

Project Data for 4872 Delta Street (LU009830)

Owner and Applicant	1319927 BC Ltd.	
Application Date	March 18, 2025	
	Existing	Proposed
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"	Amend Comprehensive Development Zone No. 476 under "Delta Zoning Bylaw No. 2750, 1977" to: <ul style="list-style-type: none"> • increase permitted maximum number of dwelling units from 4 units to 6 units; • permit dwelling units on the ground floor; • reduce the minimum strata lot area permitted for subdivision from 85 m² to 37 m² (915 ft² to 398 ft²); • 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.
	Existing	Proposed
No. of Lots	1	No change
Maximum No. of Storeys	3	No change
Lot Area	519.6 m ² (5,593 ft ²)	No change
Lot Width	15.1 m (50 ft)	No change
Average Lot Depth	34.5 m (113 ft)	No change
	Permitted under C.D. 476 Zone	Proposed under amended C.D. 476 Zone
Permitted Commercial Principal Uses	All uses in the Core Commercial Ladner Zone (C1-L) in "Delta Zoning Bylaw No. 2750"	No Change

	Existing	Proposed
	Permitted under C.D. 476 Zone	Proposed under amended C.D. 476 Zone
Floor Areas	<p><u>Commercial Floor Area:</u> 330.3 m² (3,555 ft²)</p> <p><u>Residential Unit Floor Areas:</u> 4 residential dwelling units ranging from 142.8 m² (1,537 ft²) to 179.2 m² (1,929 ft²)</p> <p>Total Residential Area: 733.7 m² (7,897 ft²)</p> <p>Total Floor Area: 1,064 m² (11,453 ft²)</p>	<p><u>Commercial Floor Area:</u> 234.5 m² (2,524 ft²)</p> <p><u>Residential Unit Floor Areas:</u> 6 residential dwelling units ranging from 37.4 m² (403 ft²) to 179.2 m² (1,929 ft²) including the following two new units:</p> <ul style="list-style-type: none"> • one studio unit 37.4 m² (403 ft²) in area; and • one 1-bedroom unit 57.9 m² (623 ft²) in area <p>Total Residential Area: 841.8 m² (9,061 ft²)</p> <p>Total Floor Area: 1,064 m² (11,453 ft²)</p>
Maximum Floor Space Ratio	2.10	No change
Total Number of Dwelling Units	4	6
Minimum Strata Lot Area	85 m ² (915 ft ²)	37 m ² (398 ft ²)
Ground Floor Residential Uses	Not Permitted	Permitted
Minimum Off-Street Parking		
Residential	1 resident parking space per unit (4 spaces)	0.66 spaces per dwelling unit (4 spaces)
Commercial	1 space	No change