

NOTICE OF DEVELOPMENT APPLICATION AND PUBLIC INFORMATION MEETINGS



View of northeast corner of property

MIXED-USE HIGH RISE DEVELOPMENT PROPOSAL FOR DELTA SHOPPERS MALL SITE

We want to hear from you!

The purpose of this letter is to inform you of a mixed-use high rise development application in your neighbourhood. The proposed development includes four buildings ranging from 6 to 32 storeys in height with a total of 876 residential units, 10,572 m² (113,796 ft²) of office space, 7,178 m² (77,260 ft²) of commercial space, and 310 m² (3,340 ft²) of childcare space at 8037-8087 120 Street (see location map below).

Delta is committed to advancing consultation and engagement with the community for this project in a timely manner given the current housing challenges in Delta and the Metro Vancouver region.

Delta is hosting four in-person Public Information Meetings for this project giving you the opportunity to learn more and provide your feedback to the City.

Public Information Meetings



Meeting #1 – Tuesday, August 15, 2023

10 AM–NOON at North Delta Recreation Centre
11415 84 Ave, North Delta



Meeting #2 – Tuesday, August 15, 2023

5 PM–7 PM at North Delta Recreation Centre
11415 84 Ave, North Delta



Meeting #3 – Tuesday, August 22, 2023

1 PM–3 PM at Sungod Recreation Centre
7815 112 Street, North Delta

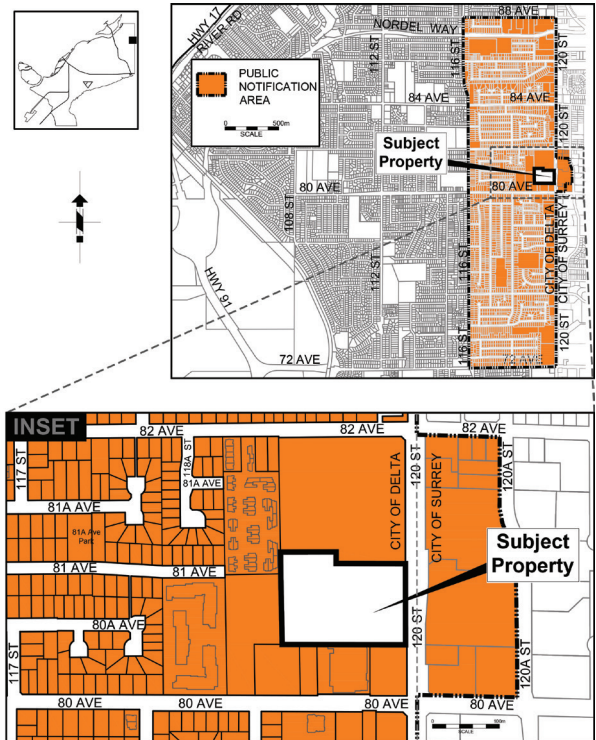


Meeting #4 – Tuesday, August 22, 2023

6 PM–8 PM at Sungod Recreation Centre
7815 112 Street, North Delta

Details about the proposal are also available at letstalk.delta.ca/lu009522 where you can view the project and provide comments online until **August 25, 2023**.

Location Map





Key Application Facts:

- The following are key aspects of the proposal:
 - The east side of the site would include two 32-storey towers, inclusive of five and nine storey podiums, with 643 market condo units;
 - The podiums would include a mix of retail at-grade and office and residential above;
 - The site has been designed so that a central plaza with public spaces would be formed between the podiums of the towers;
 - The west side of the site would include a 10-storey mid-rise building with 150 senior-oriented housing units above at-grade retail as well as a 6-storey rental building with 66 market and 17 non-market rental units above at-grade retail;
 - The development would have a residential density of 363 units per hectare (147 units per acre) and a floor space ratio of 4.0;
 - The project would include indoor and outdoor common amenity spaces in several locations;
 - Two childcare facilities for a total of 60 children (30 spaces in each facility); and
 - A total of 1,577 parking stalls in an underground parkade.
- This development proposal is consistent with the Official Community Plan. The proposal includes applications for:
 - Rezoning from Core Commercial (C1) to a new Comprehensive Development Zone; and
 - A Scott Road Corridor (SRC) Development Permit to address the form and character of the development.



Application File Number: LU009522



Applicant: Cameron Bourne, Arcadis-IBI Group



City Contact: Mike Ruskowski, Senior Planner

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



NDDevelopment@delta.ca or



604-952-3155



View from 120 Street looking west

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.

Delta Council endorsed the public consultation process for this application at their regular meeting on February 13, 2023 including holding four public information meetings. Under Section 464(2) of the Local Government Act, a Public Hearing is not required for rezoning applications that are consistent with the Official Community Plan. Notice of the rezoning would be provided in advance of Council's consideration of first reading of the rezoning bylaw.

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