PUBLIC INFORMATION MEETING

Delta



THE PARK — MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING AT 12 AVENUE AND 53A STREET

Welcome to the City of Delta's Public Information Meeting for Mixed-Use Commercial/Residential Building at 12 Avenue and 53A Street

Meeting Details

Time: 5:30 PM–7:00 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/lu009655** until **June 14, 2024**

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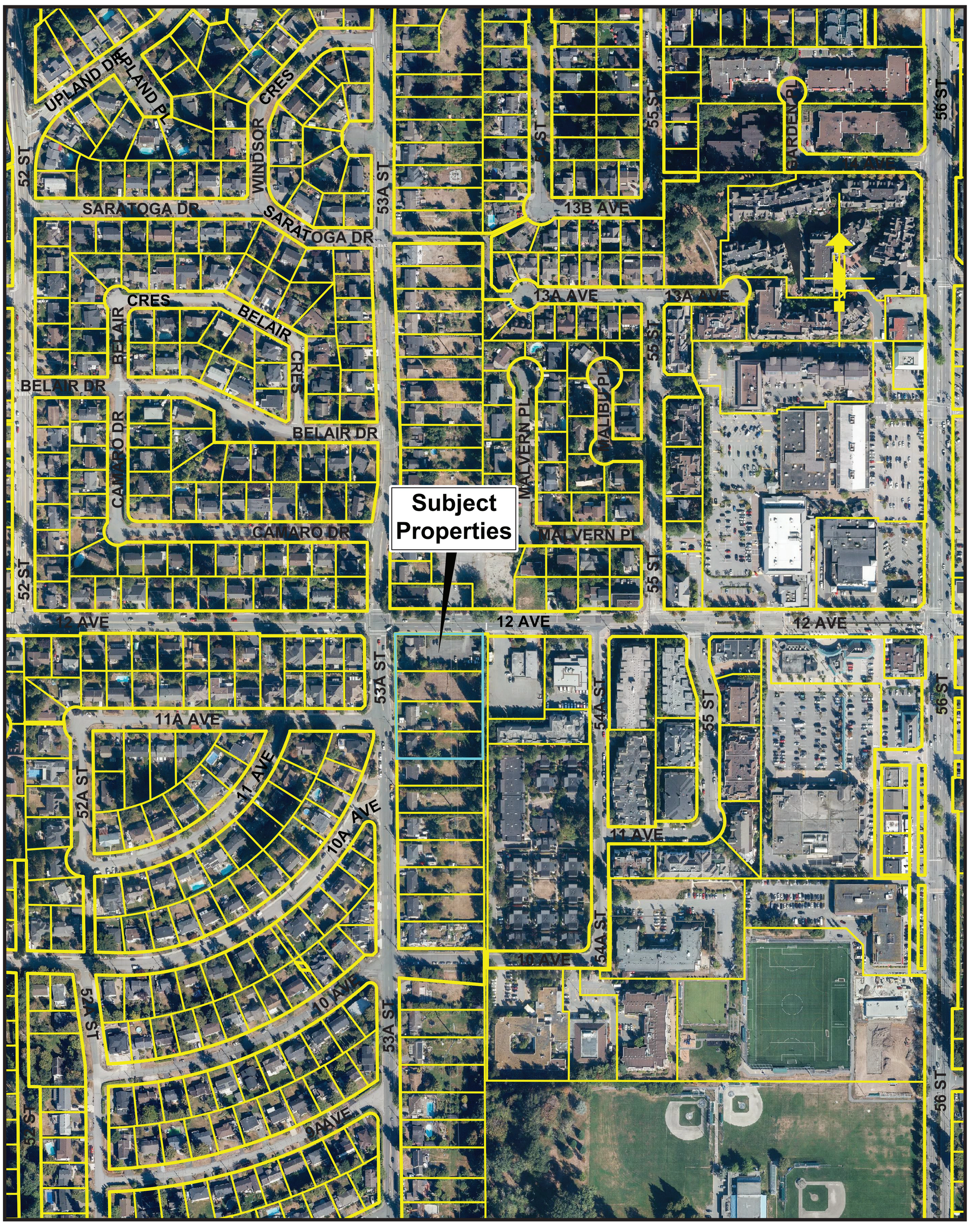
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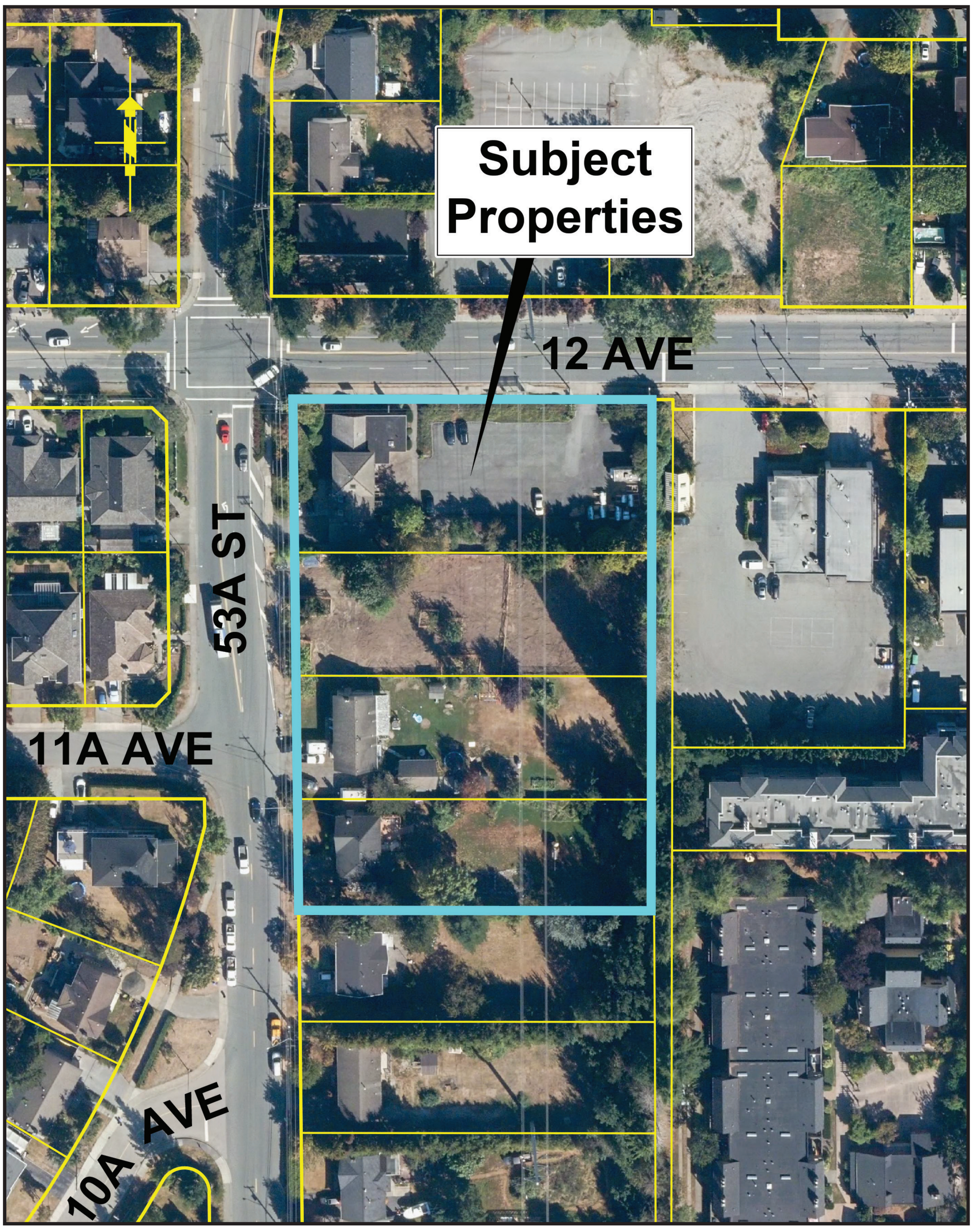
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Aerial



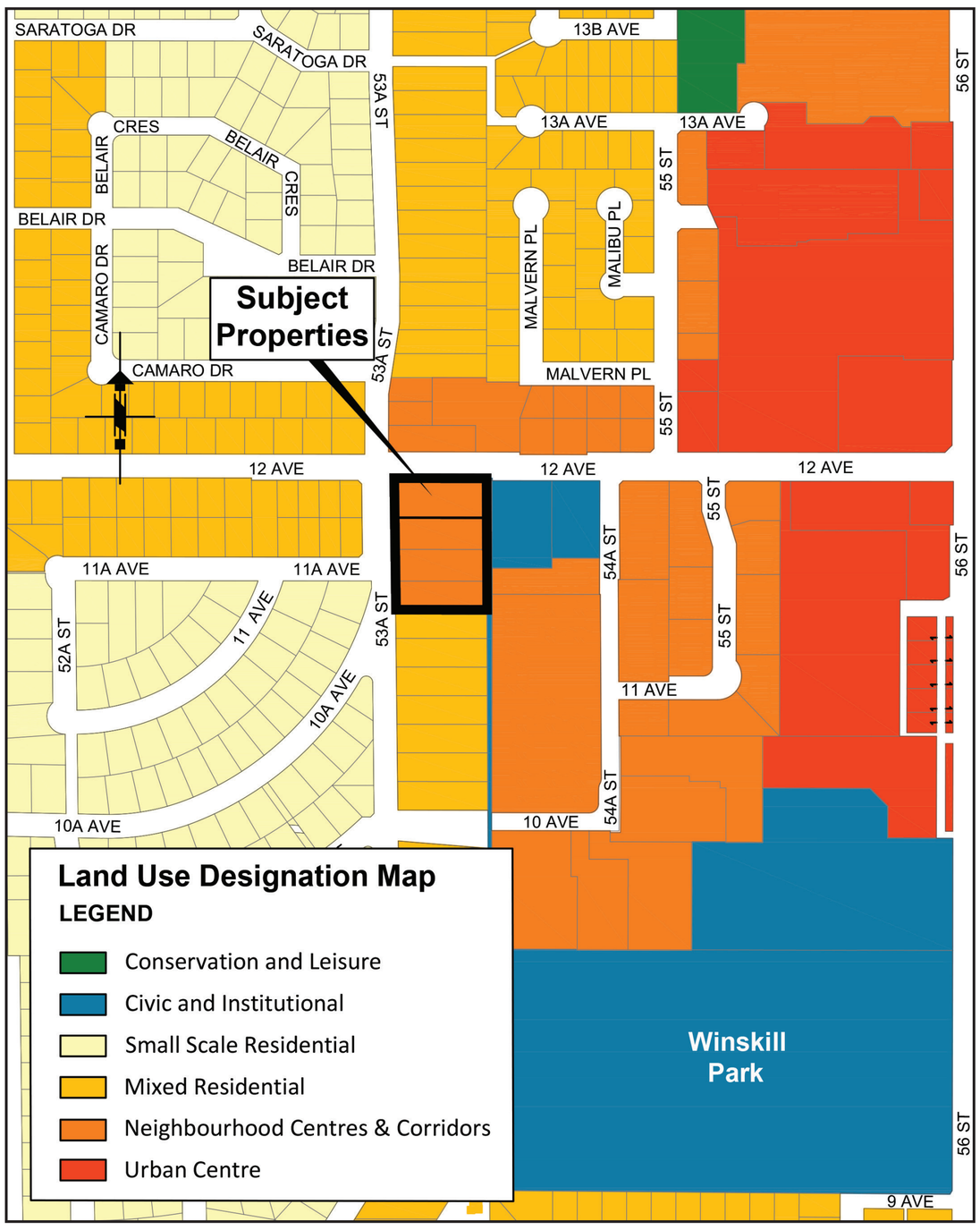
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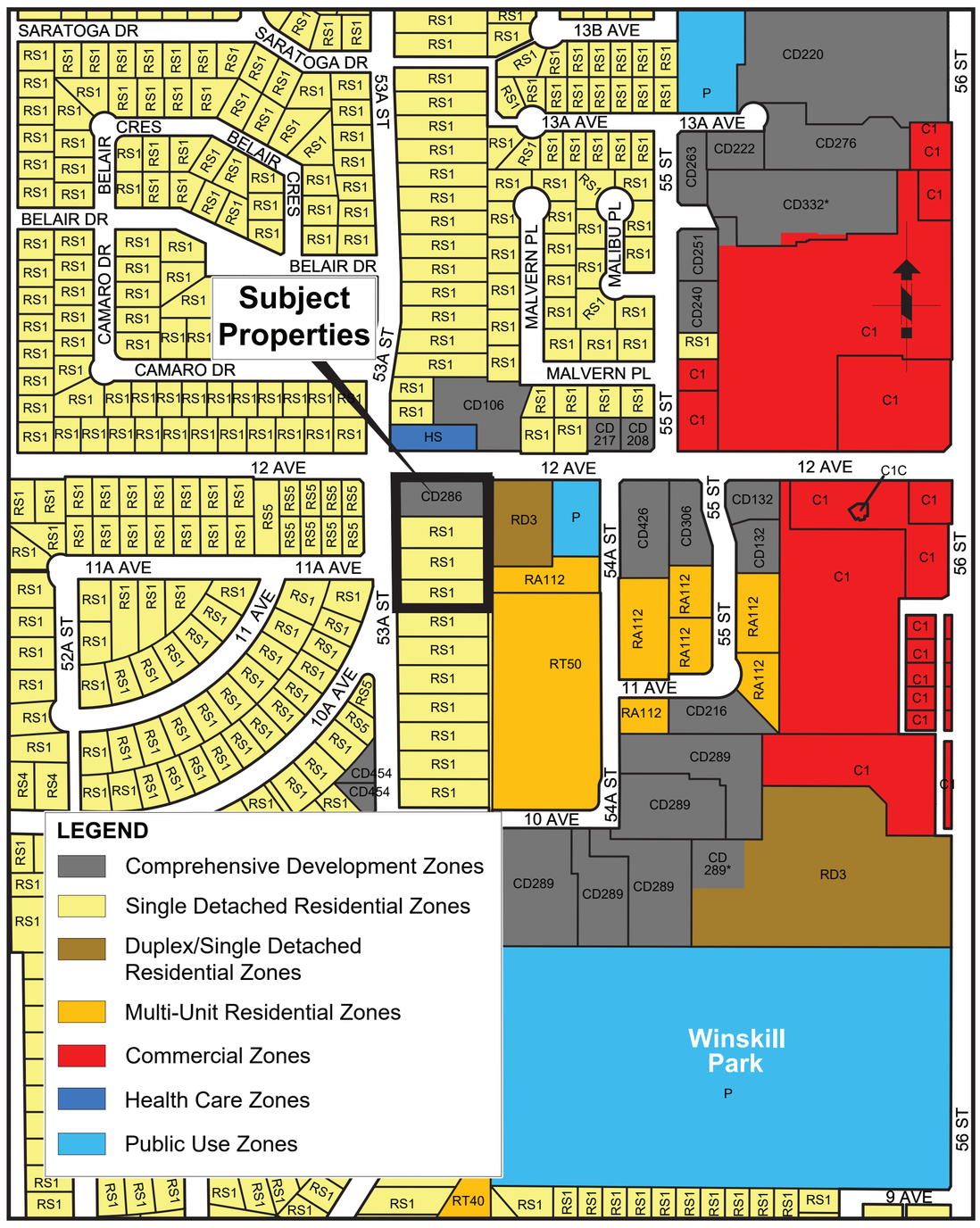
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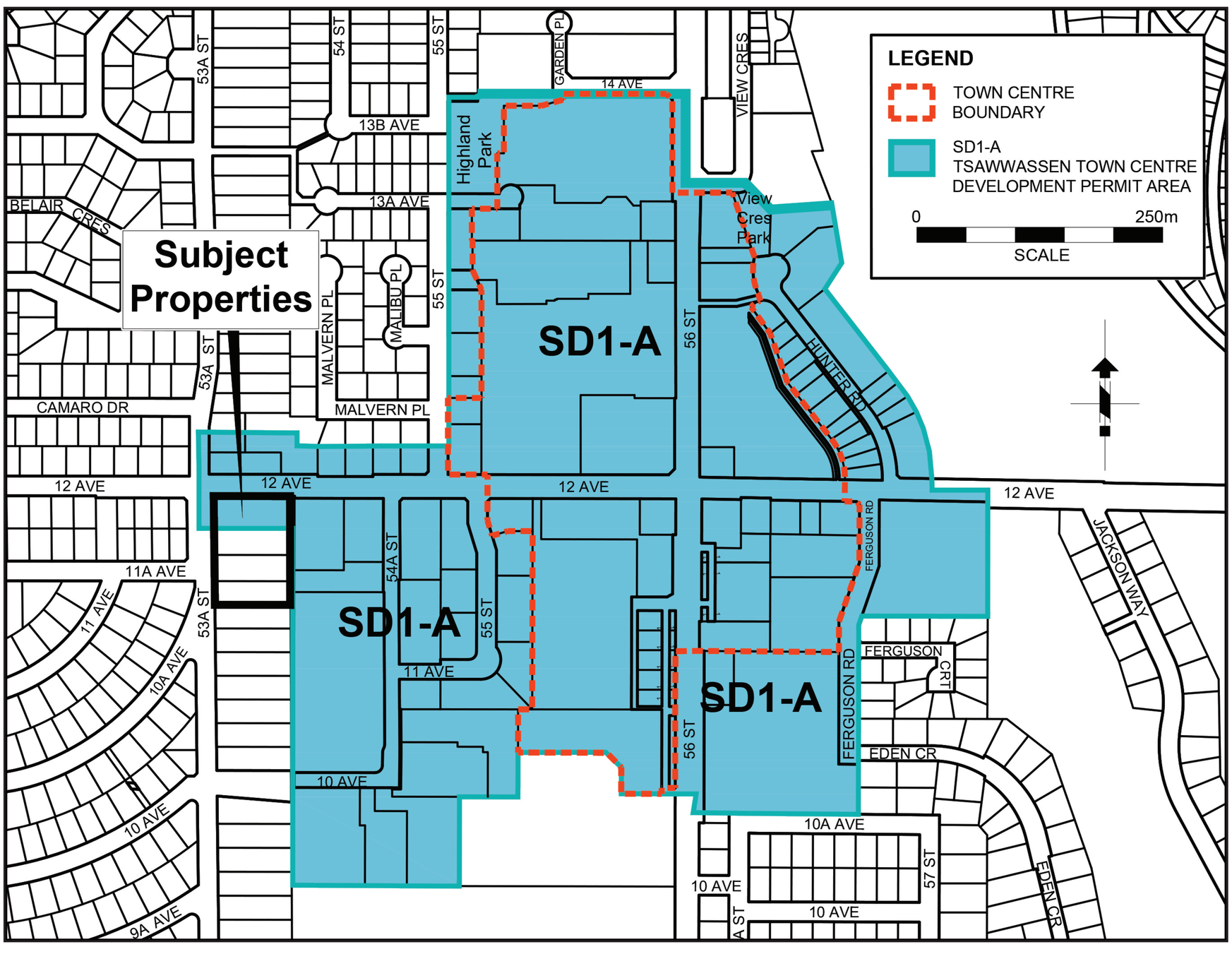
Proposed Official Community Plan



Zoning



Development Permit Area



THE PARK — MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING AT 12 AVENUE AND 53A STREET

Key Application Facts:

The following are key aspects of the proposal:

- 823 m^2 (8,859 ft^2)of commercial floor area at-grade and 6,457 m^2 (69,503 ft) of residential floor area at-grade and above
- 65 residential apartment units with a mix of 1–, 2–, 3–, and 4–bedroom units
- 5 storeys and maximum building height of 17.3 m plus 3 levels of underground parking
- Principal building setbacks:
  - Front (12 Avenue): 0.3 m (1 ft)
  - Rear (South): 7.9 m (26 ft)
  - Exterior Side (West): 0.1 m (0.3 ft)
  - Interior Side (East): 53.2 m (175 ft)
- 143 vehicle parking spaces, including 103 resident spaces, 40 commercial spaces and 7 resident visitor spaces (shared with the 40 commercial spaces)
- Vehicular access to the underground parking area from 53A Street and to at-grade parking from 12 Avenue. Pedestrian access is proposed from 12 Avenue and 53A Street
- 2,828 m^2 (30,440 ft^2) of private common outdoor residential amenity area

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.*

This development proposal includes applications for:

1. Rezoning from CD 286 and RS1 to a new site specific CDZ zone that would allow the proposed mixed-use commercial/apartment building.
2. A Tsawwassen Town Centre SD1-A Development Permit for form and character.
3. Subdivision and consolidation of four lots into a single development parcel.

**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 of the four subject properties to Mixed Use (MU) to allow commercial and multiple family residential uses.*

Application File Number: LU009655

Applicant: Samira Safa, Architect
CTA Architecture + Design Ltd.

City Contacts: Alex Cauduro, Senior Planner
Emma Adams, Planner

Additional information on the application (File No. LU009655) can be found on Delta's website: **letstalk.delta.ca/lu009655**

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.

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

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Application Process

Application Received
January 5, 2024

Public Notification
Let's Talk Delta Page created and resident notification and notice of public information meeting sent to residents and property owners.

Public Information Meeting
June 4, 2024

Public Feedback - June 14, 2024 deadline

Public Feedback Review

Council - 1st, 2nd Readings and 3rd Reading

3rd Reading Conditions

Council - Final Consideration and Adoption

Building Permit