



LADNER WILLOWS NON-MARKET RENTAL APARTMENT BUILDING PROPOSAL AT 5625 LADNER TRUNK ROAD

Welcome to the City of Delta's
Public Information Meeting for a
Proposed Non-Market Rental Apartment
at 5625 Ladner Trunk Road

Meeting Details



Time: 5:30 PM–7:30 PM



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



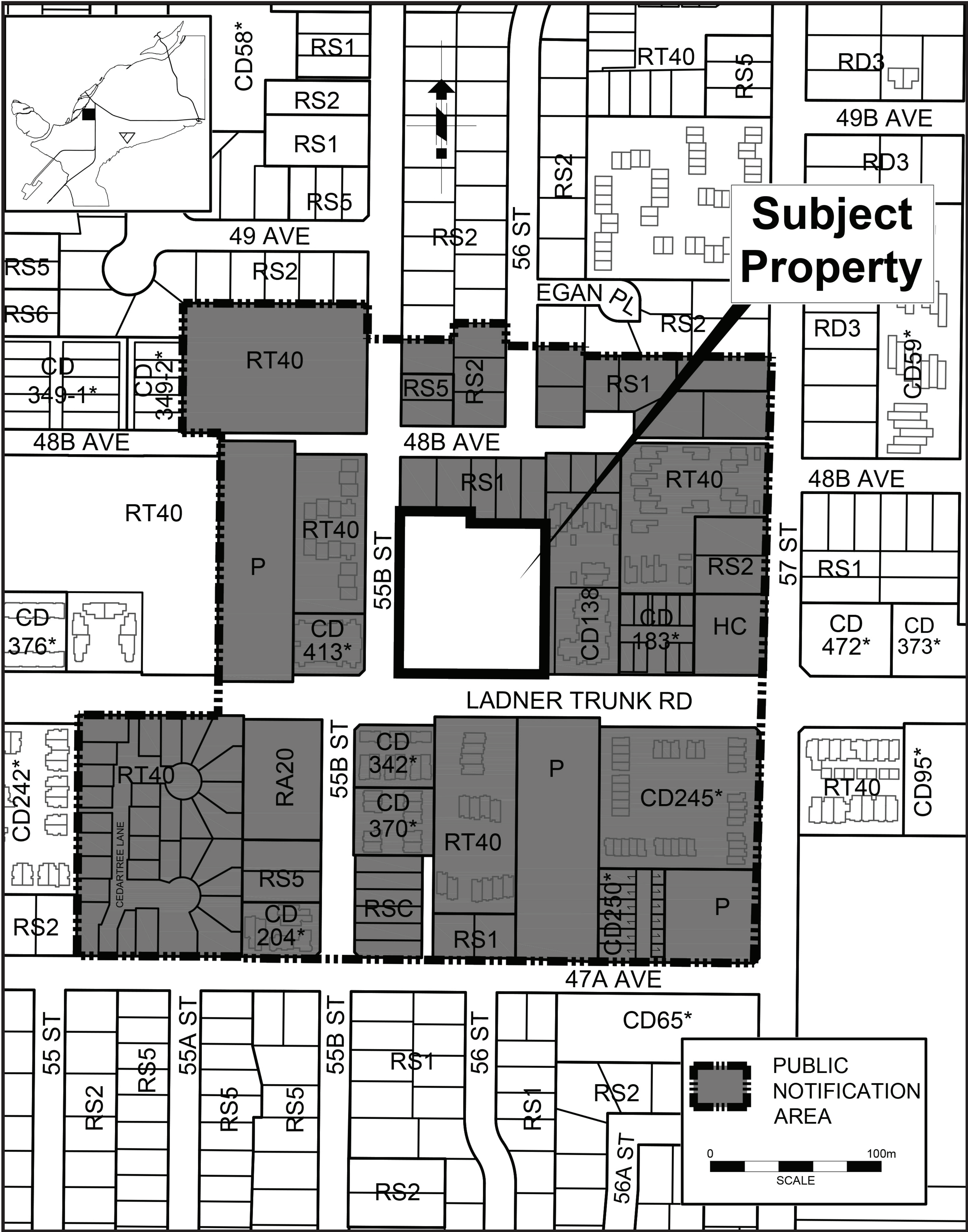
Delta staff as well as representatives from the applicant and their consultants are available to answer questions for the duration of the meeting



Comment Sheets are available for you to provide feedback or you may submit online at letstalk.delta.ca/lu009635 until **February 2, 2024**



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Key Application Facts:

The following are key aspects of the proposal:

- 146, non-market rental apartment units with a mix of studio, 1, 2, 3, and 4 bedroom apartments
- 188 units per hectare density and a floor space ratio of 1.43 (11,185 m² of residential floor area)
- 5 storeys and maximum building height of 15.9 m
- Principal building setbacks:
 - Front (Ladner Trunk Road (south)): 7.4 m
 - Rear (north): 13.1 m
 - Side: 5.8 m
- Parkade structure setbacks:
 - Front (Ladner Trunk Road (south)): 3.5 m
 - Rear (north): 11.7 m
 - Side: 3.6 m
- 155 parking spaces, including 140 residential and 15 visitor
- 162 bicycle parking spaces, including 157 residential and 5 visitor
- 1,276 m² of common outdoor amenity area

This development proposal includes applications for:

1. An Official Community Plan amendment to change the land use designation from Residential Ground-Oriented (RG) to Medium Density Residential (MDR) and exempt the subject property from the maximum residential density requirements as follows:
 - By increasing the maximum residential density of 120 units per hectare (49 units per acre) under the MDR designation to allow a maximum density of 188 units per hectare (76 units per acre)
2. Rezoning from Comprehensive Development Zone (CD 139) to a new Comprehensive Development Zone
3. A development variance permit to vary minimum resident parking requirements under "Delta Zoning Bylaw No. 7600, 2017"
4. A Ladner Village (LV1) Development Permit for form and character



Application File Number: LU009635



Applicant: DYS Architecture



City Contact:
Alex Cauduro, Senior Planner



Additional information on the application (File No. LU009635) can be found on Delta's website: letstalk.delta.ca/lu009635

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



development@delta.ca or



604-952-3163

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 Public Hearing notice. If the application proceeds to a Public Hearing, you will receive a Public Hearing 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.

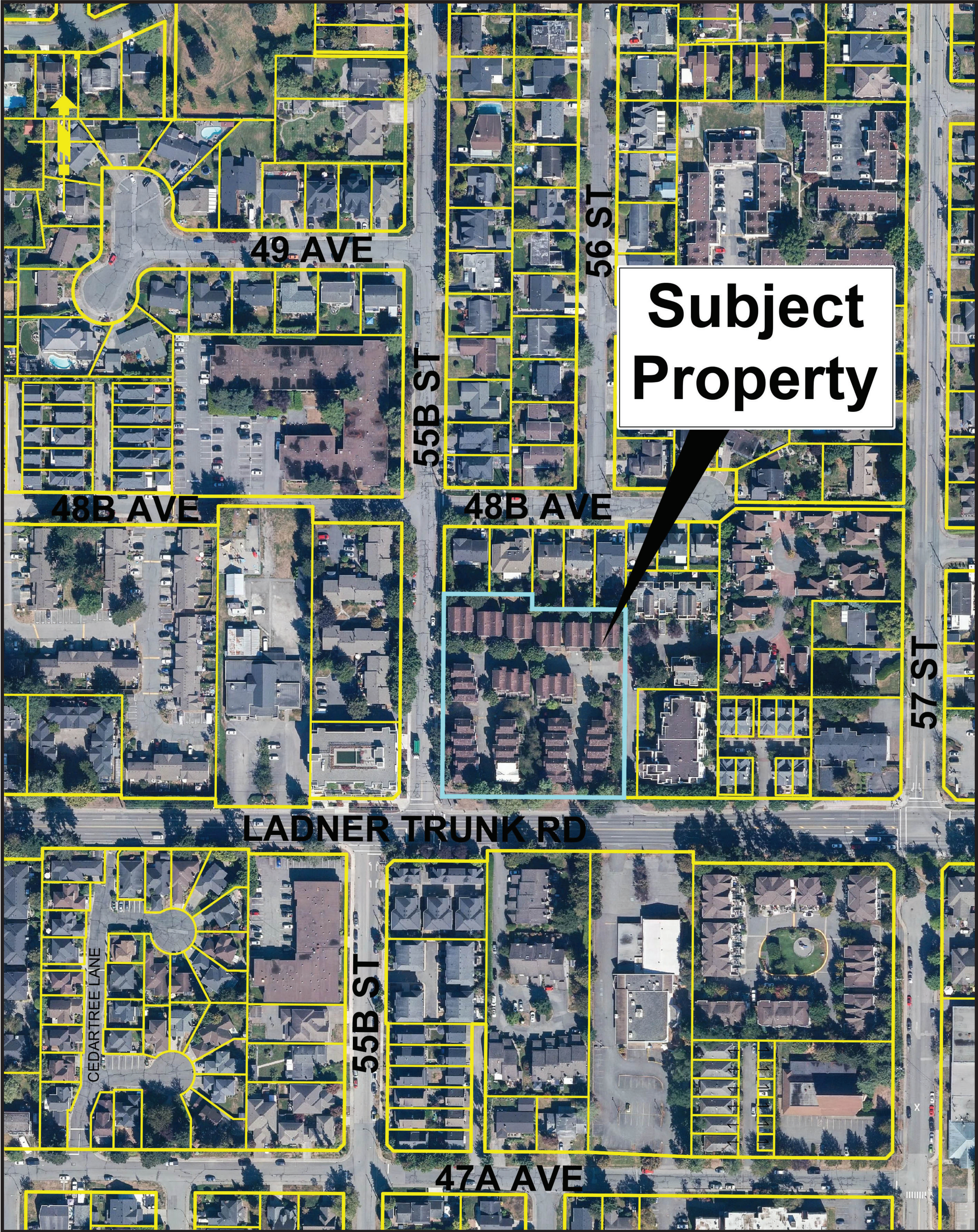
Application Process



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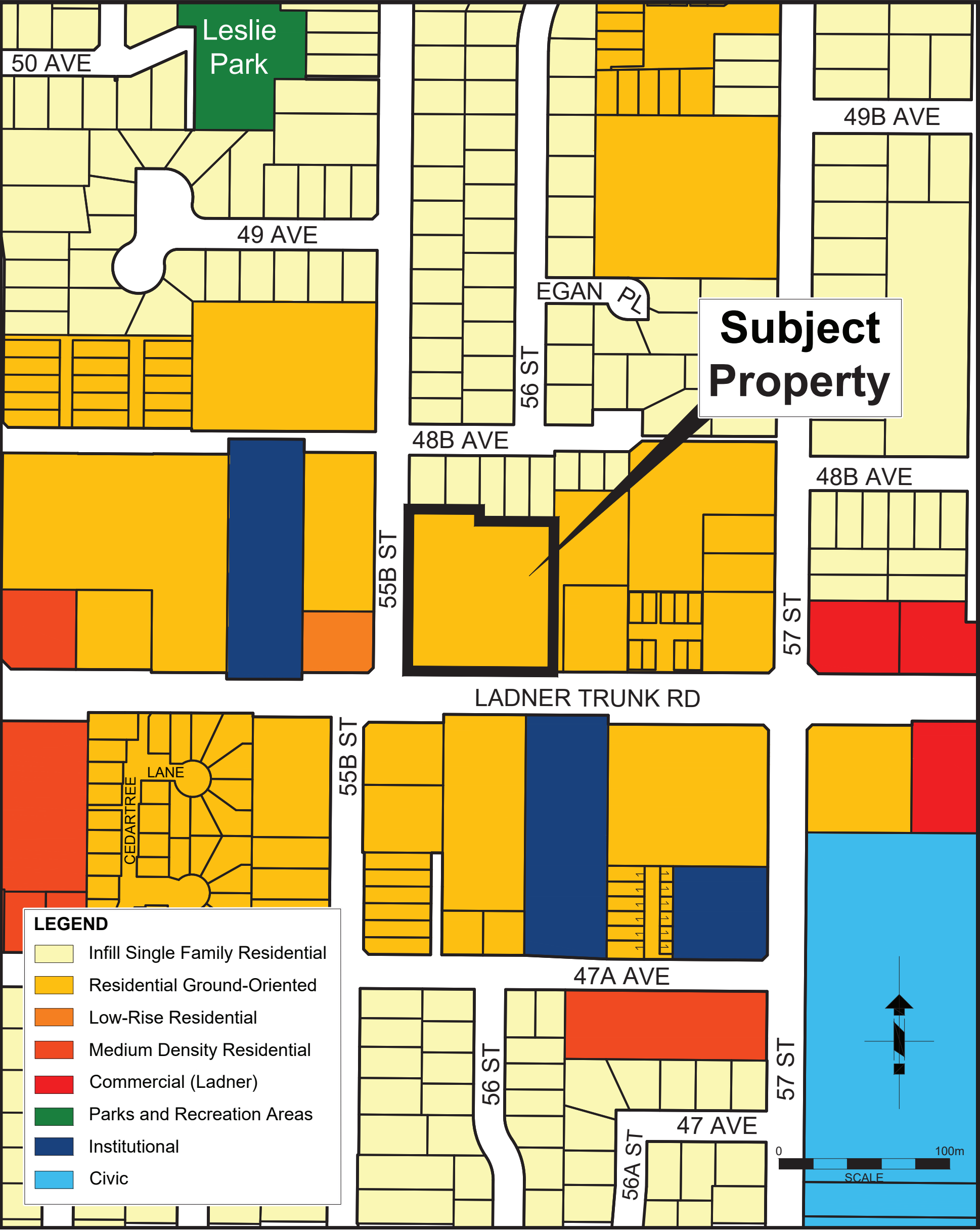
Aerial



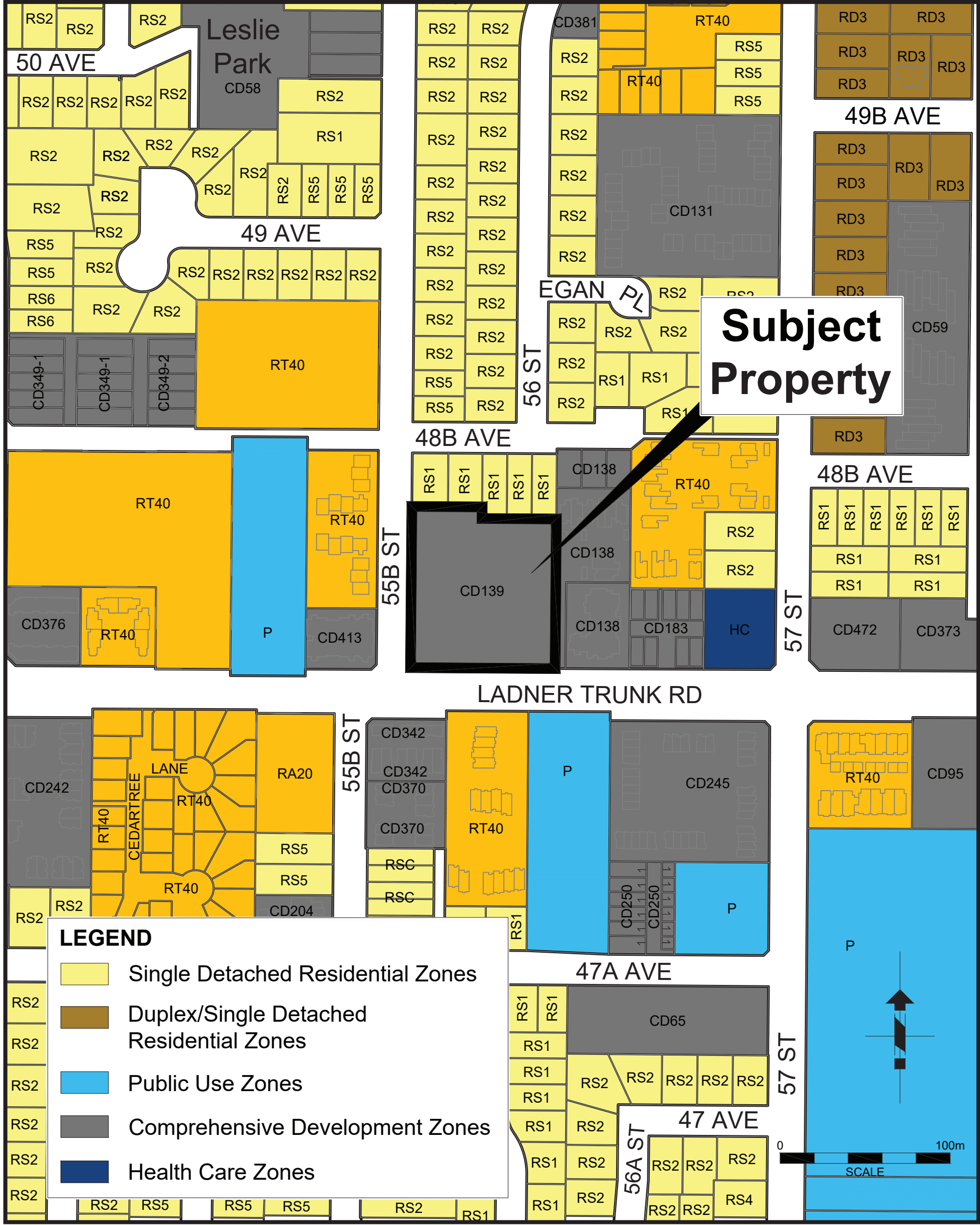
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Official Community Plan



Zoning



Development Permit Area

