



City of Delta
COUNCIL REPORT
Regular Meeting

F.01

To: Mayor and Council

File No.: LU008881

From: Community Planning & Development Department

Date: February 12, 2019

New Official Community Plan Amendment Application Received for a 40-Unit Townhouse Development at 4876 – 4938 57 Street (DBBD Projects (57th Street) Ltd.)

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

▪ **RECOMMENDATIONS:**

- A. THAT information on a new application for the properties at 4876, 4888, 4896, 4906, 4918, 4928 and 4938 57 Street be received.
- B. THAT the consultation process as described in the Consultation Requirements section in this report be endorsed in accordance with Section 475 of the *Local Government Act*.

▪ **PURPOSE:**

The purpose of this report is to advise Council that an application has been received from Maple Leaf Homes Ltd. for the properties at 4876 – 4938 57 Street to permit the development of 40 townhouse units, and to seek Council's endorsement of a consultation process. A location map is provided in Attachment A.

▪ **DISCUSSION:**

Proposal:

This application is to permit the properties at 4876, 4888, 4896, 4906, 4918, 4928 and 4938 57 Street to be consolidated and developed into a three-storey, 40-unit townhouse project. In order to proceed, the following are required:

1. Amendments to the Official Community Plan as follows:
 - a. To amend the land use designation in the Future Land Use Plan in Schedule A from One and Two Unit Residential (R) to Multi-Unit Residential (MR); and
 - b. To amend the land use designation in the Ladner Area Plan in Schedule B.3 from Infill Single Family Residential (ISF) to Residential Ground-Oriented (RG);
2. Rezoning from Duplex/Single Detached Residential 3 (RD3) Zone to a new Townhouse Residential 62 (RT62) Zone; and

3. A development variance permit to reduce the special building setback from the centreline of 57 Street and to permit building projections into the minimum setbacks for a principal structure in the Townhouse Residential 62 (RT62) Zone.

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 public notice signs on both frontages of the site.
- Sending a letter to the surrounding property owners, as shown on Attachment A, to advise them of the proposed development.
- Holding a Public Information Meeting to introduce the proposed development to the community.
- As the application is for an Official Community Plan amendment, it is recommended this proposal be referred to the new Community Livability Advisory Committee.
- Holding a Public Hearing for the Official Community Plan amendment and rezoning bylaws if the application proceeds past second reading.
- External Agencies to be consulted: Delta School Board and the Ministry of Transportation and Infrastructure.

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*.

In place of the previous Advisory Design Panel, design review for the townhouse proposal would be completed internally by senior staff and departmental directors.

Persons/properties affected:

Surrounding property owners, residents, and businesses.

Referrals:

Departments: Engineering, Finance, Parks, Recreation & Culture, and Fire & Emergency Services

Committee: Community Livability Advisory Committee

Application Details:

Date: January 15, 2019

Owner: DBBD Projects (57th Street) Ltd.

Applicant: Satish Sharma, Maple Leaf Homes Ltd.

Financial Implications:

There are no financial implications to the receipt of this report and endorsement of the consultation process for this application.

▪ **CONCLUSION:**

The City of Delta has received an application to amend the Official Community Plan for the properties at 4876 – 4938 57 Street in order to consolidate the seven lots into a single development site and construct 40 townhouse units. It is recommended that the consultation process as described in this report be endorsed in accordance with Section 475 of the *Local Government Act*.



Marcy Sangret
Director of Community Planning & Development

Department submission prepared by: Tanya Mitchner, Senior Planner
TM/ph

▪ **ATTACHMENT:**

A. Location Map

Subject Properties

