

NOTICE OF PUBLIC HEARING

Notice is hereby given that Delta City Council will hold a Public Hearing to receive representations from any persons who deem it in their interest to address Council regarding the following proposed project.

Date:	Monday, September 25, 2023
Time:	4:00 p.m.
Place:	Council Chamber & Virtual / Zoom Delta City Hall 4500 Clarence Taylor Crescent Delta, BC

Project No. 2 (File No. LU009536)

Location: 5349, 5359 & 5367 Ladner Trunk Road and 4834 & 4844 53 Street

Applicant: Hardeep Bassi, Bassi Properties/Highmark Homes Ltd.

Proposal: Application for Official Community Plan Amendment, Rezoning, Road Closure, Cancellation and Disposition, Development Variance Permit and Development Permit in order to consolidate the subject properties and a 970.1 m² City-owned lane to construct two 6-storey apartment buildings with a total of 211-units comprising a rental building with 87 dwelling units and a market apartment building with 124 dwelling units.

The purpose of the Bylaws being subject to the public hearing are as follows:

**The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985
Amendment Bylaw No. 8327, 2023**

To amend the Official Community Plan by changing the land use designation of the subject properties as shown on Map No. 1 from Residential Ground-Oriented (RG) to a new designation, Medium Density Residential (Corridor) 6 (MDR(CR)6), which would permit a maximum floor space ratio of 2.5 and height of six-storeys. A new floor space ratio of 2.39 is proposed for this development.

**Delta Zoning Bylaw No. 7600, 2017
Amendment Bylaw No. 8328, 2023**

To rezone the subject properties as shown on Map No. 1 from Single Detached Residential 2 (RS2) to Comprehensive Development Zone 38 (CDZ38) in order to redevelop the site for two apartment buildings, parking, and common indoor and outdoor amenity spaces.

Delta Road Closure and Cancellation (LU009536) Bylaw No. 8329, 2023

To close to all traffic and remove the highway dedication from the existing 970.1 m² of City-owned lane identified as "Proposed Lane Closure" as shown on Map No. 2 in anticipation of the land being disposed of in accordance with the *Community* Charter and transferred to the subject properties' owner as part of a proposed conditional road transfer and exchange agreement.

Development Variance Permit LU009536

To vary the following provisions in “Delta Zoning Bylaw No. 7600, 2017”:

- Section 7.7.3 by reducing the minimum amount of common outdoor amenity space from 1,266 m² to 1,156 m².
- Section 8.4.2 by reducing the minimum number of residential parking spaces from 259 to 202.
- Section 8.5.5(a) by reducing the number of accessible parking spaces from 21 to 14.
- Section 9.2.1 by reducing the number of off-street loading spaces from 2 to 0.

Development Permit LU009536

To regulate the form and character of the proposed apartment buildings which are located in the Ladner Village 1 (LV1) Development Permit Area.

Staff Contact: Jimmy Ho – 604-946-3331

FOR MORE INFORMATION REGARDING THE PROJECT

Materials related to the project such as the staff report, 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, September 14, 2023 to Monday, September 25, 2023. Materials may also be viewed at www.delta.ca/publichearing.

If you have a general inquiry regarding the proposed project 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.

IMPORTANT INFORMATION REGARDING THE PUBLIC HEARING

This Public Hearing will be convened by electronic means as authorized by the *Council Procedure Bylaw No. 5000*.

PARTICIPATE IN THE PUBLIC HEARING PROCESS

The Public Hearing is open to all members of the public. Any person who believes that their interest in property will be affected by the proposed project shall be given an opportunity to provide their comments (support, concerns, or opposition) to Council in the following ways:



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

OR



Email mayor-council@delta.ca



To speak virtually at the Public Hearing, you must **register** with the Office of the City Clerk before 10:00 a.m. on Monday, September 25, 2023.

To register, email publichearing@delta.ca or call 604-946-3220 and provide:

1. Public Hearing meeting date;
2. Project number;
3. Whether you will speak by telephone or by Zoom videoconference; and
4. Your contact information (name, address, phone number, and email address).

Once registered, you will be provided details needed to participate.

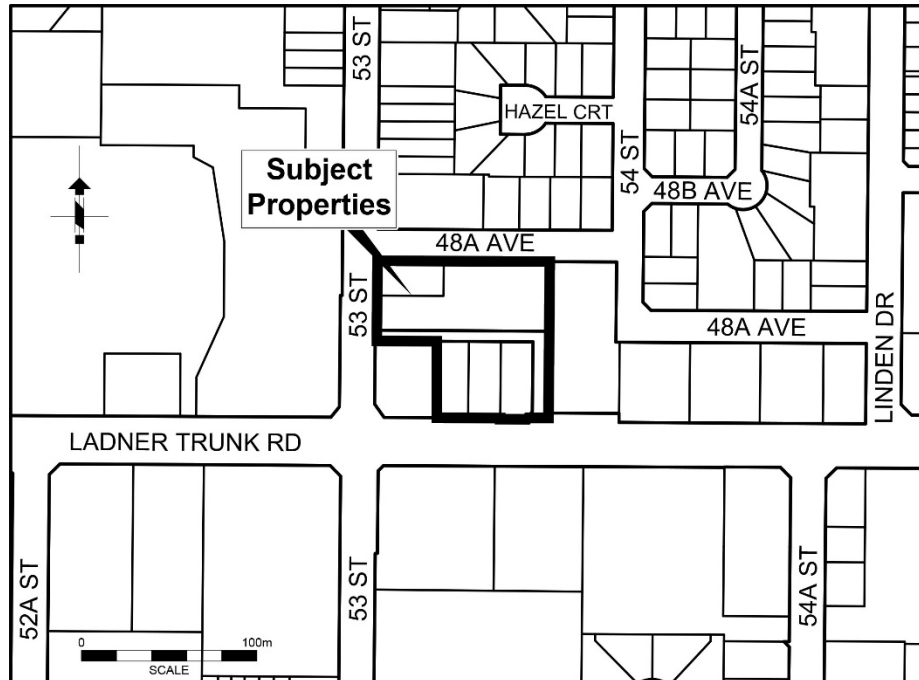
You do not need to register to speak in person.

Correspondence received up to **12:00 p.m. on Wednesday, September 20, 2023** will be included in the Agenda package. Correspondence received up to **10:00 a.m. on Monday, September 25, 2023** will be provided to Council in a separate package prior to the start of the meeting. All correspondence **must include your name and full address** and will form part of the public record for this Public Hearing and be published on the City's website.

Once the Public Hearing has concluded, no further information or submissions may be considered by Council.

LU009536

Map No. 1



Map No. 2

