City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009880**

From: **Development Department**

Date: **August 29, 2025**

New Rezoning Application for two Six-Storey Apartments on 90 Avenue

---

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 a new rezoning, development variance permit, development permit and subdivision application that has been received for the properties at 11810, 11818, 11820, 11824, 11828, and 11838 90 Avenue, and to provide information on the consultation process for this application.

- **DISCUSSION:**

The subject application is for a rezoning and development variance permit to accommodate lot consolidation and subdivision of the subject properties into two lots. The applicant is proposing to construct a six-storey residential apartment building on each lot, for a total of 270 market strata residential units. A development permit is required to regulate the form and character within the Scott Road Corridor (SRC) development permit area. A location map and aerial photo are provided in Attachment A. A site plan and renderings are provided in Attachment B.

The subject properties are designated Scott Road Corridor (SRC) in the Official Community Plan (OCP). This designation is intended to provide transit-focused growth opportunities to create a vibrant R6 Scott Road RapidBus Corridor. The main building types permitted under this designation include mid-rise residential and mixed-use buildings, generally up to six storeys, with opportunities for commercial and civic uses on ground floors and limited to no surface parking. The proposed six-storey apartment buildings are consistent with the SRC designation.

As the application is at a preliminary stage, aspects of the proposal may change in response to detailed staff review and comments received from Council or the community.

Consultation Process:
Under Section 27 of "Development Application Procedures Bylaw No. 8347, 2023", the General Manager of 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 the above-listed application would be as follows:

- Placing a public notice sign on the street frontage of the subject sites.
- Sending a notification letter to the surrounding property owners to advise them of the proposed development.
- Using social media posts on the City of Delta's social media accounts to notify of the application and ask for feedback.
- Circulating the application to internal city departments and external agencies including the Delta School District for comments.
- Publishing a project webpage on the Let's Talk Delta platform, including details of the application as well as providing an online platform for receiving public comments.
- Hosting an in-person public information meeting to introduce the application and the proposal to the public and to receive feedback.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing must not be held for rezoning bylaws for residential developments that are consistent with the Official Community Plan.

- **CONCLUSION:**

As a next step, staff will initiate the public consultation process for the new application for the properties at 11810, 11818, 11820, 11824, 11828, and 11838 90 Avenue.

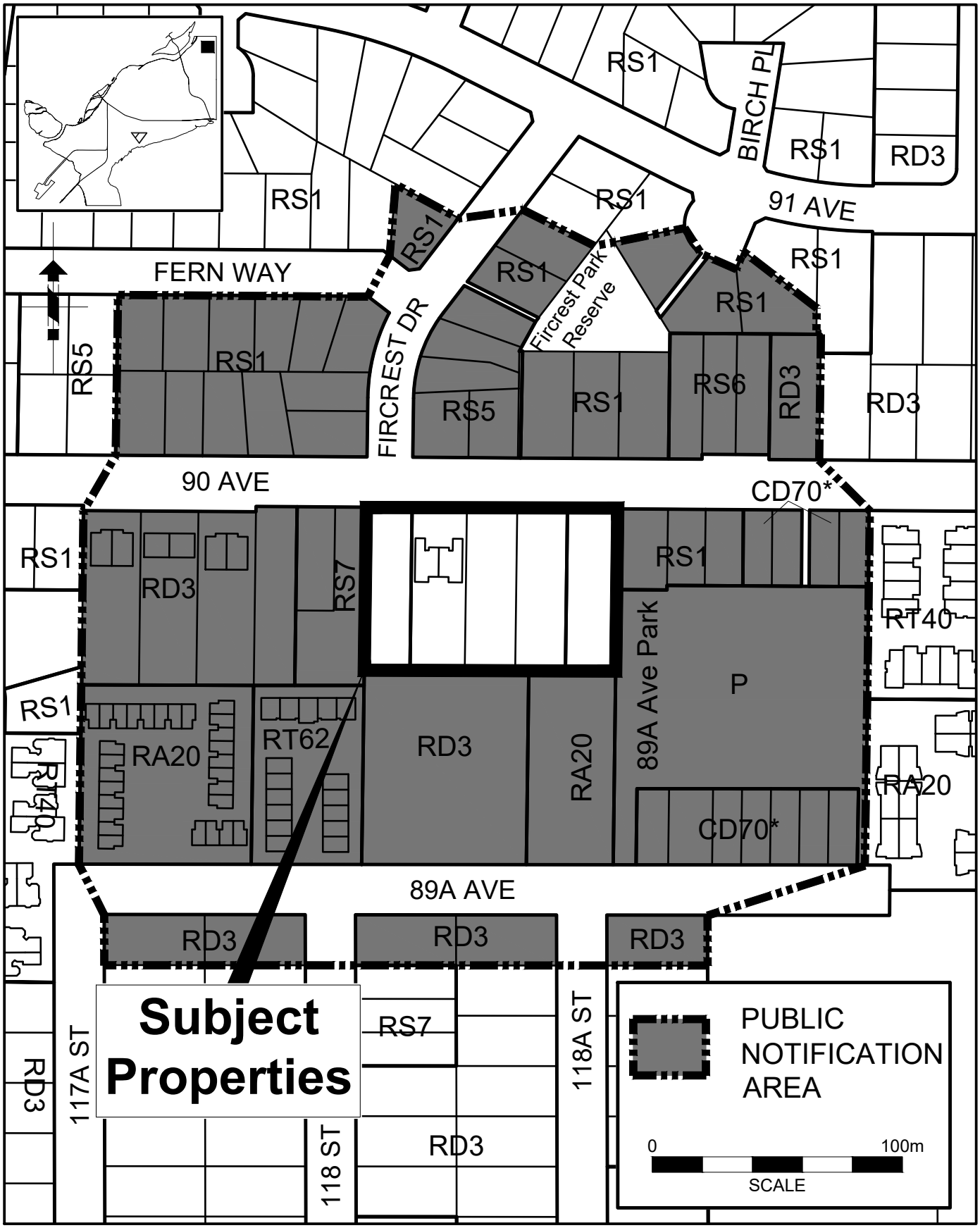
D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

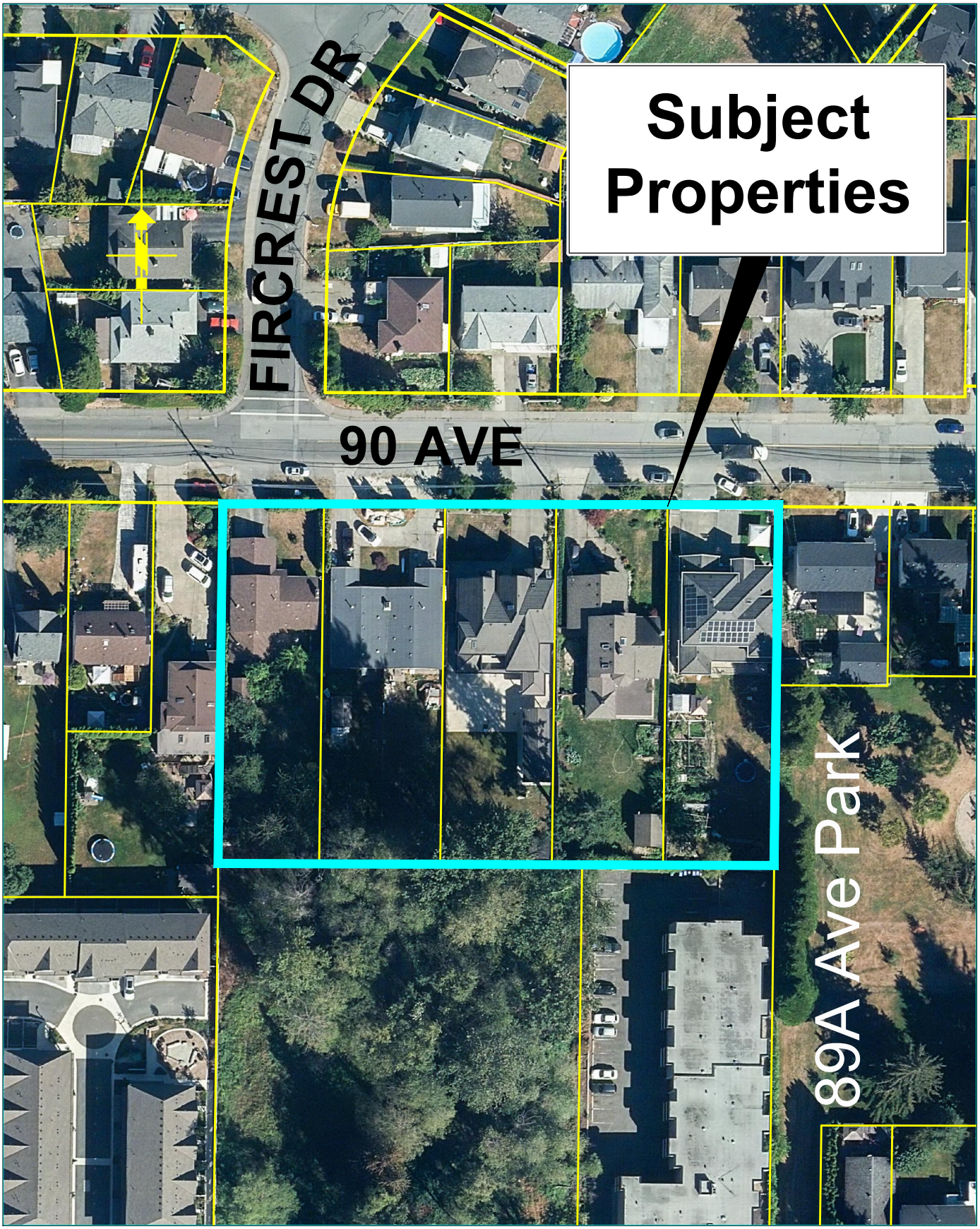
Department submission prepared by: Emma Adams, Planner
EA/ja

- **ATTACHMENTS:**

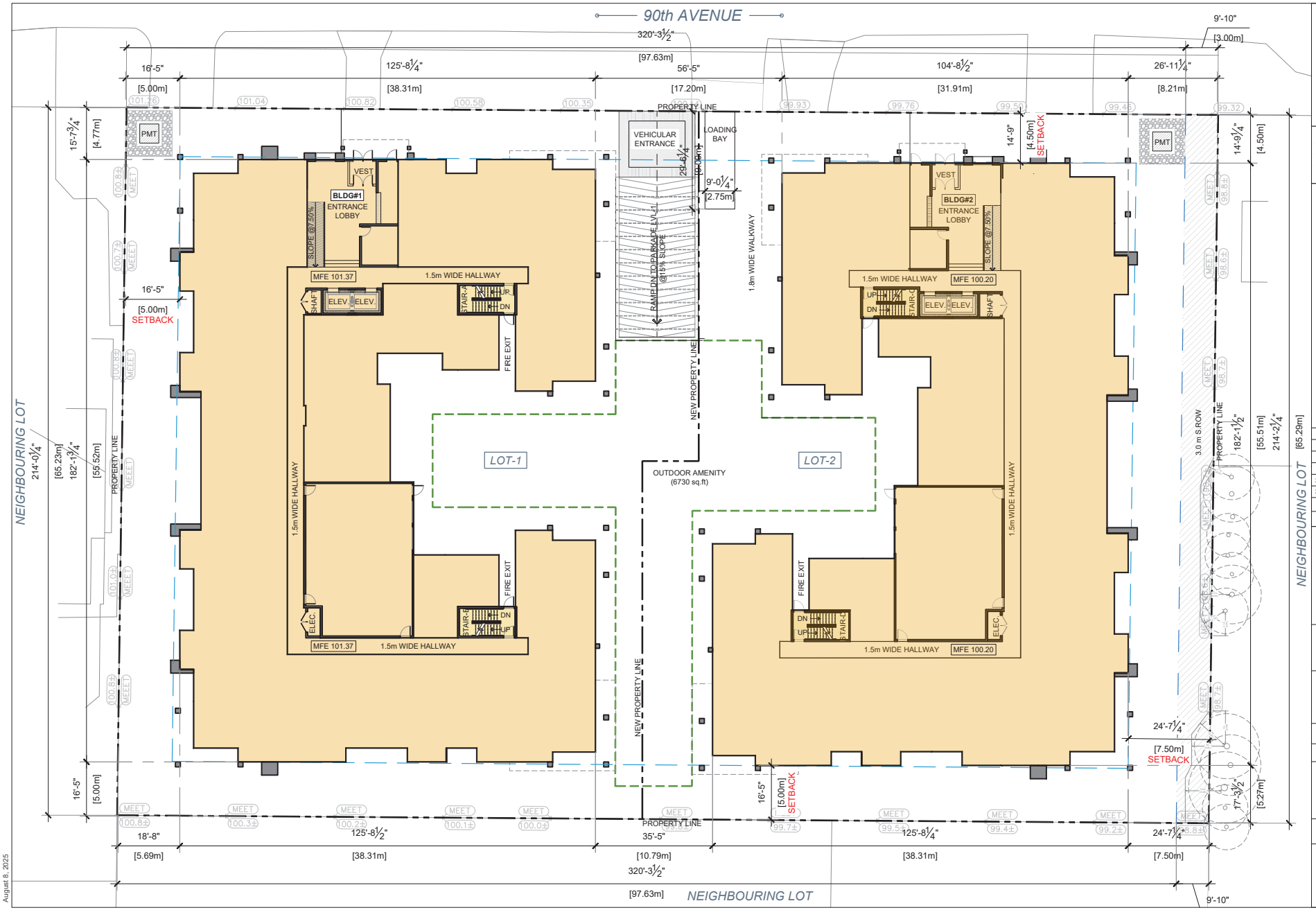
A. Location Map and Aerial Photograph
B. Site Plan and Renderings



G:\Current Development\LU FILES\LU009\LU009880\Drawings\LU009880__LOC.dwg, 2025-08-27 9:23:35 AM, GMatts



G:\Current Development\LU FILES\LU009\LU009880\Drawings\LU009880__AERIAL.dwg, 2025-08-27 9:24:33 AM, GMatts



August 8, 2025

PMA
ParaMorph Architecture Inc
308 - 9639 137A Street, Surrey BC V3T 0M1
604-608-0161 | www.paramorph.com

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

N

Date	Description
2025-06-10	DP Application
2025-03-28	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
AMREET SINGH
BRITISH COLUMBIA

Project Title
APARTMENT DEVELOPMENT

Project Address
11810,18,20,24,28,38-90th AVE DELTA, BRITISH COLUMBIA

Drawn By	Date
LM	2025-06-10
Checked By	Project ID
PV	DE06_2502

Sheet Title
SITE PLAN

Scale

Sheet No.
A-1.0