



Community Planning & Development

File: LU007171

August 29, 2014

Dear Resident/Owner:

Re: Proposed Rezoning, Development Variance Permit, Development Permit and Subdivision at 4875, 4889, 4901 47A Avenue and 4770 48B Street, Delta, B.C.

The purpose of this letter is to inform you of a revised development proposal received by the Community Planning & Development Department for the above-noted properties in your neighbourhood.

Previous Proposal:

The initial proposal was to consolidate the subject properties into one parcel in order to develop a five-storey, 47-unit apartment building, which would have included one-storey of under-building parking and four storeys of residential, including an upper storey comprised of two penthouse units and a private outdoor amenity space. The initial proposal would have required an Official Community Plan Amendment as the proposed density of 153 units per hectare (62 units per acre) and five-storey height would have exceeded the maximums allowable under the Ladner Area Plan. The initial application was presented at a previous Public Information Meeting in July 2014.

Revised Proposal:

Based on the feedback received from the community, the applicant has submitted a new proposal. The new proposal is to consolidate the subject properties into one parcel in order to develop a three-storey, 23-unit townhouse development, which would include in-unit parking (garage) and visitor parking at the main level, and private outdoor amenity area for each unit. An Official Community Plan amendment is not required as the proposed density of 75 units per hectare (30 units per acre) is less than the 112 units per hectare (45 unit per acre) permitted in the Ladner Area Plan and the proposed three-storey height is consistent with the three-storey maximum allowable under the Ladner Area Plan.

A location map which shows the subject properties is provided in Attachment A. A project data table which includes the proposed density, height, lot size, and unit sizes is provided in Attachment B.

In order to proceed, the following are required:

- Rezoning from RM6 Multiple Family (Apartment 20) Residential to Comprehensive Development Zone No. 444;



- A development variance permit to vary Section 5.2(a) of "Delta Subdivision and Development Standards Bylaw No. 5100, 1994" in order to reduce the required road width allowance along 47A Avenue from 12 m (39 ft) (Arterial Road Standard) to 10 m (33 ft) (Collector Road Standard); and
- A development permit for the form and character of the proposed building, which would be located in the LV1 Ladner Village Development Permit Area.

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

Date: Wednesday, September 10, 2014
Time: 7:00 pm – 9:00 pm
Location: Ladner Community Centre – Gymnasium
4734 51 Street
Delta, BC V4K 3R8

Revised design drawings, including a site plan, floor plans and elevations will be presented at the Public Information Meeting and can also be viewed at the Community Planning and Development Department.

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 the following:

Telephone: Jimmy Ho at 604.946.3331 on or before September 5, 2014; or
Alex Cauduro at 604.952.3163 after September 5, 2014
Mail: Community Planning & Development Department
The Corporation of Delta
4500 Clarence Taylor Crescent
Delta, B.C. V4K 3E2
Attention: Alex Cauduro
Fax: 604.946.4148
Email: acauduro@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,

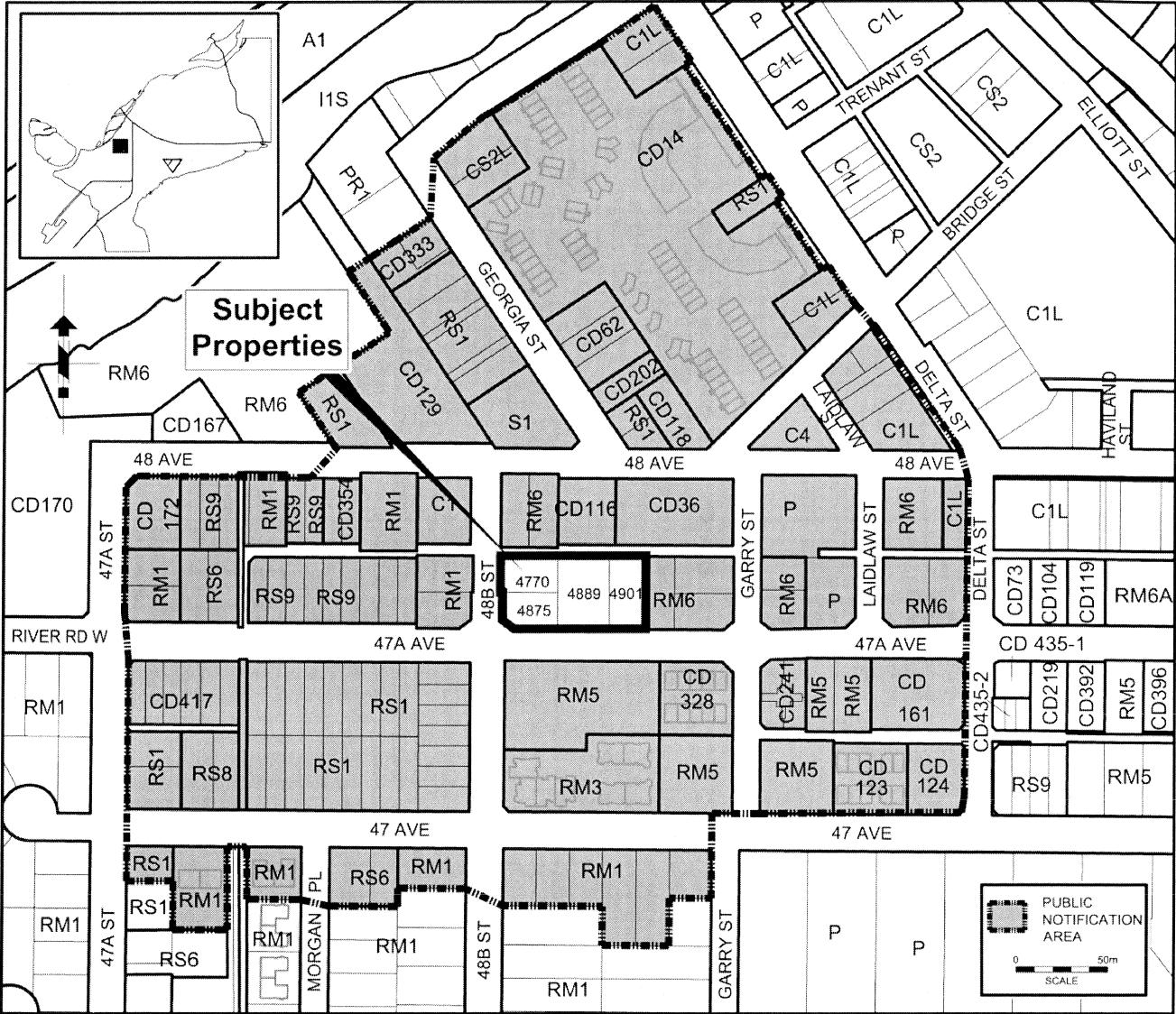


Alex Cauduro
Planner
AC/wl
Attachments

cc: Mayor & Council

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Location Map



Attachment B

Proposed Rezoning, Development Variance Permit, Development Permit and Subdivision at 4875, 4889, 4901 47A Avenue and 4770 48B Street, Delta, B.C.

	Existing	Proposed
<u>Schedule A</u> OCP Designation:	MR Multi – Unit Residential	No change
Land Use Designation for Area Plans:	MDR Medium Density Residential designation for the subject properties with a maximum allowable density of 120 units per hectare (49 units per acre)	No change [Proposed density of 75 units per hectare (30 units per acre) is consistent with the Ladner Area Plan MDR Medium Density Residential designation]
Schedule B.3 (Ladner Area Plan) - Ladner Village Generalized Summary of Heights and Density Table in Section C	Maximum three-storey building height, inclusive of under-building parking and maximum allowable density of 112 units per hectare (45 units per acre)	No change [Proposed three-storey height, including in-unit (garage) parking and density of 75 units per hectare (30 units per acre) are consistent with the Ladner Area Plan]
Development Permit Area	LV1 Ladner Village	A Development Permit for the form and character of the building is required.
Zoning	RM6 Multiple Family (Apartment 20) Residential	Comprehensive Development Zone No. 444
	Requirements for Apartments under RM6 Zone	Proposed under Comprehensive Development No. 444 Zone
Density (Zoning)	20 units per hectare (8 units per acre)	75 units per hectare (30 units per acre)
Maximum Floor Area	Two-bedroom units with a minimum floor area of 65 m ² (700 ft ²)	<u>Unit Areas:</u> 23 three-bedroom townhouse units ranging from 109 m ² (1,173 ft ²) to 173 m ² (1,862 ft ²) <u>Floor Areas:</u> Total residential area: 3,210 m ² (34,552 ft ²) Private outdoor amenity space (patio and deck areas): 294 m ² (3,165 ft ²)
Maximum Height	9.2 m (30 ft), or three storeys, whichever is lesser	13 m (43 ft) and three storeys

Parking	1.5 spaces per dwelling unit plus 0.2 visitor spaces per dwelling unit	2 spaces per dwelling unit (46 parking spaces in total) plus 0.09 visitor spaces per dwelling unit (2 visitor parking spaces in total)
Variances	Required	Proposed
Subdivision & Development Standards Bylaw: Section 5.2(a) Road Allowance	12 m (39 ft) road width allowance along 47A Avenue – Arterial Road Standard	10 m (33 ft) road width allowance along 47A Avenue – Collector Road Standard
Lot Data	Existing	Proposed
No. of Lots	4	1
Lot Sizes	<u>4770 48B Street:</u> 628 m ² (6,760 ft ²) <u>4875 47A Avenue:</u> 591 m ² (6,361 ft ²) <u>4889 47A Avenue:</u> 1,133 m ² (12,196 ft ²) <u>4901 47A Avenue:</u> 713 m ² (7,675 ft ²)	2,779 m ² (29,914 ft ²)* *following road dedication Road dedication: 285.3 m ² (3,071 ft ²)
Lot Width	<u>4770 48B Street:</u> 20.1 m (66 ft) <u>4875 47A Avenue:</u> 20.1 m (66 ft) <u>4889 47A Avenue:</u> 28.1 m (92 ft) <u>4901 47A Avenue:</u> 17.7 m (58 ft)	37 m (121 ft)* *following road dedication
Average Lot Depth	<u>4770 48B Street:</u> 31.2 m (102 ft) <u>4875 47A Avenue:</u> 30.2 m (99 ft) <u>4889 47A Avenue:</u> 40.2 m (132 ft) <u>4901 47A Avenue:</u> 40.3 (132 ft)	75 m (246 ft)* *following road dedication