



Community Planning & Development

File: LU007267

November 20, 2014

Dear Resident/Owner:

Re: Public Information Meeting for Proposed Official Community Plan Amendment, Rezoning, Development Variance Permit and Subdivision Application at 4585 and 4595 Garry Street, Delta, B.C.

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 purpose of this application is to amend the Official Community Plan designation from Infill Single Family Residential to Residential Ground-Oriented and to rezone from RM1 Multiple Family (Duplex) Residential to RS9 Single Family (330 m²) Infill Residential to permit the subdivision of three single family lots, and construction of a new principal residence and a coach house on each lot.

A Development Variance Permit is also requested to vary "Delta Zoning Bylaw No. 2750, 1977," as follows:

- Section 305 by reducing the front setback averaging for the principal structures on proposed Lots 1 – 3 from a range of 4.0 m (13 ft) to 6.5 m (21 ft), depending on the order of construction of the lots, to 4.2 m (14 ft); and
- Section 637F.3 by increasing the maximum size of an accessory structure from 110 m² (1,184 ft²) to 150 m² (1,615 ft²) for proposed Lot 3.

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 lot sizes and the maximum permitted house sizes.

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

Date: Thursday, December 4, 2014

Time: 6:30 pm – 8:00 pm

Location: Ladner Pioneer Library
4683 51 Street
Delta, BC V4K 2V8



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: 604.946.3269.

Mail: Community Planning & Development Department
The Corporation of Delta
4500 Clarence Taylor Crescent
Delta, B.C. V4K 3E2
Attention: Stephanie Johnson

Fax: 604.946.4148

Email: sjohnson@delta.ca

Any correspondence submitted to The Corporation 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 Corporation of Delta later in the process.

Yours truly,



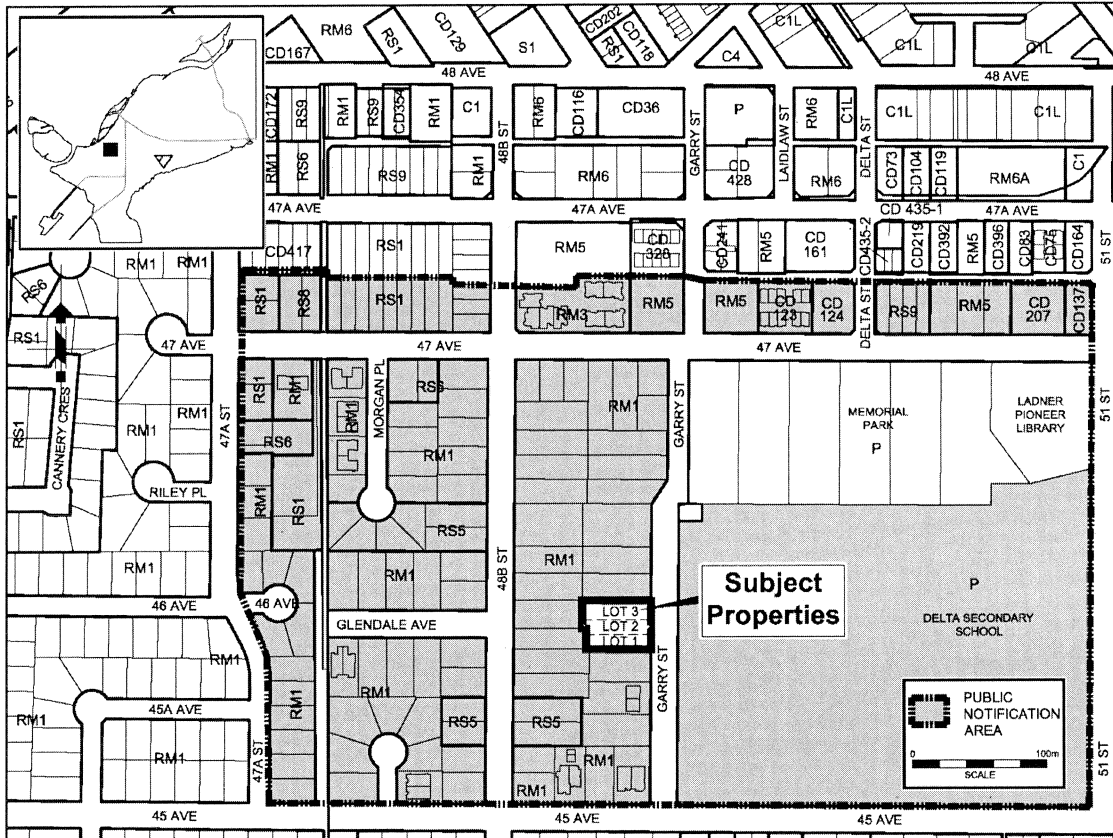
Stephanie Johnson
Planner
SJ/js

Attachment:

A. Location Map and Project Data

cc: Mayor & Council
Staff Liaison, Community Planning Advisory Committee

Location Map



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Project Data

	Existing	Proposed
OCP Designation: Schedule A:	R One and Two Unit Residential	No Change
Schedule B.3 (Ladner Area Plan):	ISF Infill Single Family Residential	RG Residential Ground-Oriented
Zoning	RM1 Multiple Family (Duplex) Residential	RS9 Single Family (330 m ²) Residential
Number of Lots	2	3

	Existing	Proposed
Density	10 uph (4.4 upa)	30 uph (13.3 upa)
	Existing	Proposed
Lot Area	4585 Garry St: 878.3 m ² (9,454 ft ²) 4595 Garry St: 924.8 m ² (9,954 ft ²)	Lot 1: 529 m ² (5,694 ft ²) Lot 2: 549 m ² (5,909 ft ²) Lot 3: 726 m ² (7,814 ft ²)
Lot Width	4585 Garry St: 18.1 m (59 ft) 4595 Garry St: 18.1 m (59 ft)	Lot 1: 11.0 m (36 ft) Lot 2: 11.0 m (36 ft) Lot 3: 14.2 m (47 ft)
Average Lot Depth	4585 Garry St: 49.7 m (163 ft) 4595 Garry St: 51.1 m (168 ft)	Lot 1: 49.6 m (163 ft) Lot 2: 48.1 m (158 ft) Lot 3: 51.1 m (168 ft)
Maximum Permitted House Size	4585 Garry St: 312.6 m ² (3,365 ft ²) 4595 Garry St: 324.2 m ² (3,490 ft ²)	Lot 1: 316.2 m ² (3,404 ft ²)* Lot 2: 315.8 m ² (3,399 ft ²)* *including 110 m ² (1,184 ft ²) coach home with garage Lot 3: 428.2 m ² (4,609 ft ²)** **including 150 m ² (1,615 ft ²) coach home with garage
Variances	Required	Proposed
Zoning Bylaw:		
Section 305 Front Setback Averaging	from a range of 4.0 m (13 ft) to 6.5 m (21 ft), depending on the order of construction of the lots	4.2 m (14 ft) for Lots 1 – 3
Section 637F.3 Maximum Size of an Accessory Structure	110 m ² (1,184 ft ²)	150 m ² (1,615 ft ²) for Lot 3