



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council**

Files No.: **LU009655, LU009671
LU009679, LU009686, and
LU009687**

From: **Development Department**

Date: **April 25, 2024**

New Rezoning Applications Received

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT this report be received for information.

▪ **PURPOSE:**

The purpose of this report is to advise Council of five new rezoning applications that would provide additional opportunities for housing within the City of Delta consistent with the proposed new Official Community Plan (OCP).

▪ **DISCUSSION:**

The following new housing-focused applications have been received by the Development Department and are at a preliminary review stage. Aspects of the proposals may change in response to detailed staff review and comments received through the consultation processes described below. A location map and aerial photograph for each application are provided in Attachment A.

Project Information:	Application Purpose:
LU009655 5360 12 Avenue, 1146, 1156 and 1170 53A Street	Rezoning, subdivision and development permit to allow a five-storey mixed-use building containing 65 apartment units, including six lock-off units, and commercial space. The proposal is consistent with the Neighbourhood Centres & Corridors (NC) designation in the proposed new OCP*.
LU009671 11944 92 Avenue	Rezoning, subdivision and development permit to allow a 185-unit residential development containing a 134-unit six storey apartment building and 51 townhouse units in eight three storey townhouse buildings. The proposal is consistent with the Scott Road Corridor (SRC) designation in the proposed new OCP.

Project Information:	Application Purpose:
LU009679 4625 Evergreen Lane	Rezoning, development permit amendment and development variance permit to allow a six storey, non-market rental housing development containing 138 apartment units for Phase 2 of the Evergreen Lane housing development located at the south portion of the site. The proposal would result in an increase to the previously approved 68 non-market rental units and 4 storey height under LU009058. The proposal is consistent with the Neighbourhood Centres & Corridors (NC) designation in the proposed new OCP*.
LU009686 5737 Ladner Trunk Road	Rezoning, development variance permit and development permit to permit a six-storey purpose-built 78-unit rental residential apartment building. The proposal is consistent with the Neighbourhood Centres & Corridors (NC) designation in the proposed new OCP*.
LU009687 11448, 11458, 11480 84 Avenue	Rezoning, subdivision, development variance permit and development permit application to allow a 158-unit six-storey apartment building. The proposal is consistent with the Neighbourhood Centres & Corridors (NC) designation in the proposed new OCP*.

* Should "City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024" not be adopted, an OCP amendment and Public Hearing would be required for these applications.

Consultation Process:

Under "Development Application Procedures Bylaw No. 8347, 2023", the General Manager, Development is delegated authority to determine the appropriate process to consult with persons, organizations and authorities in consideration of the scale, complexity, and potential impact of the proposed development on the community. The consultation process to be carried out for each of the above-listed applications would be as follows:

- Placing public notice signage at the subject sites.
- Sending notification letters to the surrounding property owners to advise them of the proposed developments (within a minimum 100 m [328 ft] radius of each development site).
- Using social media posts on the City of Delta's Facebook, Twitter and Instagram accounts to notify of the applications and ask for public feedback.
- Publishing a project webpage for each application on the Let's Talk Delta platform, including details of the application and providing an online platform for receiving public comments.
- Hosting one in-person public information meeting on the proposal and receive community feedback.

Pursuant to Section 464(3) of the *Local Government Act*, a public hearing must not be held for a zoning amendment bylaw for residential development if it is consistent with the Official Community Plan.

▪ **CONCLUSION:**

As a next step, staff will initiate the public consultation processes for the five new rezoning applications received.



Doreann Mayhew, P.Eng
General Manager, Development

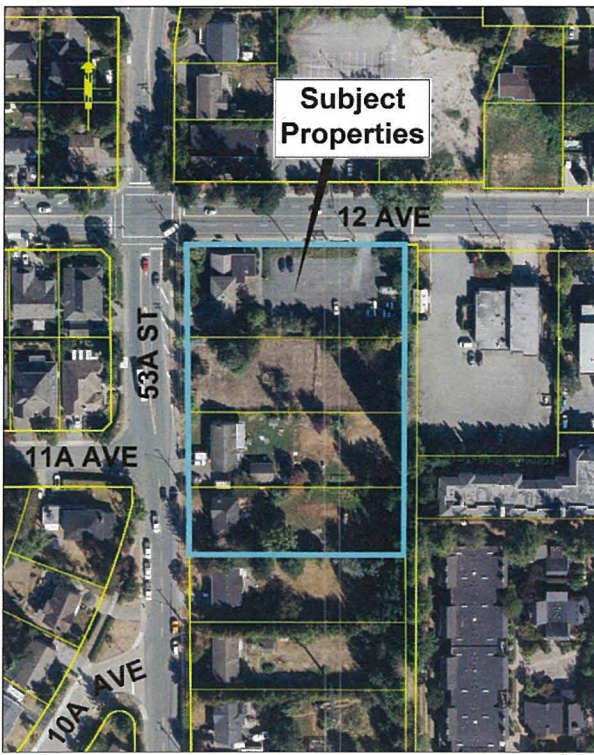
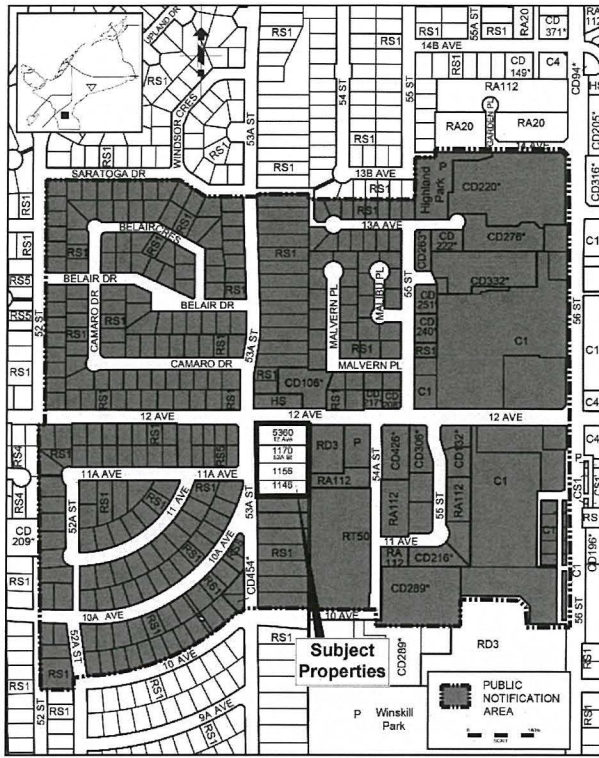
Department submission prepared by: Jimmy Ho, Manager of Development Planning
JH/AC/rl

▪ **ATTACHMENT:**

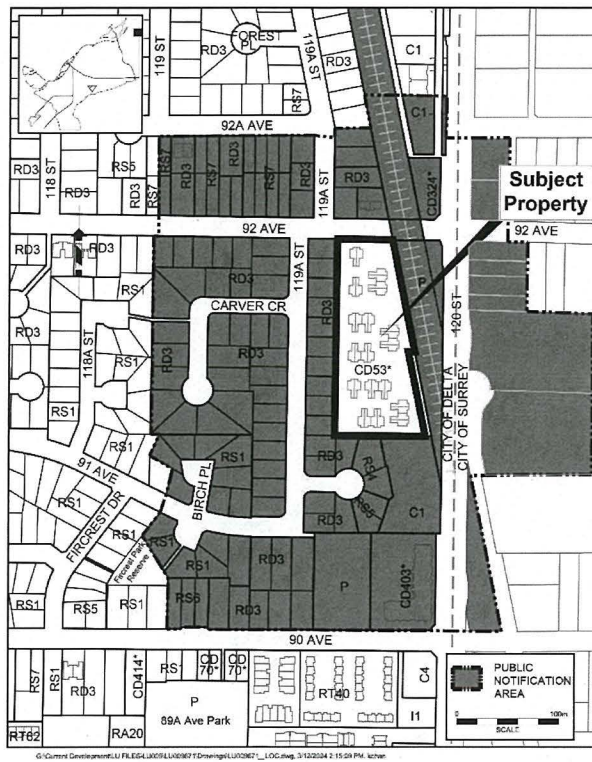
- A. Location Maps and Aerial Photos for LU009655, LU009671, LU009679,
LU009686, and LU009687

File Number: LU009655

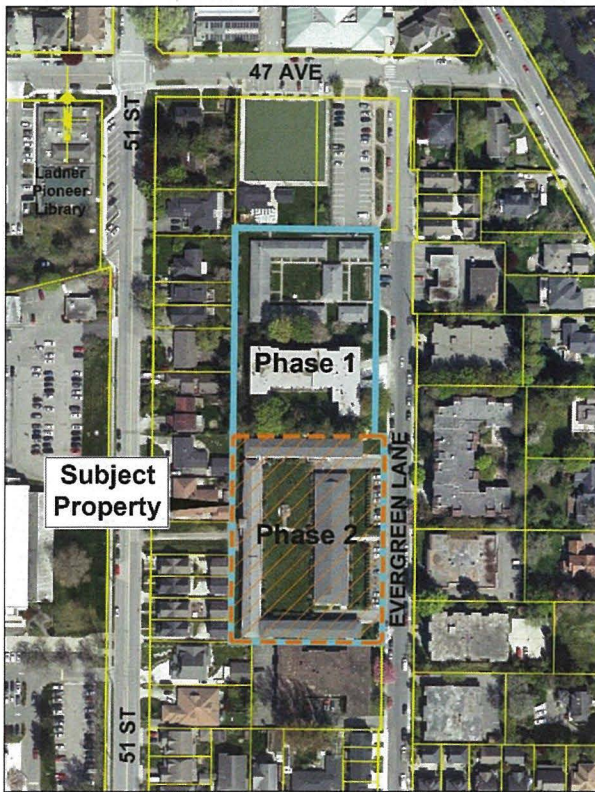
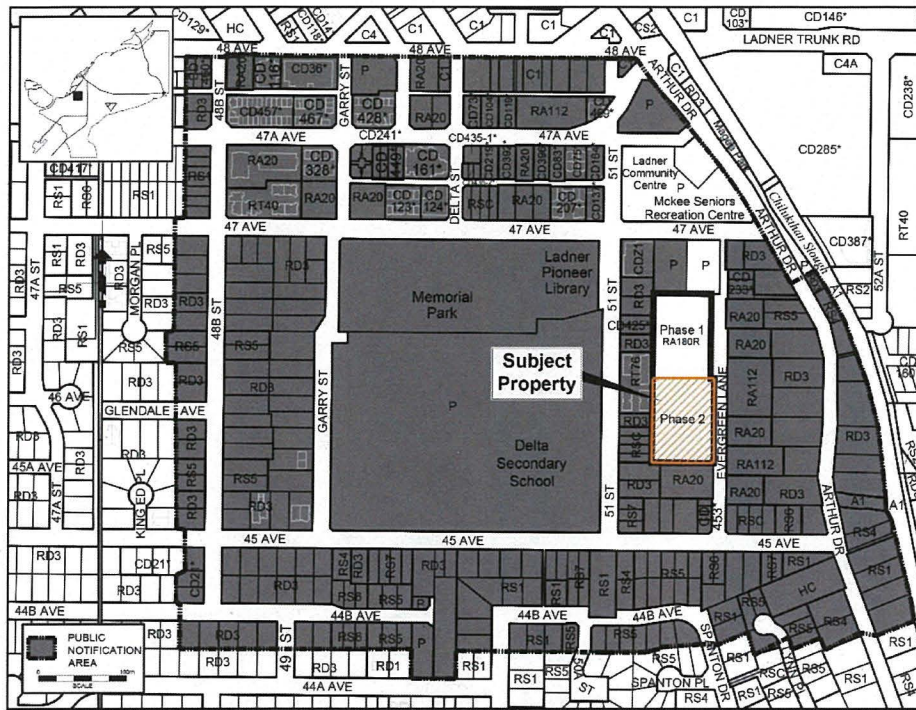
Location Map and Aerial Photograph



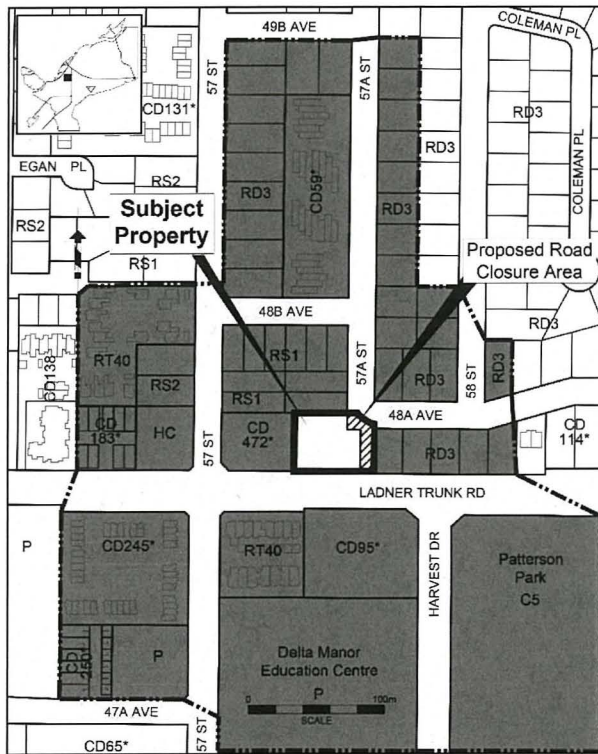
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Location Map and Aerial Photo



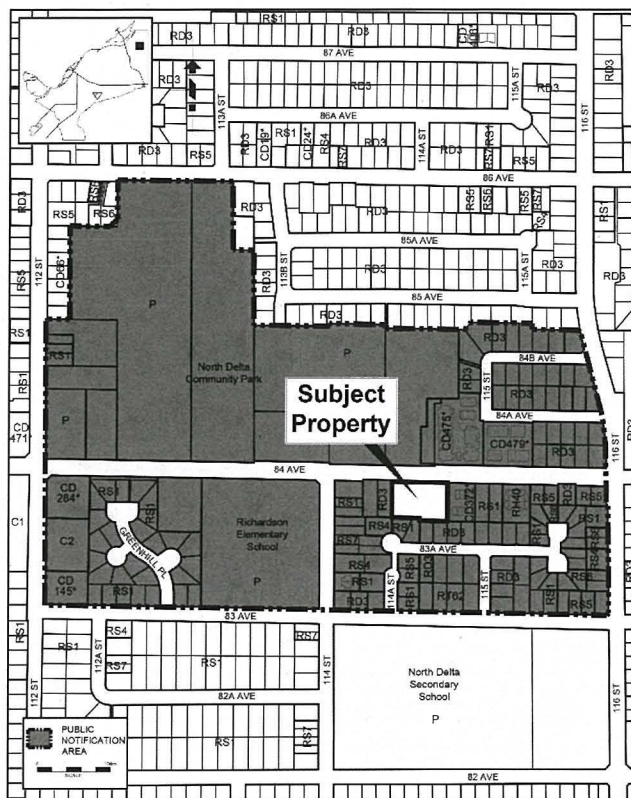
File Number: LU009679
Location Map and Aerial Photograph



File Number: LU009687
Location Map and Aerial Photograph



File Number: LU009687
Location Map and Aerial Photograph



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