PUBLIC INFORMATION MEETING

Delta



APARTMENT AND TOWNHOUSE PROPOSAL AT 112 STREET AND 82 AVENUE

Welcome to the City of Delta's Public Information Meeting for Apartment and Townhouse Proposal at 112 Street and 82 Avenue

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 team are available to answer questions for the duration of the meeting

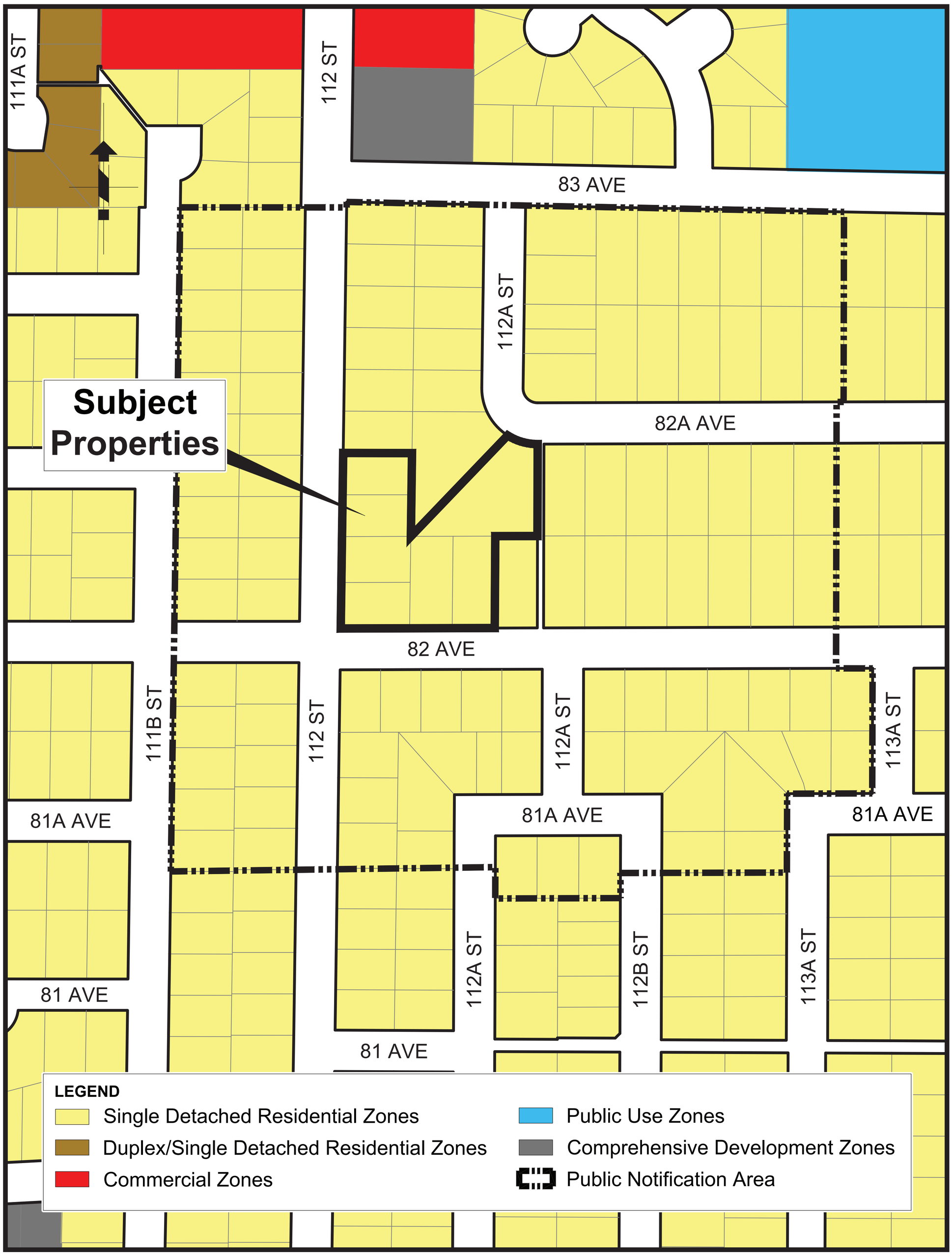
Comment Sheets are available for you to provide feedback or you may submit online at **letstalk.delta.ca/lu009689** until **November 15, 2024**

PUBLIC INFORMATION MEETING

Delta



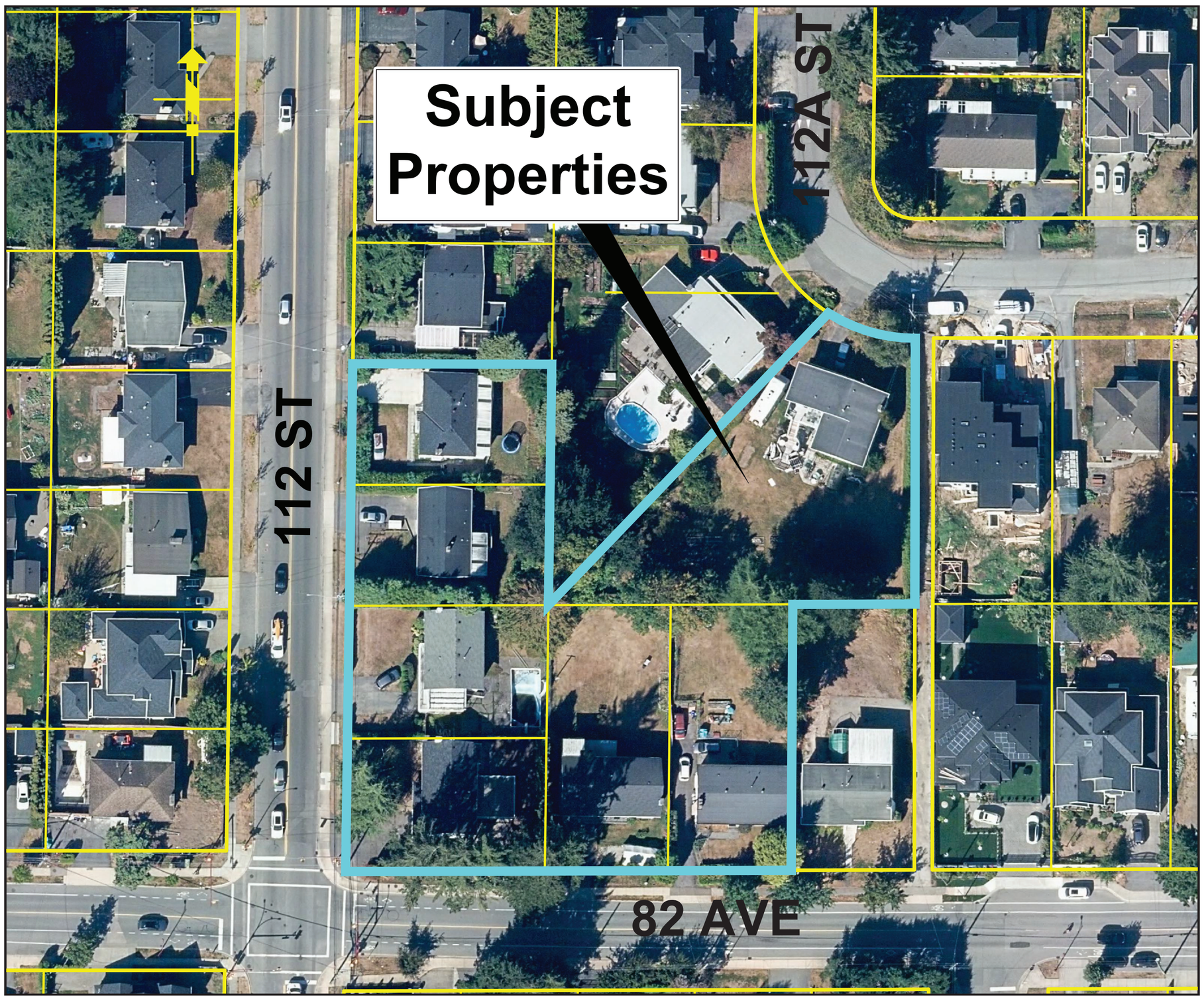
APARTMENT AND TOWNHOUSE PROPOSAL AT 112 STREET AND 82 AVENUE



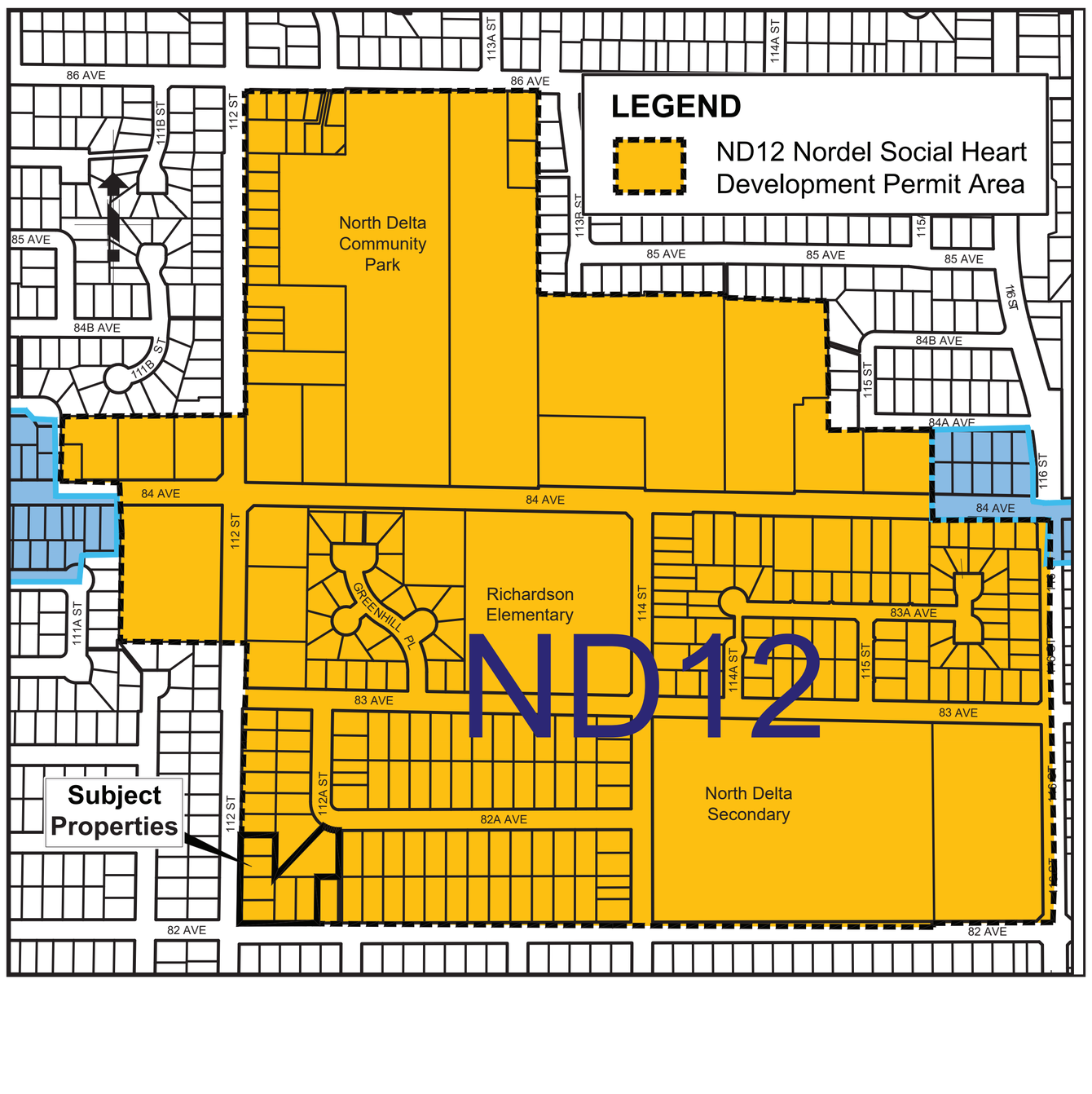
APARTMENT AND TOWNHOUSE PROPOSAL AT 112 STREET AND 82 AVENUE

Delta

Aerial View



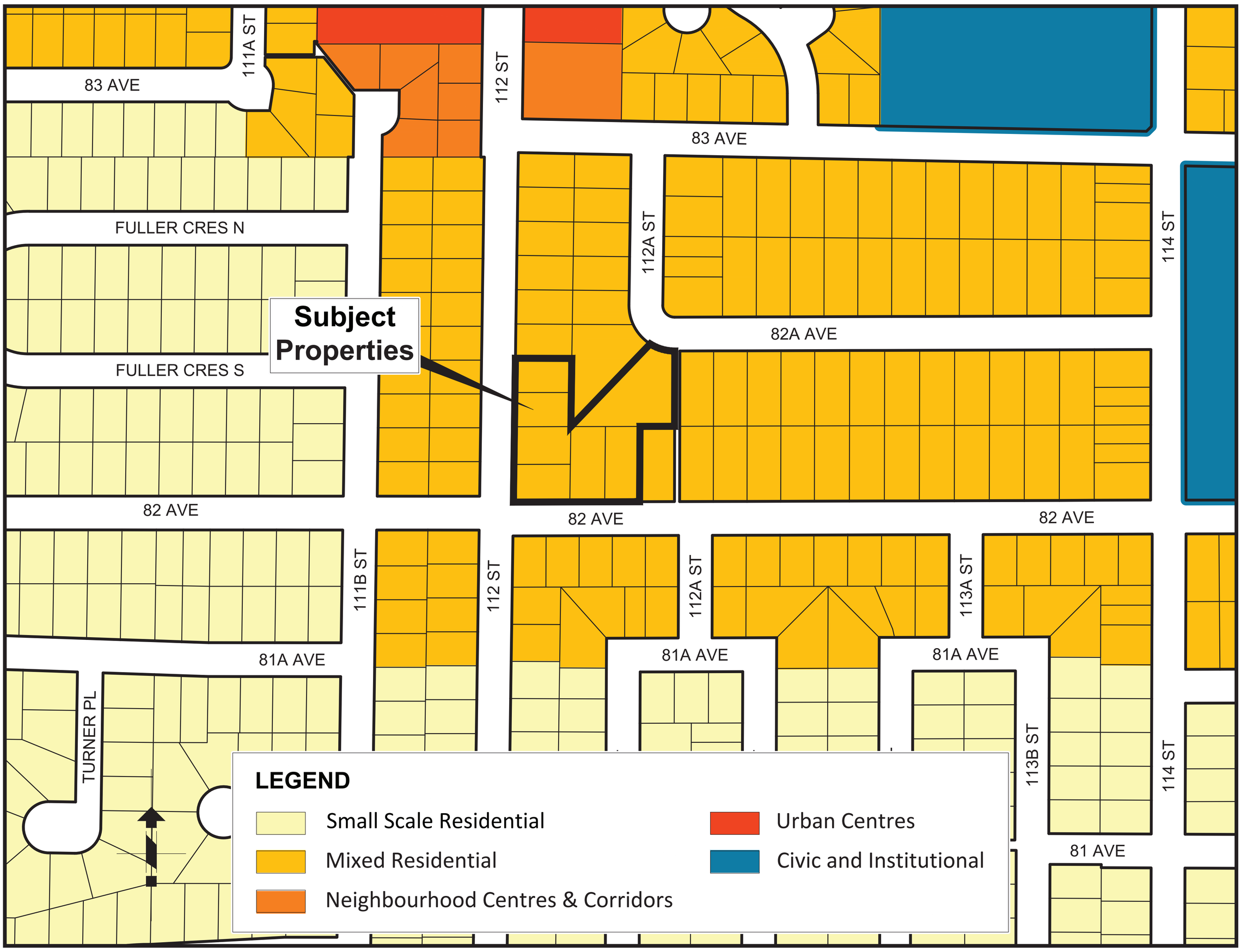
Nordel Social Heart (ND12) Development Permit Area



APARTMENT AND TOWNHOUSE PROPOSAL AT 112 STREET AND 82 AVENUE

Delta

Official Community Plan



SMALL SCALE RESIDENTIAL

Purpose

Enhance existing residential neighbourhoods and provide gentle density housing options. This designation includes the lowest density ground-oriented housing forms.

Main Building Type(s)

- Single detached houses
- Duplexes
- Houseplexes
- Accessory dwelling units, including secondary suites, coach homes, garden suites
- Local neighbourhood stores, cafes, childcare

Main Uses

- Residential
- Limited retail and services such as local

Height / Density

- Up to 2.5 storeys
- Up to 4 units per lot
- Up to 6 units per lot within 400m of R6 Rapid Bus stations (see Map 3 Scott Road Height Map) neighbourhood stores, cafes, or commercial childcare facilities

MIXED RESIDENTIAL

Purpose

Provide opportunities for low density ground-oriented and 'missing middle' forms of housing focused on areas close to services and transit.

Main Building Type(s)

- Houseplexes
- Townhouses
- Rowhouses
- Accessory dwelling units, including secondary suites, coach homes, garden suites
- Local neighbourhood stores, cafes, childcare

Main Uses

- Residential
- Limited retail and services such as local neighbourhood stores, cafes, or commercial childcare facilities

Height / Density

- Up to 3 storeys

NEIGHBOURHOOD CENTRES & CORRIDORS

Purpose

Provide opportunities for multi-unit residential and mixed uses in neighbourhood centres and along major corridors.

Main Building Type(s)

- Townhouses
- Low-rise and mid-rise apartment buildings
- Commercial or mixed use buildings, with retail uses primarily on the ground floor

Main Uses

- Residential
- Commercial (e.g., retail, service, office, dining, entertainment, accommodation, childcare)
- Civic

Height / Density

- Up to 6 storeys

CIVIC AND INSTITUTIONAL

Purpose

Provide public services, with opportunities for residential as a supporting use

Main Building Type(s)

- Mix of building types

Main Uses

- Civic facilities
- Active and programmed parks
- Schools
- Places of worship
- Residential when combined with other permitted use(s)

Height / Density

- For areas with applicable height maps (Map 3 Scott Road Height Map, Map 4 Ladner Village Height Map), those limitations still apply
- For other areas, height is regulated through the Zoning Bylaw and is not specified in the OCP

APARTMENT AND TOWNHOUSE PROPOSAL AT 112 STREET AND 82 AVENUE

Delta

Key Application Facts:

The following are key aspects of the proposal:

- Four-storey apartment building with 85 market strata units and 47 market rental units
- Two three-storey townhouse buildings with 20 units
- Floor space ratio of 1.7
- Parking spaces proposed in an underground parkade:
  - Apartment Parking: 179 spaces for apartment residents and 13 spaces for visitors
  - Townhouse Parking: 40 spaces for townhouse residents and 4 spaces for visitors
- Vehicle access from 82 Avenue
- 321 m^2 of total common indoor amenity space
- 795 m^2 of total common outdoor amenity space

This development proposal includes applications for:

1. Official Community Plan amendment to exempt the subject site from the maximum height permitted in the Mixed Residential (MR) designation from three to four storeys and to allow an apartment building type under "City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024"

2. Rezoning to a new Comprehensive Development Zone (CDZ) to allow the proposed apartment and townhouse development and to secure 47 apartment units as rental.

3. Nordel Social Heart (ND12) Development Permit for the form and character of the proposed multi unit residential development.

4. Consolidate seven lots into a single development parcel

Application File Number: LU009689

Applicant: JPS19 Developments Ltd.

City Contact: Deepinder Dhaliwal, Planner

Additional information on the application (File No. LU009689) can be found on Delta's website: **letstalk.delta.ca/lu009689**

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.

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

APARTMENT AND TOWNHOUSE PROPOSAL AT 112 STREET AND 82 AVENUE

Delta

Application Process

Application Received
April 10, 2024

New Application Report
June 3, 2024

Public Notification
Let's Talk Delta Page created and resident notification and notice of public information meeting sent to residents and property owners.

Public Information Meeting
November 5, 2024

Public Feedback Review
Applicant to review staff commenets and public feedback provided to date

Council - 1st and 2nd Readings

Council - Public Hearing and 3rd Reading Considerations,

Council - Final Consideration and Adoption