



LADNER LANDING II
RENTAL APARTMENT AT
5737 LADNER TRUNK ROAD

Welcome to the City of Delta’s
Public Information Meeting for
5737 Ladner Trunk Road

Meeting Details



Time: 5:30 PM – 7:30 PM



The meeting is drop-in format with numerous display boards available for viewing



Delta staff as well as representatives from the applicant team are available to answer questions for the duration of the meeting



Comment Sheets are available for you to provide feedback or you may submit online at letstalk.delta.ca/lu009686 until **August 30, 2024**





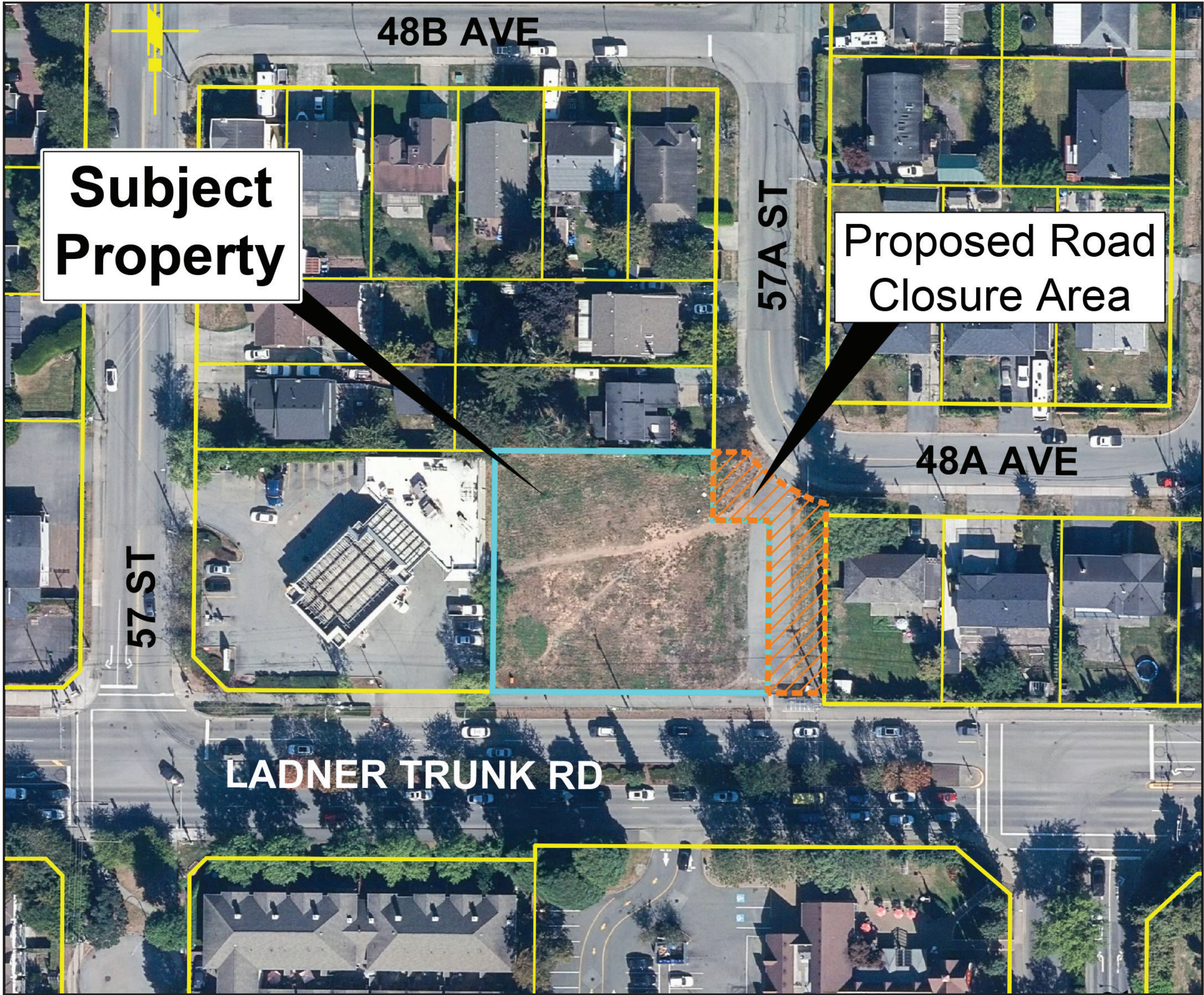
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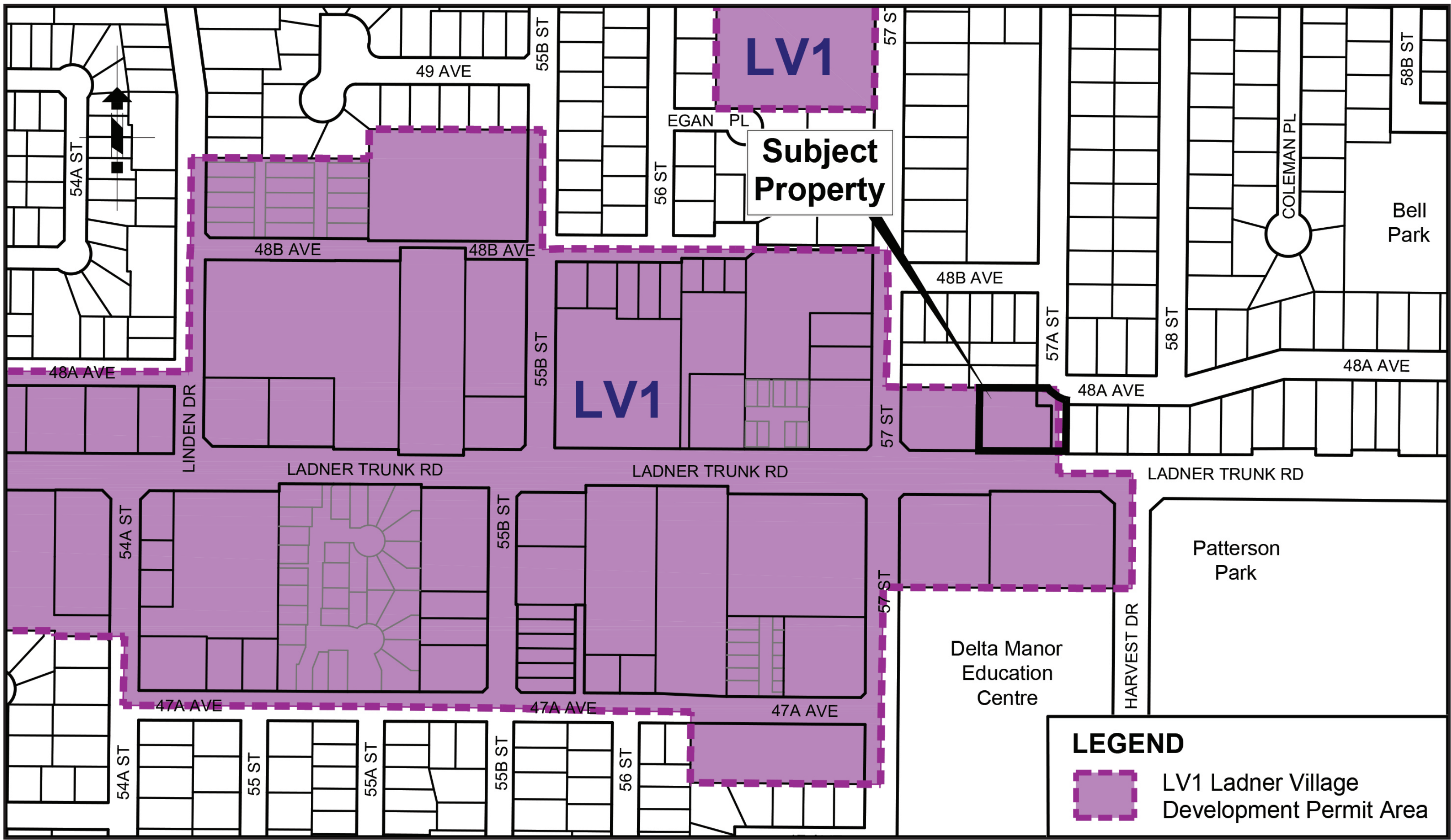
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Aerial View



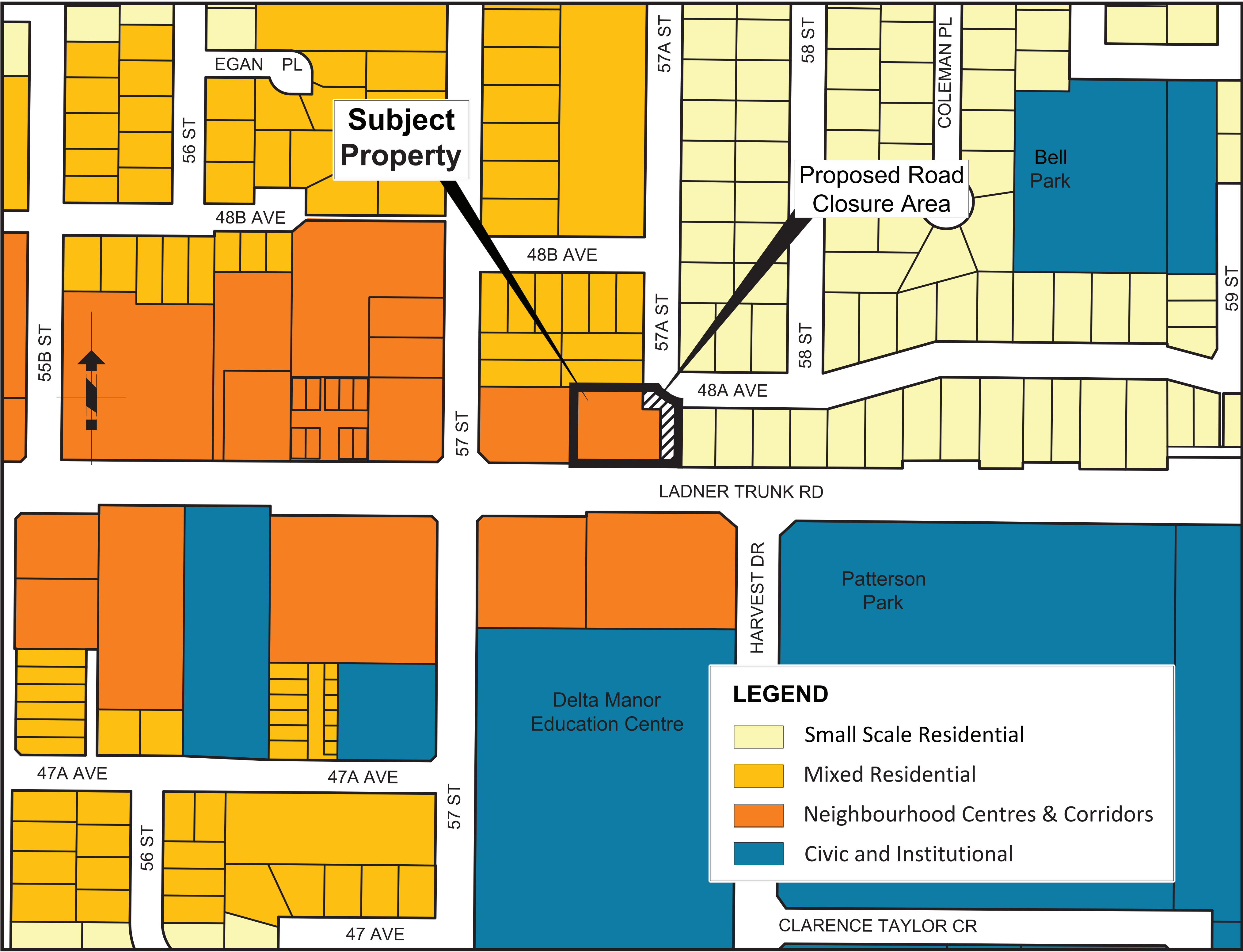
Ladner Village (LV1) Development Permit Area



LADNER LANDING II RENTAL APARTMENT AT 5737 LADNER TRUNK ROAD



Official Community Plan



SMALL SCALE RESIDENTIAL

- Purpose**
Enhance existing residential neighbourhoods and provide gentle density housing options. This designation includes the lowest density ground-oriented housing forms.
- Main Building Type(s)**
- » Single detached houses
 - » Duplexes
 - » Houseplexes
 - » Accessory dwelling units, including secondary suites, coach homes, garden suites
 - » Local neighbourhood stores, cafes, childcare
- Main Uses**
- » Residential
 - » Limited retail and services such as local
- Height / Density**
- » Up to 2.5 storeys
 - » Up to 4 units per lot
 - » Up to 6 units per lot within 400m of R6 Rapid Bus stations (see [Map 3 Scott Road Height Map](#), [Map 4 Ladner Village Height Map](#)), those limitations still apply
 - » For other areas, height is regulated through the Zoning Bylaw and is not specified in the OCP

MIXED RESIDENTIAL

- Purpose**
Provide opportunities for low density ground-oriented and 'missing middle' forms of housing focused on areas close to services and transit.
- Main Building Type(s)**
- » Houseplexes
 - » Townhouses
 - » Rowhouses
 - » Accessory dwelling units, including secondary suites, coach homes, garden suites
 - » Local neighbourhood stores, cafes, childcare
- Main Uses**
- » Residential
 - » Limited retail and services such as local neighbourhood stores, cafes, or commercial childcare facilities
- Height / Density**
- » Up to 3 storeys

NEIGHBOURHOOD CENTRES & CORRIDORS

- Purpose**
Provide opportunities for multi-unit residential and mixed uses in neighbourhood centres and along major corridors.
- Main Building Type(s)**
- » Townhouses
 - » Low-rise and mid-rise apartment buildings
 - » Commercial or mixed use buildings, with retail uses primarily on the ground floor
- Main Uses**
- » Residential
 - » Commercial (e.g., retail, service, office, dining, entertainment, accommodation, childcare)
 - » Civic
- Height / Density**
- » Up to 6 storeys

CIVIC AND INSTITUTIONAL

- Purpose**
Provide public services, with opportunities for residential as a supporting use
- Main Building Type(s)**
- » Mix of building types
- Main Uses**
- » Civic facilities
 - » Active and programmed parks
 - » Schools
 - » Places of worship
 - » Residential when combined with other permitted use(s)
- Height / Density**
- » For areas with applicable height maps ([Map 3 Scott Road Height Map](#), [Map 4 Ladner Village Height Map](#)), those limitations still apply
 - » For other areas, height is regulated through the Zoning Bylaw and is not specified in the OCP

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Key Application Facts:

The following are key aspects of the proposal:

One six-storey residential building including:

- 5 storeys of residential units and 1 level of parking
- 78 rental apartment units
- 55 one-bedroom and 23 two-bedroom units
- 2.2 floor space ratio
- 40 residential, 2 visitor, and 5 ride-share parking spaces provided at grade for residents
- 69.3 m² of common indoor amenity space and 336 m² of common outdoor amenity space for residents
- Vehicle access from the corner of 57A Street and 48A Avenue

The proposal is consistent with the Neighbourhood Centres and Corridors (NC) land use designation in “City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024”

This development proposal includes applications for:

1. Rezoning to a new Comprehensive Development Zone (CDZ) under "Delta Zoning Bylaw No. 7600, 2017"
2. Development Permit for form and character in the Ladner Village (LV1) Development Permit Area
3. Development Variance Permit for reduced parking and amenity space
4. Road Closure of approximately 474 m², disposition, and transfer of the road dedication running north to south between 48A Avenue and Ladner Trunk Road



Application File Number: LU009686



Applicant: Maple Leaf Homes Ltd.



City Contact: Deepinder Dhaliwal, Planner



Additional information on the application (File No. LU009686) can be found on Delta’s website: letstalk.delta.ca/lu009686

Have other questions or comments?
Contact the Development Department at:



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.

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

Application Process

