



## City of Delta

## Minutes

Minutes of the Public Hearing of Delta City Council held on Monday, September 25, 2023 at 4:00 p.m. in the Council Chamber of the Delta City Hall, 4500 Clarence Taylor Crescent, Delta, British Columbia, and streamed by Zoom videoconference.

Present: Acting Mayor Dylan Kruger, Chair  
Councillor Rod Binder\*  
Councillor Daniel Boisvert\*  
Councillor Jessie Dosanjh  
Councillor Alicia Guichon  
Councillor Jennifer Johal

Absent: Mayor George V. Harvie

|               |                  |                                                                 |
|---------------|------------------|-----------------------------------------------------------------|
| Also Present: | Donny van Dyk    | City Manager                                                    |
|               | Marcy Sangret    | Deputy City Manager                                             |
|               | Guy McKintuck    | Fire Chief                                                      |
|               | Mike Brotherston | Acting General Manager, Corporate Services                      |
|               | Navin Chand      | General Manager, Finance                                        |
|               | Param Grewal     | General Manager, Economic Development and Stakeholder Relations |
|               | Trent Reid       | General Manager, Parks, Recreation and Culture                  |
|               | Doreann Mayhew   | General Manager, Development                                    |
|               | Steven Lan       | General Manager, Engineering                                    |
|               | Leanne Salmon    | Administrative Manager, Mayor and City Manager's Office         |
|               | Tyson Schofield  | Manager of Council Initiatives                                  |

Office of the City Clerk: Michelle Jansson City Clerk

*\*By Videoconference*

The Acting Mayor opened the Public Hearing with an explanation of the process to be followed and noted that any persons who believe that their interest in property is affected by the proposed projects would be afforded an opportunity to be heard. The Acting Mayor advised that after all persons have been heard, the Hearing would be declared "closed."

**PROJECT 1      APPLICATION FOR OFFICIAL COMMUNITY PLAN AMENDMENT, REZONING, LAND USE CONTRACT DISCHARGE AND DEVELOPMENT PERMIT**

(File No. LU009521) (Bylaw Nos. 8301, 8302, 8303)

**Location:** 7728 119A Street

**Applicant:** Harjit Singh Sangha, 1186864 B.C. LTD.

**Proposal:** Application for Official Community Plan Amendment, Rezoning, Land Use Contract Discharge and Development Permit to allow redevelopment of the property into two six-storey residential apartment buildings.

**The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment Bylaw No. 8302, 2023**

To exempt the lands from the 2.2 Floor Space Ratio (FSR) density provision of the Medium Density Residential (Scott Road) (MDR(SR)) land use designation, and allow a new density limit of 2.66 FSR.

The proposal otherwise complies with the height and land use policies of the MDR(SR) land use designation.

**Delta Zoning Bylaw No. 7600, 2017 Amendment Bylaw No. 8301, 2023**

To rezone Residential Townhouse 40 (RT40) to Comprehensive Development Zone No. 33 (CDZ33) to allow the development of two six-storey multi-family apartment buildings.

**Land Use Contract Discharge Bylaw No. 8303, 2023**

To discharge Land Use Contract LU-74-43 to allow development under the new CDZ33 regulations.

**Development Permit LU009521**

Development Permit LU009521 would address the form and character of the proposed development, which is located in Scott Road Corridor Development Permit Area.

**Reference Materials**

- 1.1 The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (LU009521) Bylaw No. 8302, 2023
- 1.2 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ33 – LU009521) Bylaw No. 8301, 2023
- 1.3 Delta (LU009521) Land Use Contract Discharge Bylaw No. 8303, 2023

- 1.4 Report by the Development Department dated September 6, 2023 regarding Official Community Plan Amendment, Land Use Contract Discharge, Rezoning and Development Permit for Proposed 291-Unit Multi-Family Residential Development at 7728 119A Street (1186864 B.C. LTD.). (File: LU009521 & B/Ls: 8302, 8303 and 8301)
- 1.5 Correspondence dated August 14, 2023 from N. Van Eeden Petersman (previously distributed)
- 1.6 Extract of Minutes of the Regular Meeting
  - September 11, 2021
- 1.7 PowerPoint Presentation submitted by the Applicant
- 1.8 Correspondence received as of September 22, 2023

Concerns

- a. L. Erickson – September 19, 2023

The following correspondence was provided On Table in connection with this project:

Support

- a. Submission containing 132 form letters – September 25, 2023

Concerns

- a. S. McLeod – September 25, 2023
- b. P. Zawalykut – September 25, 2023

Opposition

- a. J. Baskott – September 25, 2023

Additional Information from Staff

There was no additional information from staff.

Presentation by Applicant

Kyle Nagtegaal, Project Manager Associate, accompanied by Steven Bartok, Principal, Architect, Keystone Architecture, spoke to the proposal, highlighting that it consists of two six-storey buildings containing 291 units, ranging in size from studios to three bedrooms.

Also, it was noted that the proposal includes on-site parking, indoor and outdoor amenity areas with BBQ space, dining and lounge areas as well as a children's playground. S. Bartok then spoke to the proposal's form and character, noting its contemporary design aims to compliment the adjacent neighbourhood.

#### Submissions by Electronic Means

None.

#### Submissions from the Floor

Linda Erickson, 7875 119A Street, spoke in opposition to the proposal, citing concern with a potential increase in traffic and the form and character of the development. L. Erickson then offered suggestions to address these concerns however added that the proposal would increase Delta's housing stock.

Cam Good, 930 Kennedy Avenue, spoke in favour of the proposal, and was of the opinion that the project is well designed. C. Good remarked that the Applicant's dedication to the community is demonstrated in this proposal's "Delta First" commitment. C. Good also remarked that the proposed development will offer accessible units and the range of units may lend itself to attracting a diverse group of buyers.

Pat Zawalykut, 11772 80A Avenue, spoke in opposition of the project, and was of the opinion that this proposal will negatively affect the livability of North Delta. P. Zawalykut then urged Council to examine development proposals in North Delta as a whole to ensure adequate infrastructure capacity.

David Knowles, 11916 Gilmore Crescent, spoke in opposition of the project, and expressed concern with regard to the size of the proposed development and in particular, how the increase in density will affect existing aging infrastructure. D. Knowles then commented on responsible densification and was of the opinion that six storeys is more suitable for this project.

Carl Strand, 7433 119A Street, acknowledged that the proposed development is in compliance of Delta's Official Community Plan (OCP); however, C. Strand expressed concern with regard to existing traffic volume in the area and was of the opinion that the proposed density may exasperate this situation and emphasize the lack of infrastructure upgrades.

Eliza Olson, 11965 84A Avenue, expressed concern regarding the proposal and in particular, with regard to the front setback. E. Olson was of the opinion that the front setback should be deepened and also cited concern regarding potential traffic increase in the area.

Dianne Jasper, 11734 81 Avenue, spoke to the development of neighbourhoods in North Delta, noting that the area lacks basic infrastructure such as sidewalks. D. Jasper urged Council to consider density needs along with infrastructure needs, noting that, given the anticipated growth in North Delta, additional community amenities and infrastructure are required.

Jill McKnight, Executive Director, Delta Chamber of Commerce, emphasized the urgent need for increased housing options in Delta and stated that many Delta businesses are in need of staff who can access transit south of the Fraser River to commute to and from work. J. McKnight then spoke to the subject site's adjacency to the Scott Road corridor and various public transportation hubs, noting that this site is ideal for densification.

Rick Morrow, 353 55 Street, spoke in favour of the proposal, noting that an increase in Delta's housing stock will allow the next generation of home buyers to enter the housing market.

Debbie Schmaltz, 6572 Kempson Crescent, recounted her recent driving experience along the Scott Road corridor and emphasized the corridor's inefficiency in moving traffic.

Esha Deol, 6563 Kempson Crescent, acknowledged the need for additional housing in Delta, particularly for those entering the market, however, E. Deol was of the opinion that housing and infrastructure needs must be balanced.

In response to comments from speakers, Doreann Mayhew, General Manager, Development, advised that (i) the application's Traffic Impact Assessment was prepared by a professional engineer, and reviewed by City staff, (ii) road improvements are under way for a new bus service along the Scott Road corridor, and (iii) the City has a program to address neighbourhood improvements including sidewalk infill and a sidewalk is scheduled to be installed in the area in 2025.

### Questions from Council

In response to queries from Council, D. Mayhew advised that it is anticipated that the development will provide housing to families with school-aged children; staff liaised with the Delta School District on this proposal and the figures provided in the staff report are estimated enrollment projections calculated by the District. Also, D. Mayhew remarked that the City's Fire and Emergency Services were consulted and advised of no concerns with regard to access to the proposal development.

Steven Lan, General Manager, Engineering, spoke to the Scott Road corridor and various improvements to address safety.

There were no other persons present wishing to speak in connection with this project.

Acting Mayor Kruger declared the Hearing on this application closed (4:56 p.m.)

**PROJECT 2      APPLICATION FOR OFFICIAL COMMUNITY PLAN AMENDMENT, REZONING, ROAD CLOSURE, CANCELLATION AND DISPOSITION, DEVELOPMENT VARIANCE PERMIT AND DEVELOPMENT PERMIT (File No. LU009536) (Bylaw Nos. 8327, 8328, and 8329)**

**Location:** 5349, 5359 & 5367 Ladner Trunk Road and 4834 & 4844 53 Street

**Applicant:** Hardeep Bassi, Bassi Properties/Highmark Homes Ltd.

**Proposal:** Application for Official Community Plan Amendment, Rezoning, Road Closure, Cancellation and Disposition, Development Variance Permit and Development Permit in order to consolidate the subject properties and a 970.1 m<sup>2</sup> City-owned lane to construct two 6-storey apartment buildings with a total of 211 units comprising a rental building with 87 dwelling units and a market building with 124 dwelling units.

**The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment Bylaw No. 8327, 2023**

To change the land use designation of the subject properties as shown on Map No. 1 from Residential Ground-Oriented (RG) to a new designation, Medium Density Residential (Corridor) 6 (MDR(CR)6), which would permit a maximum floor space ratio of 2.5 and height of six storeys. A new floor space ratio of 2.39 is proposed for this development.

**Delta Zoning Bylaw No. 7600, 2017  
Amendment Bylaw No. 8328, 2023**

To rezone the subject properties as shown on Map No. 1 from Single Detached Residential 2 (RS2) to Comprehensive Development Zone 38 (CDZ38) in order to redevelop the site for two apartment buildings, parking, and common indoor and outdoor amenity spaces.

**Delta Road Closure and Cancellation Bylaw No. 8329, 2023**

To close to all traffic and remove the highway dedication from the existing 970.1 m<sup>2</sup> of City-owned lane identified as “Proposed Lane Closure” as shown on Map No. 2 in anticipation of the land being disposed of in accordance with the *Community Charter* and transferred to the subject properties’ owner as part of a proposed conditional road transfer and exchange agreement.

**Development Variance Permit LU009536**

To vary the following provisions in “Delta Zoning Bylaw No. 7600, 2017”:

- i. Section 7.7.3 by reducing the minimum amount of common outdoor amenity space from 1,266 m<sup>2</sup> to 1,156 m<sup>2</sup>;
- ii. Section 8.4.2 by reducing the minimum number of residential parking spaces from 259 to 202;
- iii. Section 8.5.5(a) by reducing the number of accessible parking spaces from 21 to 14; and
- iv. Section 9.2.1 by reducing the number of off-street loading spaces from 2 to 0.

**Development Permit LU009536**

To regulate the form and character of the proposed apartment buildings, which are located in the Ladner Village 1 (LV1) Development Permit Area.

**Reference Materials**

- 2.1 The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (LU009536) Bylaw No. 8327, 2023
- 2.2 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ38 – LU009536) Bylaw No. 8328, 2023
- 2.3 Delta Road Closure and Cancellation (LU009536) Bylaw No. 8329, 2023

- 2.4 Report by the Development Department dated September 6, 2023 regarding Official Community Plan Amendment, Rezoning, Road Closure, Cancellation and Disposition, Development Variance Permit and Development Permit for 211-Unit Apartment Development at Ladner Trunk Road and 53 Street (1310328 B.C. Ltd.) (File: LU009536 & B/Ls: 8327, 8328 and 832\*)
- 2.5 Refers to correspondence received at first and second reading
  - a. N. Van Eeden Petersman – August 14, 2023
  - b. D. Bolen – August 15, 2023
- 2.6 Extract of Minutes of the Regular Meeting
  - September 11, 2023
- 2.7 Memorandum the General Manager, Development, dated September 20, 2023 regarding Public Hearing Project No. 2 Official Community Plan Amendment, Rezoning, Road Closure, Cancellation and Disposition, Development Variance Permit and Development Permit Application at 5349, 5359 & 5367 Ladner Trunk Road and 4834 & 4844 53 Street (1310328 B.C. Ltd.)
- 2.8 PowerPoint Presentation submitted by the Applicant titled “Public Hearing Presentation by Bassi Properties”
- 2.9 Correspondence received as of September 22, 2023
  - Opposition
    - b. L. Field – September 15, 2023
    - a. C. & B. Dodds – September 15, 2023
    - b. B. Alexander – September 20, 2023
    - c. R. Vaughan-Smith – September 21, 2023
    - d. H. Fraser – September 21, 2023
    - e. M. Nivens – September 21, 2023
    - f. S. Gill – September 22, 2023

The following correspondence was provided On Table in connection with this project:

Concerns

- a. S. McLeod – September 25, 2023

Opposition

- a. H. Cole – September 24, 2023
- b. D. Baldwin – September 24, 2023

Additional Information from Staff

There was no additional information from staff.

#### Presentation by Applicant

Majd Makdissy, Architect, Barnett Dembek Architects, provided background information on the subject sites and highlighted that the proposal is for two six-storey buildings consisting of 211 units and a separate amenity building; the first building consists of 124 market units while the second building consists of 87 rental units.

Mary Chan Yip, Landscape Architect, PMG Landscape Architects reviewed the scheme for the proposal; and highlighted the large scale trees that will be added along 48A Avenue and all ground level units will have front doors and patios. Landscaping, trees and shrubs, provide a diverse range of colour and texture throughout the development. A central amenity room, outdoor patio area, outdoor programming, play area, BBQ area, exercise, open lawn area will be available for residents to enjoy.

#### Submissions by Electronic Means

Sandy McLeod, 4885 53 Street, spoke in opposition of the proposal citing concern with the number of storeys. S. McLeod also expressed concern regarding the lack of parking spaces proposed, and was of the opinion that it was not adequate. S. McLeod then spoke to potential increase in traffic in the immediate and surrounding areas, and remarked that street parking is minimal.

#### Submissions from the Floor

John Mathieson, representing Persona Communications doing business as Eastlink, stated that this proposal will affect Eastlink's operations as their office is immediately adjacent at 5381 Ladner Trunk Road. J. Mathieson stated his opposition to the closure and dedication of the laneway, noting that the lane is used by the business for access to their property, parking of their vehicle fleet, and for storage. J. Mathieson remarked that the Applicant has made no efforts to communicate with Eastlink on their proposal and expressed frustration given the laneway's daily use for their operations.

Maureen Pearl, 4889 53 Street, acknowledged the need for additional housing in Lander, however expressed concern on the lack of street parking proposed.

Jill McKnight, Executive Director, Delta Chamber of Commerce, spoke in favour of the project, stating that Delta has an urgent need for housing and in particular rental housing. J. McKnight was of the opinion that the subject site is suitable for a development of this magnitude given its location and particularly its access off an arterial road in Ladner.

Don Anderson, 4864 53 Street, was of the opinion that, although the site is suitable for high density, the number of parking spaces should be more reflective of the number of units proposed.

#### Questions from Council

In response to queries from Council, D. Mayhew noted that (i) buildings in the vicinity have a range of heights from three storeys to five and a half storeys tall, (ii) a traffic impact study was conducted during peak hours and determined that the existing infrastructure could adequately manage the potential increase in traffic, (iii) parking needs were examined and given the range of unit types, it was determined that the proposed number of parking spaces is adequate, and (iv) the proposed rental units will be available at market rate.

There were no other persons present wishing to speak in connection with this project.

Acting Mayor Kruger declared the Hearing on this application closed (5:46 p.m.)

## TERMINATION

MOVED By Cllr. Guichon,

SECONDED By Cllr. Binder, THAT this Meeting now terminate (5:46 p.m.).

CARRIED UNANIMOUSLY

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Dylan Kruger  
Acting Mayor

## CERTIFIED CORRECT

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Michelle Jansson, CMC  
City Clerk