

Project Data for 4872 Delta Street (LU009830)

Owner and Applicant	1441997 BC Ltd.	
Application Date	March 18, 2025	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	Urban	No change
OCP Designation	Urban Centre (UC)	No change
Development Permit Area	Ladner Village Core (LVC)	No change
Zoning	Comprehensive Development Zone No. 476 under "Delta Zoning Bylaw No. 2750, 1977"	<p>Amend Comprehensive Development Zone No. 476 under "Delta Zoning Bylaw No. 2750, 1977" to:</p> <ul style="list-style-type: none"> <li>• increase permitted maximum number of dwelling units from 4 units to 6 units;</li> <li>• permit dwelling units on the ground floor;</li> <li>• reduce the minimum strata lot area permitted for subdivision from 85 m<sup>2</sup> to 37 m<sup>2</sup> (915 ft<sup>2</sup> to 398 ft<sup>2</sup>);</li> <li>• reduce the minimum required number of resident parking spaces for each dwelling unit from 1 resident space per unit to 0.66 resident spaces per unit;</li> <li>• allow only the following as permitted principal commercial retail uses: <ul style="list-style-type: none"> <li>○ variety stores;</li> <li>○ clothing stores;</li> <li>○ stationery stores;</li> <li>○ jewellery and specialty stores;</li> <li>○ Office Operation, excluding physicians, dentists, naturopaths and physiotherapists;</li> <li>○ Education and Related Services including music instruction;</li> <li>○ Auction Room;</li> <li>○ Clothing Repair;</li> <li>○ Dressmaker; and</li> <li>○ Laundromat</li> </ul> </li> </ul>

	<b>Existing</b>	<b>Proposed</b>
No. of Lots	1	No change
Maximum No. of Storeys	3	No change
Lot Area	519.6 m <sup>2</sup> (5,593 ft <sup>2</sup> )	No change
Lot Width	15.1 m (50 ft)	No change
Average Lot Depth	34.5 m (113 ft)	No change
	<b>Permitted under C.D. 476 Zone</b>	<b>Proposed under amended C.D. 476 Zone</b>
Permitted Commercial Principal Uses	All uses in the Core Commercial Ladner Zone (C1-L) in “Delta Zoning Bylaw No. 2750”	Limited uses found within the in the Core Commercial Ladner Zone (C1-L) Zone in “Delta Zoning Bylaw No. 2750” as noted Zoning section
Floor Areas	<p><u>Commercial Floor Area:</u> 330.3 m<sup>2</sup> (3,555 ft<sup>2</sup>)</p> <p><u>Residential Unit Floor Areas:</u> 4 residential dwelling units ranging from 142.8 m<sup>2</sup> (1,537 ft<sup>2</sup>) to 179.2 m<sup>2</sup> (1,929 ft<sup>2</sup>)</p> <p>Total Residential Area: 733.7 m<sup>2</sup> (7,897 ft<sup>2</sup>)</p> <p>Total Floor Area: 1,064 m<sup>2</sup> (11,453 ft<sup>2</sup>)</p>	<p><u>Commercial Floor Area:</u> 234.5 m<sup>2</sup> (2,524 ft<sup>2</sup>)</p> <p><u>Residential Unit Floor Areas:</u> 6 residential dwelling units ranging from 37.4 m<sup>2</sup> (403 ft<sup>2</sup>) to 179.2 m<sup>2</sup> (1,929 ft<sup>2</sup>) including the following two new units:</p> <ul style="list-style-type: none"> <li>• one studio unit 37.4 m<sup>2</sup> (403 ft<sup>2</sup>) in area; and</li> <li>• one 1-bedroom unit 57.9 m<sup>2</sup> (623 ft<sup>2</sup>) in area</li> </ul> <p>Total Residential Area: 841.8 m<sup>2</sup> (9,061 ft<sup>2</sup>)</p> <p>Total Floor Area: 1,064 m<sup>2</sup> (11,453 ft<sup>2</sup>)</p>
Maximum Floor Space Ratio	2.10	No change
Total Number of Dwelling Units	4	6
Minimum Strata Lot Area	85 m <sup>2</sup> (915 ft <sup>2</sup> )	37 m <sup>2</sup> (398 ft <sup>2</sup> )
Ground Floor Residential Uses	Not Permitted	Permitted
Minimum Off-Street Parking	1 resident parking space per unit (4 spaces)	0.66 spaces per dwelling unit (4 spaces)
Residential Commercial	1 space	No change