



City of Delta
COUNCIL REPORT
Regular Meeting

F.01

To: Mayor and Council

File No.: LU008668

From: Community Planning & Development Department

Date: July 4, 2018

New Application Received for 6950 Nicholson Road (1014190 B.C. Ltd.)

The following report has been reviewed and endorsed by the Acting City Manager.

▪ **RECOMMENDATION:**

THAT information on a new application to amend the Official Community Plan be received and the consultation process as described in the attachment be endorsed in accordance with Section 475 of the *Local Government Act* for:

1. 6950 Nicholson Road (1014190 B.C. Ltd.)
(Attachment A – File No.: LU008668)

Marcy Sandgret
Director of Community Planning and Development
JH/cd

▪ **ATTACHMENT:**

- A. Application File No. LU008668

NEW APPLICATION RECEIVED

Owner: 1014190 B.C. Ltd.	Applicant: Jit Sangha, Realco Holdings (Scottsdale) Ltd.
Property Address: 6950 Nicholson Road	
Date Received: March 29, 2018	
Type of Application: Official Community Plan Amendment, Rezoning, Development Variance Permit and Development Permit	
File No.: LU008668	
Development Planner: Jimmy Ho	

Purpose:

The purpose of the application is to develop the subject property and construct two six-storey apartment buildings with a combined total of 181 units. In order to proceed, the following is required:

1. Amendment to the Official Community Plan by exempting the west portion of the site from the maximum density of 200 units per hectare (80 units per acre) permitted under the Medium Density Residential (Scott Road) (MDR(SR)) land use designation in the North Delta Future Land Use Plan in Schedule C.1 to allow for a site specific density of 240 units per hectare (97 units per acre). The proposed building on the west portion would otherwise comply with the maximum floor space ratio of 2.2 and maximum six storey height required under that land use designation. The proposed building on the east portion of the site would be consistent with the Mixed-Use (North Delta) 2 (MU(ND)2) land use designation for that portion of the site.
2. Rezoning from Core Commercial (C1) to Apartment Residential 240 (RA240) on the west portion of the site and Apartment Residential 400 (RA400) on the east portion to permit the development of two six-storey apartment buildings with a combined total of 181 dwelling units.
3. A Development Variance Permit to vary the following sections of "Delta Zoning Bylaw No. 7600, 2018":
 - a. Section 7.7.3, by reducing the minimum amount of required common outdoor amenity space from 1,068 m² (11,496 ft²) to 471 m² (5,070 ft²);
 - b. Section 8.4.2, by reducing the minimum number of required visitor parking spaces from 31 to 27; and
 - c. Section 8.5.4, by increasing the maximum percentage of small car parking spaces permitted from 25 percent to 25.3 percent of resident parking and to 40.7 percent of visitor parking, for a combined total of 26.8 percent of all required parking spaces.

4. A Development Permit to address form and character of the proposed development, which is located in the Scott Road Corridor (SRC) Development Permit Area.

Consultation requirements:

Section 475(1) of the *Local Government Act* requires that, for an Official Community Plan amendment, the local government must provide one or more opportunities it considers appropriate for consultation with the persons it considers will be affected by the amendment.

In particular, Section 475(2)(b) specifies that to satisfy Section 475(1), a local government must specifically consider whether consultation is required with the following:

- the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- the board of any regional district that is adjacent to the area covered by the plan;
- the council of any municipality that is adjacent to the area covered by the plan;
- first nations;
- school district boards, greater boards and improvement district boards; and
- the provincial and federal governments and their agencies.

The proposed consultation process will entail:

- Placing public notice signs on site.
- Sending a notification letter to the surrounding property owners, including those properties located on the City of Surrey side of the municipal boundary within the standard 100 m (328 ft) notification area, to advise them of the proposed development.
- Holding a Public Information Meeting to introduce the proposed development to the community.
- Holding a Public Hearing for the Official Community Plan amendment and rezoning bylaws if the application proceeds past second reading.
- External Agencies to be consulted:
 - City of Surrey
 - Delta School District

Other than the consultation process described above, staff believe that no further consultation need be undertaken, including with those bodies referred to in Section 475(2)(b) of the *Local Government Act*.

Persons/properties affected:

Surrounding property owners, residents, and businesses.

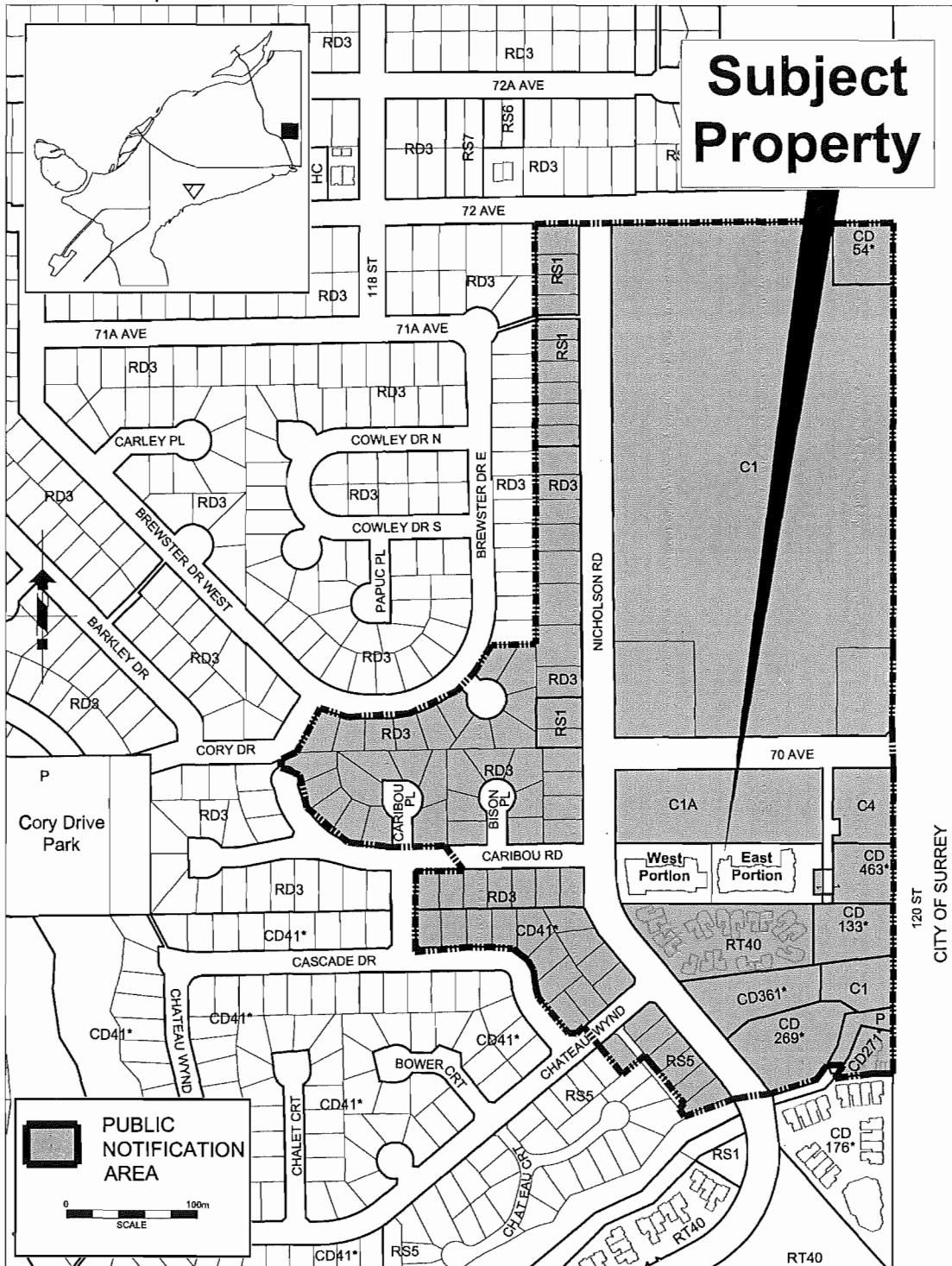
Referrals:

Departments: Engineering (Development Engineering, Transportation), Finance,
Corporate Services, Parks, Recreation & Culture

Committees: Community Planning Advisory Committee, Advisory Design Panel

External Agencies: City of Surrey, Delta School District

Location Map



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