

PLAN OF TOPOGRAPHY OVER LOT 64, SECTION 15, TOWNSHIP 5, NEW WESTMINSTER DISTRICT, PLAN 20009

B.C.G.S. 92G.005

SCALE: 1:250



CIVIC: #5517 18 AVENUE, DELTA, B.C.

PID: 001-765-841

THE INTENDED PLOT SIZE OF THIS PLAN IS
560mm IN WIDTH BY 432mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250 (C SIZE)

LEGEND:

- OCM DENOTES CONTROL MONUMENT FOUND.
- OIP DENOTES IRON BAR POST FOUND.
- CB DENOTES CATCH BASIN.
- MHSAN DENOTES SANITARY MANHOLE.
- MHSTM DENOTES STORM MANHOLE.
- LB DENOTES LAWN BASIN.
- PP DENOTES POWER POLE.
- HYD DENOTES HYDRANT.
- WV DENOTES WATER VALVE.
- GV DENOTES GAS VALVE.
- EB DENOTES ELECTRICAL BOX.
- LS DENOTES LIGHT STANDARD.
- DVSW DENOTES DITCH/SWALE.
- WM DENOTES WATER METER.
- XX(X) DENOTES EXISTING ELEVATION.
- XX(X) DENOTES EXISTING RETAINING WALL ELEVATION.
- XX(X) DENOTES PROPOSED ELEVATION.
- Sq.m. DENOTES SQUARE METRES.
- P DENOTES PROPERTY LINE.
- DENOTES DIRECTION OF OVERLAND FLOW.

NOTES:

ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS SHOWN OTHERWISE.
THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 13 'CITY OF DELTA' NAD83(CSRS)
4.0.0 BC 1 MVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 87-13198 AND
87-13197 (NAD83(CSRS)) 4.0.0 BC 1 MVRD.

ELEVATIONS ARE GEODETIC, SHOWN IN METRES
AND DERIVED FROM CITY OF DELTA INTEGRATED
MONUMENT NO. 87-13197 ELEV. = 1.763m (CVC283VRD2016)

FEATURES SHOWN WITHOUT DIMENSIONS
SHOULD BE CONFIRMED WITH WATSON AND BARNARD LAND SURVEYING.

PROPERTY:

THIS PLAN IS NOT A BOUNDARY SURVEY.
LOT DIMENSIONS ARE DERIVED FROM PLAN 20009.
LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES.
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
SEE RESTRICTIVE COVENANT ON TITLE: 258465C.

DESIGN:

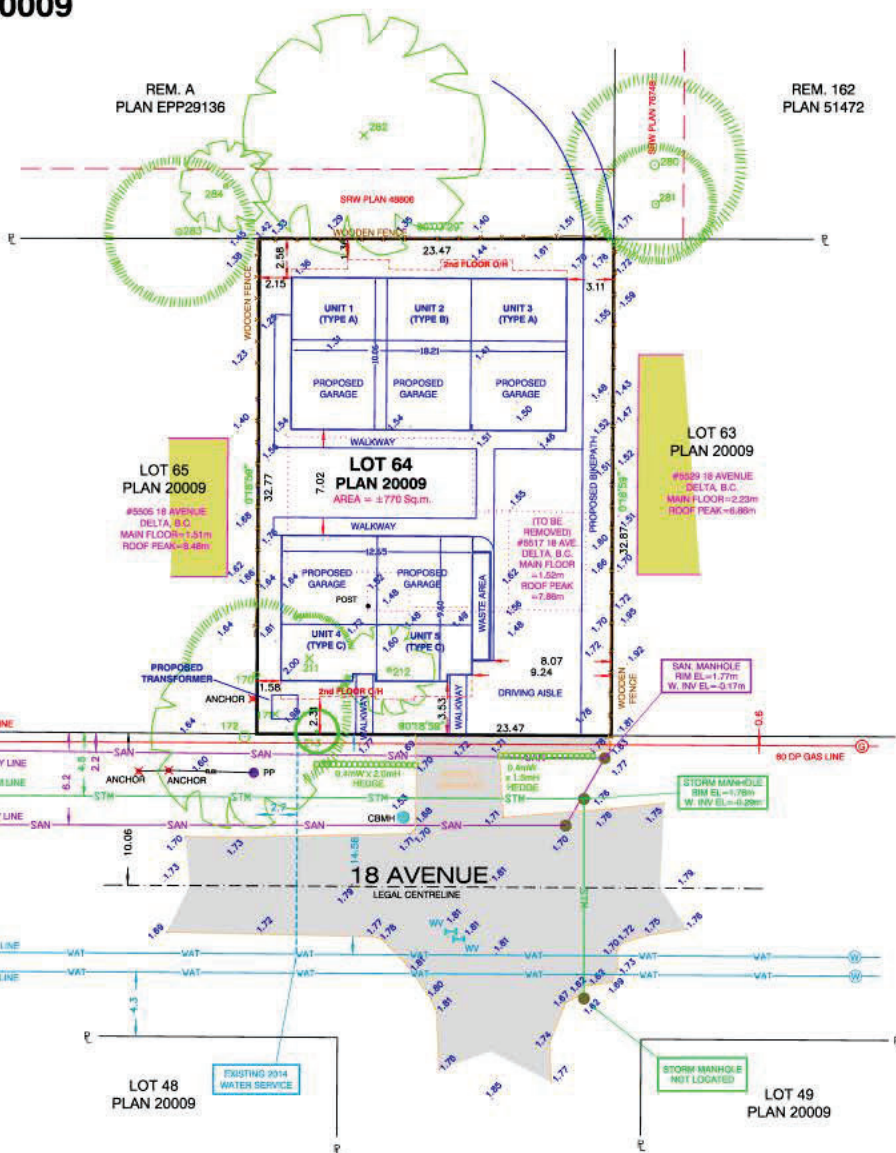
CURRENT ZONING: R51
HOUSE DESIGNER TO CONFIRM ZONING & BUILDING ENVELOPE PRIOR TO DESIGN.

THIS PLAN SHOWS THE LOCATION OF VISIBLE SERVICES AND THE APPROXIMATE LOCATION OF
UNDERGROUND SERVICES AND UTILITIES WHICH HAVE BEEN DERIVED FROM SKETCHES AND DRAWINGS.
BEWARE OF UNDERGROUND ELECTRIC/CABLE SERVICES SURROUNDING LOT 64. CONTACT BC ONE CALL
FOR LOCATIONS PRIOR TO CONSTRUCTION.
WWW.BC1.CA - BC ONE CALL TICKET #2924-4509-111.

*MSE IS THE MINIMUM BASEMENT ELEVATION AND IS THE LOWEST LEVEL TO WHICH THE TOP OF CRAWL
SPACE FLOOR, BASEMENT SLAB AND/OR SLAB ON GRADE SHALL BE SET, AND SHALL NOT BE LOWER THAN
THE ELEVATION SHOWN. NOTWITHSTANDING THE MSE ELEVATION SHOWN, THE MSE SHALL ALSO BE A
MINIMUM OF 0.3 METRES ABOVE THE MAXIMUM POTENTIAL SURCHARGE LEVEL FOR ANY SEPTIC DISPOSAL
SYSTEM OR SANITARY SEWER CONNECTION, STORM WATER DISPOSAL DRAINS, MAJOR STORM WATER
FLOW PATH AND/OR STORM SEWER CONNECTION.*

PROPOSED FOUNDATION CONCRETE MUST HAVE 0.3m
MINIMUM CLEARANCE ABOVE DESIGN GRADE
SHOWN THIS

WATSON & BARNARD
B.C. LAND SURVEYORS
1524 56th STREET
DELTA, B.C., V4L 2A8
P: 604 943 9433



POINT #	TRUNK #3	TYPE	CROWN #3
280	0.00	SEED	0.0
281	9.40	CONIF.	18.0
282	0.00	SEED	0.0
283	0.00	CONIF.	0.0
284	0.00	CONIF.	12.0
210	0.00	CONIF.	3.5
211	0.00	SEED	0.0
170	0.70	SEED	10.0
171	0.00	CONIF.	10.0
172	0.00	CONIF.	10.0

TREE #172 - 60-1m OF TRUNK INTO LOT 64

PROPOSED BUILDING DESIGN REVISED APRIL 17 2025, REV1 (MW)
PROPOSED BUILDING DESIGN ADDED DECEMBER 10 2024, REV1 (MW)

THIS 15th DAY OF NOVEMBER, 2024

MARC WALLACE (1048) B.C.L.S.

FILE: 41217TFLD1 DATE: 2025/04/17 MAP: DELTA

SEC. 15 TP. 5 NWD

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
CITY OF DELTA

Townhomes on 18th

5517 18 Ave, Delta, BC V4M 2J1



NOTE: The above image is an Artist's impression of the project concept. It is not intended to be referenced for construction purposes. Nothing depicted here shall be construed to represent instructions for materials, methods, or configuration of the Work. Refer to drawings and specifications.

ARCHITECTURAL

Sheet No.	Sheet Title
A000	Cover Sheet
A0.01	Area Context
A0.02	Site Context
A100	Site Plan
A200	Floor Plans
A201	Floor Plans
A210	Typical Floor Plans
A211	Typical Floor Plans
A300	Building Elevations
A301	Building Elevations
A302	Building Elevations
A400	Building Sections
A900	Materials & Finishes

BÜRO47
architecture inc
4777 Delta Street
Delta BC V4K 1V7
1 604 941 1213
www.BURO47.com

Consultants

EDITIONS

No.	Date	Version
-----	------	---------

REVISIONS

No.	Date	Version
1.	2024-12-17	ISSUE - FOR RESPONSE
2.	2025-01-04	ISSUE - FOR RESPONSE
3.	2025-07-09	ISSUE - FOR RESPONSE

Project ID: 2425 18TH

Drawn By: SW

Checked By: JS

Date: 2024/10/23

Print Date: 2025-07-09 5:04:04 PM

Consultant Seal

Project Title

**Townhomes on
18th**

5517 18 Ave, Delta, BC V4M 2J1

Sheet Title

Cover Sheet

Scale

Sheet No.

A000

NOT FOR CONSTRUCTION



BÜRO47
architecture inc
4777 Delia Street
Delta BC V4K 1V7
1 604 941 1213
www.BURO47.com

Client:

Consultant:

EDITIONS

No. Date Version

1. 2024-07-23 0101 - 0101

2. 2025-04-14 0101 - 0101

3. 2025-07-23 0101 - 0101

NOT FOR CONSTRUCTION

Project ID: 2425 18TH

Drawn By: SW

Checked By: JS

Date: 2024/10/23

Plot Date: 2025-07-23 4:47:51 PM

City/State/Region: Delta, BC V4K 1V7

Project Name: 18TH AVENUE

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH

Project Date: 2025-07-23

Project No: 2425 18TH



Townhomes on 18th

5517 18 Ave, Delta, BC V4M 2J1

Sheet No:

Area Context

Scale:

NTS

Sheet No:

A0.01



South Elevation Streetscape-18 Avenue
Scale: 1 : 200

South View along 18 Avenue



5477 & 5489



5505



5529

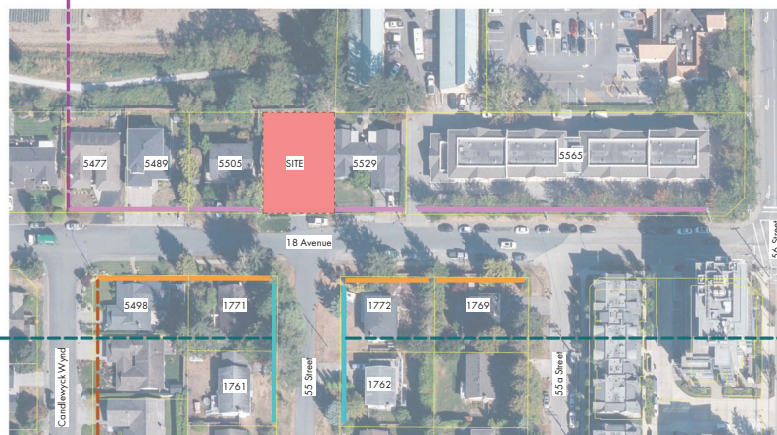


5565

East View along 55 Street



1761 & 1771



West View along 55 Street

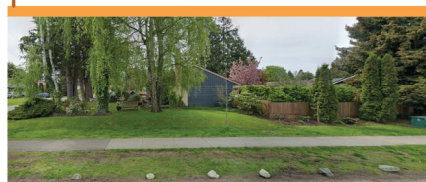


1772 & 1762

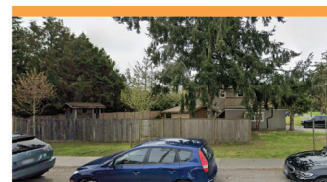
North View along 18 Avenue



5498



1771



1772



1769

BÜRO47
architecture inc

4777 Delta Street
Delta BC V4K 1V7
1 604 941 1213
www.BURO47.com

Client:

Consultant:

REVISIONS

No. Date Description

1. 2024-10-17 JSP JSP - JSP RESPONSE

2. 2024-10-17 JSP JSP - JSP RESPONSE

3. 2024-10-17 JSP JSP - JSP RESPONSE

NOT FOR CONSTRUCTION

Project ID: 2425 18TH

Drawn By: SW

Checked By: JS

Date: 2024/10/23

Print Date: 2025-07-09 4:48:10 PM

City/State/Zip: Delta BC V4K 1V7

Project Name: Townhomes on 18th

5517 18 Ave, Delta, BC V4M 2T1

Sheet Name: Site Context

Scale: As Indicated

Sheet No.: A0.02

Project Name: Townhomes on 18th

5517 18 Ave, Delta, BC V4M 2T1

Sheet Name: Site Context

Scale: As Indicated

Sheet No.: A0.02

Project Name: Townhomes on 18th

5517 18 Ave, Delta, BC V4M 2T1

Sheet Name: Site Context

Scale: As Indicated

Sheet No.: A0.02

Project Name: Townhomes on 18th

5517 18 Ave, Delta, BC V4M 2T1

Sheet Name: Site Context

Scale: As Indicated

Sheet No.: A0.02

Project Name: Townhomes on 18th

5517 18 Ave, Delta, BC V4M 2T1

Sheet Name: Site Context

Scale: As Indicated

Sheet No.: A0.02

Project Name: Townhomes on 18th

5517 18 Ave, Delta, BC V4M 2T1

Sheet Name: Site Context

Scale: As Indicated

Sheet No.: A0.02

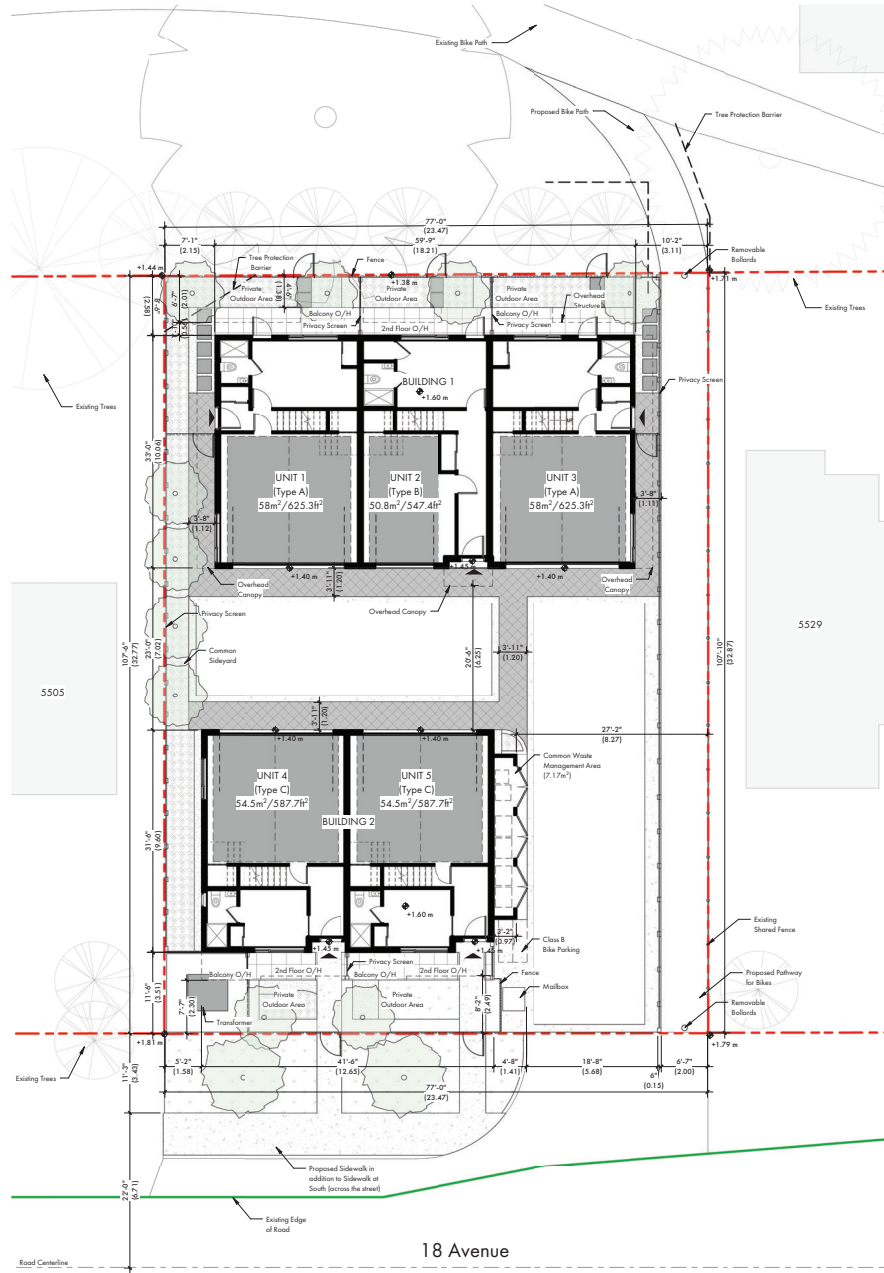
Project Name: Townhomes on 18th

5517 18 Ave, Delta, BC V4M 2T1

Sheet Name: Site Context

Scale: As Indicated

Sheet No.: A0.02



Existing Zoning: RS1 (Single Detached Residential 1 Zone)
Existing OCP: MR (Mixed Residential) (No change proposed)
Proposed Zoning: CD Zone based on RT76 (Townhouse Residential 76 Zone)

Lot Area: 770 m²/8290 ft²
Lot Width: 12.65 m
Proposed Units: 5 (2 Buildings)
Unit Type A GFA w/ Garage (2 Units): 193.55 m²/2083.44 ft²
Garage Area: 33.7 m²/362.9 ft²
Unit Type B GFA w/ Garage (1 Unit): 170.97 m²/1,841.34 ft²
Garage Area: 21 m²/227 ft²
Unit Type C GFA w/ Garage (2 Units): 187.93 m²/2,022.89 ft²
Garage Area: 33.4 m²/359.6 ft²

Building Footprint: 311.06 m²/3,348.26 ft²
Total GFA: 934.04 m²/10,054 ft²
FSR: 1.21

Private Outdoor Area(on grade): Unit 1: 21.93 m²/236 ft²
Unit 2: 14.68 m²/158 ft²
Unit 3: 19.42 m²/209 ft²
Unit 4: 14.98 m²/161.3 ft²
Unit 5: 22.9 m²/246.5 ft²
Private Outdoor Area(Roof Deck): Unit 1,3: 51.17 m²/550.8 ft² w/o Staircase
Unit 2: 43.3 m²/466.4 ft² w/o Staircase
Unit 4: 48.5 m²/522.9 ft² w/o Staircase
Unit 5: 49.9 m²/537.3 ft² w/o Staircase

Private Outdoor Area(Balcony): Unit 1,3: 3.12 m²/33.59 ft²
Unit 2: 2.3 m²/25 ft²
Unit 4: 3 m²/32.89 ft²
Unit 5: 2.9 m²/31.29 ft²

CD Proposed
Front Setback 2.4 m (3.4m on grade)
Side Setback 1.5 m (in the front), 2.1 m (in the back)
Other Side Setback 3 m
Rear Setback 2 m (2.5m on grade)
Max. Lot Coverage 41%
Residential Parking 9 (Required : 8)
Visitor Parking 0 (Required : 0)

--- Property Line
▲ Primary Entrance

BÜRO47
architecture inc

4777 Delta Street
Delta BC V4K 1V7
1 604 941 1213
www.BURO47.com

Client

Consultants

Drawings

Rev. Date

Notes

NOT FOR CONSTRUCTION

Project ID

Drawn By

Checked By

Date

Per Date

City/State/Post Code

Project Name

Address

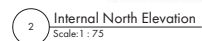
Site Plan

Scale

Sheet No.

1 : 100

A100



NOT FOR CONSTRUCTION

REVISIONS

DRAWING ISSUES		
No.	Date	Notes
1.	2024-12-17	RFP
2.	2025-04-16	RFP - FOR RESPONSE
3.	2025-07-09	RFP - FOR RE-ISSUE

Project ID

Drawn by

Checked By	ITC
------------	-----

Date 2024/10/23Print Date
2025-07-08 4:45:34 PM

Townhomes on
18th

5517 18 Ave, Delta, BC V4M 2J1

Building Elevations

Scale
1:75Sheet No. _____

A300

BÜRO47
architecture inc
4777 Delia Street
Delta BC V4K 1V7
1 604 941 1213
www.BURO47.com



NOT FOR CONSTRUCTION

Rev.	Date	Notes
1.	2024-10-17	ISS - FOR REVIEW
2.	2025-04-14	ISS - FOR REVIEW
3.	2025-07-09	ISS - FOR REVIEW

Project ID	2425 18TH
Drawn By	SW
Checked By	J5
Date	2024/10/23
Plot Date	2025-07-09 4:43:58 PM



Townhomes on
18th
5517 18 Ave, Delta, BC V4M 2T1
Building
Elevations

Scale
1 : 75

Sheet No.
A301

BÜRO47
architecture inc

4777 Delta Street
Delta BC V4K 1V7
1 604 941 1213
www.BURO47.com

Client:

Consultant:

EDITIONS

No. Date Notes

REVISIONS
No. Date Notes
1. 2024-02-07 RSP RIA RESPONSE
2. 2025-04-14 RSP RIA RESPONSE
3. 2025-07-09 RSP RIA RESPONSE

NOT FOR CONSTRUCTION

Project ID 2425 18TH

Drawn By SW

Checked By JS

Date 2024/10/23

Plot Date 2025-07-09 4:46:27 PM



Townhomes on
18th

5517 18 Ave, Delta, BC V4M 2T1

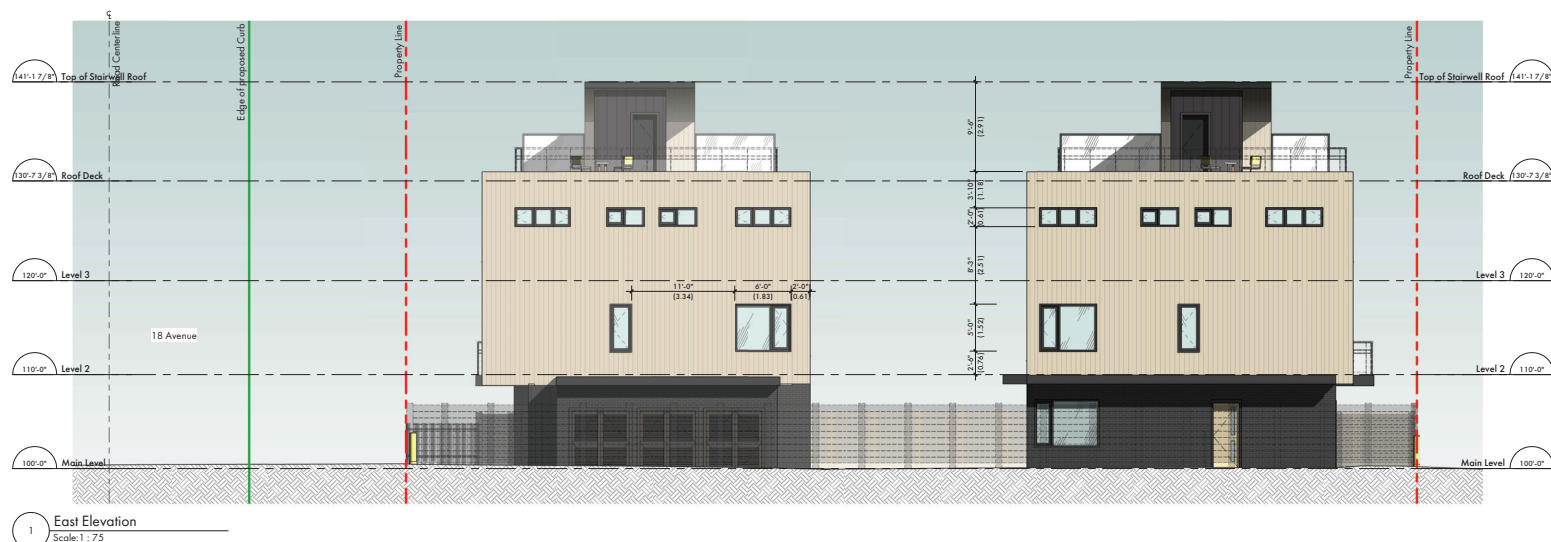
Sheet No.

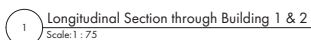
Building
Elevations

Scale 1:75

Sheet No.

A302





NOT FOR CONSTRUCTION

DRAWING ISSUES		
No.	Date	Notes
1.	2024-12-17	IFDP
2.	2025-06-16	IFDP - FOR RESPONSE
3	2025-07-09	IFDP - FOR RESPONSE

Project ID	2425 18TH
Drawn By	SW
Checked By	

Date 2024/10/23

Print Date
2025-07-09 4:46:30 PM

Consultant Seal

2025-09-27

Project Title _____

Townhomes on

18th

5517 18 Ave, Delta, BC V4M 2J1

Sheet Title

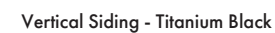
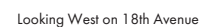
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

Building sections

1:75

Sheet No. _____

A400



NOT FOR CONSTRUCTION