stalls)	35	4	39

2 Vistor included

Proposed Parking:	Office (/100m²)	Retail (per Covenant /1,000 sf)	Residential (per unit)	Childcare	Total Stalls Proposed
Proposed Stalls	0	107	377	4	488
Δ = Proposed - Required	0	19	-31	0	-12

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Proposed
Acces. Stalls (Inc. in Total Stalls)	36	5	41
Δ = Proposed - Required	1	1	2

PHASE 2A (MIDRISE SOUTH)

	Type	# of units	Bylaw Parking Rate	Min. Required Stalls
Rental	Studio+1BR	14	1.0	14
	Studio+1BR-AD	3	1.0	3
	2BR + ABOVE	47	1.0	47
	2BR+ABOVE-AD	11	1.0	11
	Townhouse	8	1.0	8
	Visitor	83	0.1	8
	Total	**83**		**91**
	GLFA (m2)		**Bylaw Parking Rate (/100m²)**	**Min. Required Stalls**
Retail	113.62		4.0	5

Required Parking:	Office (/100m²)	Retail (/100m²)	Residential (per unit)	Childcare	Total Stalls Required
Parking Ratio	3.0	4.0	(per bedroom)	(per bylaw)	-
No Shared Parking	0	5	91	0	96
w/ 20% TDM Reduction	0	4	73	0	77

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Proposed
Acces. Stalls (Inc. in Total Stalls)	7	0	7

Proposed Parking:	Office (/100m²)	Retail (per Covenant /1,000 sf)	Residential (per unit)	Childcare	Total Stalls Proposed
Proposed Stalls	0	87	148	0	235
Δ = Proposed - Required	0	83	75	0	158

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Proposed
Acces. Stalls (Inc. in Total Stalls)	7	4	11
Δ = Proposed - Required	0	4	4

PHASE 2B (MIDRISE NORTH)

	Type	# of units	Bylaw Parking Rate	Min. Required Stalls
Rental	Studio+1BR	39	1.0	39
	Studio+1BR-AD	10	1.0	10
	2BR + ABOVE	81	1.0	81
	2BR+ABOVE-AD	20	1.0	20
	Visitor	150	0.1	15
	Total	**150**		**165**
	GLFA (m2)		**Bylaw Parking Rate (/100m²)**	**Min. Required Stalls**
Retail	685.72		4.0	27

Required Parking:	Office (/100m²)	Retail (/100m²)	Residential (per unit)	Childcare	Total Stalls Required
Parking Ratio	3.0	4.0	(per bedroom)	(per bylaw)	-
No Shared Parking	0	27	165	0	192
w/ 20% TDM Reduction	0	22	132	0	154

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Required
Acces. Stalls (Inc. in Total Stalls)	16	1	17

1 Vistor included

Proposed Parking:	Office (/100m²)	Retail (per Covenant /1,000 sf)	Residential (per unit)	Childcare	Total Stalls Proposed
Proposed Stalls	0	88	155	0	243
Δ = Proposed - Required	0	66	23	0	89

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Proposed
Acces. Stalls (Inc. in Total Stalls)	16	4	20
Δ = Proposed - Required	0	3	3

PHASE 3 (TOWER NORTH)

	Type	# of units	Bylaw Parking Rate	Min. Required Stalls
Condo	Studio+1BR	45	1.3	59
	Studio+1BR-AD	0	1.3	0
	2BR + ABOVE	211	1.5	317
	2BR+ABOVE-AD	64	1.5	96
	Visitor	320	0.1	32
	Total	**320**		**504**
	GLFA (m2)		**Bylaw Parking Rate (/100m2)**	**Min. Required Stalls**
Office	10,549.51		3.0	317
	GLFA (m2)		**Bylaw Parking Rate (/100m²)**	**Min. Required Stalls**
Retail	3,020.00		4.0	121
	GLFA (m2)		**Bylaw Parking Rate (varies)**	**Min. Required Stalls**
Childcare	145.21		-	5

Required Parking:	Office (/100m²)	Retail (/100m²)	Residential (per unit)	Childcare	Total Stalls Required
Parking Ratio	3.0	4.0	(per bedroom)	(per bylaw)	-
No Shared Parking	317	121	504	5	947
w/ 20% TDM Reduction	254	97	403	4	758

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Required
Acces. Stalls (Inc. in Total Stalls)	34	7	41

2 Visitor Included

Proposed Parking:	Office (/100m²)	Retail (per Covenant /1,000 sf)	Residential (per unit)	Childcare	Total Stalls Proposed
Proposed Stalls	255	12	328	4	599
Δ = Proposed - Required	1	-85	-75	0	-159

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Proposed
Acces. Stalls (Inc. in Total Stalls)	34	7	41
Δ = Proposed - Required	0	0	0

Required Bicycle Parking

	Office	Retail	Residential	Total Stalls...
Parking Ratio	1 per unit	1 per unit	1 per unit + 5 per...	-
Required Parking	21	29	876 + 20	946

Proposed Bicycle Parking

	Indoor	Outdoor	Total Stalls Proposed
Proposed Parking	960	163	1,123

Electric Vehicle Charging:

REQUIRED:

1,510 STALLS x 20% = 302 EV STALLS

PROVIDED:

100% STALLS TO BE PROVIDED WITH ROUGH-IN
AND 446 STALLS TO BE FULLY ENERGIZED

Amenity Space Requirements:

Indoor Amenity:

1 m^2 per dwelling unit or 50 m^2
(whichever is greater)

Total: 876 m^2 = 9,429 sqft

Outdoor Amenity:

Minimum 6 m^2 per unit
Total: 5,256 m^2 = 56,575 sqft

Proposed Amenity Space

General Notes	Building	Name	Area
Indoor			
Indoor	Midrise North	Amenity	7397.20 SF
Indoor	Midrise South	Amenity	1367.04 SF
Indoor	Tower North	Amenity	6093.40 SF
Indoor	Tower South	Amenity	6150.57 SF
Indoor			21008.21 SF
Outdoor			
Outdoor	Midrise North	Terrace	9213.22 SF
Outdoor	Midrise South	Amenity Outdoor	6204.75 SF
Outdoor	Site	Amenity	47587.28 SF
Outdoor	Tower North	Amenity Outdoor	10439.71 SF
Outdoor	Tower South	<varies>	11963.77 SF
Outdoor			85408.73 SF
Private			
Private	Midrise South	Private Outdoor Amenity	2900.76 SF
Private			2900.76 SF

Childcare Space

Building	Area	Children Amount
Indoor		
Tower North	1562.68 SF	30
Tower South	1854.54 SF	30
Indoor	3417.22 SF	
Outdoor		
Tower North	1938.88 SF	30
Tower South	2750.84 SF	30
Outdoor	4689.72 SF	

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CLIENT
A.L. Sott (Delta Shoppers) Inc.

400 - 1245 West Broadway
Vancouver, B.C. V6H 1G7

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1	2022-12-22	Rezoning Application

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

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JOHN GWYN VOSE
2023-09-15

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ARCADIS
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www.arcadis.com

PROJECT
8037 to 8087 120 Street
Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:	CHECKED BY:
JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
PROJECT DATA

SHEET NUMBER A0.02
ISSUE 3

Autodesk Docs://140812_120StScottRd_R2022/140812_120StScottRd-A_Sheets-2022.rvt

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FSR SUMMARY

PHASE 1

PRINCIPAL USE	LEVELS	GFA											CITY EXCLUSIONS (SF.)									FSR (SF.) (GFA.-EXCL.)	Outdoor	
		RESIDENTIAL			SUBTOTAL	COMMERCIAL				SUBTOTAL	DAYCARE	TOTAL	RESIDENTIAL		DAYCARE	BOH					TOTAL			
		RENTAL	SENIOR HOUSING	CONDO		RETAIL (NET)	RETAIL (COMMON)	OFFICE (NET)	OFFICE (COMMON)				RESI. AMENITY	ADAPTABLE UNITS		ELEVATOR	MECH/ELEC SERVICE	PAKRING/LOADING	BIKE	GARBAGE			RESI. AMENITY	DAYCARE
Mech.		-	-	800	800	-		-		-	-	800	-	-	-	216	584	-	-	-	800	-	-	-
		-	-	800	800	-		-		-	-	800	-	-	-	216	584	-	-	-	800	-	-	-
TOWER	32	-	-	5,648	5,648	-		-		-	-	5,648	-	-	-	216	50	-	-	-	266	5,382	-	-
	31	-	-	6,141	6,141	-		-		-	-	6,141	-	-	-	216	50	-	-	-	266	5,875	-	-
	30	-	-	8,060	8,060	-		-		-	-	8,060	-	-	-	216	50	-	-	-	266	7,794	-	-
	29	-	-	7,473	7,473	-		-		-	-	7,473	-	-	-	216	50	-	-	-	266	7,207	-	-
	28	-	-	7,958	7,958	-		-		-	-	7,958	-	-	-	216	50	-	-	-	266	7,692	-	-
	27	-	-	8,445	8,445	-		-		-	-	8,445	-	-	-	216	50	-	-	-	266	8,179	-	-
	26	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	25	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
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	7	-	-	7,684	7,684	-		-		-	-	7,684	1,024	-	-	216	50	-	-	-	1,290	6,394	1,301	-
PODIUM	6	-	-	11,977	11,977	-		-		-	-	11,977	5,126	-	-	216	50	-	-	-	5,392	6,585	10,662	-
	5	-	-	22,581	22,581	-		-		-	-	22,581	-	-	-	216	50	-	-	-	266	22,315	-	-
	4	-	-	26,815	26,815	-		-		-	-	26,815	-	527	-	216	50	-	-	-	793	26,022	-	-
	3	-	-	27,700	27,700	-		-		-	-	27,700	-	559	-	216	50	-	-	-	825	26,875	-	-
	2	-	-	26,912	26,912	-	93	-		93	1,855	28,860	-	559	1,855	318	50	-	-	-	2,782	26,078	-	2,751
	1	-	-	7,942	7,942	29,526	3,402	-		32,928	-	40,870	-	-	-	318	50	2,619	469	1,150	4,606	36,264	-	-
TOTAL		-	-	**331,520**	**331,520**	**29,526**	**3,495**	-		**33,021**	**1,855**	**366,396**	**6,150**	**1,646**	**1,855**	**7,548**	**2,768**	**2,619**	**469**	**1,150**	**24,205**	**342,191**	**11,963**	**2,751**
Total(SQM)		-	-	30,799.2	30,799.2	2,743.1	324.7	-	-	3,067.7	172.3	34,039.3	571.4	152.9	172.3	701.2	257.2	243.3	43.6	106.8	2,248.7	31,790.6		

PHASE 2A

PRINCIPAL USE	LEVELS	GFA											CITY EXCLUSIONS (SF.)									FSR (SF.) (GFA.-EXCL.)	Outdoor	
		RESIDENTIAL			SUBTOTAL	COMMERCIAL				SUBTOTAL	DAYCARE	TOTAL	RESIDENTIAL		DAYCARE	BOH					TOTAL			
		RENTAL	SENIOR HOUSING	CONDO		RETAIL (NET)	RETAIL (COMMON)	OFFICE (NET)	OFFICE (COMMON)				RESI. AMENITY	ADAPTABLE UNITS		ELEVATOR	MECH/ELEC SERVICE	PAKRING/LOADING	BIKE	GARBAGE			RESI. AMENITY	DAYCARE
Mech.		-	-	-	-	-		-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		800	-	-	800	-		-		-	-	800	-	-	-	132	668	-	-	-	800	-	4,158	-
PODIUM	6	13,967	-	-	13,967	-		-		-	-	13,967	-	-	-	132	50	-	-	-	182	13,785	-	-
	5	13,967	-	-	13,967	-		-		-	-	13,967	-	22	-	132	50	-	-	-	204	13,764	-	-
	4	13,967	-	-	13,967	-		-		-	-	13,967	-	22	-	132	50	-	-	-	204	13,764	-	-
	3	13,967	-	-	13,967	-		-		-	-	13,967	-	97	-	132	50	-	-	-	279	13,688	-	-
	2	13,967	-	-	13,967	-		-		-	-	13,967	-	97	-	132	50	-	-	-	279	13,688	-	-
	1	13,719	-	-	13,719	1,223	197	-		1,420	-	15,139	1,367	97	-	132	50	2,138	-	668	4,452	10,687	2,047	-
TOTAL		**84,354**	-	-	**84,354**	**1,223**	**197**	-		**1,420**	-	**85,774**	**1,367**	**333**	-	**924**	**968**	**2,138**	-	**668**	**6,398**	**79,376**	**6,205**	-
Total(SQM)		7,836.7	-	-	7,836.7	113.6	18.3	-	-	131.9	-	7,968.7	127.0	31.0	-	85.8	89.9	198.6	-	62.1	594.4	7,374.2		

PHASE 2B

PRINCIPAL USE	LEVELS	GFA											CITY EXCLUSIONS (SF.)									FSR (SF.) (GFA.-EXCL.)	Outdoor	
		RESIDENTIAL			SUBTOTAL	COMMERCIAL				SUBTOTAL	DAYCARE	TOTAL	RESIDENTIAL		DAYCARE	BOH					TOTAL			
		RENTAL	SENIOR HOUSING	CONDO		RETAIL (NET)	RETAIL (COMMON)	OFFICE (NET)	OFFICE (COMMON)				RESI. AMENITY	ADAPTABLE UNITS		ELEVATOR	MECH/ELEC SERVICE	PAKRING/LOADING	BIKE	GARBAGE			RESI. AMENITY	DAYCARE
Mech.		-	-	-	-	-		-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	800	-	800	-		-		-	-	800	-	-	-	199	601	-	-	-	800	-	-	-
	10	-	7,836	-	7,836	-		-		-	-	7,836	-	-	-	199	50	-	-	-	249	7,587	-	-
	9	-	7,836	-	7,836	-		-		-	-	7,836	-	-	-	199	50	-	-	-	249	7,587	-	-
	8	-	7,836	-	7,836	-		-		-	-	7,836	-	-	-	199	50	-	-	-	249	7,587	-	-
	7	-	7,836	-	7,836	-		-		-	-	7,836	-	-	-	199	50	-	-	-	249	7,587	9,213	-
PODIUM	6	-	17,228	-	17,228	-		-		-	-	17,228	-	-	-	199	50	-	-	-	249	16,979	-	-
	5	-	17,228	-	17,228	-		-		-	-	17,228	-	129	-	199	50	-	-	-	378	16,850	-	-
	4	-	17,228	-	17,228	-		-		-	-	17,228	-	129	-	199	50	-	-	-	378	16,850	-	-
	3	-	17,228	-	17,228	-		-		-	-	17,228	-	129	-	199	50	-	-	-	378	16,850	-	-
	2	-	17,228	-	17,228	-		-		-	-	17,228	680	129	-	199	50	-	-	-	1,058	16,170	-	-
	1	-	9,765	-	9,765	7,381	398	-		7,779	-	17,544	3,997	129	-	199	50	2,119	-	986	7,480	10,064	-	-
TOTAL		-	**128,049**	-	**128,049**	**7,381**	**398**	-		**7,779**	-	**135,828**	**4,677**	**645**	-	**2,189**	**1,101**	**2,119**	-	**986**	**11,717**	**124,111**	**9,213**	-
Total(SQM)		-	11,896.1	-	11,896.1	685.7	37.0	-	-	722.7	-	12,618.8	434.5	59.9	-	203.4	102.3	196.9	-	91.6	1,088.5	11,530.3		

PHASE 3

PRINCIPAL USE	LEVELS	GFA											CITY EXCLUSIONS (SF.)									FSR (SF.) (GFA.-EXCL.)	Outdoor	
		RESIDENTIAL			SUBTOTAL	COMMERCIAL				SUBTOTAL	DAYCARE	TOTAL	RESIDENTIAL		DAYCARE	BOH					TOTAL			
		RENTAL	SENIOR HOUSING	CONDO		RETAIL (NET)	RETAIL (COMMON)	OFFICE (NET)	OFFICE (COMMON)				RESI. AMENITY	ADAPTABLE UNITS		ELEVATOR	MECH/ELEC SERVICE	PAKRING/LOADING	BIKE	GARBAGE			RESI. AMENITY	DAYCARE
Mech.		-	-	800	800	-		-		-	-	800	-	-	-	216	584	-	-	-	800	-	-	-
		-	-	800	800	-		-		-	-	800	-	-	-	216	584	-	-	-	800	-	-	-
TOWER	32	-	-	5,648	5,648	-		-		-	-	5,648	-	-	-	216	50	-	-	-	266	5,382	-	-
	31	-	-	6,108	6,108	-		-		-	-	6,108	-	-	-	216	50	-	-	-	266	5,842	-	-
	30	-	-	8,060	8,060	-		-		-	-	8,060	-	-	-	216	50	-	-	-	266	7,794	-	-
	29	-	-	7,474	7,474	-		-		-	-	7,474	-	-	-	216	50	-	-	-	266	7,208	-	-
	28	-	-	7,948	7,948	-		-		-	-	7,948	-	-	-	216	50	-	-	-	266	7,682	-	-
	27	-	-	8,384	8,384	-		-		-	-	8,384	-	-	-	216	50	-	-	-	266	8,118	-	-
	26	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	25	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	24	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	23	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	22	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	21	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	20	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	19	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	18	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	17	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	16	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	15	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	14	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	13	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	12	-	-	8,136	8,136	-		-		-	-	8,136	-	-	-	216	50	-	-	-	266	7,870	-	-
	11	-	-	8,098	8,098	-		-		-	-	8,098	1,111	-	-	216	50	-	-	-	1,377	6,721	1,639	-
	10	-	-	12,248	12,248	-		-		-	-	12,248	4,983	-	-	216	50	-	-	-	5,249	6,999	8,801	-
	9	-	-	23,700	23,700	-		-		-	-	23,700	-	-	-	216	50	-	-	-	266	23,434	-	-
	8	-	-	28,710	28,710	-		-		-	-	28,710	-	452	-	216	50	-	-	-	718	27,992	-	-
	7	-	-	28,956	28,956	-		-		-	-	28,956	-	452	-	216	50	-	-	-	718	28,238	-	-
PODIUM	6	-	-	28,956	28,956	-			-	-	-	28,956	-	452	-	485	50	-	-	-	987	27,969	-	-
	5	-	-	28,956	28,956	-			-	-	-	28,956	-	452	-	485	50	-	-	-	987	27,969	-	-
	4	-	-	901	901	-		35,604	3,771	39,375	-	40,276	-	-	-	485	50	-	-	-	535	39,741	-	-
	3	-	-	901	901	-		35,369	3,800	39,169	1,563	41,633	-	-	1,563	485	50	-	-	-	2,098	39,535	-	1,939
	2	-	-	901	901	-		41,199	3,788	44,987	-	45,888	-	-	-	485	50	-	-	-	535	45,353	-	-
	1	-	-	7,479	7,479	32,507	3,402	1,382	934	38,225	-	45,704	-	-	-	485	50	3,508	1,004	1,056	6,103	39,601	-	-
TOTAL		-	-	**337,068**	**337,068**	**32,507**	**3,402**	**113,554**	**12,293**	**161,756**	**1,563**	**500,387**	**6,094**	**1,808**	**1,563**	**8,958**	**2,768**	**3,508**	**1,004**	**1,056**	**26,759**	**473,628**	**10,440**	**1,939**
Total(SQM)		-	-	31,314.6	31,314.6	3,020.0	316.1	10,549.5	1,142.1	15,027.6	145.2	46,487.5	566.2	168.0	145.2	832.2	257.2	325.9	93.3	98.1	2,486.0	44,001.5		

Total Project

	GFA											CITY EXCLUSIONS (SF.)									FSR (SF.) (GFA.-EXCL.)	Outdoor	
	RESIDENTIAL			SUBTOTAL	COMMERCIAL				SUBTOTAL	DAYCARE	TOTAL	RESIDENTIAL		DAYCARE	BOH					TOTAL			
	RENTAL	SENIOR HOUSING	CONDO		RETAIL (NET)	RETAIL (COMMON)	OFFICE (NET)	OFFICE (COMMON)				RESI. AMENITY	ADAPTABLE UNITS		ELEVATOR	MECH/ELEC SERVICE	PAKRING/LOADING	BIKE	GARBAGE			RESI. AMENITY	DAYCARE
PHASE 1	-	-	331,520	331,520	29,526	3,495	-	-	33,021	1,855	366,396	6,150	1,646	1,855	7,548	2,768	2,619	469	1,150	24,205	342,191	11,963	2,751
PHASE 3	-	-	337,068	337,068	32,507	3,402	113,554	12,293	161,756	1,563	500,387	6,094	1,808	1,563	8,958	2,768	3,508	1,004	1,056	26,759	473,628	10,440	1,939
PHASE 2A	84,354	-	-	84,354	1,223	197	-	-	1,420	-	85,774	1,367	333	-	924	968	2,138	-	668	6,398	79,376	6,205	-
PHASE 2B	-	128,049	-	128,049	7,381	398	-	-	7,779	-	135,828	4,677	645	-	2,189	1,101	2,119	-	986	11,717	124,111	9,213	-
Total(SQFT)	**84,354**	**128,049**	**668,588**	**880,991**	**70,637**	**7,492**	**113,554**	**12,293**	**203,976**	**3,418**	**1,088,385**	**18,288**	**4,432**	**3,418**	**19,619**	**7,605**	**10,384**	**1,473**	**3,860**	**69,079**	**1,019,306**	**37,821**	**4,690**
Total(SQM)	7,836.7	11,896.1	62,113.8	81,846.7	6,562.4	696.0	10,549.5	1,142.1	18,950.0	317.5	101,114.2	1,699.0	411.8	317.5	1,822.7	706.5	964.7	136.8	358.6	6,417.7	94,696.6		

SITE AREA 256,793.18

FSR 3.97

UNIT MIX

PHASE 1

	Count of Area	Column Labels											
	Row Labels	1-Bed	1-Bed+Den	1-Bed+Den-AD	1-Bed-AD	2-Bed	2-Bed-AD	3-Bed	3-Bed-AD	Pent	Studio	Townhouse	Grand Total
Mech L1	**Tower South**	**39**	**67**	**39**	**3**	**94**	**18**	**53**	**5**	**5**			**323**
32	LEVEL 32							1		2			3
31	LEVEL 31									3			3
30	LEVEL 30							6					6
29	LEVEL 29					2		4					6
28	LEVEL 28							6					6
27	LEVEL 27							6					6
26	LEVEL 26	1	1			4		2					8
25	LEVEL 25	1	1			4		2					8
24	LEVEL 24	1	1			4		2					8
23	LEVEL 23	1	1			4		2					8
22	LEVEL 22	1	1			4		2					8
21	LEVEL 21	1	1			4		2					8
20	LEVEL 20	1	1			4		2					8
19	LEVEL 19	1	1			4		2					8
18	LEVEL 18	1	1			4		2					8
17	LEVEL 17	1	1			4		2					8
16	LEVEL 16	1	1			4		2					8
15	LEVEL 15	1	1			4		2					8
14	LEVEL 14	1	1			4		2					8
13	LEVEL 13	1	1			4		2					8
12	LEVEL 12	2	4			4							10
11	LEVEL 11	2	4			4							10
10	LEVEL 10	2	4			4							10
9	LEVEL 09	2	4			4							10
8	LEVEL 08	2	4			4							10
7	LEVEL 07	2	3			3							8
6	LEVEL 06	2	3			3							8
5	LEVEL 05	3	22			4							29
4	LEVEL 04	4		13	1	3	6	1	1				29
3	LEVEL 03	2	3	13	1	1	6	1	2				29
2	LEVEL 02	2	2	13	1	2	6		2				28
1	LEVEL 01												
	Grand Total	**39**	**67**	**39**	**3**	**94**	**18**	**53**	**5**	**5**			**323**

PHASE 2A

	Count of Area	Column Labels											
	Row Labels	1-Bed	1-Bed+Den	1-Bed+Den-AD	1-Bed-AD	2-Bed	2-Bed-AD	3-Bed	3-Bed-AD	Pent	Studio	Townhouse	Grand Total
	Midrise South	**12**	**12**	**8**	**3**	**23**	**1**	**12**	**2**		**2**	**8**	**83**
6	LEVEL 06	1	3	1		6		3					14
5	LEVEL 05	1	3	1		6		3					14
4	LEVEL 04	3	2	2	1	4		2	1				15
3	LEVEL 03	3	2	2	1	4		2	1				15
2	LEVEL 02	4	2	2	1	3	1	2			2		17
1	LEVEL 01											8	8
	Grand Total	**12**	**12**	**8**	**3**	**23**	**1**	**12**	**2**		**2**	**8**	**83**

PHASE 2B

	Count of Area	Column Labels											
	Row Labels	1-Bed	1-Bed+Den	1-Bed+Den-AD	1-Bed-AD	2-Bed	2-Bed-AD	3-Bed	3-Bed-AD	Pent	Studio	Townhouse	Grand Total
	Midrise North	**39**	**69**	**20**	**10**	**12**							**150**
10	LEVEL 10	2	6			2							10
9	LEVEL 09	2	6			2							10
8	LEVEL 08	2	6			2							10
7	LEVEL 07	3	6			1							10
6	LEVEL 06	6	9	4	2	1							22
5	LEVEL 05	6	9	4	2	1							22
4	LEVEL 04	6	9	4	2	1							22
3	LEVEL 03	6	9	4	2	1							22
2	LEVEL 02	6	9	4	2	1							22
1	LEVEL 01												
	Grand Total	**39**	**69**	**20**	**10**	**12**							**150**

PHASE 3

	Count of Area	Column Labels											
	Row Labels	1-Bed	1-Bed+Den	1-Bed+Den-AD	1-Bed-AD	2-Bed	2-Bed-AD	3-Bed	3-Bed-AD	Pent	Studio	Townhouse	Grand Total
	Tower North	**45**	**78**	**24**		**79**	**36**	**48**	**4**	**6**			**320**
32	LEVEL 32									3			3
31	LEVEL 31									3			3
30	LEVEL 30							6					6
29	LEVEL 29					2		4					6
28	LEVEL 28							6					6
27	LEVEL 27							6					6
26	LEVEL 26		2			4		2					8
25	LEVEL 25		2			4		2					8
24	LEVEL 24		2			4		2					8
23	LEVEL 23		2			4		2					8
22	LEVEL 22		2			4		2					8
21	LEVEL 21		2			4		2					8
20	LEVEL 20		2			4		2					8
19	LEVEL 19		2			4		2					8
18	LEVEL 18		2			4		2					8
17	LEVEL 17		2			4		2					8
16	LEVEL 16		2			4		2					8
15	LEVEL 15		2			4		2					8
14	LEVEL 14	2	4			4							10
13	LEVEL 13	2	4			4							10
12	LEVEL 12	2	4			4							10
11	LEVEL 11	3	1			4							8
10	LEVEL 10	3	1			4							8
9	LEVEL 09	17	4			5		2					28
8	LEVEL 08	4	9	6		1	9		1				30
7	LEVEL 07	4	9	6		1	9		1				30
6	LEVEL 06	4	9	6		1	9		1				30
5	LEVEL 05	4	9	6		1	9		1				30
4	LEVEL 04												
3	LEVEL 03												
2	LEVEL 02												
1	LEVEL 01												
	Grand Total	**45**	**78**	**24**		**79**	**36**	**48**	**4**	**6**			**320**

UNIT MIX	Column Labels											
Row Labels	1-Bed	1-Bed+Den	1-Bed+Den-AD	1-Bed-AD	2-Bed	2-Bed-AD	3-Bed	3-Bed-AD	Pent	Studio	Townhouse	Grand Total
Tower South	39	67	39	3	94	18	53	5	5			323
Tower North	45	78	24		79	36	48	4	6			320
Midrise South	12	12	8	3	23	1	12	2		2	8	83
Midrise North	39	69	20	10	12							150
Grand Total	**135**	**226**	**91**	**16**	**208**	**55**	**113**	**11**	**11**	**2**	**8**	**876**

CITY MIX for parking	Studio+1BR	Studio+1BR-AD	2BR + ABOVE	2BR+ABOVE-AD	Townhouse	
Tower South	39	3	219	62	-	323
Tower North	45	-	211	64	-	320
Condo	84	3	430	126	-	643
Midrise South	14	3	47	11	8	83
Midrise North	39	10	81	20	-	150
Rental	53	13	128	31	8	233
	137	16	558	157	8	876

CLIENT

A.L. Sott (Delta Shoppers) Inc.

400 - 1245 West Broadway
Vancouver, B.C. V6H 1G7

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Arcadis Architects (Canada) Inc.
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NO.	DATE	DESCRIPTION
3	2023-09-15	City Priority Comments#2
2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

CONSULTANTS

LANDSCAPE

Durante Kreuk Ltd.
102-1637 W 5th Ave
Vancouver, BC V6J 1N5

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314 9440 202 Street
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JOHN GWYN VOSE
2023-09-15

SEAL

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PRIME CONSULTANT

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www.arcadis.com

PROJECT

8037 to 8087 120 Street
Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:
JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
GV

SHEET TITLE

PROJECT DATA - FSR

SHEET NUMBER
A0.03.01

ISSUE
3

Autodesk Docs://140812_120StScottRd_R2022/140812_120StScottRd-A_Sheets-2022.rvt

SCALE CHECK
10mm
1 in

Unit Breakdown By Building

Building	Name	Level	% Total	Count	Average Area	Total Area
Midrise North	1-Bed	LEVEL 02	4%	6	516 SF	3136 SF
Midrise North	1-Bed	LEVEL 03	4%	6	516 SF	3136 SF
Midrise North	1-Bed	LEVEL 04	4%	6	516 SF	3136 SF
Midrise North	1-Bed	LEVEL 05	4%	6	516 SF	3136 SF
Midrise North	1-Bed	LEVEL 06	4%	6	516 SF	3136 SF
Midrise North	1-Bed	LEVEL 07	2%	3	516 SF	1516 SF
Midrise North	1-Bed	LEVEL 08	1%	2	516 SF	971 SF
Midrise North	1-Bed	LEVEL 09	1%	2	516 SF	971 SF
Midrise North	1-Bed	LEVEL 10	1%	2	516 SF	971 SF
1-Bed: 39			26%	39		20111 SF
Midrise North	1-Bed+Den	LEVEL 02	6%	9	663 SF	6009 SF
Midrise North	1-Bed+Den	LEVEL 03	6%	9	663 SF	6009 SF
Midrise North	1-Bed+Den	LEVEL 04	6%	9	663 SF	6009 SF
Midrise North	1-Bed+Den	LEVEL 05	6%	9	663 SF	6009 SF
Midrise North	1-Bed+Den	LEVEL 06	6%	9	663 SF	6009 SF
Midrise North	1-Bed+Den	LEVEL 07	4%	6	663 SF	3893 SF
Midrise North	1-Bed+Den	LEVEL 08	4%	6	663 SF	3926 SF
Midrise North	1-Bed+Den	LEVEL 09	4%	6	663 SF	3926 SF
Midrise North	1-Bed+Den	LEVEL 10	4%	6	663 SF	3926 SF
1-Bed+Den: 69			46%	69		45717 SF
Midrise North	1-Bed+Den-AD	LEVEL 02	3%	4	673 SF	2693 SF
Midrise North	1-Bed+Den-AD	LEVEL 03	3%	4	673 SF	2693 SF
Midrise North	1-Bed+Den-AD	LEVEL 04	3%	4	673 SF	2693 SF
Midrise North	1-Bed+Den-AD	LEVEL 05	3%	4	673 SF	2693 SF
Midrise North	1-Bed+Den-AD	LEVEL 06	3%	4	673 SF	2693 SF
1-Bed+Den-AD: 20			13%	20		13465 SF
Midrise North	1-Bed-AD	LEVEL 02	1%	2	543 SF	1086 SF
Midrise North	1-Bed-AD	LEVEL 03	1%	2	543 SF	1086 SF
Midrise North	1-Bed-AD	LEVEL 04	1%	2	543 SF	1086 SF
Midrise North	1-Bed-AD	LEVEL 05	1%	2	543 SF	1086 SF
Midrise North	1-Bed-AD	LEVEL 06	1%	2	543 SF	1086 SF
1-Bed-AD: 10			7%	10		5431 SF
Midrise North	2-Bed	LEVEL 02	1%	1	776 SF	739 SF
Midrise North	2-Bed	LEVEL 03	1%	1	776 SF	739 SF
Midrise North	2-Bed	LEVEL 04	1%	1	776 SF	739 SF
Midrise North	2-Bed	LEVEL 05	1%	1	776 SF	739 SF
Midrise North	2-Bed	LEVEL 06	1%	1	776 SF	739 SF
Midrise North	2-Bed	LEVEL 07	1%	1	776 SF	803 SF
Midrise North	2-Bed	LEVEL 08	1%	2	776 SF	1605 SF
Midrise North	2-Bed	LEVEL 09	1%	2	776 SF	1605 SF
Midrise North	2-Bed	LEVEL 10	1%	2	776 SF	1605 SF
2-Bed: 12			8%	12		9316 SF
Midrise North: 150			100%	150		94040 SF
Midrise South	1-Bed	LEVEL 02	5%	4	603 SF	2317 SF
Midrise South	1-Bed	LEVEL 03	4%	3	603 SF	1757 SF
Midrise South	1-Bed	LEVEL 04	4%	3	603 SF	1757 SF
Midrise South	1-Bed	LEVEL 05	1%	1	603 SF	700 SF
Midrise South	1-Bed	LEVEL 06	1%	1	603 SF	700 SF
1-Bed: 12			14%	12		7231 SF
Midrise South	1-Bed+Den	LEVEL 02	2%	2	682 SF	1365 SF
Midrise South	1-Bed+Den	LEVEL 03	2%	2	682 SF	1365 SF
Midrise South	1-Bed+Den	LEVEL 04	2%	2	682 SF	1365 SF
Midrise South	1-Bed+Den	LEVEL 05	4%	3	682 SF	2044 SF
Midrise South	1-Bed+Den	LEVEL 06	4%	3	682 SF	2044 SF
1-Bed+Den: 12			14%	12		8184 SF
Midrise South	1-Bed+Den-AD	LEVEL 02	2%	2	698 SF	1364 SF
Midrise South	1-Bed+Den-AD	LEVEL 03	2%	2	698 SF	1395 SF
Midrise South	1-Bed+Den-AD	LEVEL 04	2%	2	698 SF	1395 SF
Midrise South	1-Bed+Den-AD	LEVEL 05	1%	1	698 SF	716 SF
Midrise South	1-Bed+Den-AD	LEVEL 06	1%	1	698 SF	716 SF
1-Bed+Den-AD: 8			10%	8		5585 SF
Midrise South	1-Bed-AD	LEVEL 02	1%	1	529 SF	529 SF
Midrise South	1-Bed-AD	LEVEL 03	1%	1	529 SF	529 SF
Midrise South	1-Bed-AD	LEVEL 04	1%	1	529 SF	529 SF
1-Bed-AD: 3			4%	3		1586 SF
Midrise South	2-Bed	LEVEL 02	4%	3	884 SF	2614 SF
Midrise South	2-Bed	LEVEL 03	5%	4	884 SF	3635 SF
Midrise South	2-Bed	LEVEL 04	5%	4	884 SF	3635 SF
Midrise South	2-Bed	LEVEL 05	7%	6	884 SF	5221 SF
Midrise South	2-Bed	LEVEL 06	7%	6	884 SF	5221 SF
2-Bed: 23			28%	23		20327 SF
Midrise South	2-Bed-AD	LEVEL 02	1%	1	718 SF	718 SF
2-Bed-AD: 1			1%	1		718 SF
Midrise South	3-Bed	LEVEL 02	2%	2	1101 SF	2207 SF
Midrise South	3-Bed	LEVEL 03	2%	2	1101 SF	2207 SF
Midrise South	3-Bed	LEVEL 04	2%	2	1101 SF	2207 SF
Midrise South	3-Bed	LEVEL 05	4%	3	1101 SF	3299 SF
Midrise South	3-Bed	LEVEL 06	4%	3	1101 SF	3299 SF
3-Bed: 12			14%	12		13218 SF
Midrise South	3-Bed-AD	LEVEL 03	1%	1	1092 SF	1092 SF
Midrise South	3-Bed-AD	LEVEL 04	1%	1	1092 SF	1092 SF
3-Bed-AD: 2			2%	2		2184 SF
Midrise South	Studio	LEVEL 02	2%	2	433 SF	866 SF
Studio: 2			2%	2		866 SF
Midrise South	Townhouse	LEVEL 01	10%	8	685 SF	5481 SF
Townhouse: 8			10%	8		5481 SF
Midrise South: 83			100%	83		65379 SF
Tower North	1-Bed	LEVEL 05	1%	4	586 SF	2348 SF
Tower North	1-Bed	LEVEL 06	1%	4	586 SF	2348 SF
Tower North	1-Bed	LEVEL 07	1%	4	586 SF	2348 SF
Tower North	1-Bed	LEVEL 08	1%	4	586 SF	2348 SF
Tower North	1-Bed	LEVEL 09	5%	17	586 SF	10236 SF
Tower North	1-Bed	LEVEL 10	1%	3	586 SF	1840 SF
Tower North	1-Bed	LEVEL 11	1%	3	586 SF	1803 SF
Tower North	1-Bed	LEVEL 12	1%	2	586 SF	1032 SF
Tower North	1-Bed	LEVEL 13	1%	2	586 SF	1032 SF
Tower North	1-Bed	LEVEL 14	1%	2	586 SF	1032 SF
1-Bed: 45			14%	45		26368 SF
Tower North	1-Bed+Den	LEVEL 05	3%	9	656 SF	6014 SF
Tower North	1-Bed+Den	LEVEL 06	3%	9	656 SF	6028 SF
Tower North	1-Bed+Den	LEVEL 07	3%	9	656 SF	6028 SF
Tower North	1-Bed+Den	LEVEL 08	3%	9	656 SF	6028 SF
Tower North	1-Bed+Den	LEVEL 09	1%	4	656 SF	2702 SF
Tower North	1-Bed+Den	LEVEL 10	0%	1	656 SF	683 SF
Tower North	1-Bed+Den	LEVEL 11	0%	1	656 SF	634 SF
Tower North	1-Bed+Den	LEVEL 12	1%	4	656 SF	2553 SF
Tower North	1-Bed+Den	LEVEL 13	1%	4	656 SF	2553 SF
Tower North	1-Bed+Den	LEVEL 14	1%	4	656 SF	2553 SF
Tower North	1-Bed+Den	LEVEL 15	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 16	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 17	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 18	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 19	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 20	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 21	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 22	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 23	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 24	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 25	1%	2	656 SF	1285 SF
Tower North	1-Bed+Den	LEVEL 26	1%	2	656 SF	1285 SF
1-Bed+Den: 78			24%	78		51202 SF
Tower North	1-Bed+Den-AD	LEVEL 05	2%	6	729 SF	4374 SF
Tower North	1-Bed+Den-AD	LEVEL 06	2%	6	729 SF	4374 SF
Tower North	1-Bed+Den-AD	LEVEL 07	2%	6	729 SF	4374 SF
Tower North	1-Bed+Den-AD	LEVEL 08	2%	6	729 SF	4374 SF
1-Bed+Den-AD: 24			8%	24		17496 SF
Tower North	2-Bed	LEVEL 05	0%	1	809 SF	892 SF
Tower North	2-Bed	LEVEL 06	0%	1	809 SF	892 SF
Tower North	2-Bed	LEVEL 07	0%	1	809 SF	892 SF
Tower North	2-Bed	LEVEL 08	0%	1	809 SF	932 SF
Tower North	2-Bed	LEVEL 09	2%	5	809 SF	4103 SF
Tower North	2-Bed	LEVEL 10	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 11	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 12	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 13	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 14	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 15	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 16	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 17	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 18	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 19	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 20	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 21	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 22	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 23	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 24	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 25	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 26	1%	4	809 SF	3212 SF
Tower North	2-Bed	LEVEL 29	1%	2	809 SF	1578 SF
2-Bed: 79			25%	79		63888 SF
Tower North	2-Bed-AD	LEVEL 05	3%	9	957 SF	8610 SF
Tower North	2-Bed-AD	LEVEL 06	3%	9	957 SF	8610 SF
Tower North	2-Bed-AD	LEVEL 07	3%	9	957 SF	8610 SF
Tower North	2-Bed-AD	LEVEL 08	3%	9	957 SF	8610 SF
2-Bed-AD: 36			11%	36		34441 SF
Tower North	3-Bed	LEVEL 09	1%	2	1145 SF	2194 SF
Tower North	3-Bed	LEVEL 15	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 16	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 17	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 18	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 19	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 20	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 21	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 22	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 23	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 24	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 25	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 26	1%	2	1145 SF	2300 SF
Tower North	3-Bed	LEVEL 27	2%	6	1145 SF	7105 SF
Tower North	3-Bed	LEVEL 28	2%	6	1145 SF	6669 SF
Tower North	3-Bed	LEVEL 29	1%	4	1145 SF	4616 SF
Tower North	3-Bed	LEVEL 30	2%	6	1145 SF	6781 SF
3-Bed: 48			15%	48		54969 SF
Tower North	3-Bed-AD	LEVEL 05	0%	1	1073 SF	1057 SF
Tower North	3-Bed-AD	LEVEL 06	0%	1	1073 SF	1057 SF
Tower North	3-Bed-AD	LEVEL 07	0%	1	1073 SF	1157 SF
Tower North	3-Bed-AD	LEVEL 08	0%	1	1073 SF	1019 SF
3-Bed-AD: 4			1%	4		4291 SF
Tower North	Pent	LEVEL 31	1%	3	1532 SF	4827 SF
Tower North	Pent	LEVEL 32	1%	3	1532 SF	4367 SF
Pent: 6			2%	6		9194 SF
Tower North: 320			100%	320		261849 SF
Tower South	1-Bed	LEVEL 02	1%	2	574 SF	1170 SF
Tower South	1-Bed	LEVEL 03	1%	2	574 SF	1170 SF
Tower South	1-Bed	LEVEL 04	1%	4	574 SF	2594 SF
Tower South	1-Bed	LEVEL 05	1%	3	574 SF	1571 SF
Tower South	1-Bed	LEVEL 06	1%	2	574 SF	1032 SF
Tower South	1-Bed	LEVEL 07	1%	2	574 SF	1032 SF
Tower South	1-Bed	LEVEL 08	1%	2	574 SF	1032 SF
Tower South	1-Bed	LEVEL 09	1%	2	574 SF	1032 SF
Tower South	1-Bed	LEVEL 10	1%	2	574 SF	1032 SF
Tower South	1-Bed	LEVEL 11	1%	2	574 SF	1032 SF
Tower South	1-Bed	LEVEL 12	1%	2	574 SF	1032 SF
Tower South	1-Bed	LEVEL 13	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 14	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 15	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 16	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 17	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 18	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 19	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 20	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 21	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 22	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 23	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 24	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 25	0%	1	574 SF	619 SF
Tower South	1-Bed	LEVEL 26	0%	1	574 SF	619 SF
1-Bed: 39			12%	39		22394 SF
Tower South	1-Bed+Den	LEVEL 02	1%	2	655 SF	1917 SF
Tower South	1-Bed+Den	LEVEL 03	1%	3	655 SF	1904 SF
Tower South	1-Bed+Den	LEVEL 05	7%	22	655 SF	13977 SF
Tower South	1-Bed+Den	LEVEL 06	1%	3	655 SF	1887 SF
Tower South	1-Bed+Den	LEVEL 07	1%	3	655 SF	1887 SF
Tower South	1-Bed+Den	LEVEL 08	1%	4	655 SF	2566 SF
Tower South	1-Bed+Den	LEVEL 09	1%	4	655 SF	2566 SF
Tower South	1-Bed+Den	LEVEL 10	1%	4	655 SF	2566 SF
Tower South	1-Bed+Den	LEVEL 11	1%	4	655 SF	2566 SF
Tower South	1-Bed+Den	LEVEL 12	1%	4	655 SF	2566 SF
Tower South	1-Bed+Den	LEVEL 13	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 14	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 15	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 16	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 17	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 18	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 19	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 20	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 21	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 22	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 23	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 24	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 25	0%	1	655 SF	679 SF
Tower South	1-Bed+Den	LEVEL 26	0%	1	655 SF	679 SF
1-Bed+Den: 67			21%	67		43908 SF
Tower South	1-Bed+Den-AD	LEVEL 02	4%	13	724 SF	9411 SF
Tower South	1-Bed+Den-AD	LEVEL 03	4%	13	724 SF	9411 SF
Tower South	1-Bed+Den-AD	LEVEL 04	4%	13	724 SF	9411 SF
1-Bed+Den-AD: 39			12%	39		28233 SF
Tower South	1-Bed-AD	LEVEL 02	0%	1	640 SF	647 SF
Tower South	1-Bed-AD	LEVEL 03	0%	1	640 SF	627 SF
Tower South	1-Bed-AD	LEVEL 04	0%	1	640 SF	647 SF
1-Bed-AD: 3			1%	3		1920 SF
Tower South	2-Bed	LEVEL 02	1%	2	806 SF	1598 SF
Tower South	2-Bed	LEVEL 03	0%	1	806 SF	829 SF
Tower South	2-Bed	LEVEL 04	1%	3	806 SF	2585 SF
Tower South	2-Bed	LEVEL 05	1%	4	806 SF	3321 SF
Tower South	2-Bed	LEVEL 06	1%	3	806 SF	2382 SF
Tower South	2-Bed	LEVEL 07	1%	3	806 SF	2382 SF
Tower South	2-Bed	LEVEL 08	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 09	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 10	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 11	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 12	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 13	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 14	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 15	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 16	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 17	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 18	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 19	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 20	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 21	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 22	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 23	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 24	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 25	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 26	1%	4	806 SF	3212 SF
Tower South	2-Bed	LEVEL 29	1%	2	806 SF	1648 SF
2-Bed: 94			29%	94		75765 SF
Tower South	2-Bed-AD	LEVEL 02	2%	6	970 SF	5818 SF
Tower South	2-Bed-AD	LEVEL 03	2%	6	970 SF	5818 SF
Tower South	2-Bed-AD	LEVEL 04	2%	6	970 SF	5818 SF
2-Bed-AD: 18			6%	18		17455 SF
Tower South	3-Bed	LEVEL 03	0%	1	1151 SF	1146 SF
Tower South	3-Bed	LEVEL 04	0%	1	1151 SF	970 SF
Tower South	3-Bed	LEVEL 13	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 14	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 15	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 16	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 17	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 18	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 19	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 20	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 21	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 22	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 23	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 24	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 25	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 26	1%	2	1151 SF	2300 SF
Tower South	3-Bed	LEVEL 27	2%	6	1151 SF	7175 SF
Tower South	3-Bed	LEVEL 28	2%	6	1151 SF	6688 SF
Tower South	3-Bed	LEVEL 29	1%	4	1151 SF	4556 SF
Tower South	3-Bed	LEVEL 30	2%	6	1151 SF	6790 SF
Tower South	3-Bed	LEVEL 32	0%	1	1151 SF	1484 SF
3-Bed: 53			16%	53		61017 SF
Tower South	3-Bed-AD	LEVEL 02	1%	2	1120 SF	2569 SF
Tower South	3-Bed-AD	LEVEL 03	1%	2	1120 SF	2014 SF
Tower South	3-Bed-AD	LEVEL 04	0%	1	1120 SF	1017 SF
3-Bed-AD: 5			2%	5		5600 SF
Tower South	Pent	LEVEL 31	1%	3	1553 SF	4871 SF
Tower South	Pent	LEVEL 32	1%	2	1553 SF	2893 SF
Pent: 5			2%	5		7765 SF
Tower South: 323			100%	323		264056 SF
Grand total				876		685325 SF

2023-09-13 10:19:13 PM

CLIENT

A.L. Sott (Delta Shoppers) Inc.

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NO.	DATE	DESCRIPTION
3	2023-09-15	City Priority Comments#2
2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

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PROJECT
8037 to 8087 120 Street
Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
PROJECT DATA - UNIT MIX

SHEET NUMBER A0.03
ISSUE 3

Autodesk Docs://140812_120StScottRd_R2022/140812_120StScottRd-A_Sheets-2022.rvt

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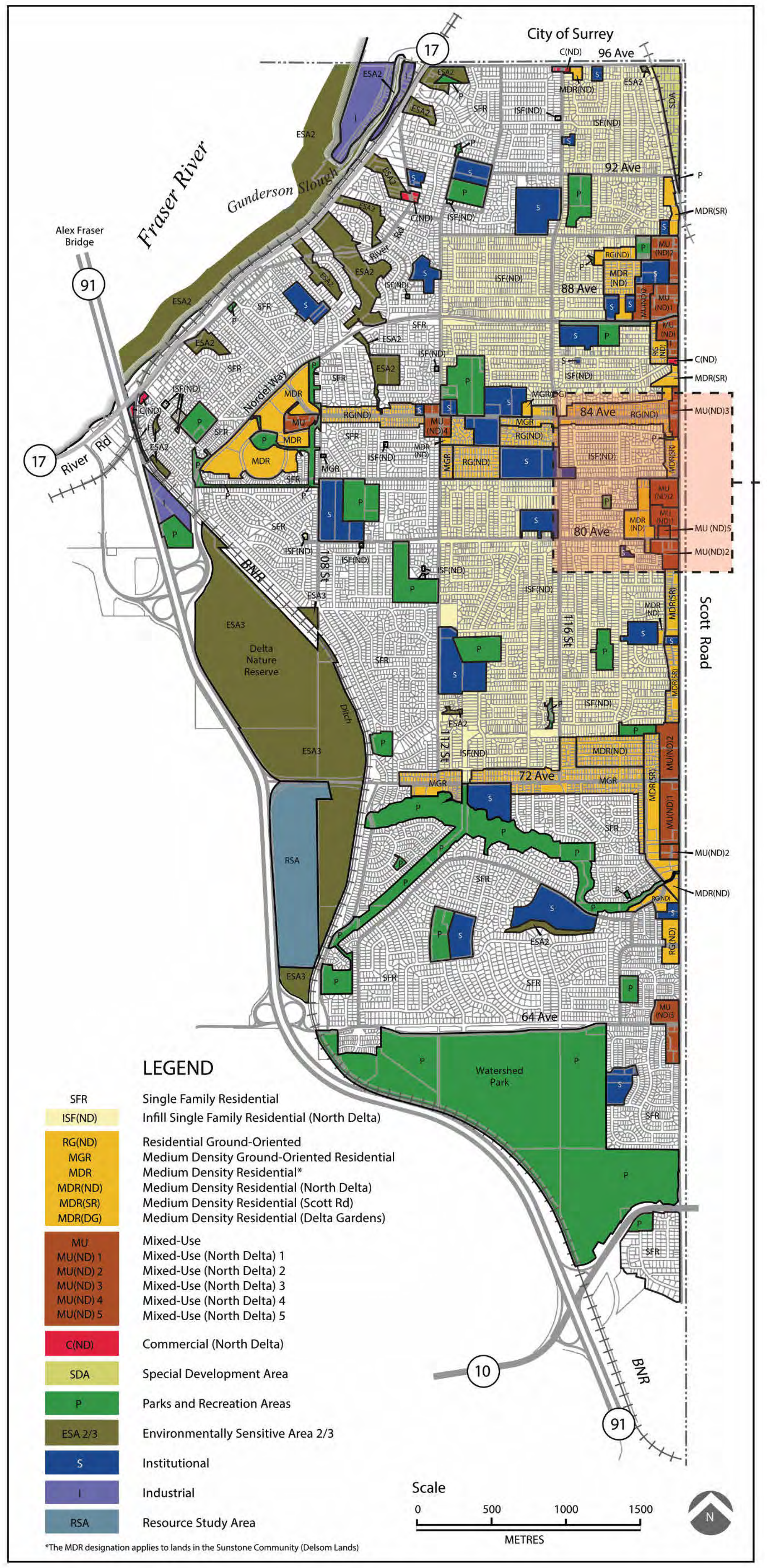
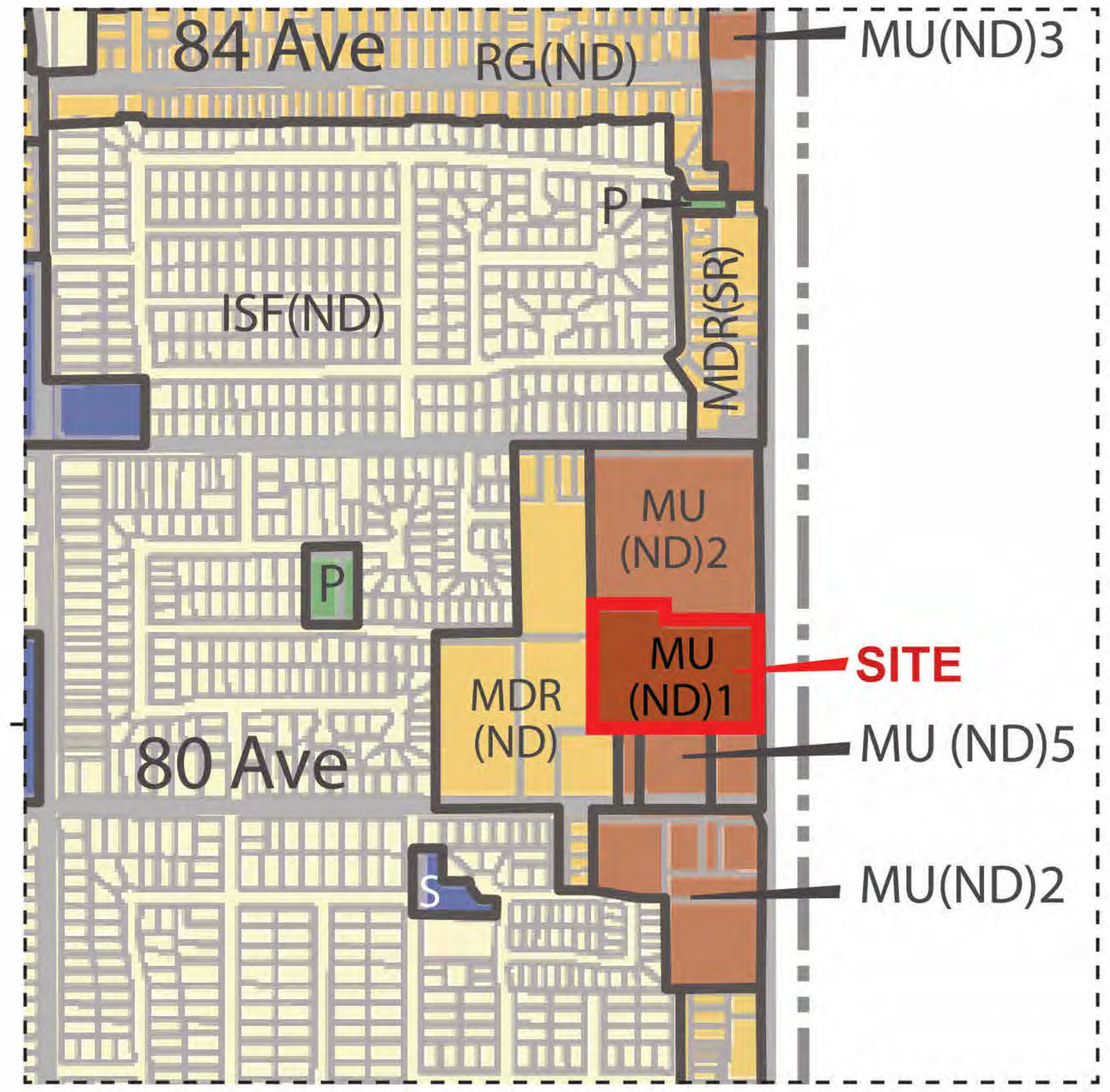


LEGEND

SFR	Single Family Residential
ISF(ND)	Infill Single Family Residential (North Delta)
RG(ND)	Residential Ground-Oriented
MGR	Medium Density Ground-Oriented Residential
MDR	Medium Density Residential*
MDR(ND)	Medium Density Residential (North Delta)
MDR(SR)	Medium Density Residential (Scott Rd)
MDR(DG)	Medium Density Residential (Delta Gardens)
MU	Mixed-Use
MU(ND) 1	Mixed-Use (North Delta) 1
MU(ND) 2	Mixed-Use (North Delta) 2
MU(ND) 3	Mixed-Use (North Delta) 3
MU(ND) 4	Mixed-Use (North Delta) 4
MU(ND) 5	Mixed-Use (North Delta) 5
C(ND)	Commercial (North Delta)
SDA	Special Development Area
P	Parks and Recreation Areas
ESA 2/3	Environmentally Sensitive Area 2/3
S	Institutional
I	Industrial
RSA	Resource Study Area

*The MDR designation applies to lands in the Sunstone Community (Delsom Lands)



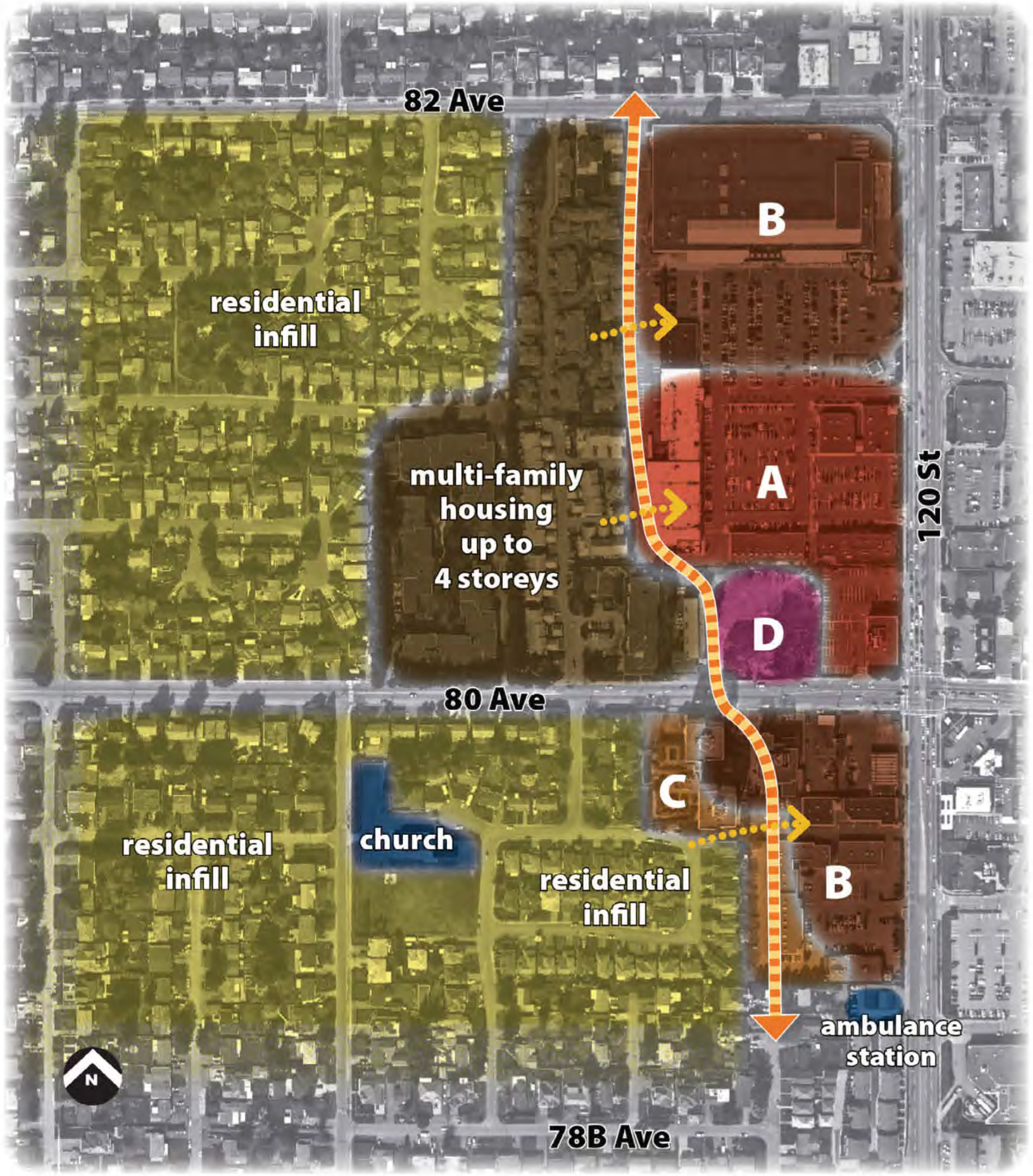
80th Avenue Node - Future Land Use 14

Area 1:
Mixed-Use (North Delta) 1 - (MU(ND)1)

Intent: Mix of uses including retail and office commercial, multiple-family residential, recreation, cultural, public, and open space.

Density: Up to 4.0 floor space ratio and no more than 600 units per hectare (242 units per acre)

Height: Maximum 32 storeys



LEGEND

A	potential mixed-use up to 32 storeys
B	potential mixed-use up to 18 storeys
C	transitions to neighbouring single family (3 storeys)
D	mixed-use 37-storey development
⋯→	connections between neighbourhoods and nodes
↔	north-south multi-use path

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8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OCP PLAN

SHEET NUMBER
A0.04

ISSUE
3

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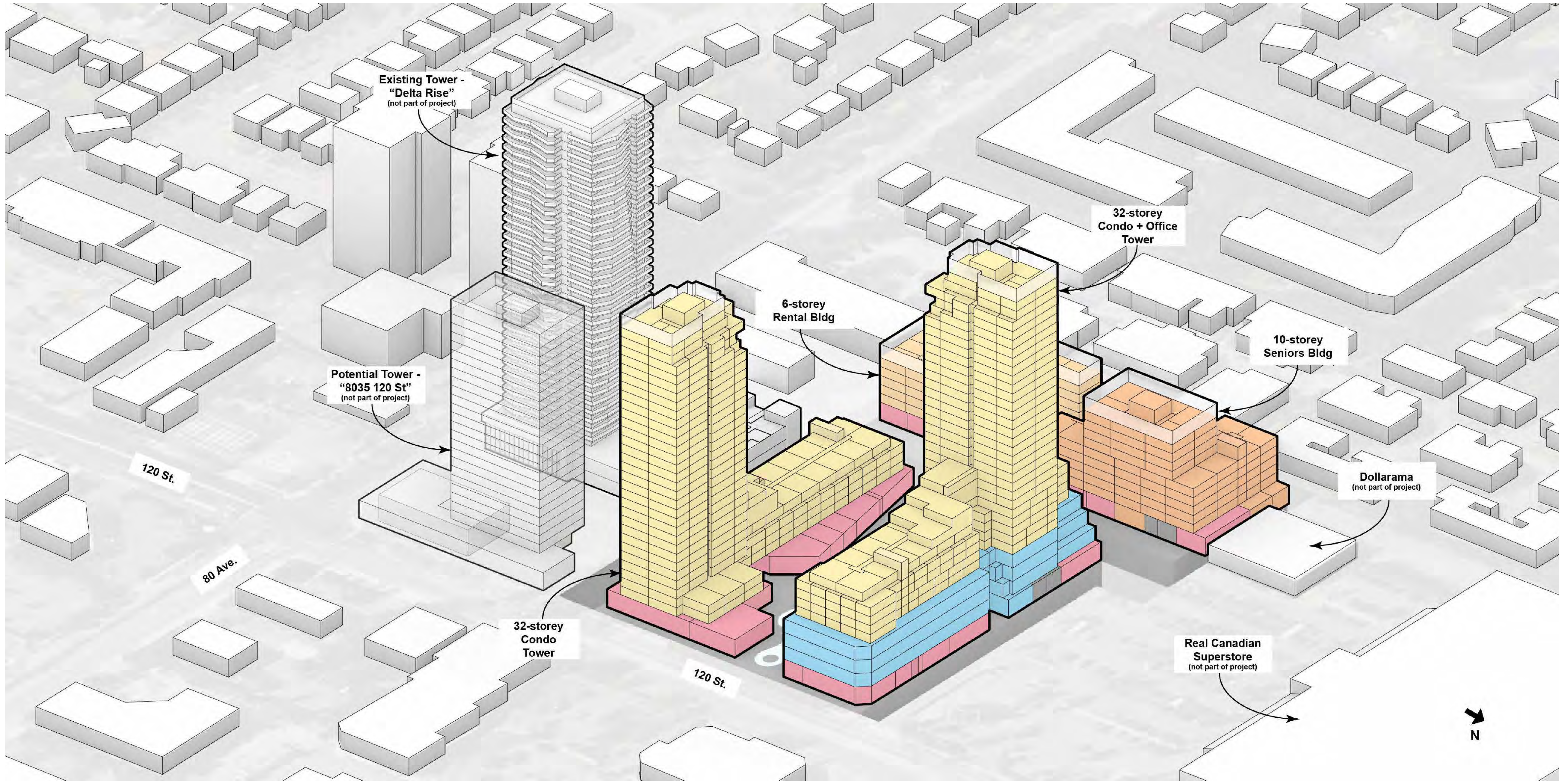

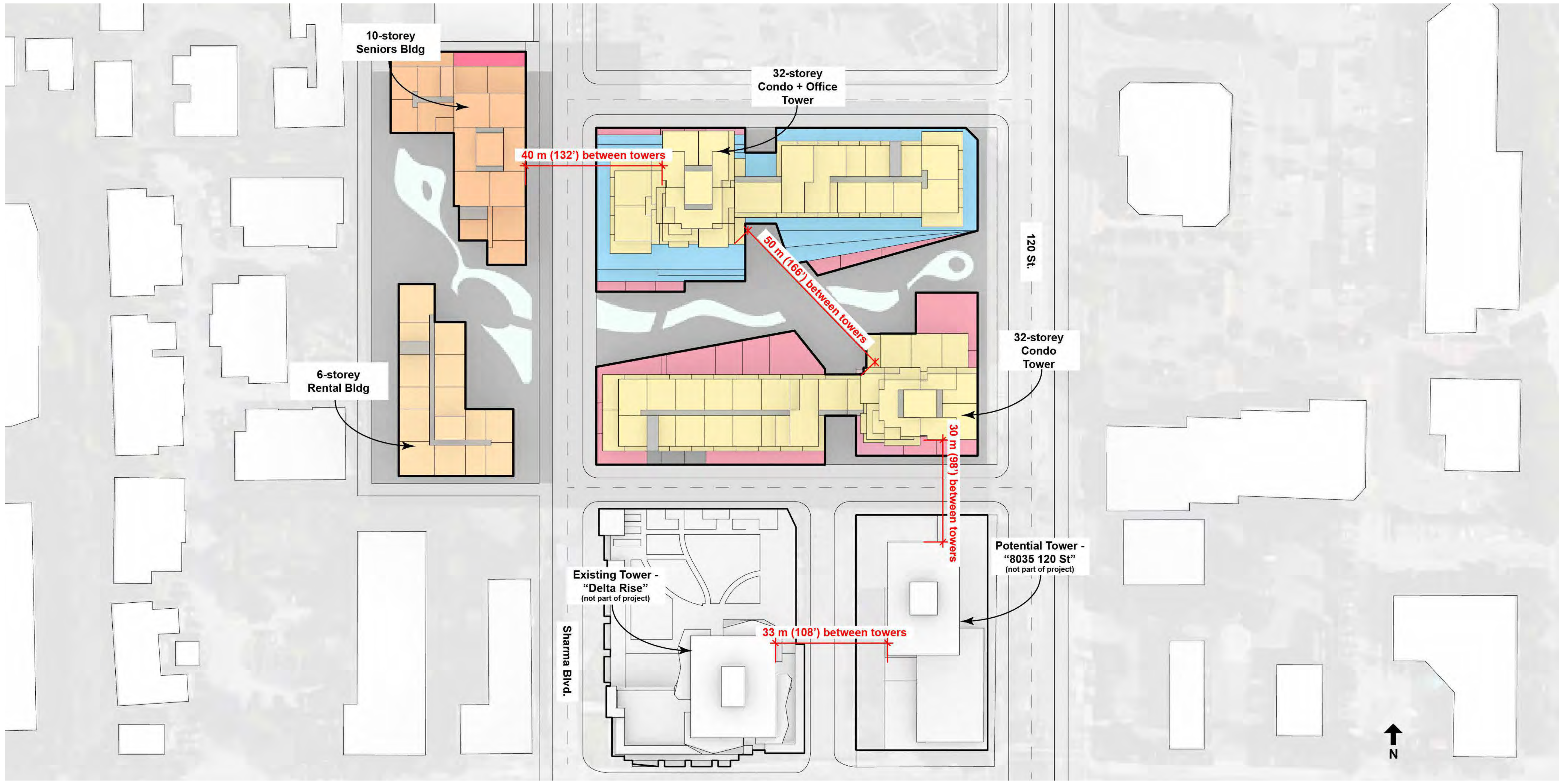

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PROJECT NO:
140812

DRAWN BY:	CHECKED BY:
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PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
CONCEPT DIAGRAMS

SHEET NUMBER
A0.05

ISSUE
3

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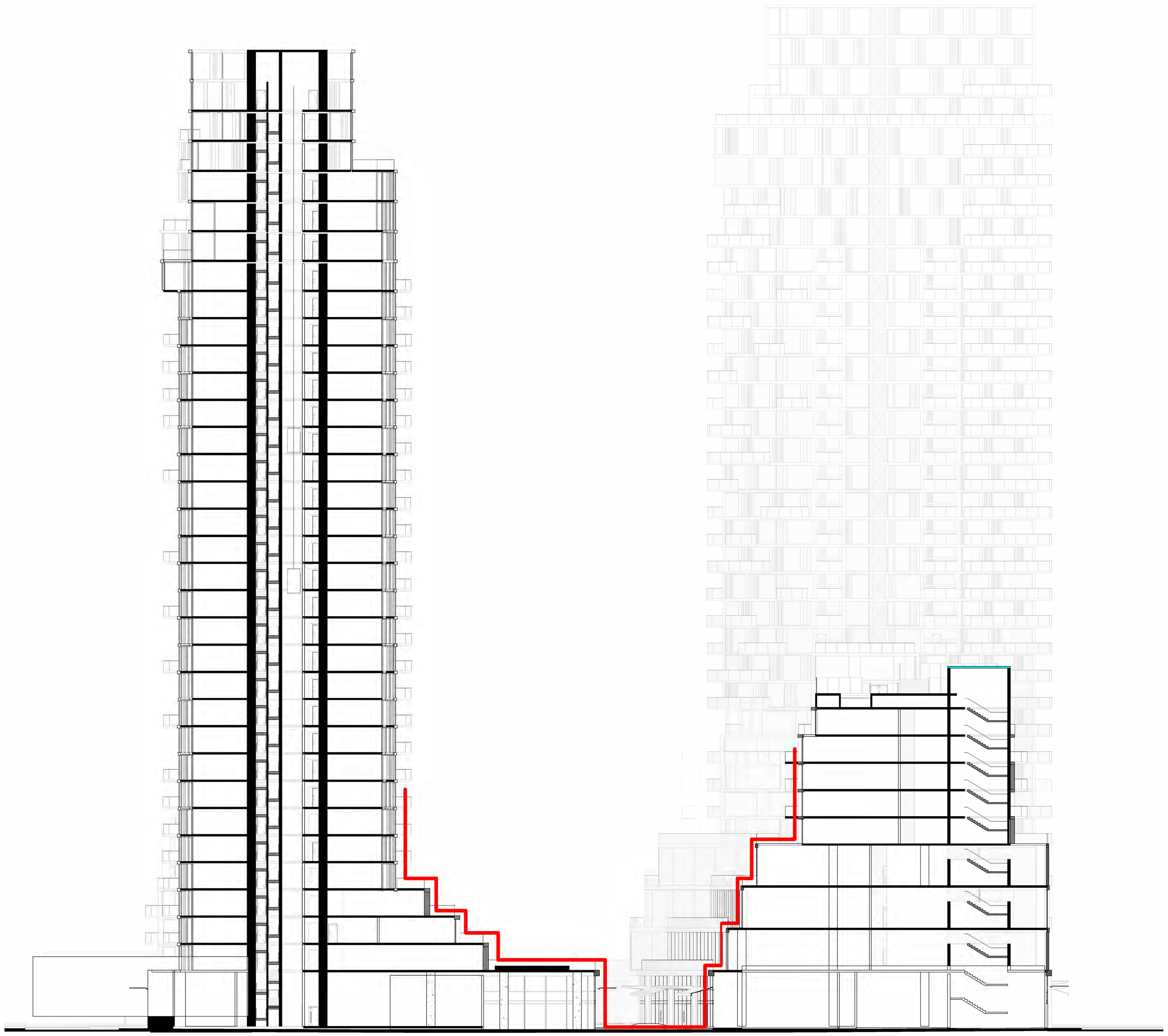

Design Rationale

The design rationale for the articulation of the two towers plays off of the duality of a rugged internal canyon versus a streamlined look at the project's external exposure to the surrounding neighbourhood. Along the internal faces of the towers the articulation reflects the canyon concept of the podiums and ground plane by creating a series of carvings and extrusions that extend up along the 'edges' of this canyon for the extent of the towers, creating a seamless transition of the canyon concept. In contrast, the external faces of the towers present a more simplified and streamlined façade that still provides valuable open space, with modern edges that touch down onto the ground plane and interrupt the podium façade.

The two mid-rise buildings intentionally use a different design character than the towers, differentiating the character of these from the towers. Each mid-rise provides a series of feature walls in different colours of aluminum panels, providing strong vertical elements that break down the massing and create a better transition between the taller neighbors on one side and the lower existing neighborhood on the other.

The tower design has also been thoughtfully considered to provide energy efficiency through passive cooling, with 50% glazing throughout, and green walls to absorb radiant heat. Balconies along the south faces of the buildings will shade living space and reduce solar exposure. The mix of operable windows and balcony doors, on adjacent walls where feasible, will provide opportunities for cross-ventilation to the units.

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8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:	CHECKED BY:
JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
DESIGN RATIONALE

SHEET NUMBER
A0.06

ISSUE
3

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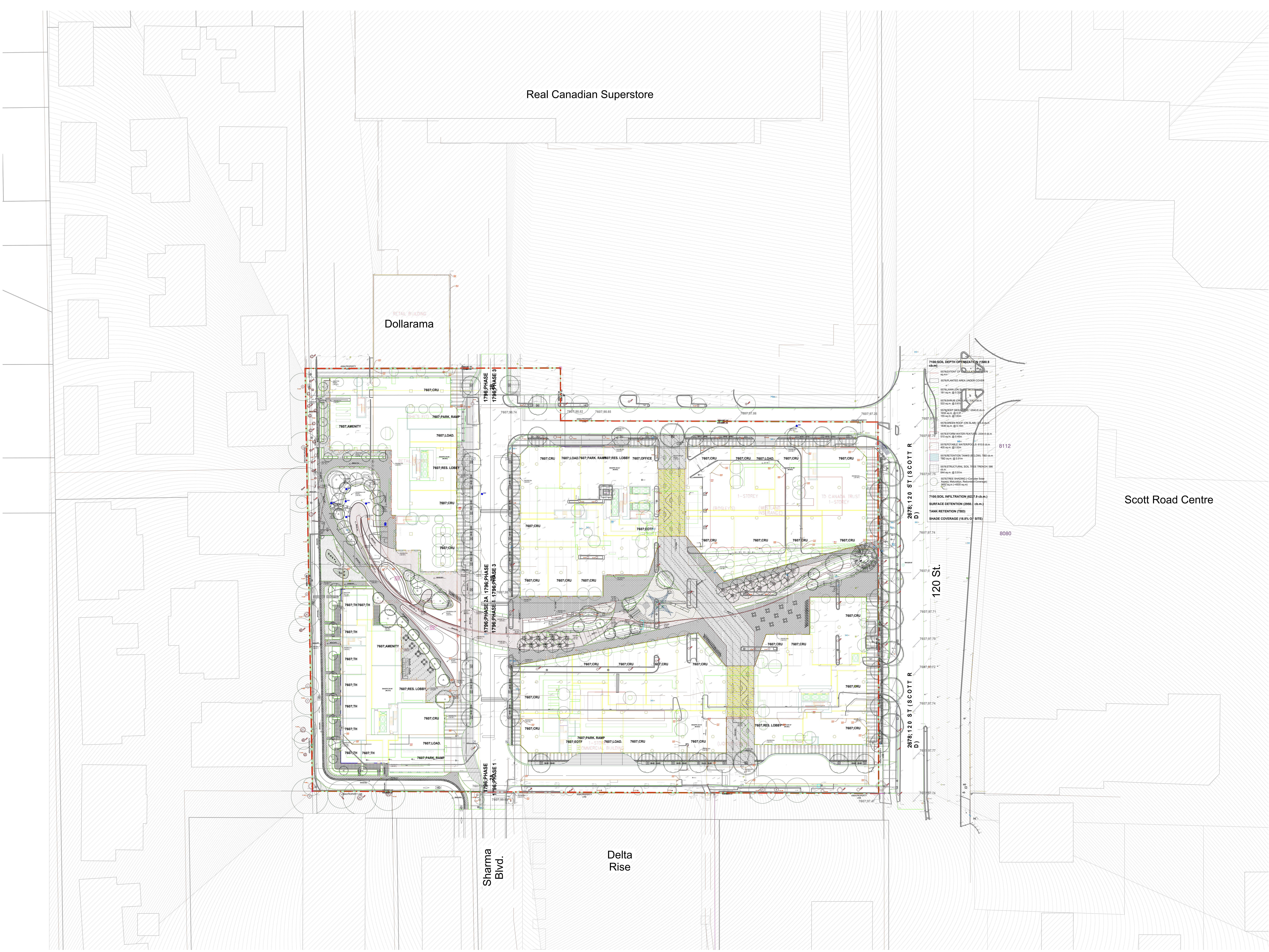
Real Canadian Superstore
Dollarama
RETAIL BUILDING
Scott Road Centre
Delta Rise
Sharma Blvd.
120 St.
2678;120 ST (SCOTT RD)
8112
8080
1796;PHASE 1
1796;PHASE 2A
1796;PHASE 3
7607;CRU
7607;PARK. RAMP
7607;LOAD.
7607;RES. LOBBY
7607;AMENITY
7607;OFFICE
7607;EOTF
7607;TH
1 STOREY
TD CANADA TRUST 1 STOREY
7100;SOIL DEPTH OPTIMIZATION (1580.9 cb.m)
5578;EXTENT OF CALCULATIONS: 2…376 sq.m.
5578;PLANTED AREA UNDER COVER
5578;LAWN (ON SLAB): 54.3 cb.m 181 sq.m. @ 0.30m
5578;SHRUB (ON SLAB): 318.4 cb.m 522 sq.m. @ 0.61m
5578;DEEP (MOUNDED): ~2043.6 cb.m 1934 sq.m. @ 0.91 - 155 sq.m. @1.83m
5578;GREEN ROOF (ON SLAB): 275.4 cb.m 1836 sq.m. @ 0.15m
5578;STORM WATER FEATURE: 2334.6 cb.m 510 sq.m. @ 0.46m
5578;POTABLE WATER/POOLS: 615.6 cb.m 405 sq.m. @1.52m
5578;RETENTION TANKS (BELOW): TBD cb.m TBD sq.m. @ 0.91m
5578;STRUCTURAL SOIL TREE TRENCH: 586 cb.m 644 sq.m. @ 0.91m
5578;TREE SHADING (~Consider Solar Aspect, Maturation, Redundant Coverage): 3652 sq.m (~4500 sq.m)
7100;SOIL INFILTRATION (6227.9 cb.m.)
SURFACE DETENTION (2950.2 cb.m.)
TANK RETENTION (TBD)
SHADE COVERAGE (18.8% OF SITE)

1 A0.12.01 **SITE PLAN - EXISTING - SURVEY**
SCALE: 1/32" = 1'-0"

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8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY: **JS-KB-AD-XZ-JC**
CHECKED BY: **RJ**
PROJECT MGR: **CB**
APPROVED BY: **GV**

SHEET TITLE
SITE SURVEY

SHEET NUMBER
A0.12.01

ISSUE
3

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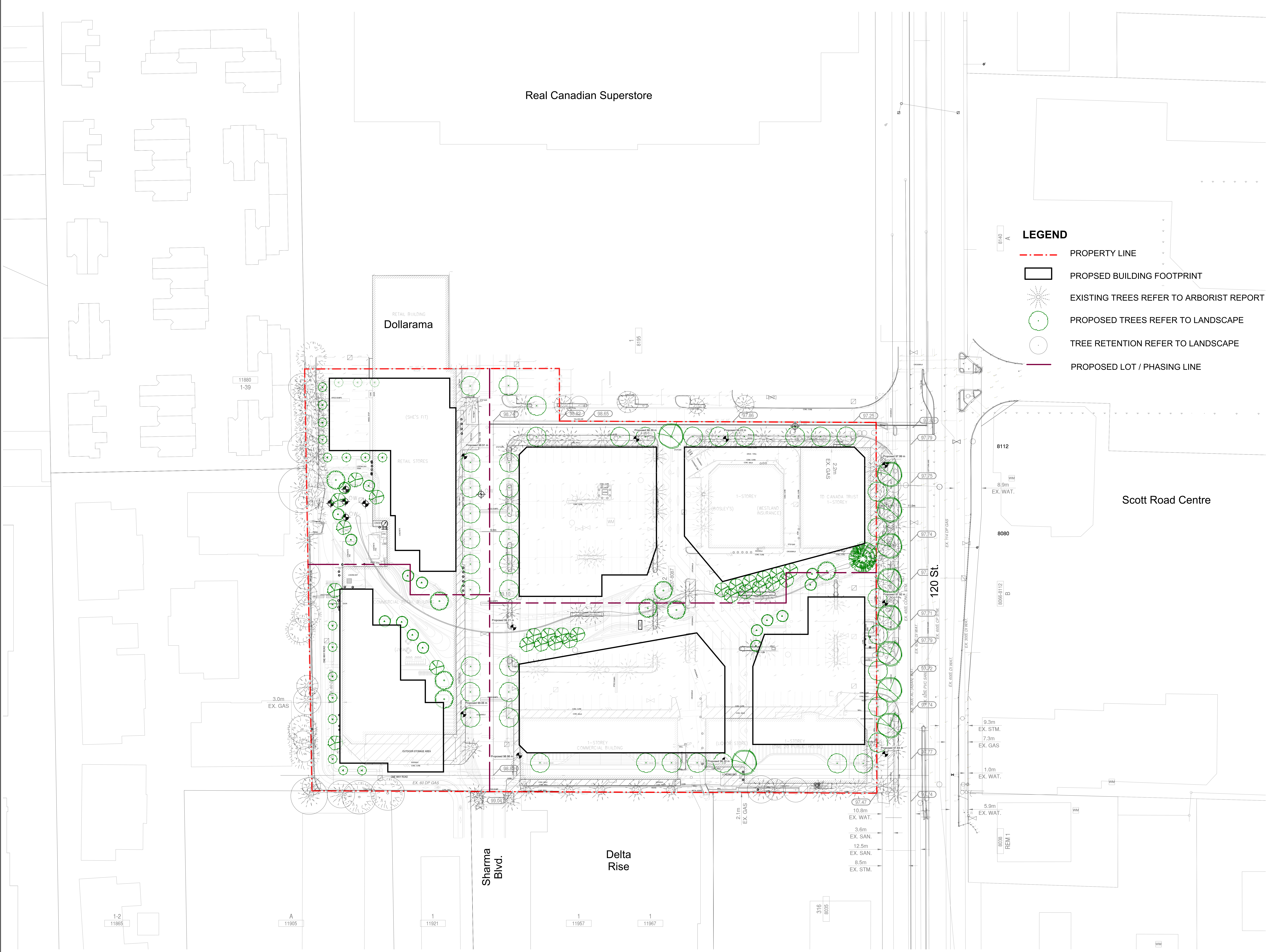

LEGEND

- PROPERTY LINE
- PROPSED BUILDING FOOTPRINT
- EXISTING TREES REFER TO ARBORIST REPORT
- PROPOSED TREES REFER TO LANDSCAPE
- TREE RETENTION REFER TO LANDSCAPE
- PROPOSED LOT / PHASING LINE

1 A0.12 CONTEXT PLAN_EXISTING / PROPOSED
SCALE: 1/32" = 1'-0"

2023-09-13 10:19:46 PM

True North
Project North

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SHEET TITLE
CONTEXT PLAN_EXISTING / PROPOSED

SHEET NUMBER
A0.12

ISSUE
3

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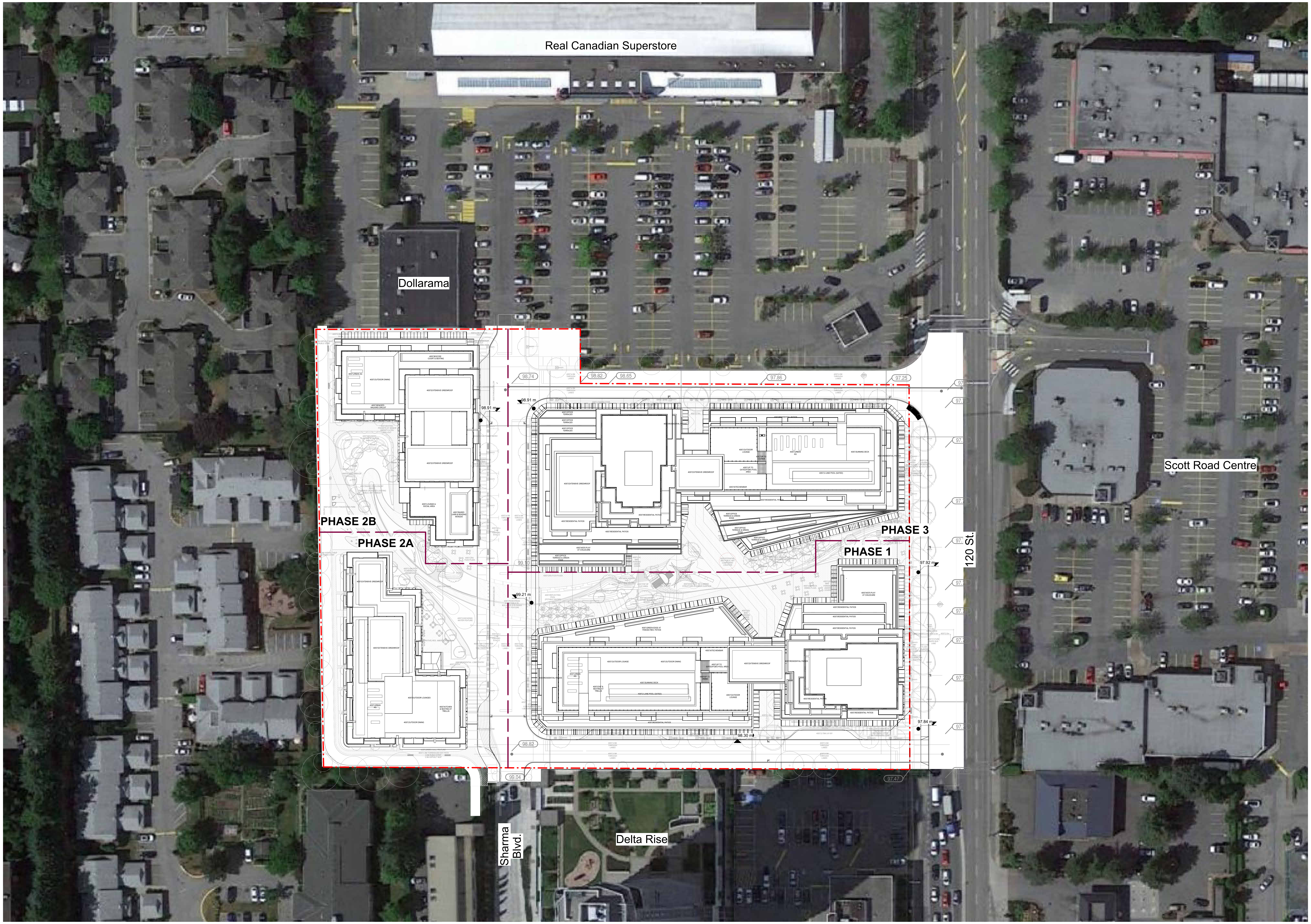

1 A0.13 PROPOSED SITE PLAN - MAP VIEW
SCALE: 1/32" = 1'-0"

True North
Project North

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CONTEXT PLAN

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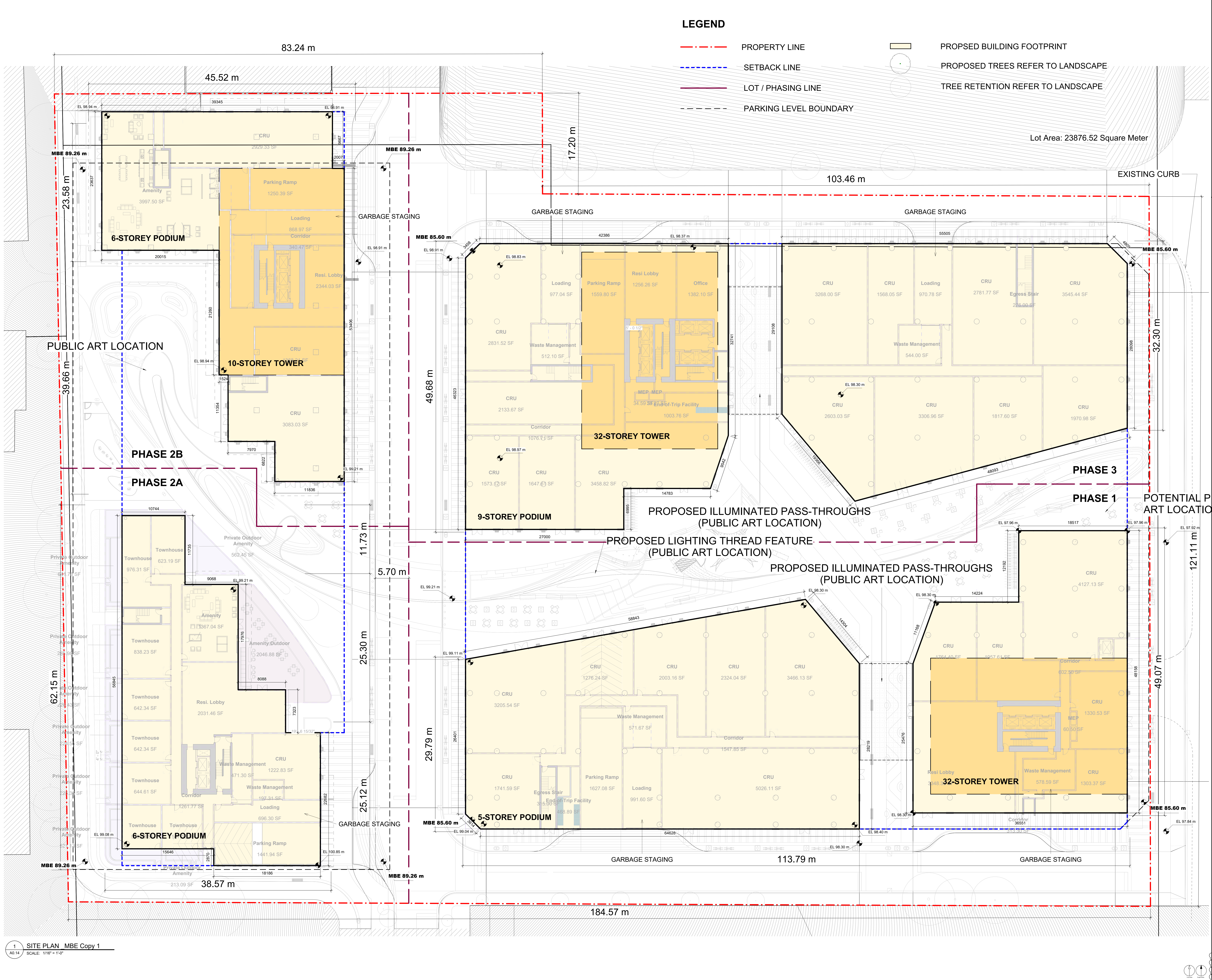

LEGEND

- PROPERTY LINE
- SETBACK LINE
- LOT / PHASING LINE
- PARKING LEVEL BOUNDARY
- PROPSED BUILDING FOOTPRINT
- PROPOSED TREES REFER TO LANDSCAPE
- TREE RETENTION REFER TO LANDSCAPE

Lot Area: 23876.52 Square Meter

1 A0.14 SITE PLAN_MBE Copy 1
SCALE: 1/16" = 1'-0"

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SHEET TITLE
SITE PLAN

SHEET NUMBER A0.14
ISSUE 3

True North
Project North

SCALE CHECK 10mm 1 in

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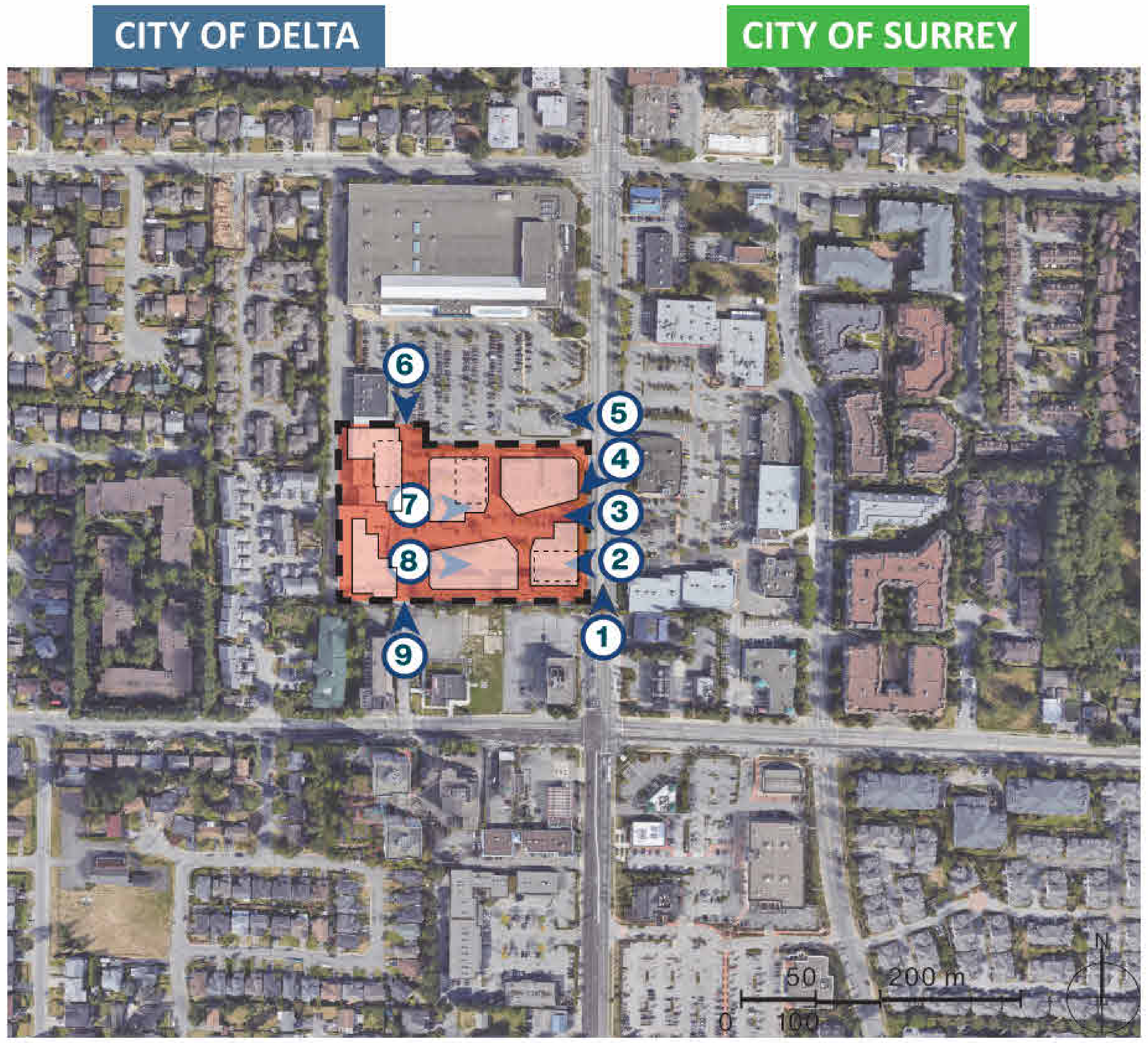

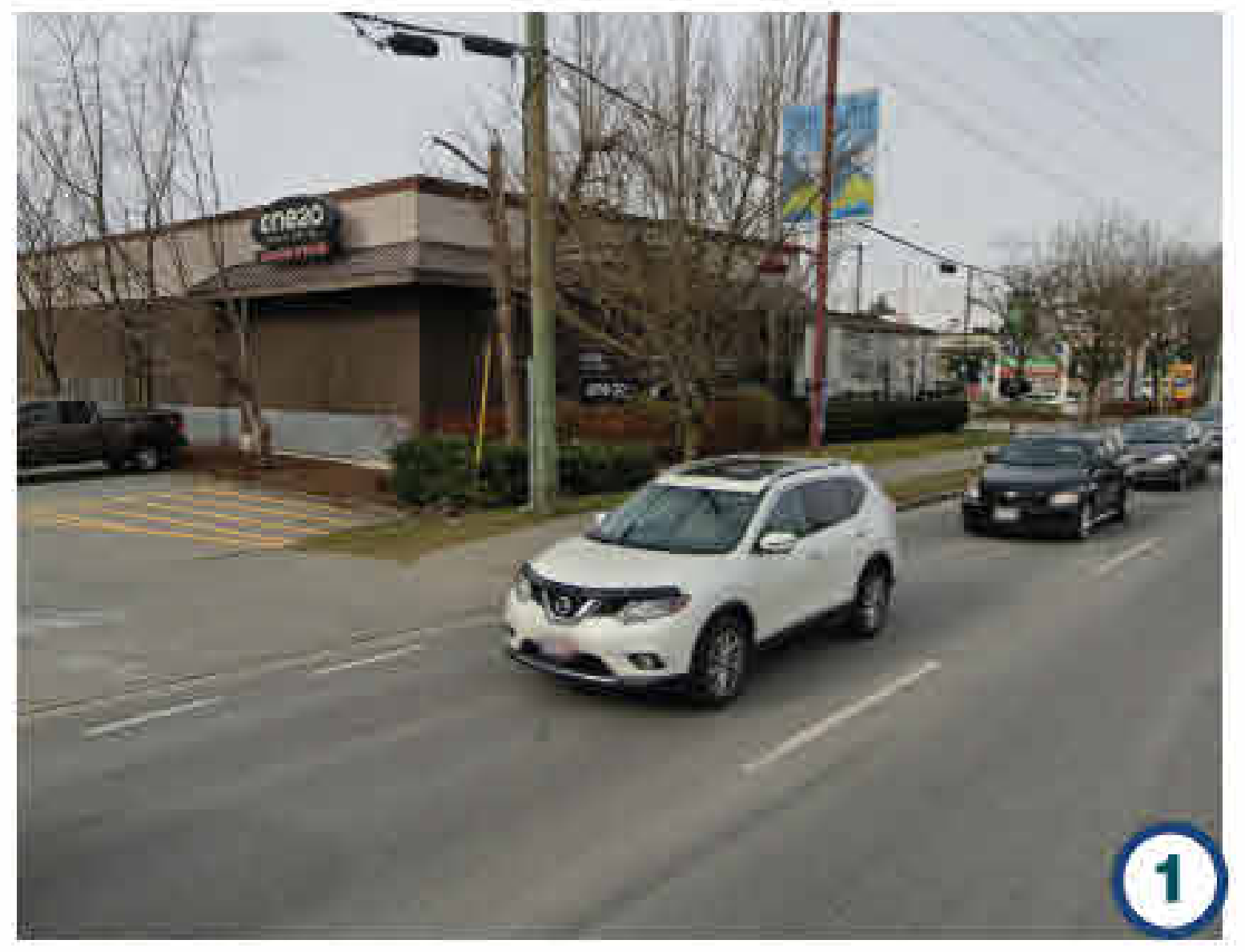

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NO.	DATE	DESCRIPTION
3	2023-09-15	City Priority Comments#2
2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

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Durante Kreuk Ltd.
102-1637 W 5th Ave
Vancouver, BC V6J 1N5

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314 9440 202 Street
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JOHN GWYN VOSE
2023-09-15

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tel 604 683 8797
www.arcadis.com

PROJECT

8037 to 8087 120 Street
Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE

SITE PHOTOS

SHEET NUMBER
A0.15

ISSUE
3

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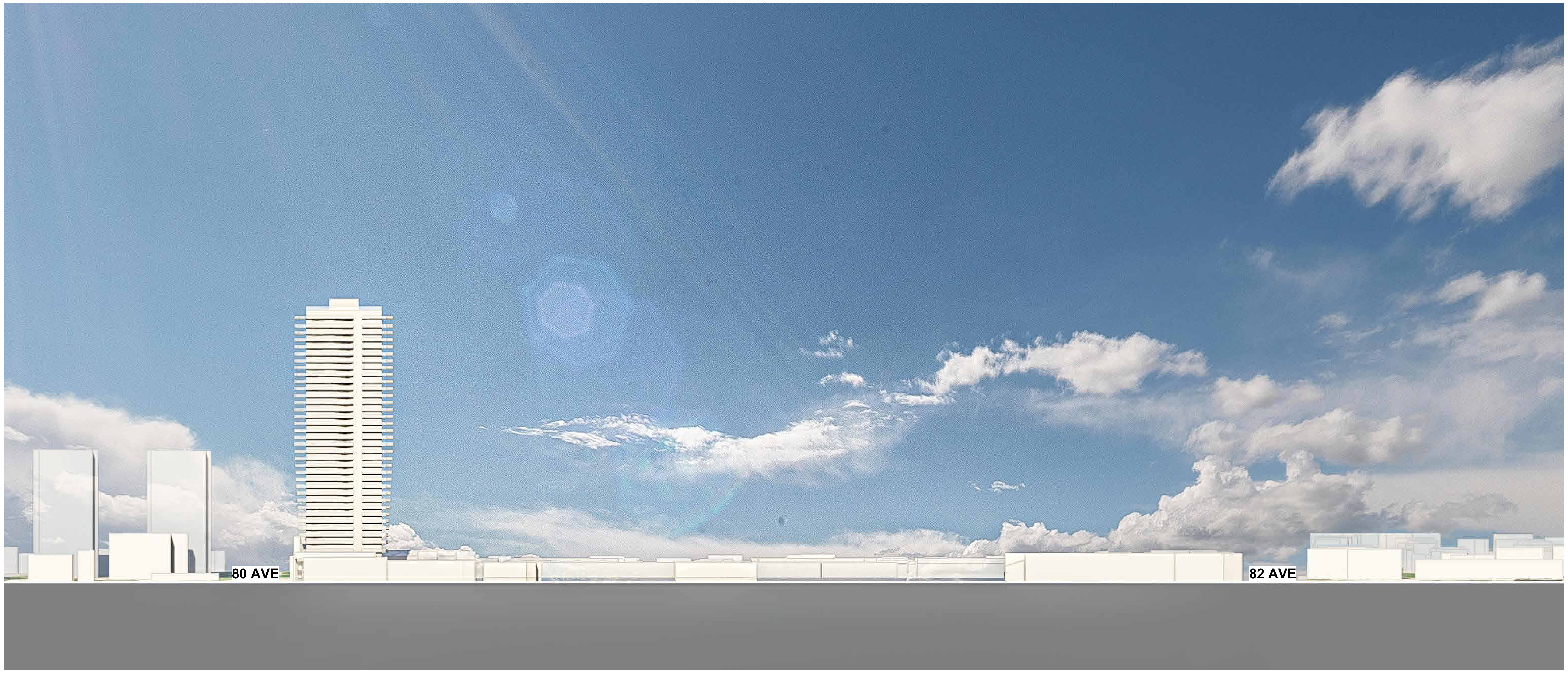

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A0.16.01

SITE STREETSCAPE ELEVATION_EXISTING
SCALE: 1" = 50'-0"

2023-09-13 10:21:02 PM

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PROJECT NO:
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DRAWN BY:	CHECKED BY:
JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
SITE STREETSCAPE
ELEVATION_EXISTING

SHEET NUMBER	ISSUE
A0.16.01	3

Autodesk Docs://140812_120StScottRd_R2022/140812_120StScottRd-A_Sheets-2022.rvt

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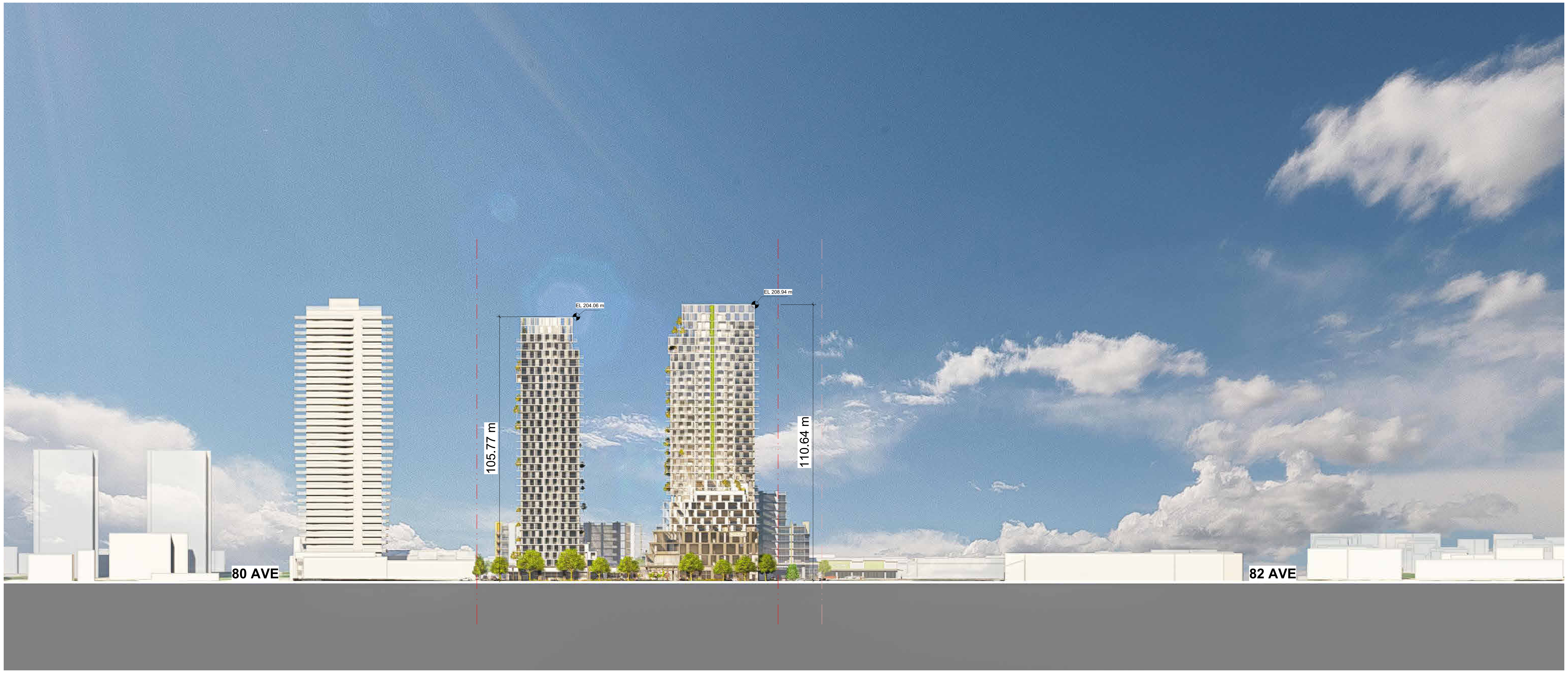
1 in



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SITE STREETSCAPE ELEVATION
SCALE: 1" = 50'-0"

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140812

DRAWN BY:	CHECKED BY:
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PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
SITE STREETSCAPE ELEVATION_PROPOSED

SHEET NUMBER
A0.16.02

ISSUE
3

SCALE CHECK
1 in
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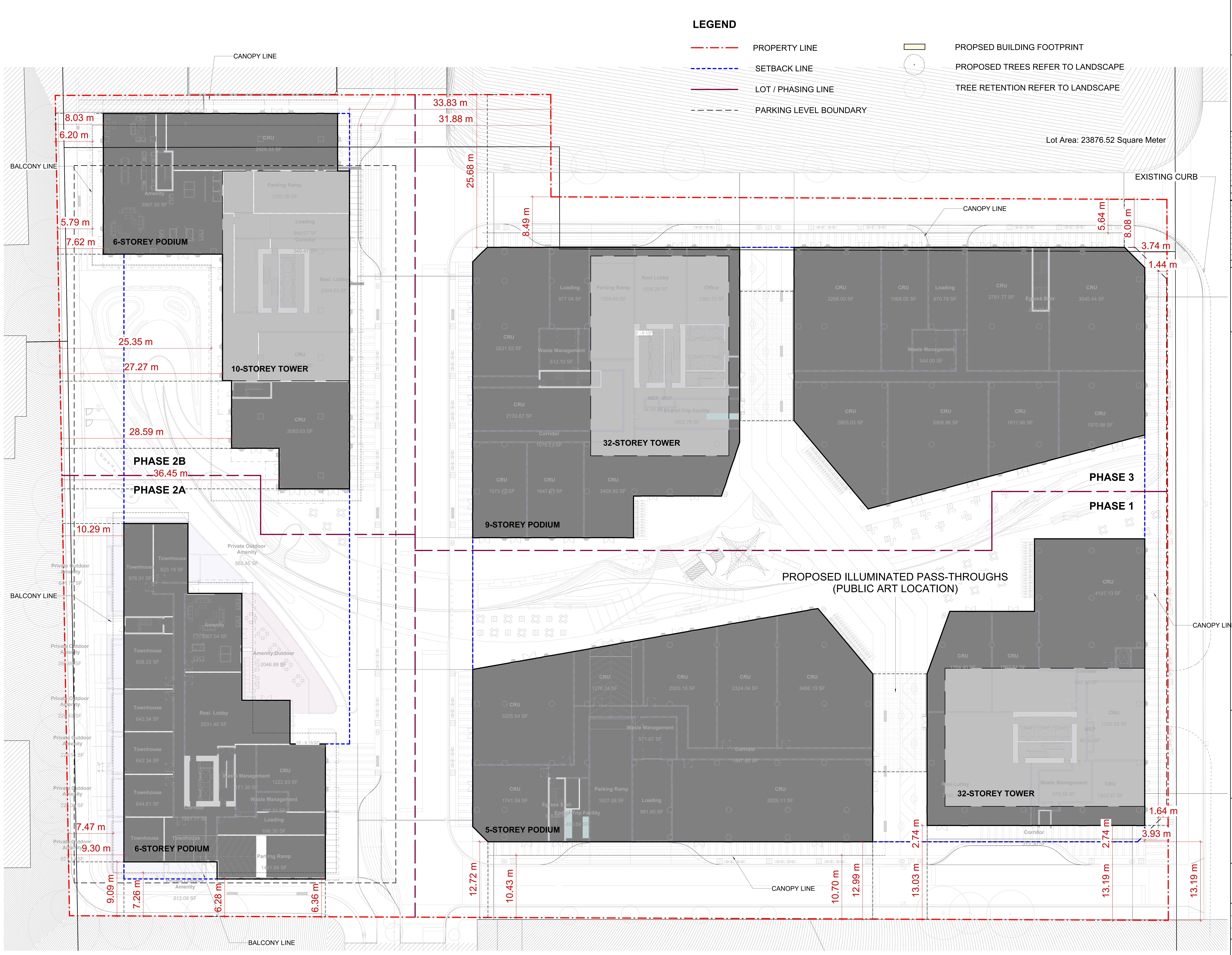

1
A0.16
SITE PLAN _MBE Copy 1 Copy 1
SCALE: 1/16" = 1'-0"

2023-09-14 11:08:18 AM

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Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
SETBACK DIAGRAM

SHEET NUMBER
A0.16

ISSUE
3

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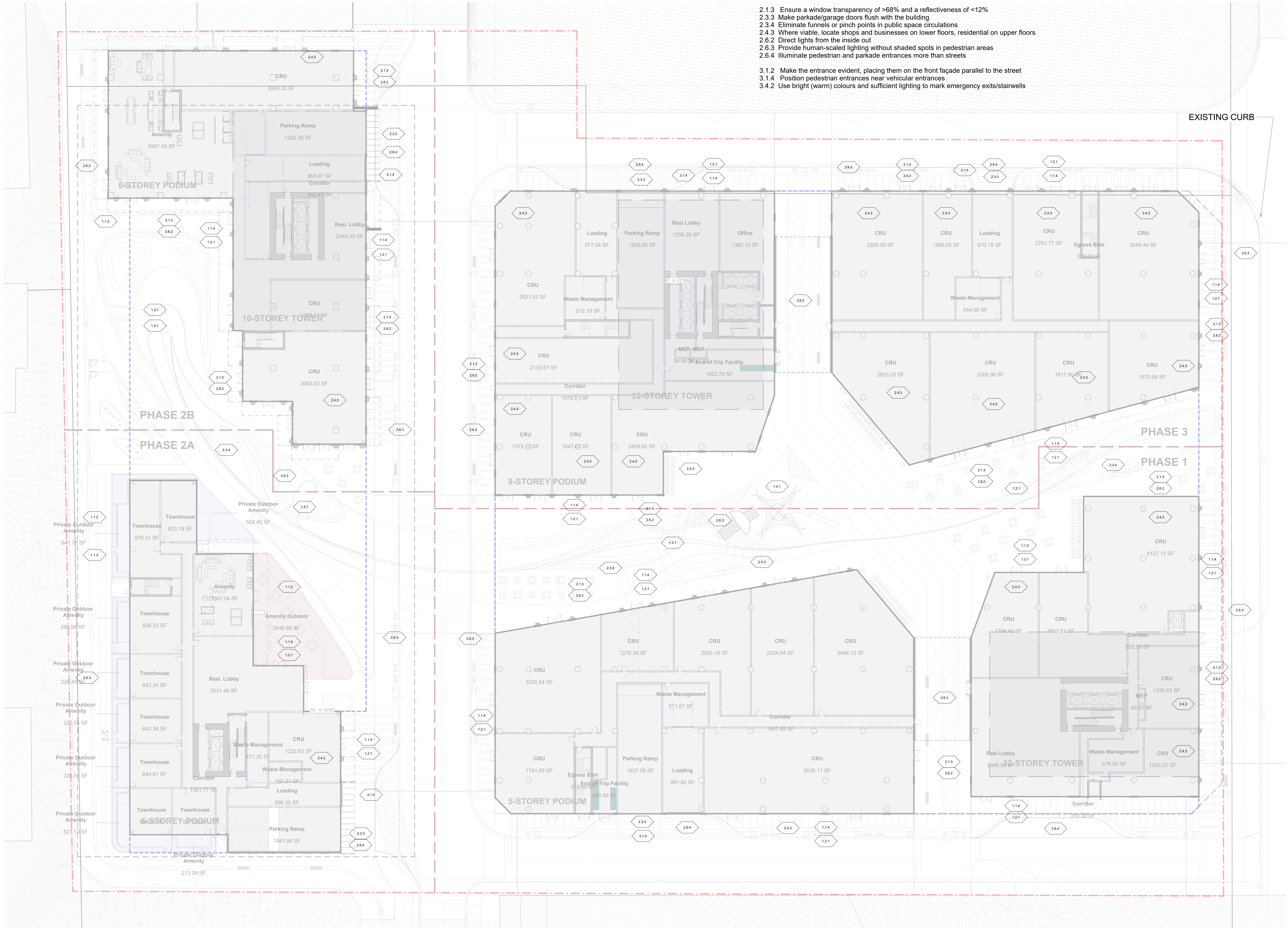
SCALE CHECK
1 in
10mm

1.1.2 Use decorative low fences as territorial markers
1.1.3 Place signifiers of care such as flowers, basketball hoops, and herb gardens in transition areas
1.1.4 Focus on quality hardscaping and landscaping, especially at entrances
1.2.1 Mark public entrances with signage
1.2.2 Make building or unit numbering very visible from the public realm
1.3.1 Provide seating/feature to activate open spaces
1.4.1 Provide 'selfie' opportunities

2.1.3 Ensure a window transparency of >68% and a reflectiveness of <12%
2.3.3 Make parkade/garage doors flush with the building
2.3.4 Eliminate funnels or pinch points in public space circulations
2.4.3 Where viable, locate shops and businesses on lower floors, residential on upper floors
2.6.2 Direct lights from the inside out
2.6.3 Provide human-scaled lighting without shaded spots in pedestrian areas
2.6.4 Illuminate pedestrian and parkade entrances more than streets

3.1.2 Make the entrance evident, placing them on the front façade parallel to the street
3.1.4 Position pedestrian entrances near vehicular entrances
3.4.2 Use bright (warm) colours and sufficient lighting to mark emergency exits/stairwells



1 CPTED PLAN
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PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
CPTED

SHEET NUMBER A0.17
ISSUE 3

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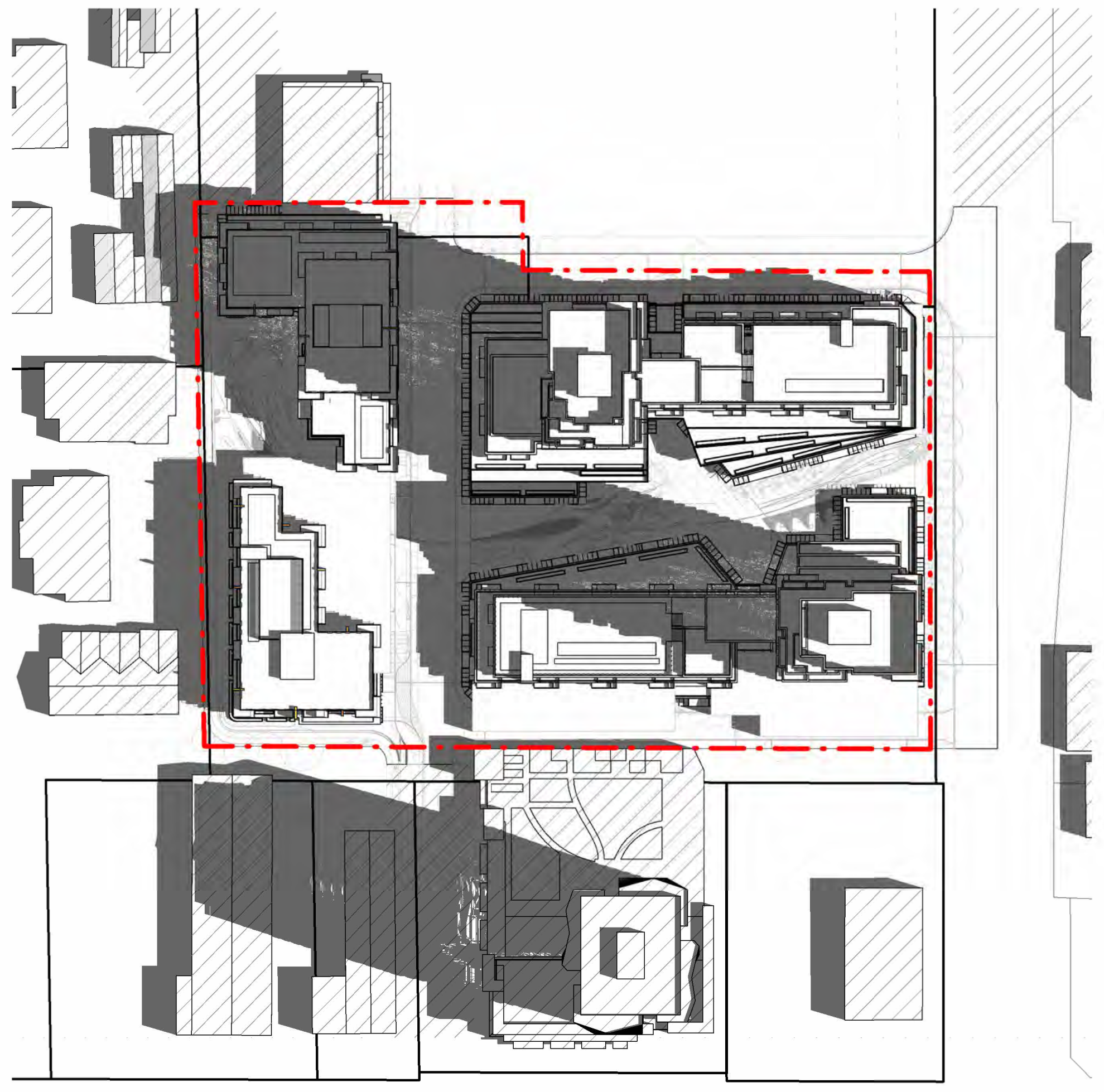

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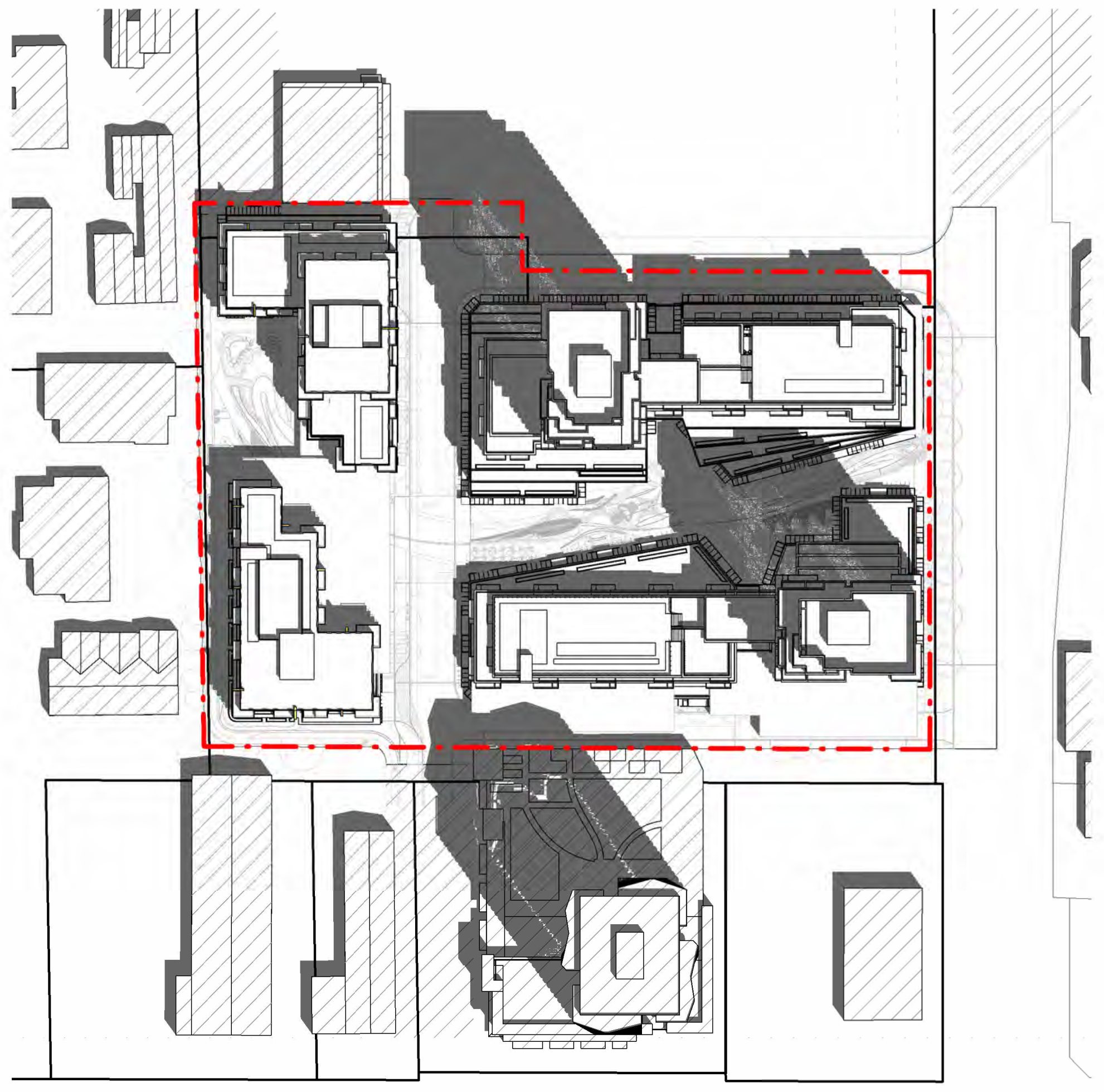

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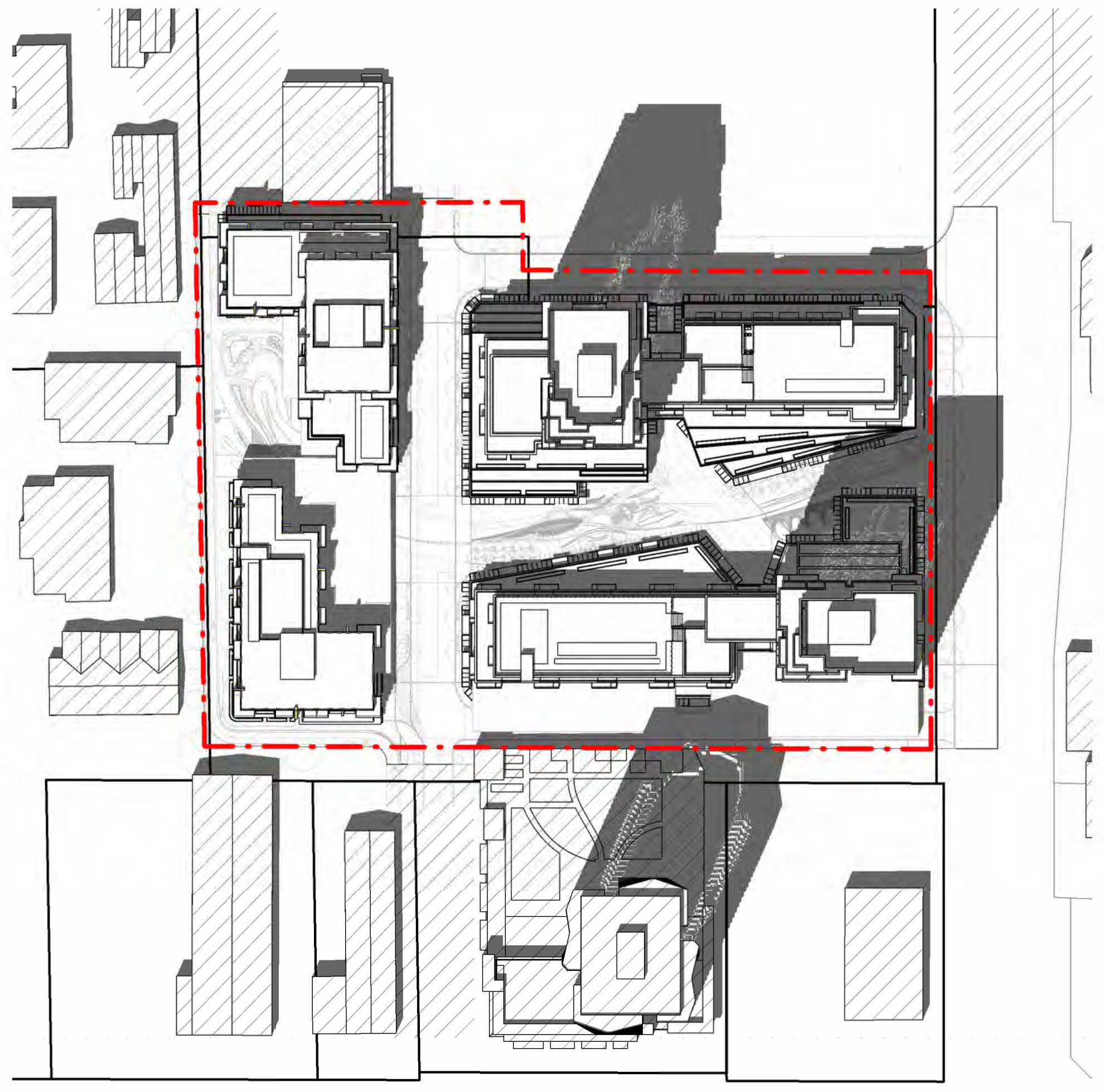

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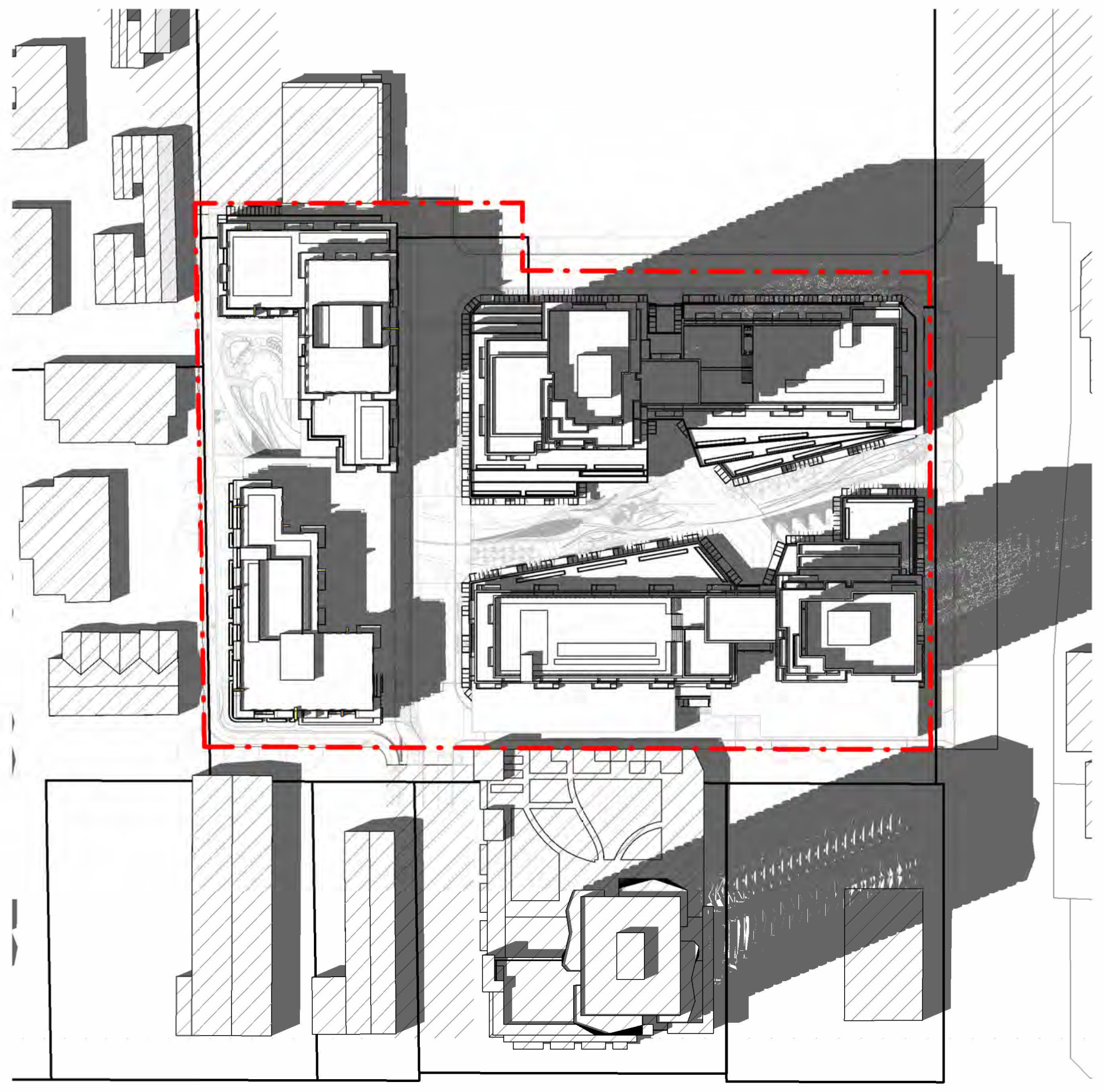

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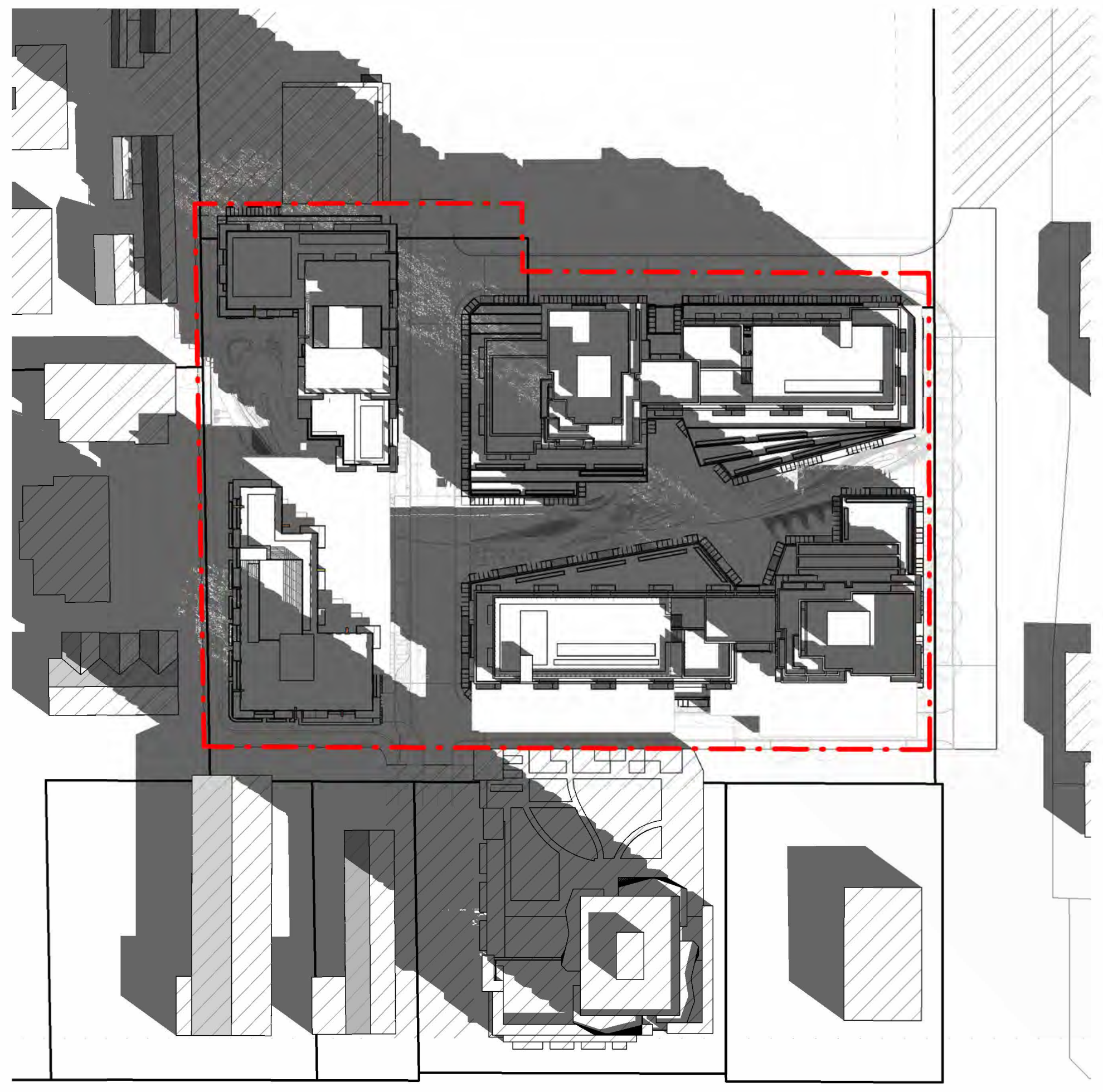

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Autumnal Equinox (9/22) 10am
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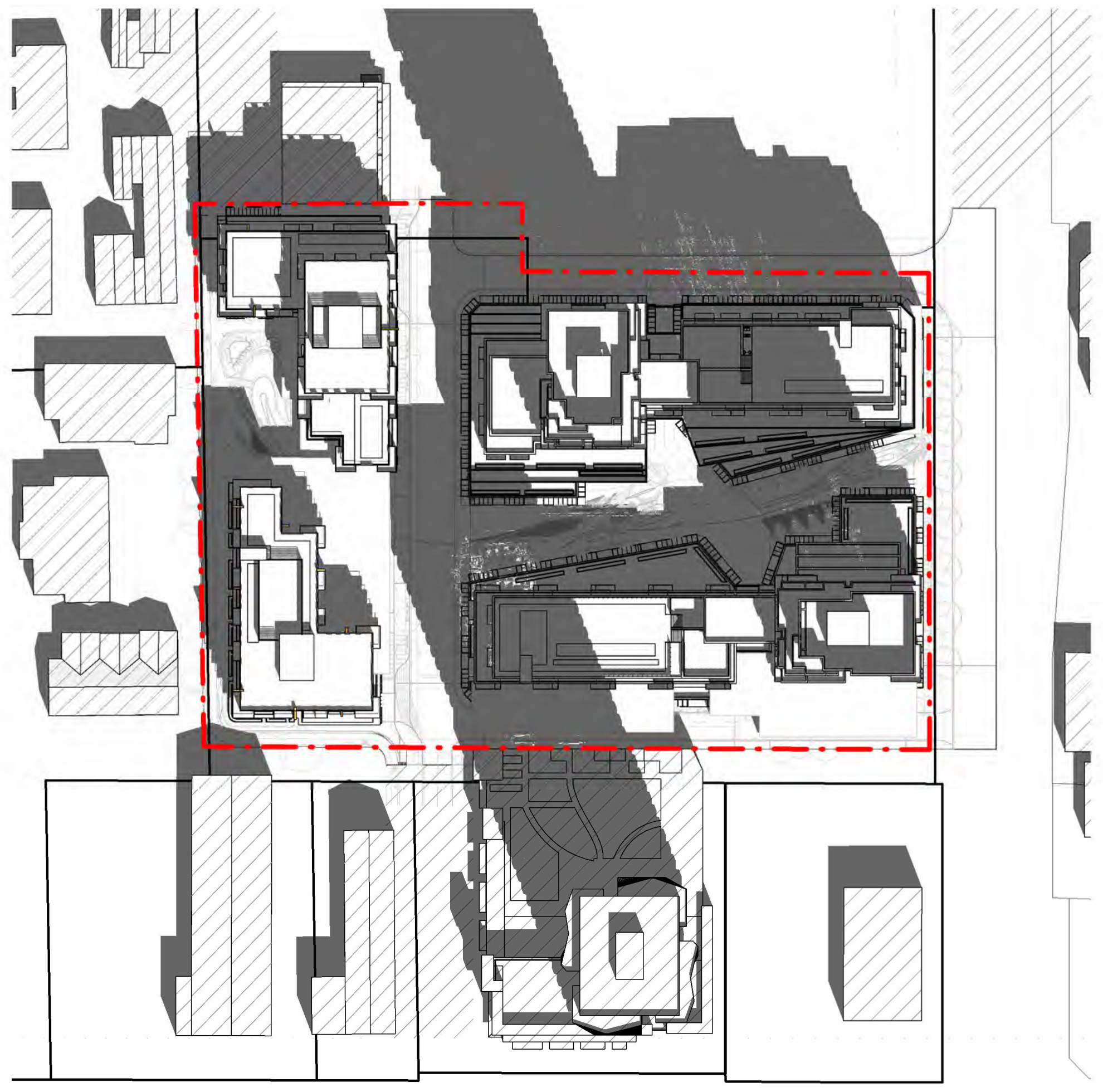

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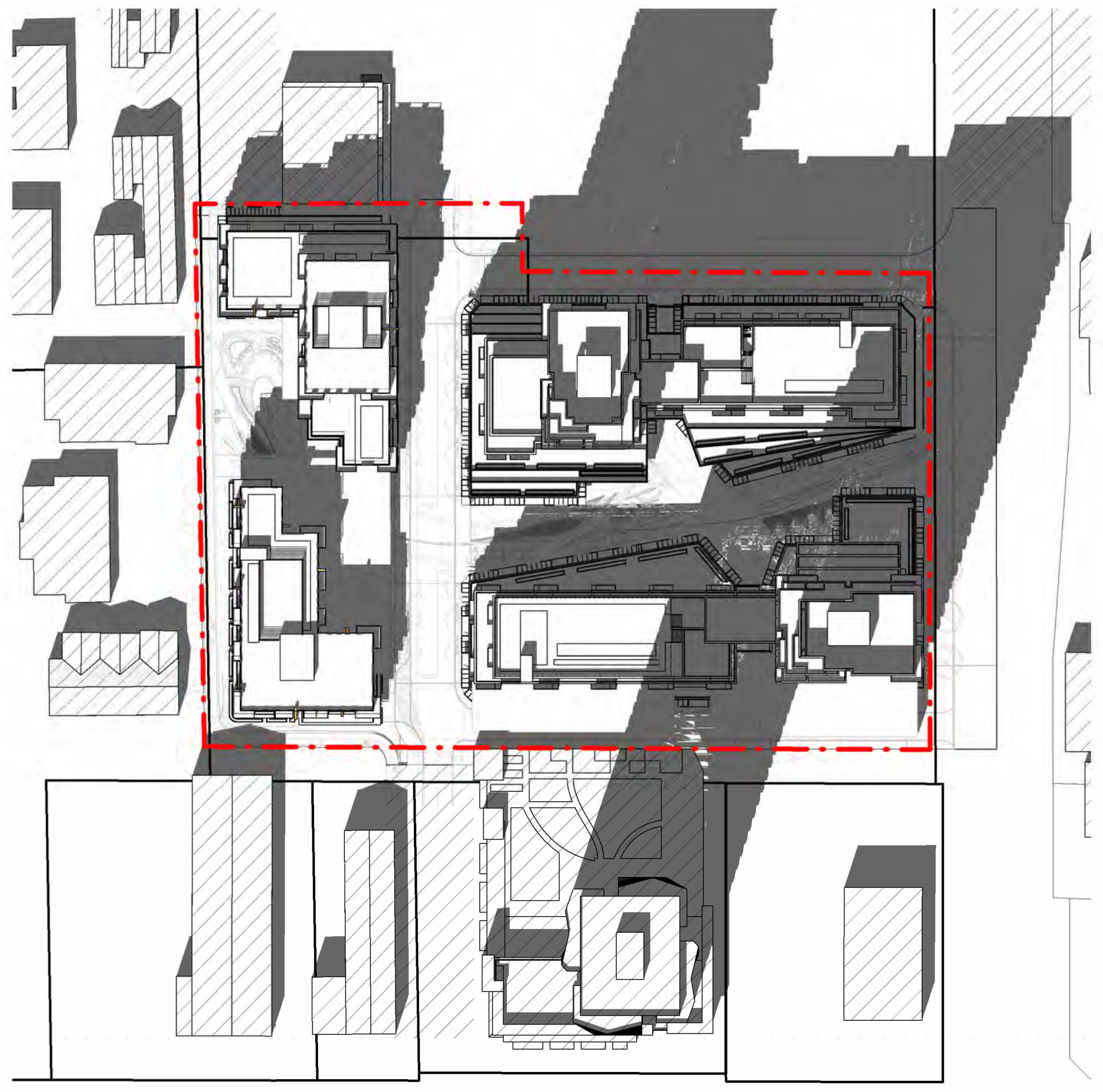

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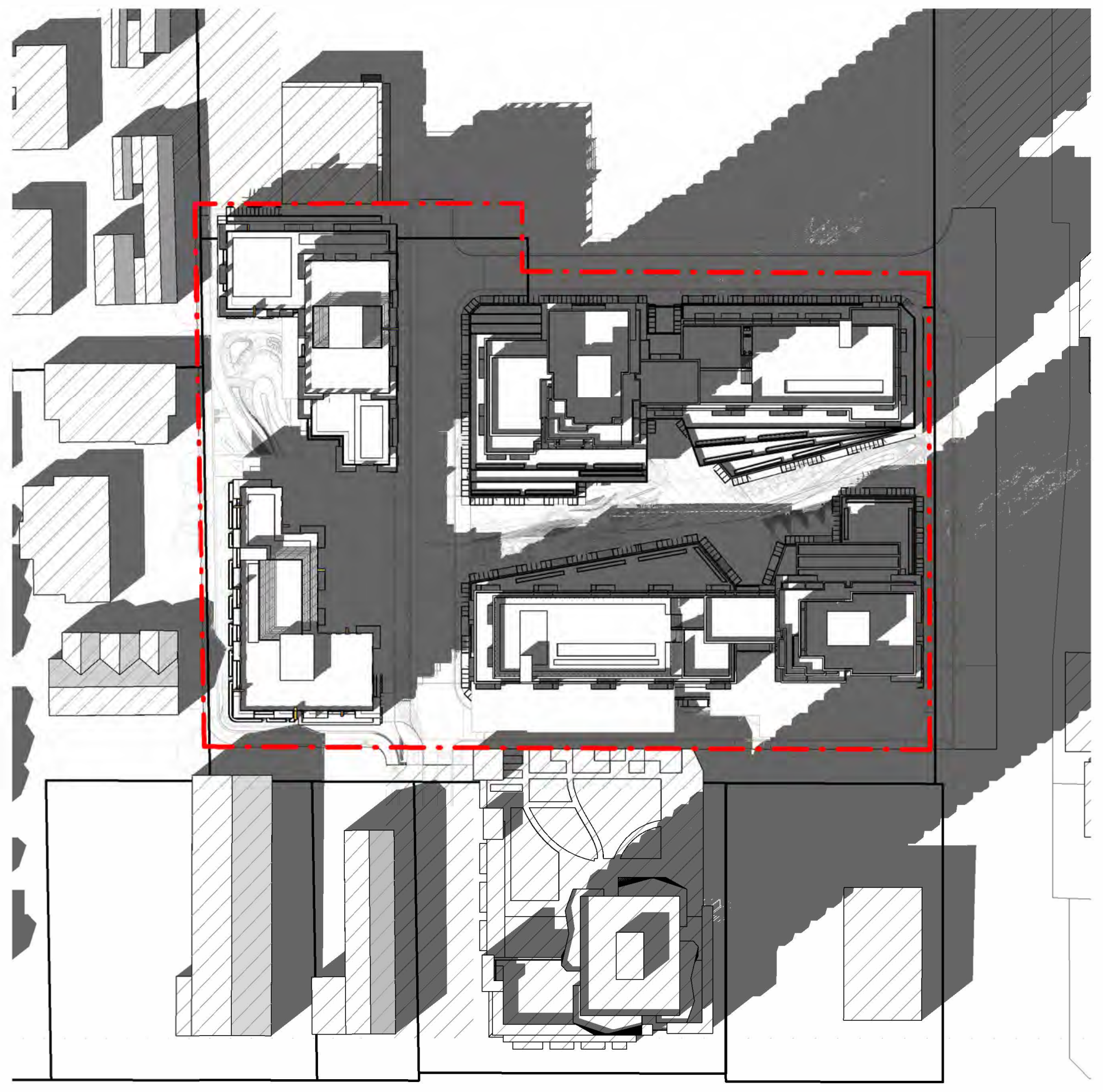

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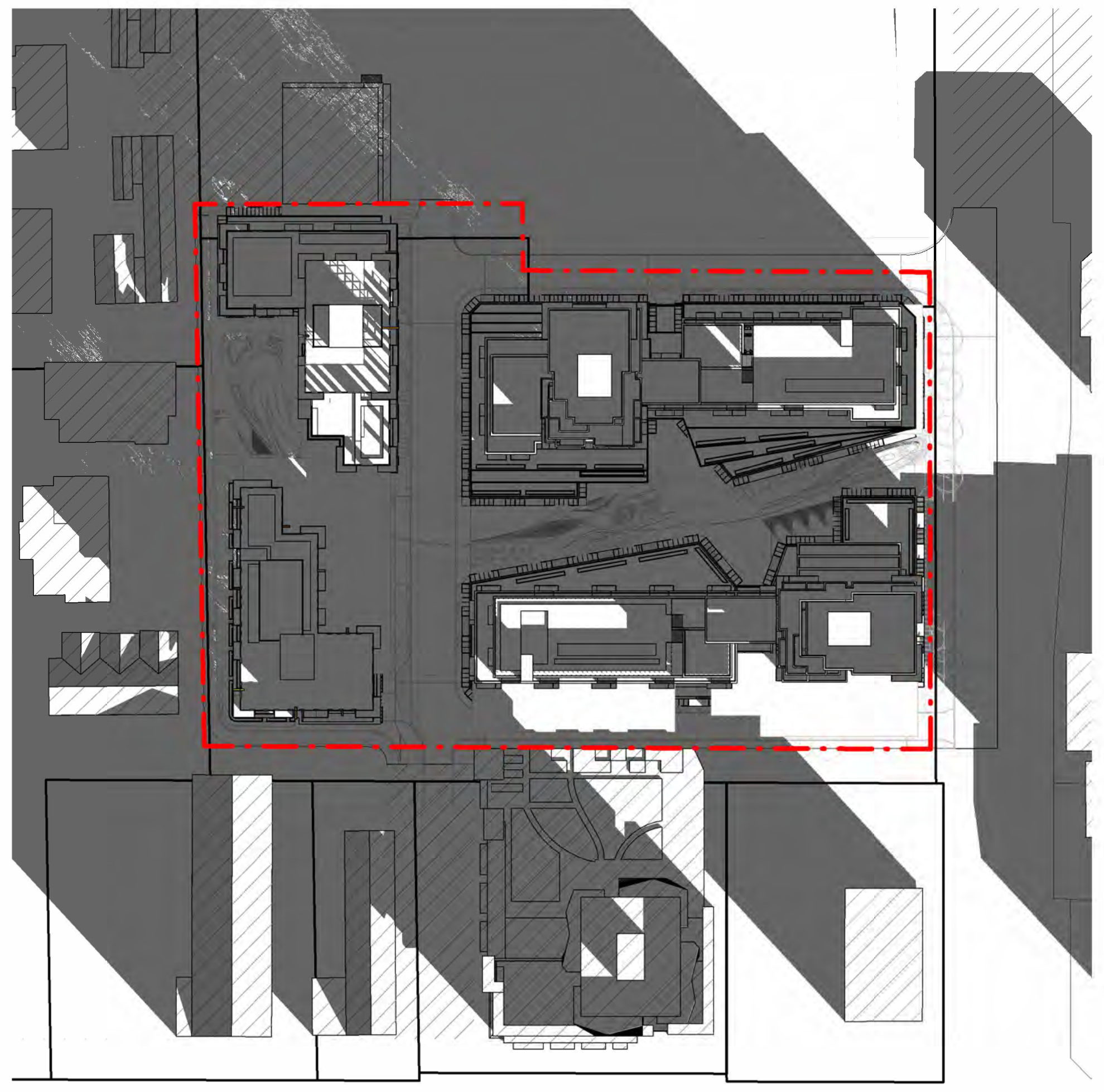

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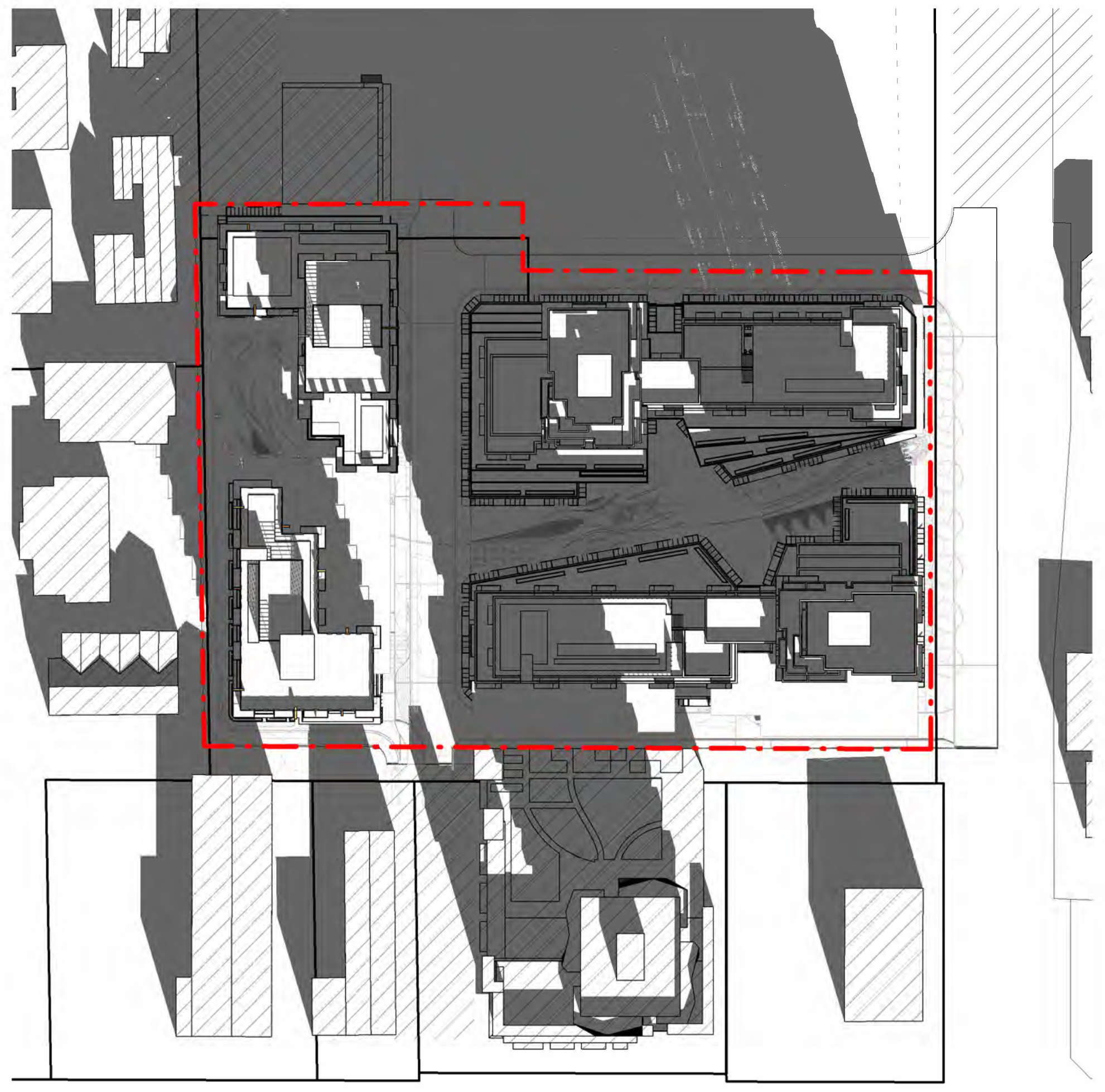

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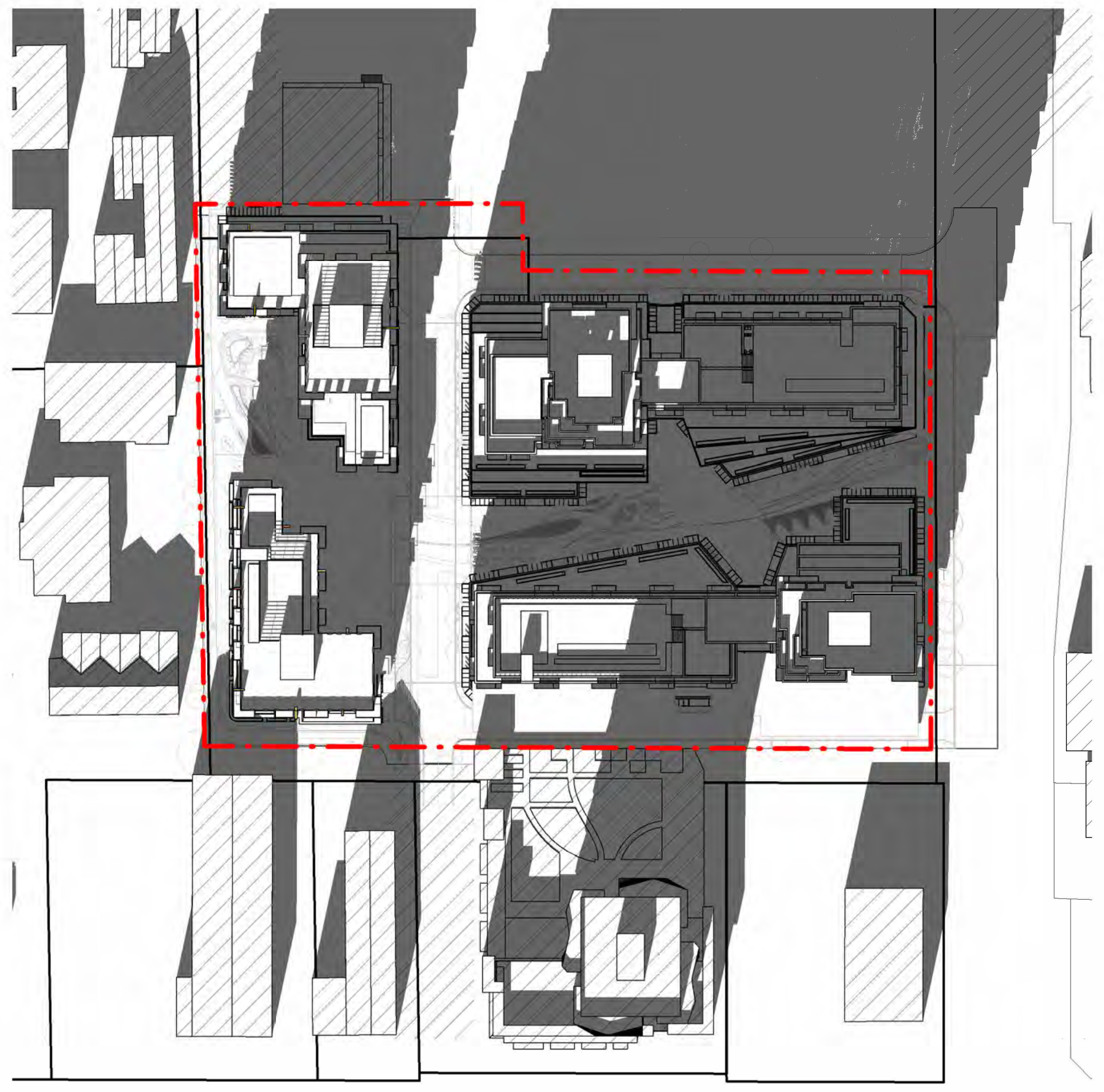

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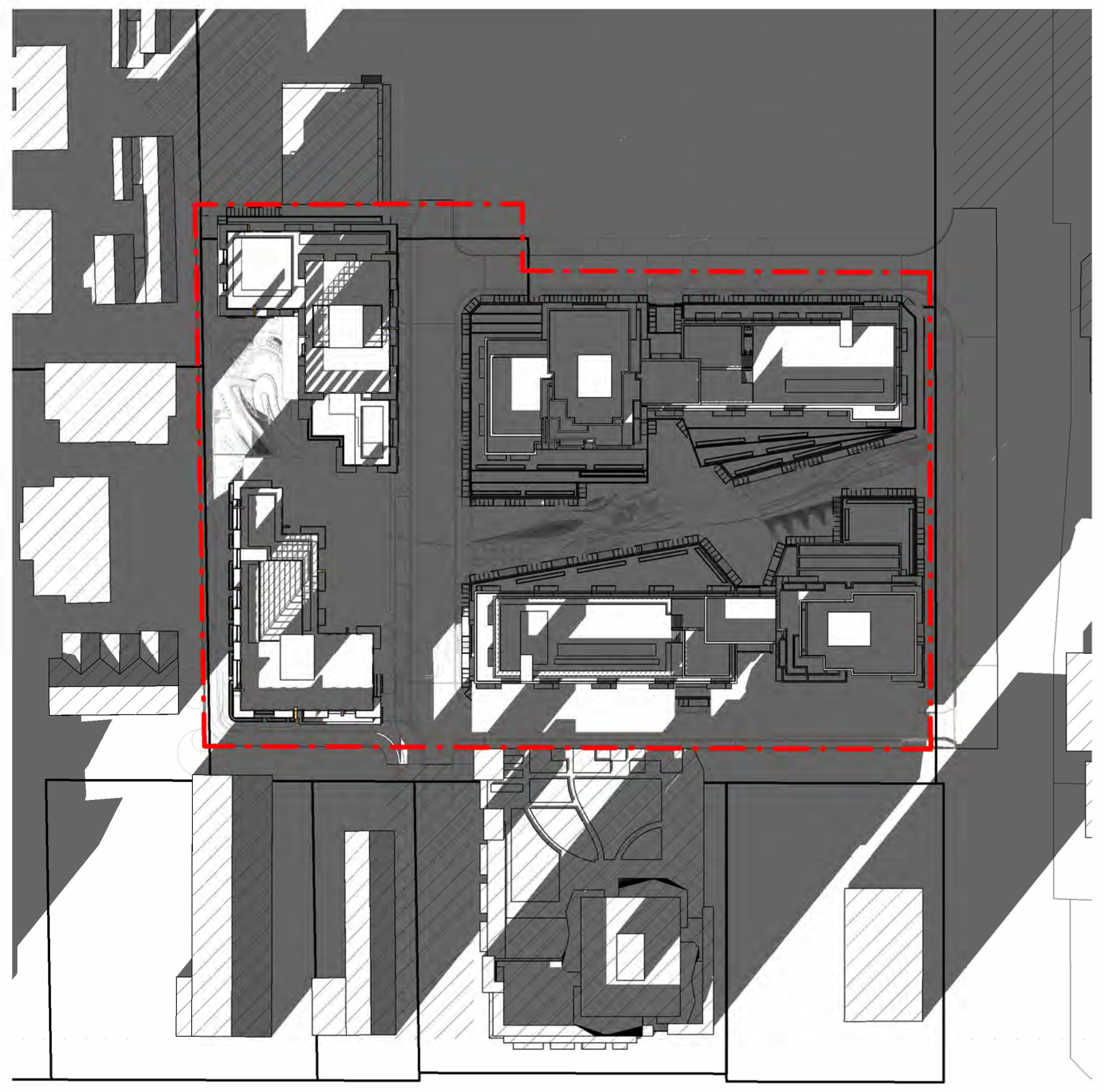

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Winter Solstice (12/21) 4pm
SCALE: 1" = 100'-0"

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PROJECT NO:
140812

DRAWN BY:
JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
GV

SHEET TITLE
SHADOW STUDY

SHEET NUMBER
A0.21

ISSUE
3

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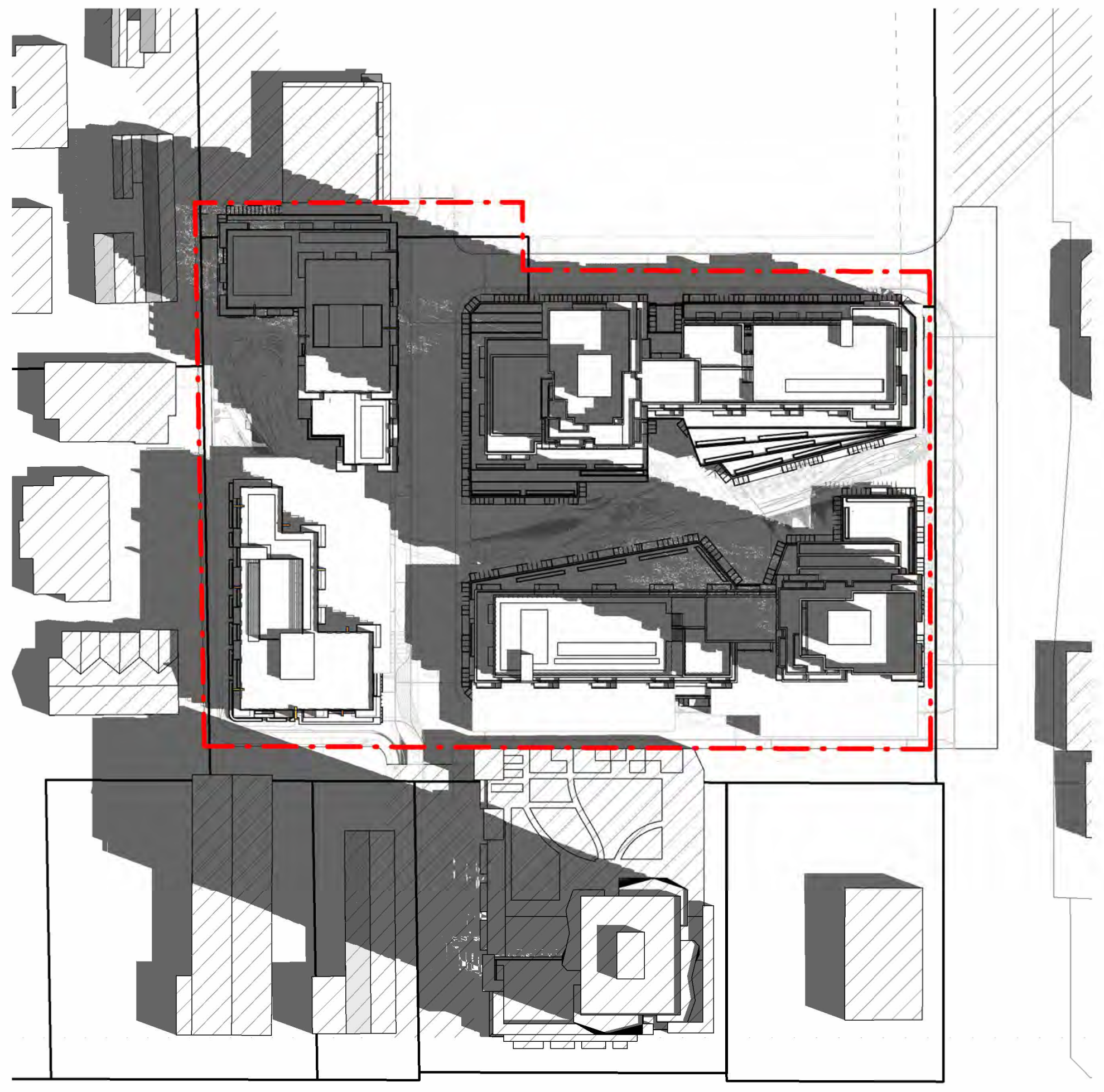

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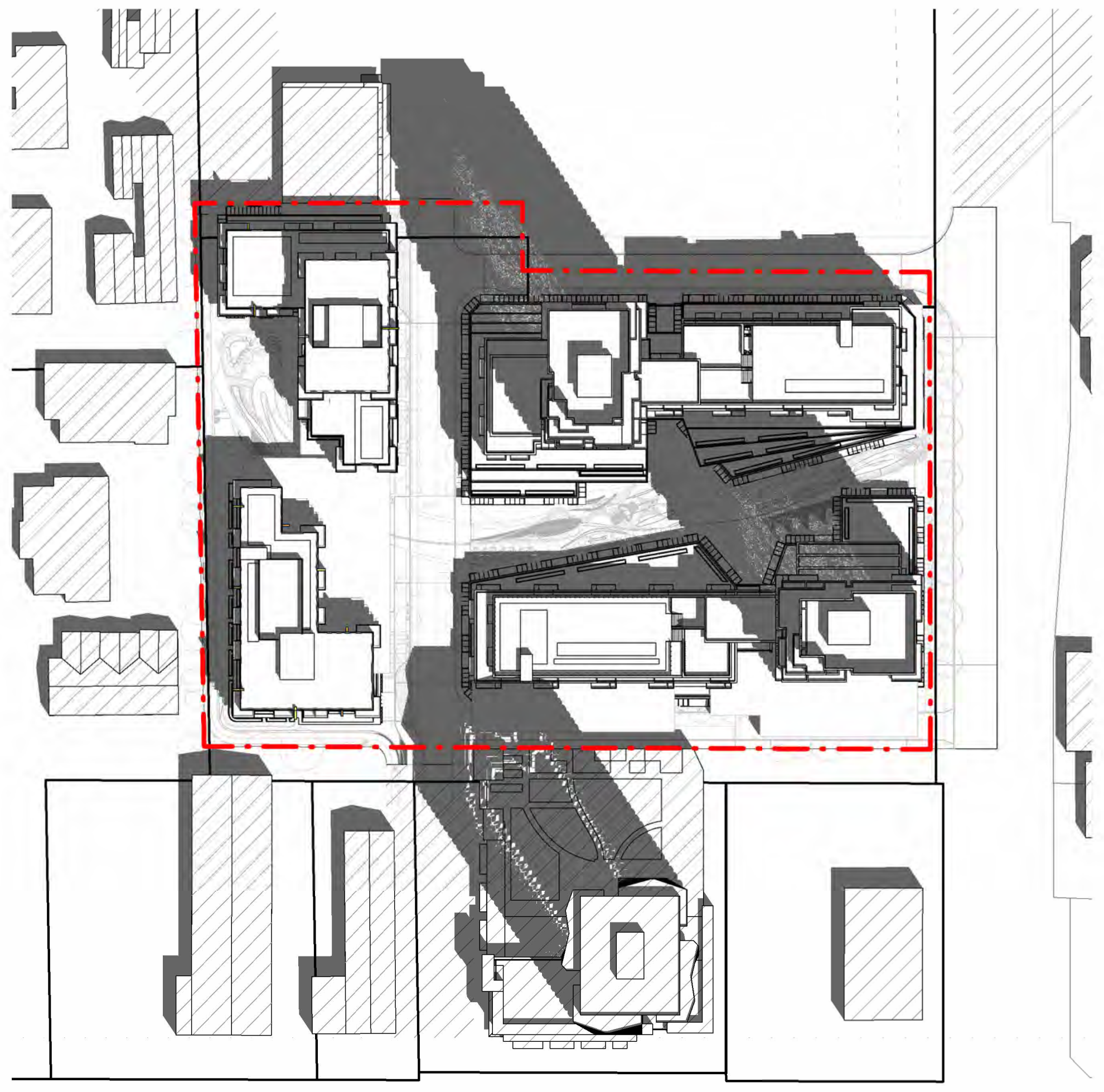

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Mid Summer (8/1) 12pm
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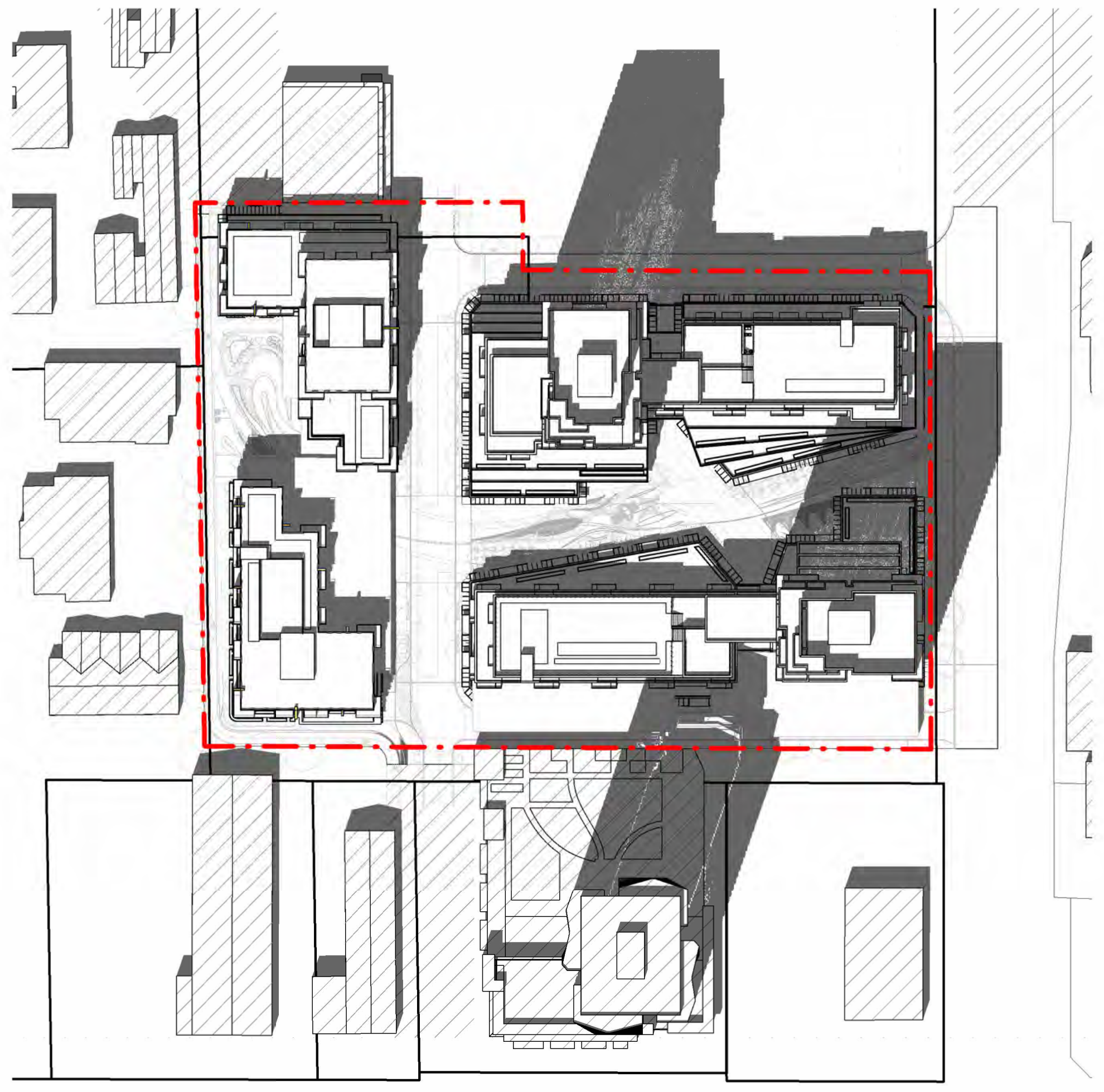

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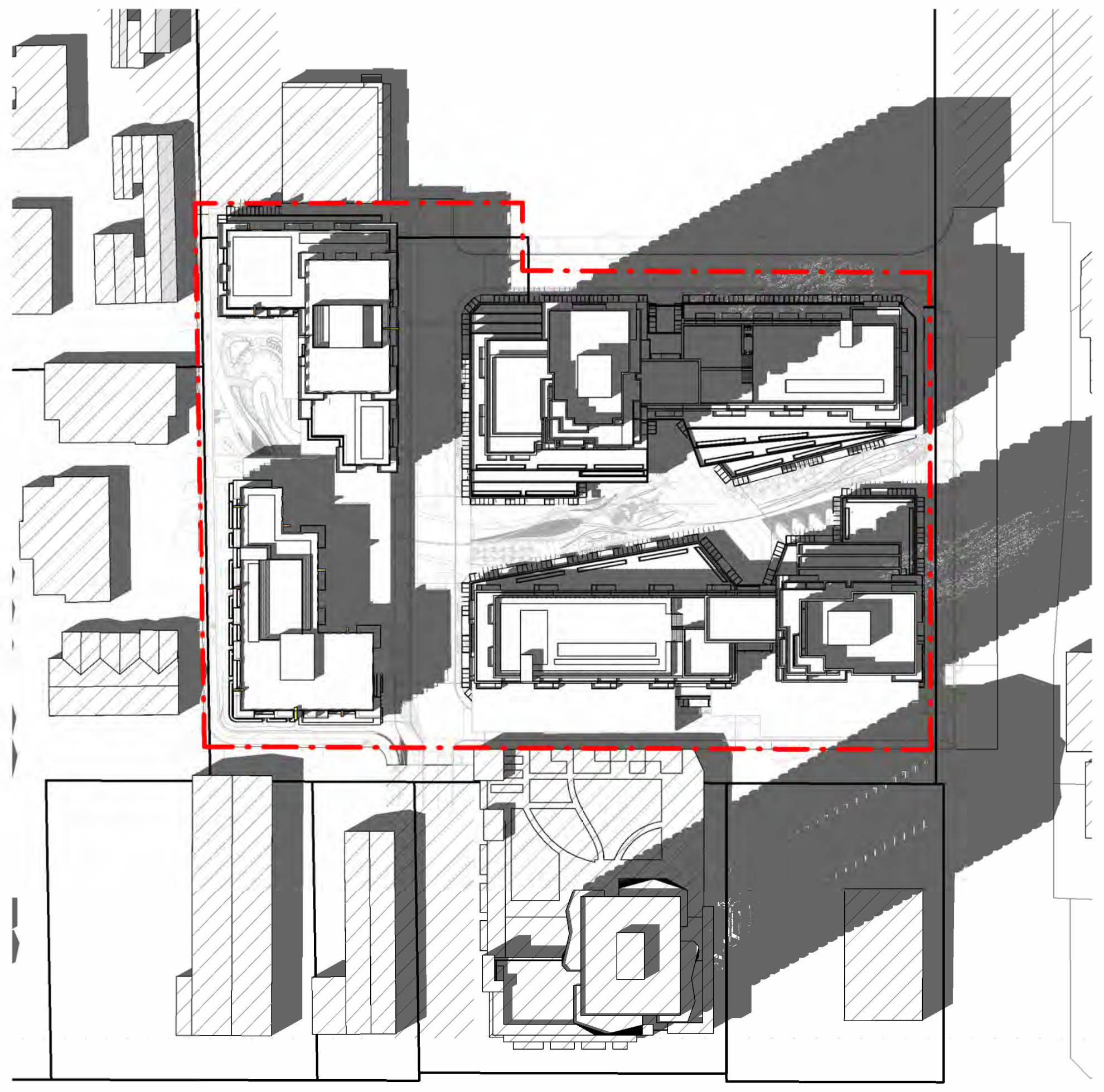

4
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Mid Summer (8/1) 4pm
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REGISTERED ARCHITECT
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BRITISH COLUMBIA
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PROJECT MGR: **CB**	APPROVED BY: **GV**

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SHEET NUMBER
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ISSUE
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SCALE CHECK
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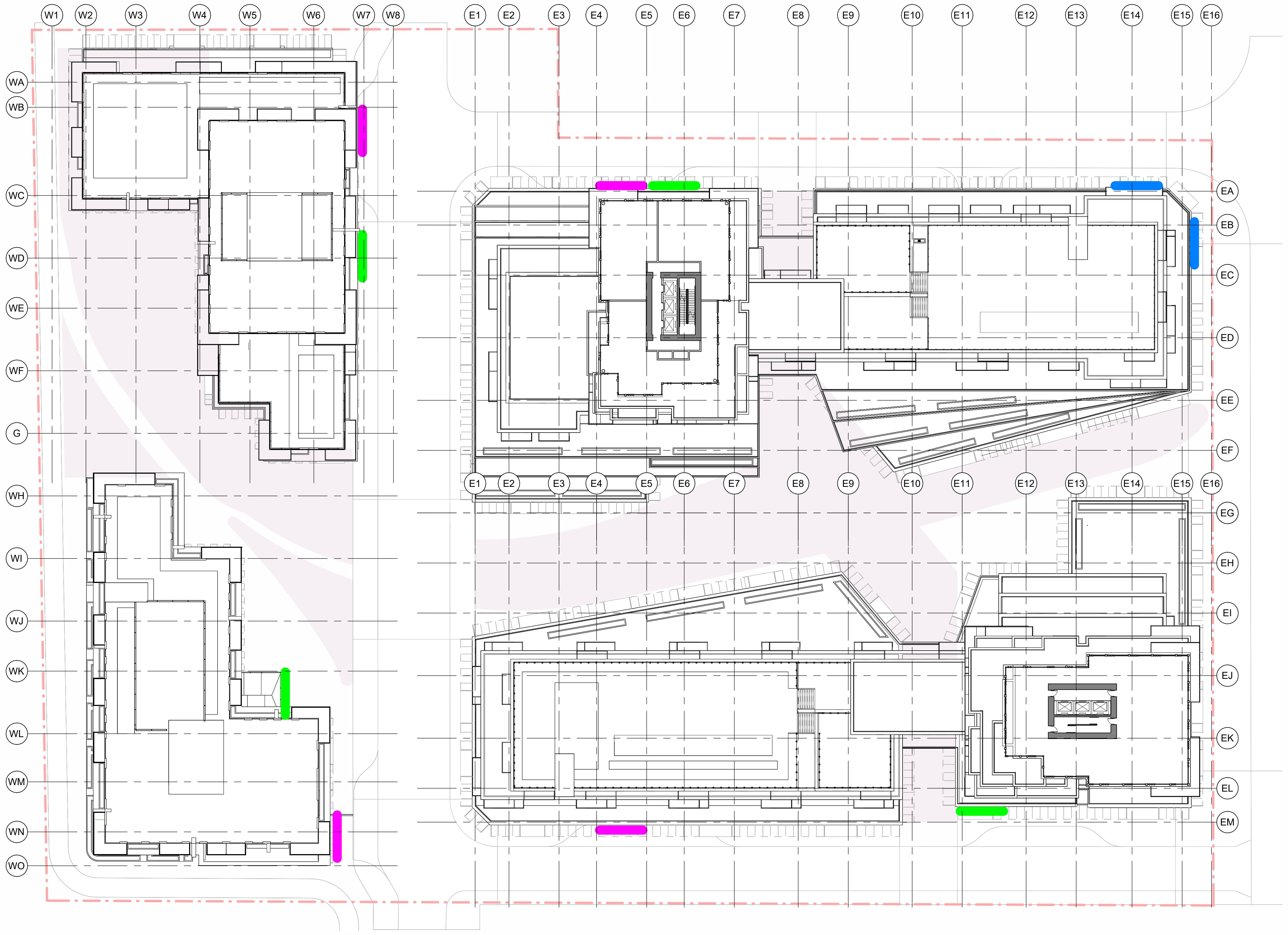


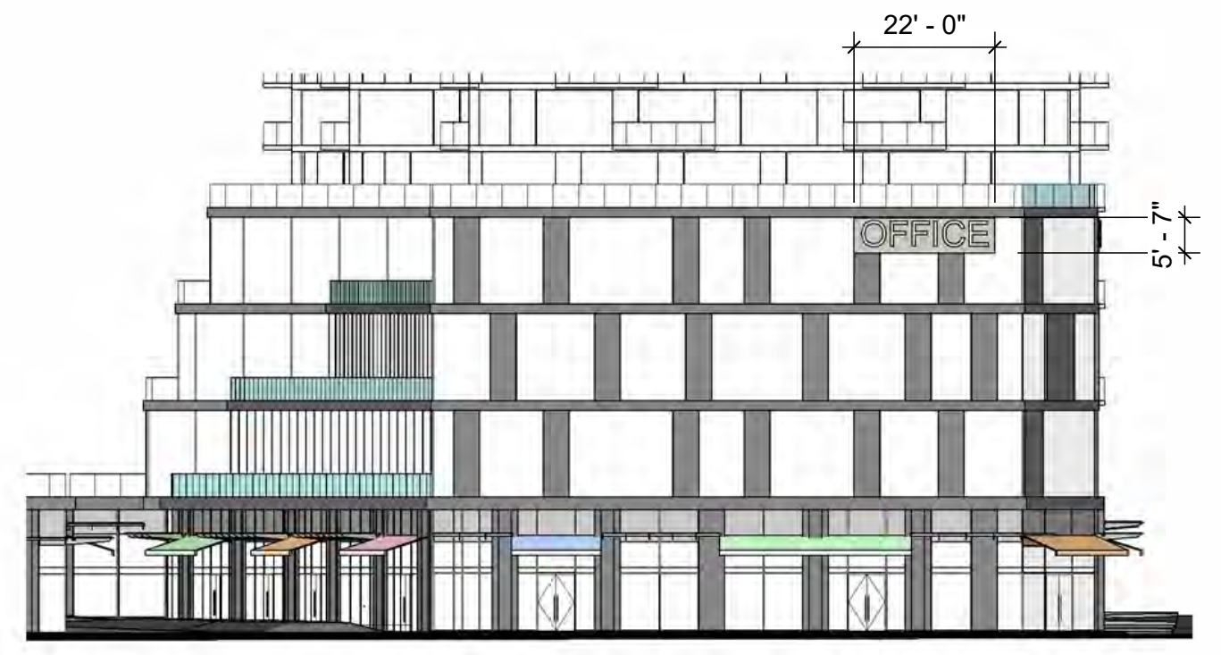
1 A0.23 COMPREHENSIVE SIGN PLAN

SCALE: 1" = 30'-0"

🟦

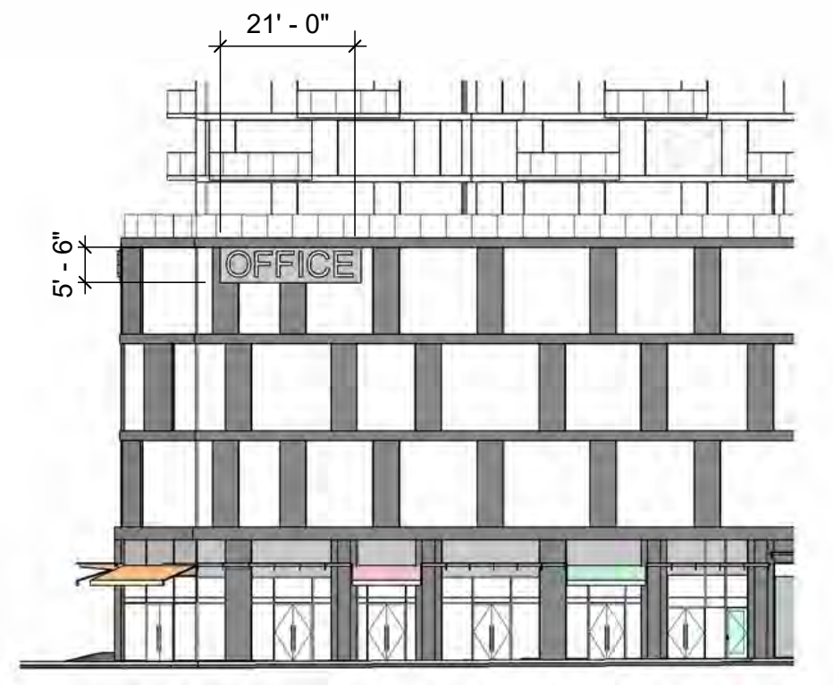
ELEMENT #1
LARGE BRANDED FASCIA SIGN

DESIGN INTENT:
Cut-out letter style with solid background
Material to be water-cut stainless steel or annodized aluminum
LED backlight
Mounted on building per elevations



2 A0.23 DETAIL EAST ELEVATION

SCALE: 1" = 30'-0"



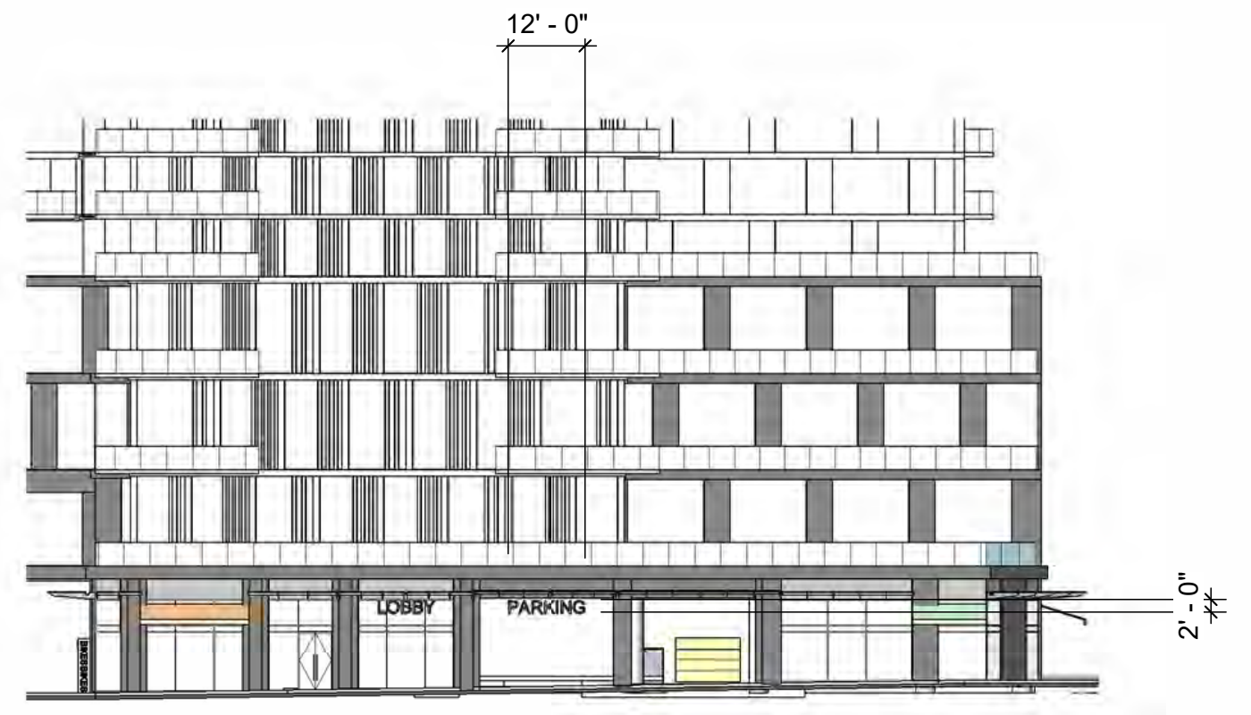
3 A0.23 DETAIL NORTH ELEVATION

SCALE: 1" = 30'-0"

🟪

ELEMENT #2
PARKING IDENTIFICATION FASCIA SIGN

DESIGN INTENT:
Cut-out letter style with solid background
Material to be water-cut stainless steel or annodized aluminum
LED backlight
Mounted on building per elevations



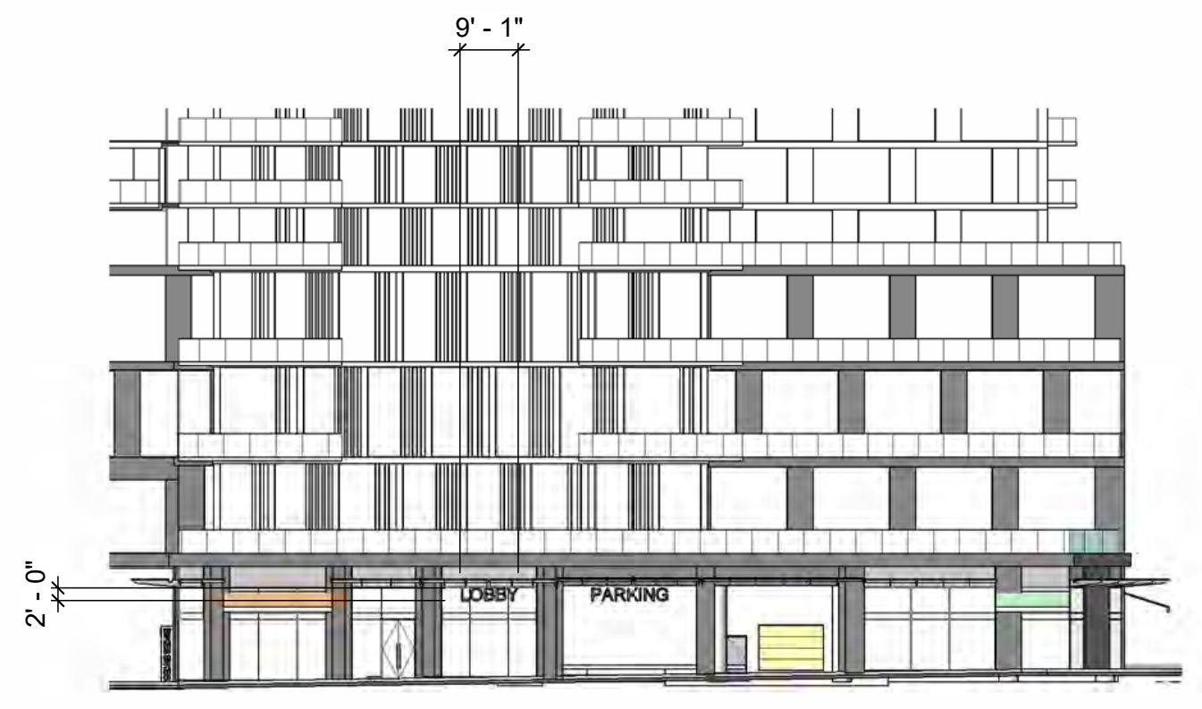
4 A0.23 DETAIL NORTH ELEVATION-2

SCALE: 1" = 30'-0"

🟩

ELEMENT #3
LOBBY IDENTIFICATION FASCIA SIGN

DESIGN INTENT:
Cut-out letter style with solid background
Material to be water-cut stainless steel or annodized aluminum
LED backlight
Mounted on building per elevations



5 A0.23 DETAIL NORTH ELEVATION-3

SCALE: 1" = 30'-0"

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2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

ISSUES

NO.	DATE	DESCRIPTION

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Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:
JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
GV

SHEET TITLE
COMPREHENSIVE SIGN PLAN

SHEET NUMBER
A0.23

ISSUE
3

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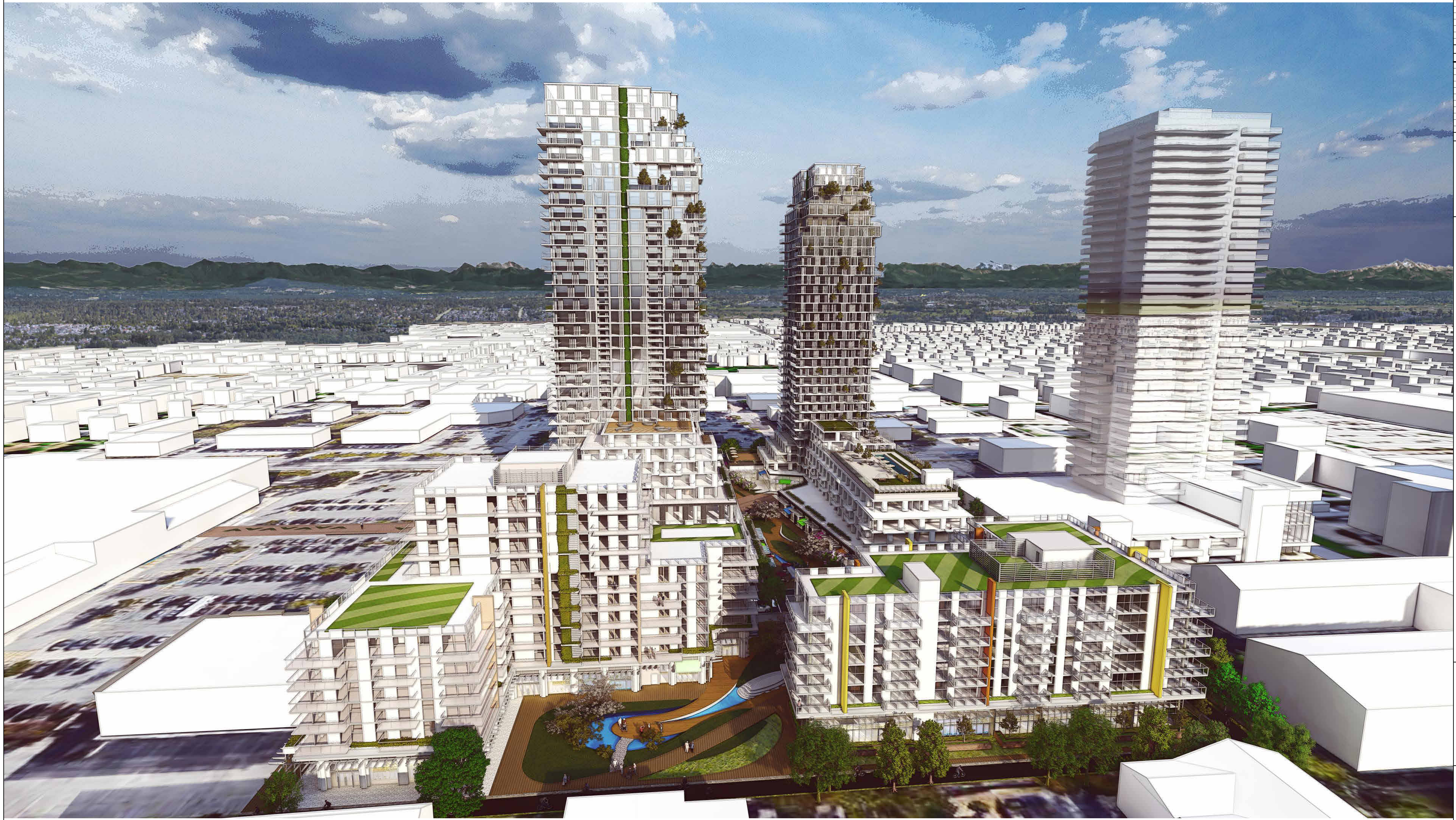

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Delta, BC V4C 6P7

PROJECT NO:
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DRAWN BY:	CHECKED BY:
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PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE

RENDERING - AERIAL

SHEET NUMBER
A0.50

ISSUE
3

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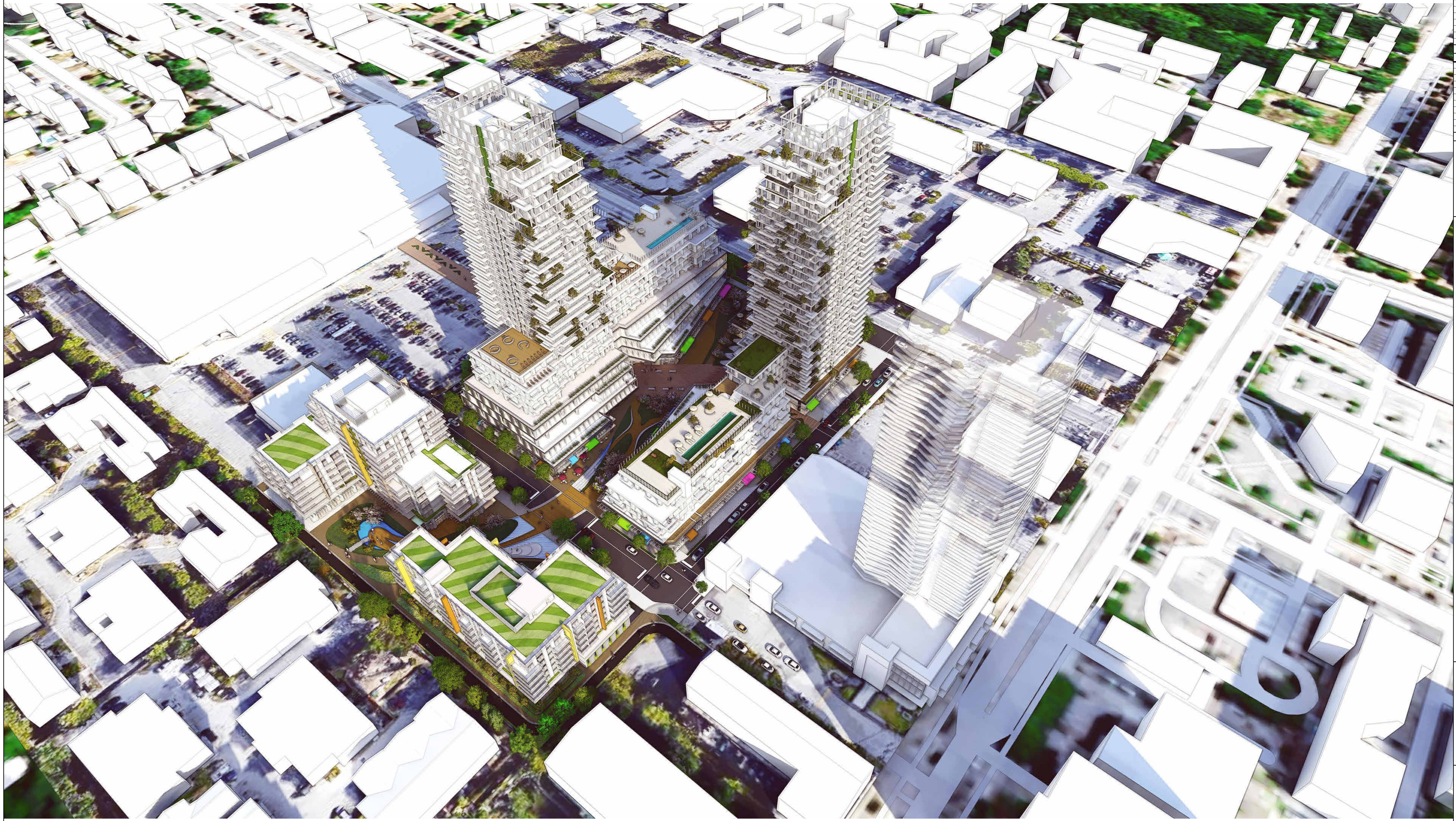

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8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE

RENDERING - AERIAL

SHEET NUMBER: A0.51

ISSUE: 3

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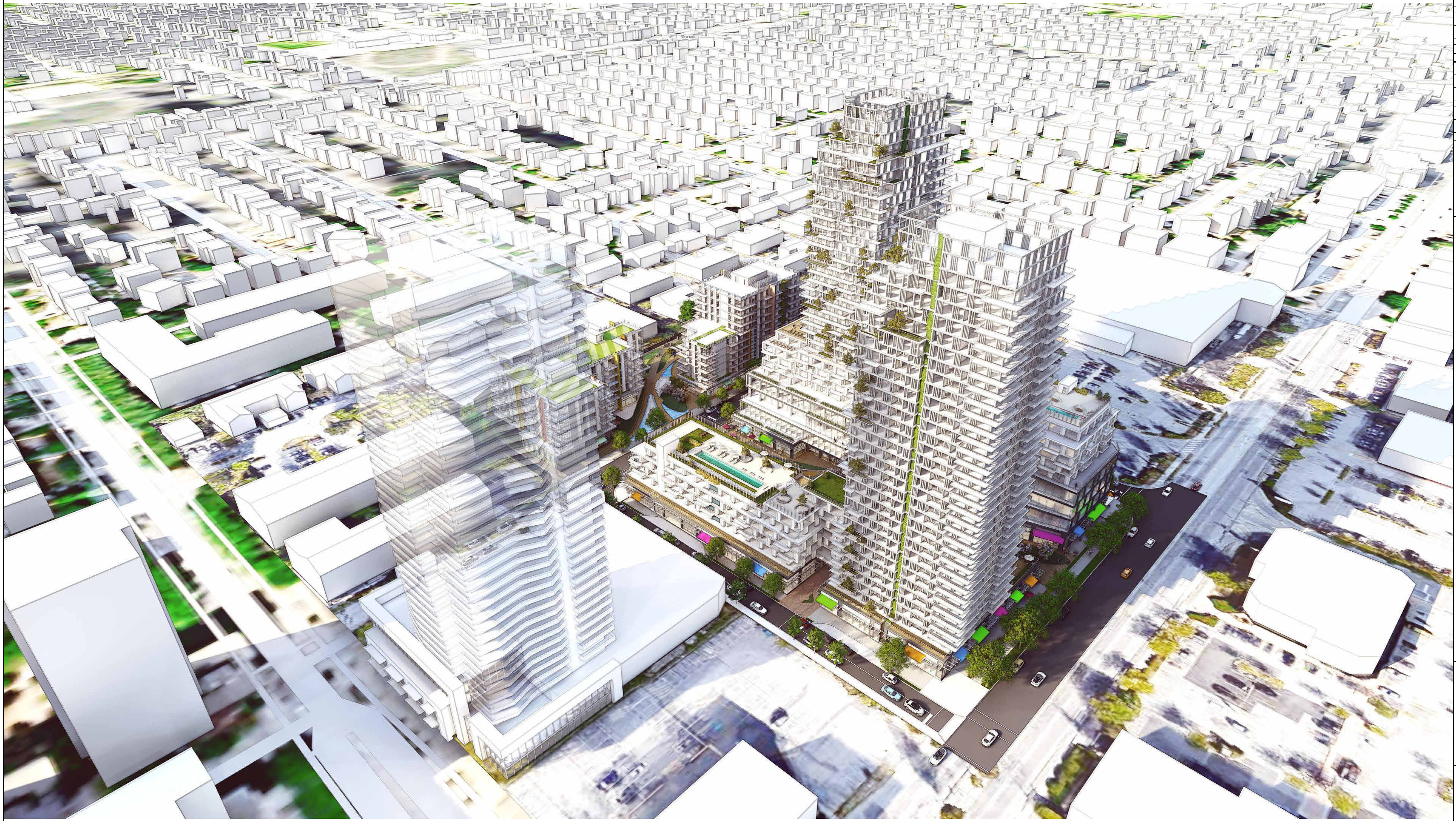

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Delta, BC V4C 6P7

PROJECT NO:
140812

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PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE

RENDERING - AERIAL

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A0.52

ISSUE
3

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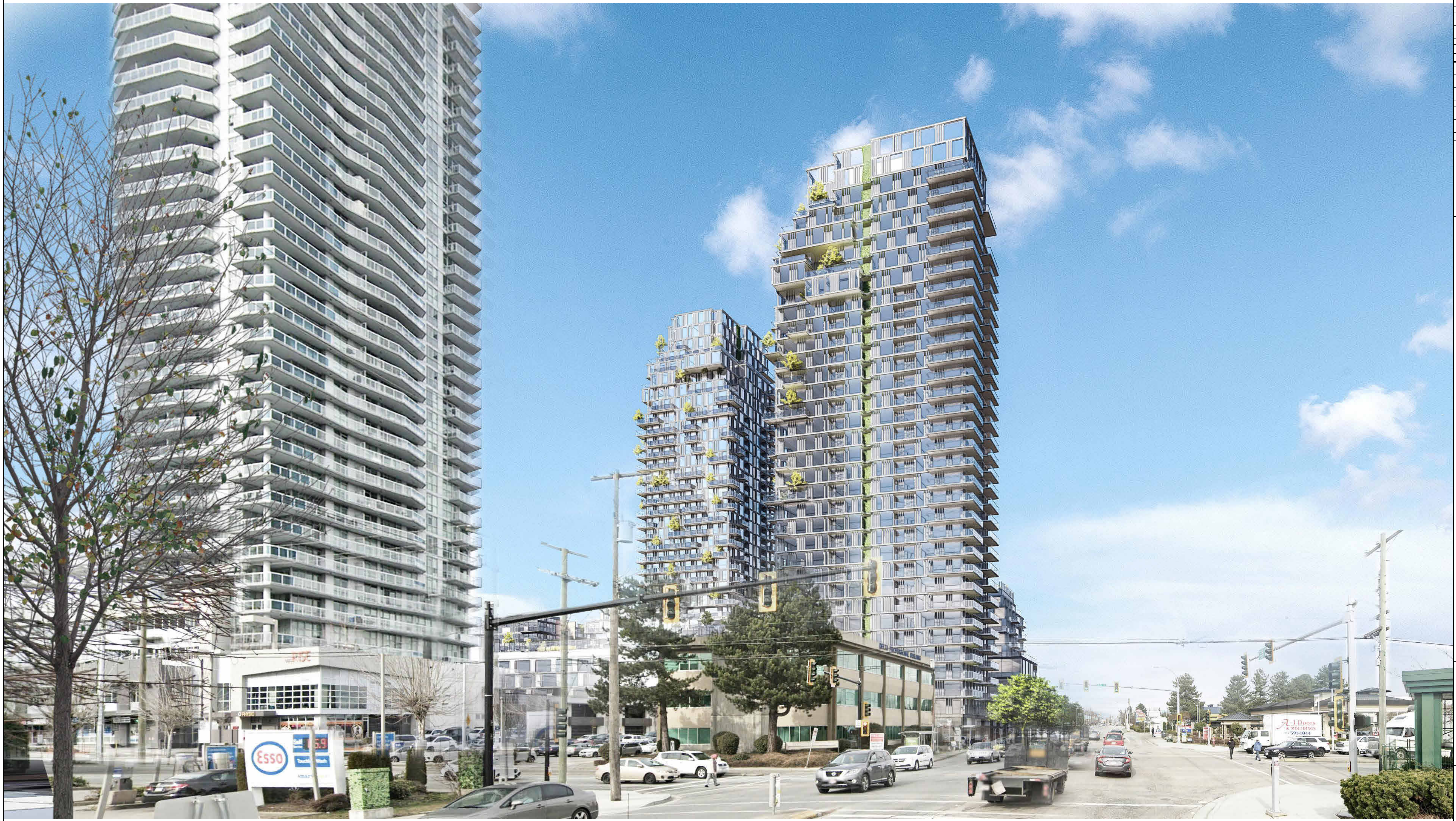

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PROJECT NO:
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PROJECT MGR:
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APPROVED BY:
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SHEET TITLE
RENDERING - STREET LEVEL

SHEET NUMBER
A0.53

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3

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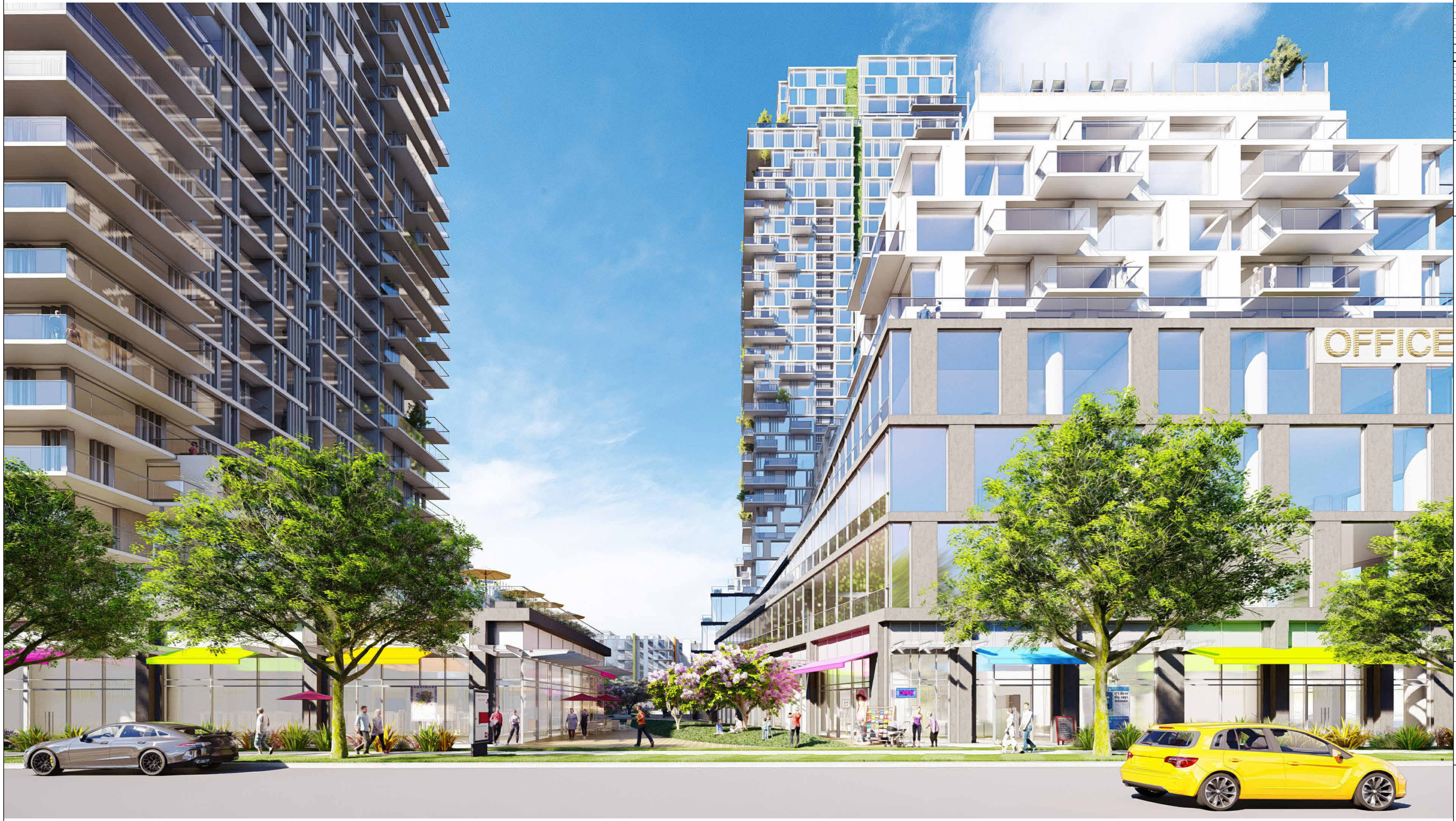

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PROJECT NO: 140812	
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PROJECT MGR: **CB**	APPROVED BY: **GV**

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SHEET NUMBER
A0.54

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3

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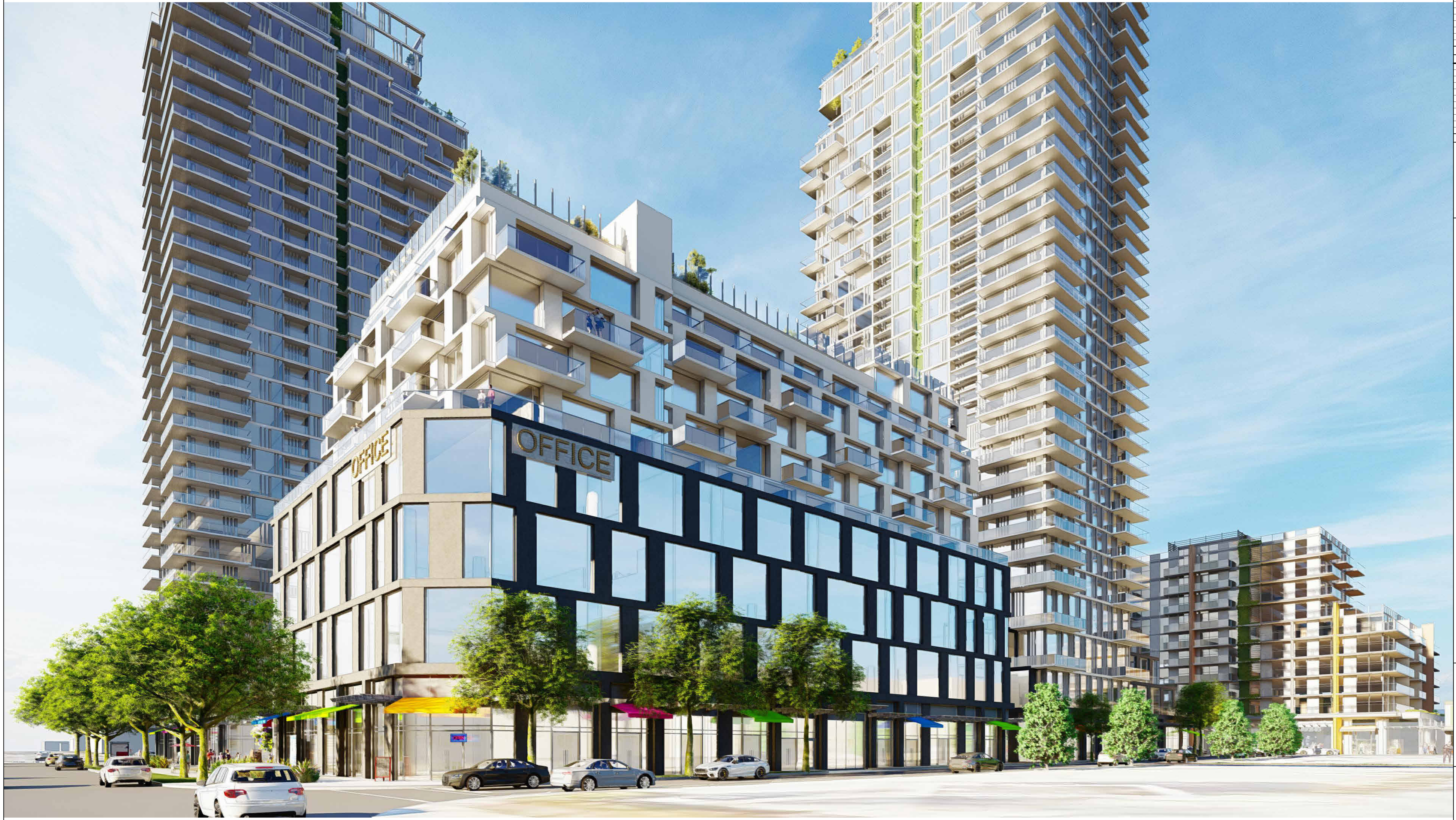

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PROJECT NO:
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SHEET TITLE

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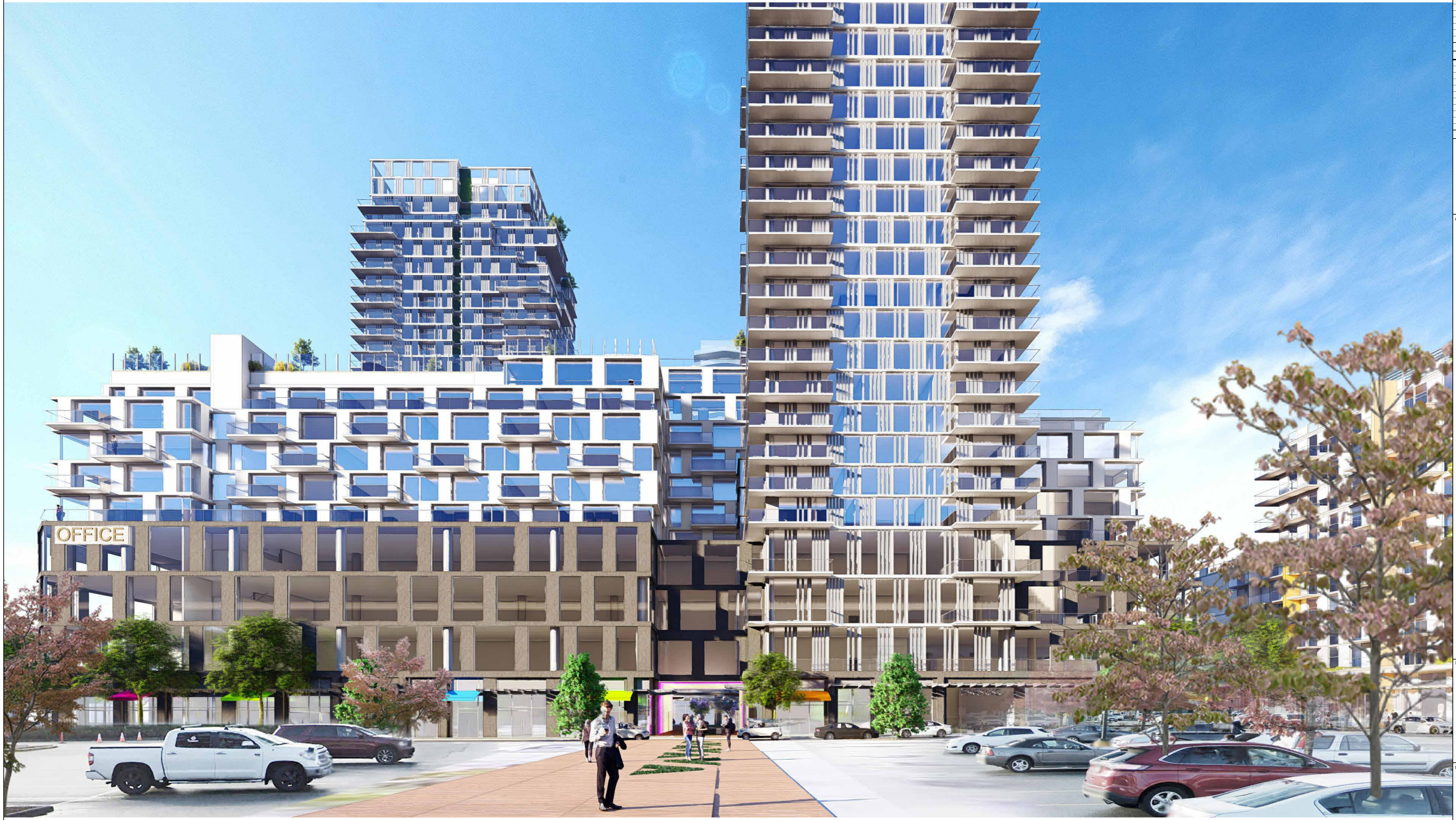

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PROJECT NO: 140812	
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PROJECT MGR: **CB**	APPROVED BY: **GV**

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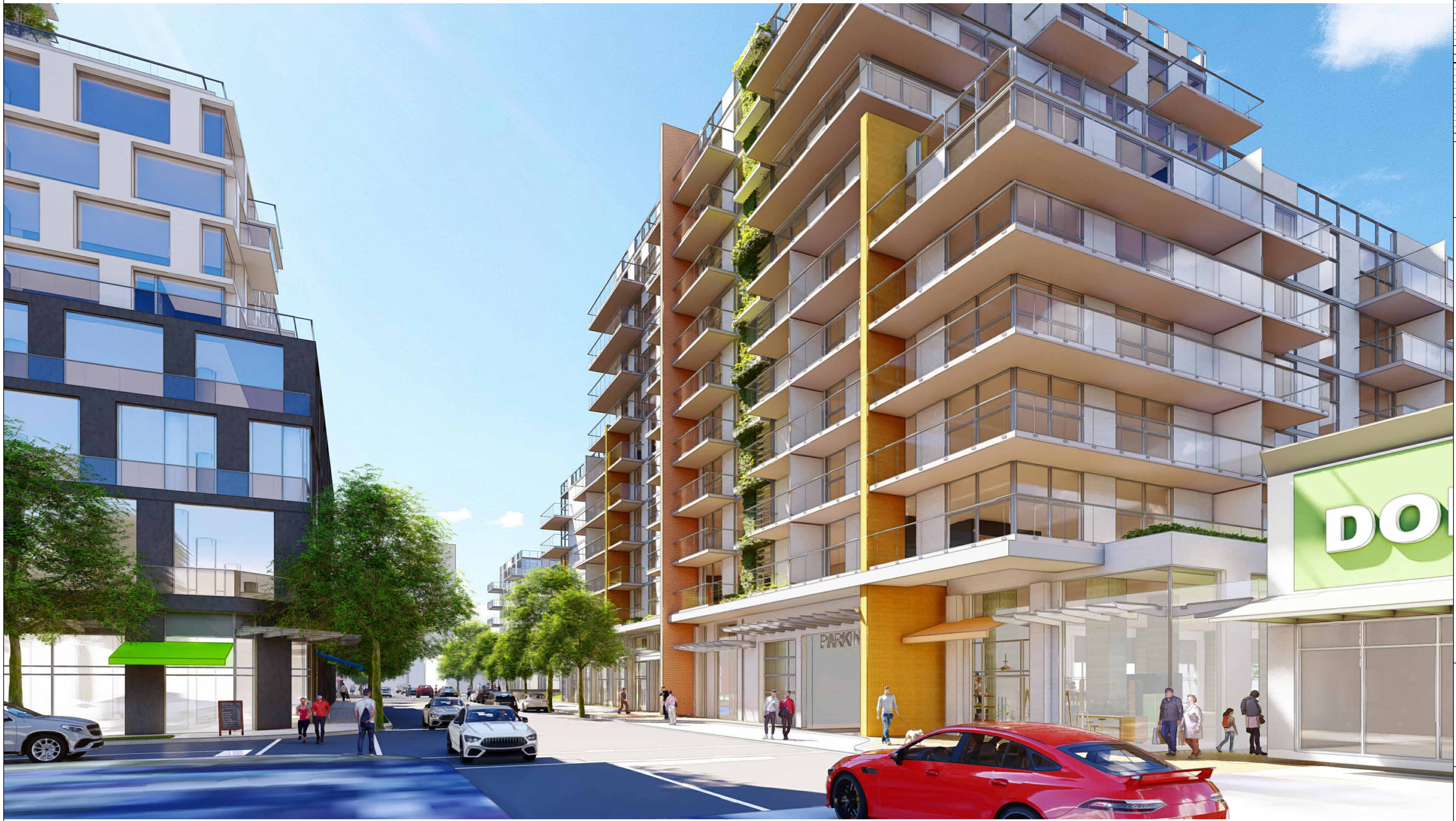

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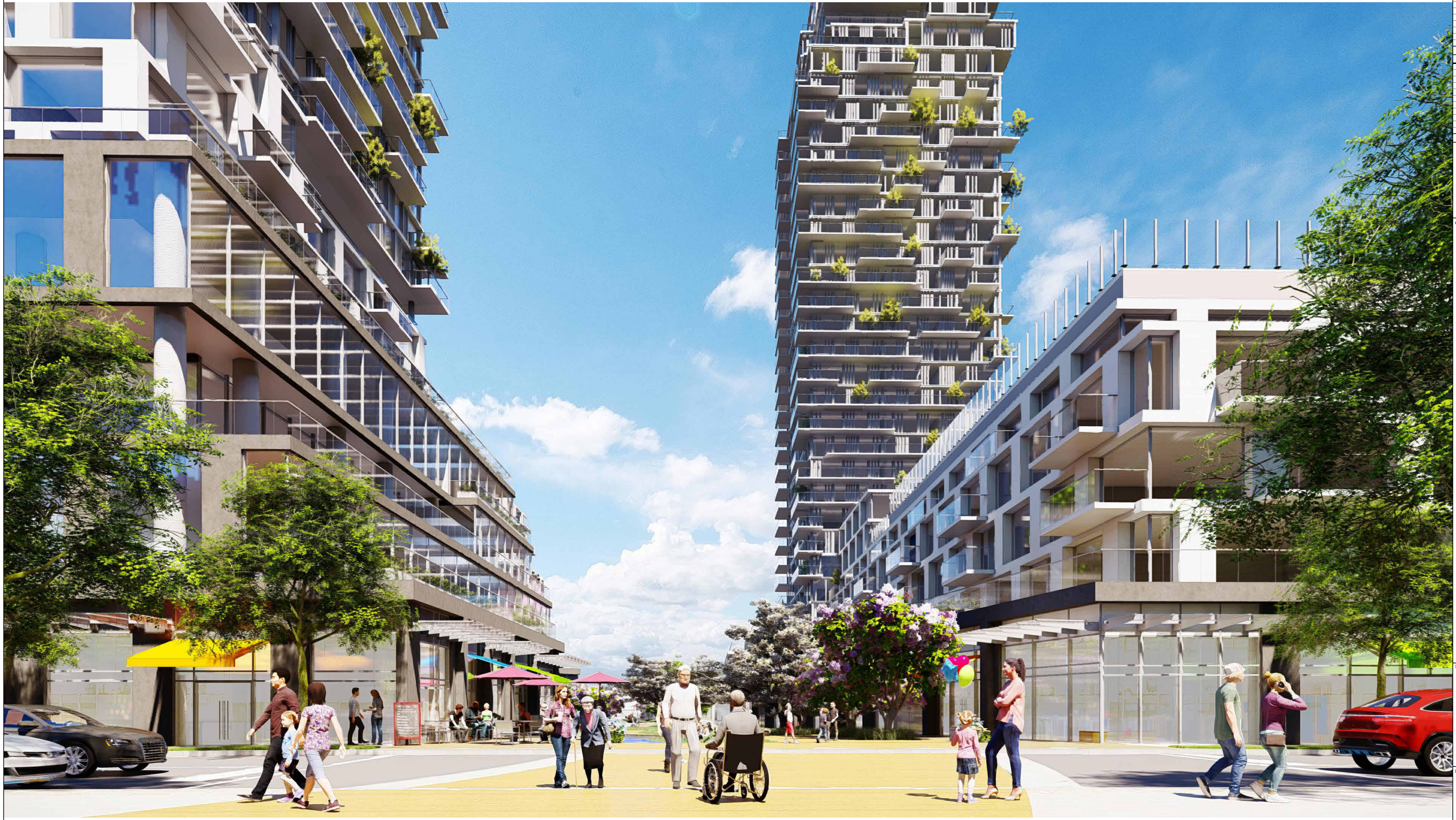

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Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

NO.	DATE	DESCRIPTION
3	2023-09-15	City Priority Comments#2
2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

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JOHN GWYN VOSE
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ARCADIS

1285 West Pender Street - Suite 100
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tel 604 683 8797
www.arcadis.com

PROJECT
8037 to 8087 120 Street
Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:
JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
GV

SHEET TITLE
RENDERING - STREET LEVEL

SHEET NUMBER
A0.58

ISSUE
3

Autodesk Docs://140812_120StScottRd_R2022/140812_120StScottRd-A_Sheets-2022.rvt

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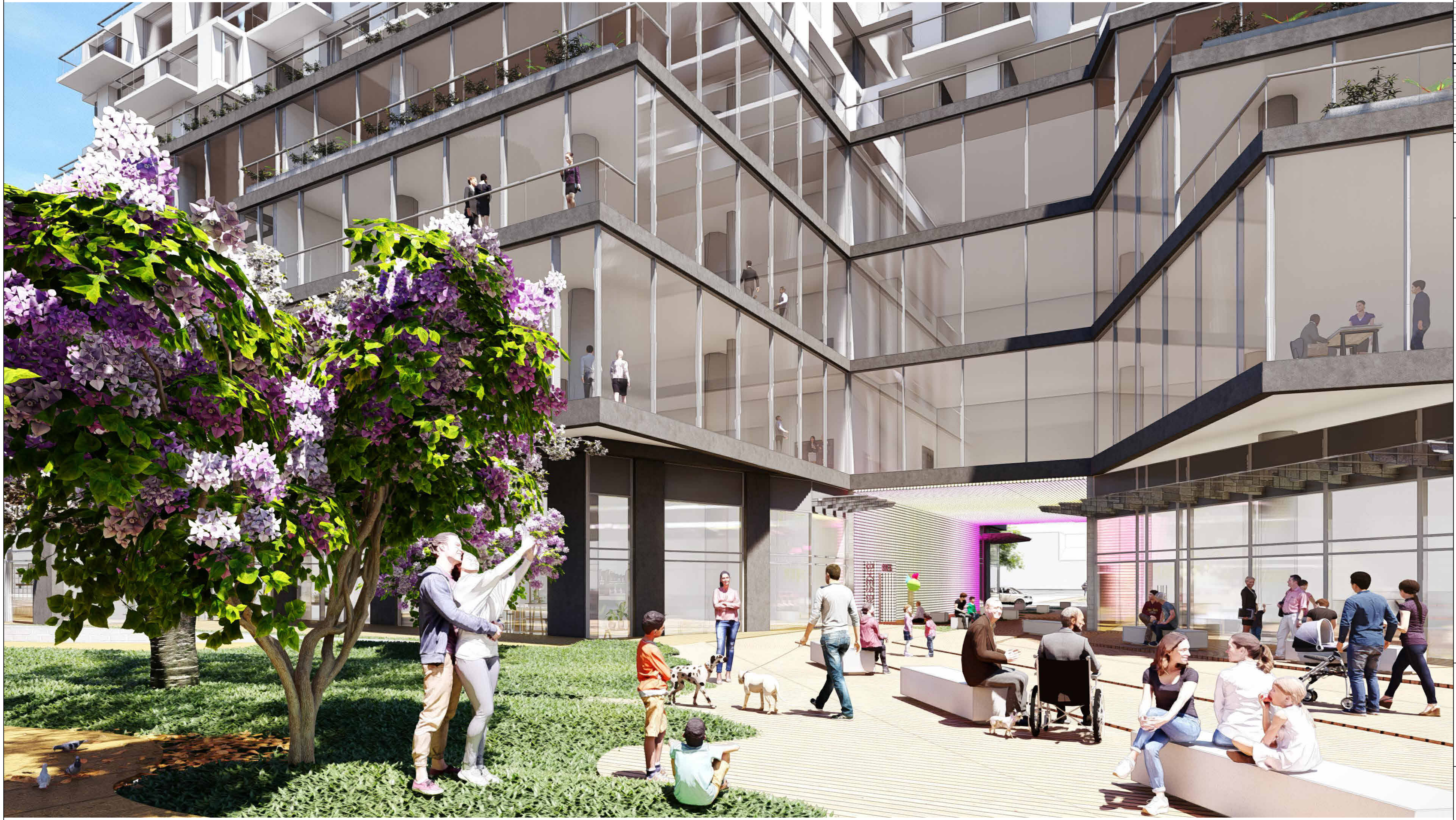

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PROJECT NO:
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DRAWN BY:	CHECKED BY:
JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
RENDERING - STREET LEVEL

SHEET NUMBER
A0.59

ISSUE
3

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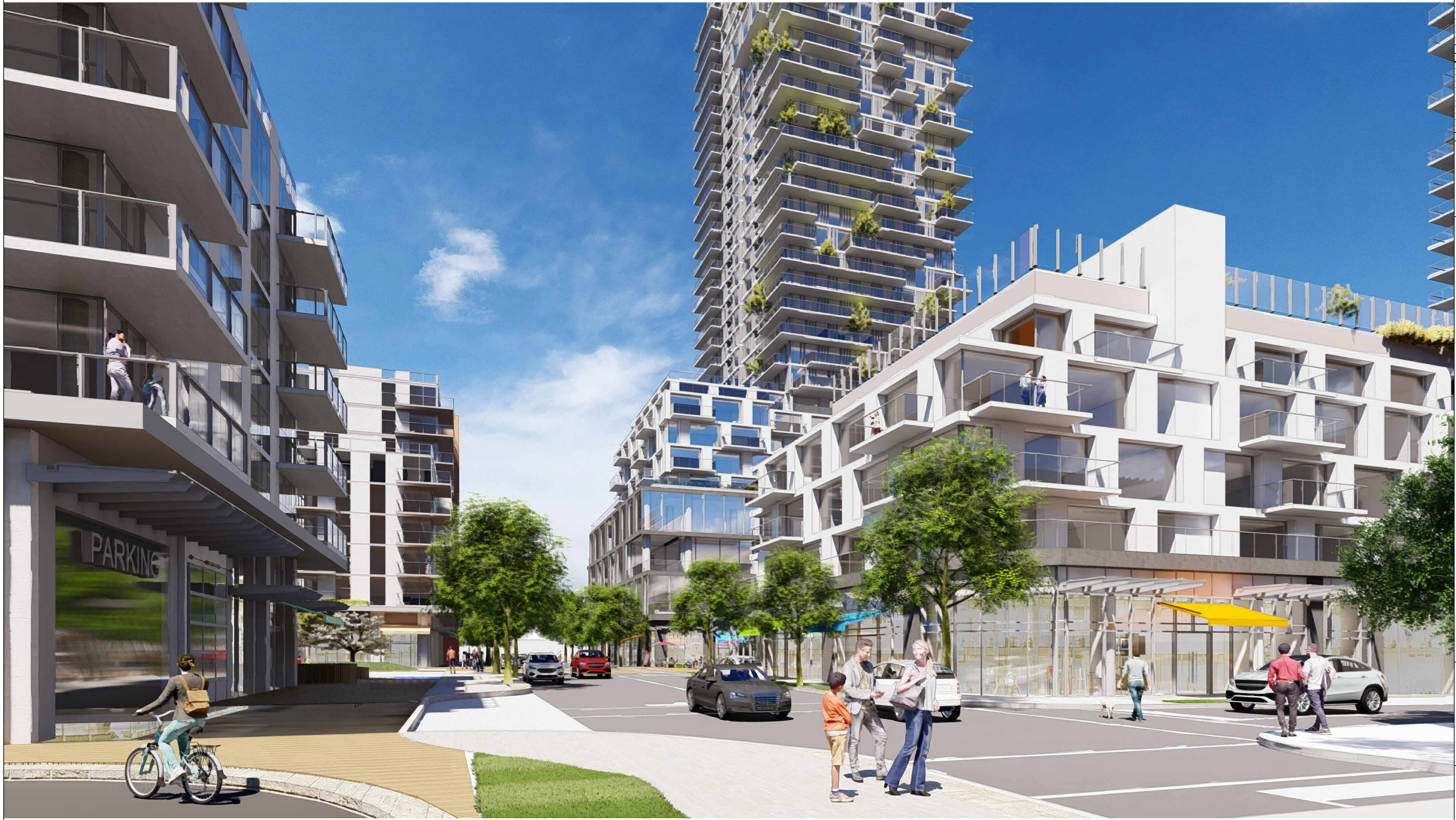

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PROJECT NO:
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PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE

RENDERING - STREET LEVEL

SHEET NUMBER
A0.60

ISSUE
3

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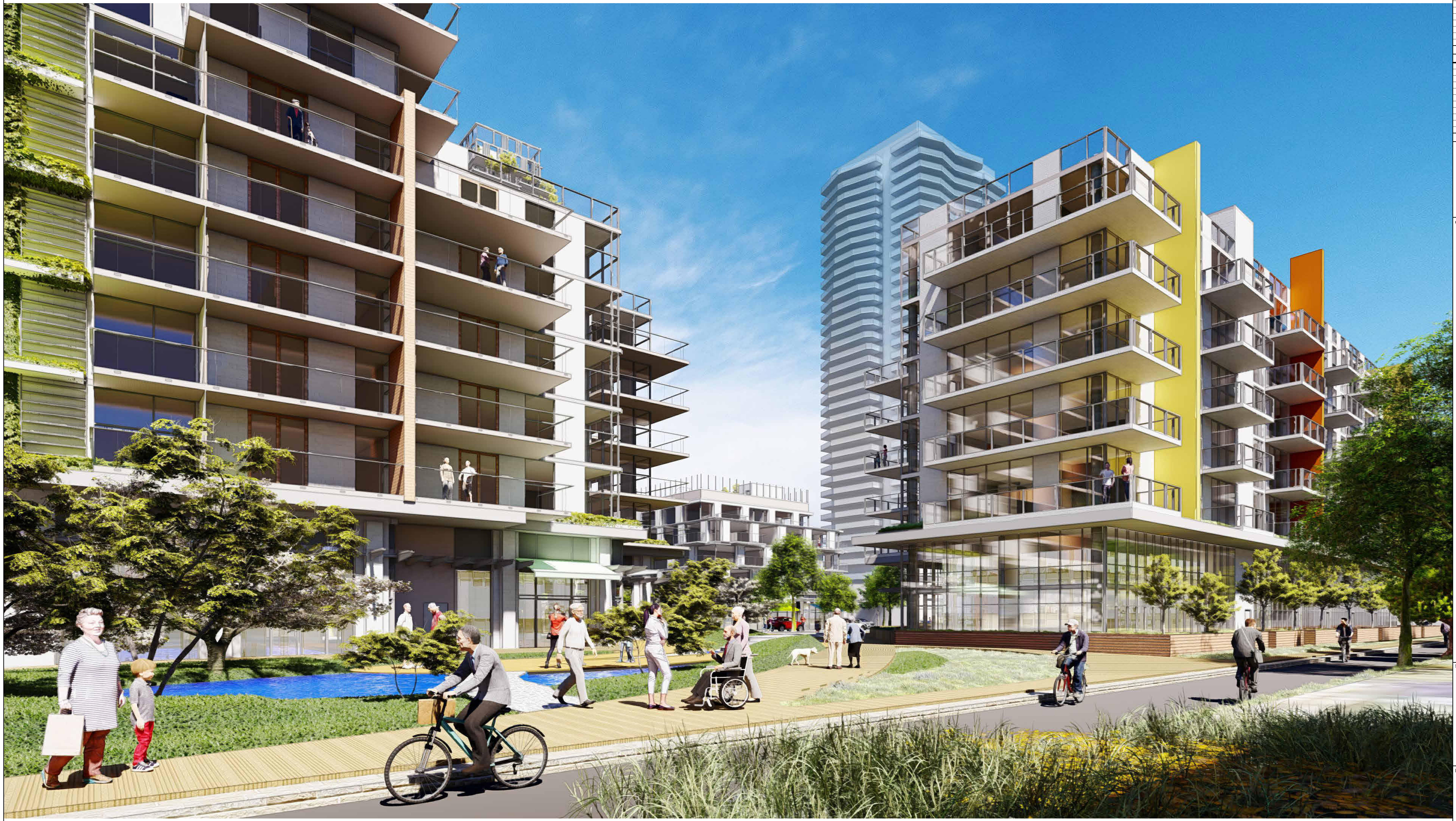

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Delta, BC V4C 6P7

PROJECT NO:
140812

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PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
RENDERING - STREET LEVEL

SHEET NUMBER
A0.61

ISSUE
3

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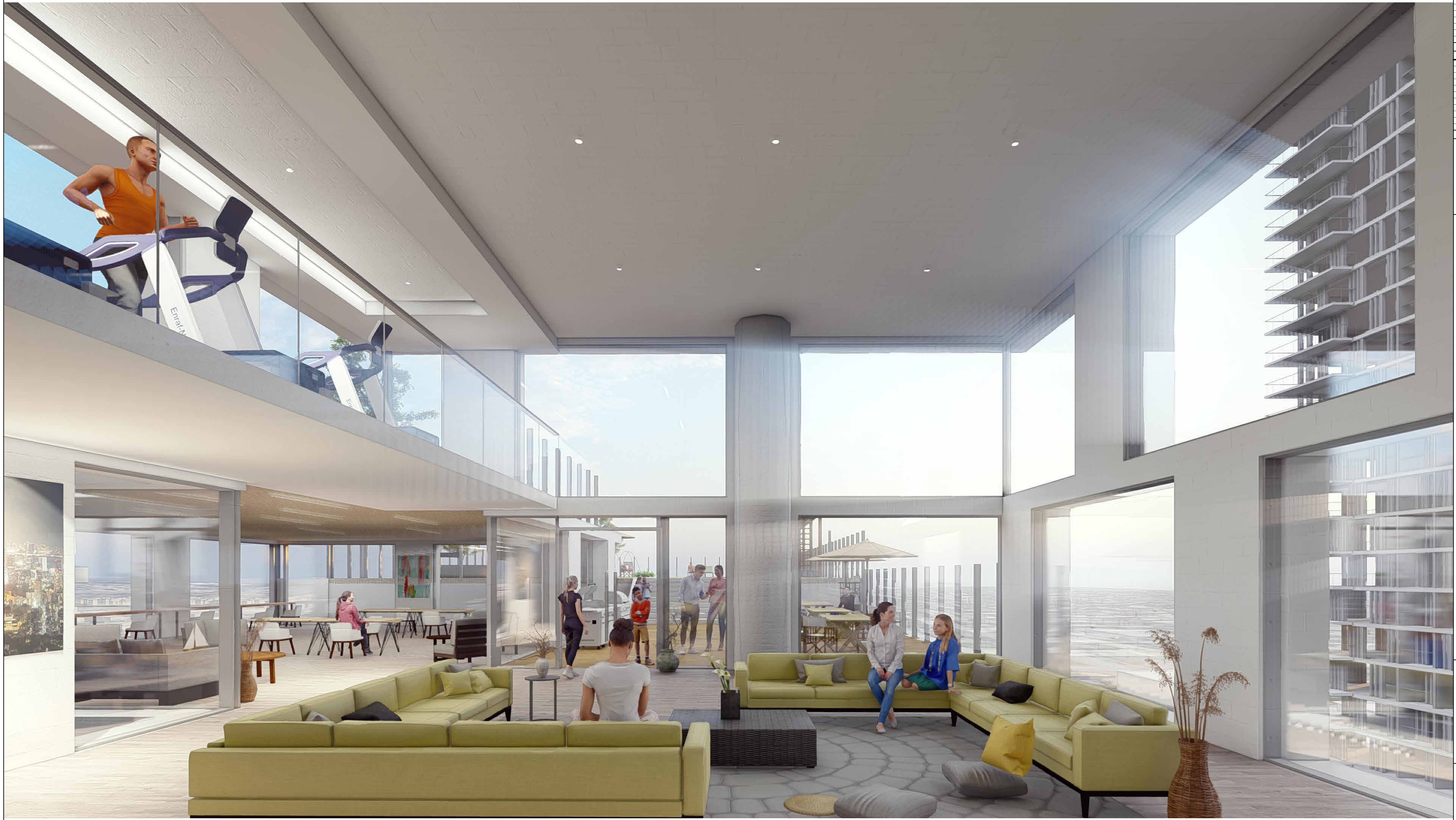

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Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:	CHECKED BY:
JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE

RENDERING - AMENITY

SHEET NUMBER
A0.62

ISSUE
3

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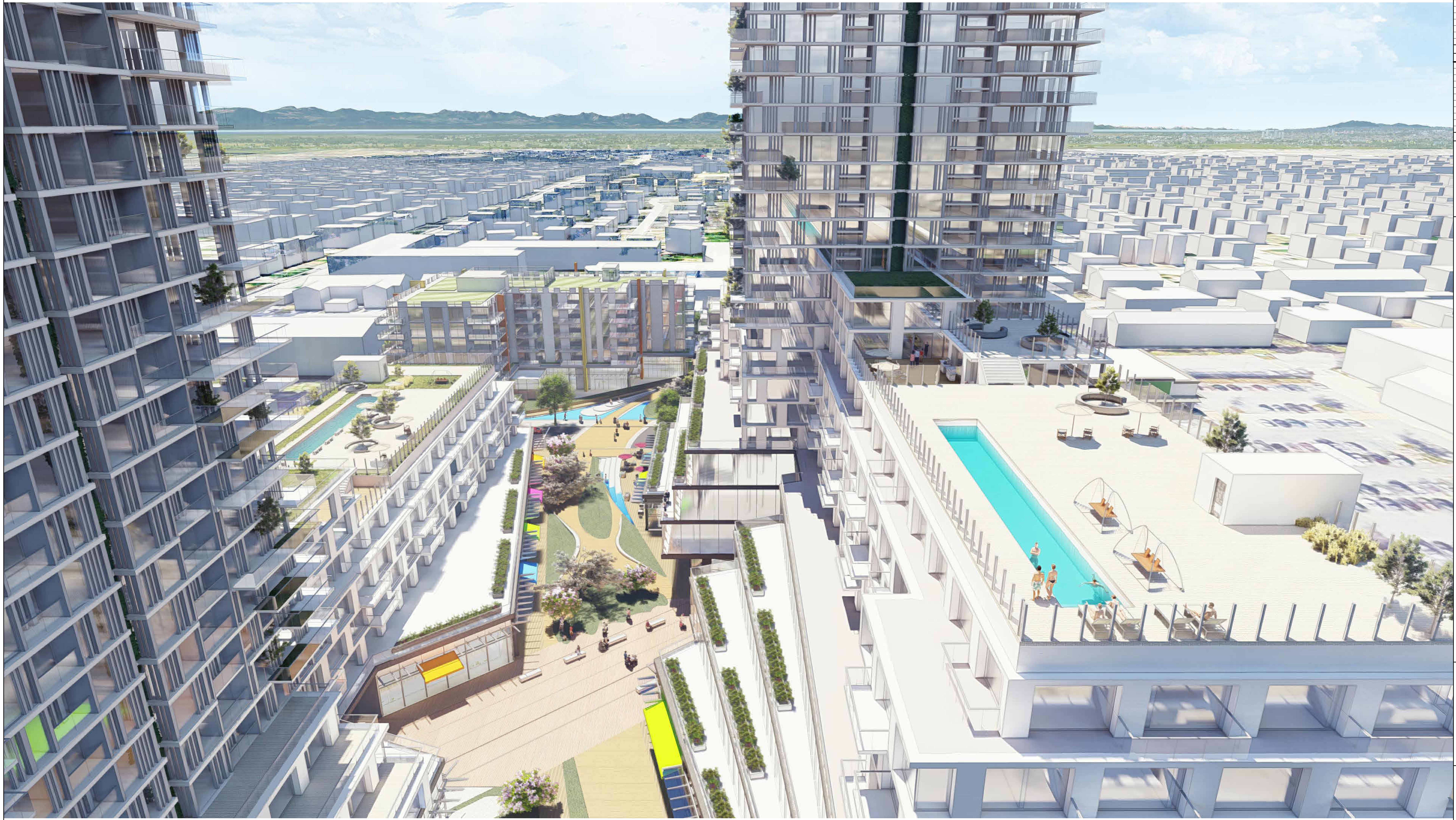

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SHEET TITLE

RENDERING - AMENITY

SHEET NUMBER
A0.63

ISSUE
3

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Phase 1

LEVEL P1

CHILDCARE	
STANDARD	2
STANDARD (EV)	2
CHILDCARE: 4	4
RETAIL	
HANDICAP-VAN	5
SMALL	20
STANDARD	51
STANDARD (EV)	31
RETAIL: 107	107
LEVEL P1: 111	111

LEVEL P2

RESI	
HANDICAP	1
HANDICAP-VAN	11
SMALL	31
STANDARD	47
STANDARD (EV)	35
RESI: 125	125
LEVEL P2: 125	125

LEVEL P3

RESI	
HANDICAP	1
HANDICAP-VAN	11
SMALL	31
STANDARD	47
STANDARD (EV)	35
RESI: 125	125
LEVEL P3: 125	125

LEVEL P4

RESI	
HANDICAP	1
HANDICAP-VAN	11
SMALL	31
STANDARD	49
STANDARD (EV)	35
RESI: 127	127
LEVEL P4: 127	127
Phase 1: 488	488

Phase 3

LEVEL P1

CHILDCARE	
STANDARD	2
CHILDCARE: 2	2
OFFICE	
HANDICAP-VAN	3
SMALL	29
STANDARD	48
STANDARD (EV)	40
OFFICE: 120	120
RETAIL	
STANDARD	12
RETAIL: 12	12
LEVEL P1: 134	134

LEVEL P2

CHILDCARE	
STANDARD	2
CHILDCARE: 2	2
OFFICE	
HANDICAP-VAN	4
SMALL	27
STANDARD	62
STANDARD (EV)	42
OFFICE: 135	135
RESI	
SMALL	2
STANDARD	24
RESI: 26	26
LEVEL P2: 163	163

LEVEL P3

RESI	
HANDICAP	2
HANDICAP-VAN	16
SMALL	29
STANDARD	72
STANDARD (EV)	32
RESI: 151	151
LEVEL P3: 151	151

LEVEL P4

RESI	
HANDICAP-VAN	16
SMALL	29
STANDARD	74
STANDARD (EV)	32
RESI: 151	151
LEVEL P4: 151	151
Phase 3: 599	599
Grand total: 1565	1565

Phase 2A

LEVEL P1

RETAIL	
HANDICAP	4
SMALL	16
STANDARD	20
STANDARD (EV)	37
RETAIL: 77	77
LEVEL P1: 77	77

LEVEL P2

RESI	
HANDICAP	1
HANDICAP-VAN	2
SMALL	17
STANDARD	16
STANDARD (EV)	27
RESI: 63	63
RETAIL	
SMALL	1
STANDARD (EV)	9
RETAIL: 10	10
LEVEL P2: 73	73

LEVEL P3

RESI	
HANDICAP	2
HANDICAP-VAN	2
SMALL	21
STANDARD	35
STANDARD (EV)	25
RESI: 85	85
LEVEL P3: 85	85
Phase 2A: 235	235

Phase 2B

LEVEL P1

RETAIL	
HANDICAP	2
HANDICAP-VAN	2
SMALL	24
STANDARD	33
STANDARD (EV)	17
RETAIL: 78	78
LEVEL P1: 78	78

LEVEL P2

RESI	
HANDICAP	1
HANDICAP-VAN	8
SMALL	23
STANDARD	33
STANDARD (EV)	12
RESI: 77	77
RETAIL	
SMALL	5
STANDARD (EV)	5
RETAIL: 10	10
LEVEL P2: 87	87

LEVEL P3

RESI	
HANDICAP-VAN	7
SMALL	24
STANDARD	18
STANDARD (EV)	29
RESI: 78	78
LEVEL P3: 78	78
Phase 2B: 243	243

Phase 1

CHILDCARE	
STANDARD	2
STANDARD (EV)	2
CHILDCARE: 4	4
RESI	
HANDICAP	3
HANDICAP-VAN	33
SMALL	93
STANDARD	143
STANDARD (EV)	105
RESI: 377	377
RETAIL	
HANDICAP-VAN	5
SMALL	20
STANDARD	51
STANDARD (EV)	31
RETAIL: 107	107
Phase 1: 488	488

Phase 2A

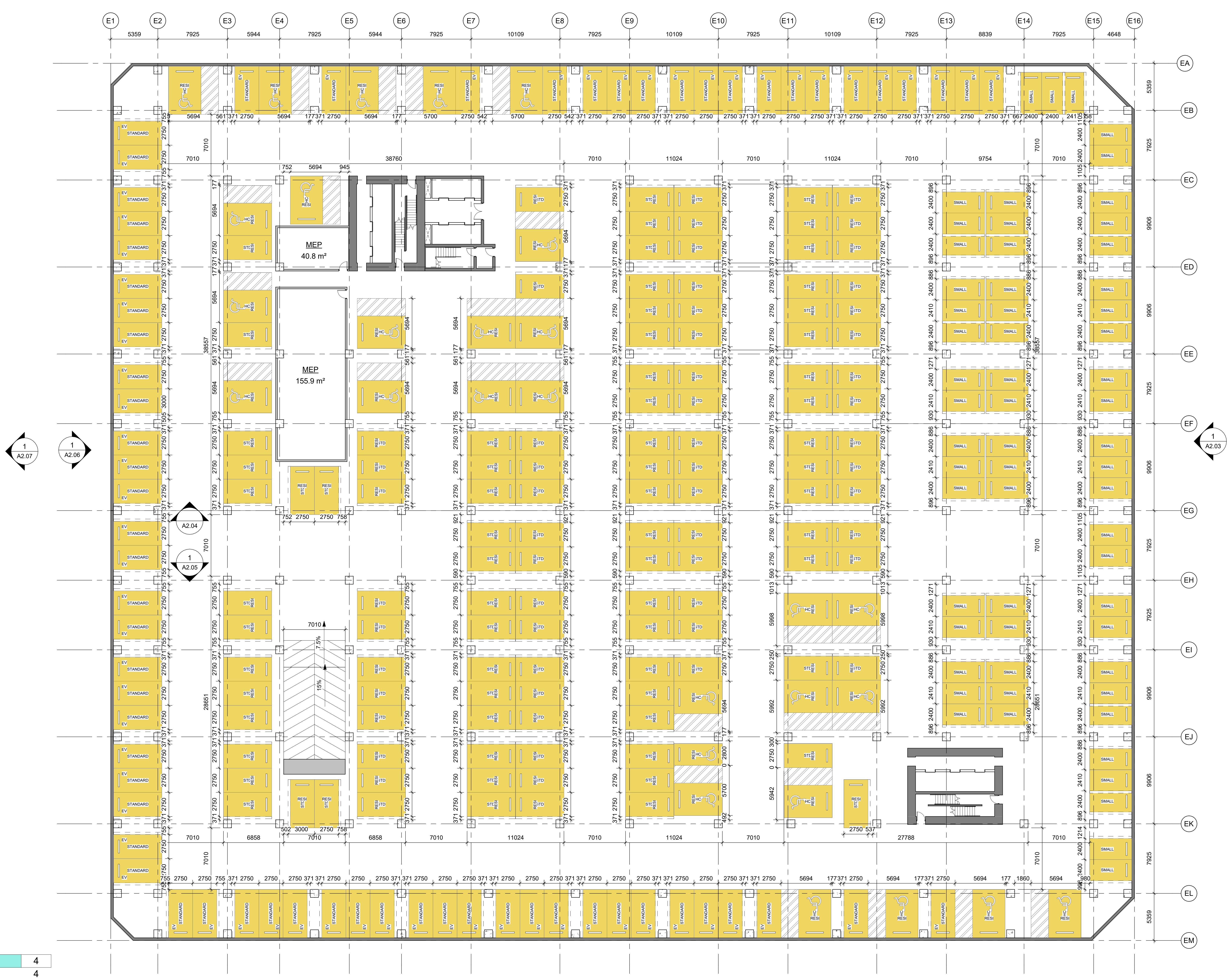
RESI	
HANDICAP	3
HANDICAP-VAN	4
SMALL	38
STANDARD	51
STANDARD (EV)	52
RESI: 148	148
RETAIL	
HANDICAP	4
SMALL	17
STANDARD	20
STANDARD (EV)	46
RETAIL: 87	87
Phase 2A: 235	235

Phase 2B

RESI	
HANDICAP	1
HANDICAP-VAN	15
SMALL	47
STANDARD	51
STANDARD (EV)	41
RESI: 155	155
RETAIL	
HANDICAP	2
HANDICAP-VAN	2
SMALL	29
STANDARD	33
STANDARD (EV)	22
RETAIL: 88	88
Phase 2B: 243	243

Phase 3

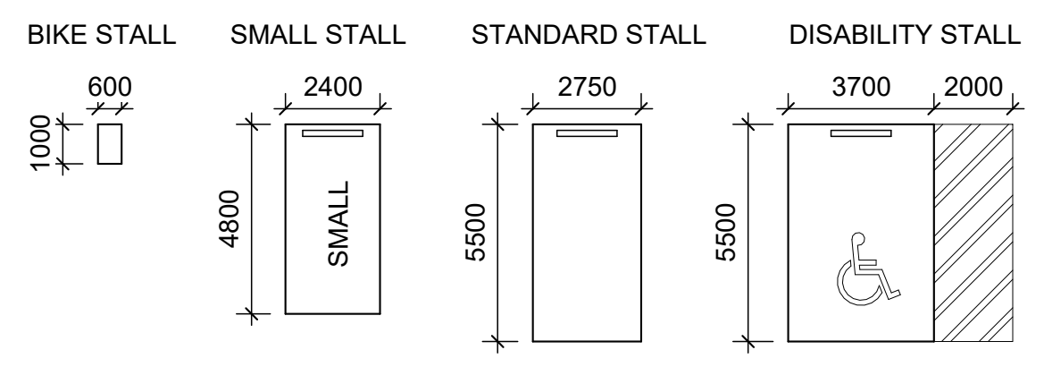
CHILDCARE	
STANDARD	4
CHILDCARE: 4	4
OFFICE	
HANDICAP-VAN	7
SMALL	56
STANDARD	110
STANDARD (EV)	82
OFFICE: 255	255
RESI	
HANDICAP	2
HANDICAP-VAN	32
SMALL	60
STANDARD	170
STANDARD (EV)	64
RESI: 328	328
RETAIL	
STANDARD	12
RETAIL: 12	12
Phase 3: 599	599
Grand total: 1565	1565



1 OVERALL LEVEL P4
A1.01
SCALE: 1/16" = 1'-0"

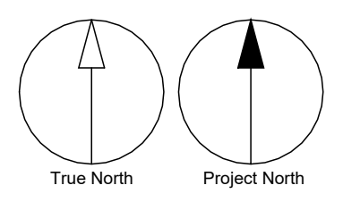
1
A2.00

PARKING LEGEND:



☐	CHILDCARE
🟥	RETAIL
🟦	OFFICE
🟨	RESIDENTIAL
🟩	BICYCLE

EV = ELECTRIC VEHICLE PARKING



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PROJECT NO:
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PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL P4 PLAN

SHEET NUMBER
A1.01

ISSUE
3

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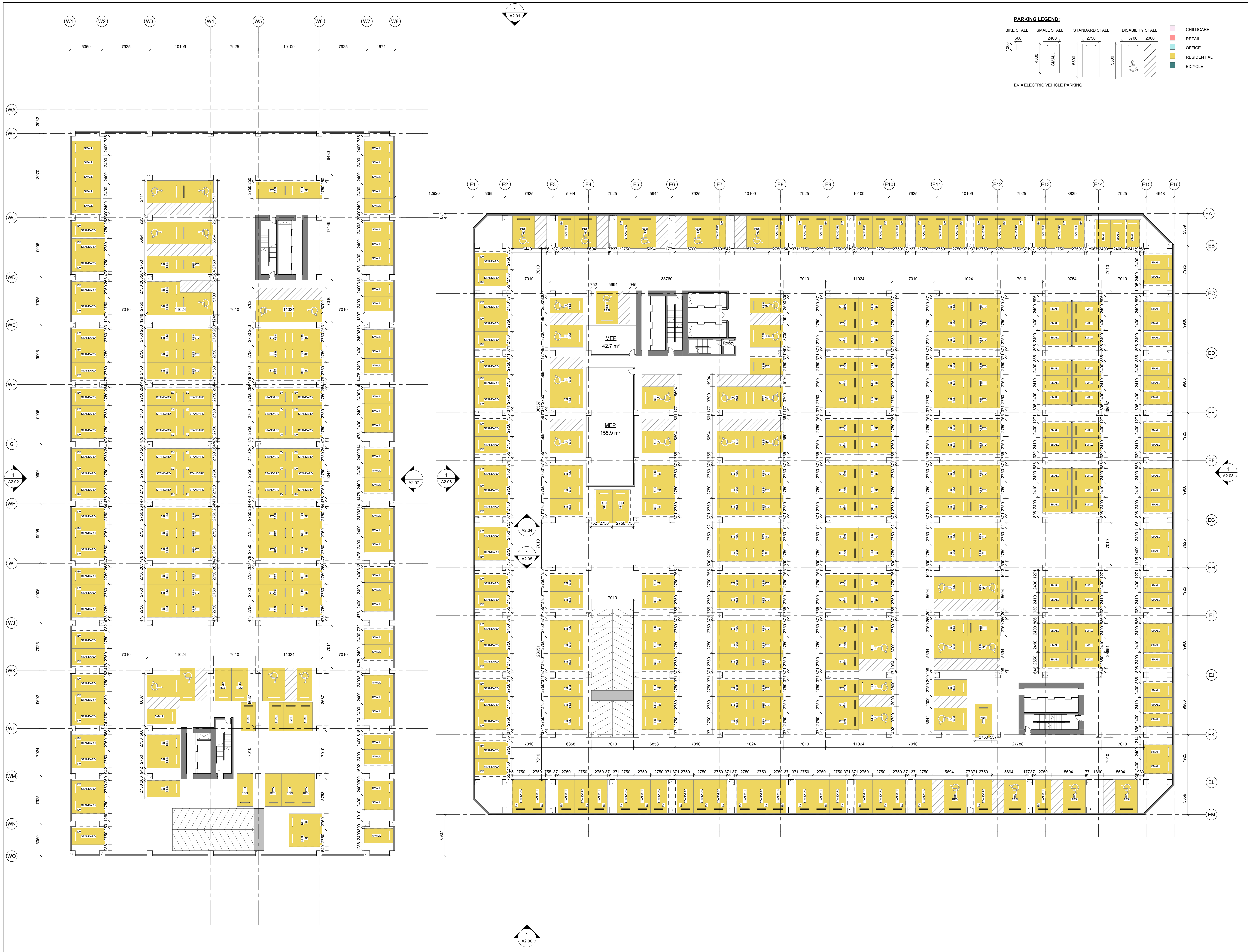

PARKING LEGEND:

BIKE STALL 600 × 1000

SMALL STALL 2400 × 4800

STANDARD STALL 2750 × 5500

DISABILITY STALL 3700 / 2000 × 5500

EV = ELECTRIC VEHICLE PARKING

⬜	CHILDCARE
🟥	RETAIL
🟦	OFFICE
🟨	RESIDENTIAL
🟩	BICYCLE

1 A1.02 OVERALL LEVEL P3

SCALE: 1/16" = 1'-0"

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True North

Project North

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PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE

OVERALL LEVEL P3 PLAN

SHEET NUMBER A1.02

ISSUE 3

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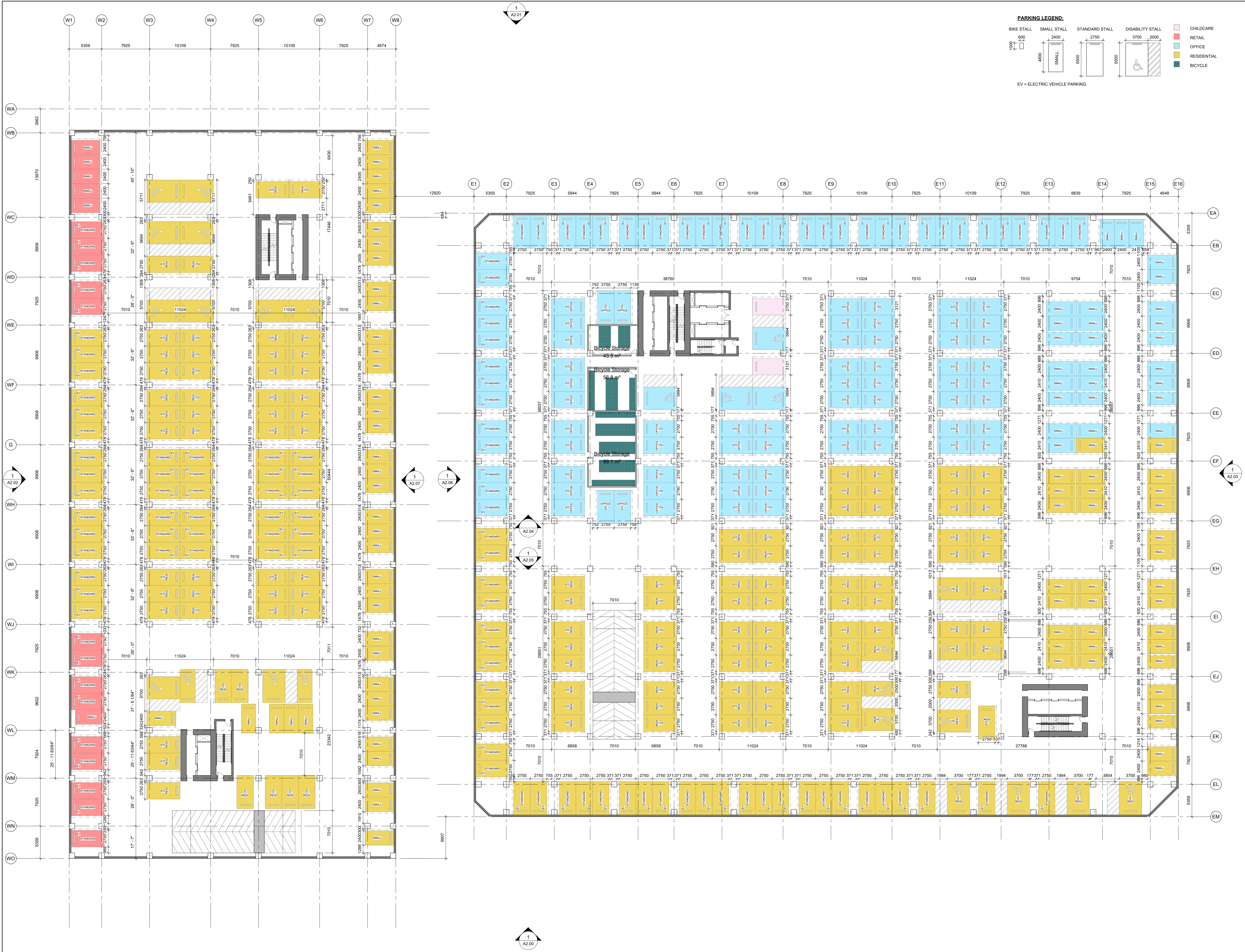
SCALE CHECK 1 in 10mm



1 A1.03 OVERALL LEVEL P2
SCALE: 1/16" = 1'-0"

2023-09-13 10:33:05 PM

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2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

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Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:	CHECKED BY:
JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
OVERALL LEVEL P2 PLAN

True North
Project North

SHEET NUMBER
A1.03

ISSUE
3

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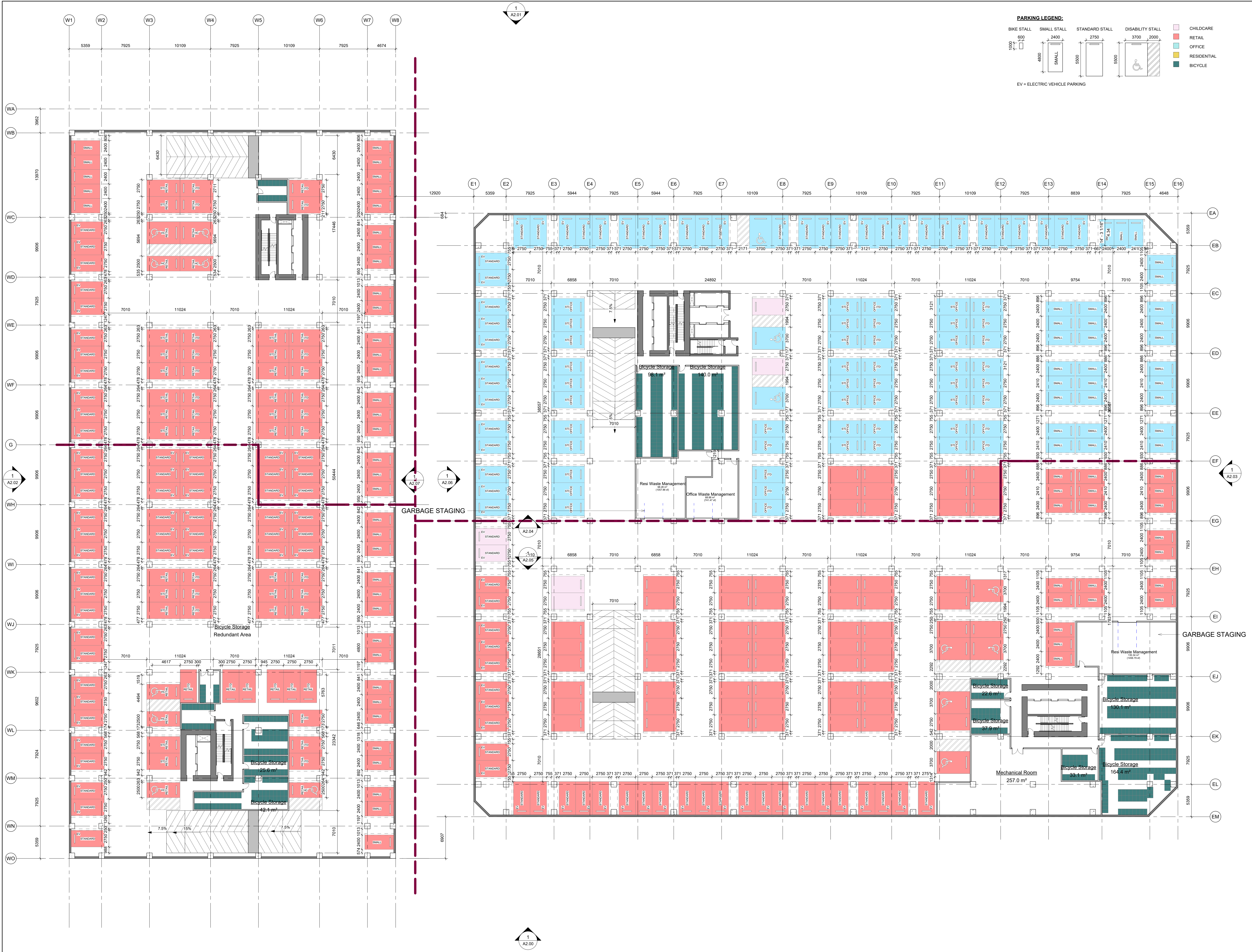

1 A1.04 OVERALL LEVEL P1
SCALE: 1/16" = 1'-0"

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8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

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JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
GV

SHEET TITLE
OVERALL LEVEL P1 PLAN

SHEET NUMBER
A1.04

ISSUE
3

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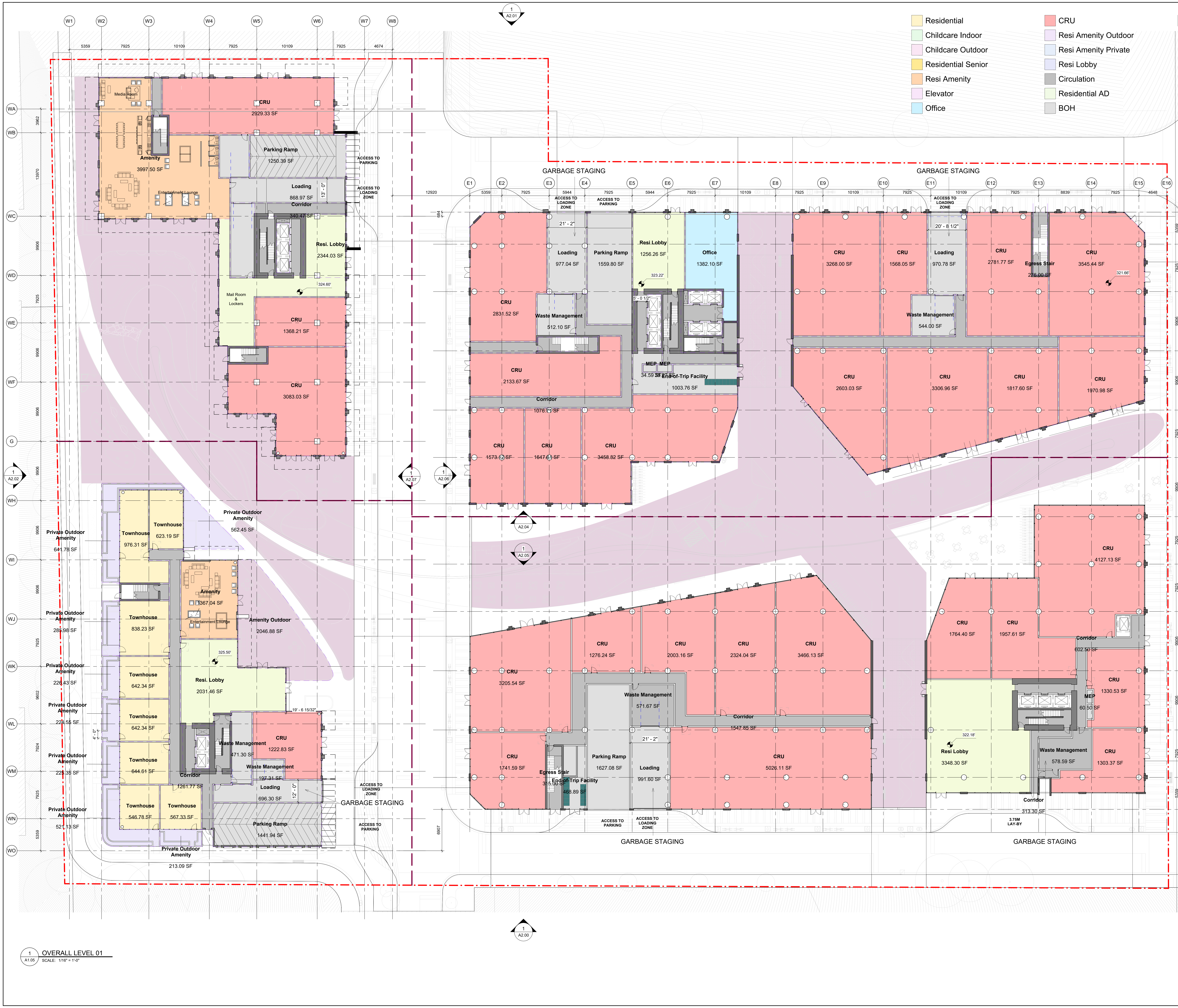
SCALE CHECK
10mm
1 in

- 🟨 Residential
- 🟩 Childcare Indoor
- 🟪 Childcare Outdoor
- 🟨 Residential Senior
- 🟧 Resi Amenity
- 🟪 Elevator
- 🟦 Office
- 🟥 CRU
- 🟪 Resi Amenity Outdoor
- 🟦 Resi Amenity Private
- 🟦 Resi Lobby
- ⬛ Circulation
- 🟩 Residential AD
- ⬜ BOH
- 🟩 Residential Senior AD



1 A1.05 OVERALL LEVEL 01
SCALE: 1/16" = 1'-0"

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PROJECT NO:
140812

DRAWN BY:
JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
GV

SHEET TITLE
OVERALL LEVEL 1 PLAN

SHEET NUMBER
A1.05

ISSUE
3

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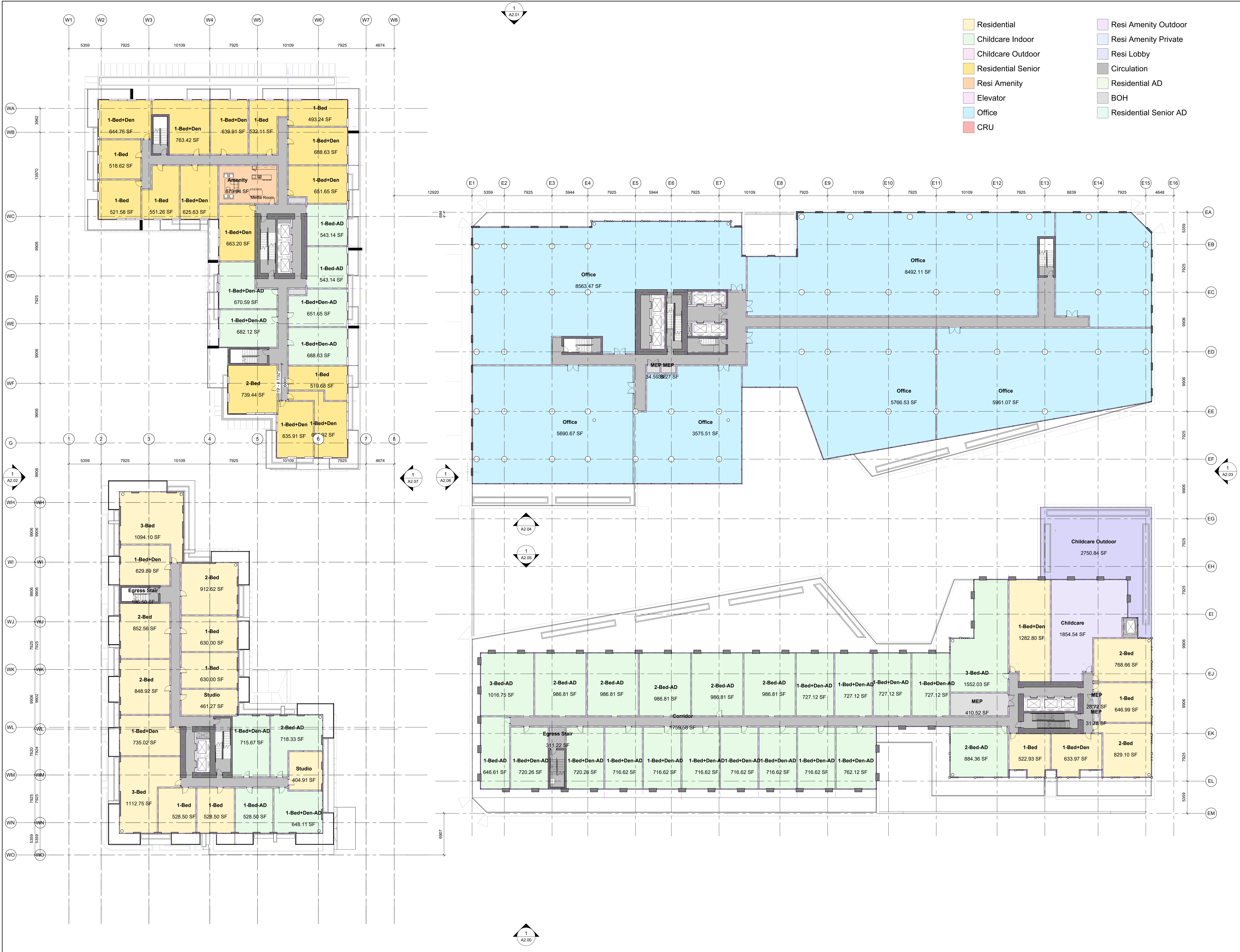

- ▨ Residential
- ▨ Childcare Indoor
- ▨ Childcare Outdoor
- ▨ Residential Senior
- ▨ Resi Amenity
- ▨ Elevator
- ▨ Office
- ▨ CRU
- ▨ Resi Amenity Outdoor
- ▨ Resi Amenity Private
- ▨ Resi Lobby
- ▨ Circulation
- ▨ Residential AD
- ▨ BOH
- ▨ Residential Senior AD

1 A1.06 OVERALL LEVEL 02
SCALE: 1/16" = 1'-0"

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8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

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JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
OVERALL LEVEL 2 PLAN

SHEET NUMBER
A1.06

ISSUE
3

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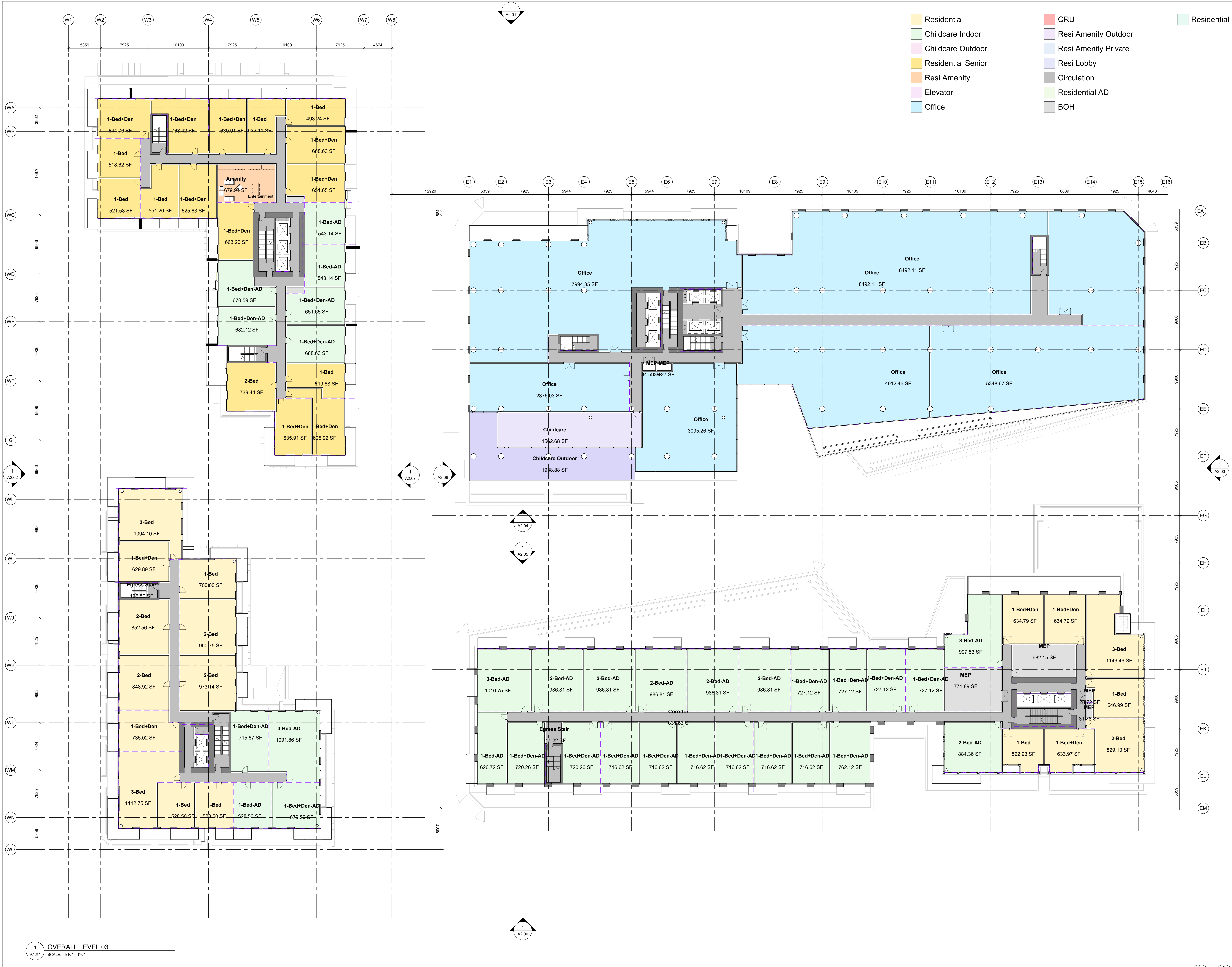

1 A1.07 OVERALL LEVEL 03
SCALE: 1/16" = 1'-0"

- 🟨 Residential
- 🟩 Childcare Indoor
- 🟪 Childcare Outdoor
- 🟨 Residential Senior
- 🟧 Resi Amenity
- 🟪 Elevator
- 🟦 Office
- 🟥 CRU
- 🟪 Resi Amenity Outdoor
- 🟦 Resi Amenity Private
- 🟦 Resi Lobby
- ⬛ Circulation
- 🟩 Residential AD
- ⬜ BOH
- 🟩 Residential Senior AD

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8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
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JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
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SHEET TITLE
OVERALL LEVEL 3 PLAN

SHEET NUMBER
A1.07

ISSUE
3

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SCALE CHECK
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10mm

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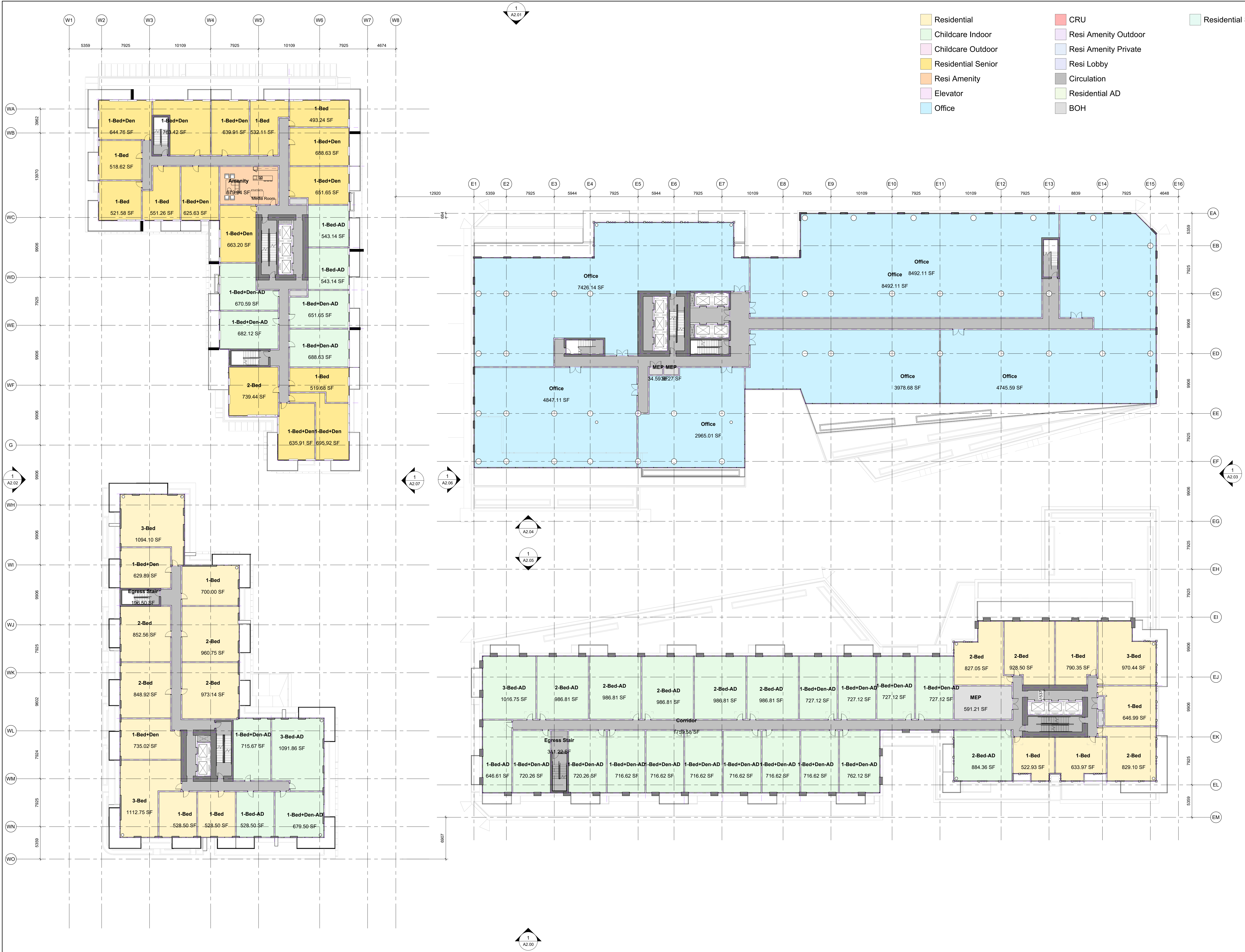
🟨 Residential	🟥 CRU	🟩 Residential Senior AD
🟩 Childcare Indoor	🟪 Resi Amenity Outdoor	
🟪 Childcare Outdoor	🟦 Resi Amenity Private	
🟨 Residential Senior	🟦 Resi Lobby	
🟧 Resi Amenity	⬛ Circulation	
🟪 Elevator	🟩 Residential AD	
🟦 Office	⬜ BOH	



1
A1.08
OVERALL LEVEL 04
SCALE: 1/16" = 1'-0"

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PROJECT NO:
140812

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CHECKED BY:
RJ

PROJECT MGR:
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APPROVED BY:
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SHEET TITLE
OVERALL LEVEL 4 PLAN

SHEET NUMBER
A1.08

ISSUE
3

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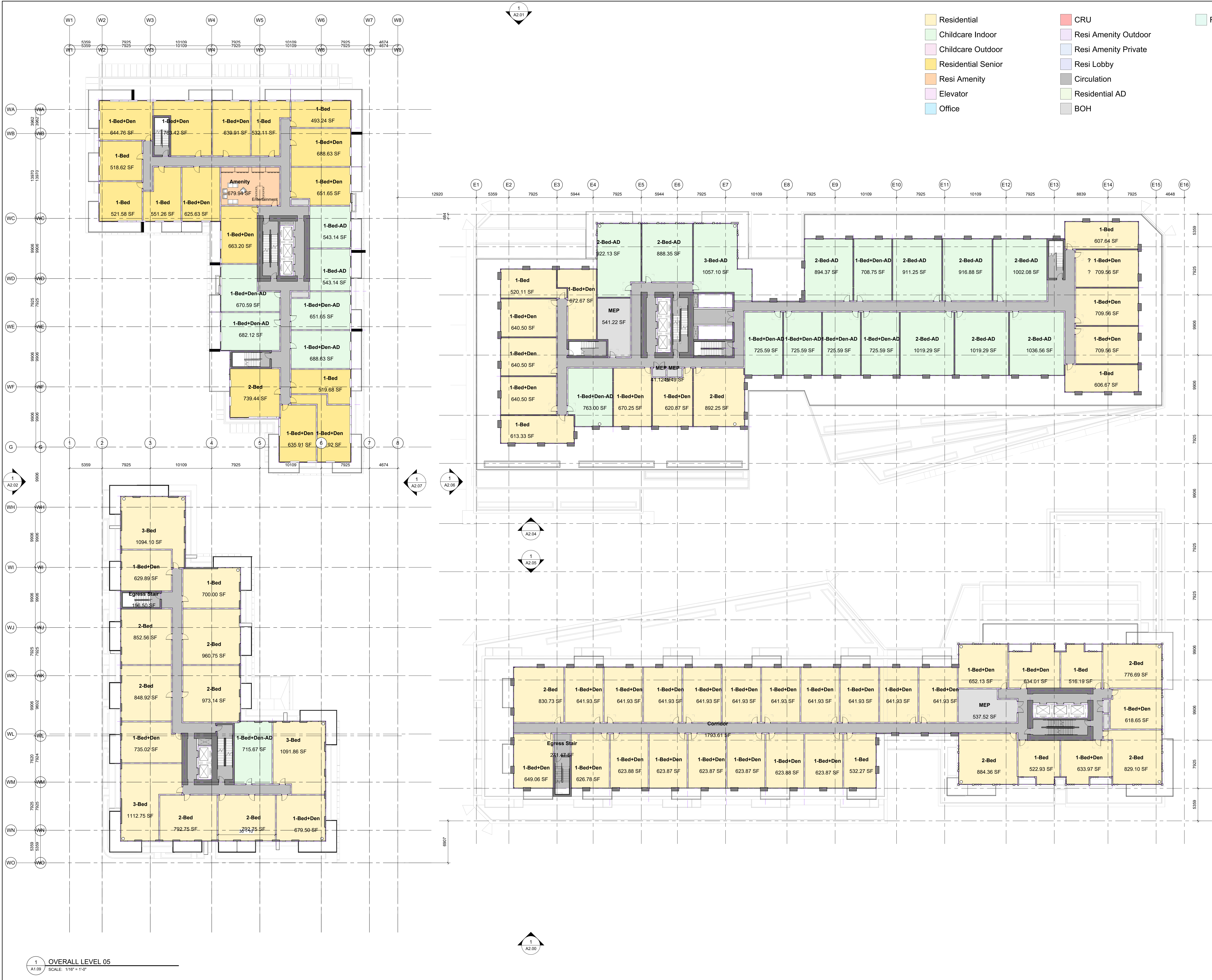
🟩 Childcare Indoor
🟪 Childcare Outdoor
🟨 Residential Senior
🟧 Resi Amenity
🟪 Elevator
🟦 Office
🟥 CRU
🟪 Resi Amenity Outdoor
🟦 Resi Amenity Private
🟦 Resi Lobby
⬛ Circulation
🟩 Residential AD
⬜ BOH
🟩 Residential Senior AD



1 A1.09 OVERALL LEVEL 05
SCALE: 1/16" = 1'-0"

True North
Project North

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8037 - 8087 120 St
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PROJECT NO:
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JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
OVERALL LEVEL 5 PLAN

SHEET NUMBER
A1.09

ISSUE
3

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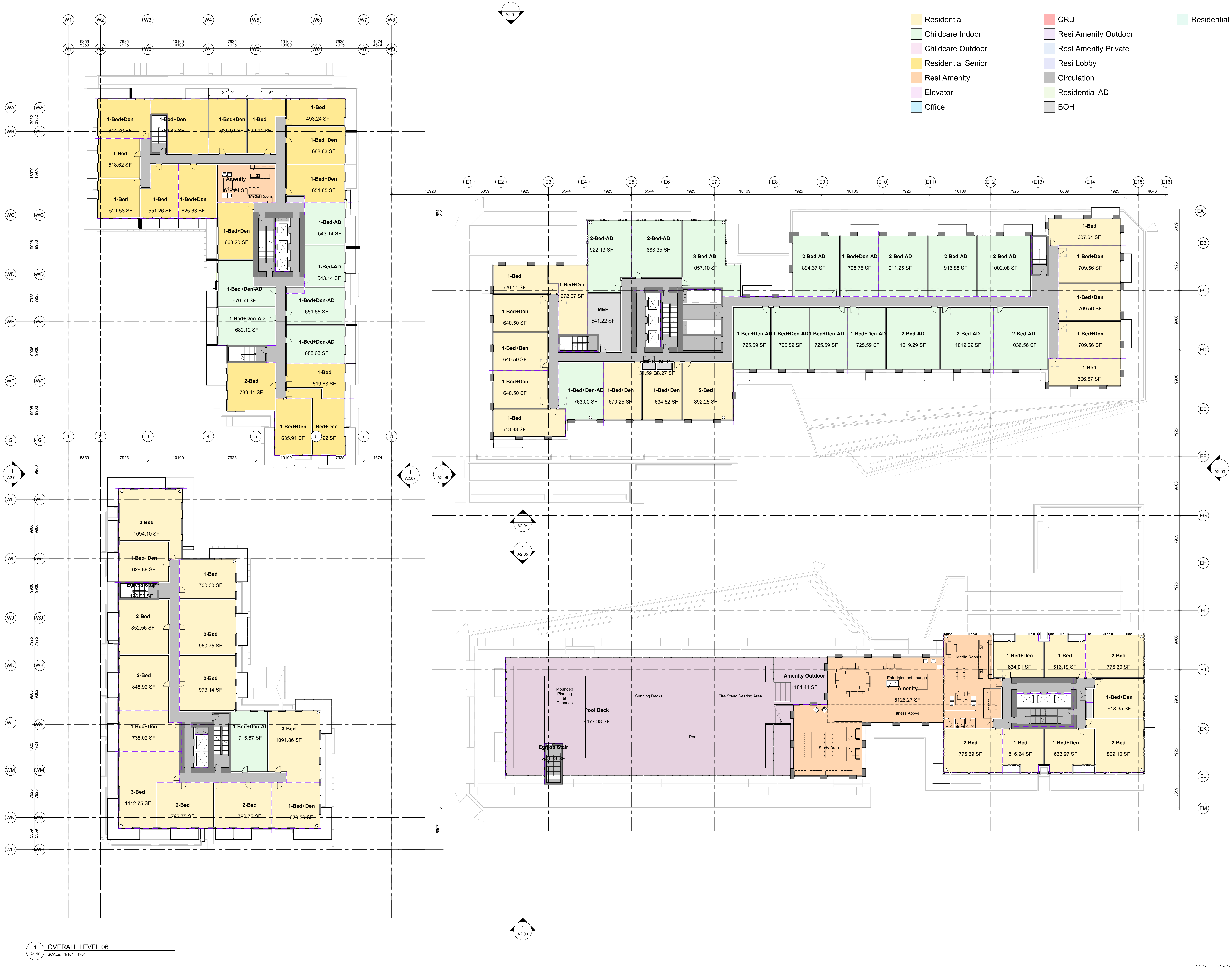

- Residential
- Childcare Indoor
- Childcare Outdoor
- Residential Senior
- Resi Amenity
- Elevator
- Office
- CRU
- Resi Amenity Outdoor
- Resi Amenity Private
- Resi Lobby
- Circulation
- Residential AD
- BOH
- Residential Senior AD

1 A1.10 OVERALL LEVEL 06
SCALE: 1/16" = 1'-0"

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8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL 6 PLAN

SHEET NUMBER A1.10
ISSUE 3

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SCALE CHECK
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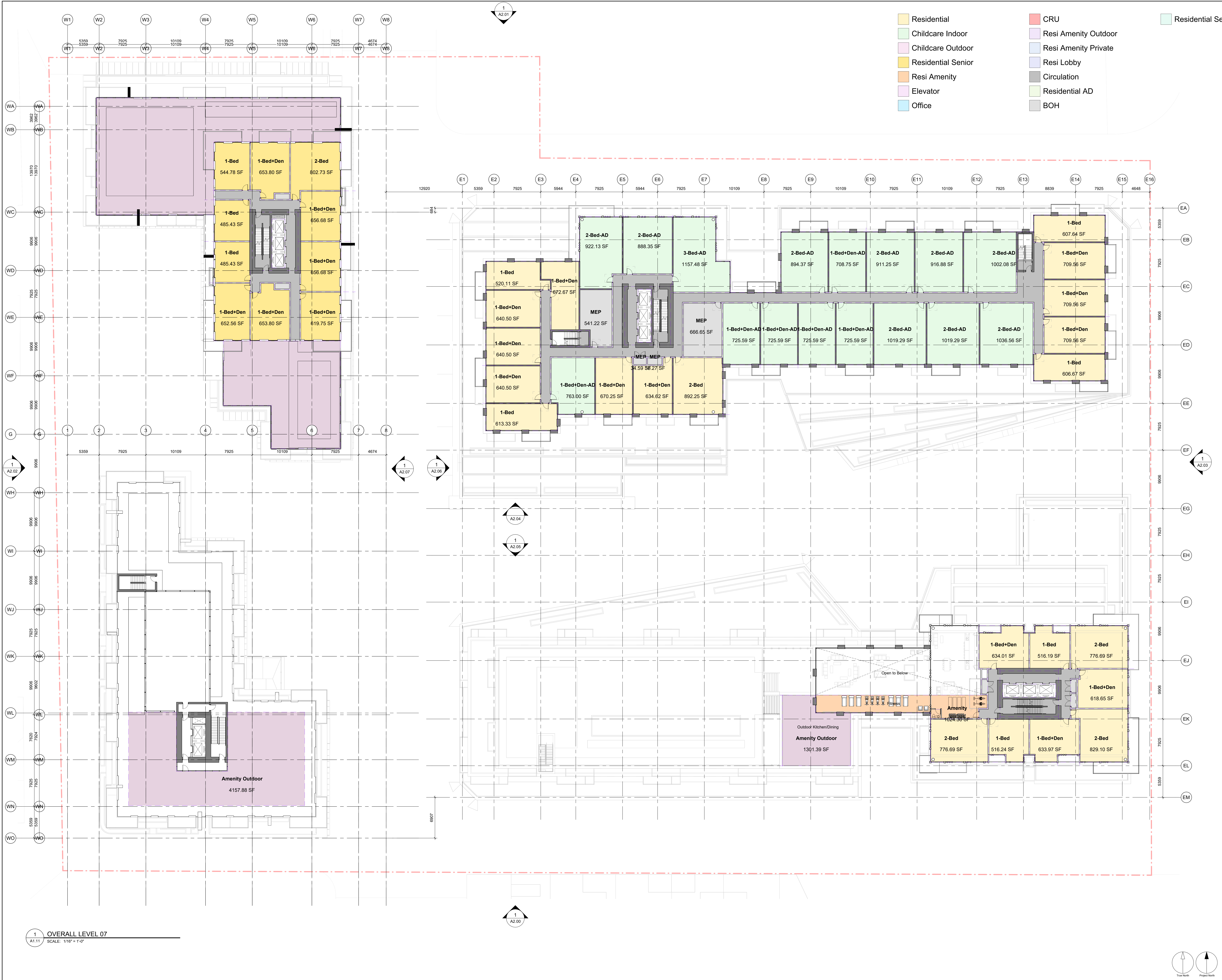
🟨	Residential
🟩	Childcare Indoor
🟪	Childcare Outdoor
🟨	Residential Senior
🟧	Resi Amenity
🟪	Elevator
🟦	Office
🟥	CRU
🟪	Resi Amenity Outdoor
🟦	Resi Amenity Private
🟦	Resi Lobby
⬜	Circulation
🟩	Residential AD
⬜	BOH
🟩	Residential Senior AD



1 A1.11 OVERALL LEVEL 07
SCALE: 1/16" = 1'-0"

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PROJECT
8037 to 8087 120 Street
Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL 7 PLAN

SHEET NUMBER
A1.11

ISSUE
3

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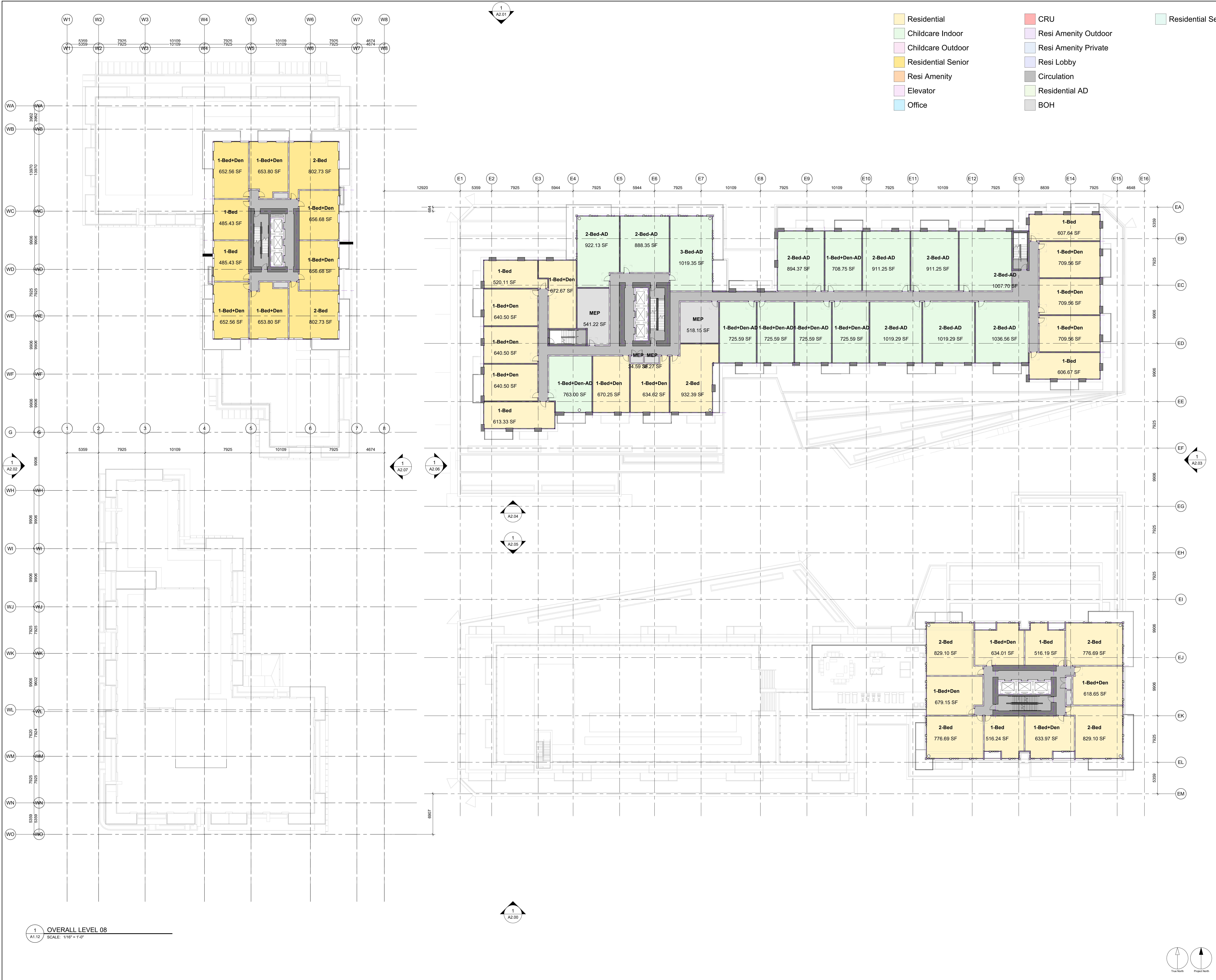
10mm



- 🟨 Residential
- 🟩 Childcare Indoor
- ▨ Childcare Outdoor
- 🟨 Residential Senior
- 🟧 Resi Amenity
- ▨ Elevator
- 🟦 Office
- 🟥 CRU
- ▨ Resi Amenity Outdoor
- ▨ Resi Amenity Private
- ▨ Resi Lobby
- ▨ Circulation
- 🟩 Residential AD
- ▨ BOH
- 🟩 Residential Senior AD

1 OVERALL LEVEL 08
A1.12 SCALE: 1/16" = 1'-0"

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3	2023-09-15	City Priority Comments#2
2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

ISSUES

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PROJECT NO:
140812

DRAWN BY:	CHECKED BY:
JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
OVERALL LEVEL 8 PLAN

SHEET NUMBER A1.12
ISSUE 3

SCALE CHECK 1 in 10mm

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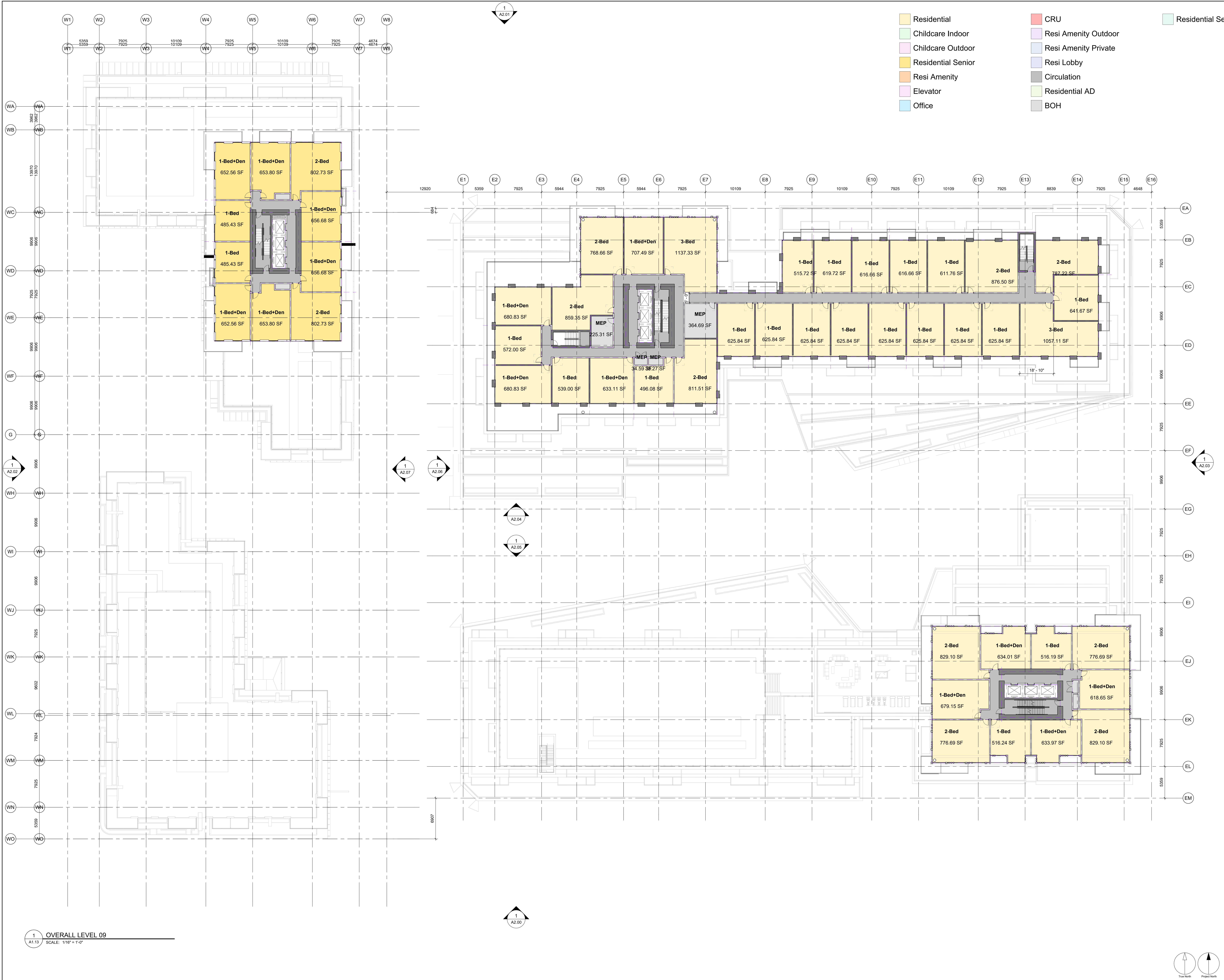

1 A1.13 OVERALL LEVEL 09
SCALE: 1/16" = 1'-0"

🟨 Residential	🟥 CRU	🟩 Residential Senior AD
🟩 Childcare Indoor	🟪 Resi Amenity Outdoor	
🟪 Childcare Outdoor	🟦 Resi Amenity Private	
🟨 Residential Senior	🟦 Resi Lobby	
🟧 Resi Amenity	⬛ Circulation	
🟪 Elevator	🟩 Residential AD	
🟦 Office	⬜ BOH	

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Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL 9 PLAN

SHEET NUMBER	ISSUE
A1.13	3

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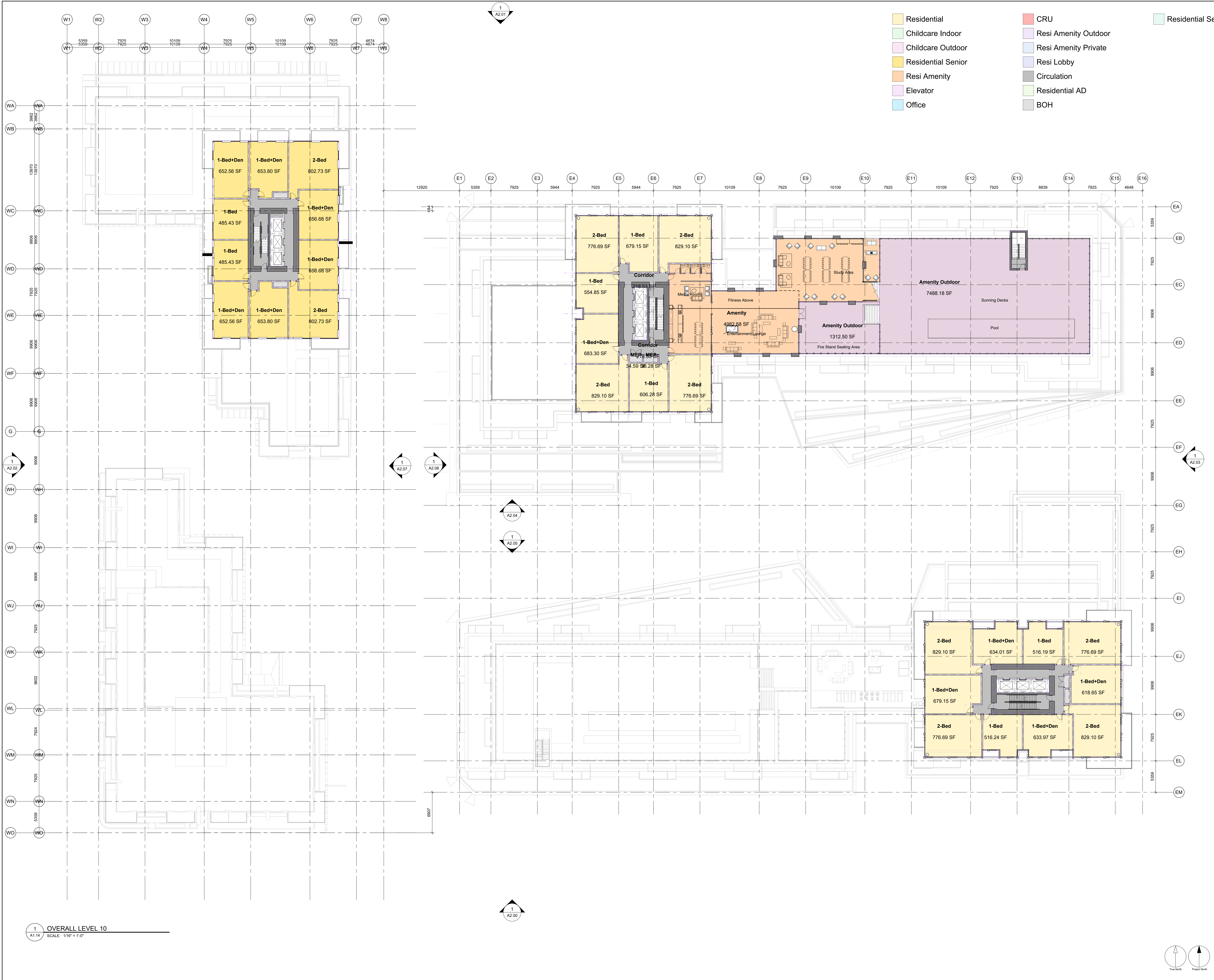

- Residential
- Childcare Indoor
- Childcare Outdoor
- Residential Senior
- Resi Amenity
- Elevator
- Office
- CRU
- Resi Amenity Outdoor
- Resi Amenity Private
- Resi Lobby
- Circulation
- Residential AD
- BOH
- Residential Senior AD

1
A1.14
OVERALL LEVEL 10
SCALE: 1/16" = 1'-0"

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PROJECT NO: 140812	
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SHEET TITLE
OVERALL LEVEL 10 PLAN

SHEET NUMBER
A1.14

ISSUE
3

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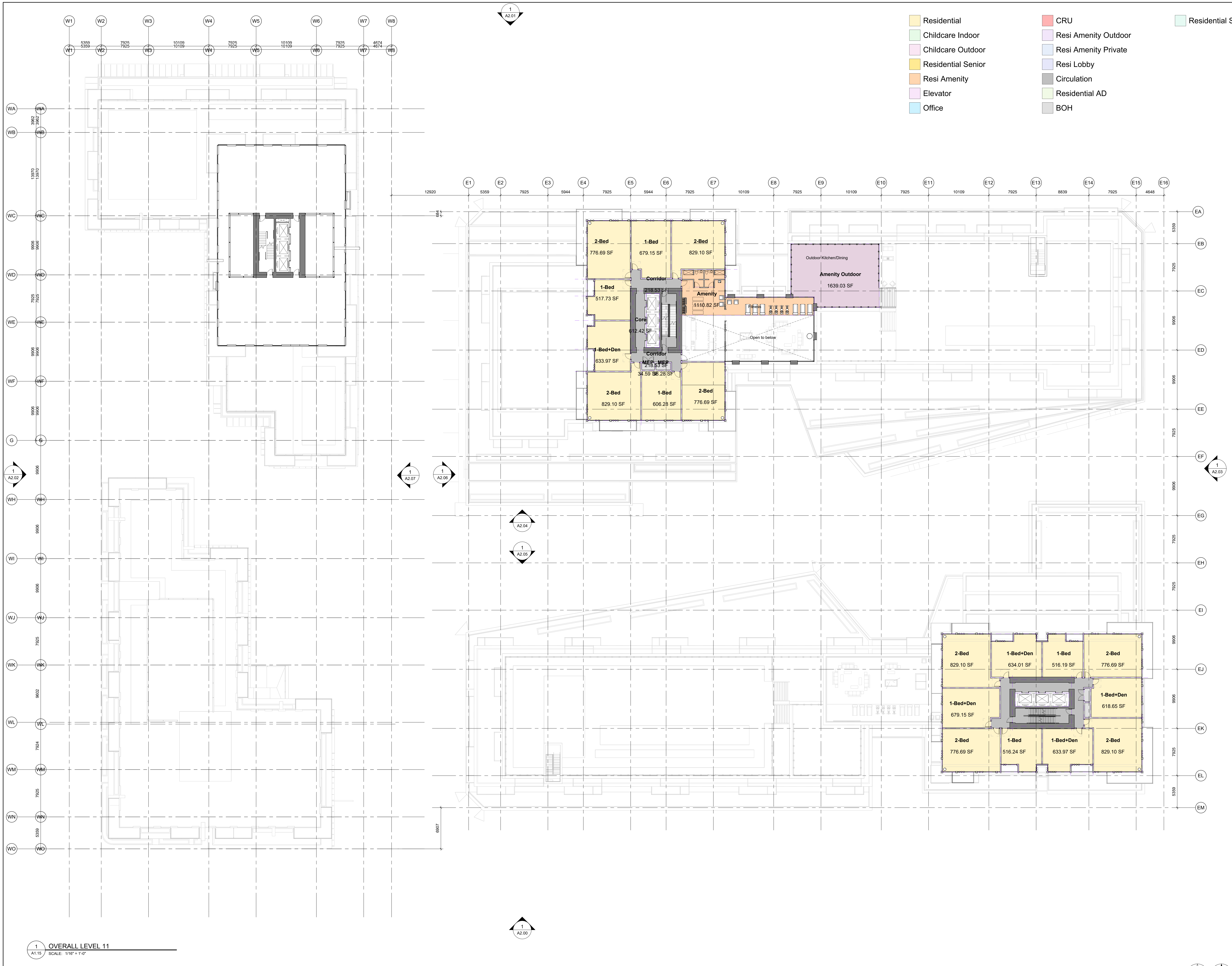
10mm

- 🟨 Residential
- 🟩 Childcare Indoor
- 🟪 Childcare Outdoor
- 🟨 Residential Senior
- 🟧 Resi Amenity
- 🟪 Elevator
- 🟦 Office
- 🟥 CRU
- 🟪 Resi Amenity Outdoor
- 🟦 Resi Amenity Private
- 🟦 Resi Lobby
- ⬛ Circulation
- 🟩 Residential AD
- ⬜ BOH
- 🟩 Residential Senior AD



1 A1.15 OVERALL LEVEL 11
SCALE: 1/16" = 1'-0"

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PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL 11 PLAN

SHEET NUMBER
A1.15

ISSUE
3

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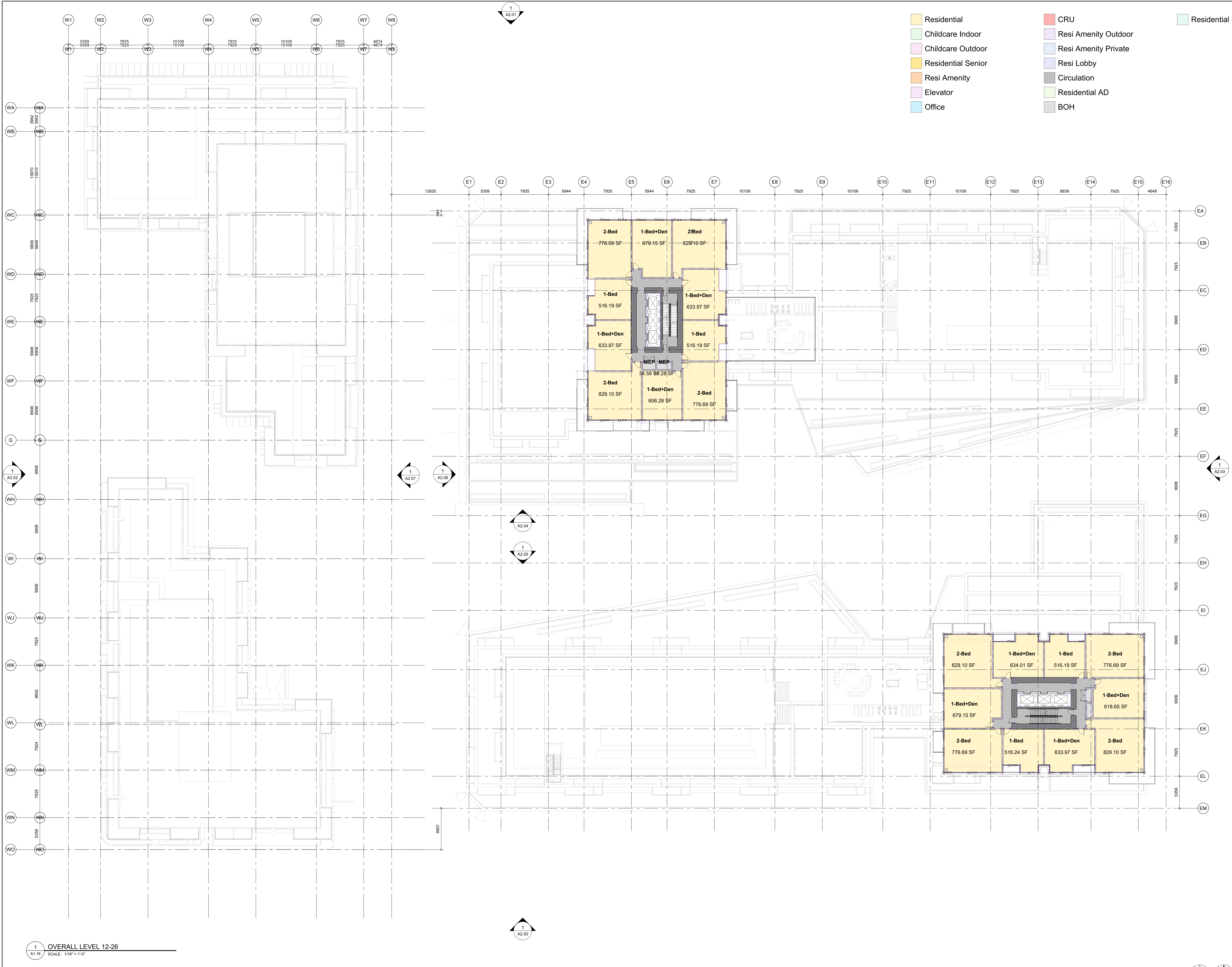
SCALE CHECK
1 in
10mm

- 🟨 Residential
- 🟩 Childcare Indoor
- 🟪 Childcare Outdoor
- 🟨 Residential Senior
- 🟧 Resi Amenity
- 🟪 Elevator
- 🟦 Office
- 🟥 CRU
- 🟪 Resi Amenity Outdoor
- 🟦 Resi Amenity Private
- 🟦 Resi Lobby
- ⬛ Circulation
- 🟩 Residential AD
- ⬜ BOH
- 🟩 Residential Senior AD



1 A1.16 OVERALL LEVEL 12-26
SCALE: 1/16" = 1'-0"

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Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
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SHEET TITLE
OVERALL LEVEL 12-26 PLAN

SHEET NUMBER
A1.16

ISSUE
3

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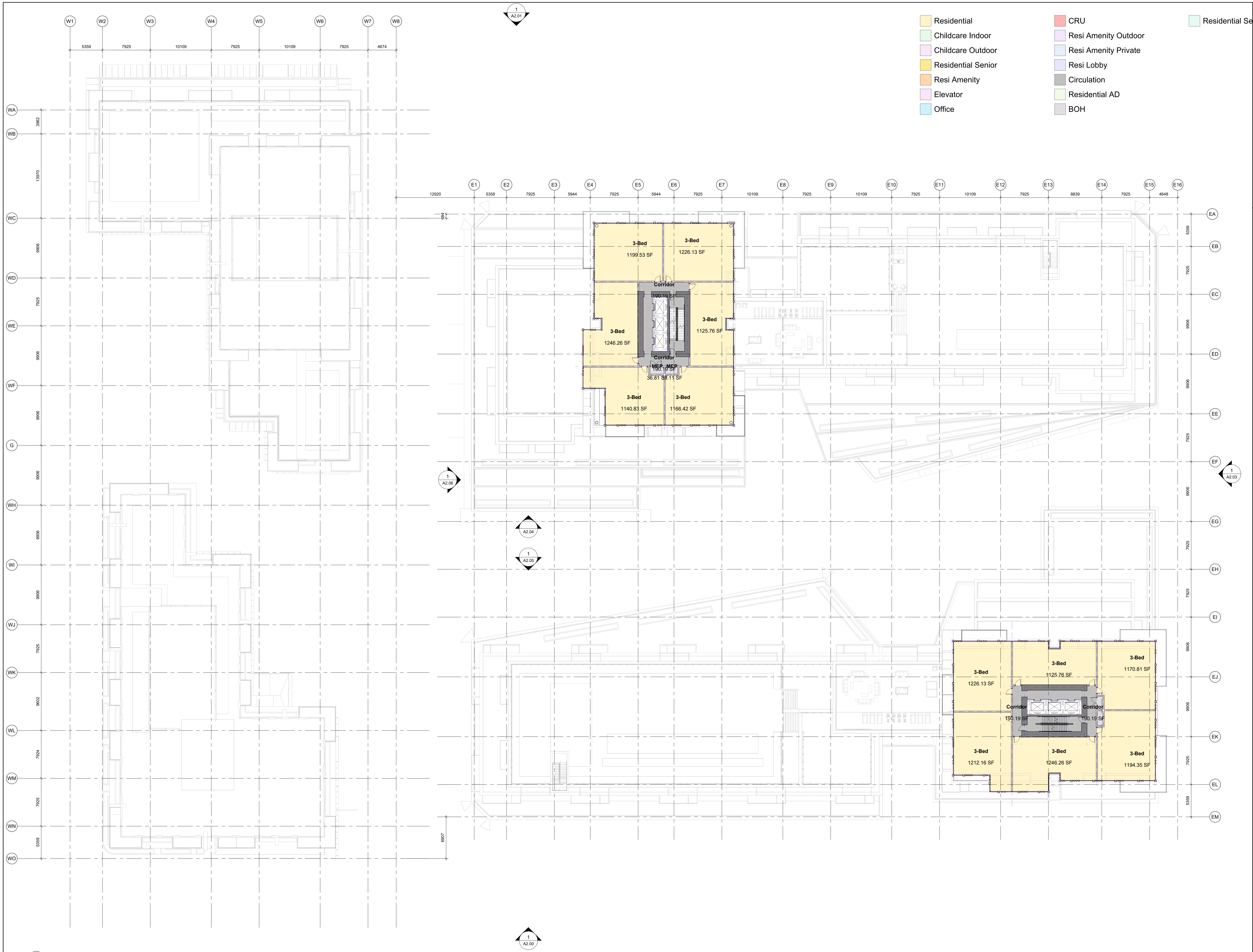

▨ Residential
▨ Childcare Indoor
▨ Childcare Outdoor
▨ Residential Senior
▨ Resi Amenity
▨ Elevator
▨ Office
▨ CRU
▨ Resi Amenity Outdoor
▨ Resi Amenity Private
▨ Resi Lobby
▨ Circulation
▨ Residential AD
▨ BOH
▨ Residential Senior AD

1
A1.17
OVERALL LEVEL 27
SCALE: 1/16" = 1'-0"

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Delta, BC V4C 6P7

PROJECT NO:
140812

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JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
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APPROVED BY:
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SHEET TITLE
OVERALL LEVEL 27 PLAN

SHEET NUMBER
A1.17

ISSUE
3

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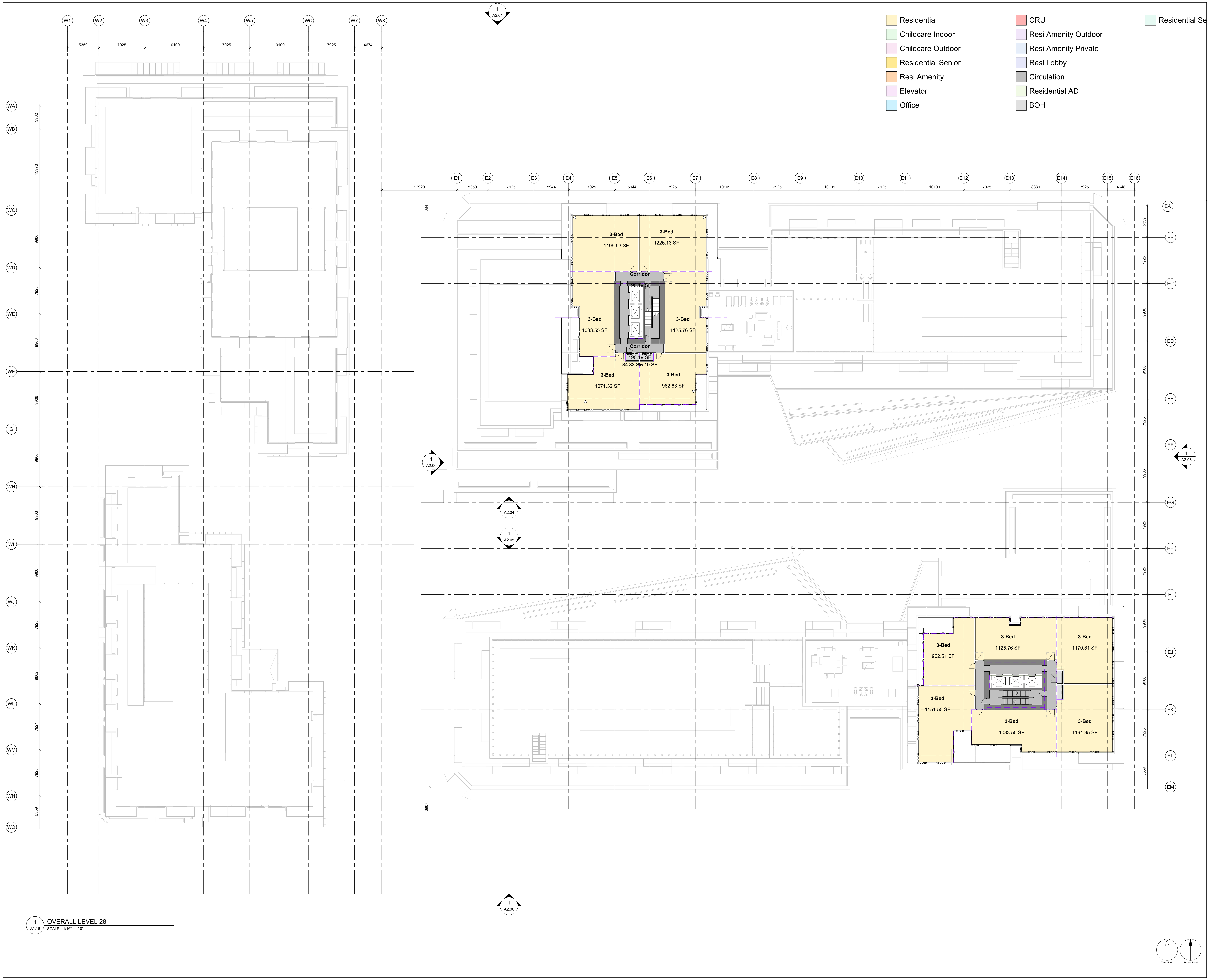

- 🟨 Residential
- 🟩 Childcare Indoor
- 🟪 Childcare Outdoor
- 🟨 Residential Senior
- 🟧 Resi Amenity
- 🟪 Elevator
- 🟦 Office
- 🟥 CRU
- 🟪 Resi Amenity Outdoor
- 🟦 Resi Amenity Private
- 🟦 Resi Lobby
- ⬛ Circulation
- 🟩 Residential AD
- ⬜ BOH
- 🟩 Residential Senior AD

1 A1.18 OVERALL LEVEL 28
SCALE: 1/16" = 1'-0"

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Delta, BC V4C 6P7

PROJECT NO: 140812

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CHECKED BY: **RJ**
PROJECT MGR: **CB**
APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL 28 PLAN

SHEET NUMBER A1.18
ISSUE 3

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10mm

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- 🟩 Childcare Indoor
- 🟪 Childcare Outdoor
- 🟨 Residential Senior
- 🟧 Resi Amenity
- 🟪 Elevator
- 🟦 Office
- 🟥 CRU
- 🟪 Resi Amenity Outdoor
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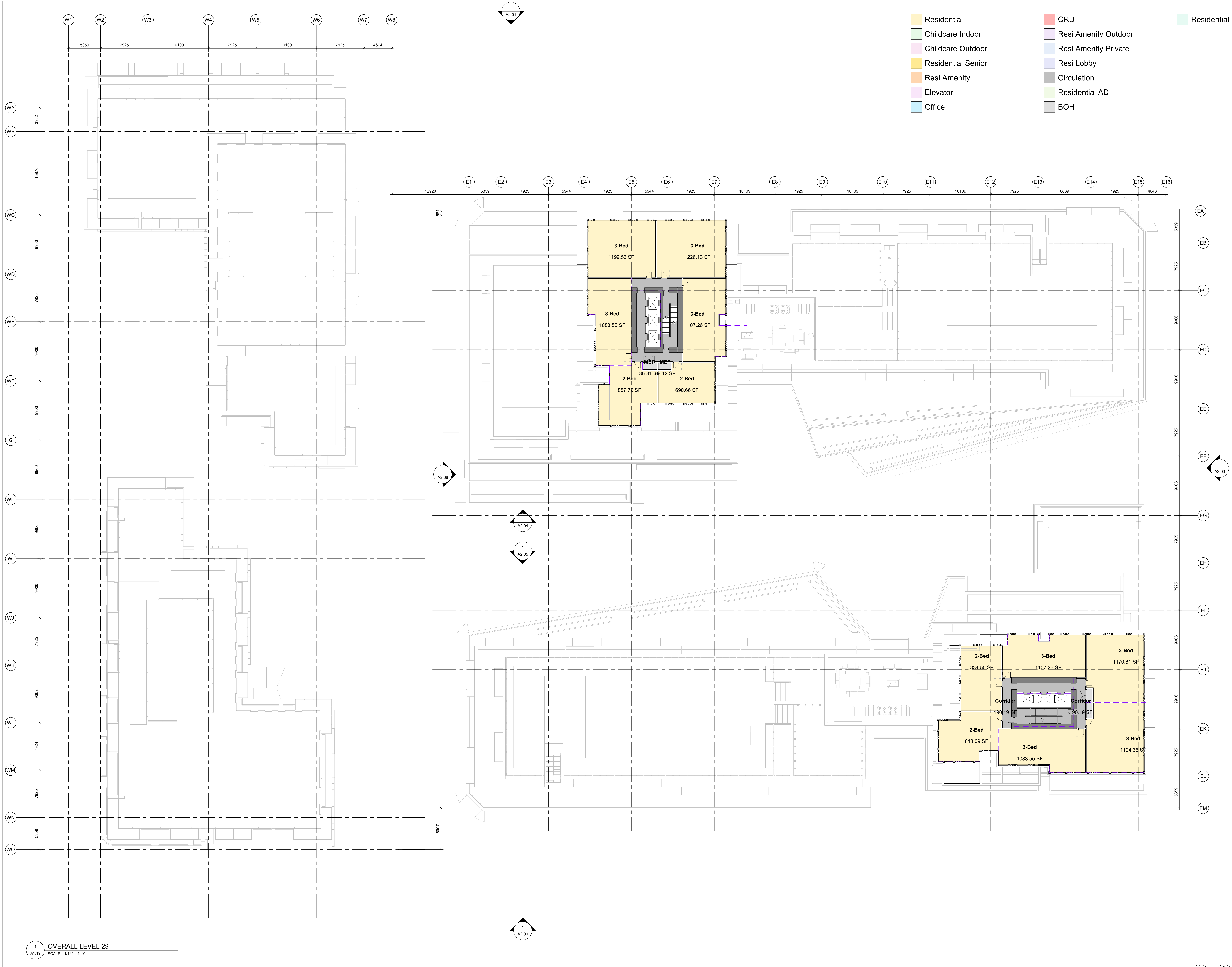
- 🟦 Resi Lobby
- ⬜ Circulation
- 🟩 Residential AD
- ⬜ BOH
- 🟩 Residential Senior AD



1
A1.19
OVERALL LEVEL 29
SCALE: 1/16" = 1'-0"

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PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL 29 PLAN

SHEET NUMBER
A1.19

ISSUE
3

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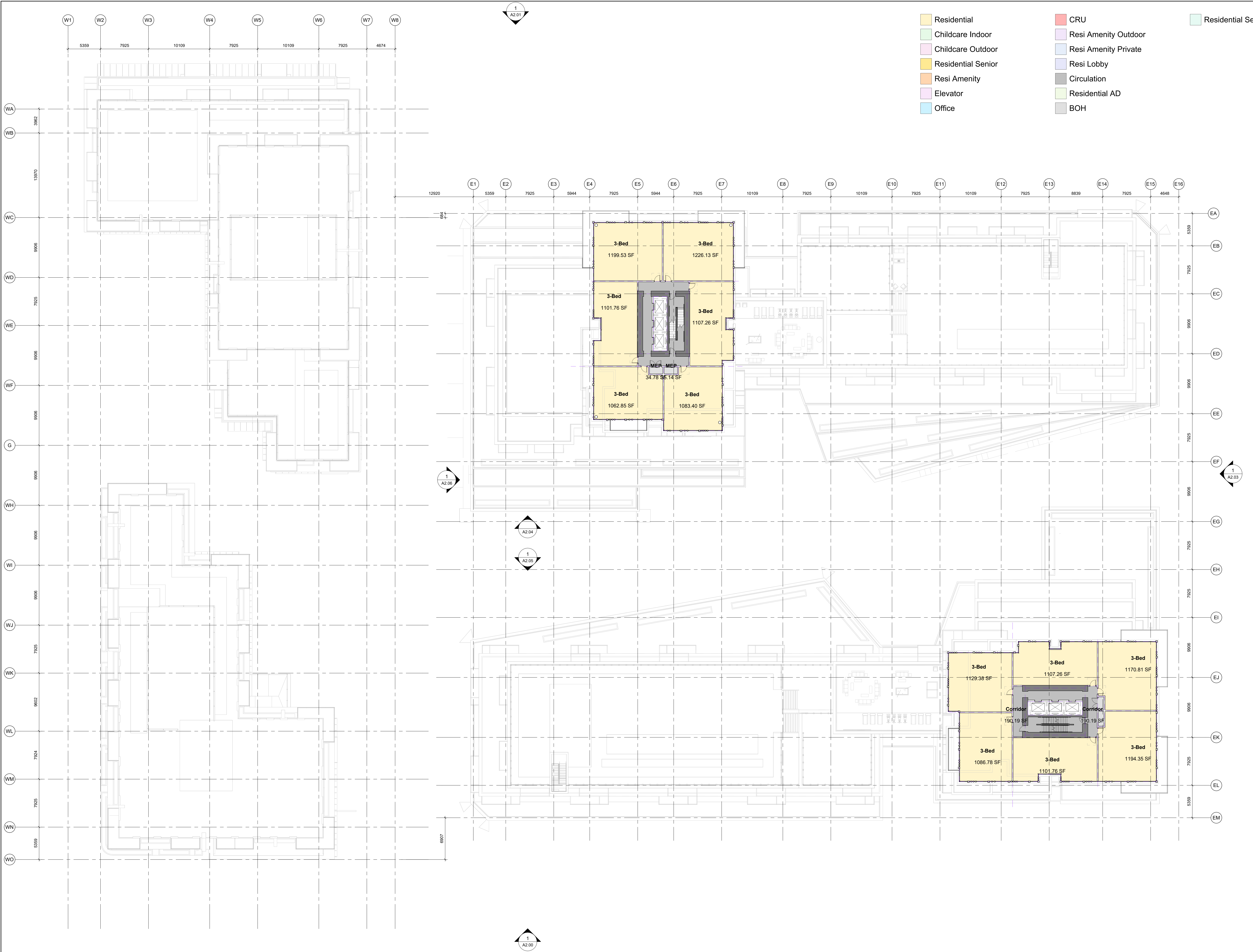

1
A1.20
OVERALL LEVEL 30
SCALE: 1/16" = 1'-0"

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True North

Project North

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NO.	DATE	DESCRIPTION
3	2023-09-15	City Priority Comments#2
2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

ISSUES

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PROJECT
8037 to 8087 120 Street
Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL 30 PLAN

SHEET NUMBER
A1.20

ISSUE
3

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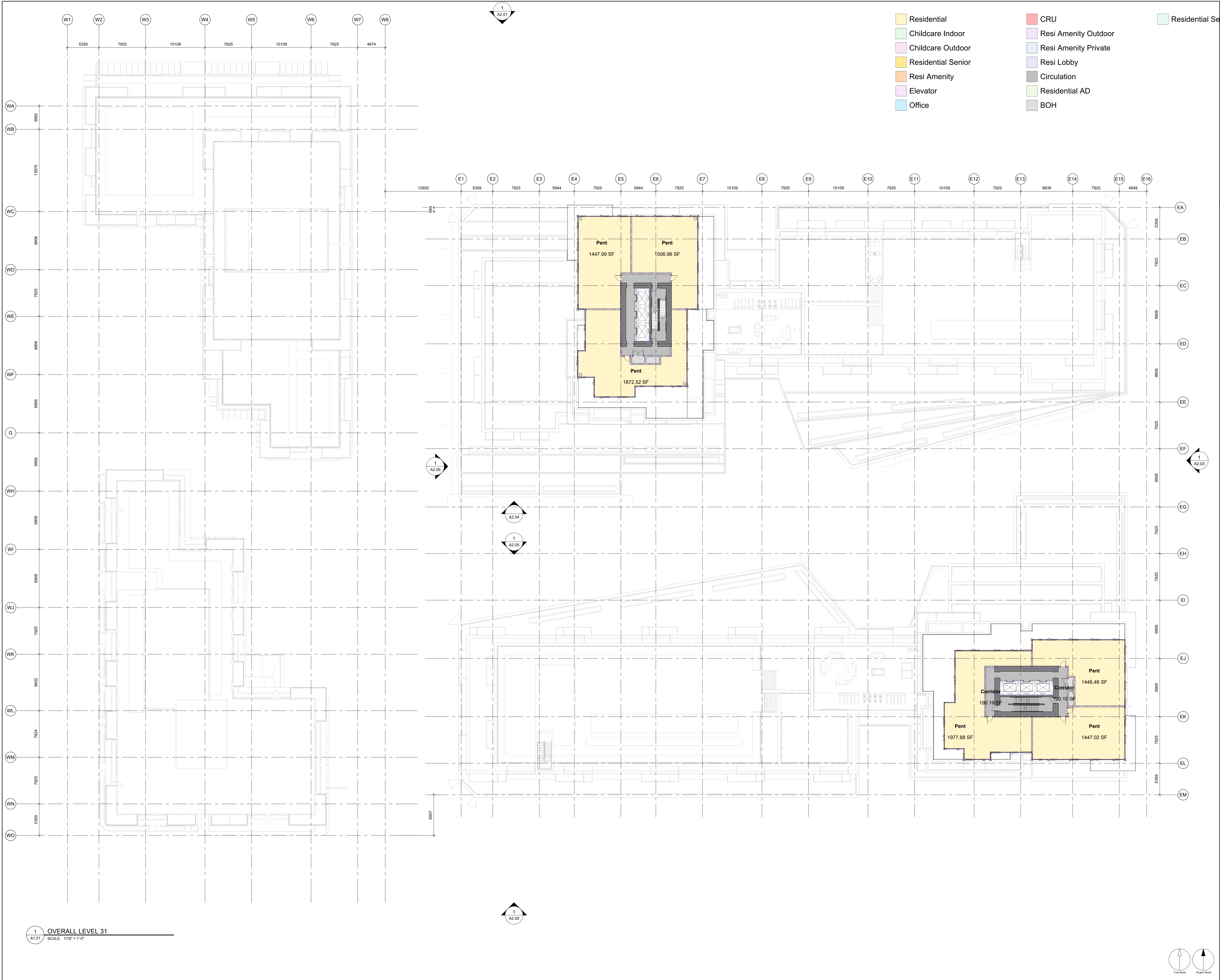

- 🟨 Residential
- 🟩 Childcare Indoor
- 🟪 Childcare Outdoor
- 🟨 Residential Senior
- 🟧 Resi Amenity
- 🟪 Elevator
- 🟦 Office
- 🟥 CRU
- 🟪 Resi Amenity Outdoor
- 🟦 Resi Amenity Private
- 🟦 Resi Lobby
- ⬛ Circulation
- 🟩 Residential AD
- ⬜ BOH
- 🟩 Residential Senior AD

1 OVERALL LEVEL 31
A1.21 SCALE: 1/16" = 1'-0"

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8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL 31 PLAN

SHEET NUMBER
A1.21

ISSUE
3

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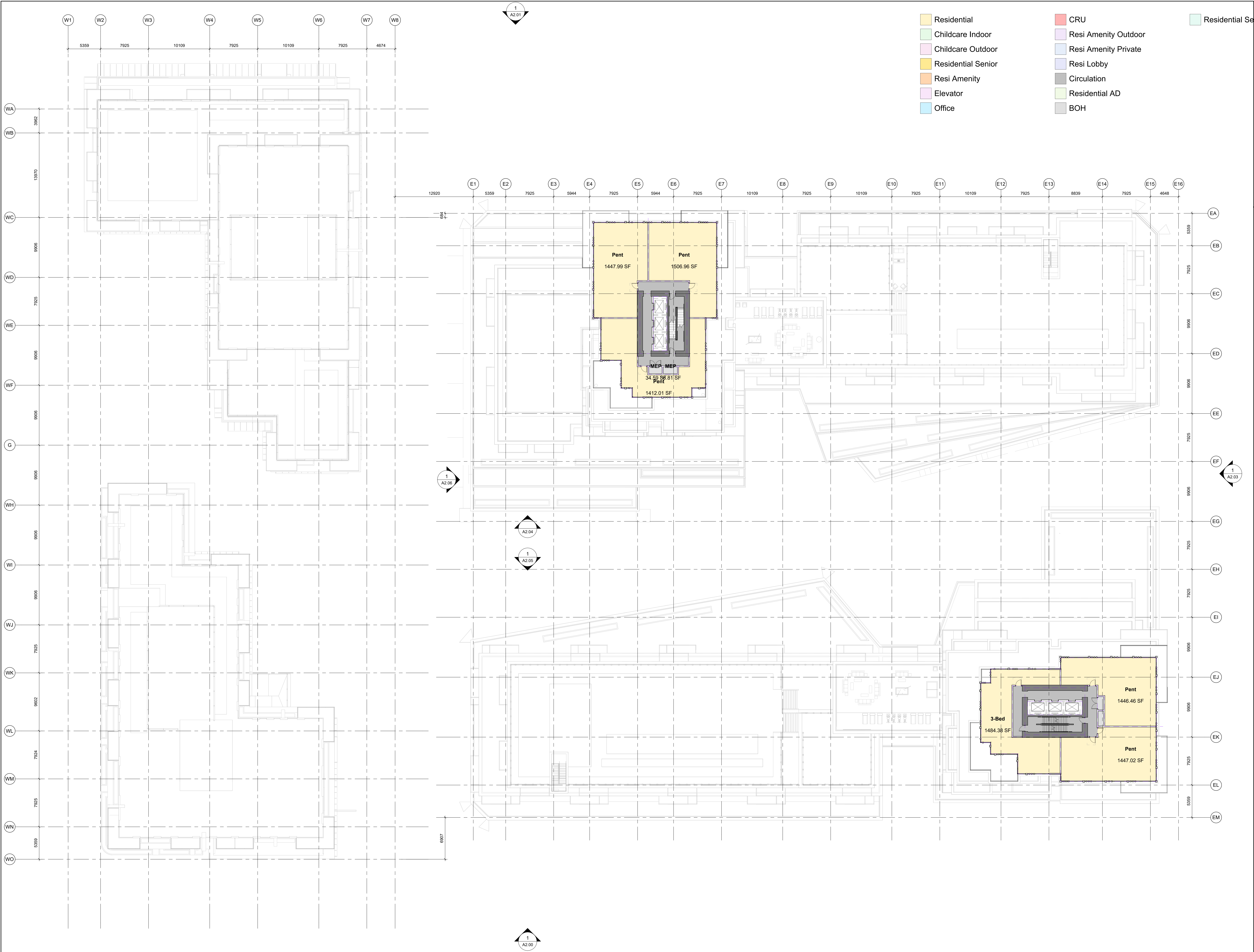

- ▨ Residential
- ▨ Childcare Indoor
- ▨ Childcare Outdoor
- ▨ Residential Senior
- ▨ Resi Amenity
- ▨ Elevator
- ▨ Office
- ▨ CRU
- ▨ Resi Amenity Outdoor
- ▨ Resi Amenity Private
- ▨ Resi Lobby
- ▨ Circulation
- ▨ Residential AD
- ▨ BOH
- ▨ Residential Senior AD

1 OVERALL LEVEL 32
A1.22 SCALE: 1/16" = 1'-0"

True North
Project North

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8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL 32 PLAN

SHEET NUMBER
A1.22

ISSUE
3

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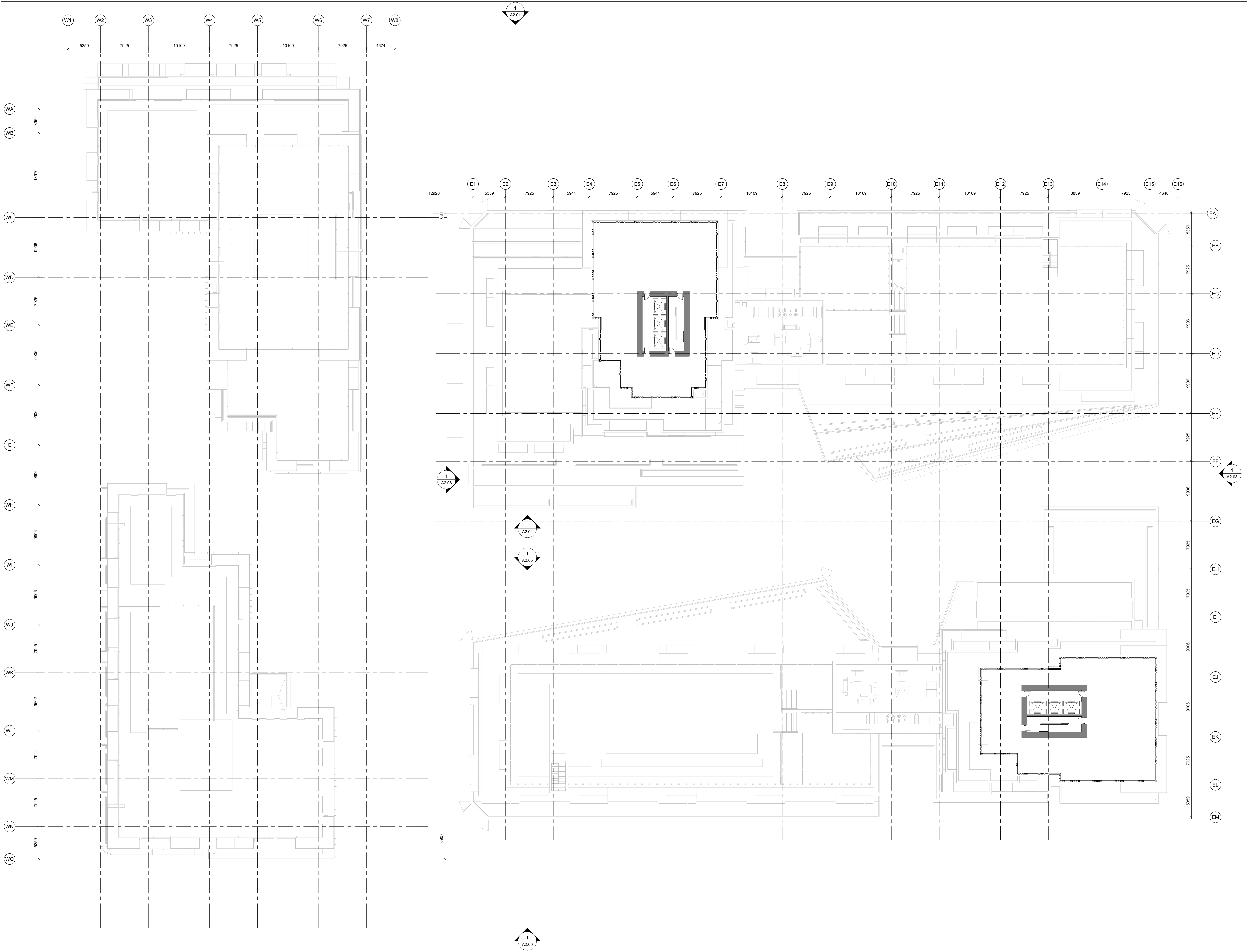
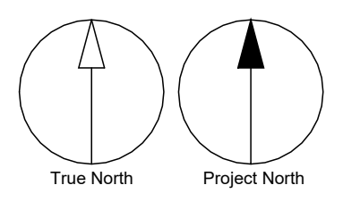


1
A1.23

OVERALL MECHANICAL

SCALE: 1/16" = 1'-0"



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8037 - 8087 120 St
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PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
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SHEET TITLE
OVERALL MECHANICAL LEVEL PLAN

SHEET NUMBER	ISSUE
A1.23	3

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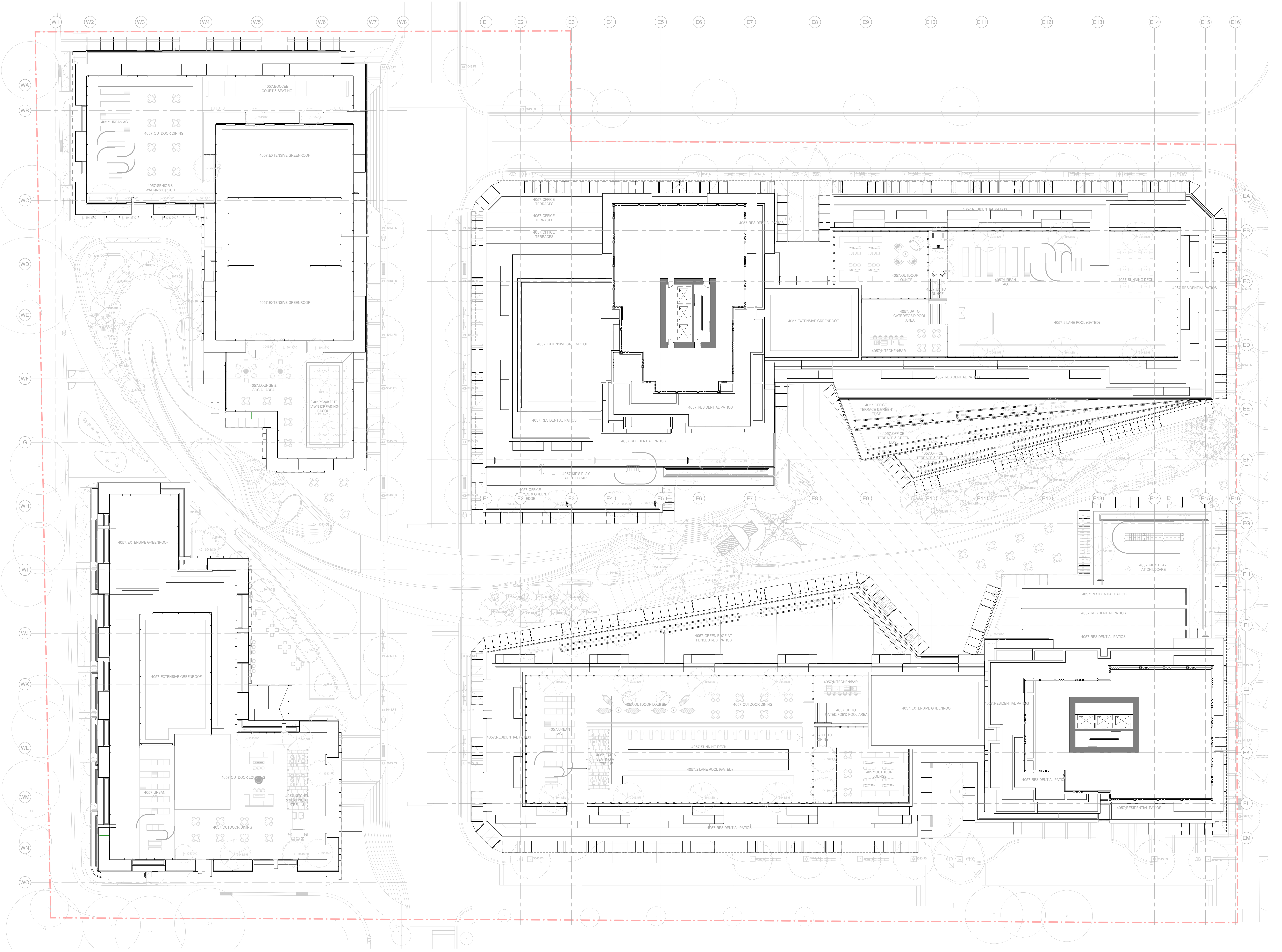

1 A1.24 **OVERALL ROOF**
SCALE: 1/16" = 1'-0"

True North
Project North

2023-09-14 11:18:50 AM

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Delta, BC V4C 6P7

PROJECT NO:
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SHEET TITLE

ROOF PLAN

SHEET NUMBER
A1.24

ISSUE
3

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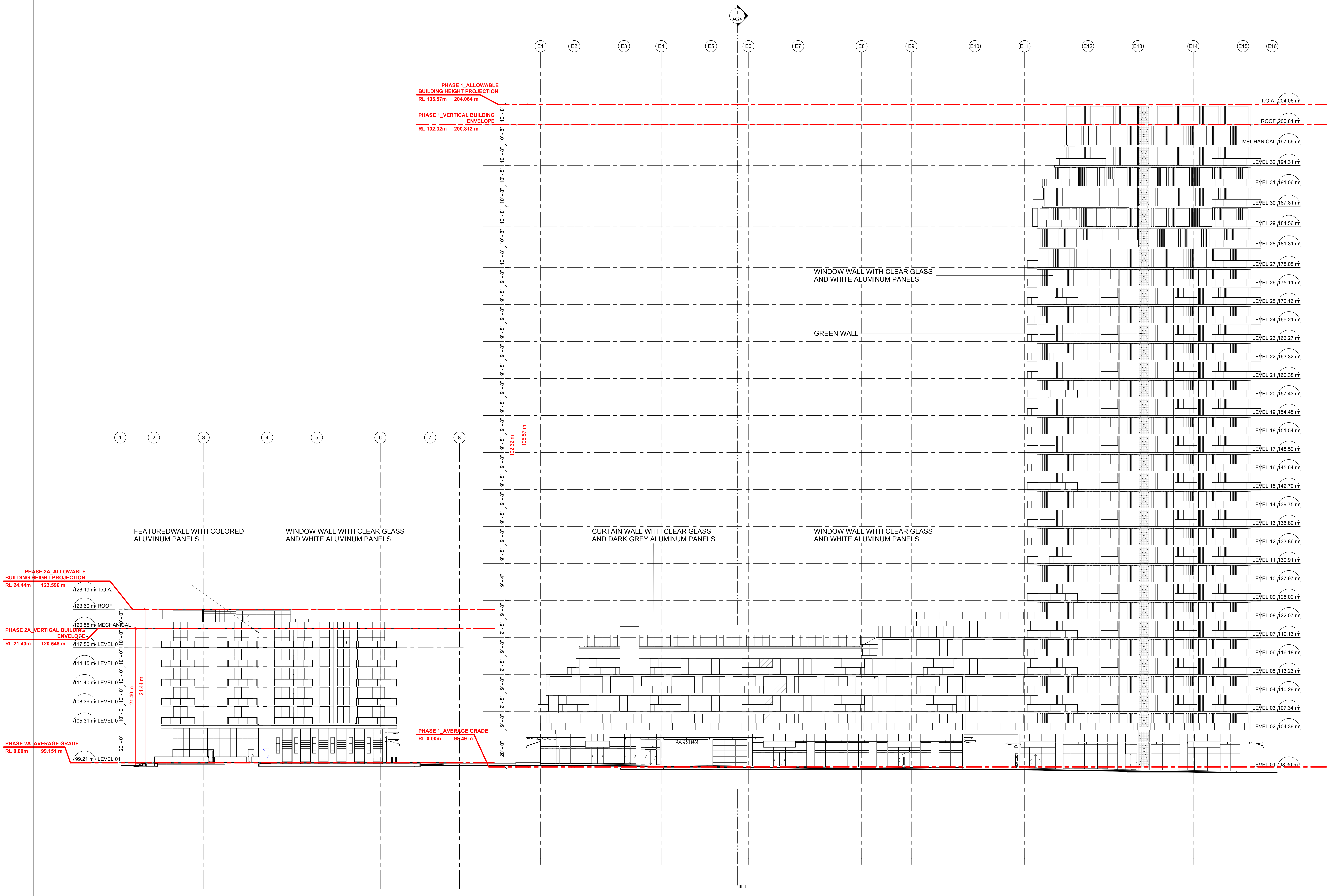

1
A2.00
OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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Delta, BC V4C 6P7

PROJECT NO:
140812

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PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL SOUTH ELEVATION

SHEET NUMBER
A2.00

ISSUE
3

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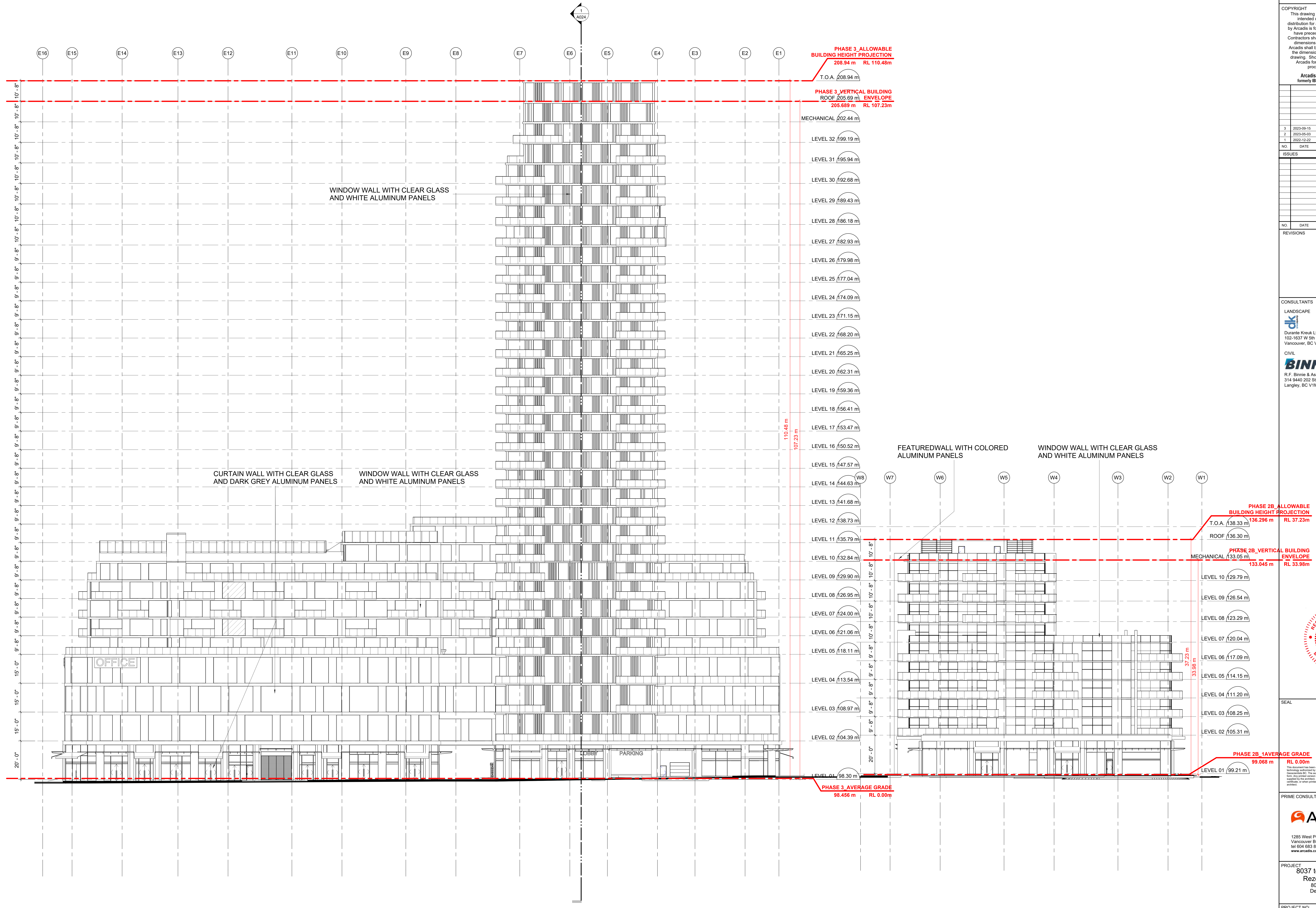

1
A2.01
OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:
JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
GV

SHEET TITLE
OVERALL NORTH ELEVATION

SHEET NUMBER
A2.01

ISSUE
3

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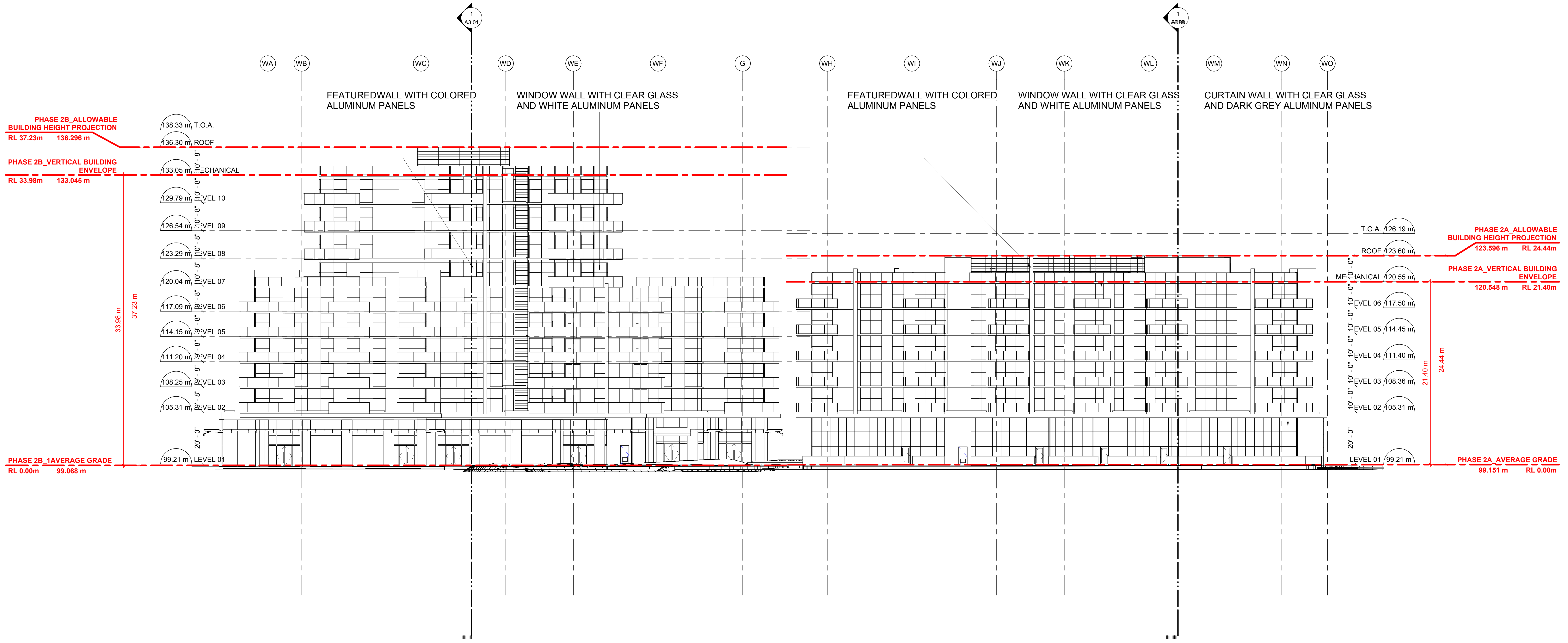

1 OVERALL WEST ELEVATION
A2.02
SCALE: 1/16" = 1'-0"

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8037 - 8087 120 St
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PROJECT NO:
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DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
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SHEET TITLE
OVERALL WEST ELEVATION

SHEET NUMBER
A2.02

ISSUE
3

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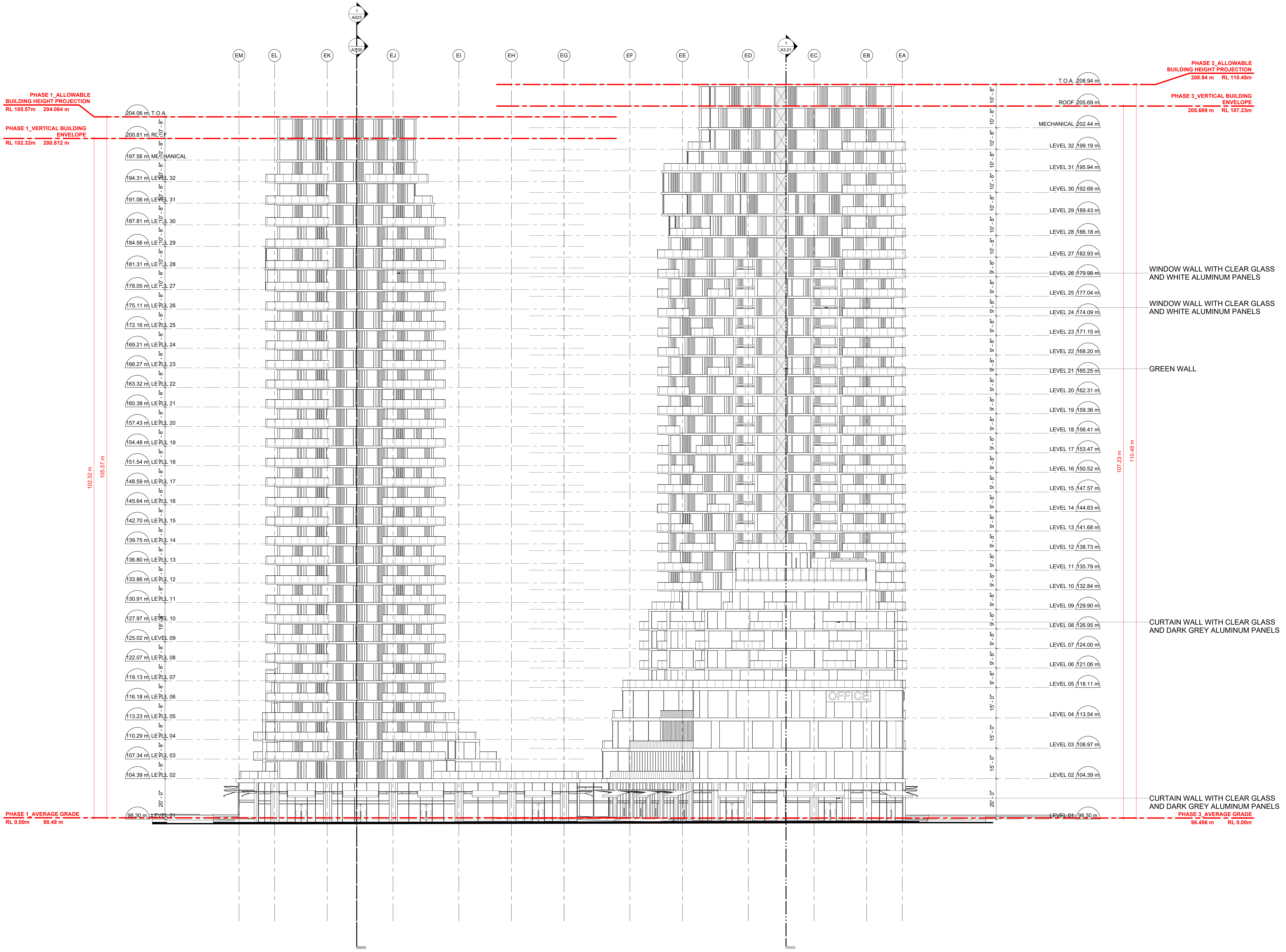

1 A2.03 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"

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Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:
JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
GV

SHEET TITLE
OVERALL EAST ELEVATION

SHEET NUMBER
A2.03

ISSUE
3

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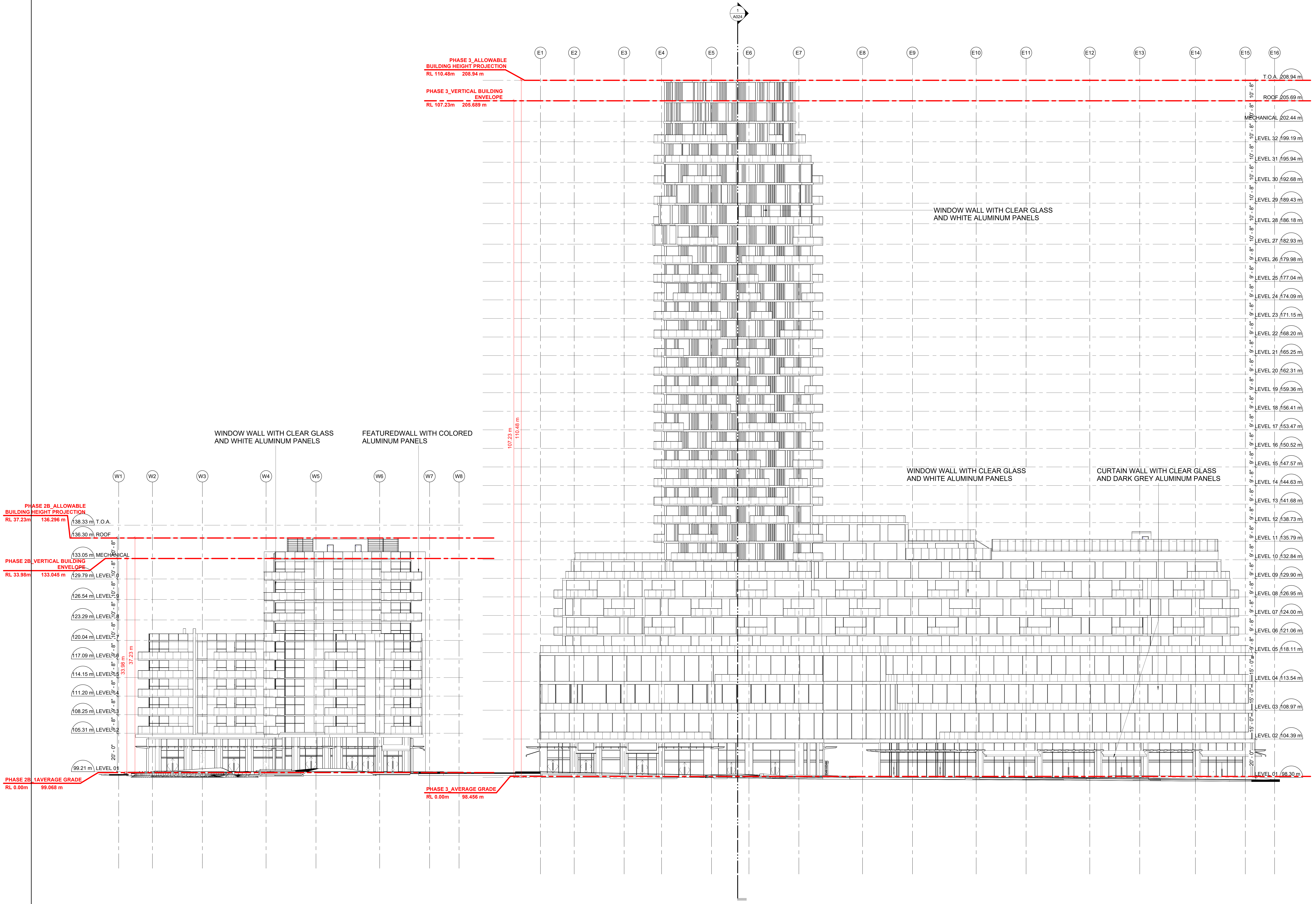

1
A2.04
INTERIOR SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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PROJECT
8037 to 8087 120 Street
Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:
JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
GV

SHEET TITLE
INTERIOR SOUTH ELEVATION

SHEET NUMBER
A2.04

ISSUE
3

Autodesk Docs://140812_120StScottRd_R2022/140812_120StScottRd-A_Sheets-2022.rvt

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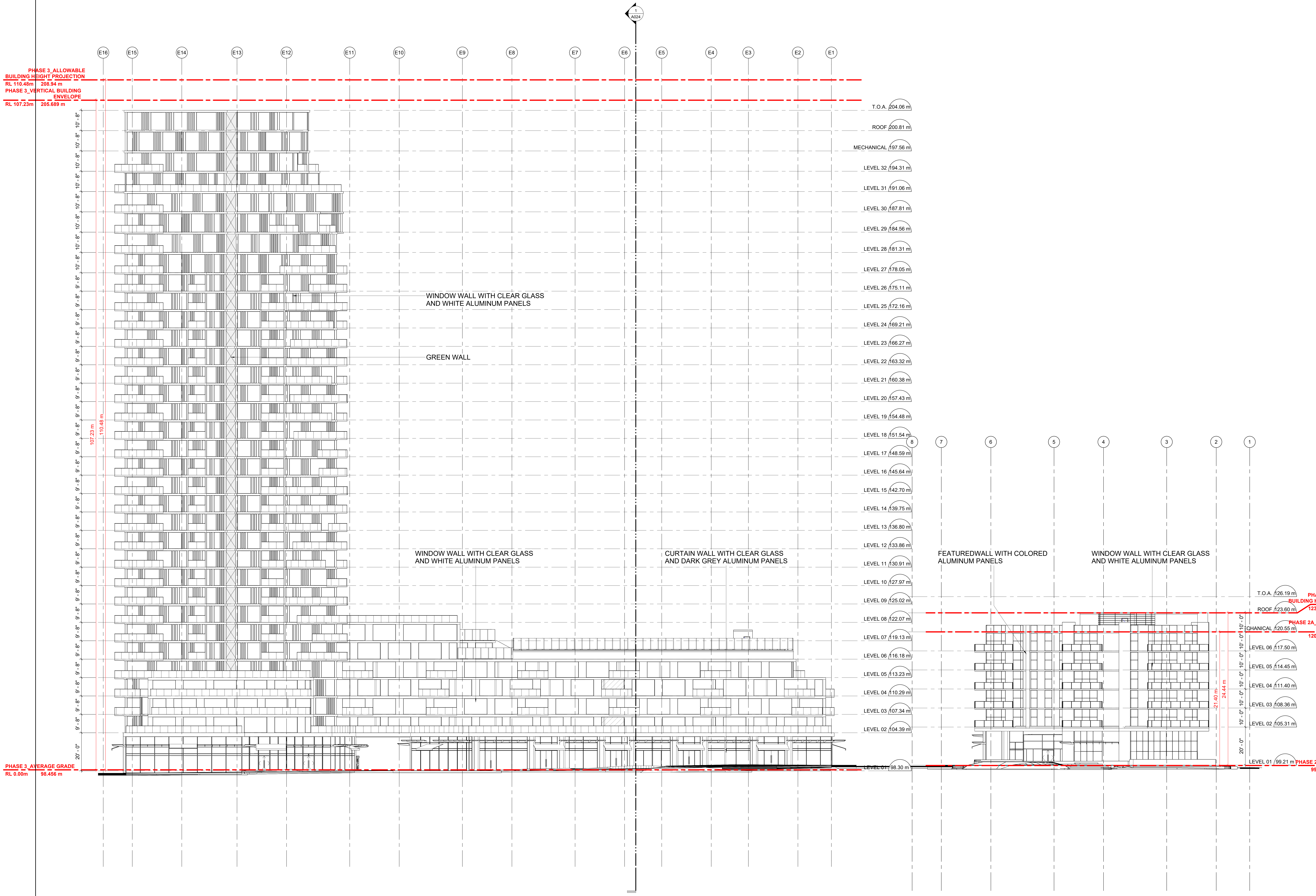
1 in



1 A2.05 INTERIOR NORTH ELEVATION
SCALE: 1/16" = 1'-0"

2023-09-13 10:44:11 PM

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NO.	DATE	DESCRIPTION
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2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

ISSUES

NO.	DATE	DESCRIPTION

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Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

DRAWN BY:	CHECKED BY:
JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
INTERIOR NORTH ELEVATION

SHEET NUMBER
A2.05

ISSUE
3

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1 in
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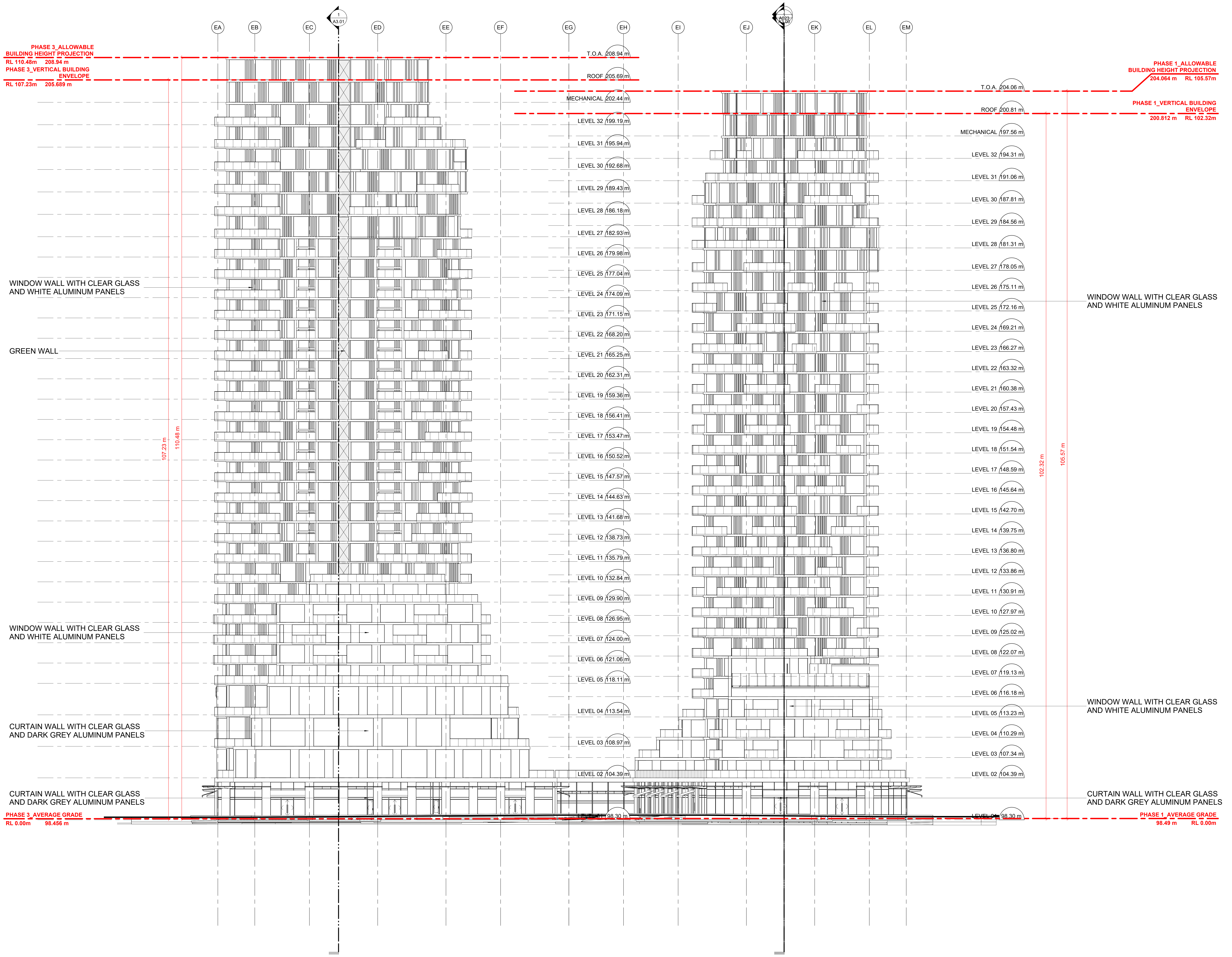

1
A2.06
INTERIOR WEST ELEVATION
SCALE: 1/16" = 1'-0"

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JS-KB-AD-XZ-JC

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RJ

PROJECT MGR:
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APPROVED BY:
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SHEET TITLE
INTERIOR WEST ELEVATION

SHEET NUMBER
A2.06

ISSUE
3

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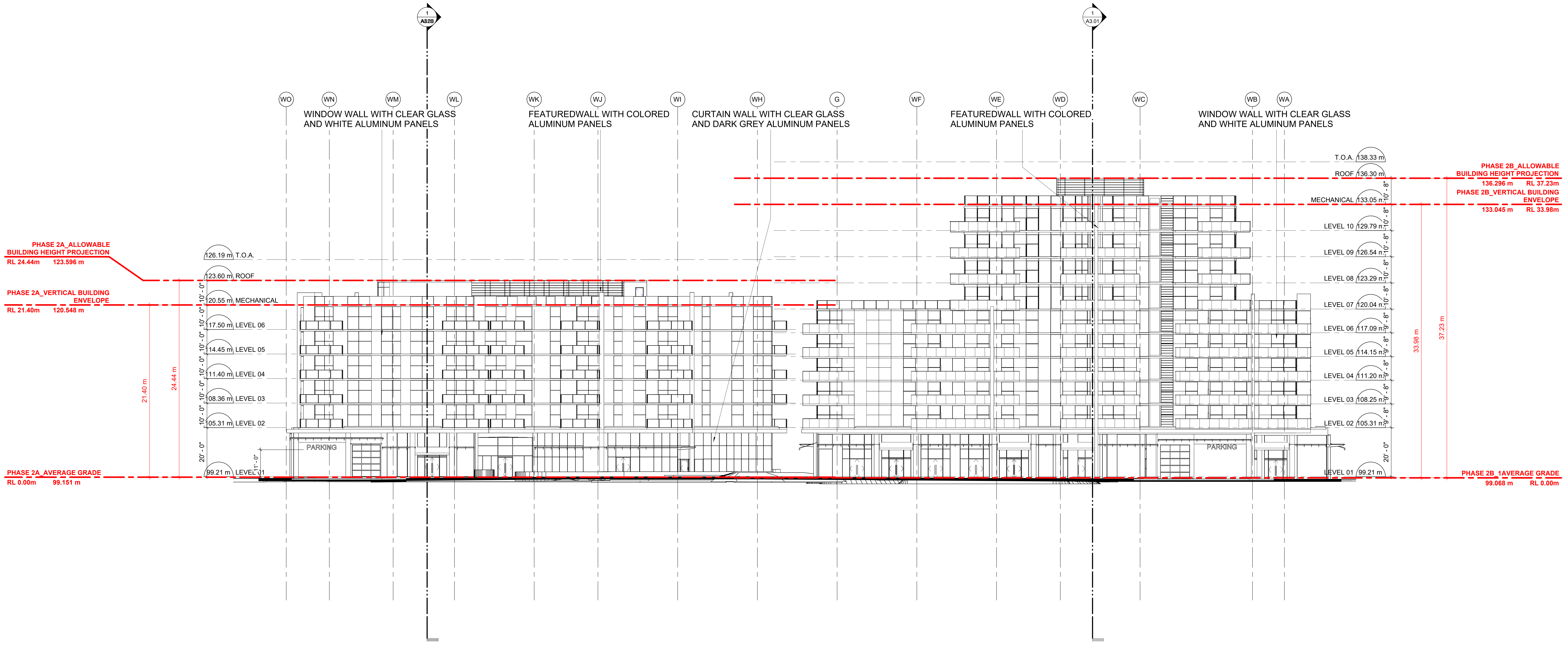

1 INTERIOR EAST ELEVATION
A2.07 SCALE: 1/16" = 1'-0"

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Delta, BC V4C 6P7

PROJECT NO:
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DRAWN BY:	CHECKED BY:
JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
INTERIOR EAST ELEVATION

SHEET NUMBER	ISSUE
A2.07	3

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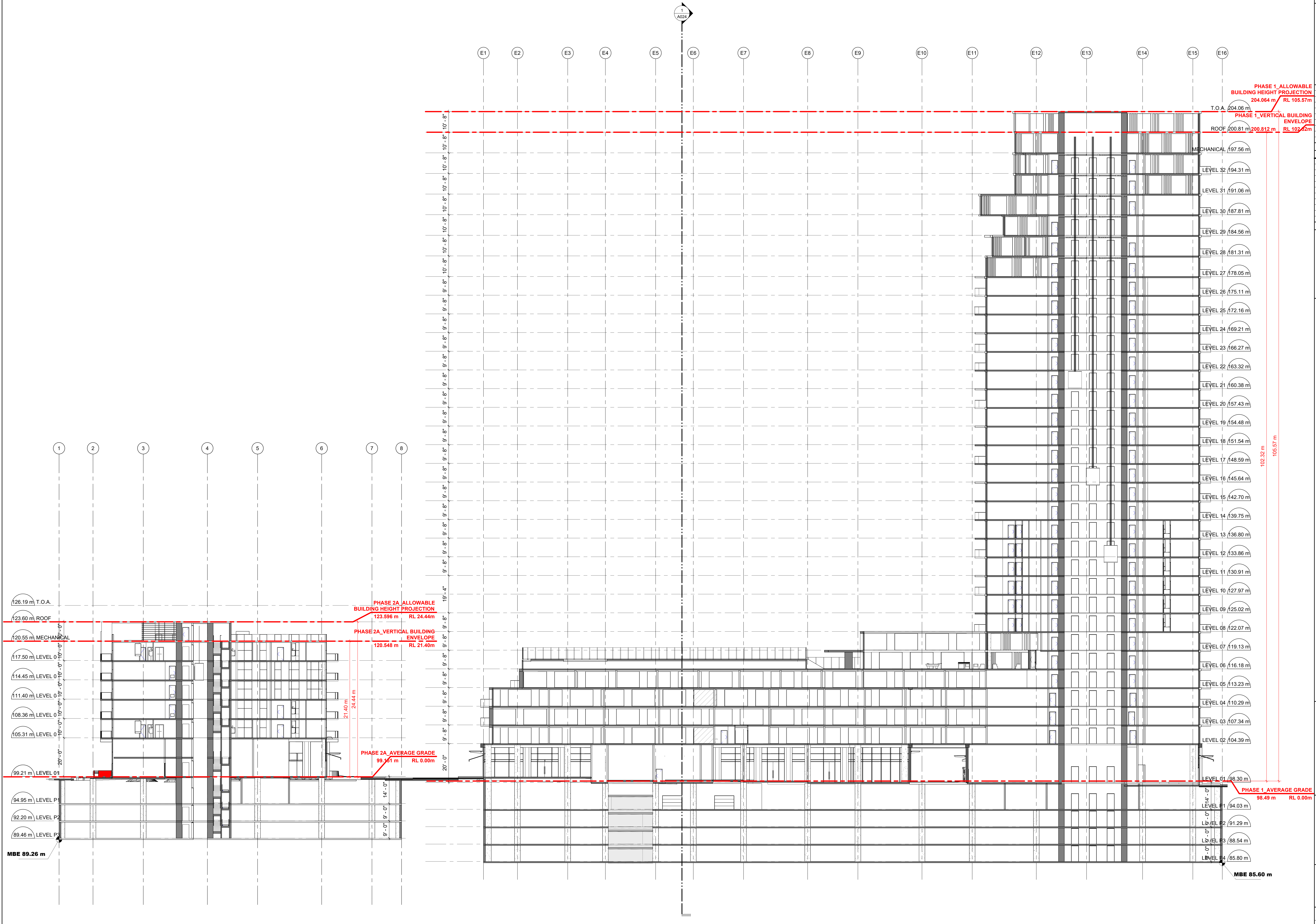

1
A3.00

BUILDING SECTION A

SCALE: 1/16" = 1'-0"

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PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
BUILDING SECTION A

SHEET NUMBER
A3.00

ISSUE
3

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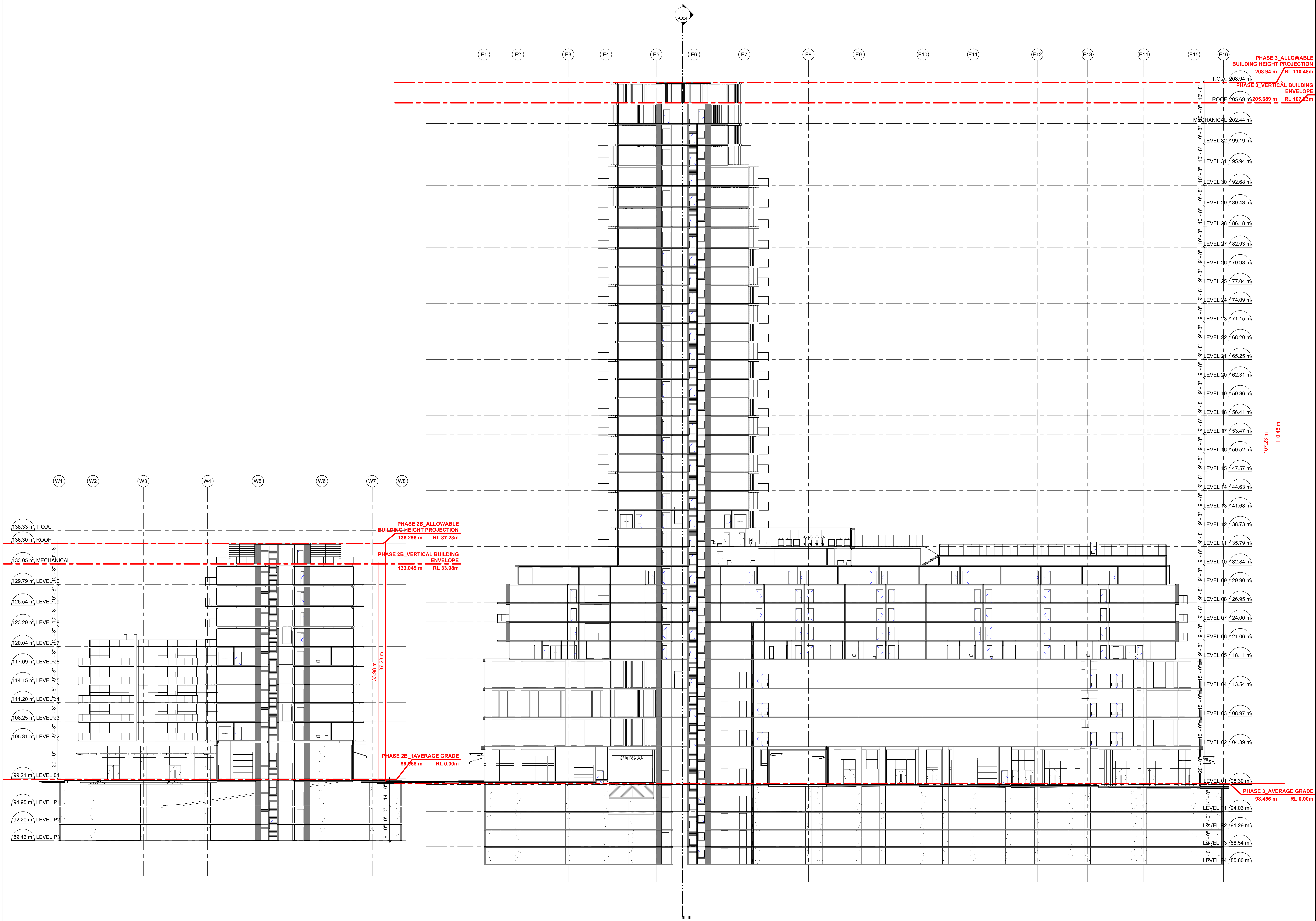

1
A3.01
BUILDING SECTION B
SCALE: 1/16" = 1'-0"

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Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO:
140812

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JS-KB-AD-XZ-JC

CHECKED BY:
RJ

PROJECT MGR:
CB

APPROVED BY:
GV

SHEET TITLE

BUILDING SECTION B

SHEET NUMBER
A3.01

ISSUE
3

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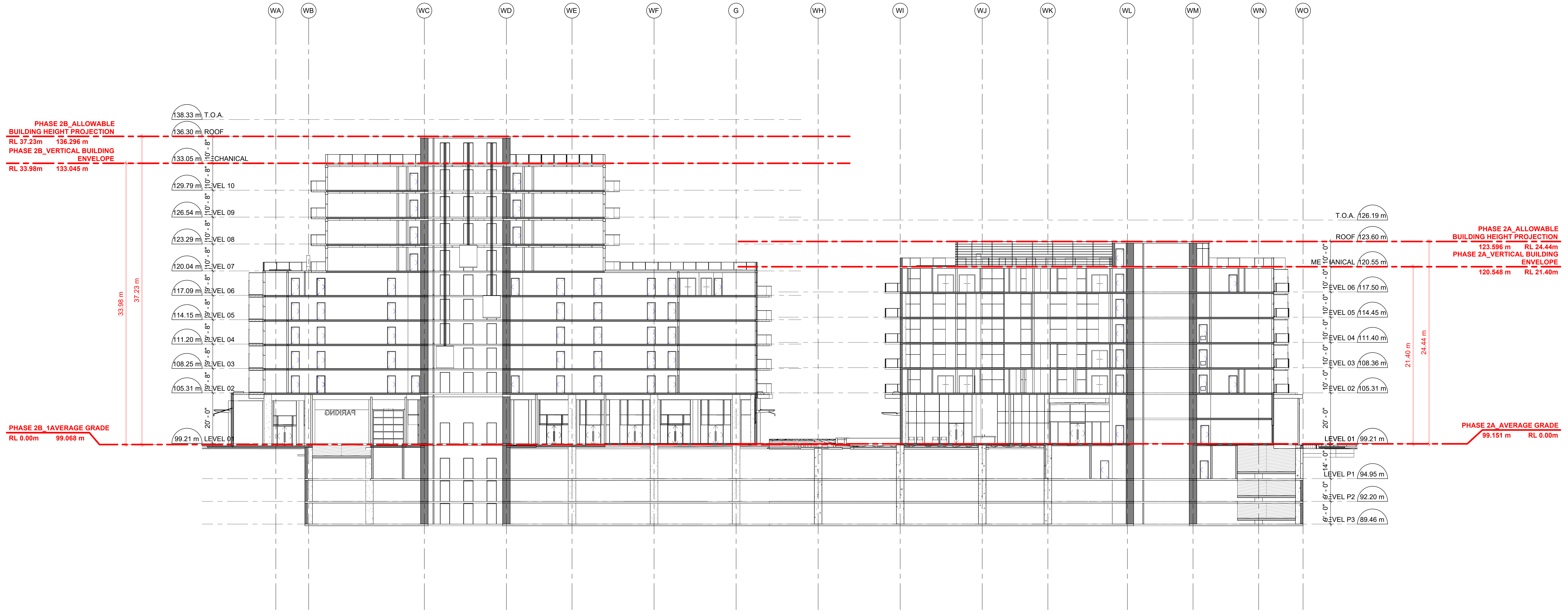

1 BUILDING SECTION C
A3.02
SCALE: 1/16" = 1'-0"

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PROJECT NO:
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PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
BUILDING SECTION C

SHEET NUMBER
A3.02

ISSUE
3

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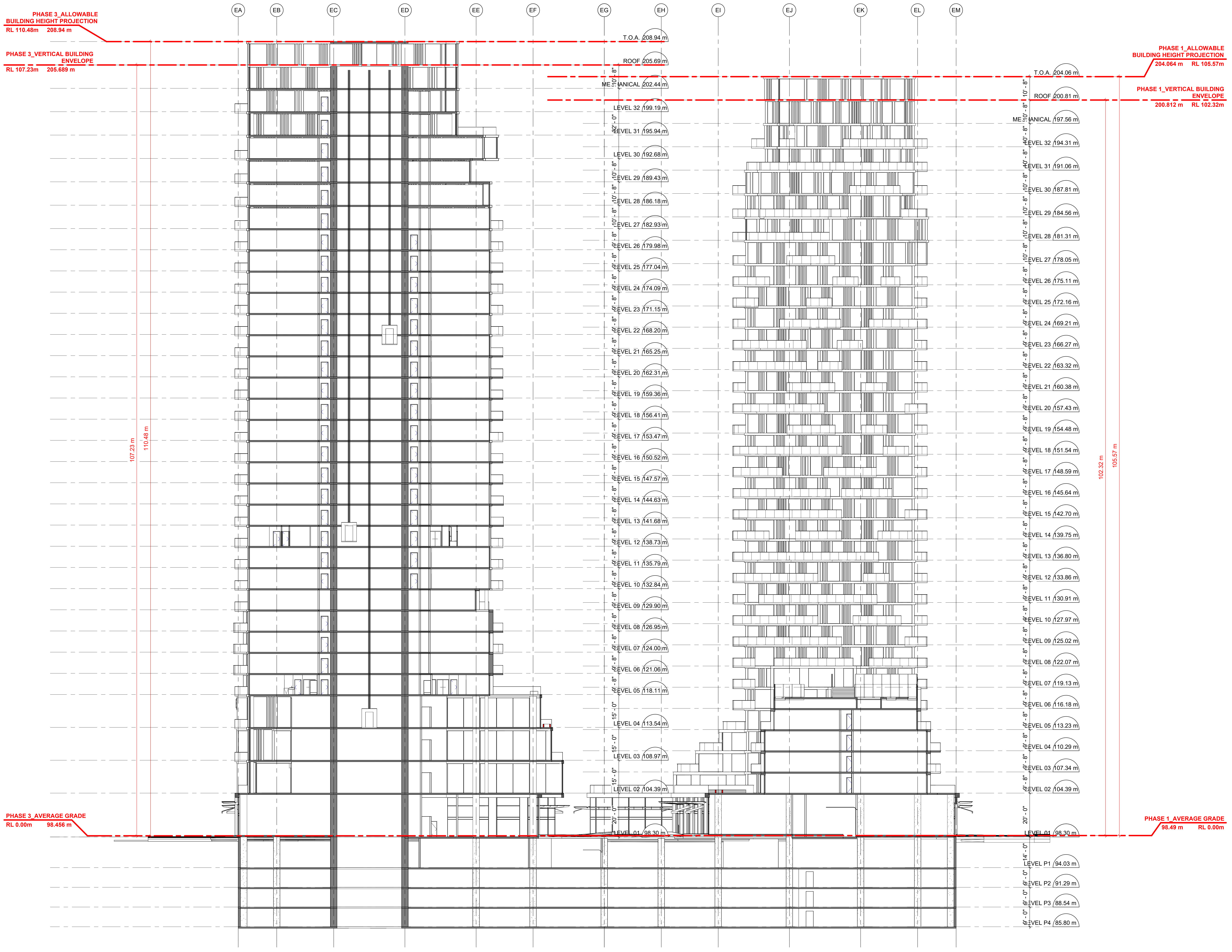

1
A3.03
BUILDING SECTION D
SCALE: 1/16" = 1'-0"

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PROJECT NO:
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CHECKED BY:
RJ

PROJECT MGR:
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APPROVED BY:
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SHEET TITLE
BUILDING SECTION D

SHEET NUMBER
A3.03

ISSUE
3

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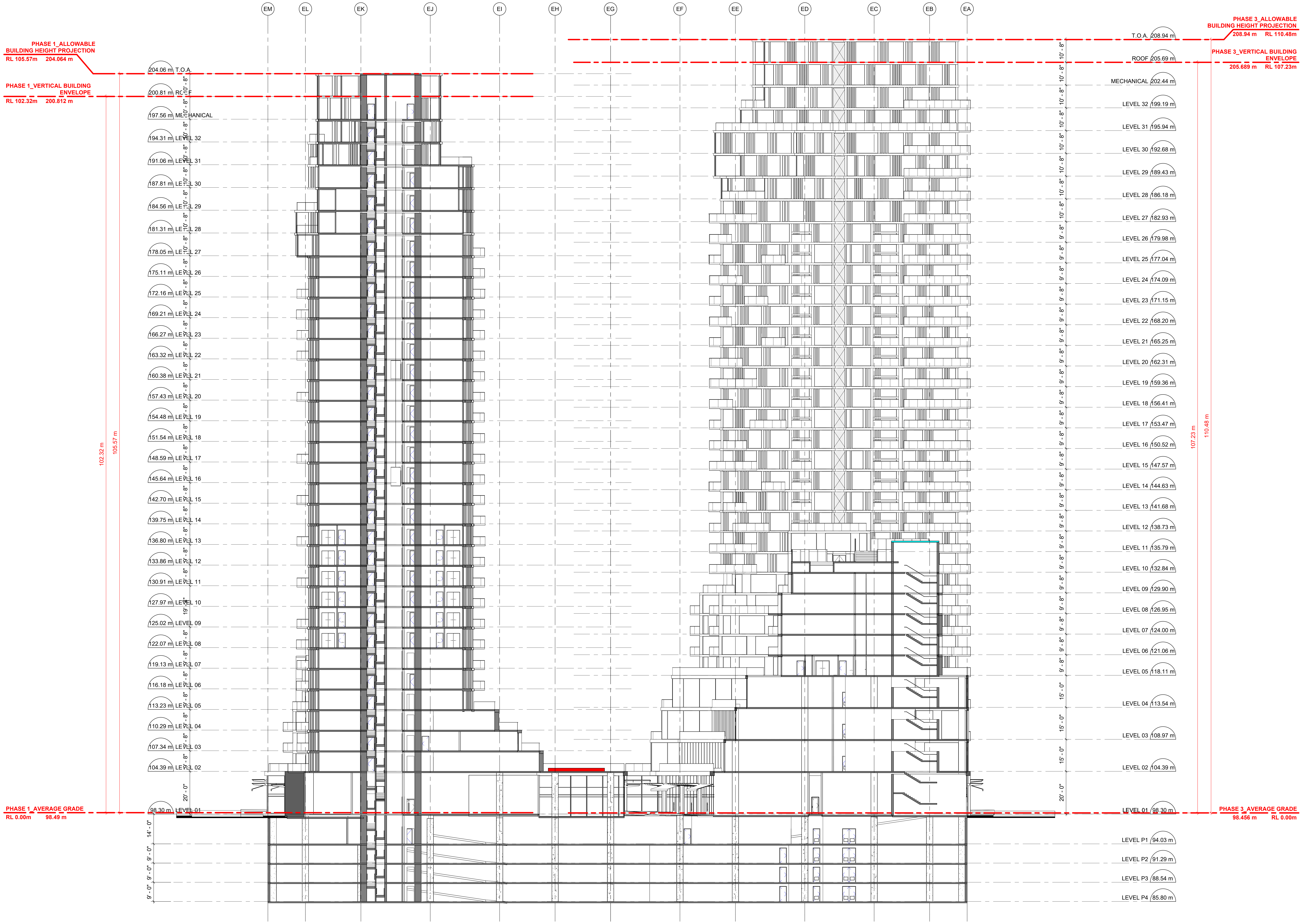

1 A3.04 BUILDING SECTION E
SCALE: 1/16" = 1'-0"

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PROJECT NO:
140812

DRAWN BY:	CHECKED BY:
JS-KB-AD-XZ-JC	**RJ**
PROJECT MGR:	APPROVED BY:
CB	**GV**

SHEET TITLE
BUILDING SECTION E

SHEET NUMBER
A3.04

ISSUE
3

SCALE CHECK
1 in
10mm

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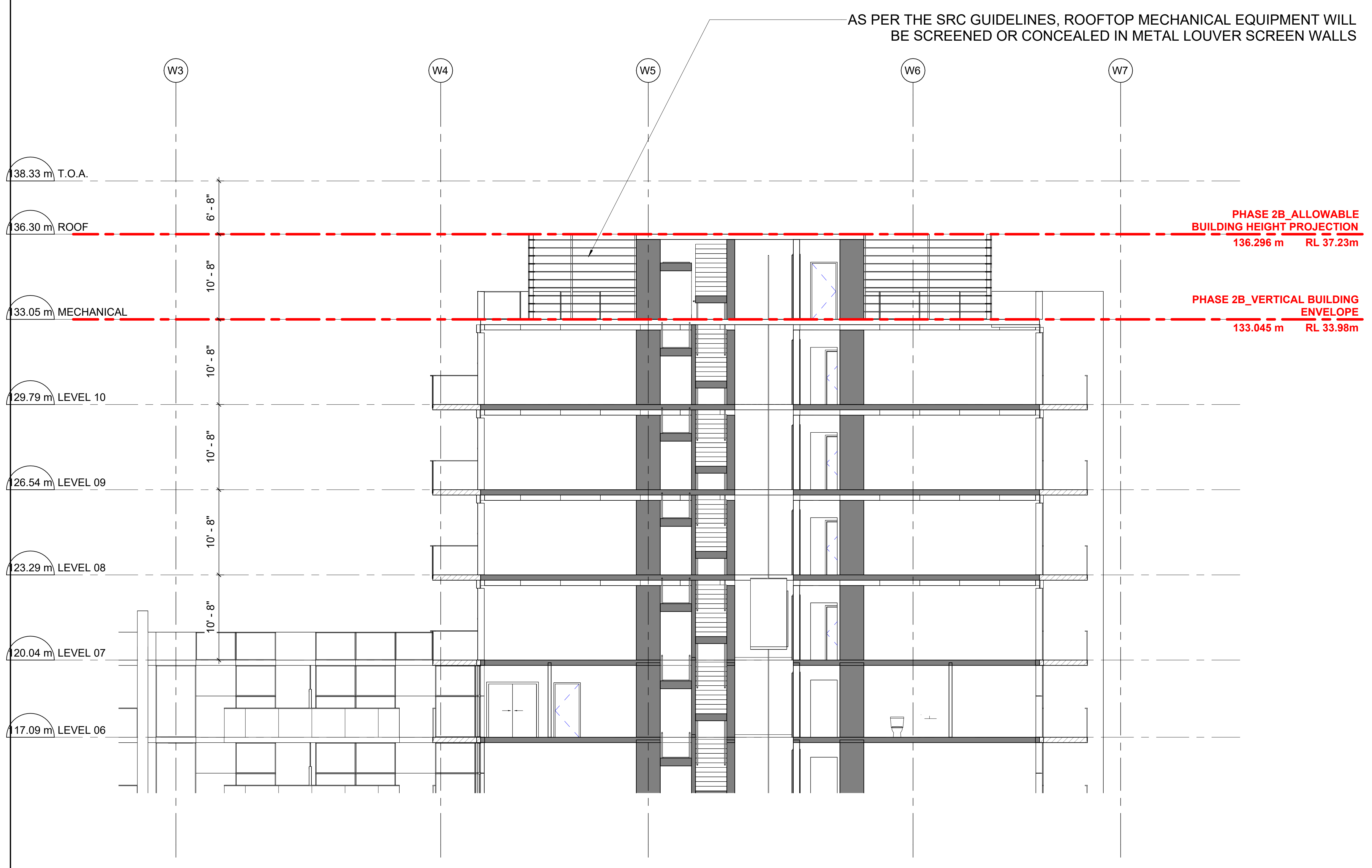
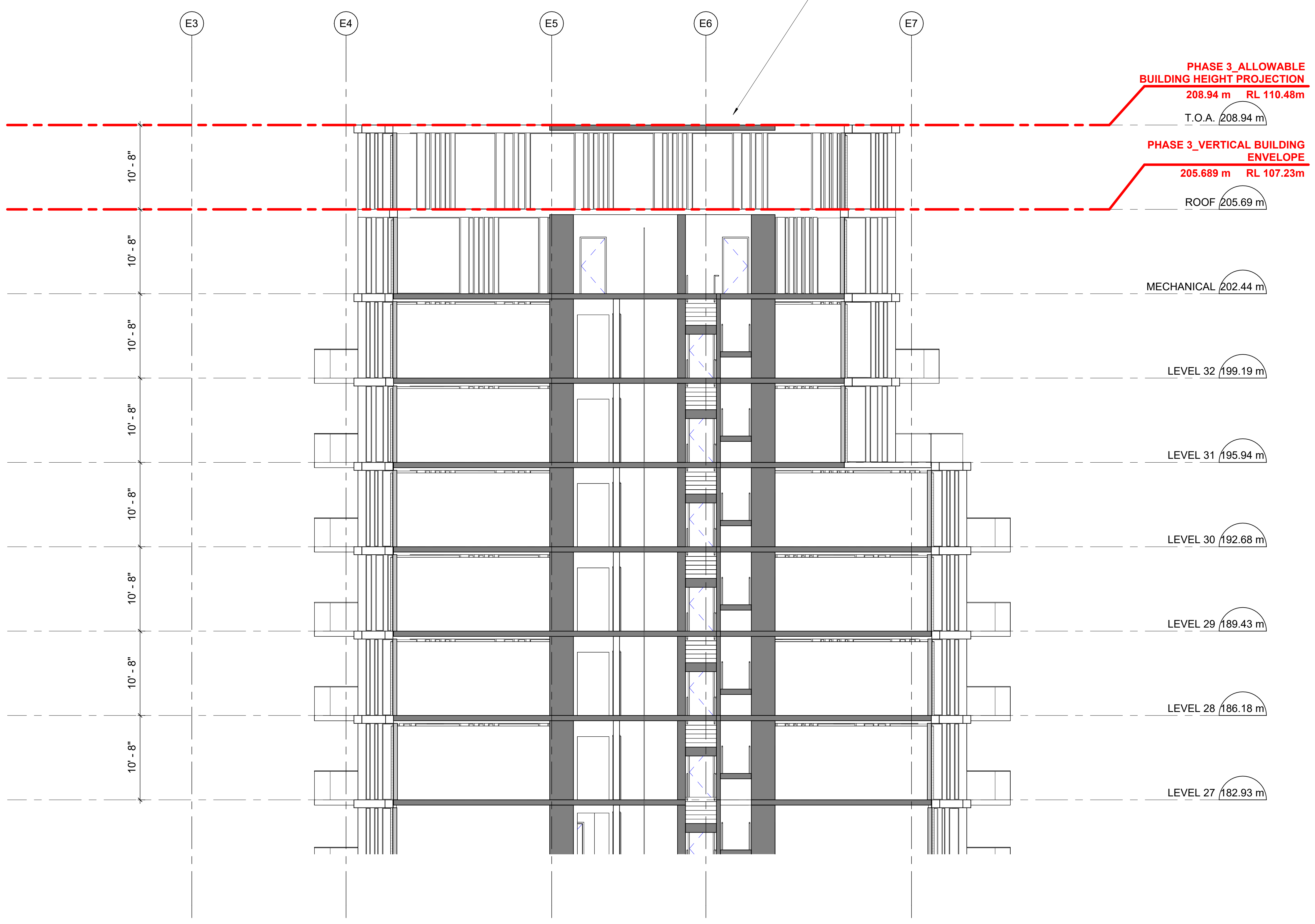
AS PER THE SRC GUIDELINES, ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED OR CONCEALED IN METAL LOUVER SCREEN WALLS



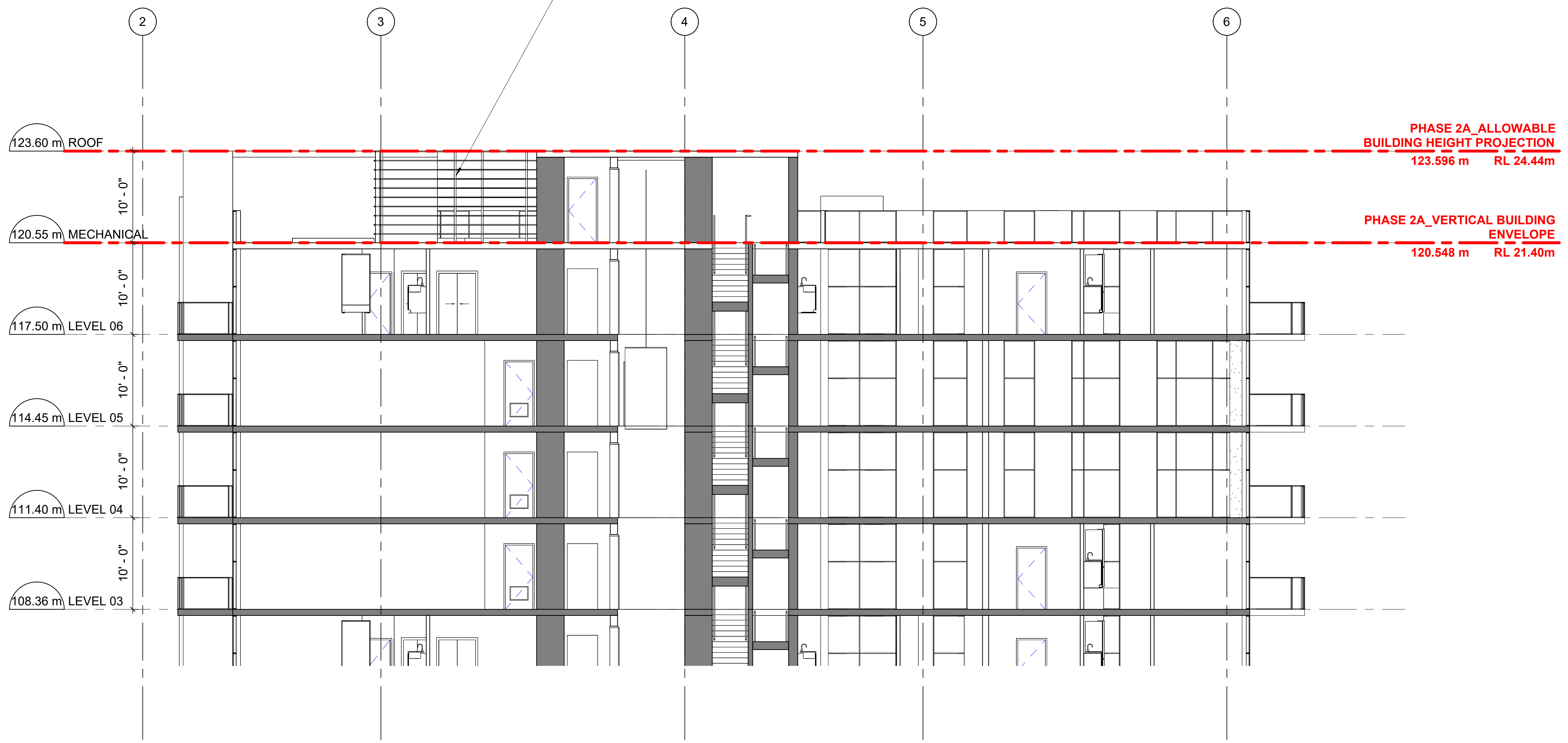
4
A3.05
BUILDING SECTION B - MIDRISE NORTH
SCALE: 1/8" = 1'-0"

AS PER THE SRC GUIDELINES, ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED OR CONCEALED IN CURTAIN WALL EXTENSION.



3
A3.05
BUILDING SECTION B - TOWER NORTH
SCALE: 1/8" = 1'-0"

AS PER THE SRC GUIDELINES, ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED OR CONCEALED IN METAL LOUVER SCREEN WALLS



1
A3.05
BUILDING SECTION A - MIDRISE SOUTH
SCALE: 1/8" = 1'-0"

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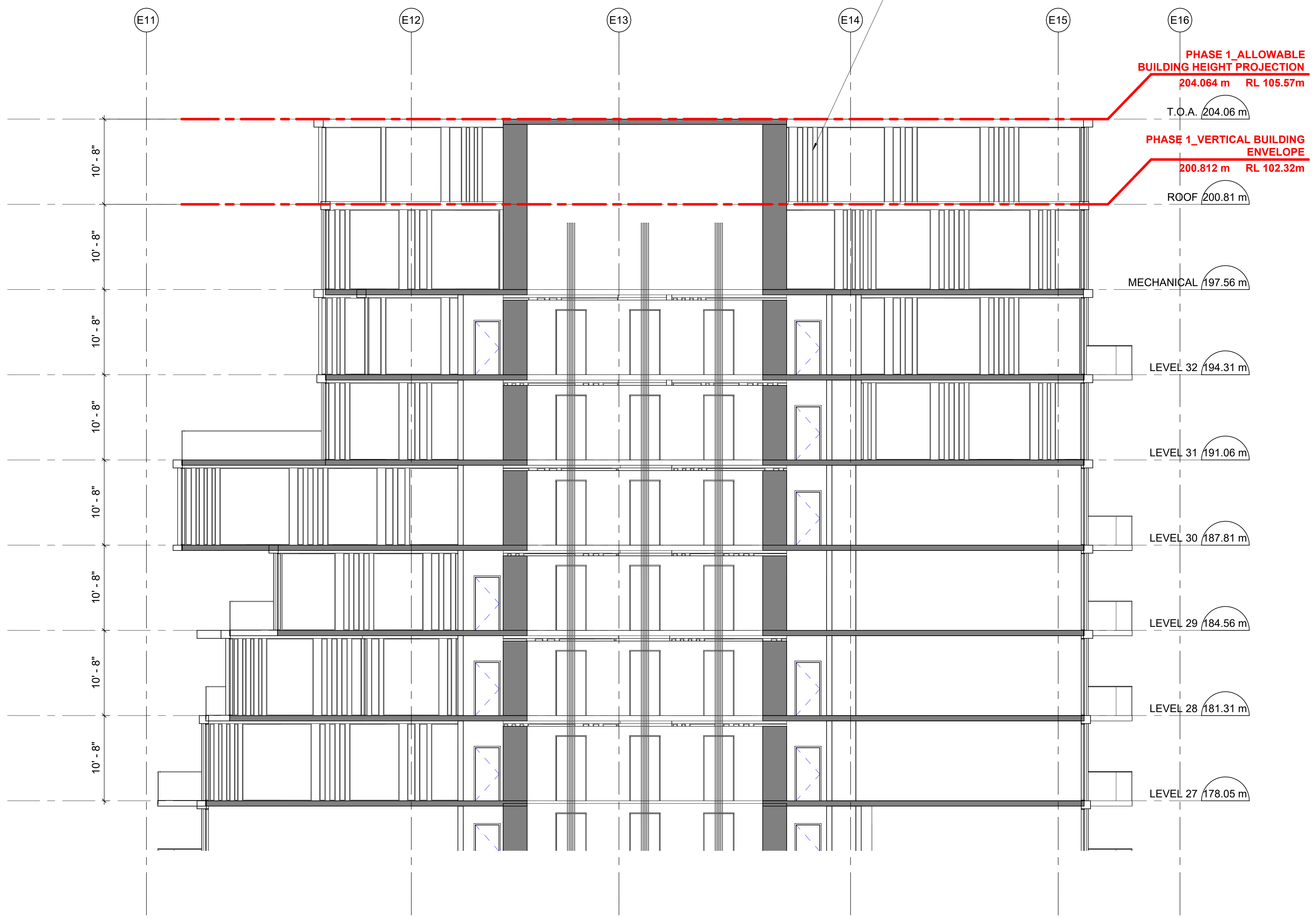

2
A3.05
BUILDING SECTION A - TOWER SOUTH
SCALE: 1/8" = 1'-0"

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PROJECT NO:
140812

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PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
BUILDING ENVELOPE DIAGRAMS

SHEET NUMBER
A3.05

ISSUE
3

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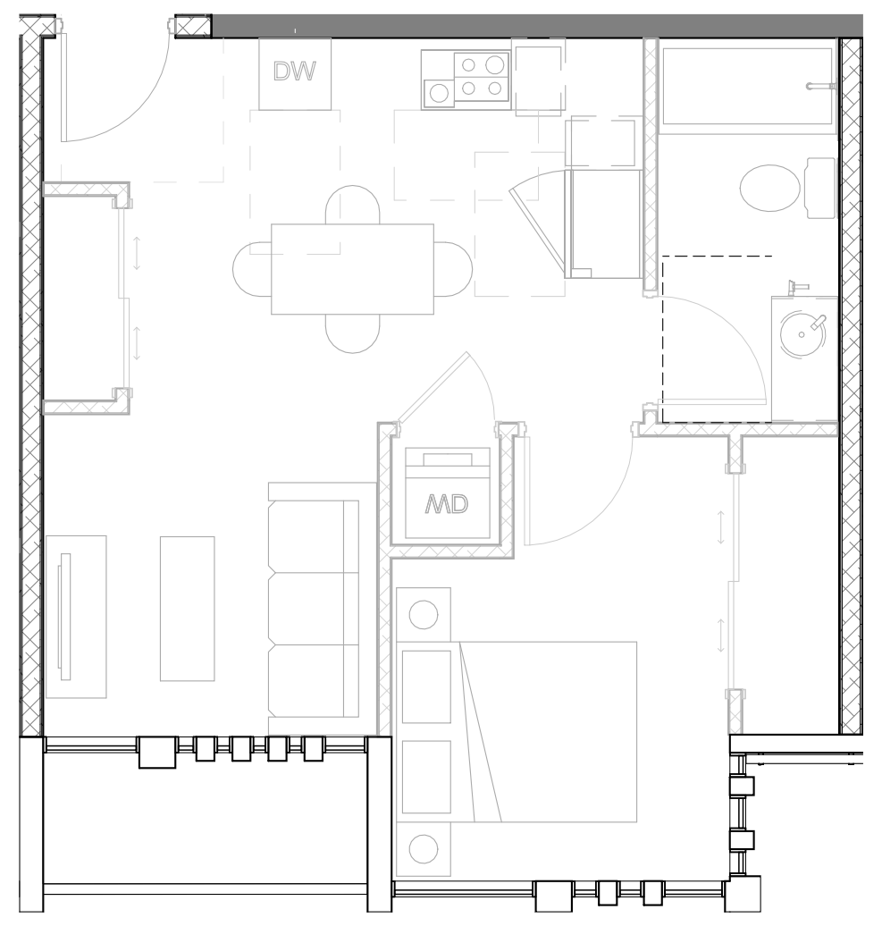
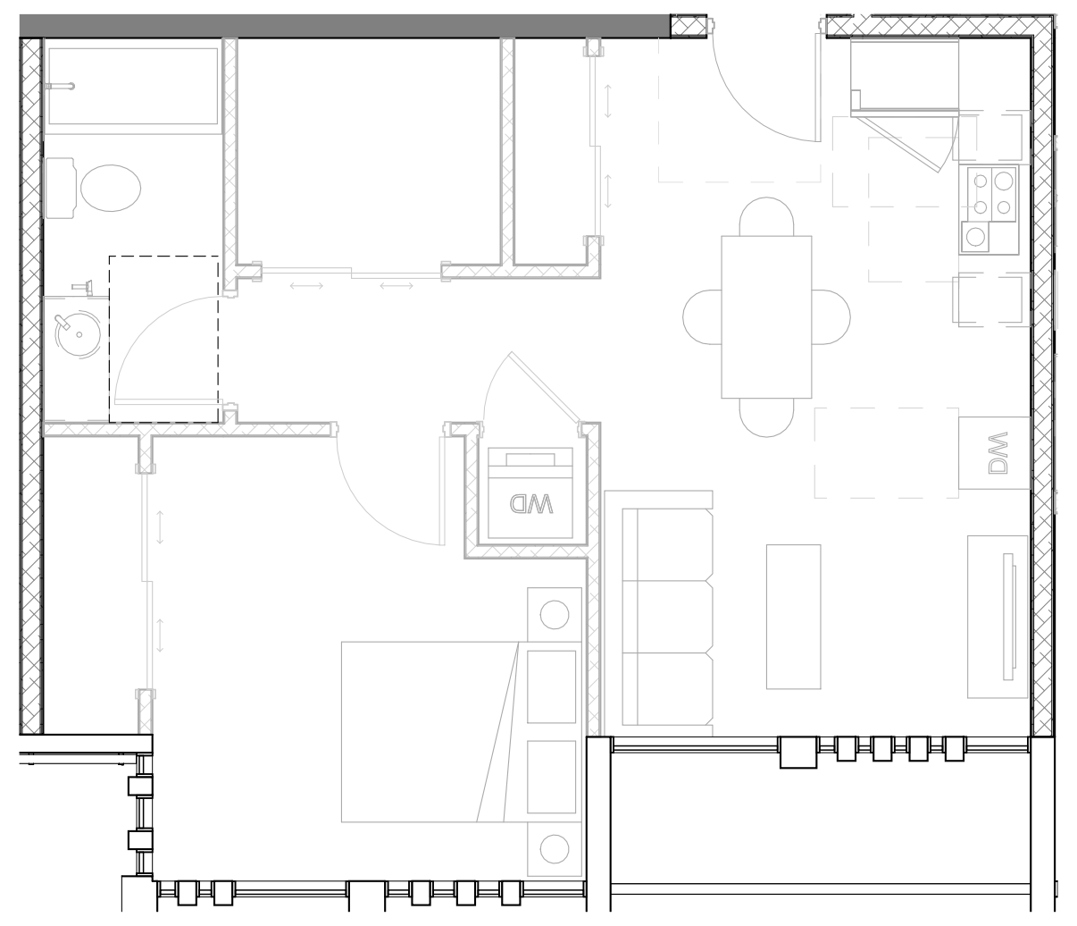
SCALE CHECK
1 in
10mm

Typical Tower Units


1 A4.01 1-Bed - Type A - 516 SF
SCALE: 3/16" = 1'-0"


2 A4.01 1-Bed+D - Type A - 634 SF
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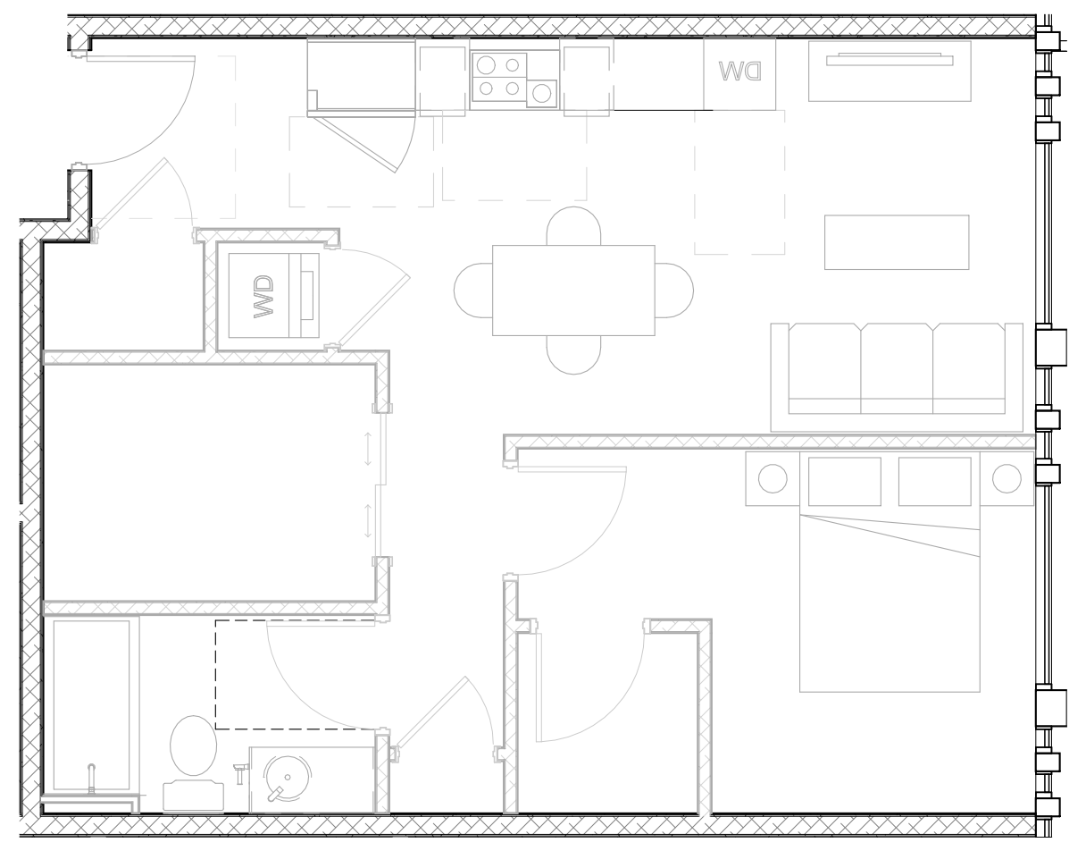
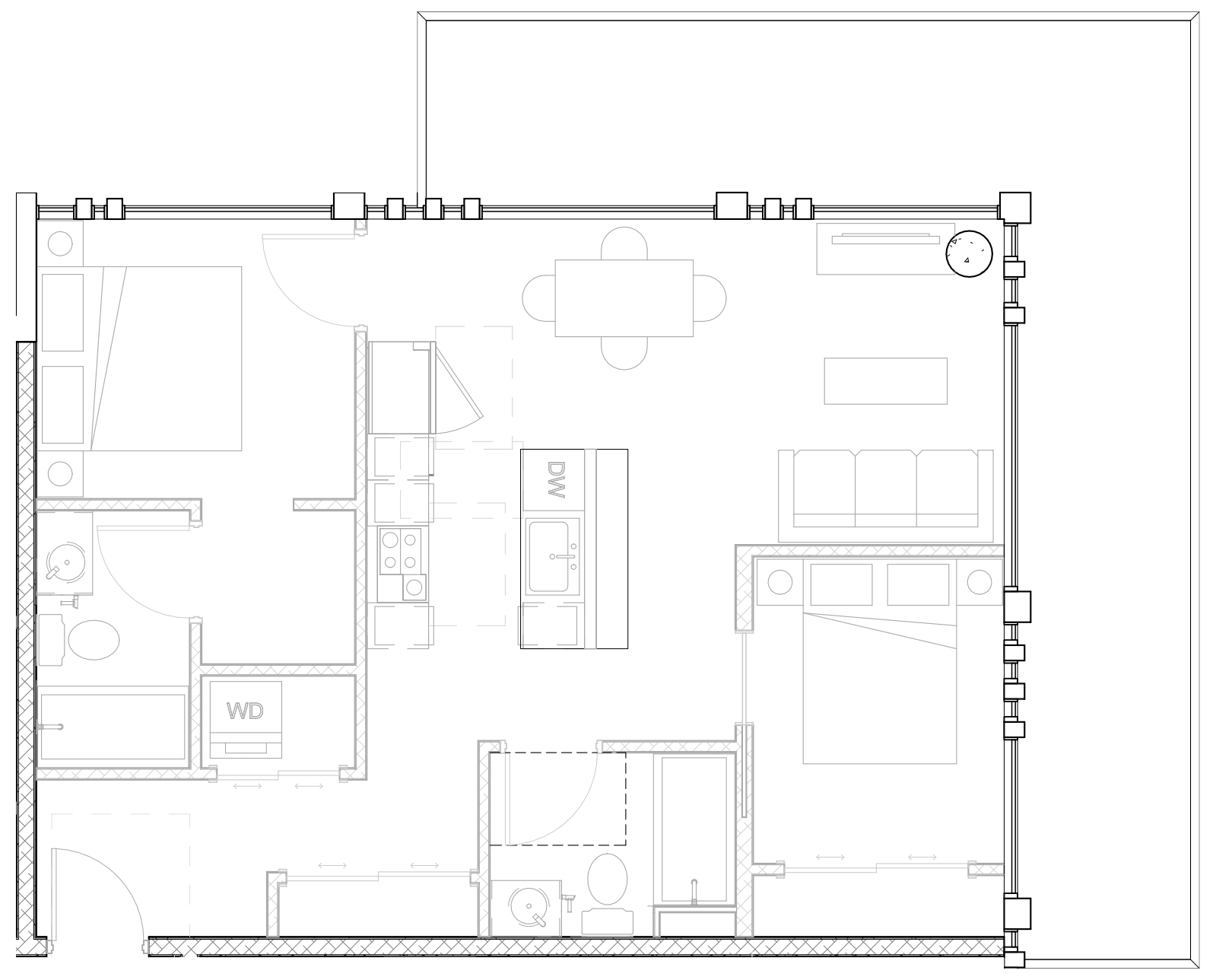
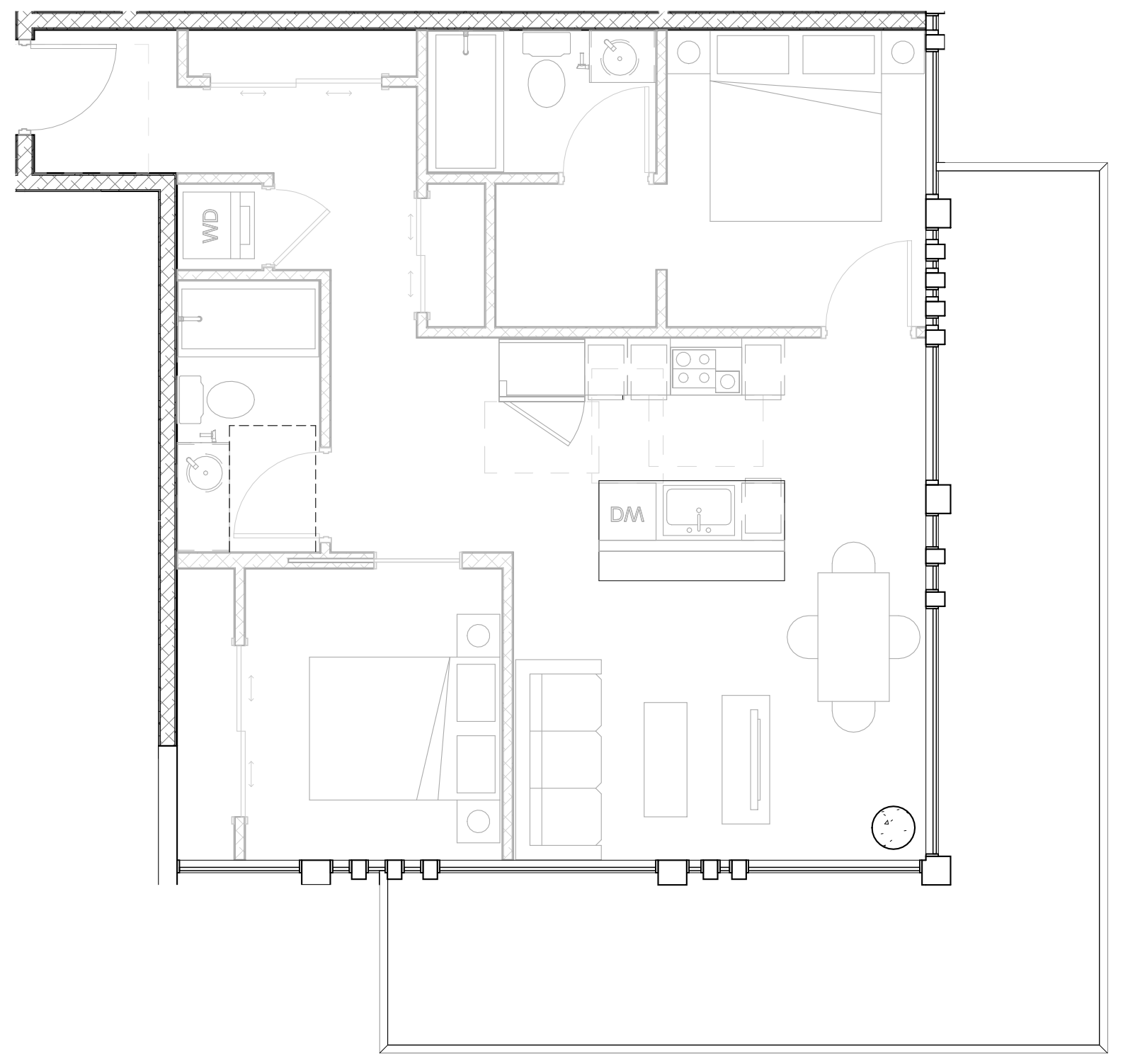
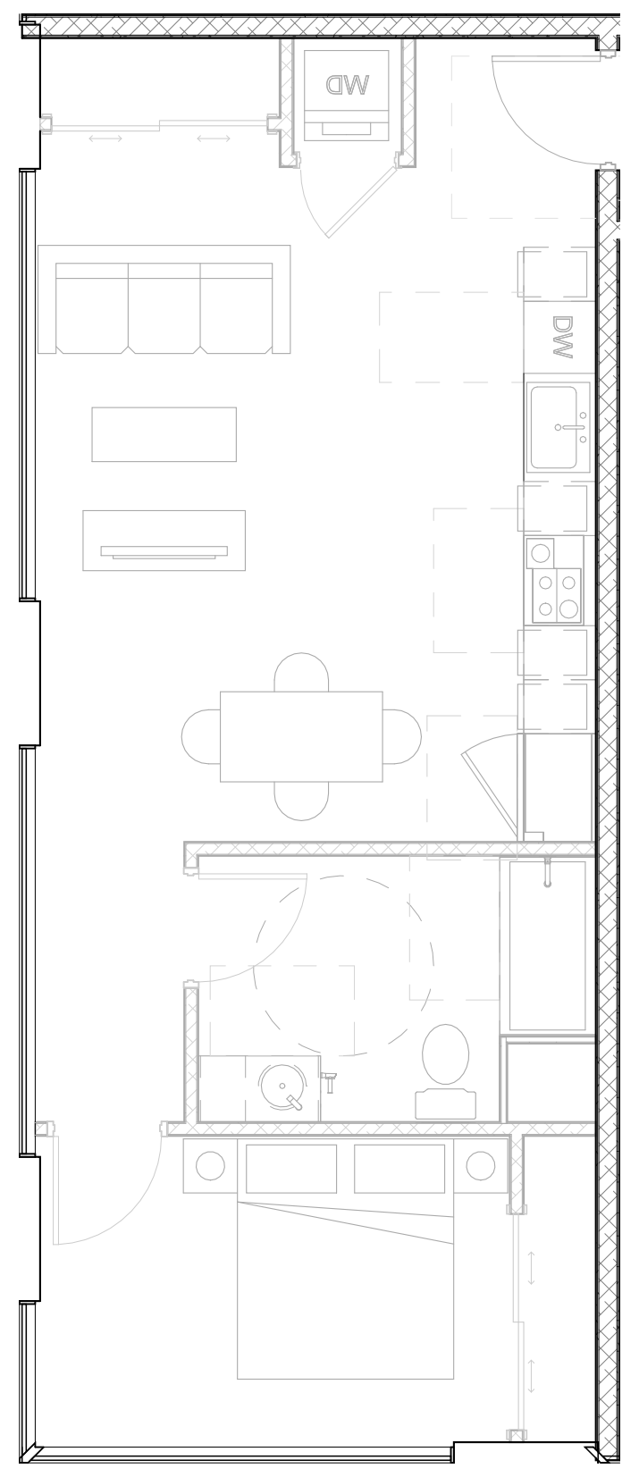
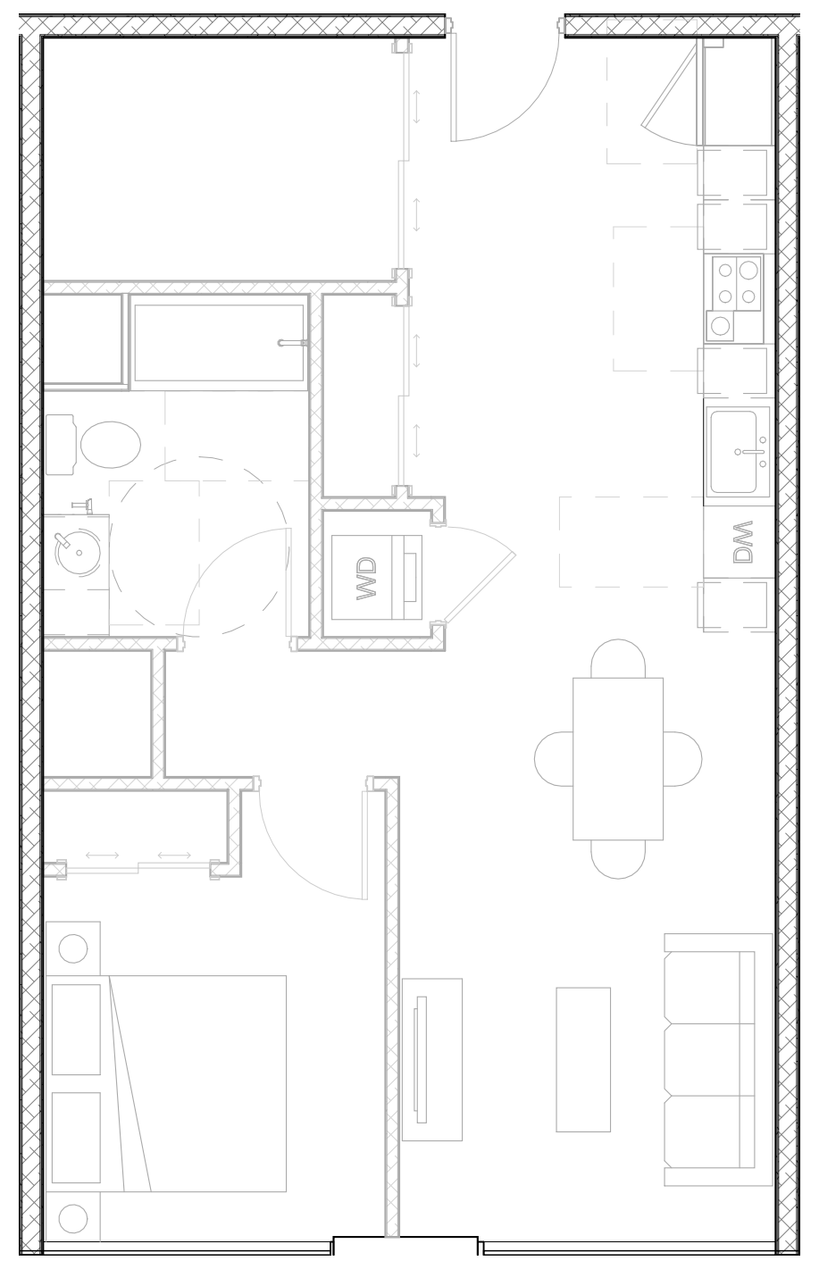

3 A4.01 1-Bed+D - Type B - 619 SF
SCALE: 3/16" = 1'-0"

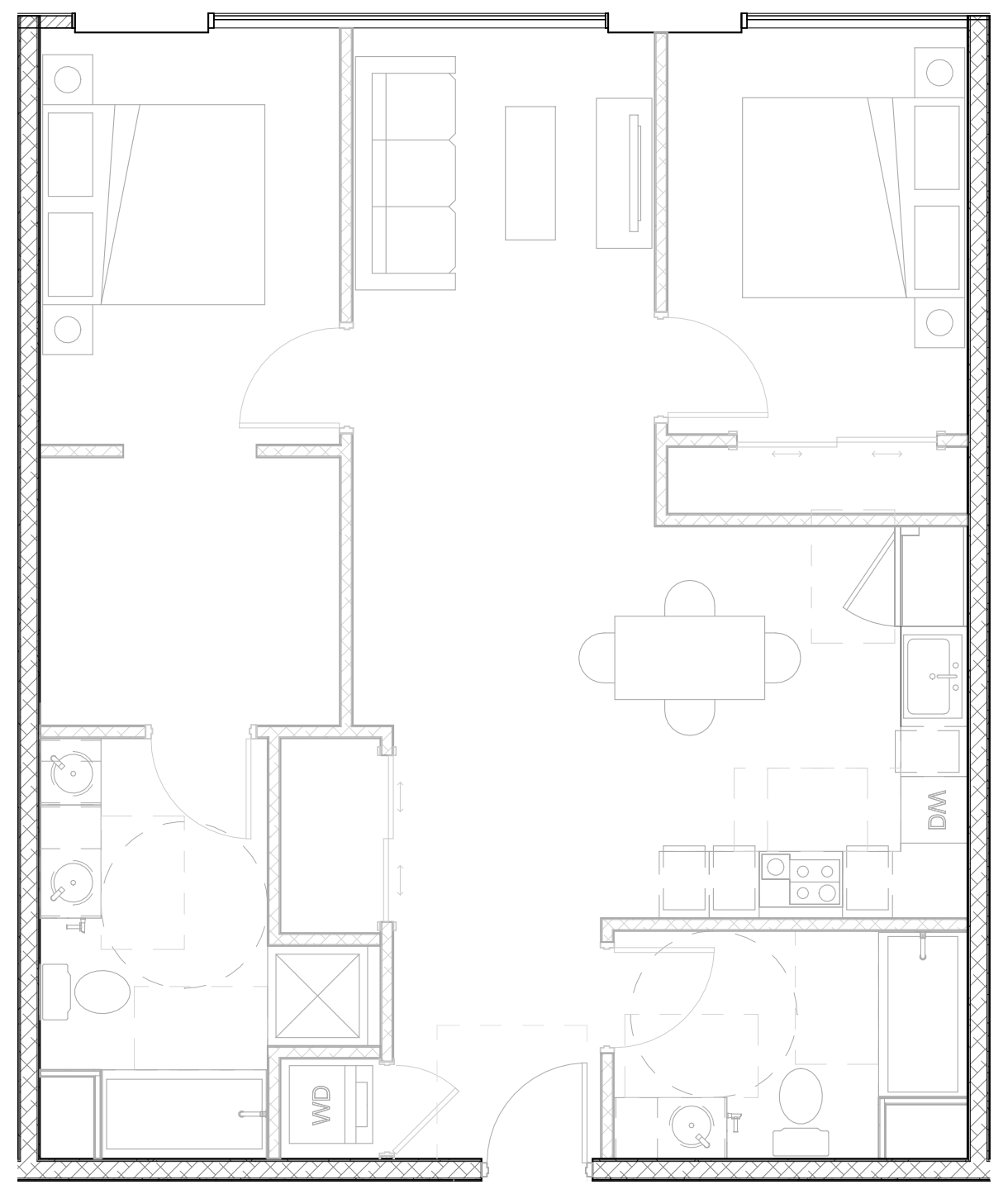

4 A4.01 2-Bed - Type A - 777 SF
SCALE: 3/16" = 1'-0"


5 A4.01 2-Bed - Type B - 829 SF
SCALE: 3/16" = 1'-0"

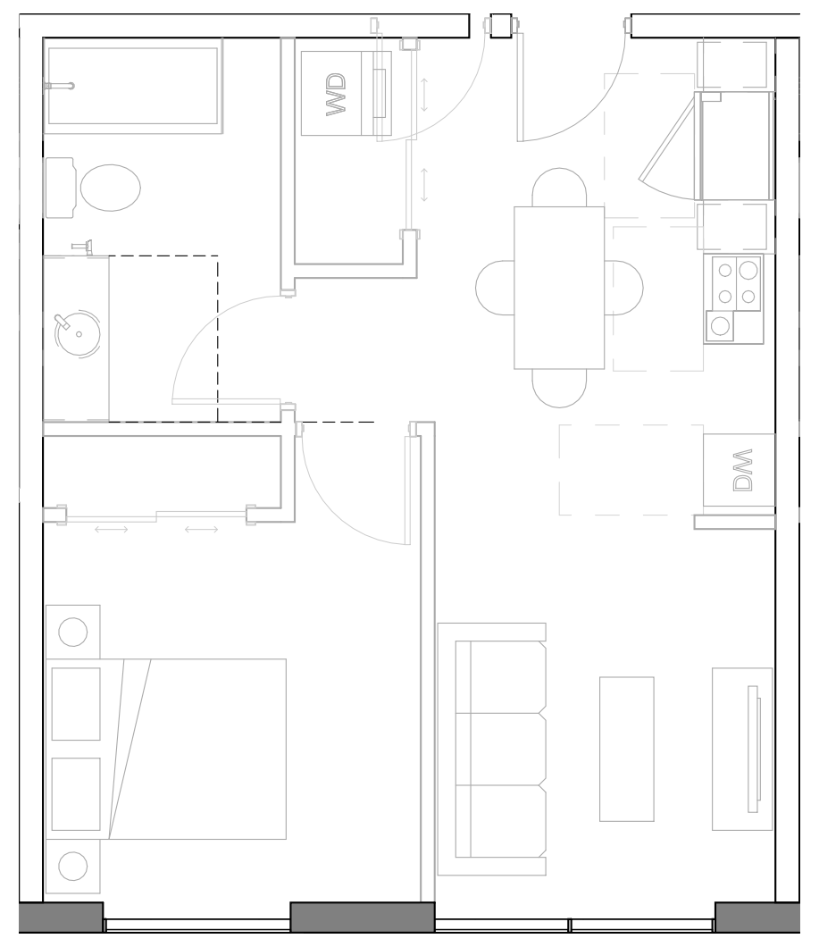
Typical Podium Units

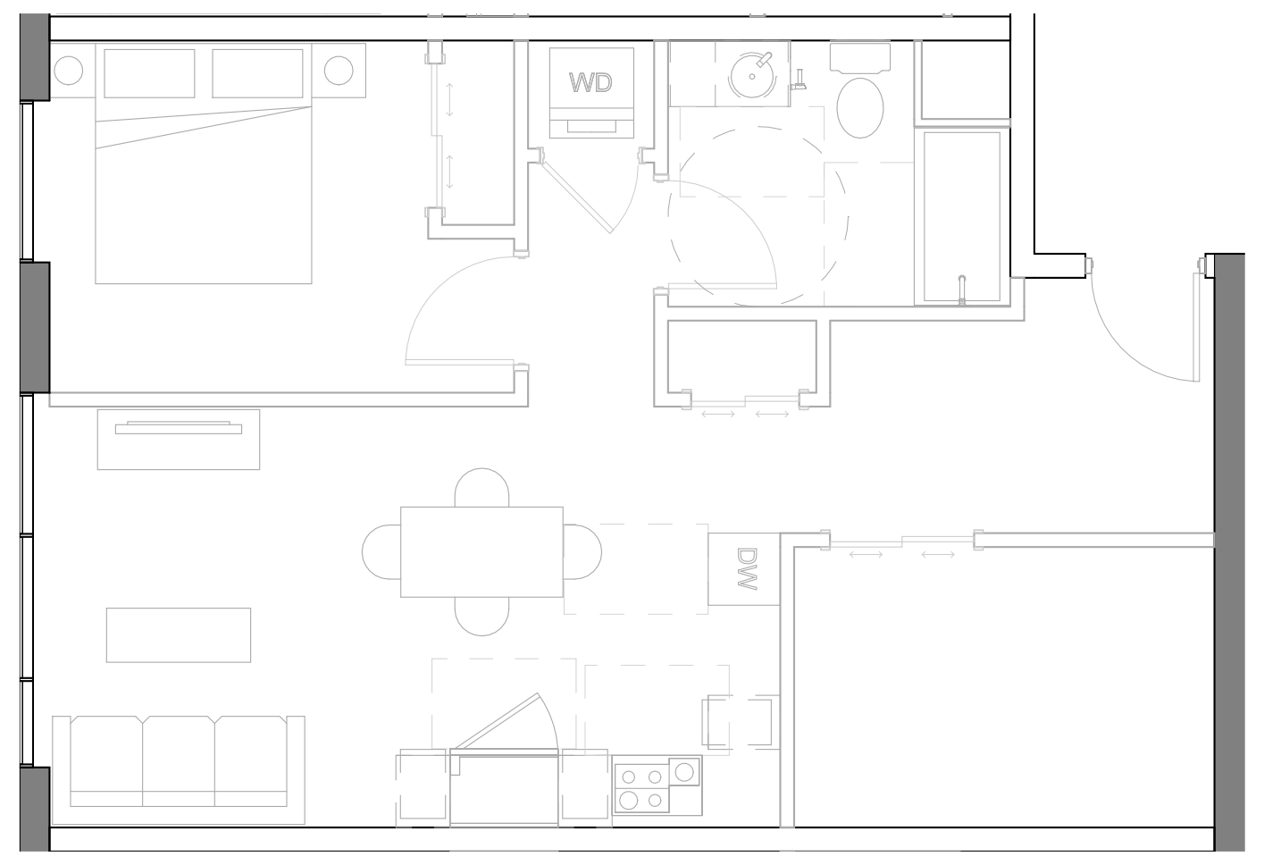

6 A4.01 1-Bed - Type B - 647 SF
SCALE: 3/16" = 1'-0"

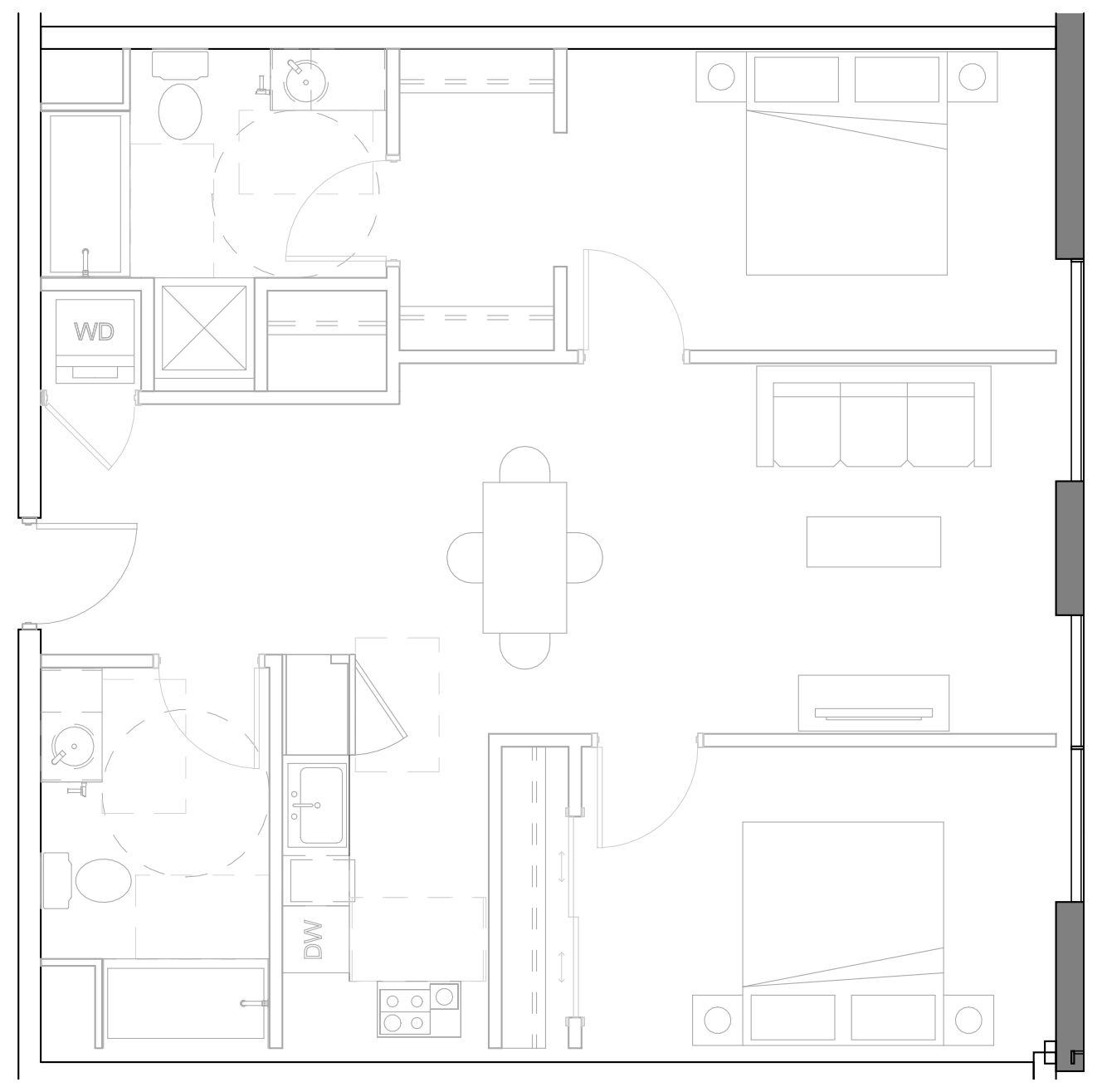

7 A4.01 1-Bed+D - Type C - 717 SF
SCALE: 3/16" = 1'-0"

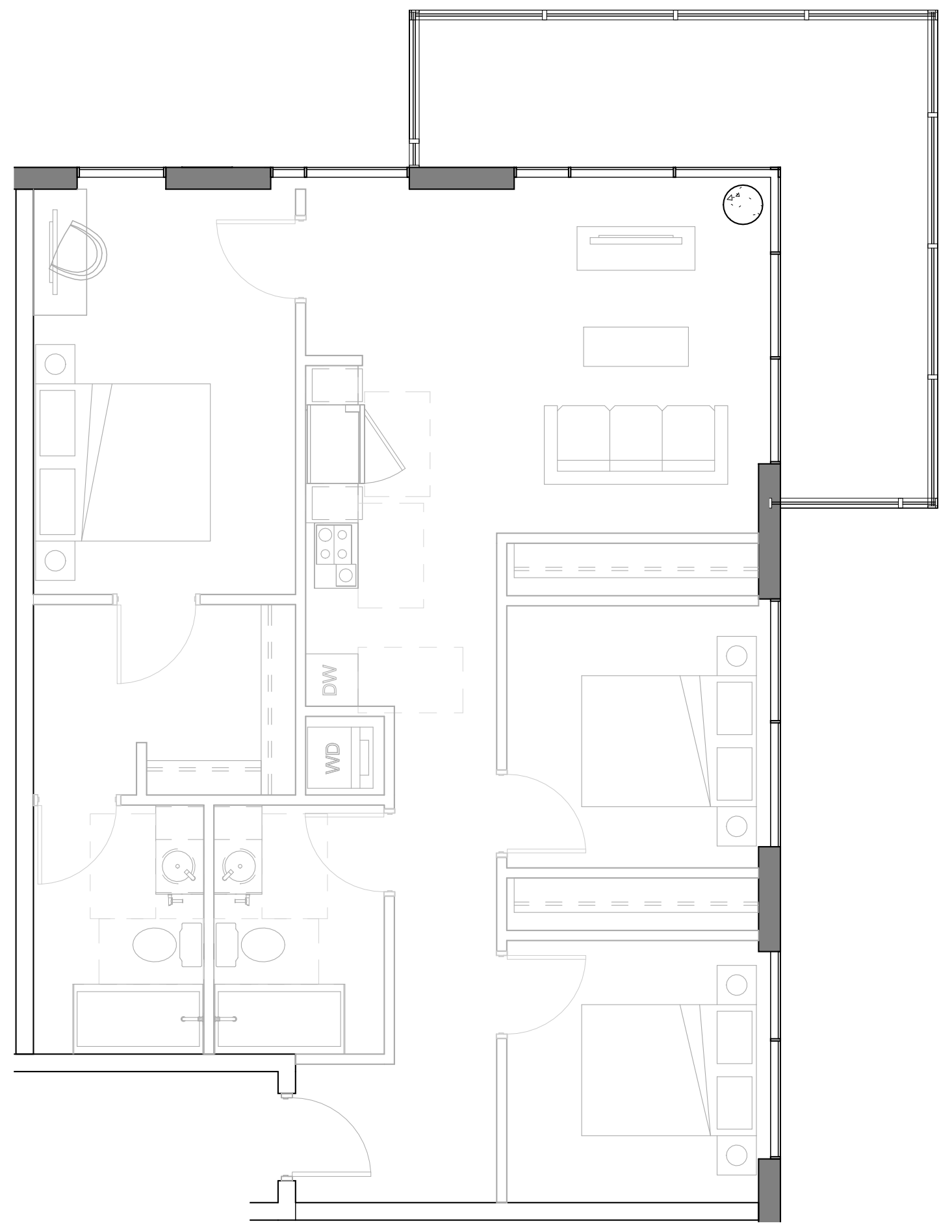

8 A4.01 2-Bed - Type C - 987 SF
SCALE: 3/16" = 1'-0"

Typical Rental Units

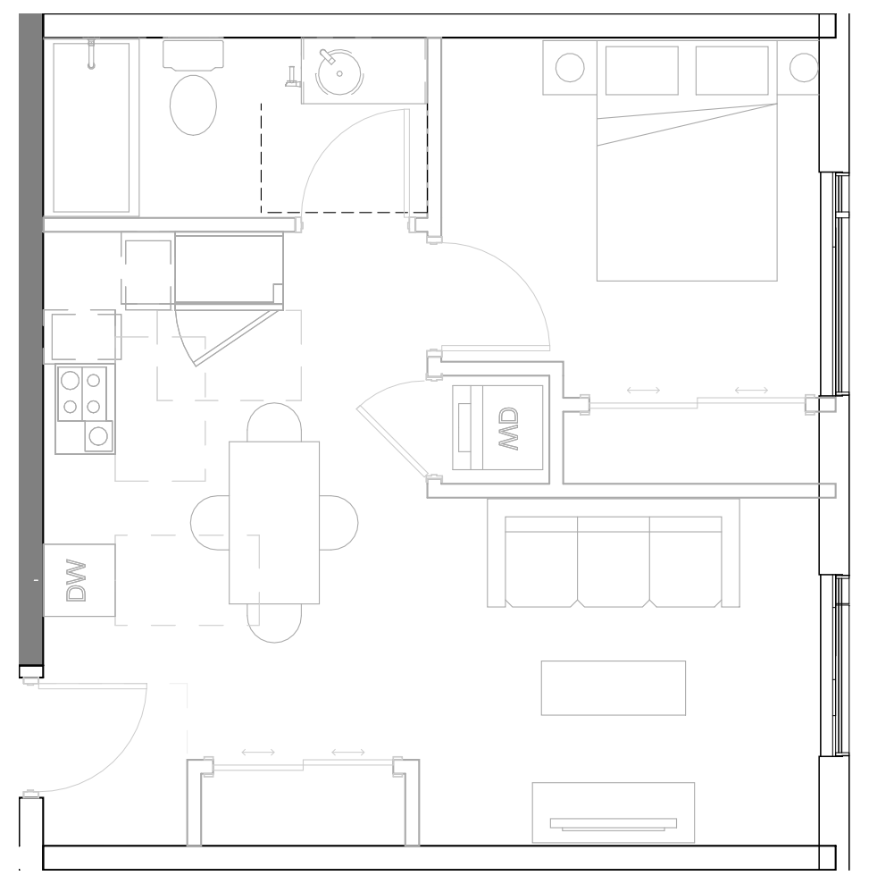

12 A4.01 1-Bed - Type E - 529 SF
SCALE: 3/16" = 1'-0"

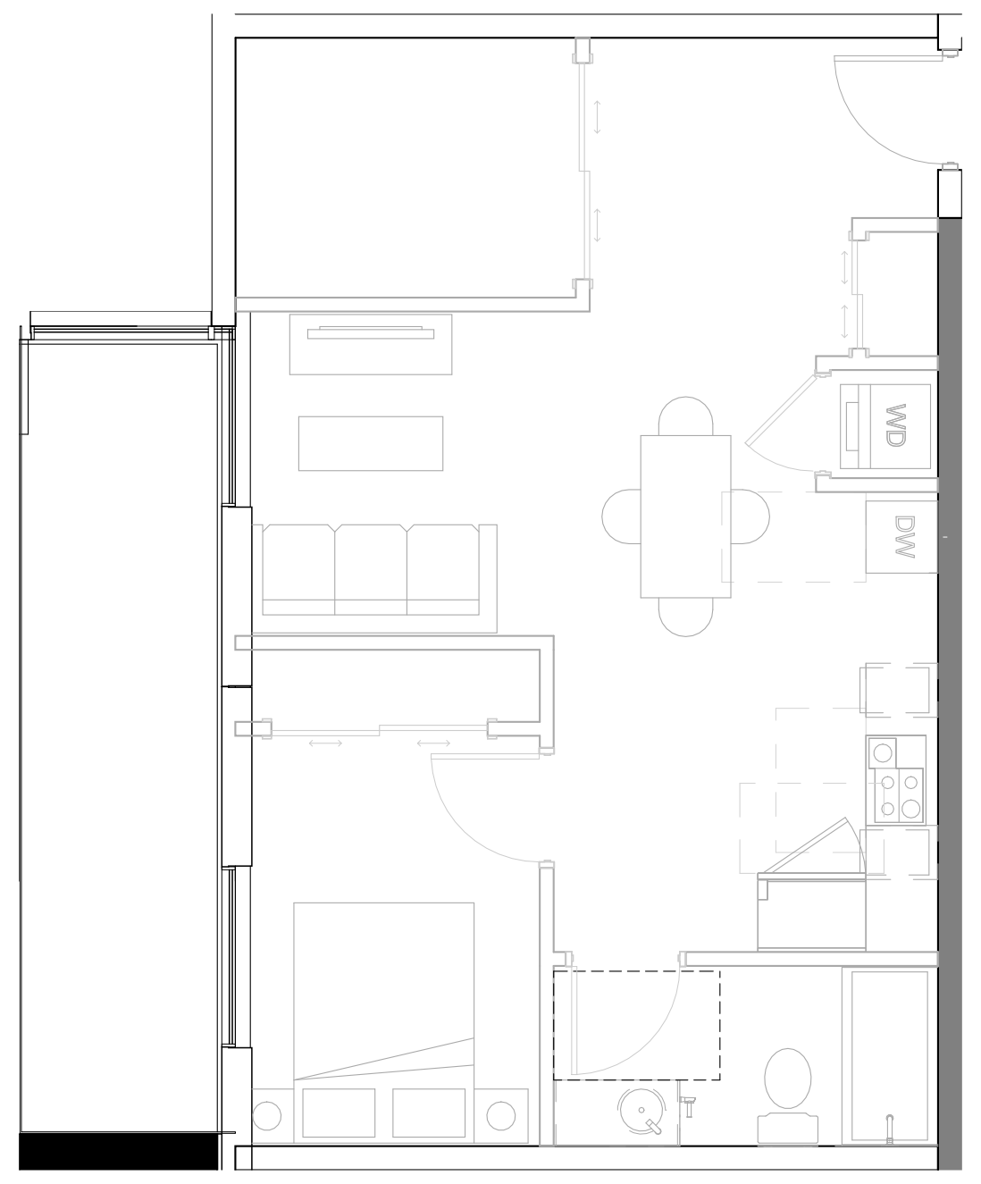

13 A4.01 1-Bed+D - Type F - 626 SF
SCALE: 3/16" = 1'-0"


17 A4.01 2-Bed - Type D - 882 SF
SCALE: 3/16" = 1'-0"


16 A4.01 3-Bed - Type A - 1045 SF
SCALE: 3/16" = 1'-0"

Typical Senior Units


9 A4.01 1-Bed - Type D - 543 SF
SCALE: 3/16" = 1'-0"


10 A4.01 1-Bed+D - Type D - 663 SF
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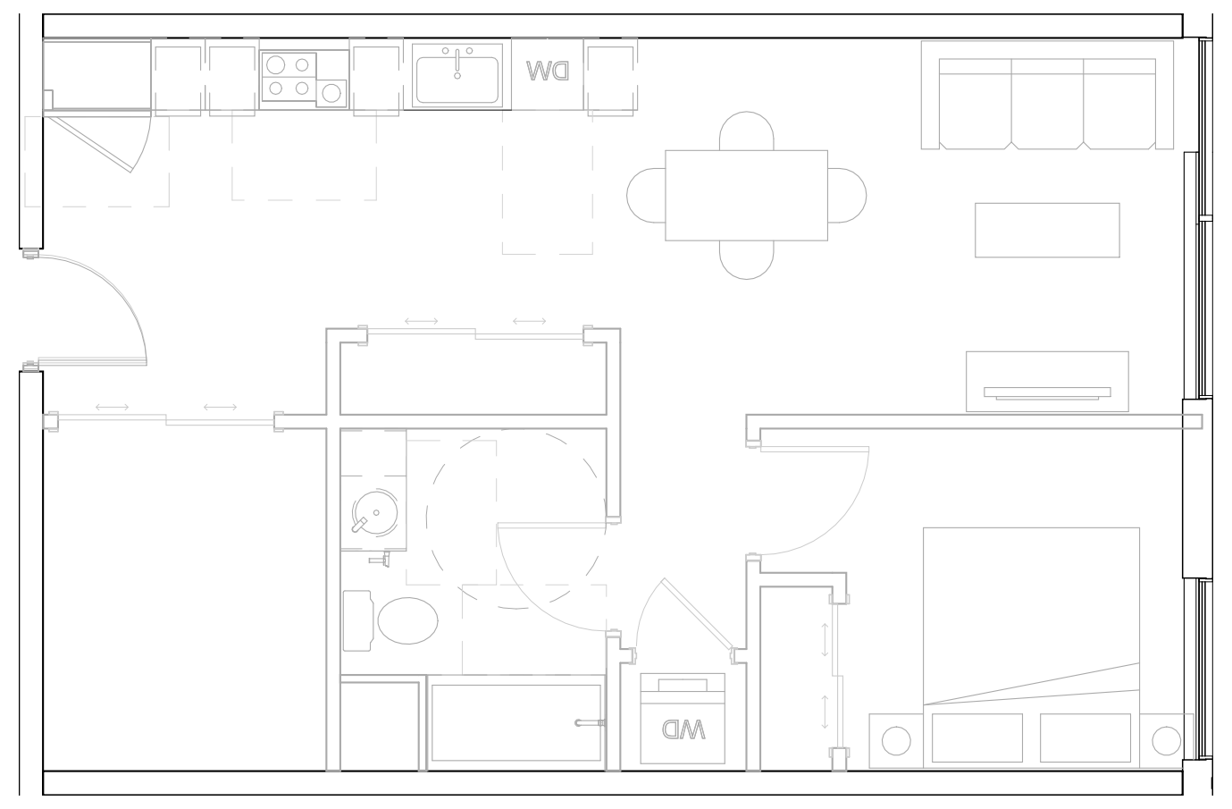
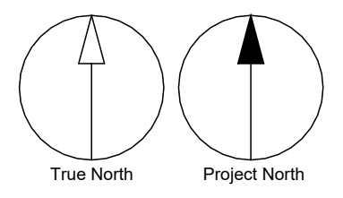

11 A4.01 1-Bed+D - Type E - 689 SF
SCALE: 3/16" = 1'-0"



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1	2022-12-22	Rezoning Application

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8037 - 8087 120 St
Delta, BC V4C 6P7

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DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
UNIT PLANS

SHEET NUMBER
A4.01

ISSUE
3

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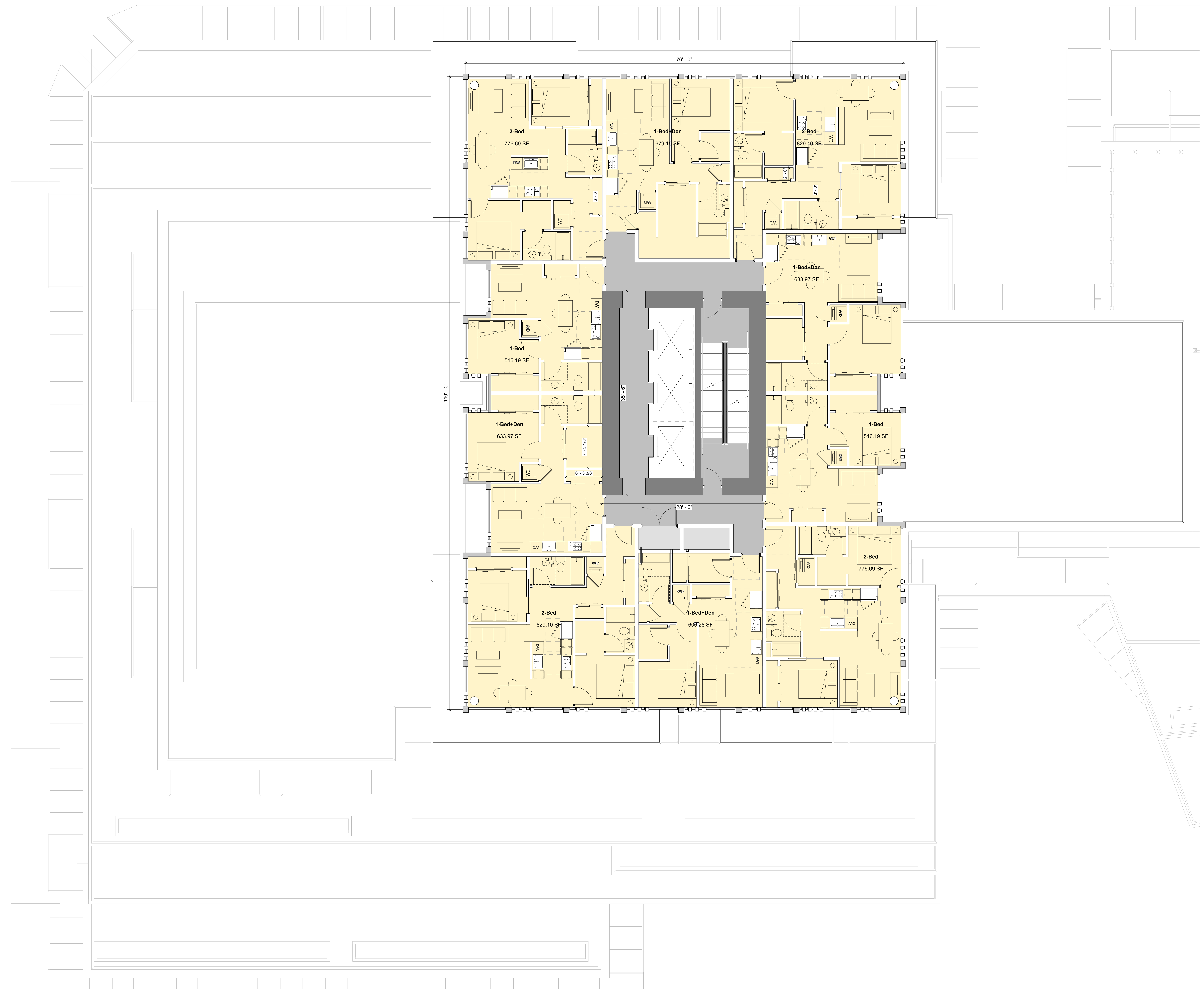

1 / A4.02 ENLARGED NORTH TOWER - LEVEL 12-26

SCALE: 3/16" = 1'-0"

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ENLARGED PLANS - TOWER NORTH (L12-L26)

SHEET NUMBER
A4.02

ISSUE
3

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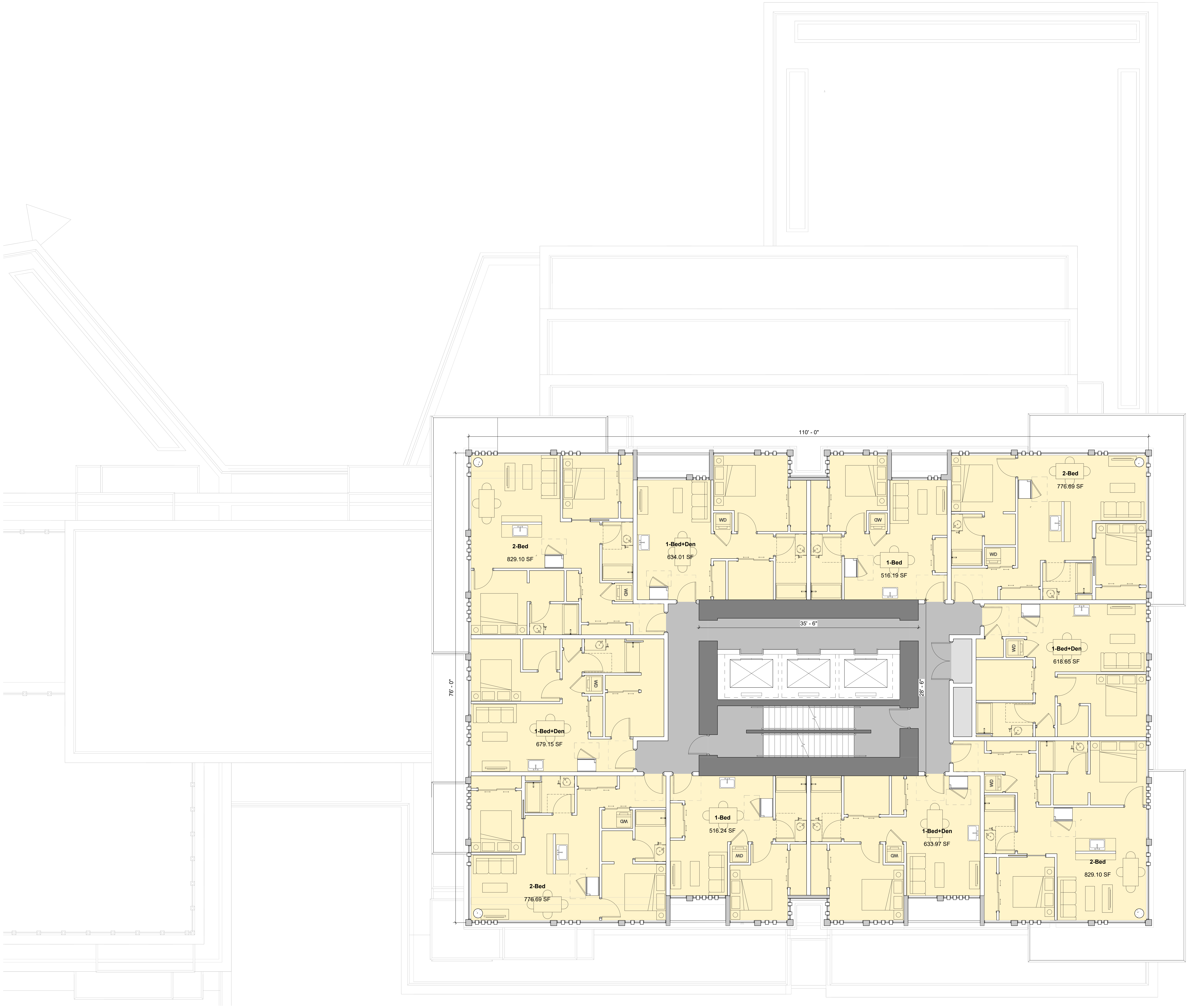

1
A4.03

ENLARGED SOUTH TOWER - LEVEL 12-26

SCALE: 3/16" = 1'-0"

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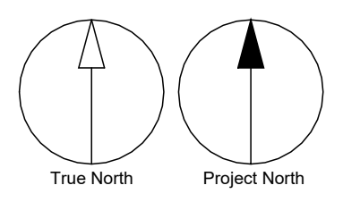

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ENLARGED PLANS - TOWER SOUTH (L12-L26)

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A4.03

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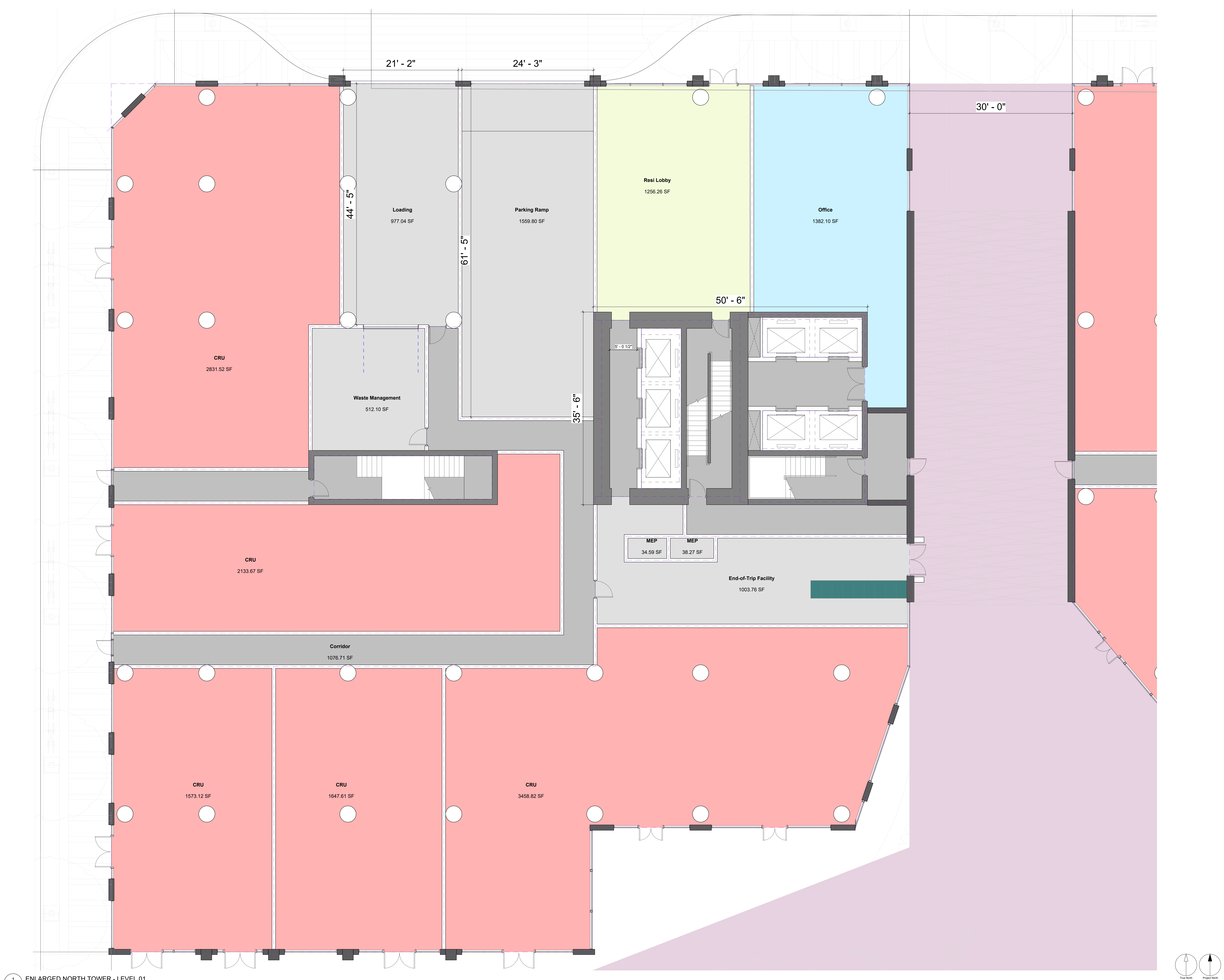

1 A4.04 **ENLARGED NORTH TOWER - LEVEL 01**
SCALE: 3/16" = 1'-0"

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ENLARGED PLANS - TOWER NORTH (L1)

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A4.04

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3

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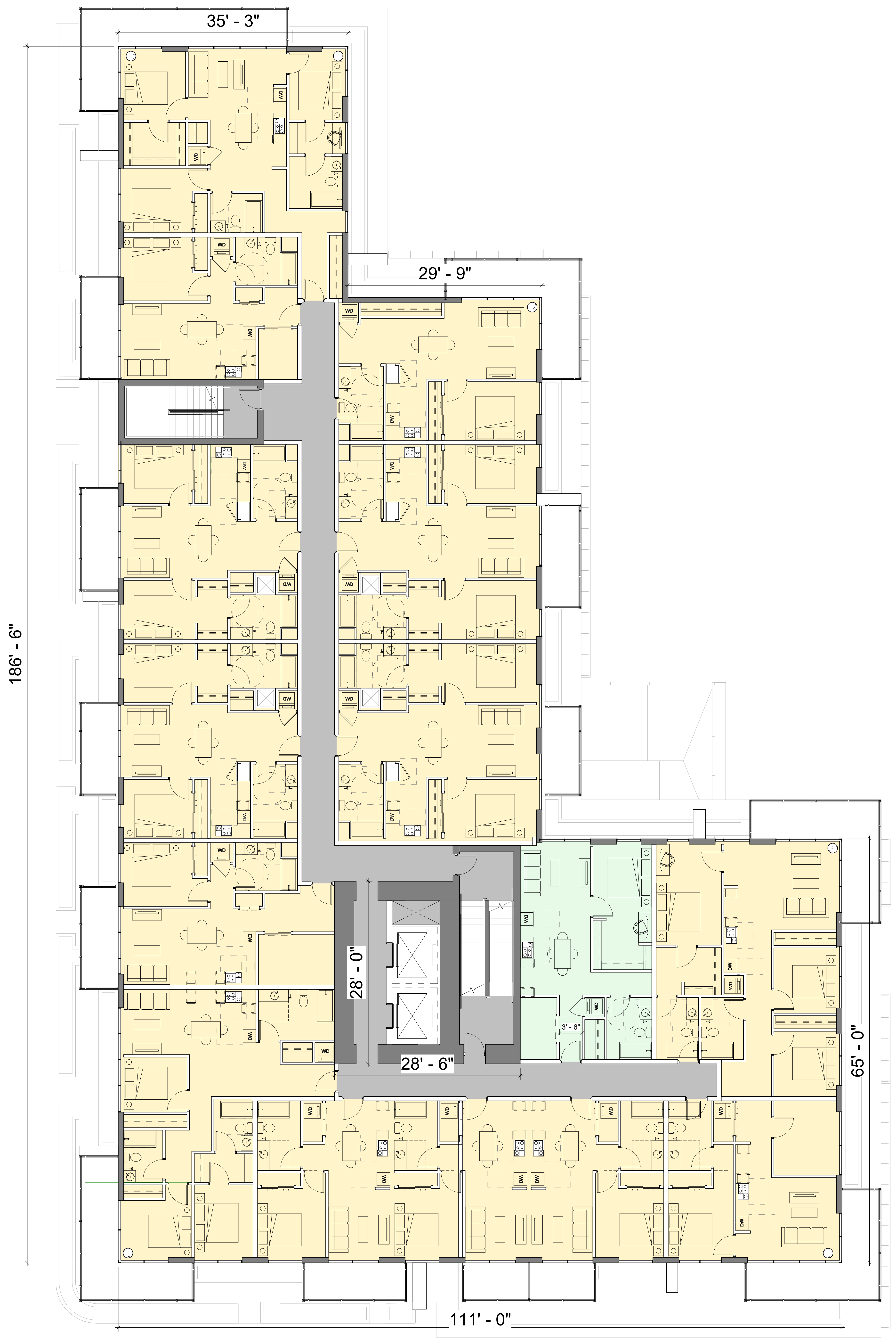
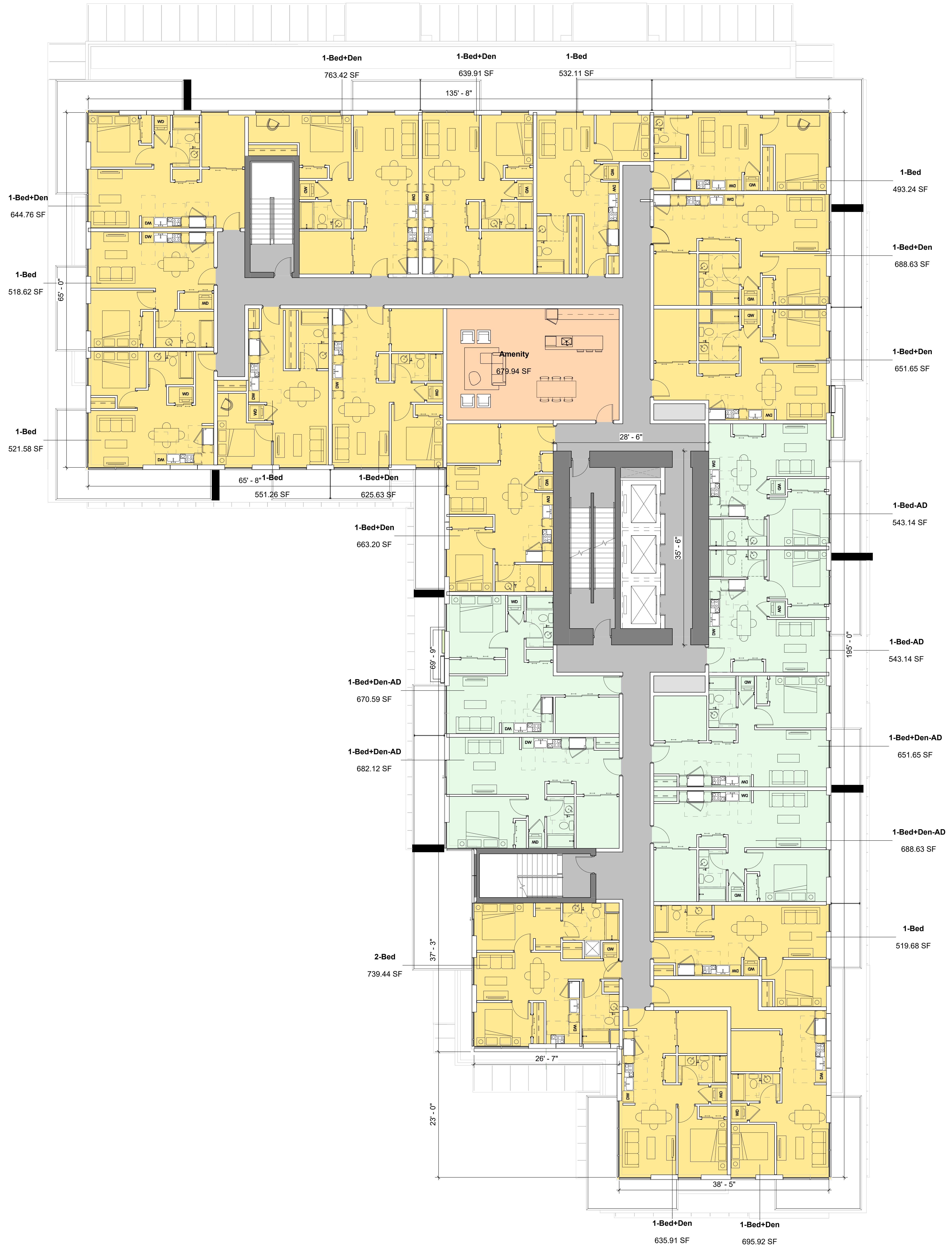


1 ENLARGED SOUTH MIDRISE - LEVEL 06
A4.05 SCALE: 1/8" = 1'-0"



2 ENLARGED NORTH MIDRISE - LEVEL 06
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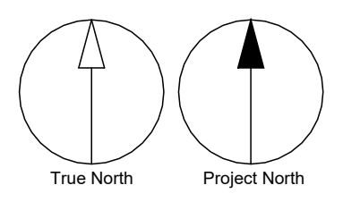

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PROJECT MGR:
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ENLARGED PLANS - MIDRISE SOUTH+NORTH (L6)

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A4.05

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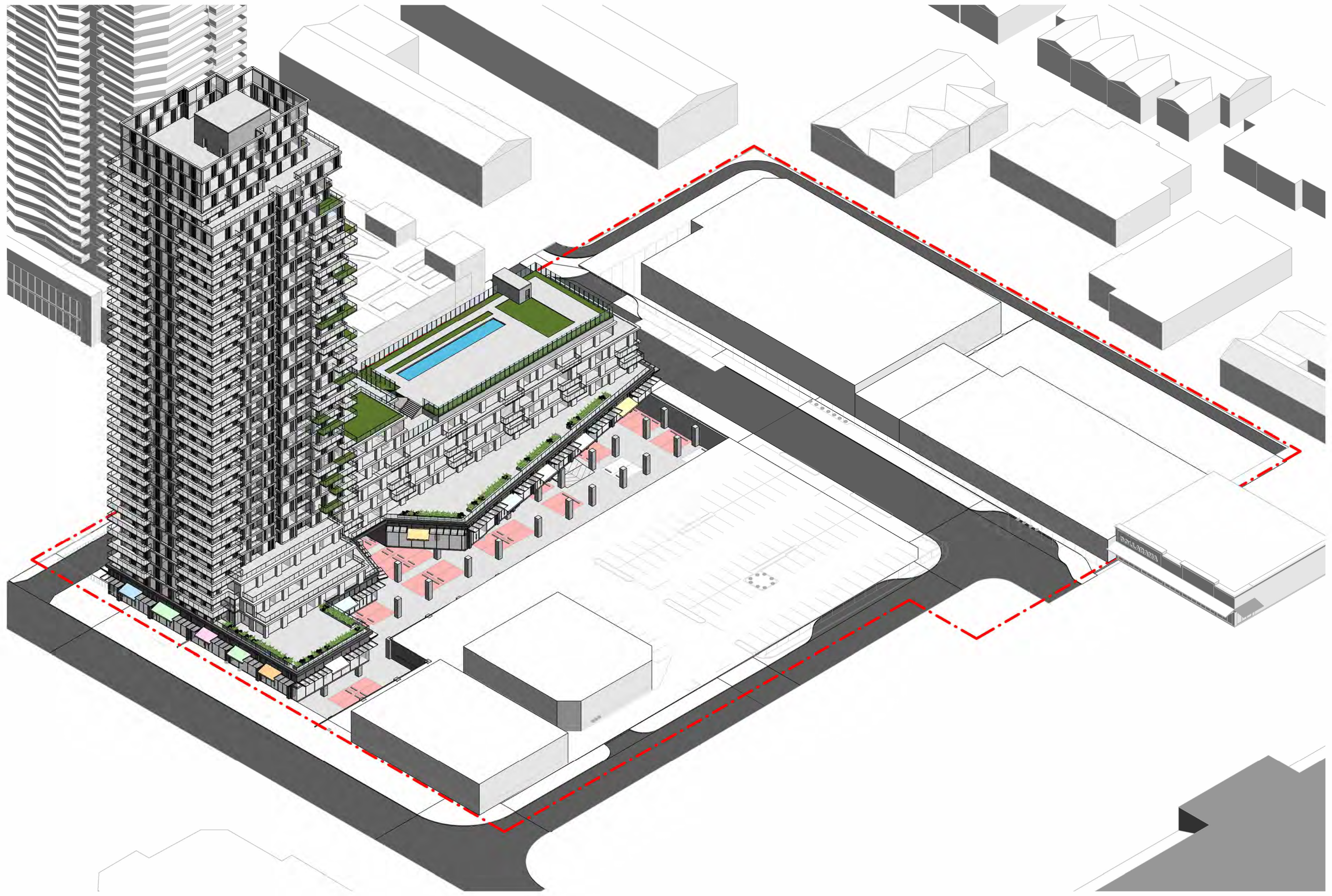


2 3D_PHASE 1
A5.01 SCALE:

PHASE 1 (TOWER SOUTH)

	Type	# of units	Bylaw Parking Rate	Min. Required Stalls
Condo	Studio+1BR	39	1	51
	Studio+1BR-AD	3	1.3	4
	2BR + ABOVE	219	1.5	329
	2BR+ABOVE-AD	62	1.5	93
	Visitor	323	0.1	32
	Total	**323**		**509**
	GLFA (m2)		**Bylaw Parking Rate (/100m²)**	**Min. Required Stalls**
Retail	2,743.05		4.0	110
	GLFA (m2)		**Bylaw Parking Rate (varies)**	**Min. Required Stalls**
Childcare	172.34		-	5

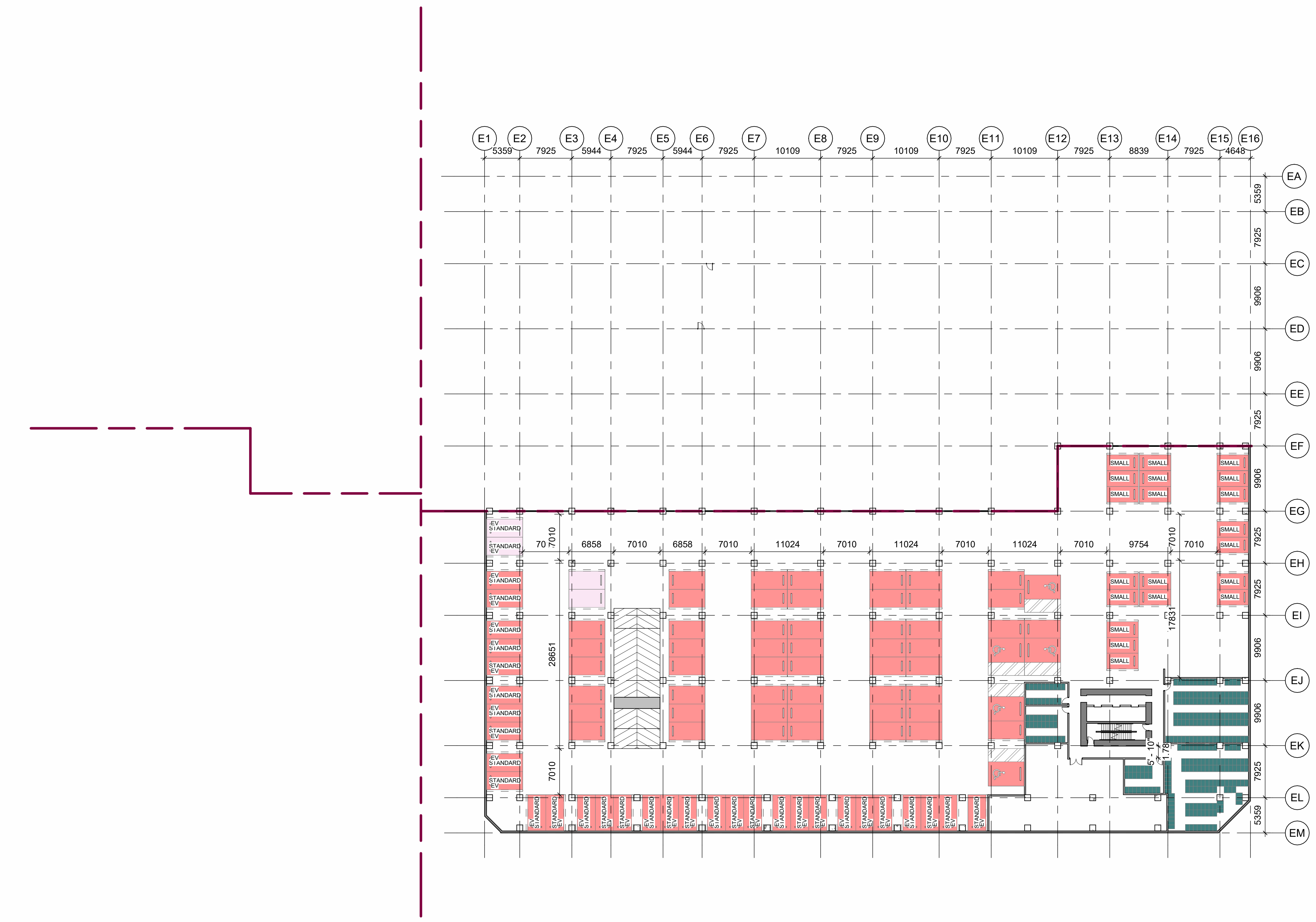
Required Parking:	Office (/100m²)	Retail (/100m²)	Residential (per unit)	Childcare	Total Stalls Required
Parking Ratio	3.0	4.0	(per bedroom)	(per bylaw)	-
No Shared Parking	0	110	509	5	624
w/ 20% TDM Reduction	0	88	408	4	500

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Required
Acces. Stalls (Inc. in Total Stalls)	35	4	39

2 Vistor included

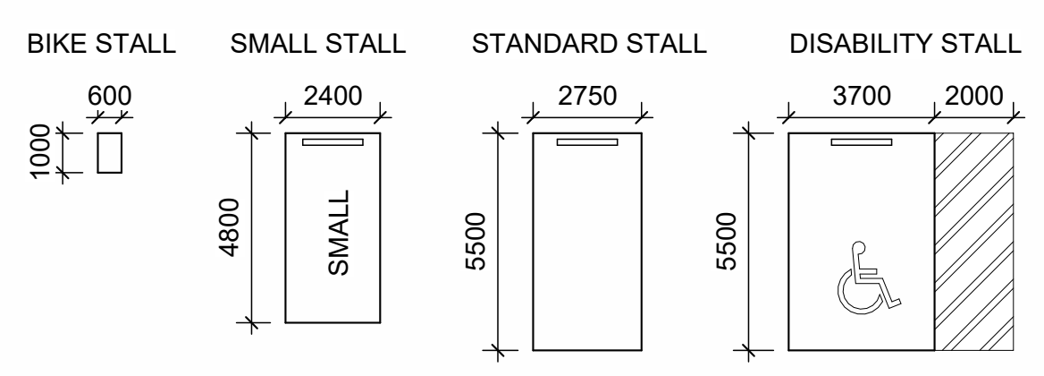
Proposed Parking:	Office (/100m²)	Retail (per Covenant /1,000 sf)	Residential (per unit)	Childcare	Total Stalls Proposed
Proposed Stalls	0	107	377	4	488
Δ = Proposed - Required	0	19	-31	0	-12

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Proposed
Acces. Stalls (Inc. in Total Stalls)	36	5	41
Δ = Proposed - Required	1	1	2



1 OVERALL LEVEL P1 _ PHASE 1
A5.01 SCALE: 1/32" = 1'-0"

PARKING LEGEND:



EV = ELECTRIC VEHICLE PARKING

□	CHILDCARE
🟥	RETAIL
□	OFFICE
🟨	RESIDENTIAL
🟩	BICYCLE

True North
Project North

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REGISTERED ARCHITECT
JOHN GWYN VOSE
BRITISH COLUMBIA
2023-09-15

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Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL P1 PLAN _ PHASE 1

SHEET NUMBER A5.01
ISSUE 3

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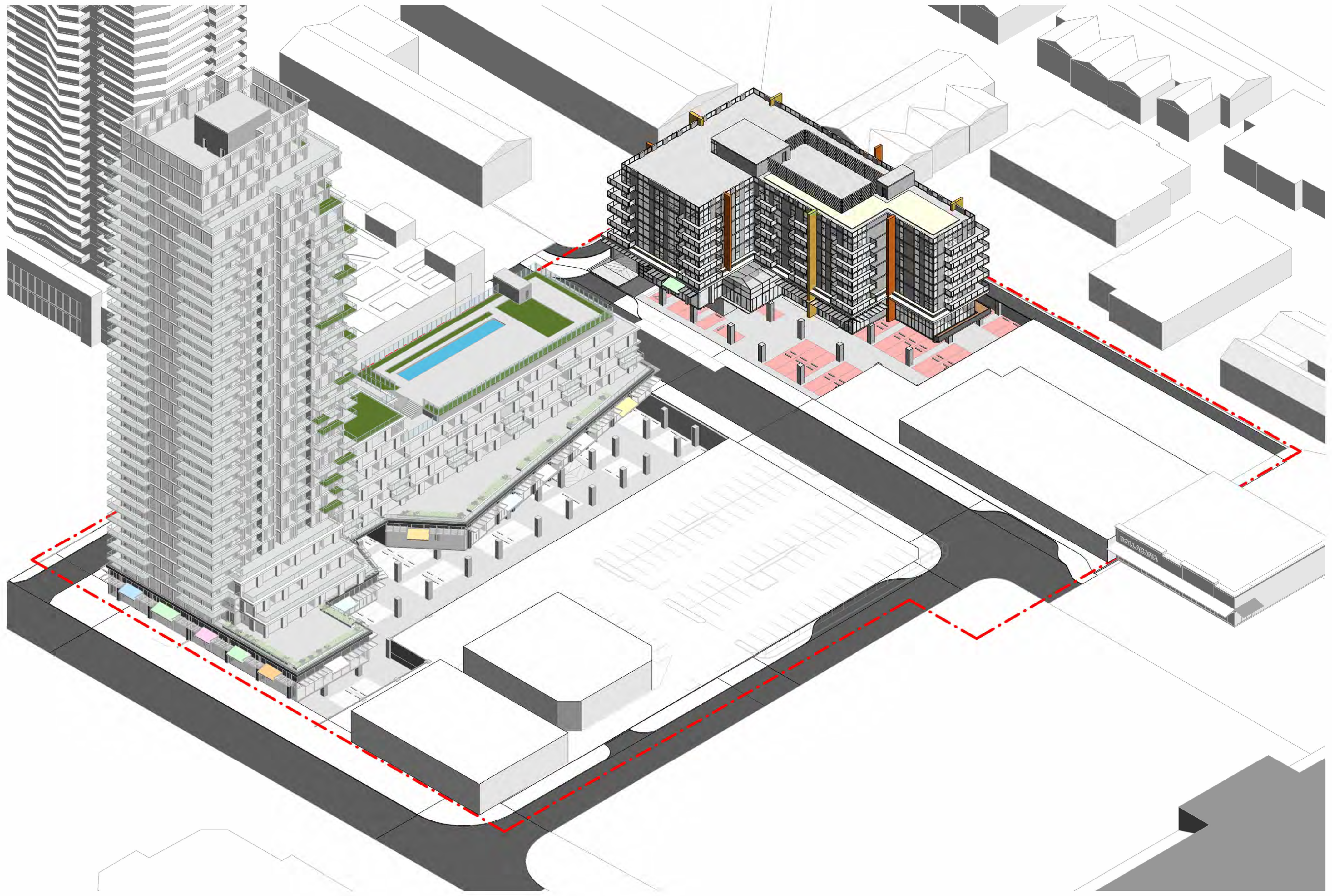

2 A5.02 3D_PHASE 2A
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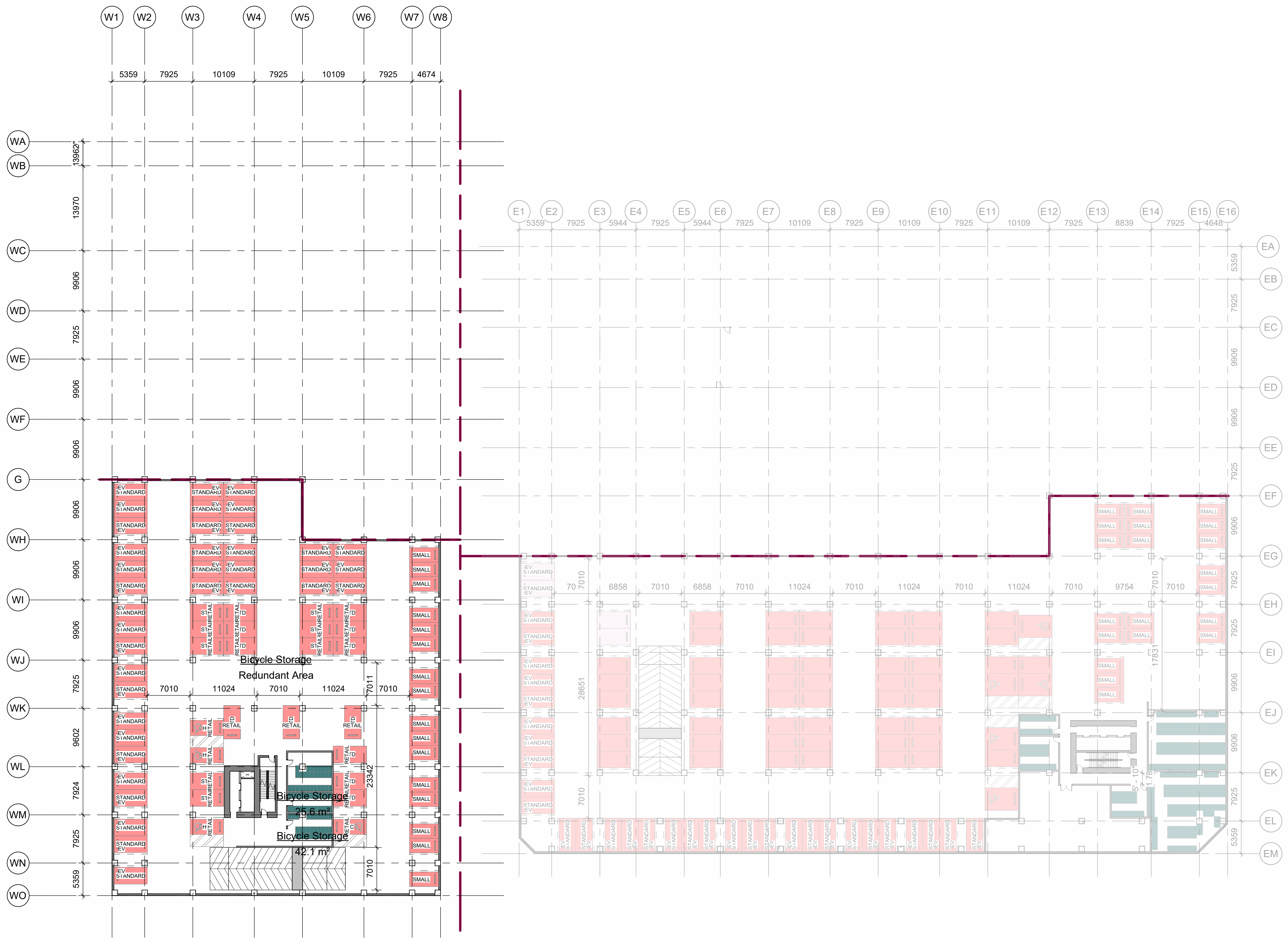

1 A5.02 OVERALL LEVEL P1 _ PHASE 2A
SCALE: 1/32" = 1'-0"

PHASE 2A (MIDRISE SOUTH)

	Type	# of units	Bylaw Parking Rate	Min. Required Stalls
Rental	Studio+1BR	14	1.0	14
	Studio+1BR-AD	3	1.0	3
	2BR + ABOVE	47	1.0	47
	2BR+ABOVE-AD	11	1.0	11
	Townhouse	8	1.0	8
	Visitor	83	0.1	8
	Total	**83**		**91**
	GLFA (m2)		**Bylaw Parking Rate (/100m²)**	**Min. Required Stalls**
Retail	113.62		4.0	5

Required Parking:	**Office (/100m²)**	**Retail (/100m²)**	**Residential (per unit)**	**Childcare**	**Total Stalls Required**
Parking Ratio	3.0	4.0	(per bedroom)	(per bylaw)	-
No Shared Parking	0	5	91	0	96
w/ 20% TDM Reduction	0	4	73	0	77

	RESIDENTIAL	**NON-RESI.**	**Total Acces. Stalls Proposed**
Acces. Stalls (Inc. in Total Stalls)	7	0	7

Proposed Parking:	**Office (/100m²)**	**Retail (per Covenant /1,000 sf)**	**Residential (per unit)**	**Childcare**	**Total Stalls Proposed**
Proposed Stalls	0	87	148	0	235
Δ = Proposed - Required	0	83	75	0	158

	RESIDENTIAL	**NON-RESI.**	**Total Acces. Stalls Proposed**
Acces. Stalls (Inc. in Total Stalls)	7	4	11
Δ = Proposed - Required	0	4	4

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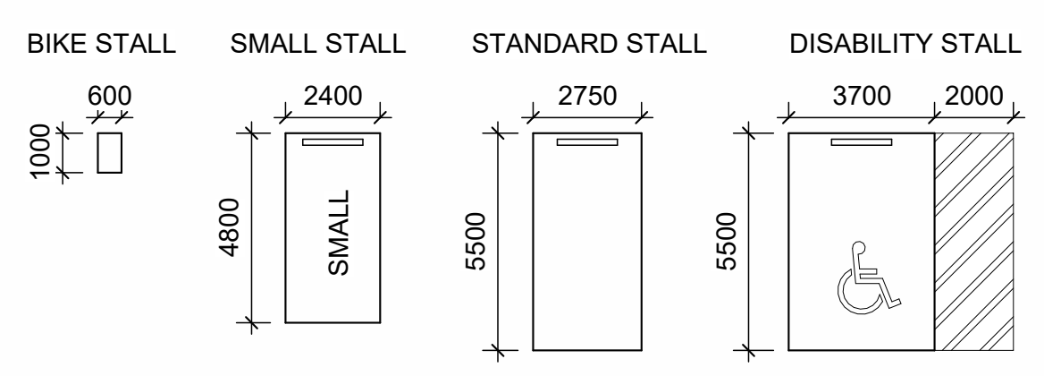

▢	CHILDCARE
🟥	RETAIL
▢	OFFICE
🟨	RESIDENTIAL
🟩	BICYCLE

EV = ELECTRIC VEHICLE PARKING

True North
Project North

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CLIENT
A.L. Sott (Delta Shoppers) Inc.

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NO.	DATE	DESCRIPTION
3	2023-09-15	City Priority Comments#2
2	2023-05-03	City Priority Comments
1	2022-12-22	Rezoning Application

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

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PROJECT
8037 to 8087 120 Street
Rezoning, Delta BC
8037 - 8087 120 St
Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL P1 PLAN _ PHASE 2A

SHEET NUMBER
A5.02

ISSUE
3

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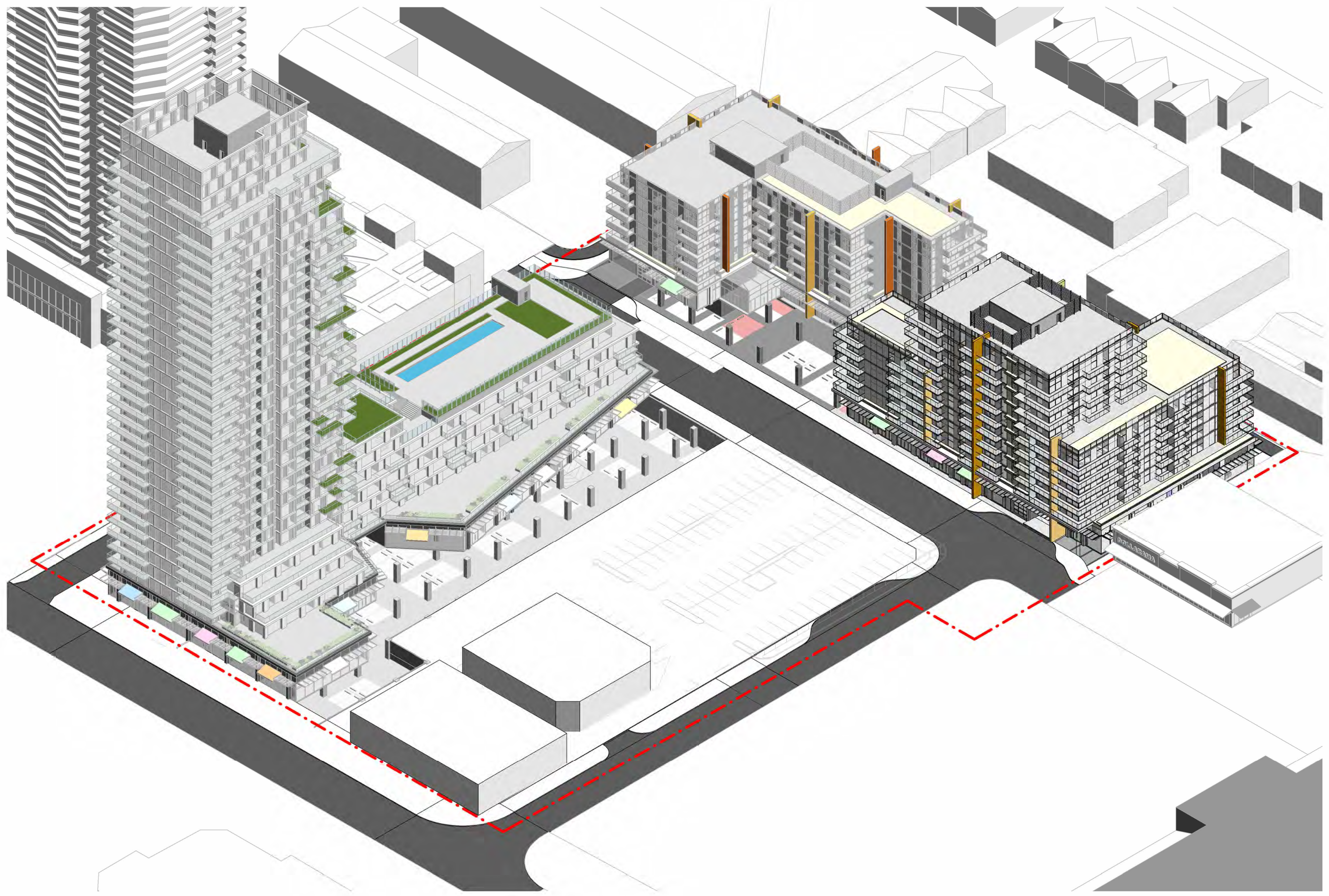


2 3D_PHASE 2B
A5.03 SCALE:

PHASE 2B (MIDRISE NORTH)

	Type	# of units	Bylaw Parking Rate	Min. Required Stalls
Rental	Studio+1BR	39	1.0	39
	Studio+1BR-AD	10	1.0	10
	2BR + ABOVE	81	1.0	81
	2BR+ABOVE-AD	20	1.0	20
	Visitor	150	0.1	15
	Total	**150**		**165**
	GLFA (m2)		**Bylaw Parking Rate (/100m²)**	**Min. Required Stalls**
Retail	685.72		4.0	27

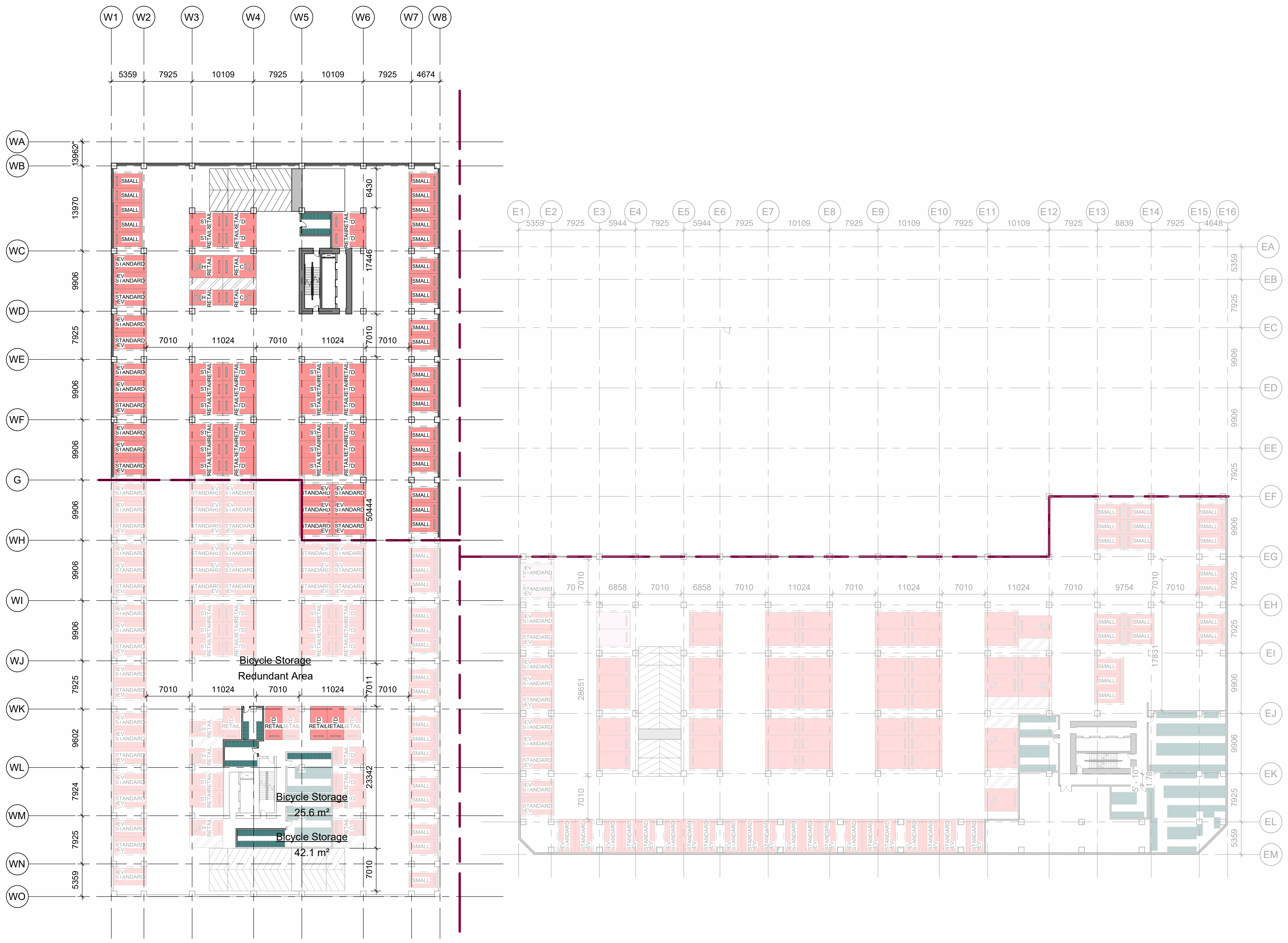
Required Parking:	**Office (/100m²)**	**Retail (/100m²)**	**Residential (per unit)**	**Childcare**	**Total Stalls Required**
Parking Ratio	3.0	4.0	(per bedroom)	(per bylaw)	-
No Shared Parking	0	27	165	0	192
w/ 20% TDM Reduction	0	22	132	0	154

	RESIDENTIAL	**NON-RESI.**	**Total Acces. Stalls Required**
Acces. Stalls (Inc. in Total Stalls)	16	1	17

1 Vistor included

Proposed Parking:	**Office (/100m²)**	**Retail (per Covenant /1,000 sf)**	**Residential (per unit)**	**Childcare**	**Total Stalls Proposed**
Proposed Stalls	0	88	155	0	243
Δ = Proposed - Required	0	66	23	0	89

	RESIDENTIAL	**NON-RESI.**	**Total Acces. Stalls Proposed**
Acces. Stalls (Inc. in Total Stalls)	16	4	20
Δ = Proposed - Required	0	3	3



1 OVERALL LEVEL P1 _ PHASE 2B
A5.03 SCALE: 1/32" = 1'-0"

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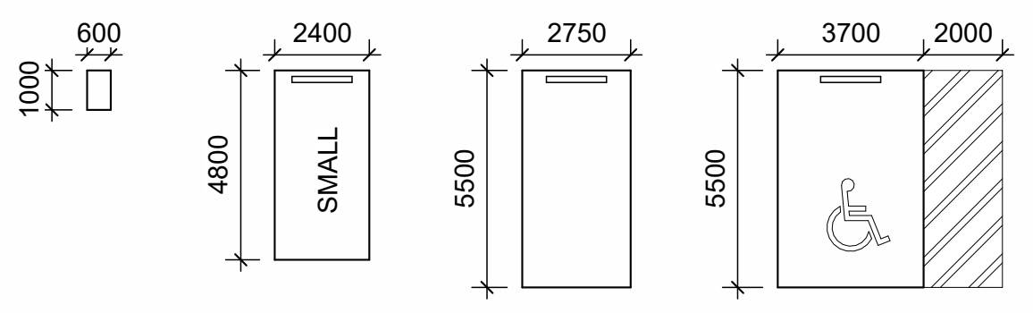

▢	CHILDCARE
🟥	RETAIL
▢	OFFICE
🟨	RESIDENTIAL
🟩	BICYCLE

EV = ELECTRIC VEHICLE PARKING

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1	2022-12-22	Rezoning Application

ISSUES

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Delta, BC V4C 6P7

PROJECT NO: 140812	
DRAWN BY: **JS-KB-AD-XZ-JC**	CHECKED BY: **RJ**
PROJECT MGR: **CB**	APPROVED BY: **GV**

SHEET TITLE
OVERALL LEVEL P1 PLAN _ PHASE 2B

SHEET NUMBER
A5.03

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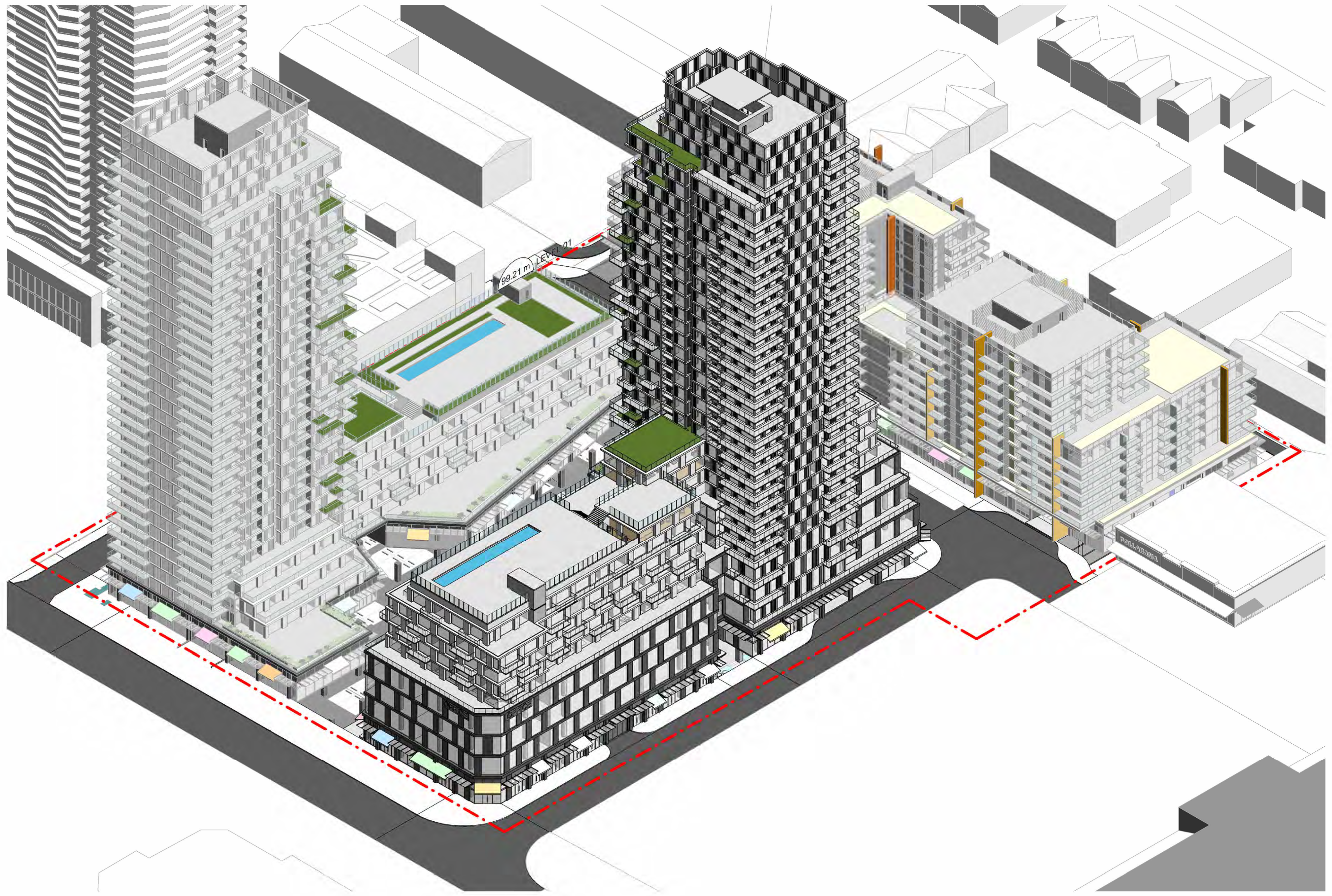
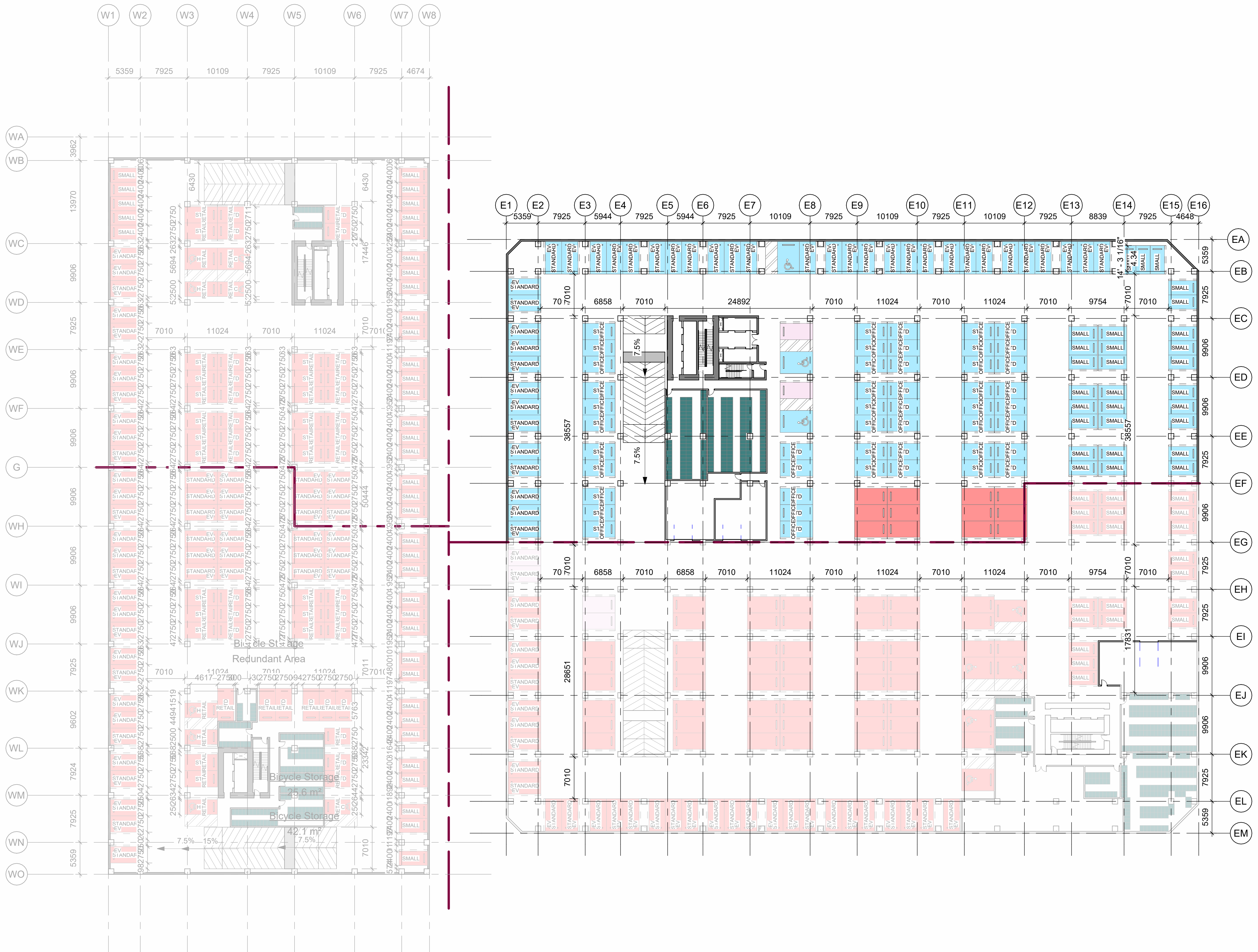


2 3D_PHASE 3
A5.04 SCALE:



1 OVERALL LEVEL P1 _ PHASE 3
A5.04 SCALE: 1/32" = 1'-0"

PHASE 3 (TOWER NORTH)

	Type	# of units	Bylaw Parking Rate	Min. Required Stalls
Condo	Studio+1BR	45	1.3	59
	Studio+1BR-AD	0	1.3	0
	2BR + ABOVE	211	1.5	317
	2BR+ABOVE-AD	64	1.5	96
	Visitor	320	0.1	32
	Total	**320**		**504**
	GLFA (m2)		**Bylaw Parking Rate (/100m2)**	**Min. Required Stalls**
Office	10,549.51		3.0	317
	GLFA (m2)		**Bylaw Parking Rate (/100m²)**	**Min. Required Stalls**
Retail	3,020.00		4.0	121
	GLFA (m2)		**Bylaw Parking Rate (varies)**	**Min. Required Stalls**
Childcare	145.21		-	5

Required Parking:	Office (/100m²)	Retail (/100m²)	Residential (per unit)	Childcare	Total Stalls Required
Parking Ratio	3.0	4.0	(per bedroom)	(per bylaw)	-
No Shared Parking	317	121	504	5	947
w/ 20% TDM Reduction	254	97	403	4	758

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Required
Acces. Stalls (Inc. in Total Stalls)	34	7	41

2 Visitor Included

Proposed Parking:	Office (/100m²)	Retail (per Covenant /1,000 sf)	Residential (per unit)	Childcare	Total Stalls Proposed
Proposed Stalls	255	12	328	4	599
Δ = Proposed - Required	1	-85	-75	0	-159

	RESIDENTIAL	NON-RESI.	Total Acces. Stalls Proposed
Acces. Stalls (Inc. in Total Stalls)	34	7	41
Δ = Proposed - Required	0	0	0

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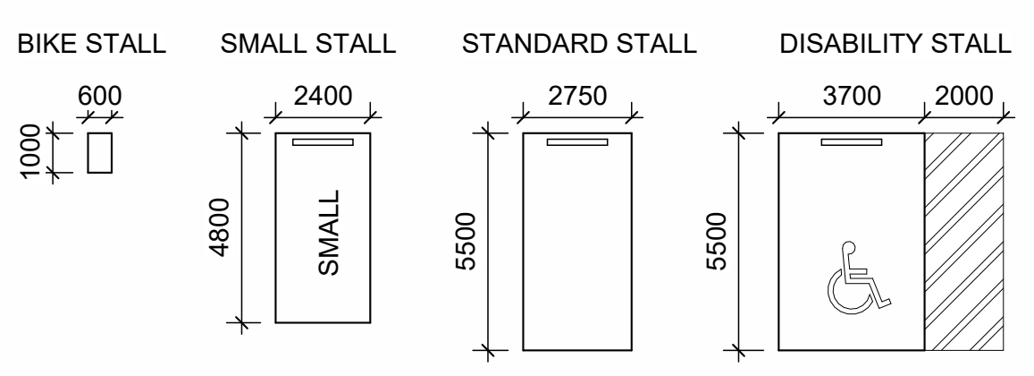

▢	CHILDCARE
🟥	RETAIL
▢	OFFICE
🟨	RESIDENTIAL
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EV = ELECTRIC VEHICLE PARKING

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140812

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SHEET TITLE
OVERALL LEVEL P1 PLAN _ PHASE 3

SHEET NUMBER
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