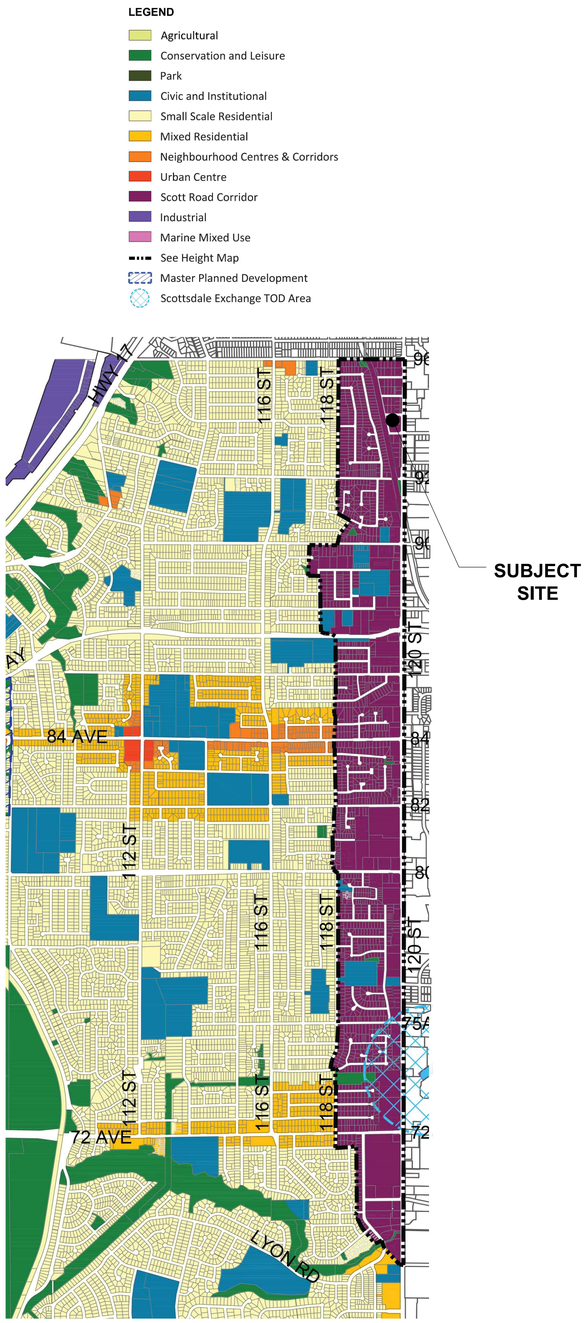
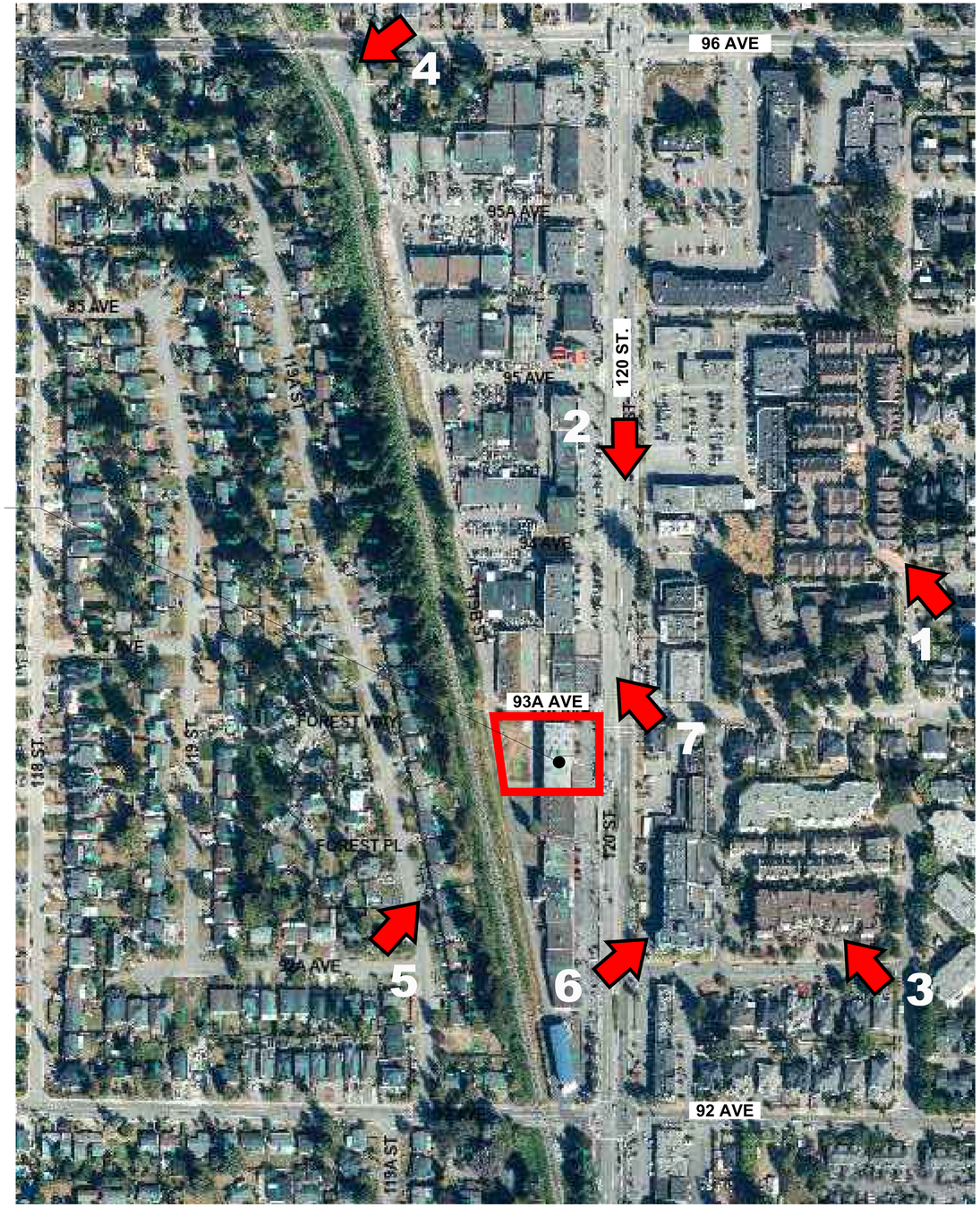
SITE CONTEXT



OFFICIAL COMMUNITY PLAN



AERIAL VIEW











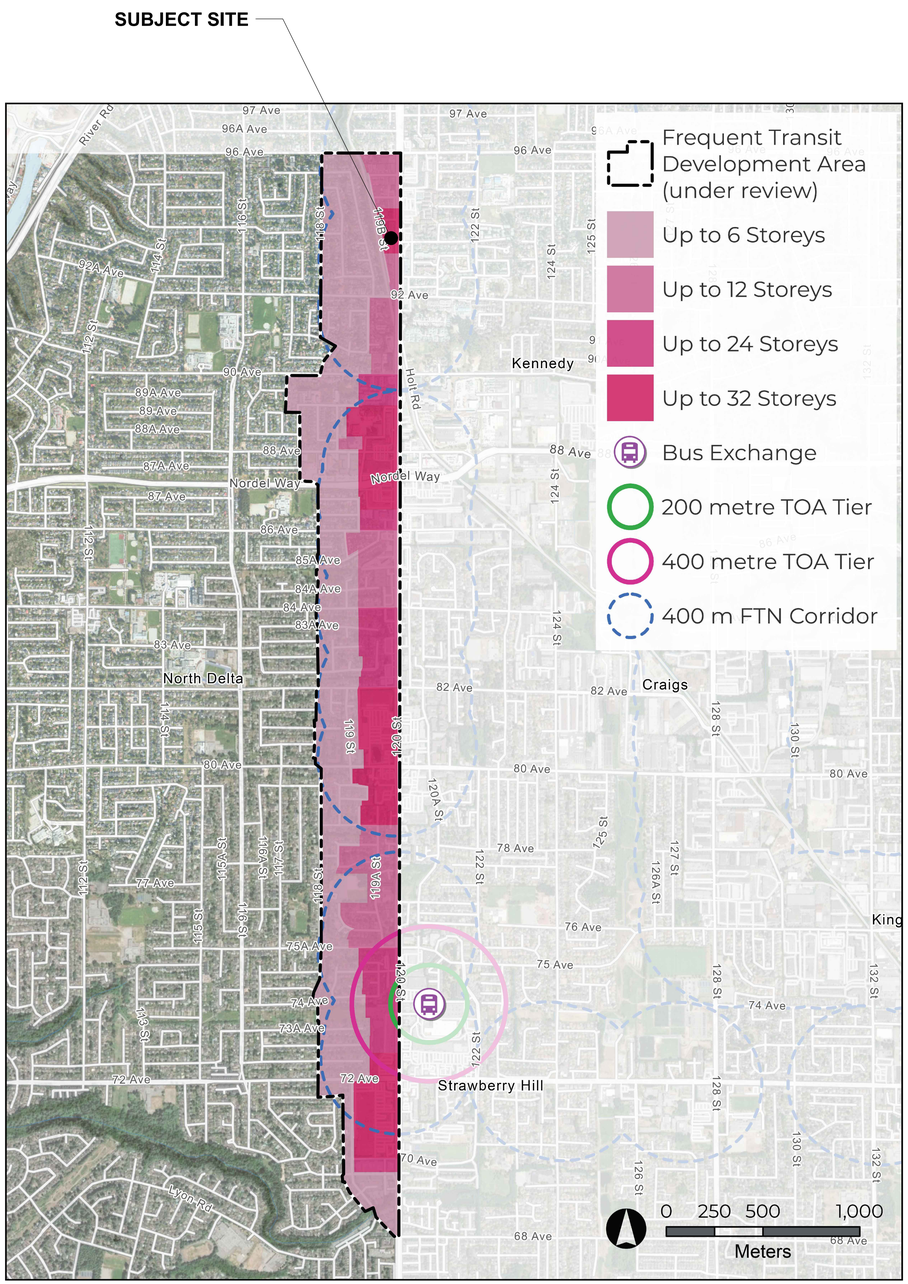




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WALKER HOUSE 2
9321 & 9361 120 ST. , 11958 93A AVE.
DELTA, BC

SITE CONTEXT



SCOTT ROAD HEIGHT MAP



NORTHWEST VIEW

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WALKER HOUSE 2
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RENDERINGS



TOWER LOBBY



NORTHEAST VIEW

RENDERINGS



SCOTT ROAD COMMERCIAL

WALKER HOUSE 2
(PROPOSED)

WALKER HOUSE 1
(UNDER CONSTRUCTION)



SOUTHEAST VIEW

RENDERINGS

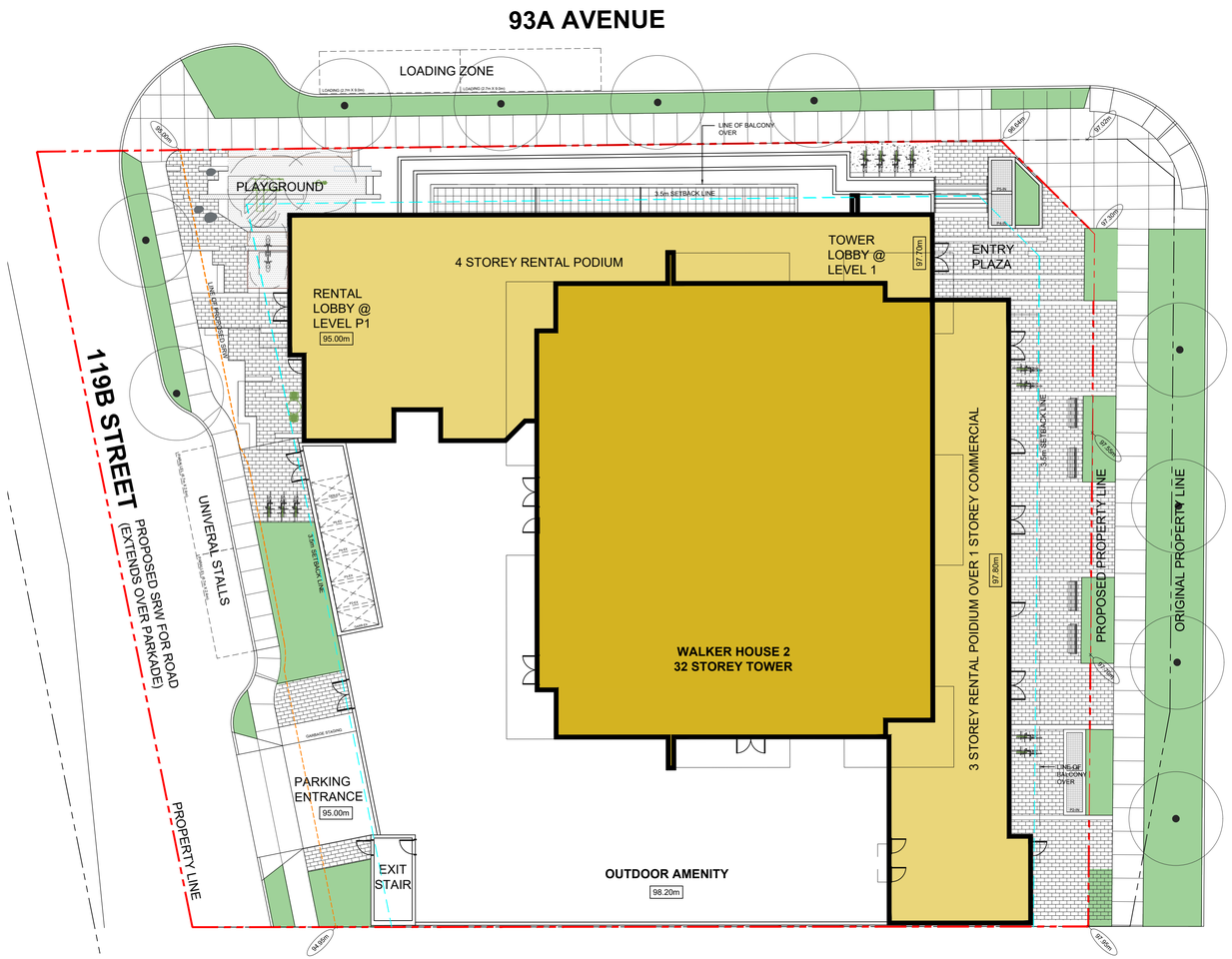


NORTHWEST VIEW



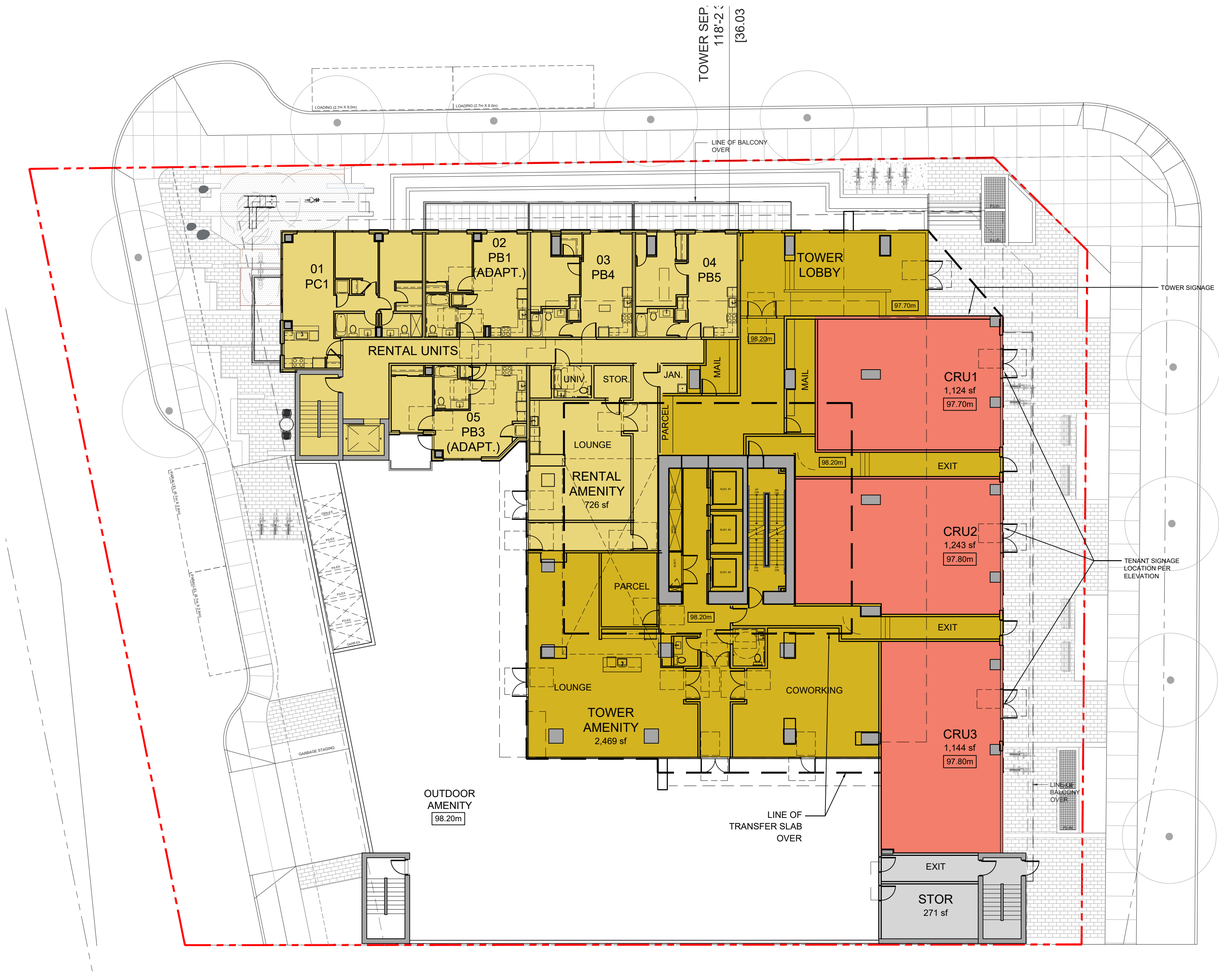
RENTAL LOBBY

PLANS SITE & LEVEL 1



SITE PLAN

NORTH

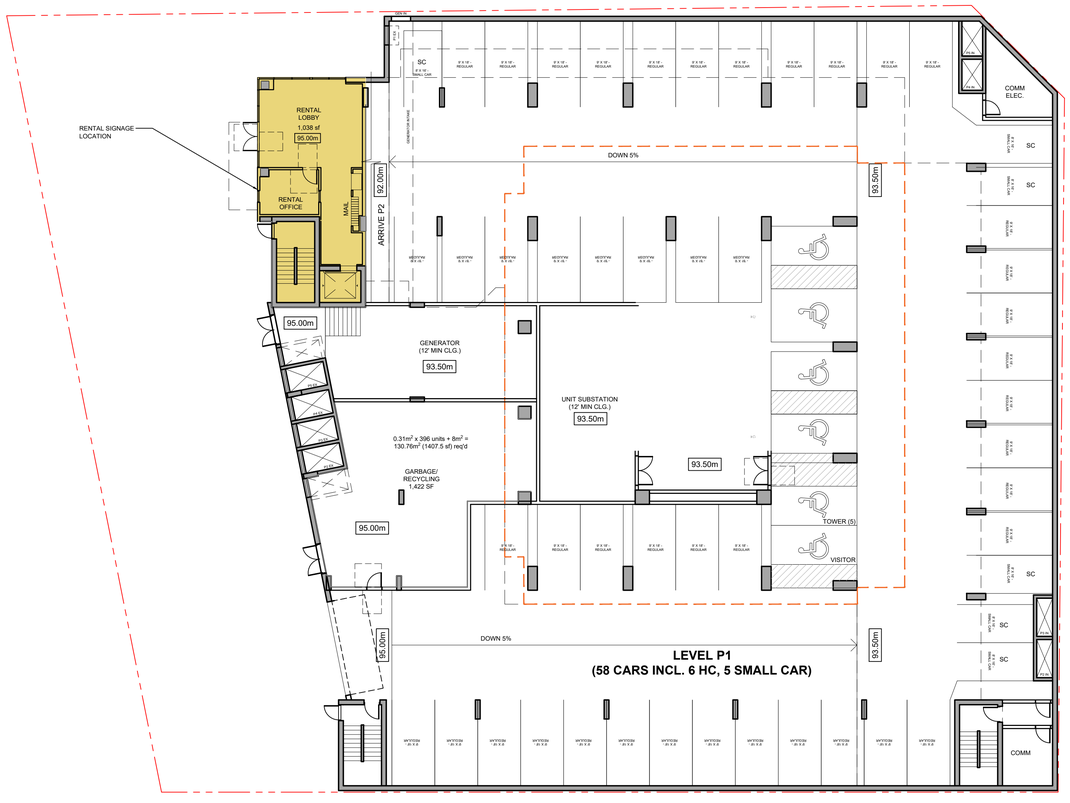


LEVEL 1 PLAN

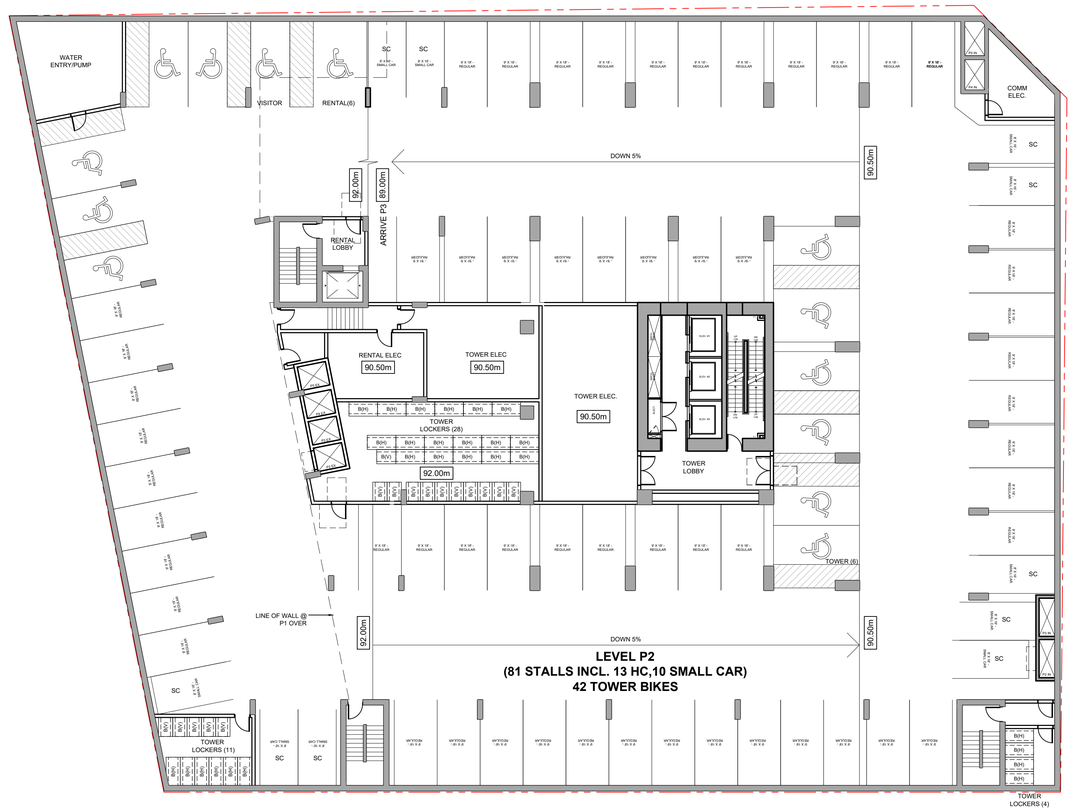
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WALKER HOUSE 2
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PLANS LEVEL P1 & P2-P5



LEVEL P1 PLAN

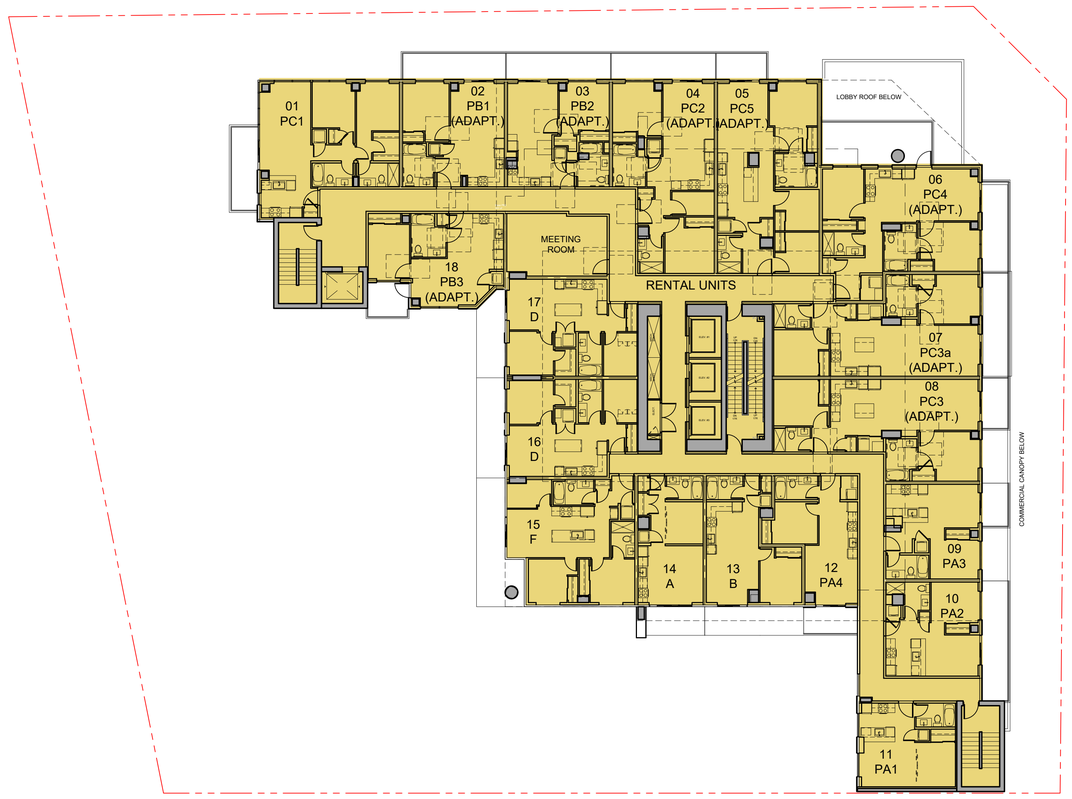


LEVELS P2-P5 TYPICAL PLAN

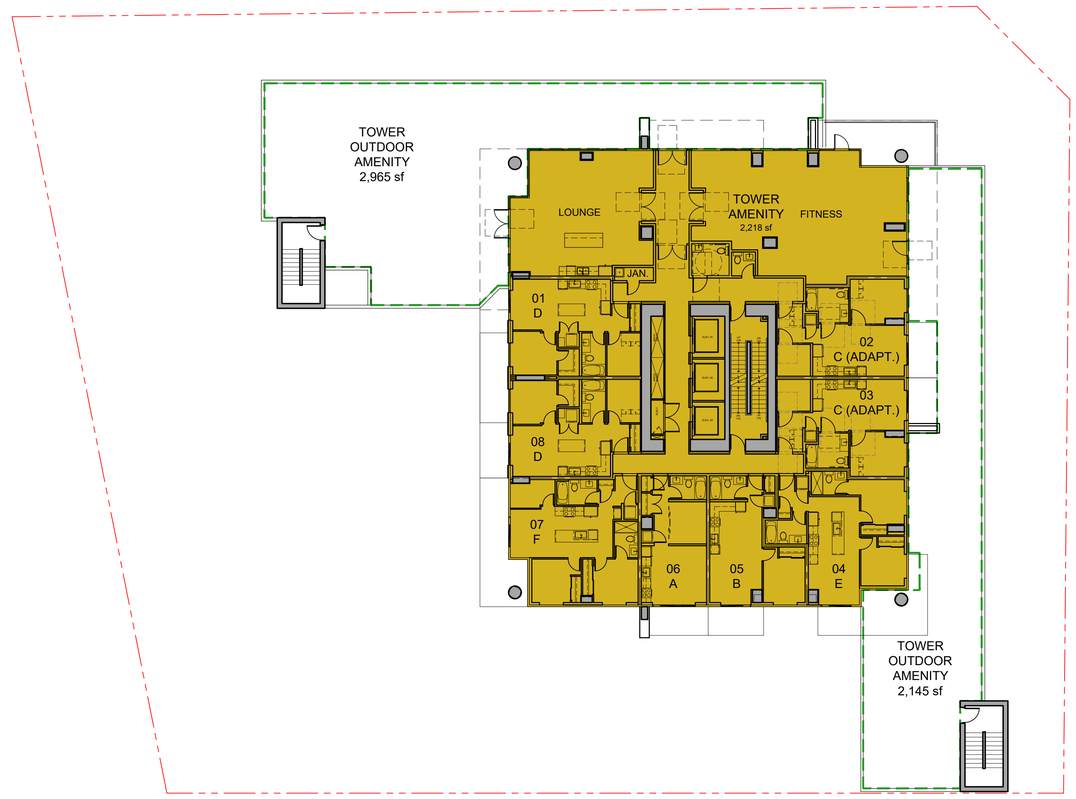
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WALKER HOUSE 2
9321 & 9361 120 ST. , 11958 93A AVE.
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PLANS LEVELS 2-4 & 5

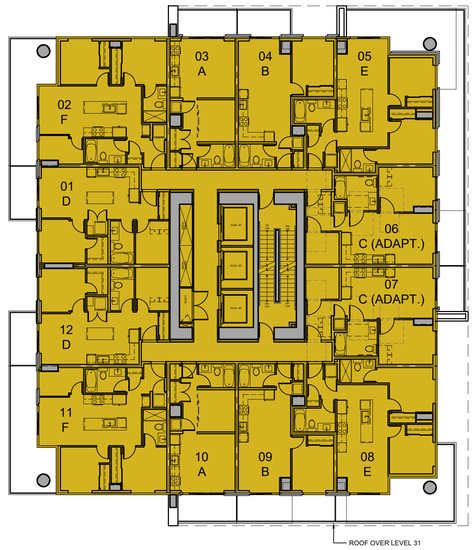


LEVELS 2-4 PLAN



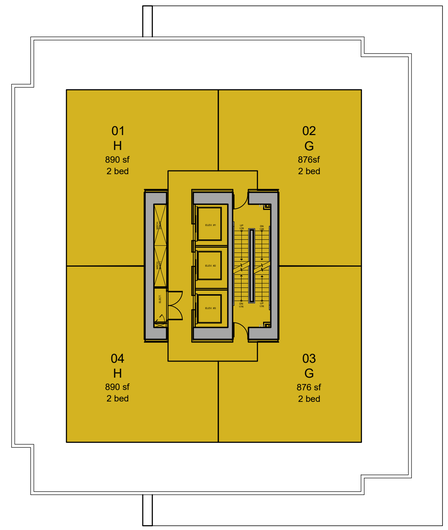
LEVEL 5 PLAN

PLANS LEVELS 6-31 & 32



TYPICAL FLOOR PLATE: 7899 SF

LEVELS 6-31 PLAN

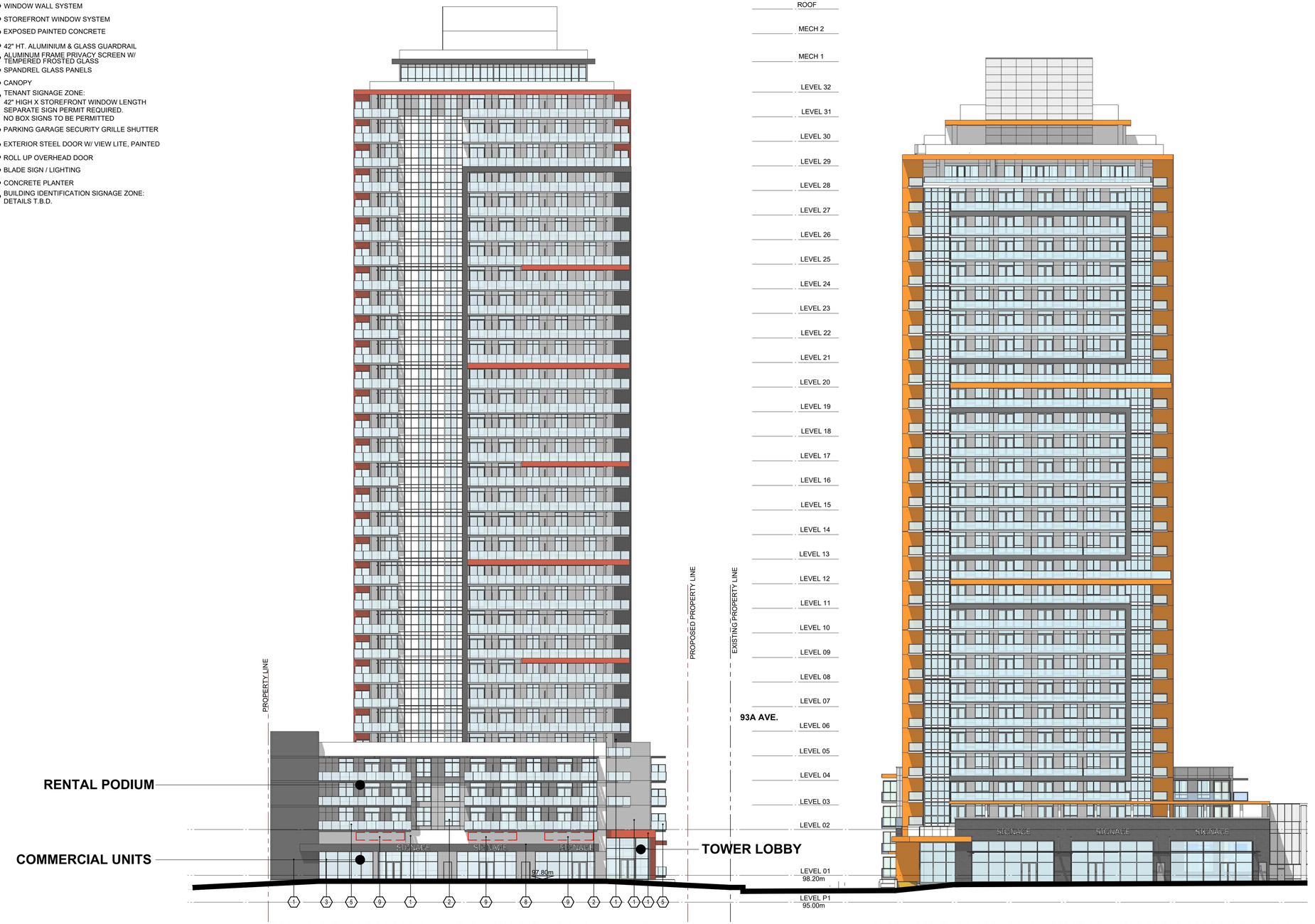


LEVEL 32 PLAN

ELEVATIONS EAST - SCOTT ROAD

ELEVATION MATERIAL LEGEND

1. METAL PANEL CLADDING
2. WINDOW WALL SYSTEM
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED PAINTED CONCRETE
5. 42" HT. ALUMINIUM & GLASS GUARDRAIL
6. ALUMINUM FRAME PRIVACY SCREEN W/ TEMPERED FROSTED GLASS
7. SPANDREL GLASS PANELS
8. CANOPY
9. TENANT SIGNAGE ZONE: 42" HIGH X STOREFRONT WINDOW LENGTH SEPARATE SIGN PERMIT REQUIRED. NO BOX SIGNS TO BE PERMITTED
10. PARKING GARAGE SECURITY GRILLE SHUTTER
11. EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED
12. ROLL UP OVERHEAD DOOR
13. BLADE SIGN / LIGHTING
14. CONCRETE PLANTER
15. BUILDING IDENTIFICATION SIGNAGE ZONE: DETAILS T.B.D.



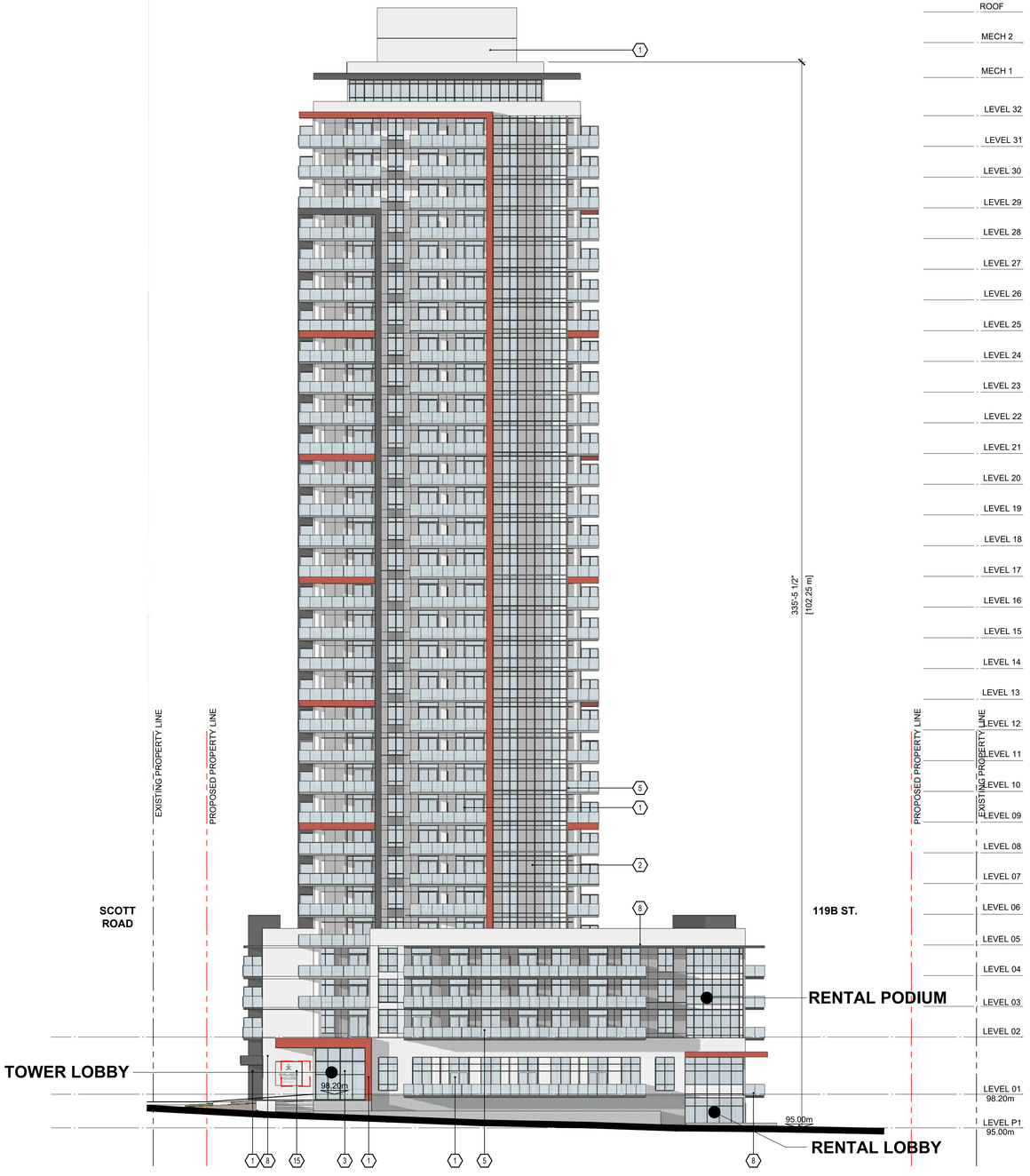
WALKER HOUSE 2 - PROPOSED (32 Storeys)

WALKER HOUSE 1 - UNDER CONSTRUCTION (29 Storeys)

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WALKER HOUSE 2
9321 & 9361 120 ST. , 11958 93A AVE.
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ELEVATIONS NORTH - 93A AVENUE

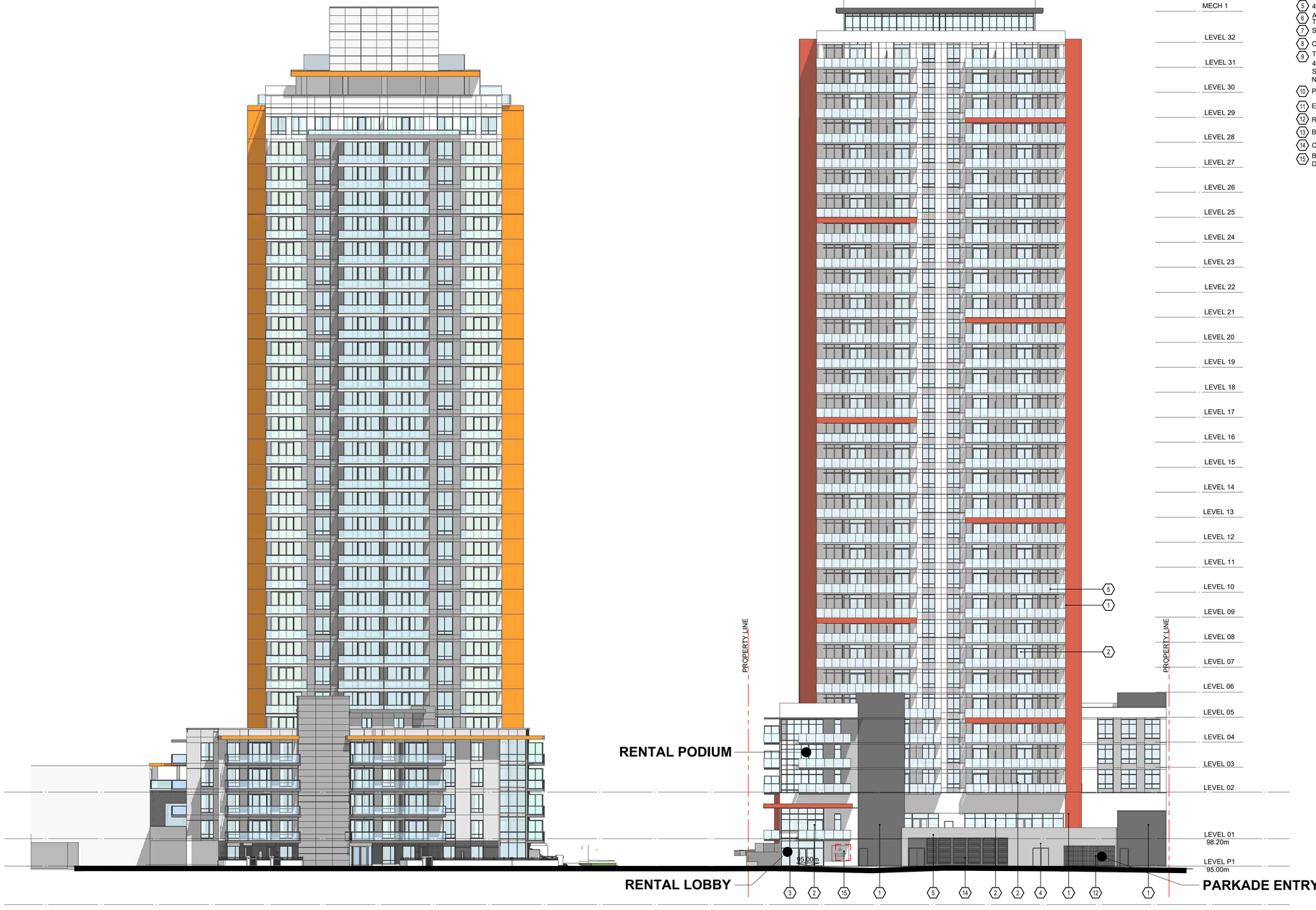


WALKER HOUSE 2 - PROPOSED (32 Storeys)

ELEVATION MATERIAL LEGEND

1. METAL PANEL CLADDING
2. WINDOW WALL SYSTEM
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED PAINTED CONCRETE
5. 42" HT. ALUMINIUM & GLASS GUARDRAIL
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12. ROLL UP OVERHEAD DOOR
13. BLADE SIGN / LIGHTING
14. CONCRETE PLANTER
15. BUILDING IDENTIFICATION SIGNAGE ZONE: DETAILS T.B.D.

ELEVATIONS WEST - 119B STREET



ELEVATION MATERIAL LEGEND

1. METAL PANEL CLADDING
2. WINDOW WALL SYSTEM
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED PAINTED CONCRETE
5. 42" HT. ALUMINIUM & GLASS GUARDRAIL
6. ALUMINUM FRAME PRIVACY SCREEN W/ TEMPERED FROSTED GLASS
7. SPANDREL GLASS PANELS
8. CANOPY
9. TENANT SIGNAGE ZONE: 42" HIGH X STOREFRONT WINDOW LENGTH SEPARATE SIGN PERMIT REQUIRED. NO BOX SIGNS TO BE PERMITTED
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11. EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED
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13. BLADE SIGN / LIGHTING
14. CONCRETE PLANTER
15. BUILDING IDENTIFICATION SIGNAGE ZONE: DETAILS T.B.D.

WALKER HOUSE 1 - UNDER CONSTRUCTION (29 Storeys)

WALKER HOUSE 2 - PROPOSED (32 Storeys)

PUBLIC INFORMATION MEETING | NOVEMBER 19, 2024

WALKER HOUSE 2
9321 & 9361 120 ST. , 11958 93A AVE.
DELTA, BC

PROJECT STATISTICS & COMMUNITY BENEFIT

CONDO TOWER

- 336 Units
- Variety of rental unit sizes
  - 55 - Studio
  - 111 - 1 Bedroom
  - 170 - 2 Bedroom
- 54 'Adaptable' units (wheelchair friendly)
- 437 m² indoor amenity space
- 1,016 m² outdoor amenity space









RENTAL PODIUM

- 59 Purpose-built rental units
- Variety of rental unit sizes
  - 15 - Studios
  - 22 - 1 Bedroom
  - 22 - 2 Bedroom
- 26 'Adaptable' units (wheelchair-friendly)
- 10% of the rental units (6 units) to be offered at 10% below-market rates, secured for a 20-year term
- 69 m² indoor amenity space
- 232 m² outdoor amenity space
- Community-use play area / plaza at lobby

SCOTT ROAD COMMERCIAL

- 3 Units
- Total 322 m²

TRANSPORTATION



R6 SCOTT ROAD
RAPIDBUS

PROPOSED VEHICLE PARKING

	RESIDENTIAL TOWER	RESIDENTIAL MID-RISE (RENTAL)	COMMERCIAL	VISITORS	TOTAL
PROPOSED PARKING STALLS	311	30	10	40	391
PROPOSED ACCESSIBLE STALLS***	27	13	-	2	42
PROPOSED BICYCLE LOCKERS	348	60	3	5	416

***ACCESSIBLE STALLS ARE INCLUDED IN TOTAL PROPOSED PARKING STALLS.
***NO ACCESSIBLE STALLS REQUIRED WHEN LESS THAN 11 STALLS PROVIDED FOR COMMERCIAL

TRANSPORTATION ESTIMATES

BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS' (ITE) TRIP GENERATION MANUAL (11TH EDITION), THE WALKER HOUSE 2 DEVELOPMENT IS ESTIMATED TO GENERATE THE FOLLOWING TRIPS:

- APPROXIMATELY 95 TWO-WAY VEHICLE TRIPS DURING THE AM PEAK HOUR AND 80 TWO-WAY VEHICLE TRIPS IN THE PM PEAK HOUR FOR THE RESIDENTIAL USES.
- APPROXIMATELY 10 TWO-WAY VEHICLE TRIPS IN THE AM PEAK HOUR AND 25 TWO-WAY VEHICLE TRIPS IN THE PM PEAK HOUR FOR THE COMMERCIAL USES.

RAPID BUS - SCOTT ROAD

THE R6 SCOTT ROAD RAPID BUS CORRIDOR PROVIDES HIGH FREQUENCY BUS SERVICE ADJACENT TO THE WALKER HOUSE 2 DEVELOPMENT CONNECTING TO THE SCOTT ROAD SKYTRAIN STATION AND BUS EXCHANGES. DESPITE LIMITED STOPS ALONG SCOTT ROAD, NB AND SB STOPS ARE LOCATED APPROXIMATELY 300M FROM WALKER HOUSE 2, WHICH IS ROUGHLY A 5-MINUTE WALK.

SCOTT ROAD VEHICLE VOLUME

SCOTT ROAD AT 93A AVENUE CARRIES IN THE ORDER OF 2,400 VEHICLES DURING THE BUSIEST HOUR IN THE MORNING AND IN THE ORDER OF 2,800 VEHICLES DURING THE BUSIEST HOUR IN THE AFTERNOON (BASED ON THE MOST RECENT TRAFFIC DATA COLLECTED IN 2022).

THE WALKER HOUSE 2 DEVELOPMENT IS ANTICIPATED TO INCREASE THE VEHICLE VOLUME ALONG SCOTT ROAD BY APPROXIMATELY 4% DURING THE BUSIEST HOUR IN THE MORNING AND 3% DURING THE BUSIEST HOUR IN THE AFTERNOON.

ON-GOING ANALYSIS

THE PROJECT TEAM CONTINUES TO EVALUATE AND IDENTIFY ANY NECESSARY IMPROVEMENTS TO SUPPORT THE WALKER HOUSE 2 DEVELOPMENT.

SHADOW STUDIES

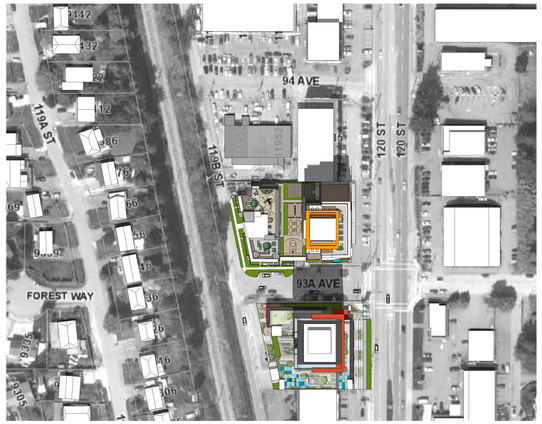
SUMMER SOLSTICE

Walker House 1
(under construction)

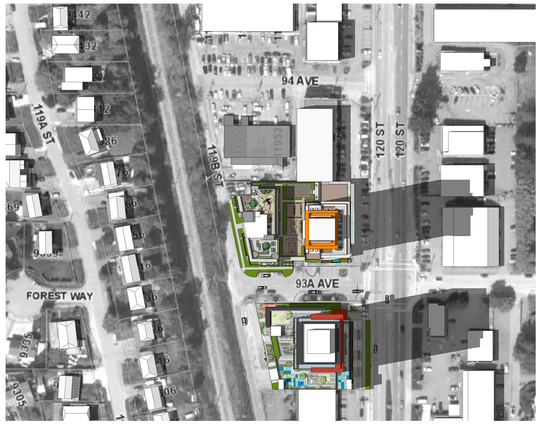
Walker House 2
(Proposed)



June 21, 10 am

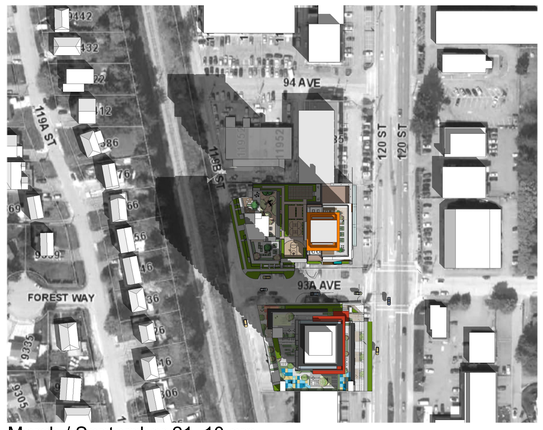


June 21, 12 pm

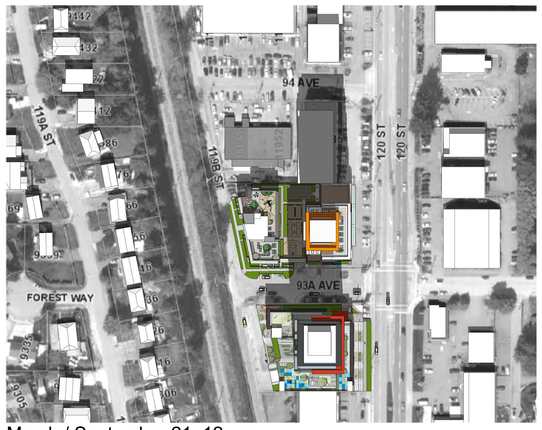


June 21, 3 pm

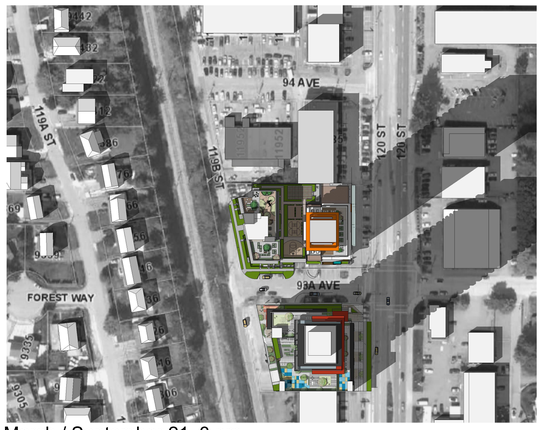
EQUINOX



March / September 21, 10 am

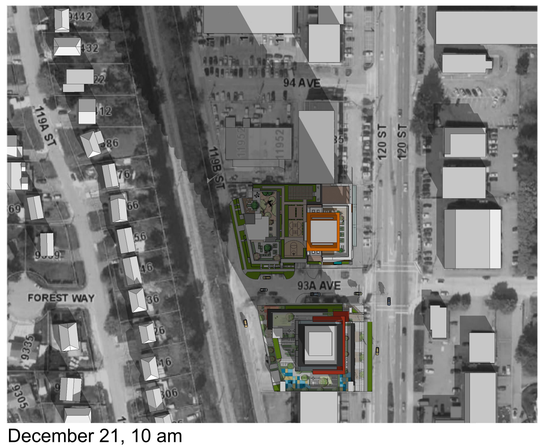


March / September 21, 12 pm



March / September 21, 3 pm

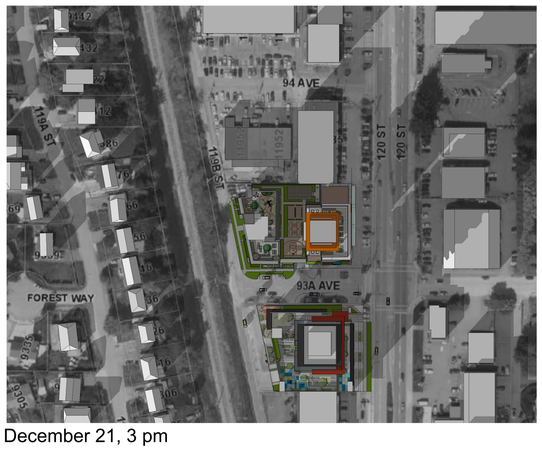
WINTER SOLSTICE



December 21, 10 am



December 21, 12 pm



December 21, 3 pm

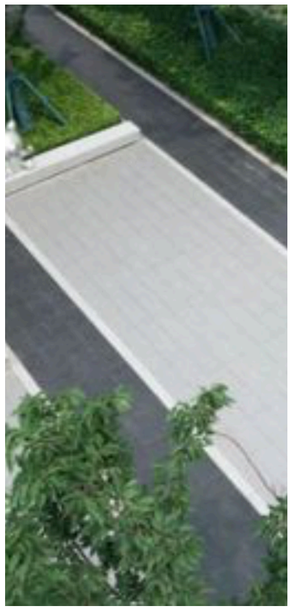
OVERALL SITE PLAN

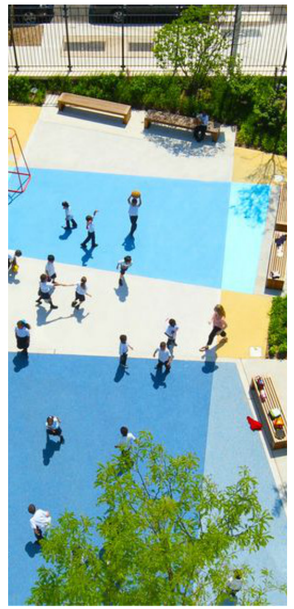


A Commercial Frontage
B Corner Plaza
C Rental Outdoor Amenity - Playground
D Seating Area
E Work Station
F Outdoor Community Garden
G Playground
H Outdoor Kitchen
I Open Lawn

PRECEDENT IMAGE

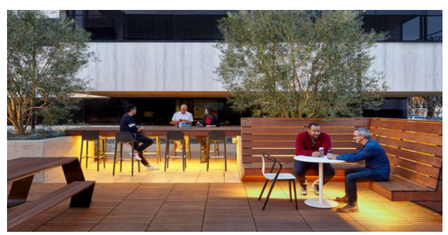

Bike Rack


Paving Pattern


Playground Paving


Corner Plaza


Commercial Frontage


Seating Area


Playground

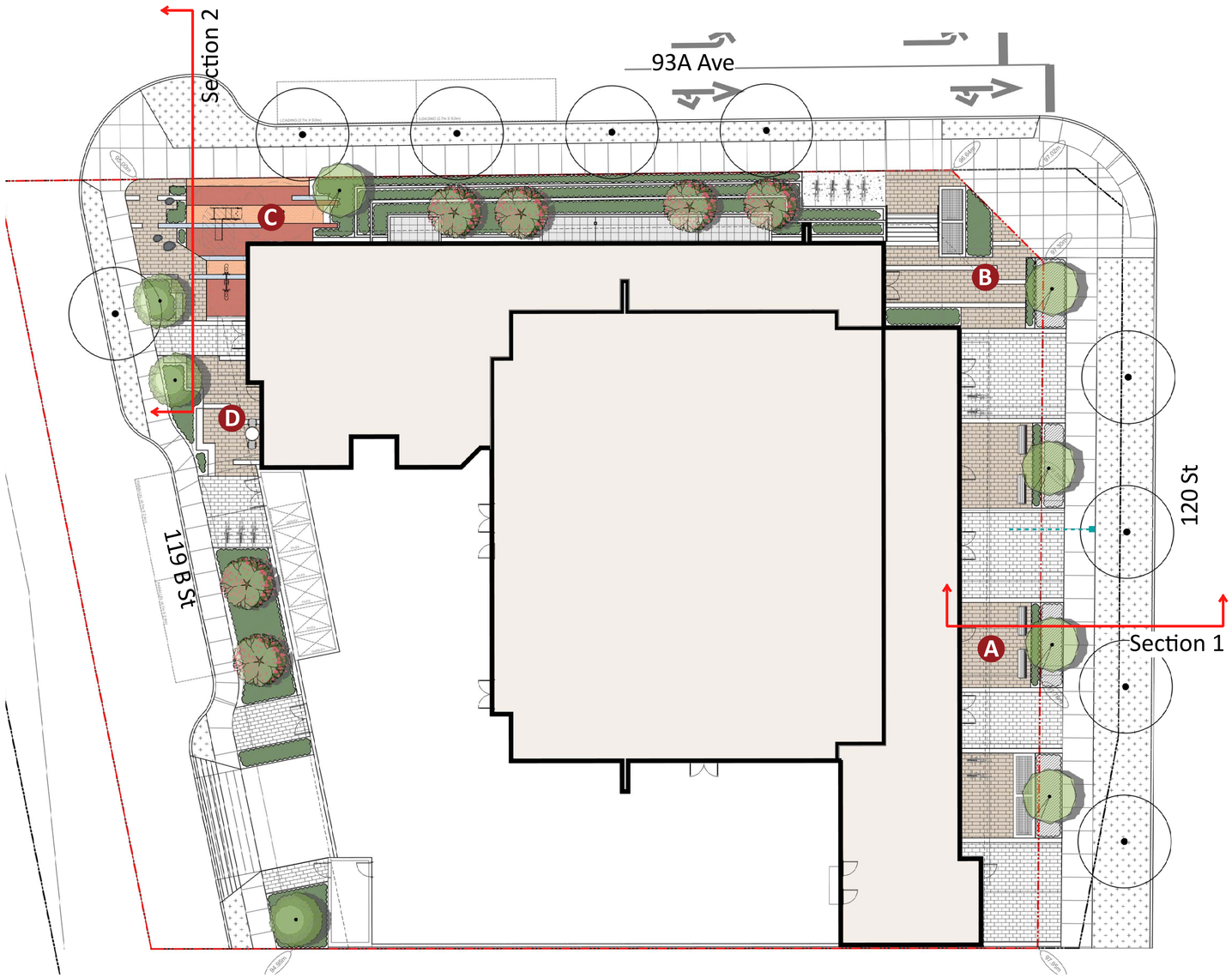
PUBLIC INFORMATION MEETING | NOVEMBER 19, 2024

WALKER HOUSE 2
9321 & 9361 120 ST. , 11958 93A AVE.
DELTA, BC

VDZ+A LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FOCUS ARCHITECTURE INCORPORATED

GROUND LEVEL SITE PLAN



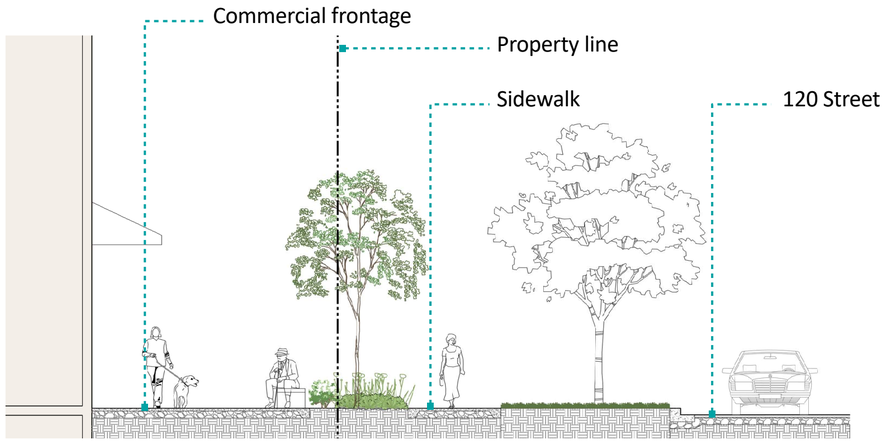
A Commercial Frontage

B Corner Plaza

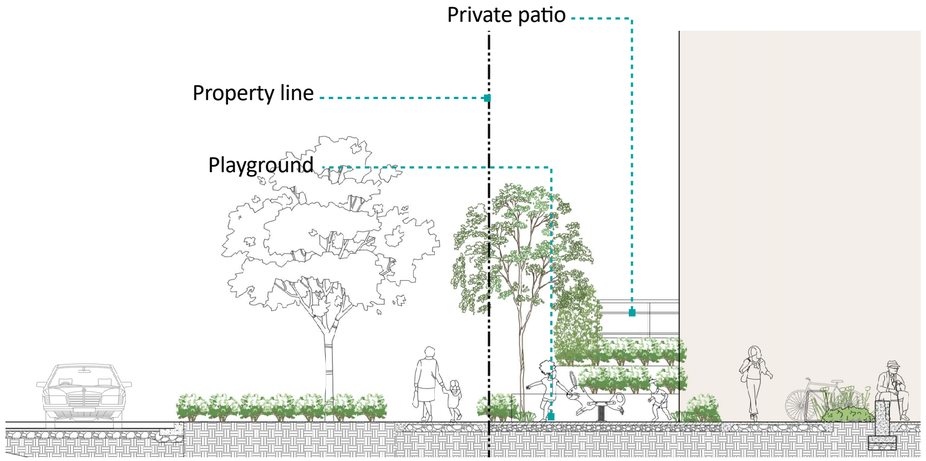
C Rental Outdoor Amenity - Playground

D Seating Area

GROUND LEVEL SECTIONS



Section 1- 120 St Frontage



Section 2- 93A Ave Frontage



Precedent Image- Corner Plaza



Precedent Image- Street Frontage

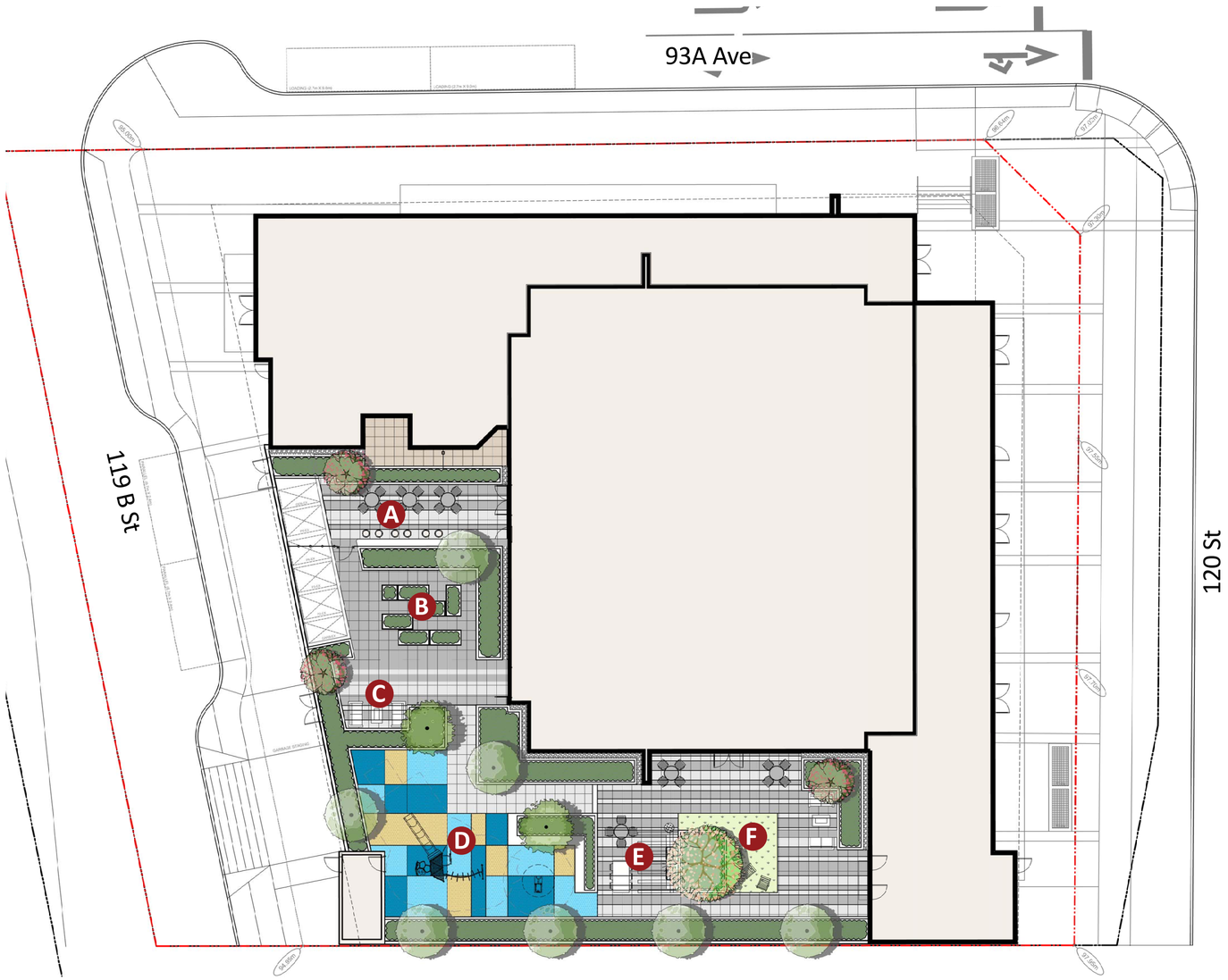
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VDZ+A LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

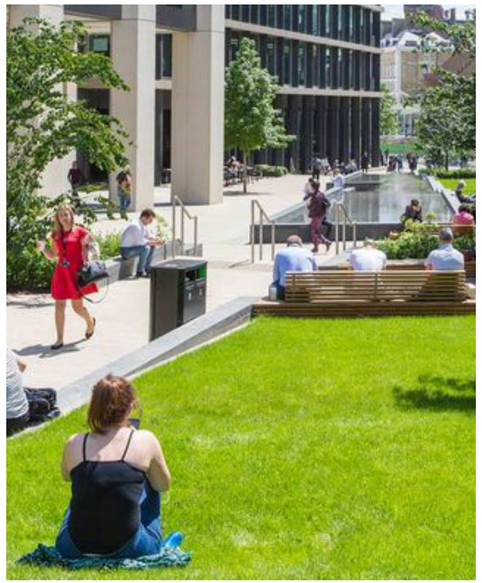
FOCUS ARCHITECTURE INCORPORATED

AMENITY SITE PLAN

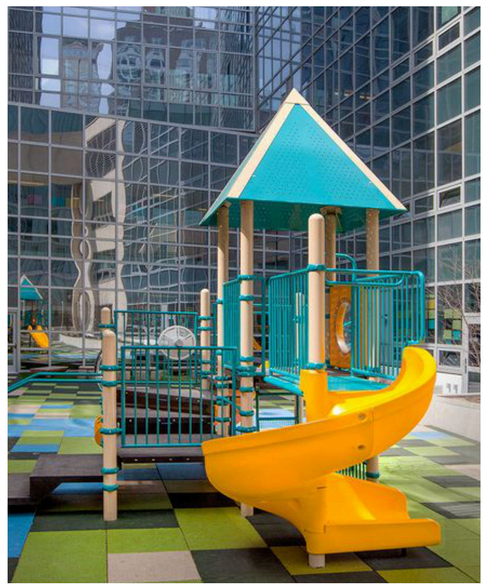


A Work Station
B Outdoor Community Garden
C Lounge Seating Area
D Playground
E Outdoor Kitchen
F Open Lawn

AMENITY PRECEDENT IMAGES


Turf Area


Community Garden


Playground




Outdoor Kitchen

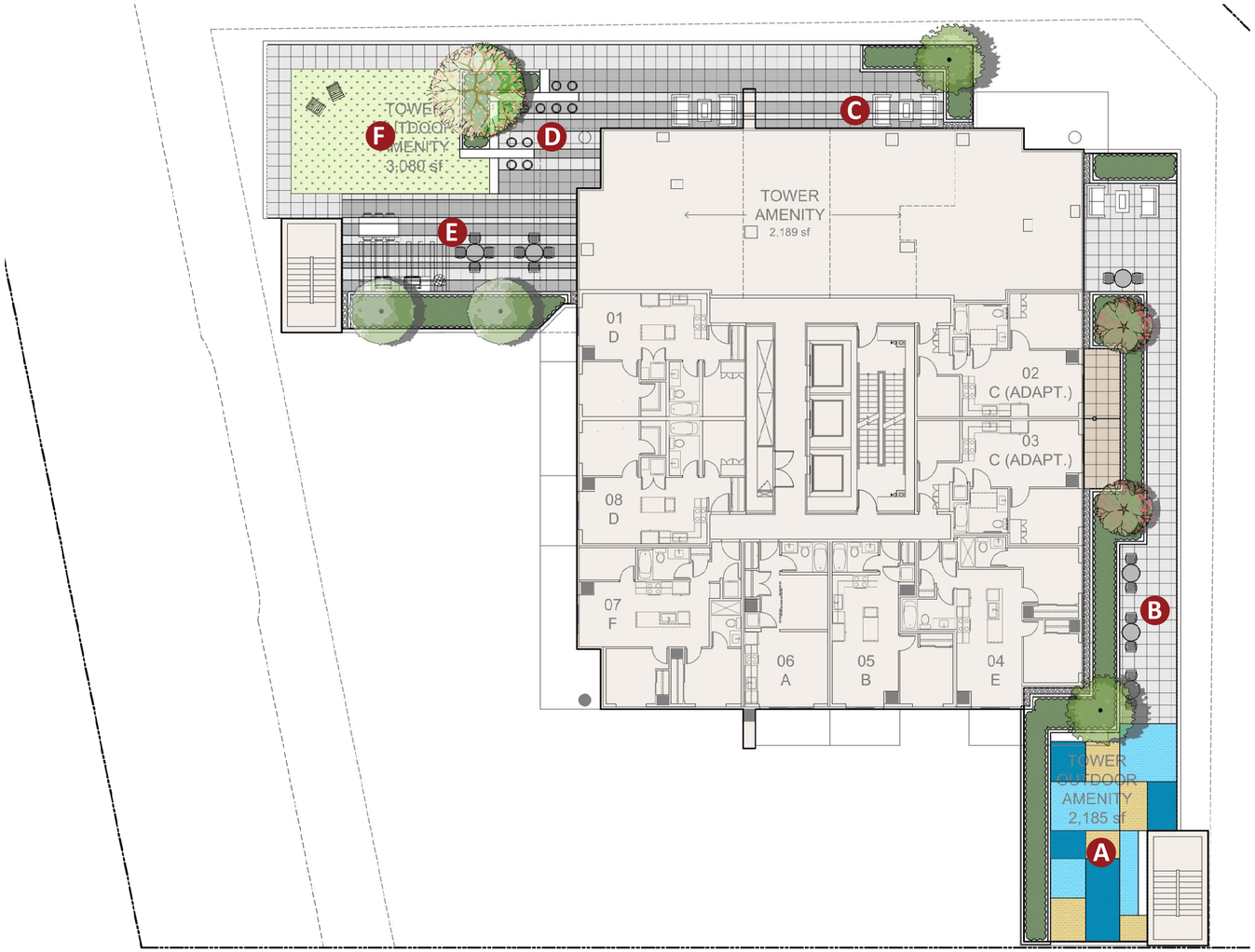
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VDZ+A LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FOCUS ARCHITECTURE INCORPORATED

LEVEL 5 SITE PLAN

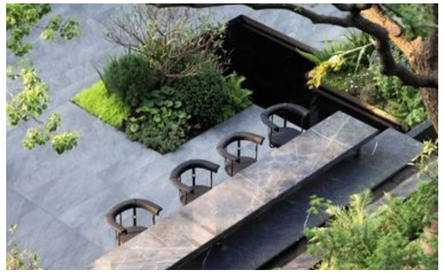


- A Tower Outdoor Activity Area
- B Seating Area
- C Lounge Seating Area
- D Work Station
- E Outdoor Kitchen
- F Open Lawn

PRECEDENT IMAGE - L5

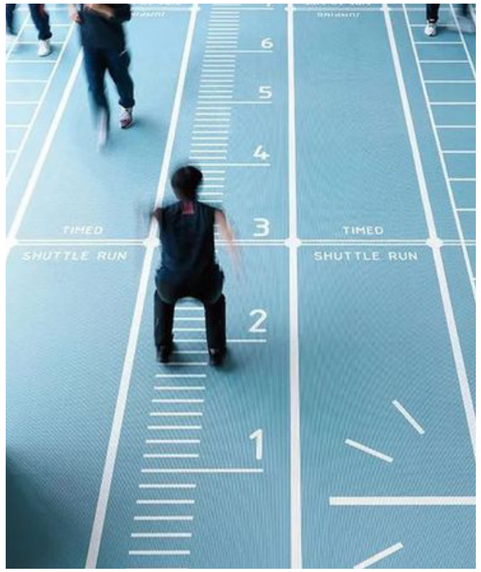


Turf Area



Work Station





Outdoor Activity Area





Seating Area