



Community Planning & Development

File: LU007852

June 30, 2016

Dear Resident/Owner:

Re: Proposed Official Community Plan Amendment, Rezoning, Development Permit and Subdivision Application at 11489 and 11503 84 Avenue, Delta, BC

The purpose of this letter is to inform you of a development application received by the Community Planning & Development Department for the above noted property in your neighbourhood. The applicant has requested to purchase a portion of the municipally-owned North Delta Recreation Centre property at 11489 84 Avenue in order to consolidate it with the adjacent property at 11503 84 Avenue to develop two multiple family residential apartment buildings comprising 104 units and ranging in height from four to six storeys with indoor amenity space. If the application is approved, The Corporation of Delta would use the funds from the land sale to construct a new arts and cultural centre on the North Delta Recreation Centre site. Vehicle access to the proposed development would be from 84 Avenue. The application would:

1. Amend the Official Community Plan:
 - a. By changing the Future Land Use Plan designation in Schedule A for the portion of municipally-owned property at 11489 84 Avenue from S Institutional to MR Multi-Unit Residential; and
 - b. By changing the Future Land Use Plan designation in the North Delta Area Plan for the portion of municipally-owned property at 11489 84 Avenue and the property at 11503 84 Avenue from S Institutional and MGR Medium Density Ground-Oriented Residential respectively, to a new multiple-family residential designation that would permit a maximum 2.5 floor space ratio, density of 212 units per hectare (86 units per acre) and height of six storeys;
2. Rezone the portion of municipally-owned lands at 11489 84 Avenue and the property at 11503 84 Avenue from P Public Use and RM1 Multiple Family (Duplex) Residential respectively, to Comprehensive Development Zone No. 475; and
3. Obtain a development permit to address form and character requirements and guidelines of the ND12 Nordel Social Heart Development Permit Area.

A location map which shows the subject property and the proposed subdivision is provided in Attachment A. Also included in Attachment A, are the proposed lot sizes and other details of the proposed development.



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

Date: Wednesday, July 20, 2016
Time: 7:00 pm – 9:00 pm
Location: North Delta Recreation Centre, Delta Room
11415 84 Avenue, Delta

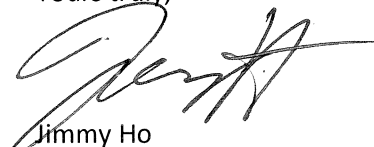
It should be noted that this application is at a preliminary stage, and has not gone to Council for their consideration. Therefore, different aspects of the proposal may change as the application proceeds through the review process. Should you have any comments or concerns regarding the application, you may contact me by:

Telephone: 604.946.3331
Mail: Community Planning & Development Department
The Corporation of Delta
4500 Clarence Taylor Crescent
Delta, B.C. V4K 3E2
Attention: Jimmy Ho, Planner
Fax: 604.946.4148
Email: jho@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,

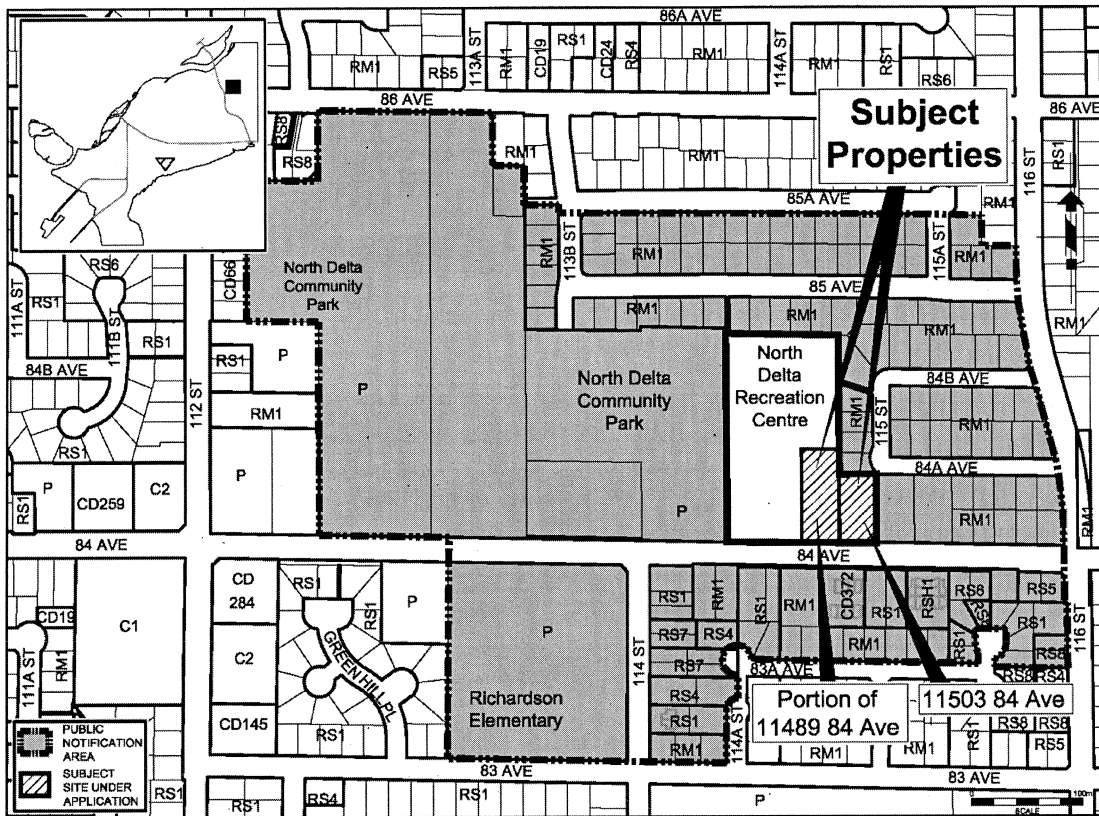


Jimmy Ho
Planner
JH/bp/ph

Attachment

cc: Mayor & Council

Location Map



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Proposed Official Community Plan Amendment, Rezoning, Development Permit and Subdivision at 11489 and 11503 84 Avenue

	Existing	Proposed
OCP Designation Schedule A:	<u>11489 84 Avenue:</u> S Institutional <u>11503 84 Avenue:</u> MR Multi-Unit Residential	<u>Subject portion of 11489 84 Avenue:</u> MR Multi-Unit Residential <u>11503 84 Avenue:</u> No change
Schedule C.1: (North Delta Area Plan)	<u>11489 84 Avenue:</u> S Institutional <u>11503 84 Avenue:</u> MGR Medium Density Ground-Oriented Residential	A new multiple-family residential land use designation for the subject site area
Maximum Allowable Density	<u>11489 84 Avenue:</u> No residential uses permitted <u>11503 84 Avenue:</u> 76 units/hectare (30 units/acre)	211.7 units/hectare (85.7 units/acre)
Maximum Building Height under OCP Designation	3 storeys	6 storeys (Note: the proposed east building would be stepped down in height to 4 storeys)
Development Permit Area	ND12 Nordel Social Heart	A development permit is required for form and character of the development

	Permitted Under Existing Zoning	Proposed Under CD Zone No. 475
Zoning	<p><u>11489 84 Avenue:</u> P Public Use</p> <p><u>11503 84 Avenue:</u> RM1 Multiple Family (Duplex) Residential</p>	Comprehensive Development Zone No. 475 for the subject site area
Number of Lots	2	1
Total Site Area	<p><u>Subject portion of 11489 84 Ave:</u> 2,928 m² (31,517 ft²)</p> <p><u>11503 84 Avenue:</u> 2,057 m² (22,141 ft²)</p>	Approximately 4,985 m ² (53,658 ft ²)* *following consolidation and road dedication
Total Number of Dwelling Units	1 single family dwelling	104 apartment dwelling units
Maximum Permitted Floor Area	<p><u>11489 84 Avenue (P):</u> No residential uses permitted under existing zoning</p> <p><u>11503 84 Avenue (RM1):</u> Single Family: 330 m² (3,552 ft²) Duplex: 370 m² (3,983 ft²)</p>	<ul style="list-style-type: none"> • 1 bedroom & den units, ranging from 60.3 m² (649 ft²) to 62.1 m² (669 ft²) • 2 bedroom & den units, ranging from 91.9 m² (989 ft²) to 127.4 m² (1,371 ft²) <p><u>Total Residential Area:</u> 10,486 m² (112,870 ft²)</p> <p><u>Indoor Amenity Space:</u> 158.2 m² (1,703 ft²)</p> <p><u>Floor Space Ratio:</u> 2.5</p>
Maximum Height	<p><u>11489 84 Avenue (P):</u> No residential uses permitted under existing zoning</p> <p><u>11503 84 Avenue (RM1):</u> 9.5 m (31 ft) to roof ridge 8 m (26 ft) to mid-roof or top of flat roof 2 ½ storeys</p>	<p><u>West Building:</u> 22 m (72 ft) 6 storeys</p> <p><u>East Building:</u> 21.8 m (71.5 ft) 6 storeys with step down to 4 storeys on east side of building</p>
Resident Parking	<p><u>11489 84 Avenue:</u> No residential uses permitted under existing zoning</p> <p><u>11503 84 Avenue:</u> 2.0 spaces per dwelling unit plus 1.0 additional space for a secondary suite</p>	1.5 spaces per dwelling unit (151 resident parking spaces) (Note: meets current Zoning Bylaw parking requirement for apartment buildings)
Visitor Parking	0.2 visitor spaces per dwelling unit for multi-family residential	0.2 spaces per dwelling unit (21 visitor parking spaces)