

PUBLIC INFORMATION MEETING



PROPOSED PRE-ZONING OF IDENTIFIED PROPERTIES ON A SECTION OF 72 AVENUE CORRIDOR

Welcome to the City of Delta’s Public Information Meeting

Meeting Details



Time: 5:00 PM–7:00 PM



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



Delta staff 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/pre-zoning until August 5, 2025



The Housing Accelerator Fund will help the City continue its work on ensuring that everyone, regardless of need, can find a place to live in Delta. These 7 initiatives focus on opening up new possibilities for more diverse types of housing, to help Delta work towards addressing its housing need. More diverse housing will provide opportunities for existing residents to age-in-place, young families to join the community, and first time buyers or renters to have a place of their own.



PROPOSED PRE-ZONING OF IDENTIFIED PROPERTIES ON A SECTION OF 72 AVENUE CORRIDOR



Project Process



13.26 TH-2: TOWNHOUSE RESIDENTIAL 2 ZONE

13.26.1 INTENT

This zone is intended for larger *townhouse* developments.

13.26.2 PRINCIPAL USES
Townhouse

13.26.3 ACCESSORY USES
Home occupation, accessory to a principal use
Indoor amenity space, accessory to a principal use

13.26.4 DENSITY
No maximum *floor space ratio*.

13.26.5 LOT COVERAGE
Maximum lot coverage shall be 45%.

13.26.6 SETBACKS
Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
Front	5 m	5 m
Interior Side	3 m	1 m
Exterior Side	5 m	5 m
Rear	5 m	1 m

13.26.7 HEIGHT
Maximum *height* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
Maximum <i>Storeys</i>	3	1
<i>Maximum height to mid-roof or the top of a flat roof</i>	11 m	3.75 m
<i>Maximum height to roof ridge for a pitched roof</i>	13 m	4.6 m

13.26.8 MINIMUM LOT SIZE

<i>Lot Area</i>	2,000 m ²
<i>Lot Width</i>	40 m
<i>Average Lot Depth</i>	40 m

See **Section 6.1.10** for home occupation regulations

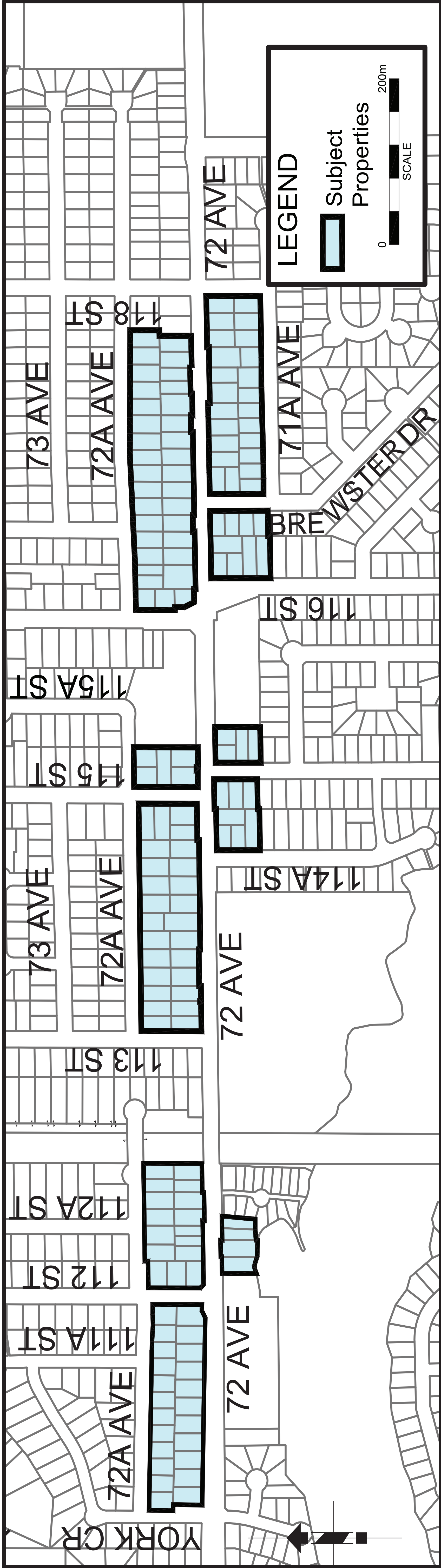
See **Section 6.2** for additional setback regulations

See **Section 6.2.14** for additional height regulations

PROPERTIES INCLUDED IN THE PROPOSED PRE-ZONING AREA

Delta

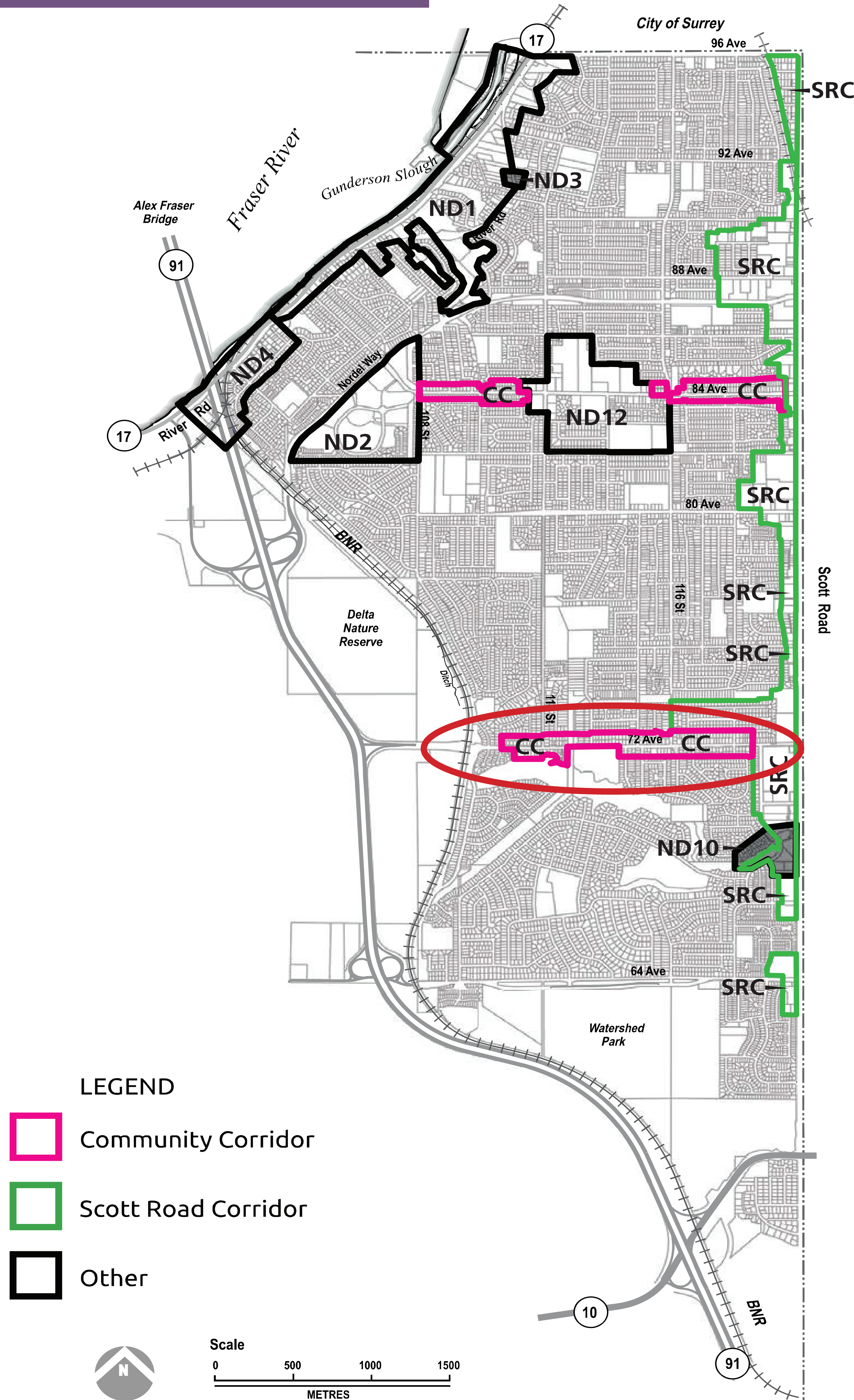
The City is reviewing opportunities to pre-zone a small number of properties along the 72 Avenue corridor to allow for future townhome projects. This is an initiative of the Canada Mortgage and Housing Accelerator Fund Grant and is intended to make it easier to add needed housing. As part of this process, residents are invited to learn more about what is being proposed, how they may be affected and to share their feedback. Feedback gathered will be shared with Council for consideration.



If your property is not included in the proposed pre-zoning area, you may see additional development in your area. Projects in this pre-zoned area would still need to apply to Delta for a development permit and a building permit before construction can begin.

If your property is included in the proposed pre-zoning area, the proposed changes are intended to permit townhouses as the primary permitted use for future redevelopment. A change in zoning may affect the development potential of your property, but would not require you to move, sell your property, or demolish any existing structures you do not wish to redevelop.

Map IIC North Delta Development Permit Areas



Building Character

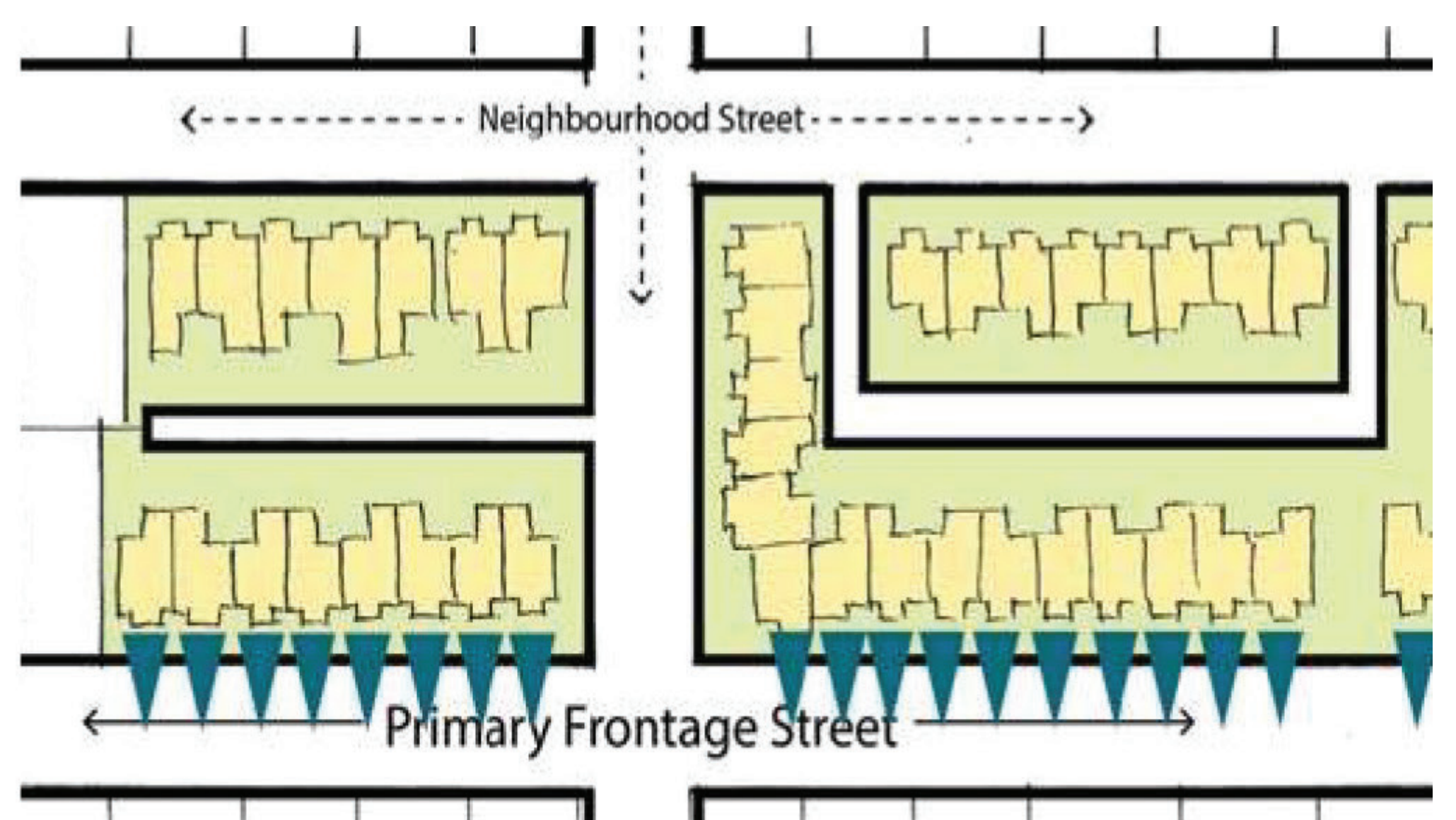
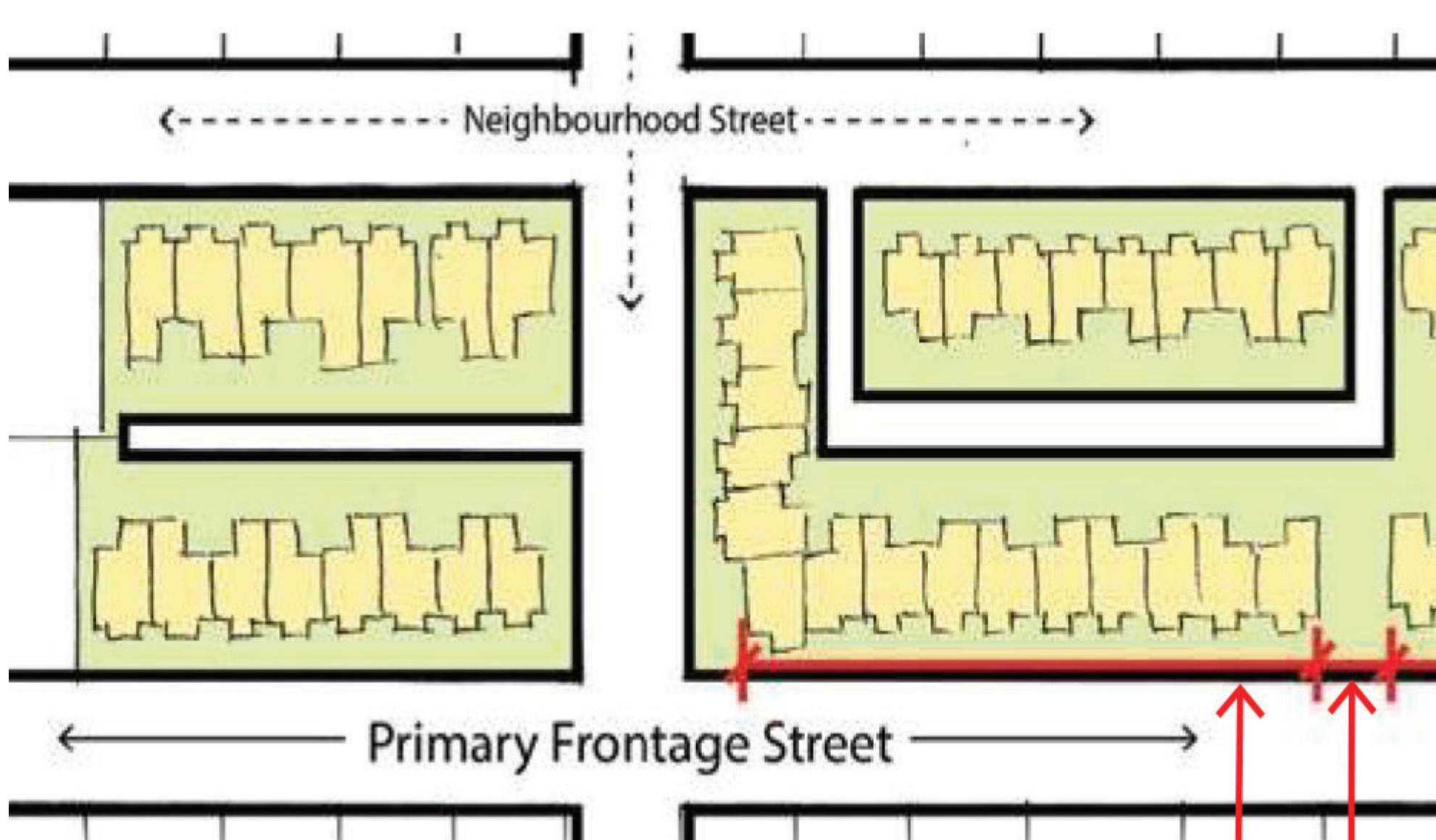
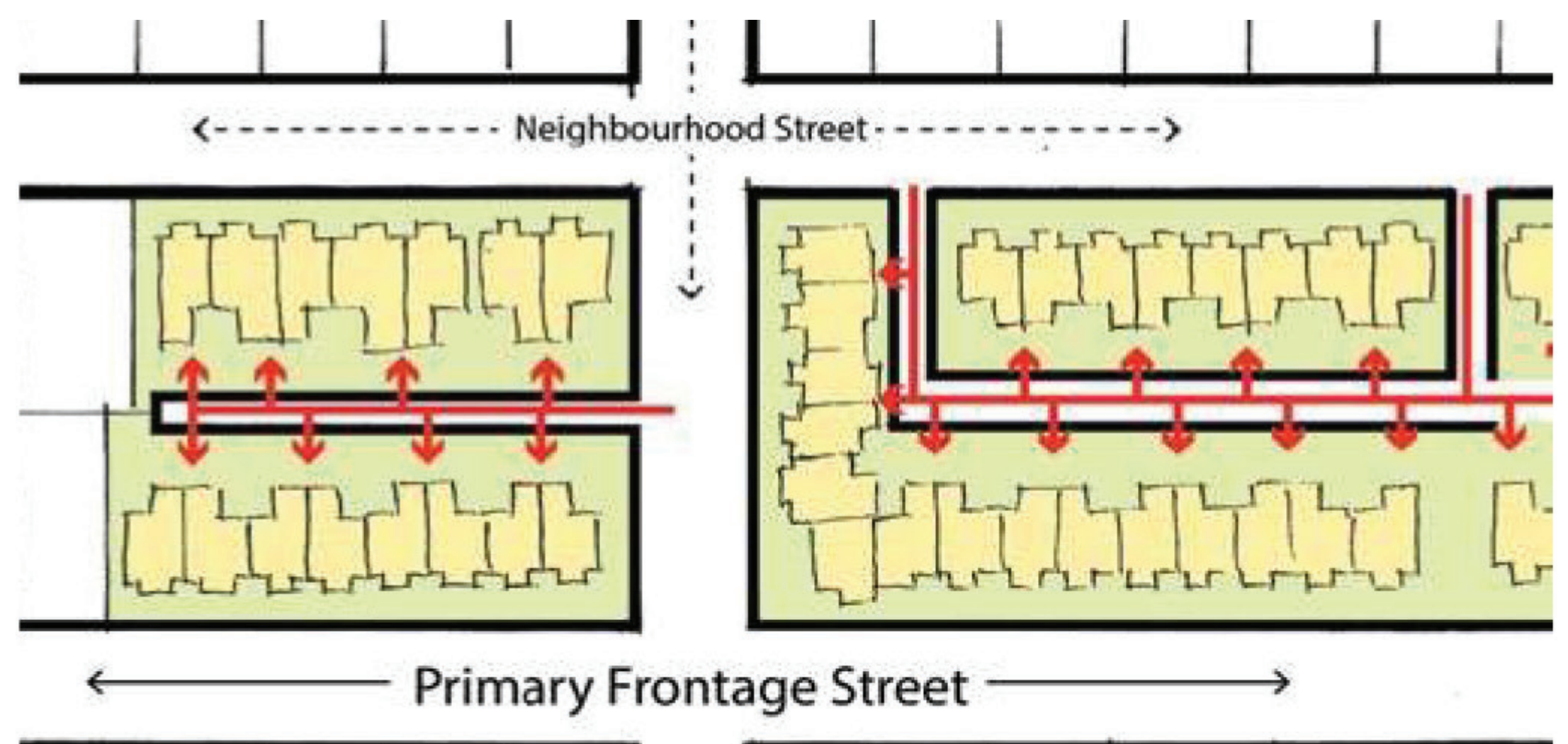
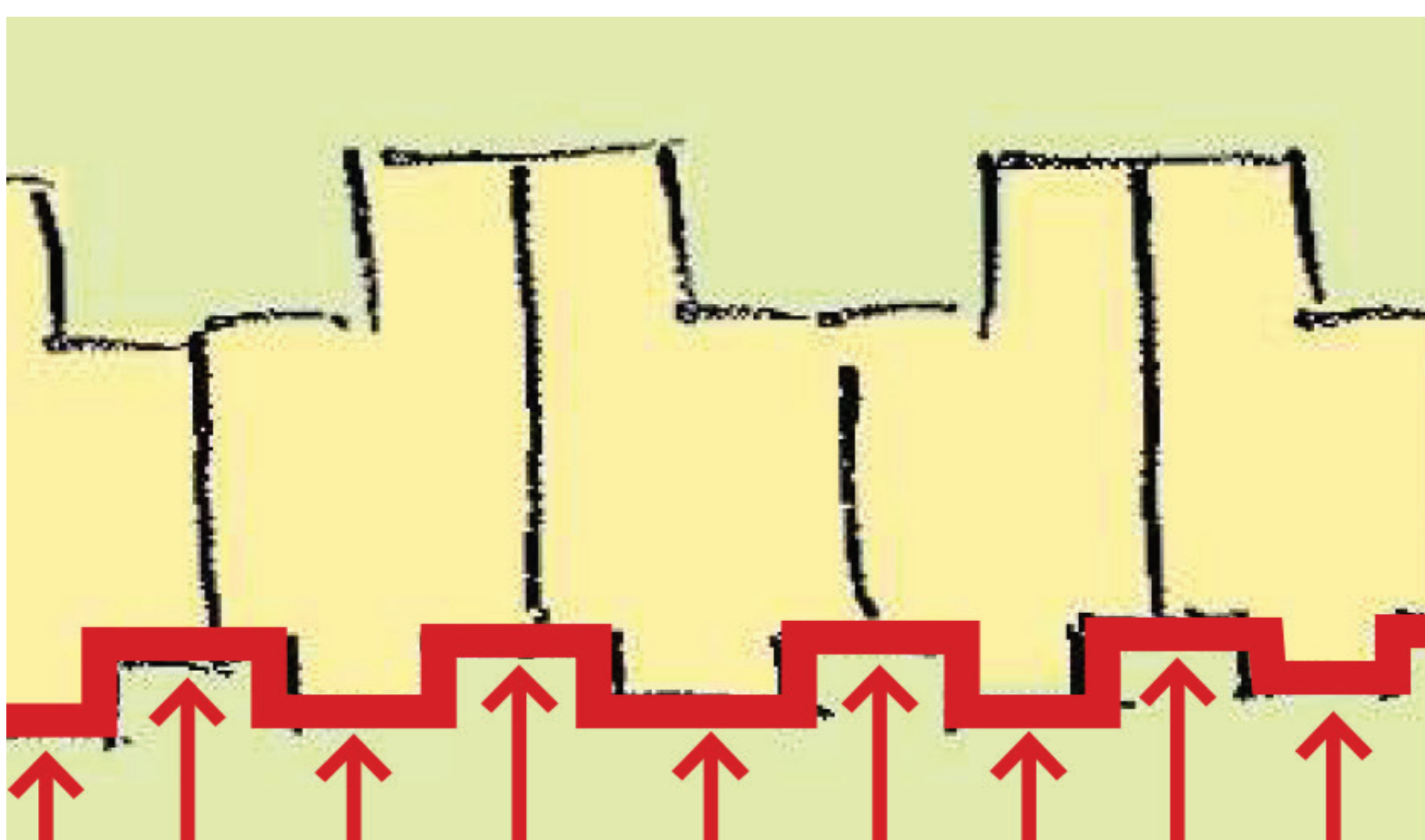
- Site Layout should provide access via lanes or internal roads and allow for future lane or internal road connections to adjacent sites.
- Orient units towards the primary frontage streets as a first priority.
- Articulate front façades of buildings along street frontages. This may be achieved through staggered setbacks from the street or through window boxes projecting from the primary façade of the building.

Open Space, Site Design and Landscaping

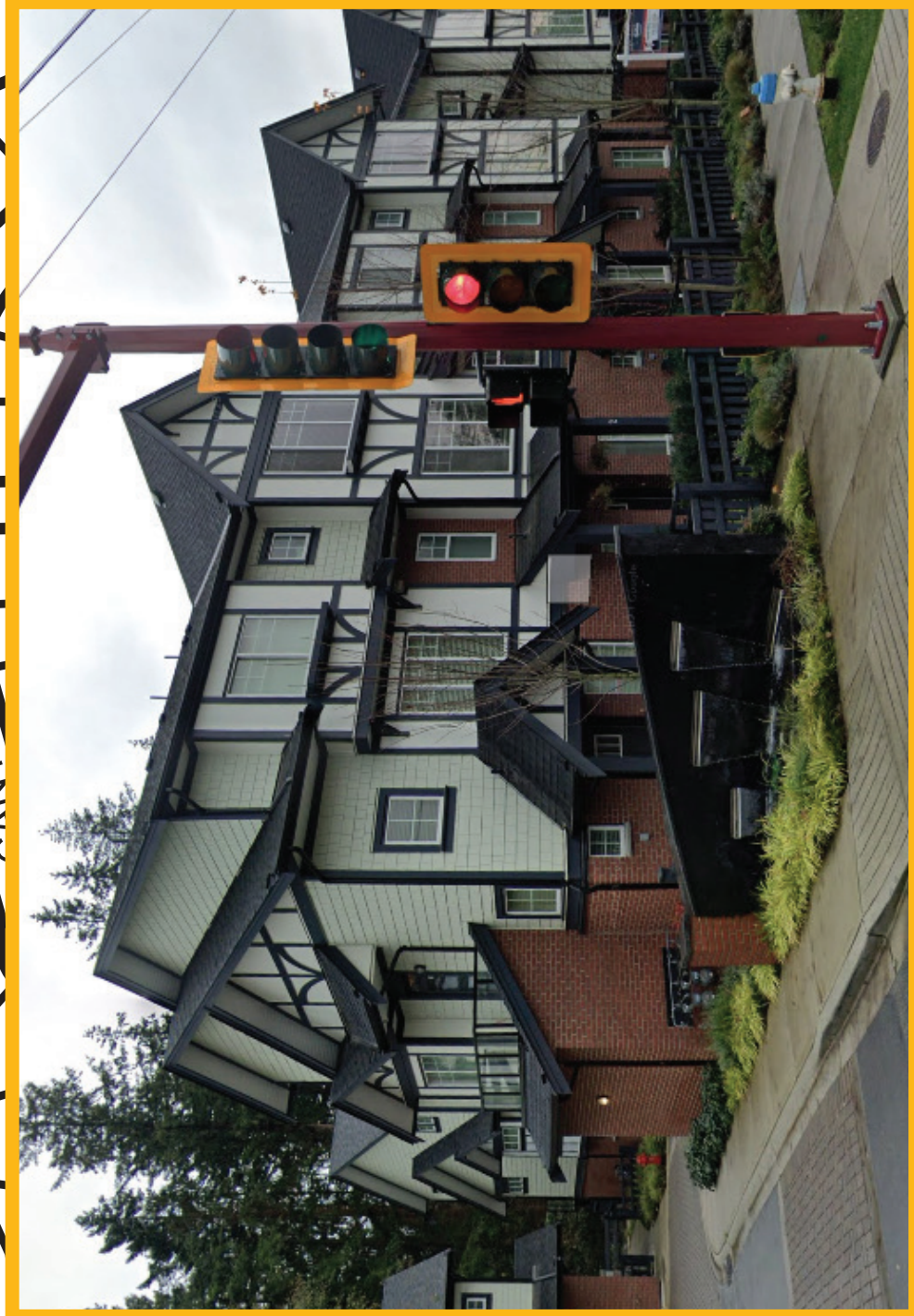
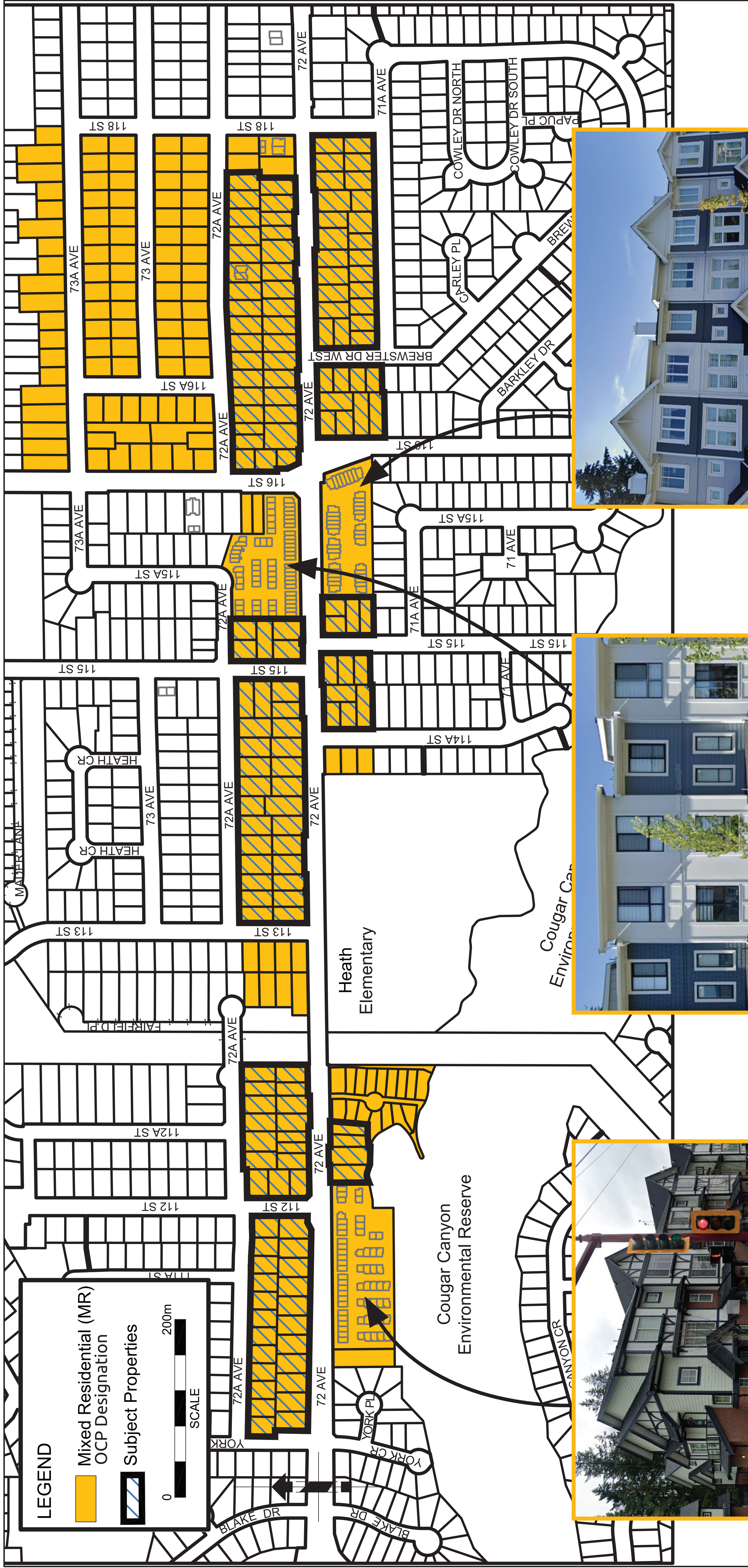
- Design outdoor open spaces taking into consideration the passive and active recreation needs of the residents likely to live in the development.
- Private outdoor spaces should be customizable by residents with plant materials, potted plants, window boxes and furnishings.
- Preserve and incorporate stands of mature trees into the overall landscape design of the site wherever possible and practical.

Streetscape

- Provide easily accessible pedestrian connections from multiple-family residential developments to adjacent streets and to public, park and school amenities in the area.
- All new development and redevelopment projects should provide high-quality street furniture which may include benches, shelters at bus stops, ornamental light fixtures, bollards, waste receptacles, information kiosks, art works, etc.
- On the 72nd and 84th Avenues streetscapes incorporate standard sidewalks (e.g., 1.5 m wide), and where possible wider sidewalks (e.g., up to 2.0 m), separated from the curb by a landscaped boulevard planted with street trees with consideration of underground and overhead utilities.



OFFICIAL COMMUNITY PLAN DESIGNATION, SUBJECT PROPERTIES AND EXAMPLES



Chelsea Gate, completed in 2018



Oakcrest, completed in 2021



Cyrus Hill, completed in 2020

**Tell Us What You Think About the Proposed
Pre-Zoning**