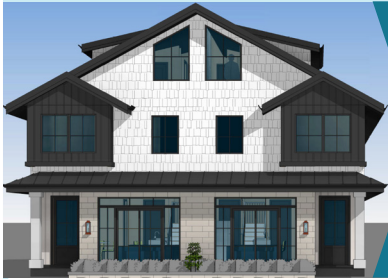


NOTICE OF DEVELOPMENT APPLICATION AND PUBLIC INFORMATION MEETING



10 LOT RESIDENTIAL DEVELOPMENT PROPOSAL ON 1 AVENUE

We want to hear from you!

The City of Delta has received an application for a development in your neighbourhood. The application is for a rezoning to allow the subdivision of the property at 5090 1 Avenue into 10 small scale residential lots and the construction of a houseplex on each lot.

Delta is hosting an in-person Public Information Meeting for this project giving you the opportunity to learn more and provide your feedback to the City.

Public Information Meeting



Thursday, November 27, 2025

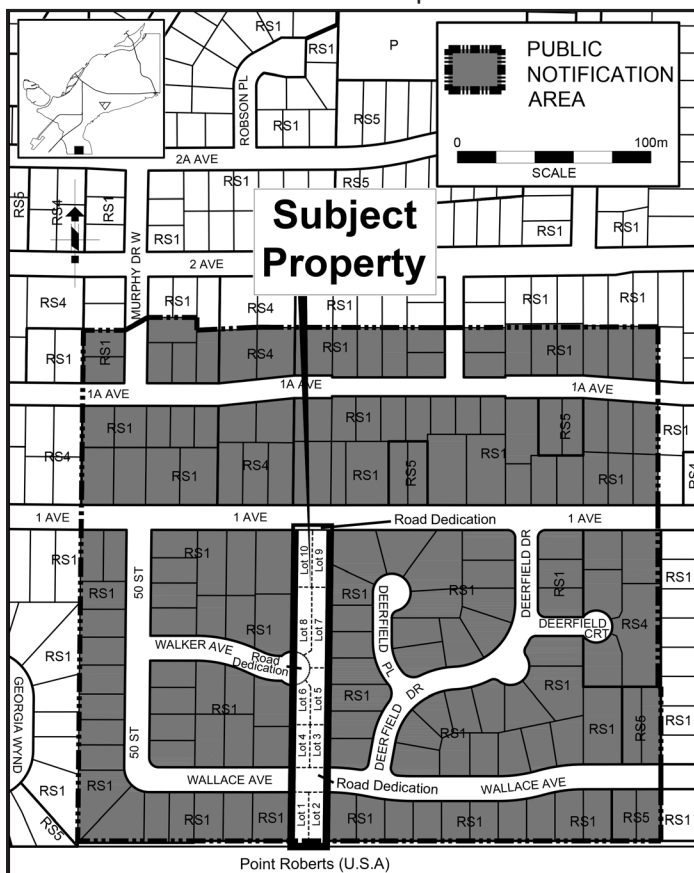


5:30 PM to 7:00 PM

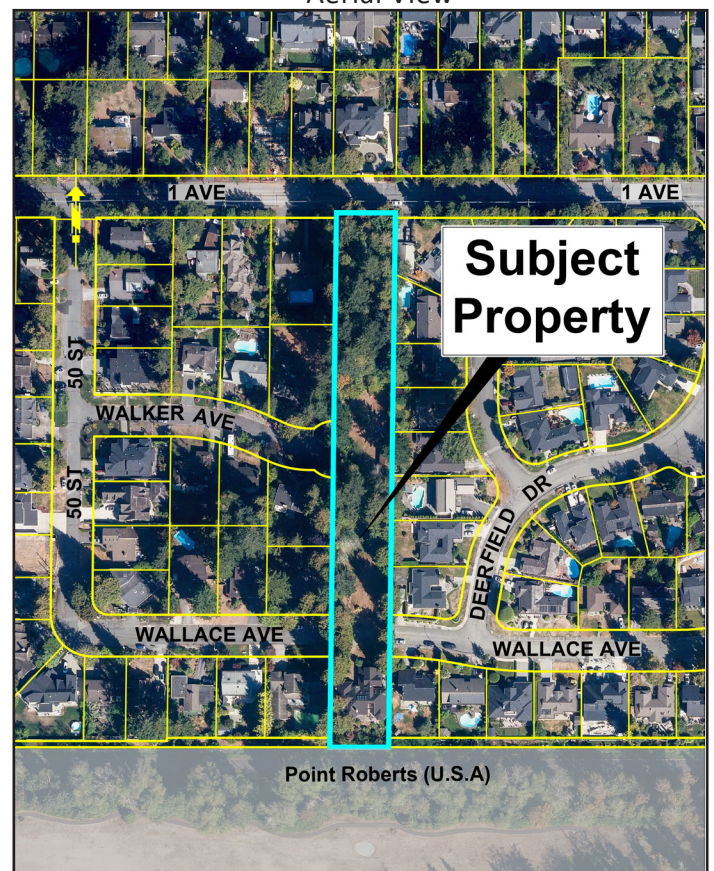


South Delta Secondary School
Cafeteria 750 53 Street, Delta, BC

Location Map



Aerial View



Details about the proposal are also available at letstalk.delta.ca/lu009726 where you can view the project information and provide comments online until December 12, 2025.



Key Application Facts:

The following are key aspects of the proposal:

- 10 small scale residential lots
- 5 four-unit and 5 three-unit houseplexes
- Lot sizes ranging from 468 m² to 914 m²
- Maximum allowable floor space ratio ranging from 0.52 to 0.77
- 35 residential parking spaces, 1 space per dwelling unit
- New road dedication is required to connect the east and west portions of Walker Avenue and complete the cul-de-sac on the east end of Walker Avenue.

The proposal is consistent with the Small Scale Residential (SSR) land use designation in “City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024.”

This development proposal includes applications for:

1. Rezoning from Single Detached Residential 1 (RS1) to a Comprehensive Development Zone (CD).
2. Subdivision from one lot into ten lots.



Application File Number:
LU009726



Applicant:
Hardeep Bassi, Bassi Properties



City Contact:
Emily Paterson, Planner

Have other questions or comments?
Contact the Development Department:

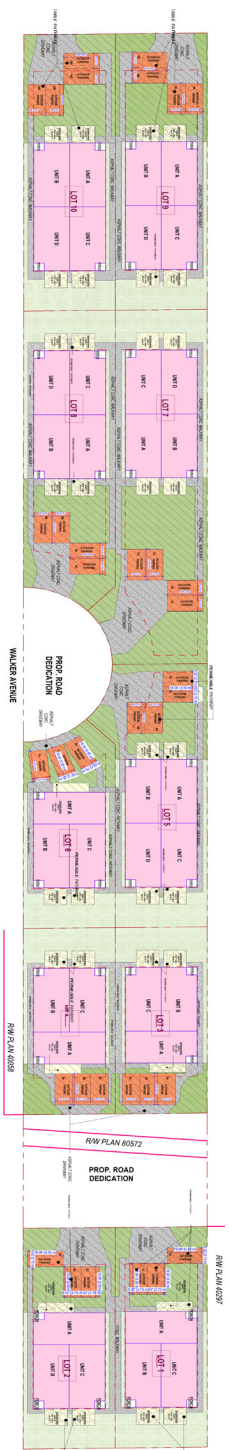


development@delta.ca or



604-946-3380

Site Plan Layout



Any correspondence submitted to the City of Delta with respect to the application will become public information under the Freedom of Information Act, so please provide your name, address, and telephone number and quote the above file number in your correspondence.

This is not a statutory bylaw notice. If the application proceeds to Council for consideration of bylaw readings, you will receive a statutory bylaw notice from the City of Delta later in the process.

Please note that this application has not gone to Council for consideration; therefore, aspects of the proposal may change as the application proceeds through the review process. Images are depicted as renderings