



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council**

File No.: **LU008696/LU008345**

From: **Community Planning & Development Department**

Date: **June 12, 2018**

New Applications Received

The following report has been reviewed and endorsed by the Acting City Manager.

▪ **RECOMMENDATION:**

THAT information on new applications to amend the Official Community Plan be received and the consultation process as described in the attachment be endorsed in accordance with Section 475 of the *Local Government Act* for:

1. 4600, 4606, 4614 and 4624 51 Street (51 Street Developments Ltd.)
(Attachment A – File No.: LU008696)
2. 5712 and 5724 16A Avenue (Puri-Manhas and Manhas)
(Attachment B – File No.: LU008345)

Marcy Sangret
Director of Community Planning and Development
AC/ph

▪ **ATTACHMENTS:**

- A. Application File No. LU008696
- B. Application File No. LU008345

NEW APPLICATION RECEIVED

Owner: 51 Street Developments Ltd.	Applicant: David M. Hewitt
Property Address: 4600, 4606, 4614 and 4624 51 Street	
Date Received: April 26, 2018	
Type of Application: Official Community Plan Amendment, Rezoning, Development Variance Permit, Development Permit and Subdivision	
File No.: LU008696	
Development Planner: Alex Cauduro	

Purpose:

The purpose of the application is to consolidate the subject properties into one parcel in order to develop an 18-unit, three-storey townhouse development. In order to proceed, the following are required:

- Amendment to the Official Community Plan by changing the land use designation in the Ladner Future Land Use Plan in Schedule B.3 from Residential Ground-Oriented (RG) to Medium Density Ground-Oriented (MGR) to allow a residential density of 69.4 units per hectare (28 units per hectare) on the subject properties;
- Rezoning from Duplex/Single Detached Residential 3 (RD3) and Single Detached Residential 7 (RS7) to a new proposed Townhouse Residential 76 zone (RT76) for "Delta Zoning Bylaw No. 7600, 2017";
- Development Variance Permit to vary minimum setbacks in the proposed Townhouse Residential 76 zone (RT76) for "Delta Zoning Bylaw No. 7600, 2017"; and
- Development Permit to address form and character of the proposed development, which is located in the Ladner Village (LV1) development permit area.

Consultation requirements:

Section 475(1) of the *Local Government Act* requires that, for an Official Community Plan amendment, the local government must provide one or more opportunities it considers appropriate for consultation with the persons it considers will be affected by the amendment.

In particular, Section 475(2)(b) specifies that to satisfy Section 475(1), a local government must specifically consider whether consultation is required with the following:

- the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- the board of any regional district that is adjacent to the area covered by the plan;

- the council of any municipality that is adjacent to the area covered by the plan;
- first nations;
- school district boards, greater boards and improvement district boards; and
- the provincial and federal governments and their agencies.

The proposed consultation process will entail:

- Placing a public notice sign on site.
- Sending a notification letter to the surrounding property owners to advise them of the proposed development and a Public Information Meeting.
- Holding a Public Information Meeting to introduce the proposed development to the community.
- Holding a Public Hearing for the Official Community Plan amendment and rezoning bylaws if the application proceeds past second reading.
- Consulting the following external agency: Delta School Board

Given the nature of the proposed amendments and their anticipated impact, staff believe that no other consultation need be undertaken, including with those bodies referred to in Section 475(2)(b) of the *Local Government Act*.

Persons/properties affected:

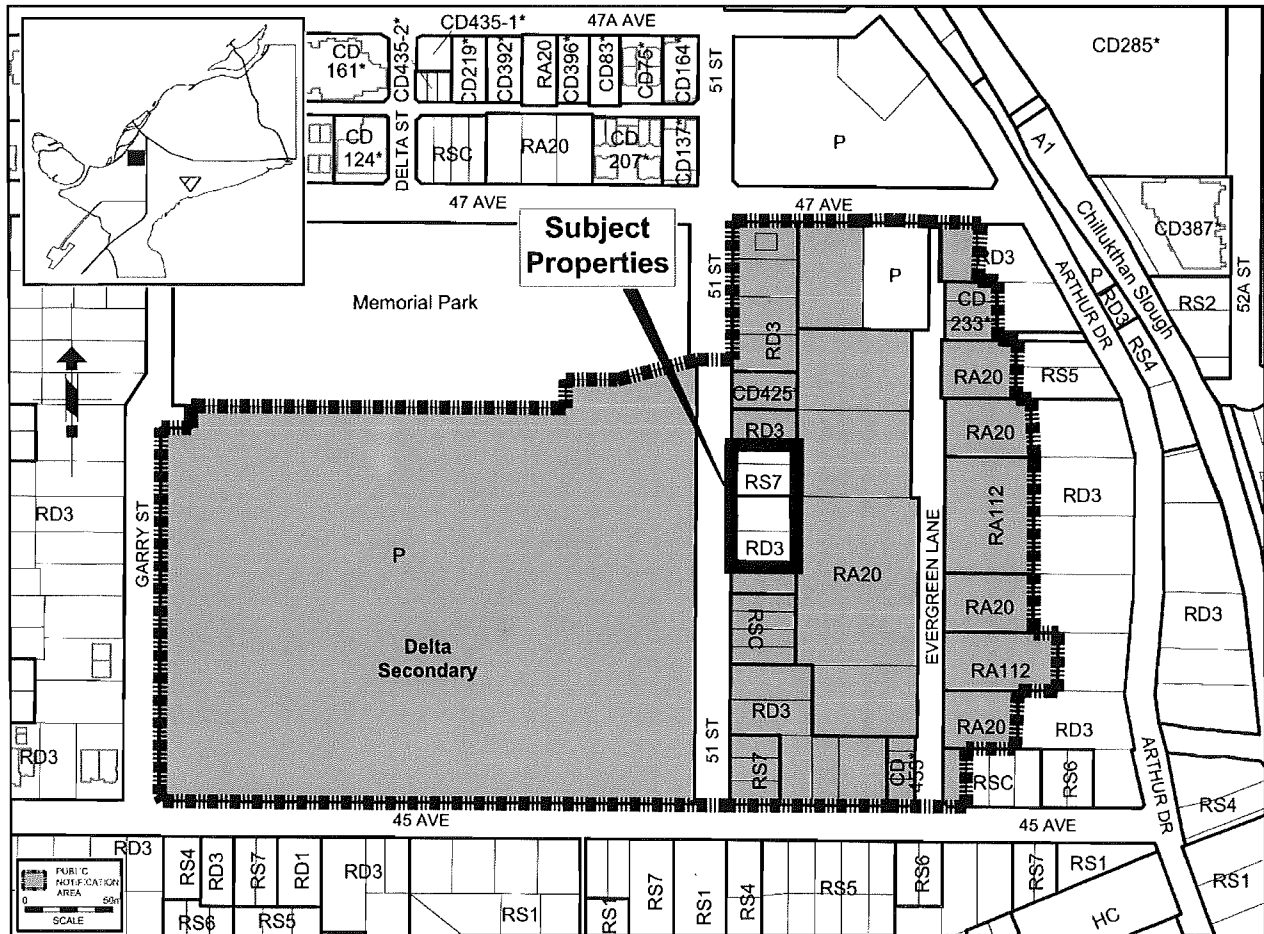
Surrounding property owners, residents, and businesses.

Referrals:

Departments: Engineering, Finance, Fire and Emergency Services

Committees: Community Planning Advisory Committee and Advisory Design Panel

Location Map



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G:\Current Development\LU FILES\LU008\LU008696\Council\NEW APPLICATION RECEIVED Attachment LU008696.docx - Wednesday, June 13, 2018, 9:02:12 AM

NEW APPLICATION RECEIVED

Owners/Applicants: Rosy Puri-Manhas and Tejindar Manhas
Property Address: 5712 and 5724 16A Avenue
Date Received: May 8, 2017
Type of Application: Official Community Plan Amendment, Rezoning and Subdivision
File No.: LU008345
Development Planner: Susan Elbe

Purpose:

The purpose of the application is to subdivide the two subject properties into three single detached residential lots. In order to proceed, the following are required:

- Amendment to the Official Community Plan by changing the land use designation in the Tsawwassen Future Land Use Plan in Schedule D.1 from Single Family Residential (SFR) to infill Single Family Residential (ISF) to allow a residential density of 20 units per hectare (8 units per acre) on the subject properties; and
- Rezoning from Duplex/Single Detached Residential 3 (RD3) to Single Detached Residential 7 (RS7).

Consultation requirements:

Section 475(1) of the *Local Government Act* requires that, for an Official Community Plan amendment, the local government must provide one or more opportunities it considers appropriate for consultation with the persons it considers will be affected by the amendment.

In particular, Section 475(2)(b) specifies that to satisfy Section 475(1), a local government must specifically consider whether consultation is required with the following:

- the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- the board of any regional district that is adjacent to the area covered by the plan;
- the council of any municipality that is adjacent to the area covered by the plan;
- first nations;
- school district boards, greater boards and improvement district boards; and
- the provincial and federal governments and their agencies.

The proposed consultation process will entail:

- Placing two public notice signs on site.
- Sending a notification letter to the surrounding property owners to advise them of the proposed development.
- Holding a Public Hearing for the Official Community Plan amendment and rezoning bylaws if the application proceeds past second reading.

Council has a policy that a Public Information Meeting not be required for single detached residential subdivisions creating one additional lot, except for those cases where public concerns are known or anticipated. This application proposes a subdivision creating one additional lot. Given the nature of the proposed amendments and their anticipated impact, staff believe that no further consultation need be undertaken, including with those bodies referred to in Section 475(2)(b) of the *Local Government Act*.

Persons/properties affected:

Surrounding property owners, residents, and businesses.

Referrals:

Departments: Engineering and Finance

Location Map

