



Community Planning & Development

File: LU008696

January 22, 2019

Dear Resident/Owner:

**Re: Public Information Meeting for an 18-unit Townhouse Development at
4600, 4606, 4614 and 4624 51 Street, Delta, BC**

The purpose of this letter is to inform you of a development application received by the Community Planning & Development Department for the above noted property in your neighbourhood. The application is for proposed consolidation of the subject properties into one parcel and development of an 18-unit, three-storey townhouse development. The proposal involves the following:

- 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 Residential (MGR) to allow a residential density of 69.4 uph (28 upa) 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 (RT76) Zone in "Delta Zoning Bylaw No. 7600, 2017";
- Development Variance Permit to vary minimum setbacks in the proposed Townhouse Residential 76 (RT76) Zone under "Delta Zoning Bylaw No. 7600, 2017" for setbacks for principal building roof eaves and gutters, bay windows, roof dormers, rear stairs and a main entry roof structure; and
- Development Permit to address form and character of the proposed development which is located in the Ladner Village (LV1) Development Permit Area.

A location map which shows the subject properties and the proposed subdivision is provided in Attachment A. Also included in Attachment A, are the proposed project data details.

You are invited to attend the Public Information Meeting being held to discuss this application at the time and location specified below:

Date: February 6, 2019
Time: 5:30 pm – 8:00 pm
Location: Ladner Elementary School, 5016 44 Avenue, Delta, BC



It should be noted that this application is at a preliminary stage, and has not gone to Council for their consideration. Therefore, different aspects of the proposal may change as the application proceeds through the review process. Should you have any comments or concerns regarding the application, you may contact me by:

Telephone: 604.952.3163
Mail: Community Planning & Development Department
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2
Attention: Alex Cauduro
Fax: 604.946.4148
Email: acauduro@delta.ca

Any correspondence submitted to the City of Delta with respect to the application will become public information under the *Freedom of Information Act* so we would ask you to please provide your name, address, and telephone number in your correspondence or on the telephone and quote the above file number.

Please note that this is not a Public Hearing notice. If the application proceeds to a Public Hearing, you will receive a Public Hearing notice from the City of Delta later in the process.

Yours truly,

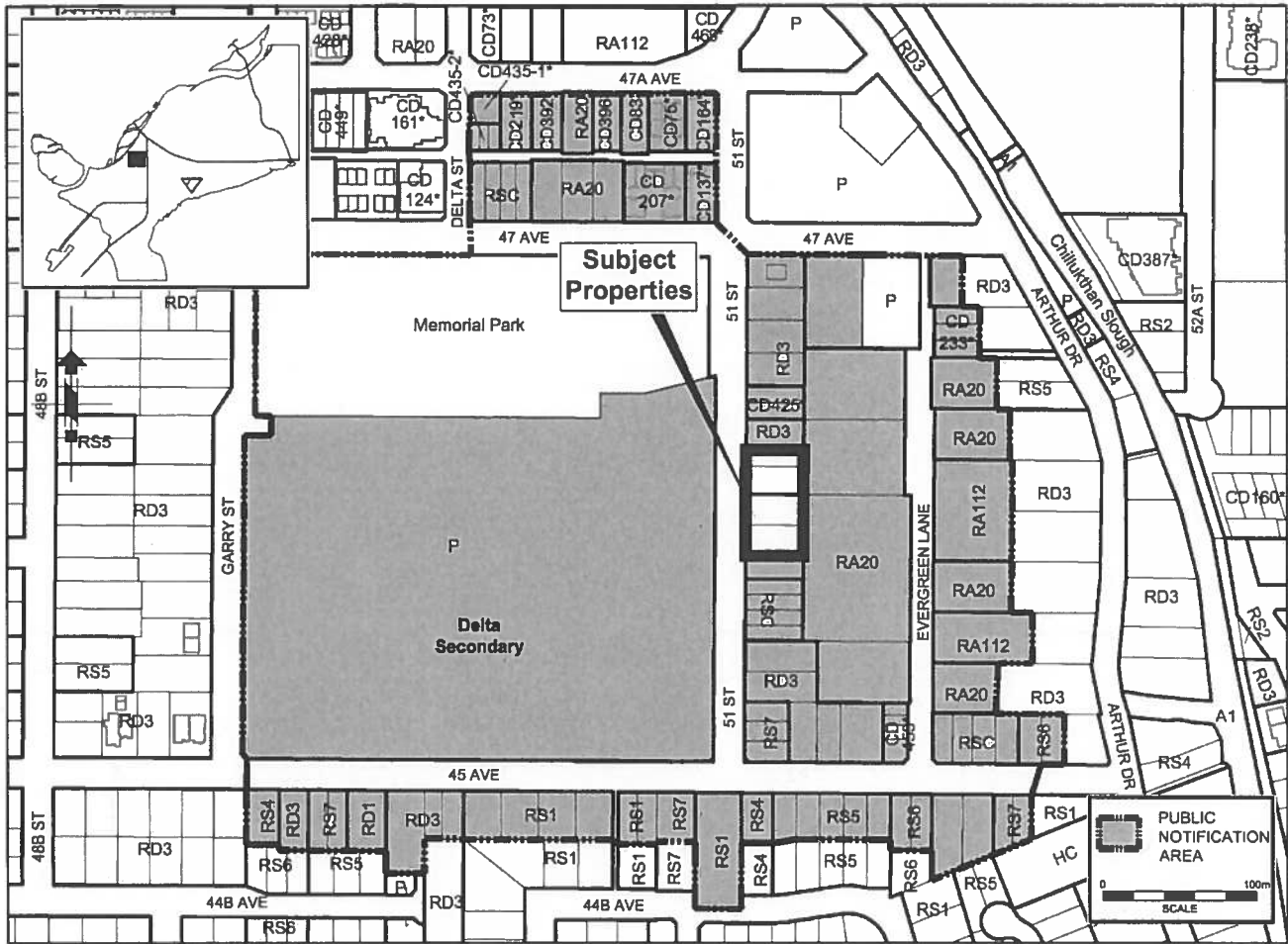


Alex Cauduro
Planner
AC/ph

Attachment

cc: Mayor & Council

Location Map



Project Data Table:

	Existing	Proposed
OCP Designation: Schedule A	Multi-Unit Residential (MR)	No change
Schedule B.3 (Ladner Area Plan)	Residential Ground-Oriented (RG)	Medium Density Ground-Oriented Residential (MGR)
Maximum Allowable Density	62 uph (25 upa)	69.4 uph (28 upa)
Density	15.4 uph (6 upa)	69.4 uph (28 upa)
Development Permit Area	Ladner Village (LV1)	No change
Zoning	Duplex/Single Detached Residential 3 (RD3) and Single Detached Residential 7 (RS7)	Townhouse Residential 76 (RT76)
No. of Lots	4	1
Lot Size	4624 51 Street: 411.6 m ² (4,430 ft ²) 4614 51 Street: 675.8 m ² (7,274 ft ²) 4606 51 Street: 753.0 m ² (8,105 ft ²) 4600 51 Street: 752.5 m ² (8,100 ft ²)	2,592.9 m ² (27,910 ft ²)
Lot Width	4624 51 Street: 11 m (36 ft) 4614 51 Street: 18 m (59 ft) 4600 & 4606 51 Street: 20.1 m (66 ft)	69.2 m (227 ft)
Average Lot Depth	37.4 m (123 ft)	No change
	Permitted under RD3 Zone and RS7 Zone	Proposed under Townhouse Residential 76 (RT76) Zone
Maximum Floor Area	Single Detached Dwelling: 4600 & 4606 51 Street: 318 m ² (3,423 ft ²) 4624 51 Street: 206 m ² (2,217 ft ²) 4614 51 Street: 339 m ² (3,649 ft ²)	Unit Areas: 2 two-bedroom : 111.5 m ² (1,200 ft ²) 16 three-bedroom ranging from 123.2 m ² to 165.2 m ² (1,326 ft ² to 1,778 ft ²) Total residential area: 2,463.9 m ² (26,521 ft ²)
Maximum No. of Storeys	2.5	3
Maximum Building Height to: Roof Ridge for a pitched roof Mid-Roof	9.5 m (31 ft) 8 m (26 ft)	Maximum: 13 m (43 ft) Maximum: 11 m (36 ft)
	Required under Townhouse Residential 76 (RT76) Zone	Proposed under Townhouse Residential 76 (RT76) Zone
Off-Street Parking:	2 spaces per dwelling unit (36 spaces) plus 0.2 visitor spaces per dwelling unit (4 spaces) Total spaces required: 40	2 spaces per dwelling unit (36 spaces) with 10 units having tandem parking plus 0.2 visitor spaces per dwelling unit (4 spaces) Total spaces provided: 40
*Principal Building Setbacks	Front (51 Street): 3.5 m (11.5 ft) Rear (East): 3.5 m (11.5 ft) Interior Side (North and South): 3 m (10 ft)	Front (51 Street): 3.5 m (11.5 ft) Rear (East): 3.5 m (11.5 ft) Interior Side (North and South): 3 m (10 ft)

* Note: A development variance permit is requested to vary setbacks for principal building roof eaves and gutters, bay windows, roof dormers, rear stairs and a main entry roof structure.