



Community Planning & Development

File: LU008881

March 1, 2019

Dear Resident/Owner:

**Re: Proposed Development Application for 40 Townhouse Units at 4876, 4888, 4896, 4906, 4918, 4928 and 4938 57 Street, Delta, BC**

A development application has been received by Delta's Community Planning & Development Department for the above noted properties in your neighbourhood. The application is to amend the Official Community Plan land use designation and rezone the seven subject properties in order to consolidate into one development site and construct 40 three-storey townhouses. In order to proceed with the townhouse proposal, 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;
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; and
4. Subdivision to consolidate the seven subject properties into one development site.

A location map and a project data table are provided in Attachment A.

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. Your comments are appreciated during this early stage, as they provide both staff and the applicant useful information when reviewing the application in the coming weeks.



A public information meeting will be scheduled for this application and a separate letter inviting you to the meeting will be sent at a later date. This meeting will provide an opportunity to review the proposed development plans, and to ask questions and provide comments directly to Delta staff.

Should you have any comments or concerns regarding the application, you may contact me by:

**Telephone:** 604.952.3472  
**Mail:** Community Planning & Development Department  
City of Delta  
4500 Clarence Taylor Crescent  
Delta, BC V4K 3E2  
Attention: Tanya Mitchner, Senior Planner  
**Fax:** 604.946.4148  
**Email:** tmitchner@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,



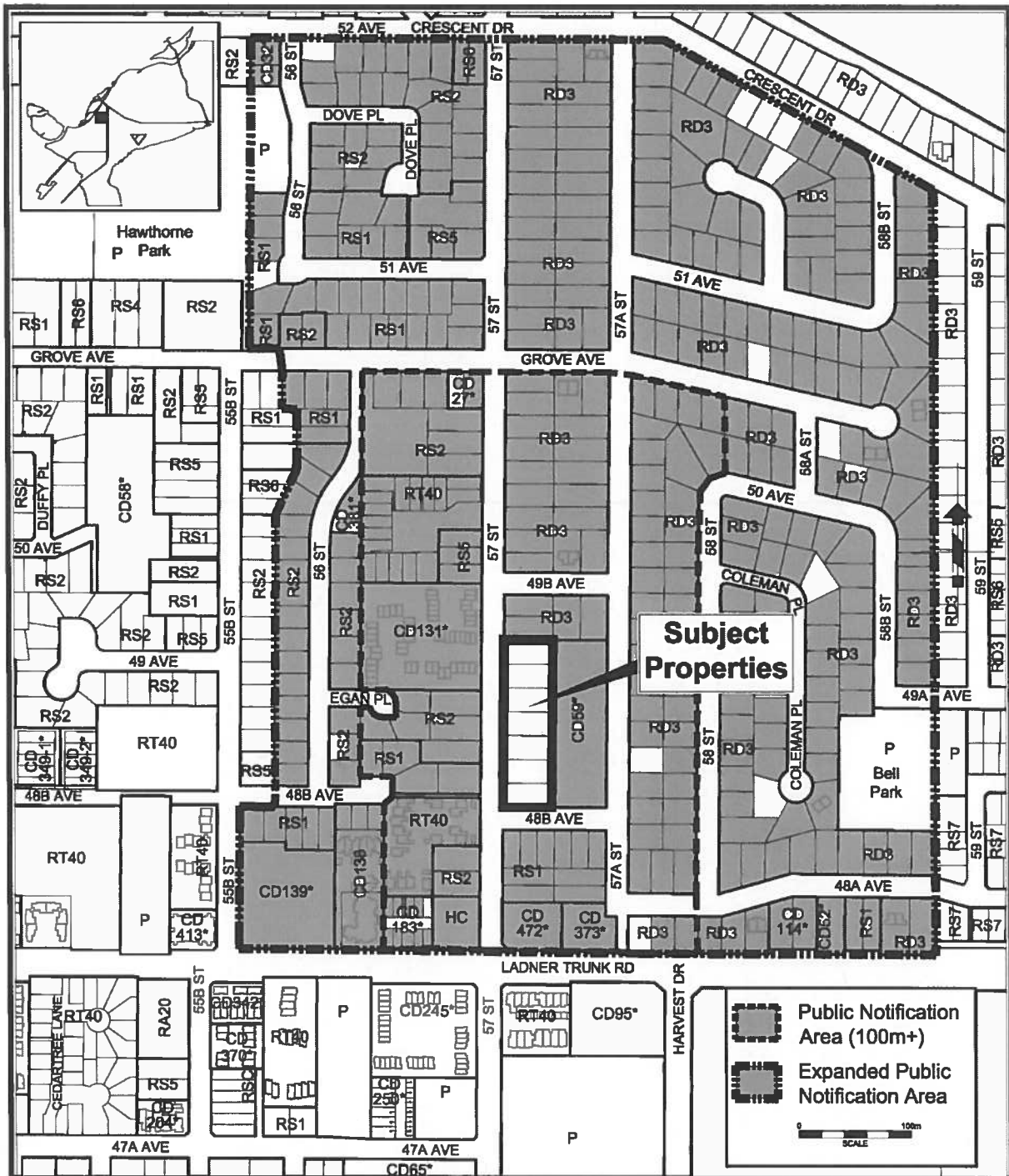
Tanya Mitchner  
Senior Planner  
TM/ph

Attachment

cc: Mayor & Council

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Location Map



Project Data Table for Proposed Townhouse Development at 4876, 4888, 4896, 4906, 4918, 4928 and 4938 57 Street, Delta

	Existing	Proposed
OCP Designation: Schedule A:	One & Two Unit Residential (R)	Multi-Unit Residential (MR)
Schedule B.3 (Ladner Area Plan):	Infill Single Family Residential (ISF)	Residential Ground-Oriented (RG)
Zoning	Duplex/Single Detached Residential 3 (RD 3)	Townhouse Residential 62 (RT62)
Number of Lots	7	1
Number of Units	One single detached dwelling per lot	40 townhouse units on a consolidated site
Density	10.8 units per hectare per lot (4 units per acre)	61.5 units per hectare (25 units per acre)
Lot Area	929.7 m <sup>2</sup> (10,007 ft <sup>2</sup> ) per lot	6,507.9 m <sup>2</sup> (70,050 ft <sup>2</sup> )
Lot Width	21.3 m (70 ft) per lot	149.4 m (490 ft)*
Average Lot Depth	43.6 m (143 ft) per lot	No change *
Height	Between 1 and 2 storeys	3 storeys

\* For the purposes of determining the lot width, depth and building setbacks, 57 Street will be interpreted as the front of the development site.