



90 AVENUE SIX-STOREY APARTMENTS

Welcome to the City of Delta's
Public Information Meeting for the
90 Avenue Six-Storey Apartments

Open House – November 18, 2025 Meeting Details



Time: 5:00 PM–7:00 PM



The meeting is drop-in format with numerous display boards available for viewing



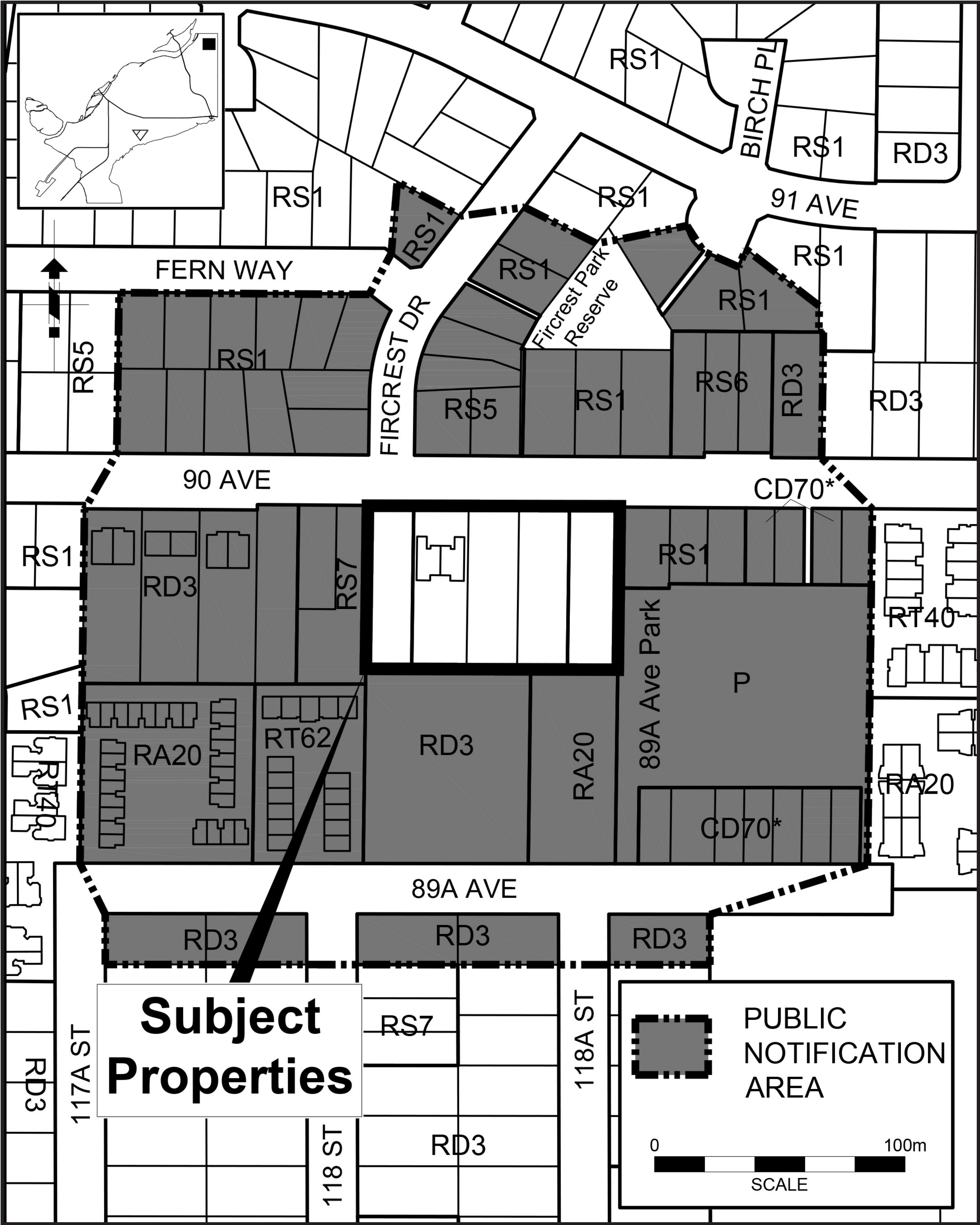
Delta staff as well as representatives from the applicant team are available to answer questions for the duration of the meeting



Comment Sheets are available for you to provide feedback or you may submit online at letstalk.delta.ca/LU009880 until **December 2, 2025**



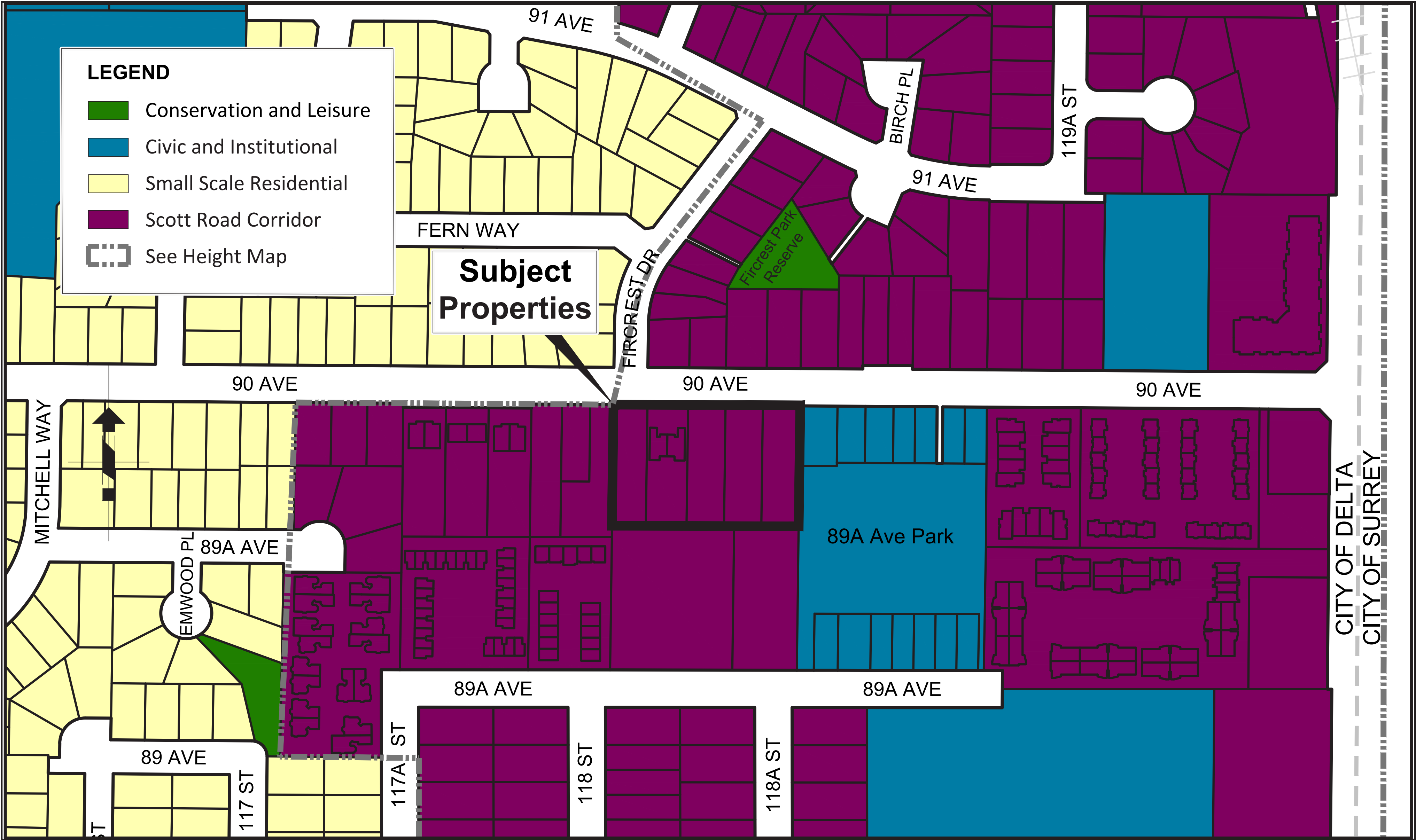
90 AVENUE SIX-STOREY APARTMENTS



Aerial



Official Community Plan



SMALL SCALE RESIDENTIAL

- Purpose**
Enhance existing residential neighbourhoods and provide gentle density housing options. This designation includes the lowest density ground-oriented housing forms.
- Main Building Type(s)**
- » Single detached houses
 - » Duplexes
 - » Houseplexes
 - » 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
- Height / Density**
- » Up to 2.5 storeys
 - » Up to 4 units per lot
 - » Up to 6 units per lot within 400m of R6 Rapid Bus stations (see [Map 3 Scott Road Height Map](#)) neighbourhood stores, cafes, or commercial childcare facilities

SCOTT ROAD CORRIDOR

- Purpose**
Provide transit-focused growth opportunities to create a vibrant R6 Scott Road RapidBus Corridor.
- Main Building Type(s)**
- » Mid- to high-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
 - » Limited to no 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, 6 to 32 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 height map (see [Map 3 Scott Road Height Map](#))
 - » Heights should transition into lower forms moving west

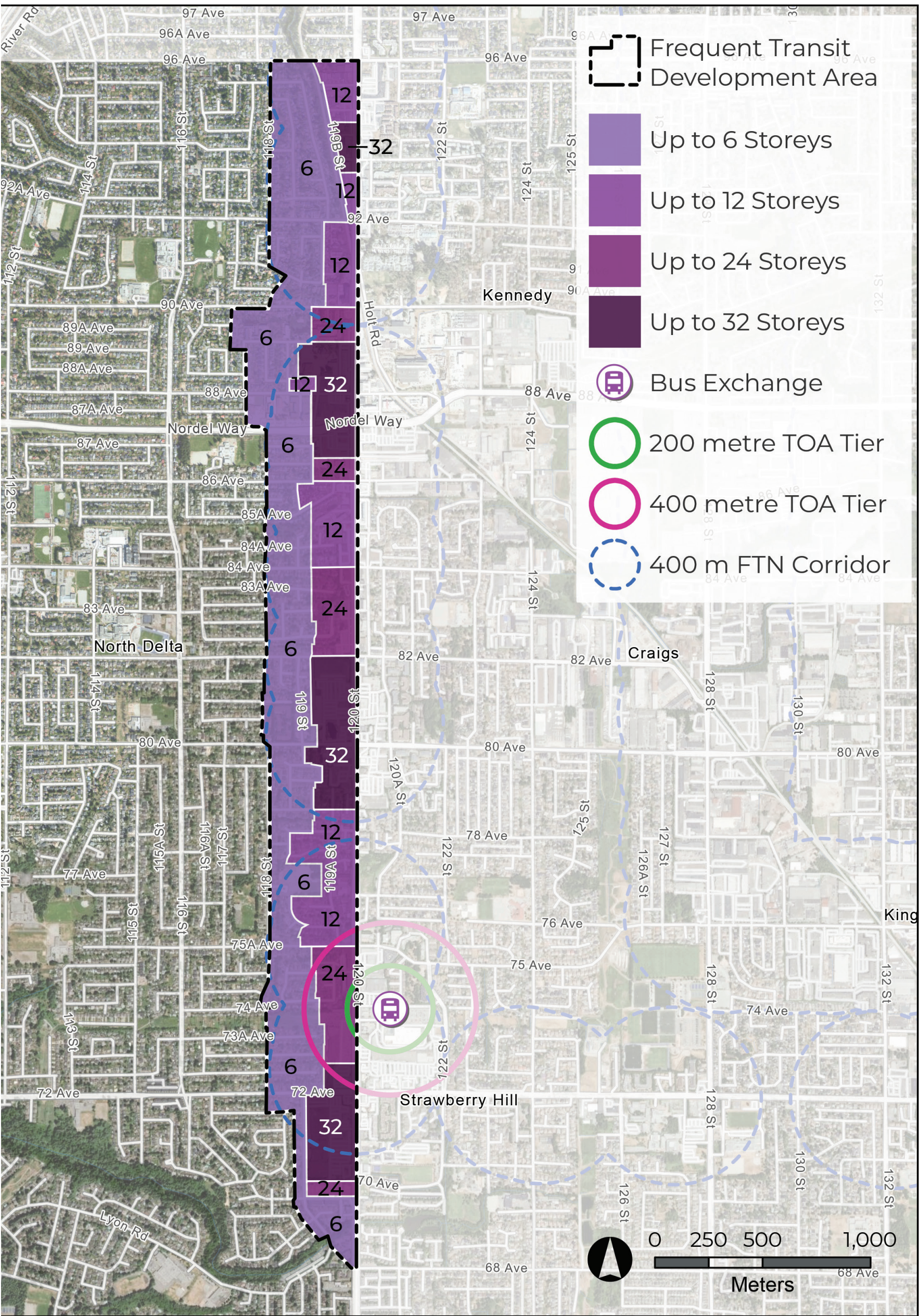
CONSERVATION AND LEISURE

- 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

CIVIC AND INSTITUTIONAL

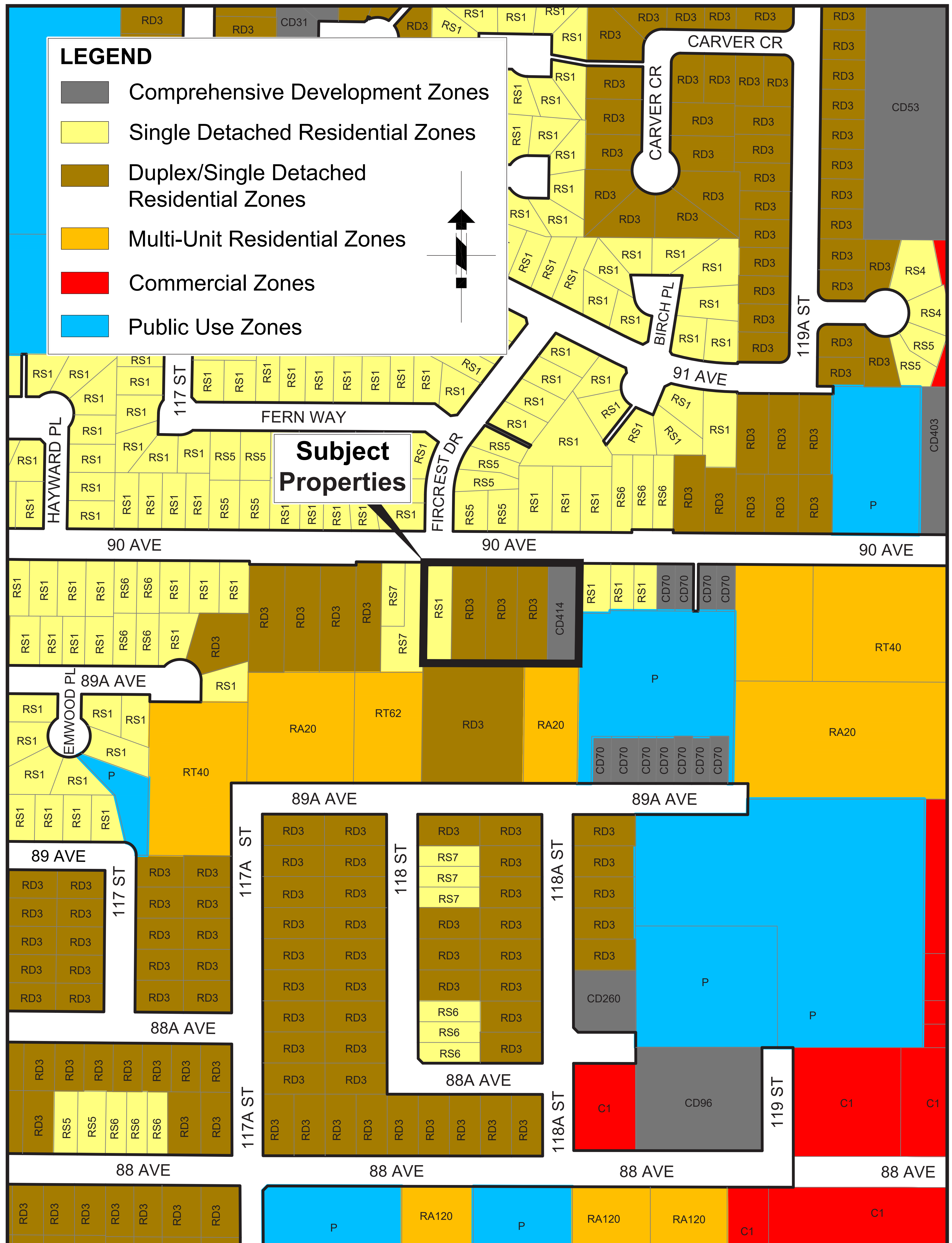
- Purpose**
Provide public services, with opportunities for residential as a supporting use
- Main Building Type(s)**
- » Mix of building types
- Main Uses**
- » Civic facilities
 - » Active and programmed parks
 - » Schools
 - » Places of worship
 - » Residential when combined with other permitted use(s)
- 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

Height Map



90 AVENUE SIX-STOREY APARTMENTS

Zoning





Key Application Facts:

The following are key aspects of the proposal:

- Two six-storey apartment buildings with a total of 270 market strata residential units
- Shared access to an underground parkade via 90 Avenue
- 2.95 Floor space ratio
- 303 residential parking spaces, 27 visitor parking spaces, and 289 bicycle parking spaces in an underground parkade
- 282 m² of indoor and 1,620 m² of outdoor common residential amenity areas to be shared between the two buildings
- Provide pedestrian access from 90 Avenue to 89A Ave Park

The proposal includes applications for:

1. Rezoning from Single Detached Residential 1 (RS1), Duplex/Single Detached Residential 3 (RD3), and Comprehensive Development Zone No. 414 (CD414) to Apartment Residential 6 (RA6).
2. Development permit for form and character in the Scott Road Corridor (SRC) Development Permit Area.
3. Development Variance Permit to vary the rear setback from 7.5 m to 5 m.
4. Consolidation from five lots into two lots.

The proposal is consistent with the Scott Road Corridor (SRC) land use designation in “City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024.”

Application Process

