

NOTICE OF DEVELOPMENT APPLICATION

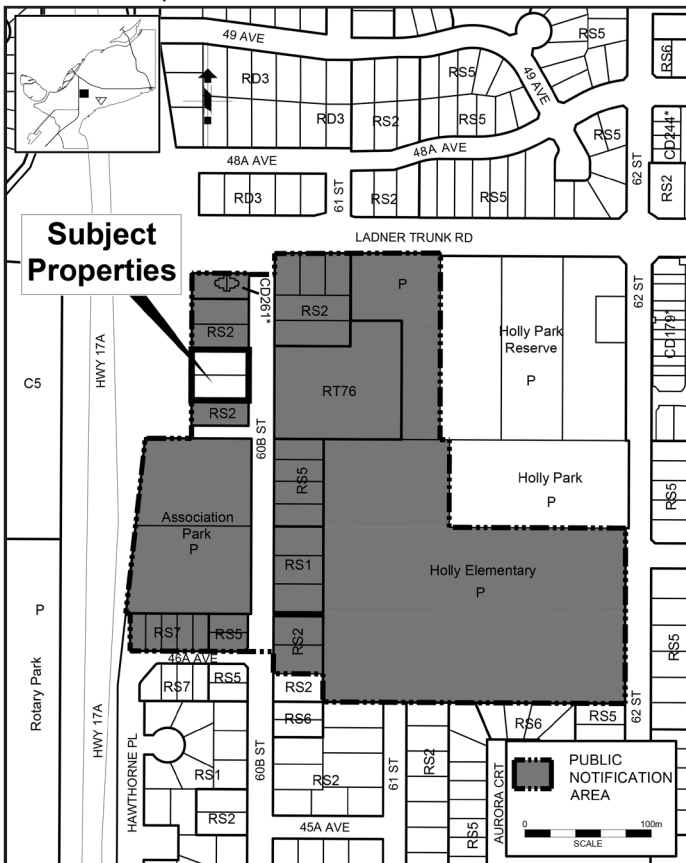


TOWNHOUSES IN EAST LADNER

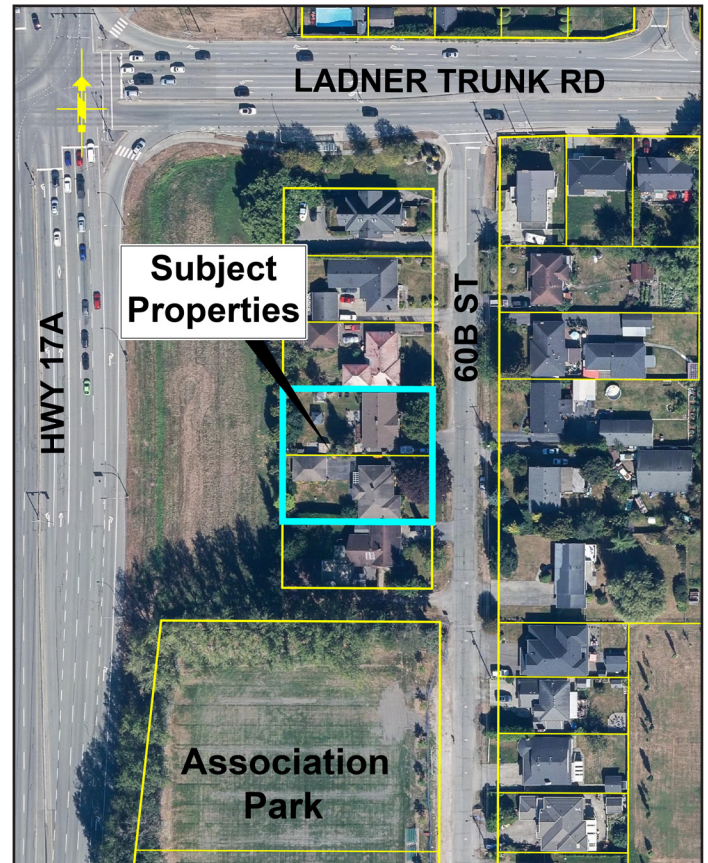
We want to hear from you!

The Development Department has received a development application in your neighbourhood. The application is for a 16-unit townhouse development at 4739 and 4749 60B Street (see location map below).

Location Map



Aerial Photo



Delta is committed to advancing consultation and engagement with the community for this project in a timely manner given the current housing challenges in Delta and the Metro Vancouver region.

 Details about the proposal are also available at letstalk.delta.ca/lu009770 where you can view the project and provide comments online.



Key Application Facts:

The following are key aspects of the proposal:

- 16 four-bedroom townhouse units in two 3-storey buildings
- Floor space ratio (FSR) of 1.2 (2,062 m² of residential floor area)
- 30 residential parking spaces and 2 visitor parking spaces

This development proposal is consistent with the Mixed Residential (MR) designation under Delta's Official Community Plan, which is intended for low density ground-oriented and missing middle forms of housing focused on areas close to services and transit. Under Provincial legislation, Delta is prohibited from holding a public hearing for rezoning bylaw amendments for residential or mixed-use applications that are consistent with the OCP.

This development proposal includes applications for:

1. Rezoning to a new Townhouse Residential Zone under "Delta Zoning Bylaw No. 7600, 2017"
2. Development Variance Permit to vary "Delta Zoning Bylaw No. 7600, 2017" to allow increased site coverage and reduced common outdoor amenity space.
3. Development Permit for form and character in the Ladner East-Urban (LV4) Development Permit Area.
4. Subdivision and consolidation from 2 lots into a single development parcel.



Application File Number: LU009770



Applicant: Bassi Properties



City Contact: Janet Zazubek, Planner

Have other questions or comments?
Contact the Development Department:



jzazubek@delta.ca or



604-946-3355



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.