

NOTICE OF REVISED DEVELOPMENT APPLICATION AND PUBLIC INFORMATION MEETING



View from 53A Street looking southeast

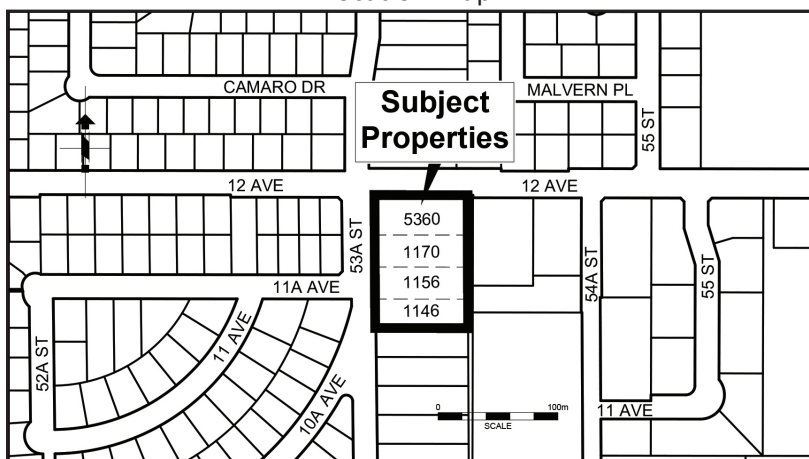
THE PARK MIXED-USE BUILDING AT 12 AVENUE AND 53A STREET

We want to hear from you!

The City of Delta has received a revised application for a development in your neighbourhood. The application is for a six-storey mixed-use building with ground-floor commercial units and 67 residential apartment units.

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

Location Map



Aerial Photo



Public Information Meeting



Wednesday, November 27, 2024



5:30 PM to 7:00 PM



Winskill Park Field House
(next to Lawn Bowling Field)
1037 56 Street, Delta

View from 12 Avenue looking southwest



View of east elevation



Details about the proposal are also available at letstalk.delta.ca/lu009764 where you can view the project and provide comments online until **December 6, 2024**.



Key Application Facts:

The following are key aspects of the revised proposal:

- Six-storey (increased from five) mixed-use commercial and residential building
- 20.9 m building height (increased from 17.3 m)
- 926 m² of ground-floor commercial area and 10,633 m² of residential area at-grade and above
- 67 residential apartment units with a mix of 1-, 2-, 3-, and 4-bedroom units (increased from 65 units)
- Floor space ratio of 1.33 (increased from 0.98)
- 156 parking spaces, including 107 resident spaces, 42 commercial spaces, and 7 resident visitor spaces (shared with the 42 commercial spaces)
- Vehicular access to the underground parking area from 53A Street and to at-grade parking from 12 Avenue. Pedestrian access from 12 Avenue and 53A Street
- 2,899 m² of common outdoor amenity space and 65m² of common indoor amenity space

The proposal is consistent with the Neighbourhood Centres & 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 from CD286 and Single Detached Residential 1 (RS1) to a new site-specific Comprehensive Development Zone No. 46 (CDZ46).
2. Development Permit for form and character of mixed-use development in the Tsawwassen Town Center (SD1A) Development Permit Area.
3. Subdivision and consolidation of four lots into a single development parcel.



Application File Number: LU009764



Applicant:

Arc Studio Architecture Ltd.



City Contacts:

Alex Cauduro, Senior Planner
Emma Adams, 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.