

PUBLIC INFORMATION MEETING



DENNISON GATE - TOWNHOUSES ON
52 STREET AND 7A AVENUE
We want to hear from you!

Welcome to the City of Delta’s
Public Information Meeting for a
Stacked Townhouse Development Proposal
at 52 Street and 7A Avenue

Open House – December 4, 2025 Meeting Details



Time: 5:30 PM–7:30 PM



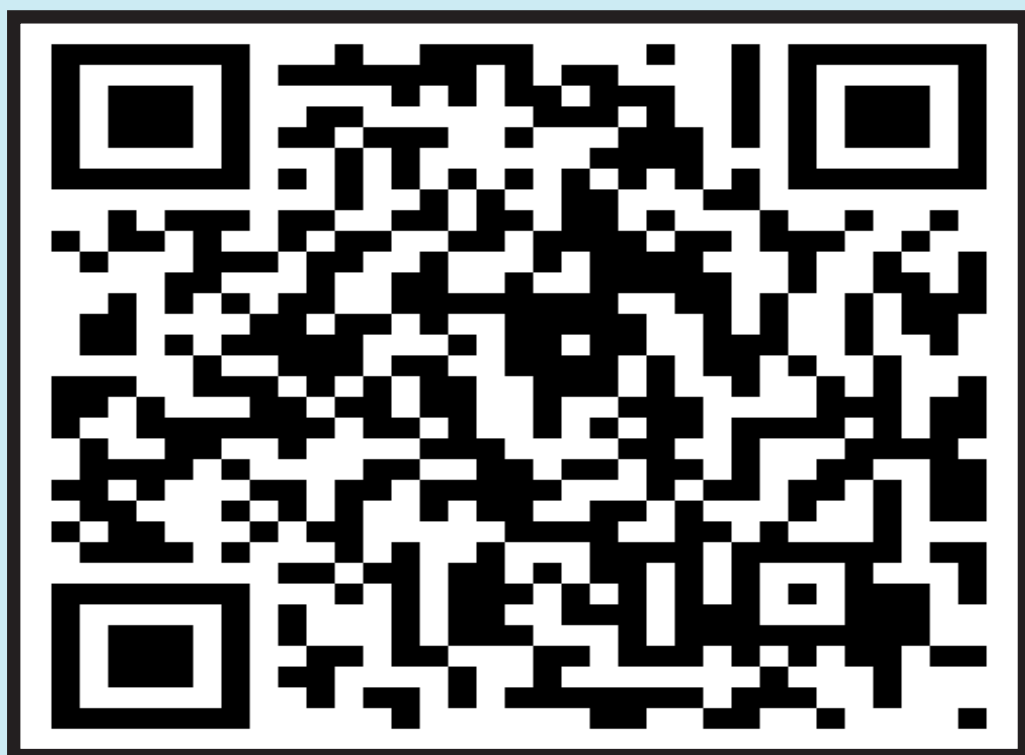
The meeting is drop-in format with numerous display boards available for viewing



Delta staff as well as representatives from the applicant team are available to answer questions for the duration of the meeting

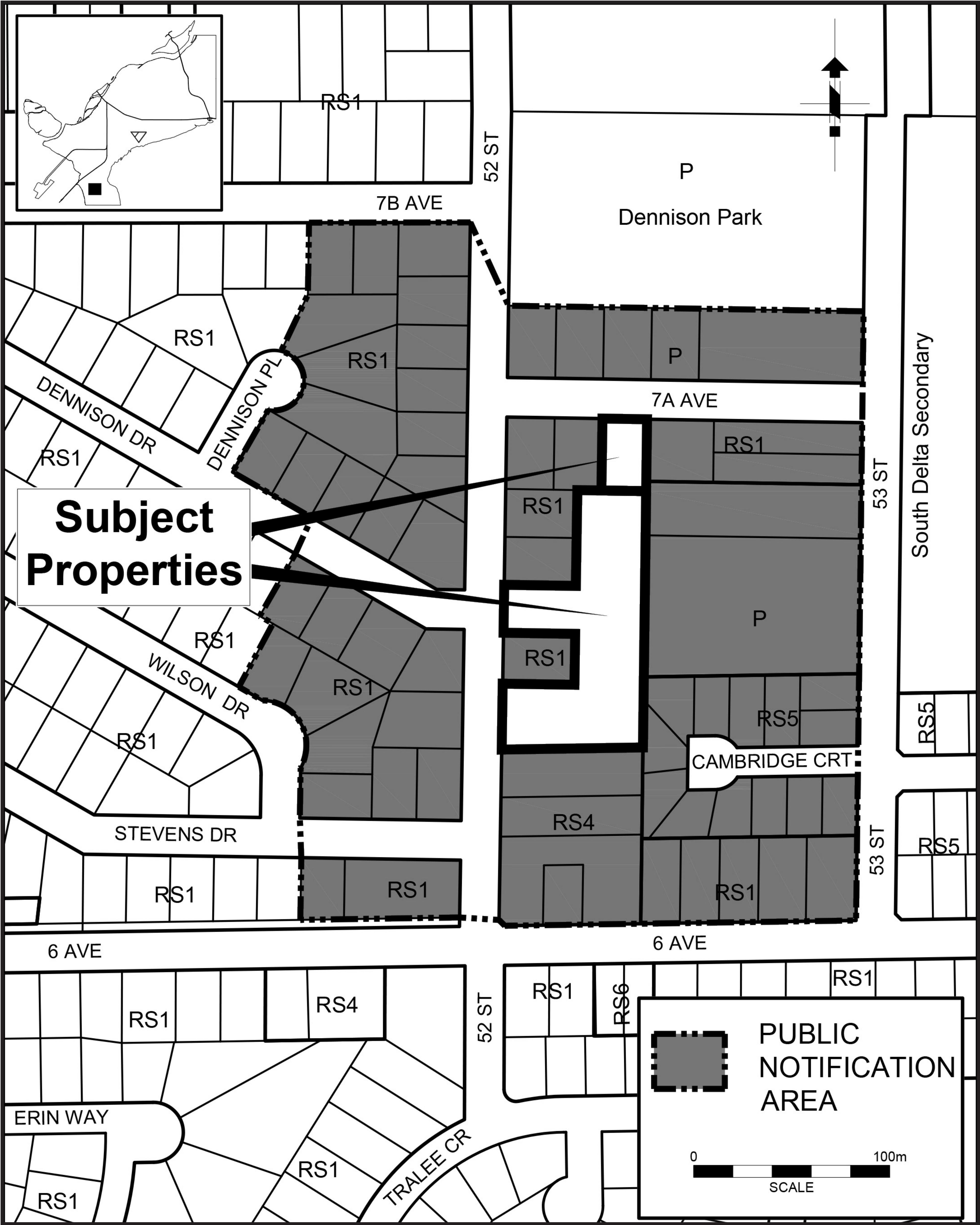


Comment Sheets are available for you to provide feedback or you may submit online at letstalk.delta.ca/LU009901 until **December 18, 2025**





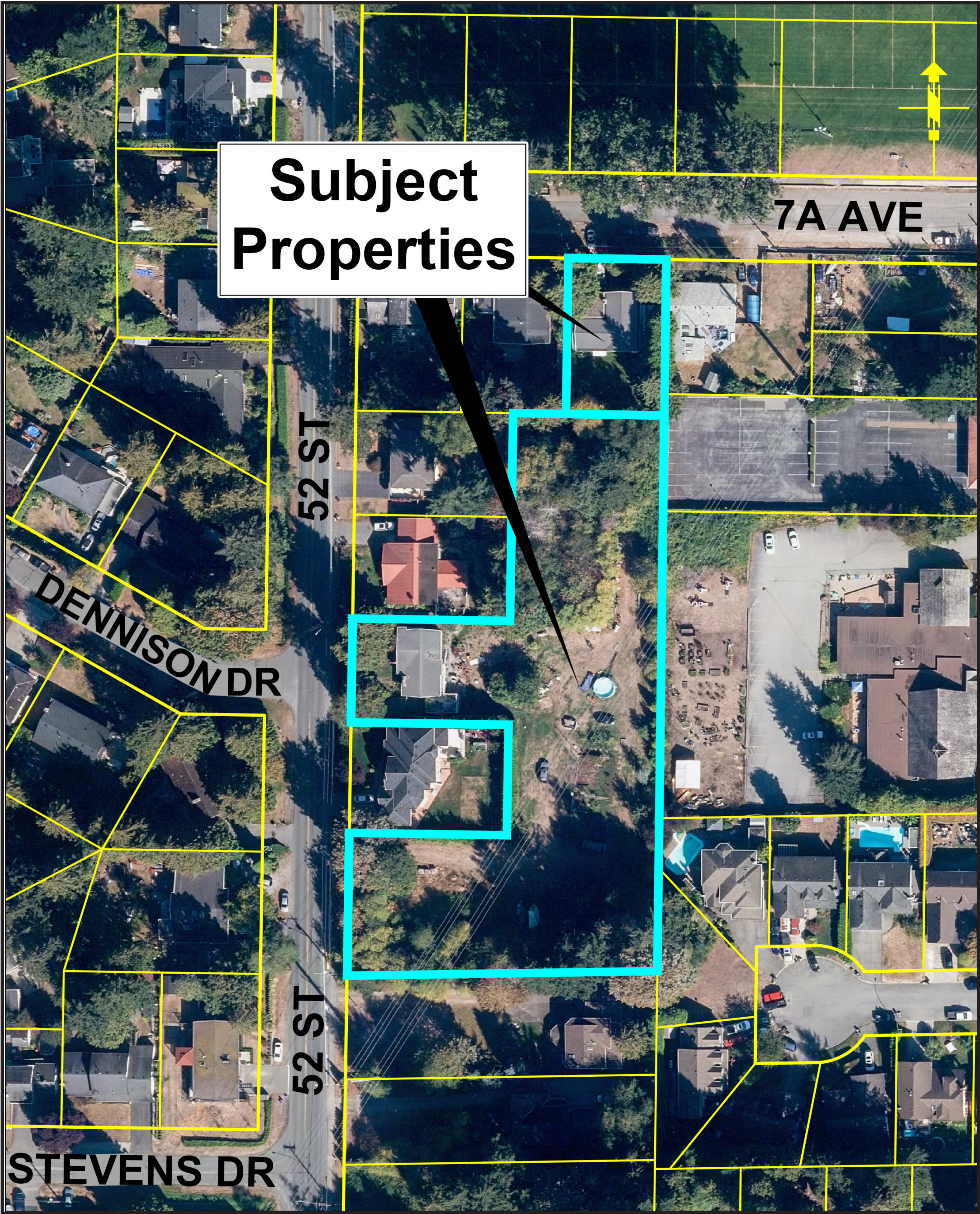
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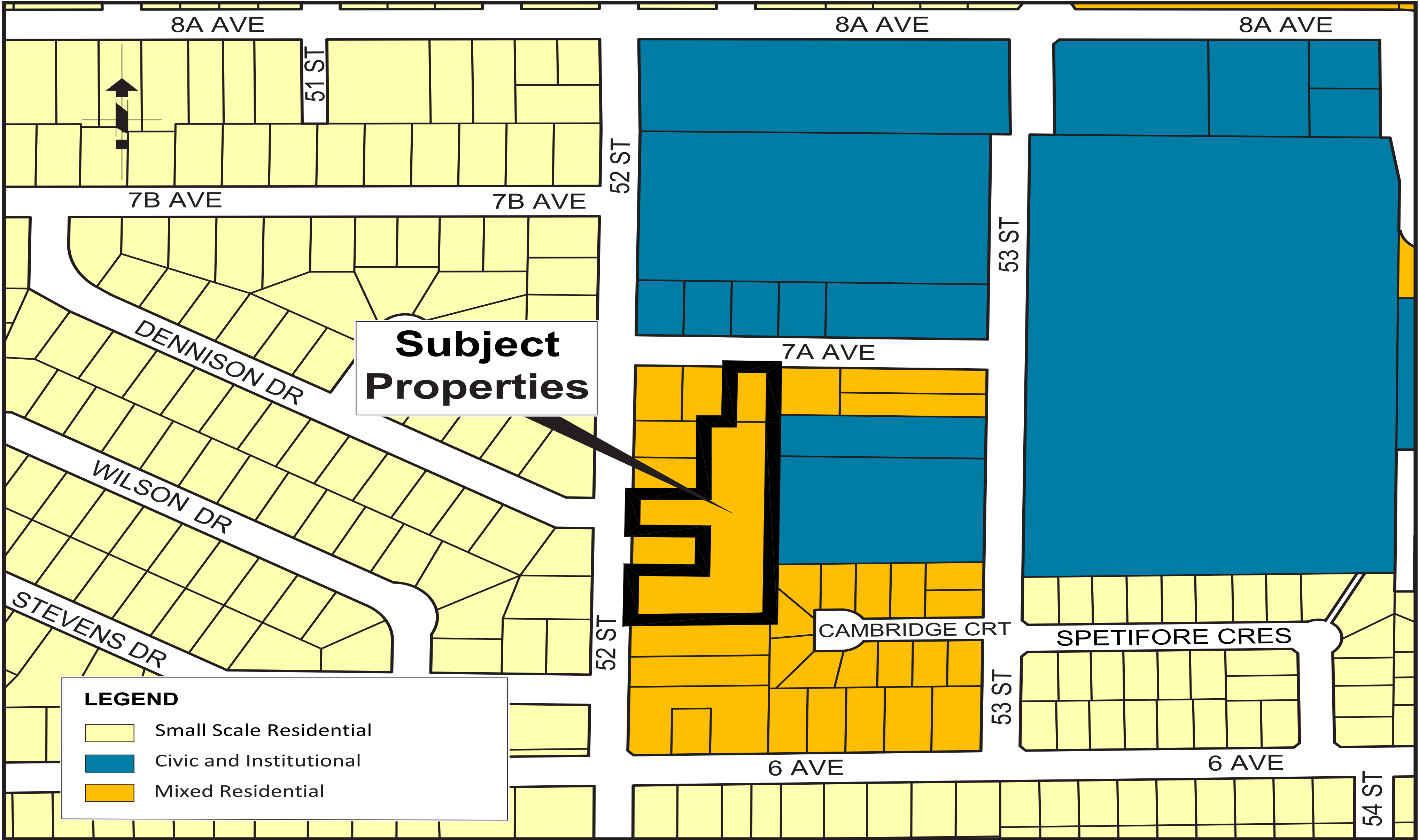
Aerial View



DENNISON GATE - TOWNHOUSES ON 52 STREET AND 7A AVENUE



Official Community Plan



MIXED RESIDENTIAL

Purpose

Provide opportunities for low density ground-oriented and ‘missing middle’ forms of housing focused on areas close to services and transit.

Main Building Type(s)

- » Houseplexes
- » Townhouses
- » Rowhouses
- » Accessory dwelling units, including secondary suites, coach homes, garden suites
- » Local neighbourhood stores, cafes, childcare

Main Uses

- » Residential
- » Limited retail and services such as local neighbourhood stores, cafes, or commercial childcare facilities

Height / Density

- » Up to 3 storeys

CIVIC AND INSTITUTIONAL

Purpose

Provide public services, with opportunities for residential as a supporting use

Main Building Type(s)

- » Mix of building types

Main Uses

- » Civic facilities
- » Active and programmed parks
- » Schools
- » Places of worship
- » Residential when combined with other permitted use(s)

Height / Density

- » For areas with applicable height maps ([Map 3 Scott Road Height Map](#), [Map 4 Ladner Village Height Map](#)), those limitations still apply
- » For other areas, height is regulated through the Zoning Bylaw and is not specified in the OCP

SMALL SCALE RESIDENTIAL

Purpose

Enhance existing residential neighbourhoods and provide gentle density housing options. This designation includes the lowest density ground-oriented housing forms.

Main Building Type(s)

- » Single detached houses
- » Duplexes
- » Houseplexes
- » Accessory dwelling units, including secondary suites, coach homes, garden suites
- » Local neighbourhood stores, cafes, childcare

Main Uses

- » Residential
- » Limited retail and services such as local

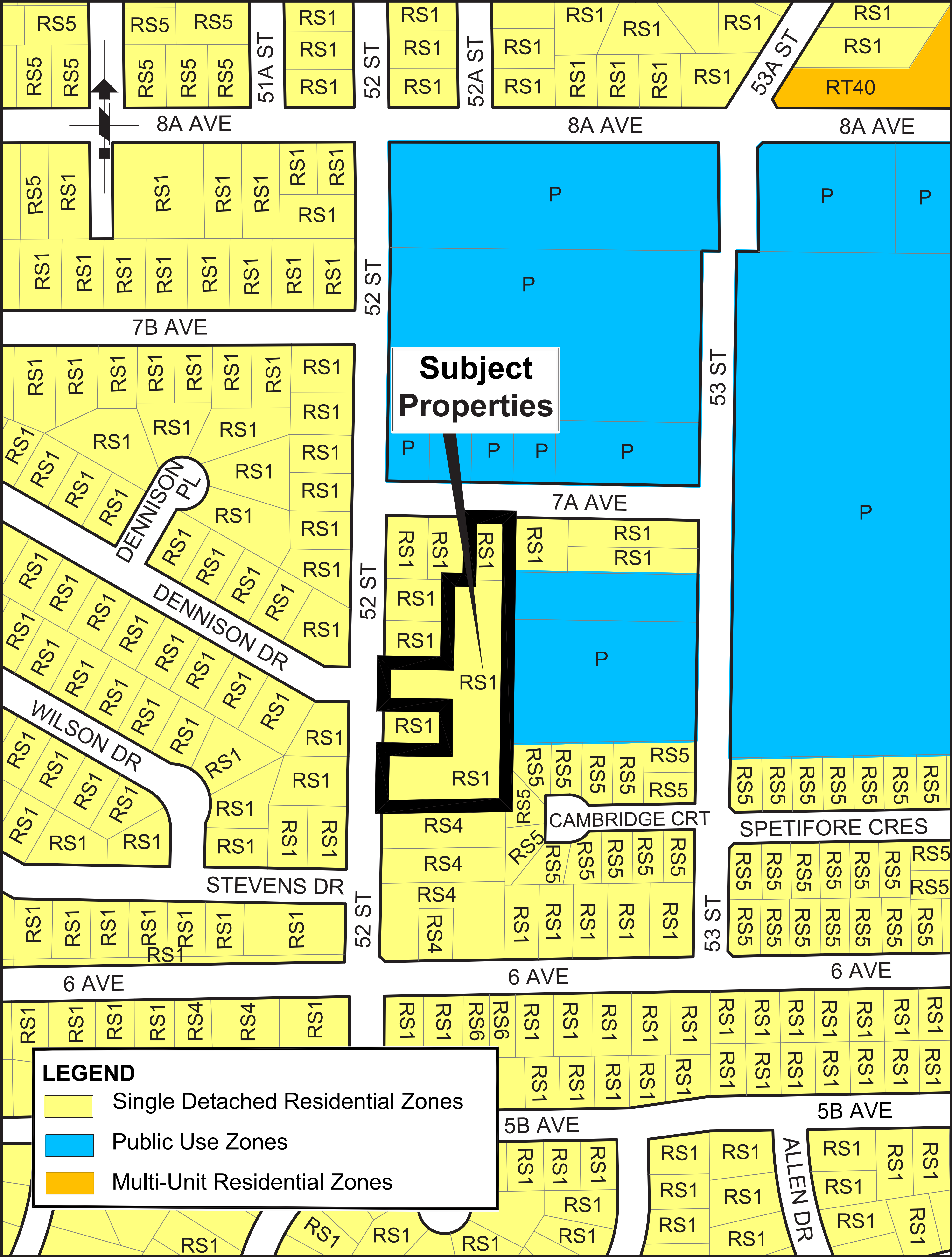
Height / Density

- » Up to 2.5 storeys
- » Up to 4 units per lot
- » Up to 6 units per lot within 400m of R6 Rapid Bus stations (see [Map 3 Scott Road Height Map](#)) neighbourhood stores, cafes, or commercial childcare facilities

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Zoning





Key Application Facts:

The following are key aspects of the proposal:

- 50 stacked townhouse units ranging from 1 to 4 bedrooms, including:
 - 25 one and two-bedroom units on ground floor
 - 25 two, three and four-bedroom units on the second and third floor
- Seven 3-storey buildings with a Floor Space Ratio (FSR) of 0.62
- One 2-storey accessory building for storage and bicycle parking
- 75 residential parking spaces and 5 visitor parking spaces located on a surface level parking area
- 590 m² of common outdoor amenity space for residents
- Vehicle access from 52 Street

The proposal is consistent with the Mixed Residential (MR) designation under "City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024".

The development proposal includes applications for:

1. Rezoning to a new Comprehensive Development Zone (CDZ) under "Delta Zoning Bylaw No. 7600, 2017"; and
2. Subdivision to consolidate 2 lots into 1.

Application Process

