WELCOME!

PUBLIC INFORMATION MEETING

11944 92nd Avenue, Delta, B.C.

Welcome to the public information meeting to present the proposed project vision for Sandhill's 92nd Avenue Multi-Family Residential Development. It is an opportunity for the community to speak with the development and consultant team and provide feedback on the development proposed in this application.



We look forward to
Hearing your comments!

KEYSTONE ARCHITECTURE

SANDHILL DEVELOPMENT









ABOUT SANDHILL

Sandhill Group has been developing and building homes for over 30 years, providing thoughtful planning, quality workmanship, exceptional service and enduring value to their homeowners. With experience in residential, commercial and land development, Sandhill has a history of developing thriving communities and providing unique and attractive home designs, giving each detail the attention it deserves.
Elements in Langley and Denby Living are two of our most recent projects, with Elements completed in early 2020 and Denby in summer 2022.

The Elements condos are designed with intention, positioned with precision. A 4-storey complex with 6 buildings, 393 units.
Denby Living is a collection of 64 semi-detached Master on Main townhome residences. Both projects were recognized in Georgie Awards. With so many different types of projects under our proverbial tool belt, Sandhill has collaborated with a number of different communities. This experience has helped us to become both adaptable and flexible within our work – a must for any committed developer.

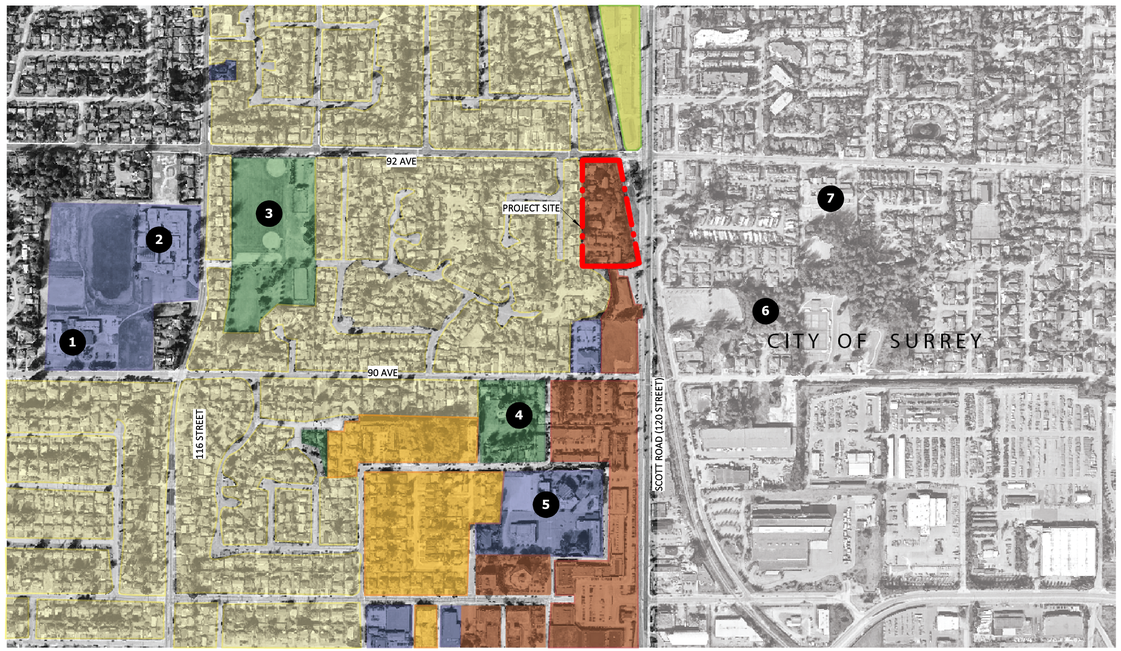
Whether it's residential or commercial, Sandhill has an appreciation for structure and planning and we look to bring out the best qualities of each project we embark on. Rather than design a project to suit our needs, we look at the area, its nature, and the inherent structure of the land to inspire how we proceed in designing.

At Sandhill we understand how important our job is. Capturing the best of a community and the heart of any structure big or small is a significant task.
That's why we take our work seriously and with great pride.

SITE CONTEXT

SANDHILL DEVELOPMENT





CITY OF DELTA LAND USE DESIGNATION FROM OFFICIAL COMMUNITY PLAN

- INFILL SINGLE FAMILY RESIDNETIAL AREAS
- MIXED USE DEVELOPMENT AREAS
- MEDIUM DENSITY RESIDENTIAL AREAS
- PARKS AND REREATION AREAS
- SPECIAL DEVELOPMENT AREAS
- INSTITUTIONAL DEVELOPMENT AREAS



A 92 AVE LOOKING EAST



B 92 AVE LOOKING SOUTHWEST



C 120 STREET LOOKING NORTHWEST



1 GIBSON ELEMENTARY SCHOOL



2 DELVIEW SECONDARY SCHOOL



3 DELVIEW PARK



4 89A AVENUE PARK



5 IMMACULATE CONCEPTION SCHOOL



6 KENNEDY PARK



7 KIRKBRIDE ELEMENTARY

KEYSTONE ARCHITECTURE

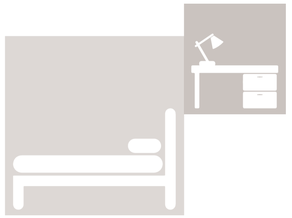
OVERALL PROJECT DATA

CURRENT ZONE: CD-53
PROPOSED ZONE: APARTMENT - RA200
TOWNHOUSE- RT76
OCP DESIGNATION: MEDIUM DENSITY RESIDENTIAL (SCOTT ROAD)

APARTMENT UNIT TYPOLOGIES

X 1
STUDIO

X 36
1 BED



X 6
1 BED & DEN

X 31
JR 2 BED



X 27
JR 2 BED (ADAPTABLE)

X 33
2 BED

TOTAL APT. UNIT = 134

STUDIO- - - - - - - - - - - - - - - - - - 0.7%
1 BED- - - - - - - - - - - - - - - - - - 27 %
1 BED & DEN- - - - - - - - - - - - - - 4.5%
JR 2 BED- - - - - - - - - - - - - - - - - 23.1%
JR 2 BED (ADAPTABLE)- - - - - - - 20.1%
2 BED- - - - - - - - - - - - - - - - - - 24.6%

TOTAL- - - - - - - - - - - - - - - - - 100%

TOWNHOUSE UNIT TYPOLOGIES

X 51
3 BEDROOM

TOTAL TOWNHOUSE UNIT = 51

3-BED- - - - - - - - - - - - - - - - - - - 100%

SITE AREA

GROSS -	149,815 SF	13,918 SM
SITE 1 -	60,612 SF	5,631 SM
SITE 2 -	89,203 SF	8,287 SM

BUILDING AREA

APARTMENT -	18,789 SF	1,746 SM
TOWNHOUSE -	38,540 SF	3,580 SM

LOT COVERAGE

SITE 1 - 71%
SITE 2 - 38%

GROSS FLOOR AREA- FSR

APARTMENT - 104,051 SF ; FSR: 1.72
TOWNHOUSE - 72,486 SF ; FSR: 0.81

GROSS FLOOR AREA- PARKADE

APARTMENT - 85,810 SF (P1 & P2)

SITE PLAN

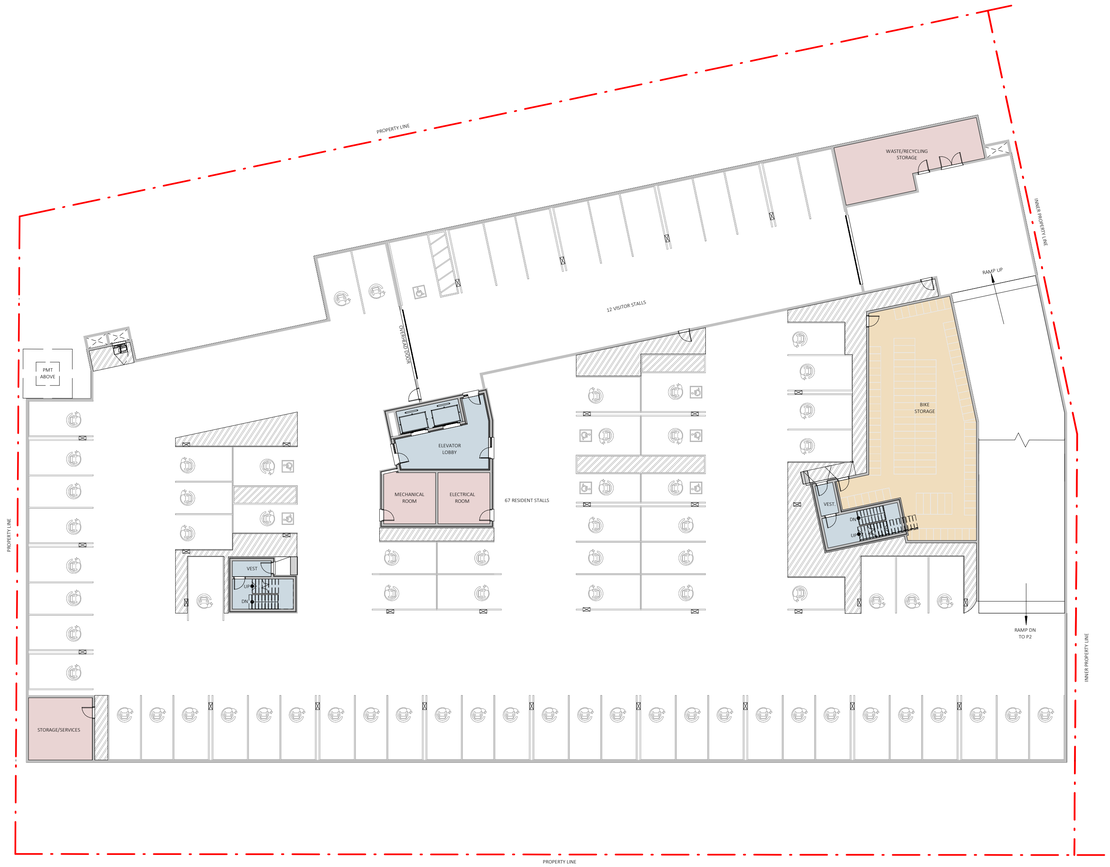
SANDHILL DEVELOPMENT



KEYSTONE
ARCHITECTURE

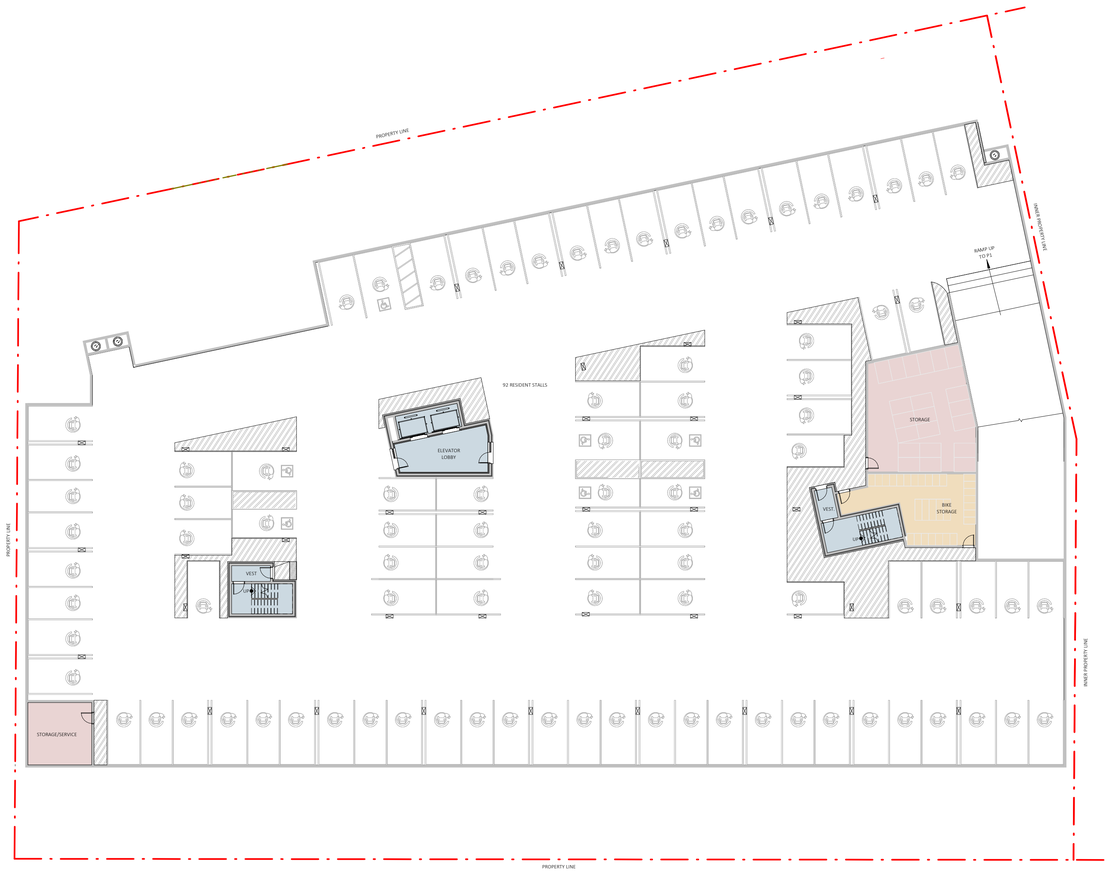
APARTMENT -PARKADE PLANS

SANDHILL DEVELOPMENT



P1 LEVEL

1" = 20'-0"



P2 LEVEL

1" = 20'-0"

PARKADE LEGEND

- BIKE STORAGE
- CIRCULATION
- STORAGE/SERVICE

KEYSTONE ARCHITECTURE

APARTMENT -FLOOR PLANS

SANDHILL DEVELOPMENT



1ST LEVEL

3/64" = 1'-0"



3RD & 4TH LEVEL

3/64" = 1'-0"



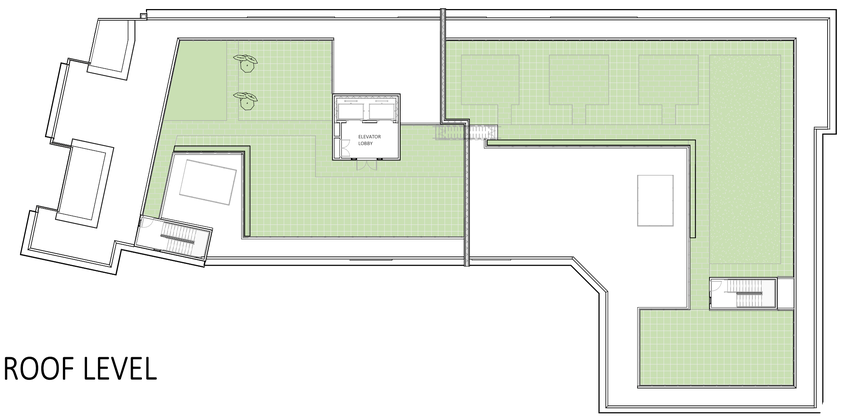
2ND LEVEL

3/64" = 1'-0"



5TH & 6TH LEVEL

3/64" = 1'-0"



APT.- ROOF LEVEL

3/64" = 1'-0"

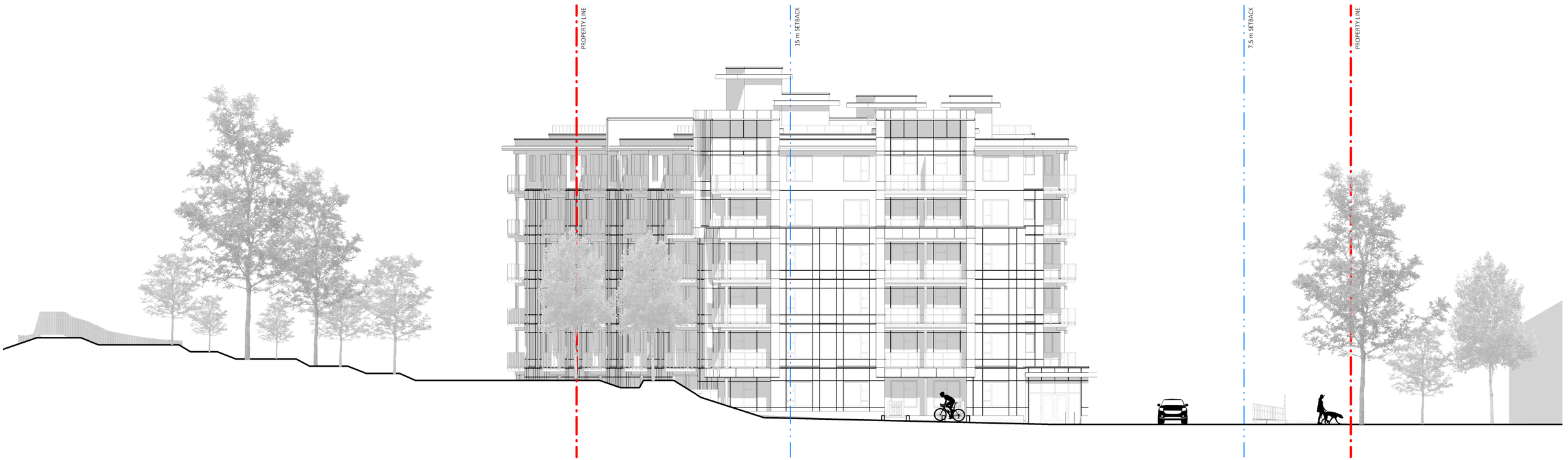
UNIT TYPOLOGY LEGEND

- STUDIO
- 1 BED
- 1 BED & DEN
- 2 BED
- JR 2 BED
- JR 2 BED -ADAPTABLE
- INDOOR AMENITY
- OUTDOOR AMENITY

KEYSTONE ARCHITECTURE

92ND AVENUE STREETSCAPE

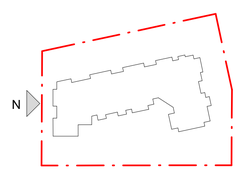
SANDHILL DEVELOPMENT



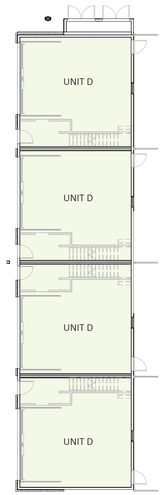
92ND AVENUE STREETSCAPE

3/32" = 1'-0"

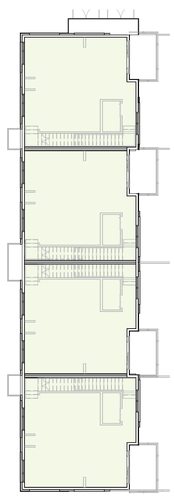
KEYSTONE ARCHITECTURE



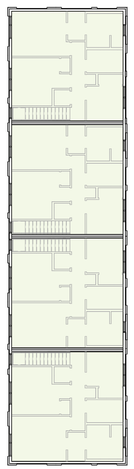
TOWNHOUSE - FLOOR PLANS



TH 1 - 1ST LEVEL
1/16" = 1'-0"

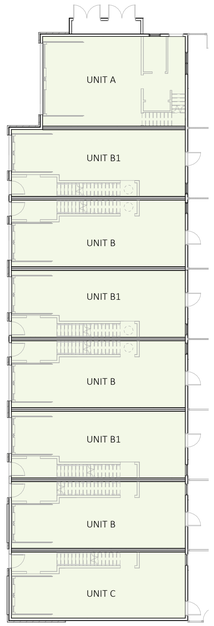


TH 1 - 2ND LEVEL
1/16" = 1'-0"

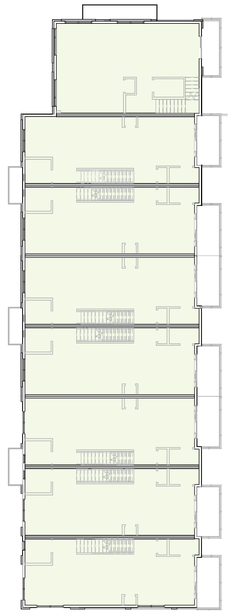


TH 1 - 3RD LEVEL
1/16" = 1'-0"

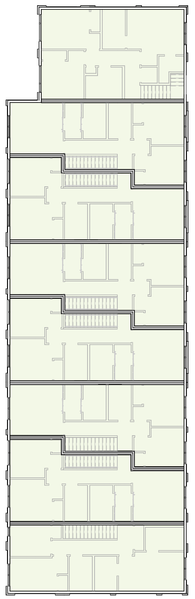
TOWNHOUSE 1
NOTE: SIMILAR TO TOWNHOUSE 2



TH 3 - 1ST LEVEL
1/16" = 1'-0"

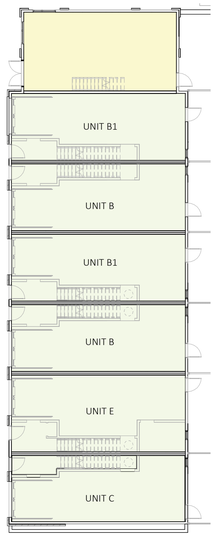


TH 3 - 2ND LEVEL
1/16" = 1'-0"

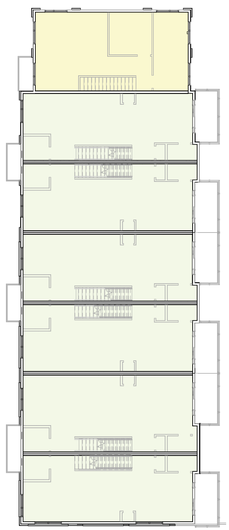


TH 3 - 3RD LEVEL
1/16" = 1'-0"

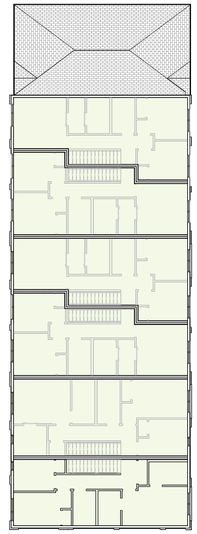
TOWNHOUSE 3
NOTE: SIMILAR TO TOWNHOUSE 4,5 AND 6



TH 8 - 1ST LEVEL
1/16" = 1'-0"



TH 8 - 2ND LEVEL
1/16" = 1'-0"



TH 8 - 3RD LEVEL
1/16" = 1'-0"

TOWNHOUSE 8
NOTE: SIMILAR TO TOWNHOUSE 7

UNIT TYPOLOGY LEGEND

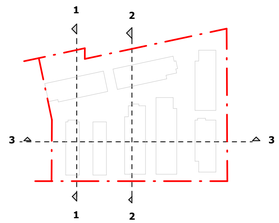
- 3 BED
- INDOOR AMENITY

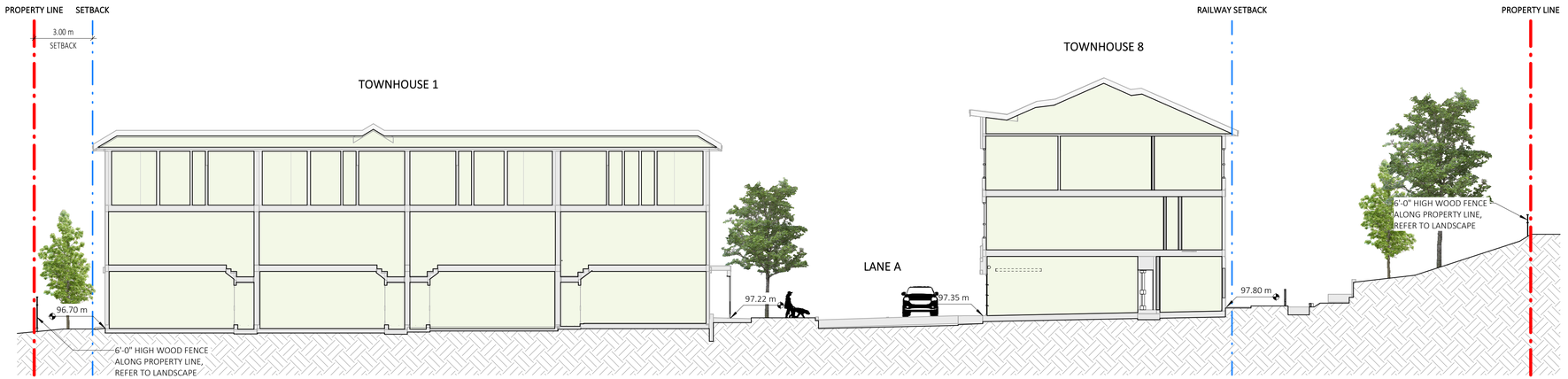
SANDHILL DEVELOPMENT

KEYSTONE ARCHITECTURE

TOWNHOUSE - SECTIONS

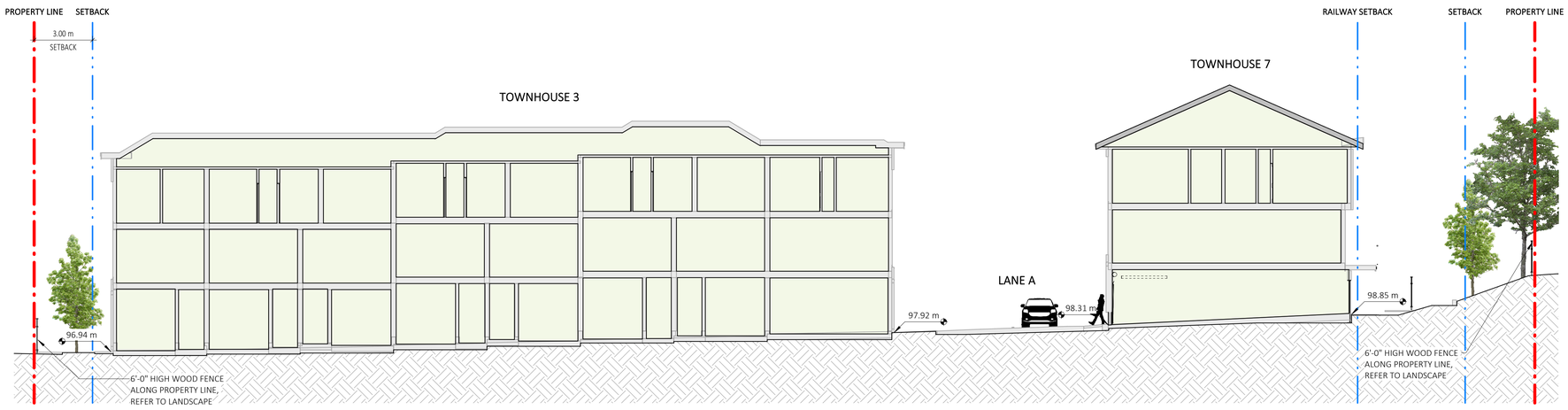
SANDHILL DEVELOPMENT





E/W SITE SECTION 1

3/32" = 1'-0"



E/W SITE SECTION 2

3/32" = 1'-0"



N/S SITE SECTION

3/32" = 1'-0"

KEYSTONE ARCHITECTURE

92ND AVENUE STREETVIEW

PROJECT DESCRIPTION

THE PROJECT IS LOCATED ON THE SCOTT ROAD CORRIDOR, NEAR KINSMEN PARKETTE AND SCOTT ROAD. A RAILWAY ABUTS THE SITE ON THE EAST. THE SURROUNDING NEIGHBOURHOOD CONSIST OF MOSTLY SINGLE-FAMILY HOMES, WITH EXCEPTION OF SCOTT ROAD, WHICH HOUSES RETAIL, OFFICES, AND OTHER BUSINESSES, BESIDES BEING A ROUTE FOR PUBLIC TRANSPORTATION.
THIS PROPOSED DEVELOPMENT CONTAINS 51 TOWNHOME DWELLINGS ORGANIZED IN 8 BUILDINGS, AND A 6 STOREY MULTI-FAMILY APARTMENT BUILDING WITH 134 UNITS. THE FSR PROPOSED IS BELOW MAXIMUM AREA PERMITTED. TWO LEVELS OF UNDERGROUND PARKADE SERVE THE APARTMENT BUILDING. THE TOWNHOMES OFFER 2 CAR GARAGE TO EACH UNIT AND SURFACE VISITOR PARKING STRATEGICALLY SPREAD THROUGH THE COMPLEX.

MASSING,FORM & CHARACTER

THE APARTMENT BUILDING MASSING RESEMBLES AN L-SHAPE VOLUME, WITH A RECESS BUILD ON LEVELS 5 & 6 FACING THE STREET TO IMPROVE SUN PATTERNS ON THE PUBLIC REALM AND PROVIDE A BETTER FIT IN THE NEIGHBOURHOOD. THE GROUND PLANE IS STRENGTHENED BY A VIBRANT RED CLADDING THAT MORPHS INTO FRAMES ON LEVELS ABOVE, STRATEGICALLY DISTRIBUTED TO RHYTHMICALLY DIVIDE THE LARGE VOLUME. DARK GRAY BUILD OUTS PROVIDE CONTRAST, VARIETY, AND CONTRIBUTES TO DEESCALATING THE OVERALL MASSING. WOOD SIMULATED SIDING, FASCIAS, AND SOFFITS PROVIDE WARMTH AND TEXTURE. THE REMAINDER OF THE VOLUME IS CLAD WITH A RANGE OF GRAYSCALE CEMENT BOARD, RANGING FROM WHITE TO DARK GRAY. OVERHANGS WERE INCORPORATED TO VISUALLY TERMINATE THE UPPER LEVELS OF BUILDING. THE PROMINENT YET RECESSED BUILDING ENTRY CONTAINS SIGNAGE AND NIGHTTIME LIGHTING. THE TOWNHOUSE BUILDINGS ALSO HAVE A GROUNDING CLADDING ON THE 1ST LEVEL, WITH A RED BRICK FINISH. THE MASSING IS HUMAN SCALED BY CONTRASTING FRAMES ON THE LEVELS ABOVE, AND THE CONTEMPORARY ARCHITECTURE IS SOFTENED BY GABLES ON STRATEGIC LOCATIONS. THE UNIT ENTRIES ARE PROTECTED FROM THE ELEMENTS BY A CANOPY SUPPORTED BY WOOD COLUMNS.



SANDHILL DEVELOPMENT

KEYSTONE ARCHITECTURE

SITE ENTRY

SANDHILL DEVELOPMENT



APARTMENT MAIN ENTRANCE

KEYSTONE ARCHITECTURE

TOWNHOMES

SANDHILL DEVELOPMENT



TOWNHOMES PERSPECTIVE -1



TOWNHOMES PERSPECTIVE 2

KEYSTONE ARCHITECTURE