

THE CORPORATION OF DELTA

BYLAW NO. 7585

*A Bylaw to amend "The Corporation of Delta
Official Community Plan Bylaw No. 3950, 1985"*

WHEREAS the Council of The Corporation of Delta has adopted an Official Community Plan pursuant to Section 472 of the *Local Government Act*.

NOW THEREFORE, the Municipal Council of The Corporation of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "**The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (H. Sharma & Associates Inc. – LU007852) Bylaw No. 7585, 2017**".
2. Schedule A of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended as follows:

- (a) By adding, in Section 1.9.2 Land Use Designations for Area Plans, the following designation after the Medium Density Residential (Scott Road) (MDR(SR)) land use designation:

"Medium Density Residential (Delta Gardens) (MDR(DG))

This designation is intended for medium-rise structures accommodating multiple-family residential uses, including apartments and townhouses.

Density

Up to 2.4 floor space ratio and no more than 200 units per hectare (81 units per acre).

Height

Maximum 6 storeys"

- (b) By changing the land use designation of the lands outlined in bold and marked "Area 1" on Schedule 7585-1 to this bylaw from **S Institutional** to **MR Multi-Unit Residential** and amending the Future Land Use Plan accordingly; and
- (c) By changing the land use designation of the lands outlined in bold and marked "Area 3" on Schedule 7585-1 to this bylaw from **R One and Two Unit Residential** to **MR Multi-Unit Residential** and amending the Future Land Use Plan accordingly.

3. Schedule C.1 of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended as follows:

(a) By adding, in Section II C Land Use Designations, the following designation after the Medium Density Residential (Scott Road) (MDR(SR)) land use designation:

"Medium Density Residential (Delta Gardens) (MDR(DG))

This designation is intended for medium-rise structures accommodating multiple-family residential uses, including apartments and townhouses.

Density

Up to 2.4 floor space ratio and no more than 200 units per hectare (81 units per acre).

Height

Maximum 6 storeys"

(b) By changing the land use designation of the lands outlined in bold and marked "Area 1" on Schedule 7585-1 to this bylaw from **S Institutional** to **MDR(DG) Medium Density Residential (Delta Gardens)** and amending the North Delta Future Land Use Plan and the North Delta Future Land Use Plan inset on the Future Land Use Plan in Schedule A accordingly.

(c) By changing the land use designation of the lands outlined in bold and marked "Area 2" on Schedule 7585-1 to this bylaw from **MGR Medium Density Ground-Oriented Residential** to **MDR(DG) Medium Density Residential (Delta Gardens)** and amending the North Delta Future Land Use Plan and the North Delta Future Land Use Plan inset on the Future Land Use Plan in Schedule A accordingly.

(d) By changing the land use designation of the lands outlined in bold and marked "Area 3" on Schedule 7585-1 to this bylaw from **ISF(ND) Infill Single Family Residential (North Delta)** to **MDR(DG) Medium Density Residential (Delta Gardens)** and amending the North Delta Future Land Use Plan and the North Delta Future Land Use Plan inset on the Future Land Use Plan in Schedule A accordingly.

(e) By amending the S Institutional land use designation for the lands outlined in bold and marked "North Delta Recreation Centre Site" on Schedule 7585-2 to this bylaw to permit underground parking for adjacent residential uses and by inserting the following sentence at the end of the Institutional (S) designation description in Section II C Land Use Designations:

"On the North Delta Recreation Centre Site, underground parking for adjacent residential uses is also permitted."

READ A FIRST time the **16th** day of **January, 2017.**

READ A SECOND time the **16th** day of **January, 2017.**

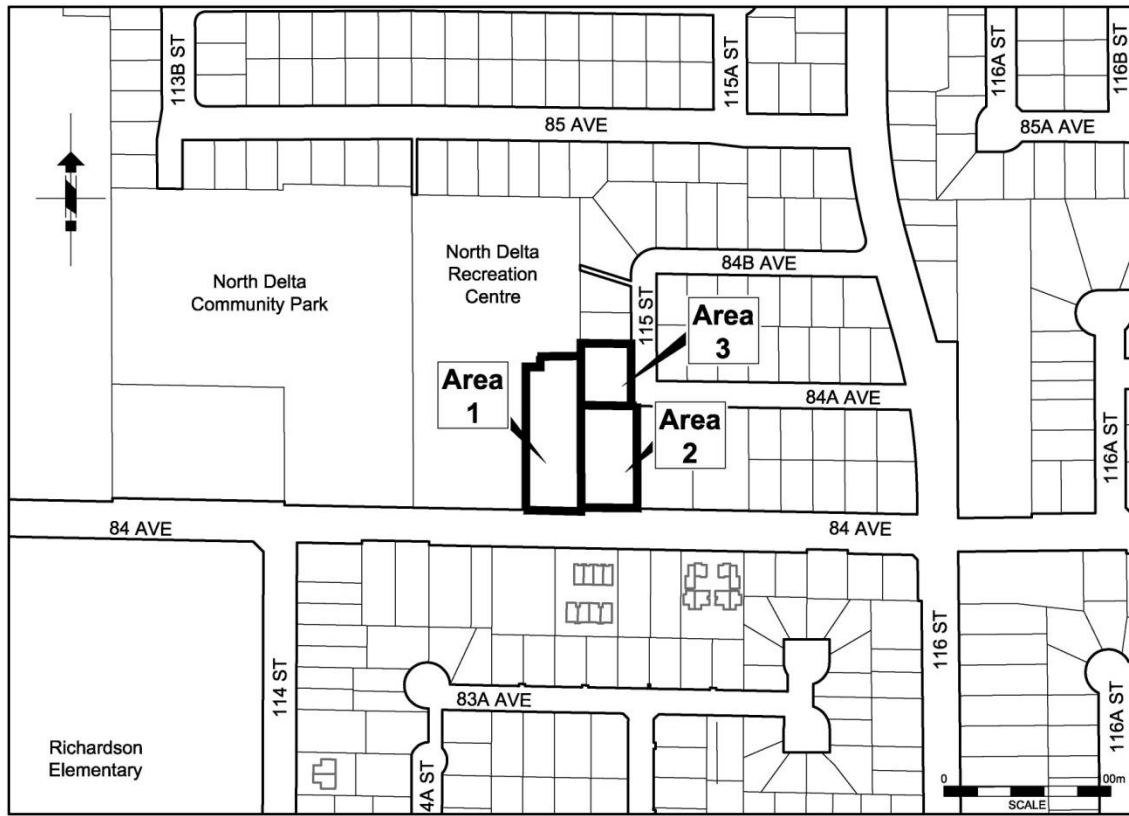
PUBLIC HEARING held the day of , 201 .

READ A THIRD time the day of , 201 .

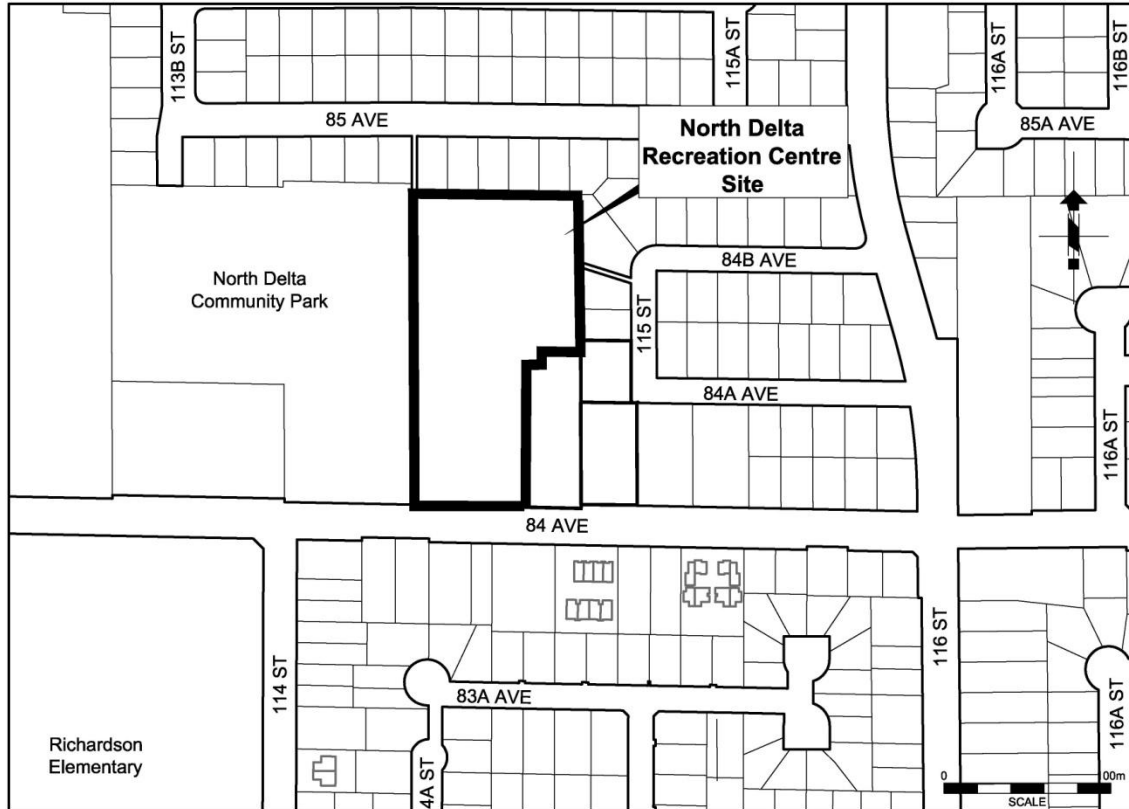
FINALLY CONSIDERED AND ADOPTED the day of , 201 .

Lois E. Jackson
Mayor

Robyn Anderson
Municipal Clerk



This is Schedule 7585-1 to
“The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985
Amendment (H. Sharma & Associates Inc. – LU007852) Bylaw No. 7585, 2017”



This is Schedule 7585-2 to
“The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985
Amendment (H. Sharma & Associates Inc. – LU007852) Bylaw No. 7585, 2017”