



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council**

Files No.: **LU009611**
LU009635
LU009636

From: **Development Department**

Date: **November 14, 2023**

New Official Community Plan Amendment Applications Received

The following report has been reviewed and endorsed by the City Manager.

▪ **RECOMMENDATION:**

THAT this report be received for information.

▪ **PURPOSE:**

The purpose of this report is to advise Council of three new Official Community Plan (OCP) amendment applications that have been received for the properties at 11199 84 Avenue, 5625 Ladner Trunk Road, and 11139 Kendale Way and to provide information on the consultation process for these applications.

▪ **DISCUSSION:**

The following table lists new development applications that involve OCP amendments that have been received. A location map for each application is provided in Attachments A, B and C, respectively. These applications are at a preliminary stage and aspects of the proposals may change in response to detailed staff review and comments received from Council or the community.

Project Information:	Application Purpose:
11199 84 Avenue – LU009611 (Attachment A)	OCP amendment (North Delta Area Plan), rezoning and development permit to permit a mixed-use development with 84 apartment units and 6 commercial retail units. The OCP amendment would change the land use designation from Mixed-Use (North Delta) 4 (MU(ND) 4)) to a land use designation that would permit a 6-storey height and 3.09 floor space ratio.

Project Information:	Application Purpose:
5625 Ladner Trunk Road – LU009635 (Attachment B)	OCP amendment (Ladner Area Plan), rezoning and development permit to permit a 146-unit non-market rental apartment building. The OCP amendment would change the land use designation from Ground-Oriented Residential (RG) to Medium Density Residential (MDR) to allow an apartment building form and five-storey building height. The OCP amendment would also exempt the subject property from the maximum residential density provision 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).
11139 Kendale Way – LU009636 (Attachment C)	OCP amendment (North Delta Area Plan) and rezoning to permit a two-lot single detached residential subdivision at a density of 29.1 uph (11.8 upa). The OCP amendment would change the land use designation from Single Family Residential (SFR) to Infill Single Family Residential (North Delta) (ISF(ND)).

Consultation Process:

Section 475(1) of the *Local Government Act* requires that, for Official Community Plan amendments, the local government must provide one or more opportunities it considers appropriate for consultation with the persons it considers will be affected by the amendments.

Under Section 19.1 of “Development Application Procedures Bylaw No. 4918, 1992”, the General Manager, Development is delegated authority to determine the appropriate process to consult with persons, organizations and authorities considered to be affected by an amendment to the Official Community Plan. The consultation process to be carried out for each application is described in Attachments A, B and C, respectively.

▪ **CONCLUSION:**

As a next step, staff will initiate the public consultation process for the three new Official Community Plan amendment applications for the properties at 11199 84 Avenue, 5625 Ladner Trunk Road and 11139 Kendale Way.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

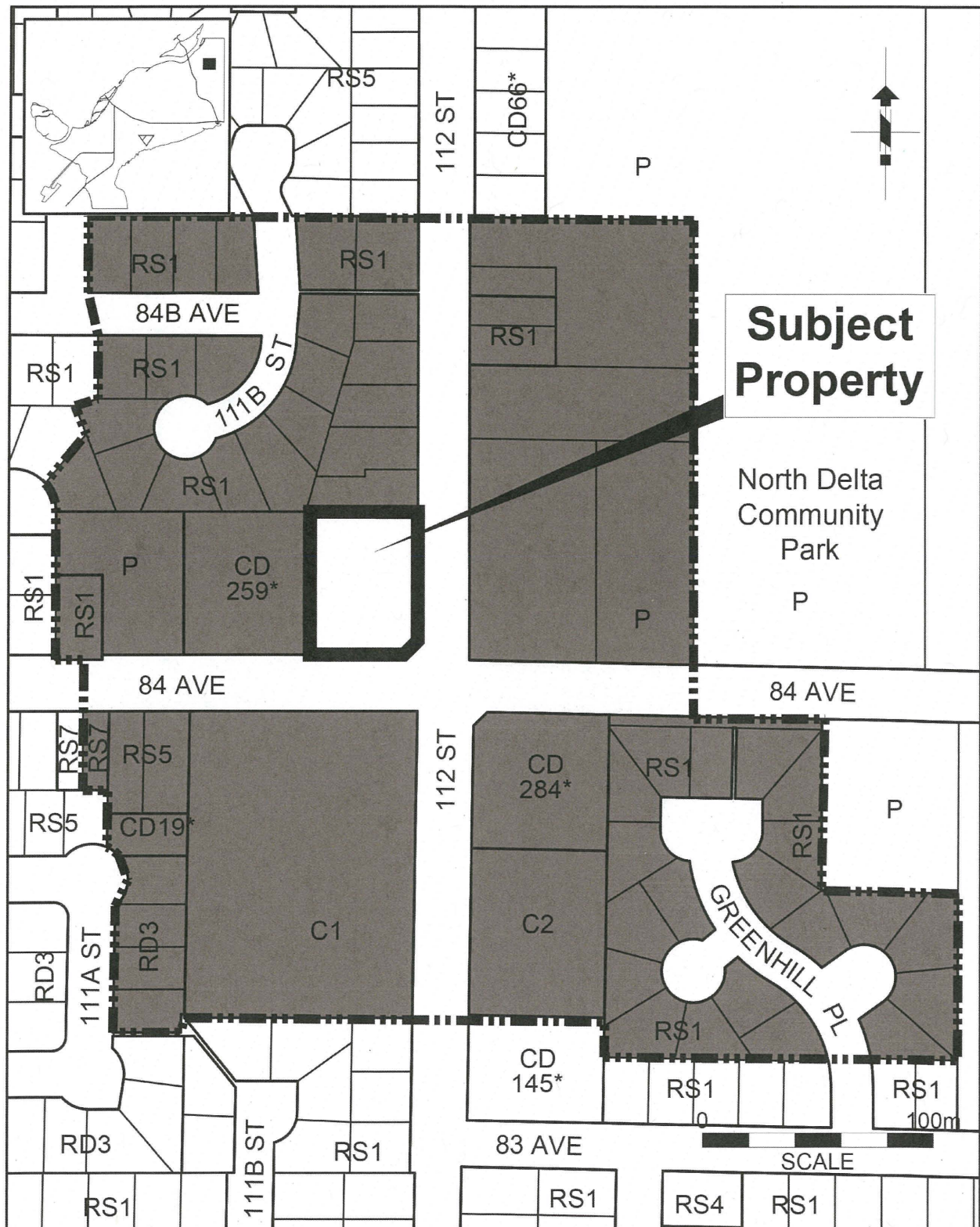
▪ **ATTACHMENTS:**

- A. Location Map, Aerial Photo and Consultation Process for LU009611
- B. Location Map, Aerial Photo and Consultation Process for LU009635
- C. Location Map, Aerial Photo and Consultation Process for LU009636

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Location Map, Aerial Photo, and Consultation Process for 11199 84 Ave (LU009611)

Location Map



Aerial Photo



Consultation Process:

In accordance with Section 475(1) of the *Local Government Act* and Section 19.1 of "Development Application Procedures Bylaw No. 4918, 1992", the General Manager, Development has determined the following consultation process is appropriate and will be carried out for LU009611 and that no other consultation need to be undertaken:

- Placing a public notice sign on each street frontage of the subject site.
- Sending a notification letter to the surrounding property owners to advise them of the proposed development as shown on the Location Map on page 1 of Attachment A.
- Using social media posts on the City of Delta's social media accounts to give notice of the application and ask for public feedback.
- Publishing a project webpage on the Let's Talk Delta platform, including details of the application as well as providing an online platform for receiving public comments.
- Hosting one in-person public information meeting to introduce the application and the proposal to the public and to receive feedback.
- Holding a Public Hearing should the application proceed past second reading.

Persons/properties affected:

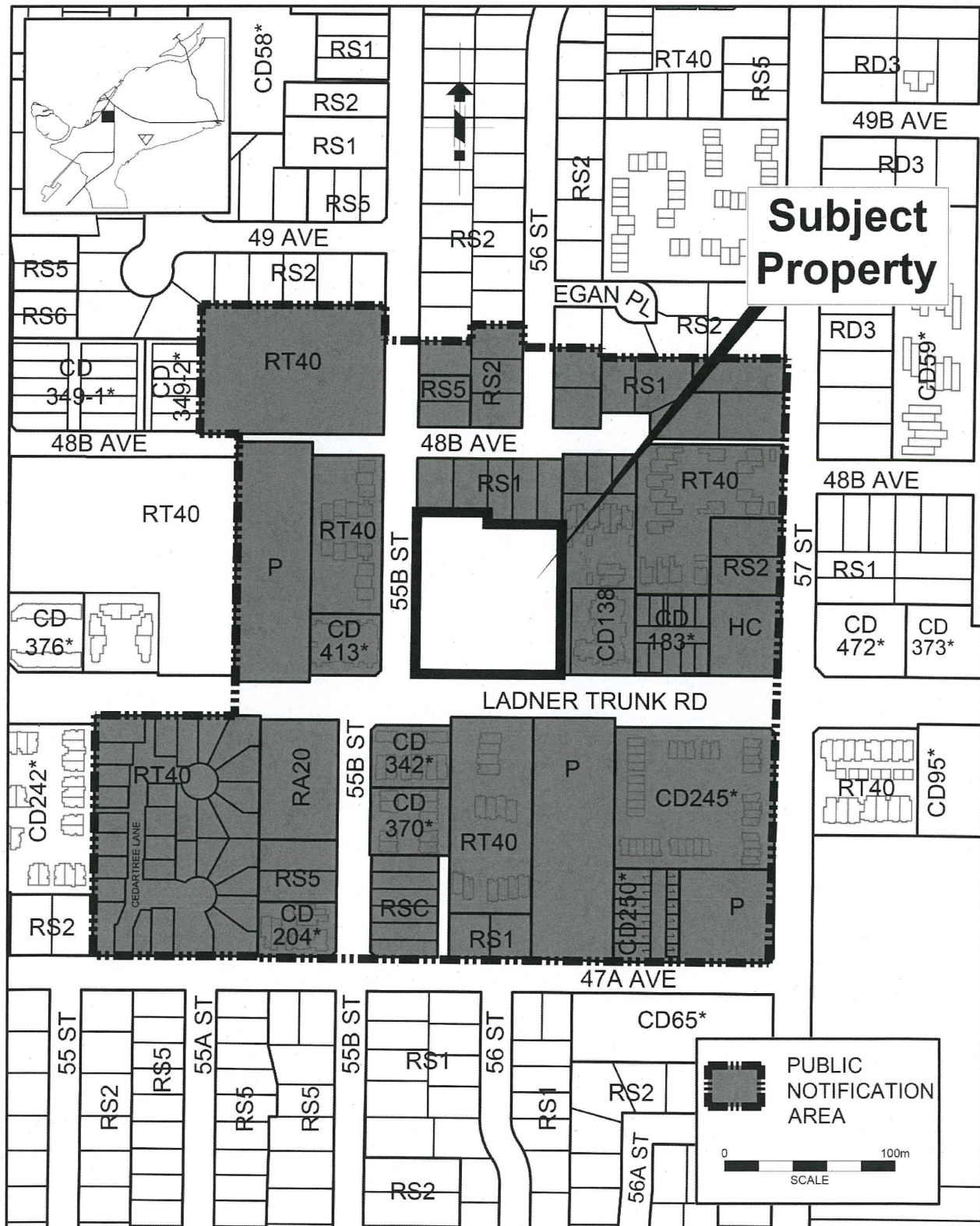
Surrounding property owners and residents.

Referrals to External Agencies:

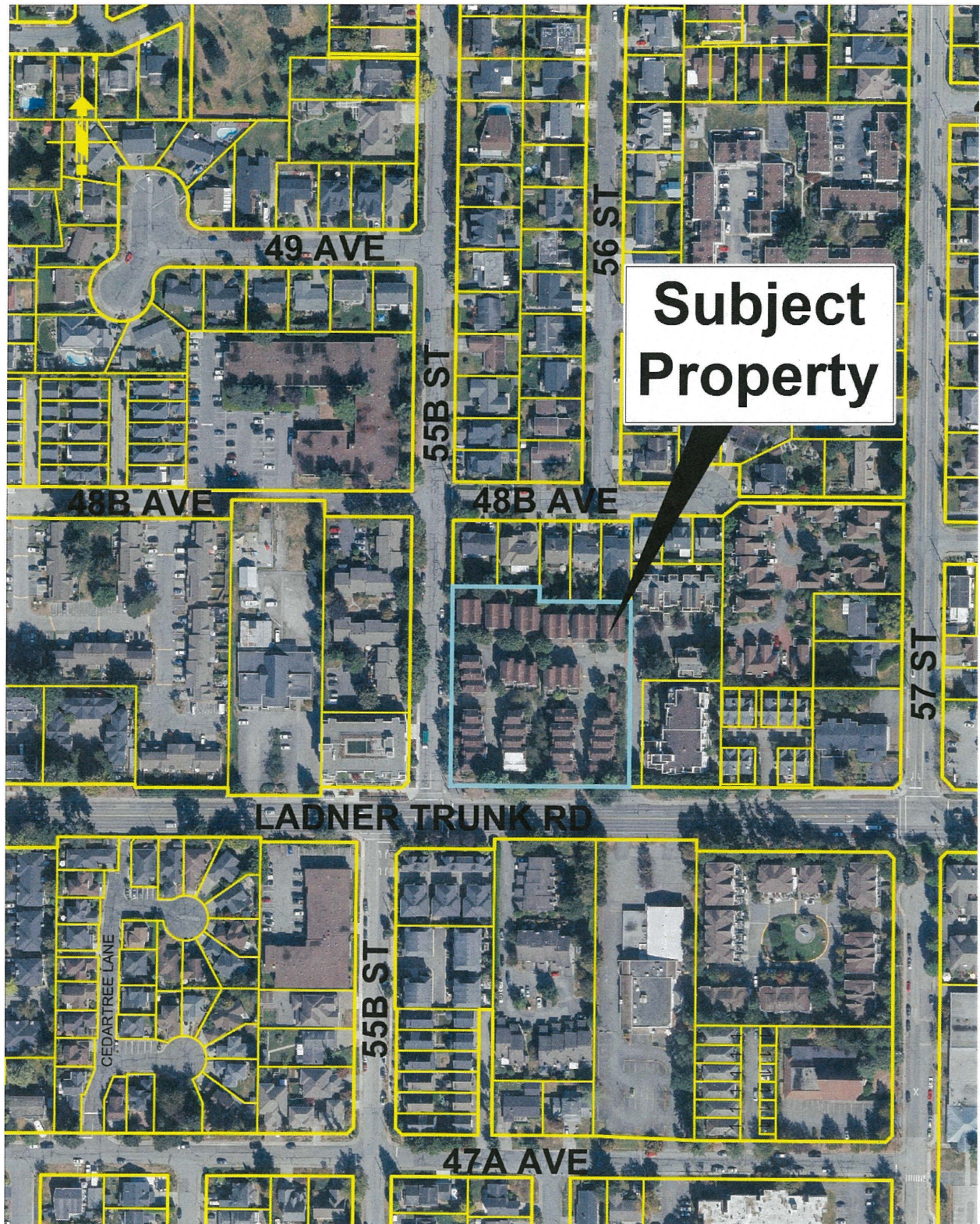
Delta School Board, TransLink, Fraser Health

Location Map, Aerial Photo and Consultation Process for LU009635

Location Map



Aerial Photo



Consultation Process:

In accordance with Section 475(1) of the Local Government Act and Section 19.1 of "Development Application Procedures Bylaw No. 4918, 1992", the General Manager, Development has determined the following consultation process is appropriate and will be carried out for LU009635 and that no other consultation need to be undertaken

- Placing public notice signs on each street frontage of the subject site.
- Sending a notification letter to the surrounding property owners to advise them of the proposed development. The notification area has been expanded beyond the minimum radius of 100 m (328 ft), as shown on the Location Map in Attachment B.
- Using social media posts on the City of Delta's Facebook, Twitter and Instagram accounts to notify of the application and ask for public feedback.
- Publishing a project webpage on the Let's Talk Delta platform, including details of the application as well as providing an online platform for receiving public comments.
- Hosting one in-person public information meeting to introduce the application and the proposal to the public and to receive feedback.
- Holding a Public Hearing should the application proceed past second reading.

It is noted that the owner has also indicated that they will coordinate with staff and undertake their own consultation process with the remaining tenants and surrounding community.

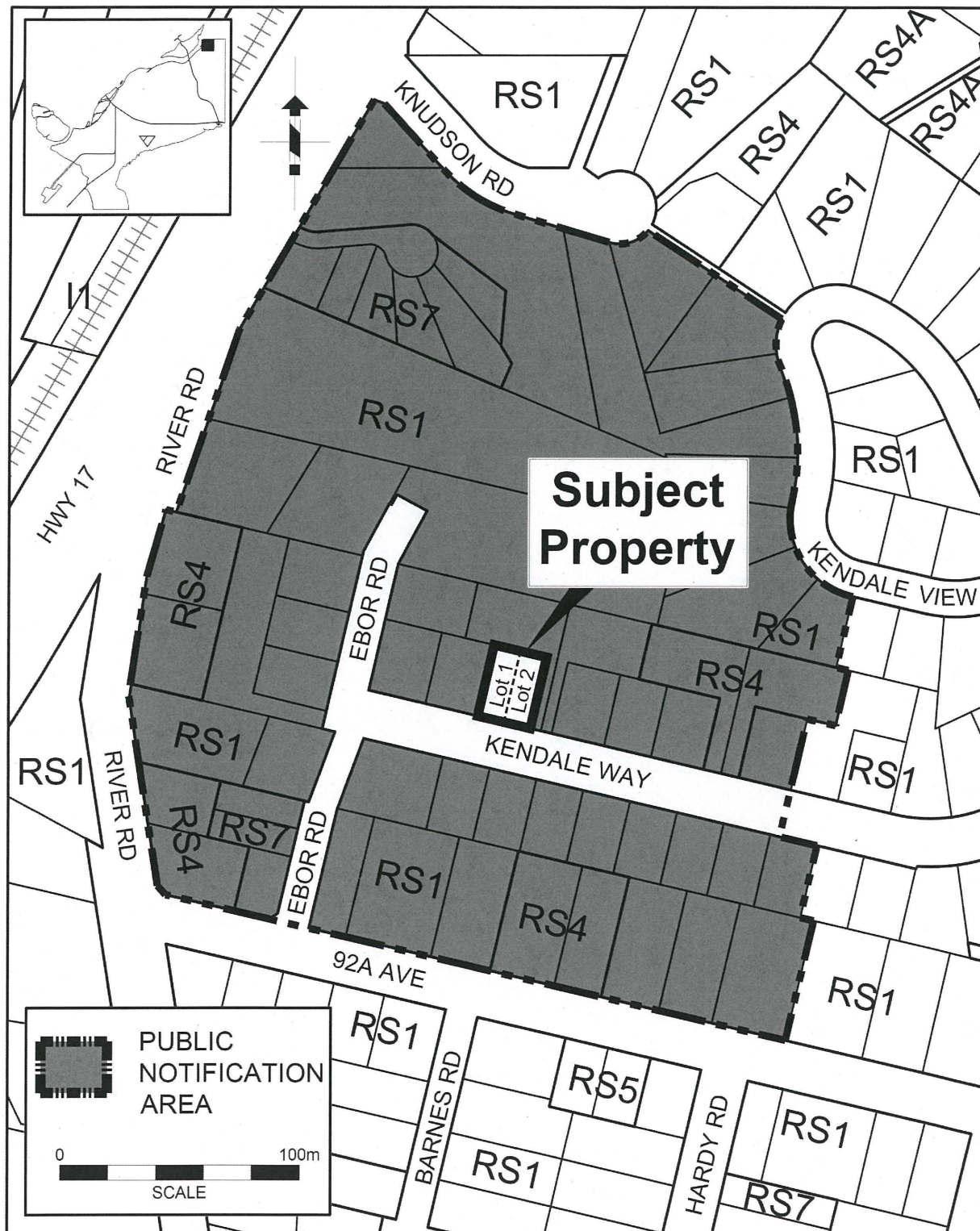
Persons/properties affected:

Surrounding property owners and residents.

Referrals to External Agencies: Delta School Board, Ministry of Transportation and Infrastructure, BC Housing, Fraser Health

Location Map, Aerial Photo, and Consultation Process for LU009636

Location Map



Aerial Photo



Consultation Process:

In accordance with Section 475(1) of the *Local Government Act* and Section 19.1 of "Development Application Procedures Bylaw No. 4918, 1992", the General Manager, Development has determined the following consultation process is appropriate and will be carried out for LU009636 and that no other consultation need to be undertaken:

- Placing public notice signs on the street frontage of the subject site.
- Sending a notification letter to the surrounding property owners to advise them of the proposed development as shown on the Location Map on page 1 of Attachment C.
- Holding a Public Hearing should the application proceed past second reading.

Persons/properties affected:

Surrounding property owners and residents.

Referrals to External Agencies:

None