City of Delta
COUNCIL REPORT
**Regular Meeting**

To: **Council** File No.: **LU009726**

From: **Development Department**

Date: **June 25, 2025**

## New Application Received for Rezoning and 10-Lot Subdivision at 5090 1 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 and subdivision application that has been received for the property at 5090 1 Avenue and to provide information on the consultation process for this application.

- **BACKGROUND:**

The application is for rezoning to permit subdivision of the existing 0.73 ha (1.8 ac) subject property into 10 small-scale residential lots. The proposal is for 5 four-unit plex and 5 three-unit houseplexes for a total of 35 dwelling units. New road dedication would also be required to complete Wallace Avenue and a cul-de-sac at the end of Walker Avenue. A location map and aerial photo are provided in Attachment A.

Although the application is consistent with the Small Scale Residential (SSR) designation in the Official Community Plan and new application reports are typically presented to Council for larger complex projects, the consultation process outlined in this report is being presented to Council due to the unusually large size of the subject property, the number of lots and units proposed, the number of surrounding properties and the existing neighbourhood context which has historically not experienced much infill development.

This application is at a preliminary stage and 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, 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 following consultation process will be carried out for this application:

- Placing public notice signs on each street frontage of the subject site;
- Sending a notification letter to the surrounding property owners to advise them of the proposed development;
- Posting on the City of Delta's social media platforms to notify of the proposed development and ask for public feedback;
- Circulating the application to internal city departments and external agencies including the Delta School District and the Canadian section of the International Boundary Commission 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; and
- Hosting an in-person public information meeting to introduce the application and the proposal to the public and to receive feedback.

- **CONCLUSION:**

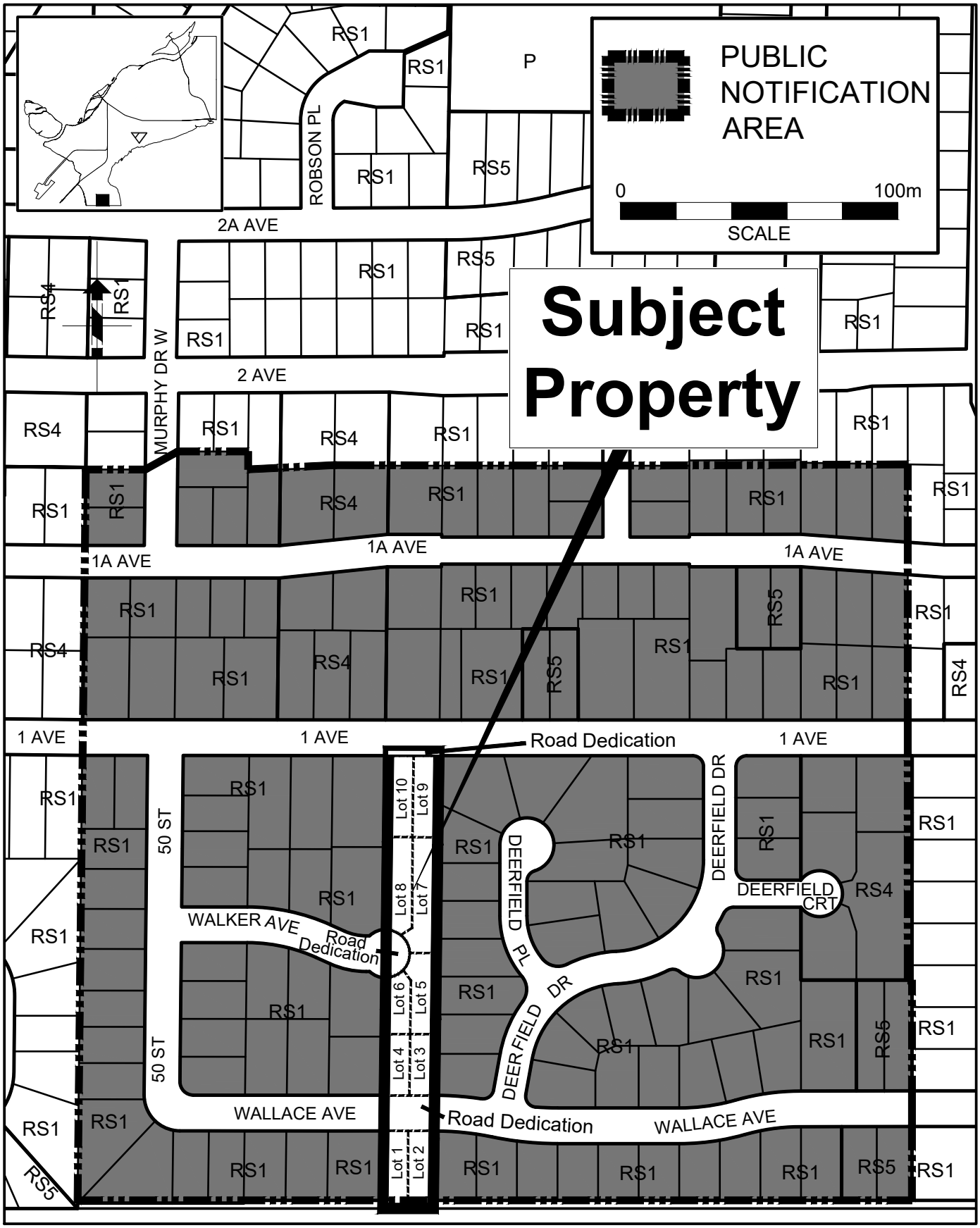
As a next step, staff will initiate the public consultation process for the rezoning and subdivision application at 5090 1 Avenue.

For Doreann Mayhew, P.Eng
General Manager, Development

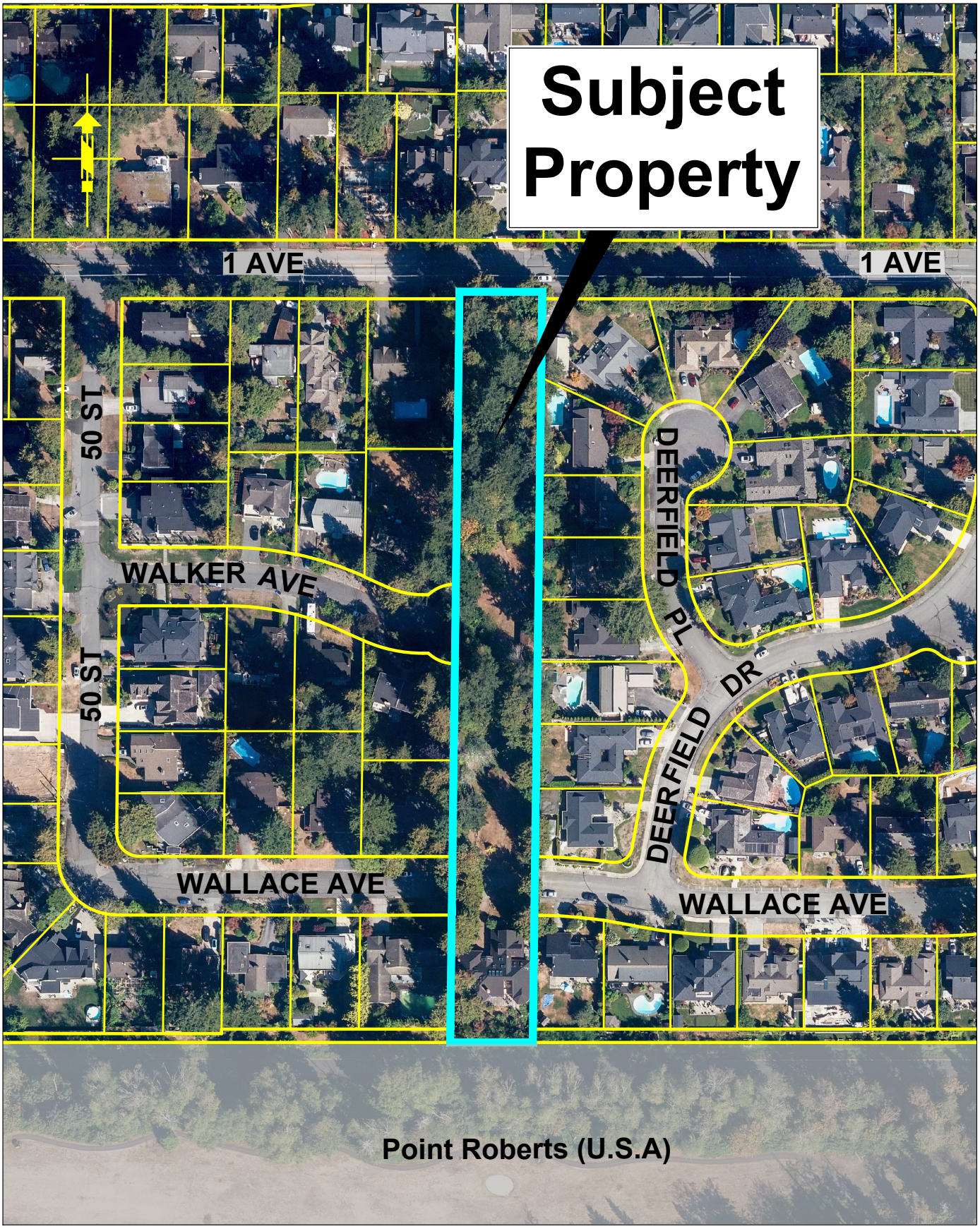
Department submission prepared by: Emily Paterson, Planner
EP/ja

- **ATTACHMENT:**

A. Location Map and Aerial Photo




G:\Current Development\LU FILES\LU009\LU009726\Drawings\LU009726__LOC.dwg, 2025-06-27 3:08:05 PM, GMatts




G:\Current Development\LU FILES\LU009\LU009726\Drawings\LU009726__AERIAL.dwg, 2025-06-05 10:30:29 AM, ASran