PUBLIC INFORMATION MEETING

Delta



PROPOSED CHISHOLM STREET MIXED USE REZONING APPLICATION IN LADNER VILLAGE

Welcome to the City of Delta's Public Information Meeting for the Mixed Use Rezoning Application in Ladner Village

Open House – May 8, 2025
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

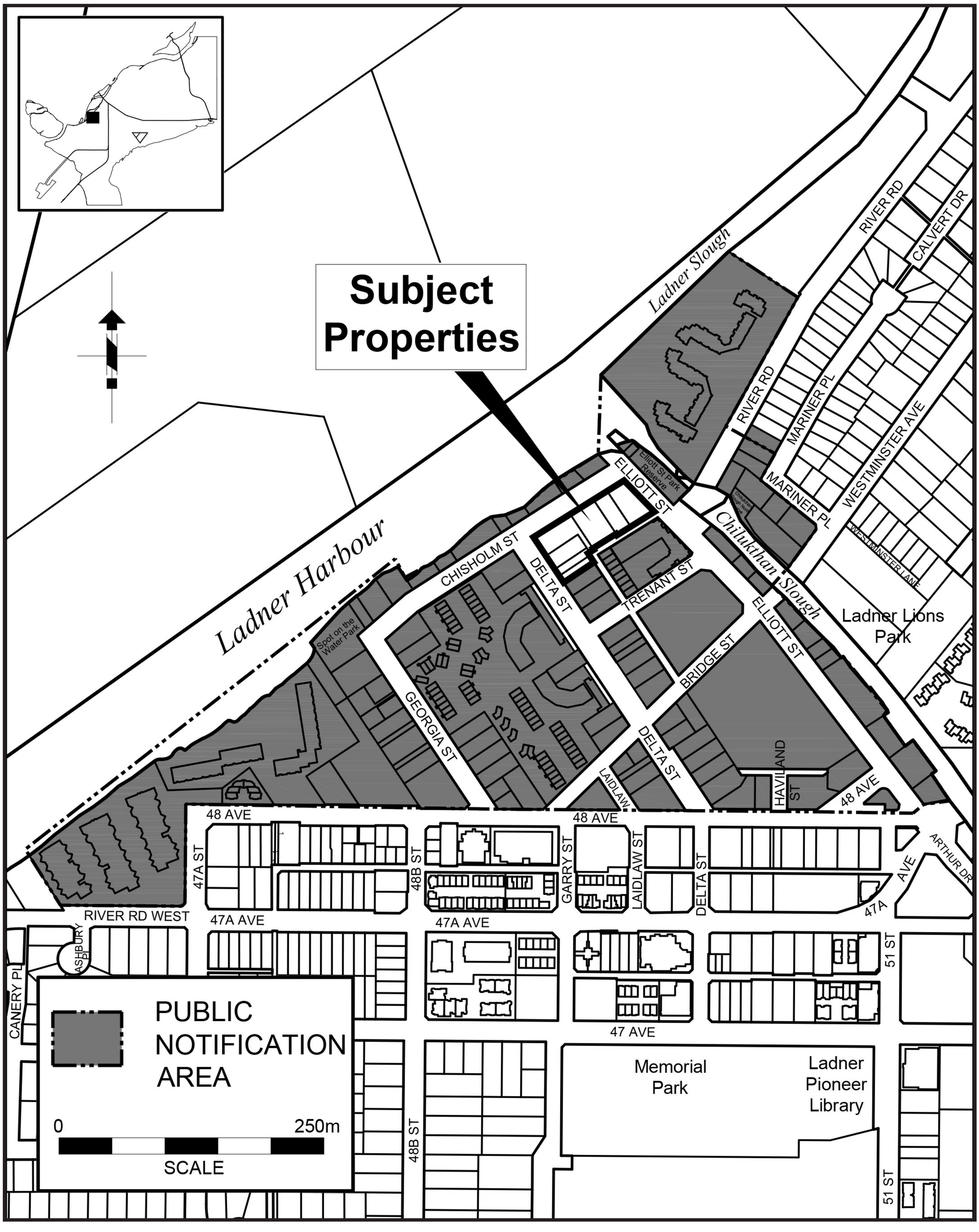
Comment Sheets are available for you to provide feedback or you may submit online at letstalk.delta.ca/LU009745 until **May 16, 2025**

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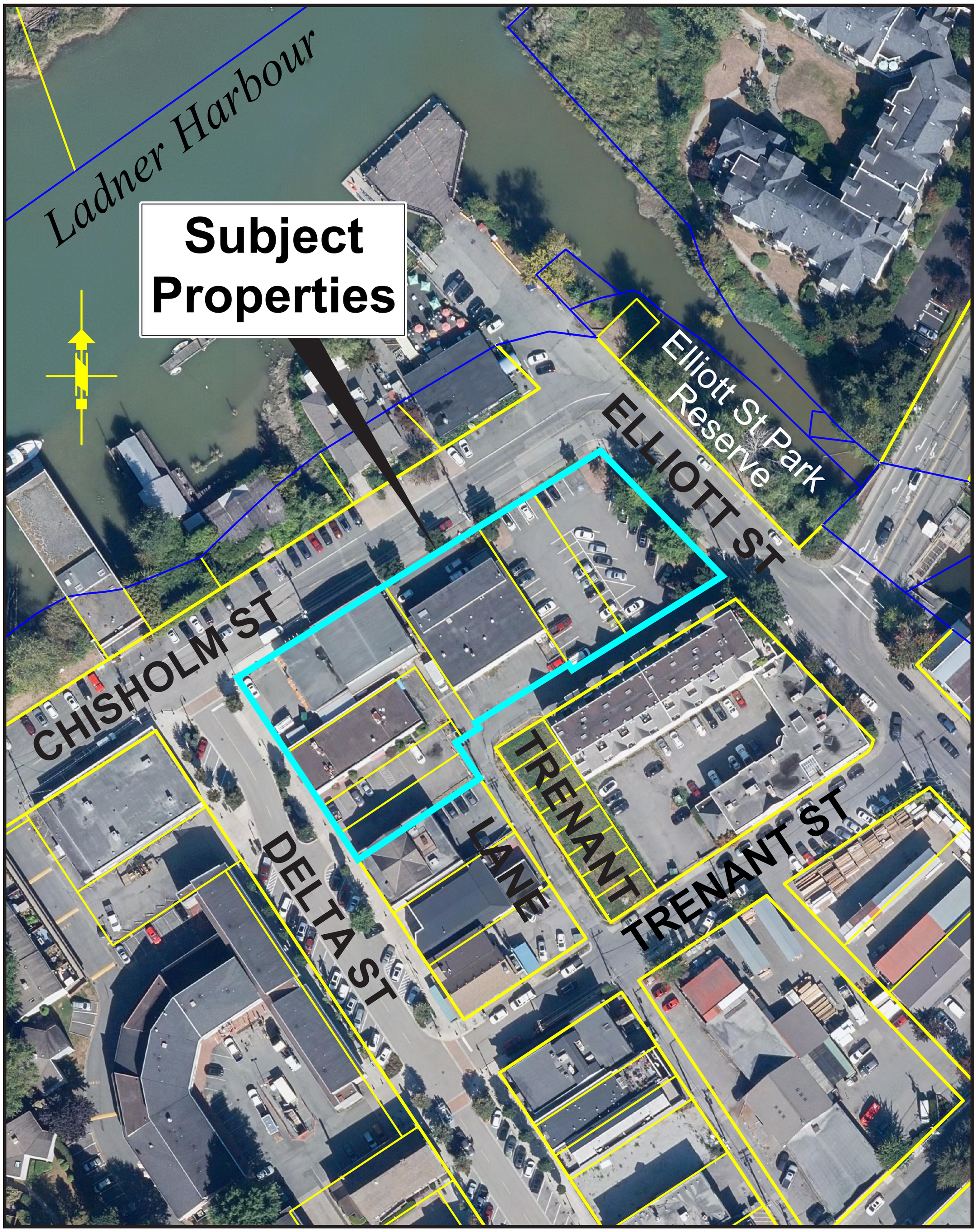
PROPOSED CHISHOLM STREET MIXED USE REZONING APPLICATION IN LADNER VILLAGE



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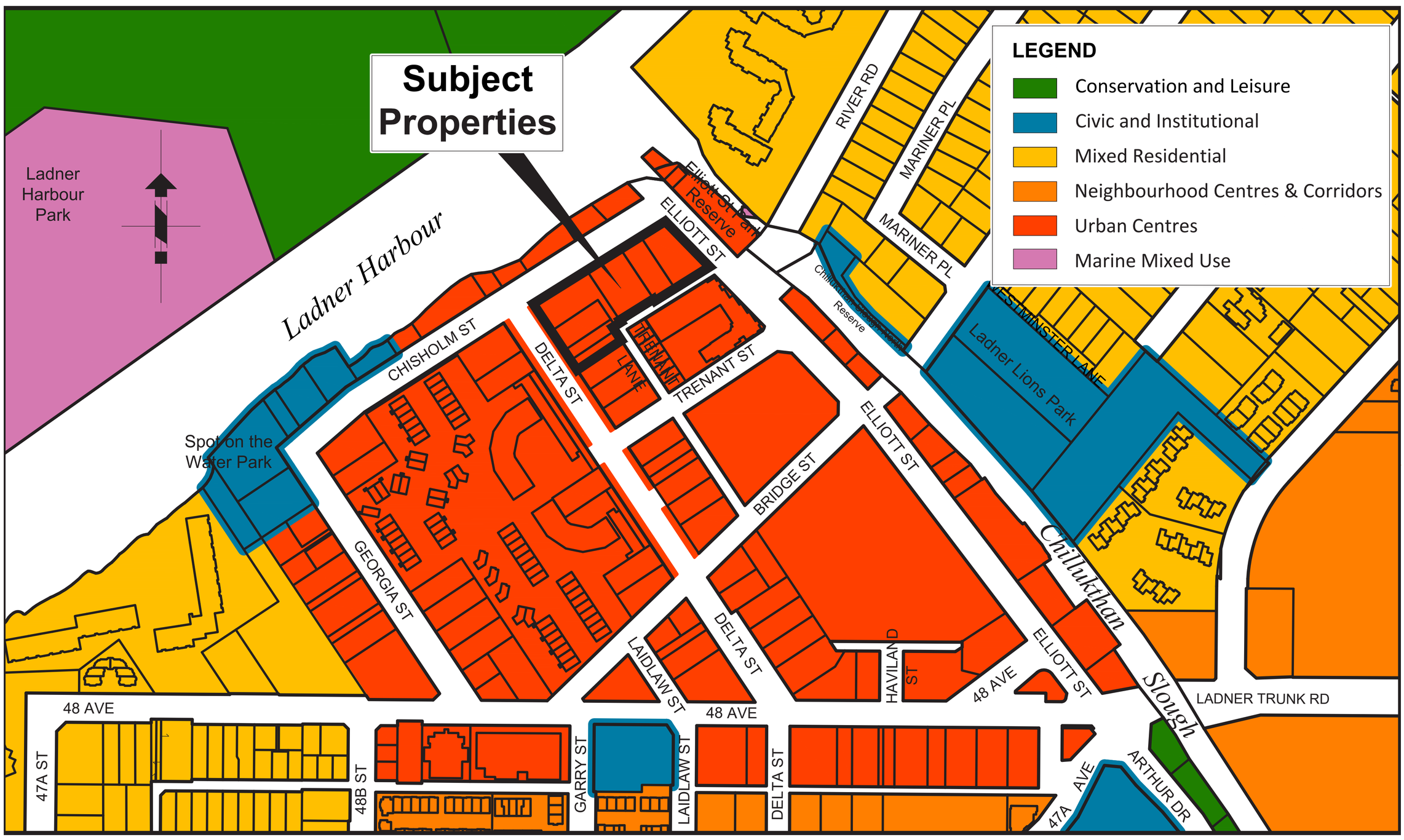
Aerial



PROPOSED CHISHOLM STREET MIXED USE REZONING APPLICATION IN LADNER VILLAGE

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Official Community Plan



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

URBAN CENTRES

Purpose

Create vibrant urban centres with the greatest diversity of housing, shopping and other opportunities to meet daily needs in a walkable environment served by transit.

Main Building Type(s)

- Mid-rise residential and mixed-use buildings
- Ground floors should include primarily commercial and civic uses that contribute to a lively, inviting, and safe pedestrian experience
- Discourage surface parking

Main Uses

- Residential
- Commercial (e.g., retail, service, office, dining, entertainment, accommodation, childcare)
- Civic
- Major Trip-Generating Uses may be considered

Height / Density

- Generally, up to 6 storeys, with limited opportunities for up to 24 storeys where a significant community contribution is provided
- Rental and non-market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings that are 18 storeys or higher
- Subject to any applicable height maps (see "Map 4 Ladner Village Height Map")

MARINE MIXED USE

Purpose

Support water-related commercial, light industrial, and residential uses. This designation is not suited for industrial uses that are large in scale or have significant negative impacts on nearby residential areas.

Main Building Type(s)

- Mix of building types
- Limited residential, including float homes

Main Uses

- Land- and water-based residential
- Commercial
- Light industrial

Height / Density

- Commercial and industrial - No maximum in OCP; Building height / density regulated by zoning
- Residential – Up to 3 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

CONSERVATION AND LEISURE

Purpose

Conserve and enhance natural spaces, environmentally sensitive areas, and parks. Existing golf courses or other forms of private recreation are permitted to remain, however new golf courses will not be considered.

Main Building Type(s)

- Accessory buildings such as washrooms, cafes, heritage buildings

Main Uses

- Environmentally sensitive areas
- Natural areas
- Passive and unprogrammed parks
- Nature reserves and wildlife areas
- Regional parks
- Agricultural uses on lands within the Agricultural Land Reserve

Height / Density

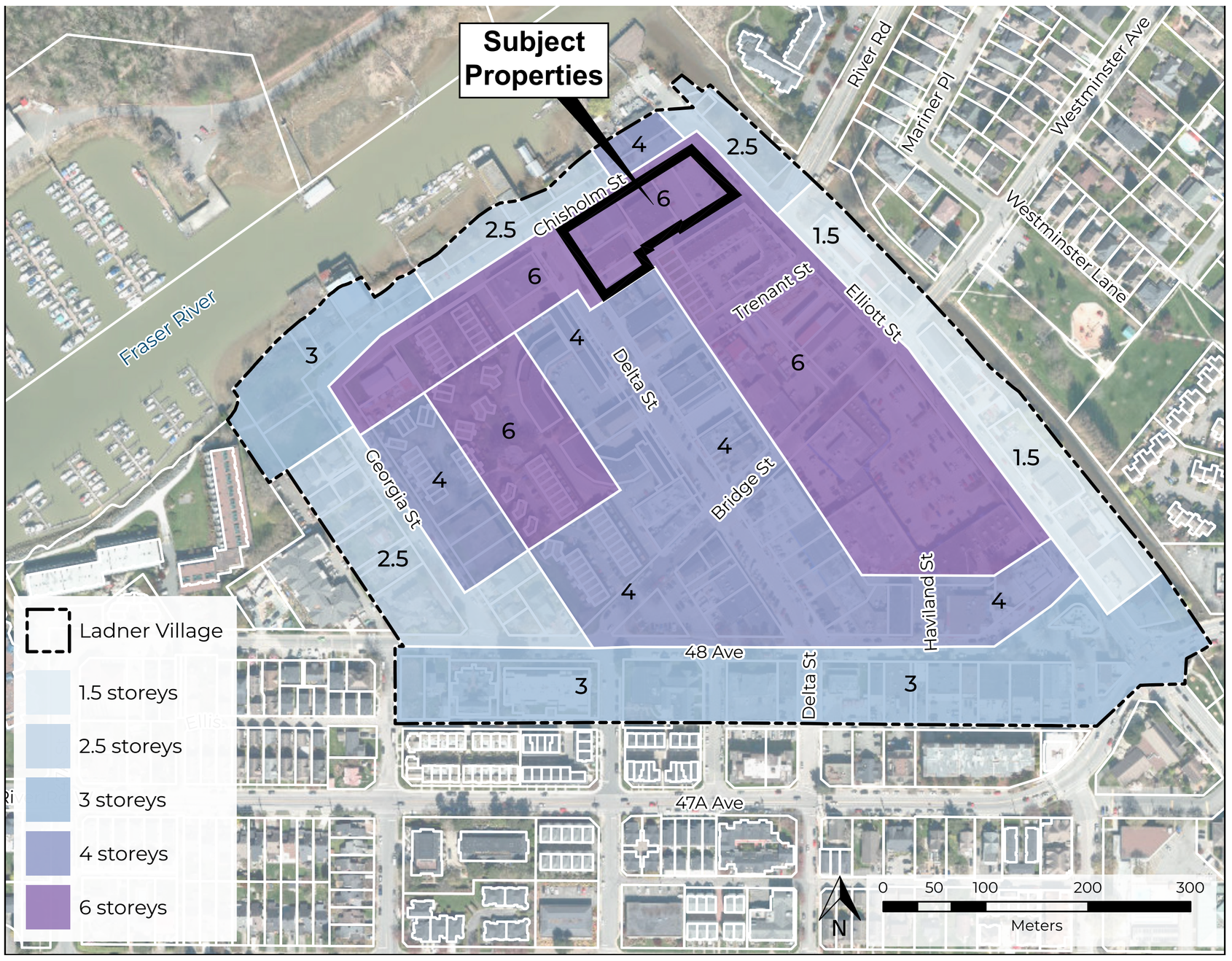
- Not applicable

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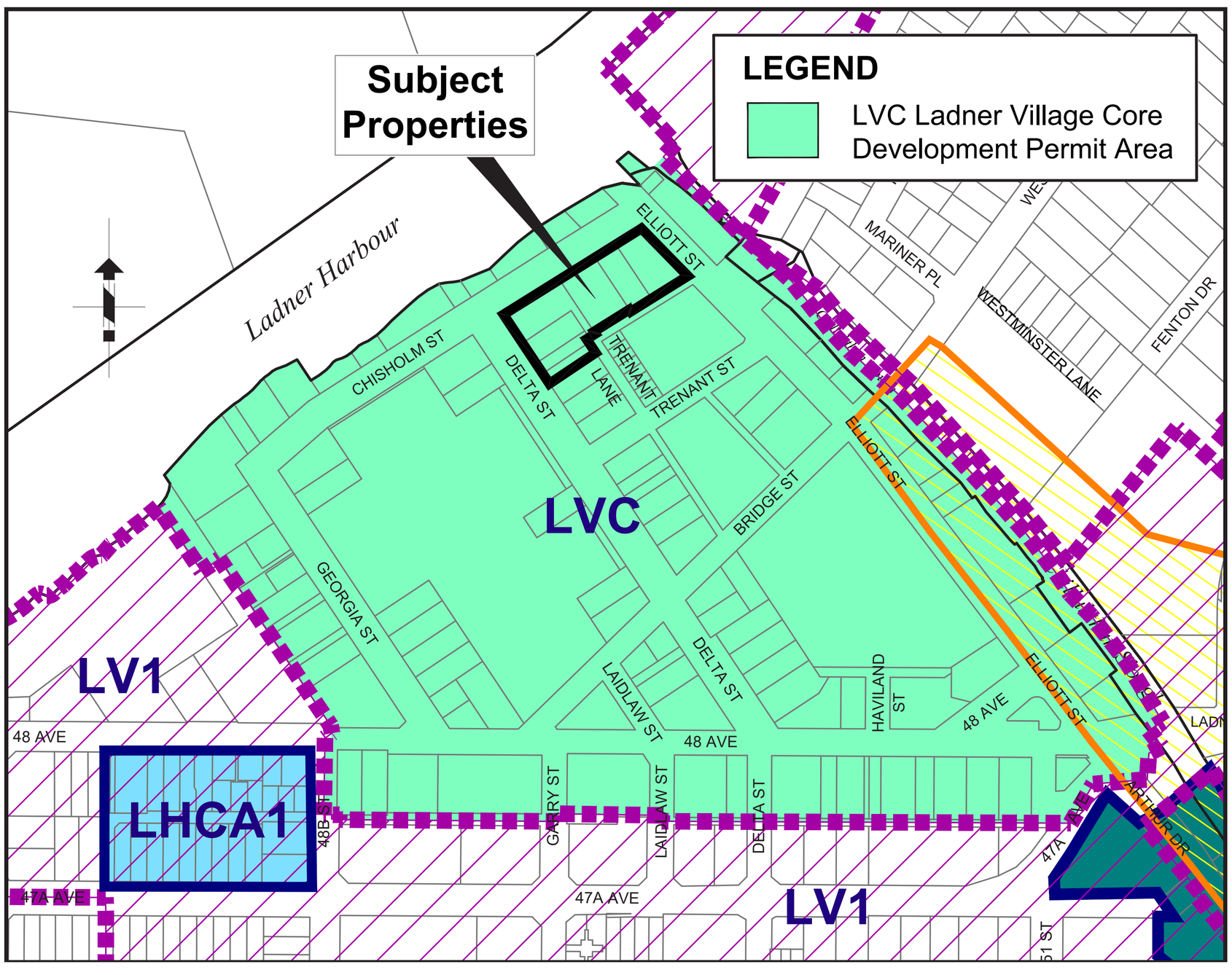
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Official Community Plan

Ladner Village Height Map



Development Permit Area



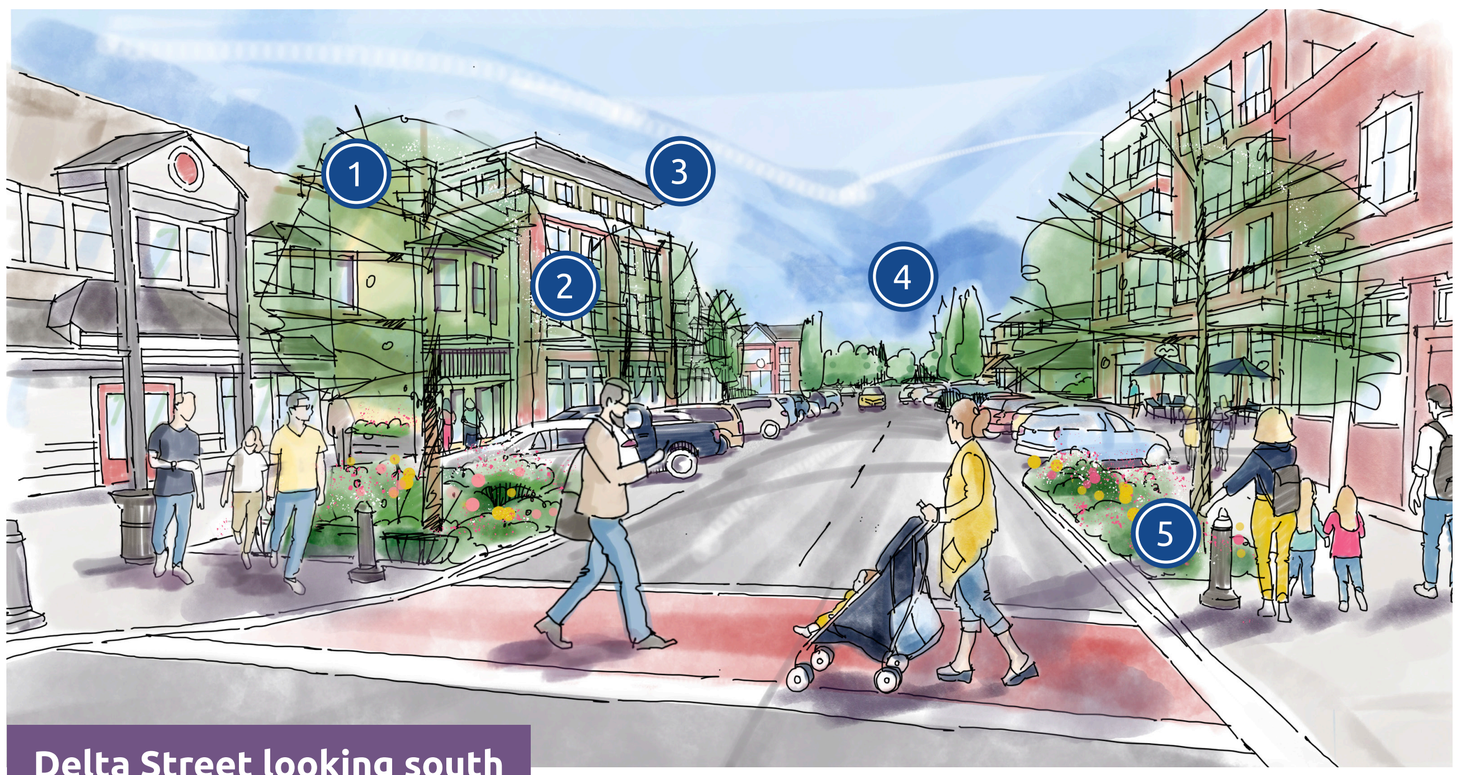
Development Permit Area

LVC Ladner Village Core Key Points

2.0 Building Design

Objective:

To enhance local identity, the pedestrian environment, and liveability through building design and siting.



Delta Street looking south





Building step backs and stepped masses

1. Retained heritage building, contributes historical context to the streetscape
2. Overheight single storey with weather protection
3. Building step backs on upper storey
4. Landmark views are preserved
5. Nature based solutions including rain gardens



Building step backs and stepped masses

2.1 Buildings blend Ladner's past and future with heritage elements and complimentary contemporary forms.

2.2 Building designs contribute to a unique quality of ground-orientation and connection to place.

2.3 Building designs enliven Ladner Village and comfortably frame spaces for people

a. Maintain the pedestrian scale and quality of existing streetscapes as defined by minimally-setback, over height single-storey retail frontages.

c. Where large buildings (e.g.,consolidation, greater than 4 storeys) are proposed, use features such as articulation, vertical rhythms, roof forms, balconies, awnings, materiality differences, and stepping back of the upper storeys to reduce large, monolithic building volumes and shading of the public realm

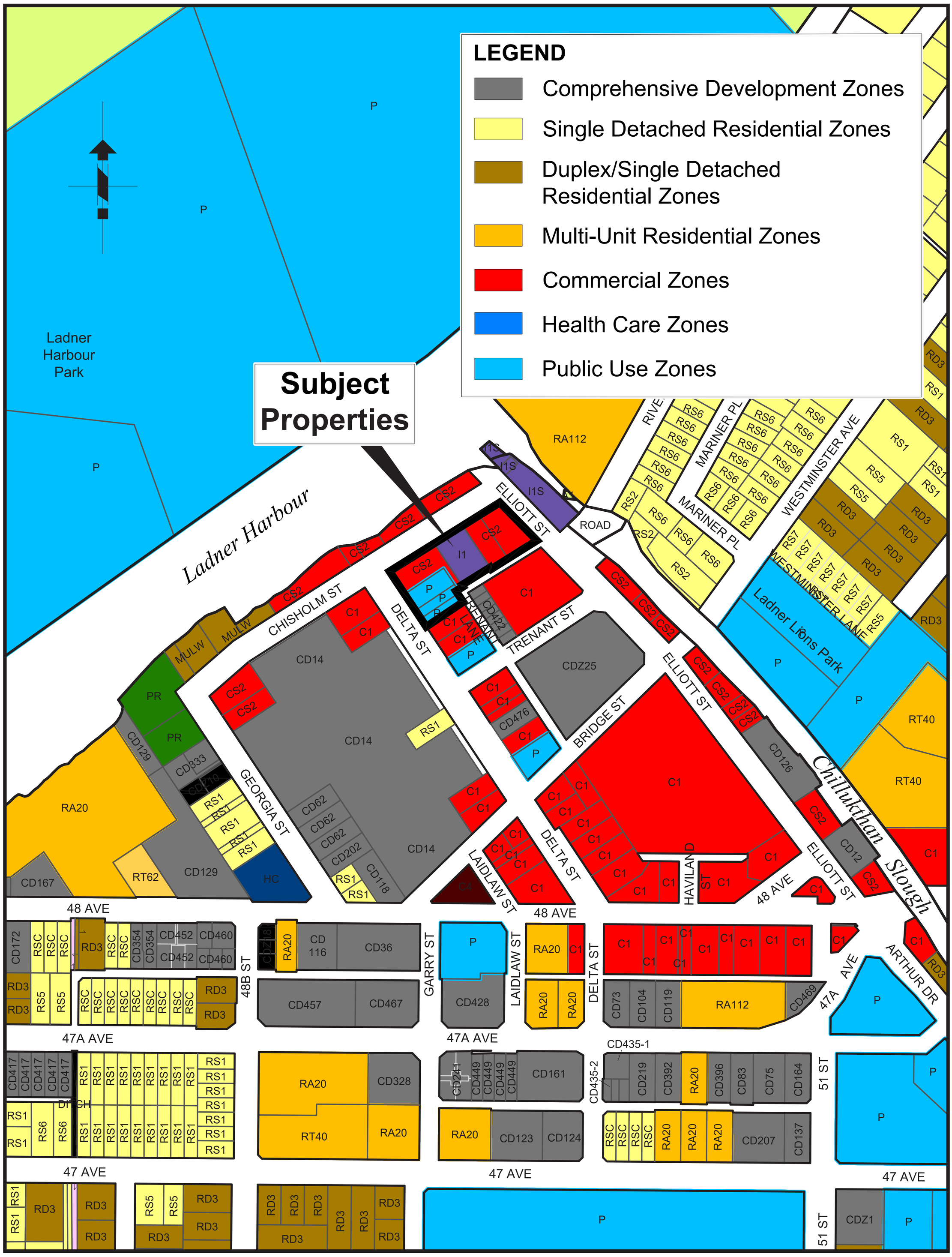


Large window display that provides views into ground floor activity

PROPOSED CHISHOLM STREET MIXED USE REZONING APPLICATION IN LADNER VILLAGE

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Zoning



PROPOSED CHISHOLM STREET MIXED USE REZONING APPLICATION IN LADNER VILLAGE

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Draft Mixed Use Ladner Zone (MUL)

PART 15 MIXED USE ZONES

15.30 MUL: MIXED USE LADNER ZONE

15.30.1 INTENT

This *zone* is intended for a wide range of commercial and service *uses* in addition to limited residential *uses*.

15.30.2 PRINCIPAL USES

Animal grooming
Assembly hall
Arts school
Brew pub, subject to Section 6.1.17
Club
Convenience store
Cultural facility
Education facility
Financial institution
Garden shop
Health care office
Health spa
Home improvement supplies
Hotel
Household goods repair
Indoor recreation facility
Liquor primary establishment
Liquor store, Section 6.1.16
Movie theatre
Neighbourhood cafe
Office operation
Personal services
Pharmacy, subject to Section 6.1.19
Polyclinic, subject to Section 6.1.19
Restaurant
Retail sales
Secondary residential accommodation
Veterinary clinic, Section 6.1.20
Wine store

15.30.3 ACCESSORY USES

Home occupation accessory to a *dwelling unit*
Distillery accessory to a *liquor primary establishment*
Outdoor display of goods, subject to Section 6.1.21, accessory to:
Convenience store
Garden shop
Retail sales
Rental of *motor vehicles*, accessory to a *hotel*

15.30.4 SETBACKS

(a) Minimum *setbacks* shall be:

	Principal Structure
Front	0 m
Exterior Side	0 m
Interior Side	0 m
Rear	0 m

(b) Despite Section 15.30.4(a) of this *zone* and Section 6.2.10(b), the following *structures* shall be permitted as follows:

(i) Canopies, awnings and overhangs intended for weather protection may encroach beyond the property line, subject to approval from the *General Manager, Engineering*

15.30.5 HEIGHT

(a) *The maximum height* of a *principal structure* and an *accessory structure* shall be:

	Principal Structure
Maximum *Storeys*	6
Maximum height to the top of a *flat roof*	24 m
Maximum height to roof ridge for a *pitched roof*	24 m

(b) Despite Section 15.30.5(a) of this *zone*, the following shall be permitted to project above the *maximum height*:

(i) Railings on rooftop decks that are 1.3 m or less in height
(ii) Glass panels that are 2 m or less in height
(iii) Arbors
(iv) Canopies
(v) Sun sails
(vi) Pergolas
(vii) Cabanas

15.30.6 MINIMUM LOT SIZE FOR SUBDIVISION

The minimum *lot* area for subdivision shall be 550 m^2

15.30.7 OTHER REGULATIONS

(a) Any outside storage of garbage must be in a commercial garbage container, which shall be enclosed entirely.
(b) Residential uses, other than entrance lobbies and exits, shall not be located on the ground floor.

DRAFT

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Key Application Facts:

The following are key aspects of the proposal:

- Maximum of 6 storeys
- Maximum height of 24 m
- Permitted uses would include a wide range of commercial and service uses in addition to limited residential uses

The proposal includes applications for:

1. Consolidation of the lots into a single parcel to create the proposed development site.

2. Rezoning the subject properties from Service Commercial 2 Zone (CS2), Low Impact Industrial Zone (I1) and Public Use (P) to a new Mixed Use Ladner Zone (MUL).

Any prospective development shall be subject to obtaining a Ladner Village Core (LVC) Development Permit for form and character. Development Permits are delegated to the General Manager, Development.

The proposal is consistent with the Urban Centres (UC) land use designation in "City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024".

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Delta

Application Process

Application Received
September 17, 2024

New Rezoning Application Report
November 4, 2024

Public Notification
- Let's Talk Delta page created
- Resident notification letters

Public Information Meeting
May 8, 2025

Public Feedback - May 16, 2025 deadline

Public Feedback Review

Council - 1st, 2nd and 3rd Readings

Council - Final Consideration and Adoption