



APARTMENT & TOWNHOUSE
PROPOSAL AT
11944 92 AVENUE

Welcome to the City of Delta’s
Public Information Meeting for an
Apartment and Townhouse Proposal at
11944 92 Avenue

Meeting Details



Time: 5:30 PM – 7:30 PM



The meeting is drop-in format with numerous display boards available for viewing



Delta staff as well as representatives from the applicant team are available to answer questions for the duration of the meeting

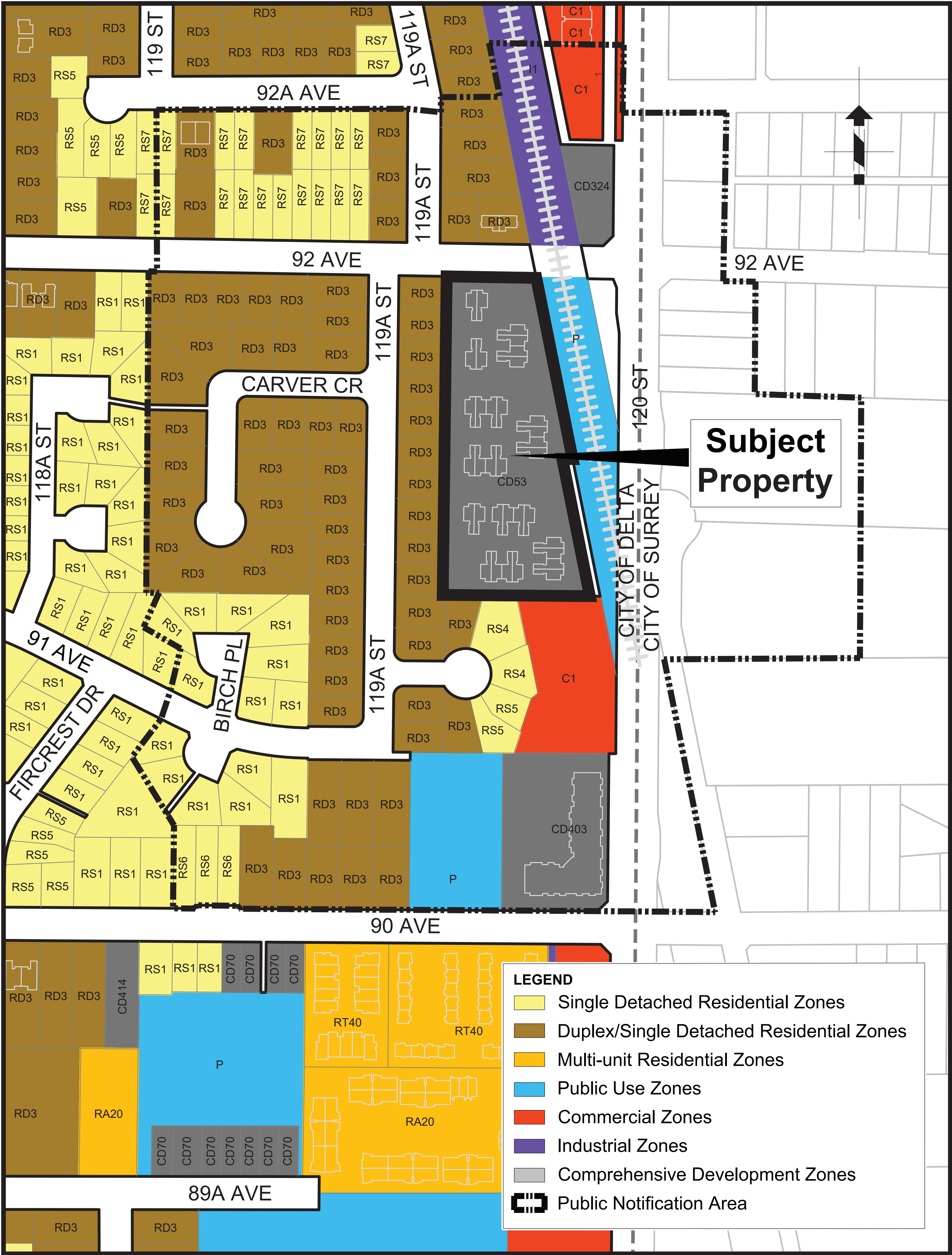


Comment Sheets are available for you to provide feedback or you may submit online at letstalk.delta.ca/lu009671 until **July 21, 2024**





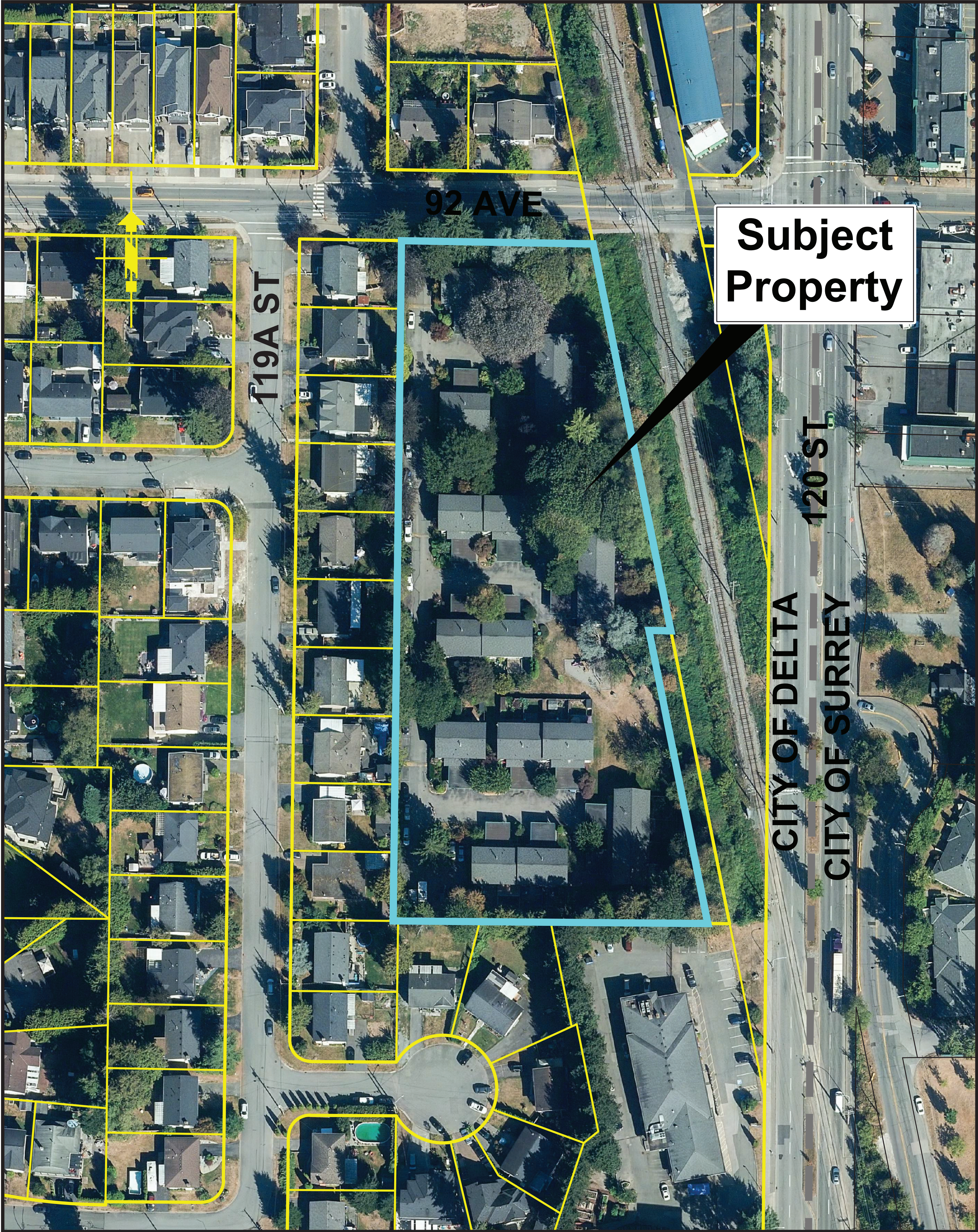
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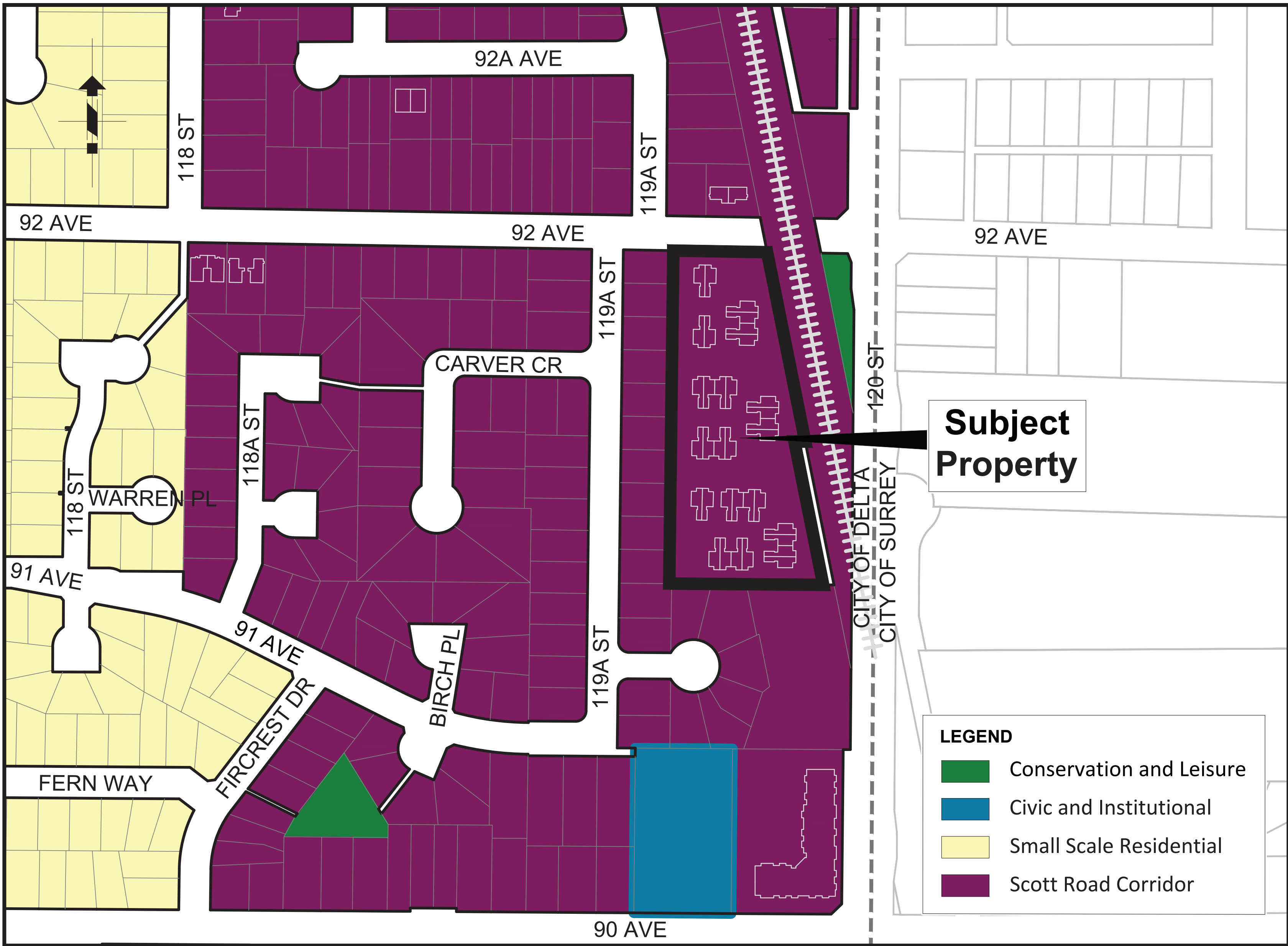
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Aerial View



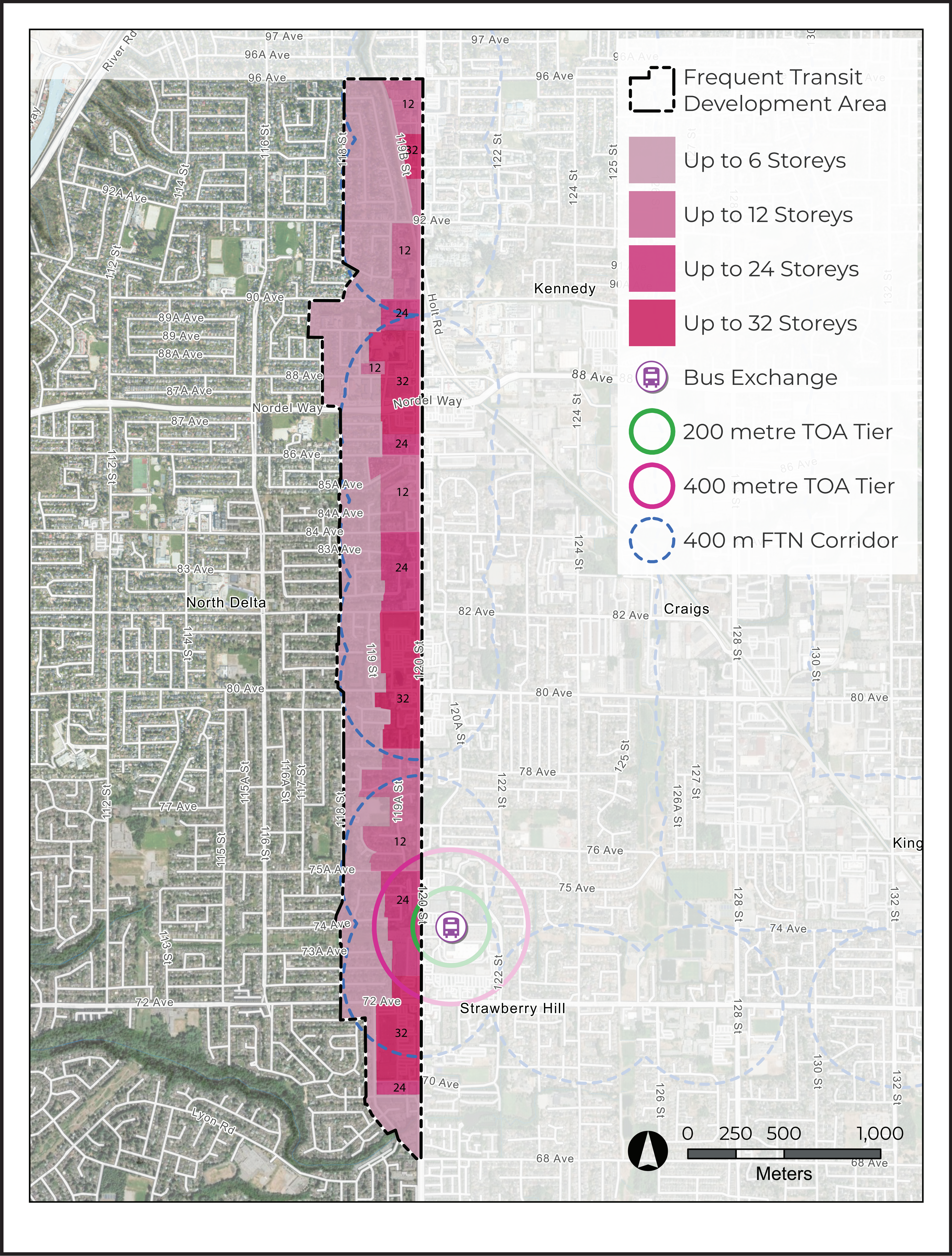
Official Community Plan*



CONSERVATION AND LEISURE	CIVIC AND INSTITUTIONAL	SMALL SCALE RESIDENTIAL	SCOTT ROAD CORRIDOR
Purpose Conserve and enhance natural spaces, environmentally sensitive areas, and parks. Existing golf courses or other forms of private recreation are permitted to remain, however new golf courses will not be considered. Main Building Type(s) » Accessory buildings such as washrooms, cafes, heritage buildings Main Uses » Environmentally sensitive areas » Natural areas » Passive and unprogrammed parks » Nature reserves and wildlife areas » Regional parks » Agricultural uses on lands within the Agricultural Land Reserve Height / Density » Not applicable	Purpose Provide public services, with opportunities for residential as a supporting use Main Building Type(s) » Mix of building types Main Uses » Civic facilities » Active and programmed parks » Schools » Places of worship » Residential when combined with other permitted use(s) Height / Density » For areas with applicable height maps (Map 3 Scott Road Height Map, Map 4 Ladner Village Height Map), those limitations still apply » For other areas, height is regulated through the Zoning Bylaw and is not specified in the OCP	Purpose Enhance existing residential neighbourhoods and provide gentle density housing options. This designation includes the lowest density ground-oriented housing forms. Main Building Type(s) » Single detached houses » Duplexes » Houseplexes » Accessory dwelling units, including secondary suites, coach homes, garden suites » Local neighbourhood stores, cafes, childcare Main Uses » Residential » Limited retail and services such as local Height / Density » Up to 2.5 storeys » Up to 4 units per lot » Up to 6 units per lot within 400m of R6 Rapid Bus stations (see Map 3 Scott Road Height Map) neighbourhood stores, cafes, or commercial childcare facilities	Purpose Provide transit-focused growth opportunities to create a vibrant R6 Scott Road RapidBus Corridor. Main Building Type(s) » Mid- to high-rise residential and mixed use buildings » Ground floors should include primarily commercial and civic uses that contribute to a lively, inviting, and safe pedestrian experience » Limited to no surface parking Main Uses » Residential » Commercial (e.g., retail, service, office, dining, entertainment, accommodation, childcare) » Civic » Major Trip-Generating Uses may be considered Height / Density » Generally, 6 to 32 storeys where a significant community contribution is provided » Rental and non-market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings that are 18 storeys or higher. » Subject to height map (see Map 3 Scott Road Height Map) » Heights should transition into lower forms moving west

*The proposal is consistent with the Scott Road Corridor (SRC) land use designation in "Official Community Plan Bylaw No. 8400, 2024.

Scott Road Height Map





Key Application Facts:

The following are key aspects of the proposal:

- 134 residential apartments in a 6-storey building with 155 parking spaces for residents and 11 parking spaces for visitors in an underground
- 51 residential townhouses in eight 3-storey buildings with 2 parking spaces per unit in enclosed garages and 4 visitor parking spaces at grade
- Vehicle and pedestrian access from 92 Avenue
- 1.8 floor space ratio for the apartment building and 1.2 for the townhouses
- 194 m² of common indoor amenity space and 835 m² of common outdoor amenity space for apartment residents
- 111 m² of common indoor amenity space and 268 m² of common outdoor amenity space for townhouse residents

This development proposal includes applications for:

1. Rezoning to a new Comprehensive Development Zone (CDZ) under "Delta Zoning Bylaw No. 7600, 2017"
2. Development Permit for form and character in the Scott Road Corridor (SRC) Development Permit Area
3. Subdivision to create a parcel for the apartment building and a parcel for the townhouse buildings



Application File Number: LU009671



Applicant:
Lukas Wykpis, Architectural Technologist
Keystone Architecture & Planning Ltd.



City Contact: Deepinder Dhaliwal, Planner



Additional information on the application (File No. LU009671) can be found on Delta’s website: letstalk.delta.ca/lu009671

Have other questions or comments?
Contact the Development Department at:



development@delta.ca; or



604-946-3380

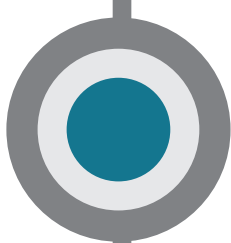
Application Process



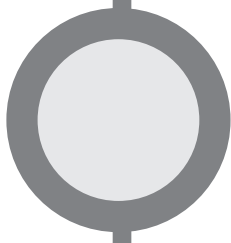
Application Received
February 26, 2024



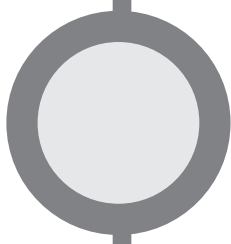
Public Notification
Let's Talk Delta Page created and resident notification and notice of public information meeting sent to residents and property owners.



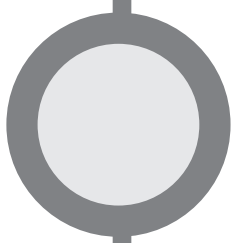
Public Information Meeting
July 9, 2024



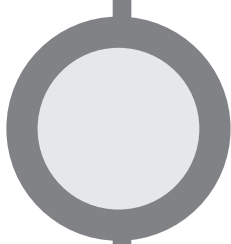
Public Feedback Review



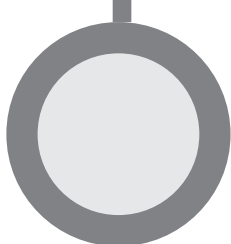
Council - 1st, 2nd and 3rd Readings



**3rd Reading Considerations,
if approved in principle by Council**



Council - Final Consideration and Adoption



Building Permit