

SINGLE FAMILY DWELLINGS



PROPOSED LOW-RISE CONDO BY OTHERS



COMMERCIAL CORRIDOR OF 56 STREET NORTH



BEACH GROVE GOLF COURSE



SINGLE FAMILY DWELLINGS



CONDOMINIUMS



'CLARA' MIXED-USE
UNDER CONSTRUCTION



MIXED-USE



TOWNHOUSES

AREA CONTEXT

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4777 Delta Street

Delta BC V4K 1V7

1 604 943 1213

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Client

Value
PROPERTY
GROUP

Consultants

REVISIONS

No.	Date	Notes
1	2025-11-07	ISSUED FOR DEVELOPMENT PERMIT
2	2026-01-26	REISSUED FOR DEVELOPMENT PERMIT
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Project ID

2408 MALC

Drawn By

AD

Checked By

WW/TV

Date

2026-01-26

Plot Date

3/6/2026 5:37:53 PM

Consultant Seal

Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

AREA CONTEXT

Scale

Sheet No.

A001

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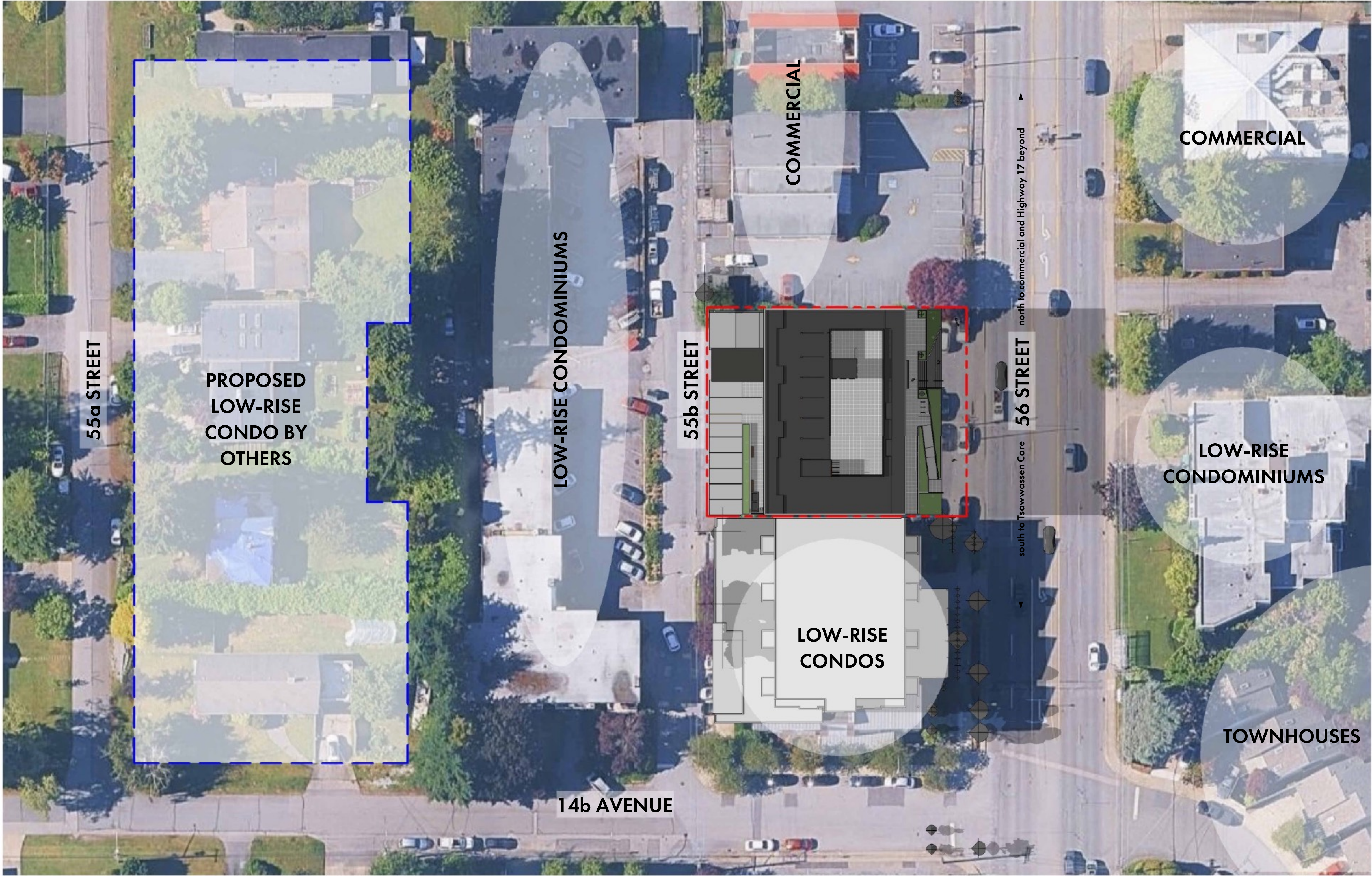
CONDOMINIUMS



COMMERCIAL



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Plot Date

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Consultant Seal

Project Title

MALCOLM
CENTRE

1505 56 Street Delta, BC

Sheet Title

SITE CONTEXT

Scale

Sheet No.

A002

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AERIAL VIEW FROM THE NORTHEAST



EAST PERSPECTIVE FROM 56 STREET



WEST PERSPECTIVE FROM 55B STREET



AERIAL VIEW FROM THE SOUTHWEST

SITE PERSPECTIVES

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Plot Date

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Consultant Seal

Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

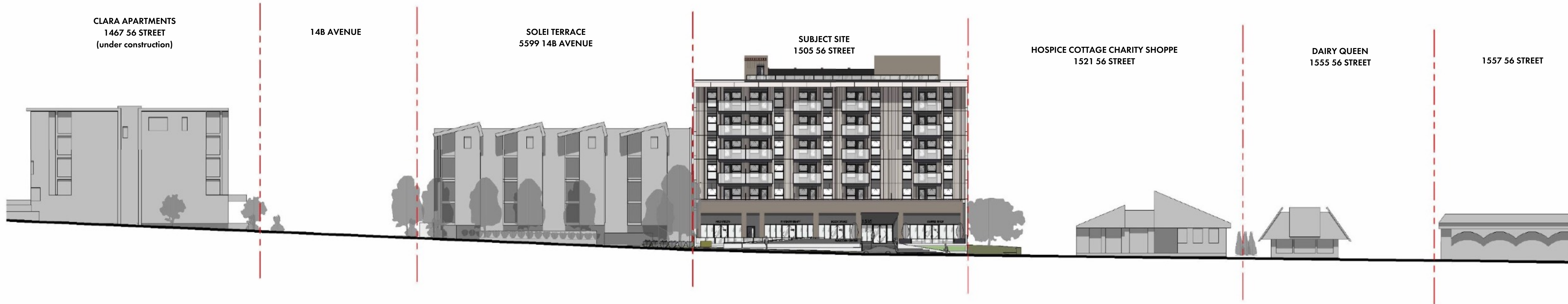
SITE PERSPECTIVES

Scale

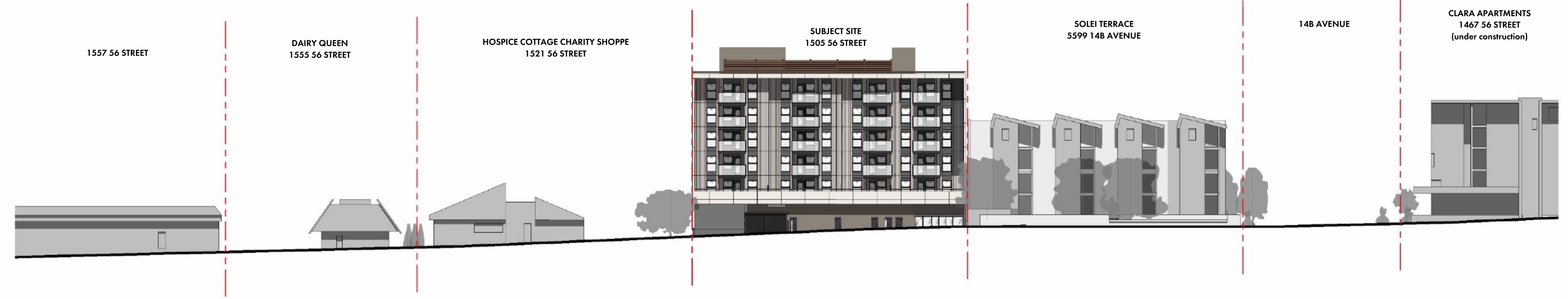
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56 STREET



55 STREET

STREETSCAPES

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Plot Date

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Consultant Seal

Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

STREETSCAPES

Scale

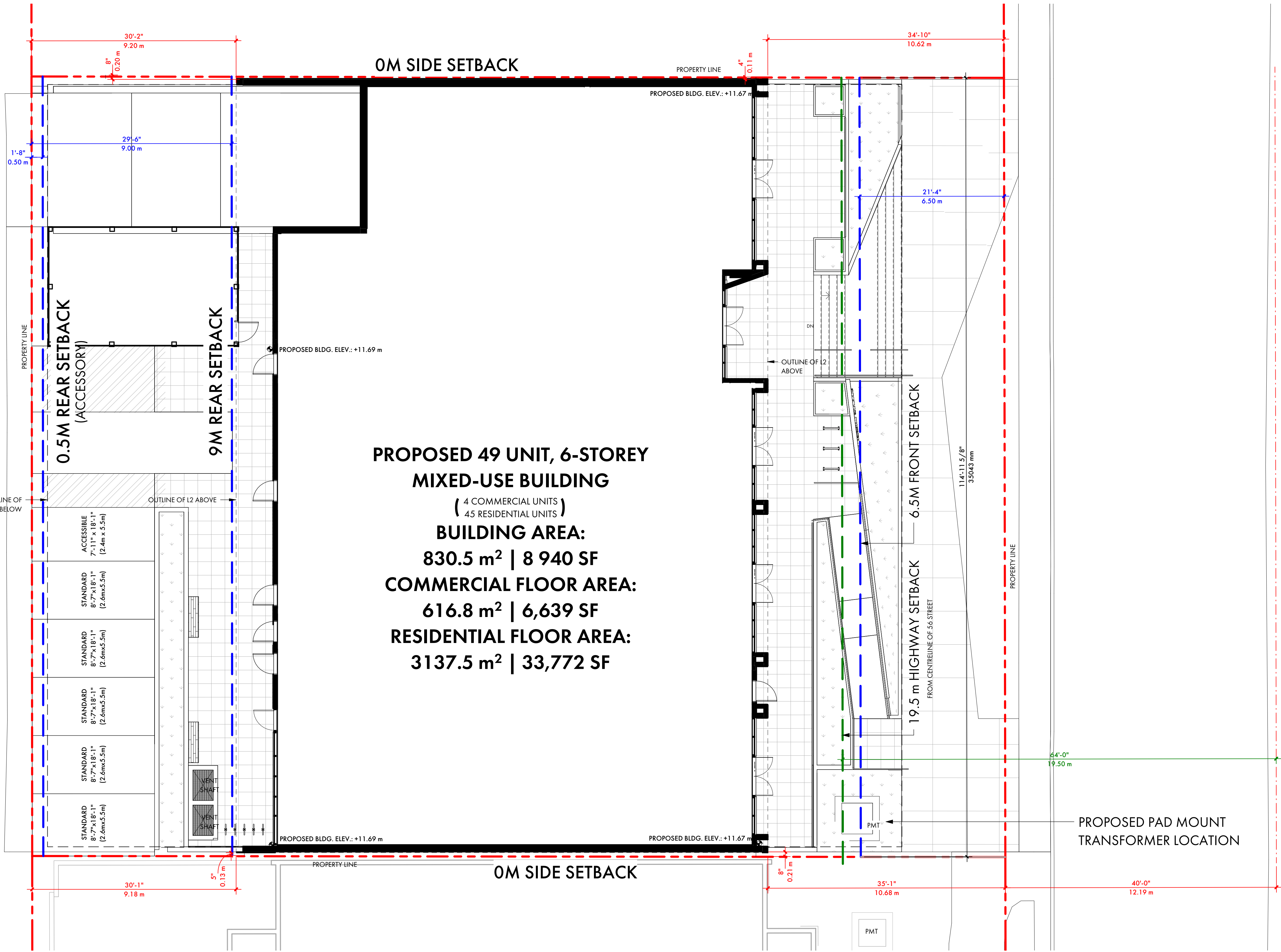
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Sheet No.

A004

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55B STREET (LANE)



PROPOSED 49 UNIT, 6-STOREY
MIXED-USE BUILDING
(4 COMMERCIAL UNITS
45 RESIDENTIAL UNITS)
BUILDING AREA:
830.5 m² | 8 940 SF
COMMERCIAL FLOOR AREA:
616.8 m² | 6,639 SF
RESIDENTIAL FLOOR AREA:
3137.5 m² | 33,772 SF

Legal Description: LOT 2 EXCEPT: PART HIGHWAY SRW PLAN 46370, BLOCK 11, SECTION 10, TOWNSHIP 5, NWD, PLAN 16219

Municipal Addresses: 1505 56 Street, Delta, BC

Property Owners: Malcolm Centre Holdings.

Proposed Zoning: CD - Comprehensive Development

Parking Statistics: As per City of Delta Bylaw Standards

Parking Sizes (All 90°)

Standard Stall: 2.6 m (8'-6") Wide x 5.5 m (18'-1") Deep
Small Stall: 2.4 m (7'-11") Wide x 4.8 m (15'-9") Deep
Up to 50% small stalls are permitted

Accessible Stalls:

Standard: 2.4 m (7'-11") Wide x 5.5 m (18'-1") Deep
Van (50% of required): 3.4 m (11'-2") Wide x 5.5 m (18'-1") Deep
Adjacent access: 1.5 m (4'-11") Wide

Loading Stall: 2.75 m (9'-1") Wide x 9 m (29'-7") Deep
Sized as per Delta Zoning Bylaw 9.3.4

Aisles: 7.0 m (23'-0") Wide

Parking Calculation

Unit	Type	Gross Leasable Area	Stalls per 100 m ²	Stalls (Rounded)
CRU 1	Cafe	65.3 m ²	5	3.27 [3]
CRU 2	Office	122.9 m ²	2	2.46 [2]
CRU 3	Office	126.1 m ²	2	2.53 [3]
CRU 4	Retail	140.9 m ²	1.5	2.11 [2]
Commercial Total:		10 Stalls		

Purpose-built Residential Rental Apartments
45 Units @ 0.75 Stall per Unit = 34 Stalls
Residential Total: 34 Stalls (including 5 Accessible Stalls)

Total Required: 45 Stalls

PROVIDED

19 at Parking Level 3 (included 2 Accessible)
17 at Parking Level 2
7 at Parking Level 1 (included 2 Accessible)
6 on Grade (included 1 accessible)
Total Provided: 49 Stalls (included 5 accessible; see plans for distribution)

Bicycle Parking

Commercial
Visitor: 5 Stalls (5 bike rack)

Residential
Private: 45 units @ 1 stall per unit = 45 Stalls
Visitor: 5 Stalls (5 bike rack)

All Parking calculations are required and provided unless otherwise noted.

Area Statistics:

Lot Area: 1533.9 m² (or 0.153 ha) - ref. Survey Drawing

Building Area: 830.5 m² (8,940 SF)

Lot Coverage: Building Area / Lot Area = 0.54 = 54%

Gross Floor Area (GFA):

Commercial	Level 1:	616.8 m ²	(6,639 SF)
Residential	Level 2:	627.5 m ²	(6,754 SF)
	Level 3:	627.5 m ²	(6,754 SF)
	Level 4:	627.5 m ²	(6,754 SF)
	Level 5:	627.5 m ²	(6,754 SF)
	Level 6:	627.5 m ²	(6,754 SF)
	Total:	3137.5 m ²	(33,772 SF)
Roof		21.0 m ²	(226 SF)
Total GFA:		3775.3 m ²	(40,637 SF)

Floor Space Ratio (FSR): GFA / Lot Area = 2.46

Density: No. Units / Lot Area (ha) = 45 / 0.153 = 294.1 Units per Hectare

Height Statistics:

Number of Storeys: 6 Storeys

Maximum Building Height: 24.0 m

Building Setbacks: (from Property Line):
East (Front): 6.5 m
North & South (Side): 0 m
West (Rear): 9.0 m
West (Rear) Accessory: 0.5 m

Garbage & Recycling:

Residential: (0.31 m² x 45 units) + 8 m² = 21.95 m²
Commercial (Leasable Area): 455.2 m² @ 0.0331 per m² + 6.8 m² = 21.87 m²
Required: 43.8 m²
Provided: 45.9 m²

Amenities:

Outdoor Common:
Required: 6 m² per Unit, w/45 Units = 270.0 m²
Provided: 198.1 m² (Roof Deck)

Outdoor Private:
Required: 0 m² per unit
Provided:
Level 2: 14.6 to 25.7 m² per unit.
Level 3 to 6: 6.1 to 6.7 m² per unit

Indoor Common:
Required: 50 m²
Provided: 75.4 m² (Fitness Room on Level 1)

Lot Width: 35.05 m at Front Setback from East Property Line

All calculations are required and provided unless otherwise noted.

CENTRELINE OF 56 STREET

SITE STATISTICS AND SETBACKS

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Project ID: 2408 MALC

Drawn By: AD / ND

Checked By: WW

Date: 2026-01-26

Plot Date: 3/6/2026 5:29:22 PM

Consultant Seal

Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

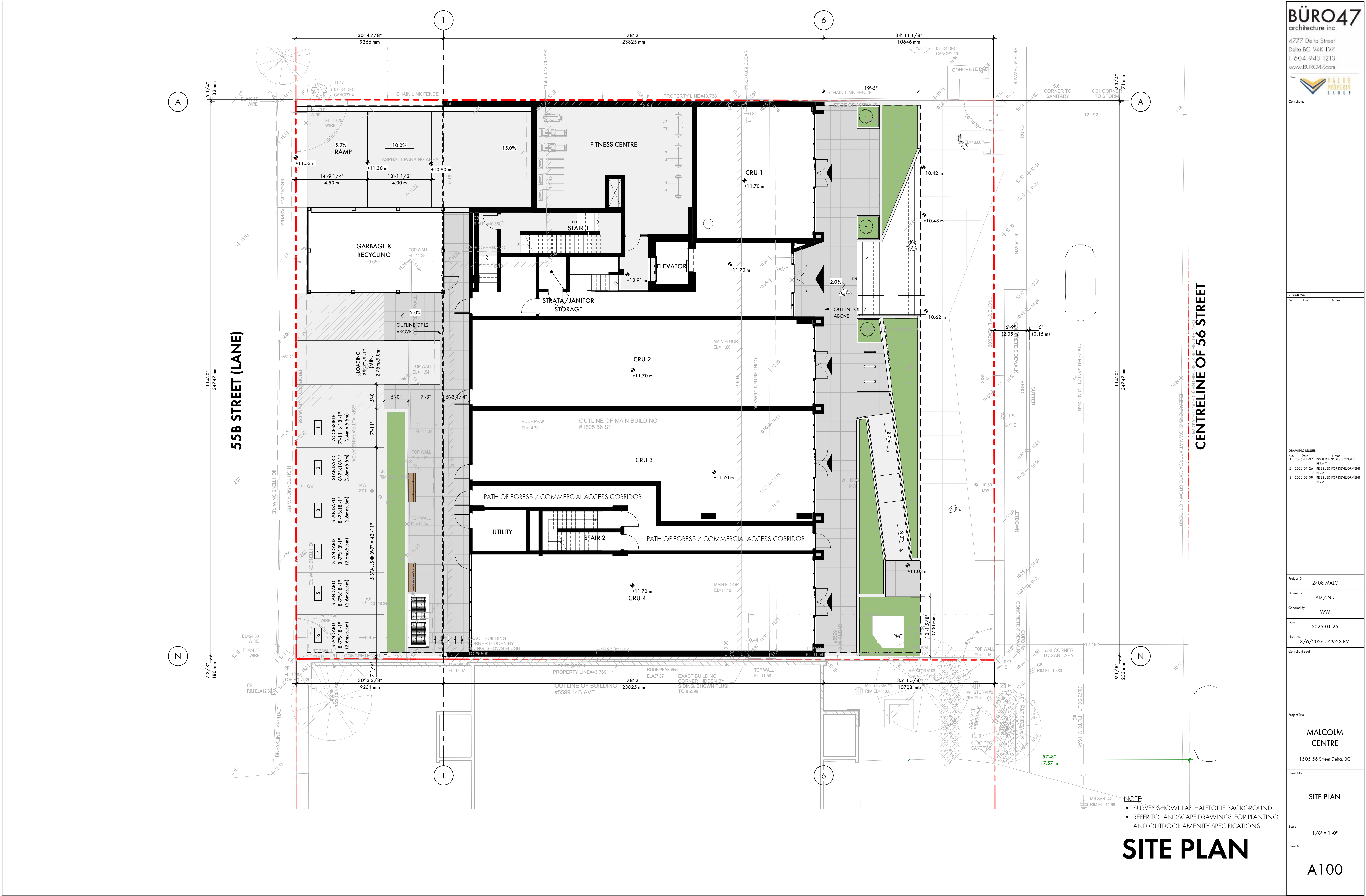
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SITE STATISTICS AND SETBACKS

Scale: 1/8" = 1'-0"

Sheet No.

A006



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Consultant Seal

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MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

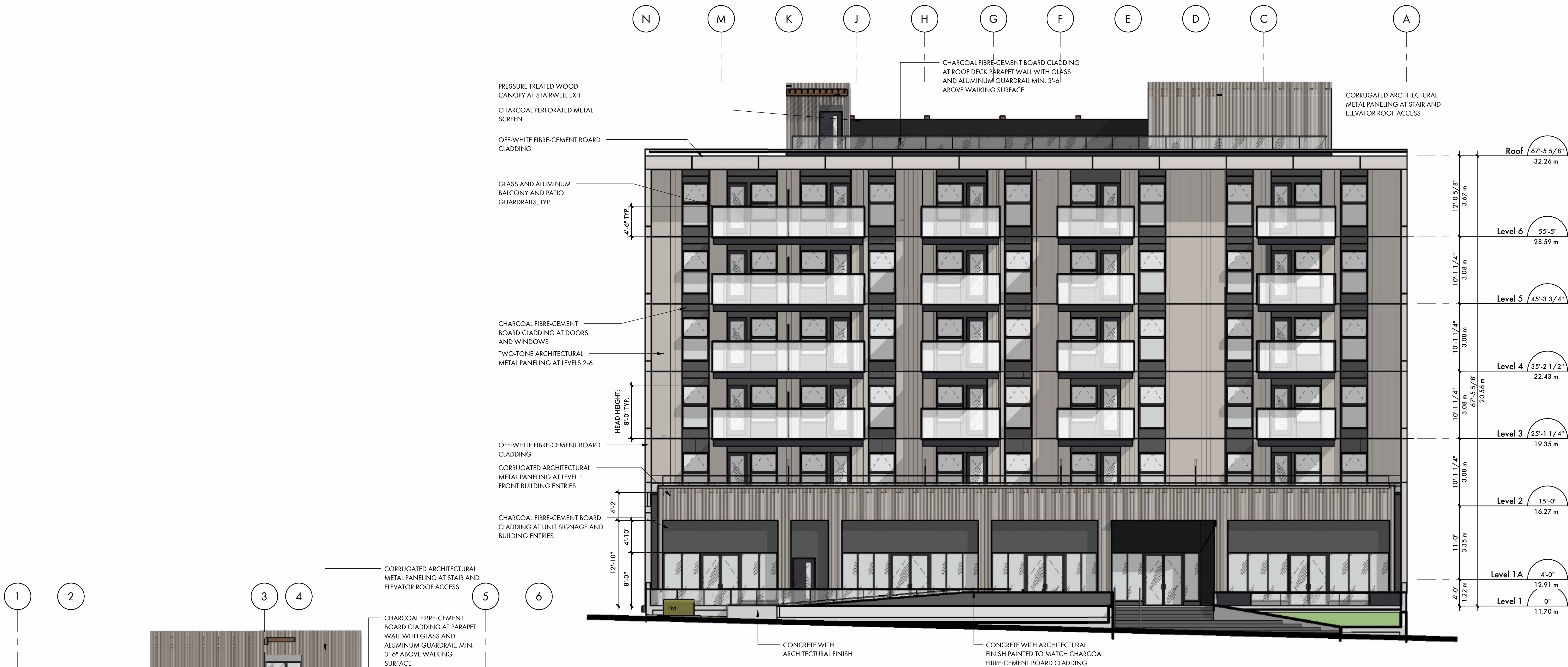
SITE PLAN

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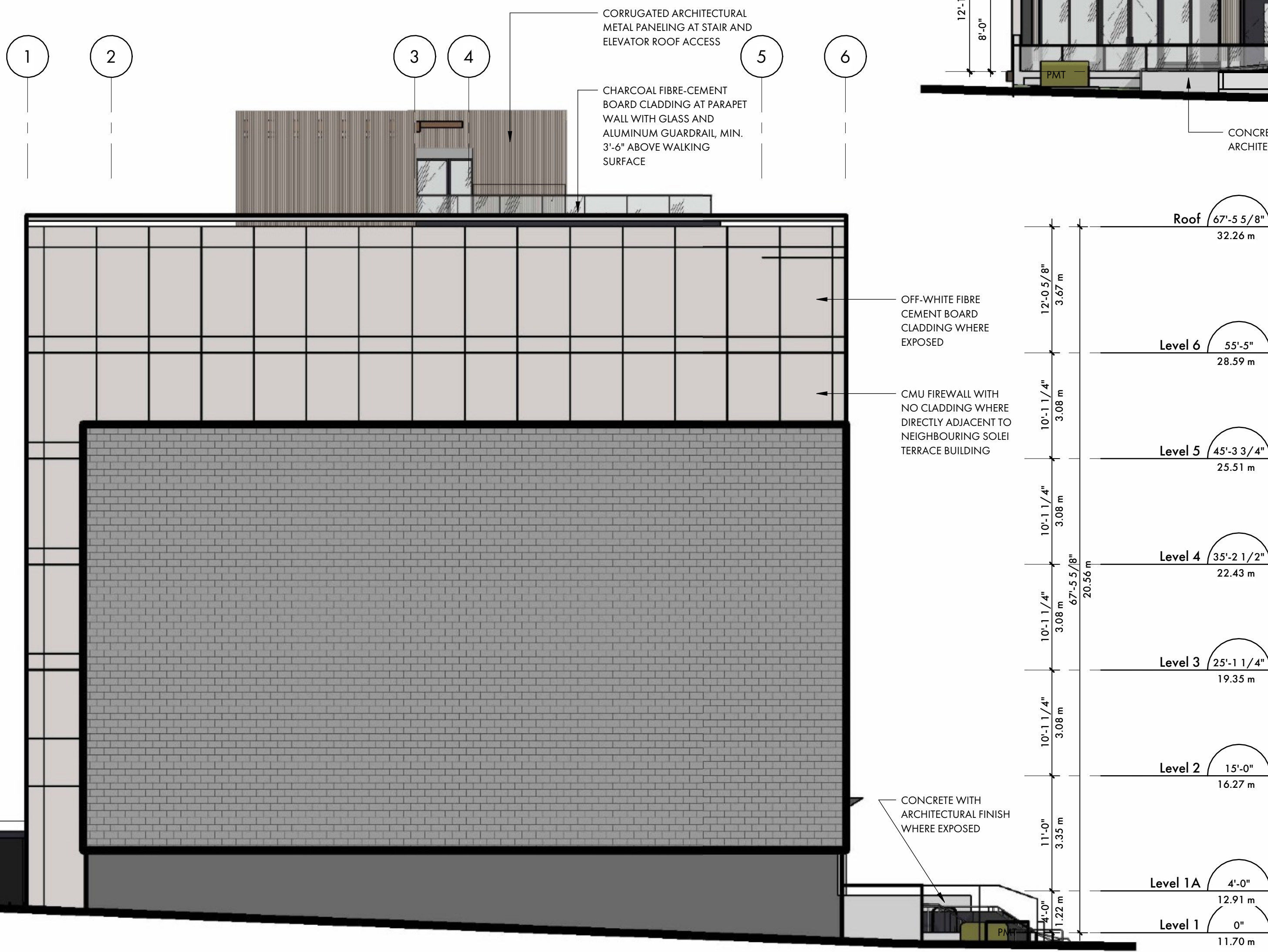
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Sheet No.

A100



EAST ELEVATION

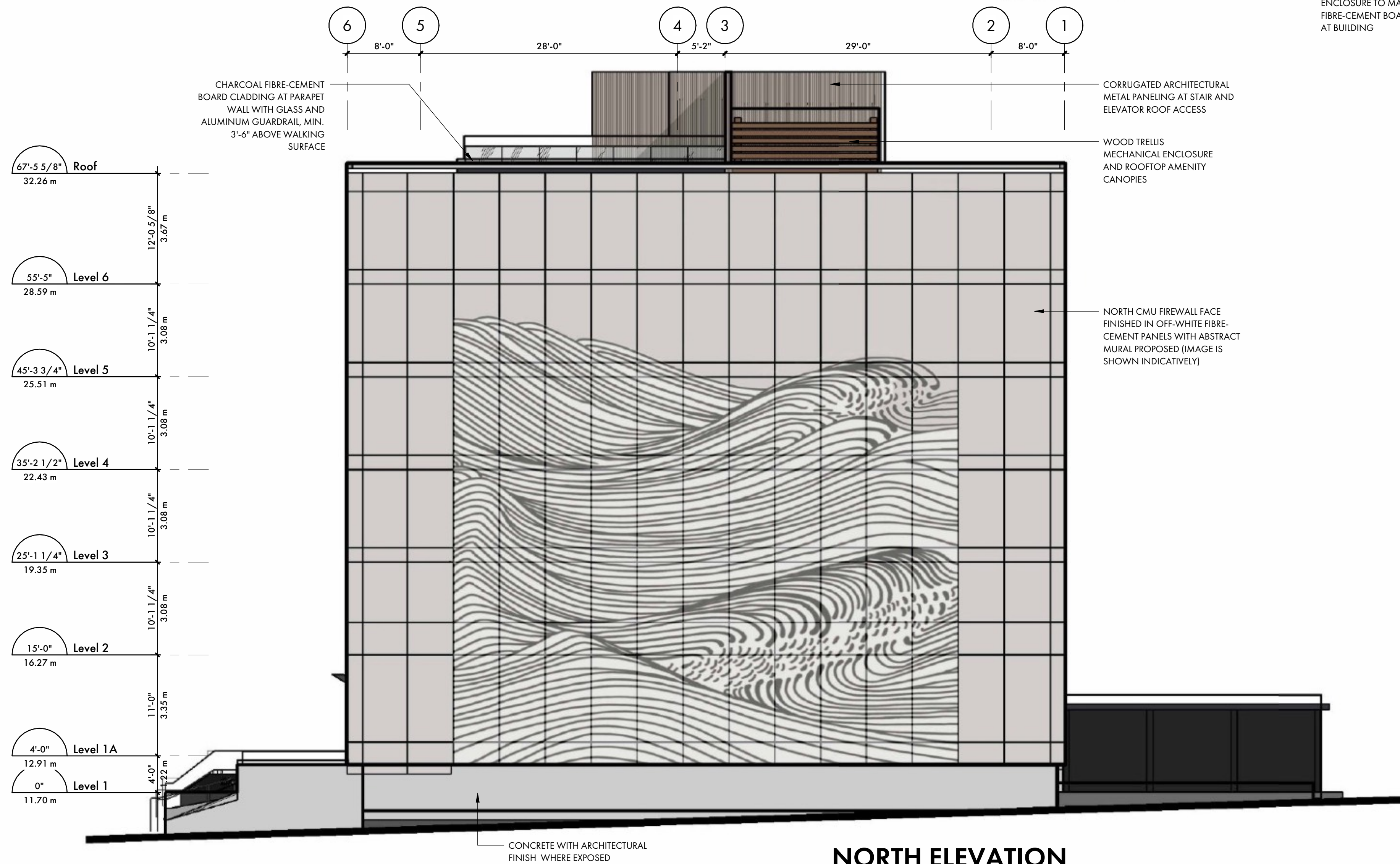


SOUTH ELEVATION

BUILDING ELEVATIONS



WEST ELEVATION

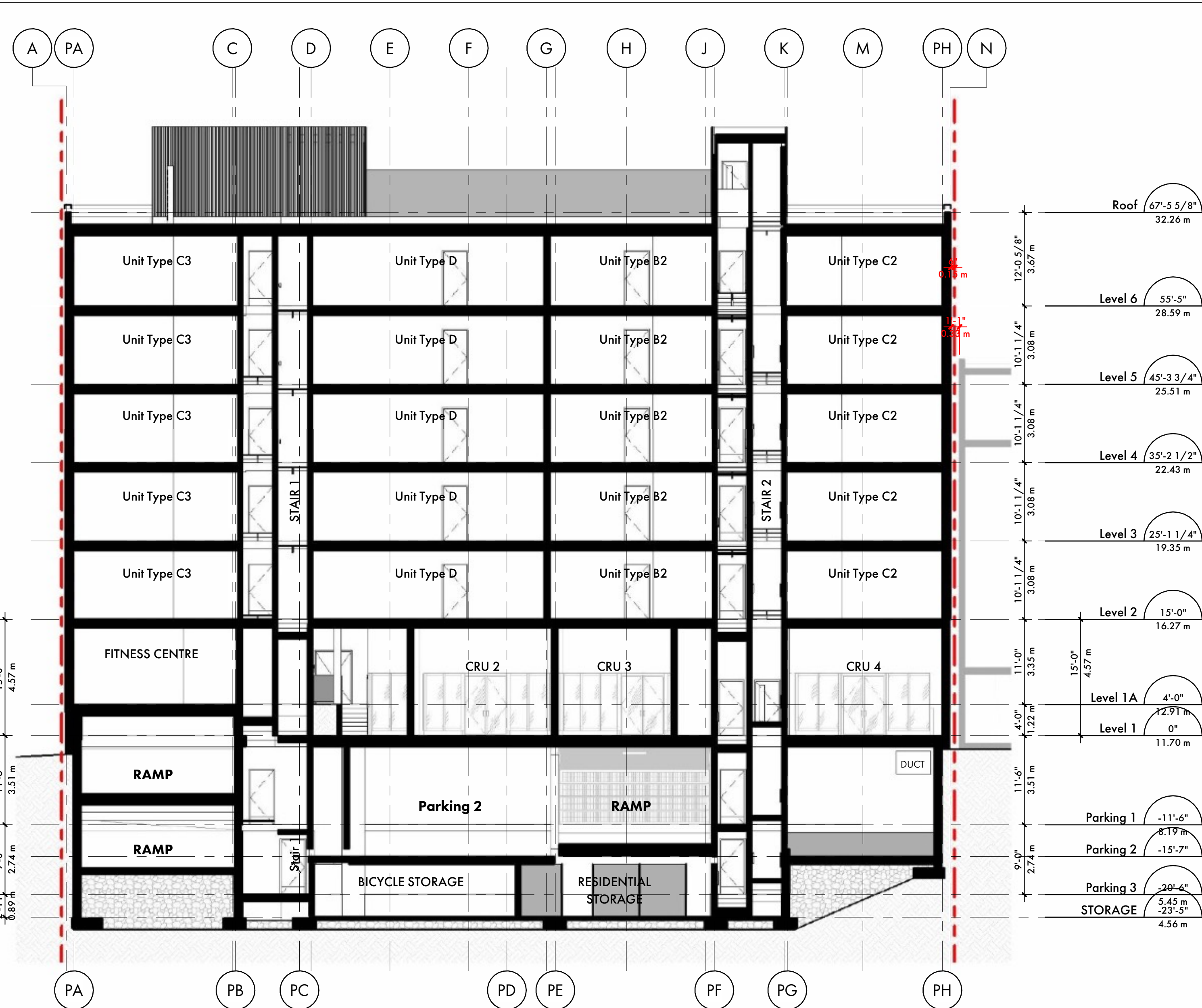


NORTH ELEVATION

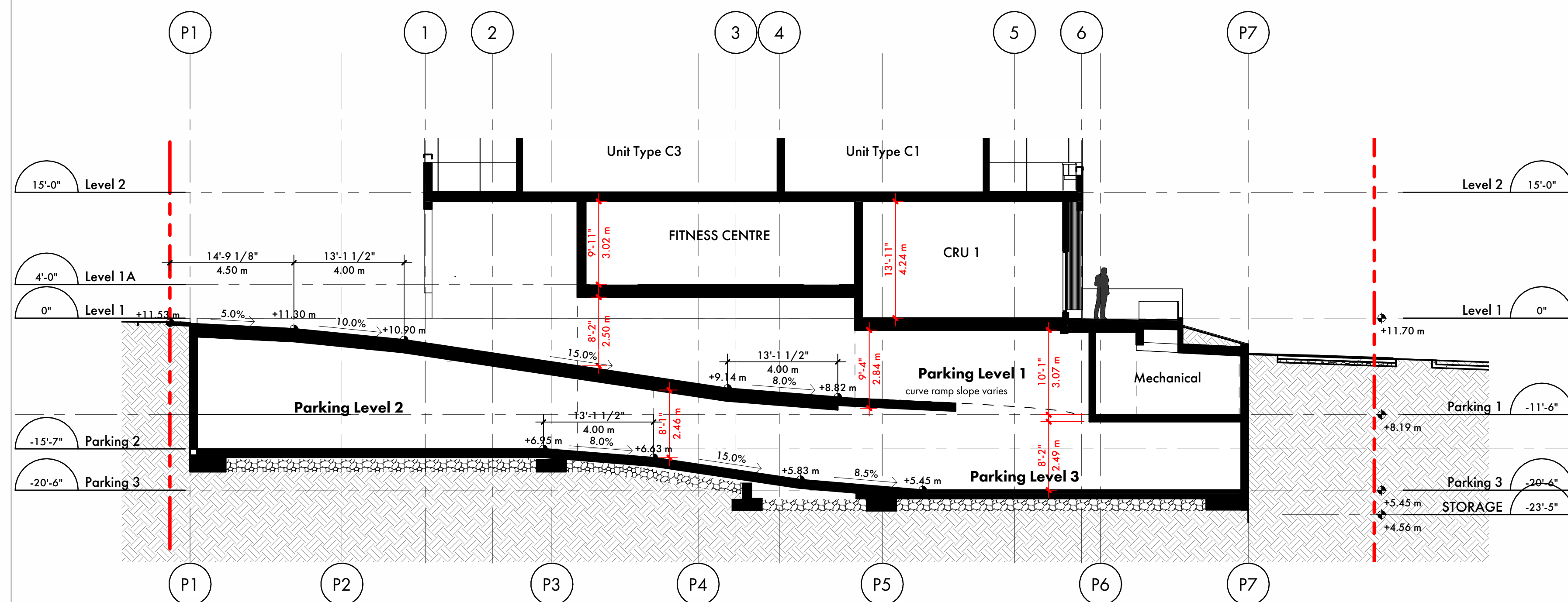
BUILDING ELEVATIONS



CROSS SECTION

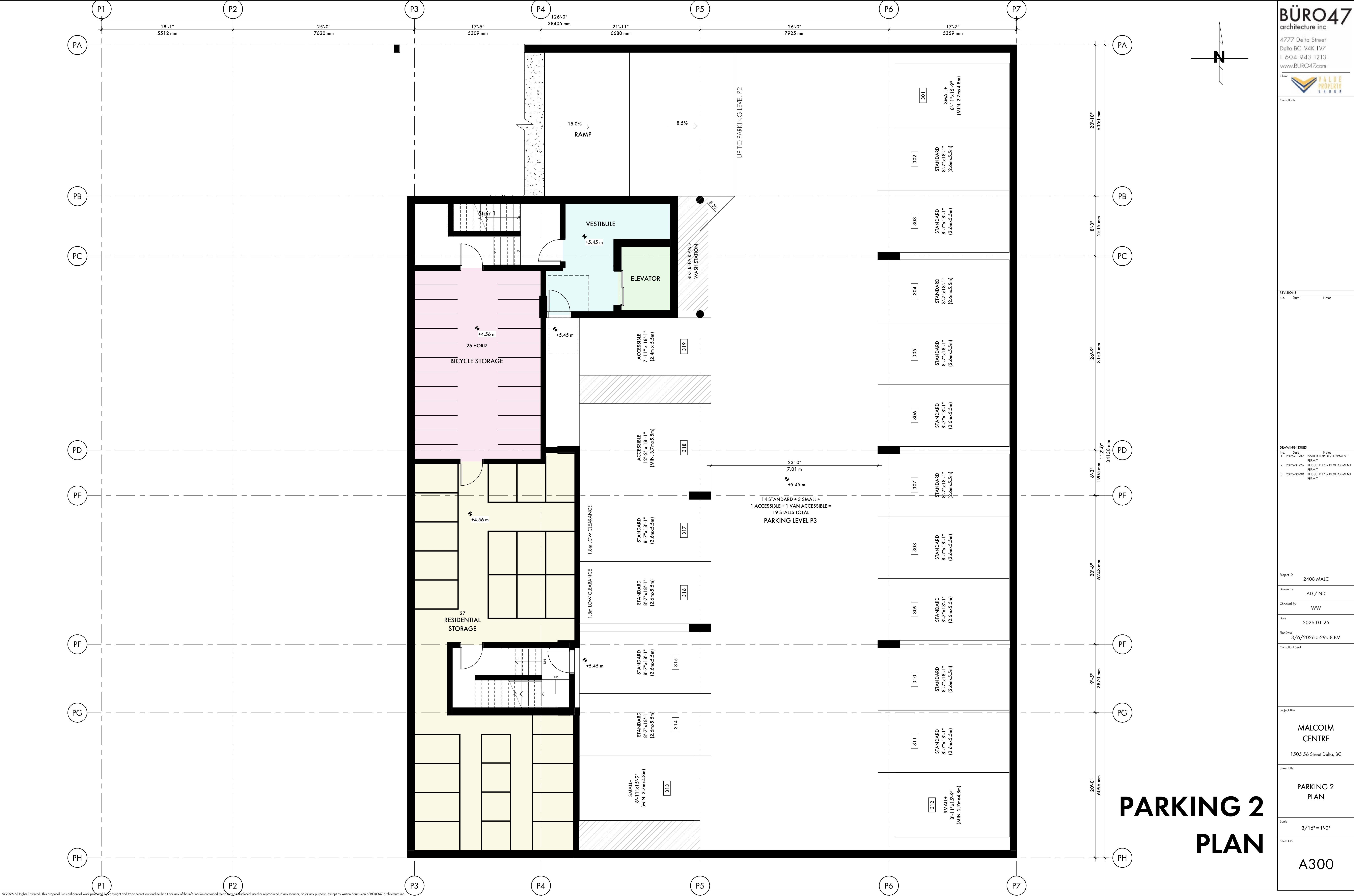


LONGITUDINAL SECTION



PARKADE RAMP SECTION

SITE and BUILDING SECTIONS



PARKING 2 PLAN

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Consultant Seal

Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

PARKING 2 PLAN

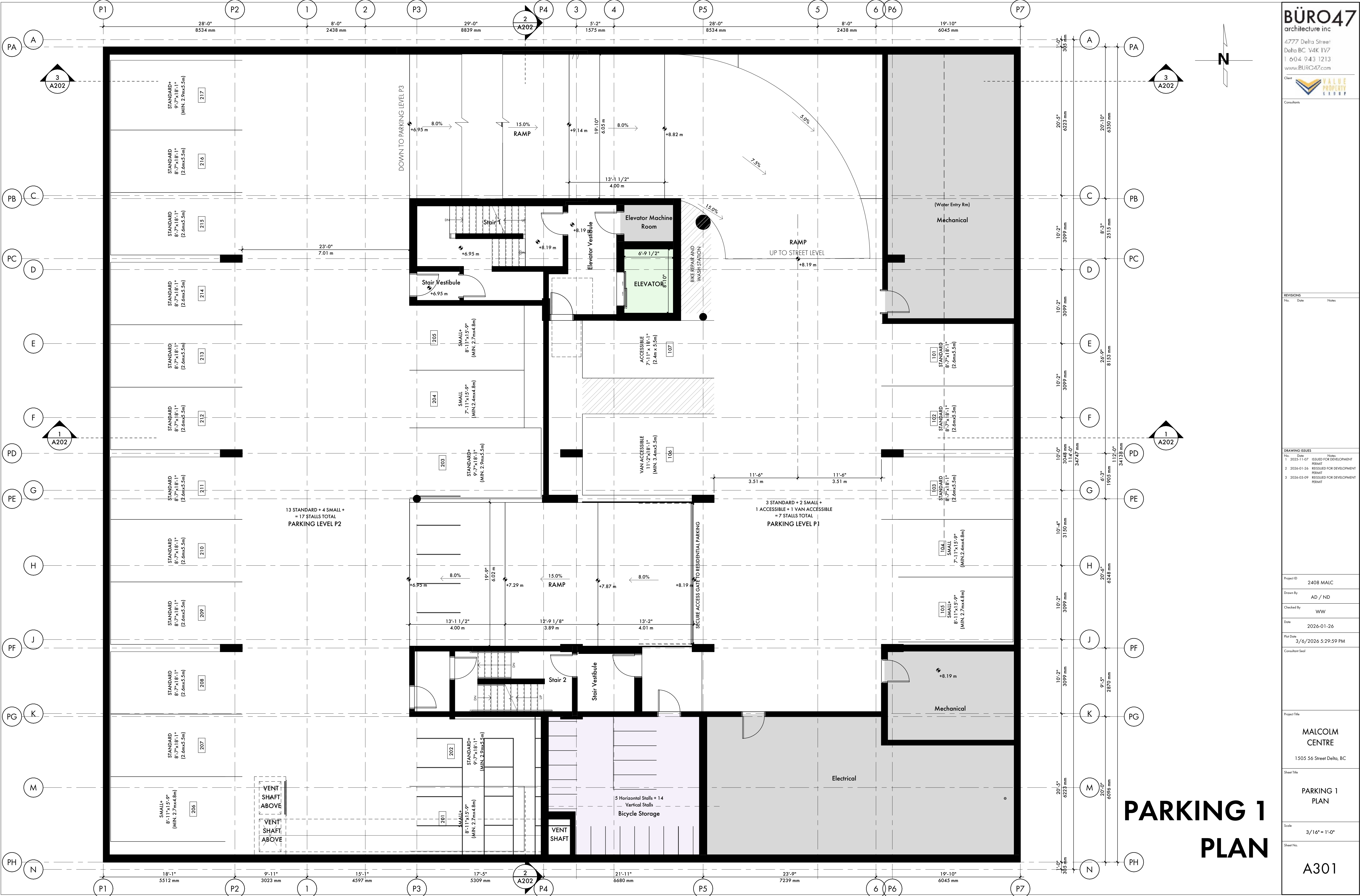
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A300

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Consultant Seal

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MALCOLM CENTRE

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Sheet Title

PARKING 1 PLAN

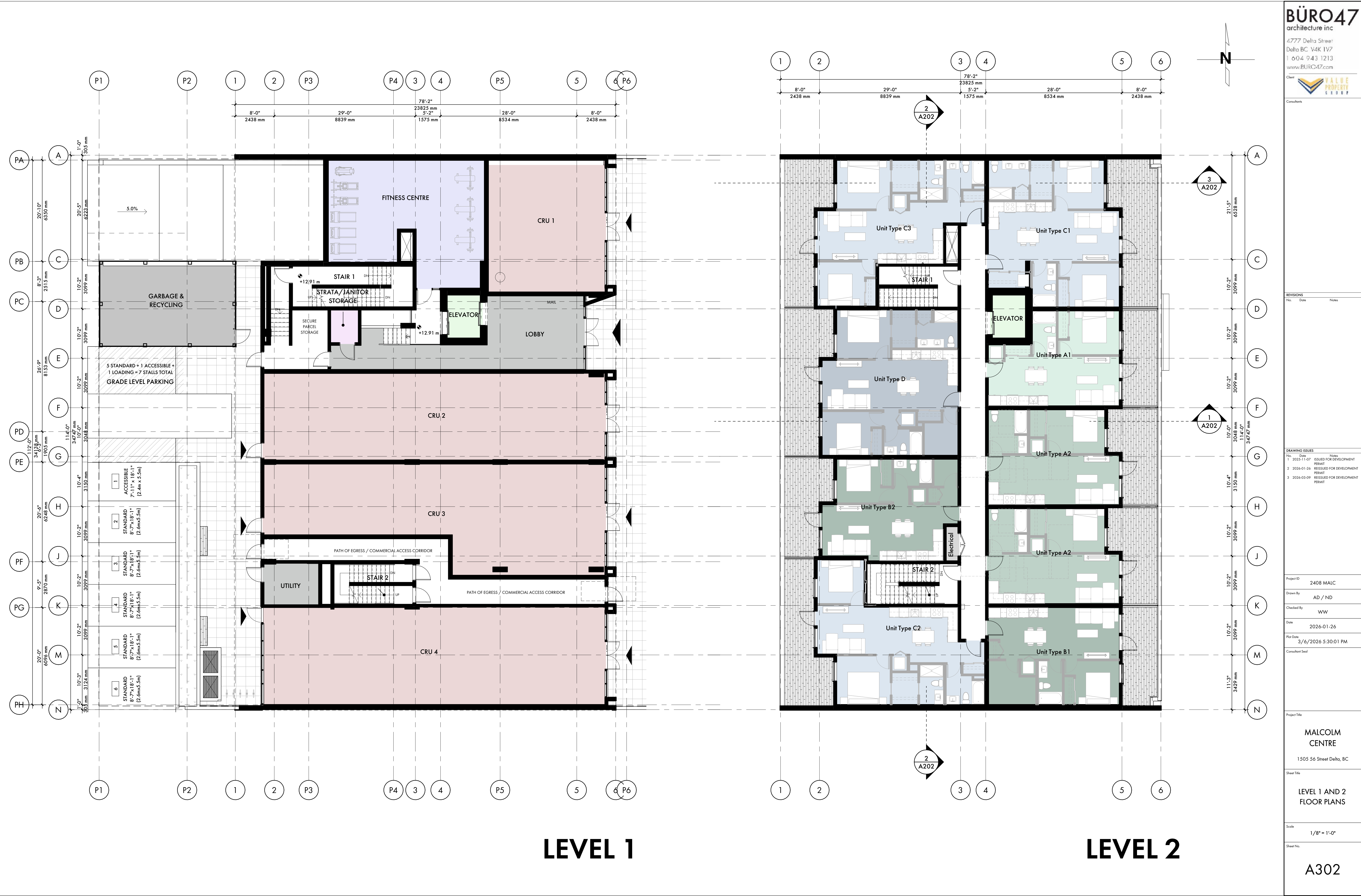
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Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

LEVEL 1 AND 2 FLOOR PLANS

Scale

1/8" = 1'-0"

Sheet No.

A302

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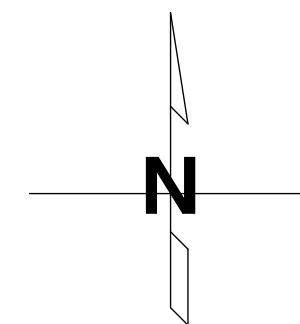
LEVEL 3-6 AND
ROOF PLANS

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LEVELS 3 TO 6

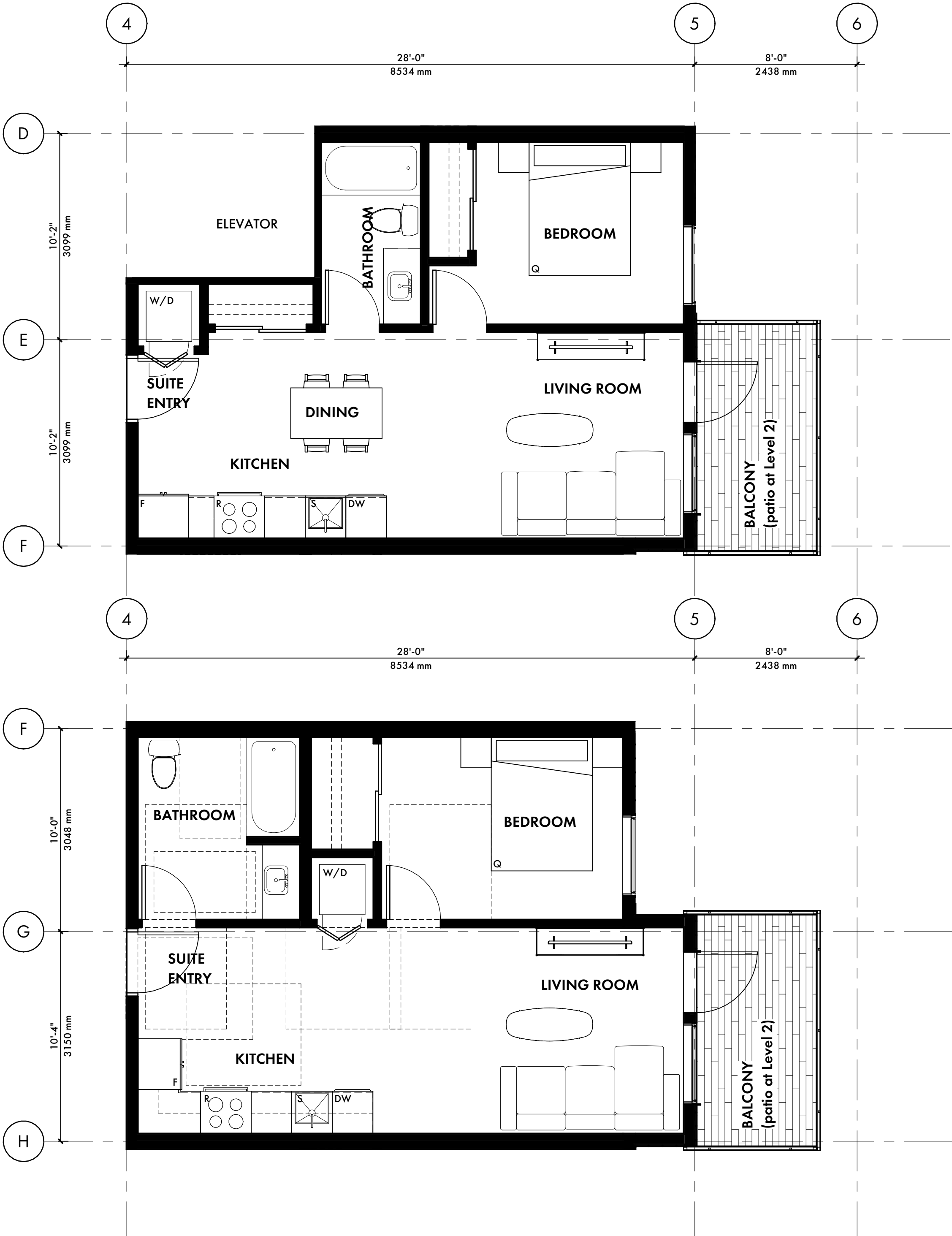


ROOF

UNIT AREA SUMMARY					
	Unit Number	Designation	Description	Area (ft²)	Area (m²)
L1 - COMMERCIAL	101	CRU 1	COMMERCIAL	693 sqft	64.4sqm
	102	LOBBY	RESIDENTIAL LOBBY	666 sqft	61.9sqm
	103	CRU 2	COMMERCIAL	1,329 sqft	123.4sqm
	104	CRU 3	COMMERCIAL	1,367 sqft	127sqm
	105	CRU 4	COMMERCIAL	1,480 sqft	137.5sqm
	106	GARBAGE	SHARED GARBAGE	494 sqft	45.9sqm
	107	AMENITY	RESIDENT-ONLY FITNESS CENTRE	789 sqft	73.3sqm
L2 - RESIDENTIAL	201	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	202	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	203	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	204	D	2 BEDROOM / 2 BATHROOM W/ STORAGE	853 sqft	79.3sqm
	205	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	206	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	207	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
	208	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	209	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm
L3 - RESIDENTIAL	301	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	302	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	303	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	304	D	2 BEDROOM / 2 BATHROOM W/ STORAGE	853 sqft	79.3sqm
	305	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	306	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	307	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
	308	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	309	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm
L4 - RESIDENTIAL	401	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	402	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	403	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	404	D	2 BEDROOM / 2 BATHROOM W/ STORAGE	853 sqft	79.3sqm
	405	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	406	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	407	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
	408	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	409	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm
L5 - RESIDENTIAL	501	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	502	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	503	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	504	D	2 BEDROOM / 2 BATHROOM W/ STORAGE	853 sqft	79.3sqm
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	507	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
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	602	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
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	604	D	2 BEDROOM / 2 BATHROOM W/ STORAGE	853 sqft	79.3sqm
	605	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	606	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	607	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	608	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	609	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm



LEVELS 2-6



UNIT TYPE A¹

1 BEDROOM / 1 BATHROOM

UNIT AREA: 504 FT² | 46.8 M²
BALCONY AREA: 89 FT² | 8.3 M²
PATIO AREA: 157 FT² | 14.6 M²
Units 203, 303, 403, 503 & 603

UNIT TYPE A²

1 BEDROOM / 1 BATHROOM
adaptable

UNIT AREA: 539 FT² | 50.0 M²
BALCONY AREA: 86 - 91 FT² | 8.0 - 8.5 M²
PATIO AREA: 186 FT² | 17.3 M²
Units 205, 305, 405, 505, 605
207, 307, 407, 507, & 607

TYPICAL
UNIT
PLANS

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REVISIONS

No.	Date	Notes

DRAWING ISSUES

No.	Date	Notes
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3	2026-03-09	REISSUED FOR DEVELOPMENT PERMIT

Project ID

2408 MALC

Drawn By

AD

Checked By

WW/TV

Date

2026-01-26

Plot Date

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Consultant Seal

Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

TYPICAL UNIT PLANS

Scale

As indicated

Sheet No.

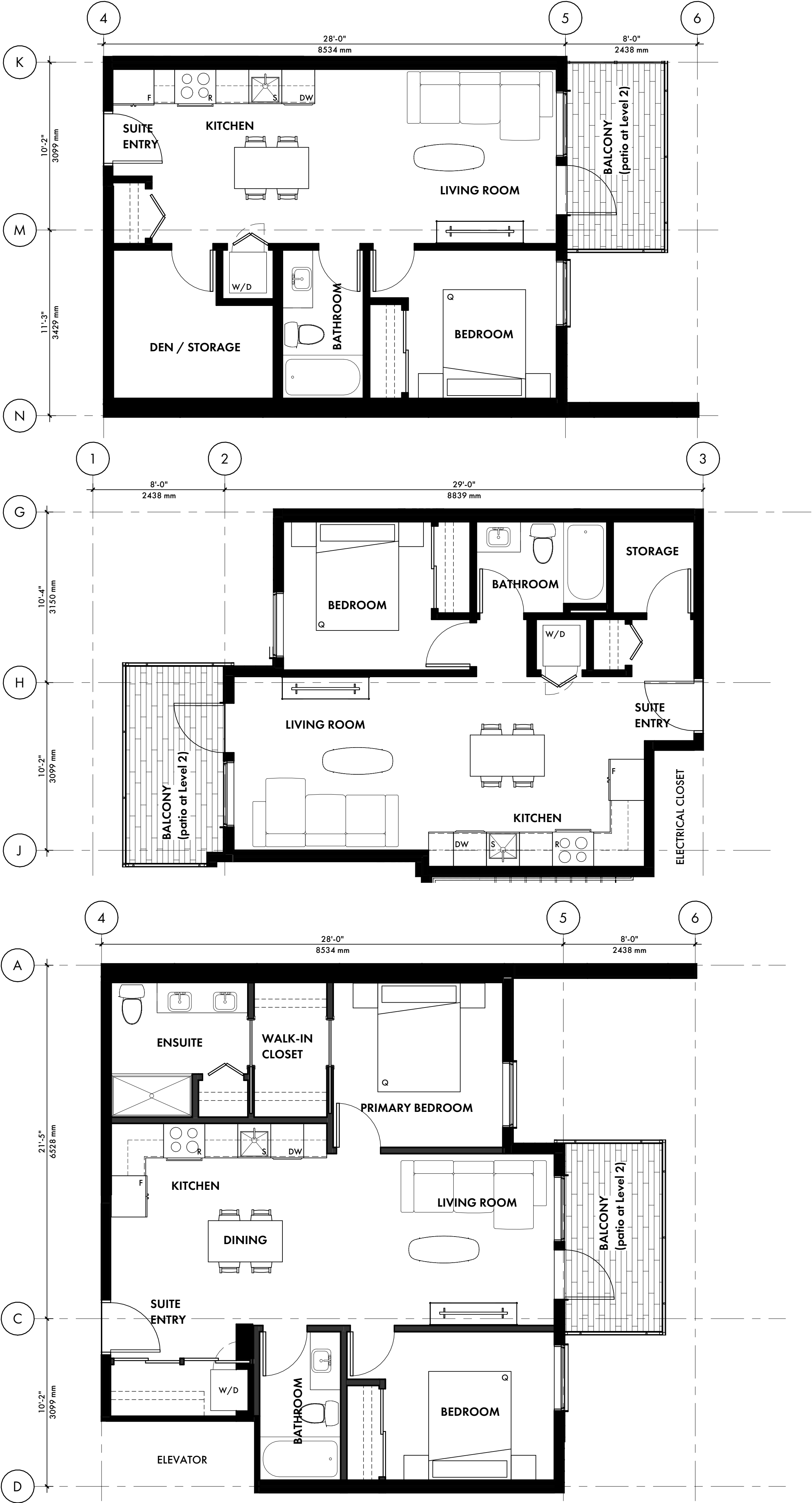
A310

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UNIT AREA SUMMARY					
	Unit Number	Designation	Description	Area (ft²)	Area (m²)
L1 - COMMERCIAL	101	CRU 1	COMMERCIAL	693 sqft	64.4sqm
	102	LOBBY	RESIDENTIAL LOBBY	666 sqft	61.9sqm
	103	CRU 2	COMMERCIAL	1,329 sqft	123.4sqm
	104	CRU 3	COMMERCIAL	1,367 sqft	127sqm
	105	CRU 4	COMMERCIAL	1,480 sqft	137.5sqm
	106	GARBAGE	SHARED GARBAGE	494 sqft	45.9sqm
	107	AMENITY	RESIDENT-ONLY FITNESS CENTRE	789 sqft	73.3sqm
L2 - RESIDENTIAL	201	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	202	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	203	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	204	D	2 BEDROOM / 2 BATHROOM w/ STORAGE	853 sqft	79.3sqm
	205	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	206	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	207	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
	208	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	209	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm
L3 - RESIDENTIAL	301	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	302	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	303	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	304	D	2 BEDROOM / 2 BATHROOM w/ STORAGE	853 sqft	79.3sqm
	305	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	306	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	307	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
	308	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	309	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm
L4 - RESIDENTIAL	401	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	402	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	403	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	404	D	2 BEDROOM / 2 BATHROOM w/ STORAGE	853 sqft	79.3sqm
	405	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	406	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	407	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
	408	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	409	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm
L5 - RESIDENTIAL	501	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	502	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	503	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	504	D	2 BEDROOM / 2 BATHROOM w/ STORAGE	853 sqft	79.3sqm
	505	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	506	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	507	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
	508	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	509	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm
L6 - RESIDENTIAL	601	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	602	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	603	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	604	D	2 BEDROOM / 2 BATHROOM w/ STORAGE	853 sqft	79.3sqm
	605	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	606	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	607	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	608	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	609	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm



LEVELS 2-6



UNIT TYPE B²
1 BEDROOM / 1 BATHROOM
with storage
UNIT AREA: 577 FT² | 53.6 M²
BALCONY AREA: 166 FT² | 15.4 M²
PATIO AREA: 164 FT² | 15.2 M²
Units 209, 309, 409, 509, & 609

UNIT TYPE B³
1 BEDROOM / 1 BATHROOM
with storage
UNIT AREA: 566 FT² | 52.6 M²
BALCONY AREA: 96 FT² | 8.9 M²
PATIO AREA: 191 FT² | 17.7 M²
Units 206, 306, 406, 506, & 606

UNIT TYPE C¹
2 BEDROOM / 2 BATHROOM
UNIT AREA: 802 FT² | 74.5 M²
BALCONY AREA: 204 FT² | 19.0 M²
PATIO AREA: 277 FT² | 25.8 M²
Units 201, 301, 401, 501, 601

TYPICAL
UNIT
PLANS

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No.	Date	Notes

DRAWING ISSUES

No.	Date	Notes

Project ID

2408 MALC

Drawn By

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Checked By

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Date

2026-01-26

Plot Date

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Consultant Seal

Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

TYPICAL UNIT PLANS

Scale

As indicated

Sheet No.

A311

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UNIT AREA SUMMARY					
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	102	LOBBY	RESIDENTIAL LOBBY	666 sqft	61.9sqm
	103	CRU 2	COMMERCIAL	1,329 sqft	123.4sqm
	104	CRU 3	COMMERCIAL	1,367 sqft	127sqm
	105	CRU 4	COMMERCIAL	1,480 sqft	137.5sqm
	106	GARBAGE	SHARED GARBAGE	494 sqft	45.9sqm
	107	AMENITY	RESIDENT-ONLY FITNESS CENTRE	789 sqft	73.3sqm
L2 - RESIDENTIAL	201	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	202	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	203	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	204	D	2 BEDROOM / 2 BATHROOM w/ STORAGE	853 sqft	79.3sqm
	205	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	206	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	207	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
	208	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	209	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm
L3 - RESIDENTIAL	301	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	302	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	303	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	304	D	2 BEDROOM / 2 BATHROOM w/ STORAGE	853 sqft	79.3sqm
	305	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	306	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	307	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
	308	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	309	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm
L4 - RESIDENTIAL	401	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
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	403	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	404	D	2 BEDROOM / 2 BATHROOM w/ STORAGE	853 sqft	79.3sqm
	405	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	406	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	407	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
	408	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	409	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm
L5 - RESIDENTIAL	501	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	502	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	503	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	504	D	2 BEDROOM / 2 BATHROOM w/ STORAGE	853 sqft	79.3sqm
	505	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	506	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	507	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50sqm
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L6 - RESIDENTIAL	601	C	2 BEDROOM / 2 BATHROOM	794 sqft	73.8sqm
	602	C	2 BEDROOM / 2 BATHROOM	783 sqft	72.8sqm
	603	A	1 BEDROOM / 1 BATHROOM	504 sqft	46.9sqm
	604	D	2 BEDROOM / 2 BATHROOM w/ STORAGE	853 sqft	79.3sqm
	605	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	606	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	566 sqft	52.6sqm
	607	A	1 BEDROOM / 1 BATHROOM (ADAPTABLE)	539 sqft	50.1sqm
	608	C	2 BEDROOM / 2 BATHROOM	781 sqft	72.6sqm
	609	B	1 BEDROOM / 1 BATHROOM w/ STORAGE	577 sqft	53.6sqm



LEVELS 2-6



UNIT TYPE C²

*Unit Type C³ similar
2 BEDROOM / 2 BATHROOM

UNIT AREA: 781 - 783 FT² | 72.6 - 72.8 M²
BALCONY AREA: 189 - 200 FT² | 17.5 - 18.6 M²
PATIO AREA: 256 FT² | 23.8 M²
Units 208, 308, 408, 508, 608
202, 302, 402, 502, & 602



UNIT TYPE D

2 BEDROOM / 2 BATHROOM
with storage room

UNIT AREA: 853 FT² | 79.3 M²
BALCONY AREA: 166 FT² | 15.4 M²
PATIO AREA: 276 FT² | 25.7 M²
Units 204, 304, 404, 504 & 604

TYPICAL UNIT PLANS

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No.	Date	Notes
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DRAWING ISSUES

No.	Date	Notes
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Project ID

2408 MALC

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Date

2026-01-26

Plot Date

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Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

TYPICAL UNIT PLANS

Scale

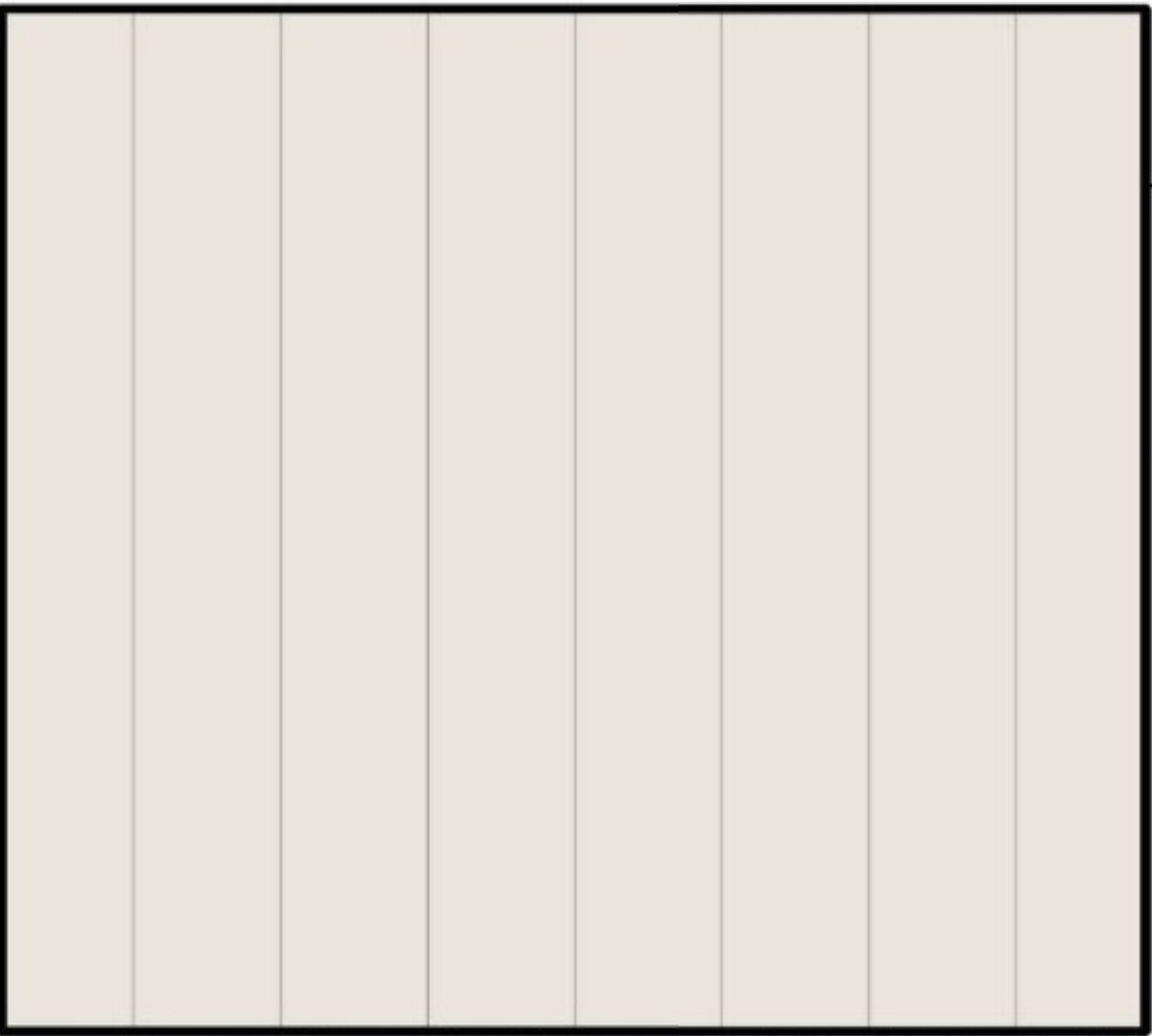
As indicated

Sheet No.

A312



Composite Gap Siding, Red Cedar



Architectural Metal Siding, Vertical, Color Coated



Composite Panel Product, Color Coated



Architectural Metal Profile, Color Coated

MATERIALITY

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Consultant Seal

Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

MATERIALITY

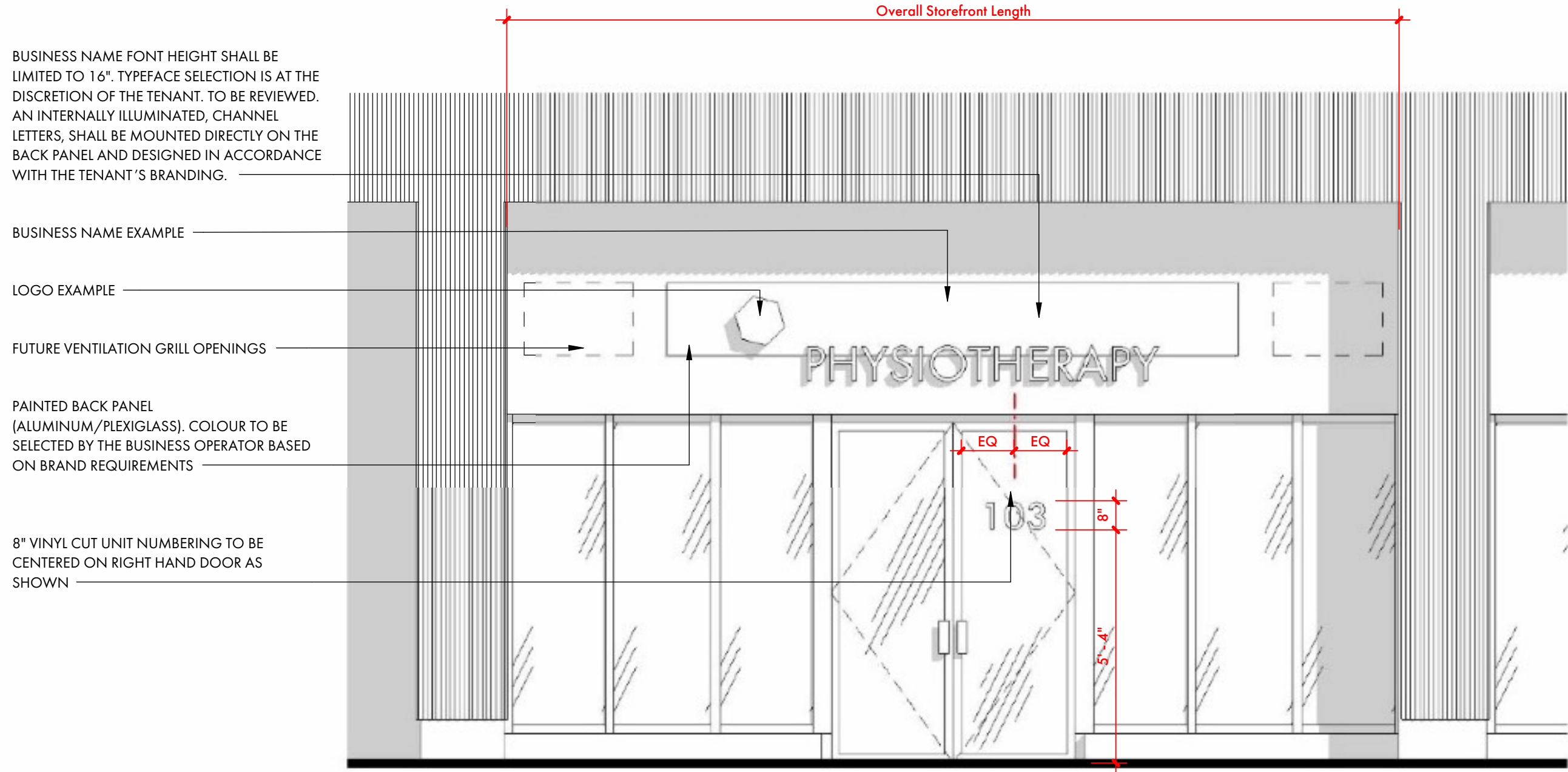
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12" = 1'-0"

Sheet No.

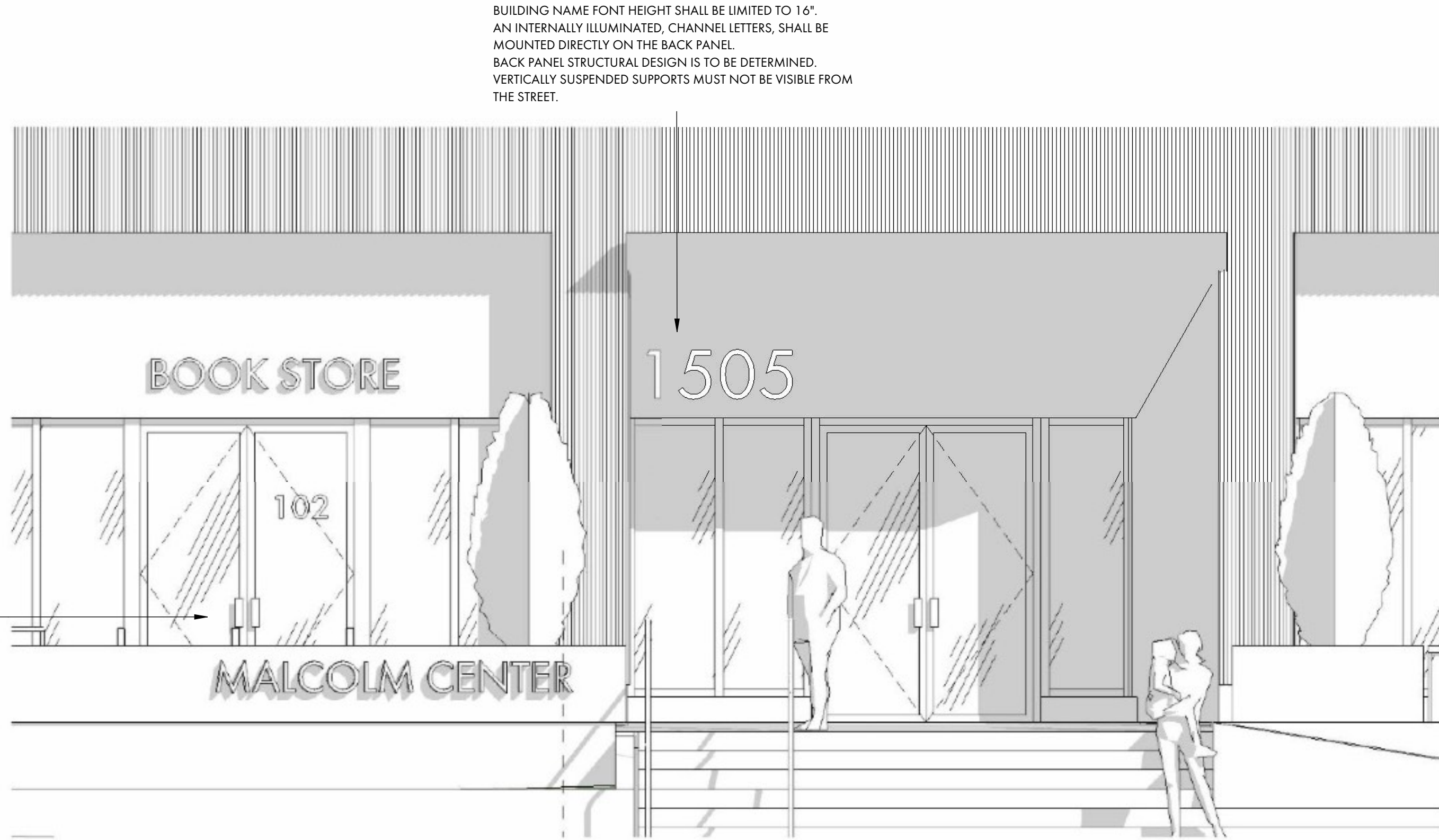
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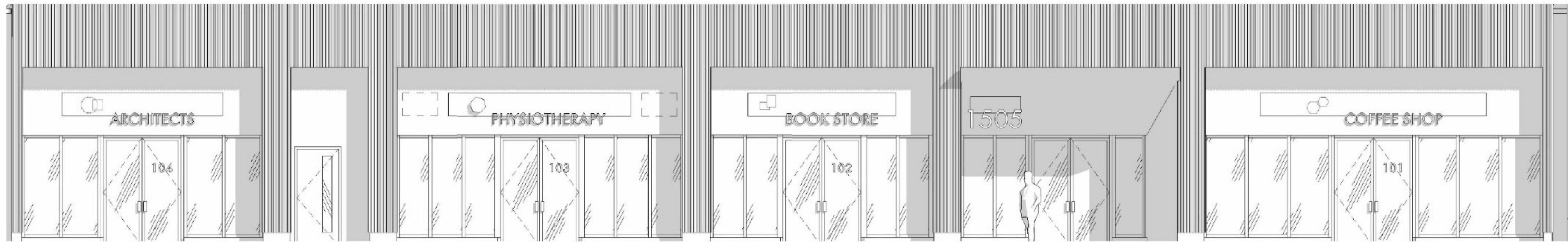


1 **COMMERCIAL SIGNAGE**
Scale: 3/8" = 1'-0"

BUILDING NAME IN FLAT CUT/
CAST ALUMINUM METAL
LETTERING INSTALLED IN THE
CONCRETE WALL.
TYPEFACE: FUTURE PT BOOK,
10" HEIGHT



2 **ADDRESS SIGNAGE**
Scale: 3/8" = 1'-0"



3 **FRONTAGE**
Scale: 1/4" = 1'-0"



EAST ELEVATION WITH SIGNAGE

REVISIONS

No. Date Notes

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Project Title

MALCOLM CENTRE

1505 56 Street Delta, BC

Sheet Title

EAST
ELEVATION w
SIGNAGE

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

Sheet No.

A501