



MIXED-USE HIGH RISE DEVELOPMENT PROPOSAL FOR DELTA SHOPPERS MALL SITE 8037-8087 120 STREET

Welcome to the City of Delta's
Public Information Meeting for a Proposed
Mixed-Use High Rise Development at
8037 to 8087 120 Street

Meeting Details



Meeting #1-August 15: 10 AM–Noon

Meeting #2-August 15: 5 PM–7 PM

Meeting #3-August 22: 1 PM–3 PM

Meeting #4-August 22: 6 PM–8 PM



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



Delta staff as well as representatives from
Arcadis-IBI Group are available to answer
questions for the duration of the meeting



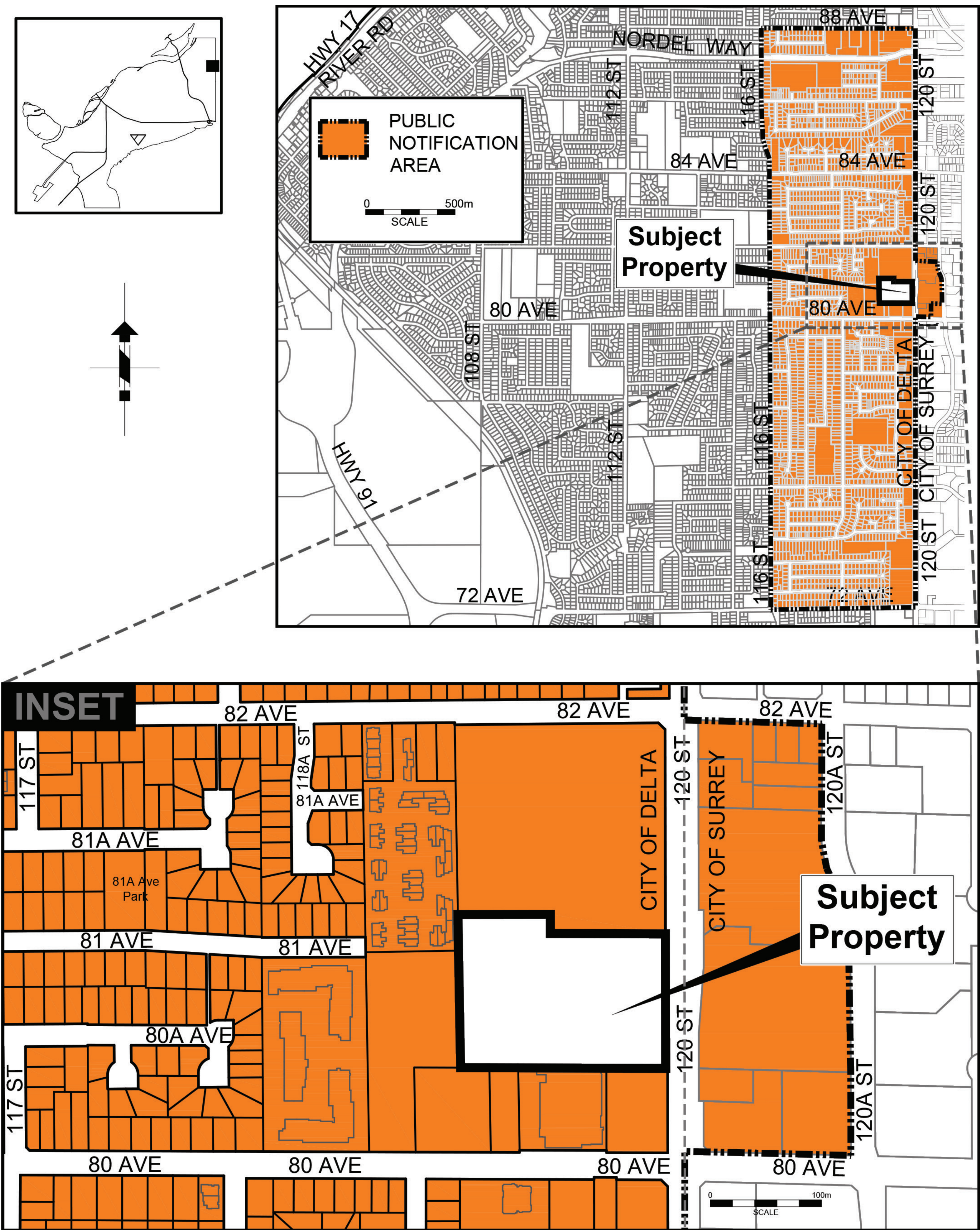
Comment Sheets are available for you
to provide feedback or you may submit
online at letstalk.delta.ca/lu009522
until **August 25, 2023**

PUBLIC INFORMATION MEETING



MIXED-USE HIGH RISE DEVELOPMENT PROPOSAL FOR DELTA SHOPPERS MALL SITE 8037-8087 120 STREET

Location Map



MIXED-USE HIGH RISE DEVELOPMENT
PROPOSAL FOR DELTA SHOPPERS MALL SITE
8037-8087 120 STREET



Key Application Facts:

- The following are key aspects of the proposal:
 - 4 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 (77,263 ft²) of commercial space, and 310 m² (3,340 ft²) of childcare space.
 - 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 ten-storey mid-rise building with 150 senior-oriented housing units as well as a six-storey rental building with 66 market and 17 non-market rental housing units. Both buildings would include retail on the first floor.
 - The proposed development would have a residential density of 363 units per hectare (147 units per acre) and a floor space ratio of 4.0.
 - The 876 residential units would be comprised of 151 1-bedroom apartments, 312 1-bedroom+den apartments, 269 2-bedroom apartments, 136 3-bedroom apartments, and 8 townhouses.
 - The project would include a total of 2,147 m² (23,105 ft²) of common indoor amenity space and 7,358 m² (79,204 ft²) of outdoor common amenity space in several locations throughout the development.
 - Two childcare facilities for a total of sixty children are proposed (30 spaces in each facility).
 - A total of 1,577 parking stalls in an underground parkade are proposed.
 - A total of 1,073 bicycle parking spaces are proposed.
 - A total of 5 loading spaces are proposed.
- This development proposal is consistent with the Official Community Plan. The proposal includes applications for:
 - Rezoning from Core Commercial (C1) to Comprehensive Development Zone; and
 - A Scott Road Corridor (SRC) Development Permit to address the form and character of the development.



Application File Number:
LU009522



Additional information on the application
(File No. LU009522) can be found on Delta’s website:
letstalk.delta.ca/lu009522



Applicant:
Cameron Bourne
Arcadis-IBI Group

Have other questions or comments?
Contact Paul Belzile, Planner, Development Department at:



City Contact:
Paul Belzile, Planner



NDDevelopment@delta.ca or



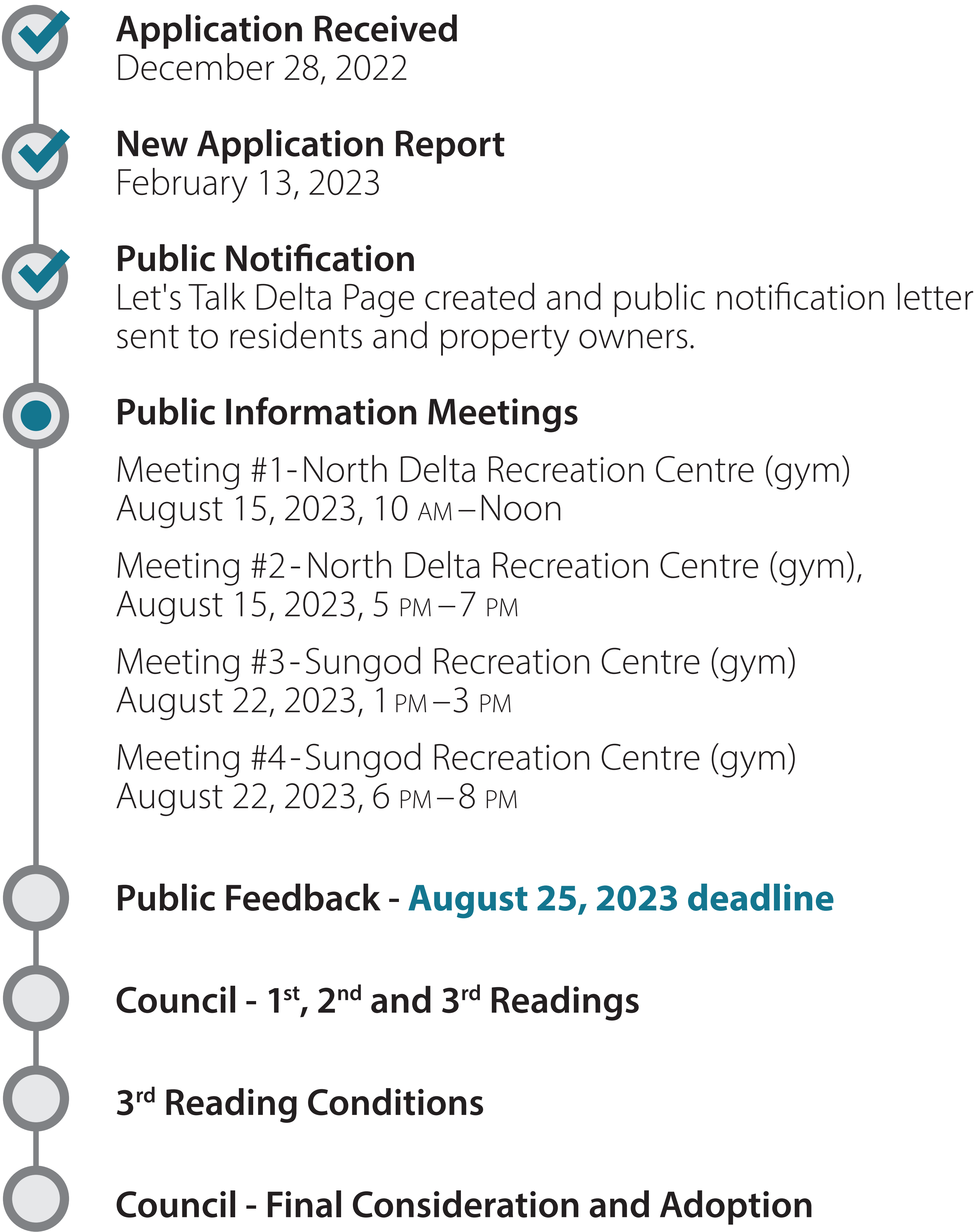
604-952-3155

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.

Application Process



**Advancement to the next steps in the application process is conditional on Council Approval*

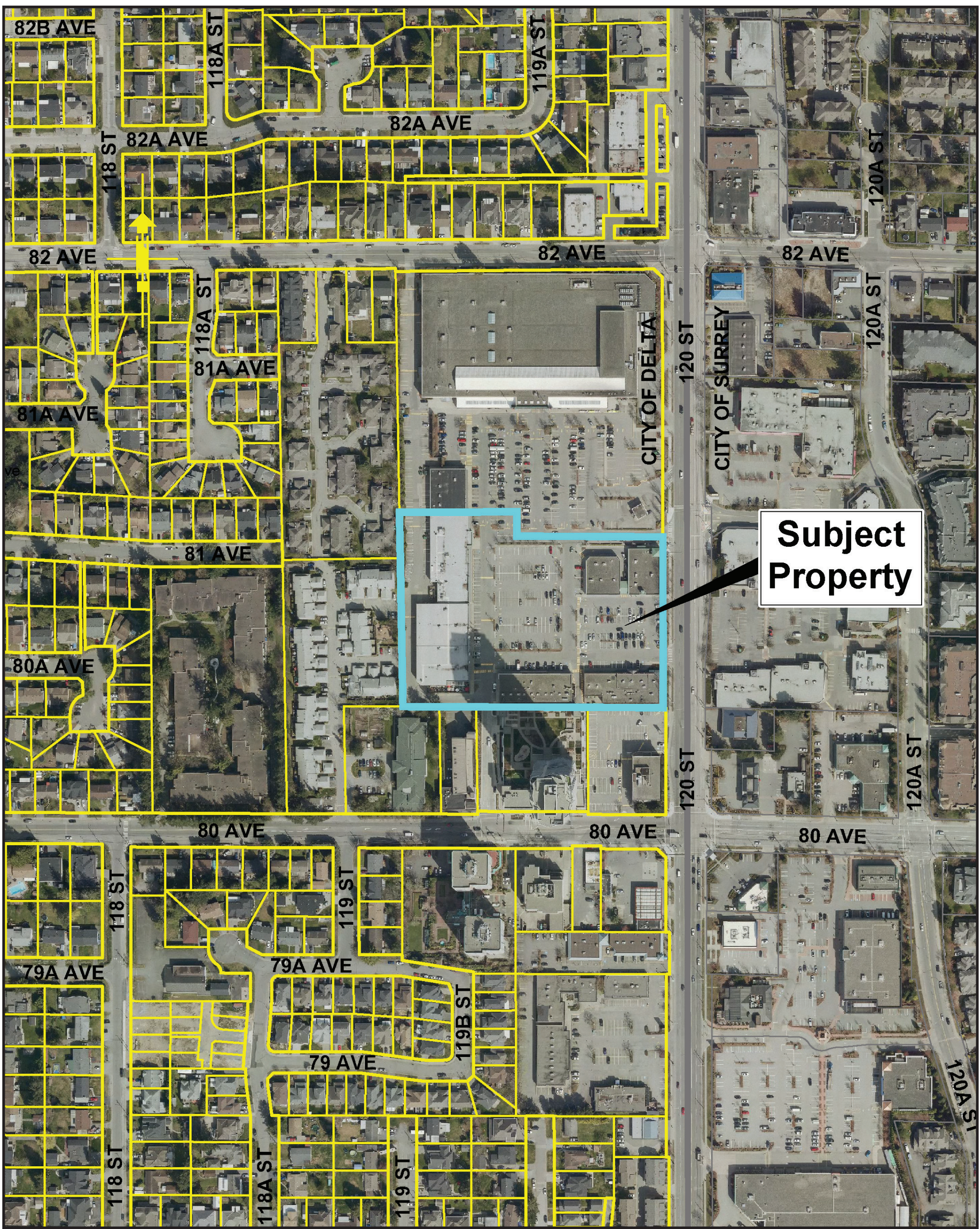
MIXED-USE HIGH RISE DEVELOPMENT
PROPOSAL FOR DELTA SHOPPERS MALL SITE
8037-8087 120 STREET



Aerial (Zoom)



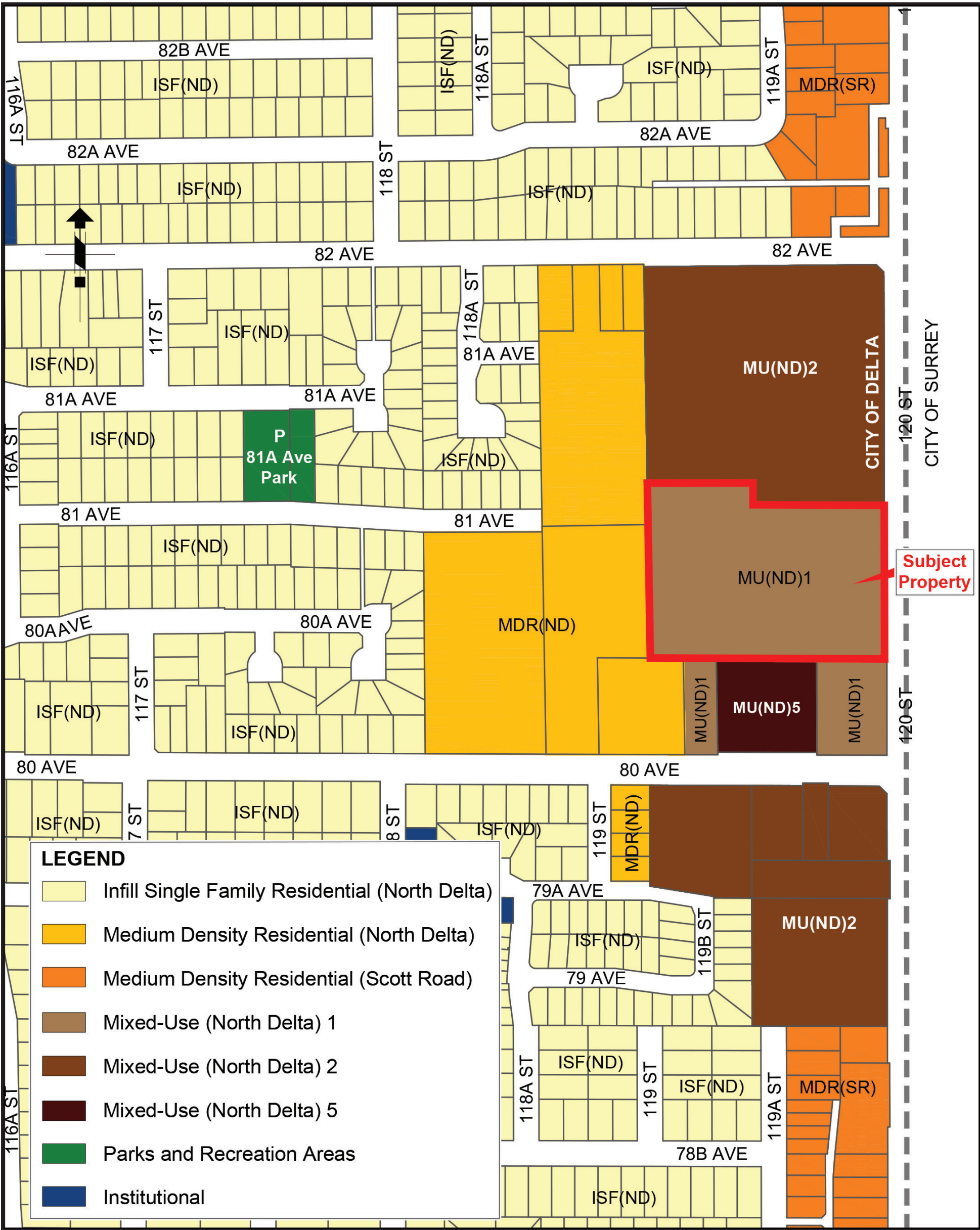
Aerial



MIXED-USE HIGH RISE DEVELOPMENT PROPOSAL FOR DELTA SHOPPERS MALL SITE 8037-8087 120 STREET



Official Community Plan

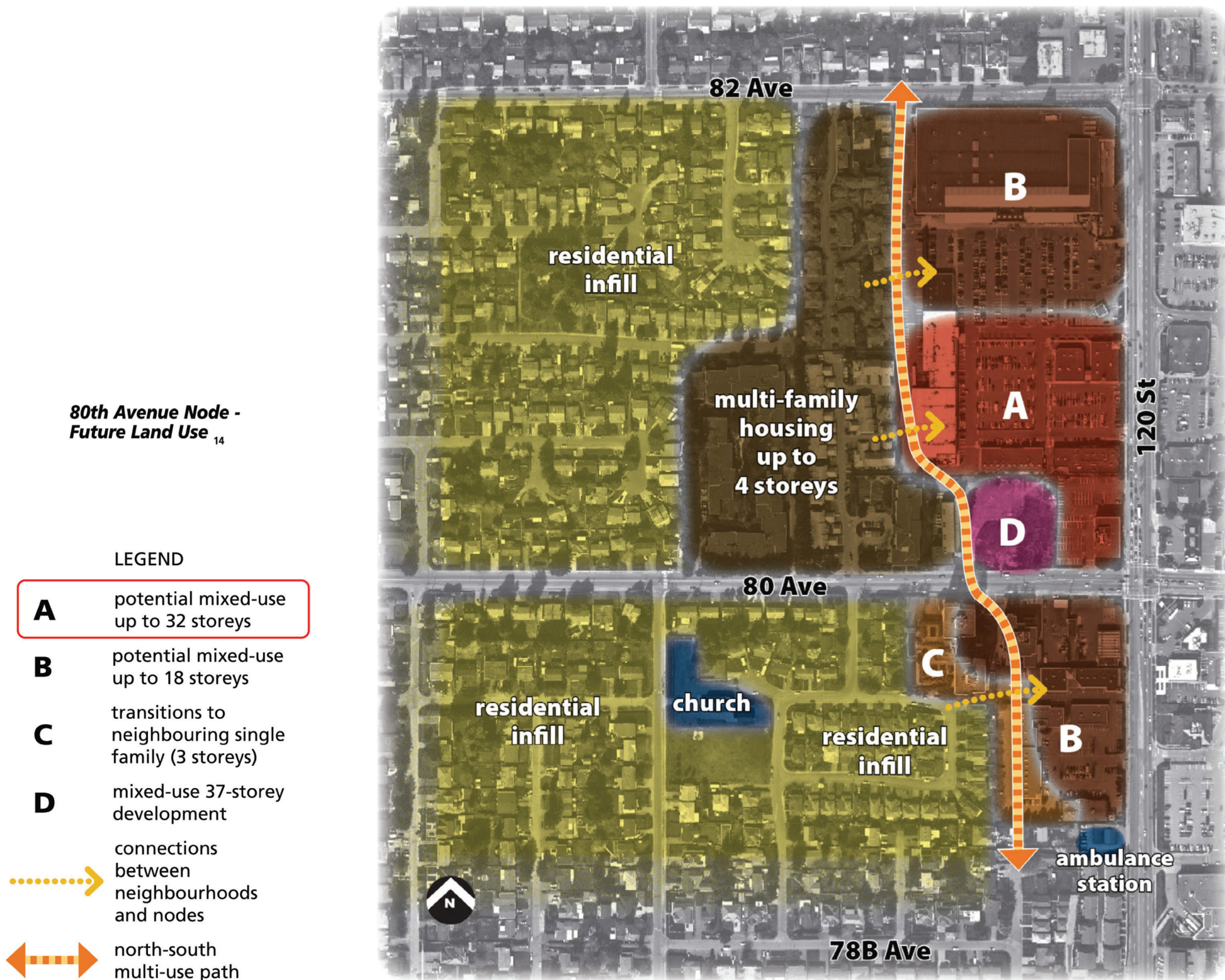


Area 1: **Mixed-Use (North Delta) 1 - (MU(ND)1)**

Intent: Mix of uses including retail and office commercial, multiple-family residential, recreation, cultural, public, and open space.

Density: Up to 4.0 floor space ratio

Height: Maximum 32 storeys



Official Community Plan Policies Relevant to this application:

Policy 2.1.1

Encourage a range of housing types within each of Delta's urban areas (e.g. single-family detached, ground-oriented, multi-family, seniors' oriented and special needs).

Policy 2.1.2

Encourage and facilitate the production of housing the meets the needs of residents of different income levels.

Policy 2.1.3

Encourage seniors' and special needs housing in town centres, close to shops, services, transit and other amenities.

Policy 2.1.16

Focus new residential development in existing urban areas, and not in greenfield sites or on agricultural land.

Policy 2.1.17

Support medium density housing near transportation, jobs, and amenities to promote "complete communities".

Policy 2.2.3

Promote development that improves the design, character and attractiveness of Ladner Trunk Road, 56th Street, and Scott Road.

Policy 2.2.7

Encourage an attractive pedestrian environment and pedestrian linkages between buildings.

Policy 2.4.3

Through effective land use planning, minimize habitat loss, fragmentation and disturbances to wildlife.

Policy 2.6.26

Diversify Delta's greenspace inventory to include more urban open spaces that meet the needs of Delta's diverse population.

Policy 2.6.28

Encourage developers to incorporate public open spaces into their developments (e.g. plazas, walkways or small park nodes).

North Delta Area Plan Policies Relevant to this Application:

Policy A.1

Focus growth in a series of mixed-use nodes. Encourage the development of medium and high density mixed-use nodes, each with a distinct character, focused on several key intersections along the Scott Road Corridor.

Policy A.2

Encourage redevelopment of existing shopping centres and mall parking lots into mixed-use nodes.

Policy A.3

Encourage a mix of uses in buildings in areas designated Mixed-Use (North Delta) 1 to facilitate the development of interesting and diversified neighbourhoods, while avoiding long stretches of a single-use along the ground level. Encourage uses which help to animate the street and provide an interesting interface for pedestrians at the ground level and locate office and residential uses generally above the ground level in MU(ND)1.

Policy A.4

Provide a transition in scale between high-density mixed-use and lower density residential areas.

Policy A.10

Require new development fronting Scott Road to provide a north-south bicycle path at the back of the property to create a continuous bicycle path from Sunwood Drive and 120th Street to 96th Avenue.

Policy A.11

Create a finer-grained movement network within redeveloped mall sites, and work with property owners to create a town square or central open space in all mixed-use nodes as a place which will support a broad range of community activities such as markets, community fairs, and sporting celebrations.

Policy A.13

Create four high density mixed-use nodes at Townline, Kennedy, 80th Avenue, and at Scottsdale. In areas designated Mixed-Use (North Delta) 1, buildings can reach up to 32 storeys with retail required at grade.

MIXED-USE HIGH RISE DEVELOPMENT PROPOSAL FOR DELTA SHOPPERS MALL SITE 8037-8087 120 STREET



Zoning

