

NOTICE OF APPLICATION

File: LU009536



Proposed Revised Rezoning Application and Development Variance Permit at 5349, 5359 & 5367 Ladner Trunk Rd and 4834 & 4844 53 Street, Delta, BC

The City has received a revised application in your neighbourhood for the properties at 5349, 5359 & 5367 Ladner Trunk Road and 4834 & 4844 53 Street. Please note that this project previously included a request for two six-storey buildings; a 124-unit market apartment building and an 87-unit secured rental apartment building, for a total of 211 units and an office area for rental unit management. The project was given third reading by Council on September 25, 2023, however the applicant has recently submitted a request to revise the proposal.

The purpose of this revised application is to permit a 222-unit apartment development, with no secured rental units and an office component on the ground floor. The application involves the following components:

1. Rezoning the development site from Single Detached Residential (RS2) to Comprehensive Development Zone No. 38 (CDZ38) to permit the proposed development.
2. Development Permit for form and character of a multi-unit residential development in the Ladner Village 1 (LV1) Development Permit Area.
3. Development Variance Permit to vary the minimum requirements for off-street residential parking and off-street loading.
4. A request from the applicant to close, cancel and purchase the existing municipal lane between Ladner Trunk Road and 53 Street in order to consolidate it with the subject properties into a single parcel.

This revised application is at a preliminary stage and has not gone to Council for their consideration. Therefore, different aspects of the proposal may change as the application proceeds through the review process. Details on the proposal are also available online at letstalk.delta.ca/LU009536 where you can review the project and provide comments online until **August 30, 2024**. Should you have any comments or concerns, you may contact the project planner, Madeline Kowalchuk by:



604.952.3814



Development Department
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2
Attention: Madeline Kowalchuk, Planner



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Any correspondence submitted to the City of Delta with respect to the application will become public information under the *Freedom of Information and Protection of Privacy Act*. Please provide your name, address, and telephone number in your correspondence or on the telephone and quote File Number LU009536.

The rezoning request tied to this proposal is for residential development and is consistent with the Official Community Plan. Under Section 464(3) of the Local Government Act, a Public Hearing must not be held.

cc: Mayor & Council

	EXISTING	PROPOSED
OCP Designation:	Neighbourhood Centres and Corridors (NC)	No change
Zoning	Single Detached Residential 2 (RS2)	Comprehensive Development Zone No. 38 (CDZ38)
Development Permit Area	Ladner Village 1 (LV1)	No change
Lot Area	6,293.2 m ² (67,739 ft ²) Total including 5349, 5359 & 5367 Ladner Trunk Road and 4834 & 4844 53 Street Existing lane proposed to be closed: 970.1 m ² (10,442 ft ²)	7,072.8 m ² (76,130 ft ²) Total including 5349, 5359 & 5367 Ladner Trunk Road and 4834 & 4844 53 Street and proposed lane closure area to be consolidated. 190.5 m ² (2,050 ft ²) of new road dedications.
	ORIGINAL APPLICATION	REVISED APPLICATION
Height	6 Storeys	No change
Number of Units	211 (including 87 secured rental units)	222 (including no secured rental units)
Floor Space Ratio	2.39	No change
Off-Street Parking:	202 spaces	235 spaces

Subject Properties

Proposed Lane Closures

52A ST
53 ST
54 ST
54A ST
49B AVE
49A AVE
48B AVE
48A AVE
DIXON PL
HAZEL CR
LADNER TRUNK RD
53A ST