Project Team

OWNER

Value Property Group

The Value Property Group is a privately held commercial real estate group. Our portfolio includes retail centres, as well as office and industrial buildings. With nearly two million square feet of commercial property across British Columbia, servicing in excess of 200 tenants, the Value Property Group has nearly 60 years' experience in the commercial real estate business.

ARCHITECTURE/PLANNING/TRANSPORTATION

Arcadis

Arcadis is a technology-driven design firm with global architecture, engineering, planning and technology expertise. We work across disciplines to define the cities of tomorrow through intelligent systems, sustainable buildings, and efficient infrastructure, shaping the way people live, move, learn, and heal.

LANDSCAPE ARCHITECTURE

Durante Kreuk

Durante Kreuk is an award winning landscape architectural firm with over 50 years experience. The company has developed a keen sense of clarity and practicality, which allows their teams to consistently deliver unique solutions for private residential, public realm design and development projects.

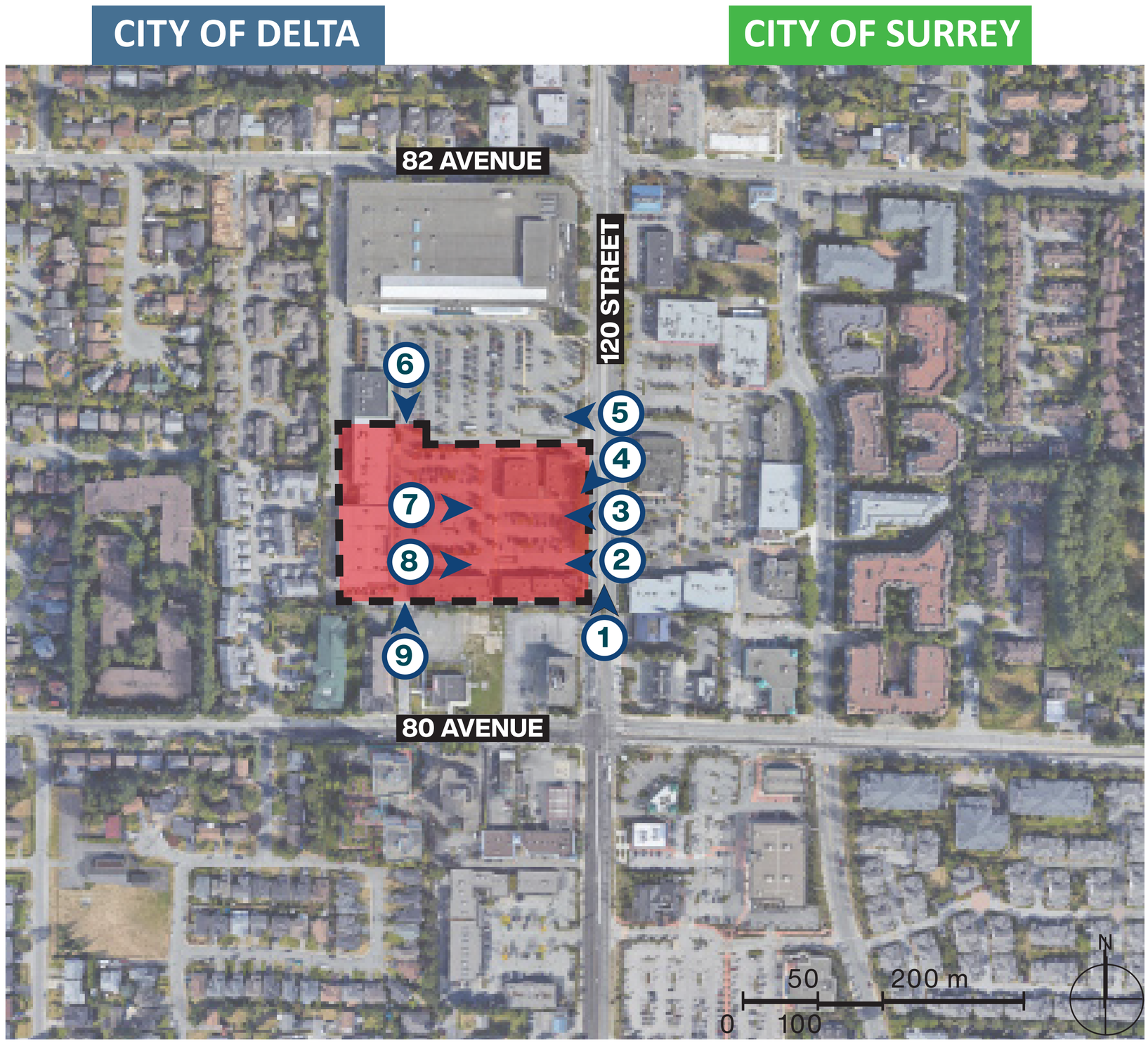
CIVIL ENGINEERING

Binnie

Binnie is a multi-disciplinary consulting firm with 350 professional and technical staff. Established in 1969 as a consulting civil engineering and surveying business, Binnie provides project management, construction services, highway engineering, traffic planning, land development, urban landscape architecture, parks and recreation facilities, geomatics and land surveying services in communities across BC and Alberta.

Existing Site Condition

The Project Site is located along 120 Street (Scott Road) between 80th Avenue and 82nd Avenue. The site is 5.9 acres and is currently occupied by a retail strip mall and parking lot.





















Project Introduction

This proposed development will bring life to an underutilized retail strip and surface parking lot, transforming it into a compact and mixed-use community with diverse housing, retail and office space next to the new R6 RapidBus.



North Delta Mixed Use Building Proposal at
8037 - 8087 120 Street

VALUE PROPERTY GROUP ARCADIS dk BINNIE

Walk Around the Site

Looking North from 120 Street



Looking West to the Plaza from 120 Street



North Delta Mixed Use Building Proposal at
8037 - 8087 120 Street

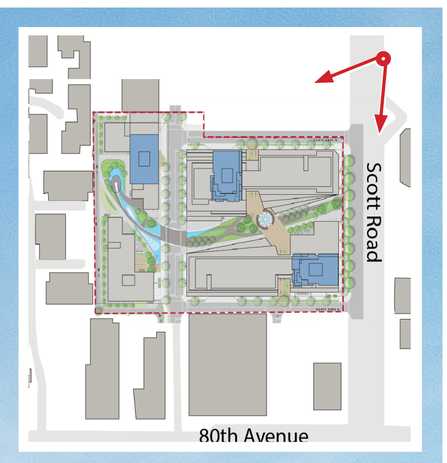
VALUE PROPERTY GROUP

ARCADIS

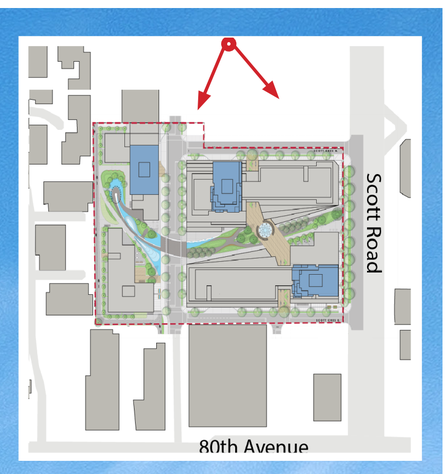
dk BINNIE

Walk Around the Site

Looking South from 120 Street



Looking South from Superstore

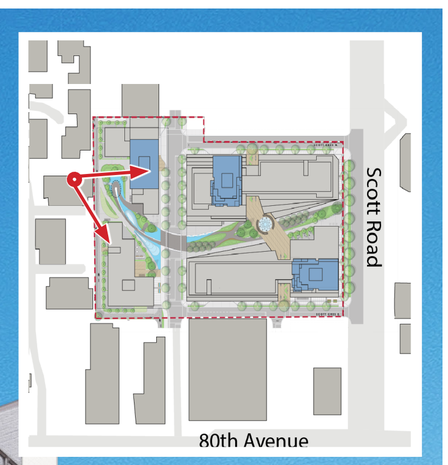


Walk Around the Site

View of Senior Housing



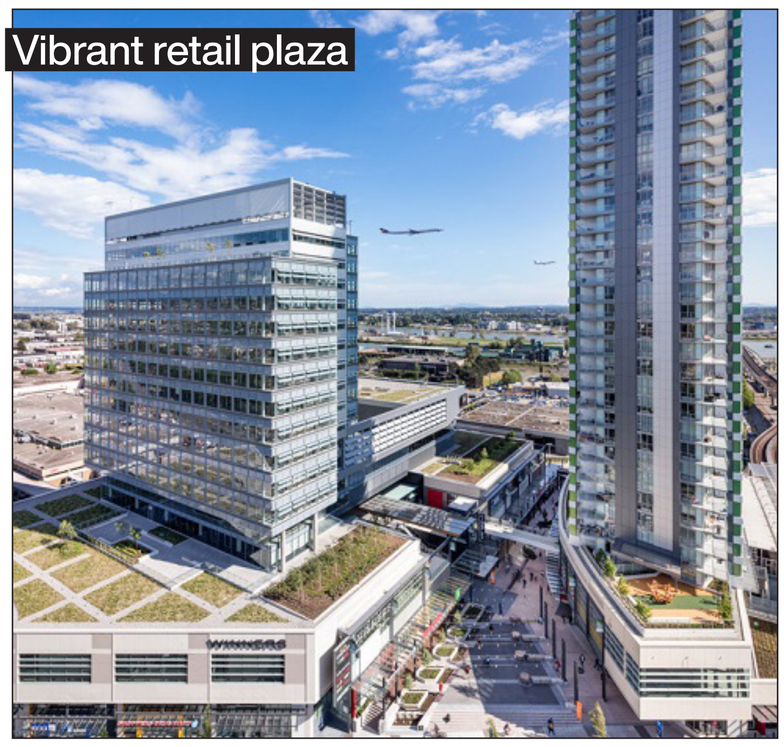
View of Rental Housing



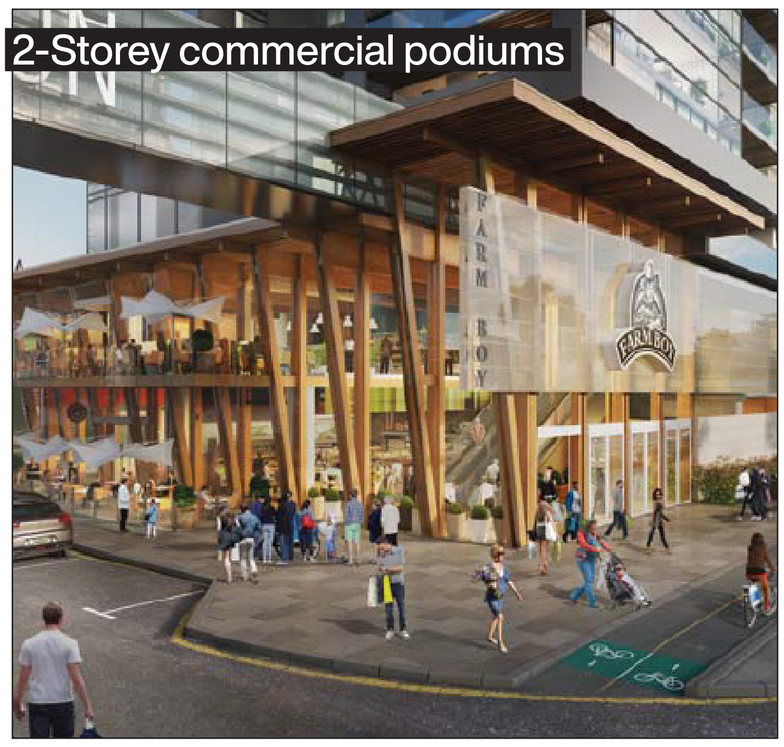
North Delta Mixed Use Building Proposal at
8037 - 8087 120 Street

Precedent Images

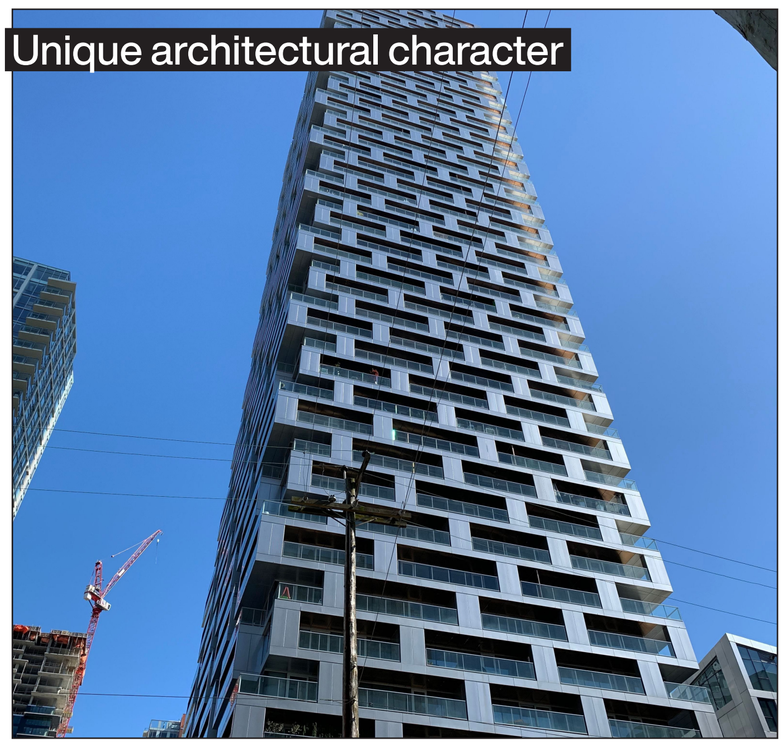
Vibrant retail plaza



2-Storey commercial podiums



Unique architectural character



Patios and outdoor space



Bridge connections



Green walls



Pedestrian-friendly open space



Retail seating and patios



Space for community events



Cycle connectivity



Water landscape features



Multi-modal internal streets



Housing Options

Our proposal will create a new multi-generational and income-diverse community with a mix of senior and rental housing units, including affordable rental units, in addition to market condominiums:



Condo Towers

643

Ownership Homes

Childcare

60

Spaces in Two Facilities



Rental Mid-Rise

66

Market Rental Homes

17

Non-Market Rental Homes



Senior Mid-Rise

150

Independent Seniors Living Homes

North Delta Mixed Use Building Proposal at
8037 - 8087 120 Street

VALUE PROPERTY GROUP

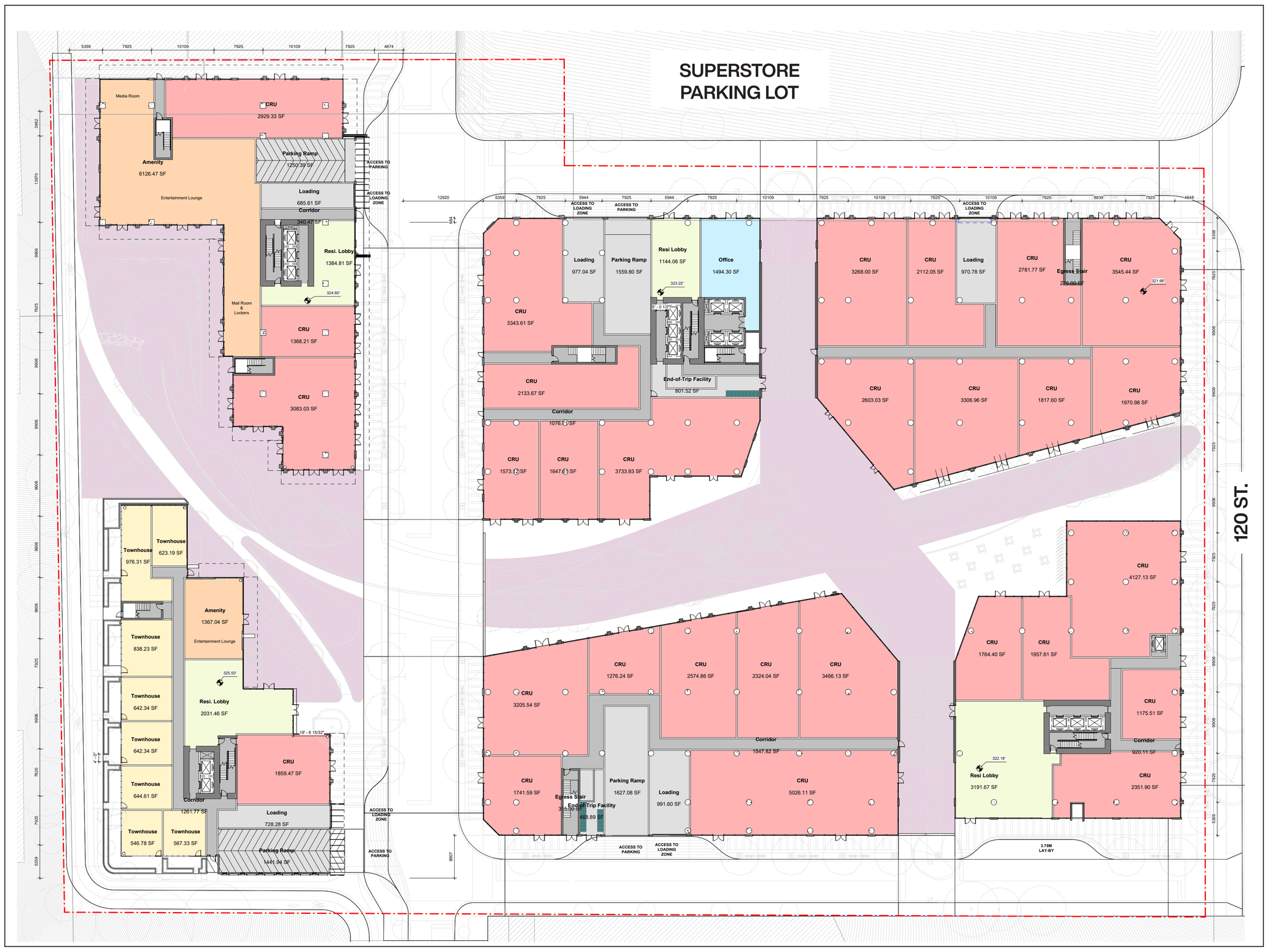
ARCADIS

dk BINNIE

A New Retail Village at the Heart of North Delta

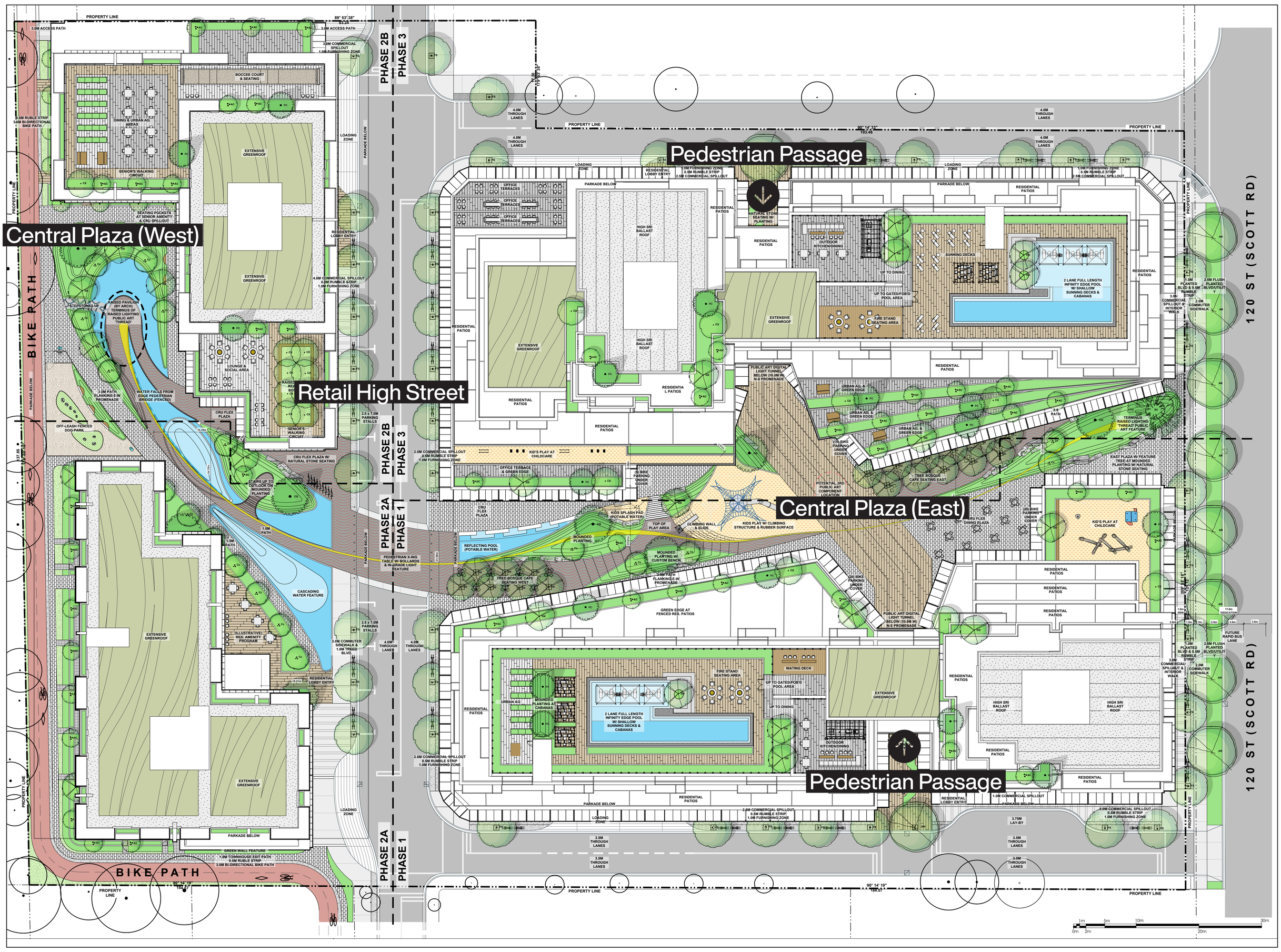
A central vision for the project is to create a new hub for North Delta with a unique sense of place. Over 80,000 square feet of retail space, supplemented by 114,000 square feet of office space, will activate internal high-streets and a landmark central plaza.





North Delta Mixed Use Building Proposal at
8037 - 8087 120 Street

Landscape Plan



Curvilinear Language



Elevation Changes



Natural Materials



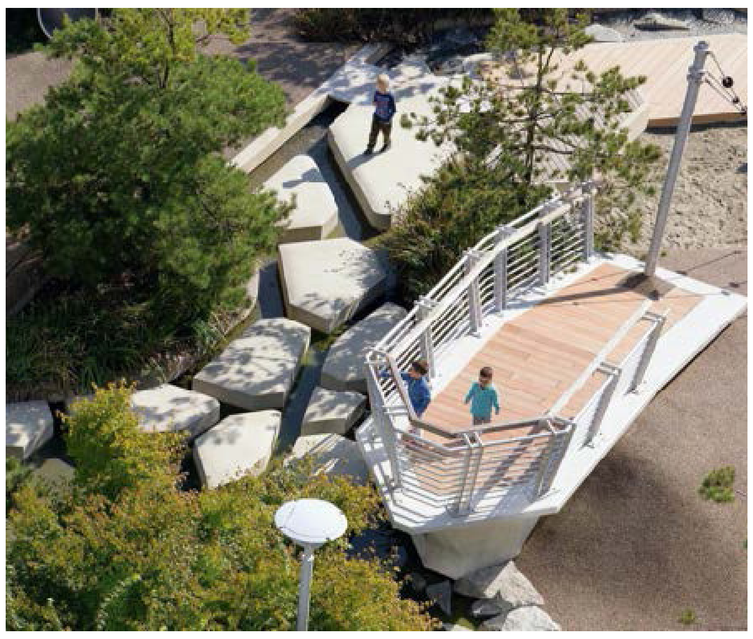
Plentiful Seating



Green Buildings



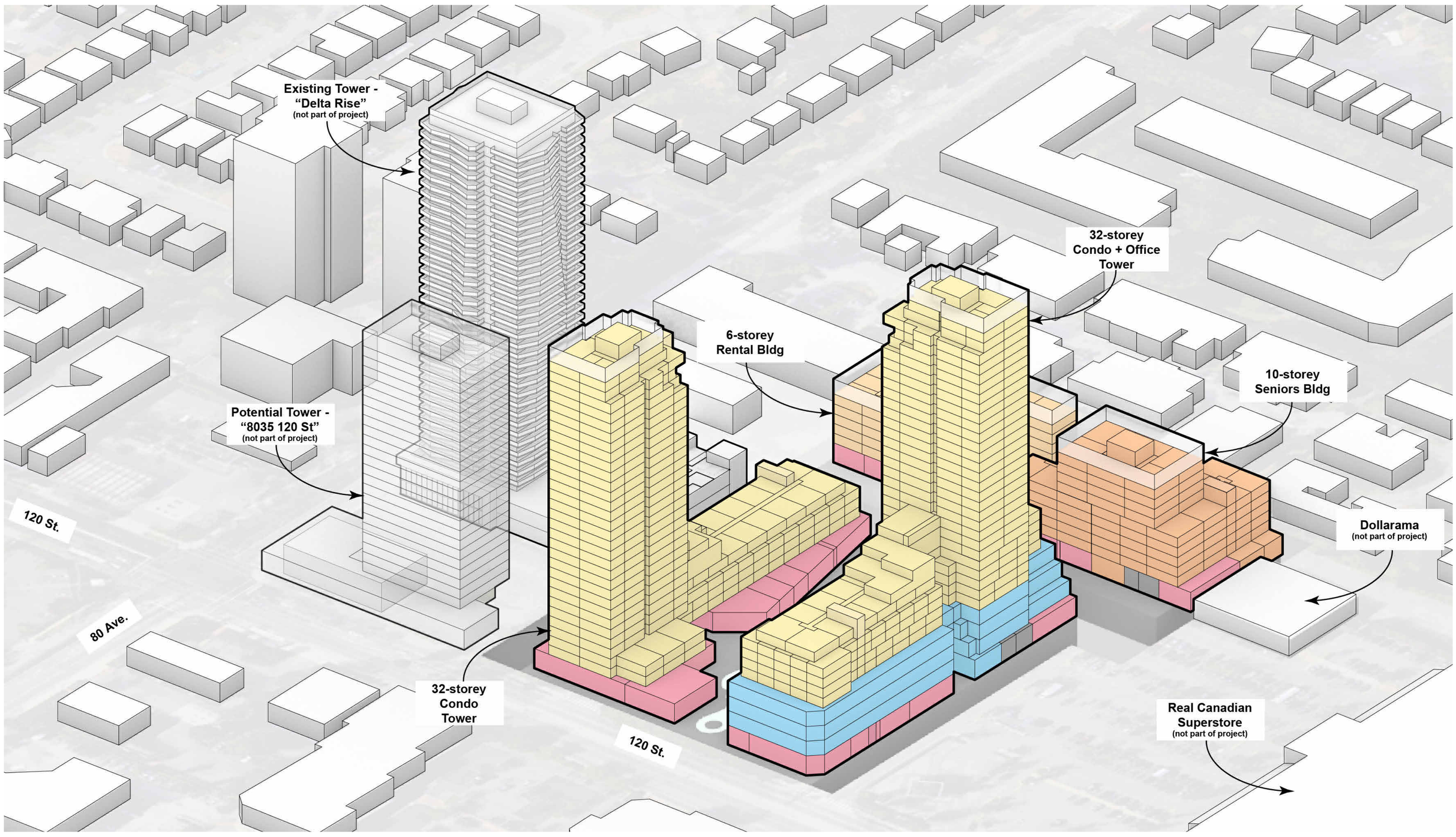
Special Moment



North Delta Mixed Use Building Proposal at
8037 - 8087 120 Street

Building Heights

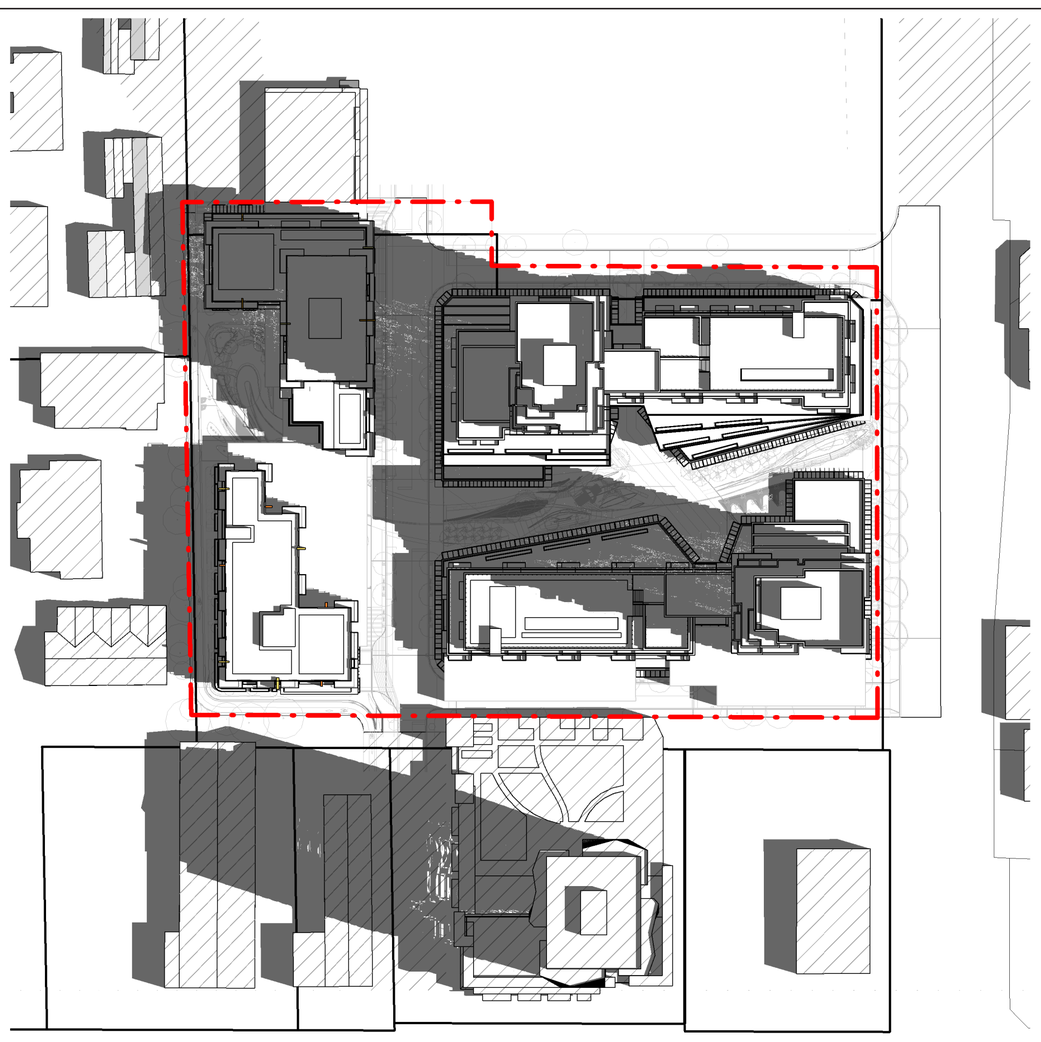
The proposed residential towers conform to the City of Delta Official Community Plan height limit of 32 storeys, 5 storeys less than the existing Delta Rise tower.





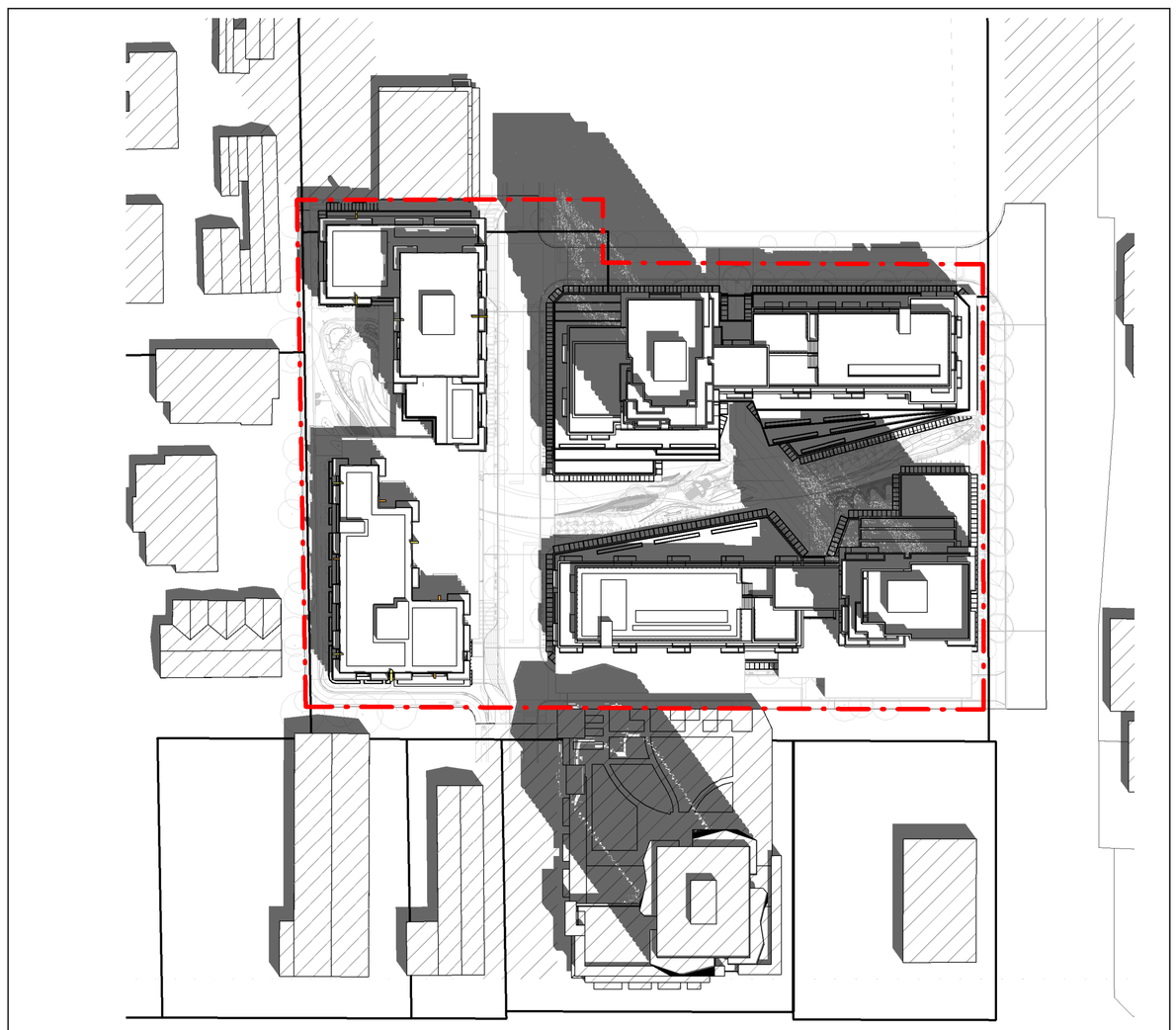
Shadow Studies

Summer Solstice - June 21, 10am



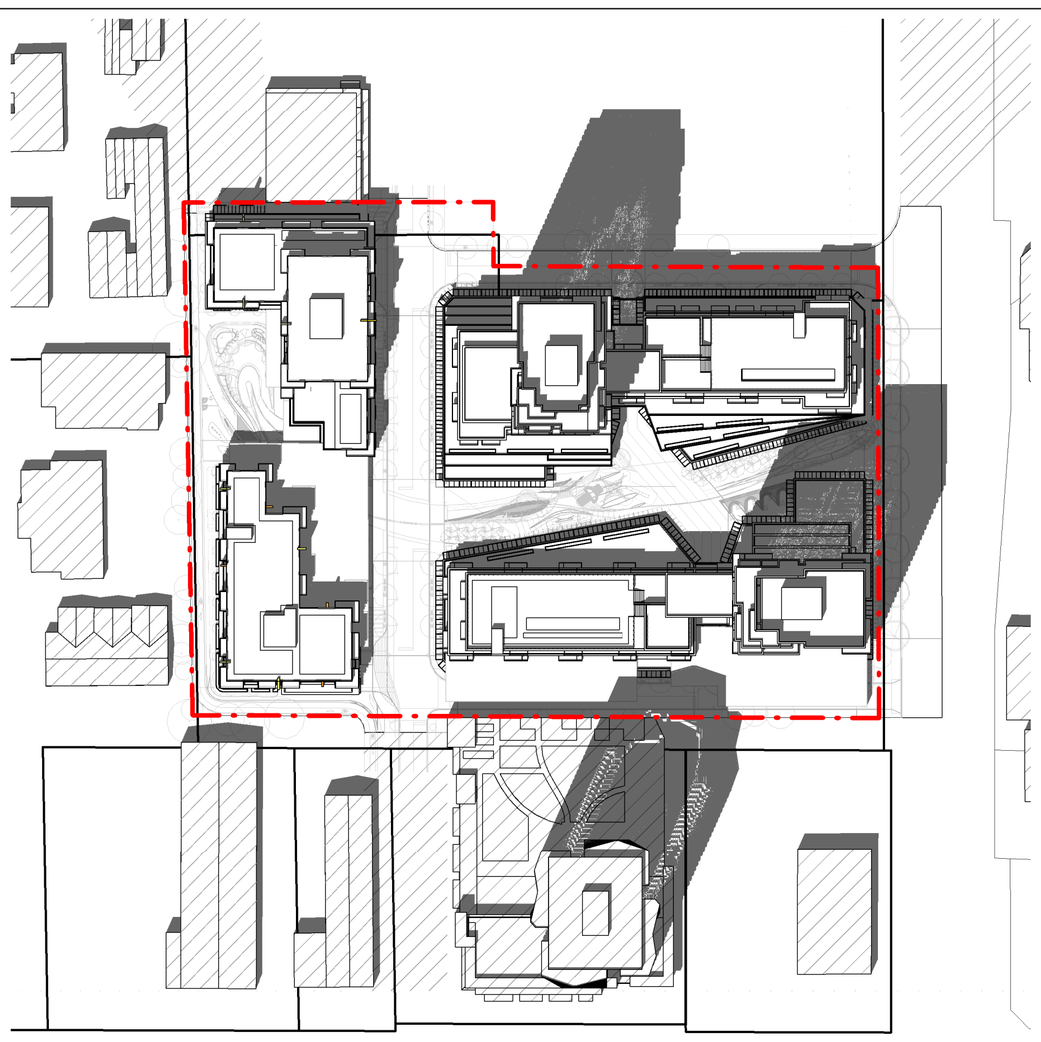
1 A0.21 Summer Solstice (6/21) 10am
SCALE: 1" = 100'-0"

Summer Solstice - June 21, 12pm



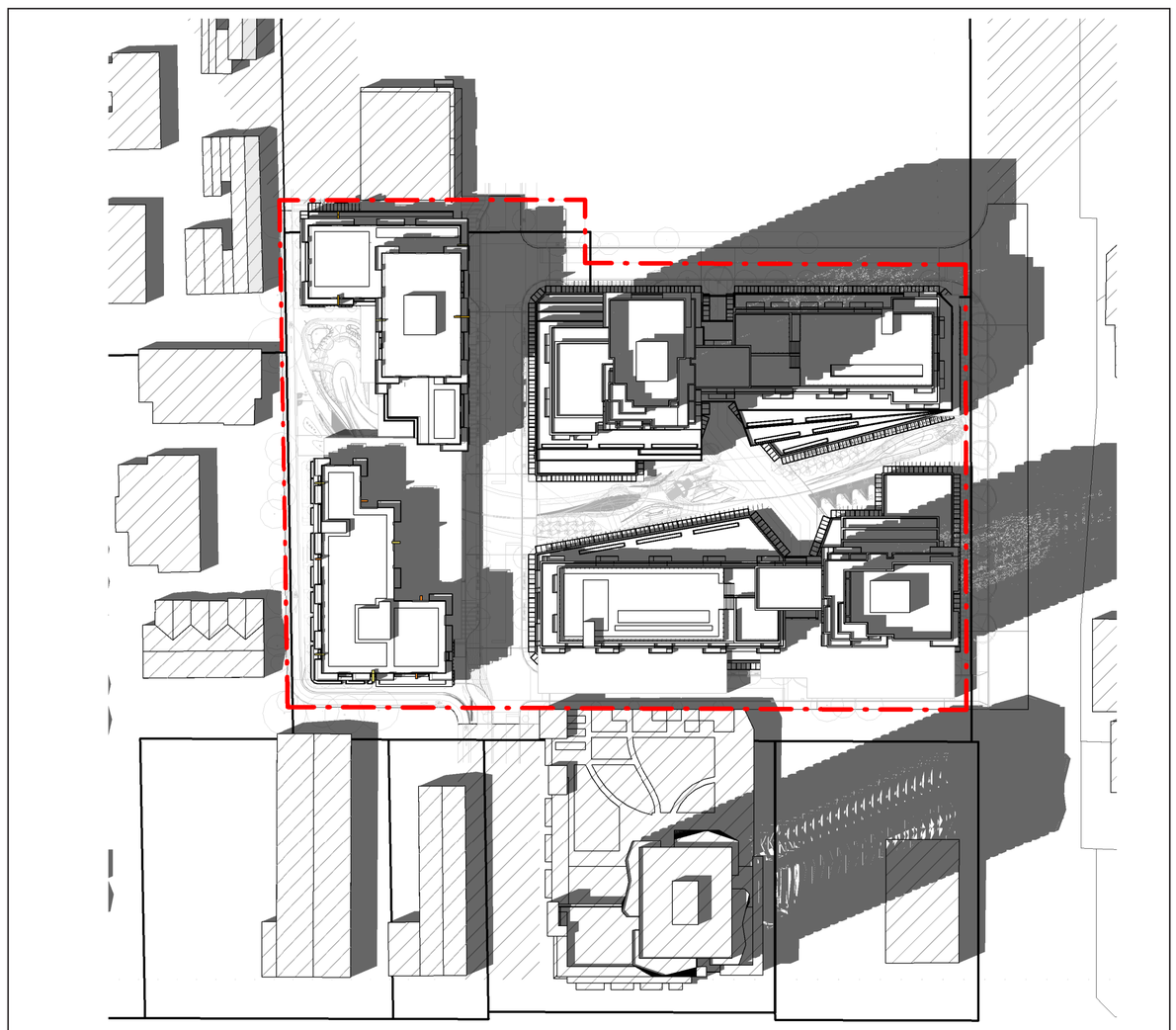
2 A0.21 Summer Solstice (6/21) 12pm
SCALE: 1" = 100'-0"

Summer Solstice - June 21, 2pm



3 A0.21 Summer Solstice (6/21) 2pm
SCALE: 1" = 100'-0"

Summer Solstice - June 21, 4pm



4 A0.21 Summer Solstice (6/21) 4pm
SCALE: 1" = 100'-0"

Shadow Studies

Mid Summer - August 1, 10am



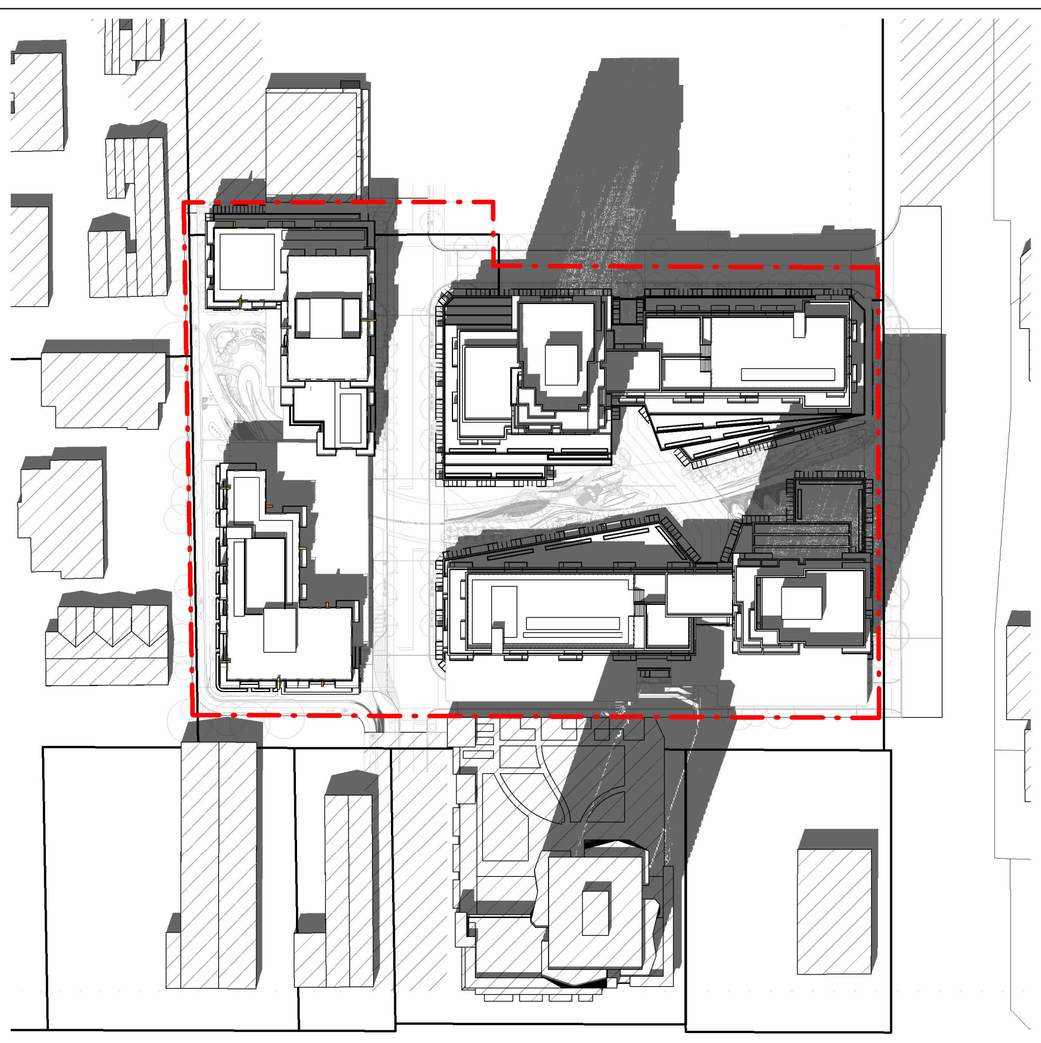
1 A0.22 Mid Summer (8/1) 10am
SCALE: 1" = 100'-0"

Mid Summer - August 1, 12pm



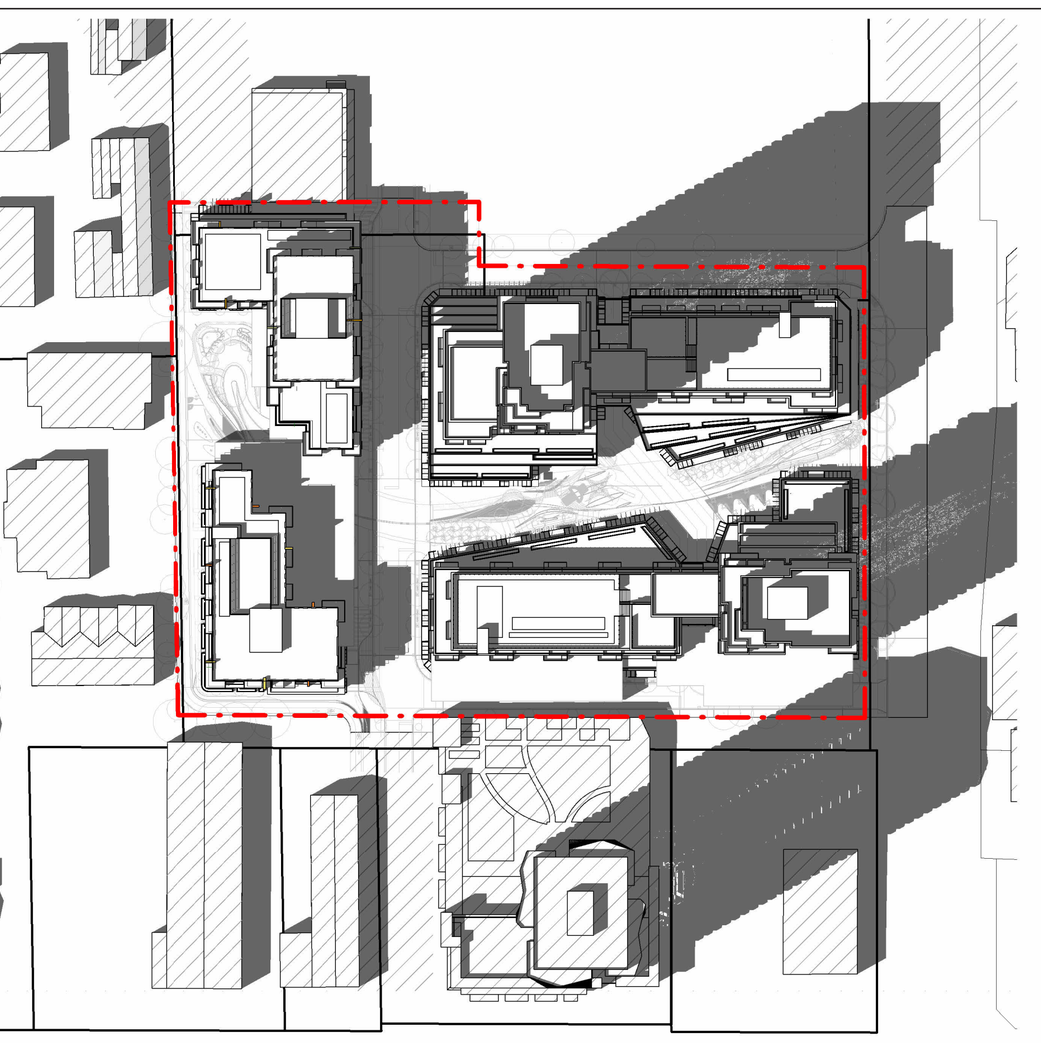
2 A0.22 Mid Summer (8/1) 12pm
SCALE: 1" = 100'-0"

Mid Summer - August 1, 2pm



3 A0.22 Mid Summer (8/1) 2pm
SCALE: 1" = 100'-0"

Mid Summer - August 1, 4pm



4 A0.22 Mid Summer (8/1) 4pm
SCALE: 1" = 100'-0"

Shadow Studies

Autumnal Equinox - September 22, 10am



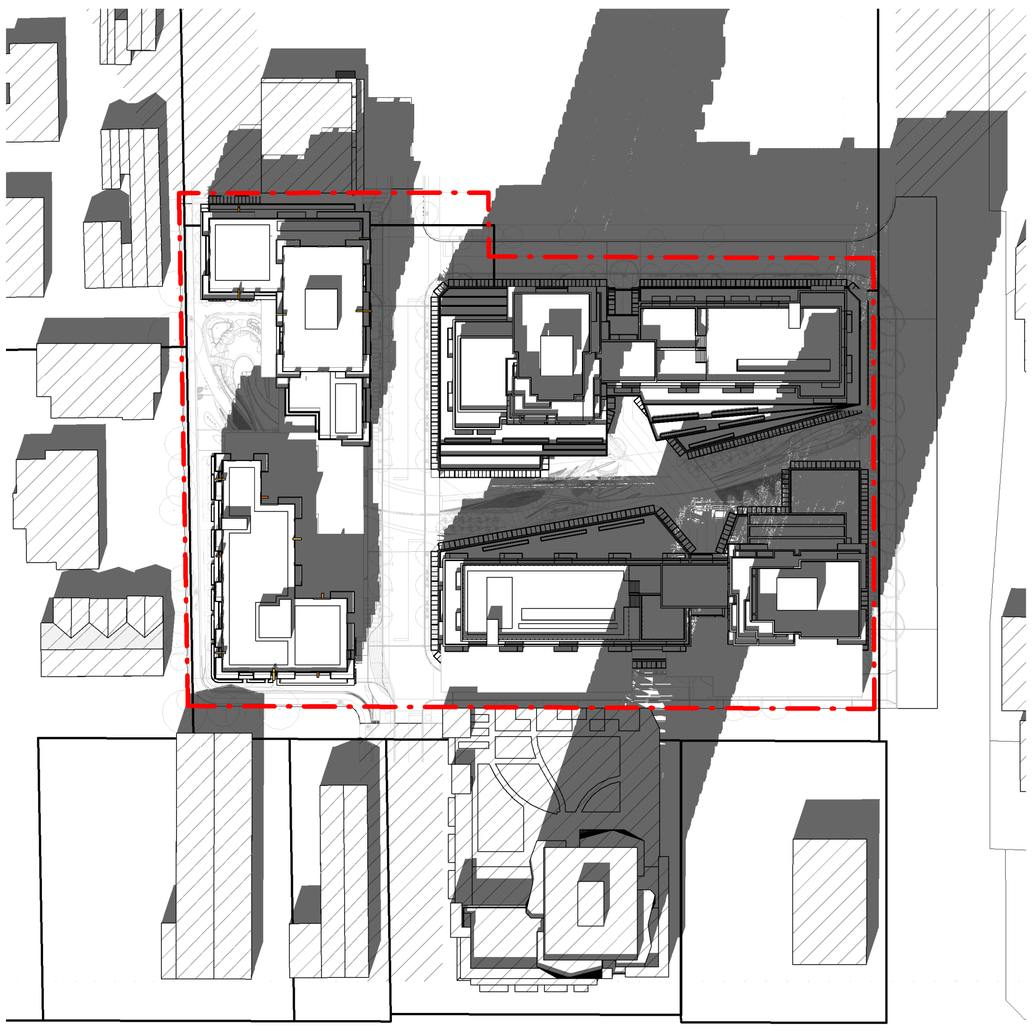
5 A0.21 Autumnal Equinox (9/22) 10am
SCALE: 1" = 100'-0"

Autumnal Equinox - September 22, 12pm



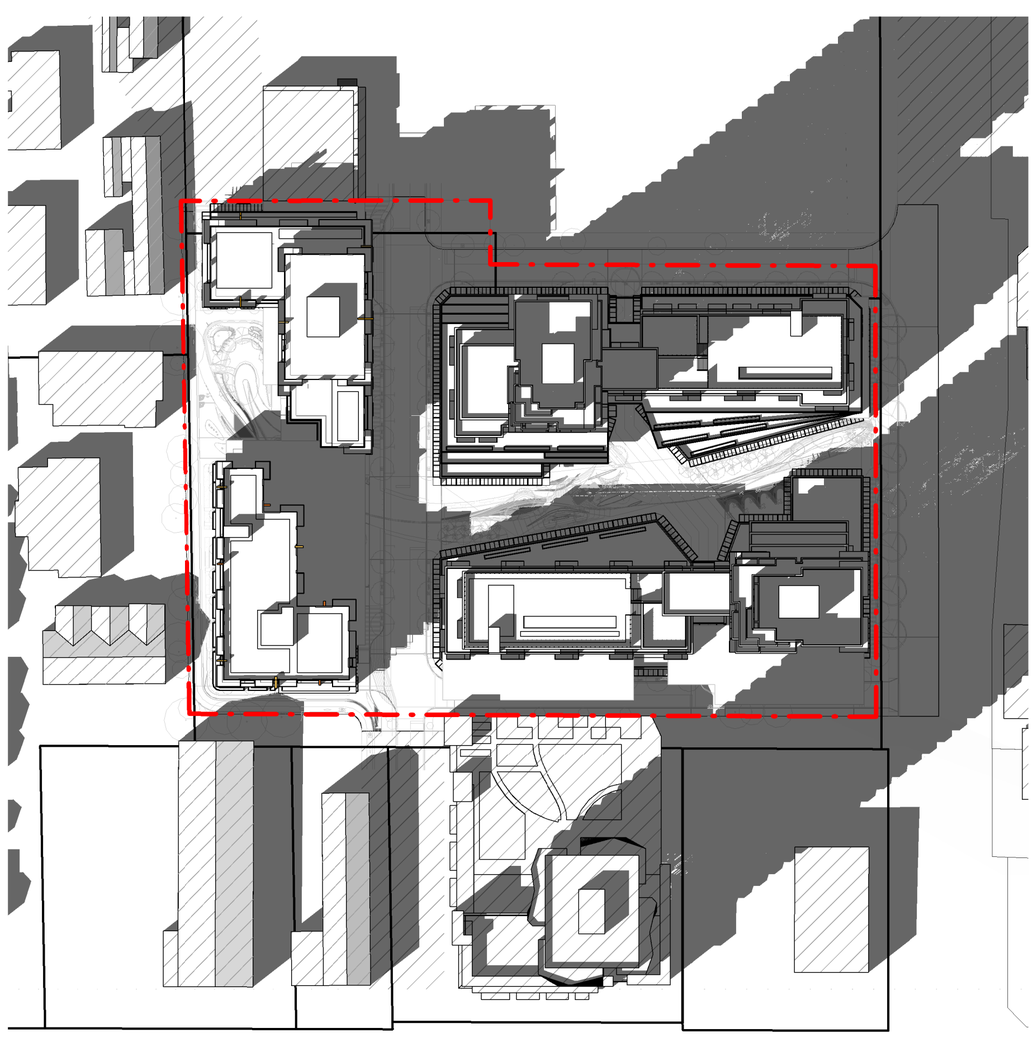
6 A0.21 Autumnal Equinox (9/22) 12pm
SCALE: 1" = 100'-0"

Autumnal Equinox - September 22, 2pm



7 A0.21 Autumnal Equinox (9/22) 2pm
SCALE: 1" = 100'-0"

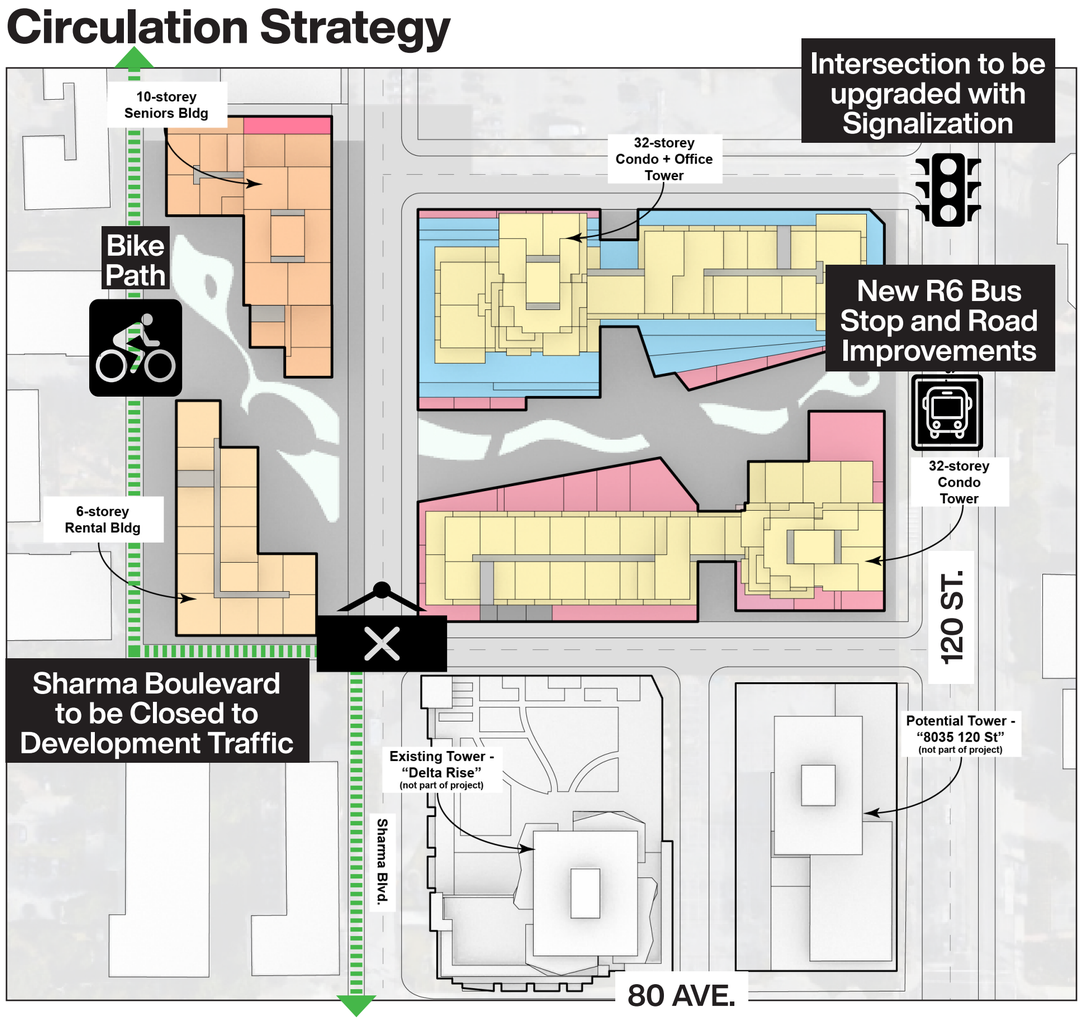
Autumnal Equinox - September 22, 4pm



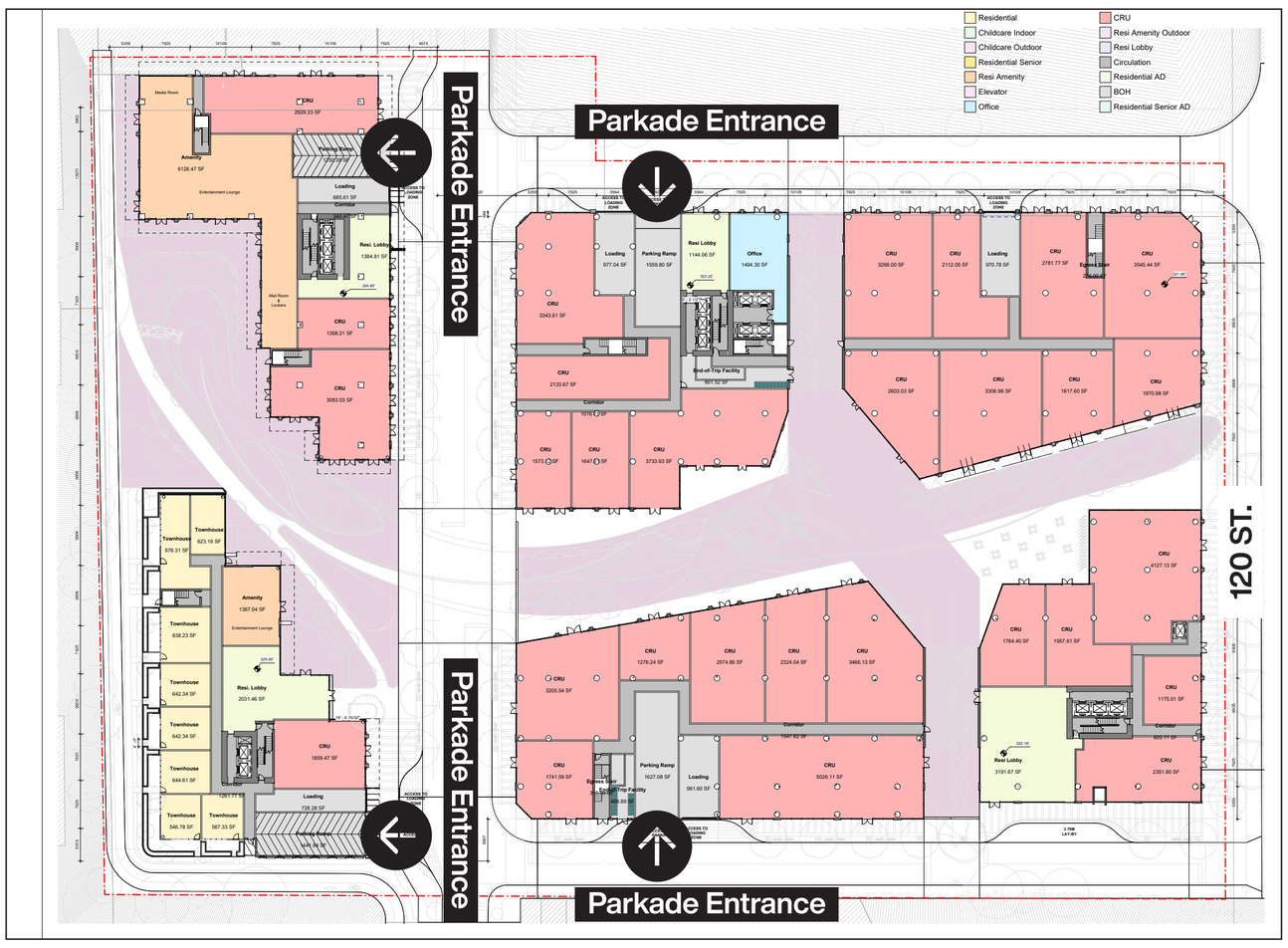
8 A0.21 Autumnal Equinox (9/22) 4pm
SCALE: 1" = 100'-0"

Transportation

Circulation Strategy



Parking and Loading Access



Proposed Vehicle Parking

Required Parking:

	Office (/100m²)	Retail (/100m²)	Residential (per unit)	Childcare	Total Stalls Required
Parking Ratio	3.0	4.0	(per bedroom)	(per bylaw)	-
No Shared Parking	318	288	1,269	10	1,885
w/ 20% TDM Reduction	255	231	1,016	8	1,510

				RESIDENTIAL	NON-RESI.	Total Acces. Stalls Required
Acces. Stalls (Inc. in Total Stalls)				89	14	103

Proposed Parking:

	Office (/100m²)	Retail (per Covenant /1,000 sf)	Residential (per unit)	Childcare	Total Stalls Proposed
Proposed Stalls	255	310	1,004	8	1,577
Δ = Proposed - Required	0	79	-12	0	67

				RESIDENTIAL	NON-RESI.	Total Acces. Stalls Required
Acces. Stalls (Inc. in Total Stalls)				89	14	103
Δ = Proposed - Required				0	0	0

Anticipated Vehicle Trip Generation

(a) Proposed Development - Trip Generation			
	AM	**PM**	**Saturday**
In	271	337	401
Out	224	400	338
Total Traffic (veh/hr)	**495**	**737**	**739**
(b) Existing Development - Trip Generation			
	AM	PM	Saturday
In	42	132	185
Out	26	143	171
Total Traffic (veh/hr)	**68**	**275**	**356**
(b) Net New - Trip Generation			
	AM	PM	Saturday
In	229	205	216
Out	198	257	167
Total Traffic (veh/hr)	**427**	**462**	**383**

Proposed Bicycle Parking

Required Bicycle Parking				
	Office	**Retail**	**Residential**	**Total Stalls...**
Parking Ratio	1 per unit	1 per unit	1 per unit + 5 per...	-
Required Parking	21	29	876 + 20	946

Proposed Bicycle Parking			
	Indoor	**Outdoor**	**Total Stalls Required**
Parking Ratio	910	163	1,073