

# NOTICE OF DEVELOPMENT APPLICATION AND PUBLIC INFORMATION MEETING



View from 12 Avenue and 53A Street looking southeast

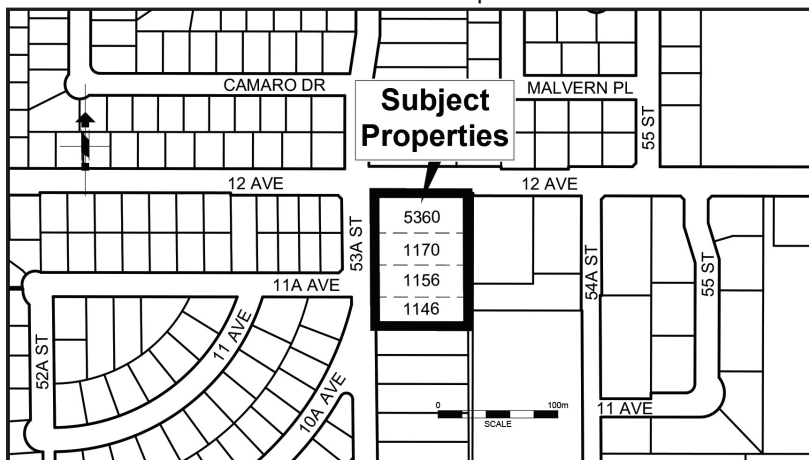
## THE PARK — MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING AT 12 AVENUE AND 53A STREET

*We want to hear from you!*

The City of Delta has received an application for a development in your neighbourhood. The application is for a five-storey mixed-use building with ground-floor commercial units and 65 residential apartment units.

Delta is hosting an in-person 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



Tuesday, June 4, 2024



5:30 PM to 7:00 PM



South Park Elementary School (Gym) 735 Gilchrist Drive, Delta

View from 12 Avenue looking southwest



View from 53A Street looking northeast



Details about the proposal are also available at [letstalk.delta.ca/lu009655](https://letstalk.delta.ca/lu009655) where you can view the project and provide comments online until **June 14, 2024**.



## Key Application Facts:

### The following are key aspects of the proposal:

- 823 m<sup>2</sup> of commercial floor area at-grade and 6,467 m<sup>2</sup> of residential floor area at-grade and above
- 65 residential apartment units with a mix of 1-, 2-, 3-, and 4-bedroom units
- 5 storeys and maximum building height of 17.3 m plus 3 levels of underground parking
- Principal building setbacks:
  - Front (12 Avenue): 0.3 m
  - Rear (South): 7.9 m
  - Exterior Side (West): 0.1 m
  - Interior Side (East): 53.2 m
- 143 vehicle parking spaces, including 103 resident spaces, 40 commercial spaces and 7 resident visitor spaces (shared with the 40 commercial spaces)
- Vehicular access to the underground parking area from 53A Street and to at-grade parking from 12 Avenue. Pedestrian access is proposed from 12 Avenue and 53A Street
- 2,828 m<sup>2</sup> of private common outdoor residential amenity area

**The proposal is consistent with the Neighbourhood Centres & Corridors (NC) land use designation in "Official Community Plan Bylaw No. 8400, 2024", which received Third Reading on April 22, 2024.\***

### This development proposal includes applications for:

1. Rezoning from CD 286 and RS1 to a new site specific CDZ zone that would allow the proposed mixed-use commercial/apartment building.
2. A Tsawwassen Town Centre SD1-A Development Permit for form and character.
3. Subdivision and consolidation of four lots into a single development parcel.

*\*Should Bylaw No. 8400 not be adopted, an Official Community Plan Amendment to "Official Community Plan Bylaw No. 3950, 1985" would be required to change the land use designation of the four subject properties to Mixed Use (MU) to allow commercial and multiple family residential uses.*



**Application File Number:** LU009655



**Applicant:**

Samira Safa, Architect  
CTA Architecture + Design 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.*