

NOTICE OF DEVELOPMENT APPLICATION

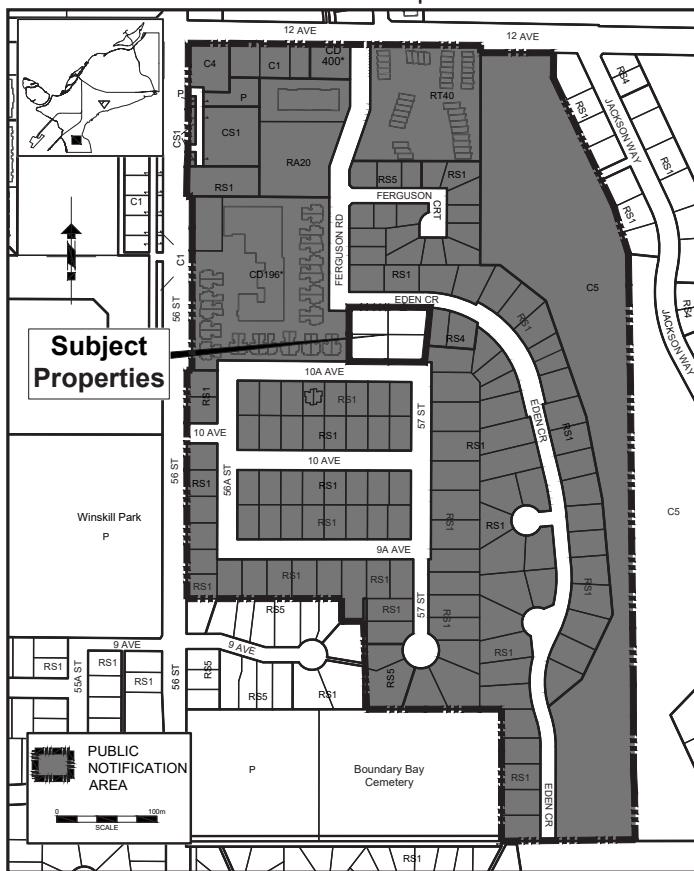


EDEN CRESCENT TOWNHOUSES

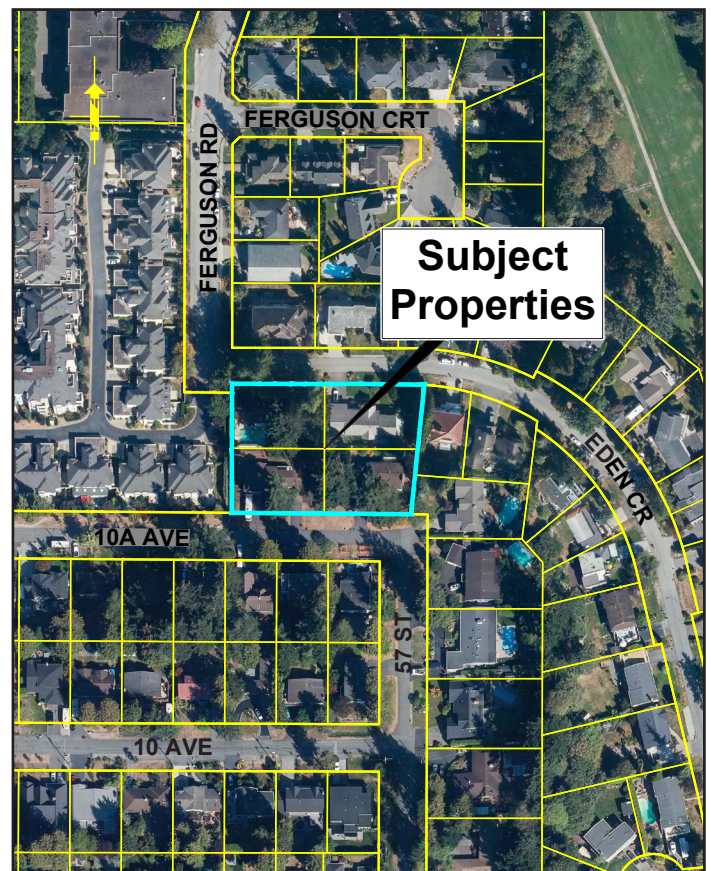
We want to hear from you!

The City of Delta has received an application for a development in your neighbourhood. The application is for a multi-unit residential development with 27 three-storey townhouses at 1059 and 1069 Eden Crescent and 5695 and 5711 10A Avenue.

Location Map



Aerial View



View from Eden Cr



Details about the proposal are also available at letstalk.delta.ca/lu009888 where you can view the project information and provide comments online until March 1, 2026.



Key Application Facts:

The following are key aspects of the proposal:

- 27 townhouse units, each with three bedrooms
- Seven 3-storey buildings with a Floor Space Ratio (FSR) of 1.06
- 42 residential parking spaces located in individual garages
- Vehicle access from Eden Crescent

The proposal is consistent with the Mixed Residential (MR) designation under the "City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024" which is intended for low density ground-oriented and 'missing middle' forms of housing focused on areas close to services and transit.

This development proposal includes applications for:

1. Rezoning to Townhouse Residential 76 (RT 76) under "Delta Zoning Bylaw No. 7600, 2017",
2. Development Variance Permit to vary the number of visitor parking spaces from 3 spaces to 0 spaces, reduce the common outdoor amenity area, side setback from the west property line and distance between buildings and increase projections into setback areas, and
3. Subdivision to consolidate 4 lots into 1

Under new Provincial legislation, a Public Hearing must not be held for zoning bylaw amendments for residential development that is consistent with the OCP. All feedback collected from the public will be summarized for the applicant's consideration and response prior to Council's consideration of the application.

How Can You Provide Your Input

Provide your feedback on aspects of the project such as design, landscaping, access or amenities. online at letstalk.delta.ca/lu009888 until March 1, 2026. Please note that while the online survey closes on this date, you can still reach out to planning staff below with any questions or comments with regards to the proposal. Comments provided at this time will still be included in the public comment consultation summary provided to Council.



Application File Number:
LU009888



Applicant:
BURO47 Architecture Inc



City Contact:
Janet Zazubek, Planner

Have other questions or comments?
Contact the Development Department:



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.

This is not a statutory bylaw notice. If the application proceeds to Council for consideration of bylaw readings, you will receive a statutory bylaw notice from the City of Delta later in the process.

Please note that this application has not gone to Council for consideration; therefore, aspects of the proposal may change as the