

NOTICE OF FIRST, SECOND AND THIRD READINGS

Notice is hereby given that Delta City Council will consider giving **first, second, and third readings** to the bylaw referenced below at its Regular Meeting at **5:00 p.m.** on **Monday, October 21, 2024** in the Council Chamber, 4500 Clarence Taylor Crescent, Delta, BC.

File No. LU009536 (Bylaw No. 8449 and 8329)

Location: 5349, 5359, 5367 Ladner Trunk Road and 4834, 4844 53 Street, Road Dedicated on Plan 4134

Applicant: Bassi Properties/Highmark Homes Inc.

Proposal: Application for rezoning, development variance permit, development permit, road closure and cancellation and disposition of closed road area in order to allow construction of two six-storey apartment buildings with a total of 222 units. This application is consistent with Delta's Official Community Plan (OCP).

Delta Zoning Bylaw No. 7600, 2017 Amendment Bylaw No. 8449, 2024

To rezone the subject parcel from RS2 to Comprehensive Development Zone 38 (CDZ38) in order to permit the construction of two 6-Storey apartment buildings with 222 residential units.

Development Permit LU009536

A development permit is required to address the form and character of the revised proposal, which is located in the Ladner Village 1 (LV1) Development Permit Area. Approval of the development permit is delegated to the General Manager, Development.

Development Variance Permit LU009536

To vary 'Delta Zoning Bylaw No. 7600, 2017' as follows:

- Section 8.4.2 to reduce the required on-site parking;
- Section 8.5.4 to increase the number of permitted small car spaces;
- Section 8.5.5 to reduce the required accessible parking spaces;
- Section 9.2.1 to vary the minimum requirement for off-street loading.

Approval of this Development Variance Permit is delegated to the General Manager, Development.

Official Community Plan Amendment Bylaw No. 8327, Zoning Bylaw Amendment Bylaw No. 8328 and Road Closure and Cancellation Bylaw No. 8329 were previously referred to Public Hearing on September 25, 2023 and were given third readings at the Meeting Following the Public Hearing. At the time, the owner proposed to redevelop the site as two six-storey apartment buildings with a total of 124 market and 87 rental dwelling units. The owner has revised the application to redevelopment of the subject site into two six-storey market apartment buildings with a combined total of 222 units. The revised proposal no longer includes secured rental units.

As the revised proposal is consistent with Delta's Official Community Plan (OCP), no OCP amendment is required for this application and Bylaw No. 8327 is proposed to be abandoned. Zoning Amendment Bylaw No. 8449 is being brought forward for Council's consideration of first, second and third readings to reflect changes to the proposal and to replace previous proposed Zoning Bylaw Amendment Bylaw No. 8328 which is proposed to be abandoned. Road Closure and Cancellation Bylaw No. 8329 remains at third reading pending completion

of a road closure and transfer agreement with the applicant and completion of the statutory requirements for road closure, cancellation and disposition under the Community Charter.

Staff Contact: Madeline Kowalchuk – Planner, 604-952-3814

FOR MORE INFORMATION REGARDING THE PROPOSAL

Materials related to the proposal such as the proposed bylaw, detailed maps and other information may be inspected at Delta City Hall, 4500 Clarence Taylor Crescent, Delta, BC, Monday to Friday, excluding statutory holidays from 9:00 a.m. to 4:00 p.m. from Thursday, October 10, 2024 to Monday, October 21, 2024.

If you have a general inquiry regarding the proposal or if you would like assistance to inspect any relevant documentation, please contact the Development Department by email at development@delta.ca or by phone at 604-946-3380.

COMMENTS?

Those wishing to provide comment on the proposal may do so in the following ways:



Email mayor-council@delta.ca

OR



Write to:

Mayor and Council
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

Correspondence received up to **12:00 p.m. on Wednesday, October 16, 2024** will be included in the Agenda package. Correspondence received thereafter will be provided to Council in advance of the Council meeting. All correspondence **must include your name and full address** and will form part of the public record for this proposal and be published on the City's website.



