

NOTICE OF DEVELOPMENT APPLICATION AND PUBLIC INFORMATION MEETING



BRIXTON APARTMENTS ON 84 AVENUE

We want to hear from you!

The City of Delta has received an application for a development in your neighbourhood. The application is for a 158-unit, six-storey apartment building at 11448, 11458 & 11480 84 Avenue.

Delta is hosting an in-person Public Information Meeting for this project giving you the opportunity to learn more and provide your feedback to the City.

Public Information Meeting



Thursday, June 13, 2024

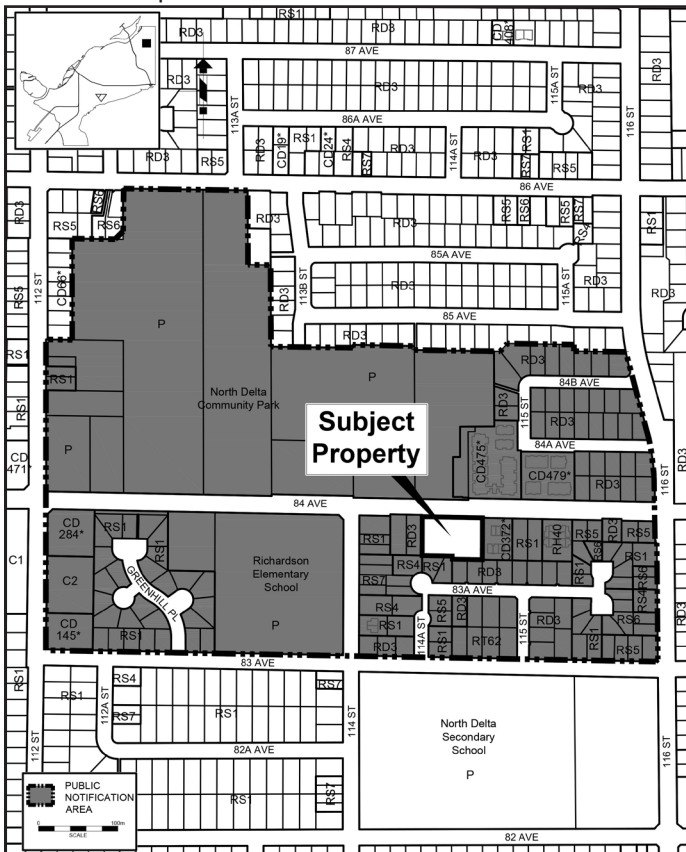


5:30 PM to 7:30 PM

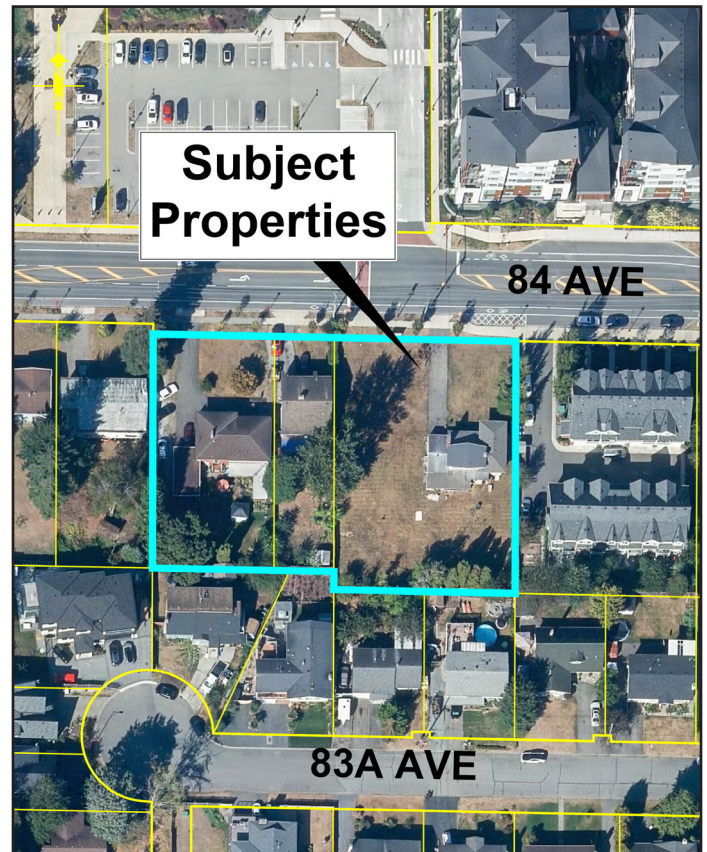


Richardson Elementary School
(Gymnasium)
11339 83 Avenue, Delta BC

Location Map



Aerial Photo



Details about the proposal are also available at letstalk.delta.ca/lu009687 where you can view the project and provide comments online until June 23, 2024.



Key Application Facts:

The following are key aspects of the proposal:

- Six-storey apartment building with 158 market strata residential units
- Floor space ratio of 2.9
- 193 residential parking spaces and 16 visitor parking space
- Vehicular access and pedestrian access is proposed from 84th Avenue
- 148 m² of indoor and 641 m² of outdoor private common residential amenity areas

This development proposal includes applications for:

1. Rezoning from Single Detached Residential 1 Zone (RS1) and Duplex/Single Detached Residential 3 Zone (RD3) to a new Apartment Residential Zone under "Delta Zoning Bylaw No. 7600, 2017".
2. Nordel Social Heart (ND12) Development Permit for form and character.
3. Development Variance Permit to allow reduced indoor and outdoor amenity areas, and reduced on-site parking.

The proposal is consistent with the Neighbourhood Centres & Corridors (NC) land use designation in "Official Community Plan Bylaw No. 8400, 2024", which received Third Reading on April 22, 2024.*

**Should Should Bylaw No. 8400 not be adopted, an Official Community Plan Amendment to "Official Community Plan Bylaw No. 3950, 1985" would be required to change the land use designation to allow a six-storey multiple family residential use.*



Application File Number: LU009687



Applicant: Paramorph Architecture Inc



City Contacts: Janet Zazubek, Planner

Have other questions or comments?
Contact the Development Department:



development@delta.ca or



604-946-3380



Any correspondence submitted to the City of Delta with respect to the application will become public information under the Freedom of Information Act, so please provide your name, address, and telephone number and quote the above file number in your correspondence.

This is not a statutory bylaw notice. If the application proceeds to Council for consideration of bylaw readings, you will receive a statutory bylaw notice from the City of Delta later in the process.

The application is at a preliminary stage and aspects of the proposal may change as the application proceeds through the review process.