



City of Delta
Community Planning & Development

MEMORANDUM

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To: **Mayor & Council**

From: **Marcy Sangret**
Director of Community Planning and Development/Deputy City Manager

Date: **November 16, 2022**

Subject: **November 22, 2022 Delegation to Council Regarding
Redevelopment of the Delta Shoppers Mall Site at 8037 120 Street
(A.L. Sott (Delta Shoppers) Inc.)**

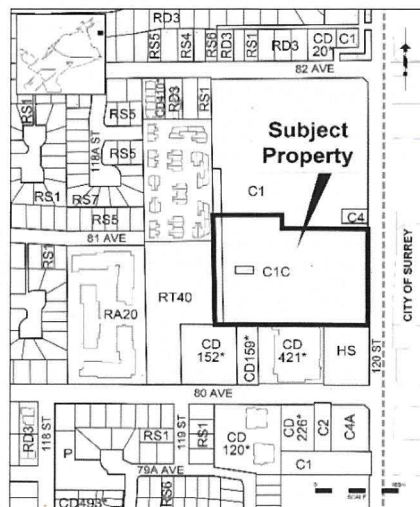
File No.: **ENQ02343**

CC: **Sean McGill, City Manager**

■ PURPOSE:

The purpose of this delegation is to provide Council with an opportunity to view and provide comments on a preliminary development concept for the Delta Shoppers Mall site at 8037 120 Street. The site is 2.4 ha (5.9 acres) in area and it is currently occupied by a one-storey shopping centre. An aerial photograph is provided in Attachment A. This project was recently reviewed by the Economic Development Project Review Group comprising the Mayor, Councillor Kruger and senior staff, with a recommendation for the applicant to be invited to make a presentation to Council.

Location Map





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▪ DISCUSSION:

Council Policy:

The subject property is designated Mixed-Use (North Delta) 1 [MU(ND)1]. This designation is intended for a mix of uses including retail and office commercial, multiple-family residential, recreation, cultural, public, and open space. Retail and commercial uses are required on the ground floor on fronting streets. Cultural, recreational and public uses may also be permitted on the ground floor on fronting streets if they contribute to pedestrian interest. This designation permits a maximum height of 32 storeys, up to 4.0 floor space ratio, and no more than 600 units per hectare (242 units per acre). The proposed development is consistent with the MU(ND) 1 designation.

The Mayor's Housing Task Force for Scott Road Recommendations Report was received by the Council for information at the October 26, 2020 Regular Meeting; however, bylaw amendments to change existing land use designations have not been adopted and the MU(ND)1 designation noted above is presently in place for this site.

The Task Force report identified the subject property as being in the City Plaza Neighbourhood portion of the Central District. The concept for this neighbourhood is to permit building types including townhouses, mixed use and residential apartments, with low rise buildings up to 6 storeys and mid rise buildings up to 18 storeys. The proposed development exceeds the maximum building height recommended for the City Plaza Neighbourhood, however it is consistent with the following components of the Task Force Report:

- the vision to create a new urban place that invites active uses to go along with the shopping environment that supports it;
- includes diverse forms of housing (range of unit sizes and mix of market, rental and seniors housing);
- provides a component of below-market rental housing;
- features a high quality design; and
- includes a north-south bike route along the west edge of the site.



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A majority of the subject property is zoned Core Commercial (C1), with the exception of one of the units in the mall which is zoned Core Commercial Cannabis (C1C). The proposed mixed-use development would not be consistent with the current zoning for the subject property and a rezoning would be required.

Application Summary:

The owner has submitted a presentation that includes details on a preliminary development proposal for Council's review (Attachment B). A project data table is provided in Attachment C. The proposed mixed-use development would include:

- a total of 813 residential units ranging from 1 to 3 bedrooms;
- 11,676 m² (125,677 ft²) of office space;
- 7,374 m² (79,374 ft²) of retail space;
- a floor space ratio of 4.0;
- two 32-storey residential towers with a total of 624 market condo units;
- one 10-storey midrise with 124 seniors housing units;
- one 6-storey midrise with 65 purpose built rental housing units (20 percent of these units would be below market);
- 30 childcare spaces;
- a total of 1,609 parking spaces;
- indoor and outdoor amenity space in accordance with Zoning Bylaw requirements;
- a central plaza area; and
- a north-south bike route.

The applicant is considering designating a percentage of the rental units as below market. Further details would be provided in a formal application.

Application Components:

Based on the preliminary drawings, a rezoning and development permit would be required and would be subject to Council approval.



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▪ **NEXT STEPS:**

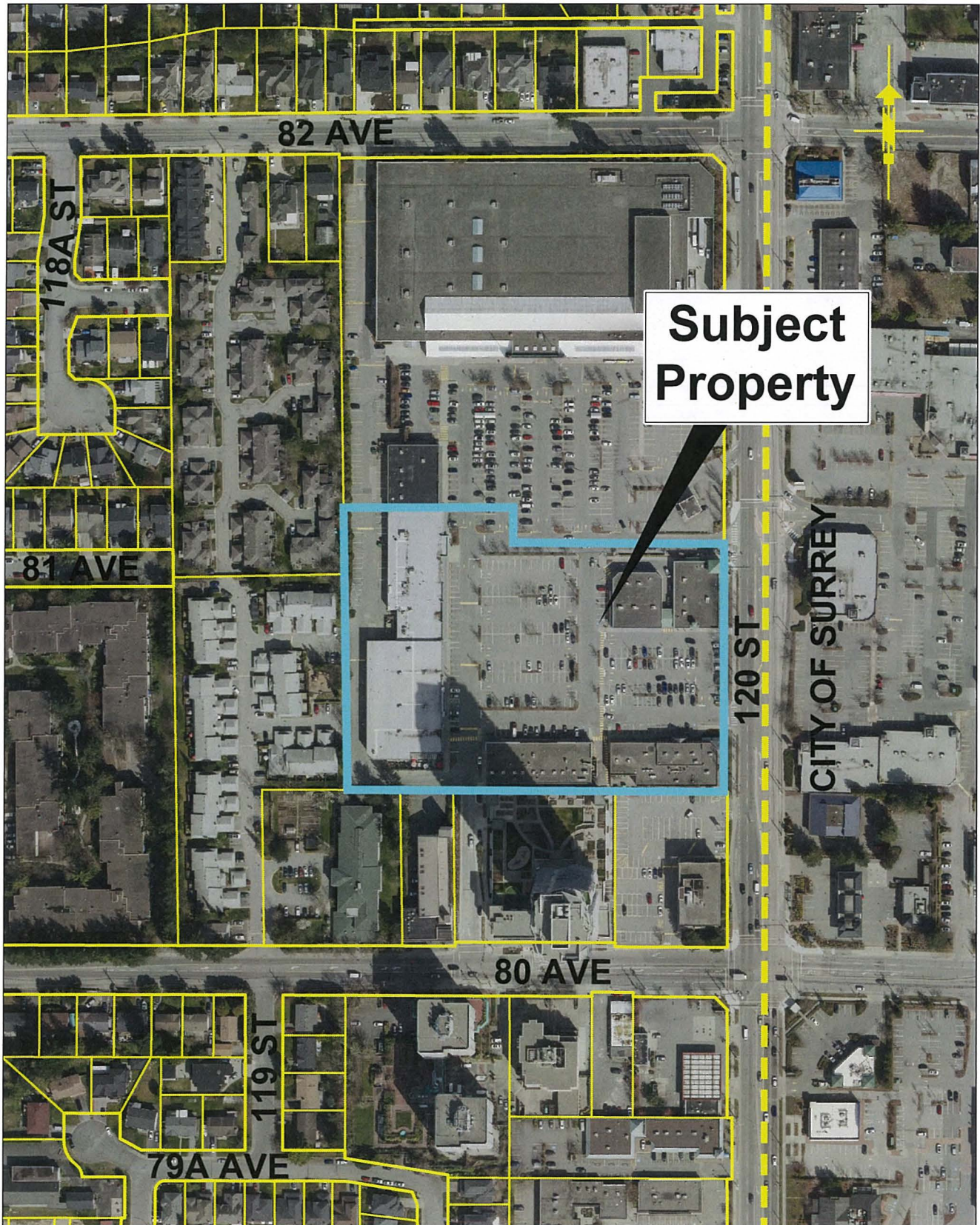
Following the Committee of the Whole presentation, the owner would need to prepare detailed architectural and landscape plans before submitting a formal development application.

Marcy Sangret
Director of Community Planning and Development/Deputy City Manager
MR/cd

Attachments:

- A. Aerial Photograph
- B. Applicant's Presentation
- C. Project Data Table

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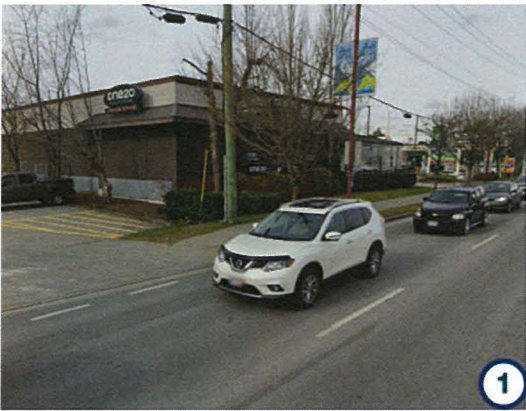


8037-8087 120 St - Design Presentation

Delta, BC, Canada

November 2022

Site Context



Project Statistics



Building Heights

(32, 10 and 6 storeys)



Density

4.0 FSR



Residential Units

813

- 624 Market Condo
- 124 Senior Housing
- 65 Purpose Built Rental (20% Below Market)



Retail

79,374 square feet



Office

125,677 square feet



Parking

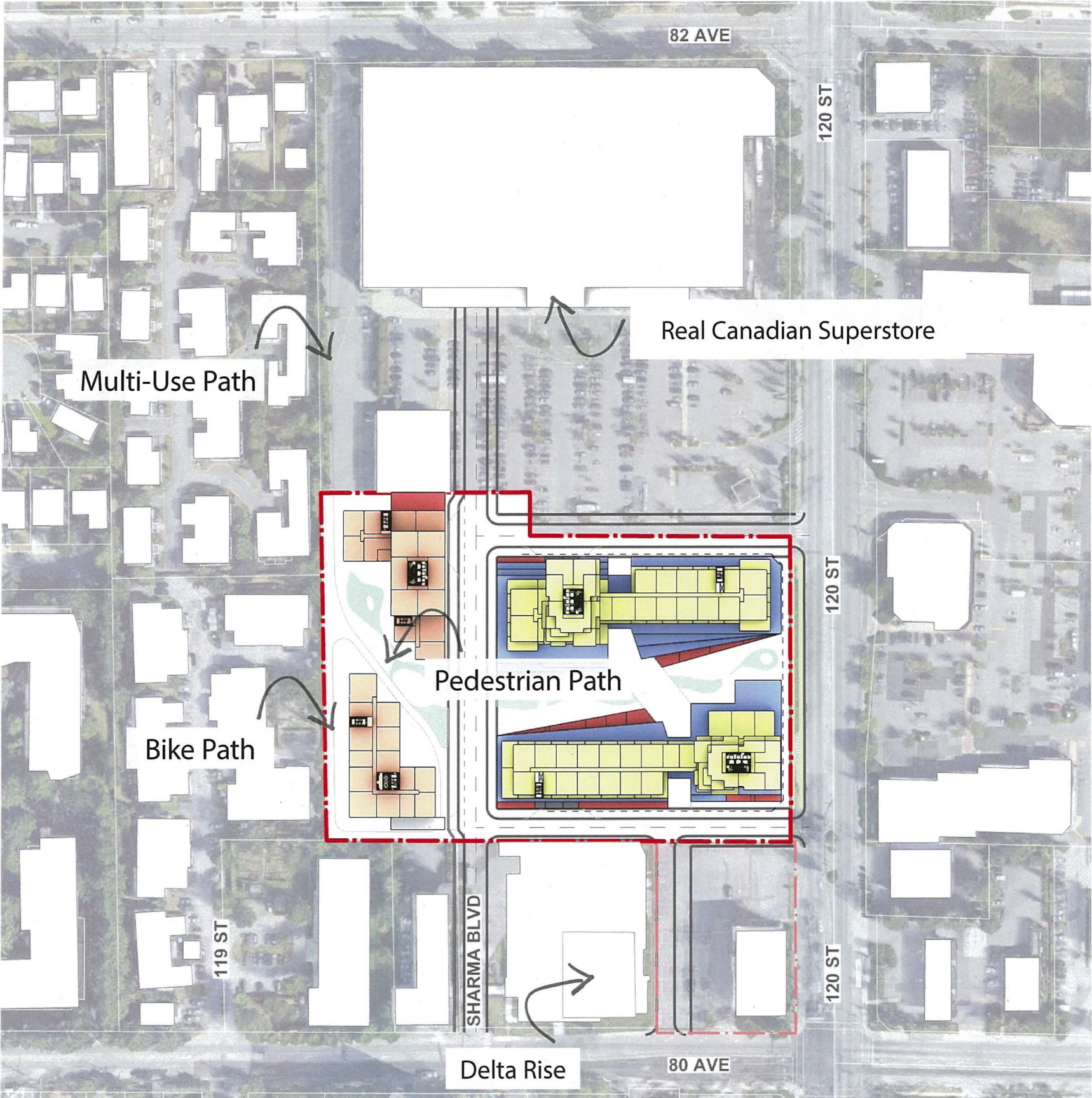
1,609 stalls



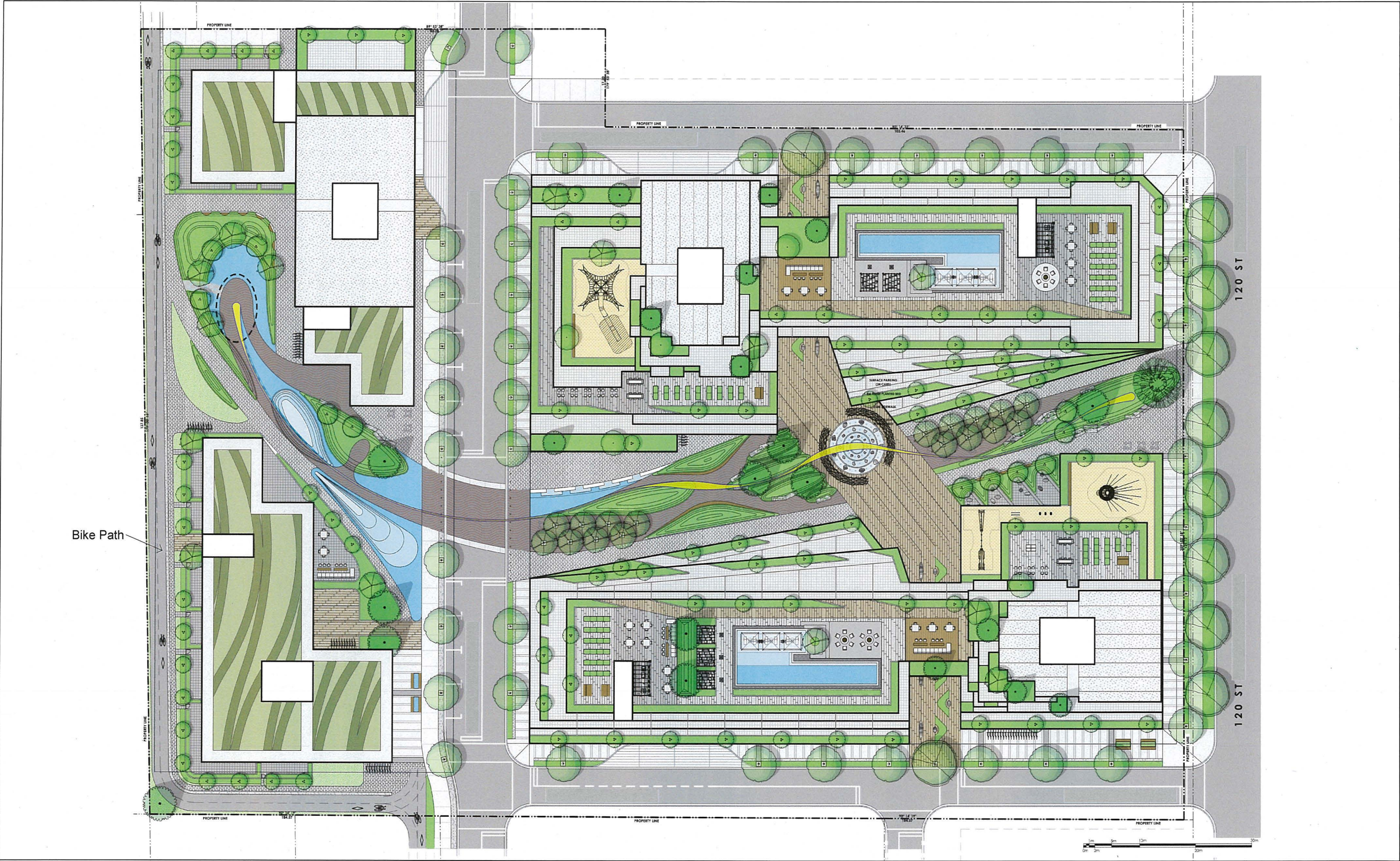
Childcare

30 spaces

Site Plan



Landscape Plan

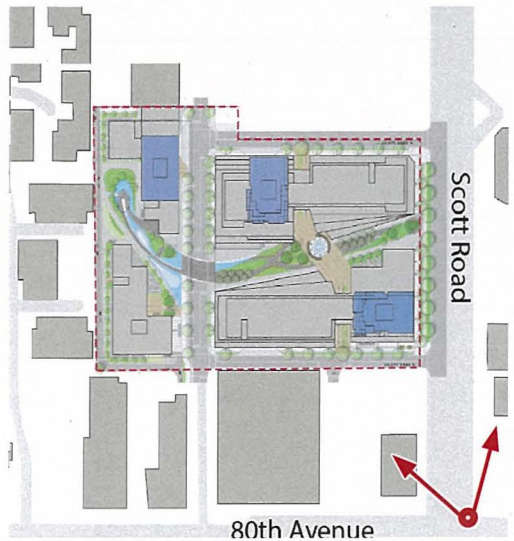




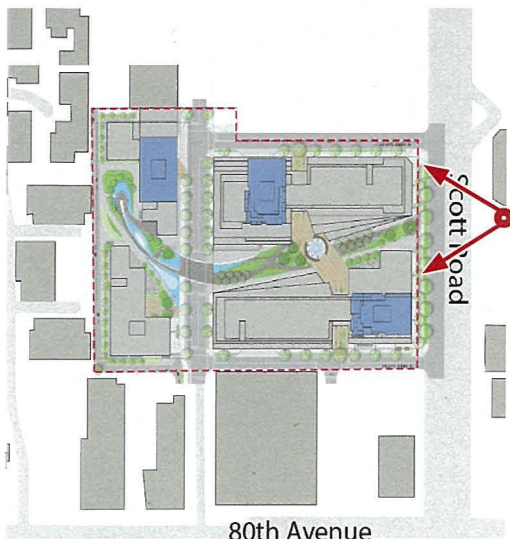




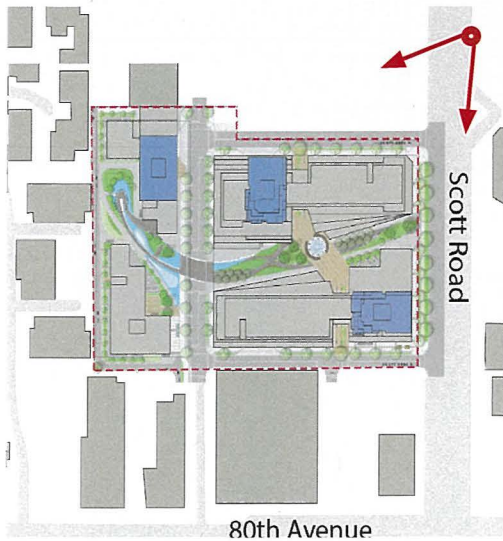
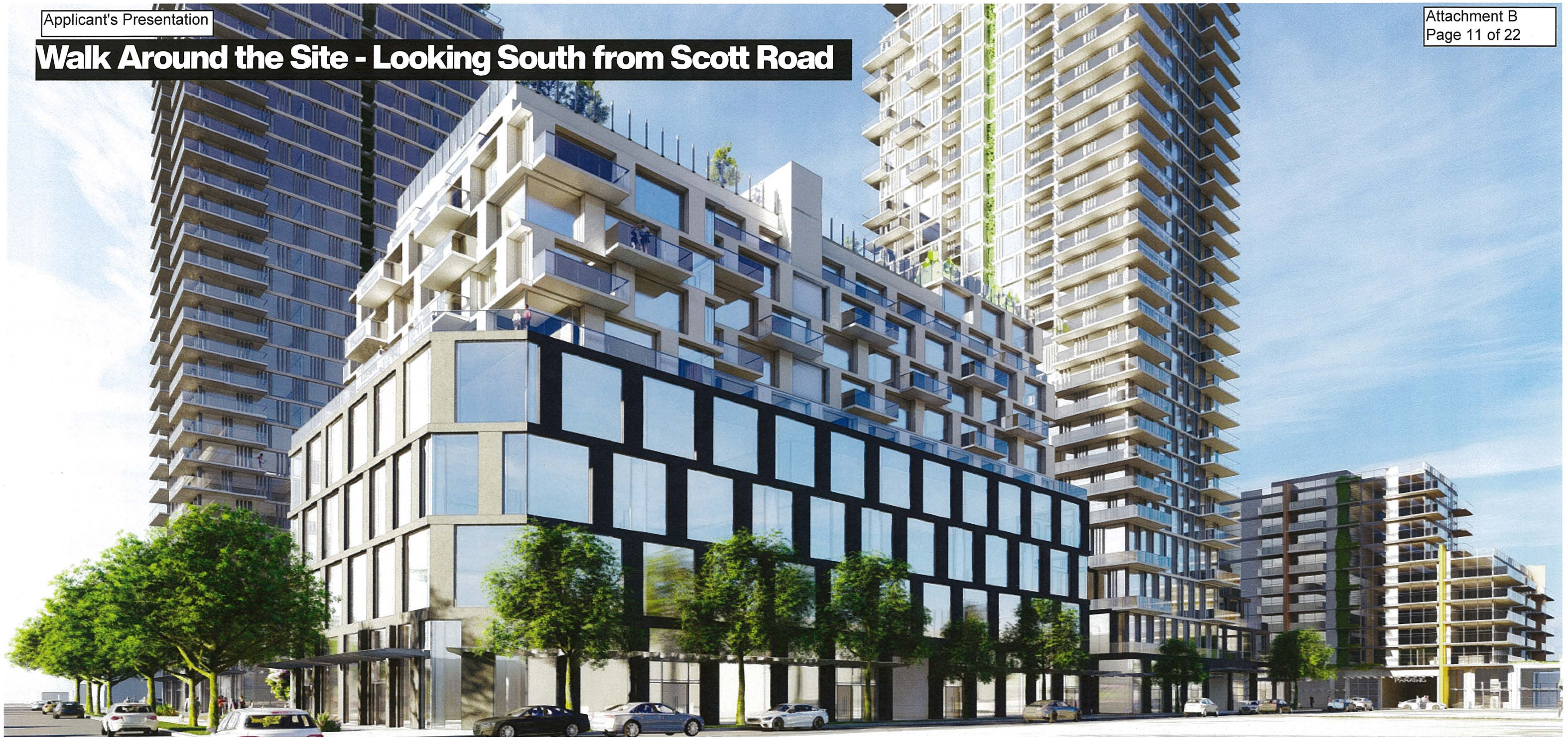
Walk Around the Site - Looking North from Scott Road



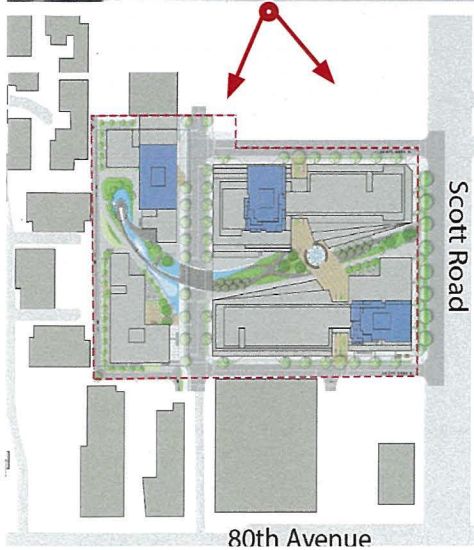
Walk Around the Site - Looking West from Scott Road



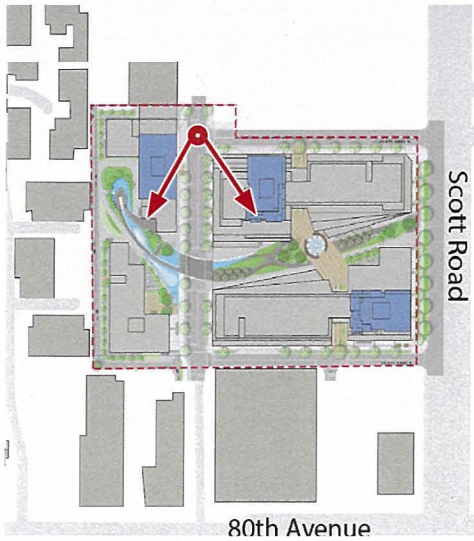
Walk Around the Site - Looking South from Scott Road



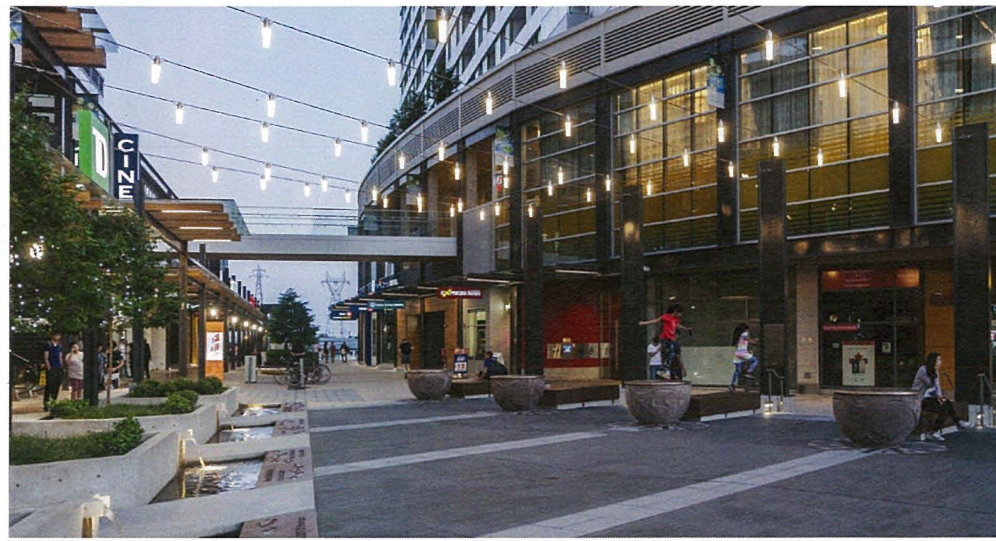
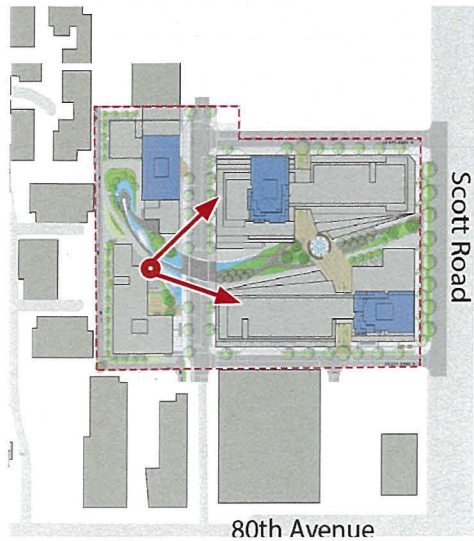
Walk Around the Site - Looking South from Superstore



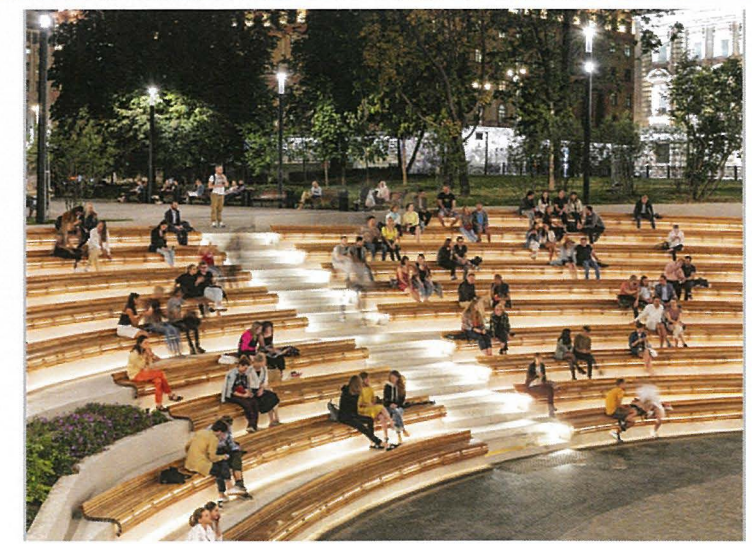
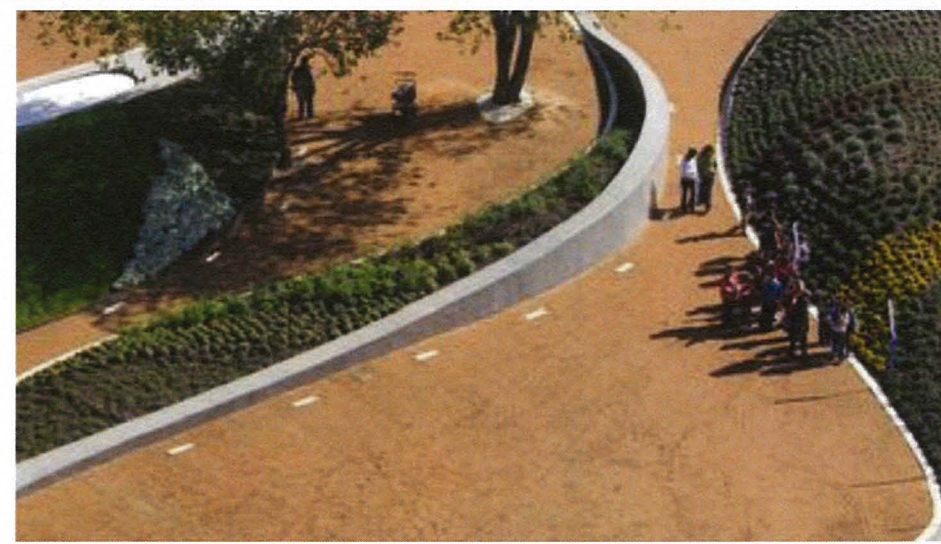
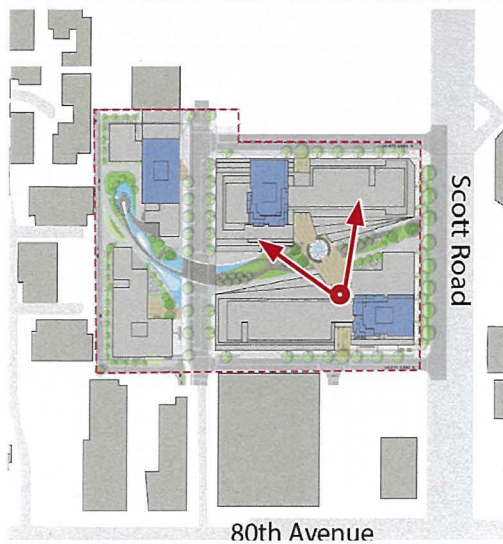
Walk Around the Site - Looking South at Retail High-Street



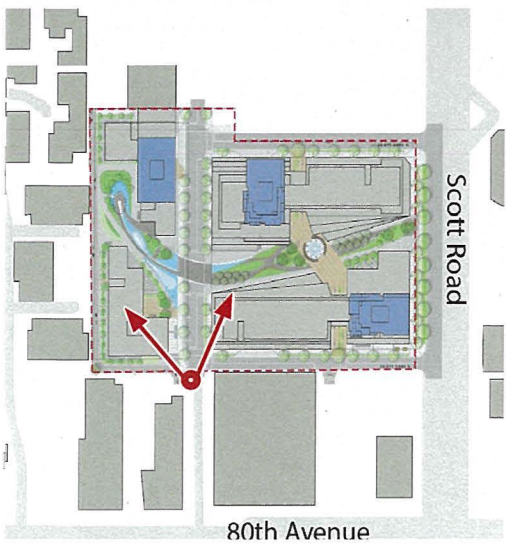
Walk Around the Site - Looking East at Public Plaza and Mews



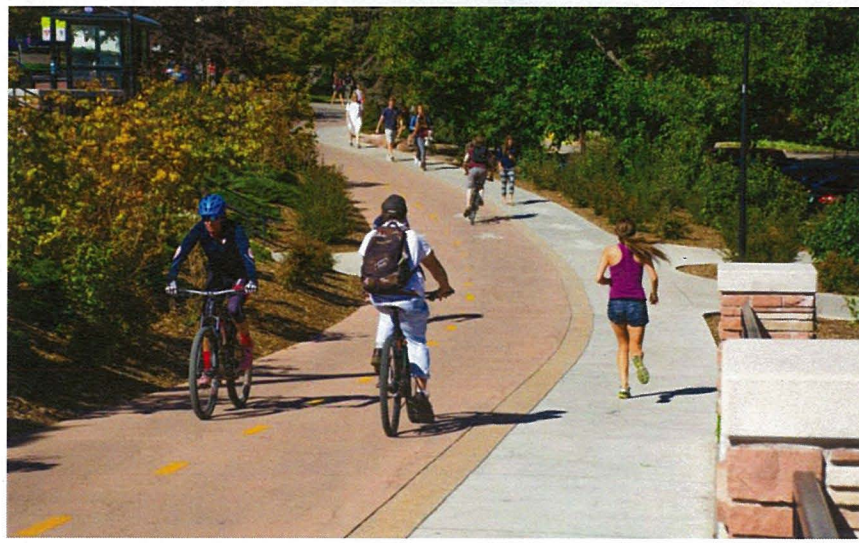
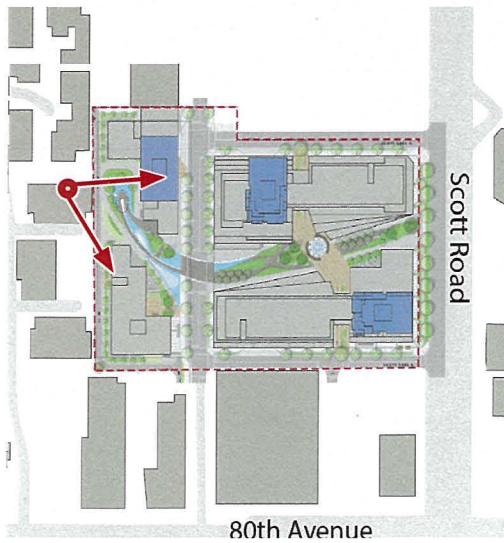
Walk Around the Site - Looking West from Public Plaza



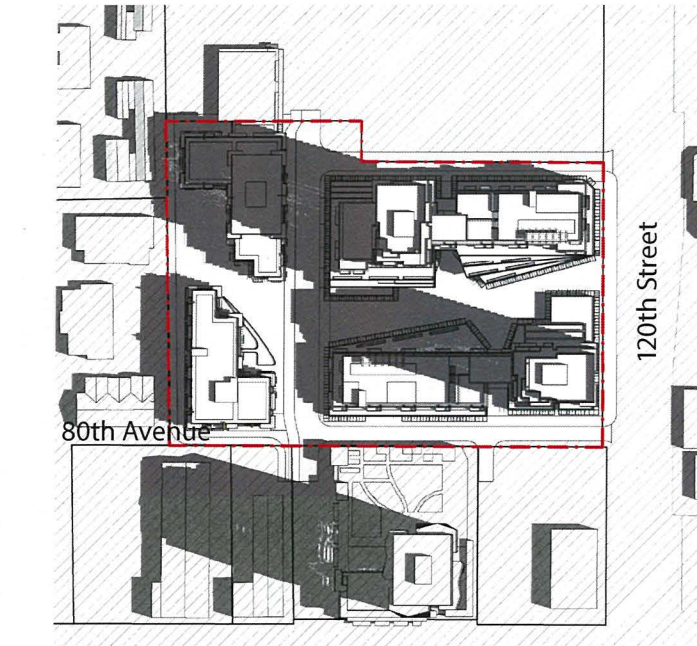
Walk Around the Site - Looking North at Retail High Street



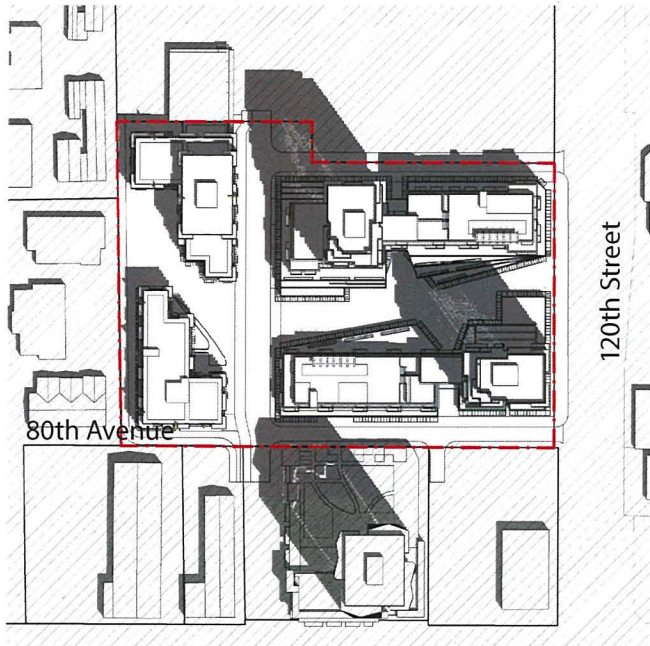
Walk Around the Site - Looking at Seniors' Building and Bike Path



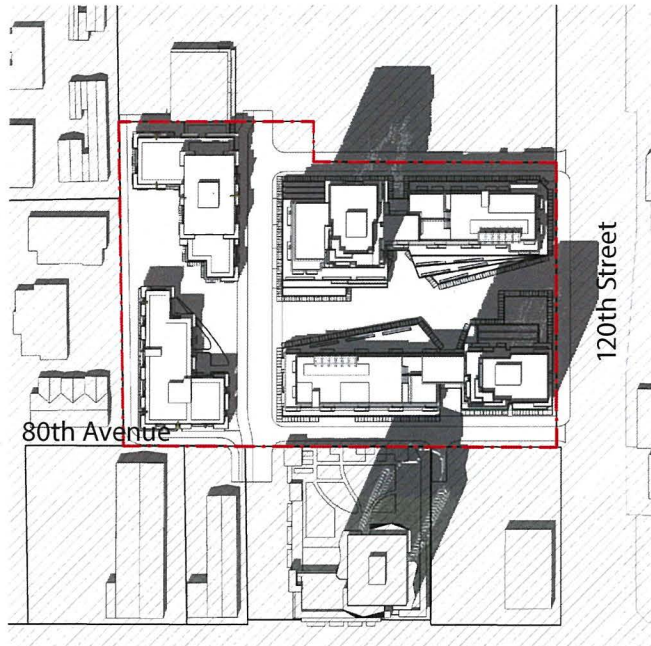
Shadow Studies



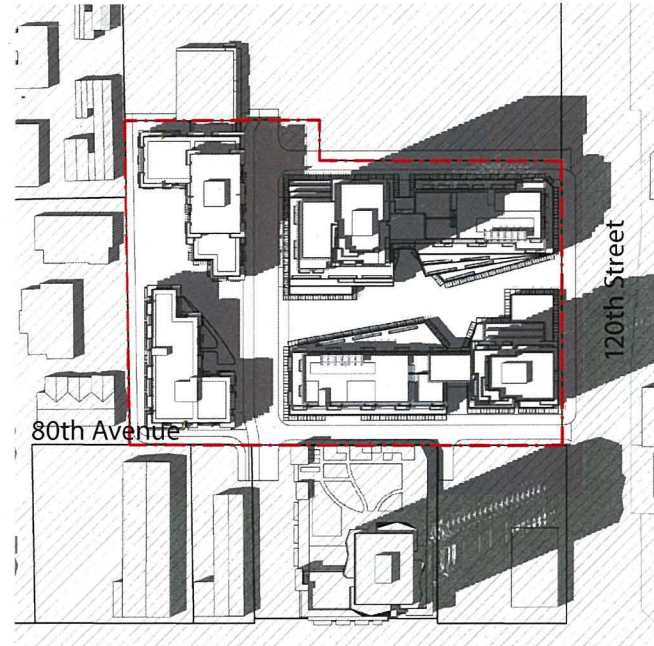
1 Summer Solstice (6/21) 10am
A0.21 SCALE: 1" = 100'-0"



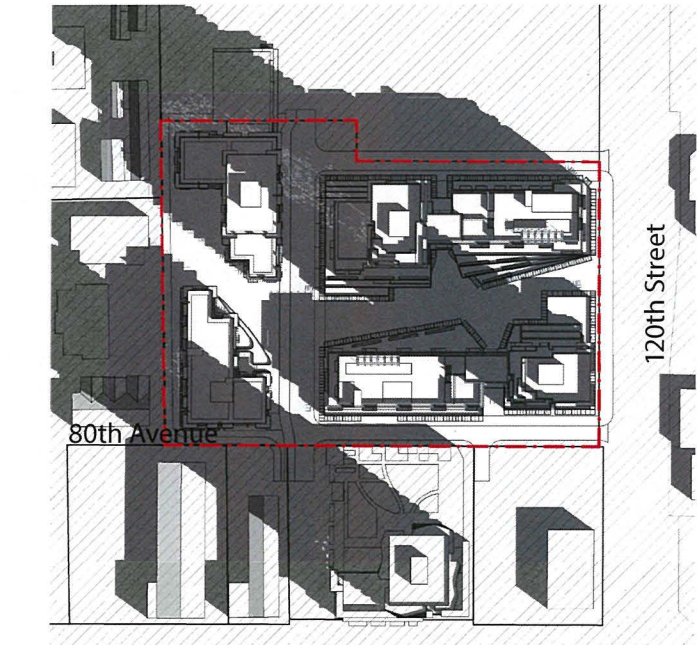
2 Summer Solstice (6/21) 12pm
A0.21 SCALE: 1" = 100'-0"



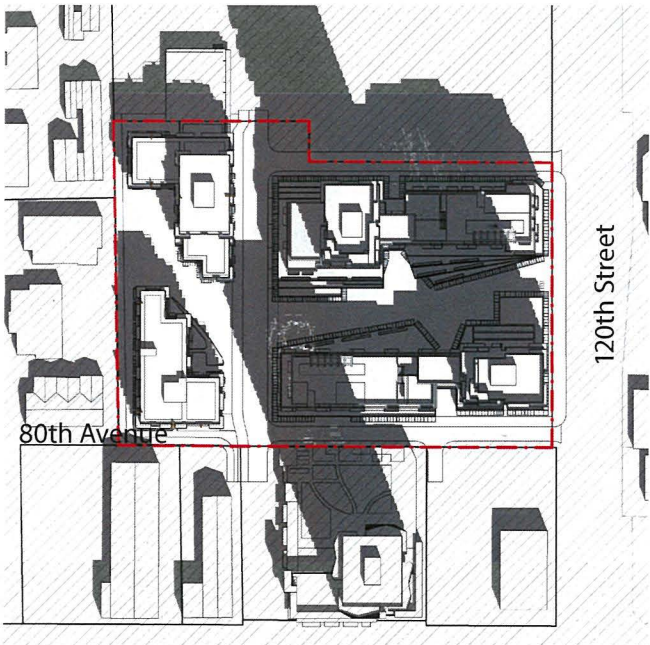
3 Summer Solstice (6/21) 2pm
A0.21 SCALE: 1" = 100'-0"



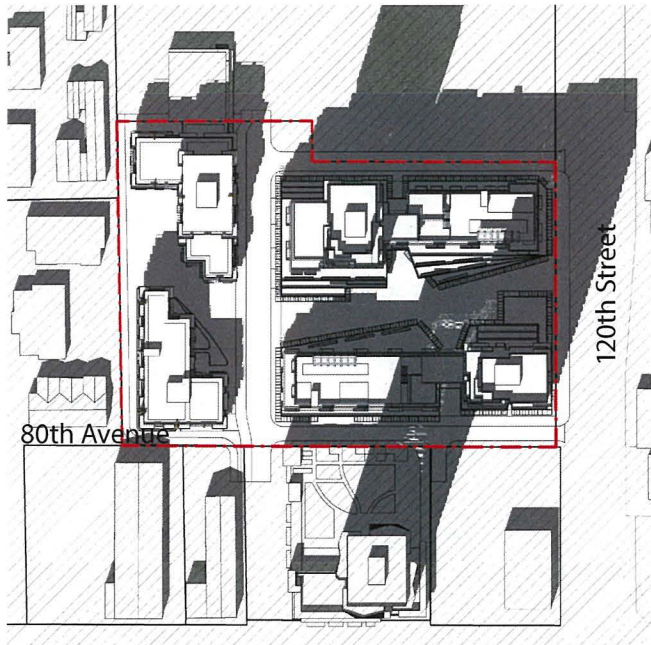
4 Summer Solstice (6/21) 4pm
A0.21 SCALE: 1" = 100'-0"



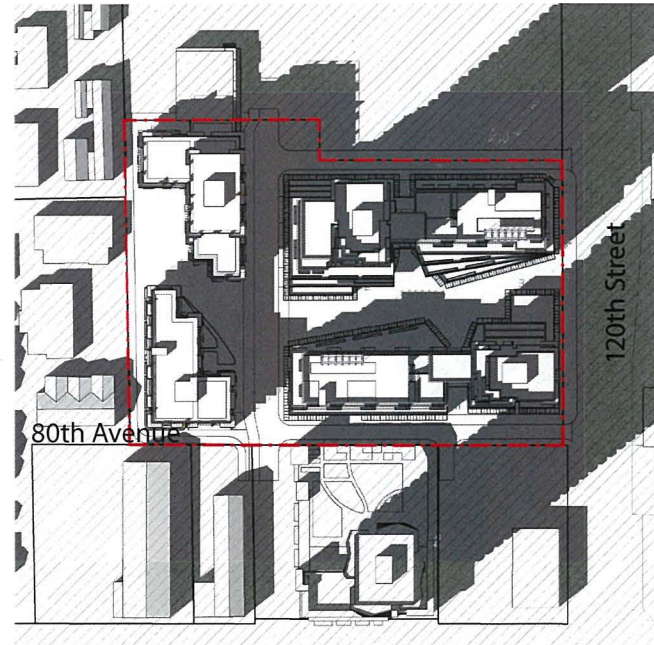
5 Autumnal Equinox (9/22) 10am
A0.21 SCALE: 1" = 100'-0"



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



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



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

Proposed Amenities

Public Open Space

A new landmark plaza will form the heart of the project, and provide a gathering place for residents of North Delta.



Rental Housing

More than 60 units of new purpose-built rental house will be added to Delta's rental stock, close to transit, office space and amenities.



Childcare

Approximately 30 new childcare spaces will be provided for residents of North Delta.



Affordable Housing

The rental building will include below-market rental units, providing accessible housing options.



Seniors' Housing

A new Seniors' Living building will provide more than 100 units of Senior-oriented housing near transit and amenities to create a truly intergenerational neighbourhood.

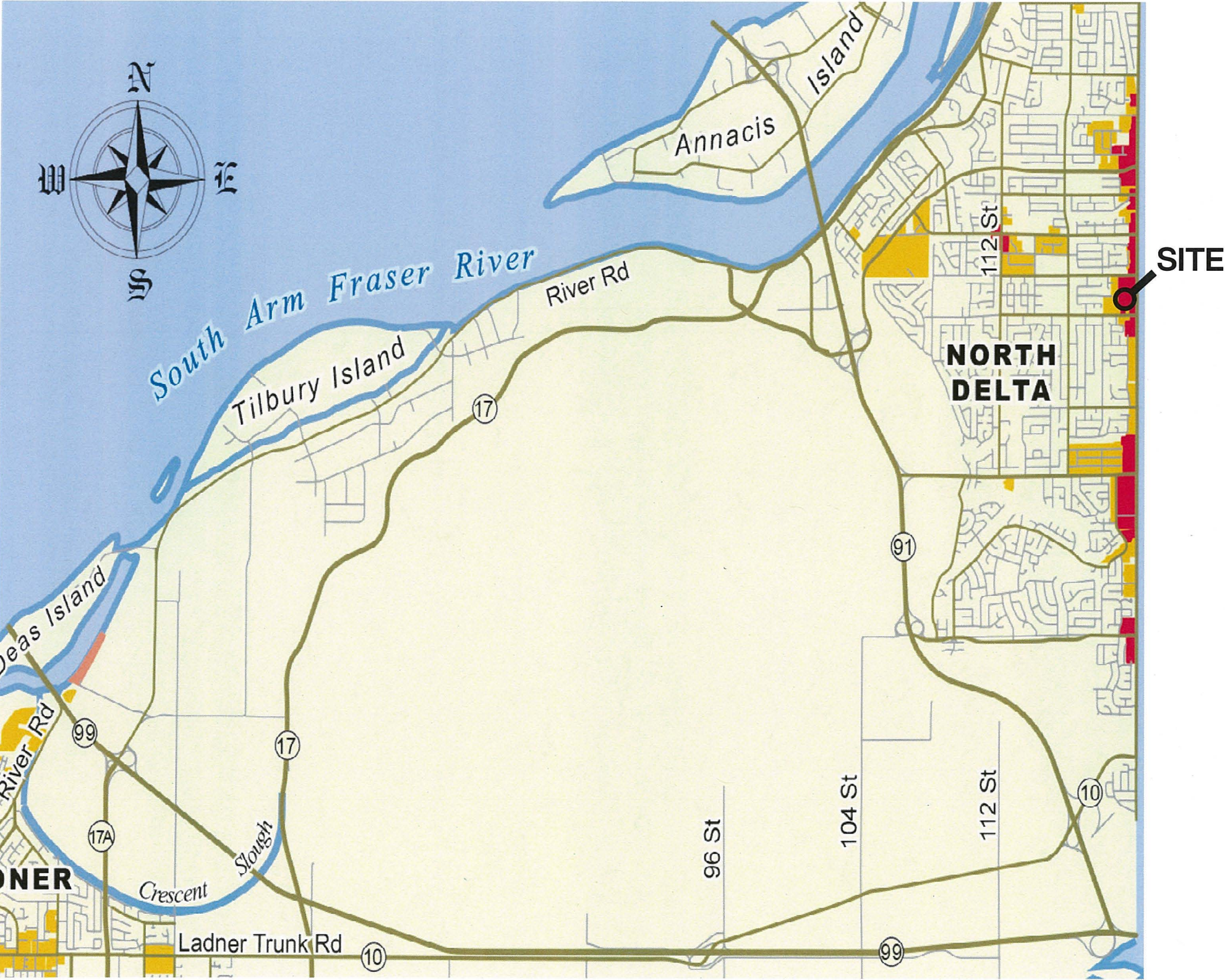


North-South Bikeway

A new bikeway will cross the site on a north-south alignment.



Official Community Plan



LEGEND

Medium and Higher Density Land Use Designations	Town Centre (includes mixed housing)
Marina Gardens Estates	First Nations Lands
Riverside Mixed Use	

Compliance with Official Community Plan

Provides a **range of housing types** within one of Delta's designated urban areas (ground-oriented, multi-family, seniors'-oriented and rental).

Provides housing that meets the needs of residents of different income levels, with **purpose-built rental, affordable rental, and seniors' housing**.

Provides **seniors' housing in a town centre**, close to shops, services, transit and amenities.

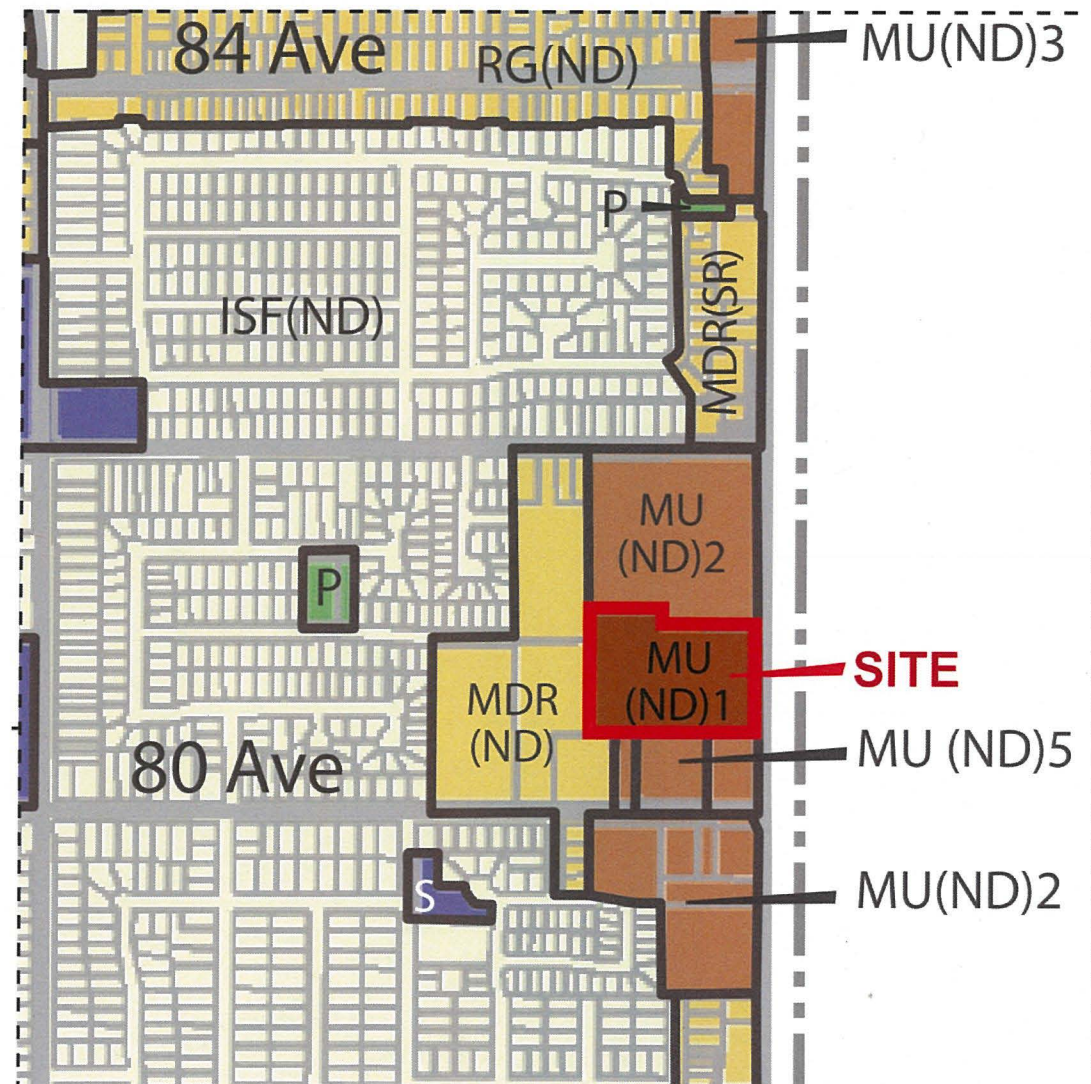
Provides new housing in an existing urban area, reducing pressure on greenfield and agricultural lands.

Creates an **attractive pedestrian character on 120th Street** with street trees, ground-level retail and wide sidewalks.

Creates an attractive pedestrian environment with **pedestrian linkages** between buildings.

Provides a new public amenity in the form of an **urban public open space** at the heart of the proposal, complete with landscaping and street furniture.

North Delta Area Plan

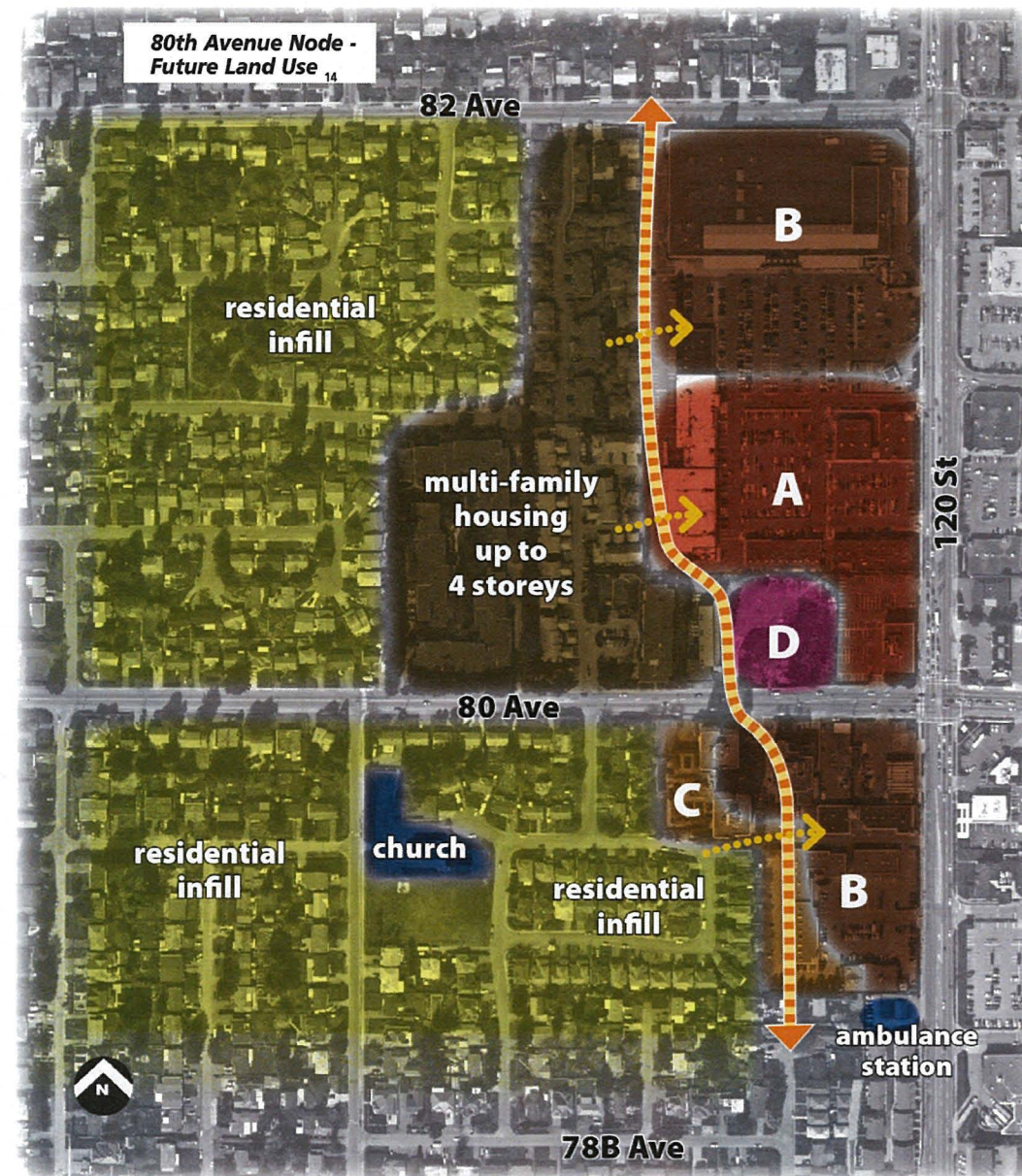


Area 1: Mixed Use (North Delta) 1 - (MU(ND)1)

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 and no more than 600 units per hectare (242 units per acre)

Height: Maximum 32 storeys



LEGEND

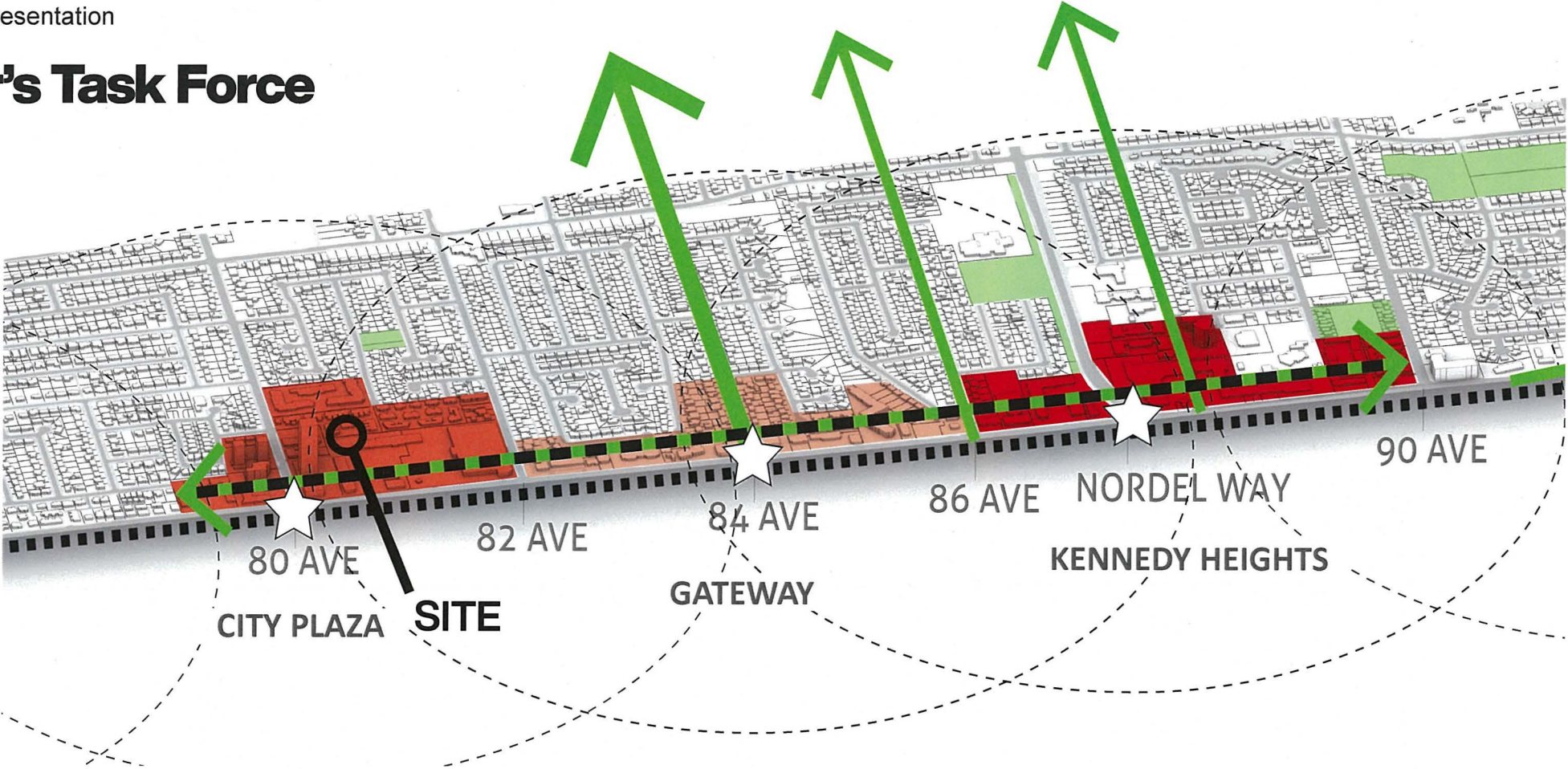
- A** potential mixed-use up to 32 storeys
- B** potential mixed-use up to 18 storeys
- C** transitions to neighbouring single family (3 storeys)
- D** mixed-use 37-storey development

- connections between neighbourhoods and nodes
- north-south multi-use path

Compliance with North Delta Area Plan

- ☒ Focuses growth in one of the designated mixed-use nodes of North Delta (80th Avenue Node)
- ☒ Redevelops an existing shopping centre and mall parking lot into a vibrant, mixed-use neighbourhood with a finer-grained movement network.
- ☒ Provides uses which provide visual interest and activity for pedestrians at the ground level.
- ☒ Provides a transition in scale between high-density mixed-use and lower density residential area
- ☒ Provides a new north to south aligned **bicycle path** off 120th Street.
- ☒ Acts as a **catalyst** for the development of the high-density node at 80th Avenue.

Mayor's Task Force



Compliance with Mayor's Task Force Recommendations

- ✓ Provides an **iconic new city plaza** near the intersection of 80th Avenue and Scott Road
- ✓ Provides the establishment of a new north to south aligned **high-street 'shopping mews'** just west of Scott Road.
- ✓ Provides **diverse forms of housing** with townhouse units, seniors housing, and a high-proportion of family-sized 2+ bedroom apartments.
- ✓ Provides **rental housing**, including a component of below-market rental housing, to alleviate the low vacancy rates in Delta.
- ✓ Incorporates important **placemaking considerations**, including thoughtful landscaping, public art, and a public gathering space in the central plaza.

Project Data for 8037 120 Street (ENQ02343)

Owner	A. L. Sott (Delta Shoppers) Inc.	
Applicant	Chris Andison, Value Property Group	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation: Schedule A	Town Centre (TC)	No change
Schedule C.1 (North Delta Area Plan)	Mixed-Use (North Delta) 1 [MU(ND)1]	No change
Maximum Allowable Density	600 uph (242 upa)	No change
Density	N/A	339 uph (137 upa)
Maximum Allowable Floor Space Ratio	4.0	4.0
Development Permit Area	Scott Road Corridor (SRC)	A development permit would be required to address the form and character of the proposed development
Zoning	Core Commercial (C1) and Core Commercial Cannabis (C1C)	A new comprehensive development (CD) zone would be required
No. of Lots	1	No change
Lot Area	2.4 ha (6 ac)	No change
	Permitted under C1 Zone	Proposed under CD Zone
Number of Residential Units	N/A	Total: 813 units with a mix of 1 to 3 bedrooms (including 124 seniors housing units and 65 purpose built rental housing units)
Total Office Space	Total area permitted based on height and setback requirements	11,676 m ² (125,677 ft ²)
Total Retail Space	Total area permitted based on height and setback requirements	7,374 m ² (79,374 ft ²)

	Permitted under C1 Zone	Proposed under CD Zone
Maximum No. of Storeys	Zone does not specify maximum number of storeys. Maximum height would be 11 m (36 ft).	32
Off-Street Parking:	Number of parking spaces required determined by use and floor area	1,609 spaces