



City of Delta
Community Planning & Development

INFORMATION MEMO TO COUNCIL

ON TABLE

E.04

Refers

To: **Mayor & Council**

From: **Marcy Sangret
Director of Community Planning and Development/
Deputy City Manager**

Date: **November 22, 2021**

Subject: **Ladner Village Revitalization – Official Community Plan Update
On-Table Bylaw No. 8076 Amendment**

File No.: **P20-10**

Cc: **Sean McGill, City Manager**

Bylaw No. 8076 contains proposed amendments to the Official Community Plan related to the Ladner Village Revitalization project. An error was made on page 4 of Bylaw No. 8076 (page 4 of Attachment A to the report) with respect to the proposed maximum height in the Village Waterfront (VW) designation. The proposed maximum height in this designation should be 3 storeys, not 4 storeys.

An updated page for this bylaw is included here as Attachment A, with a red-lined version of the page included as Attachment B to highlight the edit.

Marcy Sangret
Director of Community Planning and Development/Deputy City Manager
JK/ph

Attachments:

- A. Page 4 of Attachment A (updated)
- B. Page 4 of Attachment A (red-lined)

Height

Maximum 3 storeys”;

- (k) by inserting into Section 1.9.2 Land Use Designations for Area Plans, following the Mixed-Use (Ladner) 3 (MU(L)3) designation, the following:

“Mixed-Use (Ladner) 4 (MU(L)4)

This designation is intended for residential uses in low-rise buildings located above pedestrian-oriented retail and public uses. A limited amount of ground floor residential use is permitted outside of the main retail areas (refer to Policy B.2 of Schedule B.3). The emphasis is on pedestrian-oriented streetscapes. Upper floors may also contain general commercial and institutional uses.

Density

Up to 2.2 floor space ratio

Height

Maximum 4 storeys

Mixed-Use (Ladner) 6 (MU(L)6)

This designation is intended for primarily residential uses in medium-rise buildings with pedestrian-oriented retail and public uses. A limited amount of ground floor residential use is permitted outside of the main retail areas (refer to Policy B.2 of Schedule B.3). Upper floors may also contain general commercial and institutional uses.

Density

Up to 3.0 floor space ratio

Height

Maximum 6 storeys”;

- (l) by inserting into Section 1.9.2 Land Use Designations for Area Plans, following the Medium Density Residential (Delta Gardens) (MDR(DG)) designation the following:

“Medium Density Residential (Ladner Village) 3 (MDR(LV)3)

This designation is intended for low-rise structures accommodating multiple-family residential uses including apartments, townhouses and rowhouses.

Density

Up to 1.6 floor space ratio

Height

Maximum 3 storeys

Height

Maximum ~~4 storeys~~ 3 storeys";

- (k) by inserting into Section 1.9.2 Land Use Designations for Area Plans, following the Mixed-Use (Ladner) 3 (MU(L)3) designation, the following:

"Mixed-Use (Ladner) 4 (MU(L)4)

This designation is intended for residential uses in low-rise buildings located above pedestrian-oriented retail and public uses. A limited amount of ground floor residential use is permitted outside of the main retail areas (refer to Policy B.2 of Schedule B.3). The emphasis is on pedestrian-oriented streetscapes. Upper floors may also contain general commercial and institutional uses.

Density

Up to 2.2 floor space ratio

Height

Maximum 4 storeys

Mixed-Use (Ladner) 6 (MU(L)6)

This designation is intended for primarily residential uses in medium-rise buildings with pedestrian-oriented retail and public uses. A limited amount of ground floor residential use is permitted outside of the main retail areas (refer to Policy B.2 of Schedule B.3). Upper floors may also contain general commercial and institutional uses.

Density

Up to 3.0 floor space ratio

Height

Maximum 6 storeys";

- (l) by inserting into Section 1.9.2 Land Use Designations for Area Plans, following the Medium Density Residential (Delta Gardens) (MDR(DG)) designation the following:

"Medium Density Residential (Ladner Village) 3 (MDR(LV)3)

This designation is intended for low-rise structures accommodating multiple-family residential uses including apartments, townhouses and rowhouses.

Density

Up to 1.6 floor space ratio

Height

Maximum 3 storeys