

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 bylaws referenced below at its Regular Meeting at **4:00 p.m. on Monday, February 12, 2024** in the Council Chamber, 4500 Clarence Taylor Crescent, Delta BC.

File No. LU009522 (Bylaws No. 8320 and 8321)

Location: 8037, 8057, 8067, 8087 120 Street
Applicant: Cameron Bourne, Arcadis-IBI Group
Proposal: Application for Rezoning, Housing Agreement and Development Permit to allow a mixed-use high rise development with four buildings ranging from 6 to 32 storeys in height with 876 residential units, 10,550 m² of office space, 6,562 m² of retail space and 317.5 m² of childcare space that would accommodate 60 children.

The proposal is consistent with Delta's Official Community Plan.

Delta Zoning Bylaw No. 7600, 2017 Amendment Bylaw No. 8320, 2024

To rezone the subject property from Core Commercial (C1) and Core Commercial Cannabis (C1C) to Comprehensive Development Zone No. 35 (CDZ35) to allow construction of a mixed-use residential development with building heights up to 32 storeys and a floor space ratio of 4.0.

Delta Housing Agreement Bylaw No. 8321, 2024

To enter into a Housing Agreement to ensure that the residential units in the proposed 10-storey building in the north west corner of the subject property are for seniors (55 years old and up).

Development Permit LU009522

Development Permit LU009522 would address the form and character of the proposed development, which is located in the Scott Road Corridor (SRC) Development Permit Area.

Approval of the Development Permit is delegated to the General Manager, Development as per "Development Application Procedures Bylaw No. 8347, 2023."

Staff Contact: Mike Ruskowski, Senior Planner – 604-946-3380

FOR MORE INFORMATION REGARDING THE PROPOSAL

Materials related to the proposal such as the proposed bylaws, 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 8:30 a.m. to 4:45 p.m. from **Thursday, February 1, 2024 to Monday, February 12, 2024**. Further information regarding this application is available at <https://letstalk.delta.ca/lu009522>.

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?

On November 30, 2023, the Province of BC enacted legislation that prohibits all Municipalities in British Columbia from holding a public hearing for rezoning bylaw amendments for residential or mixed-use developments that are consistent with the relevant Municipality's official community plan. 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, February 7, 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.

