



KINVILLAGE SENIORS
AFFORD.RENTAL- PH2

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

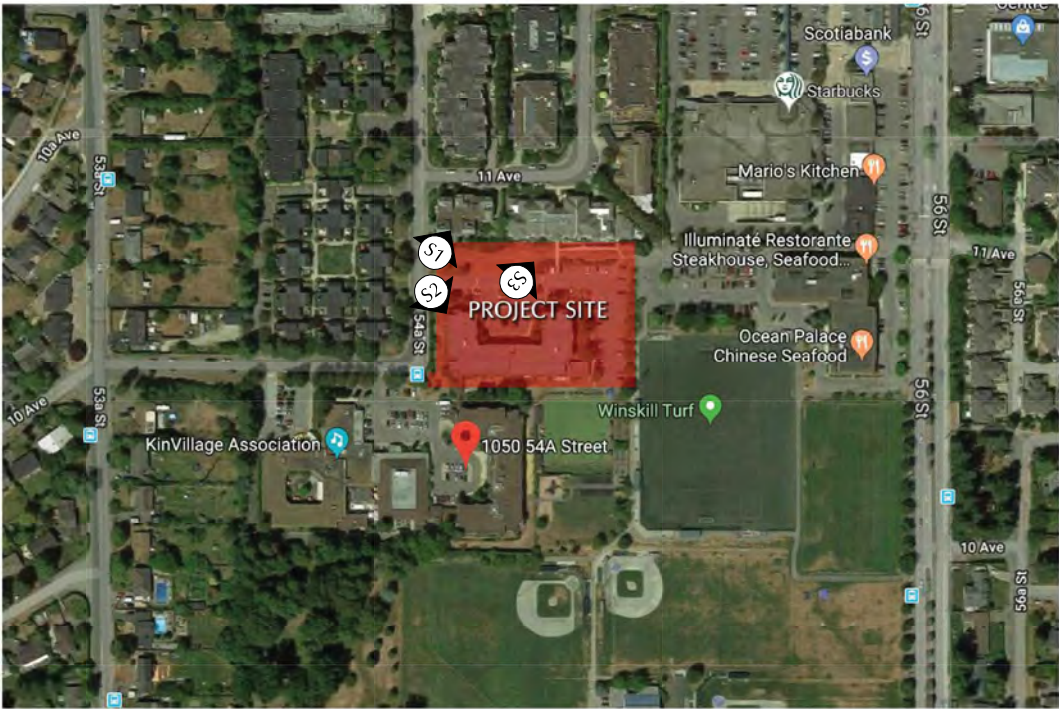
1050 54A STREET, DELTA BC
Development For VANMAR CONSTRUCTORS

RENDERING
2404

MAY 21, 2026	RE-ISSUED FOR REZONING/DP	
MAY 11, 2026	RE-ISSUED FOR REZONING/DP	
APR 23, 2026	RE-ISSUED FOR REZONING/DP	
APR 13, 2026	RE-ISSUED FOR REZONING/DP	
MAR 11, 2026	RE-ISSUED FOR REZONING/DP	
NOV. 3, 2025	CLARIFICATIONS FOR CITY	EK
AUG. 28, 2025	ISSUED FOR REZONING/DP	SL
REV	DATE	DESCRIPTION

SCALE:
MAR 11, 2026

A0.0



AERIAL PLAN

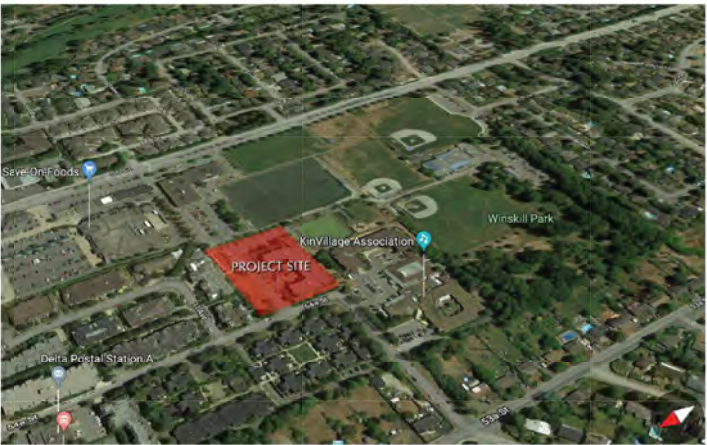


1
A0.2

CONTEXT PLAN PH1 + PH2
SCALE:



A1. SOUTH-WEST AERIAL VIEW



A2. NORTH-WEST AERIAL VIEW



A3. NORTH-EAST AERIAL VIEW



S1. RESIDENTIAL BLDG TO NORTH (OTHERS)



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



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

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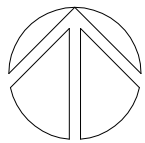
Development For VANMAR CONSTRUCTORS

CONTEXT PLAN / PHOTOS

2404

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A0.2

ZONING:

EXISTING: CD
PROPOSED: CD

LEGAL ADDRESS:

LOT 2, TOWNSHIP 5, NWD, PLAN EPP113092

CIVIC ADDRESS:

1050 54A AVE, DELTA BC

SITE AREA:

GROSS SITE AREA: 10 795.50 M² (116 201.79 F²)
DEDICATION 122.40 M² (1 317.50 F²)
NET SITE AREA: 10 673.10 M² (114 884.29 F²)

SITE AREA AFTER SUBDIVISION:

PHASE 1: 5 871.56 M² (63 200.90 F²)
PHASE 2: 4 801.54 M² (51 683.39 F²)

PHASE 2: SITE COVERAGE

IMPERMEABLE AREA:

PROPOSED
DRIVEWAY/PARKING 1 024.81 M²
CONCRETE PATIO 45.24 M²
WALKWAY 458.38 M²
BUILDING 1 870.88 M²
PMT PAD/VENTS/
REFUSE/CONC.PLANTER 62.52 M²
TOTAL 3,461.83 M² (72.10%)

PERMEABLE AREA:

PROPOSED
DRAINAGE GRAVEL 81.10 M²
PERMEABLE PAVERS/
INCL. WALKWAYS. 325.35 M²
LANDSCAPED AREA 934.98 M² (10,064 F²)
TOTAL 1,341.43 M² (27.94%)

PHASE 2 BUILDING SITE COVERAGE: 44.9% [INCL. DECKS+CANOPIES(2158.23÷4801.54)]

PROPOSED SETBACKS

NORTH PL TO BLDG = 4.5M (PL TO DECK =1.6M)
EAST PL TO BLDG = 6.0M (PL TO DECK = 4.2M)
SOUTH PL TO BLDG = 6.5M (PL TO PROJECTION = 4.8M)
WEST - LEVEL 1 PL TO BLDG = 4.0M (PL TO COVERED WALKWAY = 3.0M)
WEST - LEVEL 2-L6 PL TO BLDG = 5.6M (PL TO PROJECTION^[ROOF]= 4.6M)

GROSS FLOOR AREA

(TO EXTERIOR FACE OF SHEATHING PER COD BYLAW)

LEVEL 1 1 830.18 M² (19 699.90 F²) (*INCL COMMUNITY CENTRE @ 786.21 M²)
LEVEL 2 1 746.58 M² (18 800.00 F²)
LEVEL 3 1 746.58 M² (18 800.00 F²)
LEVEL 4 1 746.58 M² (18 800.00 F²)
LEVEL 5 1 746.58 M² (18 800.00 F²)
LEVEL 6 1 746.58 M² (18 800.00 F²)
TOTAL 10 563.06 M² (113 699.90 F²)

U/G PARKADE 3,708.97 M² (39,922.98 F²)



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PHASE 2 FSR

2.20 (NEW BLDG/NET SITE AREA)
(10 563.06 / 4 801.54)

DENSITY

143 UNITS MAX

PHASE 2 BUILDING EFFICIENCY:

(PER BC HOUSING): 80.8 % (*EXCL COMMUNITY CENTRE @ 786.21 M²)

PHASE 2 BUILDING HEIGHT

21M (68FT) - 6 STOREY ABOVE GRADE; 1 STOREY U/G PARKADE

PHASE 2 NUMBER OF UNITS: 143

PARKING STALLS PROVIDED

PHASE 1:

RESIDENTS 76 (22 SM; 4 ACC; 2 VAN ACCESS)
(74 U/G; 2 SURFACE)
VISITOR 15 (8 SM STALLS; 1 VAN ACCESS)
(10 U/G; 5 SURFACE)
SMALL STALLS (30)
ACC (4)
VAN ACCESS (3)

TOTAL PH 1: 93 STALLS

COMBINED PHASE 1+2 PARKING

RESIDENTS: 0.5x295 UNITS (PH1 152 UNITS) = 148 (32 SM STALLS / 21.6%; 8 ACC + 4 VAN ACC / 8.1%)
VISITORS: 0.1x295 UNITS (PH1 152 UNITS) = 30 (8 SM STALLS / 26.7%; 2 VAN ACC / 6.7%)
ADD'L VISITORS: = 3
COMM.CENTRE: 3 STALL PER 100 SM = 24 (1 VAN ACCESS / 4.2%)
GROSS: 205

SMALL STALLS: 40 (20%)
ACC: 8
VAN ACC: 7

LOADING PROVIDED

PHASE 1:

1 AT GRADE (DOUBLES AS HANDYDART STALL)

BICYCLE PARKING PROVIDED

PHASE 1:

30 STALLS (20% OF UNIT COUNT)

SCOOTER PARKING PROVIDED

PHASE 1:

23 STALLS (15% OF UNIT COUNT)

PHASE 2:

RESIDENTS 72 (10 SM STALLS; 4 ACC; 2 VAN ACCESS)
(70 U/G; 2 SURFACE)
VISITOR 18 (1 VAN ACC)
(18 U/G)
SMALL STALLS (10)
ACC (5)
VAN ACCESS (3)

COMM. CENTRE 24 (1 VAN ACCESS)

TOTAL PH 2: 114 STALLS

PHASE 2:

1 AT GRADE (DOUBLES AS HANDYDART STALL)

PHASE 2:

23 STALLS (16% OF UNIT COUNT)

PHASE 2:

23 STALLS (16% OF UNIT COUNT)

UNIT COUNT

	1BED-AD	1BED-AC	2BED-AD	TOTAL
LEVEL 1	11	2	0	13
LEVEL 2	22	2	2	26
LEVEL 3	22	2	2	26
LEVEL 4	22	2	2	26
LEVEL 5	22	2	2	26
LEVEL 6	22	2	2	26
TOTAL	121(84.6%)	12 (8.4%)	10 (7.0%)	143

(131 ADAPTABLE UNITS (AD) PER BCBC 2024
12 ACCESSIBLE UNITS (AC) PER BCBC 2024

INDOOR/OUTDOOR AMENITY: SEE SHEET A0.4

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SCALE: 1/4" = 1'-0"
MAR 11, 2026

SYNOPSIS
2404

PHASE 2 EFFICIENCY:

					sq.ft		m2	sq.ft		m2	sq.ft		m2	sq.ft		m2	sq.ft		m2	sq.ft		m2	sq.ft		m2
	1BED ADAPT	1BED ACCESS	2BED ADAPT	UNITS	GROSS FL PLATE			RESIDENTIAL AREA (a)			COMM CENTRE (a)			INDOOR AMENITY (b)			OUTDOOR AMEN.			CIRCULATION (d)			SERVICE RMS (e)		
LEVEL 6	22	2	2	26	18,800.00	1,746.58		15,193.67	1,411.54					160.25	14.89		443	41.20		3,262.82	303.13		178.12	16.55	
LEVEL 5	22	2	2	26	18,800.00	1,746.58		15,193.67	1,411.54					160.25	14.89		443	41.20		3,262.82	303.13		178.12	16.55	
LEVEL 4	22	2	2	26	18,800.00	1,746.58		15,193.67	1,411.54					160.25	14.89		443	41.20		3,262.82	303.13		178.12	16.55	
LEVEL 3	22	2	2	26	18,800.00	1,746.58		15,193.67	1,411.54					160.25	14.89		443	41.20		3,262.82	303.13		178.12	16.55	
LEVEL 2	22	2	2	26	18,800.00	1,746.58		15,193.67	1,411.54					160.25	14.89		443	41.20		3,262.82	303.13		178.12	16.55	
LEVEL 1	11	2	0	13	19,699.90	1,830.18		7,448.98	692.03		8,462.66	786.21		1,292.36	120.06		9566	888.74		2,289.51	212.70		206.05	19.14	
TOTAL	121	12	10	143	113,699.90	10,563.06		83,417.33	7,749.72		8,462.66	786.21		2,093.61	194.50		11784	1094.73		18,603.61	1,728.33		1,096.65	101.88	
	84.6%	8.4%	7.0%	100.0%	1500 MAX PERMIT. INCL LAUN.																				
U/G PARKING					39,922.98	3,708.96																			



U/G PARKADE:
PARKING AREA:
PERCENTAGE OF AREA
FOR PARKING:

39,922.98 F²
31,878.78 F²
79.85%

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

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

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



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SCALE: As indicated
MAR 11, 2026

A0.4



AREA SCHEDULE -RESIDENTIAL LEVEL2 PH2		
Name	Area	Area m
1BD ACC-A	620 ft²	57.61 m²
1BD ACC-B	620 ft²	57.59 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	571 ft²	53.00 m²
1BD-A	563 ft²	52.27 m²
1BD-A	562 ft²	52.20 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-B	574 ft²	53.30 m²
1BD-B	573 ft²	53.26 m²
1BD-C	555 ft²	51.54 m²
1BD-D	567 ft²	52.68 m²
1BD-D	567 ft²	52.68 m²
1BD-E	580 ft²	53.89 m²
1BD-F	577 ft²	53.62 m²
1BD-G	570 ft²	52.97 m²
1BD-G	567 ft²	52.65 m²
2BD-A	797 ft²	74.08 m²
2BD-B	730 ft²	67.82 m²
LEVEL 2: 26		15212 ft²



AREA SCHEDULE -RESIDENTIAL LEVEL 1 PH2		
Name	Area	Area m
1BD ACC-A	620 ft²	57.61 m²
1BD ACC-B	620 ft²	57.59 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	562 ft²	52.21 m²
1BD-A	571 ft²	53.00 m²
1BD-B	574 ft²	53.30 m²
1BD-B	574 ft²	53.31 m²
1BD-C	556 ft²	51.61 m²
1BD-D	567 ft²	52.68 m²
LEVEL 1: 13		7453 ft²

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



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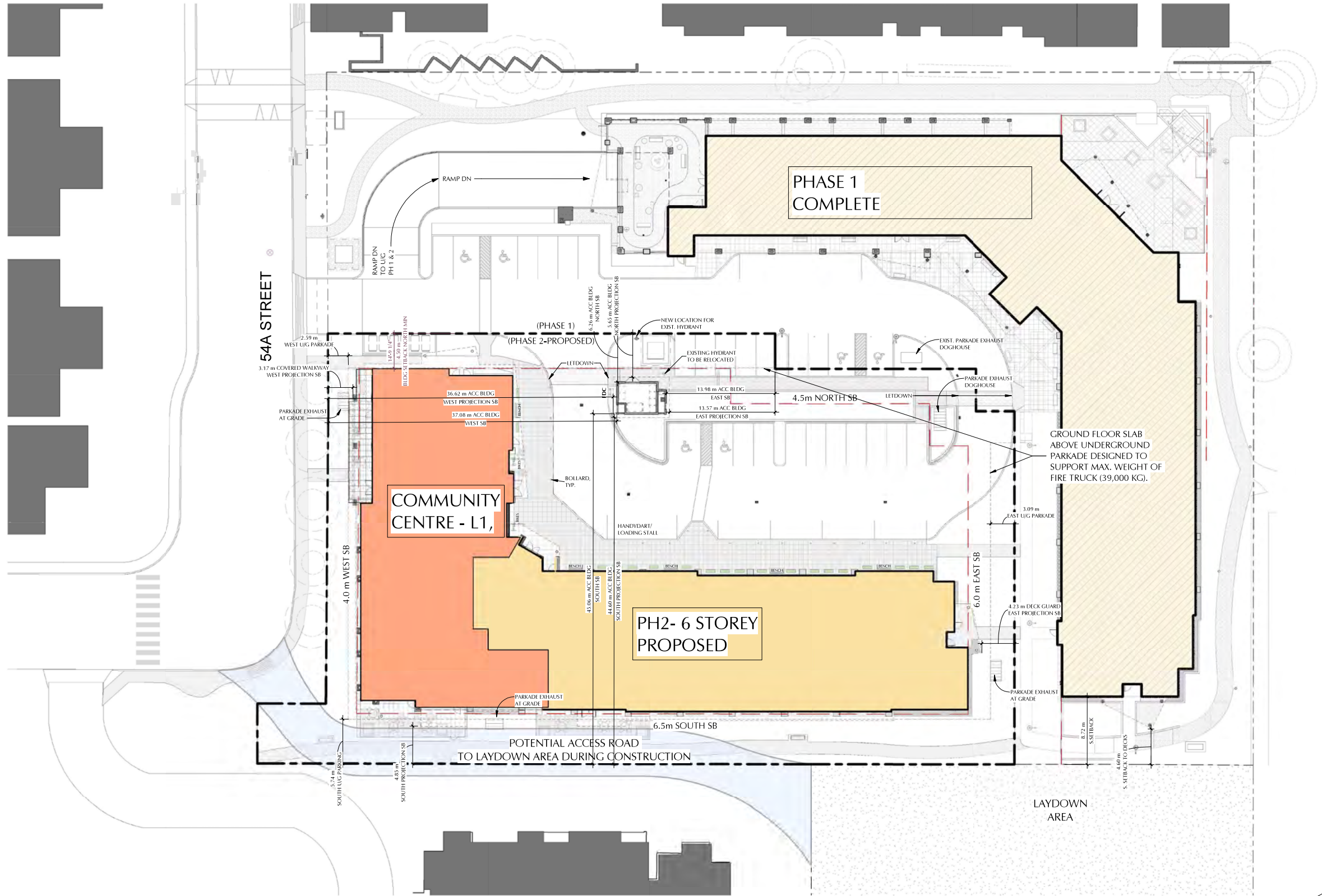
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BUILDING INFO
2404

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SCALE: 1 : 275 MAR 11, 2026			

A0.5



KINVILLAGE SENIORS
AFFORD.RENTAL- PH2

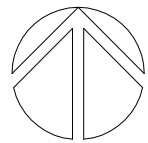
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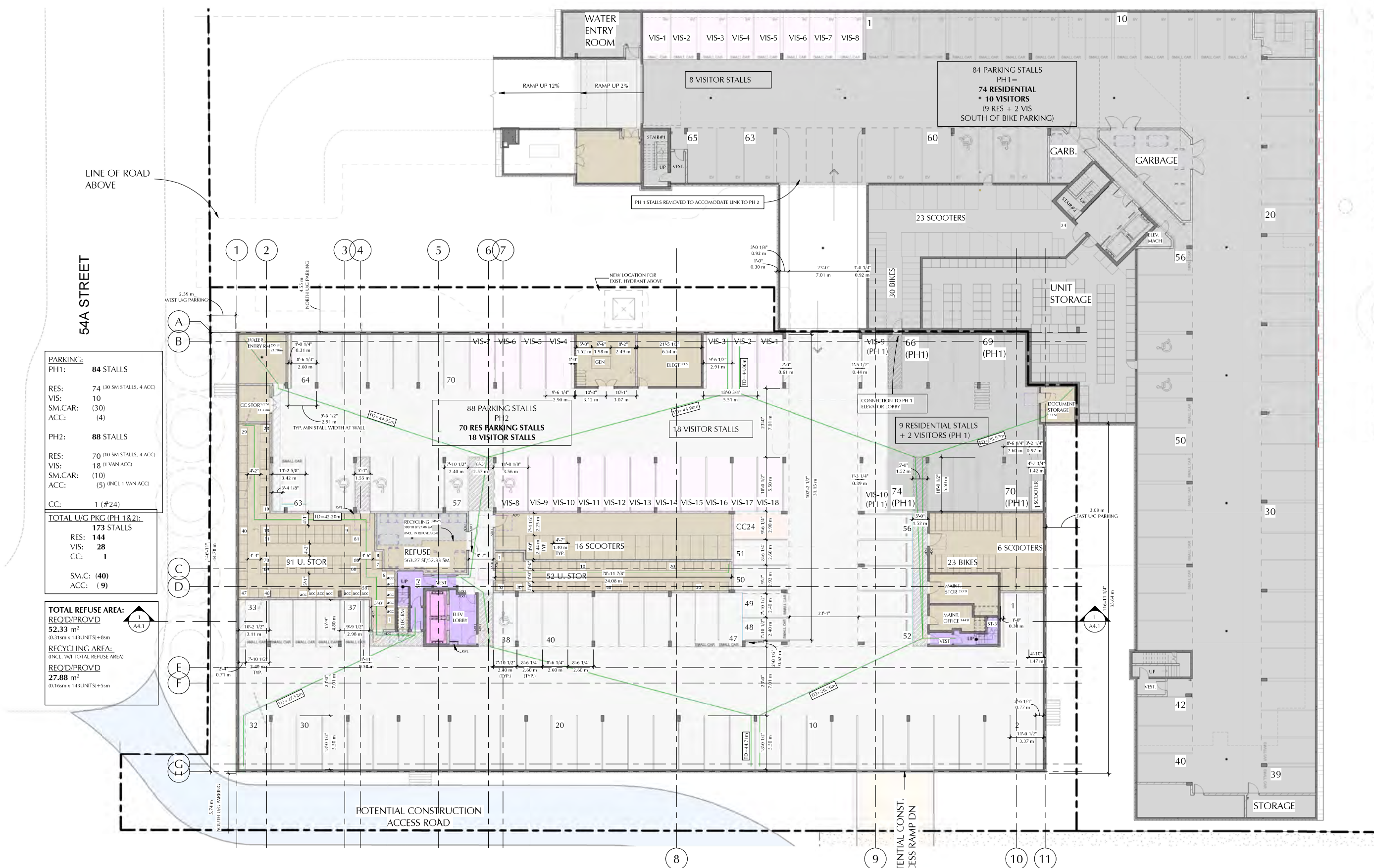
PH2 SITE PLAN
2404

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SCALE: 1 : 250
MAR 11, 2026



A1.1
SCALE 1:250
2 0 2 4 6 8 10
m



PARKING:

PH1:	84 STALLS
RES:	74 (30 SM STALLS, 4 ACC)
VIS:	10
SM.CAR:	(30)
ACC:	(4)
PH2:	88 STALLS
RES:	70 (10 SM STALLS, 4 ACC)
VIS:	18 (1 VAN ACC)
SM.CAR:	(10)
ACC:	(5) (INCL 1 VAN ACC)
CC:	1 (#24)
TOTAL U/G PKG (PH 1&2):	173 STALLS
RES:	144
VIS:	28
CC:	1
SM.C:	(40)
ACC:	(9)

TOTAL REFUSE AREA:
REQ'D/PROVD
52.33 m²
(0.315m x 143UNITS) + 8sm

RECYCLING AREA:
(INCL. W/ TOTAL REFUSE AREA)
REQ'D/PROVD
27.88 m²
(0.165m x 143UNITS) + 5sm

KINVILLAGE SENIORS
AFFORD.RENTAL- PH2

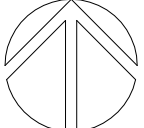
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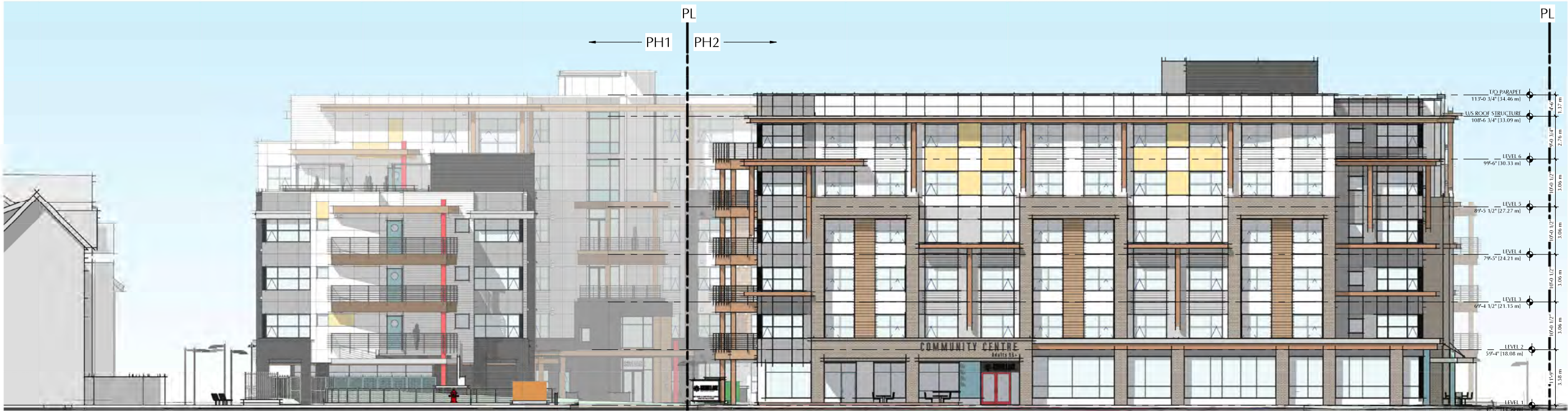
PH2 PKG PLAN
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SCALE: 1 : 175
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A2.1
SCALE 1:175
0 1.8 3.5 5.3 7 8.8
m



1 PH2 WEST
A3.1 SCALE: 1 : 125



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ELEVATION
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SCALE: 1 : 125
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A3.1
1.3 0 1.3 2.5 3.8 5 6.3
SCALE 1:125
m



1 PH2 SOUTH
A3.2 SCALE: 1 : 125



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ELEVATION
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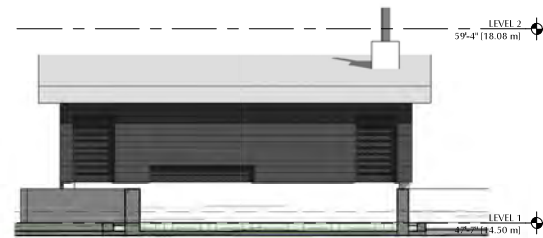
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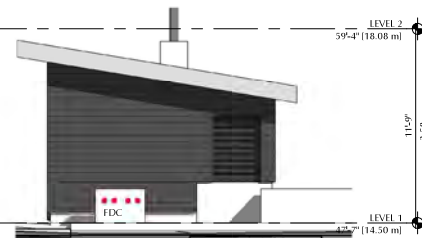
A3.2
SCALE 1:125



1 PH2 EAST
A3.3 SCALE: 1 : 125



2 CC REF - SOUTH
A3.3 SCALE: 3/16" = 1'-0"



3 CC REF - WEST ELEV
A3.3 SCALE: 3/16" = 1'-0"



4 CC REF - NORTH ELEV
A3.3 SCALE: 3/16" = 1'-0"



5 CC REF - EAST ELEV
A3.3 SCALE: 3/16" = 1'-0"

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ELEVATIONS

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A3.3



1 PH2 NORTH
A3.4 SCALE: 1 : 125



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SCALE: 1 : 125
MAR 11, 2026

A3.4
1.3 0 1.3 2.5 3.8 5 6.3
SCALE 1:125
m



- E1** MATERIAL: CEMENTITIOUS LAP SIDING (7" EXPOSURE)
COLOUR: COLOUR PLUS LIGHT MIST
- E2** MATERIAL: CEMENTITIOUS CLADDING PANEL
C/W TRIMS & FASTENERS;
COLOUR: COLOUR PLUS LIGHT MIST
- E2b** MATERIAL: ADJACENT GRAY FLASHINGS
COLOUR: CASCADIA METALS WHITE-WHITE
- E3** MATERIAL: AL-13 PANELS
COLOUR: CLOUDY SKY
- E4** MATERIAL: CEMENTITIOUS LAP SIDING (7" EXPOSURE)
COLOUR: COLOUR PLUS ARCTIC WHITE

- E5** MATERIAL: CEMENTITIOUS CLADDING PANEL
C/W TRIMS & FASTENERS
COLOUR: COLOUR PLUS ARCTIC WHITE
- E5b** MATERIAL: ADJACENT WHITE FLASHINGS
COLOUR: CASCADIA METALS POLAR WHITE
- E6** MATERIAL: BRICK SOLDIER COURSE
COLOUR: MUTUAL MATERIALS REDONDO GRAY
- E7** MATERIAL: BRICK
COLOUR: MUTUAL MATERIALS REDONDO GRAY
RUNNING BOND
- E7a** MATERIAL: MORTAR
COLOUR: TBD
- E7b** MATERIAL: BRICK FLASHINGS
COLOUR: CASCADIA METALS CHARCOAL
- E8** MATERIAL: HARDIE 'ARTISAN' SIDING SHIPLAP
PROFILE, MITRED CORNERS
COLOUR: BENJAMIN MOORE
2118-20 TOUCAN BLACK
- E9** MATERIAL: CEMENTITIOUS LAP SIDING
COLOUR: WOODTONE RUSTIC SERIES
SANDCASTLE

- E10** MATERIAL: CEMENTITIOUS VENTED SOFFITS
COLOUR: WOODTONE RUSTIC SERIES SANDCASTLE
- E11** MATERIAL: WOOD COLUMNS
COLOUR: SANSIN NATURALS ENVIROSTAIN
SDF CAPPUCCINO 1168
- E12** MATERIAL: CEMENTITIOUS CLADDING PANEL
C/W TRIMS & FASTENERS
COLOUR: BENJAMIN MOORE 2019-50 LEMON DROPS
- E13** MATERIAL: CEMENTITIOUS CLADDING PANEL
C/W TRIMS & FASTENERS
COLOUR: BENJAMIN MOORE 2055-60 SERENITY
- E14** MATERIAL: EXIT DOORS
COLOUR: BENJAMIN MOORE 2055-60 SERENITY
- E15** MATERIAL: PAINTED WOOD COLUMN
COLOUR: BENJAMIN MOORE 2055-60 SERENITY
- E16** MATERIAL: METAL RAILING WITH GLASS BACKING
COLOUR: RAILING: BLACK
GLAZING: CLEAR
- E17** MATERIAL: DOUBLE GLAZING
COLOUR: FRAME: BLACK VINYL (BRICK/SIDING)
FRAME: WHITE VINYL (WALL PANELS)
GLAZING: CLEAR
- E18** MATERIAL: SPANDREL PANEL
COLOUR: BENJAMIN MOORE 2055-60 SERENITY

KINVILLAGE SENIORS
AFFORD.RENTAL- PH2

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12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

1050 54A STREET, DELTA BC
Development For VANMAR CONSTRUCTORS

COLOUR BOARD
2404

MAY 11, 2026	RE-ISSUED FOR REZONING/DP	
MAR. 11, 2026	RE-ISSUED FOR REZONING/DP	
NOV. 3, 2025	CLARIFICATIONS FOR CITY	EK
AUG. 28, 2025	ISSUED FOR REZONING/DP	SL
REV	DATE	DESCRIPTION
		BY

SCALE: As indicated
MAR 11, 2026

A3.5



1 BIRDSEYE VIEW FROM SOUTH WEST
A3.12 SCALE:



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BIRDS EYE VIEW
2404

MAY 11, 2026	RE-ISSUED FOR REZONING/DP	
MAR 11, 2026	RE-ISSUED FOR REZONING/DP	
NOV 3, 2025	CLARIFICATIONS FOR CITY	EK
AUG 28, 2025	ISSUED FOR REZONING/DP	SL
REV	DATE	DESCRIPTION
		BY

SCALE:
MAR 11, 2026

A3.12



1 BIRDSEYE VIEW FROM NORTH EAST
A3.13 SCALE:



KINVILLAGE SENIORS
AFFORD.RENTAL- PH2

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

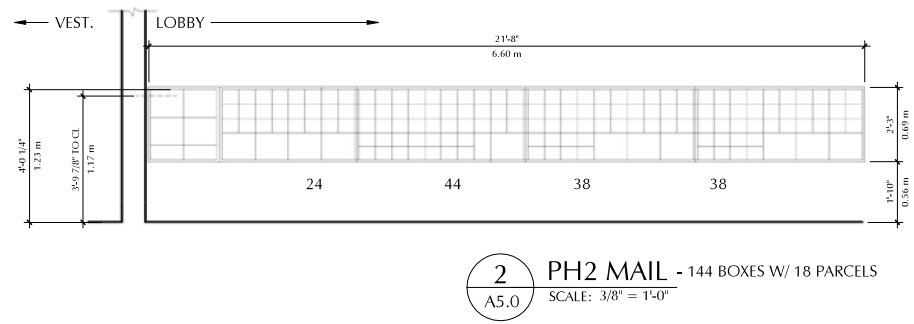
1050 54A STREET, DELTA BC
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BIRDS EYE VIEW 2
2404

MAY 11, 2026	RE-ISSUED FOR REZONING/DP	
MAR. 11, 2026	RE-ISSUED FOR REZONING/DP	
NOV. 3, 2025	CLARIFICATIONS FOR CITY	EK
AUG. 28, 2025	ISSUED FOR REZONING/DP	SL
REV	DATE	DESCRIPTION

SCALE:
MAR 11, 2026

A3.13



**KINVILLAGE SENIORS
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1050 54A STREET, DELTA BC

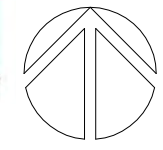
Development For VANMAR CONSTRUCTORS

**ENLARGED - COMMUNITY
CENTRE PLAN**

2404

REV	DATE	DESCRIPTION	BY
MAY 14, 2026		RE-ISSUED FOR REZONING/DP	
MAY 11, 2026		RE-ISSUED FOR REZONING/DP	
APR 13, 2026		RE-ISSUED FOR REZONING/DP	
APR 09, 2026		REV. ROOM LABELS ON COMM.C.	
MAR. 11, 2026		RE-ISSUED FOR REZONING/DP	

SCALE: As indicated
MAR 11, 2026



A5.0



STREETSCAPE VIEW 1 (WEST ELEVATION)



STREETSCAPE VIEW 2 (NORTH ELEVATION)



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STREETSCAPE
2404

REV	DATE	DESCRIPTION	BY
	MAY 11, 2026	RE-ISSUED FOR REZONING/DP	
	MAR. 11, 2026	RE-ISSUED FOR REZONING/DP	
	NOV. 3, 2025	CLARIFICATIONS FOR CITY	EK
	AUG. 28, 2025	ISSUED FOR REZONING/DP	SL

SCALE: 3/64" = 1'-0"
MAR 11, 2026

A7.1