

NOTICE OF DEVELOPMENT APPLICATION

FILE NO. LU009635



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

We want to hear from you!

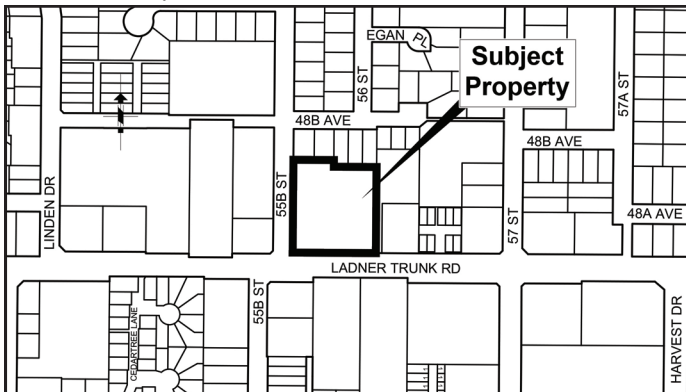
The City of Delta has received a new application for a development in your neighbourhood. The application at 5625 Ladner Trunk Road is for a 146 unit, 5-storey non-market rental apartment building.

The proposed redevelopment of this site will create an affordable rental building that will be owned and operated by Red Door Housing Society. These new units will provide affordable housing for families, seniors, and individuals with disabilities for the community of Ladner and City of Delta. The proposed building is being developed with the support of BC Housing through the Community Housing Fund.

Should this application be approved, the existing townhouses would be demolished. The applicant will be required to follow Delta's Tenant Relocation Policy.

Delta is committed to advancing consultation and engagement with the community for this project in a timely manner given the current housing challenges in Delta and the Metro Vancouver region. Delta will host a Public Information Meeting for this project, giving you another opportunity to provide your feedback to the City. A letter providing further details for the meeting will be sent in early 2024.

Location Map



Aerial Photo



Ladner Trunk Road - view to the north



55B Street - view to southeast





Key Application Facts:

The following are key aspects of the proposal:

- 146 non-market rental apartment units with a mix of studio, 1, 2, and 3 bed 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
- Setbacks:

	Building	Parkade Structure
○ Front (Ladner Trunk Road)	7.4 m	3.5 m
○ Rear (north)	13.1 m	11.7 m
○ Exterior side (55B Street)	5.8 m	3.6 m
○ Side (east)	10.5 m	8.5 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:
 - Increase 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, 7600, 2017.
4. A Ladner Village (LV1) Development Permit for form and character.



Application File Number: LU009635

Have other questions or comments?
Contact the Development Department:



Applicant: Craig Rogers, DYS Architecture



development@delta.ca or



604-946-3380



City Contact: Alex Cauduro, Planner

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 a preliminary stage and aspects of the proposal may change as the application proceeds through the review process.