



Delta Gardens Application

File: LU007852

Public Hearing
January 31, 2017



Overview

- Request from the applicant to purchase an approximately 0.3 hectare (0.7 acre) portion of the municipally-owned property at 11489 84 Avenue in order to consolidate it with the adjacent properties at 11503 84 Avenue, 8447 and 8455 115 Street and construct an apartment and townhouse development consisting of 122 dwelling units.
- If the proposed development is approved, Delta would use the funds from the land sale towards financing of a two-storey 1,030 m² (11,100 ft²) new arts centre for North Delta.
- A \$1,050,000 voluntary amenity contribution above and beyond the sale price would be provided by the applicant towards the construction of the new arts centre.
- The proposed new arts centre would replace the aging Firehall Centre for the Arts; and it would provide new space to increase community use and programming from 3,300 hours to over 6,000 hours annually.
- To offset the loss of park land, it is a recommendation of the staff report that 0.35 hectare (0.88 acre) of Delta owned land on the west side of North Delta Community Park be rezoned from residential to park.



Application



**Nordel Social Heart -
Future Land Use**

LEGEND

- A** mixed-use up to 4 storeys
- B** multiple-family residential up to 4 storeys
- C** mixed single family and multiple-family ground-oriented residential 2.5 to 3 storeys

Official Community Plan Amendment

- To change the Future Land Use Plan designation in Schedule A for the portion of municipally-owned property at 11489 84 Avenue and the properties at 8447 and 8455 115 Street to MR Multi-Unit Residential.
- To change the Future Land Use Plan designation in the North Delta Area Plan for the subject site to a new multiple-family residential designation to be named MDR(DG) Medium Density Residential (Delta Gardens) that would permit a maximum:
 - Floor space ratio of 2.4
 - Density of 200 units/hectare (81 units/acre)
 - Height of 6 storeys
- To amend the S Institutional land use designation to permit underground parking on the North Delta Recreation Centre site for residents of the development.



Rezoning

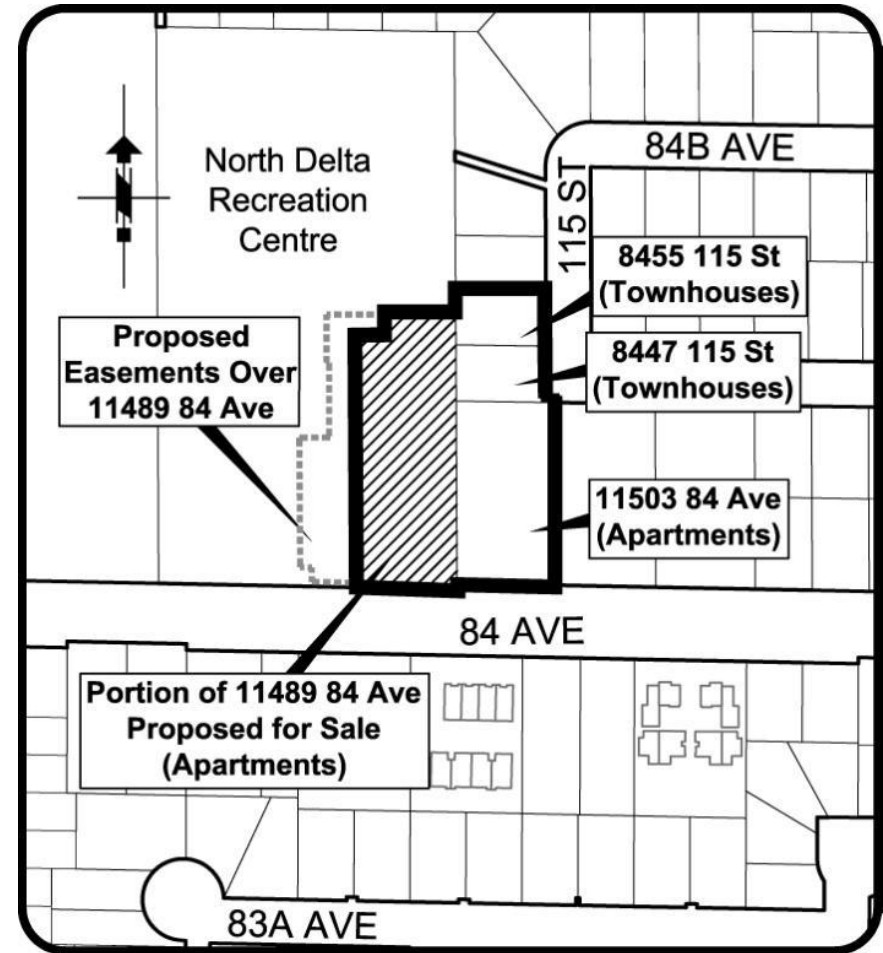
- To rezone the subject site to Comprehensive Development Zone No. 475 to permit consolidation of the properties and construction of two 6 storey apartment buildings with 110 units, two 3 storey townhouse buildings with 12 units and one level of underground parking.

Road Closure and Cancellation

- To close a 15.2 m² portion of road fronting 8447 and 8455 115 Street and cancel its dedication as highway. This portion would be transferred to the developer in exchange for a 40.1 m² road dedication to be taken from the frontage of 8447 and 8455 115 Street.

Development Variance Permit

- To vary “Delta Zoning Bylaw No. 2750, 1977” by reducing the minimum required setback for a principal structure from the centre line of 84 Avenue from 21.0 m (69 ft) to 16.5 m (54 ft) for the proposed development.





Development Permit

- To regulate the form and character of the proposed development which is located in the ND12 Nordel Social Heart Development Permit Area.

Temporary Use Permit

- To permit a temporary sales centre for the proposed development within the area marked 'Temporary Use Permit Area' for a period of one year.

