



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009876**

From: **Development Department**

Date: **June 18, 2025**

Proposed 72 Avenue Corridor Pre-Zoning

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 the proposed City-initiated pre-zoning for the 72 Avenue corridor as part of the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund (HAF) initiative and to provide information on the consultation process for this proposal.

▪ **DISCUSSION:**

Pre-zoning is a process where a municipality proactively changes the zoning for certain areas to align with desired land use designations, often to encourage certain types of development such as housing. This allows future projects in those areas to apply for permits directly without needing a lengthier rezoning process. Pre-zoning is considered in locations that are consistent with the Official Community Plan (OCP).

As part of the CMHC HAF commitments, the City is reviewing opportunities to allow flexible zoning which would include the opportunity for future townhome projects along the 72 Avenue corridor for those properties shown in Attachment A. Consistent with the Mixed Residential (MR) land use designation in Delta's OCP, three townhouse projects have been constructed along the 72 Avenue corridor since 2018.

Consultation Process:

While pre-zoning to allow for townhouses is consistent with the OCP and a Public Hearing is not permitted to be held, the City is committed to facilitating opportunities both on-line and in-person for individuals to engage in consultation and provide feedback for this initiative.

Under Section 27 of “Development Application Procedures Bylaw No. 8347, 2023”, the General Manager of Development is delegated authority to determine the appropriate process to consult with persons, organizations and authorities considered to be affected by an application. In the case of this initiative, the following consultation process will be carried out:

- Sending a notification letter to the surrounding property owners to advise them of the proposed changes. A Public Notification Area map is provided in Attachment B.
- Using posts on the City of Delta’s social media accounts to notify of the proposed change and ask for public feedback.
- Publishing a project webpage on the Let’s Talk Delta platform, including details of the initiative as well as providing an online platform for receiving public comments.
- Hosting an in-person public information meeting to introduce the pre-zoning initiative and receive feedback.
- Sending a letter to residents summarizing the public comments and outlining the proposed zoning regulations changes prior to consideration by Council.

▪ **CONCLUSION:**

As a next step, staff will initiate the public consultation process for the 72 Avenue pre-rezoning initiative.



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▪ **ATTACHMENTS:**

- A. Subject Properties Maps
- B. Public Notification Area Map