



Community Planning & Development

File: LU008696

June 26, 2018

Dear Resident/Owner:

**Re: Proposed Official Community Plan Amendment, Rezoning, Development Variance Permit, Development Permit and Subdivision Application 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 properties in your neighbourhood. The proposal is for consolidation of the subject properties into one parcel and development of an 18-unit, three-storey townhouse development. The application is to:

- amend the Official Community Plan from Residential Ground-Oriented (RG) to Medium Density Ground-Oriented (MGR);
- rezone the subject properties from Duplex/Single Detached Residential 3 (RD3) and Single Detached Residential 7 (RS7 ) to a new proposed Townhouse Residential 76 (RT76) zone;
- obtain a development variance permit to vary minimum setbacks in the proposed Townhouse Residential 76 (RT76) zone; and
- obtain a 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.

A Public Information Meeting will be scheduled at a future date and notification will be provided. 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,



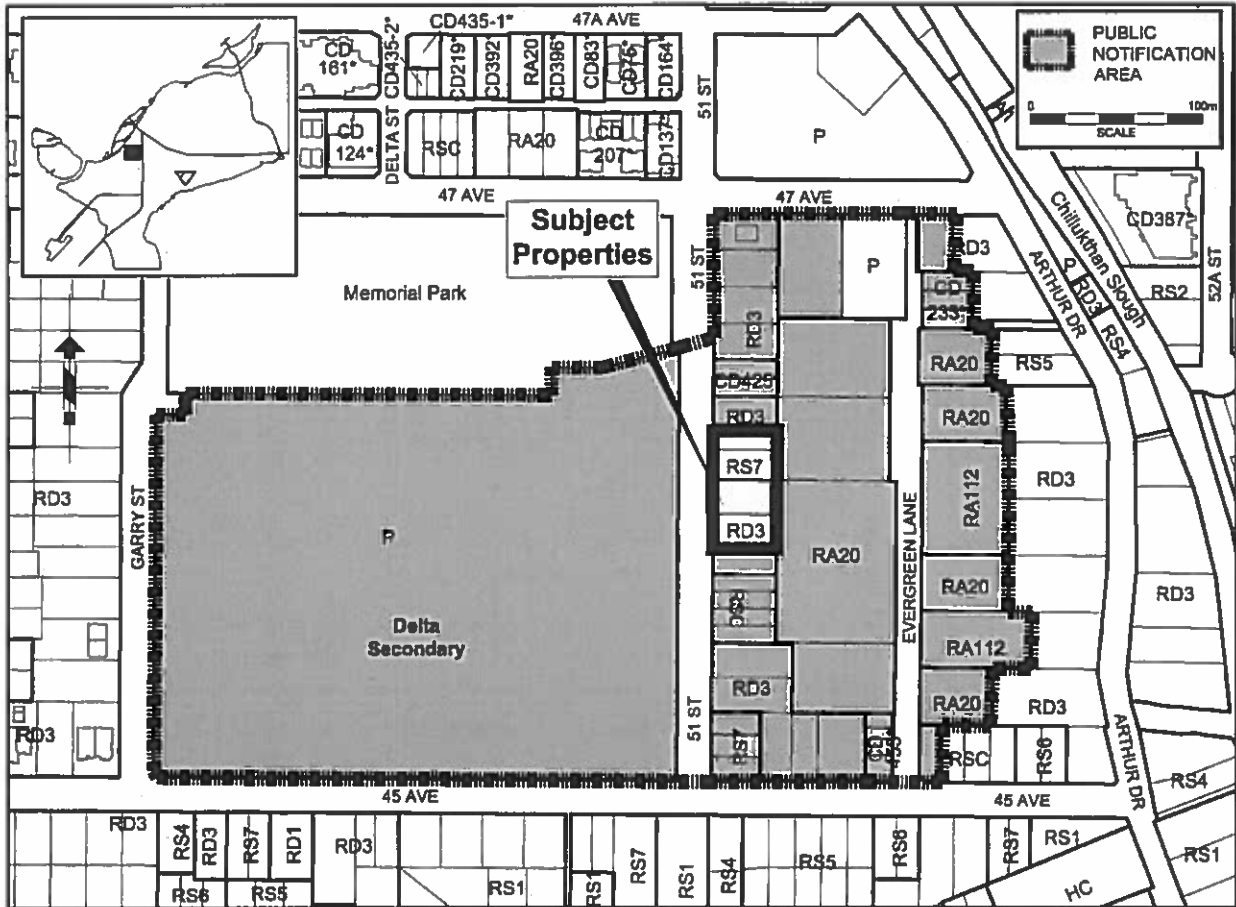
Alex Cauduro  
Planner  
AC/ph/cd

Attachment

cc: Mayor & Council

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Location Map



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Proposed Official Community Plan Amendment, Rezoning, Development Variance Permit, Development Permit and Subdivision at 4600, 4606, 4614 and 4624 51 Street

Project Data for LU008696

	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)	69.3 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 <sup>2</sup> (4,430 ft <sup>2</sup> ) 4614 51 Street: 677.3 m <sup>2</sup> (7,290 ft <sup>2</sup> ) 4600 & 4606 51 Street: 752.7 m <sup>2</sup> (8,102 ft <sup>2</sup> )	2,593.4 m <sup>2</sup> (27,915 ft <sup>2</sup> )
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
	<b>Permitted under RD3 Zone and RS7 Zone</b>	<b>Proposed under Townhouse Residential 76 (RT76) Zone</b>
Maximum Floor Area	Single Detached Dwelling: 4600 & 4606 51 Street: 318 m <sup>2</sup> (3,423 ft <sup>2</sup> ) 4624 51 Street: 206 m <sup>2</sup> (2,217 ft <sup>2</sup> ) 4614 51 Street: 339 m <sup>2</sup> (3,649 ft <sup>2</sup> )	Unit Areas: 10 two-bedroom plus den/nook townhouse units: 125 m <sup>2</sup> (1,345 ft <sup>2</sup> ) 8 three-bedroom townhouse units: 171 m <sup>2</sup> (1,841 ft <sup>2</sup> ) Total residential area: 2,616 m <sup>2</sup> (28,158 ft <sup>2</sup> )
Maximum No. of Storeys	2.5	4
Maximum Building Height to:		
Roof Ridge for a pitched roof	9.5 m (31 ft)	12.6 m (41 ft)
Mid-Roof	8 m (26 ft)	10.9 m (36 ft)
	<b>Required under New RT76 Townhouse Residential 76 Zone</b>	<b>Proposed under New RT76 Townhouse Residential 76 Zone</b>
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 ten 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 ft) Rear (East): 3.5 m (11 ft) Interior Side (North and South): 3 m (11 ft)	Front (51 Street): 1.8 m (6 ft) Rear (East): 1.8 m (6 ft) Interior Side (North and South): 2.4 m (8 ft)

\* A development variance permit is requested to vary principal building setbacks