

NOTICE OF DEVELOPMENT APPLICATION AND PUBLIC INFORMATION MEETING



WALKER HOUSE 2 32 STOREY MIXED-USE BUILDING IN TOWNLINE

We want to hear from you!

The City of Delta has received an application for a development in your neighbourhood. The application is for a 32-storey mixed-use development containing 395 dwellings and 322 m² of commercial floor area at 9321 120 Street and 11958 93A Avenue.

Delta is hosting an in-person, drop-in format, Public Information Meeting for this project giving you the opportunity to learn more and provide your feedback to the City.

Public Information Meeting



Tuesday, November 19, 2024



5:30 PM to 7:30 PM



Delview Secondary School (Cafeteria)
9111 116 Street, Delta

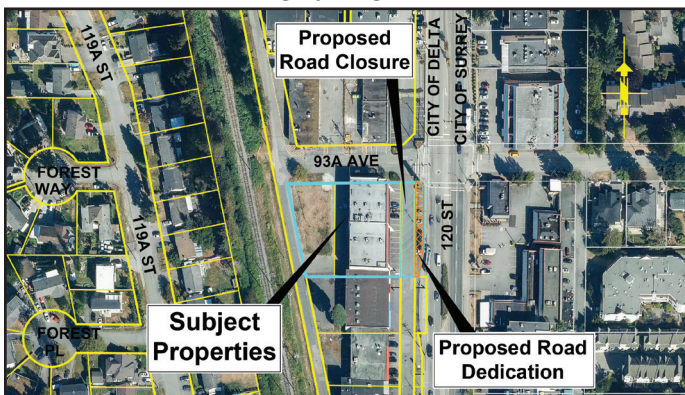
Location Map



Corner view of 120 Street and 93A Avenue looking southwest



Aerial View



Corner view of 93A Avenue and 119B Street looking southeast



Details about the proposal are also available at letstalk.delta.ca/lu009706 where you can view the project details, Public Information Meeting Boards and provide comments online until November 29, 2024.



Key Application Facts:

The following are key aspects of the proposal:

One 32-storey mixed-use building including:

- 336 strata units, 59 rental units and 322 m² of commercial floor area
- Floor space ratio - 8.3
- 504 m² of common indoor amenity space and 1,173 m² of common outdoor amenity space
- 391 parking spaces in an underground parkade including 311 for strata residents, 30 for rental residents, 40 for residential visitors and 10 for commercial
- Vehicle access from 119B Street



Aerial view looking northwest

The proposal is consistent with the Scott Road Corridor (SRC) land use designation in “City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024”

This development proposal includes applications for:

1. Rezoning to a new Comprehensive Development Zone (CDZ)
2. Development Permit for form and character of mixed-use development in the Scott Road Corridor (SRC)
3. Development Variance Permit to vary:
 - Common outdoor amenity space from 354 m² to 75 m² for the rental residents and from 2,016 m² to 1,016 m² for the strata residents
 - On-site parking from 466 to 391 spaces
 - Width of a parking space next to a pillar from 3 m to 2.85 m
4. Road closure, cancellation and disposition of approximately 321 m² of City-owned road dedication along the frontage of 9321 120 Street



Application File Number:
LU009706



Applicant:
Milan Mann, BMG Projects (Delta) Inc.



City Contacts:
Paul Belzile, Senior Planner
Emma Adams, Planner

Have other questions or comments?
Contact the Development Department:



development@delta.ca or



604-946-3380

Any correspondence submitted to the City of Delta with respect to the application will become public information under the Freedom of Information Act, so please provide your name, address, and telephone number and quote the above file number in your correspondence.

This is not a statutory bylaw notice. If the application proceeds to Council for consideration of bylaw readings, you will receive a statutory bylaw notice from the City of Delta later in the process.

The application is at a preliminary stage and aspects of the proposal may change as the application proceeds through the review process.