



WALKER HOUSE 2 32 STOREY MIXED-USE BUILDING IN TOWNLINE

Welcome to the City of Delta's
Public Information Meeting for
Walker House 2
32 Storey Mixed-Use Building in Townline

Meeting Details



Time: 5:30 PM–7:30 PM



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



Delta staff as well as representatives from the applicant team are available to answer questions for the duration of the meeting

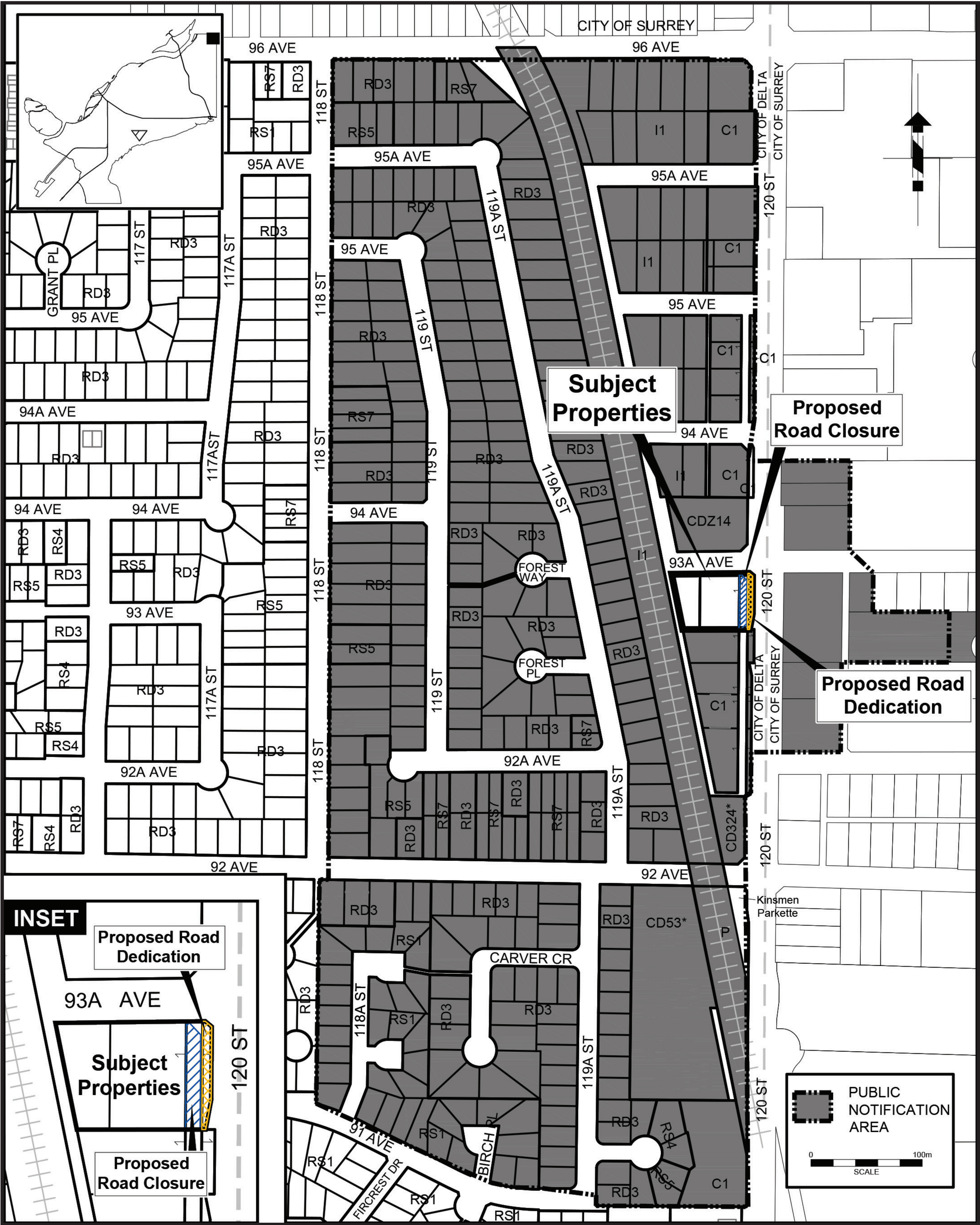


Comment Sheets are available for you to provide feedback or you may submit online at letstalk.delta.ca/lu009706 until **November 29, 2024**

PUBLIC INFORMATION MEETING



WALKER HOUSE 2 32 STOREY MIXED-USE BUILDING IN TOWNLINE



WALKER HOUSE 2

32 STOREY MIXED-USE BUILDING

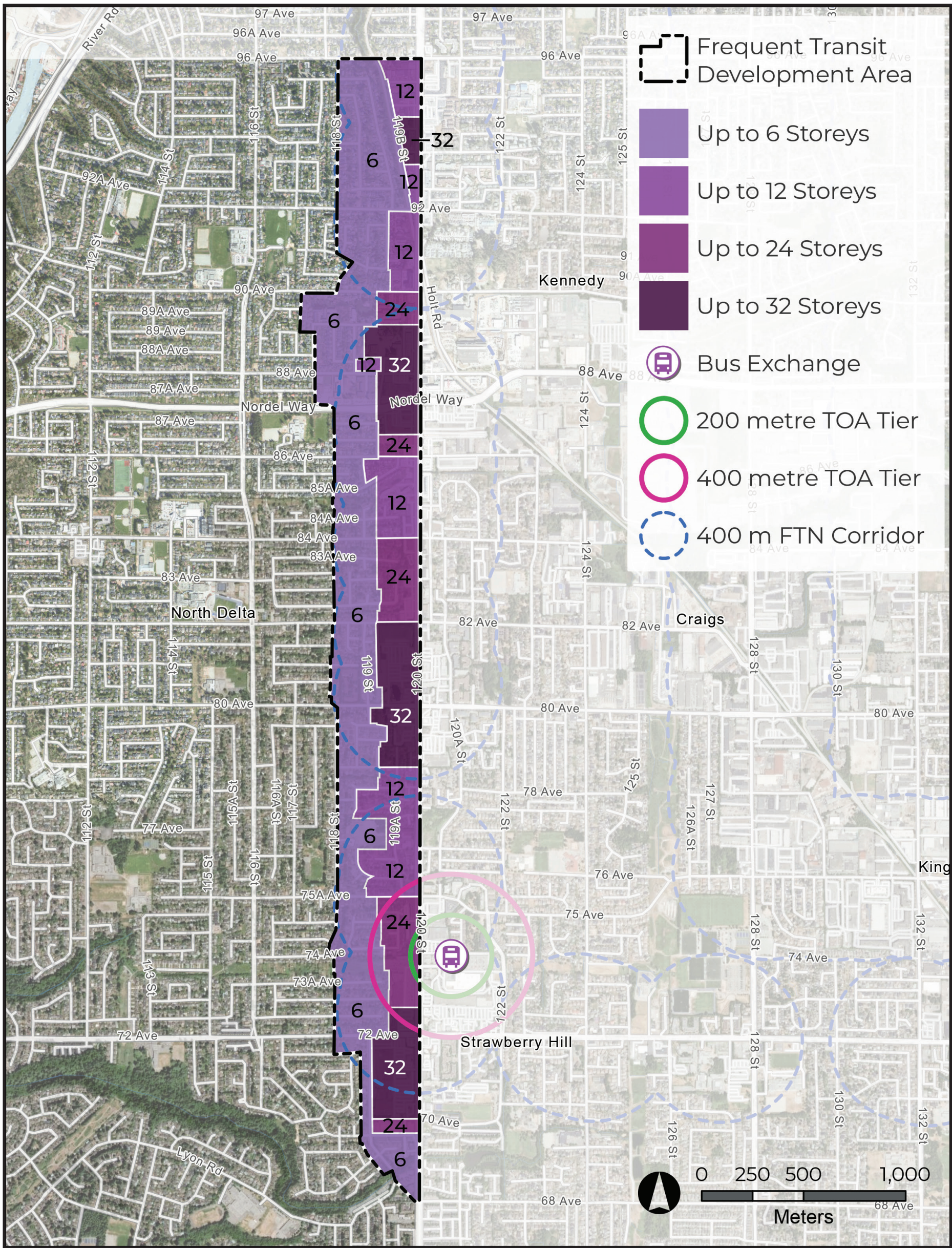
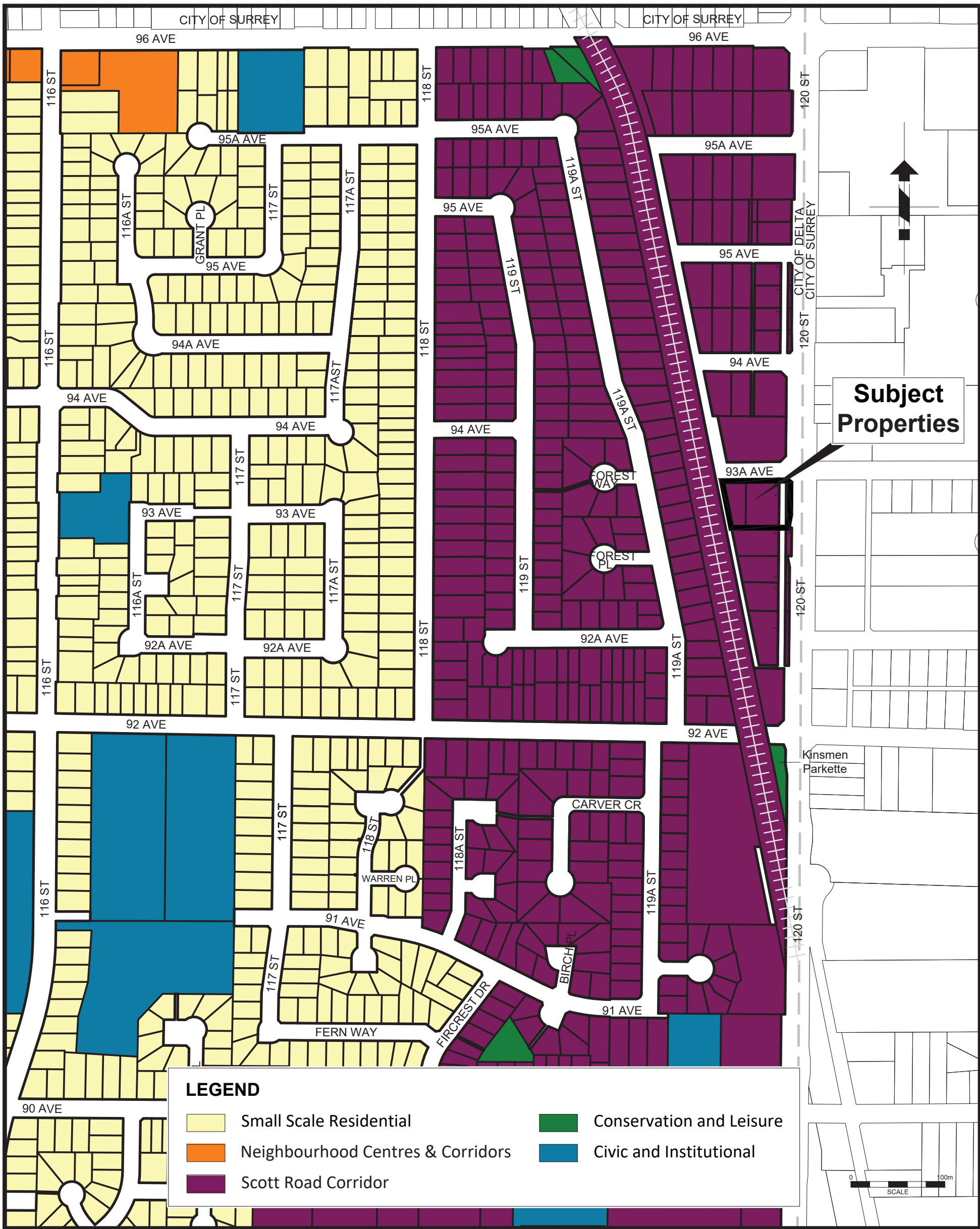
IN TOWNLINE



Official Community Plan

Official Community Plan

Scott Road Corridor Height Map



SMALL SCALE RESIDENTIAL

Purpose

Enhance existing residential neighbourhoods and provide gentle density housing options. This designation includes the lowest density ground-oriented housing forms.

Main Building Type(s)

- » Single detached houses
- » Duplexes
- » Houseplexes
- » Accessory dwelling units, including secondary suites, coach homes, garden suites
- » Local neighbourhood stores, cafes, childcare

Main Uses

- » Residential
- » Limited retail and services such as local

Height / Density

- » Up to 2.5 storeys
- » Up to 4 units per lot
- » Up to 6 units per lot within 400m of R6 Rapid Bus stations (see [Map 3 Scott Road Height Map](#)) neighbourhood stores, cafes, or commercial childcare facilities

SCOTT ROAD CORRIDOR

Purpose

Provide transit-focused growth opportunities to create a vibrant R6 Scott Road RapidBus Corridor.

Main Building Type(s)

- » Mid- to high-rise residential and mixed use buildings
- » Ground floors should include primarily commercial and civic uses that contribute to a lively, inviting, and safe pedestrian experience
- » Limited to no surface parking

Main Uses

- » Residential
- » Commercial (e.g., retail, service, office, dining, entertainment, accommodation, childcare)
- » Civic
- » Major Trip-Generating Uses may be considered

Height / Density

- » Generally, 6 to 32 storeys where a significant community contribution is provided
- » Rental and non-market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings that are 18 storeys or higher.
- » Subject to height map (see Map 3 Scott Road Height Map)
- » Heights should transition into lower forms moving west

CIVIC AND INSTITUTIONAL

Purpose

Provide public services, with opportunities for residential as a supporting use

Main Building Type(s)

- » Mix of building types

Main Uses

- » Civic facilities
- » Active and programmed parks
- » Schools
- » Places of worship
- » Residential when combined with other permitted use(s)

Height / Density

- » For areas with applicable height maps ([Map 3 Scott Road Height Map](#), [Map 4 Ladner Village Height Map](#)), those limitations still apply
- » For other areas, height is regulated through the Zoning Bylaw and is not specified in the OCP

NEIGHBOURHOOD CENTRES & CORRIDORS

Purpose

Provide opportunities for multi-unit residential and mixed uses in neighbourhood centres and along major corridors.

Main Building Type(s)

- » Townhouses
- » Low-rise and mid-rise apartment buildings
- » Commercial or mixed use buildings, with retail uses primarily on the ground floor

Main Uses

- » Residential
- » Commercial (e.g., retail, service, office, dining, entertainment, accommodation, childcare)
- » Civic

Height / Density

- » Up to 6 storeys

CONSERVATION AND LEISURE

Purpose

Conserve and enhance natural spaces, environmentally sensitive areas, and parks. Existing golf courses or other forms of private recreation are permitted to remain, however new golf courses will not be considered.

Main Building Type(s)

- » Accessory buildings such as washrooms, cafes, heritage buildings

Main Uses

- » Environmentally sensitive areas
- » Natural areas
- » Passive and unprogrammed parks
- » Nature reserves and wildlife areas
- » Regional parks
- » Agricultural uses on lands within the Agricultural Land Reserve

Height / Density

- » Not applicable

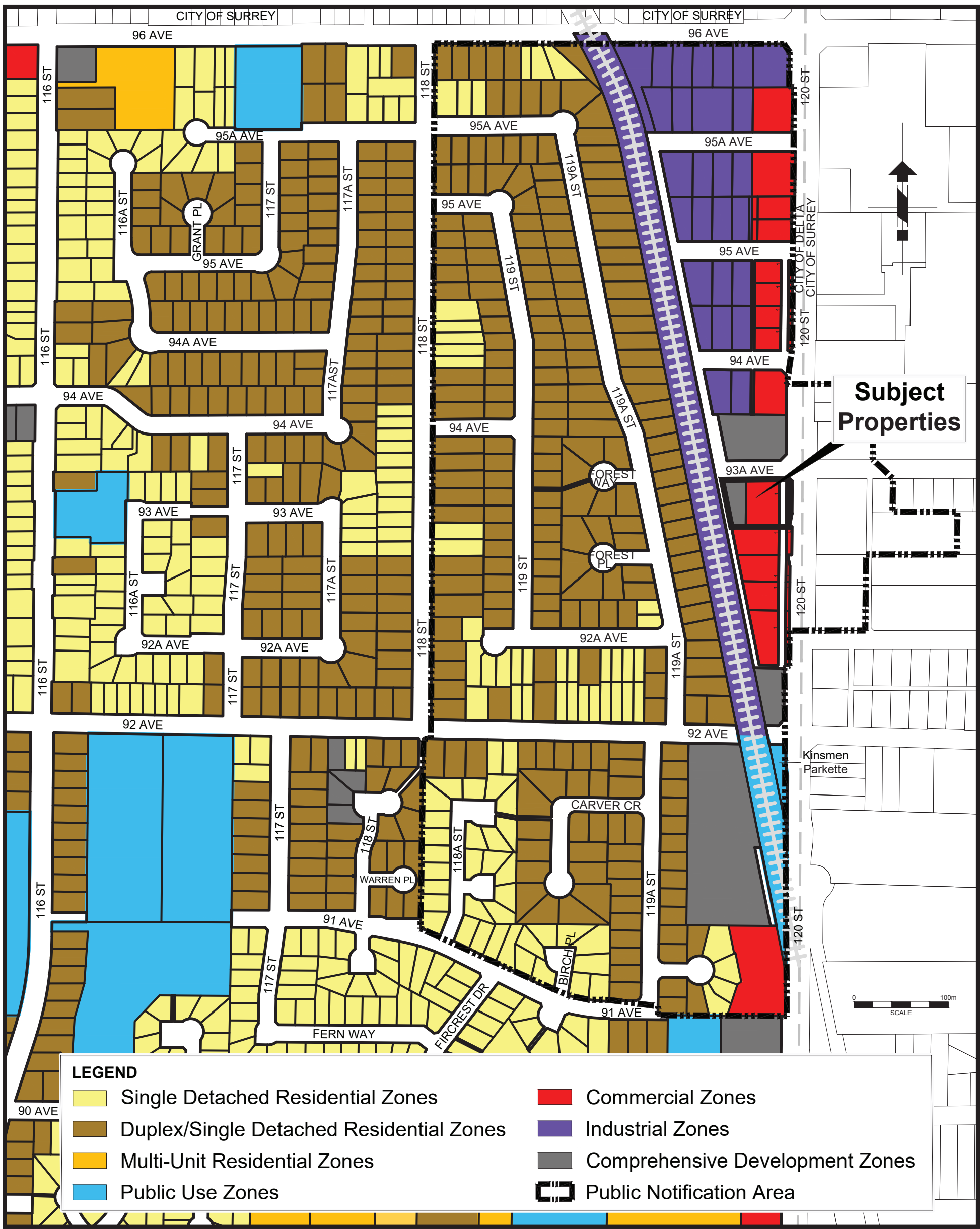
WALKER HOUSE 2

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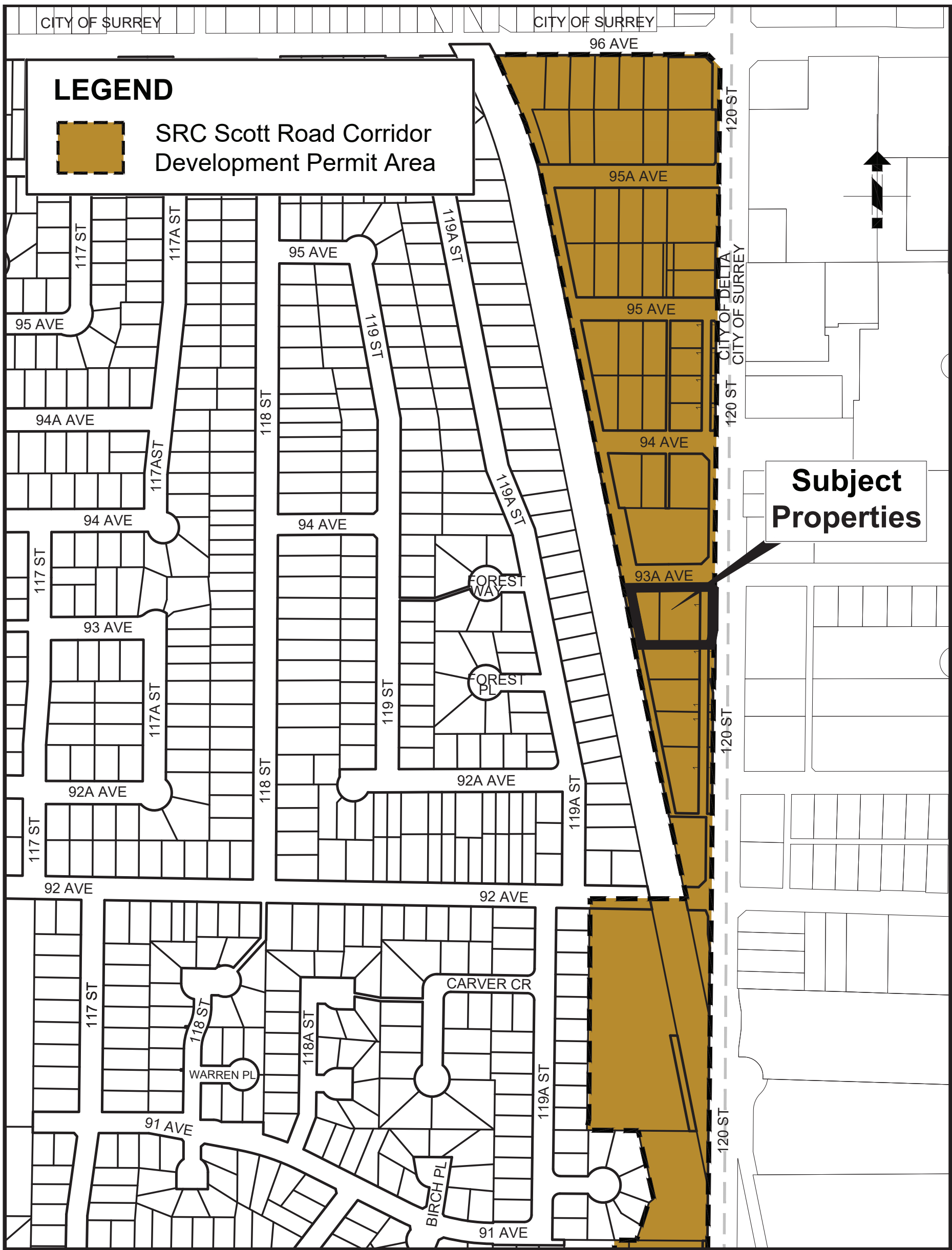
IN TOWNLINE



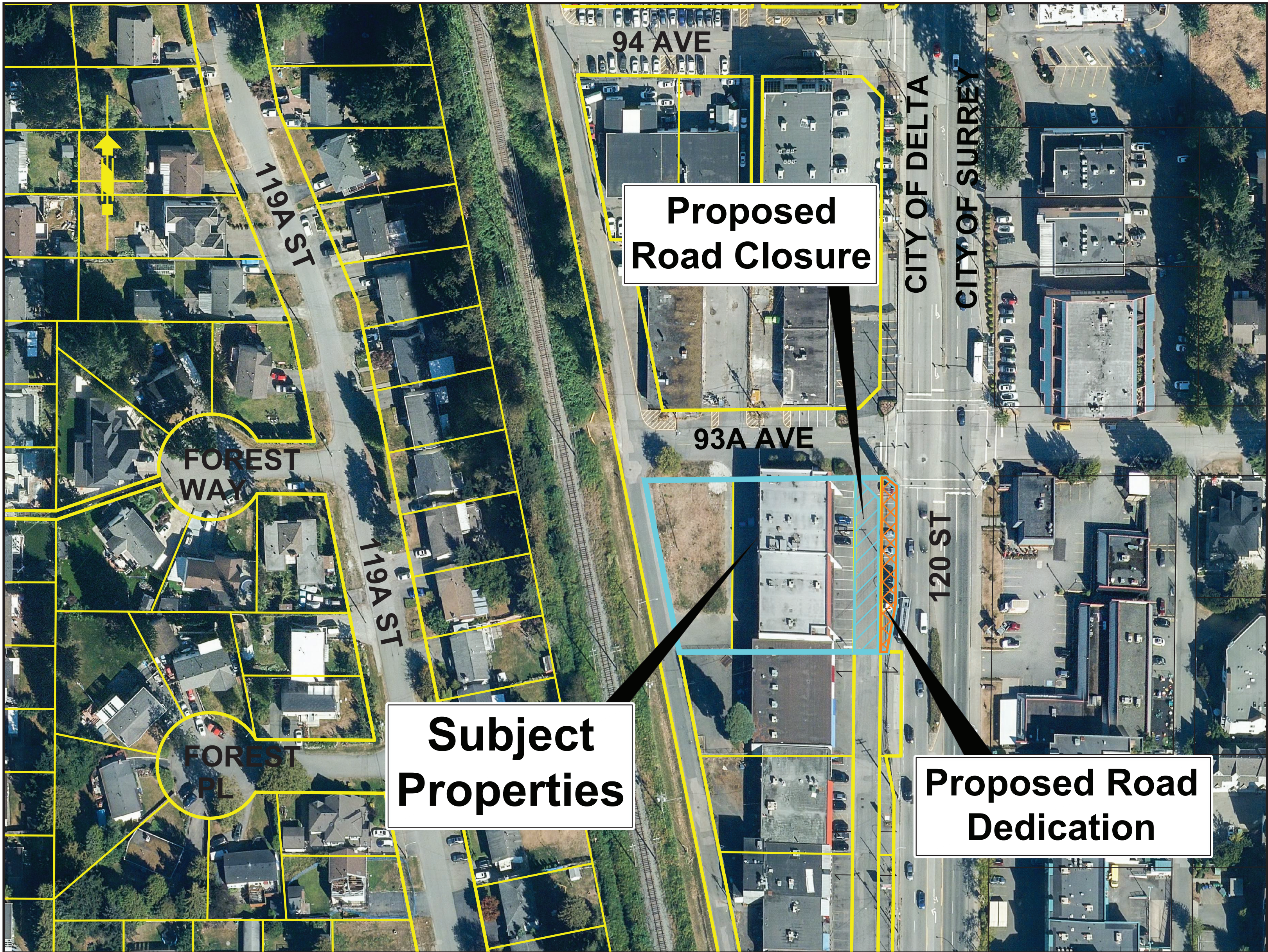
Zoning



Development Permit Area



Aerial



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 1,248 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

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 232 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



Additional information on the application (File No. LU009706) can be found on Delta’s website: letstalk.delta.ca/lu009706

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

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

Application Process

