Item 8

City of Delta
COUNCIL REPORT
Regular Meeting

To:	**Mayor and Council**	File No.:	**LU009611**
From:	**Development Department**	Bylaw No.:	**8437**
Date:	**September 12, 2024**	Application Date:	**July 31, 2023**

Rezoning for Six-Storey Mixed-Use Building at 11199 84 Avenue (Hunterpark 84 Avenue Project Ltd.)

The following report has been reviewed and endorsed by the City Manager's Office.

- **RECOMMENDATIONS:**

A. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8437.

B. THAT the owner satisfy the following requirements as a condition of final consideration and adoption:

1. Enter into Section 219 Covenants to the satisfaction of the General Manager, Development for:
   a. Building design, landscaping, tree retention and replacement;
   b. Prohibit rooftop telecommunications equipment without permission from the City of Delta; and
   c. Development servicing.

2. Provide final building design drawings, including a comprehensive sign plan, and landscape plan to the satisfaction of the General Manager, Development.

3. Provide a tree retention security in the amount of $2,500.

4. Provide a landscape and tree replacement security in an amount acceptable to the General Manager, Development.

5. Provide cash-in-lieu of replacement trees in the amount of $25,200.

6. Provide a community amenity contribution of $84,000 in accordance with the Parks, Recreation and Culture Amenity Contribution policy.

- **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8437 (Attachment A) to allow the construction of a six-storey mixed-use building with 84 residential units and 1,145 m^2 (12,325 ft^2) of ground-level commercial space. A location map and an aerial photo are provided in Attachment B.

- **BACKGROUND:**

Site Description and Context:
The subject property is located in the Nordel Social Heart neighbourhood in the community of North Delta. The 2,856 m^2 (30,742 ft^2) lot contains a single storey convenience store and a large surface parking lot which would be demolished. The site is surrounded by commercial uses to the west and south, residential uses to the north, and civic uses to the east, including the George Mackie Library and North Delta Community Park.

Council Policy:
The Official Community Plan designation for this site is Urban Centre (UC), which is intended for mid-rise and mixed-use buildings generally up to six storeys. The proposed development is consistent with the UC designation.

The current zoning of the site is Comprehensive Development Zone No. 471 (CD471), which permits a wide range of commercial uses and residential as a secondary use in a commercial building. Properties in the general vicinity of the site are zoned Core Commercial (C1), Single Detached Residential (RS1), Single Detached Residential 5 (RS5) and Public use (P).

- **DISCUSSION:**

Proposal:
The subject application includes a request for a rezoning which would enable the construction of a six-storey mixed-use building including 84 residential units and 1,145 m^2 (12,325 ft^2) of commercial space on the ground level. A project data table is provided in Attachment C.

Community Consultation:
A public notification letter regarding the proposal was sent on December 28, 2023 and a public notice sign was installed on the site on February 23, 2024. To date, emails from 16 households expressing opposition to the proposal have been received. Issues of interest include traffic, height and lack of privacy concerns for those dwellings to the North. Twelve households have provided support for the application, noting the increase in housing units will be beneficial for Delta. An additional 29 comment sheets were received through the Let's Talk Delta website (http://letstalk.delta.ca/lu009611) between January 3, 2024 and March 9, 2024.

A Public Information Meeting (PIM) was held for this application on February 13, 2024, at North Delta Secondary School. The PIM originally was scheduled for January 18, 2024; however, it was postponed due to poor weather conditions. Notice was re-sent to the neighborhood on January 30, 2024 to notify of the rescheduled meeting. Forty people attended the PIM and most communicated concerns pertaining to traffic and height of the proposed building. As a result, the applicant revised the amount of commercial parking to meet minimum zoning requirements and completed a comprehensive parking justification study. A complete consultation summary can be found in Attachment D.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8437 as the bylaw is consistent with the Official Community Plan. Notice of the application has been provided in accordance with Section 467 of the *Local Government Act*. Any correspondence received in response to the notice will be provided to Council in the agenda package and presented alongside this report.

Rezoning:
The applicant wishes to rezone the subject property from Comprehensive Development Zone No. 471 (CD471) to Comprehensive Development Zone No. 44 (CDZ44) to permit the construction of a six-storey mixed-use building with 84 residential units, including 18 adaptable units, and commercial space on the ground floor. The proposed development would have a maximum floor space ratio of 2.3, 533 m^2 (5,737 ft^2) of outdoor amenity area, 149 m^2 (1,604 ft^2) of indoor amenity area and 147 parking spaces. A site plan is provided in Attachment E.

In order to accommodate the proposed design, the CDZ44 Zone would establish permitted uses for the proposed mixed-use building and setbacks including building projections. The proposed building projections would accommodate greater design variability along the exterior of the building contributing to an enhanced streetscape and allow for a more workable building envelope resulting in enhanced livability. The proposed mixed-use building would bring a variety of uses to a major intersection in North Delta as well as introduce a built form that currently does not exist in this neighbourhood. The rooftop access would accommodate an outdoor amenity area on the roof, which is orientated away from the residential uses to the north to ensure privacy for both the residents of the subject development and adjacent dwellings.

The applicant has proposed a reduced residential parking rate, in accordance with the Metro Vancouver Regional Parking Study 2018. The location of transit directly adjacent to the site, as well as local amenities in the immediate surrounding area and the proposed size of units were provided as rationale to support the reduced parking rate. The approved Traffic Impact Study (TIS) provides comprehensive parking justification and can be found at letstalk.delta.ca/LU009611. The proposal meets or exceeds all other zoning bylaw requirements including accessible spaces, adaptable units, bicycle parking spaces, loading spaces, and indoor and outdoor amenity areas.

Development Permit and Building Design:
The Nordel Social Heart (ND12) Development Permit Area guidelines encourage revitalization of the character and function of the Nordel Social Heart, supporting a node of commercial, recreational, cultural and educational facilities, and a mix of residential uses, measures that support the livability of the village and the introduction of a desirable mix of commercial and residential uses. The guidelines also encourage pedestrian oriented streetscapes. Approval of this development permit for this application is delegated to the General Manager, Development.

The proposed development is in line with these guidelines providing 2 m (7 ft) wide sidewalks, street furniture, a bike rack, garbage receptacles and enhanced street plantings on the 84 Avenue frontage of the site. Additionally, the proposed building is to be set back 4 m (13 ft) from 84 Avenue and 112 Street, allowing for a pedestrian focused entrance to the proposed commercial units. The increased building projections are typical of a more urban scale and resulting in a closer relationship with the street. A single proposed driveway at the north portion of the site accessing two levels of underground parking and incorporating an L-shaped building design above would serve to enhance on-site circulation and at the same time allow for the creation of a large common outdoor amenity area and off-street loading behind the building. Architectural and landscape plans are included in Attachments F and G, respectively, and a detailed description of the building form and character is described in Attachment H. The proposed development generally complies with the ND12 Development Permit guidelines.

Tree Retention, Removal, Replacement and Landscaping:
There are 20 trees on the subject property, 19 of which are proposed to be removed. The applicant would be required to plant replacement trees and/or provide cash-in-lieu of replacement trees in accordance with the "Delta Tree Protection and Regulation Bylaw No. 7969, 2021". For the 41 replacement trees required, the applicant is proposing to plant 17 replacement trees on-site. Landscaping would consist of a mix of trees and shrubs along the edge of the site. A children's play area, outdoor seating lounge area and open lawn area are proposed for the common outdoor amenity area at the ground level, as well as a portion of the roof to be used for amenity areas including a community garden. The applicant would be required to provide landscaping security and enter into a landscaping covenant.

Traffic Impacts:
The applicant has submitted a Traffic Impact Study, prepared by Creative Transportation Solutions Ltd. (CTS) to evaluate the anticipated traffic volumes generated by the proposed development. The study estimates that the proposed development is expected to generate a net total of 32 residential vehicle trips (7 inbound, 25 outbound) during the weekday AM peak hour, and 33 residential vehicle trips (20 inbound, 13 outbound) during the weekday PM peak hour. The study also conservatively estimated the commercial inbound and outbound vehicles trips based on a worst-case scenario that could include a large coffee shop serviced by only vehicle trips. It is expected that the volume of commercial vehicle traffic will be less than the estimate provided, given that such commercial uses would be frequented by pedestrians, including students from the local secondary school nearby. Based on the worst-case scenario estimates provided, the consulting engineer still concluded that the intersections in the immediate area would be expected to operate at acceptable levels of service up to 2033, with some recommended signal optimization. The TIS is available on the Let's Talk Delta website for this application at letstalk.delta.ca/LU009611.

Implications:

Financial Implications – The increased taxes from the proposed 84 residential units and 1,145 m^2 (12,325 ft^2) commercial space would be approximately $117,000. A community amenity contribution in the amount of $84,000 ($1,000 per dwelling unit) is required under the Parks, Recreation and Culture Amenity Contribution Policy.

Interdepartmental Implications – The applicant would be required to comply with the regulations as set out in the "Delta Development and Subdivision Standards Bylaw No. 7162, 2015" and enter into a Development Agreement for frontage improvements and off-site works to service the development.

The General Manager of Engineering is requiring, through a varied road standard, an enhanced road cross-section for the 84 Avenue and 112 Street collectors which would include a 1.5 m (56 ft) wide asphalt bike path and a 2 m (6.6 ft) wide concrete sidewalk.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the 84 net new units would contribute towards achieving the required 3,607 units and provide much needed housing units. Occupancy must be achieved prior to September 30, 2028, in order to be counted towards the Housing Target Order.

The Delta School Board estimates the development could generate up to three elementary school students, which could be accommodated at nearby elementary schools and two secondary students which could be accommodated at secondary schools with contingency planning.

TransLink has noted that the immediate area is served by bus routes 301 (peak frequent service) and 314 (basic service) along 84 Avenue as well as route 312 (standard service) along 112 Street. Based on available data, the bus routes do not currently experience issues with overcrowding and have sufficient capacity. Staff will work with TransLink and Coast Mountain Bus Company to confirm the bus pad and shelter design.

- **CONCLUSION:**

The proposal for an 84-unit mixed-use building with ground-level commercial space is in line with the Official Community Plan, brings a mix of uses to the Nordel Social Heart Area and is in line with the ND12 Development Permit Area guidelines. It is recommended that Bylaw No. 8437 be given first, second and third readings.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Madeline Kowalchuk, Planner
MK/cd

This report has been prepared in consultation with the following listed department.

Concurring Department		
Department	Name	Signature
Engineering	Steven Lan	SL

- **ATTACHMENTS:**

A. Bylaw No. 8437
B. Location Map and Aerial Photo
C. Project Data Table
D. Consultation Summary
E. Site Plan
F. Architectural Drawings
G. Landscape Drawings
H. Building Form and Character Drawings

CITY OF DELTA

BYLAW NO. 8437

A Bylaw to amend the "Delta Zoning Bylaw No. 7600, 2017"

The Municipal Council of the City of Delta in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as **"Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ44 – LU009611) Bylaw No. 8437, 2024".**

2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:

   (a) inserting "44 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ44 – LU009611) Bylaw No. 8437, 2024" in the correct numerical order in Section 19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS in Part 19; and

   (b) The Zoning Maps in Section 22.1 of "Delta Zoning Bylaw No. 7600, 2017," as amended, are hereby further amended to reflect the following rezoning:
   Civic: 11199 84 Avenue

   PID: 026-131-838

   Legal: Lot 1 District Lot 440 Group 2 New Westminster District Plan BCP14758

   Being the "Subject Property" as shown in Schedule "A" attached to and forming part of this Bylaw.

   From: Comprehensive Development Zone No. 471 (CD471). under "Delta Zoning Bylaw No. 2750",

   To: Comprehensive Development Zone No. 44 (CDZ44) under "Delta Zoning Bylaw No. 7600".

   (c) inserting the following zone in numerical order in Part 19:

   "COMPREHENSIVE DEVELOPMENT ZONE NO. 44

   1. APPLICATION OF THIS ZONE
   For the purpose of Part 6, Part 7, Part 8 and Part 9, this *zone* shall be considered a mixed use *zone* and all regulations that reference a mixed use *zone* shall apply.

   2. PERMITTED USES:
   Subject to Section 4.3 Conditional Use of Land, the following uses and no other uses shall be permitted:

PRINCIPAL USES
Mixed use residential building
All *principal uses* permitted in the C1 Core Commercial zone, except for *auction rooms,* sale of *motor vehicles* and *secondary residential accommodation.*

ACCESSORY USES
Home occupation, accessory to a *dwelling unit*
Indoor amenity space, accessory to *principal use*
Outdoor display of goods, accessory to:
Garden shop
Retail trade

3. DENSITY
Maximum *floor space ratio* shall be 2.6

4. LOT COVERAGE
Maximum *lot coverage* shall be 55%

5. SETBACKS
(a) Minimum *setbacks* shall be:

	Principal Structure	**Projection on a *Principal Structure***	***Underground Parking Structure***	***Accessory Structure***
Front	4 m	To no closer than 2 m	0.5 m	25 m
Interior Side	0 m	0 m	0.5 m	1 m
Exterior Side	4 m	To no closer than 2 m	0.5 m	1 m
Rear	10 m	To no closer than 2 m	0.5 m	1 m

6. HEIGHT
The *maximum height* shall be:

	Principal Structure	***Accessory Structure***
Maximum Storeys	6	1
Maximum height to the top of a ***flat roof***	26 m	4 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

(a) Subdivision under the *Land Title Act* or Bare Land Strata Regulations under the *Strata Property Act*:

Lot Area	2,850 m^2
Lot Width	30 m
Average Lot Depth	30 m

8. OFF-STREET PARKING

(a) Despite Section 4.3.2(b) and Part 8 Off-Street Parking the following minimum *parking* ratio shall be 0.78 for resident p*arking spaces* per *dwelling unit*."

9. OFF-STREET LOADING

(a) Despite Section 4.3.2(b) and Part 9 Off-Street Loading, a minimum of one *loading space* is required.

READ A FIRST TIME the day of , 2024.

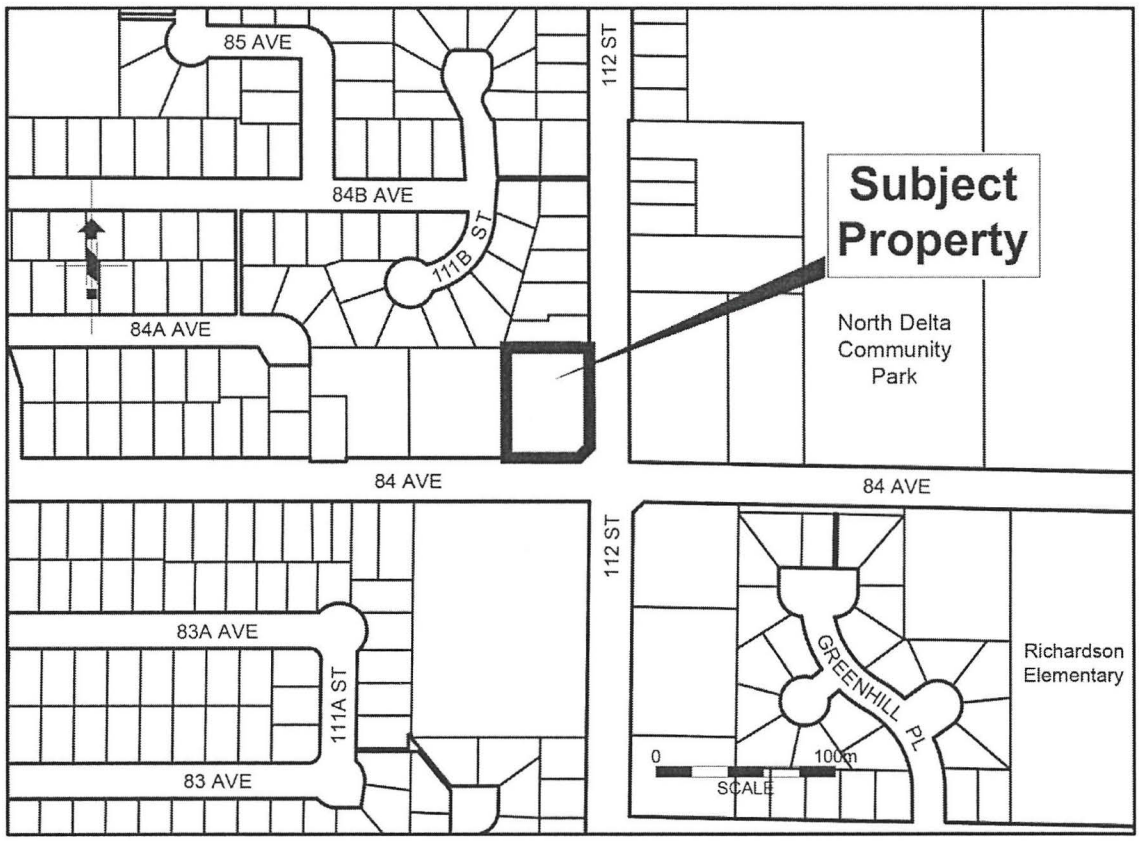
READ A SECOND TIME the day of , 2024.

READ A THIRD TIME the day of , 2024.

FINALLY CONSIDERED AND ADOPTED the day of , 2024 .

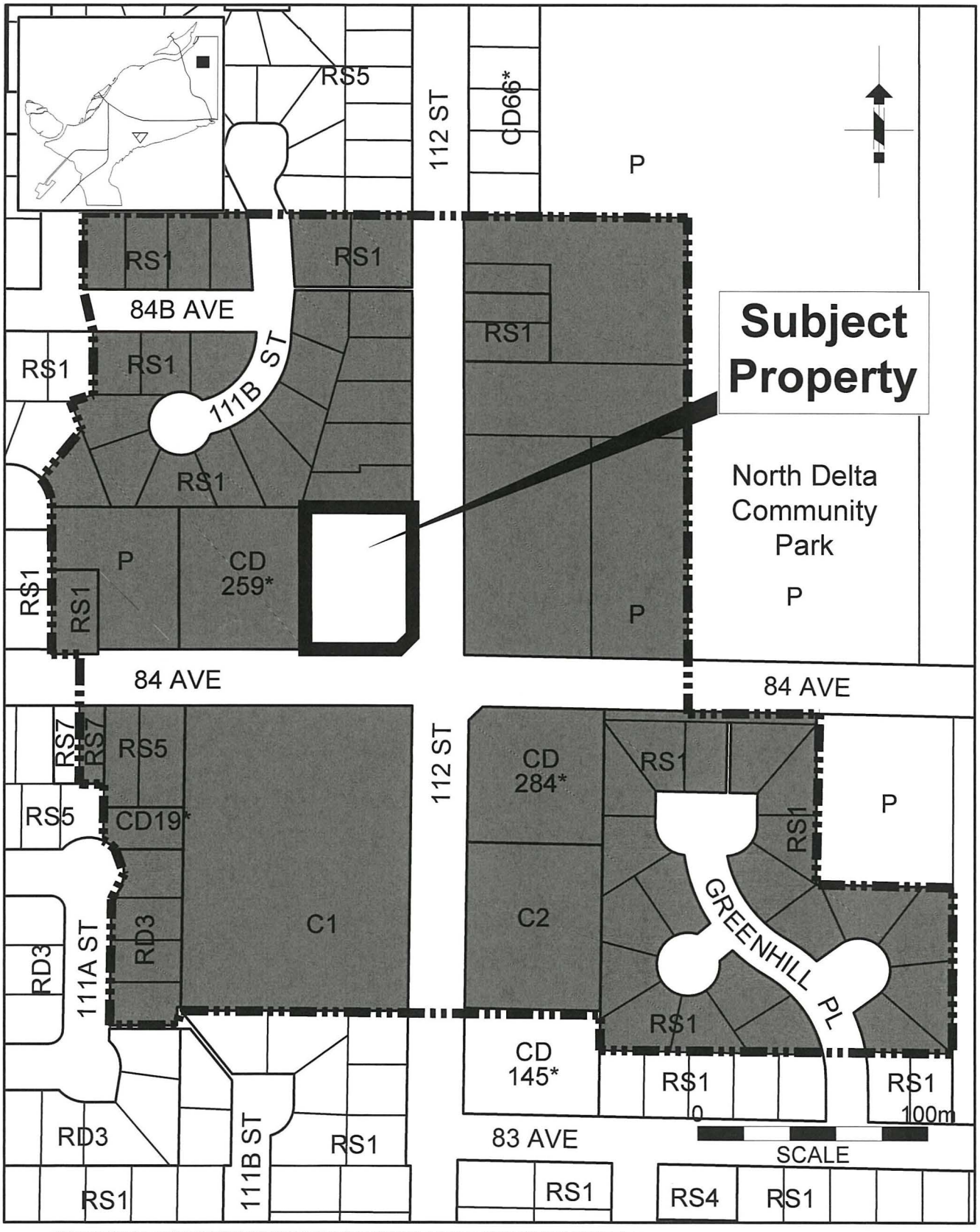
George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk



This is Schedule "A" to "Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ44 – LU009611) Bylaw No. 8437, 2024"

Location Map



G:\Current Development\LU FILES\LU009\LU009611\Drawings\LU009611_LOC.dwg, 11/14/2023 12:51:33 PM, kchan

Aerial Photo



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Project Data for 11199 84 Avenue (LU009611)

Owner	Hunterpark 84 Avenue Project Ltd.	
Applicant	Doug Johnson, Kasian Architecture Interior Design and Planning	
Application Date	July 31, 2023	
	Existing	**Proposed**
Regional Growth Strategy Designation	General Urban	No change
OCP Designation:	Neighbourhood Centres and Corridors (NC)	No change
Development Permit Area	Nordel Social Heart (ND12)	Nordel Social Heart (ND12) A development permit is required for form and character of mixed-use development.
Zoning	Comprehensive Development Zone (CD471)	Comprehensive Development Zone (CDZ44)
Lot Area	2,857 m^2 (30,752 ft^2)	No change
Lot Width	46.6 m (153 ft)	No change
Average Lot Depth	60.4 m (198 ft)	No change
Residential Units	Not applicable	84
	Permitted under CD471 Zone	**Permitted in CDZ44 Zone**
Maximum Floor Space Ratio	1.6	2.6
Maximum No. of Storeys	4	6
Maximum Building Height	8 m (26 ft)	26 m (85 ft)
	Required under "Delta Zoning Bylaw No. 7600, 2017"	**Permitted in CDZ44 Zone**
Adaptable Units	18	18
Off-Street Parking: Resident Parking	82 spaces (1.3 spaces per studio or 1-bedroom dwelling unit [63 units]) plus 32 spaces (1.5 spaces per bedroom dwelling unit with 2 or more bedrooms [21 units])	
Total Resident Parking	114 residential spaces (1.35 spaces per dwelling unit)	66 residential spaces (0.78 spaces per dwelling unit)
Visitor Parking	8 spaces (0.1 spaces per dwelling unit)	8 spaces (0.1 spaces per dwelling unit)

Commercial Parking	67 spaces (based on proposed uses)	73 spaces (based on proposed uses)
	Permitted under CD471 Zone	**Permitted in CDZ44 Zone**
Accessory Structure	Yes	Yes (garbage area to be enclosed in an accessory structure)
Tree Retention, Removal and Replacement	**Required**	**Proposed**
<u>Total Trees: 20 (including hedges)</u> 12 on-site and 3 off-site 5 municipal tree(s) <u>Trees to be Removed:</u> 12 on-site and 1 off-site 5 municipal trees (including 2 large diameter trees (60+cm DBH)) <u>Trees to be Retained: 1</u> 0 on-site and 1 off-site 0 municipal trees	41 replacement trees OR $41,300	17 replacement trees plus $25,200 cash-in-lieu
Street Trees	**Required**	**Proposed**
One tree for every 9 m (30 ft) of street abutting the property	$6,250 cash-in-lieu for 12 street trees ($520 per tree to cover costs for purchase, installation and establishment of trees)	7 street trees plus $2,600 cash-in-lieu for 5 trees

LU009611 Public Consultation Summary

The consultation process for the application was endorsed by Council at the December 4, 2023 Regular Meeting prior to the creation of the new "City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024". The application is compliant with the new Official Community Plan (OCP) and therefore, a Public Hearing is not to be held under Provincial legislation. The consultation process endorsed by Council has been carried out.

Consultation on Application:
The public notice sign was installed on the site on February 23, 2024 and a public notification letter was sent to residents on December 28, 2023. A Public Information Meeting (PIM) was held for this application on February 13, 2024, at North Delta Secondary School. The PIM originally was scheduled for January 18, 2024; however, it was postponed due to poor weather conditions. Notice was re-sent to the neighborhood on January 30, 2024 to notify of the rescheduled meeting. A total of 40 people attended the meeting and 4 comment sheets were received. An additional 29 comment sheets were received through the Let's Talk Delta website (letstalk.delta.ca/LU009611) between January 3, 2024 and March 9, 2024. Staff received 16 pieces of correspondence from the public, including letters, emails, phone calls, and in-person questions. The following provides a summary of website engagement:

- 2,200 total website visits
- 1,617 aware participants (viewed at least one page)
- 597 informed participants (488 visited multiple project pages, 278 downloaded a document, 256 viewed photos, 9 visited the key dates page)
- 29 engaged visitors (participated in a survey)

Consultation Summary:
In reviewing the correspondence from the public, five common themes were identified and summarized below.

1. **Traffic and Infrastructure Concerns:**
   Many respondents are worried about the impact of the development on local traffic, particularly on already congested roads like 84 Avenue and 112 Street. They fear that the additional vehicles from the new residential and commercial units will worsen traffic jams and create safety issues. The existing single-lane roads are seen as inadequate, and without significant infrastructure upgrades, the development could lead to severe congestion.

2. **Impact on Community Character and Quality of Life:**
   Residents are concerned that the scale of the development will alter the neighborhood's character, which is currently dominated by single-family homes. They fear the multi-story building will bring noise, reduce privacy, and negatively affect the visual landscape. There are also worries about potential decreases in

property values and a shift in the community dynamic that could diminish their quality of life.

3. **Need for Thoughtful Urban Planning:**
   Some comments reflect a concern about long-term urban planning, urging city officials to consider the cumulative impact of multiple developments on infrastructure, public services, and community spaces. Respondents advocate for planning that aligns with the Official Community Plan (OCP) and includes public amenities like parks, schools, and healthcare facilities, to ensure sustainable growth.

4. **Mixed Opinions on Housing Needs:**
   While there's an acknowledgment of the need for more housing, opinions are divided on whether this development is the right solution. Supporters see it as a way to address Delta's housing shortage, offering more affordable living options. However, opponents believe the negatives, such as increased congestion and strain on resources, outweigh the benefits. Some also criticize the lack of affordable housing within the project and suggest future developments should focus more on inclusivity and affordability.

5. **Parking and Accessibility Issues:**
   Parking is a significant concern, with fears that insufficient parking provisions will lead to overflow parking on nearby streets, worsening congestion. Even supporters of the development highlight the need for adequate parking to accommodate both residents and commercial visitors. Additionally, there are calls for better accessibility features, such as more accessible parking spots and elevator access, to make the development inclusive for all community members.

These themes highlight a community concerned about balancing growth with the preservation of their neighborhood's character and quality of life, seeking responsible development that addresses both current and future needs.

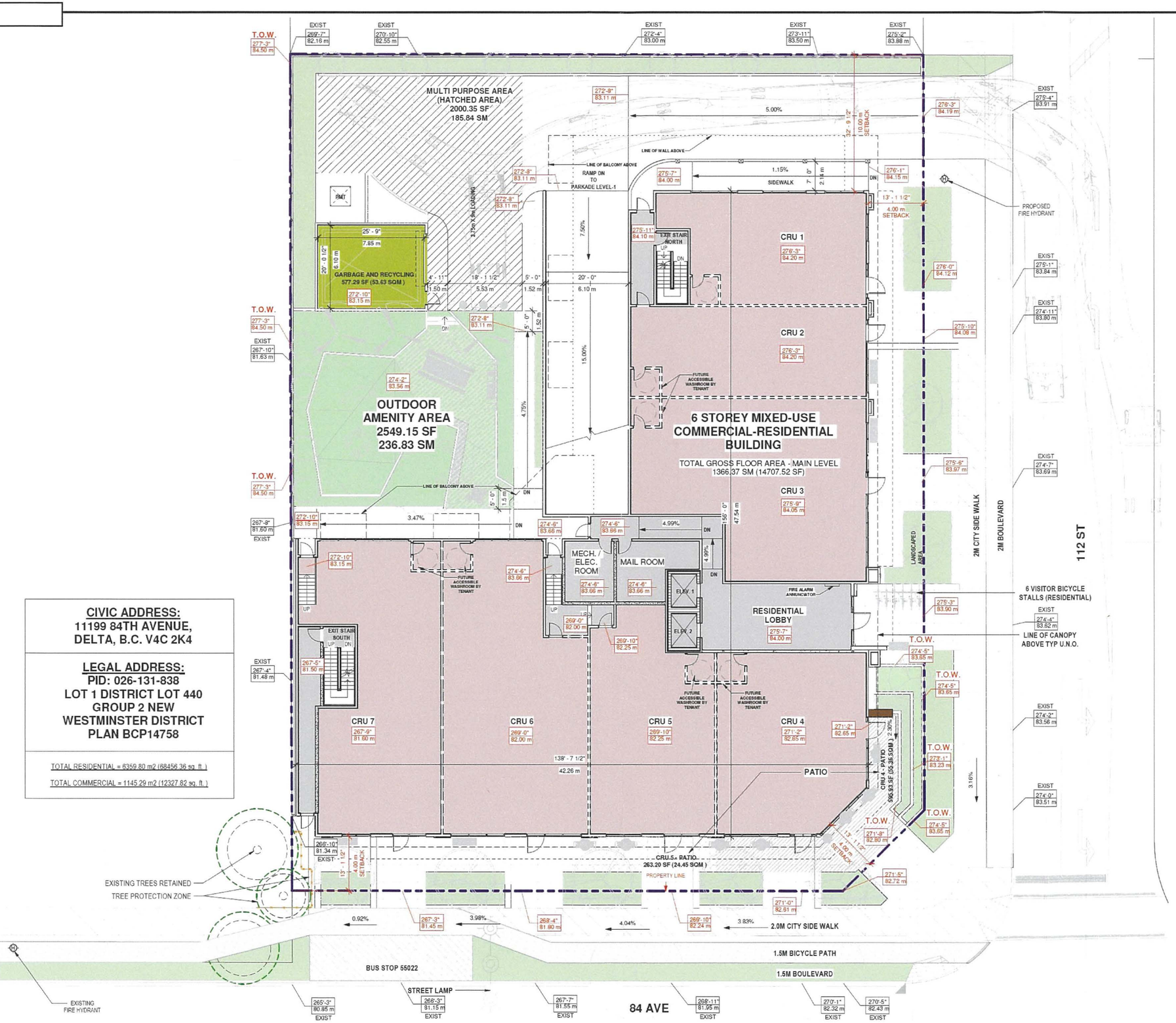
Response to Opposition and Concerns:
The consultation summary was discussed with the applicant. This included support for the project, as well as opposition and concerns about height, privacy and daylighting, traffic, infrastructure capacity, and neighbourhood disruption.

The applicant acknowledged the comments and made changes to the site to move the building further towards the intersection, creating more space between the proposed development and neighbouring single detached dwellings to the north, as well as increasing the amount of commercial parking to ensure sufficient parking on site for the commercial uses. Staff further noted concerns with the on-site loading, and the applicant revised their proposal to provide an onsite loading space, aiding in the concerns surrounding traffic and congestion on the street. Additionally, a new OCP was adopted while working through this proposed development and staff now note that this

proposal is OCP compliant. Consultation for the application was carried out as endorsed by Council and noted above.

The Traffic Impact Assessment (TIA) provided by the applicant's consultant concluded that traffic generated by the development would not result in significant traffic impacts and the road network would continue operating within acceptable performance thresholds. Also, the study provided a rationale for the requested parking reductions and concluded that factors, such as proximity of the site to alternative mode facilities, amenities and services within the nearby area would reduce reliance on automobile usage and could accommodate a lower parking ratio. The TIA has been conditionally accepted by Delta with full acceptable to be completed prior to final adoption.

Site Plan



CIVIC ADDRESS:
11199 84TH AVENUE,
DELTA, B.C. V4C 2K4

LEGAL ADDRESS:
PID: 026-131-838
LOT 1 DISTRICT LOT 440
GROUP 2 NEW
WESTMINSTER DISTRICT
PLAN BCP14758

TOTAL RESIDENTIAL = 6359.80 m2 (68456.36 sq. ft.)

TOTAL COMMERCIAL = 1145.29 m2 (12327.82 sq. ft.)

1 / A-101 SITE PLAN
3/32" = 1'-0"

TN

Kasian Architecture
Interior Design
and Planning Ltd

1500 West Georgia Street, Suite 1685
Vancouver, BC Canada V6G 2Z6
T 604 683 4145 F 604 683 2827
www.kasian.com

REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
4	06-26-2024	ISSUED FOR DP RESUBMISSION	ST
3	06-03-2024	ISSUED FOR DP RESUBMISSION	ST
2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

CONSULTANT

PERMIT STAMP

SEAL

REGISTERED ARCHITECT
DOUGLAS RICHARD JOHNSON
PROVINCE OF BRITISH COLUMBIA
2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

SITE PLAN

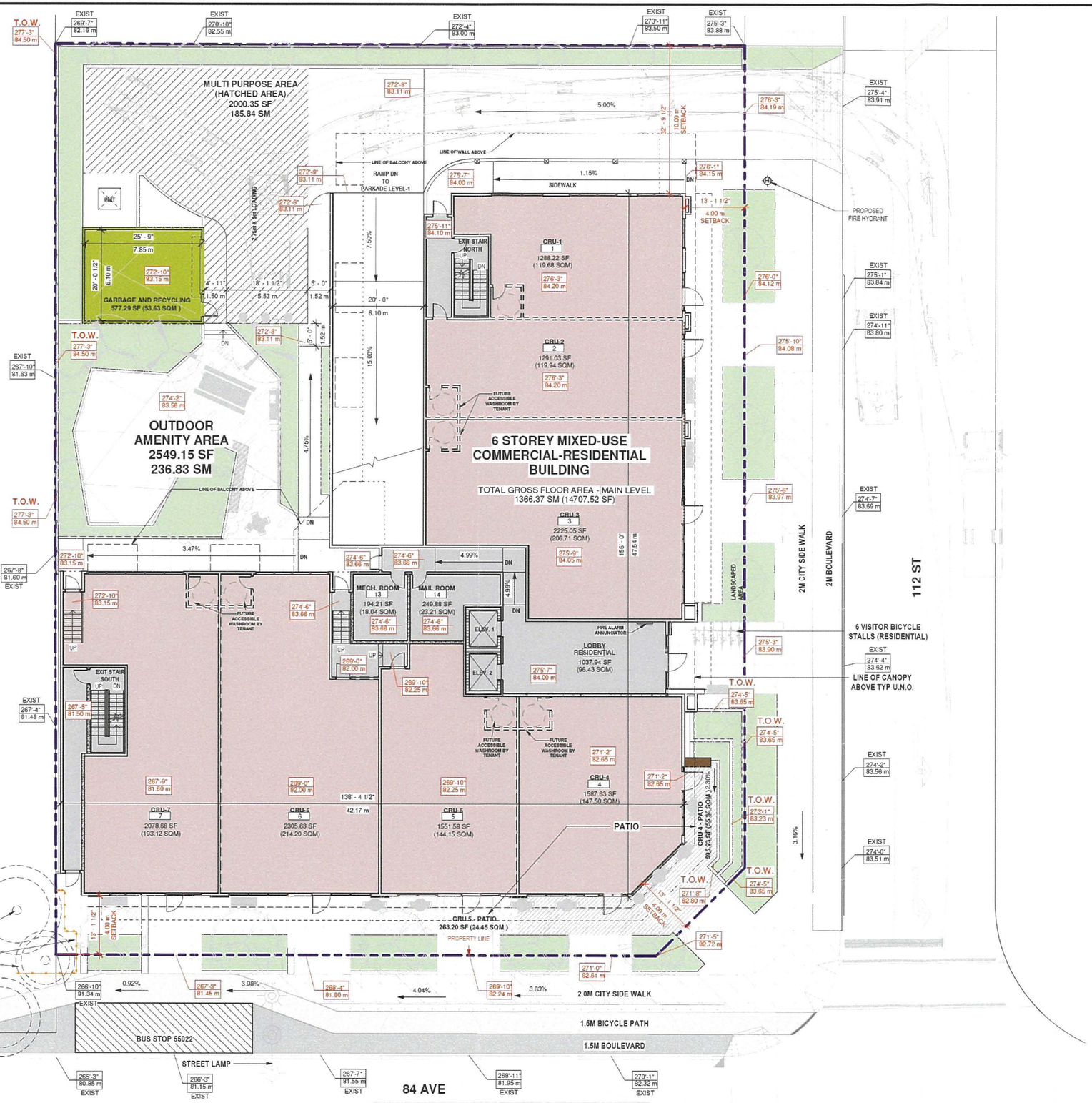
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 3/32" = 1'-0"	REVIEWED DJ

DRAWING NO. A-101 | REVISION 4

Architectural Drawings



CIVIC ADDRESS:
11199 84TH AVENUE,
DELTA, B.C. V4C 2K4

LEGAL ADDRESS:
PID: 026-131-838
LOT 1 DISTRICT LOT 440
GROUP 2 NEW
WESTMINSTER DISTRICT
PLAN BCP14758

TOTAL RESIDENTIAL = 6359.80 m2 (68456.36 sq. ft.)

TOTAL COMMERCIAL = 1145.29 m2 (12327.82 sq. ft.)

TN

1 / A-104 FLOOR PLAN-LEVEL 1
3/32" = 1'-0"

Kasian Architecture
Interior Design
and Planning Ltd

1500 West Georgia Street, Suite 1685
Vancouver, BC Canada V6G 2Z6
T 604 683 4145 F 604 683 2827
www.kasian.com

REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
4	06-26-2024	ISSUED FOR DP RESUBMISSION	ST
3	06-03-2024	ISSUED FOR DP RESUBMISSION	ST
2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

CONSULTANT

PERMIT STAMP

SEAL

REGISTERED ARCHITECT
DOUGLAS RICHARD JOHNSON
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2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

FLOOR PLAN-LEVEL 1

DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 3/32" = 1'-0"	REVIEWED DJ

DRAWING NO. A-104 | REVISION 4



1 / A-201 SOUTH ELEVATION
1/8" = 1'-0"

Avg. Grade = $\frac{84.10+84.20+82.65+81.50+83.15+83.66}{6}$ **= 83.21m**

LEGEND: MATERIALS, COLOUR AND FINISH

MATERIAL LIST	COLOUR AND FINISHES		
1 LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	10 HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
2 COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND DEEP ORANGE	11 STOREFRONT , DOOR AND WINDOW	COLOUR TO MATCH ANODIZED ALUMINUM-BLACK
3 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE IRON GRAY	12 BALCONY TINTED GLASS RAILING	COLOUR TO MATCH DARK GRAY
4 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE NIGHT GRAY	13 GLASS AND METAL CANOPY	COLOUR TO MATCH BLACK POWDER COATED FRAME AND CLEAR GLASS
5 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE PEARL GRAY	14 METAL DOOR	COLOUR TO MATCH ADJACENT WALL
6 COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND WHITE	15 CONCRETE UPSTAND	COLOUR TO MATCH NATURAL SAND BLAST FINISH
7 BRICK VENEER	COLOUR TO MATCH MORA BRICK DARK GRAY KLINKER W/GROUT TO MATCH BRICK	16 SIGNAGE BY TENANT	
8 BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	17 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE
9 ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3-RAVEN BLACK POWDER COAT		

NOTE:
- ADD KRYTON HYDROSTOP-SEALER TO THE ARCHITECTURAL CONCRETE
- ALL TRIM AND REVEAL COLOUR TO MATCH ADJACENT PANEL

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REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
4	06-26-2024	ISSUED FOR DP RESUBMISSION	ST
3	06-03-2024	ISSUED FOR DP RESUBMISSION	ST
2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

CONSULTANT

PERMIT STAMP

SEAL

REGISTERED ARCHITECT
DOUGLAS RICHARD JOHNSTON
BRITISH COLUMBIA
2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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DRAWING TITLE

SOUTH ELEVATION

DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: As indicated	REVIEWED: DJ

DRAWING NO: A-201 | REVISION: 4



1 / A-202 EAST ELEVATION
1/8" = 1'-0"

LEGEND: MATERIALS, COLOUR AND FINISH

MATERIAL LIST	COLOUR AND FINISHES		
1 LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	10 HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
2 COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND DEEP ORANGE	11 STOREFRONT , DOOR AND WINDOW	COLOUR TO MATCH ANODIZED ALUMINUM-BLACK
3 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE IRON GRAY	12 BALCONY TINTED GLASS RAILING	COLOUR TO MATCH DARK GRAY
4 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE NIGHT GRAY	13 GLASS AND METAL CANOPY	COLOUR TO MATCH BLACK POWDER COATED FRAME AND CLEAR GLASS
5 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE PEARL GRAY	14 METAL DOOR	COLOUR TO MATCH ADJACENT WALL
6 COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND WHITE	15 CONCRETE UPSTAND	COLOUR TO MATCH NATURAL SAND BLAST FINISH
7 BRICK VENEER	COLOUR TO MATCH MORA BRICK DARK GRAY KLINKER W/GROUT TO MATCH BRICK	16 SIGNAGE BY TENANT	
8 BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	17 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE
9 ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3-RAVEN BLACK POWDER COAT		

NOTE:
- ADD KRYTON HYDROSTOP-SEALER TO THE ARCHITECTURAL CONCRETE.
- ALL TRIM AND REVEAL COLOUR TO MATCH ADJACENT PANEL.

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2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

CONSULTANT

PERMIT STAMP

SEAL

REGISTERED ARCHITECT DOUGLAS RICHARD JOHNSTON PROVINCE OF BRITISH COLUMBIA
2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

EAST ELEVATION

DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: As indicated	REVIEWED: DJ

DRAWING NO. A-202 REVISION 4



1 / A-203 NORTH ELEVATION
1/8" = 1'-0"

LEGEND: MATERIALS, COLOUR AND FINISH

MATERIAL LIST		COLOUR AND FINISHES			
1	LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	10	HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
2	COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND DEEP ORANGE	11	STOREFRONT , DOOR AND WINDOW	COLOUR TO MATCH ANODIZED ALUMINUM-BLACK
3	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE IRON GRAY	12	BALCONY TINTED GLASS RAILING	COLOUR TO MATCH DARK GRAY
4	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE NIGHT GRAY	13	GLASS AND METAL CANOPY	COLOUR TO MATCH BLACK POWDER COATED FRAME AND CLEAR GLASS
5	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE PEARL GRAY	14	METAL DOOR	COLOUR TO MATCH ADJACENT WALL
6	COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND WHITE	15	CONCRETE UPSTAND	COLOUR TO MATCH NATURAL SAND BLAST FINISH
7	BRICK VENEER	COLOUR TO MATCH MORA BRICK DARK GRAY KLINKER W/GROUT TO MATCH BRICK	16	SIGNAGE BY TENANT	
8	BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	17	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE
9	ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3-RAVEN BLACK POWDER COAT			

NOTE:
- ADD KRYTON HYDROSTOP SEALER TO THE ARCHITECTURAL CONCRETE.
- ALL TRIM AND REVEAL COLOUR TO MATCH ADJACENT PANEL.

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CONSULTANT

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2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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DRAWING TITLE

NORTH ELEVATION

DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: As indicated	REVIEWED: DJ

DRAWING NO. A-203 | REVISION 4



1 / A-204 WEST ELEVATION
1/8" = 1'-0"

LEGEND: MATERIALS, COLOUR AND FINISH

MATERIAL LIST		COLOUR AND FINISHES			
1	LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	10	HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
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2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

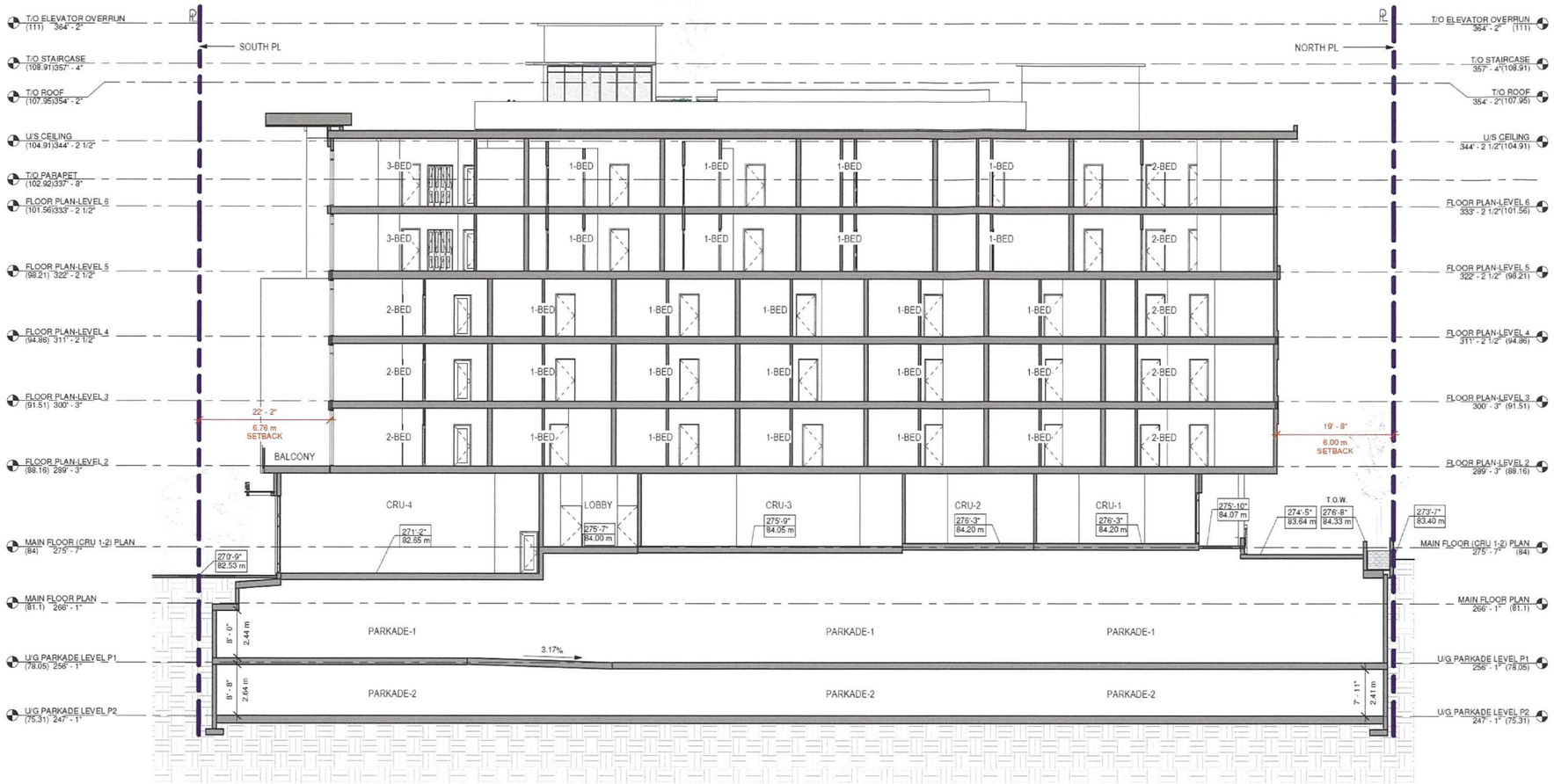
WEST ELEVATION

DRAWING ISSUE

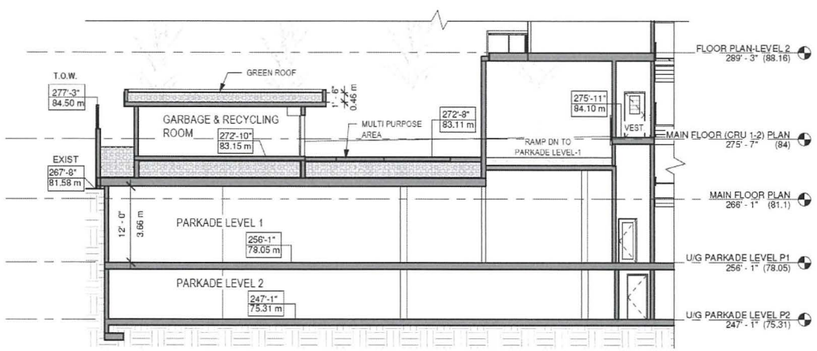
ISSUED FOR DP RESUBMISSION

PROJECT NO	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: As indicated	REVIEWED: DJ

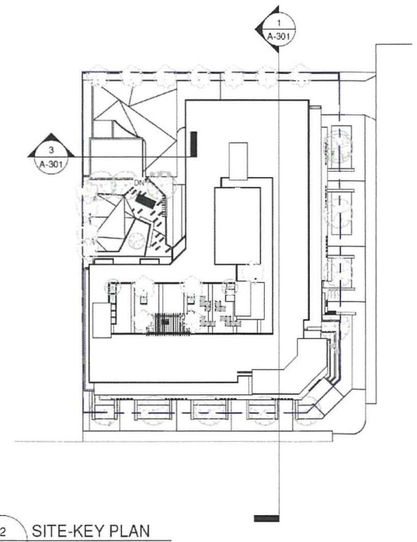
DRAWING NO: A-204 | REVISION: 4



1 A-301 BUILDING SECTION-1
1" = 10'-0"



3 A-301 SECTION THROUGH GARBAGE AND RECYCLING ROOM
3/32" = 1'-0"



2 A-301 SITE-KEY PLAN
1" = 40'-0"

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1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

CONSULTANT

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SEAL

REGISTERED ARCHITECT DOUGLAS RICHARD JOHNSTON NOVEMBER 17 2017 BRITISH COLUMBIA

2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

BUILDING SECTION

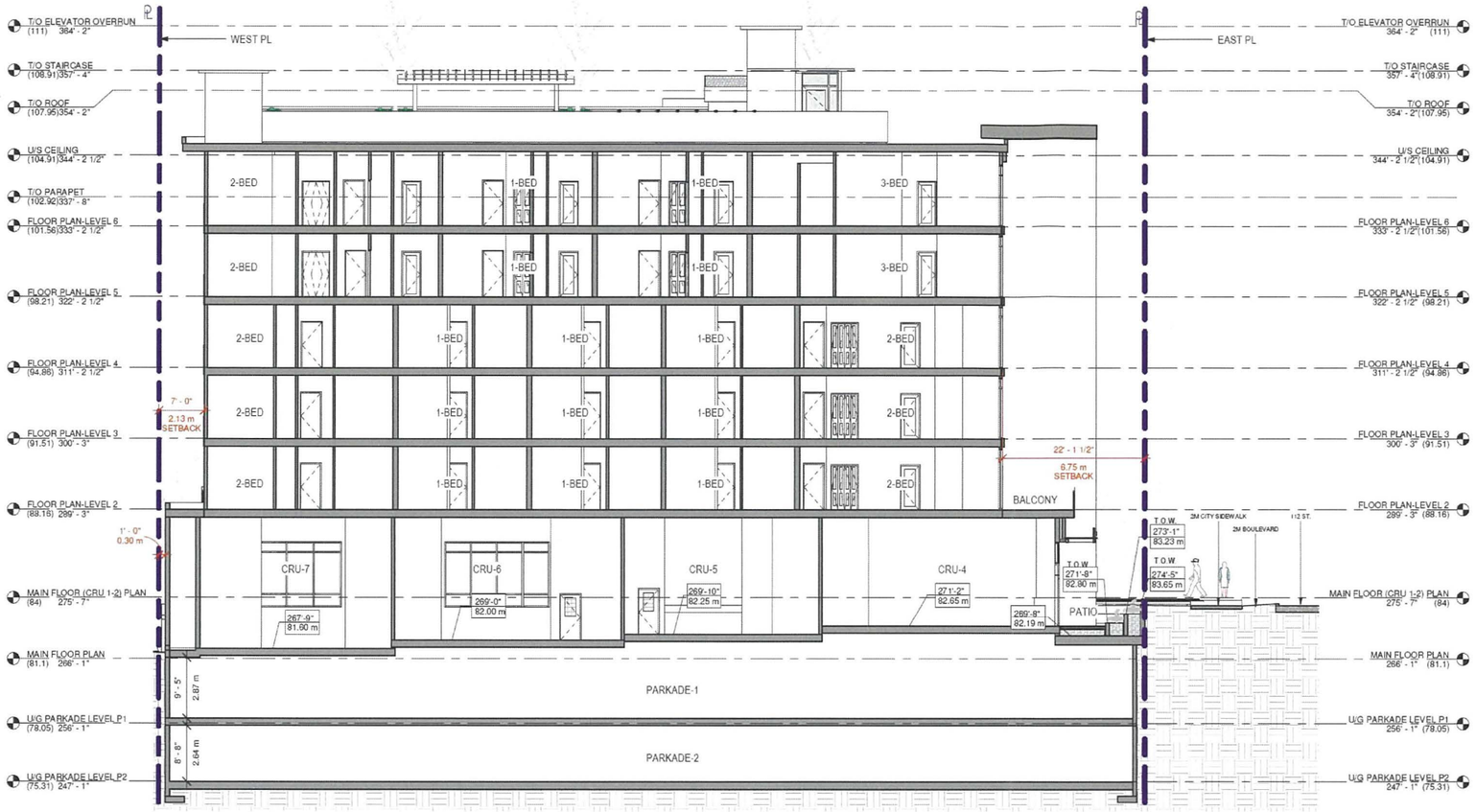
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

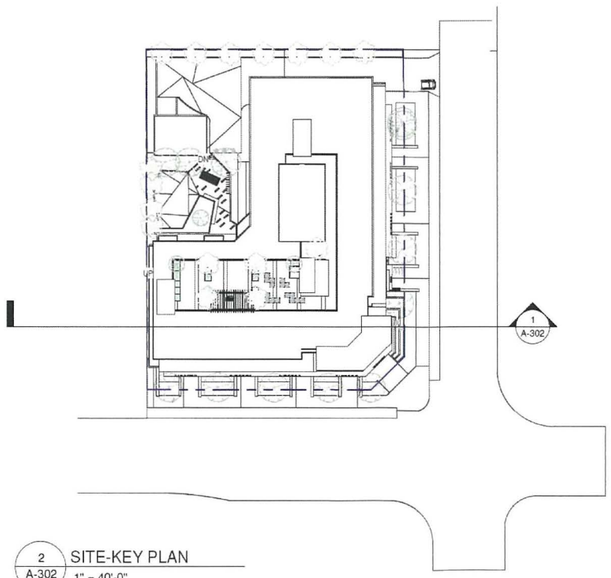
PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: As indicated	REVIEWED: DJ

DRAWING NO: A-301

REVISION: 4



1 / A-302 BUILDING SECTION-2
1" = 10'-0"



2 / A-302 SITE-KEY PLAN
1" = 40'-0"

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SEAL

REGISTERED ARCHITECT
DOUGLAS RICHARD JOHNSON
PROVINCE OF BRITISH COLUMBIA
2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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DRAWING TITLE

BUILDING SECTION

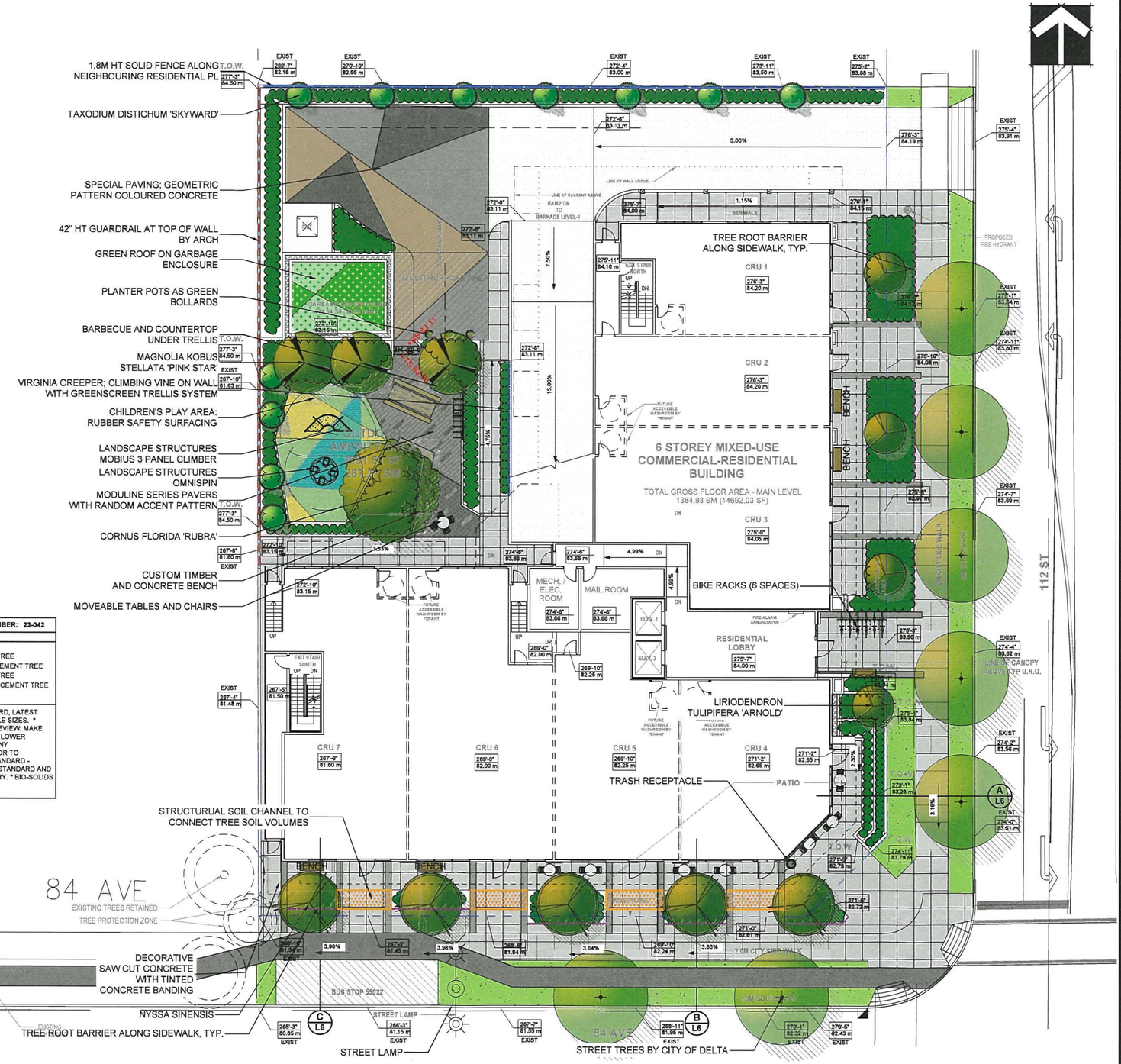
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: As indicated	REVIEWED: DJ

DRAWING NO. A-302 REVISION 4

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TREE SCHEDULE

PMG PROJECT NUMBER: 23-042

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	7CM CAL; B&B; REPLACEMENT TREE
	4	LIRIODENDRON TULIPIFERA 'ARNOLD'	COLUMNAR TULIP TREE	7CM CAL; 2M STD; B&B; REPLACEMENT TREE
	3	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	7CM CAL; B&B; REPLACEMENT TREE
	5	NYSSA SYLVATICA 'GREEN GABLE'	UPRIGHT BLACK TUPELO	7CM CAL; 1.8M STD; B&B; REPLACEMENT TREE
	11	TAXODIUM DISTICHUM 'SKYWARD'	SKYWARD BALD CYPRESS	3M; B&B; REPLACEMENT TREE

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW; MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

*ALL PLANT MATERIAL TO BE IRRIGATED VIA HIGH-EFFICIENCY DESIGN-BUILD IRRIGATION SYSTEM, L.C. TO PROVIDE SHOP DRAWINGS


NYSSA SINENSIS


LIRIODENDRON TULIPIFERA 'ARNOLD'


TAXODIUM DISTICHUM 'SKYWARD'


CORNUS FLORIDA 'RUBRA'


MAGNOLIA KOBUS STELLATA 'PINK STAR'


GREENSCREEN TRELLIS SYSTEM

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	24.JUN.24	RE-ISSUE FOR DP	SA
2	23.JUL.25	ISSUED FOR DP	CW
1	23.MAY.29	ISSUED FOR PUBLIC HEARING	MC

CLIENT:

PROJECT:

RESIDENTIAL/COMMERCIAL DEVELOPMENT

11199 84 AVENUE, DELTA

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	23.MAY.23	DRAWING NUMBER:	L1
SCALE:	1:150		
DRAWN:	MC		
DESIGN:	MC		
CHK'D:	CW		OF 9

PMG PROJECT NUMBER: **23-042**

23042-5.ZIP

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TREE SCHEDULE - ROOF LEVEL

PMG PROJECT NUMBER: 23-042

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER CIRCINATUM	VINE MAPLE	2M HT; B&B; 3 STEM CLUMP
	5	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	2.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

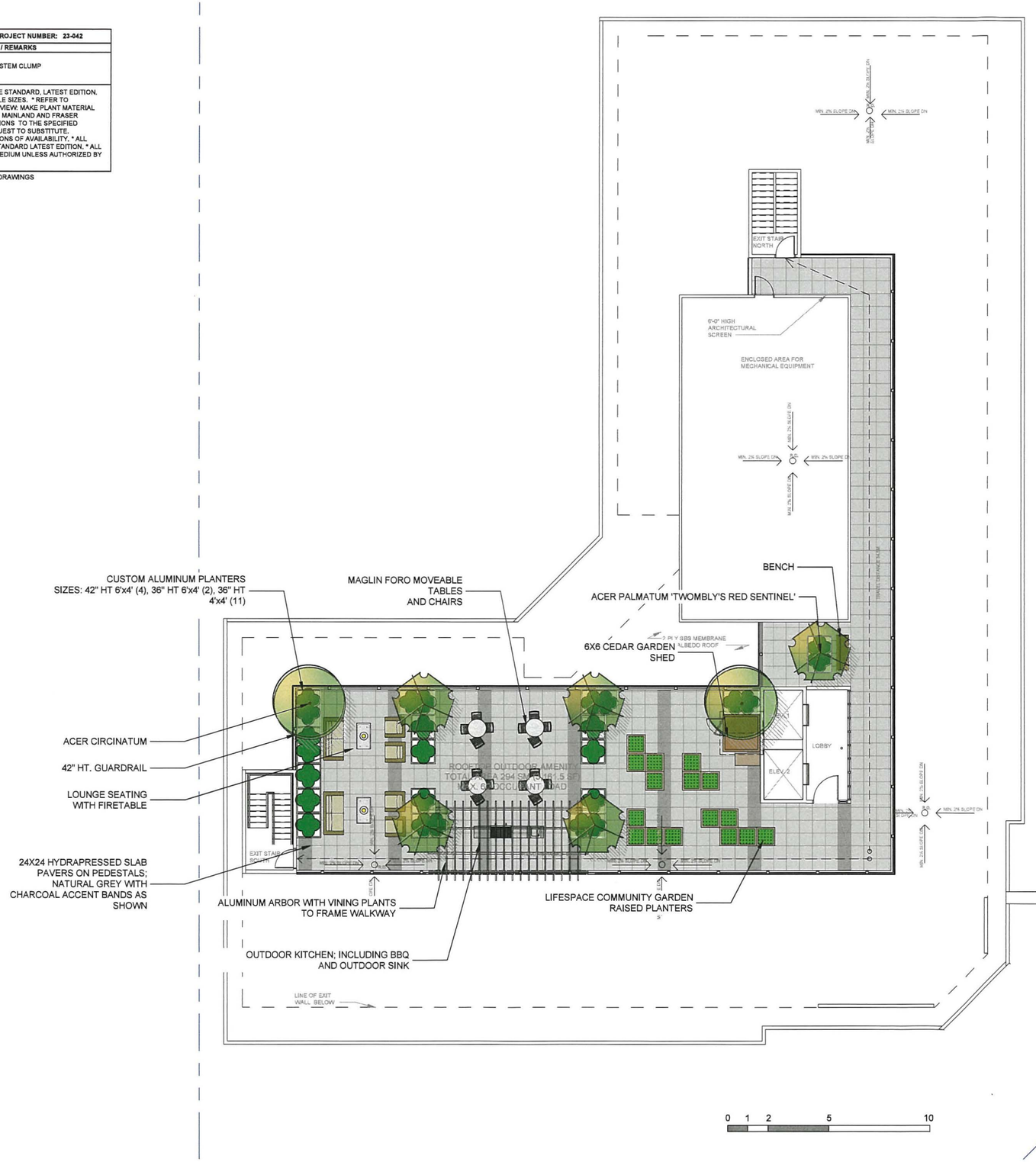
*ALL PLANT MATERIAL TO BE IRRIGATED VIA HIGH-EFFICIENCY DESIGN-BUILD IRRIGATION SYSTEM, L.C. TO PROVIDE SHOP DRAWINGS



ACER PALMATUM
'TWOMBLY'S RED SENTINEL'



ACER CIRCINATUM



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3	24.JUN.24	RE-ISSUE FOR DP	SA
2	23.JUL.25	ISSUED FOR DP	CW
1	23.MAY.23	ISSUED FOR PUBLIC HEARING	MC

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11199 84 AVENUE, DELTA

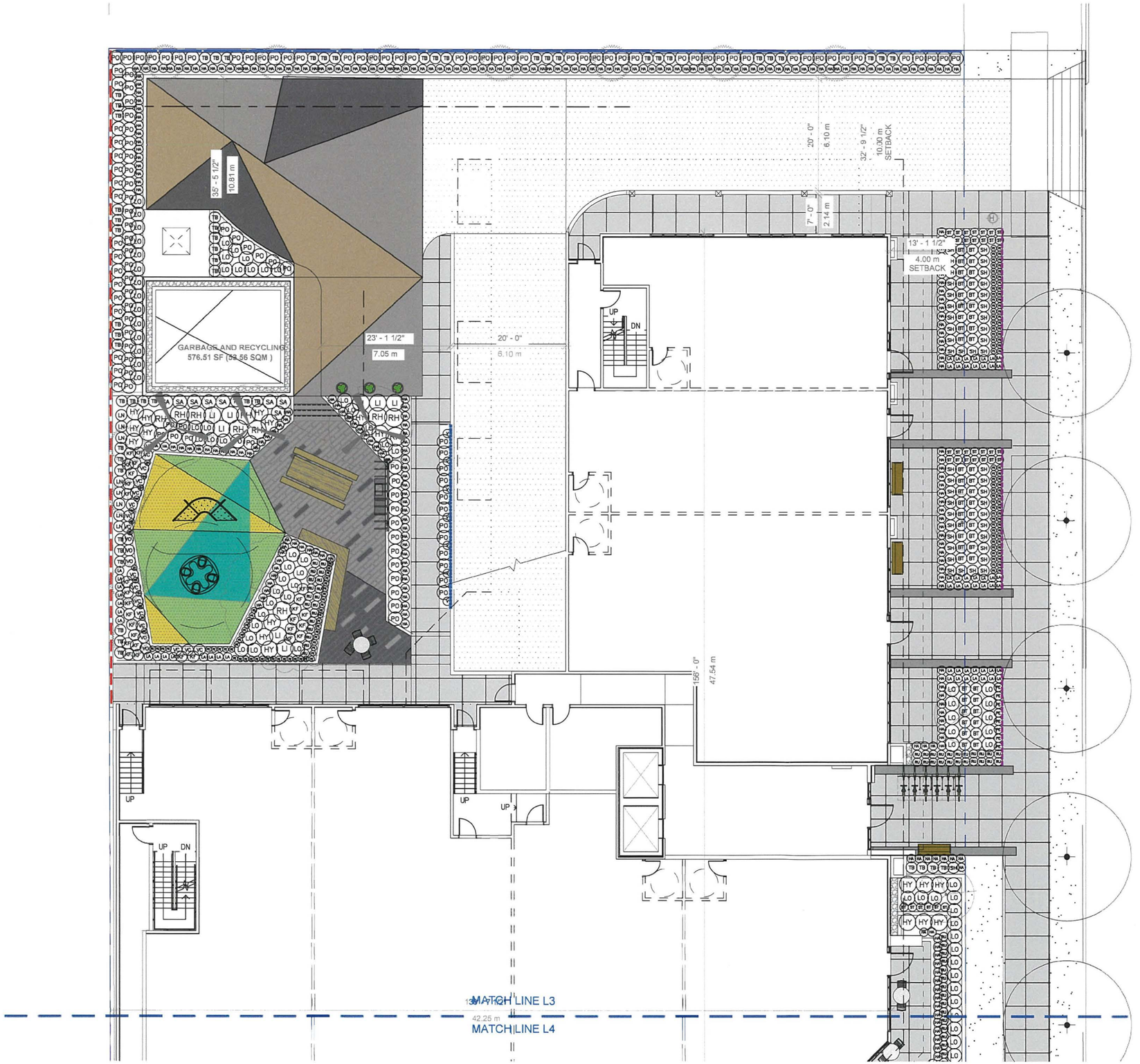
DRAWING TITLE:

LANDSCAPE PLAN - ROOF

DATE:	23.MAY.23	DRAWING NUMBER:
SCALE:	1:100	L2
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	CW	OF 9

23042-5.ZIP

PMG PROJECT NUMBER: 23-042



0 1 2 5 10

23042-5.ZIP

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DRAWING TITLE:

SHRUB PLAN - LEVEL 1

DATE:	23.MAY.23	DRAWING NUMBER:	L3
SCALE:	1:100		
DRAWN:	MC		
DESIGN:	MC		
CHK'D:	CW		OF 9

PMG PROJECT NUMBER: **23-042**

SHRUB SCHEDULE - LEVEL 1

PMG PROJECT NUMBER: 23-042

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BT	73	BERBERIS THUNBERGII "ATROPURPUREA NANA"	CRIMSON PYGMY BARBERRY	#3 POT; 40CM
HY	18	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
LI	8	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	#3 POT; 70CM
LN	8	LONICERA NITIDA 'RED TIPS'	BOXLEAF HONEYSUCKLE; RED NEW GROWTH	#3 POT; 50CM
LO	87	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#3 POT; 40CM
RM	10	RHODODENDRON 'MILKY WAY'	LABRADOR TEA RHODO; WHITE	#3 POT; 50CM
SA	9	SARCOCOCCA CONFUSA	SWEET BOX	#3 POT; 50CM
SH	59	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#3 POT; 35CM
TB	56	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.5M B&B
VC	15	VACCINIUM CORYMBOSUM VAR.	BLUEBERRY; MIN. 3 VARIETIES	#3 POT; 60CM
VO	5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
KF	28	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
FE	157	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	#1 POT
HA	315	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
PE	33	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
ST	62	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
V	7	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#2 POT; 60CM STAKED
PERENNIAL				
LA	95	LAVENDULA X INTERMEDIA 'GROSSO'	HYBRID LAVENDER	#1 POT
RU	54	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	#1 POT
TH	13	THYMUS PRAECOX	MOTHER OF THYME	9CM POT
GC				
PO	101	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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*ALL PLANT MATERIAL TO BE IRRIGATED VIA HIGH-EFFICIENCY DESIGN-BUILD IRRIGATION SYSTEM, L.C. TO PROVIDE SHOP DRAWINGS

PROPOSED SHRUBS AND GROUNDCOVER


BERBERIS 'ATROPURPUREA NANA'


HYDRANGEA PANICULATA 'LIMELIGHT'


LIGUSTRUM JAPONICUM 'TEXANUM'


LONICERA NITIDA 'RED TIPS'


LONICERA PILEATA

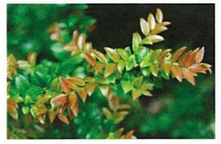

RHODODENDRON 'MILKY WAY'


SARCOCOCCA CONFUSA


SARCOCOCCA HOOKERIANA VAR. 'HUMILIS'


TAXUS BACCATA 'FASTIGIATA'


VACCINIUM CORYMBOSUM VARS.


VACCINIUM OVATUM


POLYSTICHUM MUNITUM

PROPOSED GRASSES AND PERENNIALS


CALAMGROSTIC 'KARL FOERSTER


FESTUCA GLAUCA 'ELIJAH BLUE'

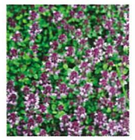

HAKONECHLOA MACRA 'AUREOLA'

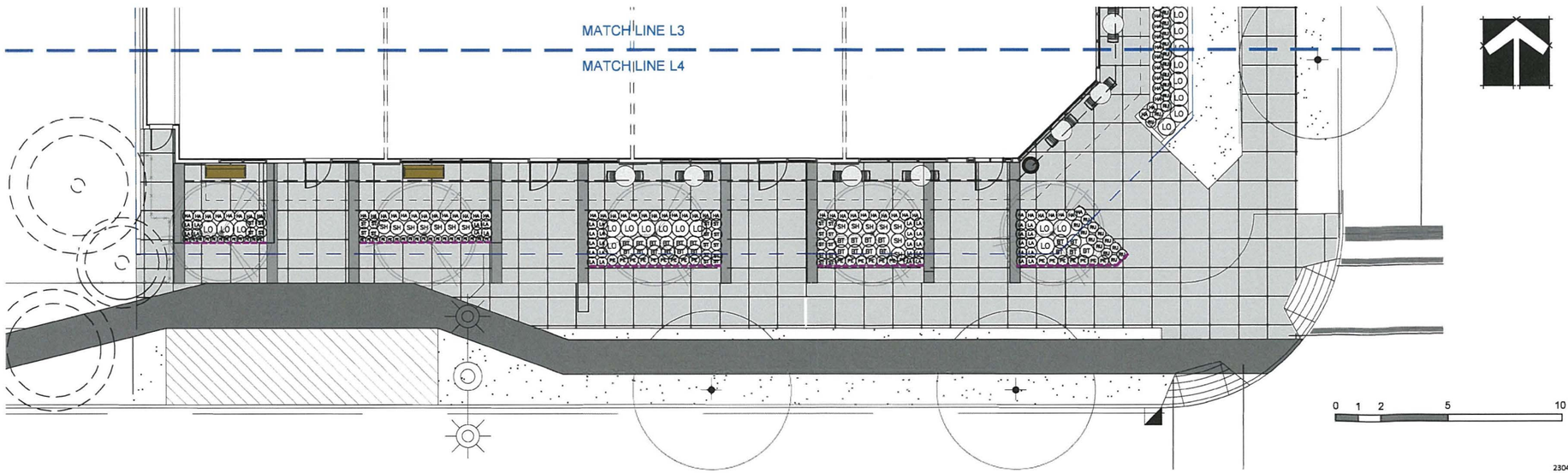

PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'


STIPA TENNUISIMA


LAVENDULA 'GROSSO'


RUDBECKIA F. 'GOLDSTURM'


THYMUS PRAECOX



23042-5.ZIP

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Attachment G
Page 4 of 9

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RESIDENTIAL/COMMERCIAL DEVELOPMENT

11199 84 AVENUE, DELTA

DRAWING TITLE:

SHRUB PLAN - LEVEL 1

DATE:	23.MAY.23	DRAWING NUMBER:
SCALE:	1:100	**L4**
DRAWN:	MC	
DESIGN:	MC	
CHKD:	CW	**OF 9**

PMG PROJECT NUMBER: **23-042**

SHRUB SCHEDULE - ROOF LEVEL

PMG PROJECT NUMBER: 23-042

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
TB	17	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.5M B&B
GRASS				
HA	36	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
ST	19	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
AQ	6	AKEBIA QUINATA	FIVE-LEAF AKEBIA	#3 POT; 75CM; STAKED
PERENNIAL				
AR	37	ARTEMESIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	#1 POT
NE	29	NEPETA RACEMOSA 'WALKER'S LOW'	BLUE CATMINT	#1 POT
SE	30	SEDUM SPURIUM 'DRAGON'S BLOOD'	DRAGONS BLOOD STONECROP	9CM POT
GC				
AS	2	ASPLENIUM SCOLOPENDRIUM	HART'S TONGUE FERN	#1 POT; 20CM

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PROPOSED SHRUBS, PERENNIALS, GRASSES AND GROUNDCOVER


TAXUS BACCATA 'FASTIGIATA'


HAKONECHLOA MACRA 'AUREOLA'

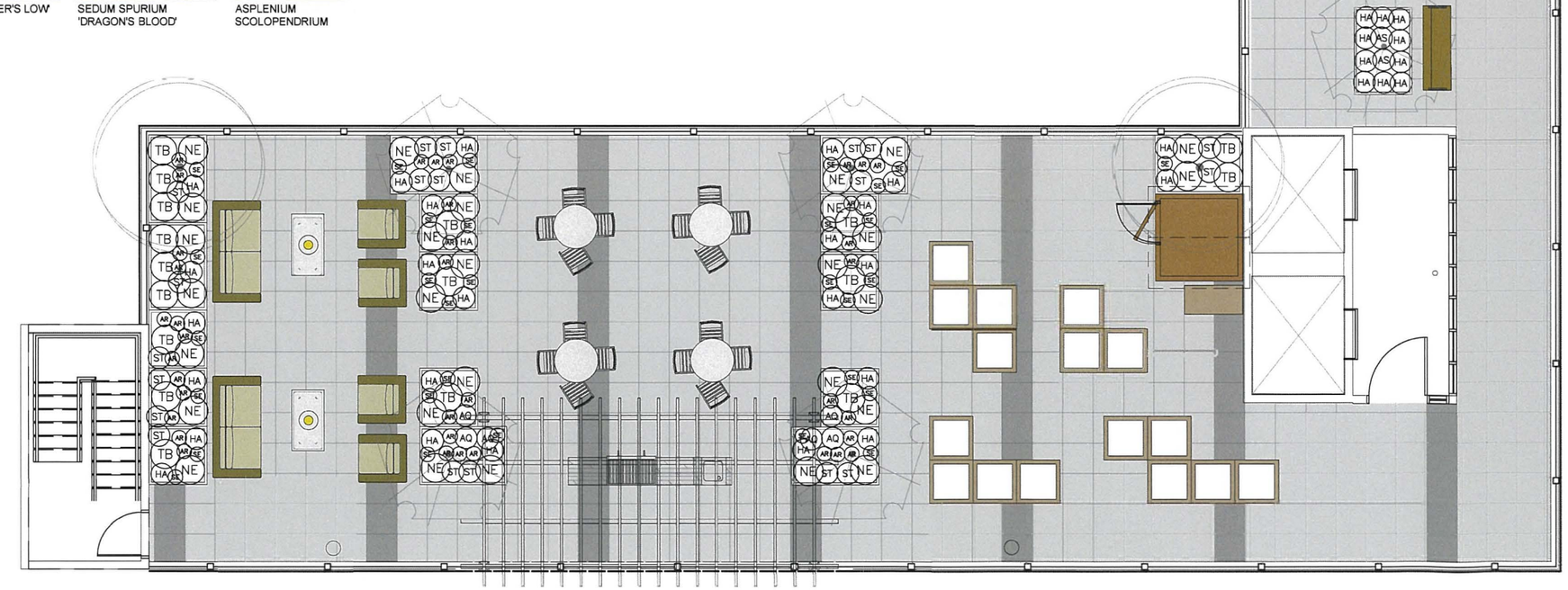

STIPA TENNUISIMA


ARTEMISIA 'SILVER MOUND'


NEPETA 'WALKER'S LOW'


SEDUM SPURIUM 'DRAGON'S BLOOD'


ASPLENIUM SCOLOPENDRIUM



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CLIENT:

PROJECT:

RESIDENTIAL/COMMERCIAL DEVELOPMENT

11199 84 AVENUE, DELTA

DRAWING TITLE:

SHRUB PLAN - ROOF

DATE:	23.MAY.23	DRAWING NUMBER:
SCALE:	1:50	**L5**
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	CW	OF 9

23042-5.ZIP

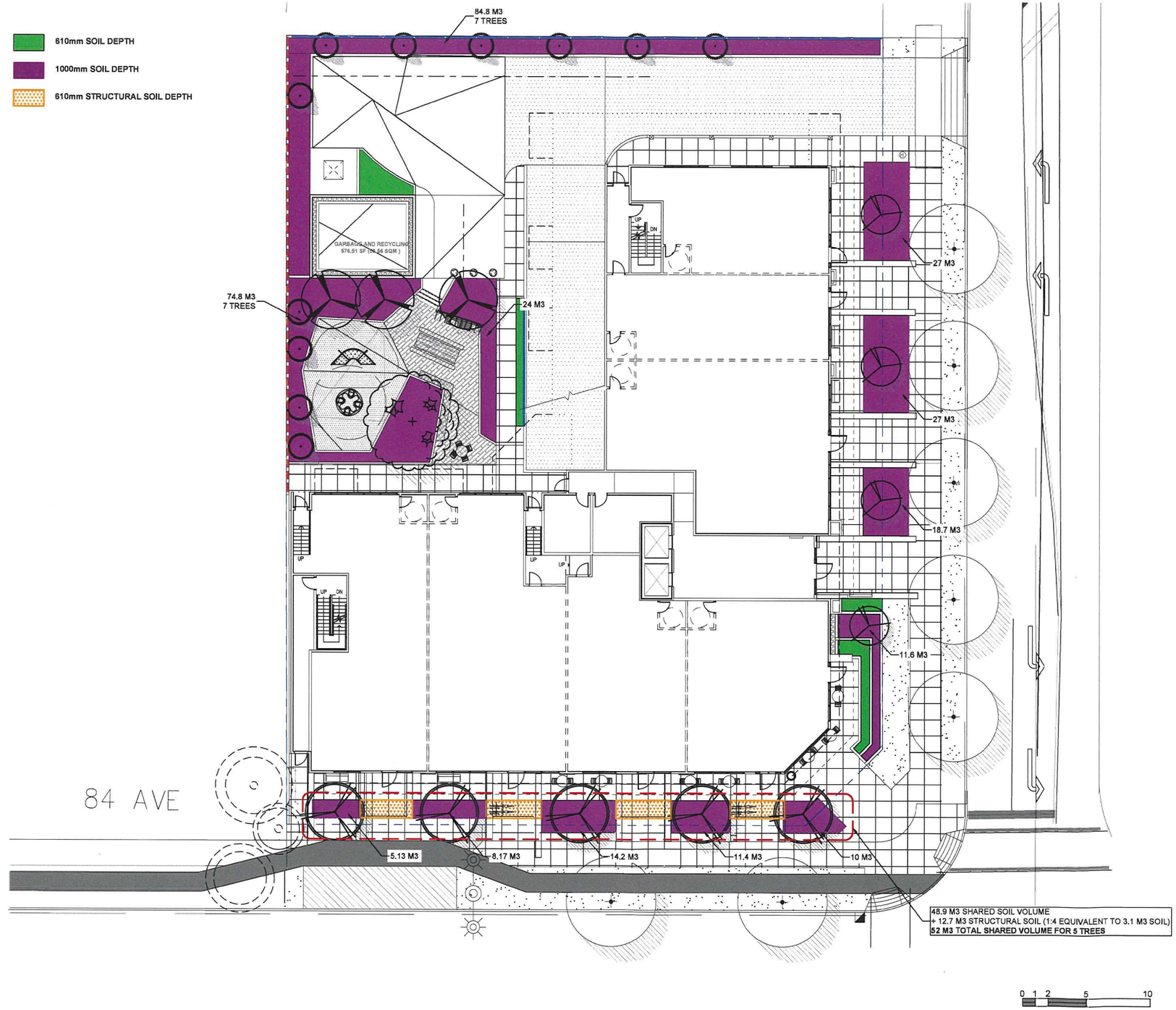
PMG PROJECT NUMBER: **23-042**

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610mm SOIL DEPTH

1000mm SOIL DEPTH

610mm STRUCTURAL SOIL DEPTH



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11199 84 AVENUE, DELTA

DRAWING TITLE:

SOIL VOLUME PLAN

DATE:	23.MAY.23	DRAWING NUMBER:
SCALE:	1:150	**L6**
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	CW	OF 9

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PMG PROJECT NUMBER: **23-042**

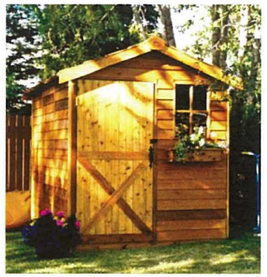
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LIFESPACE PLANTERS



6X6 CEDAR GARDEN SHED



CUSTOM WALL MOUNTED BENCH



FGP TRASH RECEPTACLE



LIFESPACE HARVEST TABLE



MAGLIN FORO MOVEABLE TABLES AND CHAIRS



ALUMINUM PERGOLA



MAGLIN BENCH



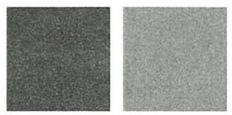
LANDSCAPE STRUCTURES OMNISPIN



LANDSCAPE STRUCTURES MOBIUS 3 PANEL CLIMBER



MODULINE PAVERS



VANCOUVER BAY HYDRAPRESSED SLAB PAVERS

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LANDSCAPE DETAILS

DATE:	23.MAY.23	DRAWING NUMBER:
SCALE:	AS NOTED	**L7**
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	CW	**OF 9**

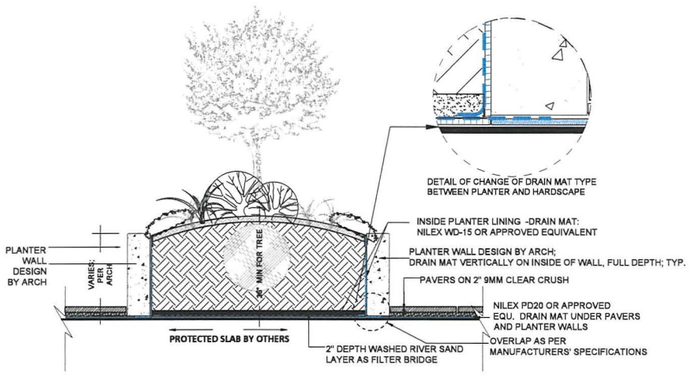
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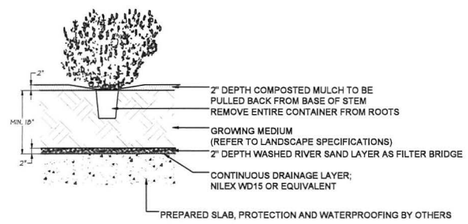
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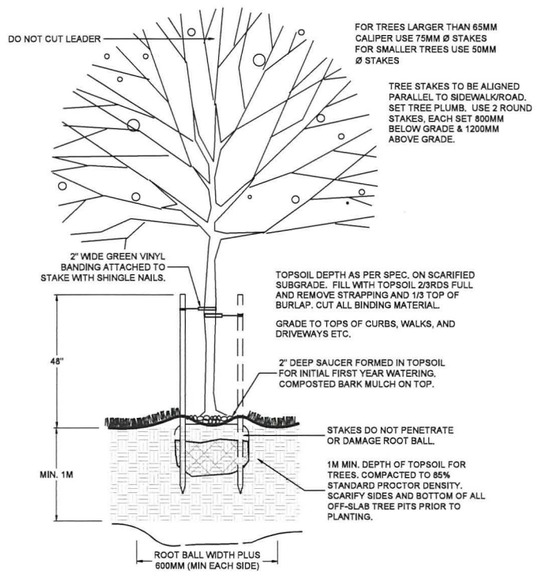
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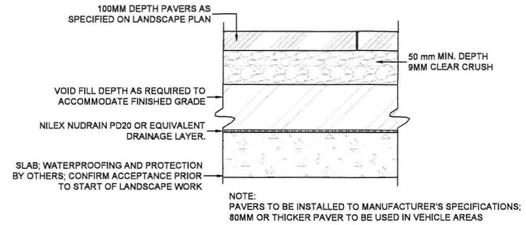
1 TYPICAL CONCRETE PLANTER ON SLAB
1/2" - 1'-0"



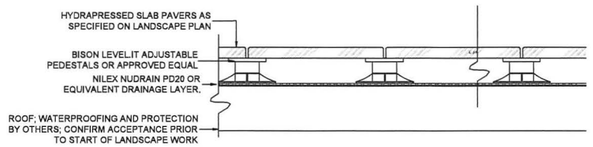
2 TYPICAL SHRUB/GROUNDCOVER PLANTING ON SLAB
1/2" - 1'-0"



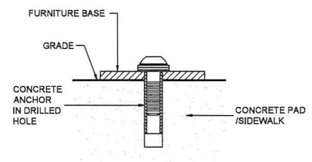
3 TYPICAL TREE PLANTING
1/2" - 1'-0"



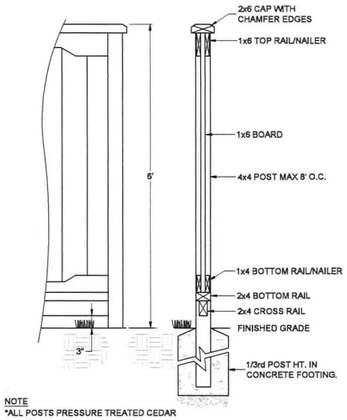
4 TYPICAL PAVERS ON SLAB
1/2" - 1'-0"



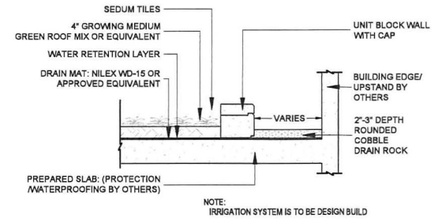
5 TYPICAL HYDRAPRESSED SLABS ON PEDESTALS (ROOF ONLY)
1/2" - 1'-0"



6 TYPICAL SITE FURNITURE MOUNTING
1/2" - 1'-0"



7 6 FT PERIMETER FENCE
1" - 1'-0"

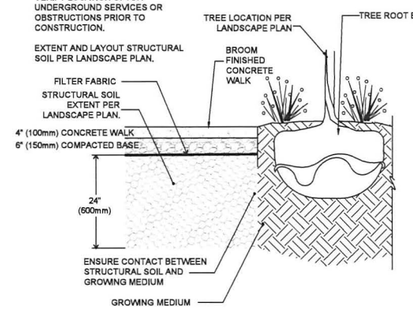


8 GREEN ROOF EDGE, TYP
1/2" - 1'-0"

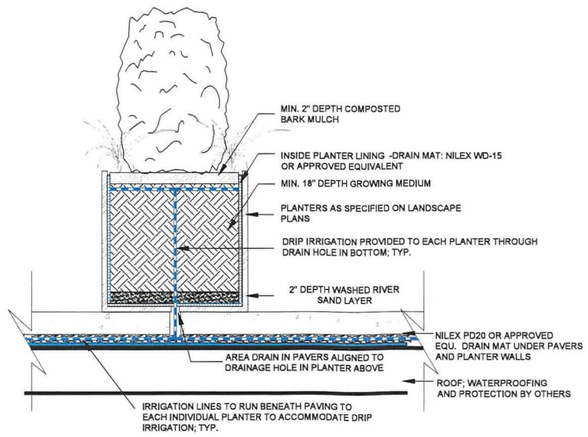
NOTES:

VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.

EXTENT AND LAYOUT STRUCTURAL SOIL PER LANDSCAPE PLAN.



9 STRUCTURAL SOIL UNDER PAVING
1/2" - 1'-0"



10 INDIVIDUAL PLANTER ON ROOF
1" - 1'-0"

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11199 84 AVENUE, DELTA

DRAWING TITLE:

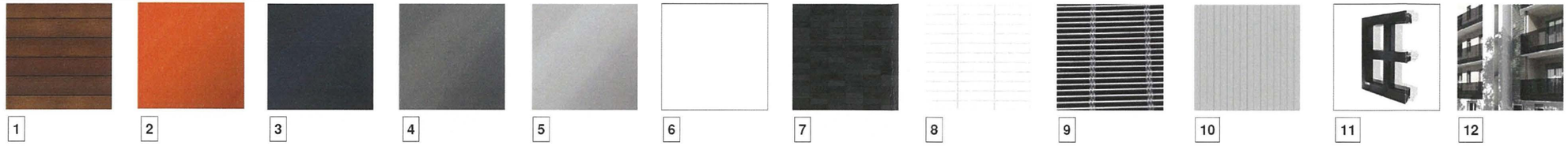
LANDSCAPE DETAILS

DATE:	23.MAY.23	DRAWING NUMBER:
SCALE:	AS NOTED	**L9**
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	CW	**OF 9**

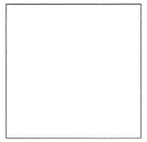
23042-5.ZIP

PMG PROJECT NUMBER: **23-042**

Building Form and Character Drawings







LEGEND: MATERIALS, COLOUR AND FINISH

MATERIAL LIST	COLOUR AND FINISHES		
1 LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	10 HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
2 COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND DEEP ORANGE	11 STOREFRONT , DOOR AND WINDOW	COLOUR TO MATCH ANODIZED ALUMINUM-BLACK
3 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE IRON GRAY	12 BALCONY TINTED GLASS RAILING	COLOUR TO MATCH DARK GRAY
4 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE NIGHT GRAY	13 GLASS AND METAL CANOPY	COLOUR TO MATCH BLACK POWDER COATED FRAME AND CLEAR GLASS
5 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE PEARL GRAY	14 METAL DOOR	COLOUR TO MATCH ADJACENT WALL
6 COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND WHITE	15 CONCRETE UPSTAND	COLOUR TO MATCH NATURAL SAND BLAST FINISH
7 BRICK VENEER	COLOUR TO MATCH MORA BRICK DARK GRAY KLINKER W/GROUT TO MATCH BRICK	16 SIGNAGE BY TENANT	
8 BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	17 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE
9 ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3-RAVEN BLACK POWDER COAT		

NOTE:
- ADD KRYTON HYDROSTOP-SEALER TO THE ARCHITECTURAL CONCRETE
- ALL TRIM AND REVEAL COLOUR TO MATCH ADJACENT PANEL

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REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
4	06-26-2024	ISSUED FOR DP RESUBMISSION	ST
3	06-03-2024	ISSUED FOR DP RESUBMISSION	ST
2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

CONSULTANT

PERMIT STAMP

SEAL

REGISTERED ARCHITECT
DOUGLAS SYDNEY JOHNSON
PROVINCE OF BRITISH COLUMBIA
2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

BUILDING MATERIAL & COLOUR SCHEDULE

DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 1/4" = 1'-0"	REVIEWED DJ

DRAWING NO. A-005 | REVISION 4