



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

Welcome to the City of Delta’s
Public Information Meeting for
Mixed-Use Commercial/Residential
Building at 12 Avenue and 53A Street

Meeting Details



Time: 5:30 PM–7:00 PM



The meeting is drop-in format with numerous display boards available for viewing



Delta staff as well as representatives from the applicant team are available to answer questions for the duration of the meeting



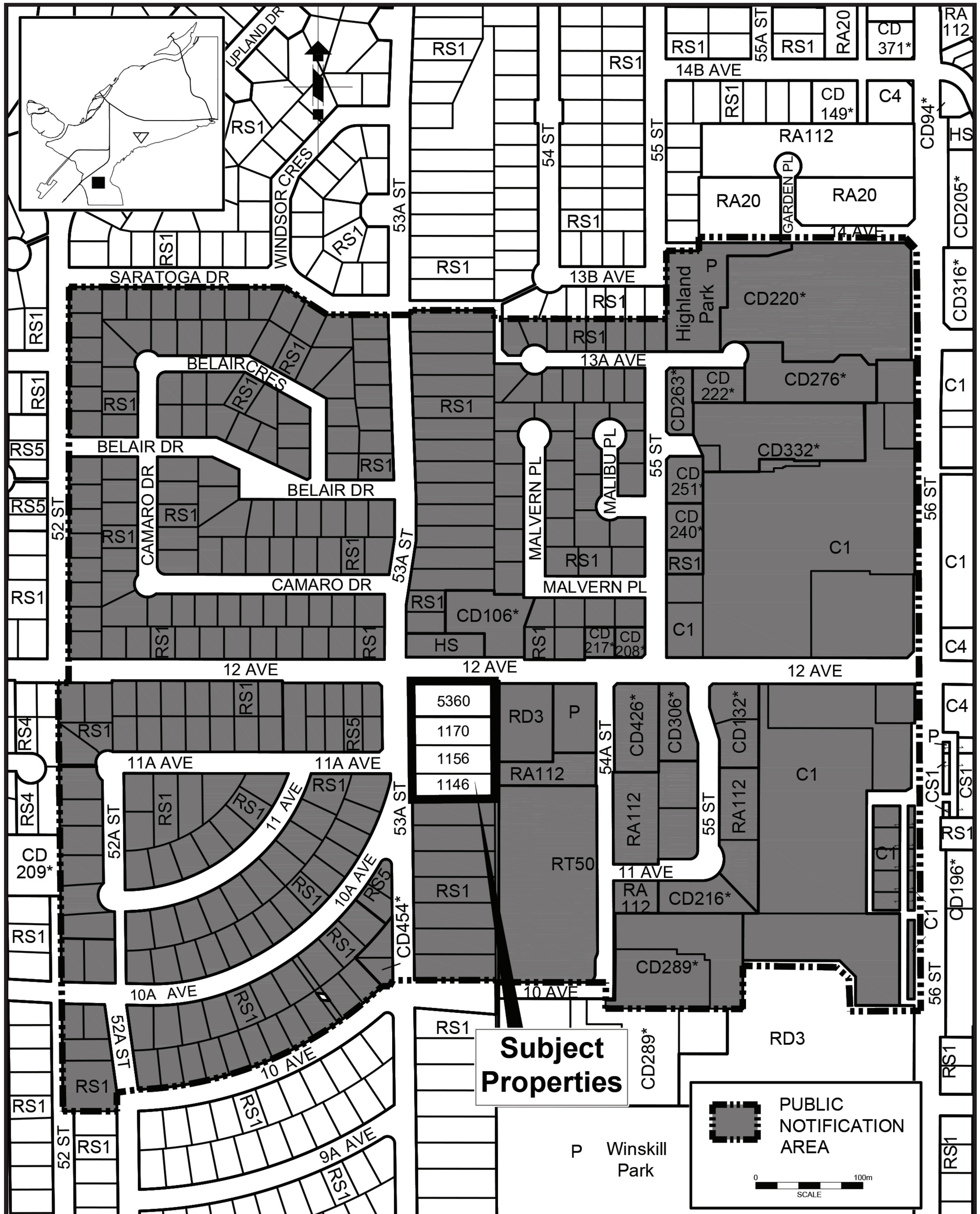
Comment Sheets are available for you to provide feedback or you may submit online at letstalk.delta.ca/lu009764 until **December 6, 2024**

PUBLIC INFORMATION MEETING

Delta



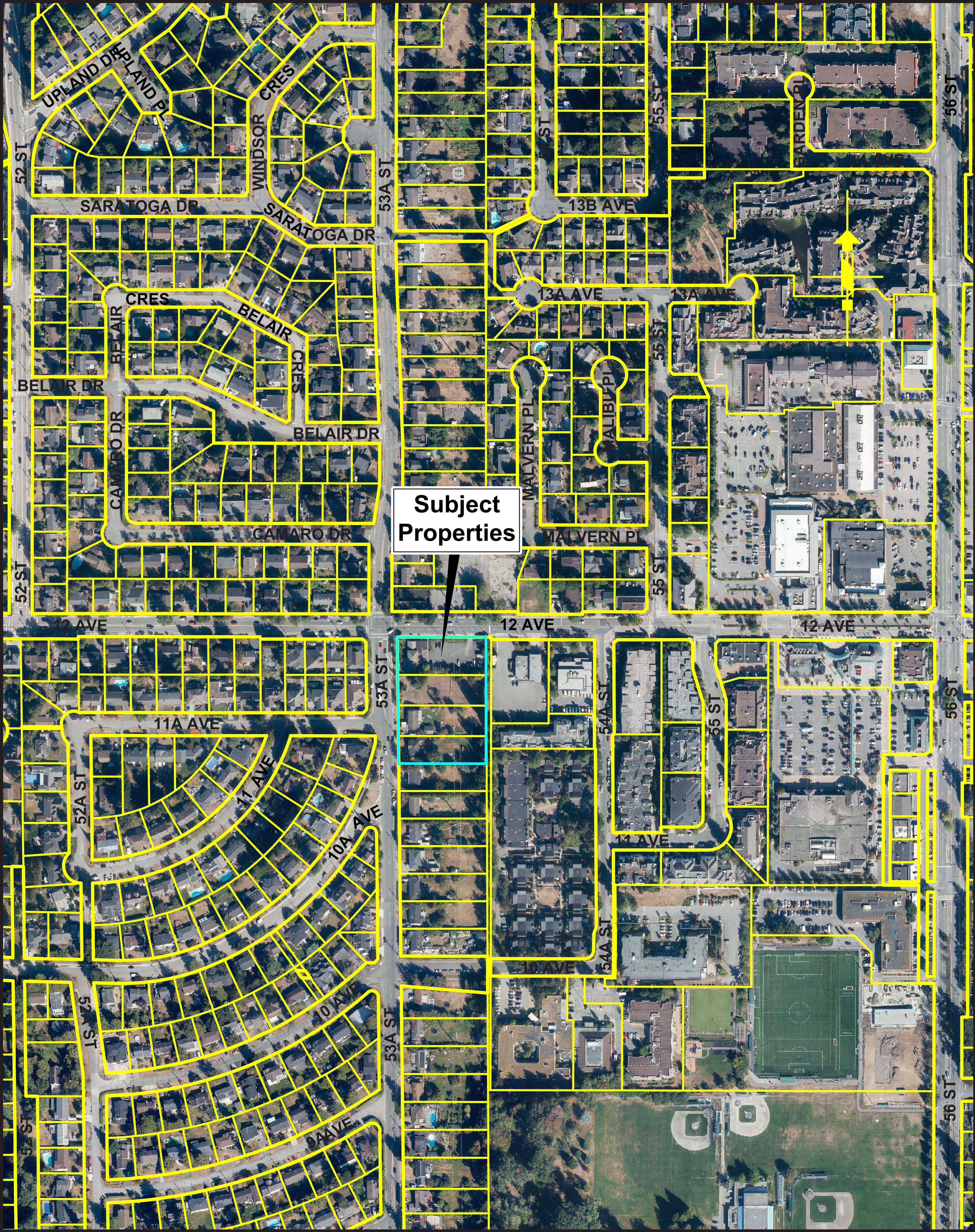
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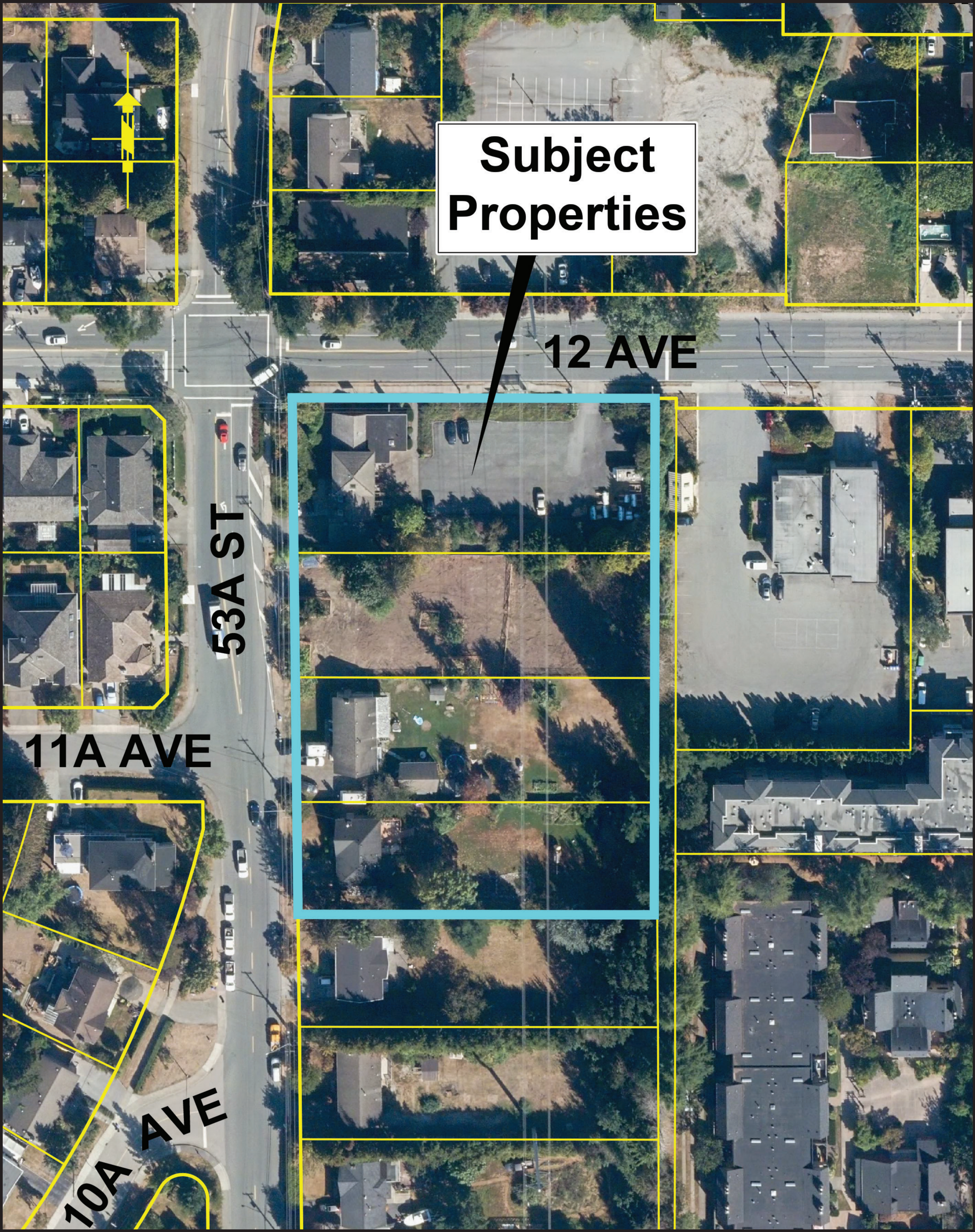
Aerial



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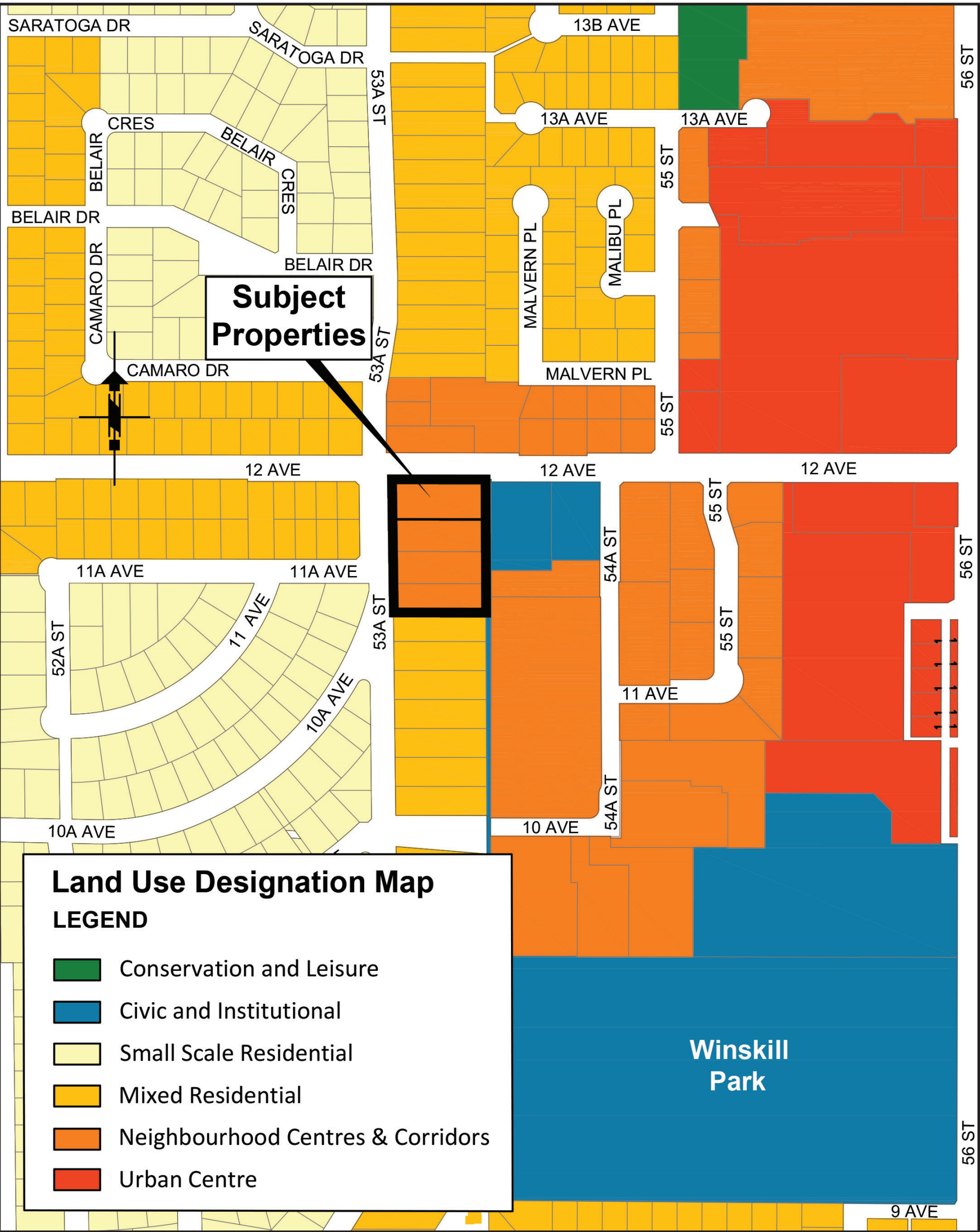
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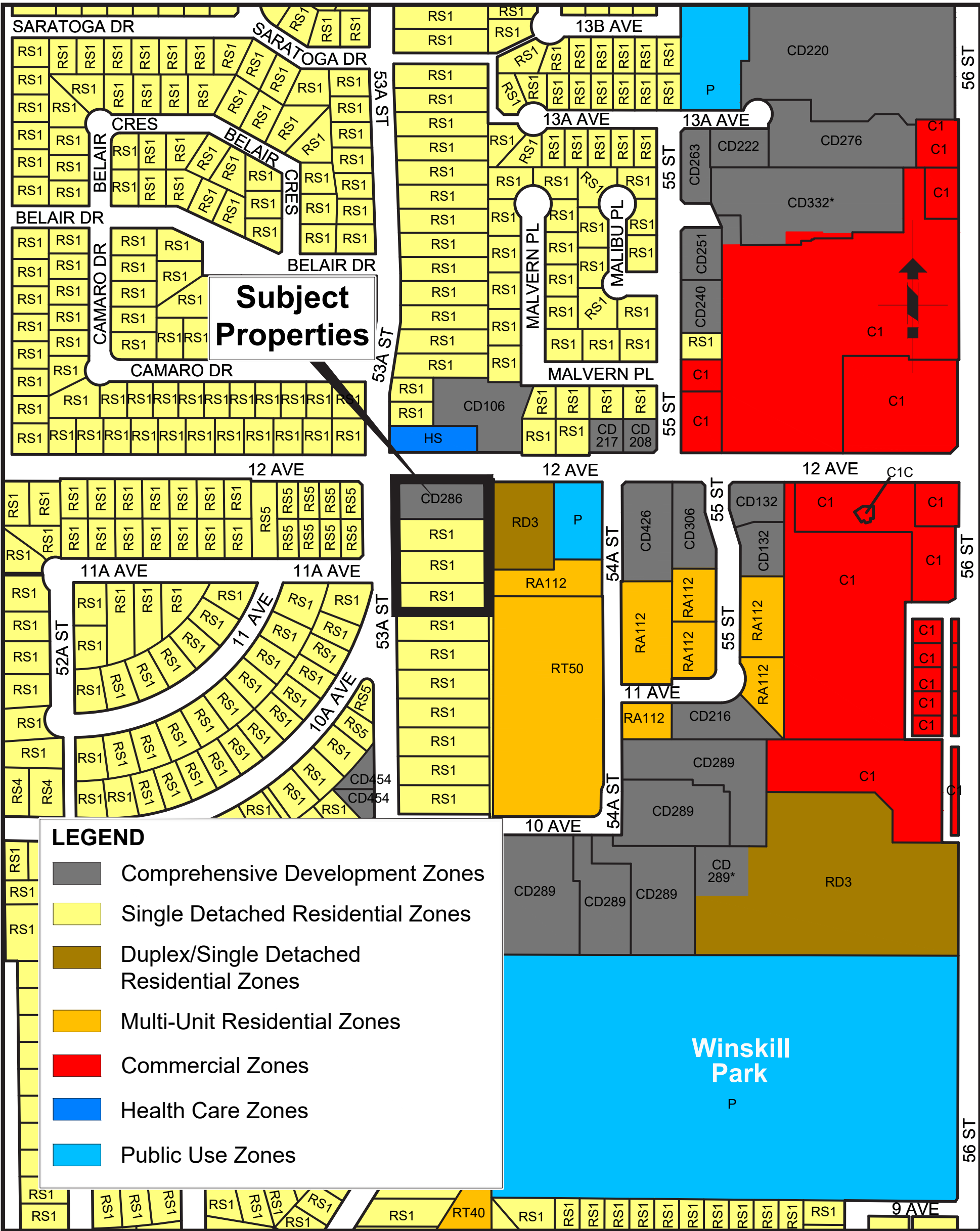
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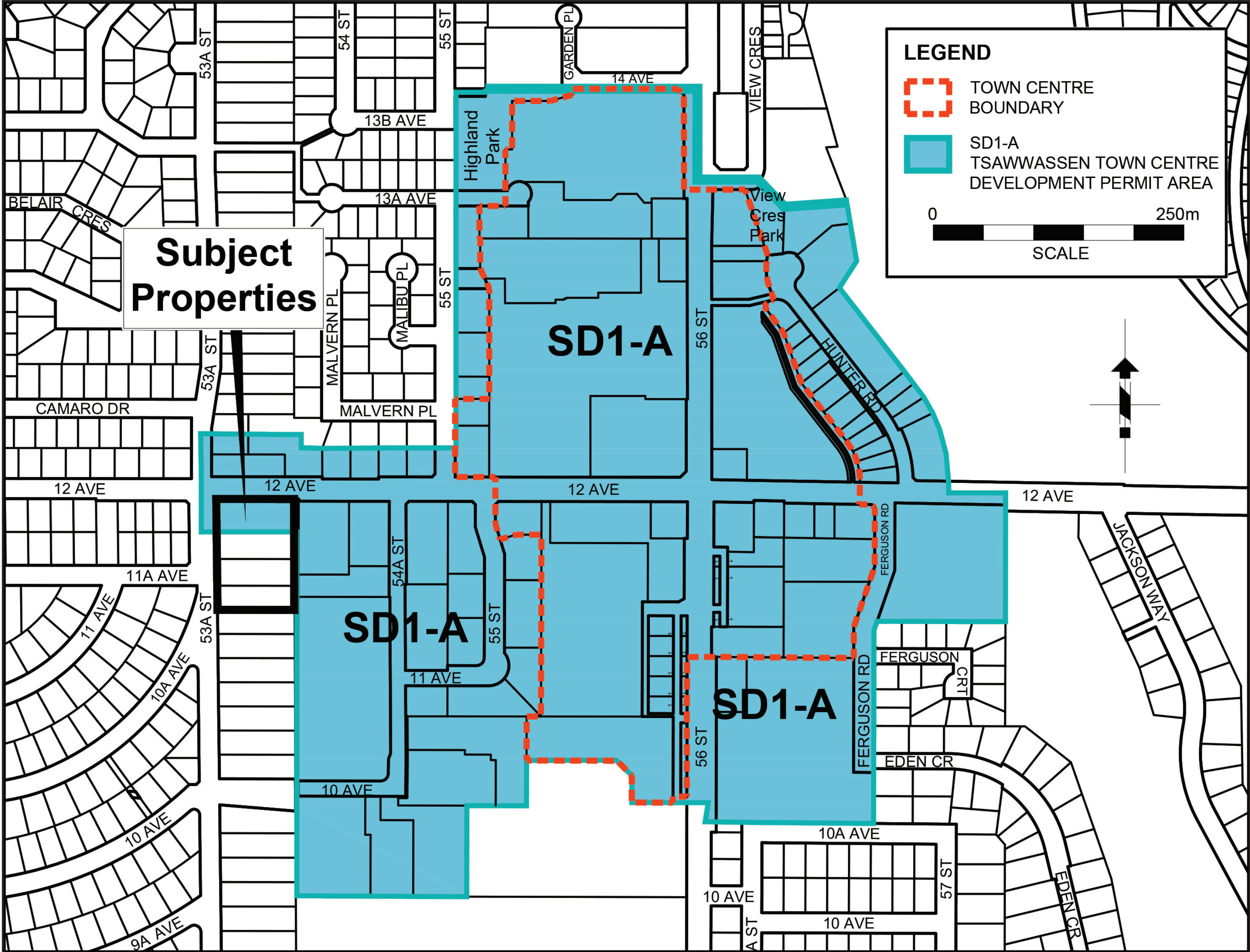
Official Community Plan



Zoning



Development Permit Area



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



Key Application Facts:

The following are key aspects of the 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



Additional information on the application (File No. LU009764) can be found on Delta’s website: letstalk.delta.ca/lu009764

Have other questions or comments?
Contact the Development Department at:



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 the review stage and aspects of the proposal may change as the application proceeds through the review process.

Application Process

