



LADNER TRUNK ROAD
APARTMENT PROPOSAL

Welcome to the City of Delta’s
Public Information Meeting for Two Proposed
Six-Storey Rental and Market Apartment
Buildings at Ladner Trunk Road and 53 Street

Meeting Details



Time: 5 PM–7 PM



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



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

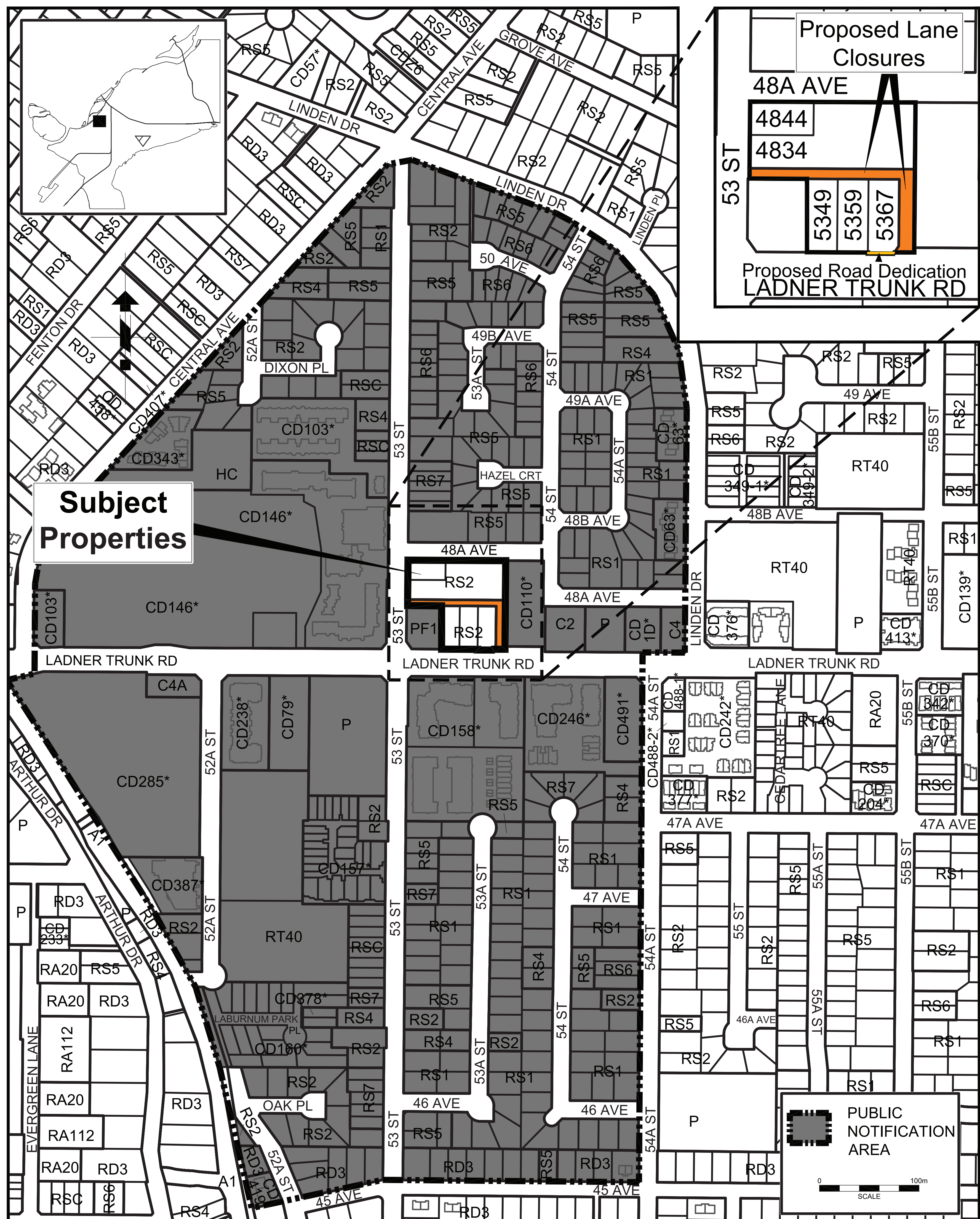


Comment Sheets are available for you to provide feedback

Delta



Location Map





Key Application Facts:

- The following are key aspects of the proposal:
 - Two six-storey buildings:
 - Market Apartment Building (124 units)
72 one-bedroom and one-bedroom plus den units ranging from 48.8 m² (525 ft²) to 81.4 m² (876 ft²) and 52 two-bedroom units ranging from 73 m² (786 ft²) to 96.4 m² (1,038 ft²)
 - Rental Apartment Building (87 units)
8 studio units at 36.96 m² (397 ft²), 52 one-bedroom units 48.2 m² (519 ft²) to 55.7 m² (600 ft²), and 27 two-bedroom units 71.8 m² (773 ft²) to 93.8 m² (1,010 ft²)
 - Floor space ratio of 2.31
 - 223 off-street parking spaces (202 residential and 21 visitor)
 - 1,108.5 m² (11,932 ft²) of common outdoor amenity space
 - 334.4 m² (3,600 ft²) of common indoor amenity space
 - The applicant is also proposing to acquire the existing municipal lane dedications between Ladner Trunk Road and 53 Street in order to consolidate them into a single development parcel
- This development proposal includes applications for:
 - Official Community Plan amendment to change the land use designation of the subject site from Residential Ground-Oriented (RG) to a new designation that would allow for the proposed height of six storeys and floor space ratio of 2.31
 - Rezoning from Single Detached Residential 2 (RS2) to a new zone that would allow the proposed apartment buildings
 - Development Variance Permit to vary the following minimum requirements for the proposed development:
 - Off-street residential parking from 259 spaces to 202 spaces (0.96 per dwelling unit)
 - Off-street loading from 2 spaces (1 per building) to 0 spaces
 - Common outdoor amenity space from 1,266 m² (13,627 ft²) to 1,108.5 m² (11,932 ft²)
 - Development Permit for form and character of multi-unit residential development in the Ladner Village 1 (LV1) Development Permit Area
 - Road closure and subdivision to consolidate the subject properties and lane dedications into a single parcel



Application File Number:
LU009536



Additional information on the application
(File No. LU009536) can be found on Delta’s website:
letstalk.delta.ca/lu009536



Applicant:
Gary Bassi, Bassi Properties

Have other questions or comments?
Contact Jimmy Ho, Senior Planner, Development Department:



City Contact:
Jimmy Ho, Senior Planner



jho@delta.ca or

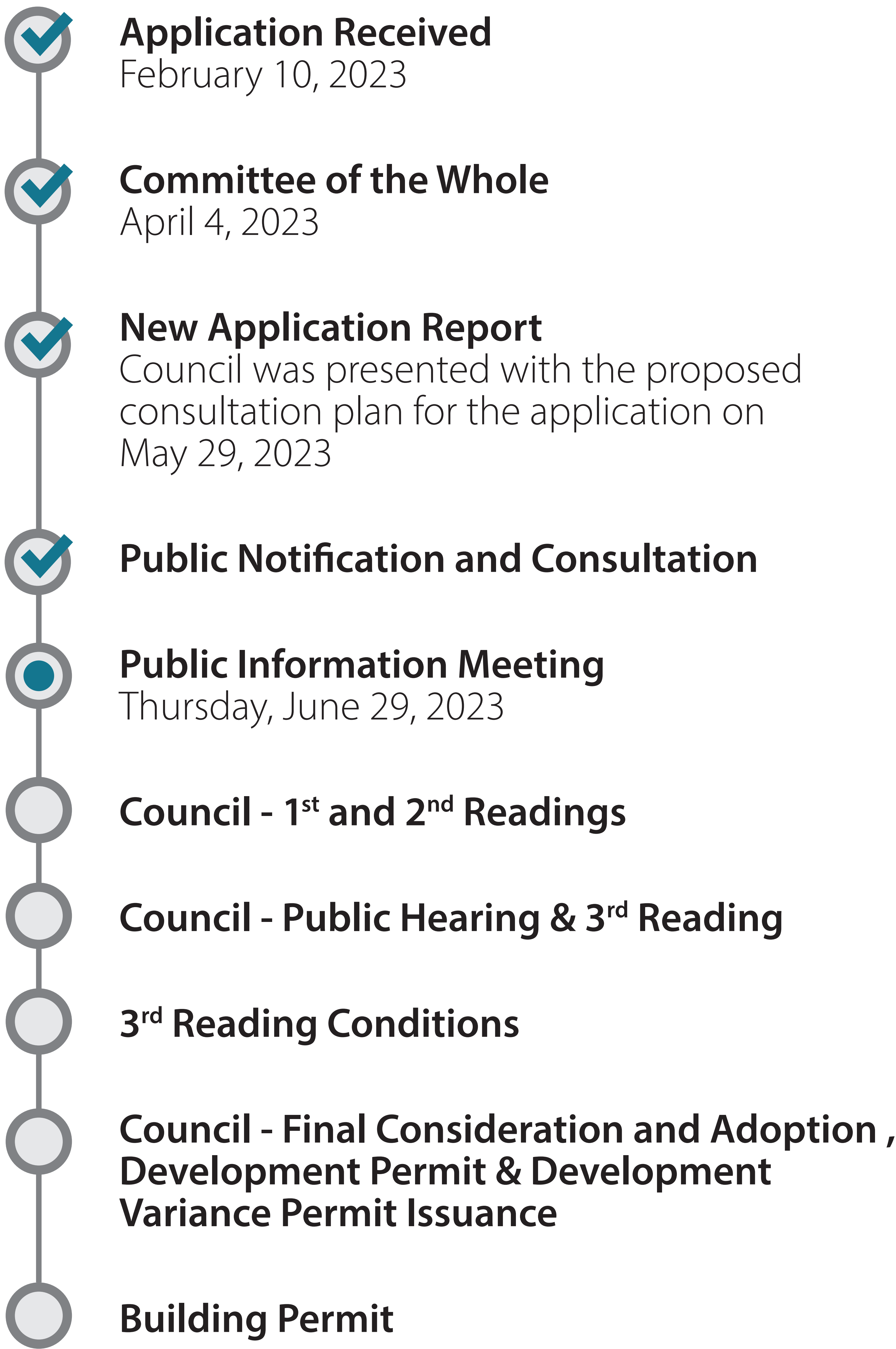


604-946-3331

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.

The application is at a preliminary stage and has not gone to Council for their consideration. Therefore, different aspects of the proposal may change as the application proceeds through the review process.

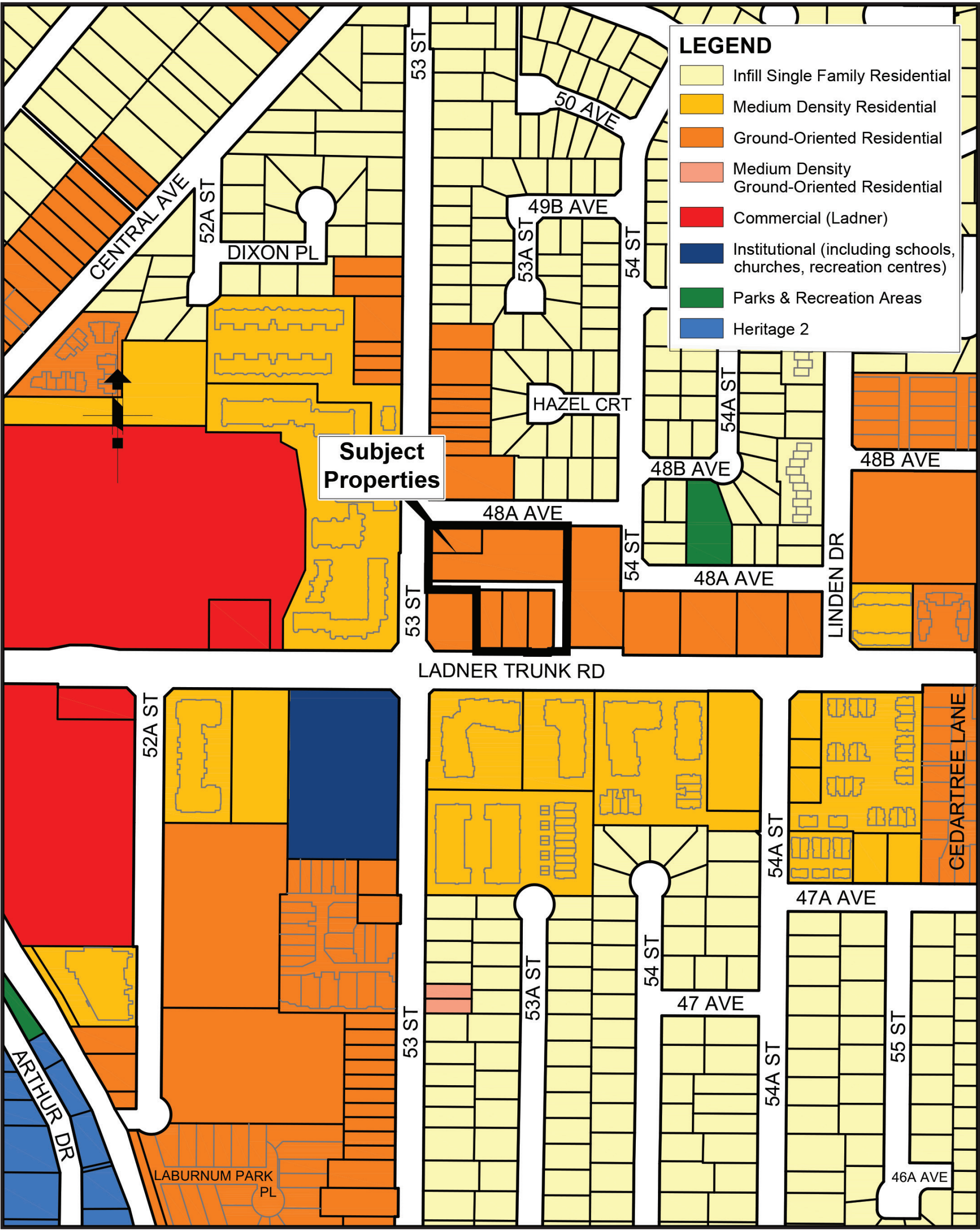
Application Process



LADNER TRUNK ROAD APARTMENT PROPOSAL



Official Community Plan



Zoning



Aerial



Ladner Building Heights

